Volume 2: Buildings  
Part C: WV04-3

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 Introduction</td>
<td>05</td>
</tr>
<tr>
<td>2.0 Context</td>
<td>06</td>
</tr>
<tr>
<td>2.1 Brief</td>
<td>06</td>
</tr>
<tr>
<td>2.2 Site</td>
<td>07</td>
</tr>
<tr>
<td>2.3 Design Evolution</td>
<td>08</td>
</tr>
<tr>
<td>3.1 Masing</td>
<td>08</td>
</tr>
<tr>
<td>3.2 Defining Character</td>
<td>08</td>
</tr>
<tr>
<td>3.3 Articulation: The Lost River Park</td>
<td>10</td>
</tr>
<tr>
<td>3.4 Materiality and Facade Detail</td>
<td>11</td>
</tr>
<tr>
<td>3.5 Key Views</td>
<td>13</td>
</tr>
<tr>
<td>3.6 Planning and Consultation Comments</td>
<td>14</td>
</tr>
<tr>
<td>4.0 Design Proposal</td>
<td>16</td>
</tr>
<tr>
<td>4.1 Building Typologies</td>
<td>16</td>
</tr>
<tr>
<td>4.1.1 Park Buildings WV04-1 and WV06-2</td>
<td>16</td>
</tr>
<tr>
<td>4.2 Public Realm</td>
<td>21</td>
</tr>
<tr>
<td>4.2.1 Non-residential Uses</td>
<td>21</td>
</tr>
<tr>
<td>4.2.2 Streetscape</td>
<td>21</td>
</tr>
<tr>
<td>4.2.3 Landscape</td>
<td>21</td>
</tr>
<tr>
<td>4.3 External Form</td>
<td>22</td>
</tr>
<tr>
<td>4.3.1 Elevations</td>
<td>22</td>
</tr>
<tr>
<td>4.3.2 Materiality &amp; Facade Detail</td>
<td>25</td>
</tr>
<tr>
<td>4.3.3 Roof Plans &amp; Design</td>
<td>29</td>
</tr>
<tr>
<td>4.4 Internal Planning</td>
<td>30</td>
</tr>
<tr>
<td>4.4.1 Residential Units</td>
<td>30</td>
</tr>
<tr>
<td>4.4.2 Cores &amp; Internal Circulation</td>
<td>31</td>
</tr>
<tr>
<td>4.4.3 Private Amenity Space</td>
<td>32</td>
</tr>
<tr>
<td>4.4.4 Residential Amenity Space</td>
<td>32</td>
</tr>
<tr>
<td>4.4.5 Defensible Space for Ground Floor Units</td>
<td>32</td>
</tr>
<tr>
<td>4.4.6 Non-Residential Uses</td>
<td>32</td>
</tr>
<tr>
<td>4.5 Servicing &amp; Access</td>
<td>34</td>
</tr>
<tr>
<td>4.5.1 Site Access</td>
<td>34</td>
</tr>
<tr>
<td>4.5.2 Access &amp; Residential Entrances</td>
<td>34</td>
</tr>
<tr>
<td>4.5.3 Access &amp; Retail Entrances</td>
<td>34</td>
</tr>
<tr>
<td>4.5.4 Residential Serving &amp; Refuse Strategy</td>
<td>35</td>
</tr>
<tr>
<td>4.5.5 Retail Servicing &amp; Refuse Strategy</td>
<td>35</td>
</tr>
<tr>
<td>4.5.6 Residents Car &amp; Cycle Parking</td>
<td>36</td>
</tr>
<tr>
<td>4.5.7 Roof Access &amp; Maintenance</td>
<td>36</td>
</tr>
</tbody>
</table>
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 ECV design proposes the transformation of the Earls Court Opportunity Area into a new urban district.

Within this section Volume 2, Part B describes the building WV04/D which sits within Development Parcel WV04-3. This building is grouped into two typologies, which correlate to the ‘Places’ described in Volume 1, namely: The Crescents and the Lost River Park. At the same time, WV04-3 forms part of this new urban district. It is positioned to the north of the ECV development but sits within a prominent position along the park within the overall masterplan. The importance of this building is reflected within its 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.

Two specific ‘Places’ are included within this Development Parcel, the Lost River Park North and the Crescents. The buildings design responds to and further develops 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 WV04-3 have been designed to comply with the masterplan Parameter Plans.

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

2.2 Site

These buildings are sited within the area of the masterplan that is defined by two ‘places’: The Lost River Park North and the Crescents.

2.2.1 The Crescents

The considered design of the Crescent buildings demonstrate the concerted effort to reflect the proportions of the adjacent townhouses, both in the width of the bays as well as the horizontal datum, and visually ‘extend’ the urban fabric of the existing crescents into the new forms.

The Crescent buildings provide the critical transition between the individual townhouses, at the edges of the site, to the larger mansion block typology deeper within the masterplan. At the same time the Crescents maintain the important character and feeling of a residential terrace with a hierarchy of private and shared entrances activating the peaceful residential street.

2.2.2 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.
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 building is a progression in scale that steps downwards from the High Street. A unifying order has been developed to ensure the building has a dialogue with its neighbouring buildings.

The WV04-3 building’s massing is designed to transition between the smaller scale townhouses along Warwick Crescent and the bigger scale buildings along Lost River Park. Located on a ‘primary accent corner’ according to the design guidelines, the massing is also determined to form the link between park and crescent.

A unifying order has been developed to ensure the building has a dialogue with neighbouring buildings.

3.2 Defining the Character

The massing has a gradual curve along the crescent facade. In order to create a smooth transition, the corner between Park and Crescent is rounded off.

The building has 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, vegetation etc. The set-backs also help to reduce the apparent scale of the building.

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.
Figure 2.1.2: Understanding the Building
3.0 Design Evolution

3.3 Articulation

As a starting point, the design team analysed what was already 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 Crescent

The building curves slightly to reflect the curving of the crescent. As with the park frontage the building is reduced in scale, indicating the end of the crescent. It steps down in scale from it's surrounding context.

3.3.2 Defining the Park

The Lost River Park is a binding feature of the overall masterplan. Along the Park, there are various nodes defined by intersections with other prominent axis. In conjunction with these nodes, there are various spatial compositions and garden enclosures.

As part of the masterplan’s progression, the North of the Lost River Park becomes more relaxed and less formal in it’s planting. WV04-3 reacts to this by creating a ‘pavilion’ at the park end of the building. This pavilion establishes views along both lengths of the Lost River Park. The northern end is more subdued therefore there are no retail units in the building and it’s entrances are from Warwick Crescent rather than the park as is the case on the other park buildings.

3.3.3 Character Datum Line

By splitting the building into 3 parts we could establish a strong datum line along the base of building. There were a number of studies to determine the location of this. Just above the ground floor was deemed too low as it as lost due to the level changes in the Lost River Park. It was agreed that a line above the first floor residential units on the crescent would be appropriate in order to continue the line into the adjacent park.

3.3.4 Facade Articulation and Scale

The Building responds to the 5 scales, 5 contexts principal. This is derived from the change in massing which reacts from the edges of the scheme and the existing traditional context to the centre of the scheme where a more modern language and larger mass is adopted.

WV04-3 sits to the north of the park and is a smaller scale than the other larger park buildings. It has a traditional use of materiality and a formality that is recognisable in the vernacular language of mansion blocks, but proposes a modern interpretation of buildings at this scale.
3.0 Design Evolution

3.4 Material and Facade Details

Stone was also proposed for the top floors, enabling them to merge with the lower floors. The material used for this building is predominately stone coloured brick. The reason for this is to reflect the materials used in traditional mansion blocks within RBKC.

The ground floor will be soldier course brick which will create a strong datum line along the base of the building. This datum line will run around the building but will be more subtle at the park side due to the large level changes.

Above this datum line the facade will be brick. Again this brick will be a buff coloured brick to match the stone from the park buildings. Depression lines within the brick will provide the building with verticality.

Above the set-backs sit the penthouse levels. The first level will be in brick with the upper level mostly glazed with a metal framing and metal parapet. Glazed balustrading would provide the edge detail for the private terraces.

WV04-3 has a particular relationship with building WV06-1. Both serve as book ends to the Lost River Park building. It was therefore perceived that the ‘nose’ of WV04-3 should be a prominent feature with the park reflecting the importance of the WV06-1 ‘prow’. Further relationships can be made by incorporating stone into the end piece emphasising it’s distinctiveness.
3.0 Design Evolution

3.4 Materiality and Facade Details

Two residential entrances centred on the front facade

Balconies set back in the facade

Articulated Roof Element

Articulated roof, middle and base elements

Horizontal & vertical features

Contrasting Materials - a texture variety

Feature curved facade element

Ordered and rhythmical residential base element

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.

Figure 3.5.2: The view from the northern end of the site looking back along the Lost River Park and Warwick Crescent. This view shows the importance of the building sat at the junction of park and crescent.

Figure 2.4.2: is a view down along Warwick Crescent showing the relationship of the building with the townhouses opposite and the continuing curve of the crescent.

Figure 3.5.3 View down Warwick Crescent

Figure 3.5.1 Proposed site plan showing key views within the site

Legend:
- Long views
- Internal views
- Empress State
- St Cuthbert & Matthias Church
- Nodes and Focal Points

Earls Court Project | Reserved Matters Application
Design and Access Statement - Volume 2 | November 2013
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. The officers felt that the building was too civic in its appearance.

Single windows were introduced and through further detailing and design and the introduction of railings and window boxes, now a residential feel has been achieved.

3.6.3 Upper floor materiality

It was felt that the upper floors should blend with the rest of the building by the use of similar material. Stone however should be avoided at these floors.

The design of the building is based on the upper levels relating closely to the mid levels, therefore the change of material to brick was replicated at the higher level.

3.6.4 Clearer ground floor entrances

The residential entrances are slightly lost amongst the duplex units along Warwick Crescent. They should be made to be grander and more visible. Defensible space has been used to define the duplex units and the residential entrances will be clearly visible between this space. A change in height along the Crescent will also assist in defining the entrances.

3.6.5 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

3.6.6 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. We also changed from double height window units to single windows which produced a much more appropriately scaled building.

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

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 3.6.5: Sketch development of facade and landscape relationship

Figure 3.6.6: Sketch development of end facade detail
4.0 Design Proposal

4.1 Building Typologies

4.1.1 Pavilion Building WV04-3

WV04-3 sits at the end of Warwick Crescent and at the end of the ECV section of the Lost River Park. It creates a ‘pavilion’ at the park end of the buildings. This pavilion establishes views along both lengths of the Lost River Park. Unlike the larger park buildings the Pavilion building does not have retail units at it’s ground floor. Apart from community space at one end the building is all residential in keeping with the quiet crescents.

The building curves slightly to reflect the curving of the crescent. It steps down in scale from it’s surrounding context. As with the park frontage the building is reduced in scale, indicating the end of the crescent. It steps down in scale from it’s surrounding context.

It has a traditional use of materiality and a formality that is recognisable in the vernacular language of mansion blocks, but proposes a modern interpretation of buildings at this scale.

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

On the Ground Floor private gardens are defined creating a bridge between the private and public space.

Figure 4.1.1 View looking over the Lost River Park

Figure 4.1.2 View looking down from the Lost River Park
Figure 4.1.3 View of the Pavilion Building looking down the crescent
4.0 Design Proposal
Figure 4.1.4 Streetscape plan of building WV04-3 within context of the park buildings
Figure 4.1.5 Streetscape plan of building WV04-3
4.0 Design Proposal

4.2 Public Realm

4.2.1 Non-Residential Uses

WV04-3 has a community space situated on the ground floor, this space has views of the Lost River Park and its own public entrance.

4.2.2 Streetscape

The residential entrances sit at ground level along the crescent side of the building. The slope of the Crescent means that the entrances sit slightly lower than the defensible space creating a distinction between the two.

4.2.3 Landscape

The proposed Lost River Park provides a significant area of new public open space that connects the north and the south of the site. The building sits within the area called the Lost River Park North. This area has been designed to be more natural with denser tree canopies.

WV04-3 is slightly immersed in the park due to the change in levels and this provides a strong link between the residential units and the landscape. Sunken gardens provide external space for the park side apartments. The park provides 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 building in order to provide privacy for the ground floor residents.

Refer to Volume 3 Landscape for more details.

Figure 4.2.1 Ground floor uses

Figure 4.2.2 The Lost River Park Landscape
4.0 Design Proposal

4.3 External Form

4.3.1 Elevations

The key design principles for the buildings elevations are:

4.3.1.1 Datum Line
As per the Design Guidelines a strong datum line sits at the ground floor. This creates a base for the buildings bringing them to ground. A brick soldier course has been used to provide a contrast to the brick above and create a sound recognisable base. As the building turns into the park the level change means the datum line sits behind the landscaping.

4.3.1.2 Verticality
Due to the scale of the building double height windows were deemed too large for this building therefore single height windows were introduced. The verticality of the building was then enhanced by the window mullions and brick detailing.

4.3.1.3 Shoulder Height
The shoulder height was introduced as requested in the guidelines. The first set-back floor remains brick to match the lower floors which emphasises the facade height. The top floor set-back is a contrasting material.

4.3.1.4 Articulation
The building facade is split into bays which emphasises the verticality of the elevation, each two windows wide. This articulation is repeated around the building until the end pavilion elevation. The pavilion elevation is effectively one bay with a composition of large windows grouped to create views out onto the Lost River Park.

Figure 4.3.1 Detailed view of WV04-3
Figure 4.3.2 WV04-3 Warwick Crescent Elevation
Figure 4.3.3 WV04-3 Lost River Park Pavilion Elevation
4.0 Design Proposal

4.3 External Form

4.3.3 Materiality & Facade Detail

The material used for this building is predominately stone coloured brick. The reason for brick is to reflect the materials used in traditional mansion blocks within RBKC.

The ground floor will be soldier course brick which will create a strong datum line along the base of the building. This datum line will run around the building but will be more subtle at the park side due to the large level changes.

Above this datum line the facade will be brick. Again this brick will be buff coloured to match the stone from the park buildings. Depression lines within the brick will provide the building with verticality.

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

Metal railings provide the balustrades to the amenity space and Juliette balconies. The detailing of the railings will match the park buildings in order to create a homogeneous design through the park.

Another layer of detailing has been added onto the facades by finessing the brick detail which will be evident when viewing the façade at close proximity. The brick will have slight imprints at the base of each window bay as well as a single fine imprinted line going up the building at each column line. The back of the imprint and line would also be brick, making it very subtle in appearance.

The top floor of this building is a bronze coloured metal. Shadow gaps and recess panels create an articulation along this facade.

Above the set-backs sit the penthouse levels. The first level will be in brick with the upper level mostly glazed with a metal framing and metal parapet. Glazed balustrades would provide the edge detail for the private terraces.

Figure 4.3.5 Stone and brick facade

Figure 4.3.7 Stone and brick material precedents
4.0 Design Proposal

![Image of materials distribution across facade]

**Figure 2.7.2 Stone and brick distribution across the Lost River Park facade**

<table>
<thead>
<tr>
<th>Material</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>Metal</td>
<td>Upper floors</td>
</tr>
<tr>
<td>Beige Brick</td>
<td>Middle floors</td>
</tr>
<tr>
<td>Stone</td>
<td>Lower floors</td>
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**MATERIALS KEY**

<table>
<thead>
<tr>
<th>Wall</th>
<th>1. Limestone Cladding</th>
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<tbody>
<tr>
<td>2. Brick Cladding with Stone Decorations</td>
<td></td>
</tr>
<tr>
<td>3. Metal</td>
<td>Stone Detailing</td>
</tr>
<tr>
<td>4. Stone</td>
<td>Steel</td>
</tr>
<tr>
<td>5. Metal</td>
<td>Fibre Faced</td>
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</tbody>
</table>

**Detailed Elevation**

![Detailed elevation diagram with room numbers and material labels]
4.0 Design Proposal

Figure 2.7.2 Stone and brick distribution across the Lost River Park facade

Detailed Elevation

MATERIALS KEY

Wall:
1. Limestone Slab
2. Brick Slabbed with Stone Décor
3. Stone Edge Detailing
4. Stone Cladding
5. Metal Façade Systems

Windows:
6. Aluminum
7. Bronze
8. Glass

Ceilings:
9. Wood
10. Concrete

Doors:
11. Wood
12. Aluminum

Roofs:
13. Wood
14. Metal

Stairs:
15. Metal
16. Staircase Handrail

Fireplaces:
17. Stone
18. Wood

Balconies:
19. Metal
20. Glass Balustrade

Columns:
21. Metal

Sprinklers:
22. Metal

Framing:
23. Metal
24. Wood
25. Glass Frame

Pressurized Metal Balustrade
4.0 Design Proposal

4.3 External Form

4.3.4 Roof Plans and Design

The roofscape of WV04-3 provides the following:

- Private Gardens
- Private Terraces
- Space for Services above parapet
- PV Panels
- 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.

Green and Brown roofs are an important elements of the scheme as they help to increase ecological and biodiversity value. To ensure of the optimum ecological value the Brown and Green roofs proposals have been designed to cater for different flora and fauna. Where possible the private garden will be a green roof and the plant areas brown roof.

Private roof terraces of WV04-3 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 through out the site.


4.0 Design Proposal

4.4 Internal Planning

The building layouts look to maximise dual aspect homes, minimize circulation space and provide private amenity space per unit.

The building also allows for a floor to ceiling height in habitable rooms of minimum 2.5m and benefit from balconies or terraces overlooking the Lost River Park or the tree lined crescent.

WV04-3 provides public space on the lower ground floor, which will house community space. The rest of the Lower ground floor and the majority of the Ground floor are given to Duplex apartments, those facing the Public amenity space and Lost River Park have generous terraces providing private amenity.

The upper floor units of WV04-3 are served by two cores with each core serving no more than 5 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.

4.4.1 Residential Units

WV04-3

This Development Parcel comprises a total of 41 residential units, within the following mix:

- 1 bed 15%
- 2 bedroom 39%
- 3 bedroom 7%
- 4 bedroom 7%
- Penthouses 12%
- Duplex 20%
4.0 Design Proposal

4.4 Internal Planning

4.4.2 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.
4.0 Design Proposal

4.4 Internal Planning

4.4.3 Private Amenity Space

The residential units of WV04-3 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 be able to open their apartment out to the adjacent park and crescent.

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

4.4.4 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 amenity space and facilities. It ensures that residents are able to access a variety of external space directly from their building.
4.0 Design Proposal

4.4 Internal Planning

4.4.5 Defensible Space for Ground floor

Defensible Space for Lower Ground Floor Units in parcel WV04-3 dwellings are located at Lower Ground floor level 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 WV04-3 are located at ground level facing onto the public gardens and Lost River Park. Defensible space here is provided through a private area directly in front the residential units which is fenced off from the public area.

Residential units at the crescent side of the building are provided with a minimum of 1m defensible space.

4.4.6 Non-Residential Uses

Community Space

Building WV04-3 provides public community space at the Lower ground floor (See Figure 4.1.11).
4.0 Design Proposal

4.5 Servicing & Access

4.5.1 Site Access

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

Pedestrian access to the buildings is from Warwick Crescent.

A ramp into the basement parking under plot WV04 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 core resulting in two entrances for the building.

All residential cores also allow security controlled access directly from the basement car and cycle parking. Refer to Volume 4 / Basement Parcel.

All Duplex apartments at Lower Ground level will have their own access via their private amenity space.

For circulation within the building from the lobby, refer to Chapter 4 of this part.

4.5.3 Access and Public Entrances

The entrance to the community space will be from Warwick Crescent.

Figure 4.5.3 indicates where this entrance is envisaged to be located.
4.0 Design Proposal

4.5 Servicing & Access

4.5.4 Residential Servicing and Refuse Strategy

The servicing and delivery strategy for the ECV 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 Parcel WV04-3 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 lobbies will be serviced from their street frontages.

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 4.5.4.

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 Public Servicing and Refuse Strategy

The small-scale public unit within the building would be serviced and have refuse collected from dedicated on-street loading bays to be placed at appropriate locations on street level and 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 on London Streets.

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

4.5 Servicing & Access

4.5.6 Residents Car & Cycle Parking

The residential car parking associated with Development Parcel WV04-3 will be located in the basement beneath plots WV04 and WV06. Visitor parking will be provided on street.

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.

Secure residential cycle parking is provided in dedicated cycle store rooms within each of the basement carparks, using a double-decker storage rack system for greatest efficiency. 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.

4.5.7 Roof Access and Maintenance

The rooftop plant area is accessed in WV04-3 from an external maintenance stair from the last residential floor space at the southern 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 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.