Volume 2: Buildings
Part B: WV04-1 & WV06-2

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Earls Court Project | Reserved Matters Application
Design and Access Statement - Volume 2 | November 2013
1.0 Introduction

Farrells’ proposals for Earls Court are based on the belief that urban developments should blend in with existing urban settings and become thriving, vibrant neighbourhoods in their own rights. The Earls Court Reserve Matters Application design proposes the transformation of the Earls Court Opportunity Area into a new urban district.

Within this section Volume 2, Part B describes two buildings WV04E and WV06A which sit within Development Parcels WV04-1 and WV06-2 respectively. These buildings are grouped into two typologies, which correlate to the ‘Places’ described in Volume 1, namely: The High Street and the Lost River Park. At the same time, the Courtyard emerges as a third implicit Place defined by the internal courtyard facing elevations.

The Lost River Park North (WV04-1) and Lost River Park South buildings (WV06-2) form part of this new urban district. They are positioned within the heart of the development and due to their prominent position can be seen from down the High Street and along the Lost River Park. The importance of these buildings is reflected within it’s grand architecture and large apartments which take advantage of the spectacular views along the park.

Further information on the outline masterplan and the guidance set for the reserved matters application submission can be found in the accompanying volumes and other documents forming part of the planning application submission.
2.0 Context

2.1 Brief

The RMA design process began with an extensive validation process to test, refine, and develop the brief set out in the Outline Master Plan. This work was carried out in conjunction with extensive investigations of the infrastructure and below grade conditions.

The Client wanted to reinforce the outline masterplan objectives while bringing high quality living to the development with generously proportioned units, good floor to floor heights, maximizing areas, etc.

As part of the outline planning application, the Masterplan Design Guidelines were created to ensure a holistic approach to placemaking and a consistent approach to the building design in the next phase of development. The Guidelines establish the specific architectural principles of the buildings’ design and set out including the roof setbacks, character datum and tripartite massing split.

Three specific “Places” are included within these two Parcels, the Lost River Park North, the Lost River Park South and the High Street. The building designs respond to and further develop the original vision for the specific character areas as well as the overall development as set out in the Design Guidelines.

The Parameter Plans define the massing within the development plots and are determined by both location within the masterplan, their relationship to neighbouring buildings, existing context, wider context, wider townscape consideration and environmental considerations. The Building within Development Plots WV04-1 and WV06-2 have been designed to comply with the masterplan Parameter Plans.

The building should be designed to achieve a CSH level 4 environmental performance standard and be integrated into the site wide environmental standards adopted across ECV.

2.1.1 The Existing RMA Site
2.0 Context

2.2 Site

These buildings are sited within the area of the masterplan that is defined by three ‘places’: The Lost River Park North, the Lost River Park South and the High Street.

2.2.1 High Street

In addition to being the primary east-west connection across the site, the High Street promotes a mix of primarily retail uses and offers a very different spatial experience within the sequence of public spaces across the site. A more intimate village feel of diverse shop fronts and ground level animation creates a special moment between two nodes.

2.2.2 The Lost River Park South

The Lost River Park establishes a sequence of public open space and gardens along the West London Line at the heart of the masterplan, stitching the opportunity area into its wider city context. The Lost River Park South is one of many interconnecting open spaces that flows through the park. It will be explicity defined by the ‘Dining in the Park’ experience.

2.2.3 The Lost River Park North

The Lost River Park North has a different use and feel to the south of the park. The public space is flanked by residential units at ground floor with their gardens spilling out into the park. These private front gardens will contribute to the landscape of the park with low level ‘visually shared greening’, by combining walls, hedges and railings. This area of the park serves to provide a place for sanctuary and respite.

2.2.4 Residential Courtyard

The courtyard side of the buildings have frontages that are predominantly residential with defensible spaces in the immediate footing of the facade. Where the buildings meet the High Street, the character of the building’s base changes to contribute an active frontage engaging with the public realm, adding to the diversity of retail along the High Street. Of the buildings that run the length of the Park, both WV06-2 and WV04-1 provide the pinnacle height, where the massing builds up to frame the High Street running between the two.
3.0 Design Evolution

3.1 Massing

An analysis of the consented Parameter Plans and Design Guidelines created the initial foundation for the design and was based upon strategic rules of building alignment, spatial definition and scale to achieve the masterplan vision.

The massing of the buildings is a progression in scale that steps upwards towards the High Street. A unifying order has been developed to ensure the buildings have a dialogue with their neighbouring buildings.

3.2 Defining Character

The massing has a gradual curve along the facade. When experienced from the Park at ground level the effect will be to draw focus down the length of the Lost River Park.

Both buildings have shoulder set-backs which create an opportunity to animate the street frontage at a higher level. This is done by occupying the space with private terraces and vegetation etc. The set-backs also help to reduce the apparent scale of the building.

Building massing proportions are set out in the Design Guidelines and include specific requirements in relation to the middle part of the building. It states that the buildings height should aim to be approximately equal to it’s length. By splitting these long buildings into 3 blocks we are able to achieve this massing.

The central bay of each block protrudes from the facade resulting in a more interesting facade articulation as well as creating a stronger vertical language across the buildings.

Further investigations of precedents helped establish the optimal scale and an architectural rhythm for the bay modules, as well as identify an appropriate facade articulation for each character. The specific composition of architectural elements on each frontage reinforces the ‘base, middle, top’ massing strategy and expresses the character datum on primary routes as set out in the Design Guidelines.

A fundamental basis of the design has been the understanding and refined definition of the character of Earls Court. While the Masterplan Design Guidelines set overall physical parameters and design objectives of the main areas of the Masterplan, the rigorous design exploration of ‘Placemaking’ sought to express these parameters and characters in much greater detail and specificity to create a strong sense of identity and “Place” within the Masterplan.
3.2.2 Terry Farrell Study Sketches - mansion block rhythm and proportion

3.2.3 Buildings step in height along the Lost River Park
3.0 Design Evolution

3.3 Articulation: Lost River Park

As a starting point, the design team analysed what was already established by way of the approved parameter plans. This comprised a series of strategic rules of alignment and scale that work towards the masterplan vision:

3.3.1 Defining the Park

The buildings define the Lost River Park with a continuous curving face that acts as a backdrop to the landscaping. This continuous face in turn provides a frame to two public squares along the Park.

From analysing the vernacular aesthetic of mansion blocks of a similar scale within RBKC, we were able to define a clear layering by splitting the buildings into base, middle and top components.

This split creates a tri-partite design which allows the elevations across the site to correspond to the hierarchy of proposed streets:

3.3.2 Character Datum Line

By splitting the building into 3 parts we could establish a strong datum line along the base of both buildings. There were a number of studies to determine the location of this. Just above the ground floor was deemed too low considering the scale allowed by the Parameter Plans. It was agreed that a line above the first floor residential units would be appropriate for the scale of the buildings and the adjacent park.

3.3.3 Facade Articulation and Scale

To reflect the scale and proportion of traditional mansion blocks, the vertical articulation was developed by dividing the buildings into three bays both in plan and elevation.

Once the main items above were resolved, the design team then deliberated how each of the bays should be expressed. Initially, within the proportion of the bays, two equally spaced windows were introduced. The intention was to create symmetry within each bay whilst emphasising the verticality of the design.

As the plan progressed, it became clear that distributing three windows per bay instead of two would allow for both optimum daylighting and views from the residential spaces.

This subsequently reduced the scale of the windows and the design became more appropriate to a residential scheme, rather than a building which appeared more commercial in appearance.

Fig. 3.3.1 Penthouse Massing Studies

Option 1 - Alternations in recesses and protrusions create an informal order

Option 2 - The facades are split into 12 portions that alternate protruding and recessed bays

Option 3 - Bay Variation changes below the character line where protrusions are connected in pairs

Chosen Option - The facades are split into three portions and the central bay of each protrudes to create a formal symmetry

Fig. 3.3.2 Facade Ordering Studies
3.0 Design Evolution

3.4 Materiality And Facade Details

Material choice is important for the park buildings as it needs to couple the buildings together as well as respond to the Lost River Park. The site-wide material strategy proposes a lighter, more neutral palette along the development edges adjacent to Earls Court transitioning to a more polychromatic palette deeper into the masterplan across Lost River Park.

The overall material strategy proposes a lighter, more neutral palette along the development edges adjacent to Earls Court transitioning to a more polychromatic palette deeper into the masterplan across Lost River Park.

The materials across the entire masterplan enjoy an interrelated and complementary visual relationship bridging different building clusters and ensure that the entire masterplan, though designed by several different architects, remains visually coherent and cohesive.
3.0 Design Evolution

3.4 Materiality And Facade Details

1. The building is split into three blocks

2. Massing steps according to surrounding buildings

3. Setbacks - vertical emphasis

4. Articulated roof, middle and base elements

5. Three Residential Entrances - positioned centrally on each block

6. Contrasting Materials - a texture variety

7. Animated Base element - order and rhythm

8. Engaging Middle Element - a vertical variety

9. Articulated Roof Element

10. Balconies - setback in the facade

11. Elements Combined
3.0 Design Evolution

3.5 Key Views

Within the Design Guidelines, a number of views formed a strategic part of the public realm and landscape network, underpinning the establishment of key routes and nodes. These key views identify and define recognisable places both within and without, aiding orientation, legibility and cohesion. Development Parcels WV06-2 and WV04-1 play a key role within these views.

Figure 2.4.1: The view looks up through the Lost River Park North with the WV06-2 facade to the right. This image indicates the landscape design, connectivity and the massing of the space.

Figure 2.4.2 shows the View from the Lost River Park looking East up the High Street. WV04-1 and WV06-2 can be seen either side.
3.0 Design Evolution

3.6 Planning and Consultation Comments

The planning officers have been consulted through a rigorous review process to evaluate each specific architectural response the masterplan design guidelines and, after architectural changes were made in response to their comments, the designs are broadly compliant with the mandatory Design Guidelines. The following matters have been raised during a series of meetings and Architectural Appraisal Panels.

3.6.1 The use of stone

The officers felt that the use of stone should be carefully restricted for these buildings as it is not contextual. Stone is being used to create the ground/first datum line. However, the central stone block will now be buff coloured brick and stone. The other blocks are to be a red brick.

3.6.2 Double height windows

Double height windows can lead to a commercial aesthetic. The buildings should retain a residential feel and appearance as well as a human scale. Therefore through further detailing and design and the introduction of railings and window boxes, now a residential feel has been achieved.

The officers requested we look at introducing single windows on the higher levels which we presented. The officers agreed that this caused the facades to look too busy and horizontal.

3.6.3 Legibility of Entrances

A hierarchy of entrances depending on use has been developed in response to the planning comments relating to the legibility of entrances. A clear reading of the communal entrances has been emphasized and one entrance per core has now been allocated to better reflect an environment of terraced homes, rather than a block of flats.

3.6.4 Ground and First Floor

There were concerns with the officers about the relationship between the ground and first floor windows.

By revising the floor to ceiling heights in the lower floors we have been able to darken the first floor residential windows making these units higher and lighter. By further studying the stone detail around the shop fronts at ground we have been able to clearly differentiate between the ground retail and first floor residential.

3.6.5 Single Aspect Units

We had a large number of single aspect units in the first presentation to the planning officers. By introducing larger family sized units we were able to provide a much larger number of double aspect apartments. This reduced the number of single aspect units considerably.

3.6.6 Separation Distances and overlooking

There are one or two areas where the separation distances are quite tight and the officers were concerned about overlooking in these instances. Careful attention has been afforded to the assignment of room layouts and the use of corners to maximum effect ensuring that living rooms have more than one aspect. Denser balustrades and a mix of solid panels and fitted glass could all be introduced to eradicate any overlooking issues.
3.0 Design Evolution

3.6 Planning and Consultation Comments

3.6.7 Elevation Variety

Officers expressed a clear preference for limiting variety and adhering to a rational hierarchy. Over the course of the consultation we re-visited the order of the windows and introduced balconies to all apartments creating strict composition along the facade. By grouping the bay windows and balconies we created a stronger sense of verticality.

In Summary, concerns noted by officers and Design Review Panel have been thought through and addressed.

For further information on design compliance, refer to Volume 5 for Development Parcel Design Guidelines Compliance Matrix.

The design also broadly complies with the Greater London Authority Housing Supplementary Planning Guidance. Refer to Volume 5 for the Development Parcel London Housing Design Guide Compliance Matrix.

Figure 3.6.4: Facade Hierarchy Studies
4.0 Design Proposal

4.1 Building Typology

4.1.1 Park Buildings WV04-1 and WV06-2

The park buildings WV04-1 and WV06-2 sit within the place referred to as the Lost River Park. The buildings define the Lost River Park with a continuous curving face that acts as a backdrop to the landscaping. This continuous face in turn provides a frame to two public squares along the Park. These public squares dictate the uses within the ground floor of each building. WV06-2 has a number of retail units along its park length at ground floor, reflecting the ‘Dining in the Park’ philosophy for this part of the Lost River Park. In contrast the residential square to the North requires WV04-1 to have residential units at the ground floor.

The buildings also help in defining the residential courtyards. Along with the other buildings within plots WV04 and WV06 they creating usable external private space for the buildings residents and assists in the formation of a sense of enclosure and privacy.

The scale of the buildings create a gateway where the Lost River Park meets the High Street. They sit as part of a new central square and strongly define it’s shape by been situated at it’s corners.

The upper floors are set back, allowing terraces for the penthouses, while the roof is given over to plant space and private gardens.

Figure 4.1.1 View of retail from the High Street Square

Figure 4.1.2 ‘Dining in the Park’
Figure 4.1.3 View of buildings WV04-1 and WV06-2 looking down the High Street
4.0 Design Proposal

4.2 Public Realm

4.2.1 Non-Residential Uses

Both buildings WV06-2 and WV04-1 have retail units on their ground floors. Along the High Street each building has a double height retail unit which acts as anchor units on the corner of the High Street and Lost River Park. This is the only retail unit within plot WV04-1.

To ensure the early phases of the Masterplan are able to draw people into the site, the masterplan has evolved to include an element of retail adjacent to the southern fringes of the Lost River Park. The first of which being between WV06-2 and BW07-3. Plot WV06-2 has responded to this by developing a unit mix at ground floor level proposing an extended active retail frontage. These units are single storey and a reduced scale to the High Street units to ensure this retail provision is perceived differently from that on the High Street. The Lost River Park retail is different shopping experience to the High Street and the scale and design, as well as the type of retail, should reflect this.

Fig 4.1.1 shows the large retail units framing the High Street and the smaller units running along the park side of WV06-2. These units are one side of the proposed retail square.

The park retail creates an alternative destination to the High Street and enables an active and more intimate integration with the park.

4.2.2 Streetscape

The streetscape of the retail frontage is important. It sits within the datum line with the first floor residential but should still feel separate. A number of design moves have been made to make this distinction. Canopies have been added to the smaller retail units to make this distinction as well recessing elements of the stone columns to provide a common language along the ground floor streetscape.

The double retail unit on the end of plot WV06-2 has a slightly different language and reflects the style of the High Street shops more closely. The scale of this unit enables it to be clearly seen along the High Street and from the Lost River Park Gardens South.

The residential entrances sit amongst the retail units at ground level. By detailing these slightly differently to the retail units the distinction between the entrances is clearly made.

4.2.3 Landscape

The buildings sit within the Lost River Park. The park provides a significant area of new public open space that connects the north and the south of the site and creates a setting for new cafes, restaurants and retail properties, as well as providing a communal outdoor space for residents and visitors to sit, meet, relax and for children to play.

Defensible space has been created at the base of the buildings in order to provide privacy for the ground floor residents. There are also sunken gardens within the courtyards which allows for light to penetration into the apartments.

Refer to Volume 3 Landscape for more details.
4.0 Design Proposal

4.2 Public Realm

4.2.4 Shop Fronts

The shop fronts along the Lost River Park are designed to reflect a more local and intimate shopping experience. This serves as a contrast to the larger units on the High Street. The park units form part of a ‘retail square’ with the opposite buildings. The shop fronts and signage will be submitted in detail preoccupation.

Building column ‘legs’ continue to the ground, slimming at the retail level to subtly unify the three windows of each unit. This is detailed differently from the residential ground floor units with a small shadow groove framing the column.

The park shops sit within a larger stone frame in order to differentiate the ground floor with the first floor residential units. Further characterisation is achieved by having recesses around the shop window; this is the opposite to the windows above which have stone protruding out of the façade. These windows are also slightly set back unlike the shop fronts which come out to sit in line with the stone.

In order to strengthen the horizontal datum we have introduced canopies over the shop windows and entrances. Each unit has different coloured canopies to create individualisation. The corner unit is a double height space and sits within the Park and along the High Street. This has been designed to be a much larger and bolder façade. There are no canopies on these larger units in order to distinguish them.
4.0 Design Proposal
Figure 4.3.6 Streetscape plan of buildings WV04-1 and WV06-2
4.0 Design Proposal

4.3 External Form

4.3.1 Park Elevations

The park elevations have the same design principles for both WV04-1 and WV06-2 as they together are considered a set piece. The buildings consist of three blocks with each block having a separate entrance and two floors of penthouse accommodation on the roof.

The key design principles for the park elevations are:

4.3.1.1 Datum Line

As per the Design Guidelines a strong datum line sits at the top of the first floor separating the ground and first floors. This creates a base for the buildings bringing them to ground. Stone was used in order to provide a contrast to the brick above and to provide visual weight to the base of the buildings.

4.3.1.2 Verticality

By designing double and triple height window bays we were able to create a strong vertical element across the façade which was again requested with the Design Guidelines. By designing double and triple height window bays we were able to increase the vertical feel of the building and reduce its scale at the same time.

4.3.1.3 Shoulder Height

The introduction of shoulder heights along each building also serves to reduce the scale of the building. The shoulder heights differ along the buildings creating a height link with the adjacent buildings.

4.3.1.4 Articulation

Bay windows sit above the entrances of each core at levels three and four. These glass bay windows bring the resident closer to the green space and create views down the length of the Lost River Park. They also serve to articulate the façade when viewed obliquely from the park. Each block is split into three façade sections with the central one pushing forward slightly; again this creates articulation along the façade and emphasises the entrances.

4.3.1.5 Entrances

There are three entrances per building with each one serving one block. The central entrance is the primary entrance and has double doors and a double height entrance lobby. The two secondary outer entrances are single height and have single doors.
4.0 Design Proposal

4.3 External Form

4.3.2 Courtyard Elevations

The buildings are part of a residential cluster which creates a discreet private garden for its residents. At the base of the buildings defensible space is created in the shape of sunken gardens which sit within this private garden. This serene residential open space compliments and contrasts the bustling activity of the surrounding streets.

The courtyard elevations follow the same principles of the park elevations with regard to verticality and shoulder heights.

How these facades are different are as follows:

4.3.2.1 Hierarchy of Facades

The buildings have a strong hierarchy of facades with the courtyard frontages being secondary to the primary park facades. In keeping, the courtyard facades by finish the stone base on the first bay on either side of the elevation. The base then becomes predominately brick.

4.3.2.2 Facade Recesses

In contrast to the park elevation the central sections of each block is pushed into the building creating a negative. This negative provides a space for private amenity by introducing metal balconies. These balconies will be encouraged to grow a variety of climbing plants to create a green link up the building.

Figure 4.3.2 Detailed elevation of the courtyard facade of WV06-2
Figure 4.3.3 Lost River Park elevation
Figure 4.3.4 Private courtyard elevation
4.0 Design Proposal

4.3 External Form

4.3.3 Materiality & Facade Detail

The material used for both buildings is predominately brick. This is to reflect the materials used in traditional mansion blocks within Kensington & Chelsea.

The ground and first floors will be clad in stone in order to provide a strong datum line along the base of the buildings. This stone would be a limestone or similar. The stone would have mortar joints with open joints in certain locations to finesse the detail.

Above the stone datum line the facades will be brick. The two outer blocks of both buildings will be a red brick with the central block being a buff coloured brick to match the stone colour below. The brick would then come to ground on the courtyard elevations as previously explained.

Above the set-backs sit the penthouse levels. These levels would be mostly glazed with a metal framing and metal parapet. Glazed balustrades would provide the edge detail for the private terraces.
4.0 Design Proposal

4.3 External Form

4.3.3 Materiality & Facade Detail

The facades of each building consist of a stone datum line and brick above. However the finer detail of the elevation introduces stone into areas above the datum line.

Around each window bay is a stone surround that sits proud of the brick. The window bay is recessed back in order to expose the stone surround when viewed obliquely. The protruding glass bays will also have a stone surround. This bay will be pushed out 300mm from the façade.

The window frames and spandrels will be made of metal and will sit flush with each other 200mm back from the façade.

Metal railings provide the balustrades to the amenity space and Juliette balconies. The bottom of each window bay has a full width metal railing while those above has a centralised metal rail with glass either side. A denser rail at the second floor accentuates the datum line.

Planters on the connecting Juliette balconies at the second floor further emphasise the datum line. Individual planters on the first floor railings create a distinction between retail and residential.

Another layer of detailing has been added onto the facades by finessing the brick and stone detail which will be evident when viewing the façade at close proximity. The brick will have a slight recess at the base of each window bay as well as a single expressed joint going up the building at each column line. The back of the recess and would also be brick, making it very subtle in it’s appearance. The stone will have closed mortar joints but will have open mortar joints in areas where we would like to emphasise lines in the stone.

The courtyard facades have metal balconies that sit within a set-back. These would be a grey metal in order to contrast against the red and buff brick.

The Retail frontages are comprised of metallic and glass bays and sit between the stone footing of the building’s base. This infill approach provides the opportunity for a material variety.

Consideration has been made to the surrounding buildings and as a result the proposed materials reflect this.

Figure 4.3.7: 1:50 detailed facade model
4.0 Design Proposal

Figure 2.6.2 Stone and brick distribution across the Lost River Park facade

Detailed Park Elevation
4.0 Design Proposal

Figure 2.6.2 Stone and brick distribution across the courtyard

Detailed Courtyard Elevation

Materials Key

- MATERIALS KEY
  1. smooth glazed
  2. smooth glazed with stone finish
  3. brick / stone finish are detailed
  4. stone cill
  5. metal glazed / metal panel
  6. top of window unit with anodized aluminium framed
  7. tubelite sandwich panel
  8. blue glazed
  9. perforated balcony
  10. low iron glass with integrated blinds
  11. glass/drop window, pvc canted frame
  12. mullion & header
  13. stone frame
  14. mullion / header / glazed frame
  15. stone coping
  16. aluminium, stone and pvc
  17. bronze oxidized
  18. aluminium panel / louver
  19. other stone
  20. garden
  21. metal frame
  22. metal balustrade
  23. glazed balustrade
  24. entrance and retail metal frame
  25. fire escape metal balustrade
4.0 Design Proposal

4.3 External Form

4.3.4 Roof Plans and Design

The roofscape for buildings WV04-1 and WV06-2 provides the following:

- Private Gardens
- Private Terraces
- Space for Services above parapet
- Views Across the park

The two types of gardens proposed at roof level are living Green and Brown roofs providing vegetation and ecological value and private roof terraces providing recreational value and residential amenity.

Building greening/living green trellises will be incorporated where possible within the courtyard elevations of the buildings to provide visual amenity, mitigate against climate change, maximise its cooling affect for the building and improve the opportunity for ecological corridors.

Private roof terraces will provide amenity directly attributed to the residential unit to which they adjoin. These spaces have been designed to allow for future private design by the residents. Technical constraints and guidelines on material and planting selection will be provided (to ensure compliance with the landscape strategies) to the resident to ensure the future design will be compliant with the building structure and general aesthetics of the development - to ensure a level of cohesion throughout the site.
4.0 Design Proposal

4.4 Internal Planning

4.4.1 Floor Plans WV06-2

The building layouts look to maximise dual aspect homes, minimise circulation space and provide private amenity space where possible.

The buildings also allow for generous floor to ceiling heights in habitable rooms of between 2.7m and 3m and benefit from balconies overlooking the Lost River Park and private courtyards.

WV06-2 provides a number of small retail units at ground level that front on to the Lost River Park and the High Street. On the courtyard side there are duplexes which sit on the ground floor and the basement level. Generous sunken gardens provide the lower level with light and amenity space.

The upper floor units of WV06-2 are served by three cores with each core serving no more than 4 units per floor. Penthouse units benefit from large private terraces and a generous private garden space.

The residential units have been designed to ensure compliance with the standards set out by ‘Lifetime Homes’ (2010). They also aim to achieve CSH level 4.

Residential Unit Mix

This Development Parcel comprises a total of 88 residential units, within the following mix:

- 1 bed 3%
- 2 bedroom 25%
- 3 bedroom 39%
- 4 bedroom 27%
- Penthouses 6%
4.0 Design Proposal

4.4 Internal Planning

4.4.2 Floor Plans WV04-1

As with WV06-2, WV04-1’s building layouts look to maximise dual aspect homes, minimize circulation space and provide private amenity space where possible.

Again the buildings also allow for generous floor to ceiling heights in habitable rooms of between 2.7m and 3m and benefit from balconies overlooking the Lost River Park and private courtyards.

WV04E does not include retail units at ground level but instead accommodates duplex units from ground to first floor levels. Railings and planting provides these units with defensible space at ground level. On the courtyard side there are duplexes which sit on the ground floor and the basement level. As with WV06-2, generous sunken gardens provide the lower level with light and amenity space.

The upper floor units of WV04-1 are served by three cores with each core serving no more than 4 units per floor. Penthouse units benefit from large private terraces and a generous private garden space.

The residential units have been designed to ensure compliance with the standards set out by ‘Lifetime Homes’ (2010). They also aim to achieve CFSH level 4.

Residential Unit Mix

WV04-1

This Development Parcel comprises a total of 84 residential units, within the following mix:

- 1 bed 12%
- 2 bedroom 27%
- 3 bedroom 24%
- 4 bedroom 32%
- Penthouses 5%
4.0 Design Proposal

4.4 Internal Planning

4.4.3 Cores and Internal Circulation

Each of the cores for the buildings is comprised of:

- An Escape stair;
- 2 no. 13 person lifts;
- Landlord service risers; and
- Refuse chute rooms (at ground floor level only)

For more detail and information on escape please refer to the Fire Strategy report in the Technical Appendices of this DAS.

13 person lifts have been selected to maximise spatial efficiency, but also allow for larger furniture deliveries and the like to residential units on upper levels. Please refer to Hoare Lea report in the Technical Appendices of this DAS for further details on lift size calculations and operation.

Figure 4.4.9 Ground Floor Circulation

Figure 4.4.10 Ground Floor Reception Plan
4.0 Design Proposal

4.4 Internal Planning

4.4.4 Overlooking

In certain cases separation between habitable rooms is less than 18m. Careful development of internal layouts has ensured that where these conditions exist, living areas offer dual aspect, allowing users alternative views.

In addition to the above, certain treatments can be added to the facades to alleviate any overlooking issues. The preferred option would be to the balcony railings denser and deeper, which would prevent viewing into the room from head on as well as an oblique angle.

Another way to avoid overlooking would be to use obscured glass or patterned frit on side glazing panels. This would still allow light into the room and enable the user to look out however prevent others looking in.

Both of the options above could be used together to maximise the users privacy.
4.0 Design Proposal

4.4 Internal Planning

4.4.5 Private Amenity Space

The WV04-1 and WV06-2 residential units have been designed to provide private external amenity space through balconies and terraces, with the inclusion of a significant number of ‘Juliette’ balconies to allow residents to open their unit out to the adjacent parks, courtyards or squares.

Privacy screens are proposed where adjacent unit share access to a terrace or balcony.

For further information on private amenity space, please refer to Arup amenity space calculations in Volume 3 Landscape.

4.4.6 Residential Amenity Space

A key part in creating a community and an enjoyable place to live is the creation of a significant amount of shared residential amenity space and facilities.

Combined with the central gated courtyard gardens to rear of the buildings, these ensure that residents are able to access a variety of external spaces directly from their building. This is an addition to the use of the Lost River Park, which will be a valuable new area of amenity areas via each of the main cores.

Within the buildings shared ancillary residential space is provided at basement levels. Please refer to Volume 4 Below Ground for further information.

For further information on residential amenity space, please refer to Arup amenity space calculations in Volume 3/Landscape.
4.0 Design Proposal

4.4 Internal Planning

4.4.7 Defensible Space for Ground Floor Units

In a number of locations across WV04-1 and WV06-2, dwellings are located at Ground and Lower Ground floor levels which assists the scheme in offering a variety of residential typologies across the site, whilst activating the ground floor facades.

A number of residential units within building WV04-1 are located at ground level facing onto the Lost River Park. Defensible space here is provided through a private area directly in front of the residential units, which is fenced off from the public footpath. Often this also demarcates the unit’s individual private street door.

Residential units at the rear of the buildings afford a direct connection with the private resident’s inner courtyard garden. These units have a private section of external space that is visually linked to the courtyard, but is physically separated by a change in level to provide both privacy and security. These areas also function as private external amenity for these units accessed from the main living area.

Figure 4.4.16 Defensible Space Study

Figure 4.4.17 Defensible Space Location Plan

Figure 4.4.1 location
Sunken Duplex Outdoor Area
Defensible Space
Residential Unit
4.0 Design Proposal

4.5 Servicing & Access

4.5.1 Site Access

Refer to the technical appendices Volume 5 in this DAS for a detailed description of access to and through the entire site.

Pedestrian access to the buildings is primarily from the Lost River Park road, which is accessed from two smaller roads connecting the crescents to the Lost River Park and the central High Street East which bisects the masterplan from East to West.

The private residential courtyards of Development Plots WV06 and WV04 are accessed by a pedestrian passage through each core of the buildings. Additional courtyard access is provided at two corners, as well as off the High Street. All courtyard access points would be gated and security controlled though allowing visual continuity from the street.

A ramp into the basement parking under Development Plots WV04 and WV06 begins at the WV04 northern small road, slopes below the courtyard garden and links to the basement below.

4.5.2 Access and Residential Entrances

There is a separate residential entrance for each block resulting in three entrances for each building. The central primary entrance for each building will be larger in scale and house the buildings concierge. The two outer secondary entrances will be single storey and smaller in scale. The residential lobbies are accessed off the Lost River Park, with secondary entrances/exits within the courtyards.

The building within WV04-1 has a number of duplexes facing the park and these units will all have their own individual street entrance.

All residential cores also allow security controlled access directly from the basement car and cycle parking. Please refer to Volume 4 of this DAS for further information.

The courtyard facades of WV04-1 and WV06-2 at lower ground also provide access from individual units to their private external amenity spaces.

For circulation within the building from the lobby, refer to Chapter 3 of this document.

4.5.3 Access and Retail Entrances

The Lost River Park and High Street retail units are intended to have level access from the adjoining pavements, with exact entrance locations to be determined in later phases. Fig 5.2.1 indicates where these entrances are envisaged to be located.
4.0 Design Proposal

4.5 Servicing & Access

4.5.4 Residential Servicing Access and Refuse Strategy

The servicing and delivery strategy for the development remains in accordance with the Site Wide Parking & Servicing Framework. The principles of provision for deliveries are that:

- Residential deliveries will take place from basement areas or from on-street.
- Basement servicing to Development Parcels WV04-1 and WV06-2 by larger vehicles will use the dedicated service area. White vans will also be permitted to access the dedicated residential cores either via the Northern Access Road or use the car park ramps, subject to headroom restrictions.
- On-street access to the building lobbies will be serviced from their street frontages off the Lost River Park.

A residential waste chute room is provided at the ground floor adjacent to the lift lobbies, allowing for waste disposal chutes as well as recycling chutes. The chutes lead to waste rooms at the basement levels. The location of these rooms are highlighted in figure 4.5.3 & 4.5.4.

Bulky waste storage is provided in the basement near each lift.

Refer to Volume 4 and Volume 5 in this DAS for further details.

4.5.5 Retail Servicing and Refuse Strategy

The small-scale retail units within these buildings would be serviced and have refuse collected from dedicated on-street loading bays, placed at appropriate locations on street level during hours to be agreed.

Refuse collections will be undertaken along the street frontage by traditional refuse vehicles in line with the traditional method of collection.

Refer to Volume 5 of this DAS for further details.
4.0 Design Proposal

4.5 Servicing & Access

4.5.6 Residents Car Parking

The residential car parking associated with Development Parcels WV04-1 and WV06-2 will be located in the basement beneath Development Plots WV04 and WV06. Visitor parking will be provided on street.

A significant number of car parking spaces have been provided below ground within this basement.

Two ramps, located under WV04 and WV06, provide the access to the basement. The spaces are allocated within a comfortable walking distance to the cores for vertical access to the residences above.

Refer to Volume 4 and Volume 5 of this DAS for further details.

4.5.7 Residents Cycle Parking

Secure residential cycle parking is provided in dedicated cycle store rooms within each of the basement carparks, using a double-decker storage rack system. These basement cycle storage areas have been carefully located to be as close as possible to the buildings that they are serving to minimize the walking distance to the corresponding cores.

Access to the basements and secure bicycle store rooms will be via the two car park entry ramps. Ramp width and traffic flow have been carefully considered to support the safety of both cyclists and drivers.

Refer also to Volume 4 and Volume 5 of this DAS for further details.

4.5.8 Roof Access and Maintenance

The rooftop plant areas are accessed in both WV04-1 and WV06-2 from an external maintenance stair from the last residential floor space at each core. Due to the parameter restrictions another stair is needed to then access the plant level. Small plant equipment can easily be replaced using the stairs while the replacement of any larger plant equipment would require a crane from the street.

The energy centre flue is accommodated within the building WV04-1 and terminates at it's roof level. This is accessed as described above.

The rooftop plant is obscured by a back-enamelled (or similar) glazed parapet which is set back from the roof up stand to enable air to flow under and around the dry air coolers. Other plant located on the roof includes smoke extract vents and electrical and mechanical risers.

Figure 4.5.6: Basement Level 1 / Designated carparking for WV04-1 and WV06-2

Figure 4.5.7: Basement Level 2 / Designated carparking for WV04-1 and WV06-2