

4.4 Residential Courtyards

4.4.1 Design and Layout

The purpose of the design code for this section is to ensure that courtyards are communal amenity spaces for surrounding plot residents and are available for public access. Courtyards must be of a high design quality. The design and layout of courtyards **should** ensure that they are:

- Regular in shape [fig. 08a]
- Designed to accommodate multiple uses [fig. 09a]
- Visually connected to external building surroundings [fig. 10a]
- Contain clear circulation and step-free access

4.4.2 Amenity Space

All ground floor apartments **must** be provided with a zone of amenity / defensible space with a minimum width of 1.5m, although a width of 2.5m is desirable. The zone of amenity **must** be accessible from the contiguous residential dwelling area and compliant with current GLA Design Standards. This space will provide a defensible buffer to either the adjoining public realm (street) or residential courtyard. A gate at the interface of a ground floor apartment's zone of amenity should be provided on to the public realm or residential courtyard as applicable.

Residential courtyards will typically range in size between 2000 - 3500m² and be capable of supporting facilities including play for a range of age groups. The exact play requirements will be determined through adoption of current GLA Shaping Neighbourhoods: Play and Informal Recreation SPG requirements. Courtyards / terraces **must** include some planting – hedging or mass planting area to soften and screen the space, with a minimum width of 0.5m. Boundaries must be constructed with a combination of railings, wall (max 1.5m high) and/or planting to provide secure enclosure and a sense of privacy. Hedge planting should be located on the communal courtyard side of the fence to allow maintenance access.



Residential Courtyards

fig 08a



fig 09a



fig 10a



fig 08b



fig 09b



fig 10b



4.4.3 Activation And Play Space

Communal courtyards **must** accommodate and facilitate a range of activities for use by plot residents. The courtyard **must** include a mixture of soft landscape (minimum 70%) and hard landscape, including:

- Play zones [fig. 11a]
- Planted gardens and feature trees [fig. 12a]
- Lawn areas [fig. 11a]
- Seating areas [fig. 13a]

Children’s play **should** be integrated into the landscape design making as much of the courtyard as possible to suit playable activities. Play facilities **must** be in accordance with the Play Strategy for the overall site and make provision for ‘Doorstep play’ (0-4 age group) as a minimum, in accordance with Mayor’s Supplementary Planning Guidance (Shaping Neighbourhoods: Play and Informal Recreation Sept 2012).

Doorstep play spaces **should** be well defined by surface treatment, low fence and / or planting.

Play spaces designed and including facilities to suit relevant age groups **must** be provided in general locations as indicated on Parameter Plan P10736-00-004-GIL-0123. Minimum sizes of play spaces and total area provision **must** be based on final unit mix calculations in accordance with Mayor’s SPG (2012).

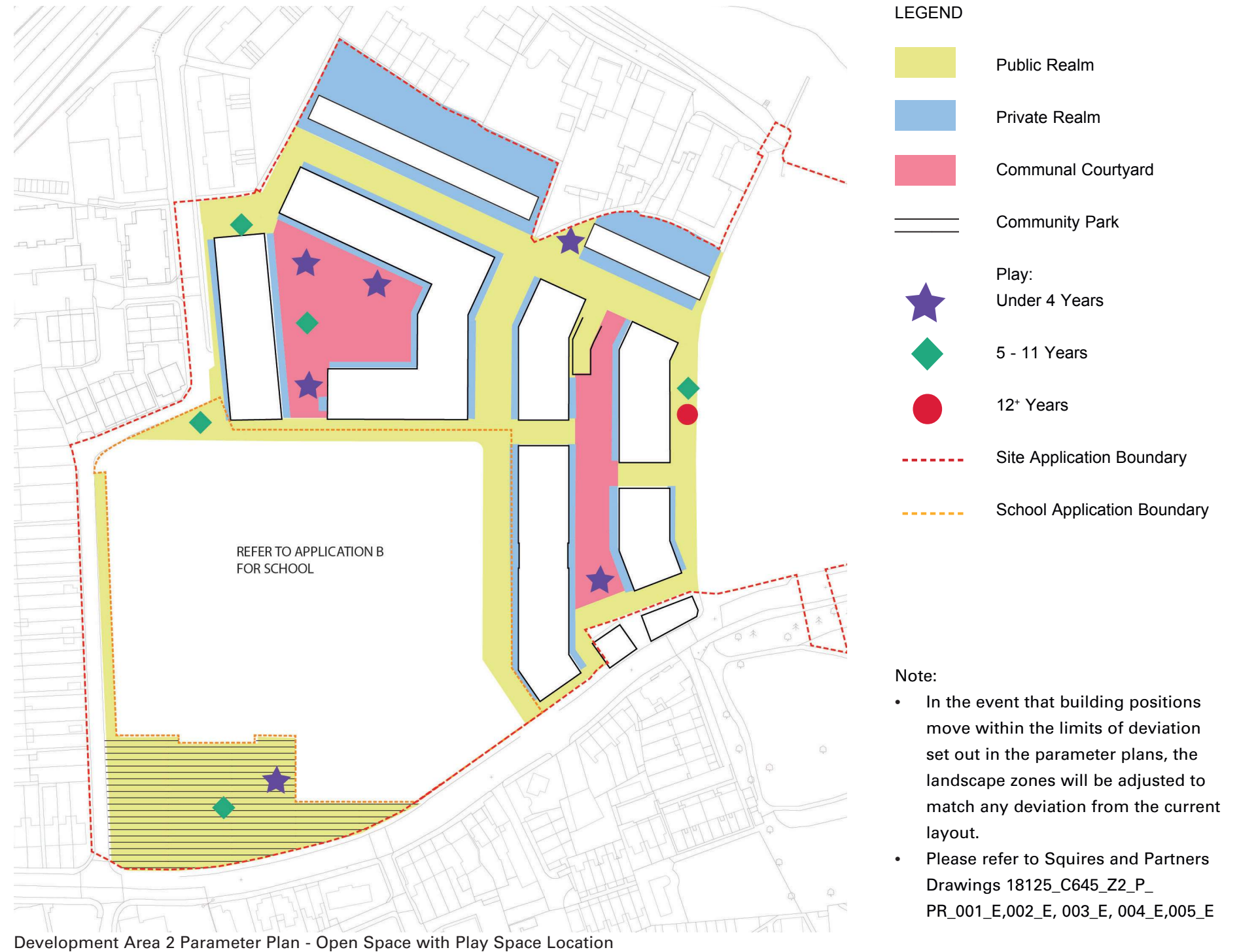


fig 11a



Courtyard garden with door step play

fig 12a



Planted garden with paths and feature trees

fig 13a



Courtyard garden with planting, feature trees, lawn and seating

fig 11b



fig 12b



fig 13b



4.4.4 Vegetation

A minimum of 70% of the courtyard must be soft landscape, with a combination of trees, mass planting, and lawn areas. Trees should be planted to provide a light canopy over part of the space to provide a sense of enclosure and intimacy, without excessive restriction of sunlight into the courtyard. [fig. 14a]

UK native species **must** predominate throughout all plant and tree mixes although naturalised and exotic species may be used sparingly. A combination of evergreen and deciduous species **should** be used to create visual variety and colour throughout the seasons. The preference for UK native species utilised alongside complementary drought resistant plants to improve the Site's biodiversity, resilience and sustainability is highly desirable.

Tree planting zones over structure are to be a minimum of 1.2m deep and 2m wide with additional connected root zones to maintain sustainable growth. Tree trenches linking tree planting locations are recommended to expand available root zones.

Prepared areas for residents and communal gardening should be encouraged to be incorporated where feasible, within the design layout.

fig 14a



fig 14b



fig 15a



fig 15b



4.4.5 Materials, Furniture and Lighting

A simple, restrained palette of complimentary materials should be used throughout the Site, taking into account comfort and needs of all users. Materials must be robust and hard wearing, durable and fit for purpose. [fig. 15a]

Seating should be integrated into the design and layout of the courtyard, taking advantage of sunlight access at various times of the day, and adjacency to play areas for parents and carers.

High level lighting must be avoided in courtyards and safety and security lighting provided by bollards and pedestrian scale lights (maximum 4.5m high).

fig 16a



fig 16b



4.4.6 Living Roofs

Green roofs and / or brown roofs **must** be incorporated into the development where technically feasible and subject to considerations of visual amenity. The aim **must** be to use at least 70% of any potential roof plate area as a green / brown roof in accordance with policy LP 17.

Blue and Biosolar roofs are also to be incorporated into the roofscape of the buildings to integrate water attenuation requirements and photovoltaic renewable energy system wherever possible.

Access pathways are to be provided to ensure fire safety and regular access as required

fig 17a



fig 17b



fig 18a



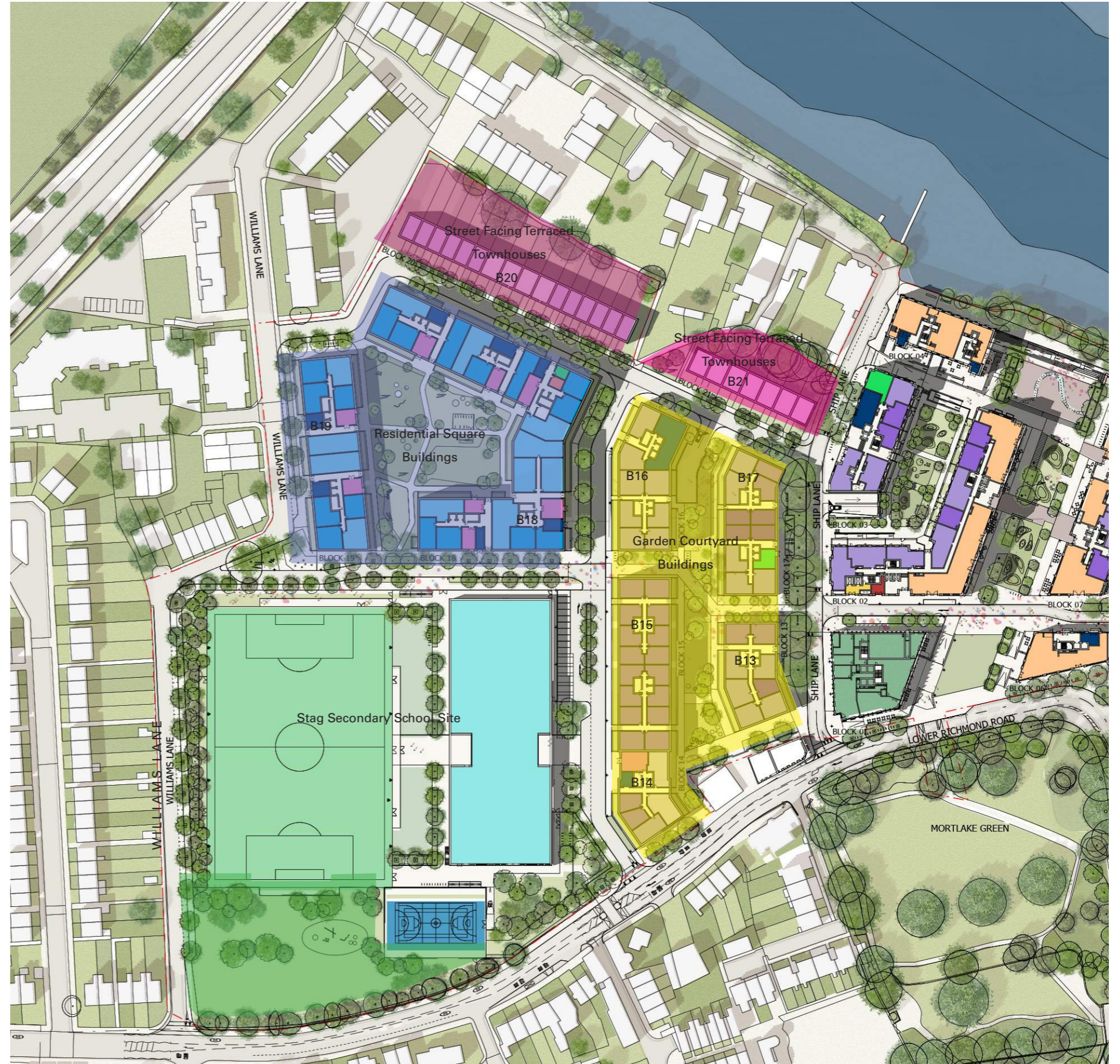
fig 18b



5.0 Part Three: Character Areas

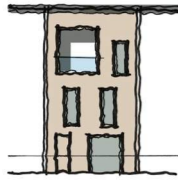
The following section establishes key considerations for new buildings within each Character Area as identified in the previous section of this document. It provides specific guidance on the approach to built form, character and public realm for each Character Area.

It should be noted that all residential dwellings must be fully compliant with the London Plan 2021 space standards.



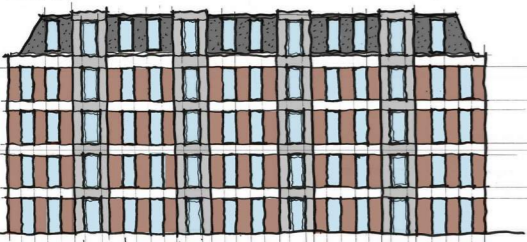
Character Areas

Examples of Typologies



Town Houses

Building Type 4



Residential Square and Street Buildings

Building Type 3



Garden Courtyard Buildings



Bird's eye view of the Outline Application Site

5.1 Residential square and street buildings

The residential square buildings will be between 4 and 6storeys high and follow the heights as outlined in the parameter plans. They **must** provide a variety of units from one to four bedrooms set around a communal garden square. Ground floor level units **should** provide private, on-street (or courtyard) front doors where appropriate. A buffer zone **must** be provided within the landscape between the street and ground floor level residential units of a minimum 1.5m. This is shown on the Parameter plans.

In order to meet design objectives, the Applicant **must** demonstrate that proposals adhere to the site-wide codes set out in Section 2, as well as the following criteria that are specific to residential square buildings:. Reserved matters to be accompanied by 'a Statement of compliance' with Design Codes and Parameter Plans.

5.1.2 Built form and character

The residential square and street buildings **should** transition between varied context including the existing Streetscape of Williams Lane, the proposed new Secondary School, the garden courtyard buildings and the proposed Townhouses. Elevations **should** also be carefully considered to relative to their orientation in terms of sunlight and in terms of overlooking issues. Dual aspect units **should** be provided wherever possible and north facing single aspect units should be minimised. A minimum floor to ceiling height of 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling **must** be provided.

This character area's buildings **must** be of the highest design quality and ensure that:

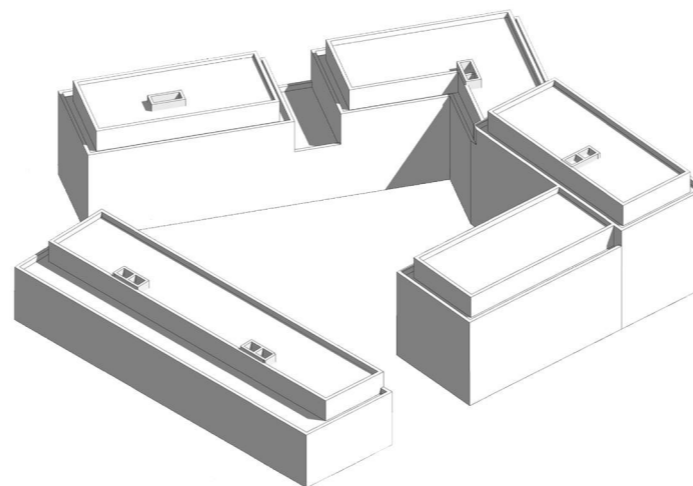
- Internal angles of the courtyard are carefully articulated to avoid dead corners with little animation or activity [fig.17a]
- Long elevations are broken down by vertical breaks [fig. 18a and 18b]
- Variation in projecting balcony position is provided within brick bays [fig. 19a and 19b]

5.1.3 Accessibility and adaptability

A minimum of two lifts per communal core **must** be provided and full wheelchair accessibility and visitability must be provided throughout these buildings. A maximum of eight residential units per core per level of each building **must** be adhered to. Direct entrances to ground floor level units **should** be provided wherever possible.



Illustrative perspective showing potential Residential Square Typology



Proposed outline massing for residential square buildings

Preferred design treatment of facade, block delineation and balconies



fig. 17a



fig. 17b



fig. 18a



fig. 18b



fig. 18c

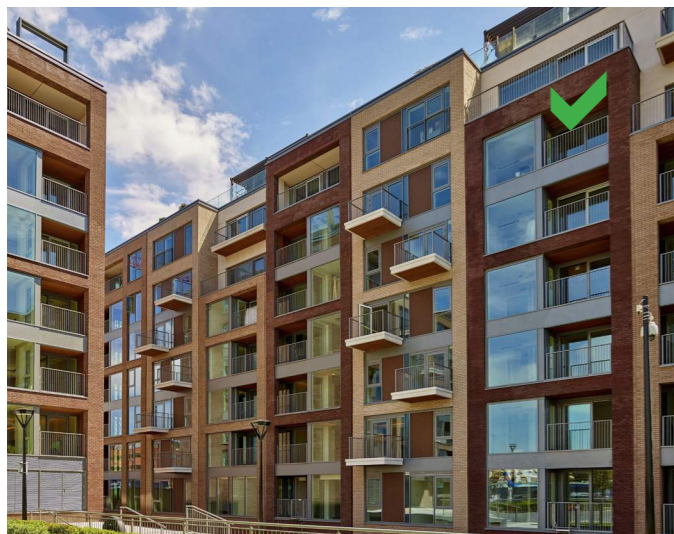


fig. 19a



fig. 19b

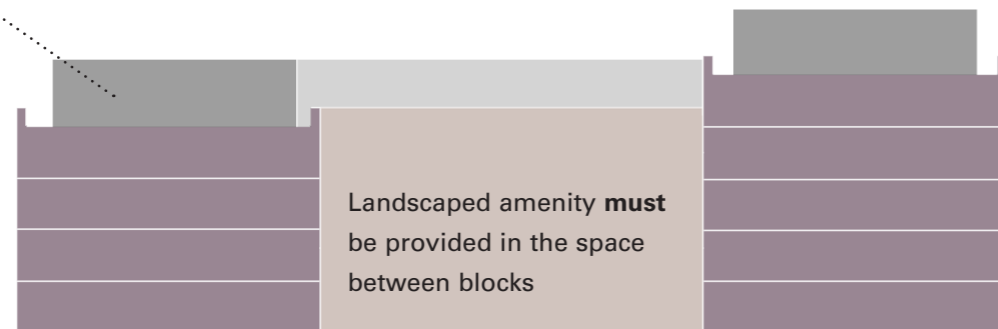


fig. 19c

5.1.4 Suggested evolution of elevation treatment for residential square and street buildings



Blocks to vary in height
ranging between 4 - 6
storeys



Flat roofs **must** be contained
within parapets

Note: Diagram updated in rev E