

LADBROKE GROVE

Project Flourish

Design Code













P2 ISSUE 14th March 2025

Revision	Date	Author	Note
P1	29.09.23	DB	Planning Issue

Revision	Date	Author	Note
P2	14.03.25	DB	Planning Issue

Planning Issue

Re-issued in response to comments from RBKC and GLA planning departments. Mandatory design code elements reformatted, numbered and collected together in an overall matrix (page 10).

					
Client	Client	Architect / Masterplanner	Architect	Architect	Landscape Architects
Ballymore United Kingdom 161 Marsh Wall London E14 9SJ	Sainsbury's 33 Holborn London EC1N 2HT	FaulknerBrowns Architects Dobson House Northumbrian Way Killingworth Newcastle upon Tyne NE12 6QW	Maccreeanor Lavington 63 Gee Street London EC1V 3RS	Hutchinson & Partners 3.14 The Record Hall 16-16A Baldwin's Gardens London EC1N 7RJ	Spacehub 7 Gibraltar Walk London E2 7LH
					
Planning Consultant	Heritage Consultant	Townscape Consultant	Communications	Daylight & Sunlight	Transport
Rolfe Judd Planning Old Church Court Claylands Road The Oval London SW8 1NZ	Turley Lacon House 84 Theobald's Road London WC1X 8NL	The Townscape Consultancy Somerset House Strand London WC2R 1LA	Comm Comm UK Castle Court 41 London Road Reigate RH2 9RJ	GIA The Whitehouse Belvedere Road London SE1 8GA	WSP House 70 Chancery Ln, London WC2A 1AF

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LADBROKE GROVE

Project Flourish

P2 REVISIONS - 14th March 2025

P2 ISSUE - REISSUE IN RESPONSE TO RBKC AND GLA COMMENTS

Section 1.1.4 - Information Hierarchy including figures 1.2/1.3 and 1.4

Figure 1.14 - 1.16 - Before and after site images added

Section 1.3.3 + 1.3.4 - Text updated to clarify approach to mandatory elements of the design code

Section 1.4 - Residential Design Quality added

Section 1.5 - Residential design quality - Site wide strategies added

**Mandatory Design Code Element Numbering System
Added / Document reformatted.**

1.0 Introduction

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1.1 Introduction to the Design Code

1.1.1 What is a Design Code

Design Codes are delivery tools, providing a form of detailed design guidance that aligns to and records the principles of a specific development vision for a site. Design Codes are often used to define key design features when a masterplan or parts of a masterplan are being submitted for outline planning approval only.

A Design Code is a set of written and graphically illustrated rules and guidance that establish with precision the two- and three-dimensional design elements that will impact the use, layout, scale, access and function or operation of a particular development or area and how these relate to one another without establishing the final detailed outcome.

The Design Code will set out design principles aimed at delivering better quality places by providing clear guidance as to what constitutes acceptable design quality for the site, thereby providing a high level of certainty to the planning authorities and the community before the detailed proposals are available.

The Design Code will then be used to define the outline plots and will need to be complied with at reserved matters planning stage when the detailed design of these plots is prepared and submitted to the Council for consideration.

At the end of this introductory section an overview of the design code wording has been given. This provides a distinction between rules which are 'mandatory' and guidelines which are 'recommended'.

1.1.2 Role

The role of this Design Code for the masterplan design at Ladbroke Grove is to record specific design features that are core to the delivery of the project vision. The site wide parameters and design codes presented in this document will form part of the information for which planning approval is sought. The design code forms, along with the parameter plans, development specification and environmental statement, a core component of the outline application.

This code defines the parameters within which any detail design can be presented as part of a reserved matters application for the plots which are currently submitted in outline form, and it presents clear guidance on issues key to the delivery of the overall vision.

The Project Flourish Design Code will provide a point of reference for the preparation and assessment of any future reserved matters applications. This document aims to ensure that detailed proposals are well designed with respect to site wide responsibilities, and the masterplans intended relationship to neighbours and context.

The Design Code details features that must be delivered to support the whole and provides a set of illustrated design rules which will inform future detail designers of the masterplans intended characteristics. Whilst the guide sets out the key principles of development it is prepared with appropriate flexibility in mind to enable architects and designers to bring their own creativity to ensure that the development has mixed and authentic character.

This Design Code (sections 3 and 4) must always be read and considered alongside the site wide parameters recorded in section 2.

The Design Code does not seek to repeat policies, strategies or rules contained within other relevant guidance documents, but it is intended to sit alongside and be used in tandem with such documents. These include, but are not limited to, the planning documents:

- Building Regulations 2010
- CDM Regulations 2015
- Equality Act 2010
- Secured by Design
- Safer Places - The Planning System and Crime Prevention (ODPM 2004)

- Crowded Places - The Planning System and Counter Terrorism (DCLG 2012)

In addition, the Design Code must always be referenced alongside strategy and other documents within the amended application, which include:

- Parameter Plans
- Development Specification
- Environmental Statement and Appendices

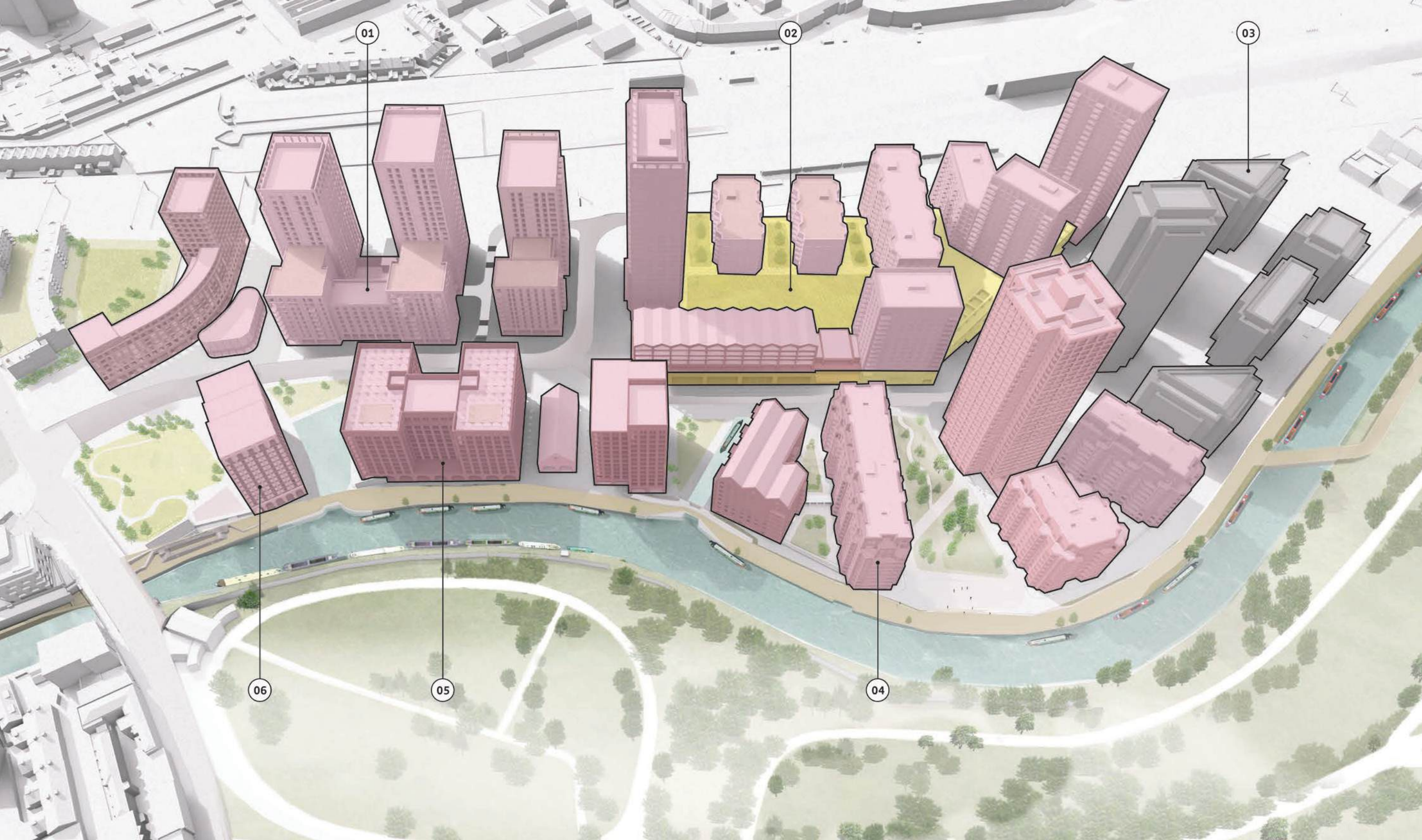
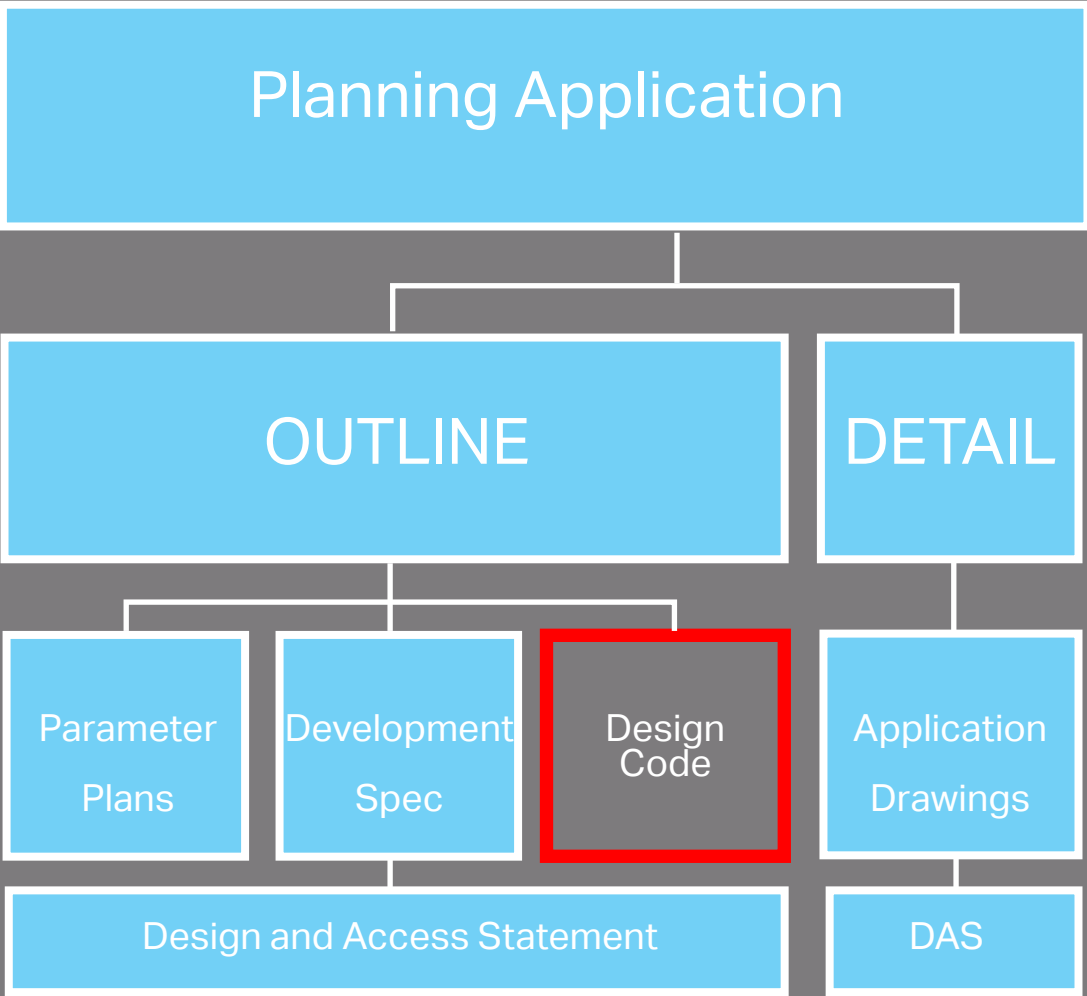


Fig 1.1: Overview diagram of the illustrative (pink) and detailed (yellow) designs

1.2 Design Code Document Structure

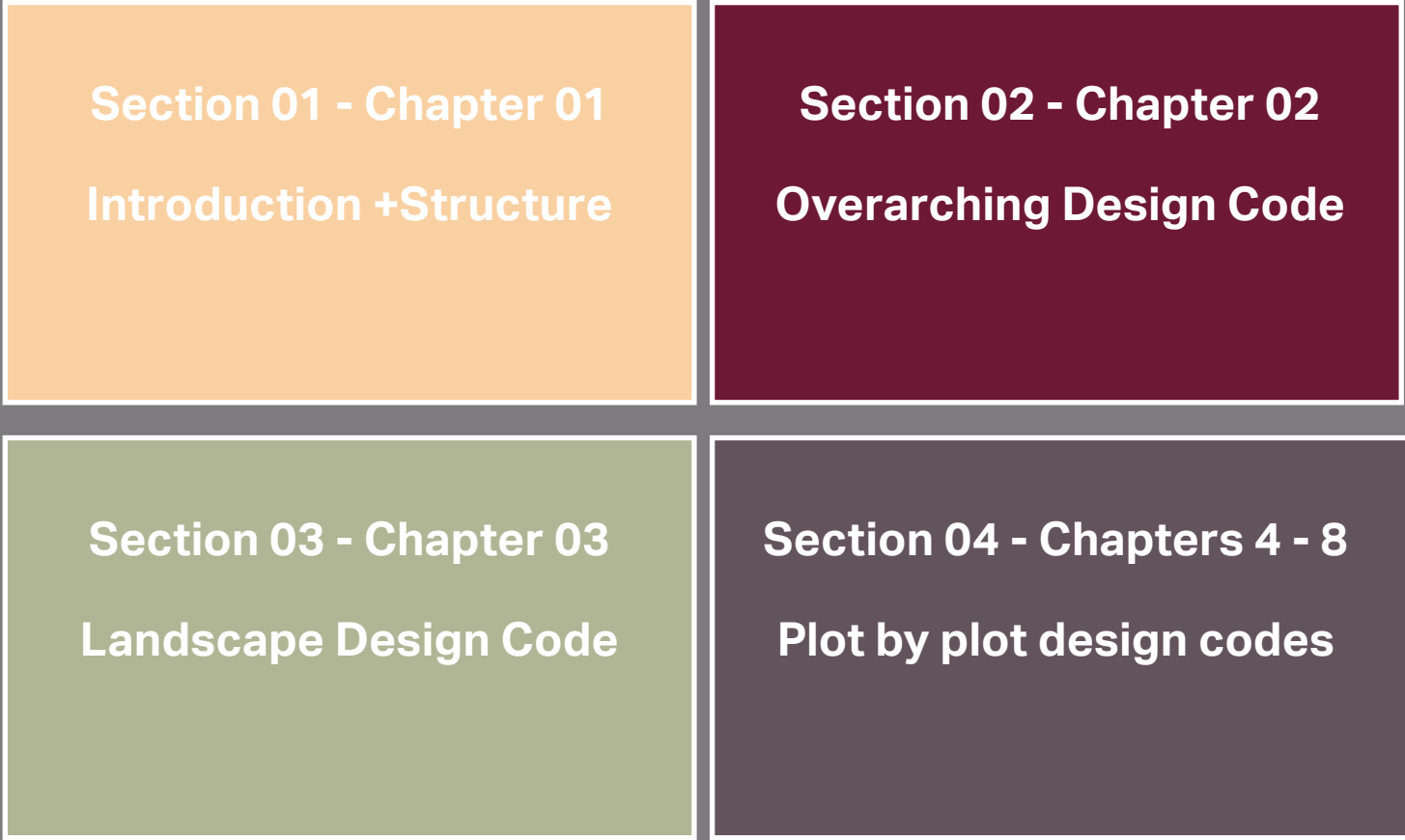
The Planning Application Structure

This Design Code has been written in a simple, clear format to enable the rules and recommendations to be easily read and understood by both technical and non-technical stakeholders. This will ensure that the code is accessible to as many users as possible.



The Design Code Structure

This Design Code has been split into sections made up of 8 chapters.



How to use the design code

1.2.1 Diagram Labels

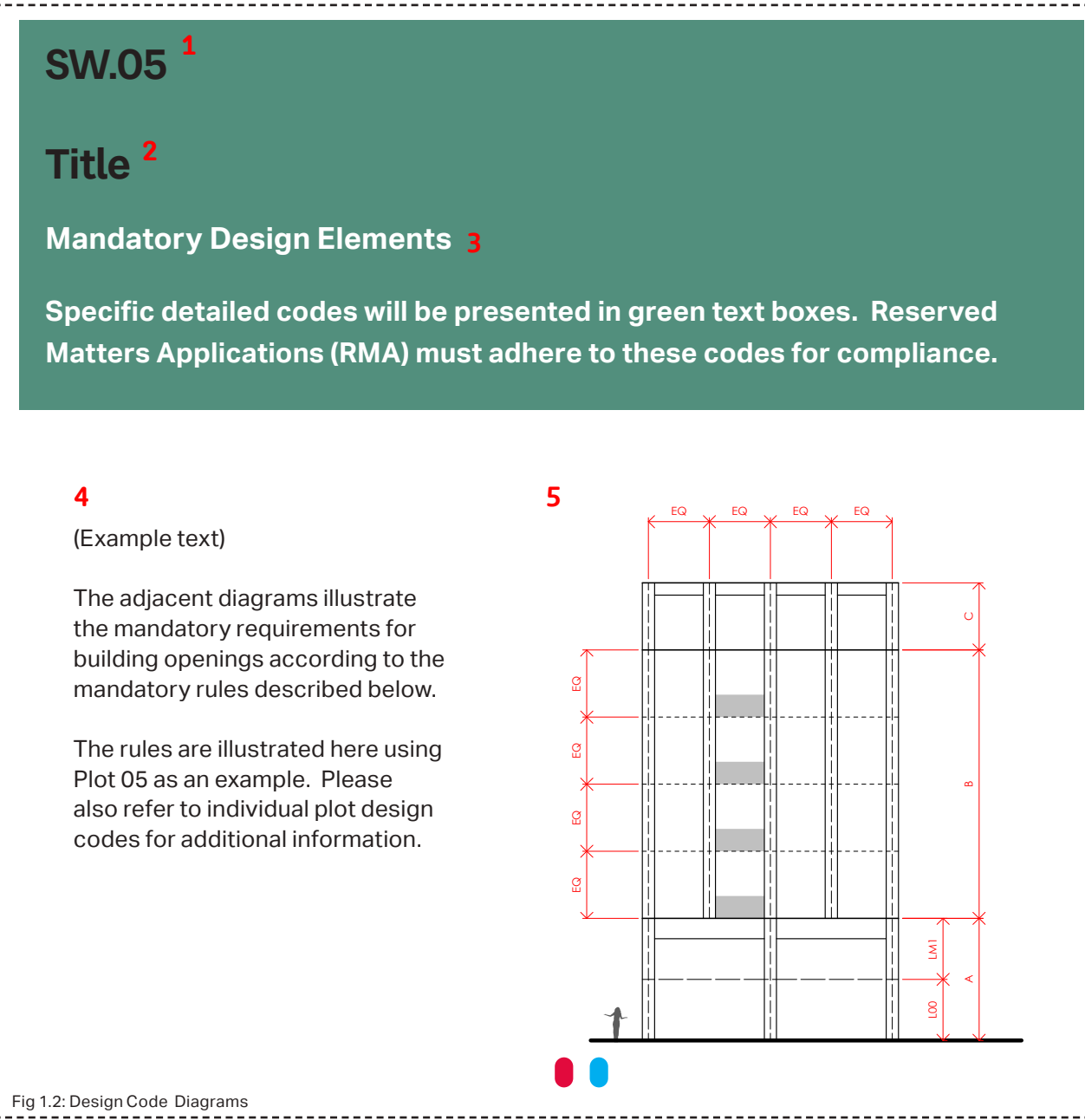


Fig 1.2: Design Code Diagrams

Terminology and labelling

1.2.2 Wording

The adjacent diagram (fig 1.2) describes the design code hierarchy.

- | | |
|----------------------------------|--------------------------------------|
| 1 = Design Code reference | 2 = Design Code element title |
| SW = Site Wide | 3 = Text description |
| 01 - 06 = Plot reference | 4 = Supporting text |
| B = Building Element | 5 = Supporting Graphic |
| L = Landscape | |

1.2.3 Wording

Must - required elements as part of Reserved Matters Application (RMA)

Should - Compliance to guideline is preferable

May - Compliance to guideline is optional

1.2.4 Layout of design code components

- MANDATORY**
- NON - MANDATORY** - for illustrative purposes

1.3 Design Code Matrix - Document Structure

Design Code Elements

The adjacent diagram schedules out each of the design code elements according to the design code chapters and page numbers.

Chapter 01

Introduction
Structure

Chapter 02 - Overarching Design Code

Masterplan Principles

SW.01 - Masterplan Key Principle 01 : Connections	pg.19
SW.02 - Masterplan Key Principle 03 : Phasing and Locating the store	pg.25
SW.03 - Store Location	pg.26
SW.04 - Masterplan Key Principle 04: Activation	pg.27
SW.05 - Masterplan Key Principle - 05 : Streets/ Open Space	pg.29
SW.06 - Masterplan Key Principle - 06 : Block Structure	pg.31
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Site Wide Overarching Design Code Principles

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Residential Quality

SW.13 - Balconies	pg.58
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04.B.01 - Plot 04 - Building Materiality	pg.79
05.B.01 - Plot 05 - Building Materiality	pg.80
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SW.B.04 - Building Openings	pg.83
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SW.B.06 - Ceiling Height	pg.85
SW.B.07 - Residential Entrances	pg.86
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Chapter 03 - Landscape Design Code

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SW.L.02 - Parks, gardens and Civic Spaces	pg. 131
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SW.L.05 - The Canalside Park	pg.136
SW.L.06 - South Terrace	pg.139
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Sitewide Strategies

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SW.L.21 - Edge Treatment	pg.162
SW.L.22 - South Terrace Edge	pg.164
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Plot 01 Design Code

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01.04 - Building Parameters	pg.179
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06.09 - Active Frontages	pg.307
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06.10 - Canal Towpath	pg.308
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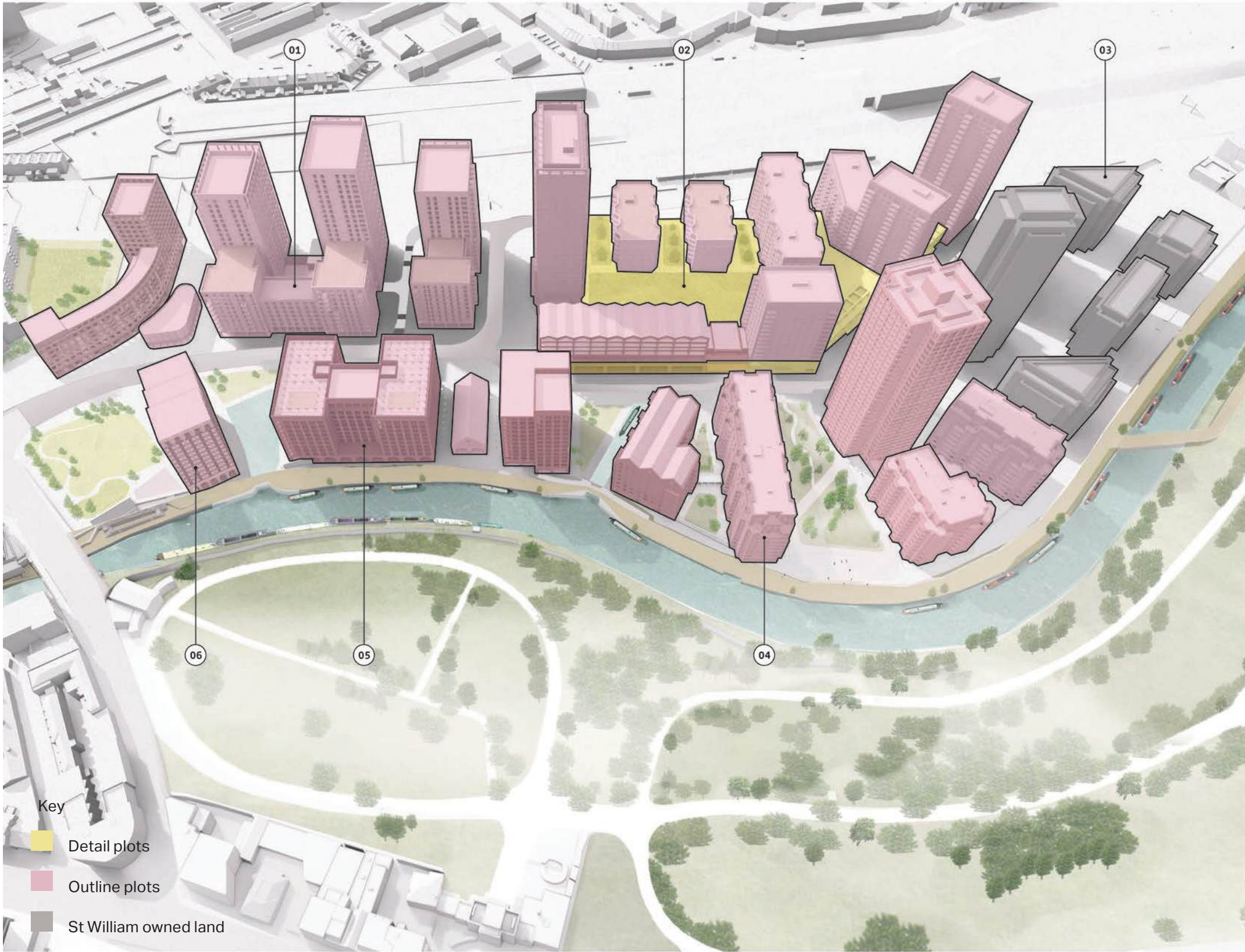
06.B.01 - Materials and Colour	pg.310
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1.4 Plot Design Guide - Overview

1.4.1 Masterplan Overview

The Plot Design Guidelines which follow later in the Design Code aim to describe the parameters that apply to the outline plots of the masterplan, plots 1, 2 (residential component), 4, 5 and 6, illustrated in the drawing opposite.



1.5 Glossary

1.5.1.1 Active Frontage

Refers to street frontages where there is an active visual engagement between people in the street or nearby and the building itself.

1.5.1.2 Amenity

The features of an area, street or building, that provide facilities and services that contribute to physical or material comfort and benefit, and are valued by users

1.5.1.3 B/SSL

The client group, landowners Ballymore (London Arena) Limited (B) and Sainsburys Supermarkets Limited (SSL)

1.5.1.4 Building or Plot Line

The actual or apparent line created by a building's front wall along a street.

1.5.1.5 Character Area

An area of the Masterplan that displays specific characteristics of use, scale, activity and sense of place.

1.5.1.6 Facade

The principal wall of a building that is usually facing the street and visible from the public realm.

1.5.1.7 Land use

The purpose for which the land has been or is being or may be developed.

1.5.1.8 Open Space

The term open space covers all land use that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. This definition covers a range of types of open space within the urban area, both in public or private ownership and whether access is unrestricted, limited or restricted.

1.5.1.9 Permeability

The extent to which the urban structure permits, or restricts, movement of people or vehicles through an area, and the capacity of the area network to carry people or vehicles.

1.5.1.10 Planning Use Classes

The classes for land use in England, as set out in the Town and Country Planning (use classes) order 1987 and its subsequent amendments.

1.5.1.11 Public Realm

The space formed between buildings where the public can access, including streets, squares, forecourts, parks and open spaces.

1.5.1.12 Scale

The size of a building in relation to its surroundings, or the size of parts or details of the building.

1.5.1.13 Streetscape

The visual character of a street space that results from the combination of street width, curvature, paving, street furniture, planting and the surrounding built form and detail.

1.5.1.14 Wayfinding

The act of finding one's way around an area, and the experience of orientation and choosing a path within the built environment.

1.5.1.15 Gateway

A key connecting space between the site and the surrounding area.

1.5.1.16 Vision Cone

The Sainsbury's store must be visible from Ladbroke Grove. The vision cone defines the extents within which the buildings and other obstructions must not encroach to ensure visibility of the store entrance.

1.5.1.17 Threshold Space

Connecting space between two areas of different character, or use.

1.5.1.18 Tolerance

The zone within which permissible building heights and footprints might be acceptable.

1.5.1 Information hierarchy

The design code is structured to acknowledge the predicted lengthy construction sequence. Assuming planning approval is granted in 2025, work will start on site in 2026 and will continue until 2036.

The construction work is expected to take 10 years, with the first homes ready for occupation after year 5.

The phasing strategy is split into 2 broad phases, Phase 01 includes the new store, the avenue and Plot 02 podium housing, the new canal basin and the housing in plot 04. Phase 02 includes the remaining buildings and public realm spaces in plots 1,5 and 6.

The design code responds to this phased approach by offering robust design guidelines for all the buildings in plots 2 and 4 (Phase 01). The plots in phase 02 retain robust parameter plans but some areas of the design code (such as balcony location and facade setting out) retain a greater degree of flexibility as compared to plots 2 and 4.

This approach acknowledges that phase 02 will not start on site until at least 5 years following planning approval and that a degree of flexibility will be valuable to all parties at the point of submitting RMA's.

To ensure continuity of architectural character across the whole masterplan, material choice and colour tone has been robustly defined across all plots to ensure that the vision of the illustrative scheme can be delivered.

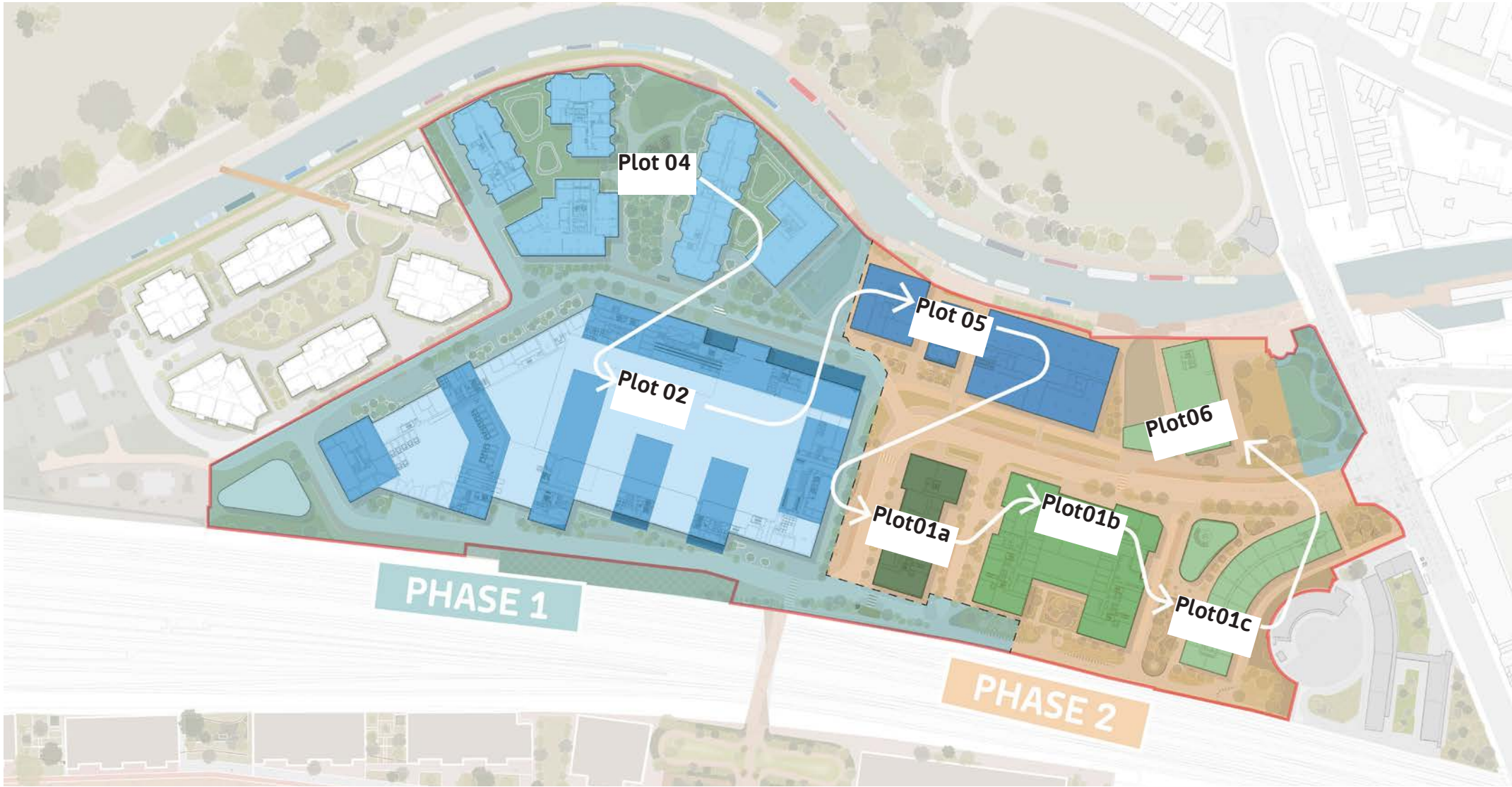


Fig 1.3: The proposed site construction phasing strategy

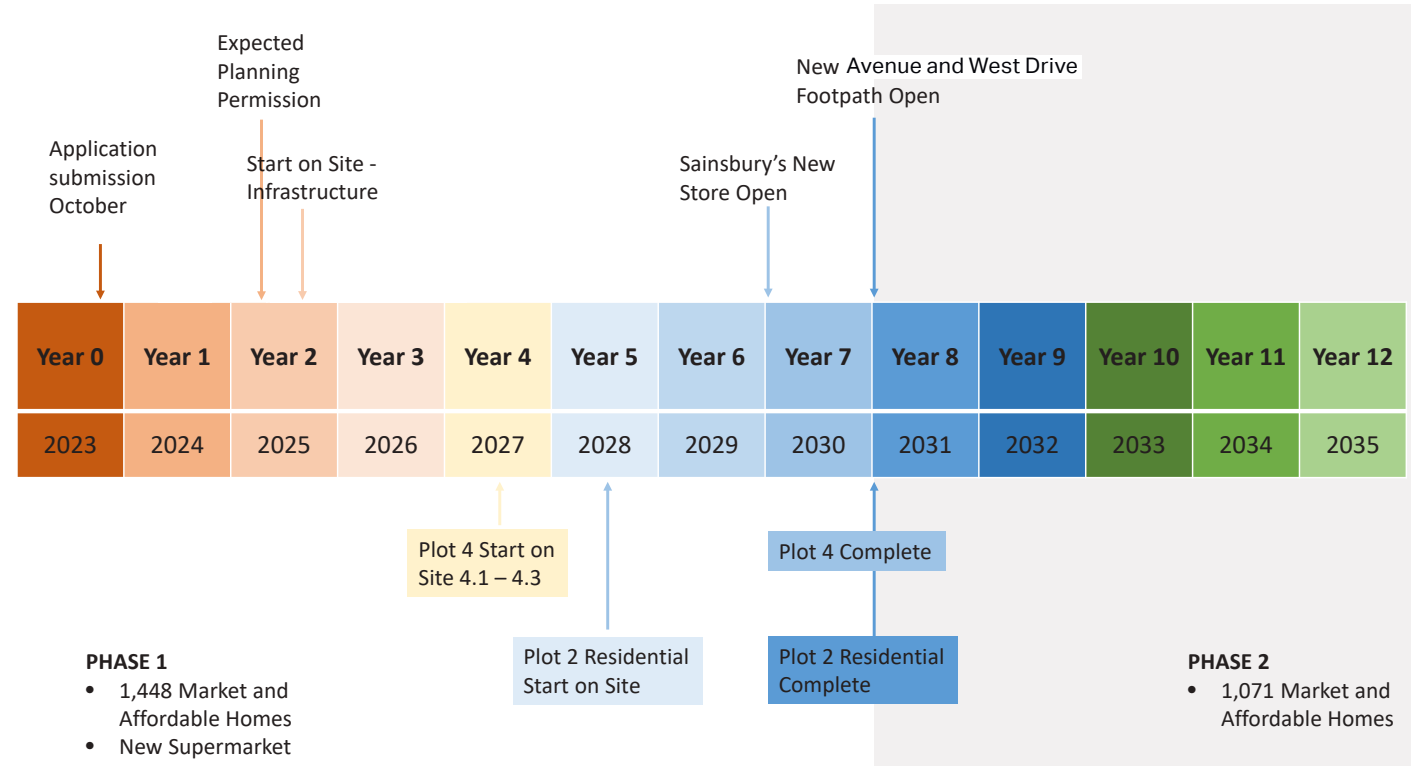


Fig 1.4: The proposed phasing pattern with approximate chronological order by year

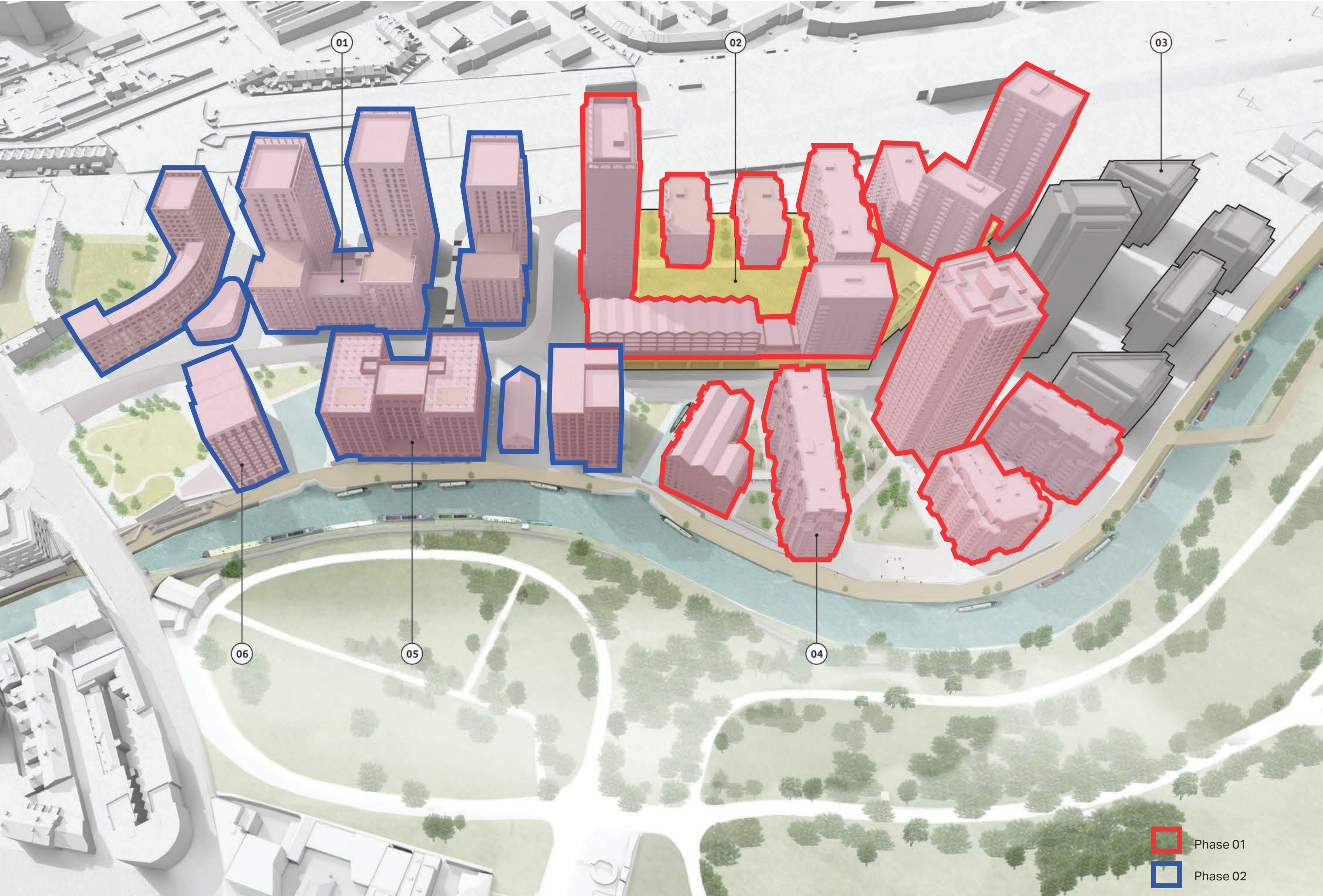


Fig 1.5: The site layout showing the hybrid planning approach and the proposed design code hierarchy.

Overarching Design Code Principles

The following chapter aims to collate the key mandatory design criteria for the site as a whole. Working from a masterplan scale down to material choices key elements will be highlighted. References to individual plot design codes or parameter drawings will be included.

The purpose of this chapter is to ensure that the original masterplan design intent can be communicated and in turn brought forward in future at reserved matters stage.

Wording - Compliance

As described in chapter 01 (Section 1.3.2) of this document, we will use the following wording and graphic coding to highlight mandatory elements of the masterplan.

SW.xx
Title
Mandatory Design Elements
Specific detailed codes will be presented in green text boxes. Reserved Matters Applications (RMA) must adhere to these codes for compliance.

- MANDATORY
- NON - MANDATORY - for illustrative purposes

Green boxes will be used to highlight mandatory elements of the design code.

Diagrams will be tagged with either red or blue flags to confirm their status.

2.1 Masterplan Principles

2.1.1 Key Principle 01: Connections

SW.01

Connections

Mandatory Design Element

The masterplan must improve existing connections between the site and the surrounding area, and provide new opportunities to access the site.

The main vehicle access junction to the site must be improved to provide a more efficient entrance to the site. The new junction will also provide safer crossing facilities for pedestrians and cyclists.

The canal towpath must provide multiple connections for pedestrians and cyclists to filter into the site via carefully designed and well defined routes.

At point 3, the masterplan defines and safeguards setting out points for a bridge to cross the train track to the south, a mandatory element of the masterplan. The southern bridge across the train tracks provides access for residents to the south to access the site and the store and for new residents on site to access the open space at Little Wormwood and Wormwood Scrubs.

A secondary vehicle route for emergency vehicles must be provided to the south of the main entrance between Kensal House and the Crescent shaped building within Plot 01.

A key structural element of the masterplan is the east to west and south to north links across the site. These links are made to provide spatial legibility, define key routes, and to define set down locations for future bridge links to the south and west. The new store and entrance is positioned at the convergence of these two routes.

Existing Connections

The existing site is connected to the wider area at its eastern edge where it meets Ladbroke Grove. The junction at Ladbroke Grove is the only vehicle entrance to the site. The canal towpath provides access for pedestrians to the Sainsbury's store via a poorly defined route into the store and car park.

The western canal bridge at point 2 is part of the development on adjacent land owned by St William and will form part of that planning application. A new bridge here would provide access to the cemetery and in turn improve access for residents to the nearby connections at Kensal Green Station.

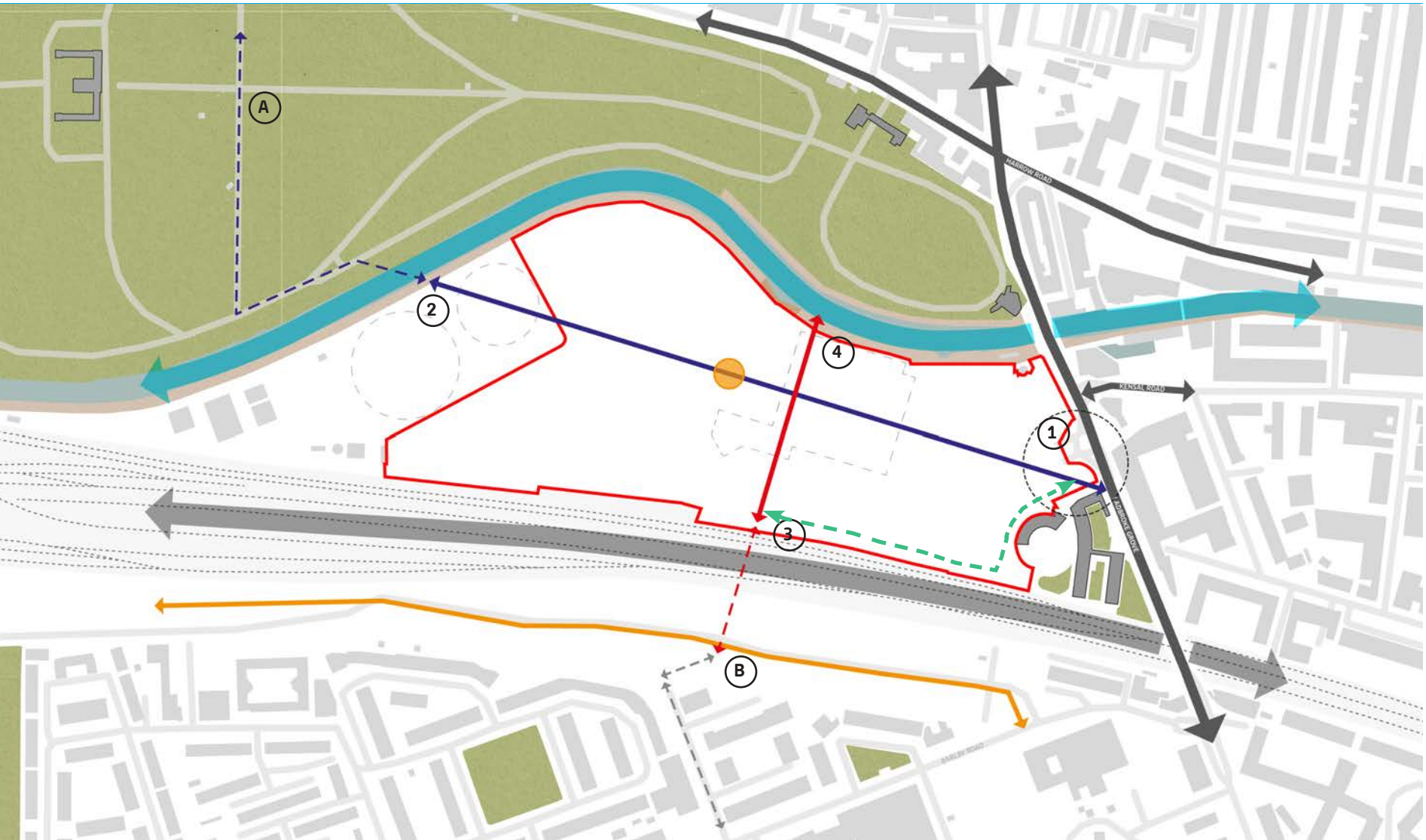


Fig 2.2: Key site connections: points and bridge locations

- Key
- ① Vehicle entrance, junction on Ladbroke Grove
 - ② Western canal towpath
 - ③ Future bridge, springing point for link over the railway
 - ④ Connection to towpath and future bridge over the canal
 - A Connection across the cemetery to Kensal Green Station
 - B Potential pedestrian connection to Barlby Road
 - Store entrance
 - ↔ Emergency Access Route



Fig 2.1: The existing site entrance junction.

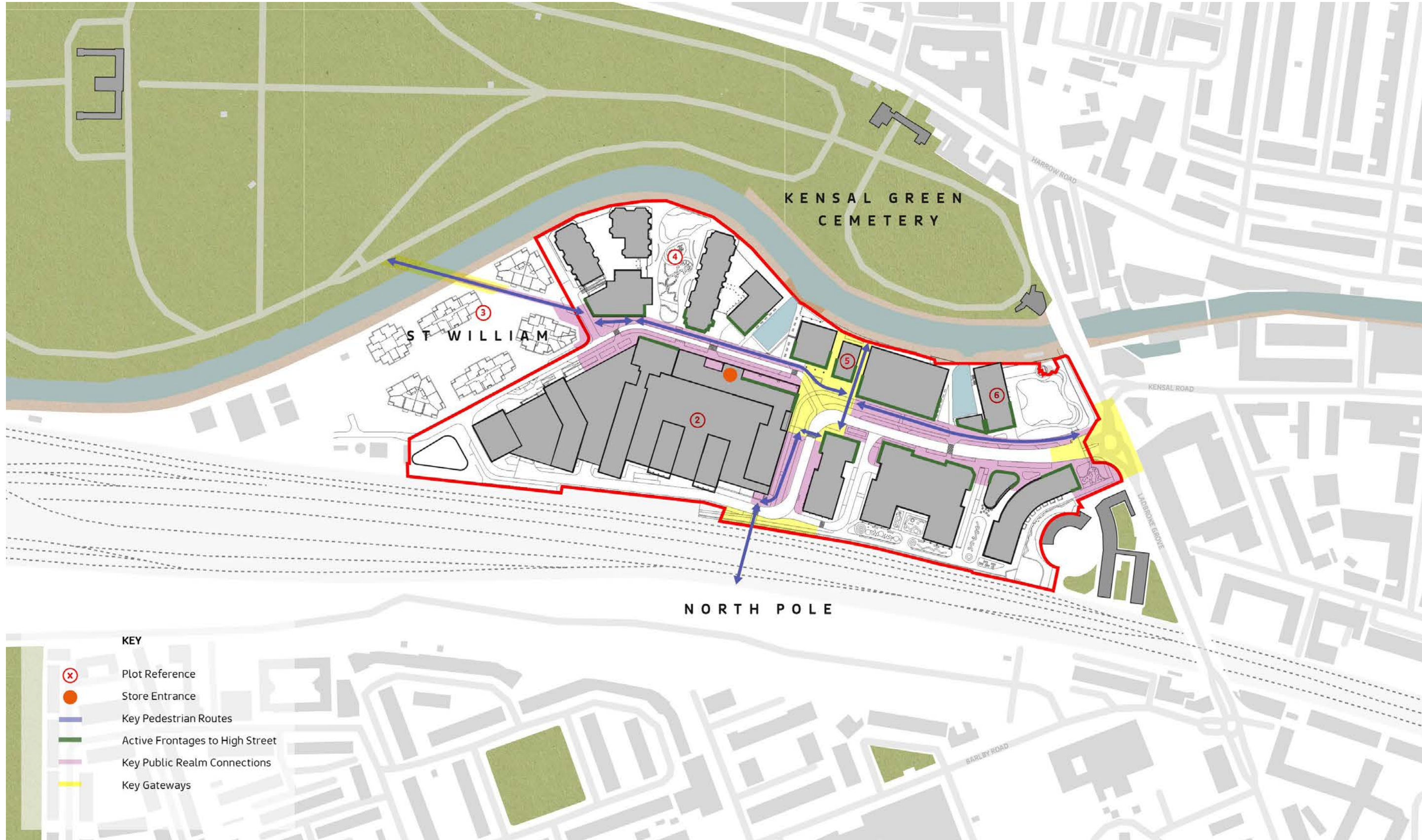


Fig 2.3: Principles of new connections

2.1.2 Key Principle 02: Character and Context

Character and Context

A key element of our masterplan relates to the way in which the site responds to the varied surrounding context. Conceived as a tripartite relationship, the site structure aims to balance the surrounding context and bring it together within the site, using the context to define, spatial character, built form and public realm.

Tripartite context diagram

We have defined the three converging characters as follows.

Nurture : The influence of the cemetery, its mature trees, the canal and the water.

Transact: The connection at the eastern edge of the site to the wider area. An opportunity to make a better connection across Ladbroke Grove.

Move/Make : The busy railway corridor. An opportunity to look south across London and to create a new landscape above the train tracks and a future connection to the North Pole site.

Kensal Town and the concept of 'the ile'

The site is unique in that it forms part of a wider 'island' within London, divided by the railway to the south and the canal to the north. Kensal Town has a character of its own, a rich history of creative industry, a mix of building uses and typologies, and quiet residential streets.

The KCOA site allocations provides an opportunity to reconnect the two side of this connected space to form a connected 'Ile' space.

Île; A place of otherness, coherency, diversity

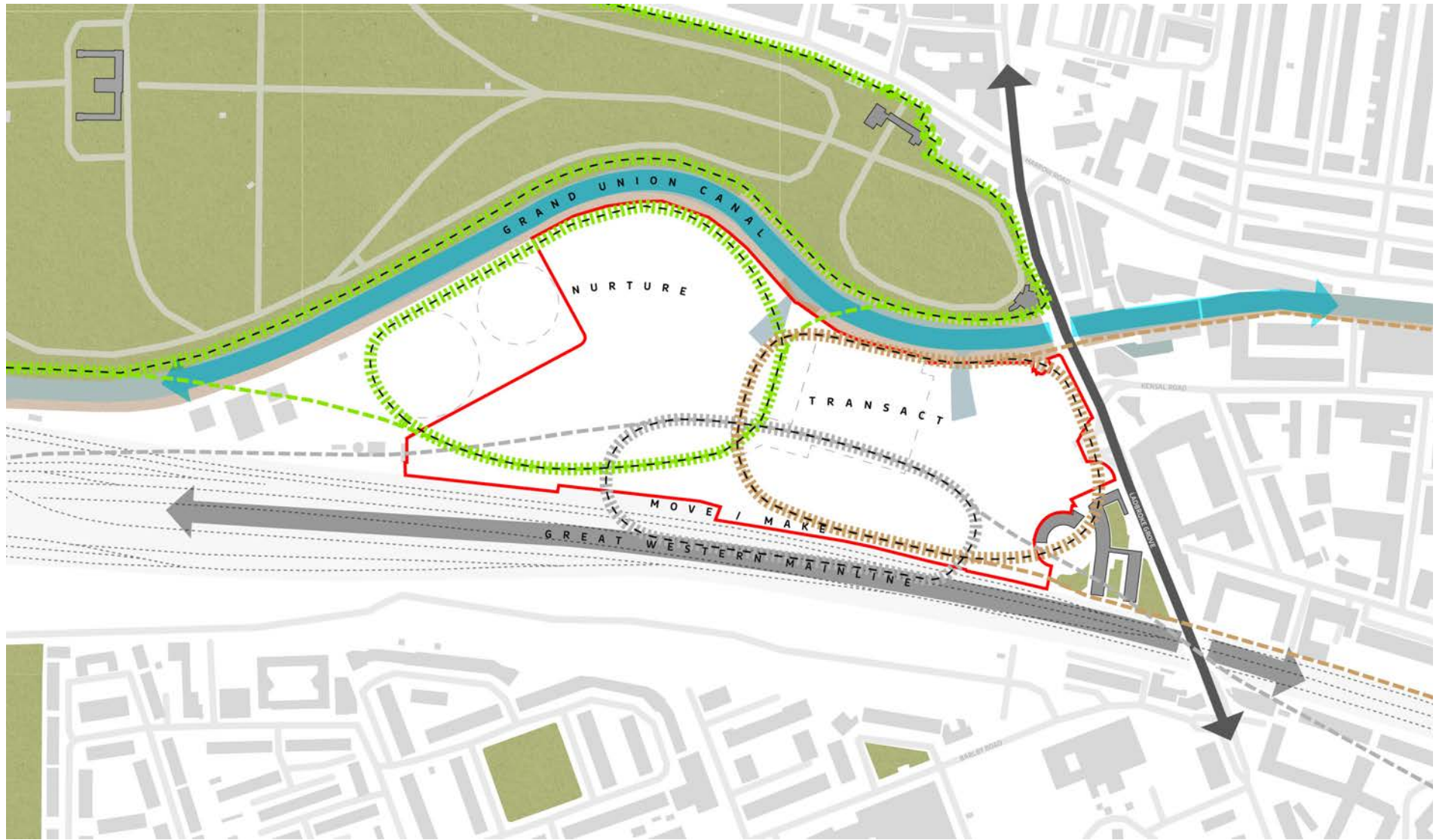


Fig 2.4: Character and Context Concept Diagram



Fig 2.5: An image from the eastern side of the cemetery towards the water tower.



Fig 2.6: Kensal House

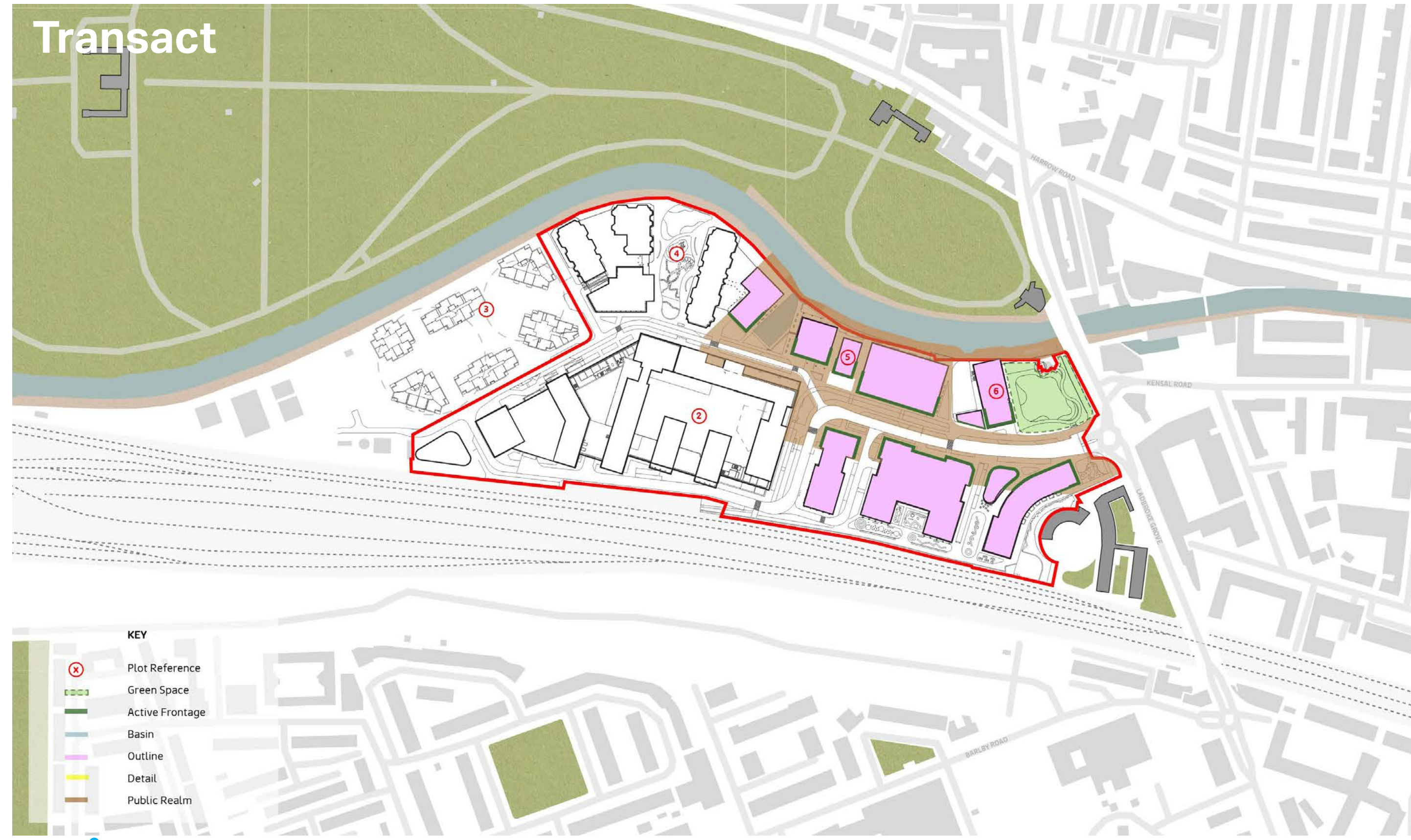


Fig 2.7: Transact

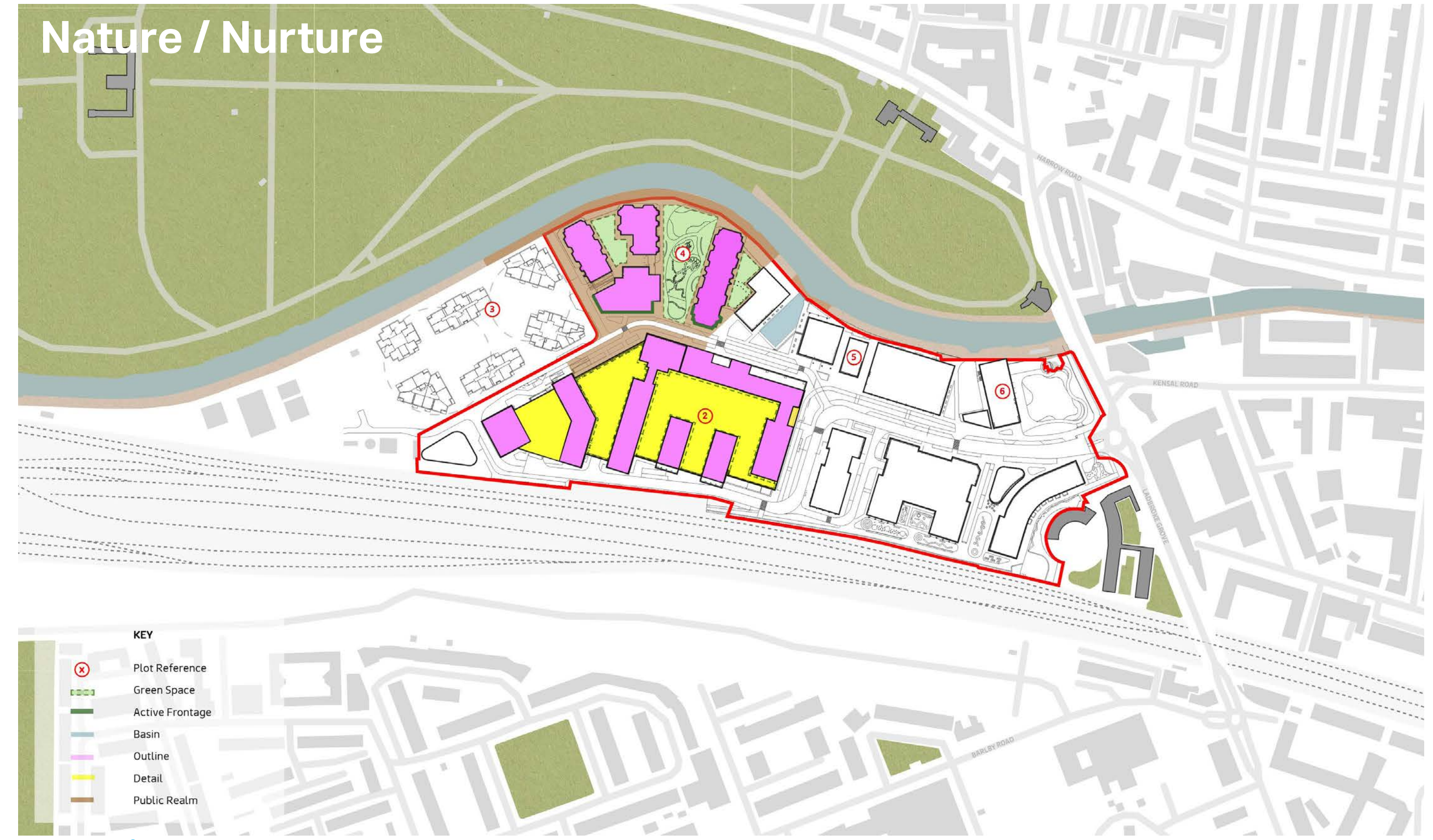
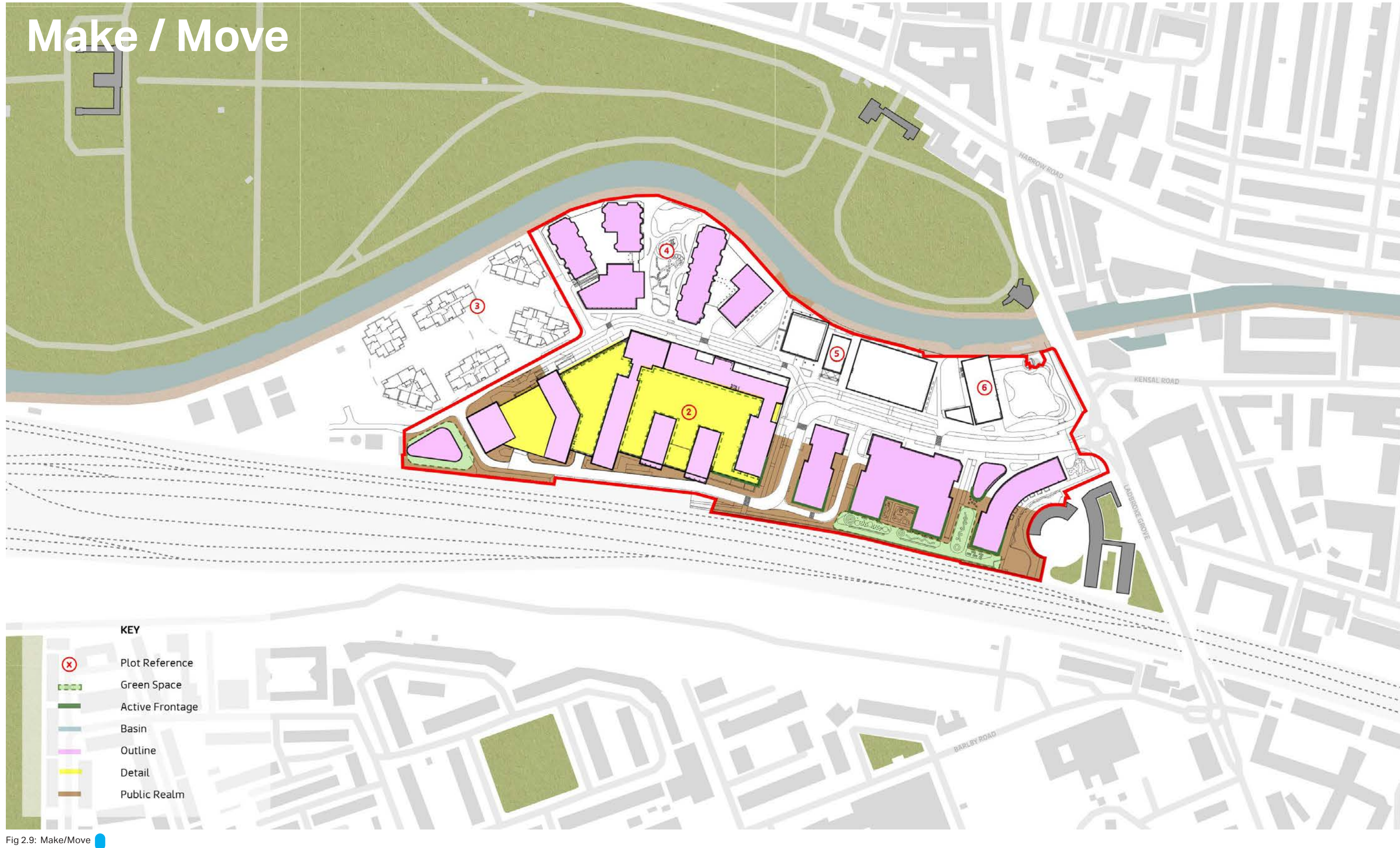


Fig 2.8: Nature/Nurture



2.1.3 Key Principle 03: Phasing & Locating the Store

SW.02

Phasing and Store Location

Mandatory Design Elements

The existing store must remain in operation for the entirety of the construction process.

Figure 2.10 describes the key constraints that define the position of the new store. The resultant store location is a mandatory element of the

The following points describe the constraints.

Point A relates the construction constraint offset defined by the retaining wall to the train tracks. In this location we are advised that we are unable to dig foundations within 12m of the retaining walls.

Point B relates to the relationship between the Ballymore/Sainsbury's owned land and the neighbouring landowners St William. The store footprint is built within the BM/SSL land holding.

The location of the northern edge of the store at Point C is defined by the proportion of the store footprint and the relationship between the site and the store entrance. The masterplan defines that the store entrance must be located at the head of the high street.

Point D is a phasing constraint and is defined by the western side of the existing store. lowing points describe the constraints.

The proposed store

The location of the store is a critical element of our design brief. As a result the new store is positioned to the western side of the existing store at the centre of the site and at the convergence of the east/west and south/north routes described in Key Principle 01, this enables the construction works to be phased in order to provide continuity of trading from the existing store to the new store. Whilst the sales area of the proposed store is larger than the existing, the number of parking spaces is reduced and the petrol filling station is not replaced. The new store with basement parking and service yard is integrated into the mixed use development, halving the land take of the existing store.

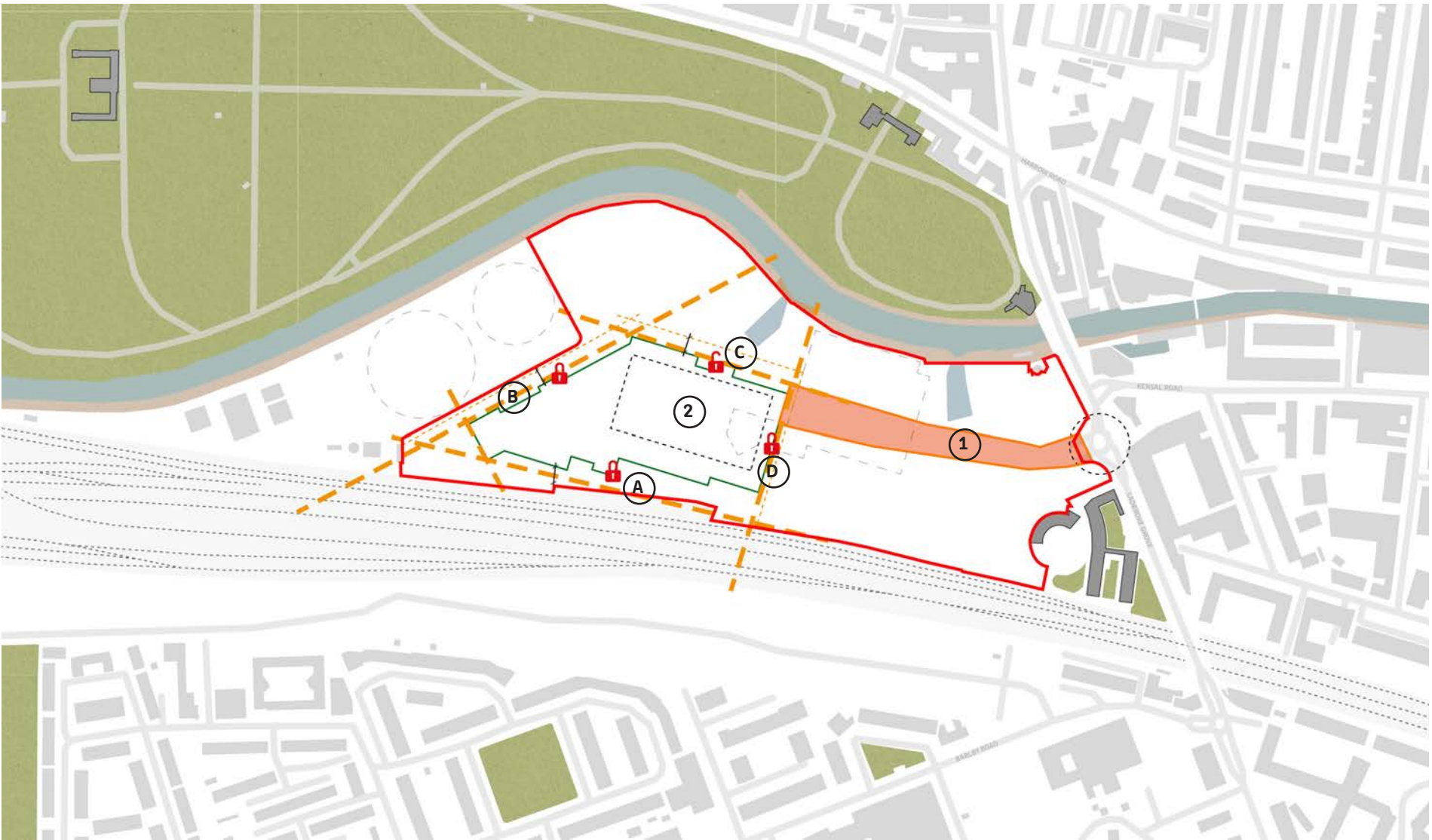


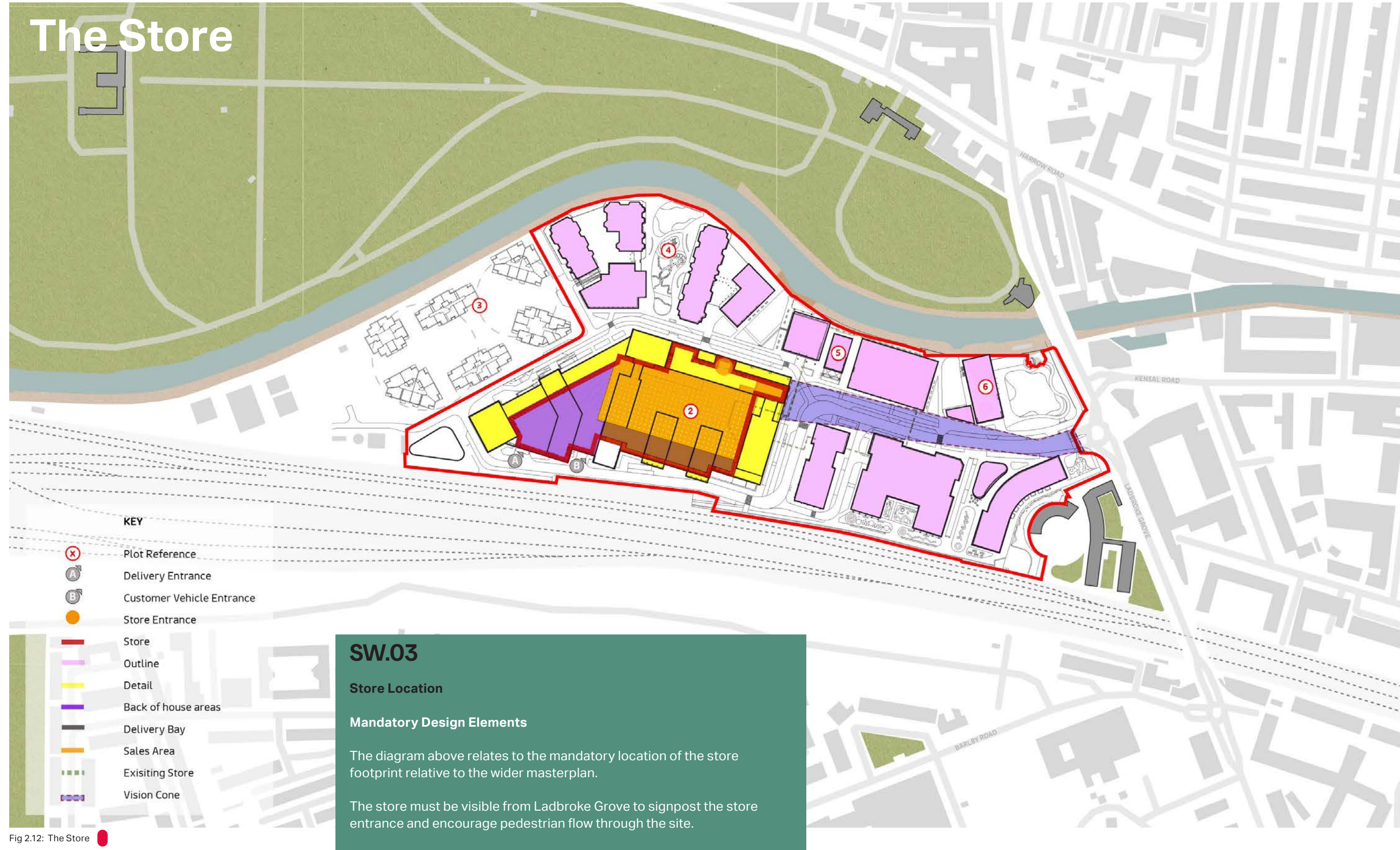
Fig 2.10: Locating the Store Concept Diagram

Key

- ① Store vision cone
- ② New store footprint
- Ⓐ Construction offset to south boundary
- Ⓑ Relationship to ownership boundary
- Ⓒ Relationship to Plot 04 to make developable footprint
- Ⓓ Constraint at eastern edge of existing store



Fig 2.11: The existing Sainsbury's Store shortly after its opening in 1988.



2.1.4 Key Principle 04: Activation

SW.04

Activation

Mandatory Design Element

Active frontages between the new Ladbroke Grove Junction and the new store entrance are a key element of the character of the eastern neighbourhood centre and must be maximised.

The eastern portion of the masterplan that connects to Ladbroke Grove is seen as neighbourhood centre capable of supporting the new population of residents on the site and offering a new set of services for those living close to the site. We see this part of the masterplan as supporting a range of ground floor uses, doctors, dentists, shops, restaurants, business and workshops.

The eastern neighbourhood centre

The neighbourhood centre is focused on the high street that connects Ladbroke Grove to the entrance of the Sainsbury store.

To the northern side of the high street we propose leisure and retail uses around the new wharf and the ground floors of the buildings in Plot 05. To the southern side of the high street we propose flexible workspace, workshop and maker spaces, services (dentists, doctors) and space for a creche.

Key

- ① Avenue / High street
- Active frontage to avenue / high street
- Store entrance

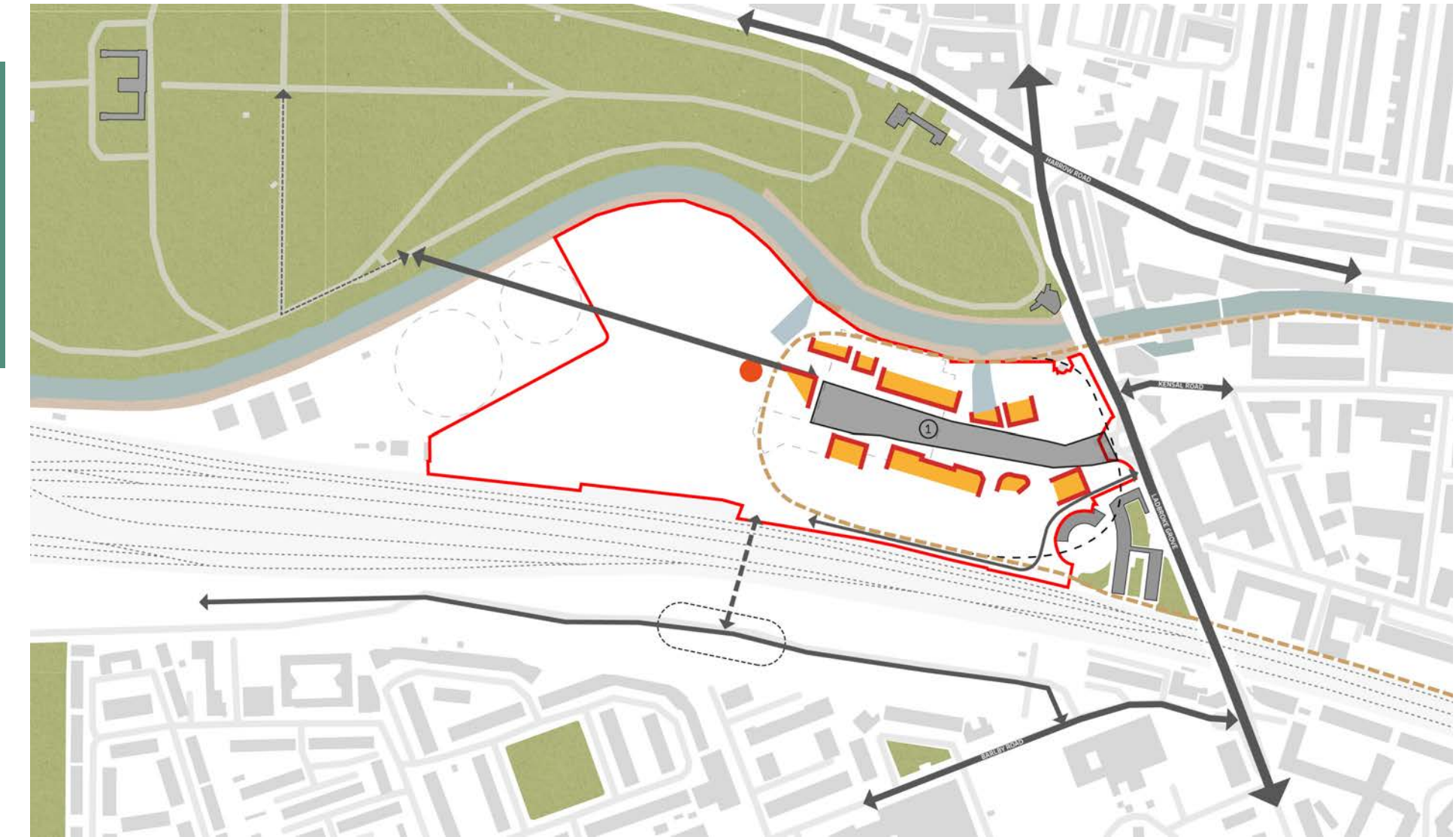


Fig 2.14: Neighbourhood Centre Principals



Fig 2.13: Goldbourne Road Street scene

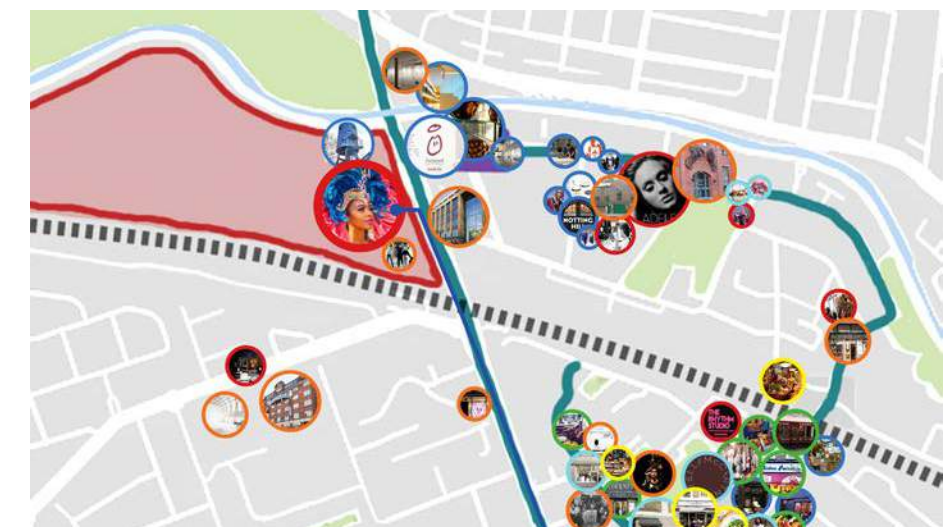


Fig 2.15: Mapping the various activities and businesses of Kensal Town

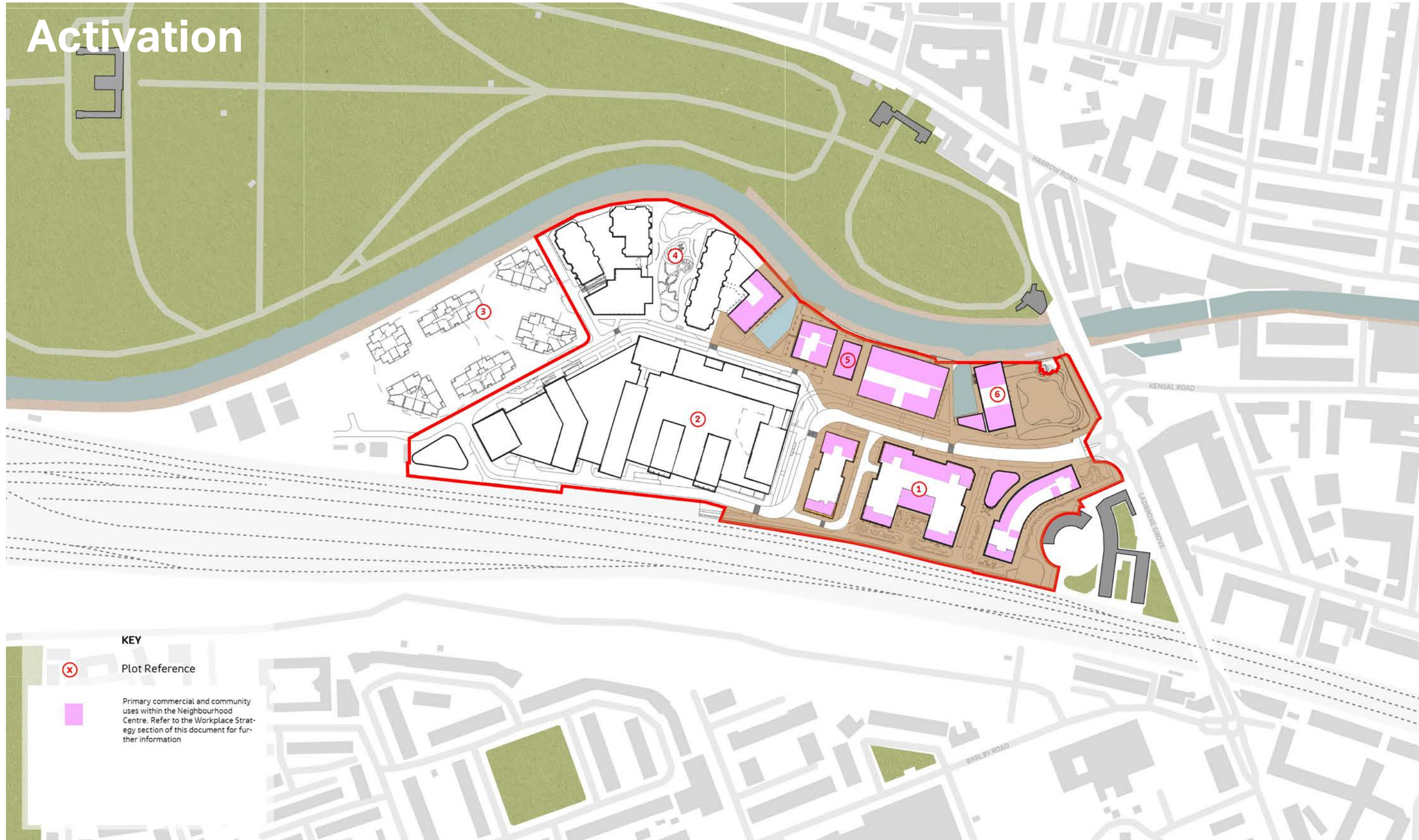


Fig 2.16: Activation

2.1.5 Key Principle 05: Streets/ Open Space

SW.05

Streets/ Open Space

Mandatory Design Elements

Each plot within the masterplan must be provided with a key public realm feature which compliments its use and position within the masterplan.

The key spaces are described as follows and must form part of any landscape strategy.

Space 1, marked on the adjacent diagram 2.17 shows Ladbroke Gardens, a generous public space at the entrance of the site forming a new entrance threshold to the wider masterplan.

Space 2, shows the Southside Linear park, connecting the bridge landing to Ladbroke Grove, a public linear park with an active and play focus.

Space 3, the reclaimed basin is a key new landscape feature, connecting with the sites industrial past and the history of the canal. The water is the key focus of this space and commercial frontages, and the entrance of the new store are focused on this new space.

Space 4, the Canalside Garden is a public garden within the site directly connected to the canal edge, the centre of the masterplan on west drive and with a visual connection into the central

Spaces 6 and 7 provide amenity space to the residents living above the store.

Space 8 is a safeguarded zone for the future connection to a bridge crossing south across the train tracks.

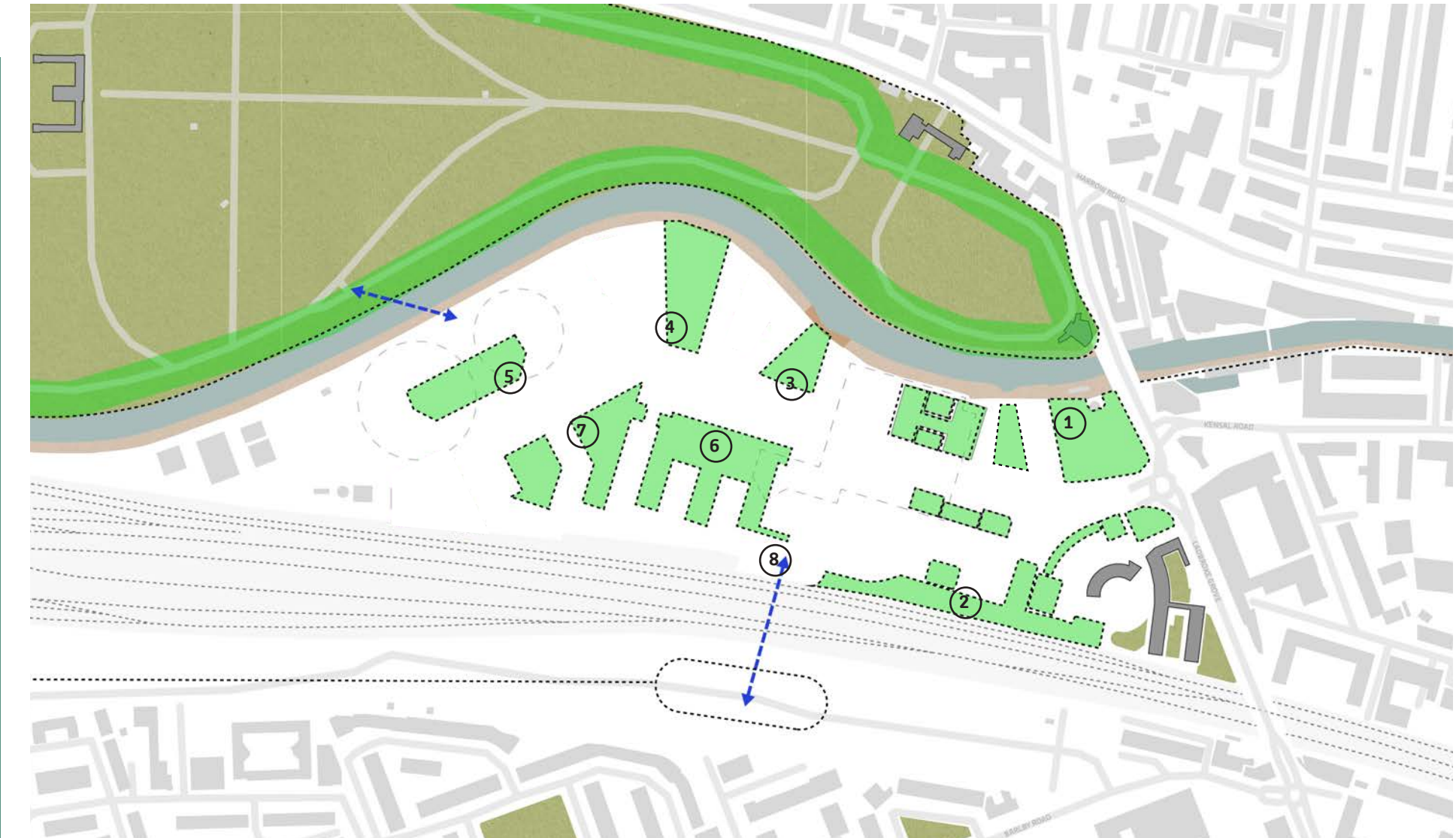


Fig 2.17: Open Space Concept Diagram

The masterplan is made up of a network of open spaces connected by the key character areas. The intention is to provide spaces on site for a wide variety of activities and a wide variety of users.

The landscape strategy has been developed alongside the masterplan.

The intention is to create a climate conscious, landscape-led masterplan that provides a year round symbol of sustainability for the borough, links both its industrial past and current context. The placement of gardens within the residential areas of the masterplan celebrates Kensington's acclaimed garden heritage for the new community.

Key

- ① Plot 06: Ladbroke Gardens
- ② Plot 01: South side linear park
- ③ Plot 05: Reclaimed canal basin
- ④ Plot 04: Canalside Garden
- ⑤ Plot 03: Garden (part of separate application - Kensal Gasworks)
- ⑥ Plot 02: Podium Garden
- ⑦ Plot 02: Play space
- ⑧ Bridge link



Fig 2.18: Open Space

2.1.6 Key Principle 06: Block Structure

SW.06

Block Structure

Mandatory Design Elements

Buildings within plots 1,5 and 6 have a commercial focus at ground floor level and must maximise active frontages to surrounding streets.

The space above the store must be maximised for the provision of housing and residential amenity.

The masterplan structure, ownership characteristics and infrastructure requirements combine to divide the site into 6 development plots.

2.1.6.1 Development Plots

Plots 1, 5 and 6 shown in orange on the adjacent diagram (fig 2.15) form a connected neighbourhood centre, connected via the proposed high street and divided to the north and south by the canal and the train tracks.

Plots 2, and 4, shown in green, form the quieter residential half of the masterplan. Designs for plot 2 and 4 compliment the latest designs shared by the St William team for plot 03, albeit no application has yet been made for Plot 03. The Sainsbury store sits below housing centred around a private communal gardens.

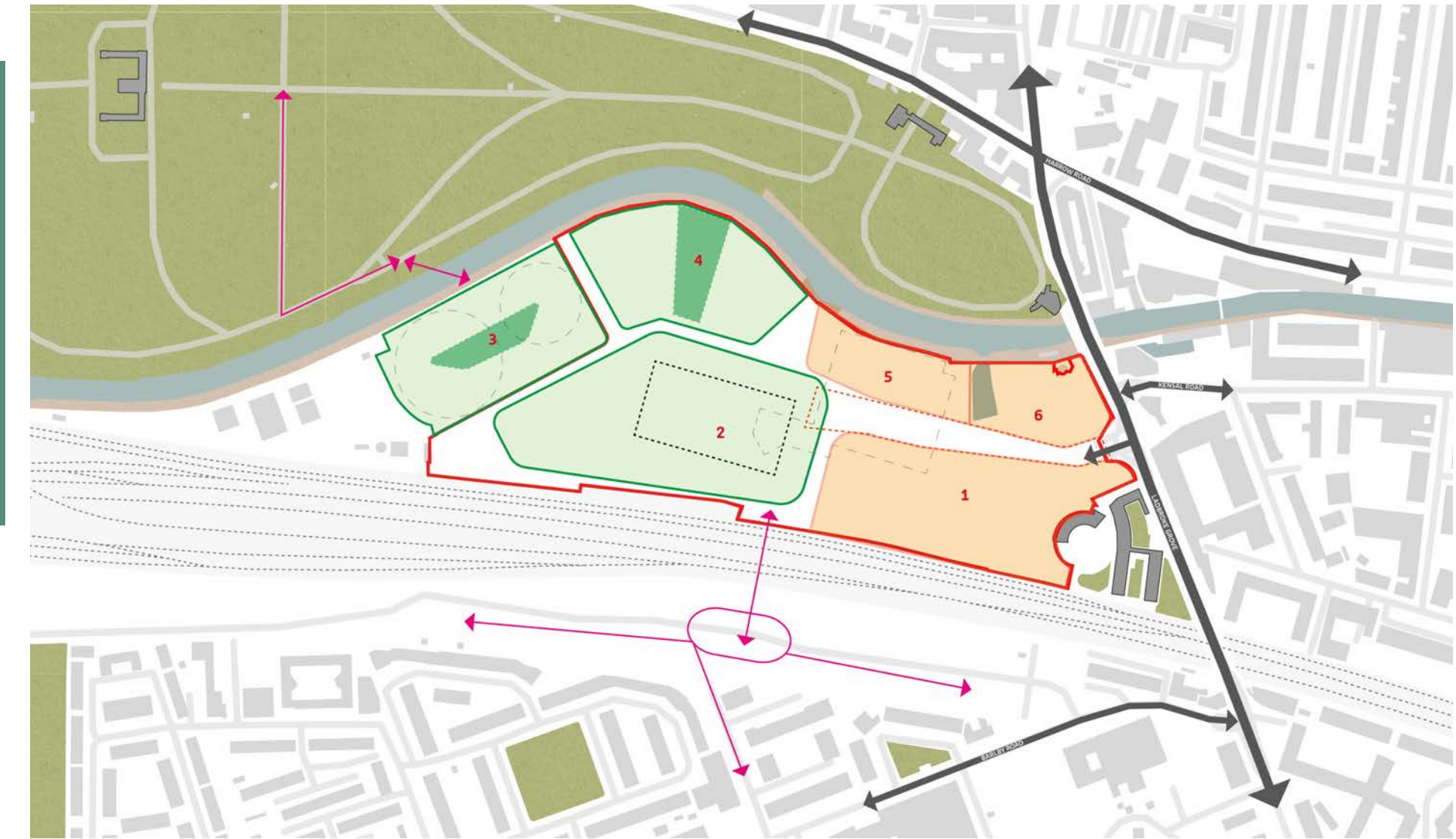
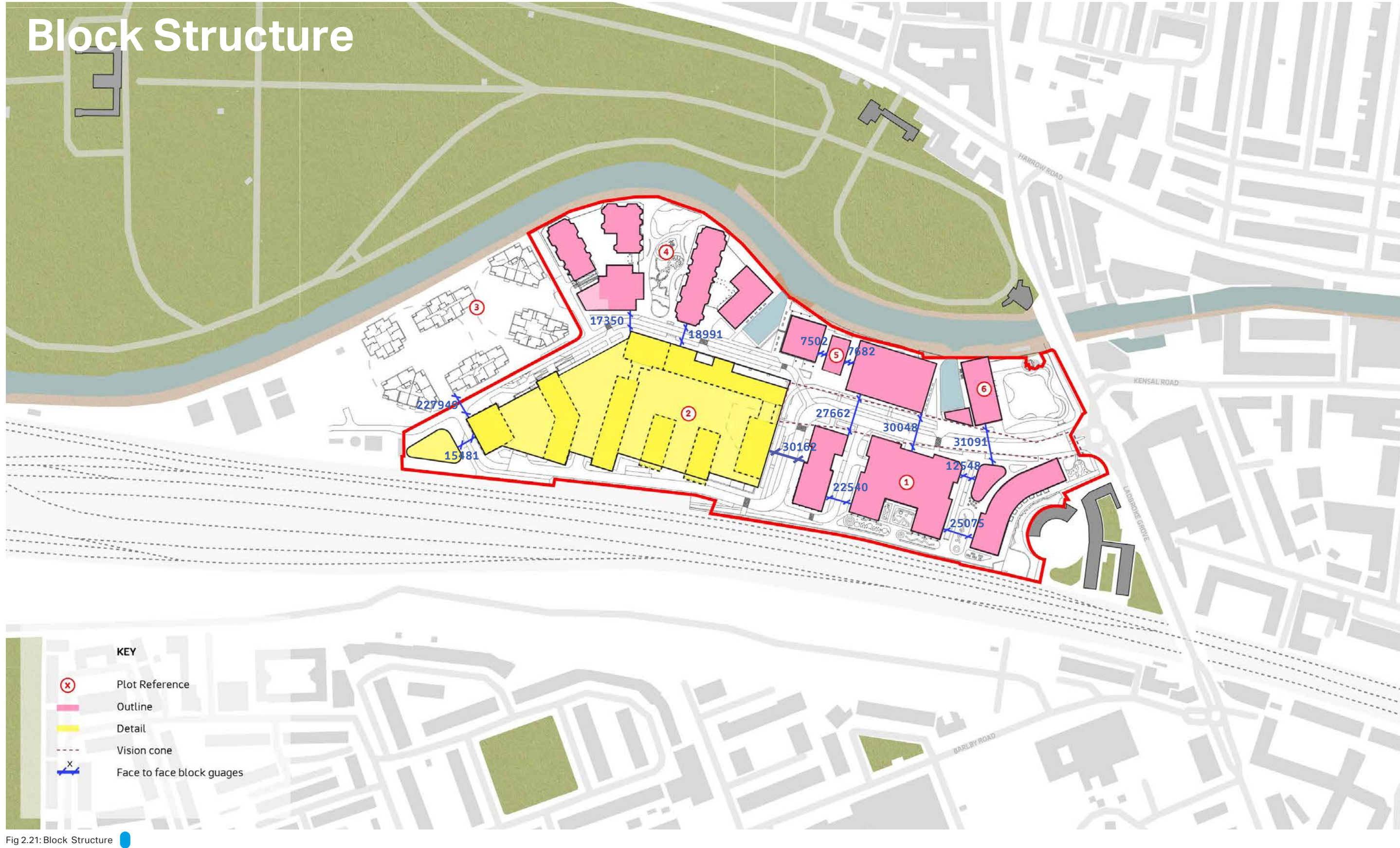


Fig 2.20: Plot Structure Concept Diagram



Fig 2.19: Plot structure concept diagram



2.1.7 Key Principle 07: Height and Massing

SW.07

Height and Massing

Mandatory Design Elements

All buildings must sit within the local plan height limit of +98m from ground (refer to parameter drawings, plant may extend beyond +98m)

The massing strategy must adhere to the general height gradient rule that stipulates building heights increase towards the train tracks.

Our masterplan height and massing strategy is based on the broad principle that tall buildings should be positioned at the southern side of the site towards the traintrack and lower level buildings should be positioned on the northern side of the site towards the listed landscape of Kensal Green Cemetery.

This approach is supported by RBKC's SPD height and massing diagram, as indicated by the purple gradient shown in figure 2.22 below.

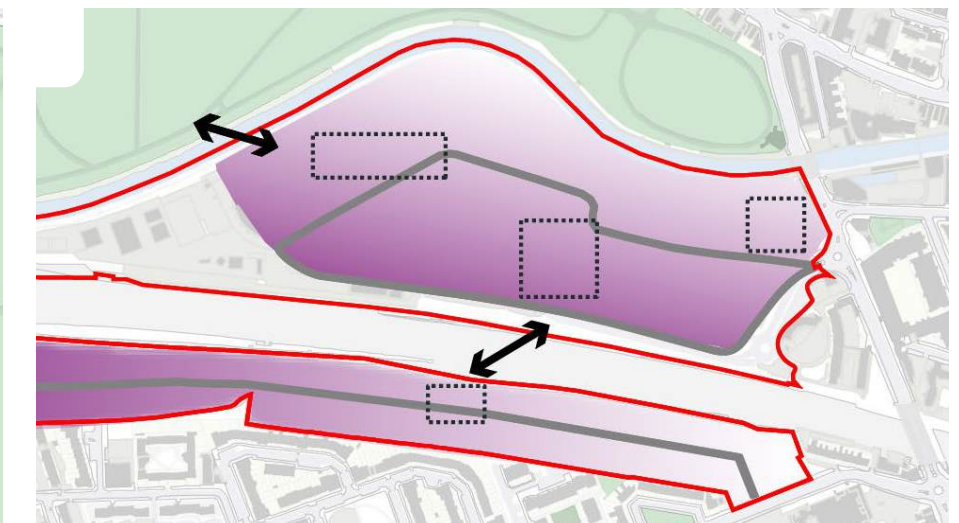
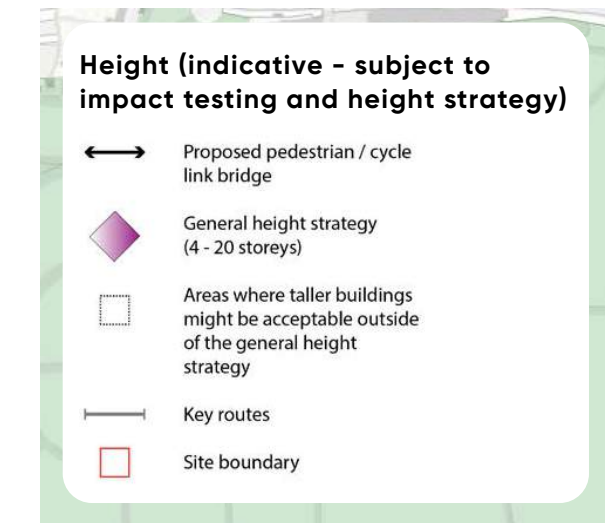
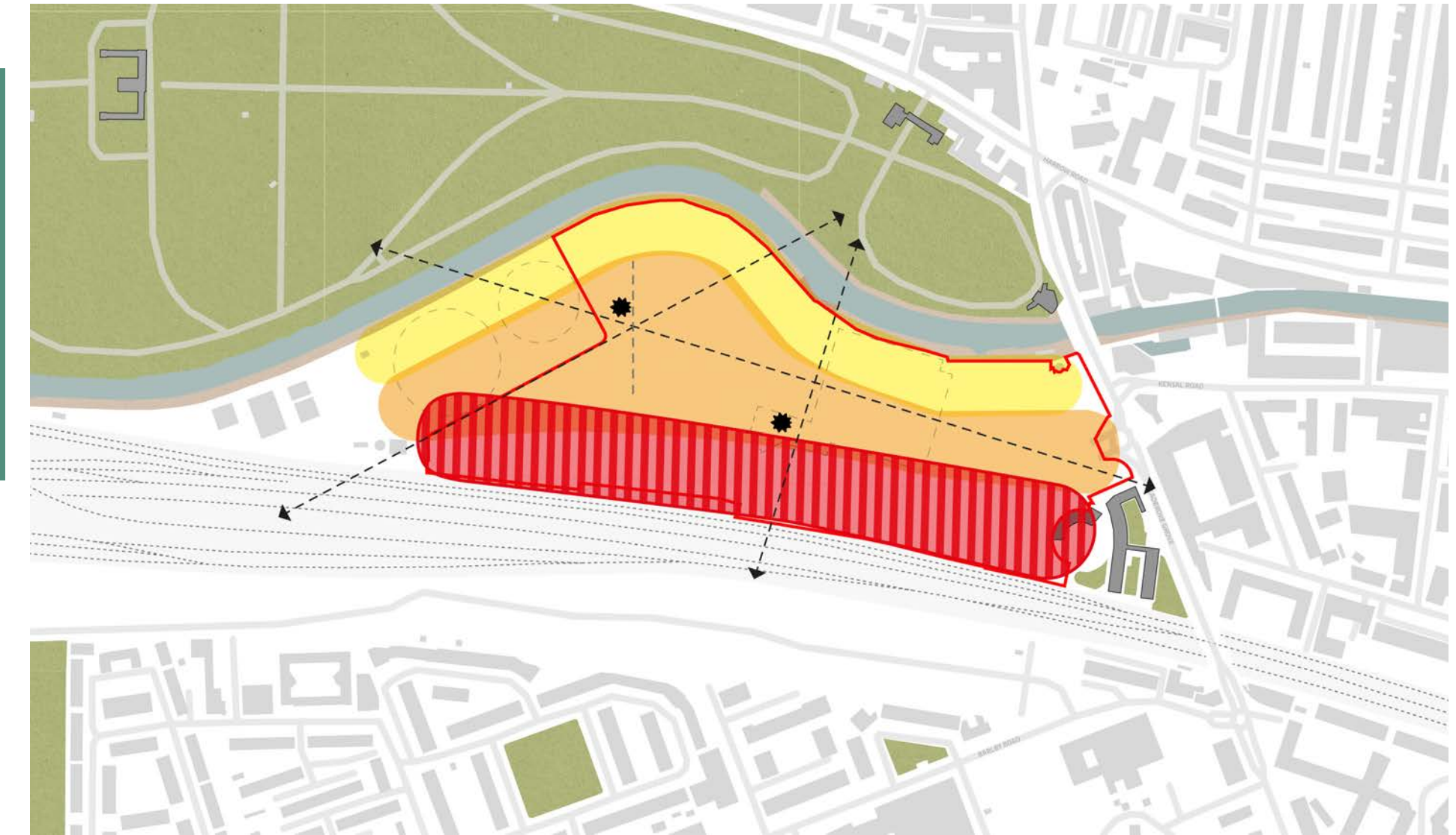
Another key element of the masterplan massing strategy relates to contrast in scale and mass and the benefits of this approach in allowing the design team to modify mass to define key character areas and to provide appropriate daylighting conditions at ground floor level.

The adjacent diagram 2.23 describes the planning stage approach to tall building location with broad height strategy indicated in a gradient from yellow to orange to red.

Tall Building Markers

The masterplan proposes two tall buildings, both of 29 storeys in height. One of these buildings is shown at the head of the high street the other at the centre of the site where the sweep of the canal creates the greatest distance between the canal and the train track.

Both locations for tall buildings sit within zones identified by the council as zones where taller buildings could be located.



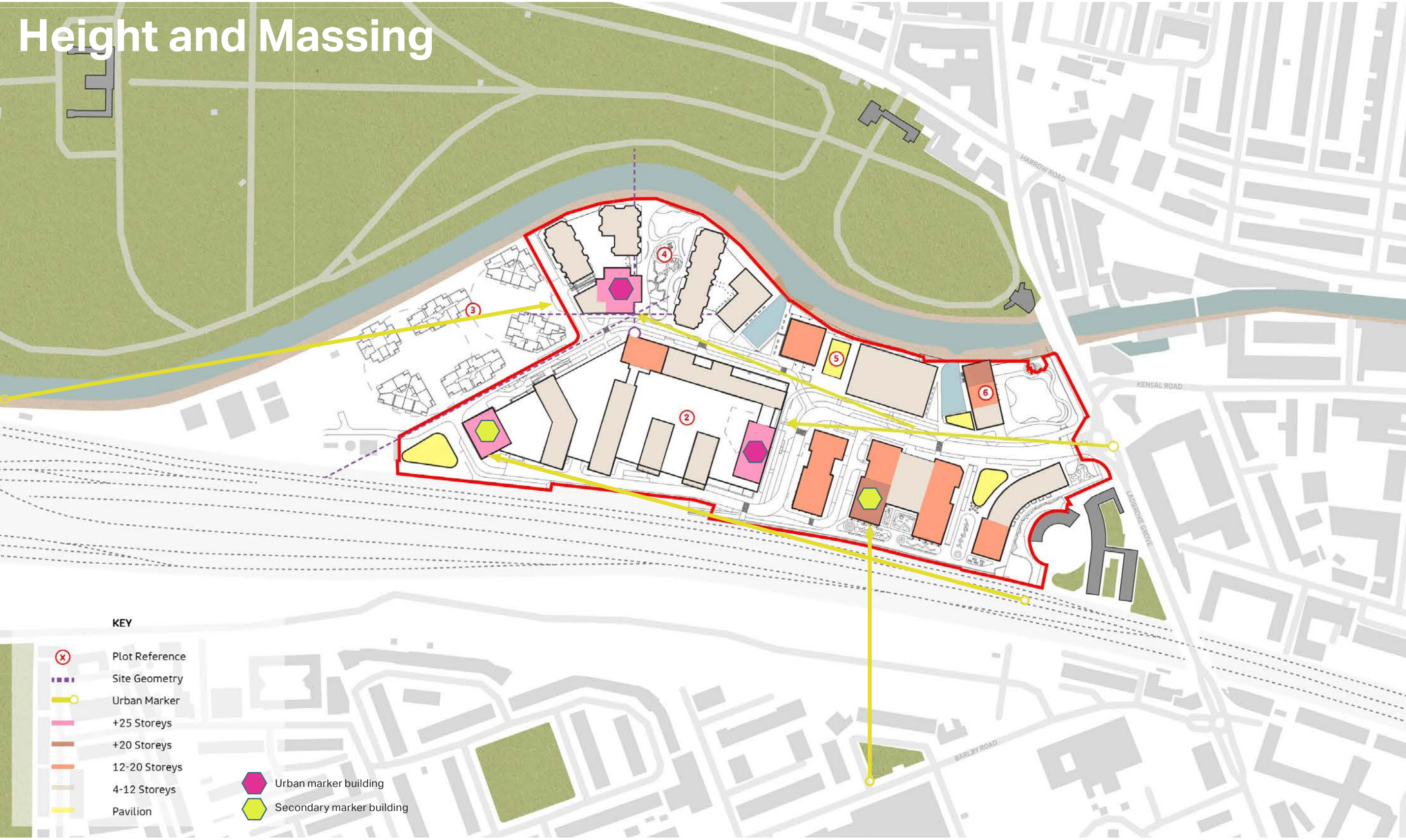


Fig 2.24: Height and Massing

2.1.8 Key Principle 08: Building Orientation

SW.08

Building Orientation

Mandatory Design Elements

Buildings must be aligned to a north south orientation to provide homes with an east or west aspect.

Single aspect north facing homes must be avoided.

Gaps between buildings must be maintained for sun penetration to the centre of the masterplan and to provide natural daylight to the network of public realm.

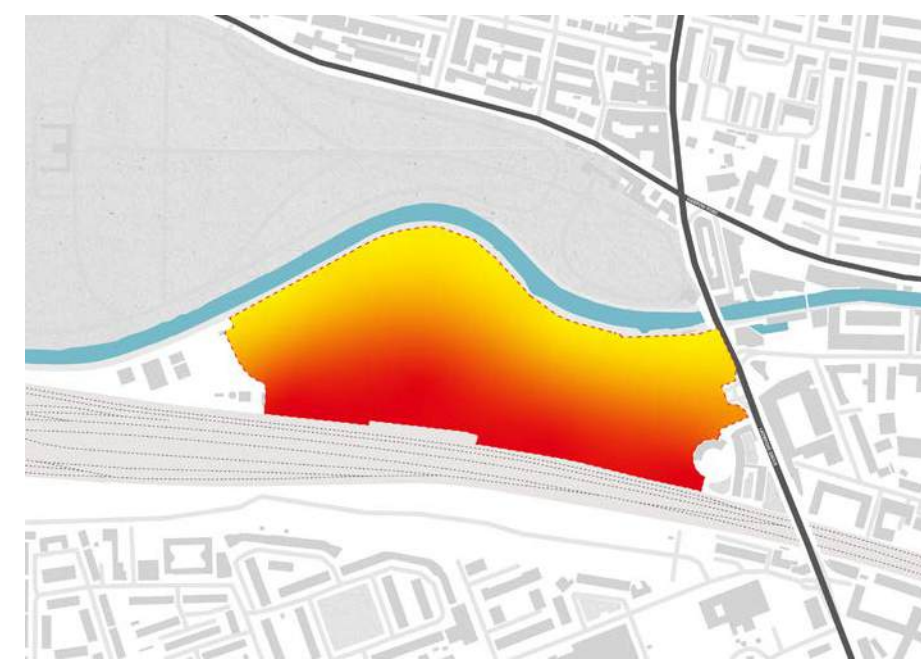


Fig 2.26: The height and massing approach



Fig 2.25: Aspect, gaps and building orientation

2.1.8.1 Layering and long views

The approach described in 2.1.8 will facilitate appropriate levels of natural light to access the homes within all blocks and for appropriate daylight levels at ground level to be achieved. This block guaging will also facilitate long views for many of the homes within the masterplan.

Building upon the height and massing approach the short end of each building block will be positioned to the canal edge in the north and the trainline to the south.

This approach offers a great opportunity for long views out of the site either to the green space of the cemetery to the north, or the skyline of London to the south.

This approach to massing also leads to an appropriate relationship between the new buildings and the cemetery to the north. As described in the diagram below, rather than buildings presenting a consistent 'wall' to the canal edge, gaps between the buildings offer views into the site when looking into the site from the cemetery.



Fig 2.28: The height and massing approach

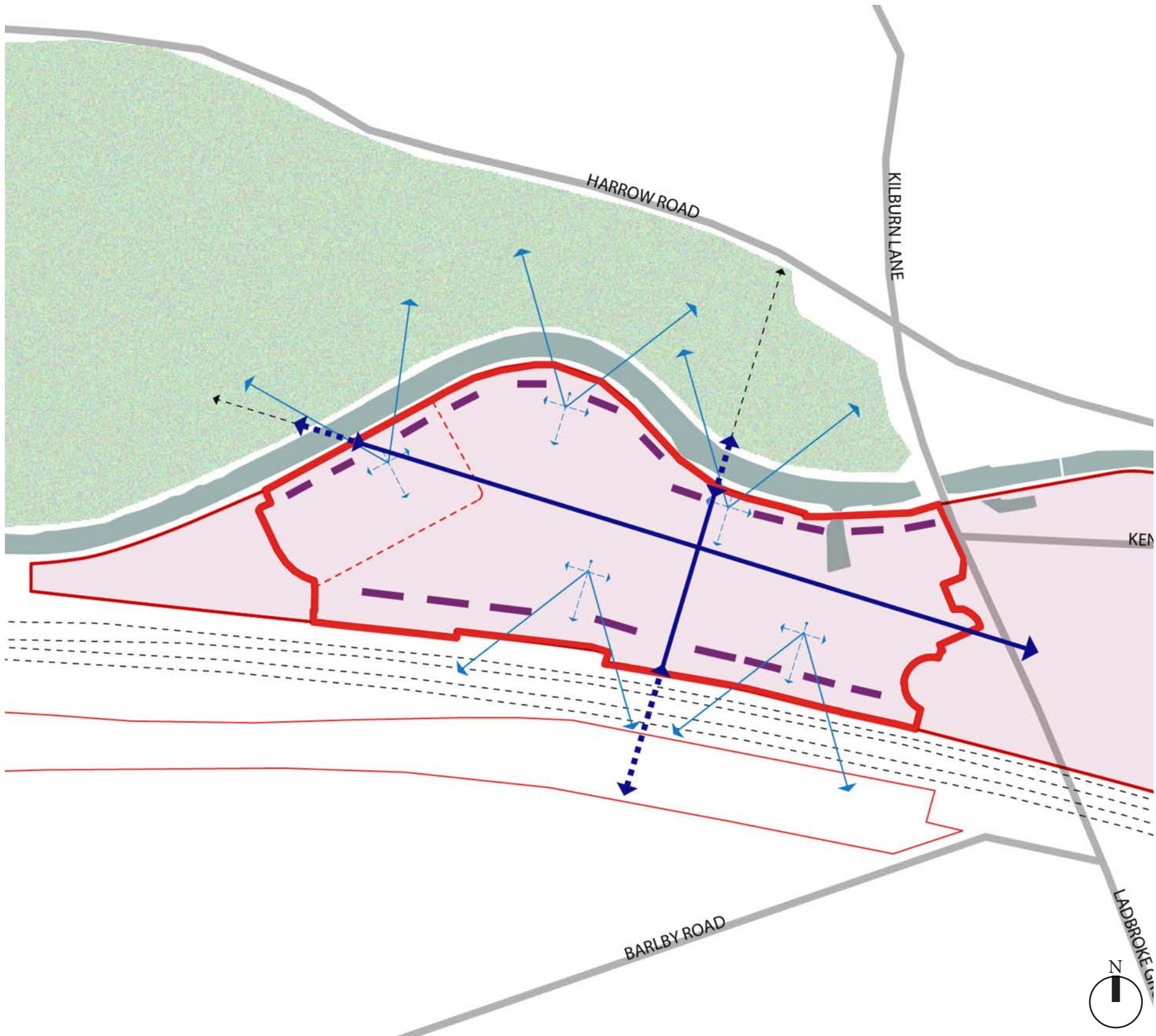


Fig 2.27: Building layering and long views to and from site.

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2.2 Site Wide Access and Building Frontage Strategy

The following diagrams set out principles for access, entrance and exit locations and active frontages. These elements have a significant role to play in the character of the masterplan and the relationship between buildings and the public realm.

The principles described must be developed in detail as part of any future reserved matters application.

The detailed design principles for entrances, frontages and service access must be developed according to the principles set out in the overarching design code (section 2.3 of this report) and the individual plot design codes.

The intention of the following pages is to set out the key characteristics and principles for each plot.

2.2.1 The Gateway Site

The building frontages to the site entrance and public landscape space should be designed to maximise active frontage and connection between interior space and landscape.

Residential entrances are positioned at the centre of the east and west facades of the building. This allows the northern and southernmost facades of the building free to open out directly to public space.

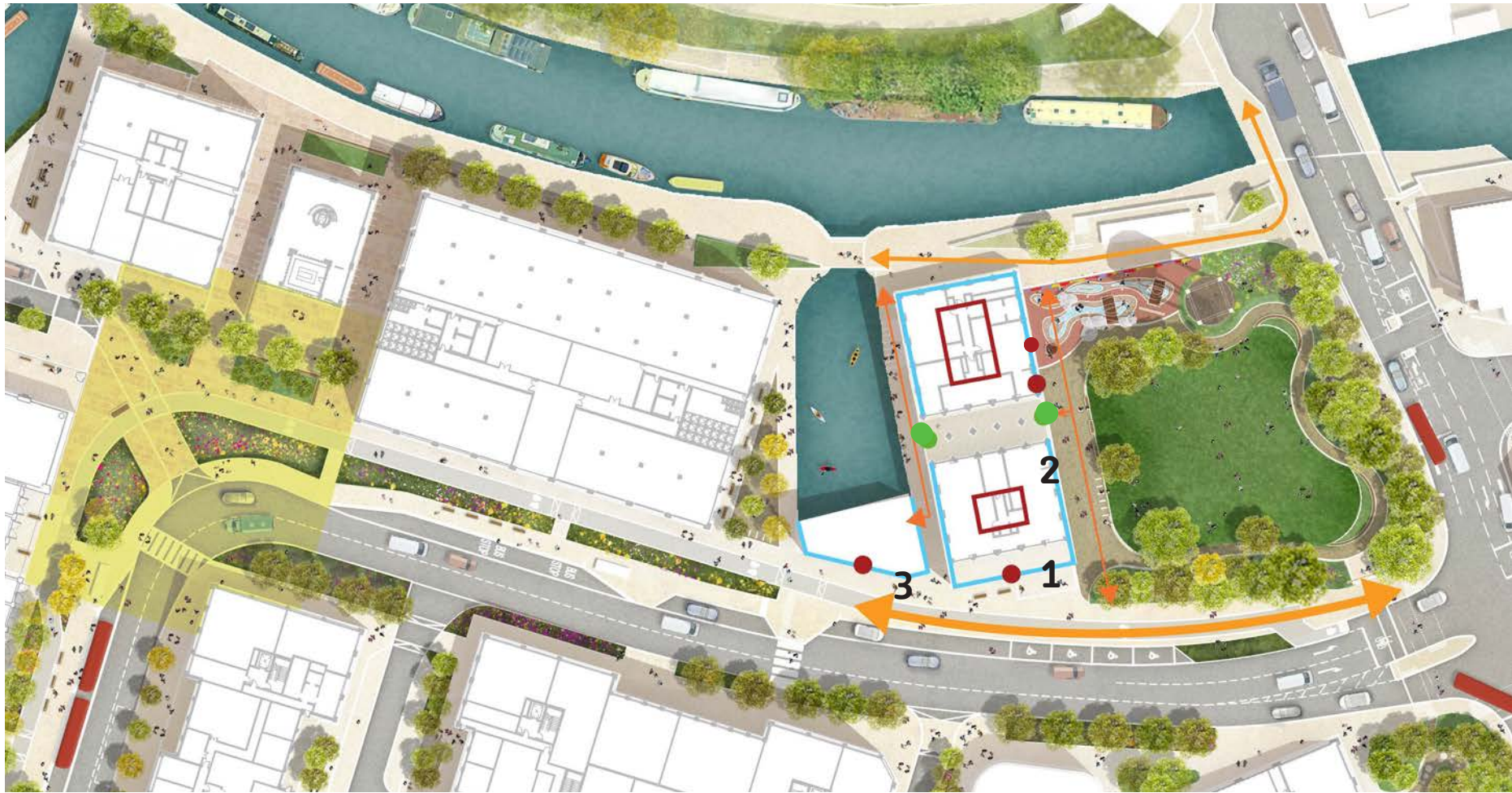


Fig 2.30: The Gateway : Principles of access, entrance and active frontage

- Key**

 - Key Pedestrian Movement
 - Secondary Pedestrian Movement
 - Key Threshold Space
 - Active Frontage
 - Commercial / Other Entrance and Exit Location
 - Vertical Circulation
 - Servicing Access
 - Residential Frontage
 - Residential Entrance and Exit Location
- ① Building face aligned to vision cone
 - ② Commercial space at ground level (active frontage)
 - ③ Access to Boathouse centre, secure basin and canal side



Fig 2.29: The Gateway - Key Plan

2.2.2 The Avenue

The building frontages to the avenue should be maximised to make positive connections via active frontages to the public realm.

The avenue is a key element of the eastern portion of the masterplan. The store at its western end provides an important draw for footfall between Ladbroke Grove and the centre of the site.

The avenue has been designed as the key movement route within the site, with all buses, cars, delivery vehicles, pedestrians and cyclists moving up and down the route.

The ground floor of each of the buildings that front the avenue must maximise the available space for active frontage.

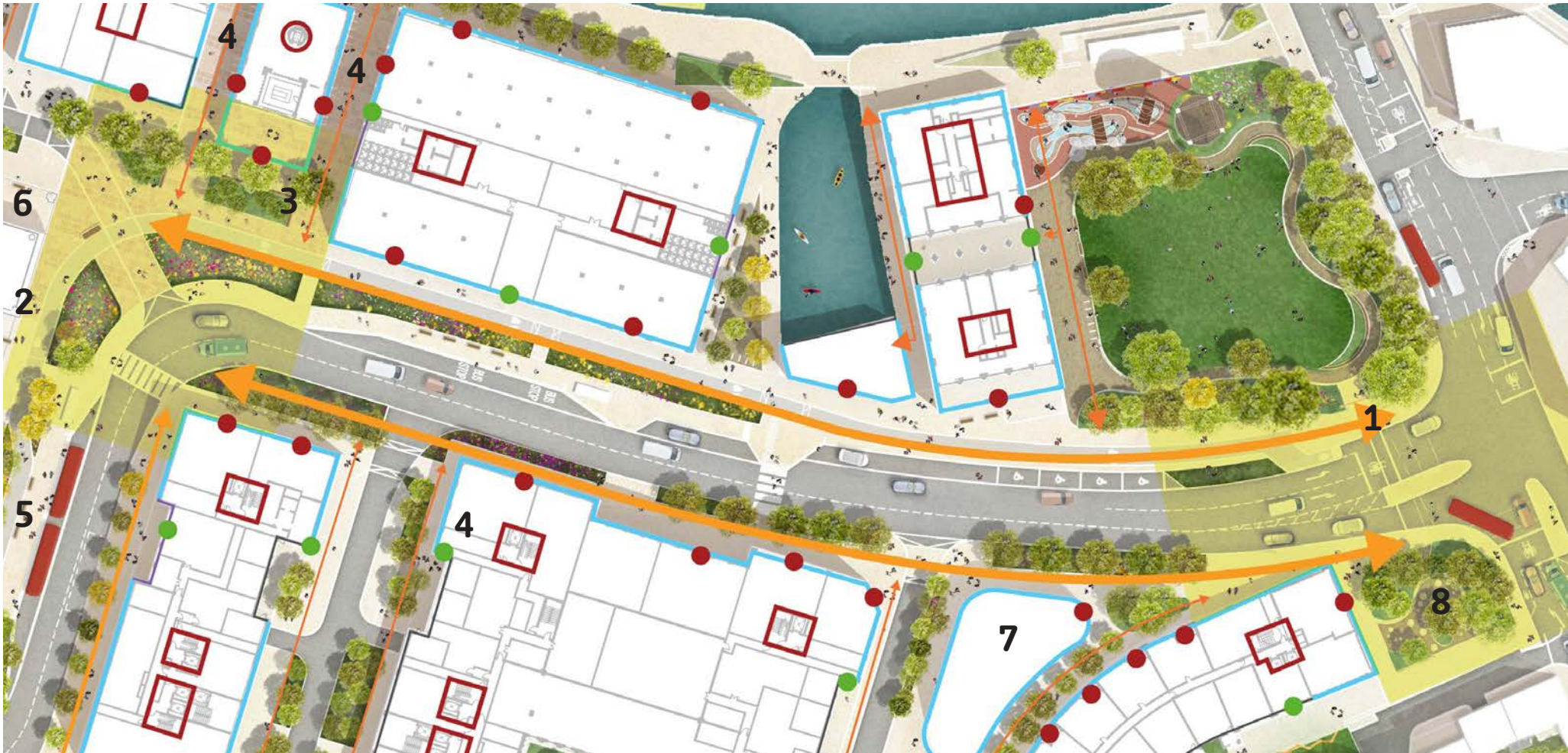


Fig 2.32: The Avenue : Principles of access, entrance and active frontage

- Key**

 - Key Pedestrian Movement
 - Secondary Pedestrian Movement
 - Key Threshold Space
 - Active Frontage
 - Commercial / Other Entrance and Exit Location
 - Vertical Circulation
 - Servicing Access
 - Residential Frontage
 - Residential Entrance and Exit Location
- ① Reconfigured Entrance Junction
 - ② Access By Lift to The Gym
 - ③ Active Frontage to Denby Square, Community Link Within The Lane ways on Either Side of the Pavilion
 - ④ Connecting Denby Square to The Canal Edge
 - ⑤ Bus Stop on Canal Way
 - ⑥ Covered Cloister to Store Entrance
 - ⑦ Pavilion Building 'Marker'
 - ⑧ Gateway Landscape Connection



Fig 2.31: The Avenue - Key Plan

2.2.3 Wharf

The buildings that sit between the two canal basins should maximise active frontage to the avenue, canal edge and both canal basins.

Residential entrance and exits have been positioned at the centre of the east and west elevations of the buildings in order to maximise frontage to the north and south.

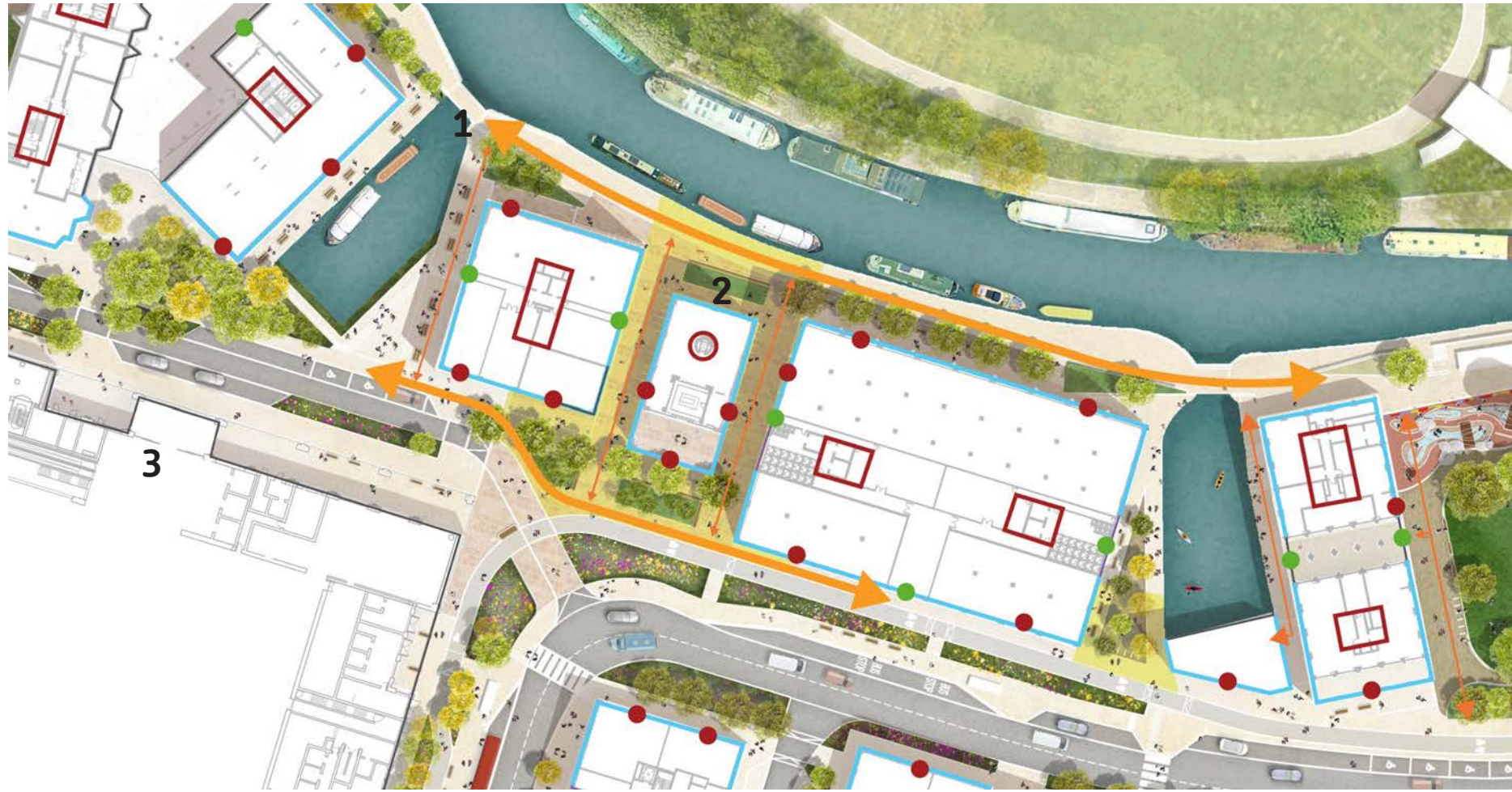


Fig 2.34: The Wharf : Principles of access, entrance and active frontage



Fig 2.33: The Wharf - Key Plan

2.2.4 The New Basin

The new basin is an important component of the masterplans public realm strategy. Commercial spaces that line the new basin should make a connection to the water.

Cafes and restaurants lining the new basin should be designed to have a clear relationship to the exterior spaces alongside the basin. Outdoor seating areas are proposed against the waters edge.

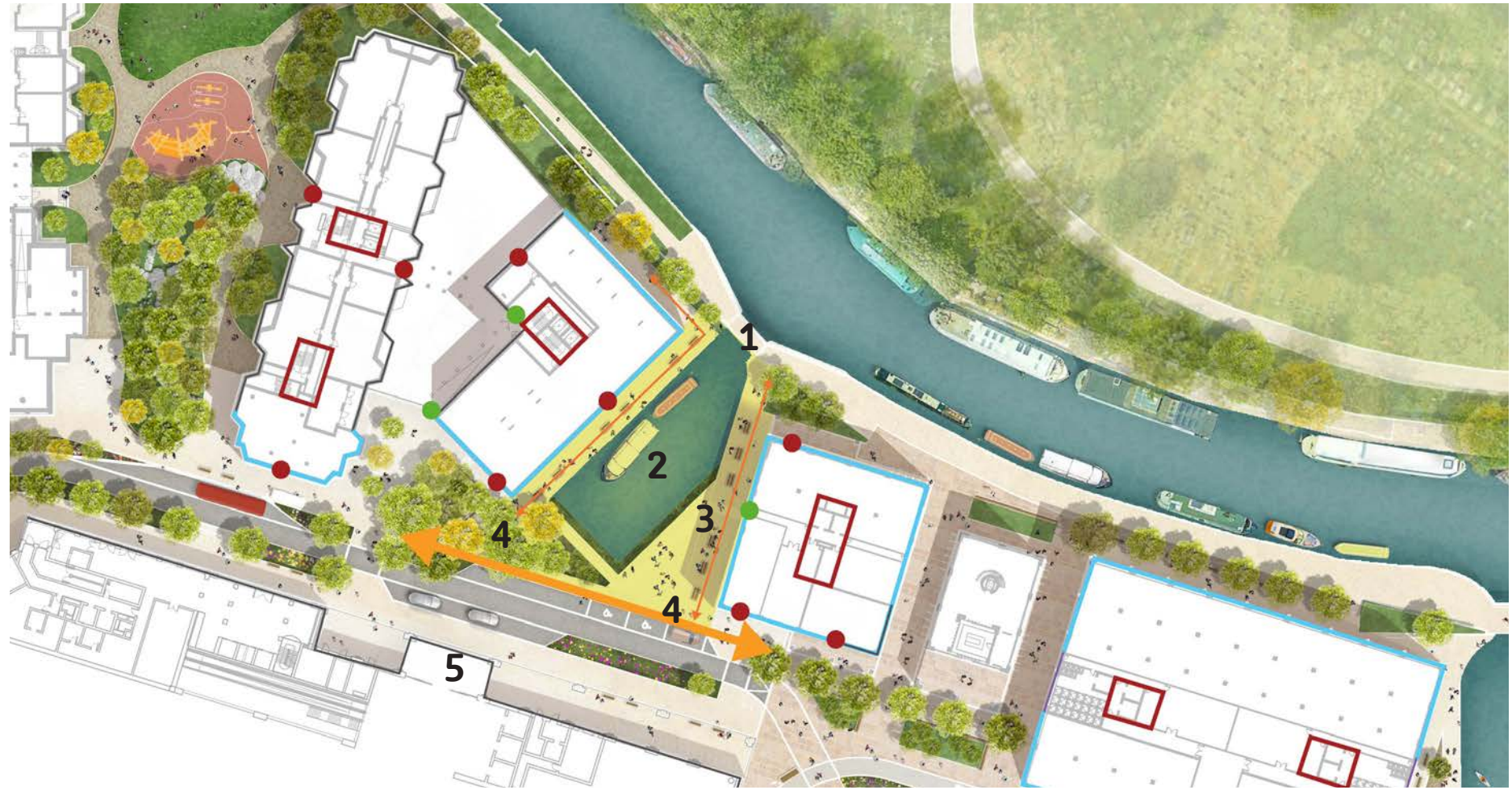


Fig 2.36: The New Basin : Principles of access, entrance and active frontage

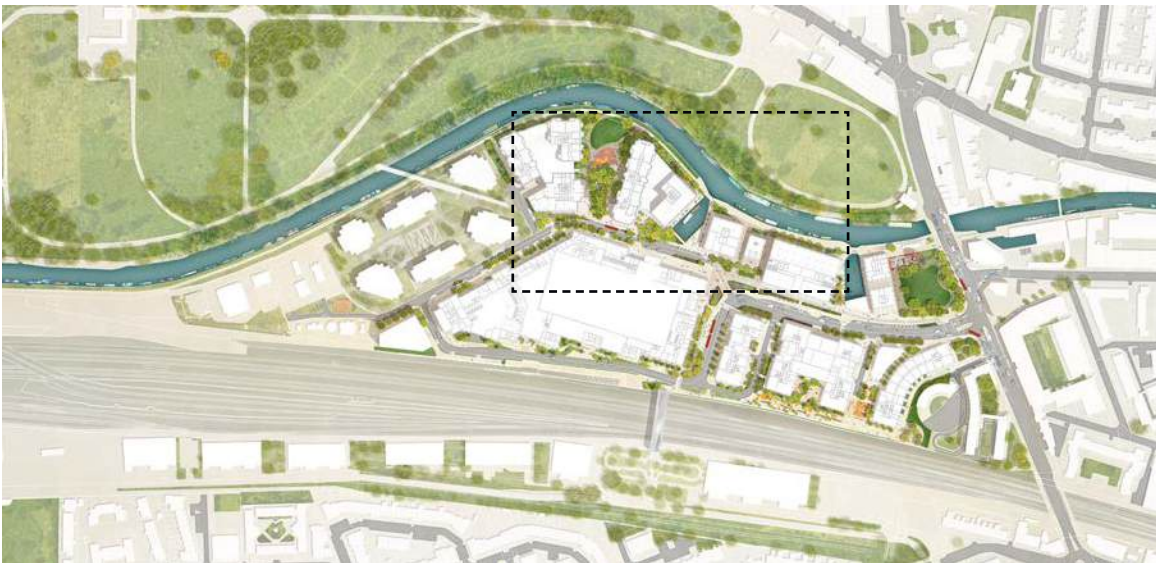


Fig 2.35: The New Basin - Key Plan

Key

- Key Pedestrian Movement
- Secondary Pedestrian Movement
- Key Threshold Space
- Active Frontage
- Commercial / Other Entrance and Exit Location
- Vertical Circulation
- Servicing Access
- Residential Frontage
- Residential Entrance and Exit Location

- 1 Reclaimed Canal basin Bridge
- 2 Active Frontage to Canal Side
- 3 Store Entrance

Key

- Key Pedestrian Movement
- Secondary Pedestrian Movement
- Key Threshold Space
- Active Frontage
- Commercial / Other Entrance and Exit Location
- Vertical Circulation
- Servicing Access
- Residential Frontage
- Residential Entrance and Exit Location

- 1 Reclaimed canal basin bridge
- 2 Reclaimed canal basin on footprint of former gas works
- 3 Active Frontage to reclaimed basin. Space for outdoor seating
- 4 Pedestrian routes either side of reclaimed basin
- 5 Store Entrance

2.2.5 Canalside Gardens

At the centre of plot 04 a public garden sits between the residential buildings.

Residential entrances are positioned at the centre of the east and west flanks of the buildings that face into the new landscape space.



Fig 2.38: Canalside Gardens : Principles of access, entrance and active frontage



Fig 2.37: Canalside Gardens - Key Plan

2.2.6 Southside (East)

The focus of this area of the site is the linear park that runs along the southern edge of the site, overlooking the train track.

This linear park connects the potential bridge set down location to Ladbroke Grove via a new landscape space that is focused on activity and movement.

Commercial frontages and entrances are focused on the northern and southern faces of the plot focused on the avenue and the linear park. Residential entrances are positioned on the eastern and western faces of the blocks.



Fig 2.40: Southside East : Principles of access, entrance and active frontage



Fig 2.39: Southside (East) - Key Plan

Key	
	Key Pedestrian Movement
	Secondary Pedestrian Movement
	Key Threshold Space
	Active Frontage
	Commercial / Other Entrance and Exit Location
	Vertical Circulation
	Servicing Access
	Residential Frontage
	Residential Entrance and Exit Location
	Reclaimed canal basin bridge
	Reclaimed canal basin on footprint of former gas works
	Active Frontage to reclaimed basin. Space for outdoor seating
	Pedestrian routes either side of reclaimed basin
	Store Entrance
	Transition space for connection into plot 03 and visual link to canal bridge
	Public garden connected to canal edge
	Connection to canal edge

Key	
	Key Pedestrian Movement
	Secondary Pedestrian Movement
	Key Threshold Space
	Active Frontage
	Commercial / Other Entrance and Exit Location
	Vertical Circulation
	Servicing Access
	Residential Frontage
	Residential Entrance and Exit Location
	Bridge landing for Southern bridge. Landing point included in application
	Linear park
	Memorial garden retained and integrated with landscape
	Pedestrian route, continuation from bridge to set down

2.2.7 Southside (West)

The southern edge of plot 02 has been designed to maximise active frontage onto the landscape that sites between the train line and the store footprint.

Refer to the individual plot 02 design code for details of the relationship between residential entrances and landscape.

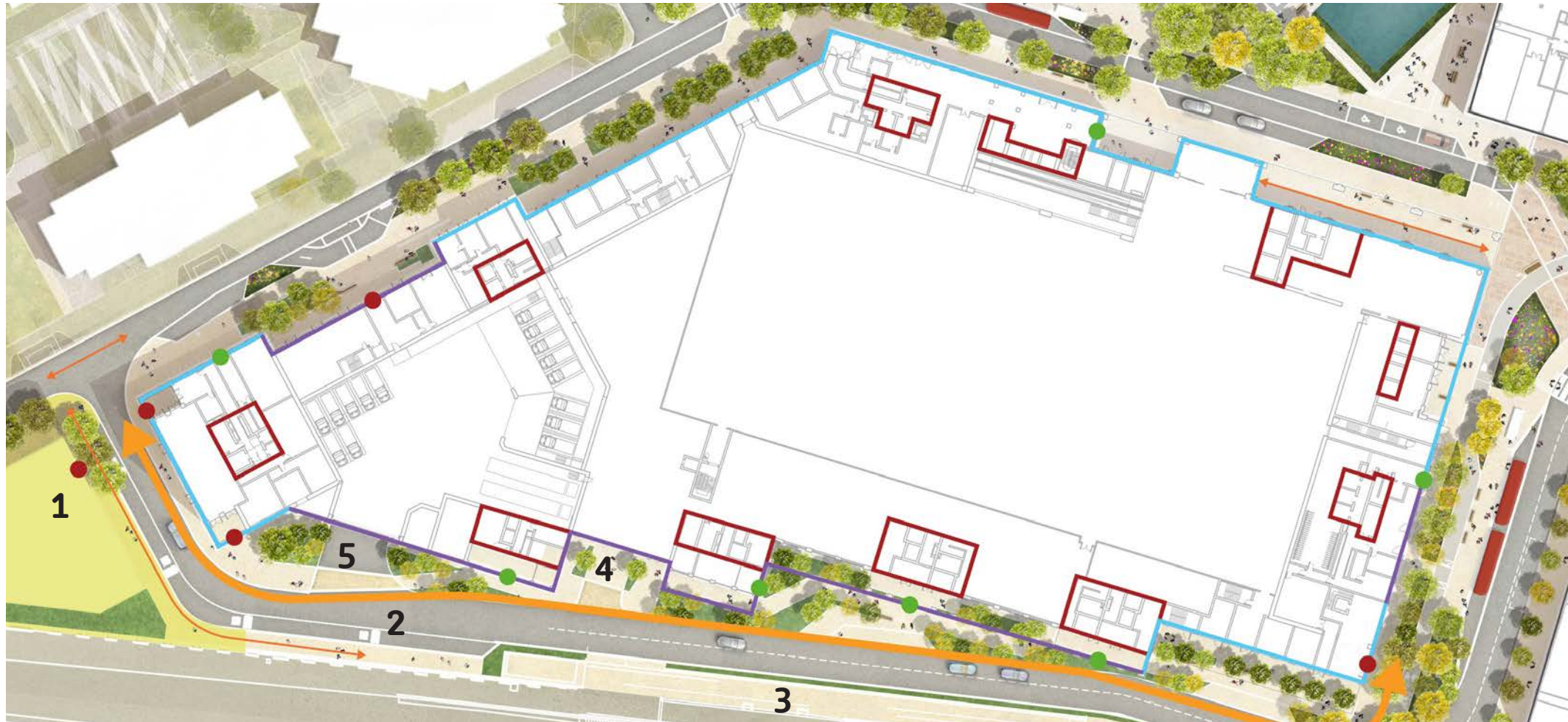


Fig 2.42: Southside West : Principles of access, entrance and active frontage

Key	
	Key Pedestrian Movement
	Secondary Pedestrian Movement
	Key Threshold Space
	Active Frontage
	Commercial / Other Entrance and Exit Location
	Vertical Circulation
	Servicing Access
	Residential Frontage
	Residential Entrance and Exit Location
	Multi-use sports pavillion
	Space for bus stands for Route 295
	Network Rail compound and connection to train track level
	Customer vehicle access to below ground car park
	Deliveries access to converted delivery bay



Fig 2.41: Southside (West) - Key Plan

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2.3 Site Wide Overarching Design Code

Site wide principles : Height, Massing, Building Use

The following pages describe the key elements of the design code that are common to all plots and are mandatory design elements.

These elements will support the delivery of high quality architecture through any future reserved matters application.

The following pages are intended to highlight each element, summarise the key criteria and signpost relevant parts of the design code to review further information.

2.3.1 SPD Overview

RBKC have prepared the Kensal Canalside Opportunity Area Supplementary Planning Document (SPD) to provide additional guidance of their expectations for the development of the Opportunity Area as a whole.

The SPD requires landowners to work collaboratively with the Council, local businesses and residents to bring forward comprehensive development of the Opportunity Area and is a material planning consideration in the assessment of any scheme within the Kensal Canalside Opportunity Area.

The SPD reiterates the Site Allocation requirements from the adopted Local Plan, such as the provision of a minimum of 3,500 new homes, 2,000 sqm non-residential floorspace and 10,000 sqm of commercial space across the Opportunity Area.

2.3.2 Alignment with the SPD

Chapter B of the SPD is comprised of the following sections and this section uses these same sub-headings to assist navigation:

- B:3 - Connections
- B:4 - Streets and Spaces
- B:5 - Live, Work and Visit
- B:6 - Character

Within the above sections are a series of deliverables which the masterplan should deliver - illustrated as follows:

Development must seek to deliver:

This section of the design code highlights these elements of the SPD and should be read in conjunction with section 4.4 of the Design and Access Statement.



Fig 2.43: Front cover of Kensal Canalside Opportunity Area SPD

2.3.3 SPD Design Code Structure

The Parameter Plans and Design Code are structured in a manner comparable to the SPD, where the parameter plans provide the structuring elements of the masterplan and this Design Code provides thematic layers (our approach to the overall site) followed by the detailed elements of each plot design.

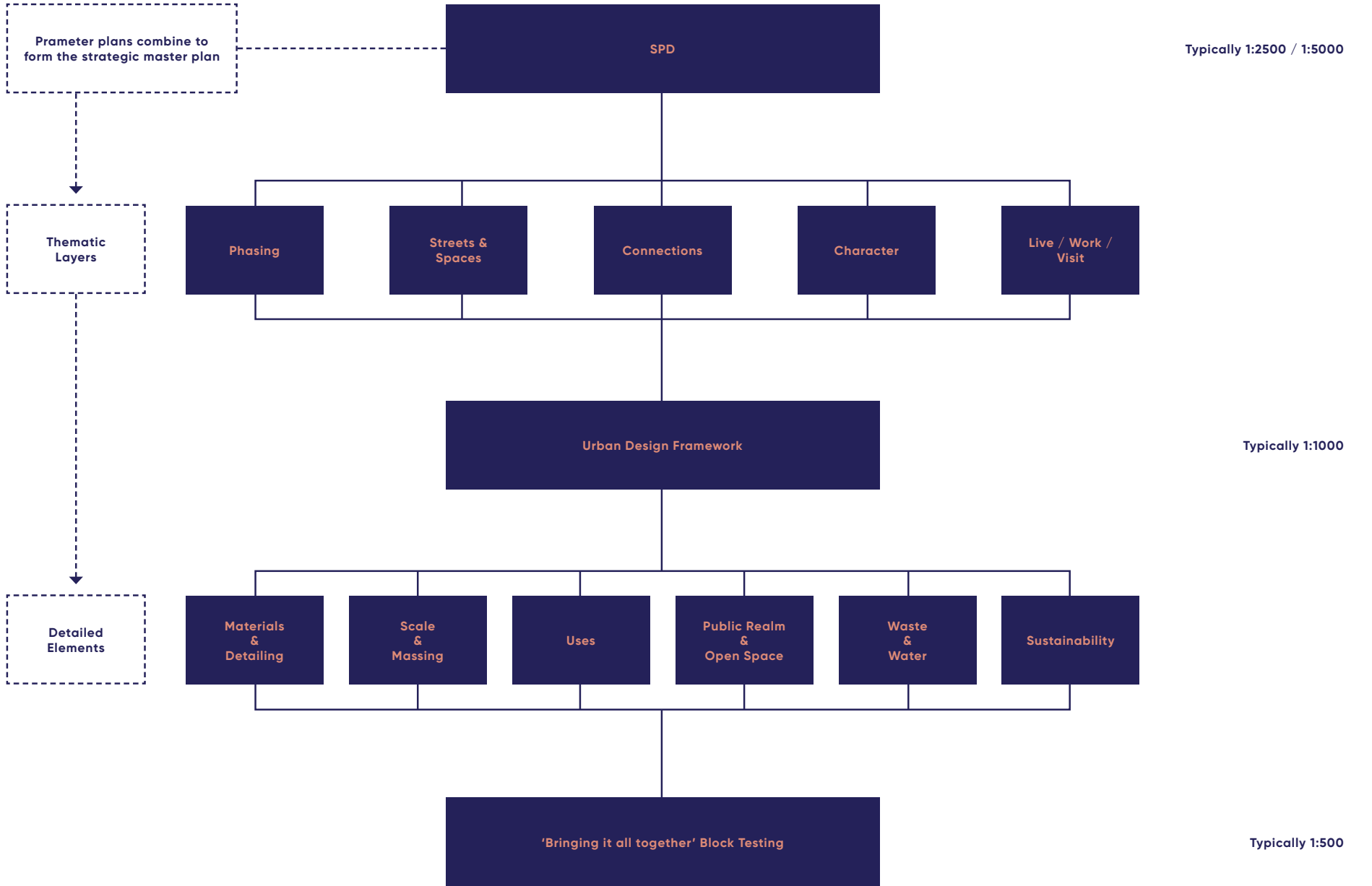


Fig 2.44: SPD Recommended Design Code Structure

2.3.4 SPD Delivery

SW.09

Delivery of SPD

Mandatory Design Element

Alignment with the principles of the KCOA SPD must be sought within all reserved matters applications. For ease, the key deliverables of Section B of the SPD have been listed here. Note these deliverables relate to the whole opportunity area.

The following section lists the key deliverables within the SPD which any reserved matters application must seek to deliver. The illustrative material provided within the Design and Access Statement demonstrates an approach that aligns to these deliverables, where achievable.

The SPD deliverables are as follows:

B:3 CONNECTIONS

- CO1 – *Connections that follow the principles of healthy streets, are inclusively designed and accessible to all.*
- CO2 – *A new well-connected neighbourhood that integrates into the existing local communities and open spaces.*
- CO3 – *New pedestrian and cycle links, with segregated cycle lanes as appropriate, that promote active travel, linking to transport hubs and the wider cycling and walking network.*
- CO4 – *Cycle docking stations as agreed with TFL at appropriate locations within the site*
- CO5 – *A new north-south pedestrian and cycling bridge across the Great Western Railway.*
- CO6 – *New connections and improved access to the towpath with a pedestrian bridge over the canal*
- CO7 – *A design that safeguards a future Elizabeth Line station*
- CO8 – *Improved access to public transport including an enhanced and expanded bus network*
- CO9 – *A safe and improved junction on Ladbroke Grove and a new junction at Barlby Road.*

B:4 STREETS AND SPACES

- SS1 – *A healthy walkable neighbourhood, defined by a series of tree lined streets and public spaces that take cues from the rest of the borough as set out within a public realm strategy*
- SS2 – *A residential development which seeks to minimise car usage and prioritises sustainable forms of transport*
- SS3 – *An integrated water management plan including sustainable urban drainage*
- SS4 – *An inclusive and accessible neighbourhood for all with safe and well-designed play space integrated*
- SS5 – *To meet the London Plan, 2021 Urban Greening Factor and a net gain of at least 10% in biodiversity on the site, providing a series of high quality, accessible and connected green spaces with integrated wildlife corridors.*
- SS6 – *Improvements to the towpath developed through a canal strategy, incorporating significant elements of high-quality green space for recreational use and wildlife importance. The strategy will need to strike the right balance between providing access to the canal whilst safeguarding it’s quiet and calming nature.*
- SS7 – *Ensure the bridge landing points are overlooked, legible and safe mixed-use spaces.*
- SS8 – *An improvement in air quality and reduction in pollution concentrations, by providing connected green spaces, sustainable travel options/connectivity and an accessible neighbourhood.*

B:5 LIVE, WORK AND VISIT

- LWV1 – *A minimum of 3500 new homes, of which 35% on private land and 50% on public and/or former utilities land must be genuinely affordable, and aspire to meet the borough’s tenure need, subject to viability.*
- LWV2 – *A range of homes including intermediate products in line with the Community Housing SPD.*
- LWV3 – *High quality, resilient, energy efficient, new homes that meet the standards within the Housing SPG and demonstrate exemplar fire safety standards through the submission of a fire statement in line with the London Plan, 2021.*
- LWV4 – *Housing that meets the identified Specialist Housing needs of the Borough.*
- LWV5 – *A sustainably remediated development that is free from the risks of ongoing land contamination.*
- LWV6 – *The protection or re-provision of the 16 affordable homes within the Boathouse, guaranteeing the existing tenants the opportunity of a new home that meets their needs.*
- LWV7 – *Where necessary, Education facilities or equivalent financial contributions towards local school expansions that meets the need of the increased population.*
- LWV8 – *Where necessary, healthcare facilities or equivalent financial contributions towards local hub expansions that meets the need of the increased population.*
- LWV9 – *A minimum 10,000 sqm of new office/workspace that reflects and supports the existing local cultural and creative industries cluster, building on the established best practice guidance.*
- LWV10 – *A minimum of 2,000 new jobs, maximising the skills training and business benefits for local people both during and upon development completion.*

- LWV11 – *A minimum of 2,000 sqm of non-residential floorspace centred within a neighbourhood centre that serves the needs of the new and existing local community.*
- LWV12 – *Re-provision of the supermarket.*
- LWV13 – *The re-provision of improved community facilities on the site and new community space that ensures that the benefits of the development are shared between existing, new and surrounding communities.*
- LWV14 – *Opportunities for new cultural, youth and sport facilities, at an appropriate scale within the new neighbourhood centre, developed with the local community.*

B:6 CHARACTER

- CH1 – *well-designed neighbourhood that delivers a well considered layout and exceptional architectural quality, drawing from the high-quality pattern of development within the borough and local context.*
- CH2 – *Development that sustains and enhances the significance of heritage assets in the vicinity of the site; realises the positive contribution that conservation of heritage assets can make to sustainable communities and makes a positive contribution to local character and distinctiveness; with proposals that include a clear and convincing justification for any harm caused and which meet the tests set out in paragraphs 193 to 197 of the National Planning Policy Framework (February 2019), as appropriate.*
- CH3 – *A development that varies in height across the site in response to context, environmental constraints and functionality and is led by a clear height and massing strategy.*
- CH4 – *A neighbourhood designed to achieve the borough’s net zero carbon commitment, meeting the requirements of the London Plan, 2021 and Local Plan.*
- CH5 – *An Air Quality Positive development to help achieve the Council’s ambition of meeting the WHO Guideline Values for pollutants and requirements set by the London Plan, 2021.*
- CH6 – *A neighbourhood where waste is managed in accordance with the waste hierarchy. To reduce, reuse or recycle waste as close as possible to where it is produced.*
- CH7 – *High quality design, layout and use of materials that protects against existing sources of noise and vibration e.g the railway.*
- CH8 – *A carefully considered neighbourhood that does not compromise comfort and the enjoyment of open spaces taking account of the effects of taller buildings on wind, daylight and temperature conditions*
- CH9 – *A site that has been dealt with appropriately via an investigation and remediation strategy for land contamination to ensure the safe use.*

2.3.5 Approach to Building Parameters

SW.10

Building Parameters

Mandatory Design Element

The design brought forward at reserved matters stage must adhere to the building parameters. Please refer to the plot by plot design codes and the parameters drawings for limits of deviation between minimum and maximum parameters.

The approach to building parameters form a mandatory element of the design code. All elements of any future reserved matters planning application must sit within the maximum and minimum parameters.

The adjacent diagrams describe the approach to parameters and the limits of deviation for both the plan and section condition. Plot 01 is used as an example.

Please refer to individual plot design codes and the parameter drawing set for more information.

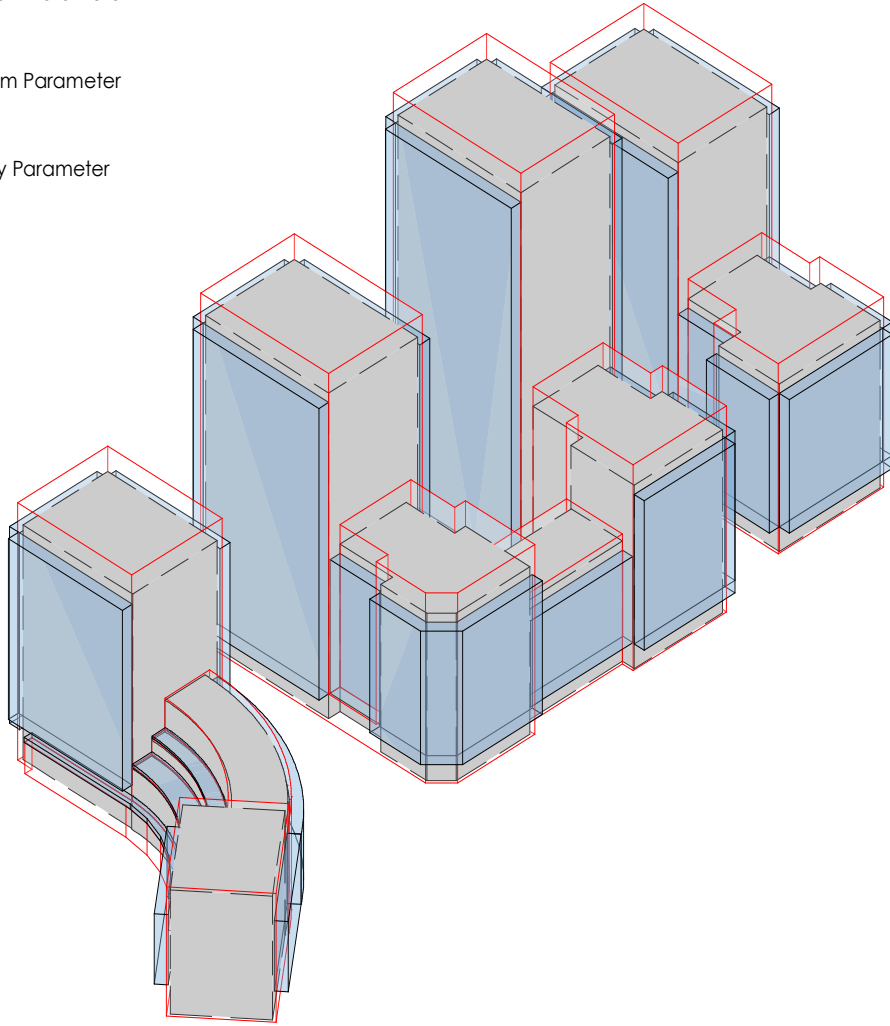
2.3.6 Parameter Extents

A set of parameter drawings have been produced to accompany this application which convey the maximum and minimum extents of all of the Outline Elements of the scheme.

Due to the scheme being largely submitted in outline there is a level of design development which will be required once the scheme is brought forward in detail at the Reserved Matters stage. As such, it is assumed that lift overruns and flues can project above the maximum parameters where required. Positions and extents of these will be confirmed once designs are brought forward within the reserved matters applications.

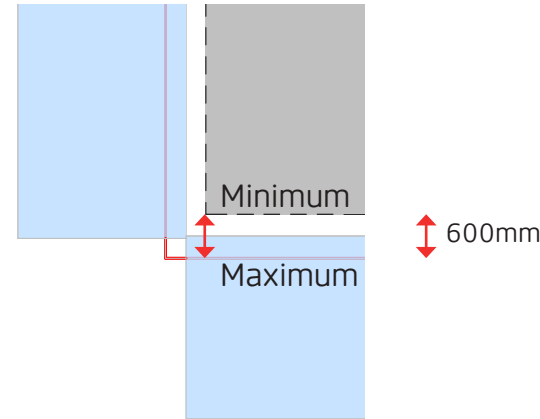
PLOT PARAMETER KEY

- Illustrative Scheme
- Maximum Parameter
- Minimum Parameter
- Balcony Parameter

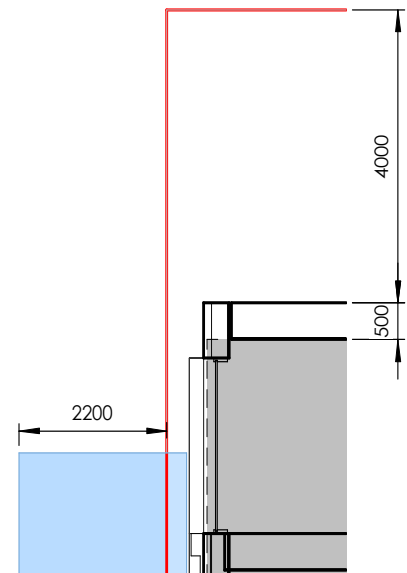


Plot 01 Parameter Axo

Parameter Condition Plan



Parameter Condition Section



2.3.7 Building Heights

SW.11

Building Heights

Mandatory Design Element

The design brought forward at reserved matters stage must adhere to the building heights described in the parameter plan drawing

167-FAU001-Z-ZZ-DR-A-GAP-9008

Our approach to building heights is explained through the adjacent parameter plan. Prepared in response to the broad high principle diagrams shared in section 2.17 of this design code, the parameter plans describe the maximum and minimum extents of the building heights throughout the masterplan. The tallest buildings must sit within the absolute limit of 98m.

HEIGHT AND MASSING KEY:

- Application Boundary
- Proposed Road Network
- 1-3 storeys
- 4-6 storeys
- 7-12 storeys
- 13-20 storeys
- 21-26 storeys
- 27+ storeys (Plot 2.1 and 4.1)

- Indicative Storey heights. Subject to floor to ceiling height.
- XX.X m Maximum Height (AOD)
- XX.X m Maximum Height (m) (Note: Measured from Ground Level adjacent building)
- Proposed AOD Levels (Outline Element)
- Proposed AOD Levels (Detailed Element)
- Existing AOD Levels

NOTE: AOD Levels relate to ground level at this location



Fig 2.46: Building heights parameter plan

Fig 2.45: Summary diagram to describe building parameters

2.3.8 Building uses - Non residential Active Frontages

SW.12

Building uses - Non residential Active Frontages

Mandatory Design Element

The design brought forward at reserved matters stage must adhere to the non residential active frontages described in the parameter plan drawing

167-FAU001-Z-ZZ-DR-A-GAP-9012 + 9013

The approach to non residential uses is described in the adjacent diagram. The principles of this deliniation form a mandatory element of the design code.

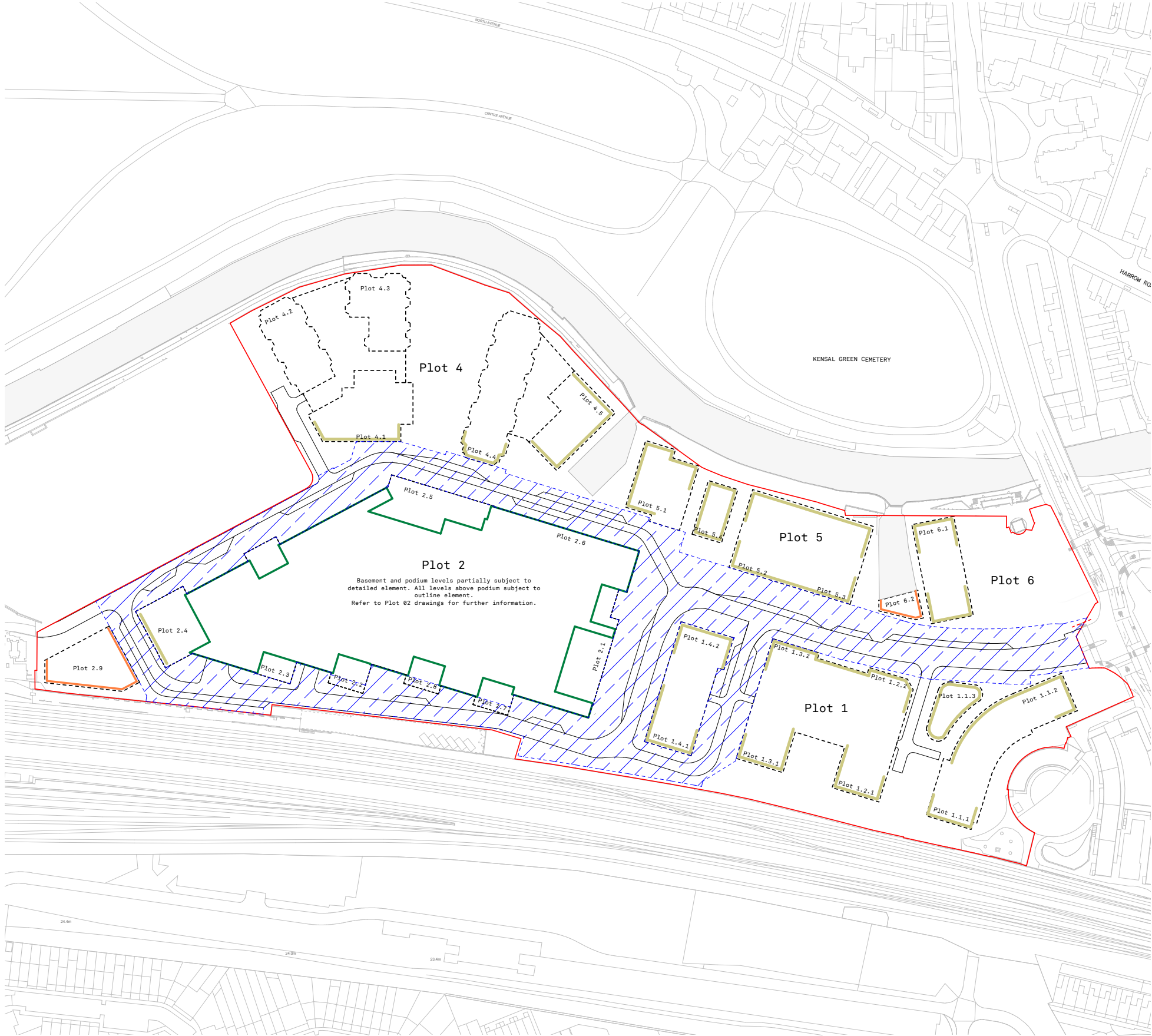


Fig 2.47: Non-residential uses parameter plan

2.3.9 Building Uses - Non residential Active Frontages

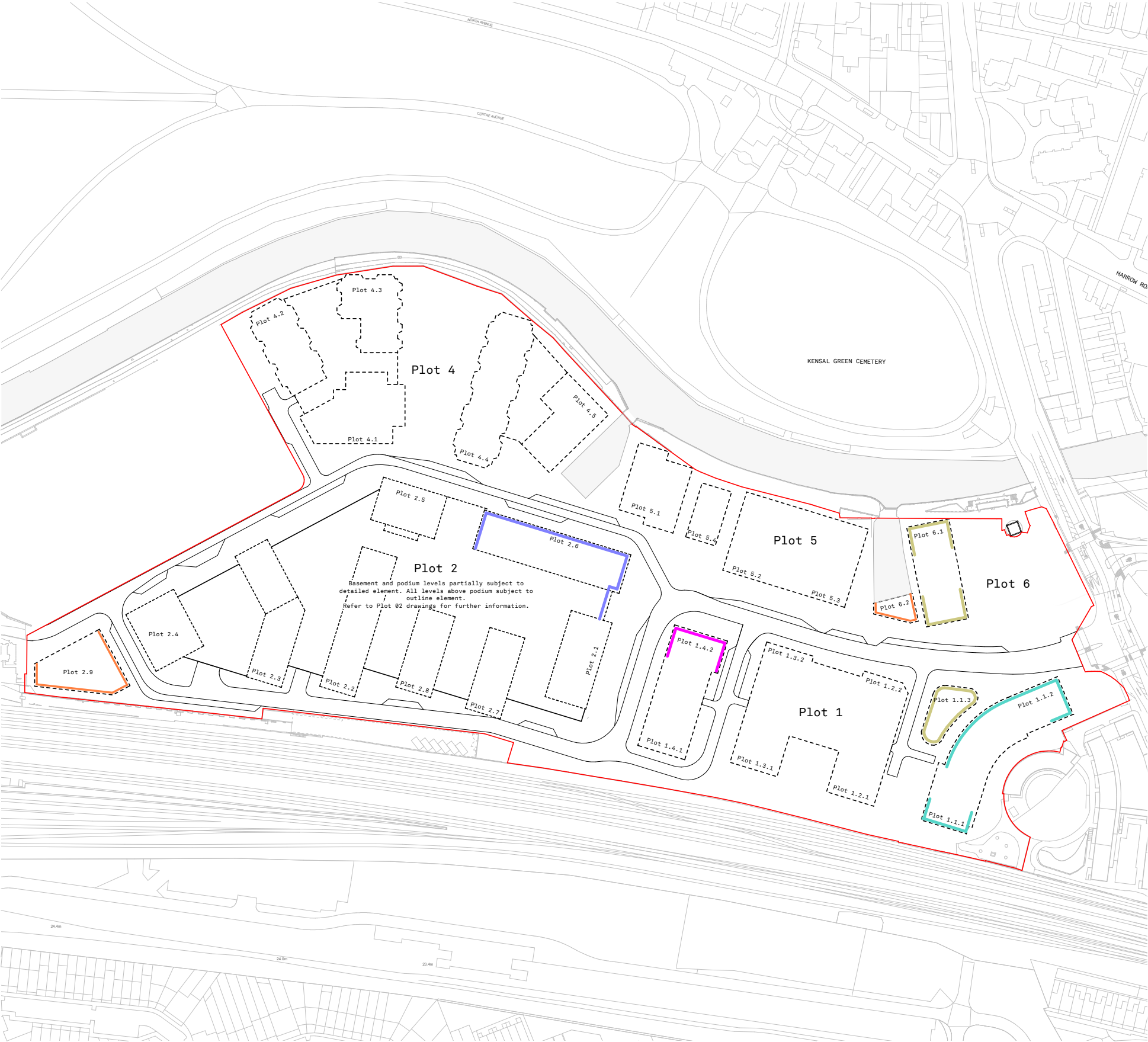


Fig 2.48: Non-residential uses parameter plan

2.4 Residential Design Quality

2.4.1 Residential Design Quality

The following policies, quality indicators and space standards must be applied to all new homes within all the plots of the masterplan.

Each of the following criteria will be illustrated within the following pages using examples from the masterplan or plot design layouts.

Links to relevant parts of the wider design code / design and access statement will be included where relevant.

SW.13

Balconies

All private balconies must be a minimum of 1.5m deep and must be a minimum of 10% of the overall apartment/ home area.

SW.14

Accessible Homes

Each plot and apartment layout must comply with the latest relevant policy on design for accessible homes.

SW.15

Site wide design strategies

The application of green roofs, PV panels, and external playspace must be secured and prioritised within the preparation of reserved matters applications.

SW.16

Tenure Blind Principles

Tenure blind principles must be applied to all buildings within the masterplan (residential and commercial). There must be no visible difference between residential tenure. (internal fit out specifications may vary according to use).

2.4.2 Residential Space Standards

All the homes across the masterplan must comply with the relevant residential space standards and guidance.

The illustrative scheme has been drawn up to demonstrate that this is achievable. The adjacent sample flat plans show how the minimum standards are achieved and exceeded within the projected first phase of the project, plot 04 building 4.5.

The illustrative designs for Plots 4, 5 and 6 include homes that exceed the minimum space standards.

A variety of typologies and layouts are applied to the blocks. Plot 04 includes a use of bay windows to the mansion blocks and linear loggia to the tall building. Plots 5 and 6 include linear and extended external balconies.



Fig 2.51: A plan of plot 4 - showing the location of 2 example flat layouts

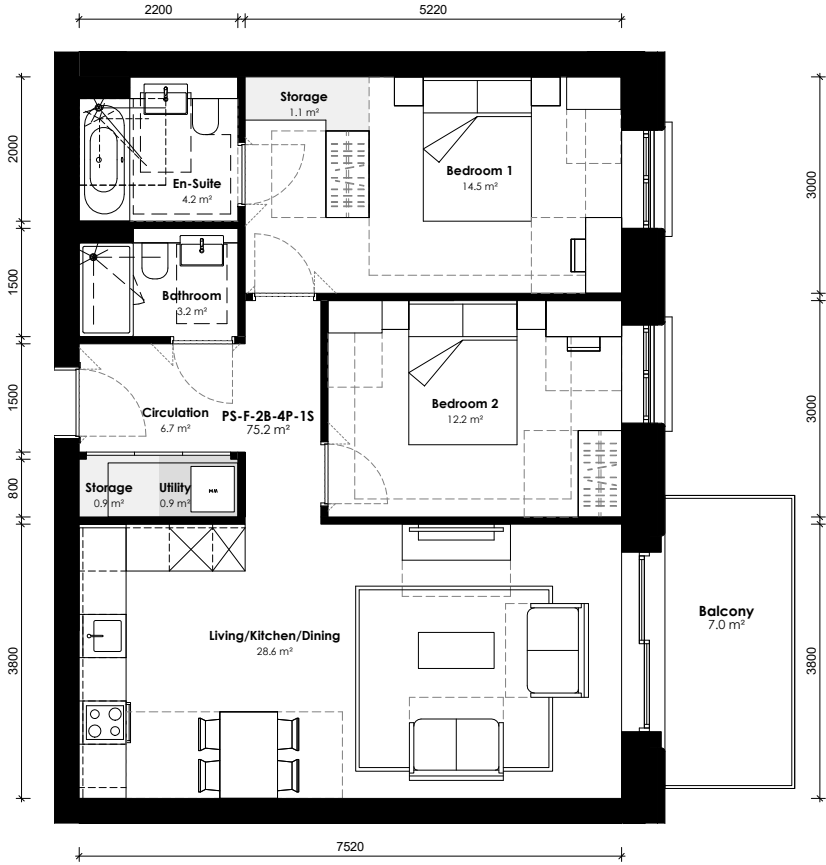


Fig 2.49: Block 4.5 - Apartment type A



Fig 2.50: Block 4.5 - Apartment type B

2.4.3 Residential Design Quality

The following pages aim to respond to the qualitative design aspects to be addressed in the design of housing developments.

Form, layout, quality and character

Our illustrative designs have been influenced by analysis of the local areas building typology, street pattern and landscape.

With reference to the relationship between regency terraces and gardens, the crescent shaped buildings of Ladbroke Grove and nearby Kensal House and the relationship between garden squares such as Ladbroke Square Gardens and Ladbroke Grove itself we have created a composition that references the local area in terms of the form, layout, quality and character.



Fig 2.52: Analysis of the wider character of Ladbroke Grove



Fig 2.53: A Kensington terrace



Fig 2.54: Analysis of the wider character of Ladbroke Grove



Fig 2.55: The relationship between building and landscape



Fig 2.56: A CGI image of our designs for the plot 01 crescent building



Fig 2.57: Ladbroke Grove crescents



Fig 2.58: The proposed entrance threshold.

2.4.4 Orientation and Aspect - Site

One of the key design criteria for the masterplan relates to how the alignment of the buildings provides for both aspect and views between new homes and the surrounding area and how the buildings can be aligned to provide necessary environmental conditions in terms of daylight within apartments and daylight at ground level public realm.

The adjacent diagrams describe this principle both in terms of the masterplan layout and individual plot layouts, using plots 4 and 5 as examples.

Adjacent diagrams 2.59 and 2.60 show the masterplan wide principles. Fig.2.59 shows the arrangement of the short ends of the building towards the canal to the north and the train tracks to the south, this approach facilitates long views and minimises single aspect north facing homes.

Adjacent diagrams showing plots 04 and 05 describe how these principles have been employed with the plot design of residential buildings. The majority of homes enjoy a long view either within the masterplan or (in most cases) have a view towards the tree lined canal and open space of the cemetery.

Diagram 2.61 shows how in the case of Plot 05, private balconies have been designed to maximise access to views across the canal.

Diagram 2.62 shows how the buildings have been designed to reduce overlooking, maximise dual aspect homes and maintain long views to the canal.

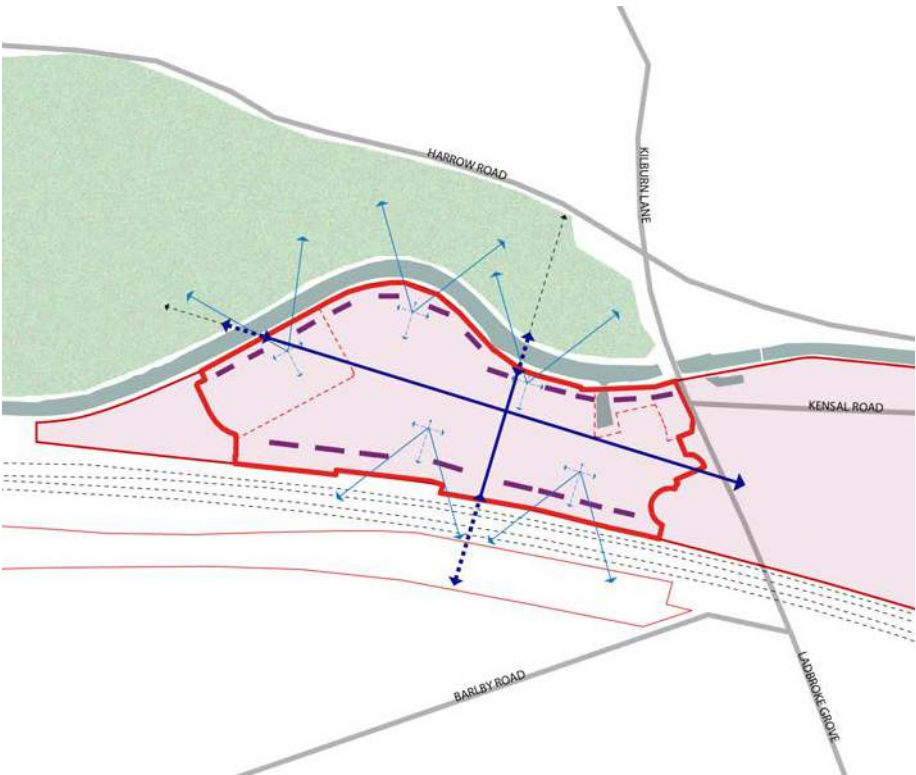


Fig 2.59: Plot 05 - Maximise dual aspect apartments



Fig 2.60: Plot 05 - Maximise dual aspect apartments

2.4.5 Orientation and Aspect - Plot 5
example

Our approach to the design of dual aspect homes in plot 05 is described in the diagrams below.

The plan arrangement shows our approach to plan layout and aspect. Where single aspect homes are provided, these are typically orientated with south, east or west aspect to ensure a good amount of daylight in eiather the morning or evening. There are no single aspect north facing homes.

Larger single aspect homes are 1 and 2 bed and are orientated with south aspect. All the larger homes, 2/3 and 4 bed homes are dual aspect.

The balcony strategy for Plot 05 employs a generous extended balcony, making the most of views either toward the canal and cemetery or towards the wide central avenue space.



Fig 2.63: Illustrative Plot 5 facade compositions and detailing.

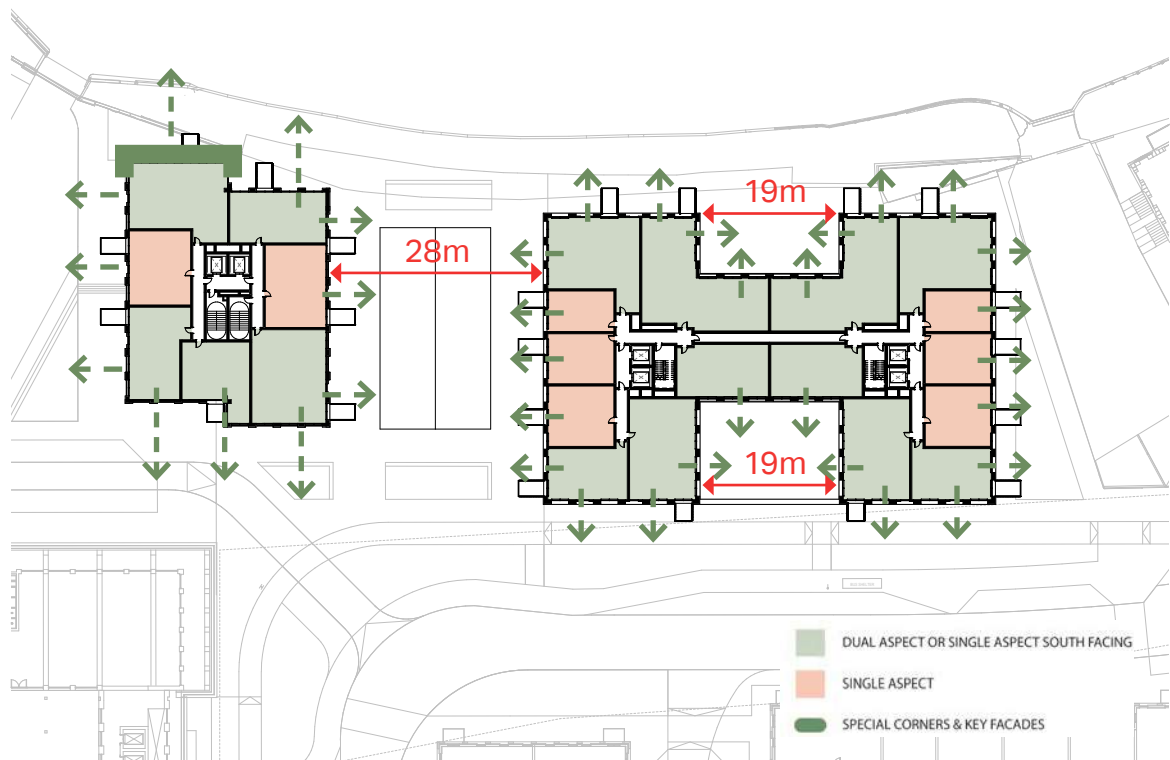


Fig 2.61: Plot 05 - Maximise dual aspect apartments

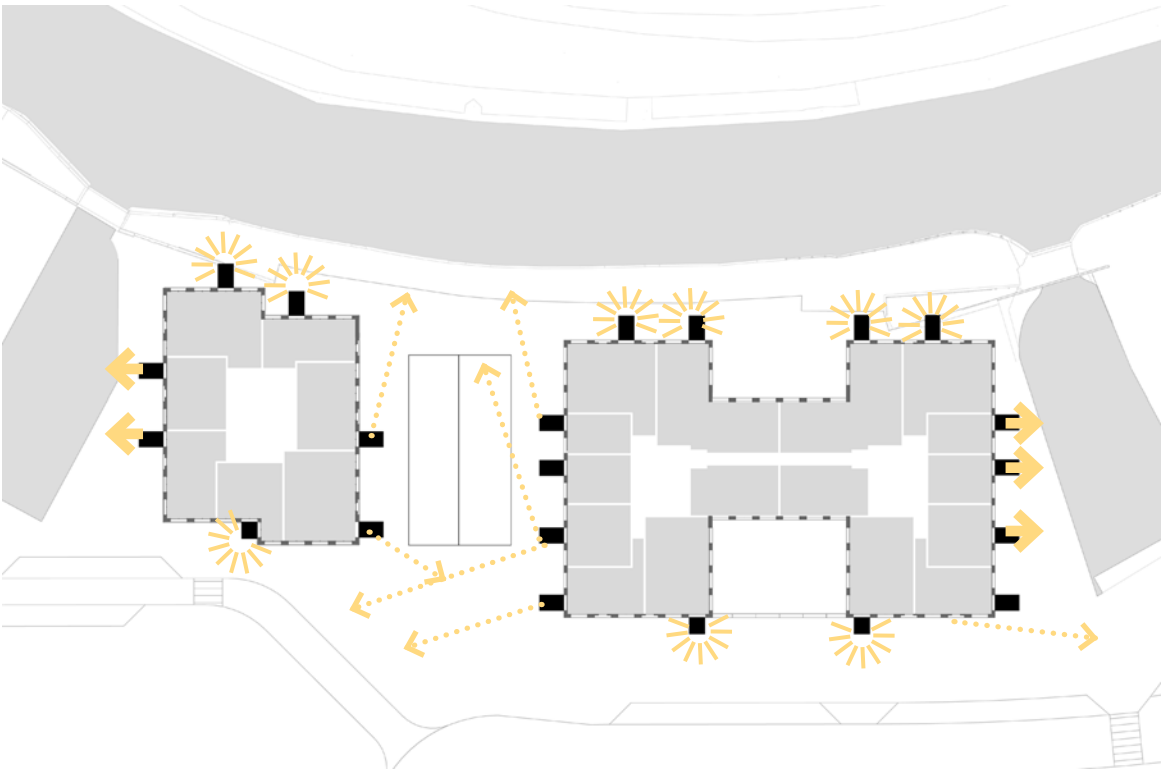


Fig 2.62: Plot 05 External Amenity Spaces - Private

2.4.6 Orientation and Aspect - Plot 04
examples

Our approach to the design of dual aspect homes in plot 04 is described in the diagrams below.

The plan arrangement shows our approach to plan layout and aspect. Where single aspect homes are provided they are located with either an east or west aspect and are typically 1 bed homes. Larger single aspect 2 bedrooms homes are oversized and are designed to include a projecting bay window to allow an enhanced view towards the canal and cemetery. All the larger 3 and 4 bed homes are dual aspect.

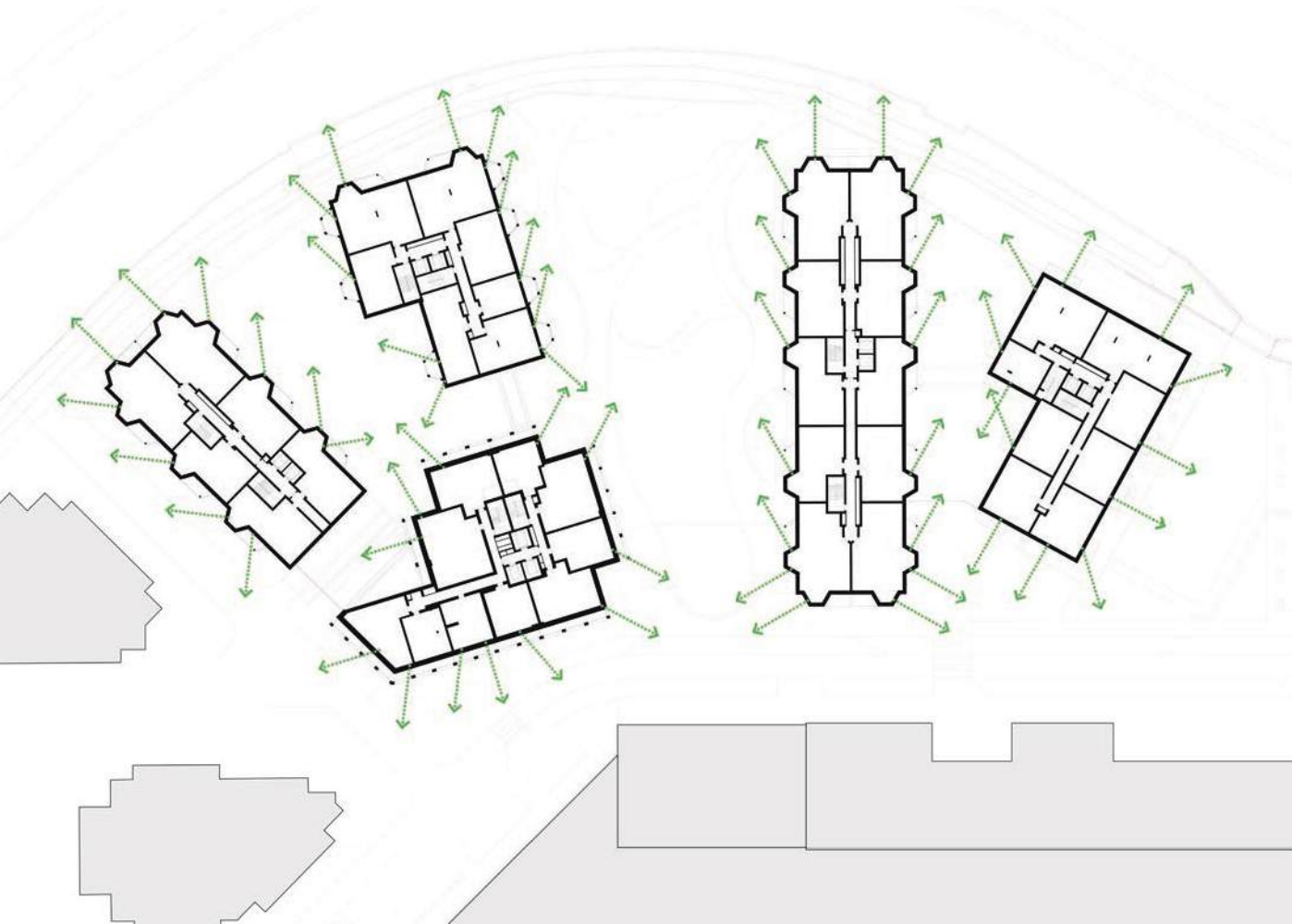


Fig 2.64: Plot 04 views from apartments

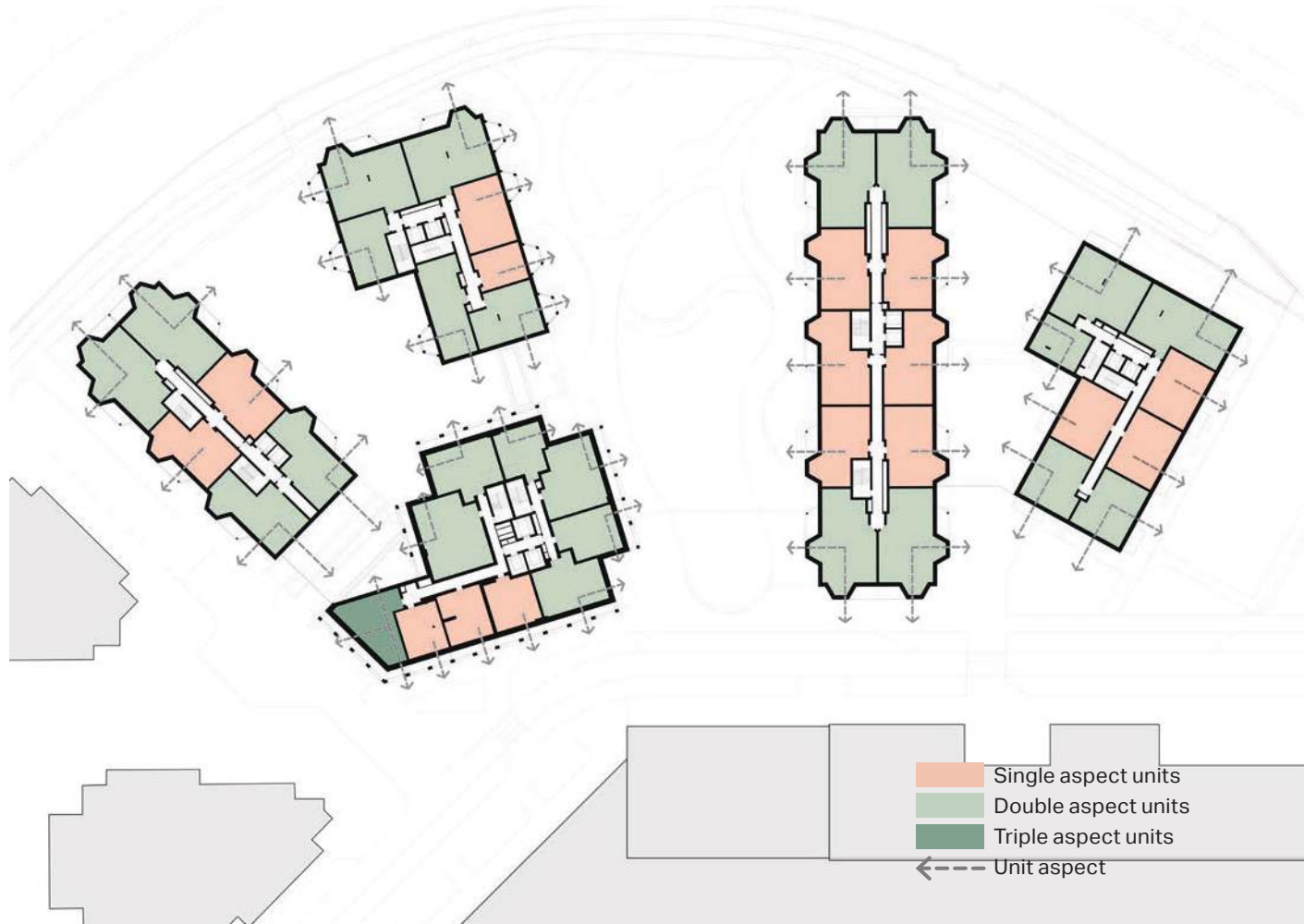


Fig 2.65: Plot 04 - Apartment aspect



Illustrative example of balcony and bay window arrangement - applied to a large 2 bed home within the mansion blocks of Plot 04.



Illustrative example of balcony and bay window arrangement - Looking North East from Building 4.4

2.4.7 Design quality - wheelchair dwellings

The adjacent sample flat plans show how the minimum standards are achieved within the projected first phase of the project, plot 04 building 4.2 + 4.3.

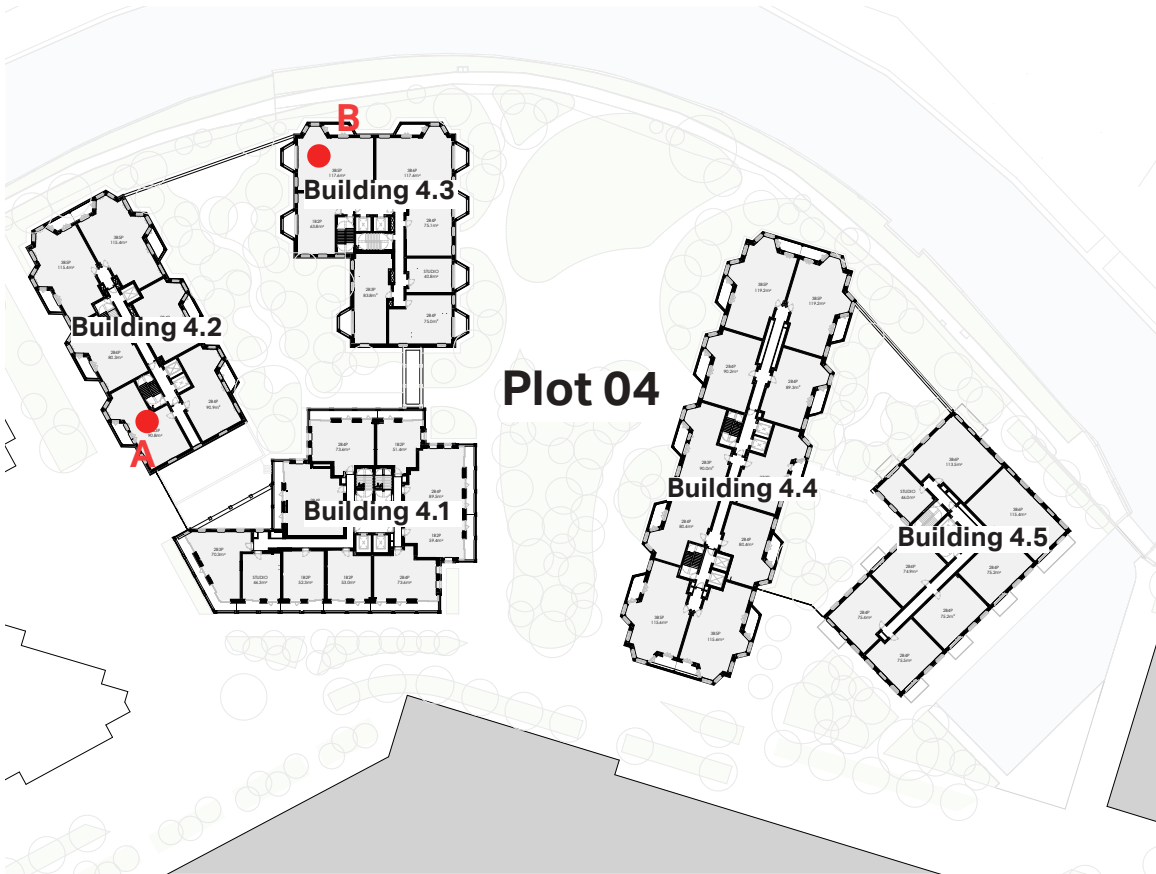


Fig 2.68: A plan of plot 4 - showing the location of 2 example flat layouts

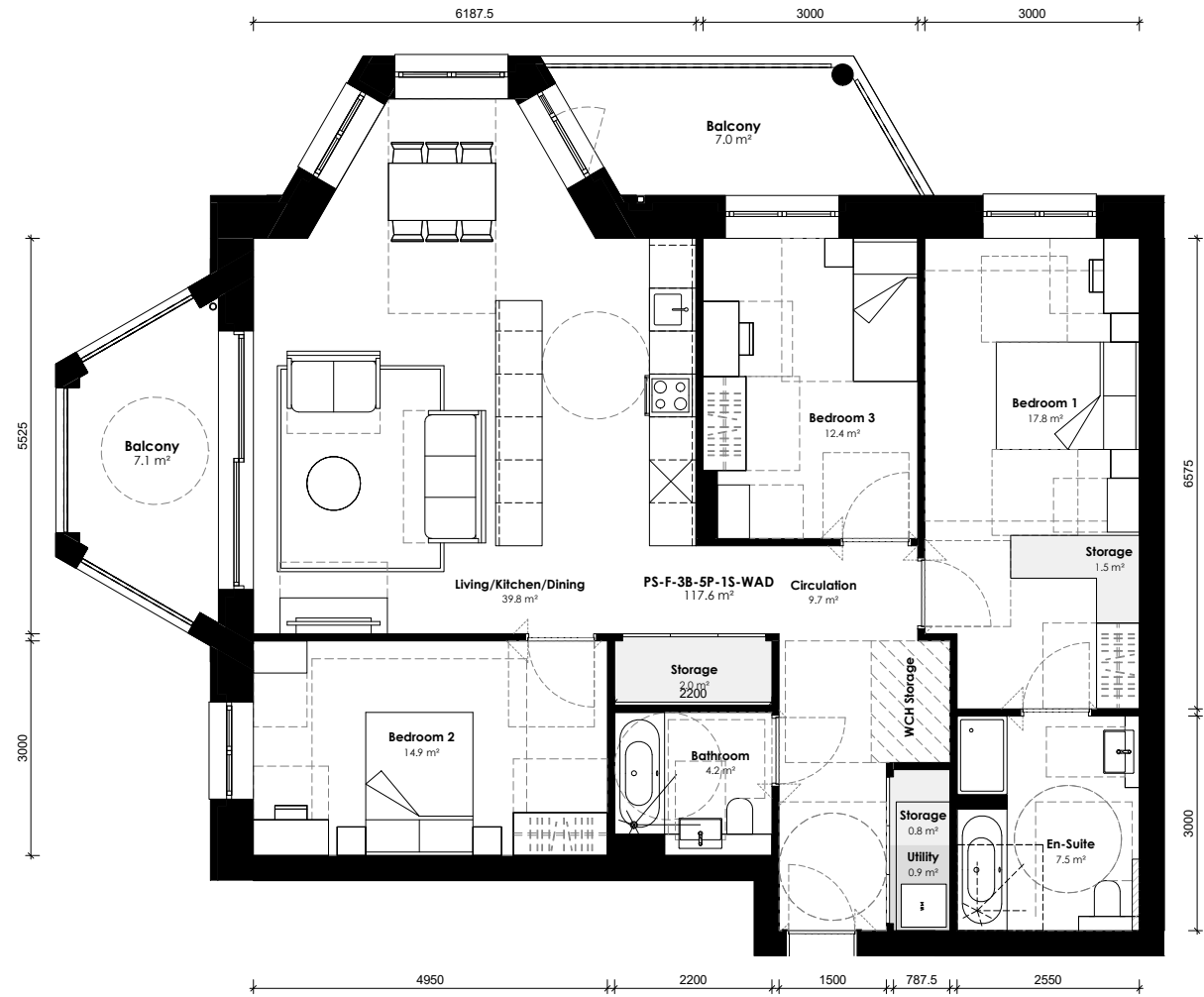


Fig 2.66: Block 4.3 - Example apartment B

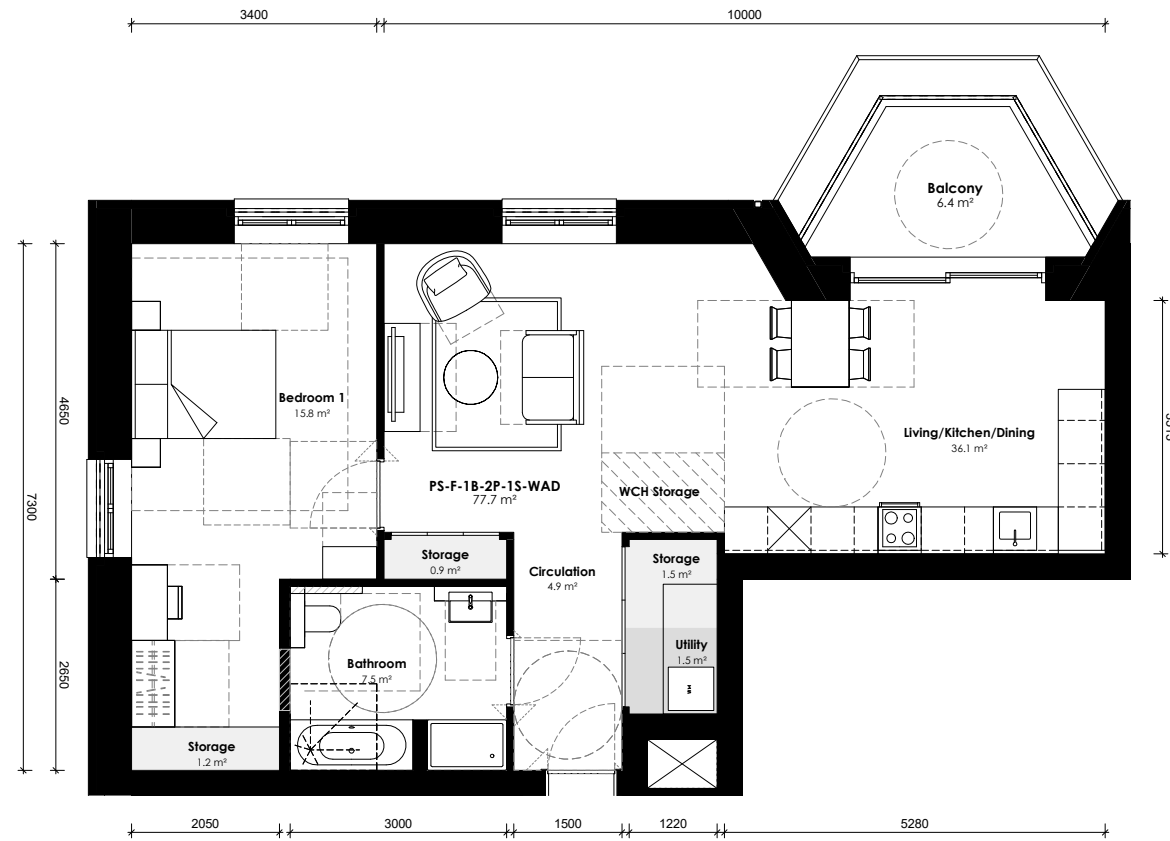


Fig 2.67: Block 4.2 - Example apartment A



2.5 Built Form - Design Coding

Built form design code

The following pages describe the key elements of the design code that are common to all plots and are mandatory design elements.

These elements will support the delivery of high quality architecture through any future reserved matters application.

The following pages are intended to highlight each element, summarise the key criteria and signpost relevant parts of the design code to review further information.

2.5.1 Building Articulation

Each of the outline design plots follow a similar principle for vertical articulation. A simple hierarchy of an expressed base, middle and top (crown) is employed.

Refer to each individual plot design code for individual expression of how to employ these principles on a plot by plot basis.

Base

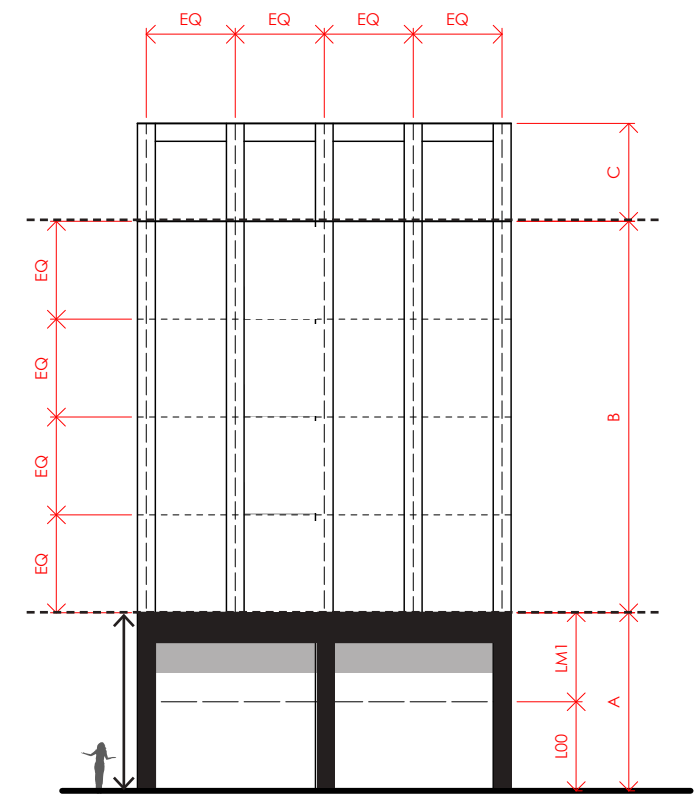


Fig 2.69: Approach to facade composition - Base

SW.B.01

Building Articulation - Base

Mandatory Design element

The Base component must be distinct whilst maintaining a visual continuity with the upper levels. The external appearance of the base must be designed as a two storey element. The second storey element may be glazed and the ground floor element may be an open colonnade.

The design of the base must clearly express the internal uses, where there is a mix between commercial and residential on top.

Levels at the base can vary in response to landscape or building design but the top of the character datum line of the Base component must remain consistent.

The Base must be expressed as a predominantly brick element and may do so through a variation in this material. This is to be in keeping with the wider typology material palette.

Middle

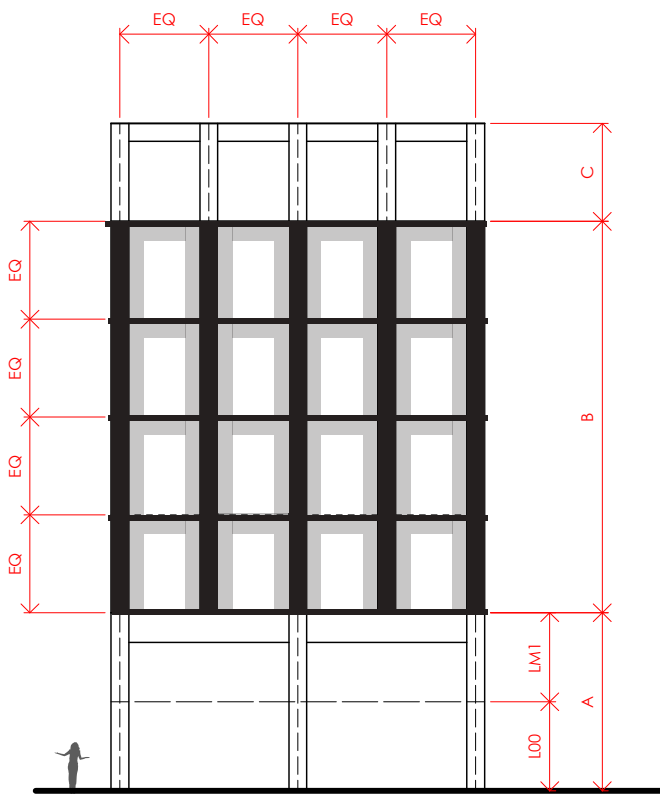


Fig 2.70: Approach to facade composition - Middle

SW.B.02

Building Articulation - Middle

Mandatory Design element

The Middle component must be distinct whilst maintaining a visual continuity with the lower and upper levels.

Designers must pay careful attention to the placement of openings across the whole façade.

Whilst different opening compositions can be considered, they must be part of a coherent façade strategy.

Top

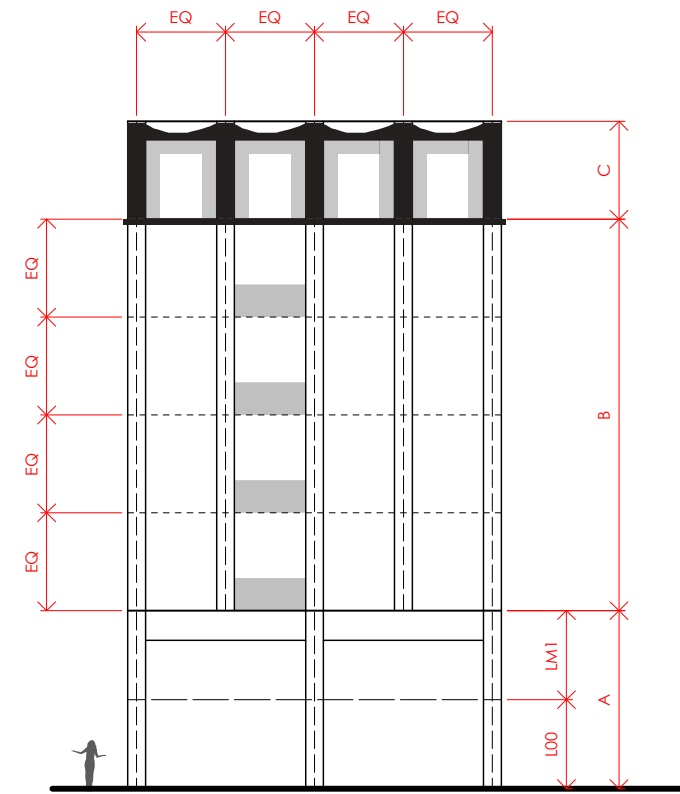


Fig 2.71: Approach to facade composition - Top

SW.B.03

Building Articulation - Top

Mandatory Design element

The Top component must be distinct whilst maintaining a visual continuity with the lower levels. The external appearance of the top must be designed as a two or three storey element and must continue high enough to form a balustrade at the roof level.

Designers must pay careful attention to the placement of openings across the whole façade. Whilst different opening compositions can be considered, they must be part of a coherent façade strategy.

Refer to individual plot code chapter for details of how to deal with parapets to lower level blocks and shoulder blocks such as those in plot 01 and plot 02.

Where parameters allow, the top of the building may step to provide articulation.



Fig 2.72: An approach to facade composition - Plot 01 example

2.5.2 Material Strategy and Site Layout

Our masterplan material strategy defines the application of material and colour according to character areas within the masterplan.

The material and colour strategy is applied across the plot boundaries and across key public spaces in order to make coherent connections between buildings and to define key spaces within the masterplan.

Diagram 2.77 describes the overall strategy. Please also refer to the mandatory design codes within each plot that define material choices and colour tones.

Diagrams 2.73 - 2.75 below describe the broad conceptual approach to colour and tone on the site and how that relates to the key character areas and public realm features.

Diagrams 2.76 - 2.78 opposite develop this concept alongside architectural references and material samples.

Section 2.6.3 of this report translates the colour and tone concept into site wide mandatory requirements for material choice and colour tone.

Future Reserved Matters Applications will be committed to the use of the following colours and tones as part of detailed architectural designs.



Fig 2.73: Concept Diagram - Approach brick tone



Fig 2.74: Concept Diagram - Approach brick tone



Fig 2.75: Concept Diagram - Approach brick tone

The Gateway

The generous garden at the front of the draws architectural and landscape references from the Ladbroke Gardens estate and our nearest residential neighbour, Kensal House. Complementary light colour tones are proposed both for the crescent shaped building and for the building that forms a backdrop to the new park.

The Southern Fringe

Colour tones drawn from the Ladbroke Gardens estate are applied to the buildings on the southern fringe of the site. Off white, beige and warm london stock brick types are proposed for these buildings.

The Canalside Edge

Richer colour tones are proposed for the buildings that front the canal. References drawn from local industrial and canalside architecture as well as signature Kensington Mansion blocks are proposed as a group of buildings that compliment one another as well as provide contrast and character.

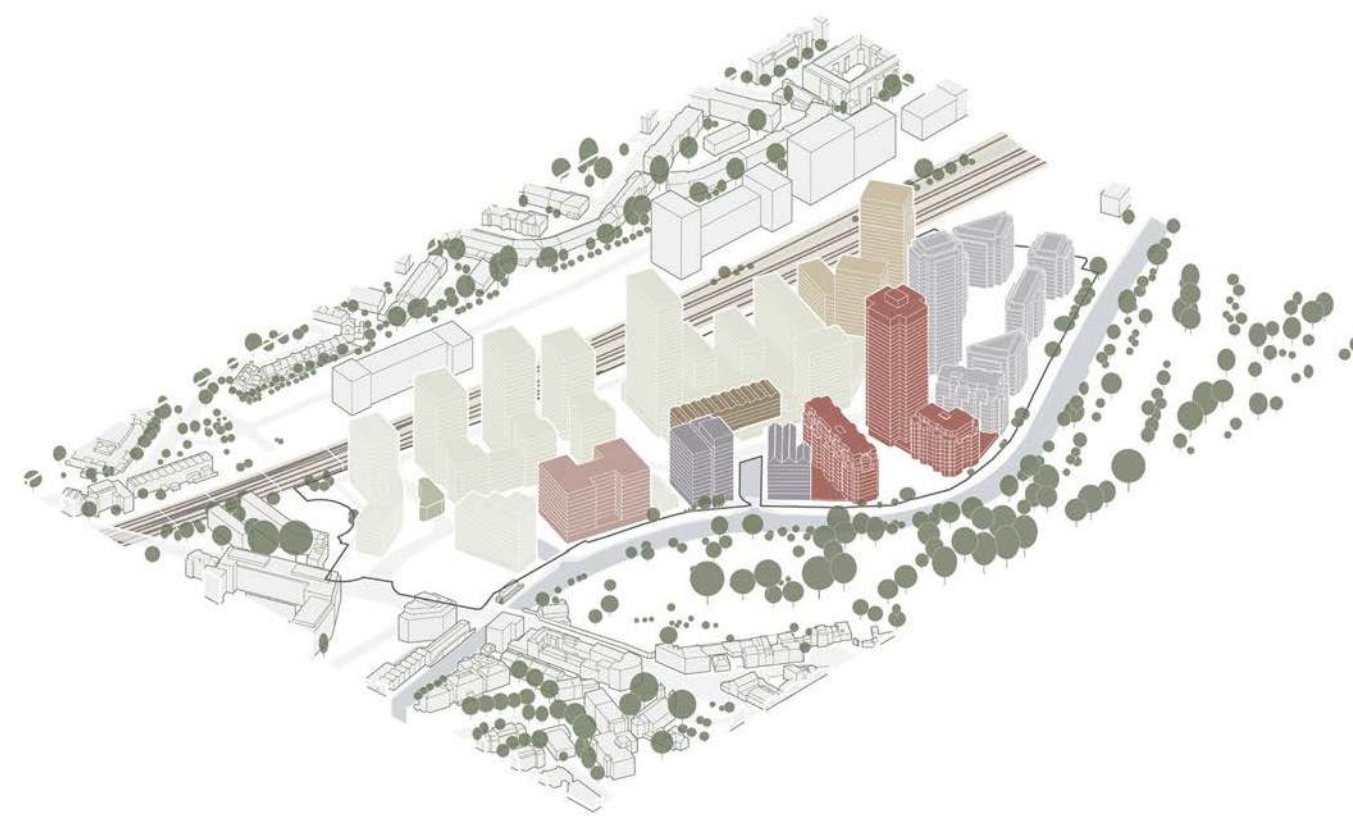


Fig 2.76: Concept Diagram - Approach brick tone



Fig 2.78: Concept diagram - Approach brick tone



Fig 2.77: Concept Diagram - Brick tones applied to character and precedent studies



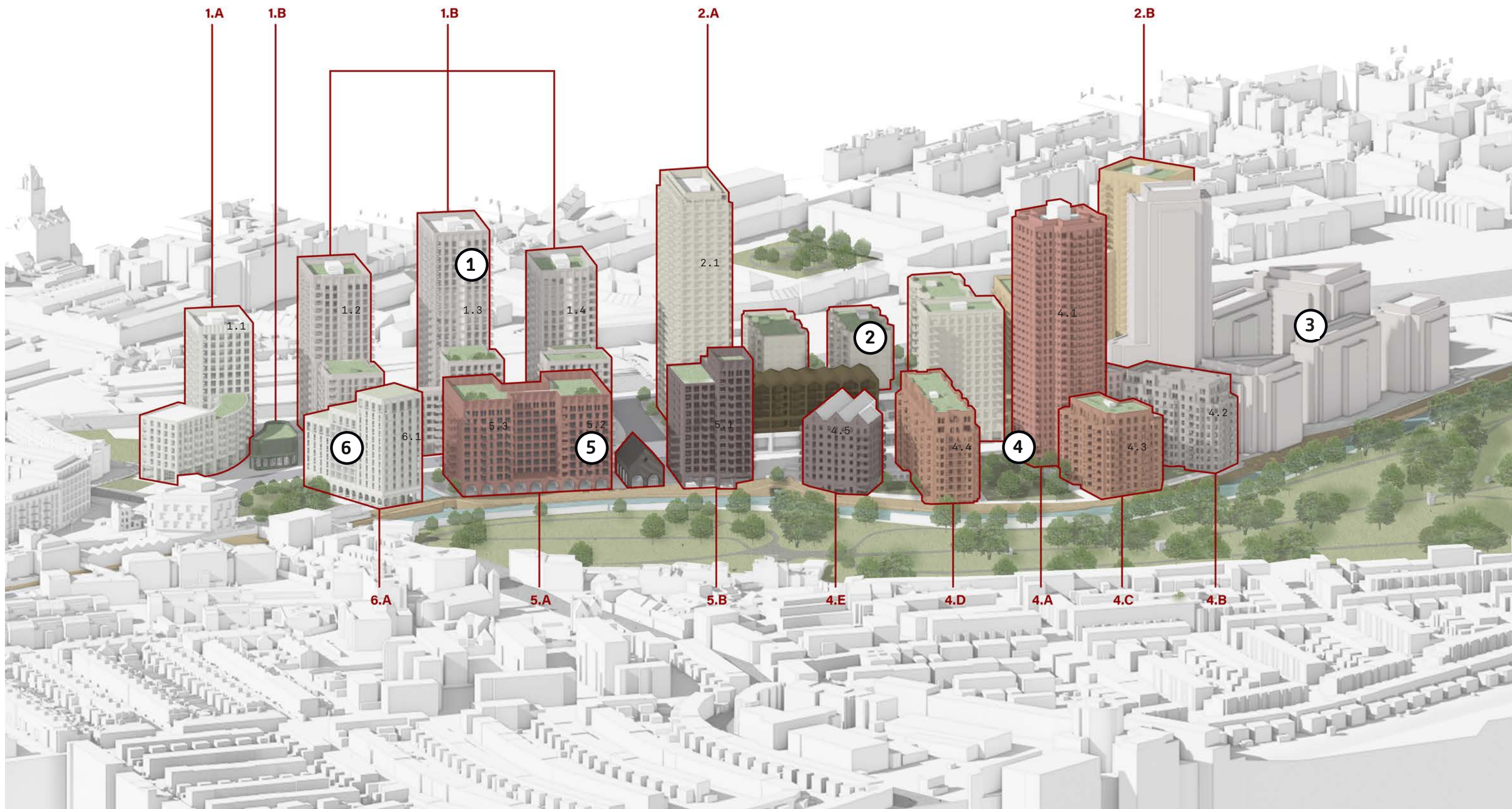


Fig 2.80: The material strategy principles applied to the masterplan layout

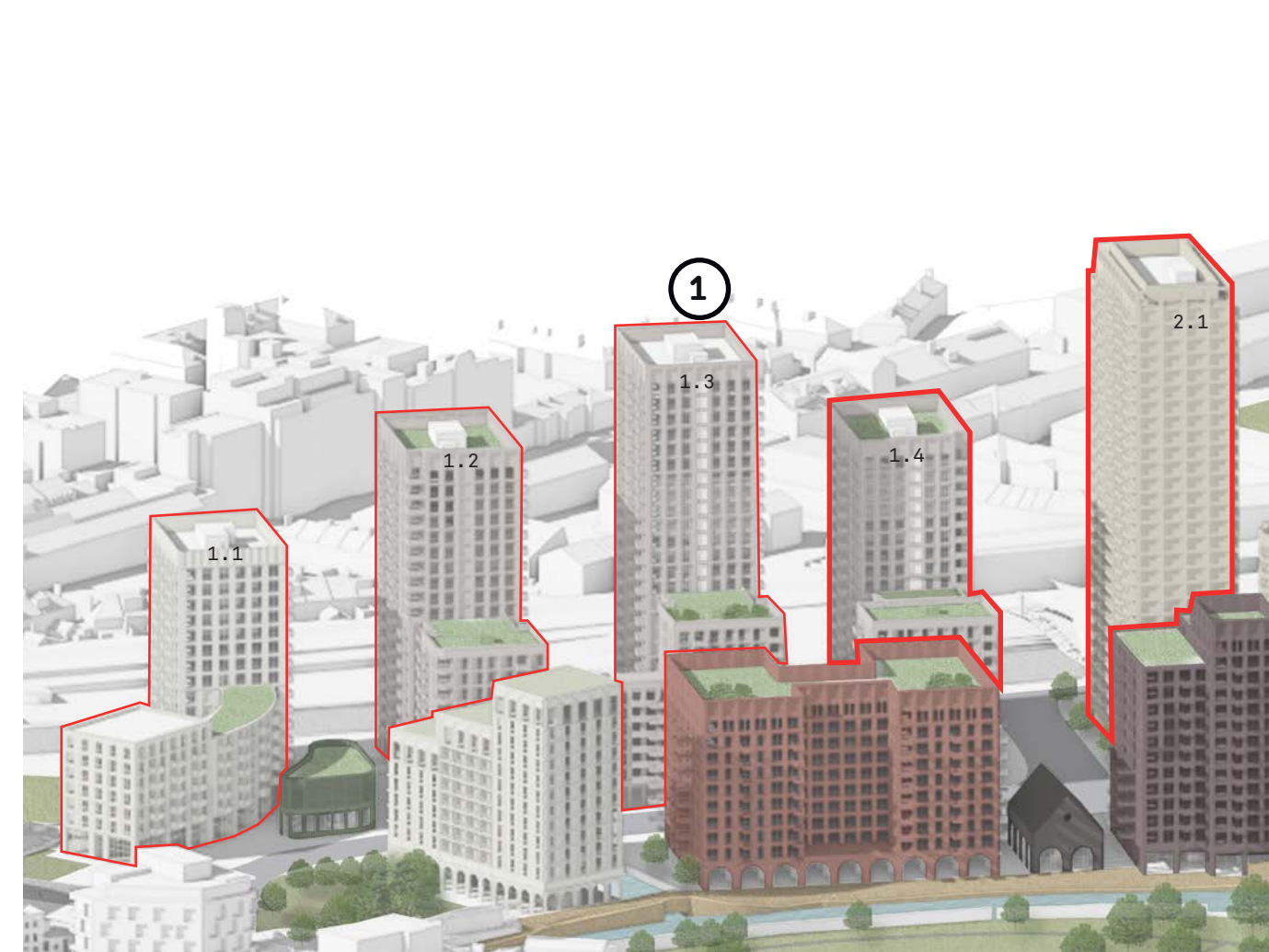


Fig 2.81: The plot 01 material strategy

Buildings 1.1-1.4 are all seen as a family of buildings with similar colour tone and texture. Buildings 1.4 and 2.1 have a material and colour relationship across the plot boundary

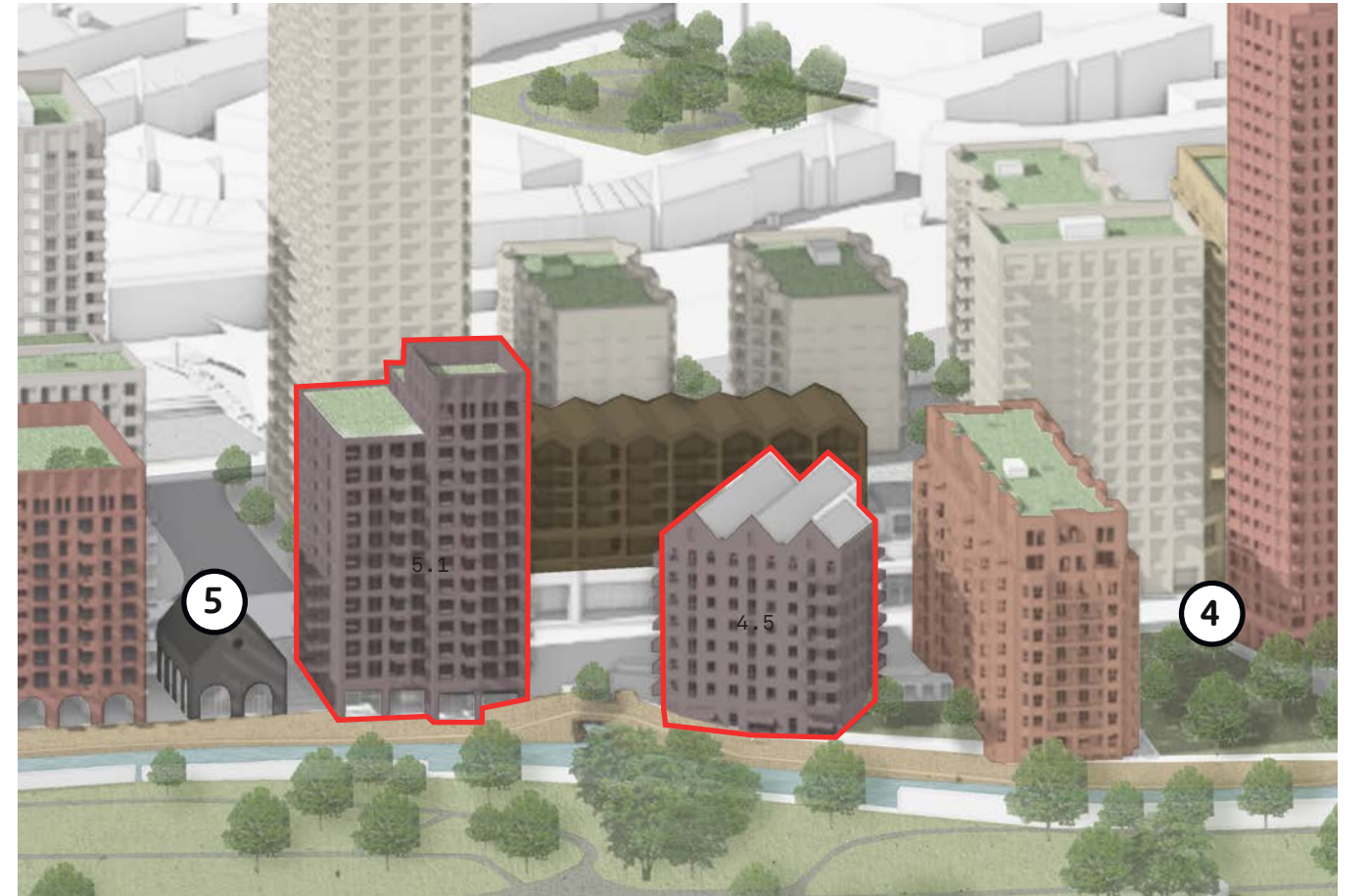


Fig 2.82: The plot 4/5 material strategy

Buildings 5.1 and 4.5 must apply the same material and colour tone to provide a unified backdrop to the new canal basin.

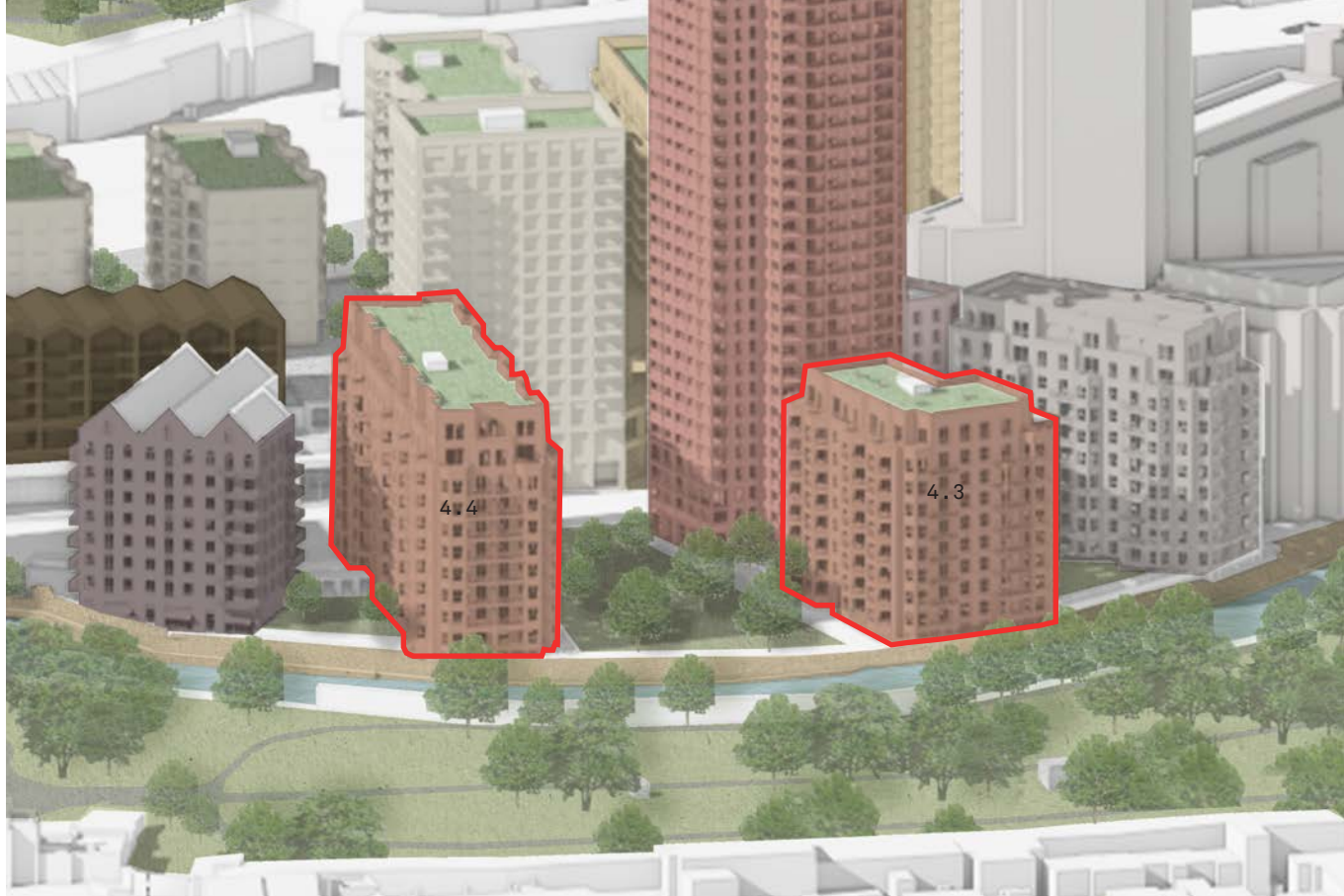


Fig 2.83: The plot 04 material strategy Buildings 4.3 and 4.4 flank the public space of the canalside garden. It is mandatory that these two buildings have a common architectural language, material and colour tone.

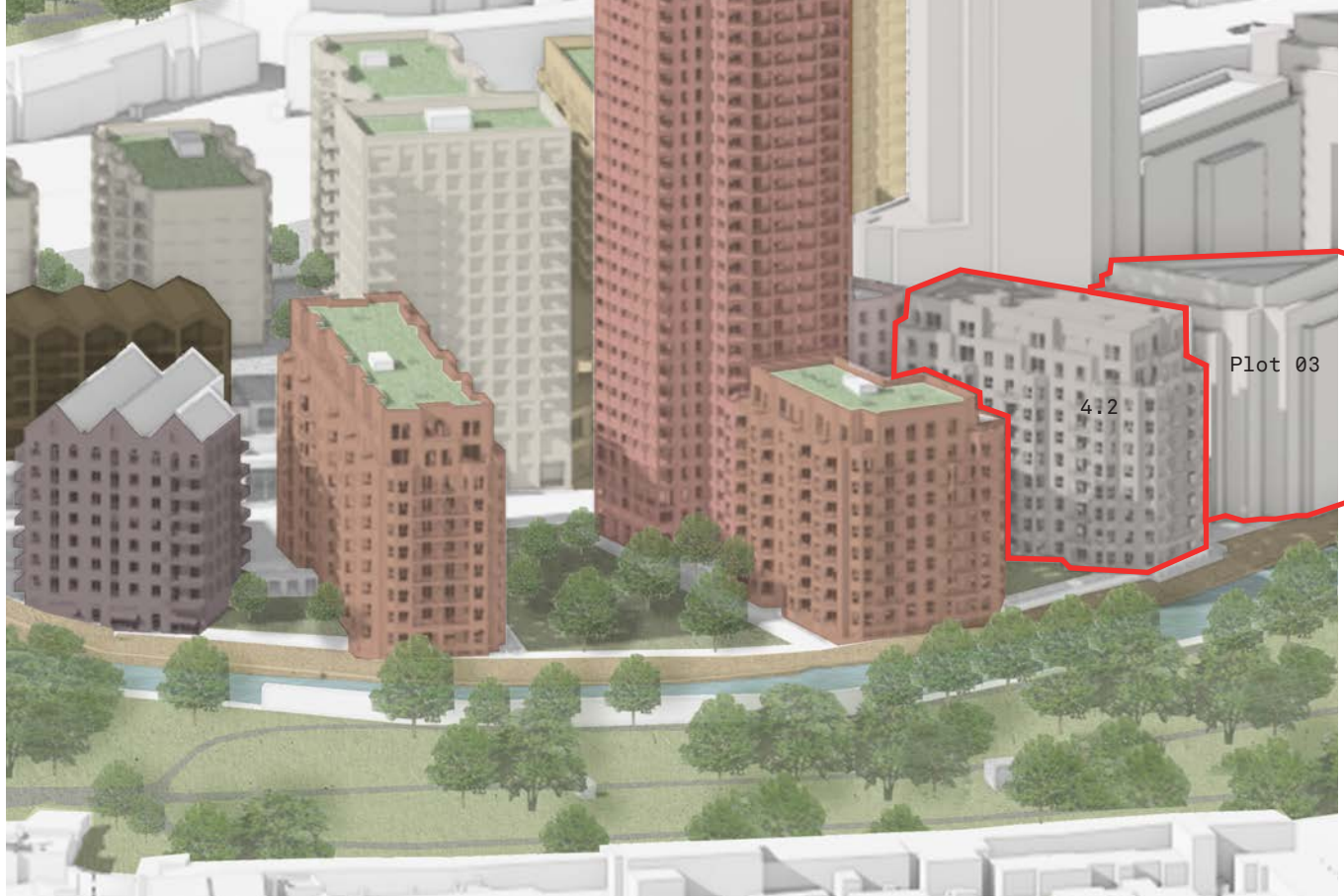


Fig 2.84: The plot 04 and 03 Buildings 4.2 and the adjacet building on plot 3 must have a similar colour tone in order to unify the street that sites between the two plots.

2.5.3 Building Materiality

01.B.01

Building Materiality - Plot 01

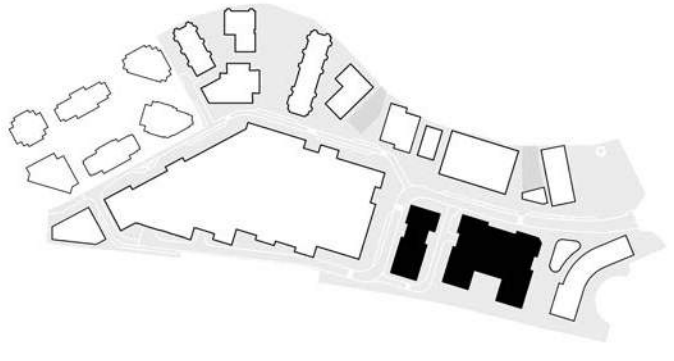
Mandatory Design Element

The design brought forward at reserved matters stage must adhere to the following principles that relate to material and colour tone.

The following pages describe the approach to material and colour tone across the entire masterplan.

It is a mandatory requirement to adhere to these colours and tones in order to adhere to the masterplan principles that prescribe character areas.

Plot 01

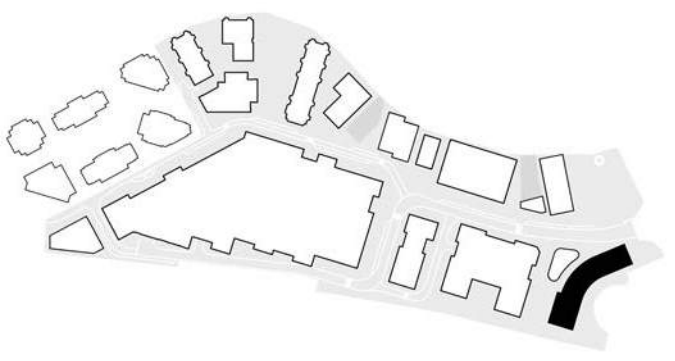


Plot 01 Main residential Blocks



Fig 2.85: Plot 1.2-1.4 Material Palette

MATERIALS 1.C

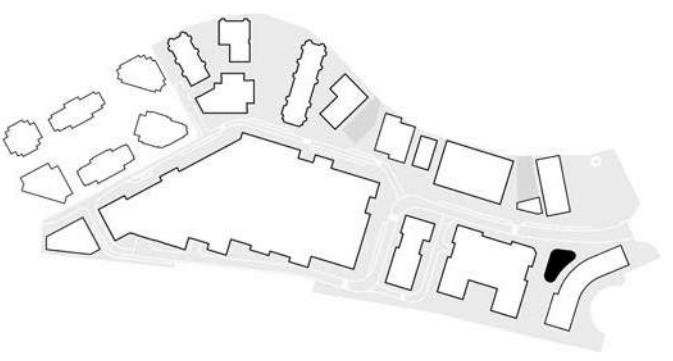


Plot 01 'Crescent'



Fig 2.86: Plot 1.1 Material Palette

MATERIALS 1.A



Plot 01 'Pavillion'

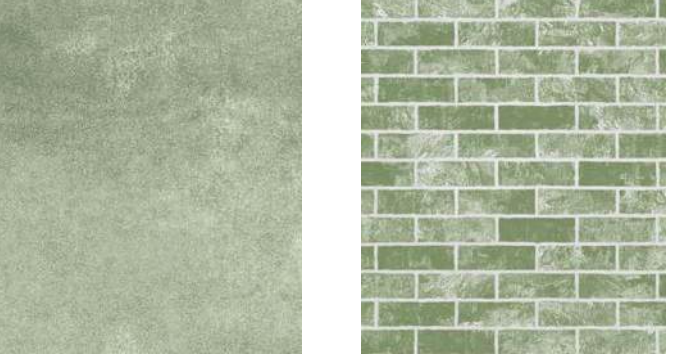


Fig 2.87: Plot 1 Pavillion Material Palette

MATERIALS 1.B

Plot 02



Fig 2.88: Plot 2.1, 2.2, 2.5, 2.7, 2.8 - Material Palette



Fig 2.89: Plot 2.3, 2.4 - Material Palette

MATERIALS 2.A

MATERIALS 2.B

02.B.01

Building Materiality - Plot 02

Mandatory Design Element

The design brought forward at reserved matters stage must adhere to the following principles that relate to material and colour tone.

Plot 04

04.B.01 Building Materiality - Plot 04

Mandatory Design Element

The design brought forward at reserved matters stage must adhere to the following principles that relate to material and colour tone.

	MATERIALS 4.A	MATERIALS 4.B	MATERIALS 4.C	MATERIALS 4.D	MATERIALS 4.E
	Building 4.1	Building 4.2	Building 4.3	Building 4.4	Building 4.5
Stripes and reveals					
Precast accents					
Main Body Material					
Plinth Material					
Plinth Accent					
Metalwork and render					

Fig 2.90: Plot 4.1 - 4.5 Material Palette

Plot 05

MATERIALS 5.A

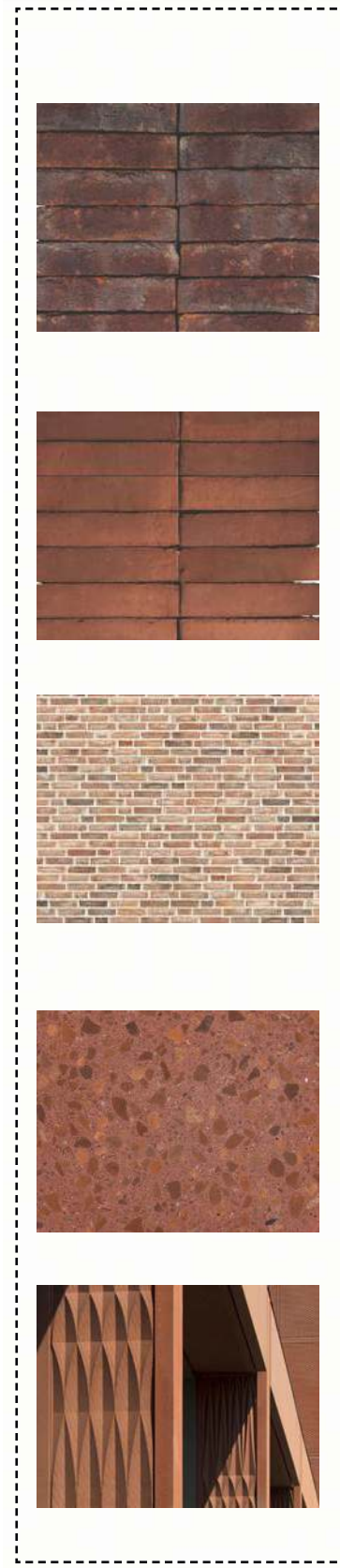


Fig 2.92: Plot 5.2 - 5.3 Material Palette

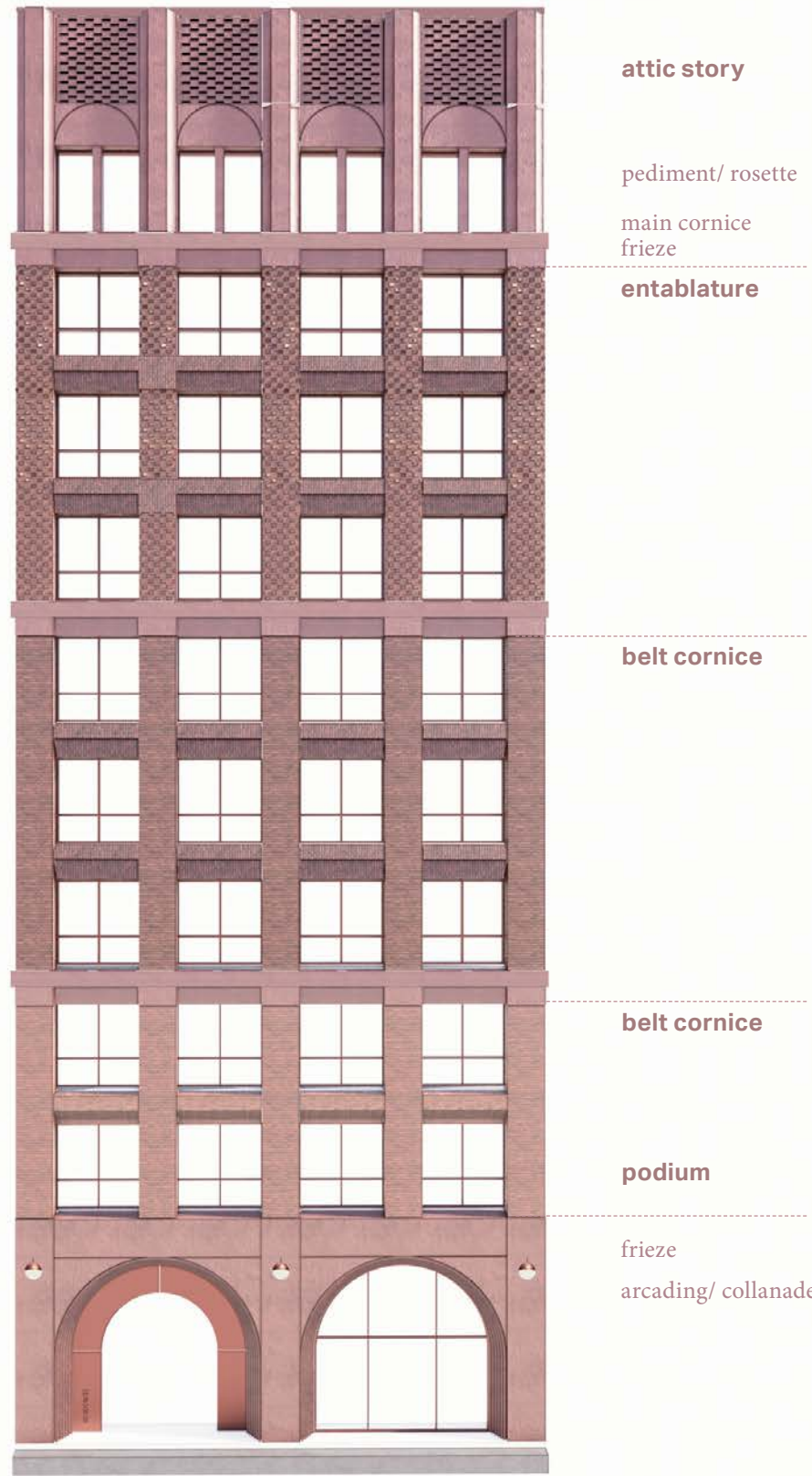


Fig 2.91: Example Bay Study

05.B.01

Building Materiality - Plot 05

Mandatory Design Element

The design brought forward at reserved matters stage must adhere to the following principles that relate to material and colour tone.

MATERIALS 5.B

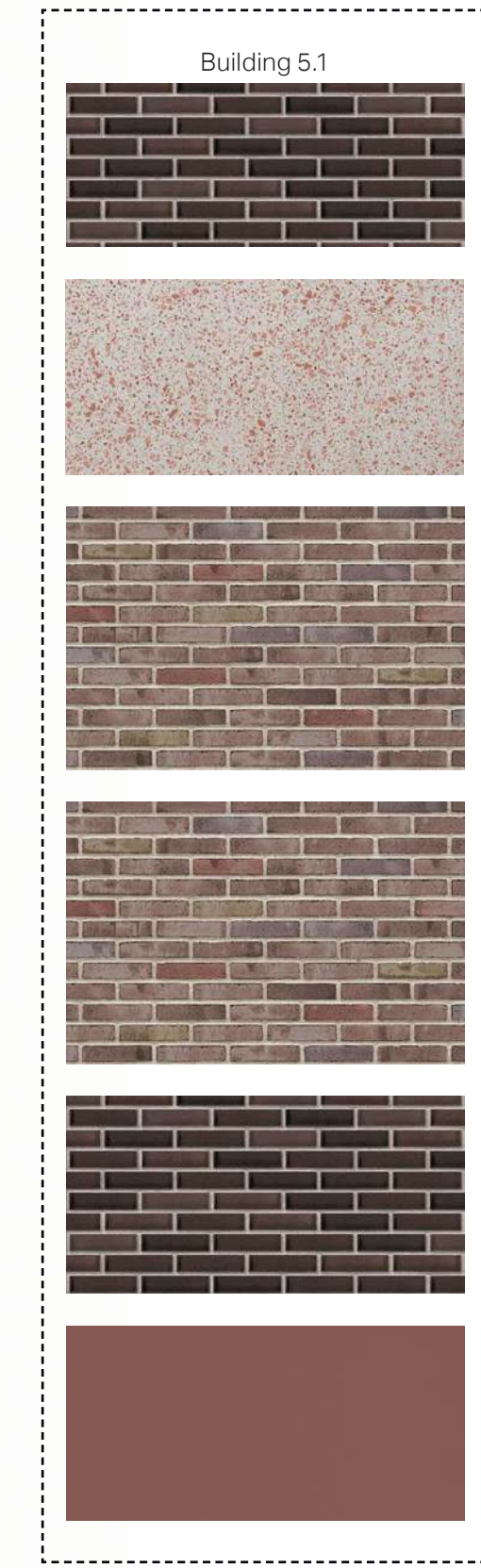


Fig 2.93: Plot 5.1 Material Palette

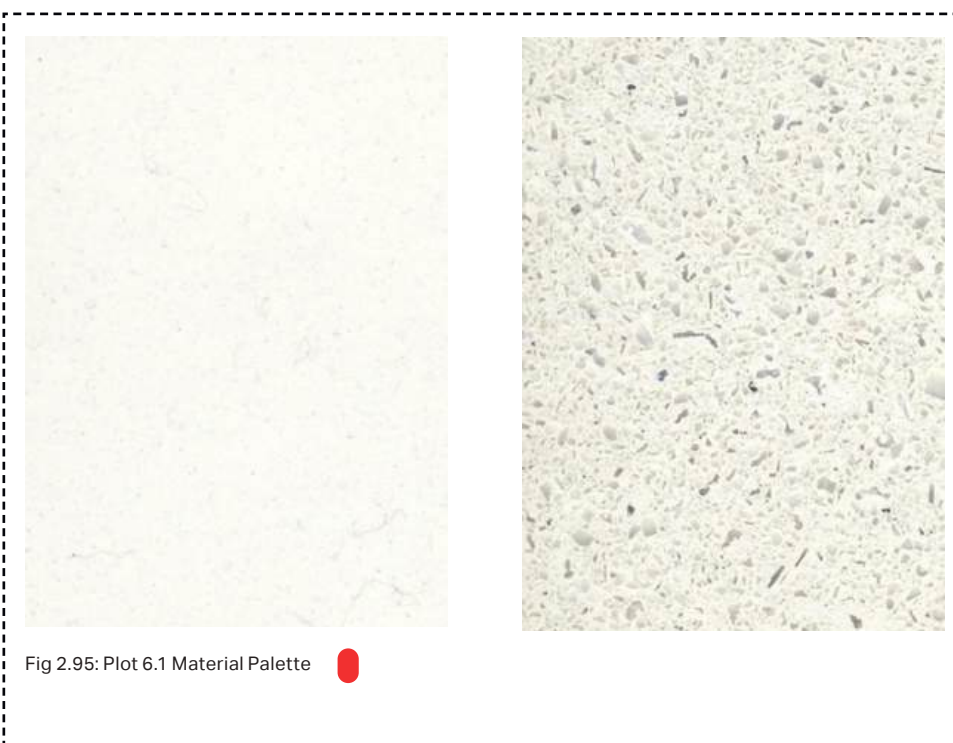
Plot 06

06.B.01

Building Materiality - Plot 06

Mandatory Design Element

The design brought forward at reserved matters stage must adhere to the following principles that relate to material and colour tone.



MATERIALS 6.A



Fig 2.94: Illustrative facade compositions and detailing.

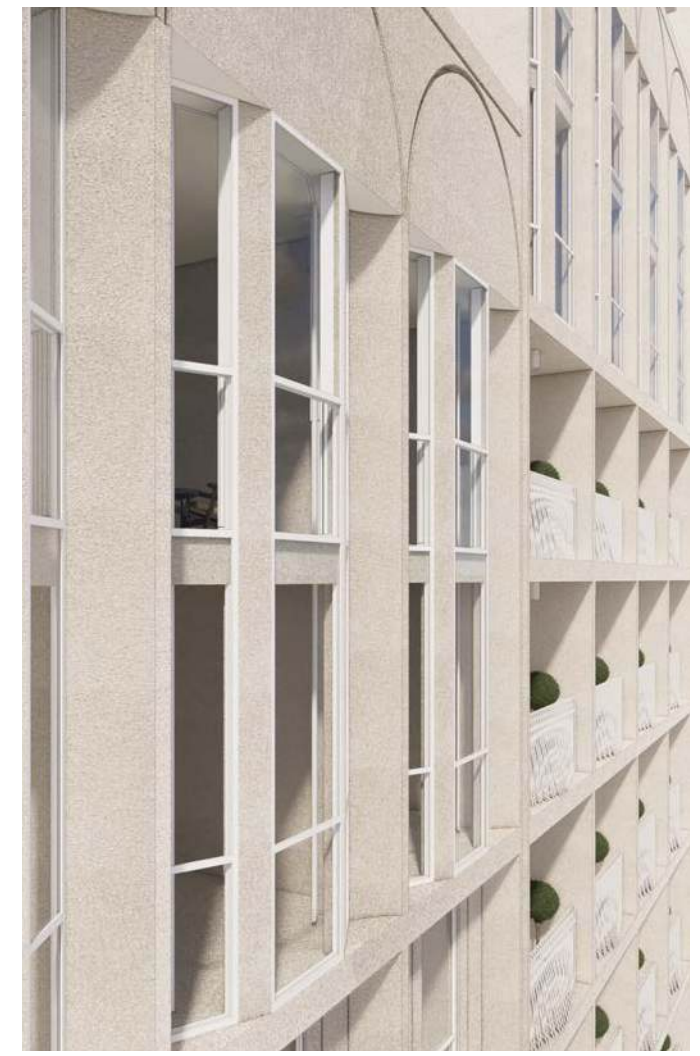


Fig 2.96: Illustrative facade compositions and detailing.





2.5.4 Openings

SW.B.04

Building Openings

Mandatory Design Element

The windows must form a consistent pattern across the façade, allowing a degree of variation while forming a coherent collective strategy.

Designers must pay careful attention to the placement of openings across the whole façade. Whilst different opening compositions can be considered, they must be part of a coherent façade strategy.

Mechanical plant must not be visible from the building frontages.

The adjacent diagrams illustrate the mandatory requirements for building openings according to the mandatory rules described below.

The rules are illustrated here using Plot 05 as an example. Please also refer to individual plot design codes for additional information.

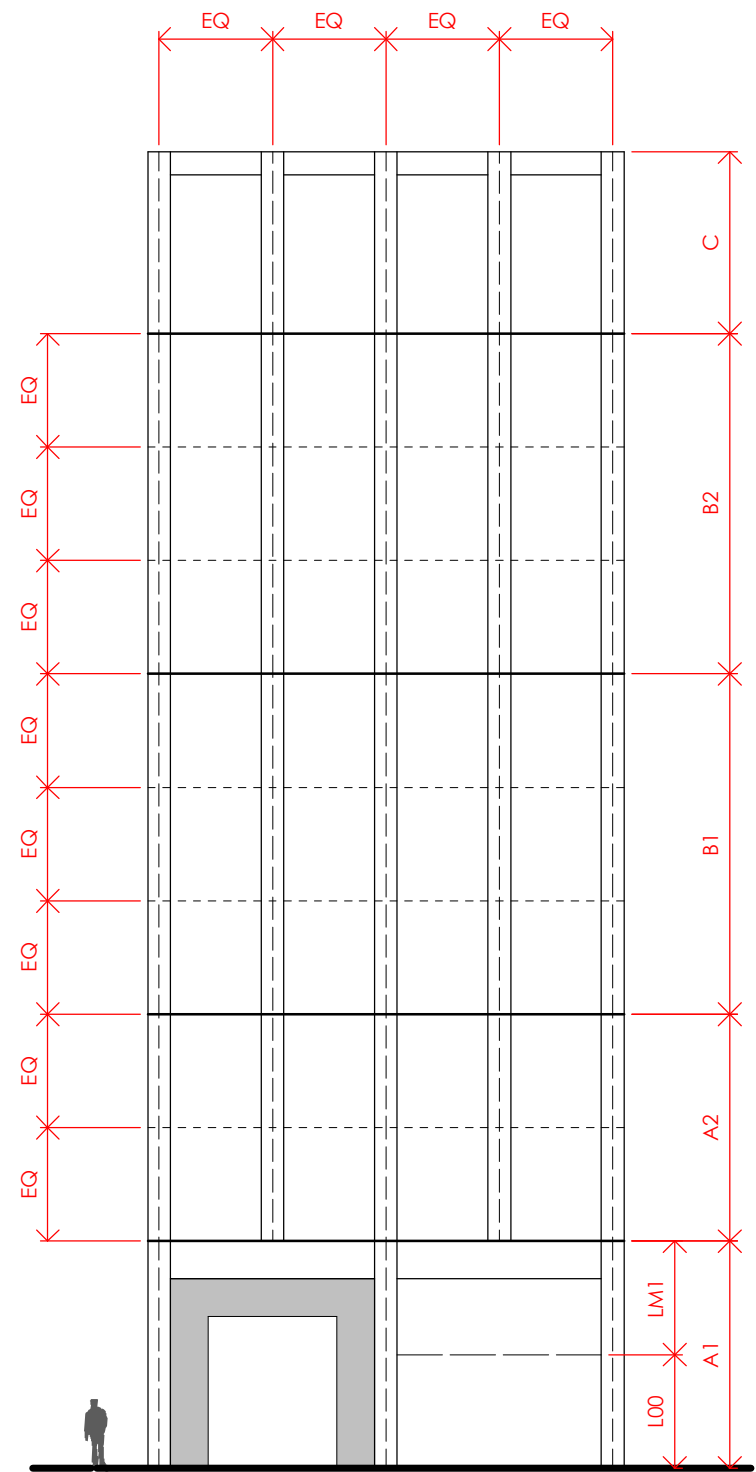


Fig 2.97: Plot 5 - Facade opening strategy

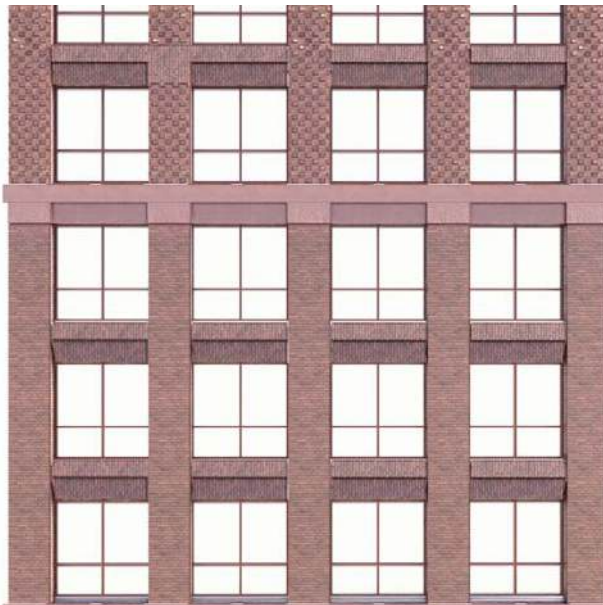


Fig 2.98: Illustrative Plot 5 facade compositions and detailing.

2.5.5 Balconies

SW.B.05

Balconies

Mandatory Design Element

Both cantilevered and recessed balconies are permitted. Projecting balconies must not wrap around corners of buildings.

All balconies must be orthogonal in shape and the balcony arrangement needs to be carefully positioned as part of the overall composition of the façade.

Balustrades can vary in design but their design must be consistent with the overall façade strategy. Recommended materials for balustrades are clear glass, translucent glass or metal balustrade.

Non permitted materials for balustrades are solid, brick, coloured glass or coloured plastic materials.

All balconies must have soffits.

Consideration of the balcony location must be taken into account in order to avoid overlooking of the adjacent plots.

Private amenity must be provided for each home, to be compliant with National and GLA standards.

To provide sufficient space for outdoor furnishing, balconies must be minimum 1.5m deep.

Projecting balconies must follow the maximum extents for projection in Parameter Plan.

Drainage is to be either concealed within the building fabric, or inexceptions integrated into the architectural language.

The adjacent diagrams illustrate the mandatory requirements for building balconies according to the mandatory rules described below.

The rules are illustrated here using Plot 05 as an example. Please also refer to individual plot design codes for additional information.

Limits to the extent of balconies are also described on the parameter plans.

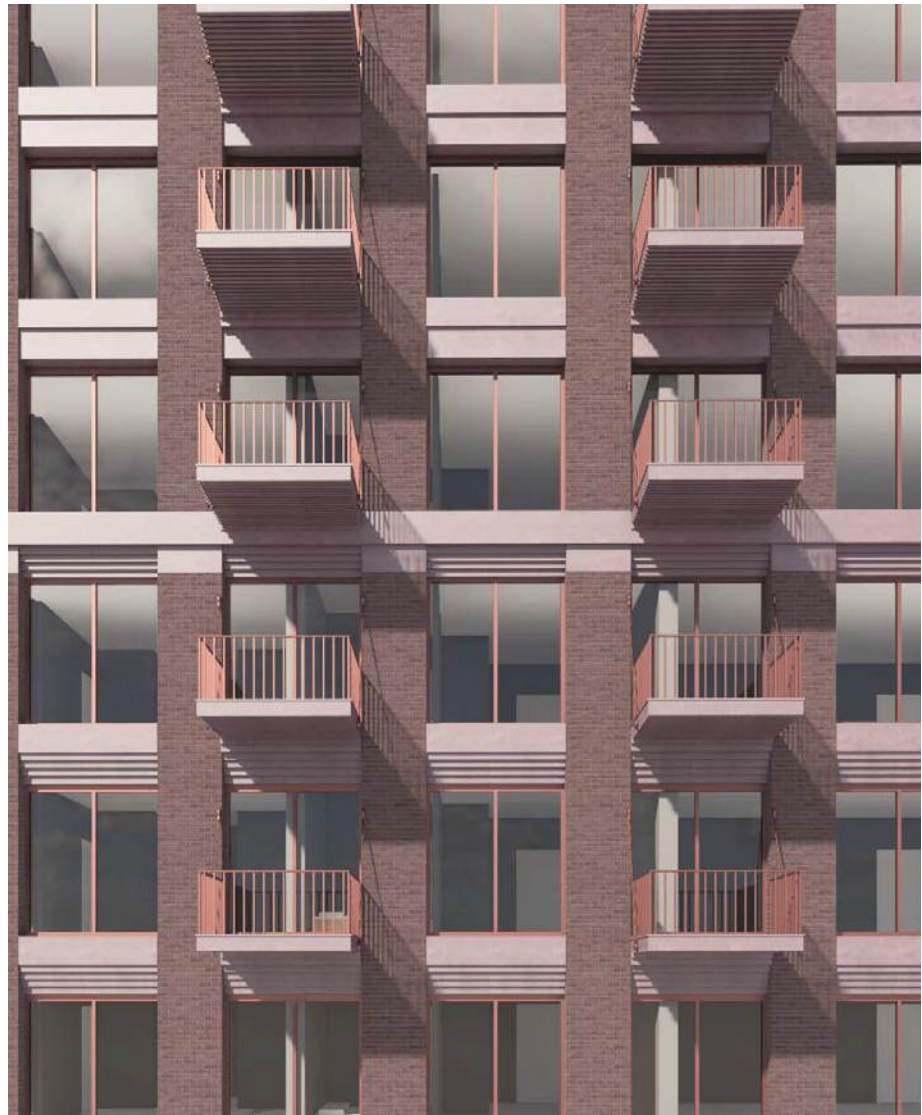


Fig 2.100: Illustrative Plot 5 facade compositions and detailing.



Fig 2.99: Illustrative Plot 5 facade compositions and detailing.

2.5.6 Residential Ceiling height

SW.B.06

Ceiling Height

Mandatory Design Element

All residential floor to ceiling heights must be at least 2.5m.

To ensure sufficient level of light internally, the proposed development sets out consistent floor to ceiling heights for residential uses.

- Ceiling heights at ground floor level will be higher to accommodate entrances and other ancillary uses.



2.5.7 Residential Entrances

SW.B.07

Residential Entrances

Mandatory Design Element

Private and communal residential entrances must be clearly defined.

All primary routes into and around buildings must be step free.

A tenure blind approach to all architecture must be applied throughout the development.

Entrance doors must be glazed to maximise internal daylight in the entrance lobby. There must be a security access entrance call system and post boxes in the entrance lobby.

All residential entrances must have overhead covering for weather protection.

Entrances must carefully integrate with fenestration pattern of the facade above.

Entrance and exit positions must be well lit for secure access and egress throughout the day and night.

Clear signage must be provided for each access location. Signage must be carefully designed to compliment the architectural approach.

To facilitate easy orientation, residential entrances are designed with careful attention through scale and the use of materials. This helps making legible residential entrances within the public realm and adjacent streets.



Fig 2.102: Plot 04.4 A precedent example - Derbyshire Place - Niall McGloughlan



Fig 2.101: Plot 04.4 an example of a residential entrance

2.5.8 Service Entrances

SW.B.08

Service Entrances

Mandatory Design Element

Service entrances must be designed in compliance with Secured by Design.

Service entrances and ventilation grilles must be integrated into the architecture of the building facade with similar datums and frame / louvre colours to other facade elements such as windows and doors.

Service entrances must be coherent throughout the development.

There must be a hierarchy of definition between communal entrances, private entrances and refuse and cycle storage entrances.

All service entrances must meet inclusive design standards.

Main entrances must be easily recognizable, prominent and celebrated (e.g. residential lobby entrances and entrances to shops)

Main entrances must be located on the ground floor

Main entrances must be highly visible with consideration to natural surveillance and overlooking from dwellings and other uses. The use of canopies, recesses, screens and planting must provide shelter upon arrival.

Cycle storage must be predominantly accessed from the courtyards to provide additional security

Cycle storage must have the relevant SBD levels of security including access control

Cycle storage must be directly accessible from the outside so that bikes do not need to be taken through lobbies

Visitor cycle parking to be located within the landscape in close proximity to building entrances and overlooked by active frontage

Refuse stores must allow direct access to external streets



Fig 2.104: Plot 04.4 A precedent example - Derbyshire Place - Niall McGloughlan



Fig 2.103: Plot 02 an example of a service entrance alongside a residential entrance

2.5.9 Privacy between homes

SW.B.09

Privacy

Mandatory Design Element

Proposed layout must avoid overlooking. When planning homes that are of close proximity, the distance between the balcony and window must be carefully planned to ensure no overlooking.

In a high dense development, it is important to ensure sufficient privacy between homes. The positioning of window and balconies between homes of close proximity might cause overlooking issue. Fig. 2.105 and 2.106 illustrate two typical instances where overlooking issue might arise between adjacent homes.

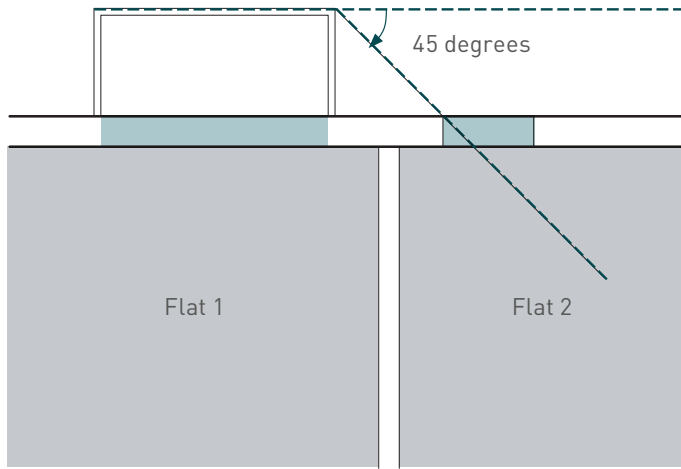


Fig 2.105: Balcony and residential privacy example condition

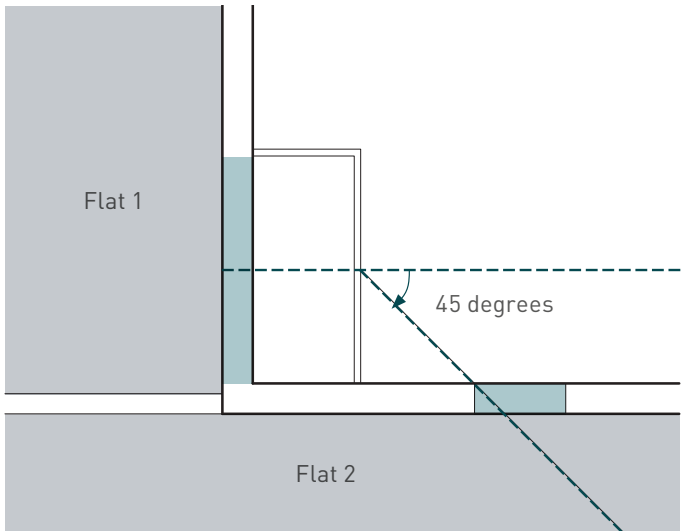


Fig 2.106: Balcony and residential privacy example condition

2.5.10 Waste storage facilities

SW.17

Service Strategy

Mandatory Design Element

Future development must achieve a secured internal refuse store per access core.

The store must be accessed through a single door for security. If this means distance is too long a ventilated lobby from the core is acceptable.

The waste management strategy is based on weekly refuse collections.

Refuse stores are located on the ground level and are easily accessible for residents from the access cores.

The proposed bin stores are sized for weekly collections. They are designed to be usable by residents and do not require a managed system.

2.5.11 Loading bays and emergency vehicle access

The proposed layout has designated loading bay areas for non residential use.

Detailed response that form part of any future RMA submisison should all refer to the Planning Application - Outline Waste Management Strategy and relevant planning policy.

RBKC, Planning for Waste Management – Waste Design Guidelines for Architects (October 2017); and RBKC, Transport and Streets SPD (April 2016).



Fig 2.107: Waste Storage provision

*Waste storage facilities - refer to individual plot by plot design codes and waste management strategy for more information on waste management

2.5.12 Plant

SW.18

Plant

Mandatory Design Element

All plant must be located in internal areas away from perimeter facades where possible

Access and egress from plant areas for servicing personnel must be integrated to the design.

Plant in basement areas to be maximized.

Substations must be located in areas suitable for easy access from the street at ground level

Plant must be designed in accordance with the principles set out in the adjacent diagram.

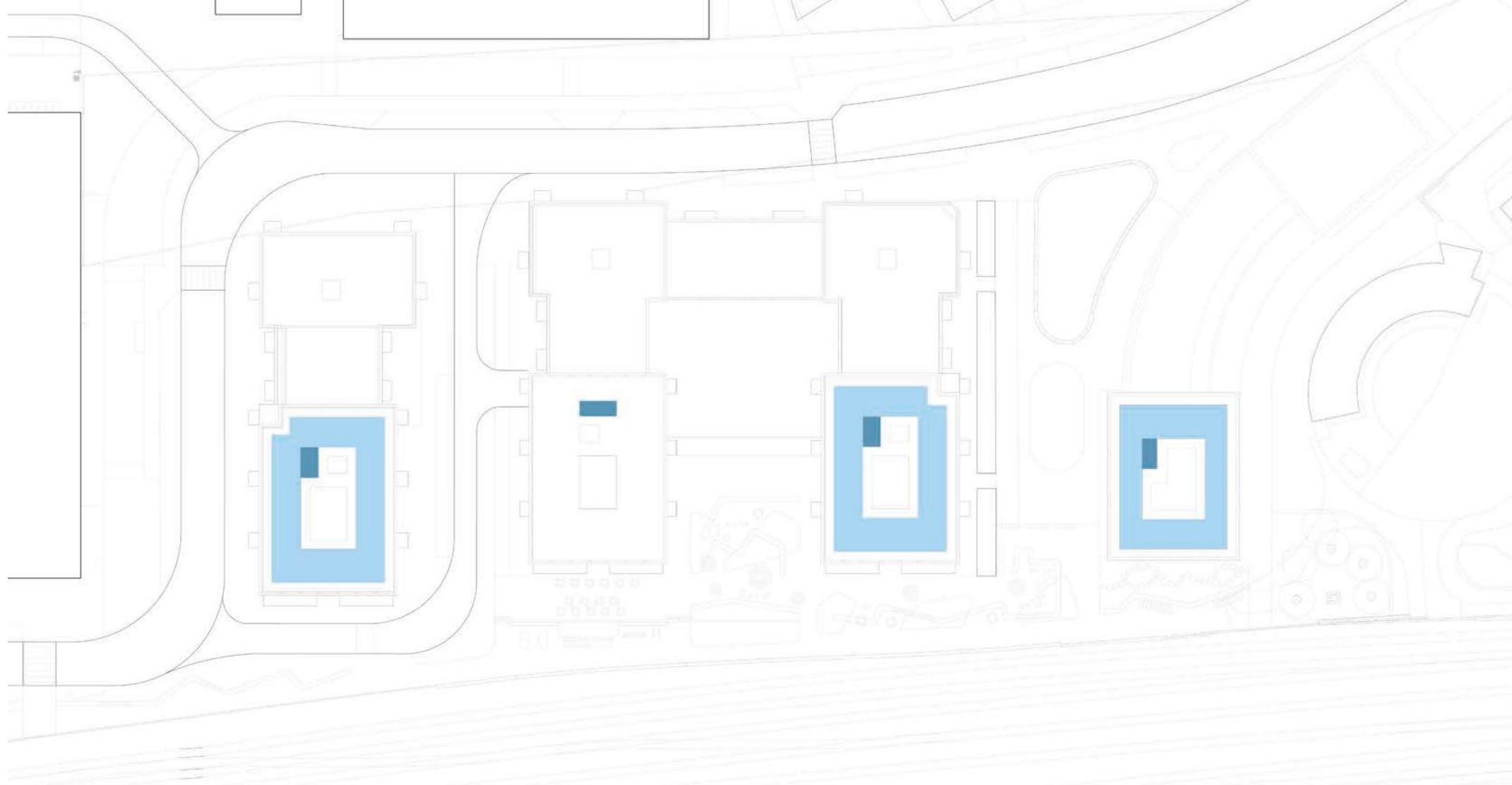


Fig 2.108: Plot 01 - Roof level illustrative plant areas

2.5.13 Privacy and Overlooking

SW.19

Privacy and Overlooking

Mandatory Design Element

The building offset distances shown in fig 2.109 must be achieved as a minimum.

Block guaging has been carefully managed to ensure that every block achieves appropriate standards for privacy and overlooking.

Each block achieves a minimum separation of 18m and in the case of block 1, 5 and 6 this dimension is comfortably exceeded.

To maximise views towards the canal, Plot 04 adopts a more intimate approach to block guaging as communicated in the diagram below.

In order to achieve appropriate offsets within this plot, windows and balconies have been carefully offset to ensure direct overlooking does not occur.

Refer to section 5.5.2 of the Plot 04 design code.

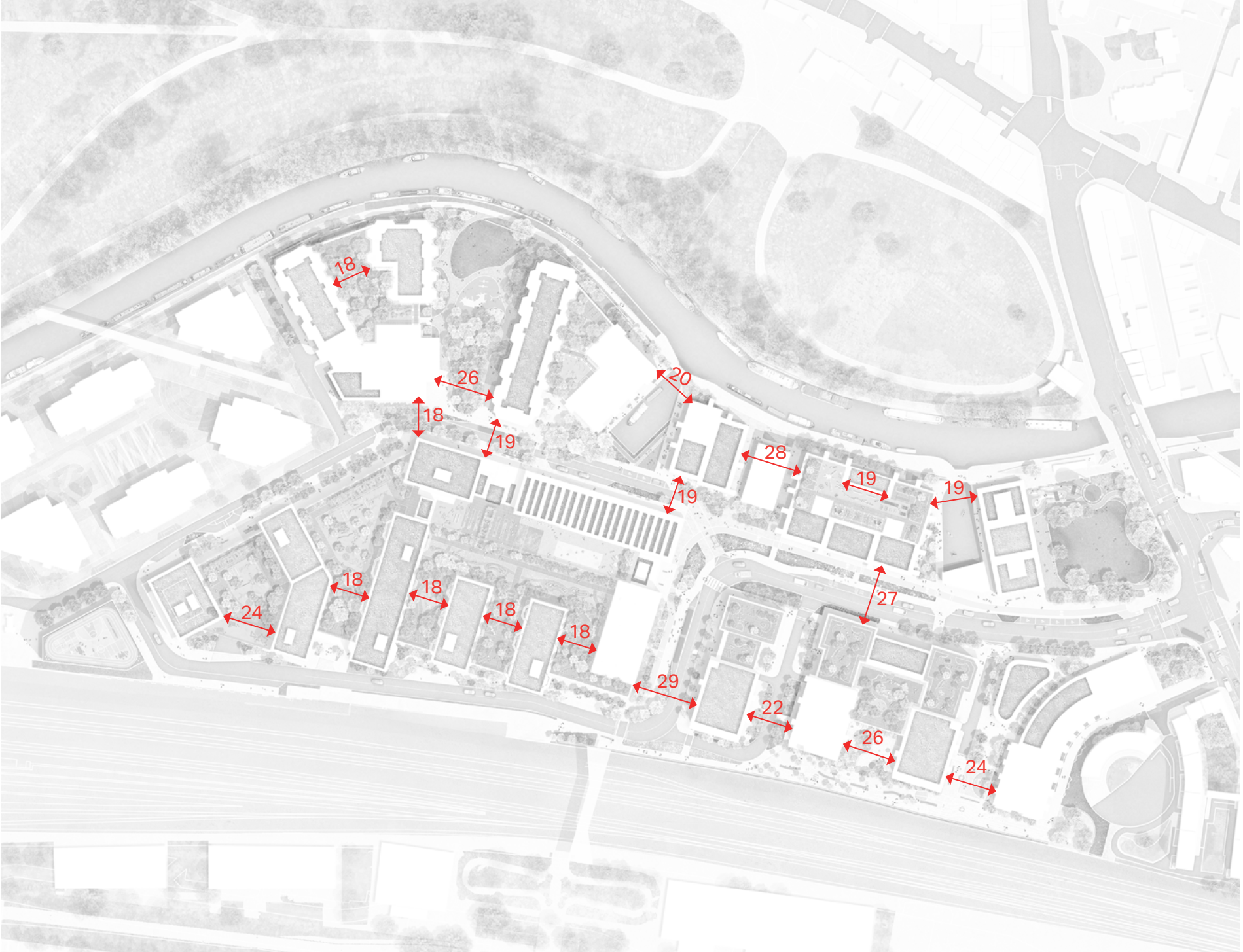


Fig 2.109: Block Guaging, separation distances, privacy and overlooking

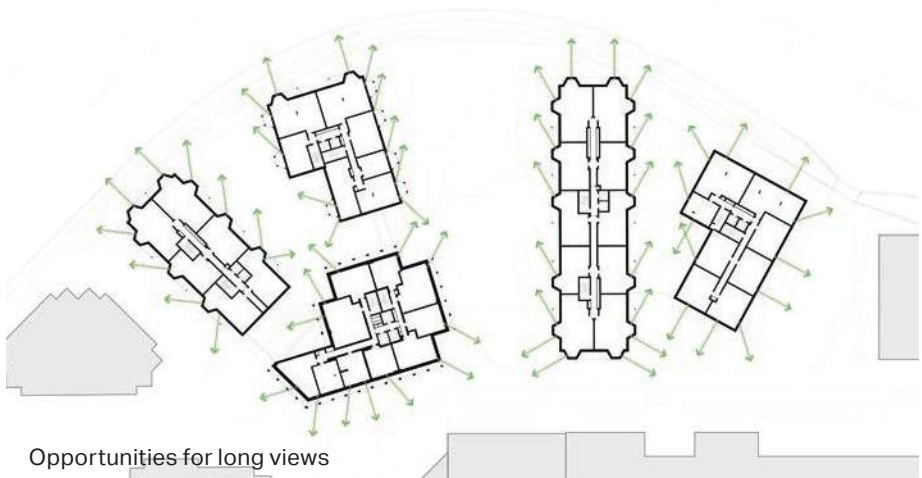


Fig 2.110: Plot 04 - Typical floor highlighting the potential for long views

2.5.14 Cycle storage facilities

A Transport Assessment has been prepared to support the application which details the overall Cycle Parking provision other site-wide strategies. Details of both Long and Short Stay Cycle Parking provision is provided within Section 5.6 of the Transport Assessment.

The adjacent drawing provides an overview of the facilities provided across the masterplan. Residential and Commercial cycle stores have been placed generally within basements across the masterplan, although on street Sheffield stands have also been provided for short stay use. Residential entrances and lifts at ground floor (red arrows) provide a direct means of access into these facilities.



Fig 2.111: Cycle Storage provision within Basements

2.5.15 Waste storage facilities

Estimated residential waste generation has been quantified based on weekly waste generation metrics sourced from RBKC's Planning for Waste Management Waste Design Guidelines for Architects (2017). The site wide and plot-by-plot waste management strategies are summarised within the Outline Waste Management Strategy provided as part of the application.

The adjacent drawing provides an overview of the facilities provided across the masterplan. Additional bin storage provision is provided at basement level to allow frontages to be as active as possible across the masterplan. Waste Storage is provided close to cores across all plots so that travel distances are minimised.

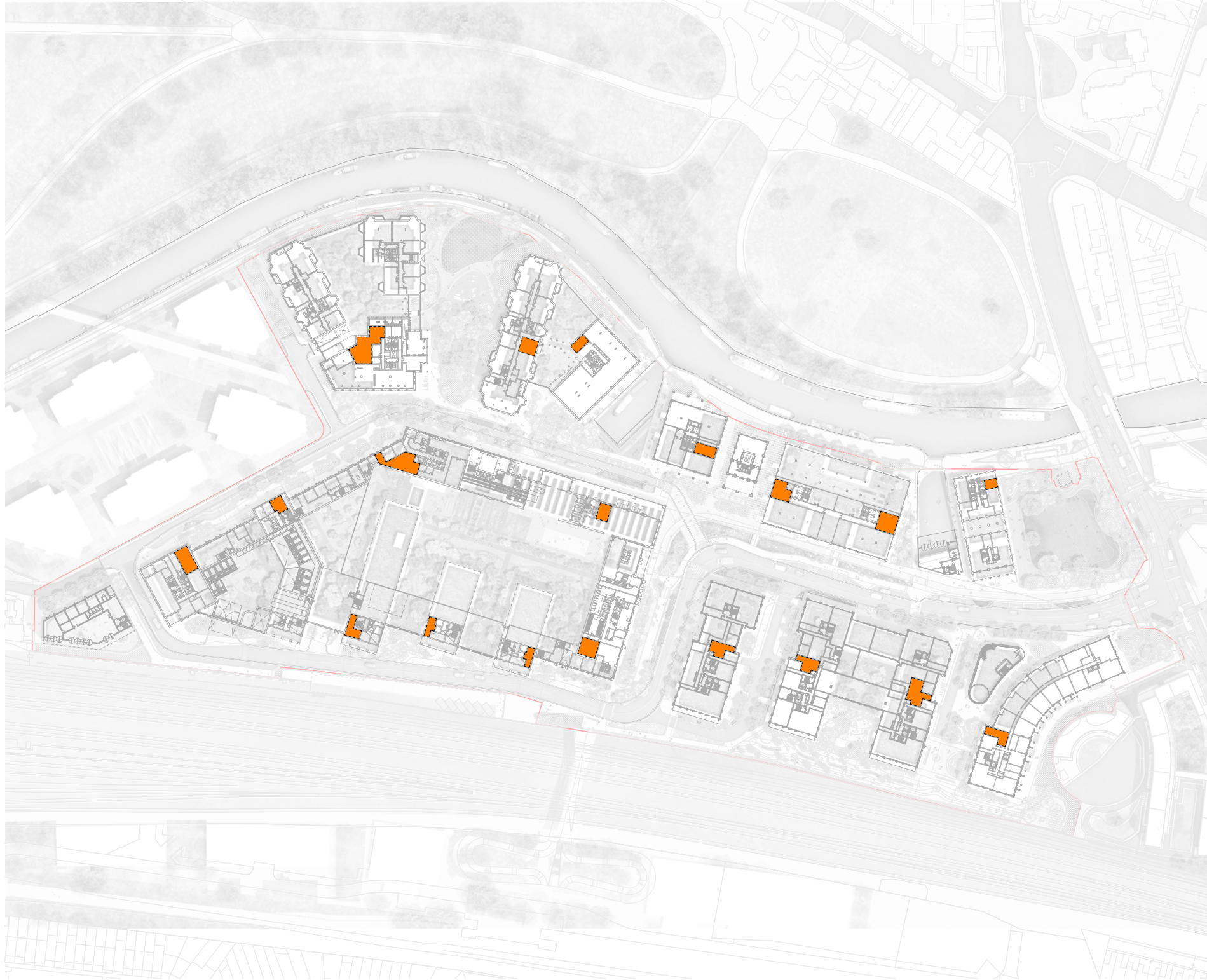


Fig 2.112: Waste Storage provision

2.5.18 Design Iteration

Our masterplan has been developed through multiple design iterations and a vast amount of testing and consultation.

One key piece of design iteration related to residential quality occurred in 2022 and related to the development of a completely remapped design for the illustrative scheme of Plot 01 of the masterplan.

Where previously the design assumed 5 'fingers' of residential buildings and 5 buildings of 20 stories or more in height we revised the design to show 4 residential buildings of which 2 were above 20 stories, we significantly reduced the building height adjacent to our nearby neighbours in Kensal House and increased the distance between the buildings creating a better and wider aspect from the apartments, wider streets and more public realm and landscape.

Another vital component of this design evolution was the introduction of a second escape stair to all buildings to respond to the requirements of the Building Safety Act which came into force in April 2022.

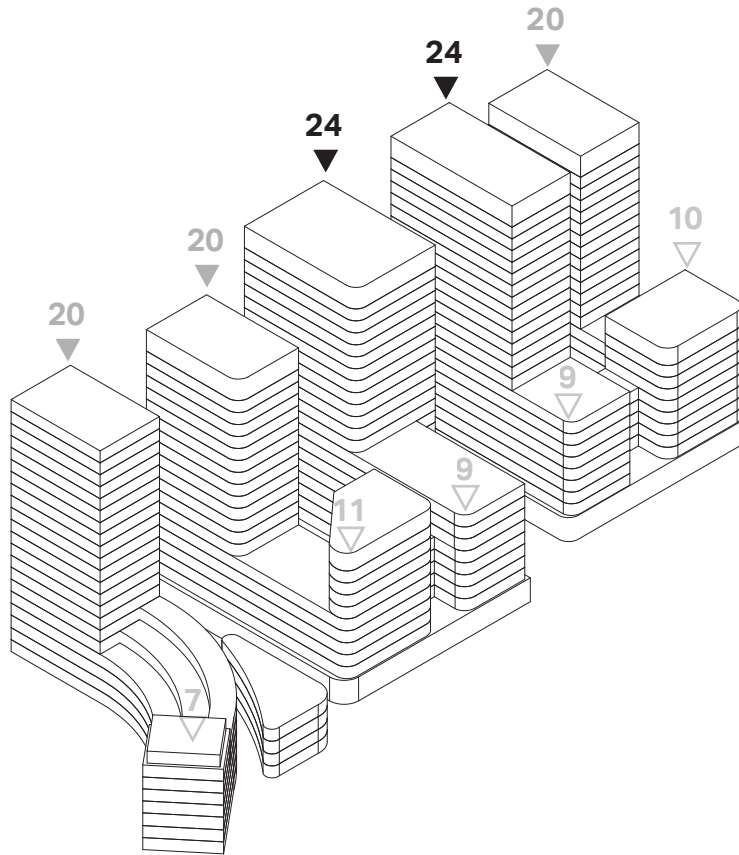


Fig 2.124: The original massing model showing 5 'fingers' of development

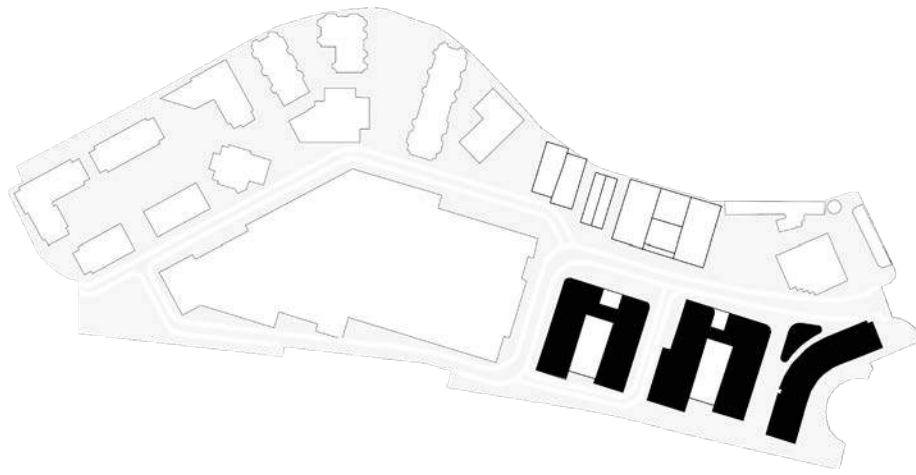


Fig 2.122: The original design showing 5 'fingers' of development

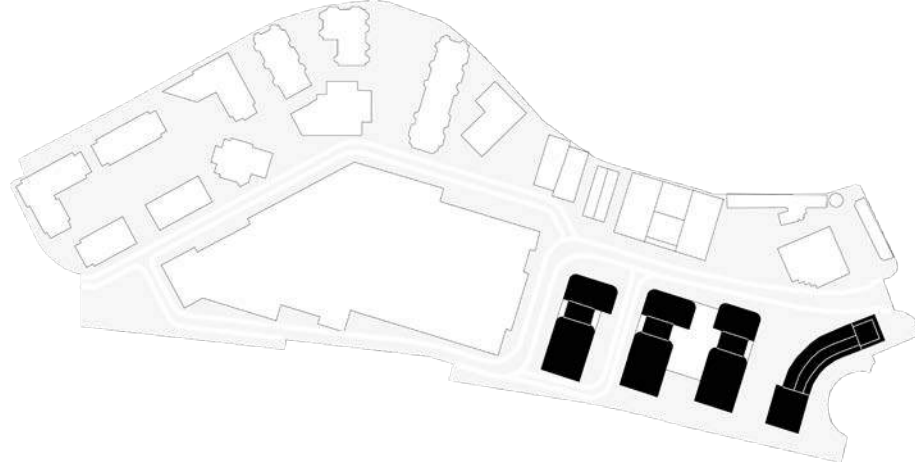


Fig 2.123: The current design showing 4 'fingers' of development



Fig 2.125: The original typical floor arrangement showing 5 'fingers' of development

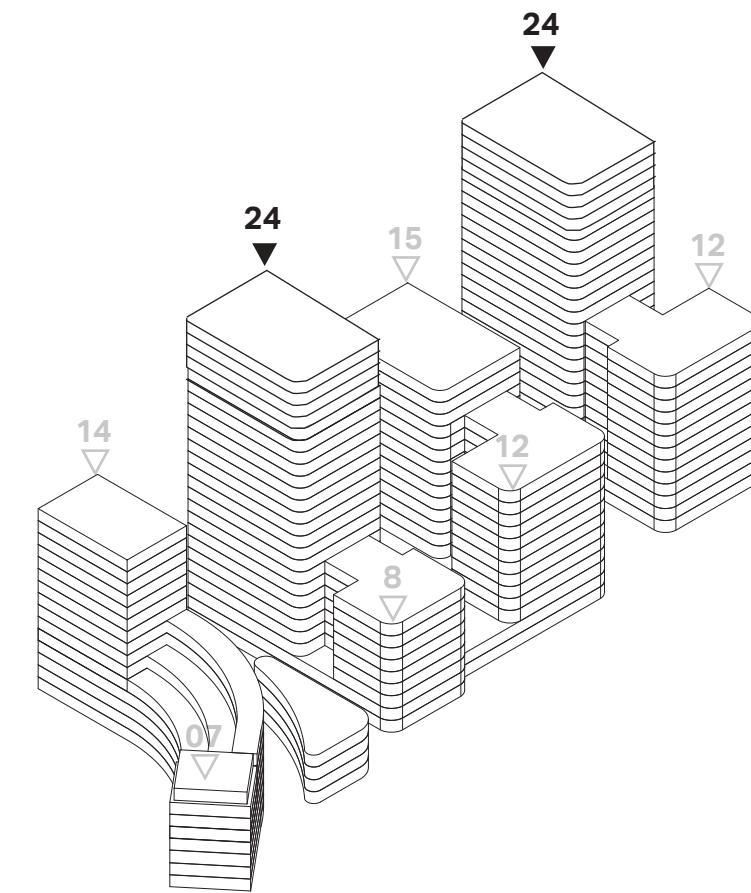


Fig 2.126: The revised massing model showing 4 residential buildings

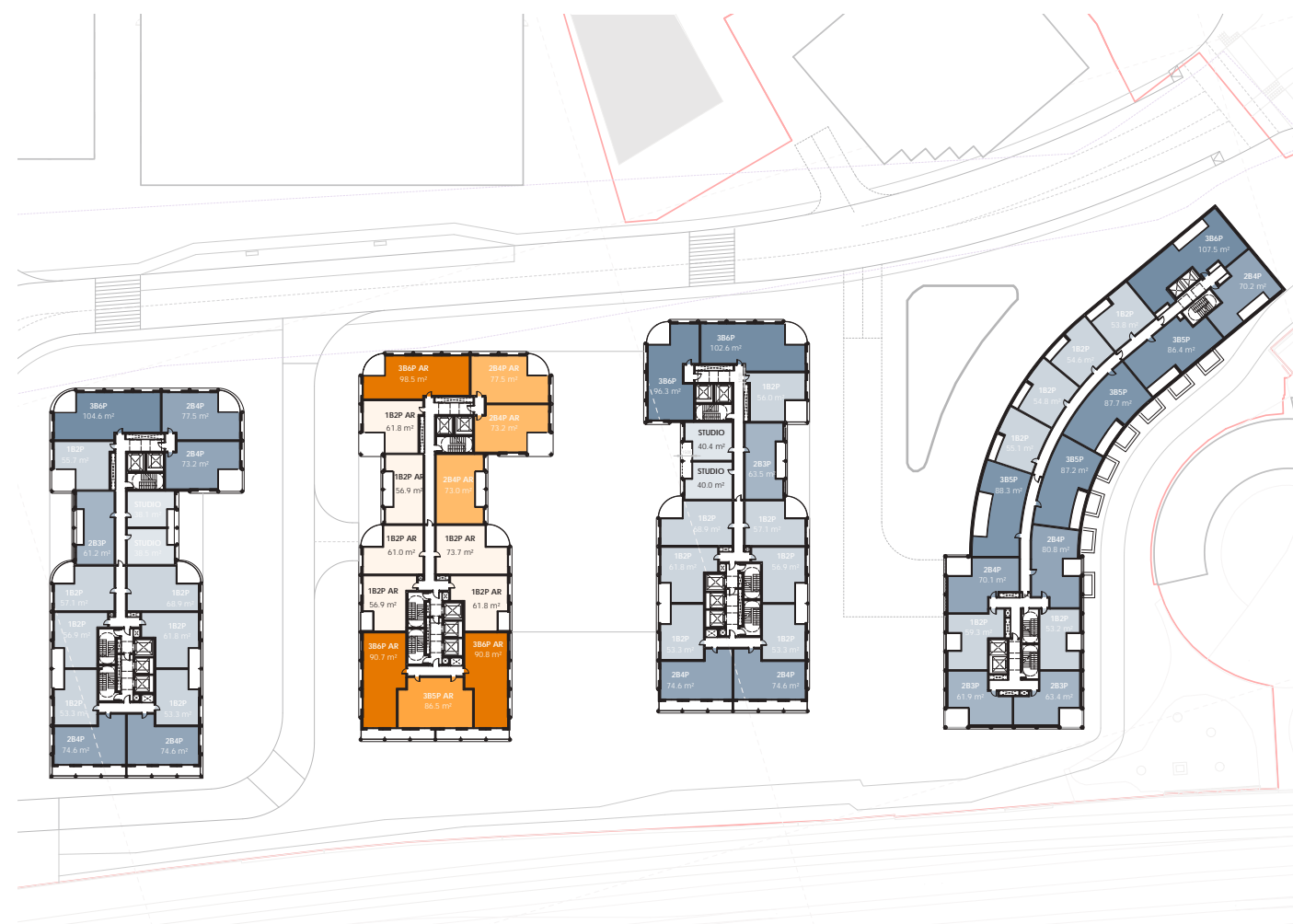


Fig 2.127: The revised typical floor arrangement showing 4 residential buildings

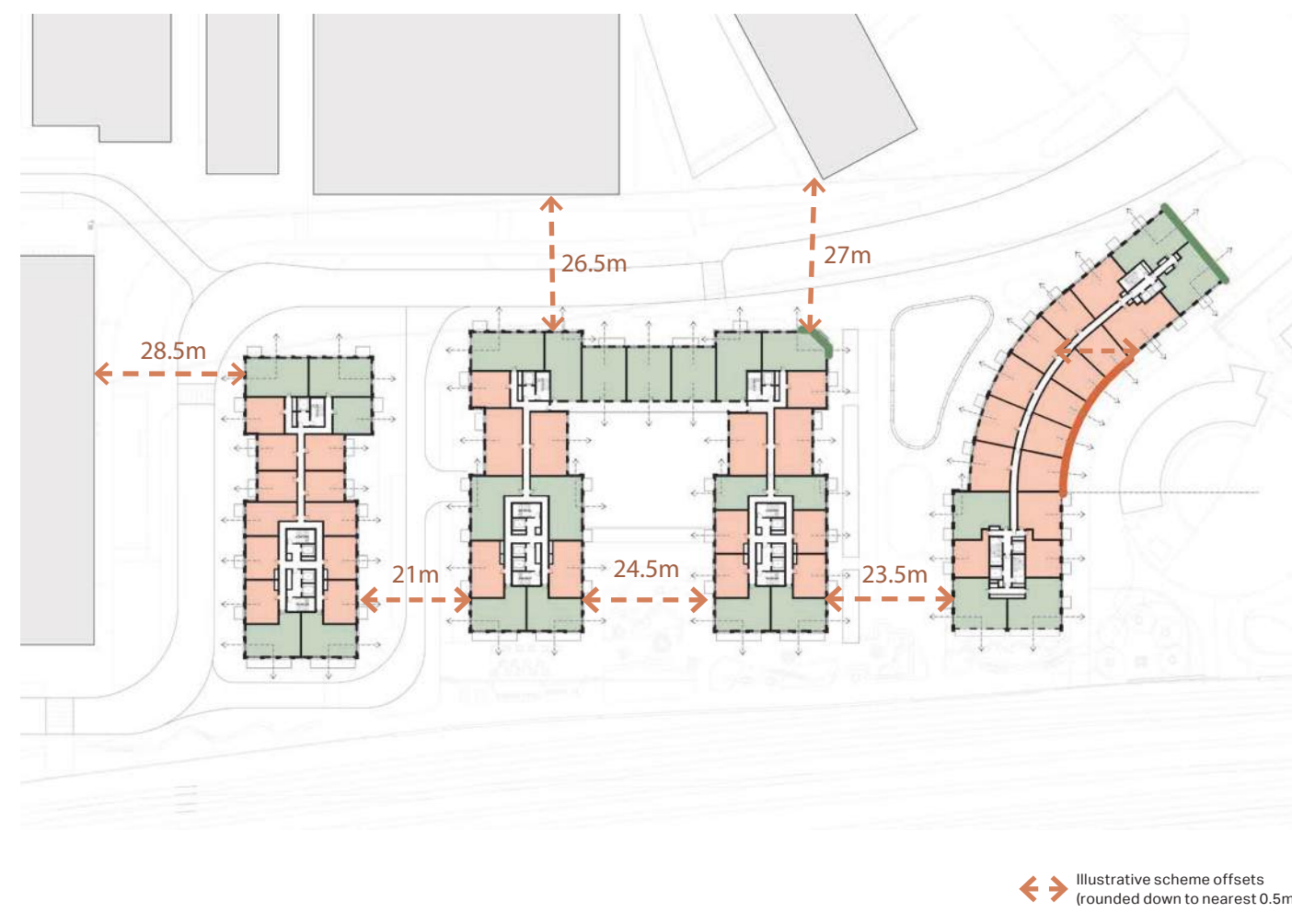


Fig 2.128: The revised typical floor arrangement showing wider spacing between blocks

Illustrative scheme offsets
(rounded down to nearest 0.5m)

2.5.19 Green roof / PV Cells

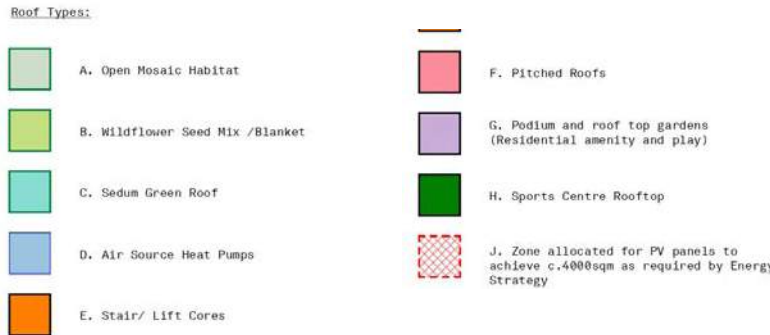
Solar Panels have been implemented on roofs where possible and have been integrated with both Green and Brown roofs.

Areas shown in green on the adjacent drawing are suitable for green roofs and could accommodate Photovoltaics. The areas shown hatched in red equate to c.4000sqm of PV panels required by our Energy Strategy.

Further detail on green roofs are provided within the landscape section of this report and within the Public Realm Strategy.



Fig 2.129: Illustrative Roof Plan



2.5.20 Street based and active frontage

Frontages have been designed to be active wherever possible across the masterplan, to provide vibrancy and life across the masterplan.

Frontages which face the Avenue have been prioritised so that sufficient animation is provided to these areas which have high pedestrian movement from the site entrance to the Sainsbury's Store. This will ensure a lively and dynamic pedestrian journey.

Frontages highlighted blue and yellow benefit from views across the canal and the many garden and amenity spaces across the masterplan. These zones are generally more suited to quieter commercial and residential functions.

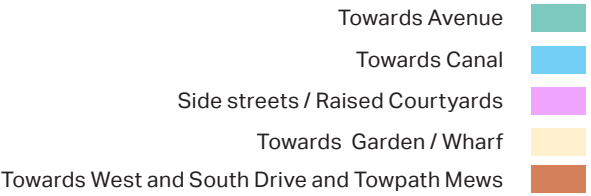
The podium of Plot 02 has been designed to ensure that there is activation of all frontages. The Sainsbury's Store is intrinsic to this, providing 24/7 activity. This is complemented by other commercial uses which front both South and West Drive alongside the residential entrances across the plot.

Purple regions are areas which contain necessary ancillary functions of each plot, such as delivery entrances and plant access requirements. These areas have been minimised wherever possible to maintain as much animation as possible.

Each of the plot focussed chapters within the Design Code provide further detail on the specific functions of each facade and their role within the overall masterplan.



Fig 2.130: Frontage zones at Ground Floor



2.5.21 Coherent, legible and navigable

The masterplan has been designed to prioritise pedestrian movement so that clear and legible routes are created.

The adjacent diagram illustrates how this principle is delivered within the masterplan. All of the northern plots have direct connection to the canal and are almost entirely vehicle free (other than for fire tender access and minimal service vehicle movements). This pedestrian focussed side of the masterplan is linked to Plot 02, where only a single direction road, known as West Drive (utilised predominantly by buses and taxis) separates these areas. Traffic volumes are lower here and speed restrictions will be in place, to ensure pedestrian movement is prioritised.

Plot 01 and its associated gardens then forms the southern area of the masterplan. Again, pedestrian movement is maximised here where vehicle access is restricted. This area provides a large south facing amenity area for residents with clear routes through these gardens.

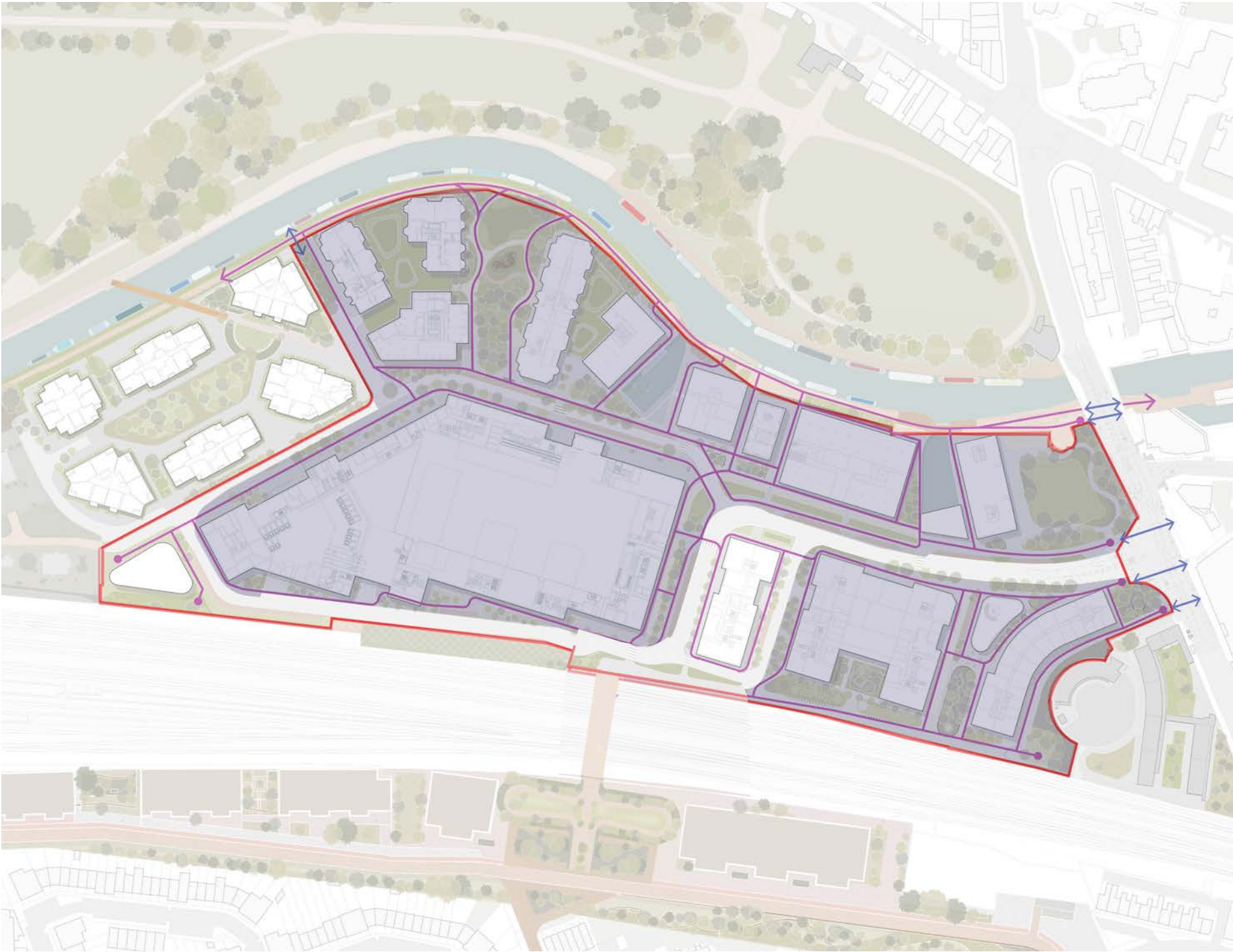


Fig 2.131: Pedestrian movement and priority zones within the masterplan

- Key
- Pedestrian priority zone
 - ↔ Pedestrian route
 - ↔ Site access point

2.5.22 External Playspace

Play space has been positioned within the masterplan according to the prevailing housing type and building uses but also to compliment the environmental conditions within each space.

Further information regarding the play space concept, layout, criteria and metrics can be found in chapter 3 of the design code section.

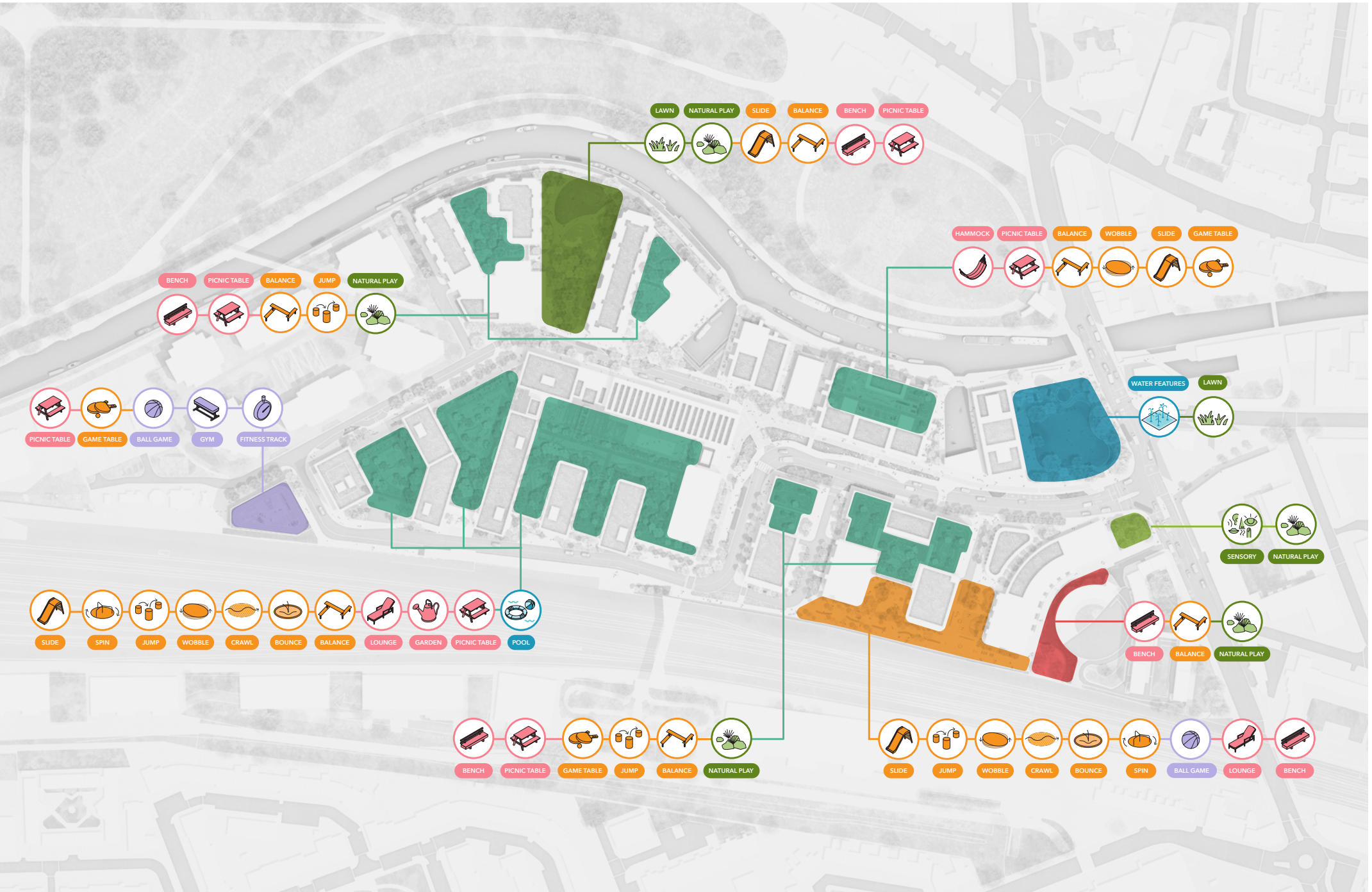


Fig 2.132: Site-wide Play Activity Strategy

2.6 Sustainability Strategy

2.6.1 Approach to Sustainability

The following strategy addresses a wide range of sustainability subject areas and covers various headline sustainability categories. The strategy confirms the applicable policies, the Applicant's aspirations and measures of sustainability that will be implemented at the Proposed Development.

The design has been based on sustainable design and construction principles as informed by planning requirements and industry best practice. It is on this basis that the Five Capitals Model as illustrated in is being applied to capture the multi-faceted sustainability benefits that the Proposed Development will bring to the:

- Application Site
- Local community
- Surrounding businesses, and
- Future occupants and other building users.

2.6.2 Achieving a Sustainable Development

2.6.2.1 The Delivery Framework

The overall energy and sustainability objectives for the Proposed Development have been encapsulated within the Five Capitals Model for Sustainability. More specifically to the energy aspect, the Energy Strategy is being delivered in line with the Energy Hierarchy – please refer to the separate energy strategy submitted in support of this planning application for further detail.

The original idea for the five capitals was introduced by Forum for the Future and it was designed to assist organisations to develop a vision of what sustainability looks like for their operations, products and services.

We have embraced this approach as it promotes a holistic, interdisciplinary approach to sustainability which is aligned with our understanding of sustainable development.

Our strategy is based on the concept of realising real term social, economic and environmental benefits to all stakeholders and investors and thereby generating value and wealth in the communities we create.

2.6.2.2 Environmental Assessment

RBKC policy notes that non-residential development should meet BREEAM 'very good' with 60 per cent of the unweighted credits available in the energy, water and materials sections. The commercial elements of the Proposed Development will target a BREEAM rating of 'Very Good' in line with GLA and RBKC guidance.

Summary

The proposed Ladbroke Grove: Project Flourish development is located in the Royal Borough of Kensington and Chelsea, West London. The proposed scheme will deliver a provision of around 2,500 new homes, retail, commercial and leisure areas.

The non-domestic areas will create a high-quality finish which incorporates 'people centric' design, enhancing the workplace dynamic and creating new opportunities for the local businesses, alongside ensuring that community cultural spaces are maintained.

The energy strategy for Ladbroke Grove: Project Flourish seeks to respond to the climate emergency declared by the Royal Borough of Kensington and Chelsea by adopting low-carbon design while supporting a wider, holistic and balanced approach to sustainability. The energy strategy for the development is a key part of the approach to sustainability.

The ambition for the project is to promote a simple approach to energy efficient and low carbon buildings, that exploits the benefits of current and future technologies, and delivers performance outcomes in practice,minimising carbon emission now and in the future.

This energy strategy approach is based on energy efficient building services systems and controls, and the use of a 5th generation ambient temperature community heat network served by electrically led air source heat pump technology or simply ground temperature.

The Proposed Development is anticipated to achieve up to a 60.10 % carbon emission reduction, compared to the required Part L 2021 notional baseline, based on the incorporation of a low carbon community network, photovoltaic cells and the use of SAP10.2 carbon factors following the Greater London Authority (GLA) guidance.

The proposed electricity-led strategy will not only demonstrate an emission saving compared to a baseline target at present, but will experience continued improvement as the grid continues to decarbonise.

Utilisation of a heat pump strategy will also enable the scheme to be combustion free, facilitating a shift towards clean energy systems which also benefit local air quality and human health.

The Ladbroke Grove: Project Flourish project demonstrates a progressive, forward-thinking approach to energy efficient, low-carbon buildings in both the domestic and non-domestic elements of the design as part of a coherent and holistic approach to sustainability, considering both people and planet.

2.6.2.3 Fabric performance

A 'fabric first' approach has been taken in order to reduce the energy demand and CO2 emissions from the Proposed Development. The overriding objective for the façade design of each building will be to achieve the optimum balance between providing natural daylighting benefits to reduce the use of artificial lighting, the provision of passive solar heating to limit the need for space heating in winter and limiting summertime solar gains to reduce space cooling demands.

2.6.2.4 Mechanical ventilation

Mechanical ventilation and heat recovery units are to be installed within the apartments and high efficiency systems will reduce uncontrolled ventilation in the winter periods. Units installed will have low specific fan power to reduce electrical energy consumption. Natural ventilation is to be promoted where possible. High efficiency, low energy consumption, localised mechanical ventilation with heat recovery (MVHR) systems will be used to help balance thermal comfort and acoustic constraints across the development.

2.6.2.5 Space cooling

Residential

It has not yet been fully determined where window opening will be restricted due to enviornmental constraints (such as local air quality and noise levels) therefore, as such we have assumed cooling will be required to be provided in all dwellings as a worst case assumption (i.e. assuming windows are required to be resticted throughout due to enviornmental constraints). Note, as detailed within the above section, dwellings have been tested against the thermal comfort criteria of TM59 and have been shown to demonstrate compliance with a mixed mode solution (i.e. natural + mechanical ventilation without cooling). Therefore, where it determined that window opening is not required to be restricted, cooling will not be required.

Non-Residential

A provision for cooling via efficient fan coil unit systems and mixed mode ventilation will be supplied to non-domestic commerical office, retail and leisure facilities.

2.6.2.6 Domestic hot water (DHW) system

The Proposed Development will feature water efficient fixtures and fittings including WCs with low flush volumes and flow restrictors on wash hand basins taps and showers to limit overall water consumption in line with the Building Regulations Part G (2013). Mains water consumption designed to meet target of 105 litres or less per person per day in line with policy guidance, this will reduce domestic hot water consumption and therefore thermal energy demands. The apartments and non-domestic areas will take advantage of hot water systems fed by centralised plant.

2.6.2.7 Natural daylight and lighting strategy.

Residential

The residential strategy has utilised the benefits of natural daylight within the apartments to ensure that artificial lighting gain and artificial lighting consumption is minimised. Low energy lighting will be incorporated throughout to reduce electrical energy consumption during times when natural daylight is not available.

Non-residential

In the context of commercial non-domestic spaces, artificial lighting tends to provide a significant contribution to regulated CO2 emissions. As such, the implementation of energy efficient lighting design is paramount to reducing overall emissions for these spaces. Therefore, it is anticipated that the proposed development will be supplied with high efficiency lighting installations representing best practise. Full lighting control systems including daylight linkage and presence detection will also be incorporated into non-domestic design. As well as the reduced energy requirement that will be achieved by implementing these strategies, the contribution to internal heat gains and associated cooling requirements will be reduced. This will further reduce the total energy requirements and CO2 emissions of the building.



Figure 6 Proposed Framework for Sustainability – The Five Capitals Model.

Physical Capital	"Building the future" Creating high quality buildings ensures PHYSICAL VALUE is increased where buildings and infrastructure project an image of design for longevity and allow people to navigate easily on foot/by bicycle.
Social Capital	"Connecting people" By enabling community identity, SOCIAL VALUE is increased where a great place brings people together and creates a community.
Economic Capital	"New opportunities" By ensuring equity for all, ECONOMIC VALUE is increased where all users of a place feel they have a level of ownership of the asset and buy into the outcomes it is seeking to achieve.
Human Capital	"Happy and healthy" With a focus on people, HUMAN VALUE is increased where quality and longevity of life is improved, and happiness is increased.
Natural Capital	"Positive impact" By seeking to achieve positive gain, NATURAL VALUE is increased where existing quality is protected, and new complementary resources are introduced.

Fig 2.133: The Five Capitals Model

2.7 Workspace Strategy

SW.20

Workspace Strategy - Variety

Mandatory Design Element

Non-residential uses must be focussed predominantly within the neighbourhood centre towards the eastern edge of the masterplan.

The design of all non-residential uses across the masterplan is a result of both an extensive consultation process with community groups and businesses within RBKC and has been designed in accordance with the Kensal Canalside Opportunity Area (KCOA) SPD and the 'We Made That' Workspace Strategy alongside best design practices.

The SPD envisages a diverse mix of cultural and creative sector businesses which the masterplan delivers. The following pages evidence how the flexible workspaces within the site have been design in accordance with the 'We Made That' guidance and the aspirations of the SPD.

This section also adheres to the requirements of a workplace strategy as set out within the SPD and 'We made That' documentation which is referenced:

Within our proposals we have provided:

- A mix of unit sizes that reflect the identified 5 spatial typologies for creative and civil society facilities,
 - Office space
 - Studio space
 - Production & rehearsal space
 - Workshop & maker space
 - Flexible community space
- flexible work-spaces.
- lower cost units to house creative activities.

Within this section and within the overall design code we have provided:

- Co-location strategy to ensure complementary mixed-use scheme, incorporating the creative and civic functions.
- An analysis of the quantum of workspace.
- Adaptiveness of the project to accommodate market changes.
- Acoustic and visual buffers.
- Social and messy workspaces.
- Servicing & access. (See individual Plot chapters)

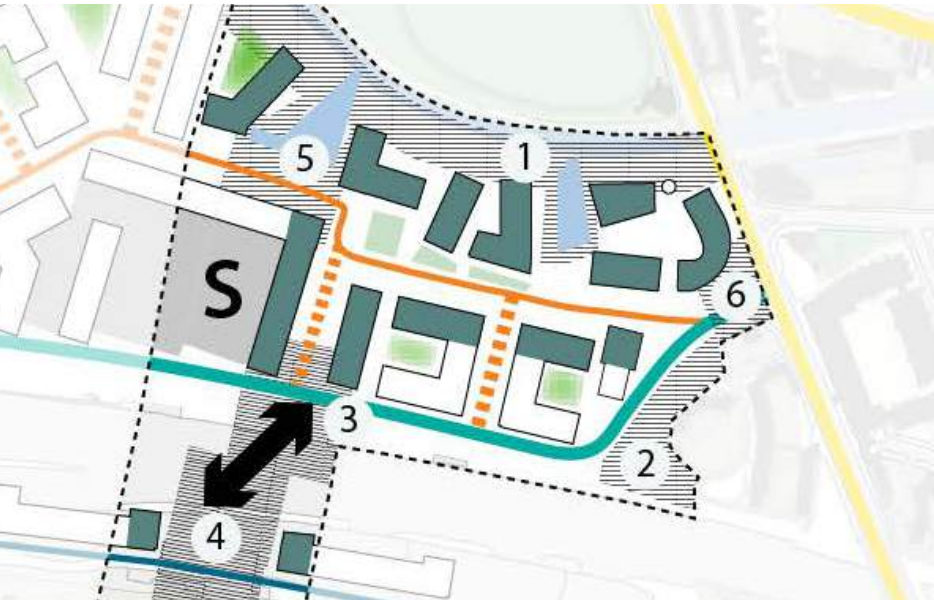


Kensal Canalside Opportunity Area SPD and 'We Made That' Workspace Strategy

The non-residential uses have been focussed primarily to the eastern edge of the masterplan as demonstrated within the SPD, with the Sainsbury's Store lying at the western most point of The Avenue (the High Street). This strategy allows for the western half of the masterplan to be more residential in nature, supplemented by community spaces.

An extract of the non-residential parameter plan has been shown opposite. Specific use types have not been shown on parameter drawings to provide the necessary flexibility in future reserved matters applications; some of which could be made over 5 years from the date of a consented scheme.

Priority areas for non-residential uses



The KCOA SPD workspace strategy



Co-location Strategy

The illustrative uses plan is shown opposite to demonstrate how a range of use types must be delivered across the masterplan to ensure variety and vibrancy and to provide a range of unit sizes suitable for different workspace types.

Cultural and community use must be positioned strategically as shown, to activate the site entrance, frame the bridge landing, and embed community and leisure use in the western, residential edge of the masterplan.

Predominantly, the Avenue must be lined with retail units, to provide sufficient activation and draw pedestrians into the heart of the masterplan.

The new wharf space adjacent Plot 5 must be predominantly lined with Food and beverage units which will benefit from views across the water.

Flexible Workspace units will line the perimeters of the site on Plot 1 and 5 where these types of work environment will benefit from the quieter environment here.

Smaller pavilion buildings are important to placemaking and should house bar and bistro functions to draw people into the site.












The loss of community space within the Boathouse Centre and in Canalside House will be reprovided within Plot 1 and Plot 6.2 as shown in the corresponding design code chapter.

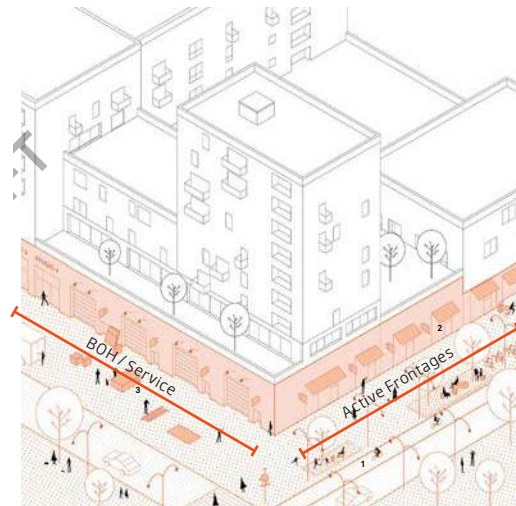
A heirarchy of uses has been created to provide separation between residential and non-residential uses. Residential entrances and back-of house frontages have been provided along the east and west facing side streets of each plot to maximise active frontages facing the Avenue and the canal edge.

Reserved matters applications should adhere to co-location guidance contained within 'We Made That' to ensure noise, servicing and privacy concerns are adequately addressed within detailed proposals.



NON-RESIDENTIAL USE KEY:

 Community/Cultural Space	 Cycle Hub
 Site Parcel Hub	 Pavilion Building (Bar/Bistro)
 Sainsbury's Store	 Plot 02 Club Entrance Building
 Restaurant & Cafe	 Creche
 Independent Retail	 Reprovision of Office Space (Canalside House)
 Workshop / Flexible Workspace	



'We Made That' - Heirarchy to facade design

Workspace Strategy

Metrics:

The non-residential areas within the masterplan (excluding the Sainsbury's Store) currently equate to c.14,600sqm gross internal area. When these areas are broken down by plot the areas are as follows:

Plot 1: c.4,900sqm
Plot 2: c.4,000sqm
Plot 4: c.1,200sqm
Plot 5: c.3,000sqm
Plot 6: c.1,500sqm

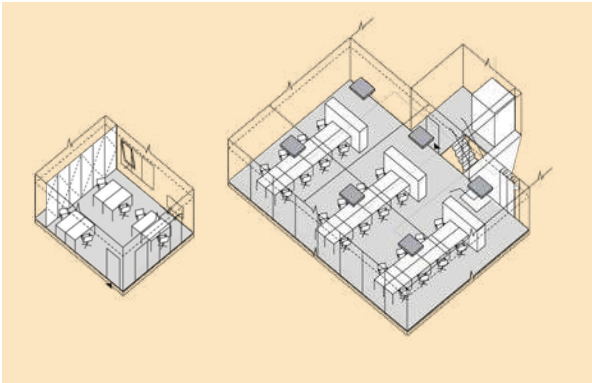
As highlighted previously, the uses which comprise the above include:

- Office space
- Studio space
- Production & rehearsal space
- Workshop & maker space
- Flexible community space
- flexible work-spaces.
- lower cost units to house creative activities.

Size and Adaptability:

The following pages demonstrate where units of this scale have been incorporated across the masterplan. Layouts are have been designed to be inherently flexible in size, enabling larger units to be subdivided to create smaller units where required.

The ground floor of each of the illustrative plot designs have been sized to accommodate the maximum internal floor to ceiling heights of 4.5m required by the majority of these typologies, whilst the building parameters allow these to be increased further if required at reserved matters stage.



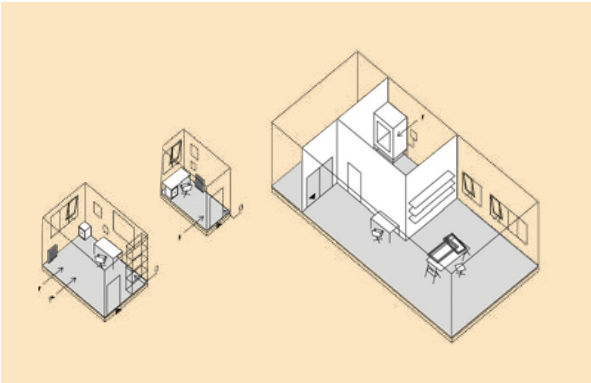
1. Office space p12

S/M

Floor area (11m² - 150m²)
Internal floor to ceiling height 2.9-4.4m (B1a,B1b)
4.5-8m (B1b,B1c)

L/XL

Floor area (150m² - 500m²)
Internal floor to ceiling height 2.9-4.4m (B1a, B1b)
4.5-8m (B1b,B1c)



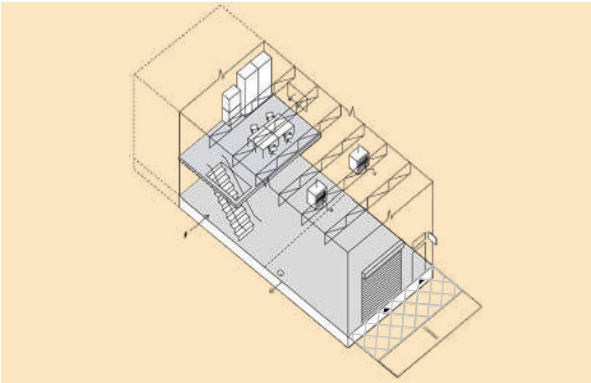
2. Studio space p15

XS/S

Floor area (11m² - 32m²)
Internal floor to ceiling height 2.9-4.4m

M/L

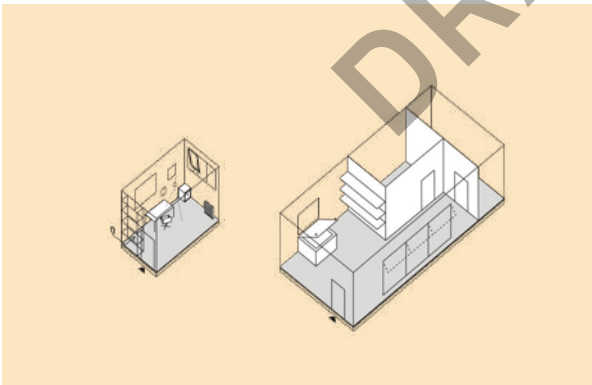
Floor area (32m² - 500m²)
Internal floor to ceiling height 2.9-4.4m (B1a, B1b)



3. Production & rehearsal space p18

M/L

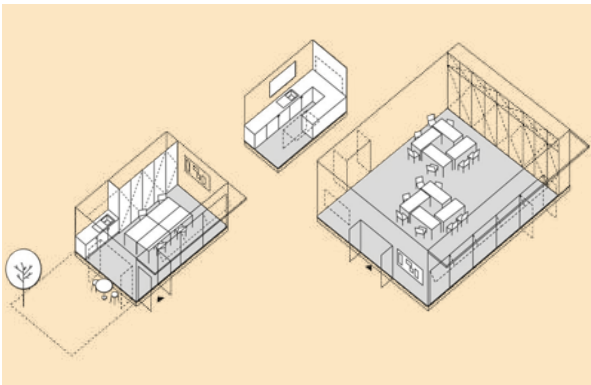
Floor area (32m² - 500m²)
Internal floor to ceiling height 2.9-4.4m (B1a,B1b)



4. Workshop & makerspace p20

S/M

Floor area (11m² - 150m²)
Internal floor to ceiling height 2.9-4.4m (B1a,B1b)
4.5-8m (B1b,B1c)



5. Flexible community space p22

S

Floor area (11m² - 32m²)
Internal floor to ceiling height 2.9-4.4m

M

Floor area (32m² - 150m²)
Internal floor to ceiling height 2.9-4.4m (B1a, B1b)
4.5-8m (B1b,B1c)

Extract from 'We Made That' creative workspace guidance

Size and Adaptability:

The following pages identify a number of typical non-residential unit sizes in plots across the masterplan. Plot 1 has been illustrated to convey the principle of inherent flexibility and adaptability incorporated into the design.

Plot 1 contains a range of units sizes with the following indicative use types:

1. Cycle Hub - c.200sqm
2. Creche - c.200sqm
3. Flexible Workspace - c.200sqm
4. Flexible Workspace - c.100sqm
5. Retail Unit - 50sqm

These units are sized to accommodate medium to large scale office space, workshop spaces, community space or studio space as defined within 'We Made That'. When sized at this scale each unit could be further subdivided to deliver smaller unit sizes of c.50sqm each to provide a more diverse range of units.

Window modules, planning modules and structural grids must be coordinated to provide for future flexibility and to allow a larger unit to be sub-divided into smaller unit sizes if required.



Plot 1 Non-Residential Uses



Plot 1 Illustrative Non-residential frontages



Size and Adaptability:

Here, a range of non-residential unit sizes are illustrated for Plot 5 and 6.

1. Plot 5: Flexible Workspace - c.900sqm
2. Plot 6: Community Use (Music Studio) - c.100sqm

As defined on the previous page, the structural grid and regular facade module of each plot allows each unit to be further subdivided. For example, the large workspace facing the canal on Plot 5 could be subdivided along the column lines to create 9 individual units of 100sqm each, aligned to a small to medium scale unit as described within 'We Made That'



Plot 1 Non-Residential Uses



Plot 6 Illustrative Non-residential frontages



Plot 5 Illustrative Non-residential frontages

2.8 Cultural Strategy

The cultural strategy for Ladbroke Grove is embedded within the masterplan as an integral part of making a successful place, both during the construction phase and once the site is completed.

The planning submission contains significant detail of the approach within both the Cultural Placemaking Strategy (document: 167-FUT001-Z-XX-DC-Y-RP-0001_Ver1) as well as the Design and Access Statement and appendices.

This section highlights a commitment to delivering cultural space and provides mandatory design elements to be achieved in reserved matters applications. This section also highlights how this can be achieved as the development is phased.



Extract from Pre-app presentation by Churchill and Partners : 07.06.23 - Illustrative retail strategy.

CULTURAL STRATEGY TIMELINE

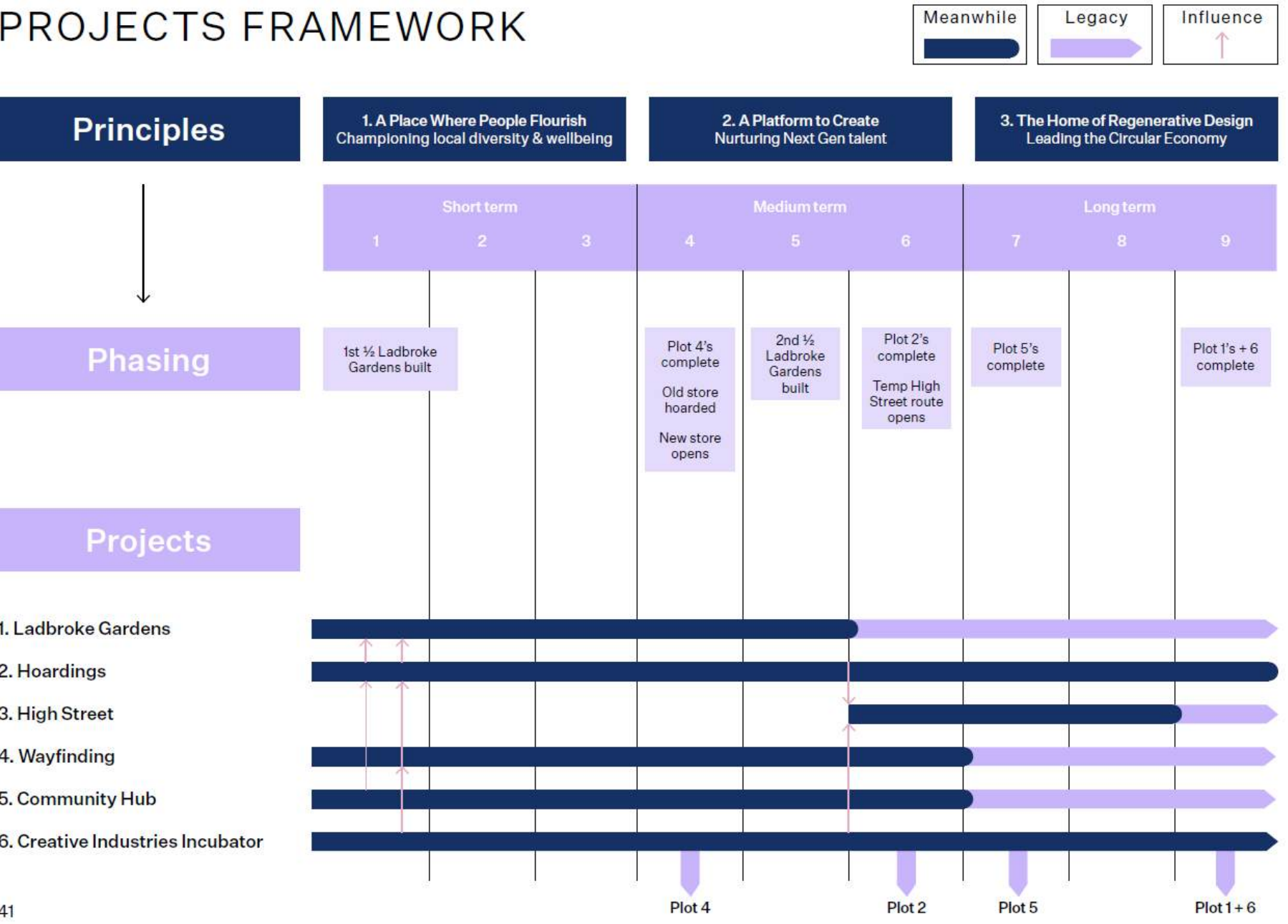
The table opposite is extracted from the Cultural Placemaking Strategy and indicates the key phases as the masterplan develops (Doc Ref: 167-FUT001-Z-XX-DC-Y-RP-0001 Revision: P01).

The following pages illustrate these three key phases in the development; short, medium and long term, and highlight where cultural venues (alongside other non-residential uses) will be incorporated across the masterplan as it is delivered.

Key cultural projects to be delivered in each phase are shown below. These are explored in greater detail within this section and the DAS Appendices.

- Ladbroke Gardens
- Hoardings
- High Street
- Wayfinding
- Community Hub
- Creative Industries Incubator

PROJECTS FRAMEWORK



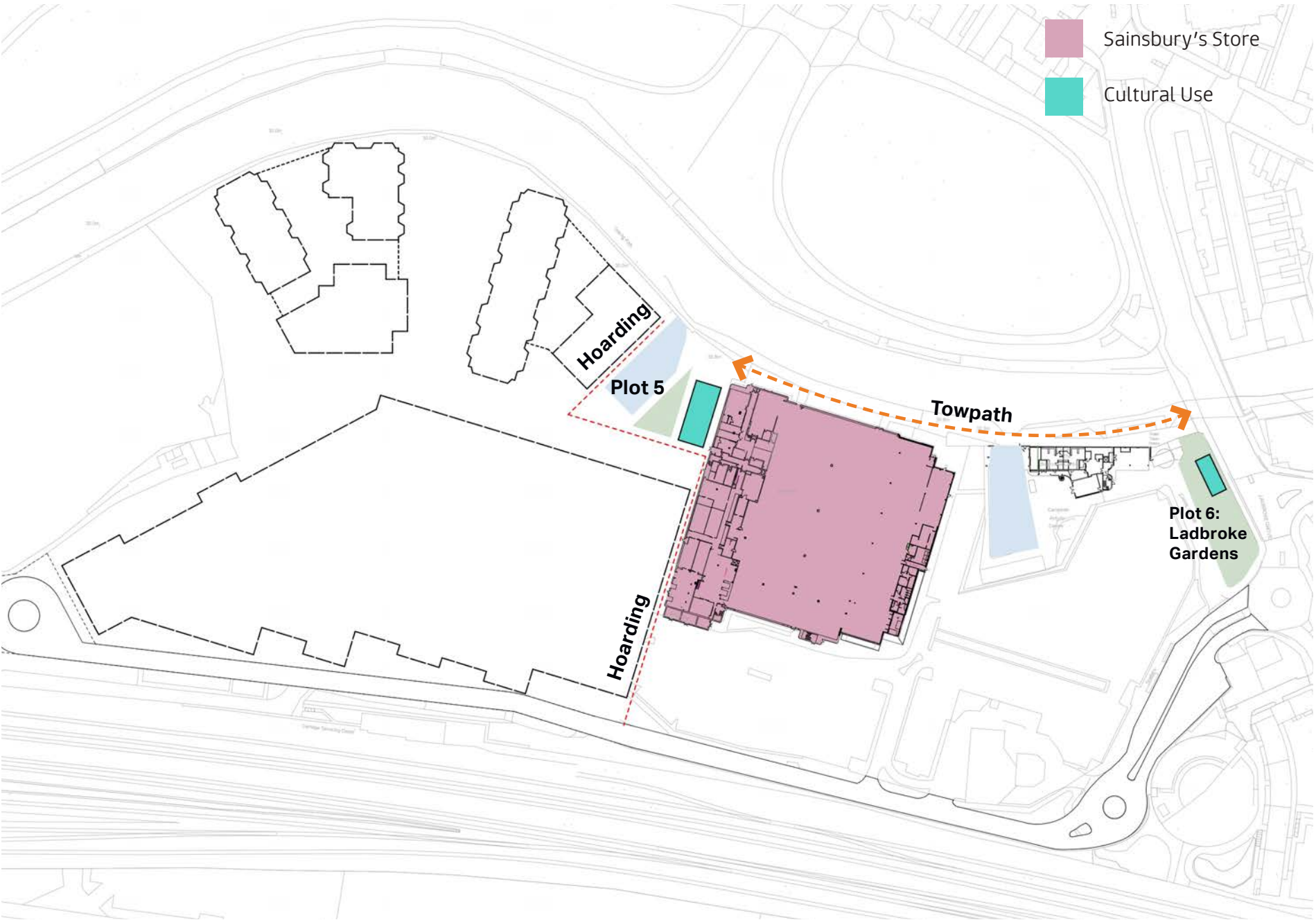
SHORT TERM CULTURAL STRATEGY

The first three years of development will be focussed on the delivery of the western half of the masterplan, while the existing Sainsbury's Store remains in operation.

Key features to be delivered during this phase:

- Construction of South and West Drive
- Construction of Plot 2 and Plot 4
- Plot 5 New wharf, temporary community hub and associated green space
- Plot 6: Demolition of Canalside House and creation of new public park and temporary pavilion. This could house temporary creative workspace and business support programme for incubating future enterprises for the development and local area.
- Wayfinding introduced along canal edge to draw people into the site
- Site Hoardings (red dashed lines) will integrate art from the local community.

Within this phase the existing footpath along the canal edge will become an important route in allowing pedestrians and cyclists into the development as it emerges, whilst retaining the existing pedestrian routes into the existing Sainsbury's Store.



Meanwhile Use: Short Term Cultural Strategy



Hoardings featuring local art trail

MEDIUM TERM CULTURAL STRATEGY

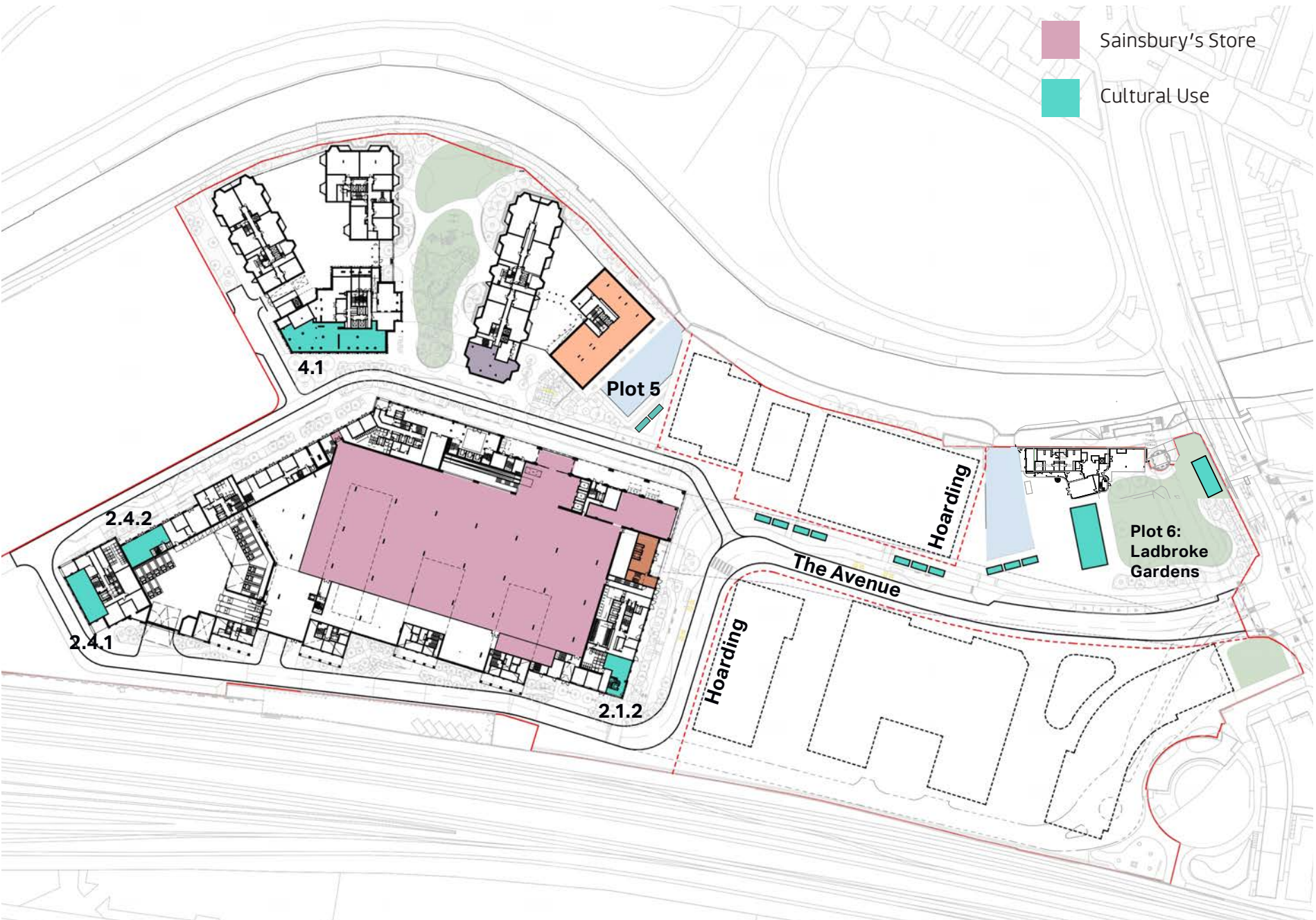
The following three years of development (years 4 to 6) will see the opening of the new Sainsbury's Store.

Key features to be delivered during this phase:

- Plot 2 and Plot 4 Completed
- Plot 6 park extended west once the Sainsbury's Store carpark has been removed and introduction of Temporary Community Hub
- Construction begins on Plot 5 and 1
- The existing road from the site entrance to be demolished and the Avenue constructed along with associated pavements, landscape and dedicated cycle routes.

Key cultural projects to be delivered include:

- Ladbroke Gardens: Play and recreation, cultural events and public art
- Wayfinding included across the site
- Hoardings (red dashed lines)- creative arts commissioned from local artists and community members (dashed red lines)
- Plot 5 New Wharf: Pop up businesses
- Plot 4.1: Incubator Unit / Creative Arts Hub
- Plot 2.4.1: Community Art Studio
- Plot 2.4.2: Community Hall
- Plot 2.1.2: Community Cafe
- Plot 6: Temporary Community Hub facing Ladbroke Gardens. This could include expansion of temporary creative workspace and business support programme
- High Street (The Avenue): pop-up businesses and cultural projects - The units shown are 2.44m x 6m; the dimensions of a shipping container which are frequently utilised for meanwhile use. The Avenue is proportioned to house these units whilst retaining generous areas for use by both pedestrians and cyclists.



Meanwhile Use: Medium Term Cultural Strategy

LONG TERM CULTURAL STRATEGY

The final years of construction will see the completion of all plots, roads and public realm across the masterplan.

Key features to be delivered during this phase:

- Plot 1, Plot 5 and Plot 6 Completed
- Canalside Centre demolished and its housing, office space and canoe club relocated within the masterplan.
- Sports facilities constructed
- Plot 6 park completed alongside associated Playspace
- All public realm landscape features and roadways completed.

Key cultural venues within the masterplan to include:

- Ladbroke Gardens: Play and recreation, cultural events and public art, including playing host to the Notting Hill Carnival
- Wayfinding included across the site
- Plot 4.1 - Incubator Unit / Creative Arts Hub
- Plot 2.4.1 - Community Art Studio
- Plot 2.4.2 - Community Hall
- Plot 2.1.2 - Community Cafe
- Plot 2.9.1 - Sports Hub
- Plot 6.1.1 - Music Studio
- Plot 6.1.2 - Recording Studio
- Plot 6.2.1 - Rowing Club
- The potential for pop up markets and events exists across the masterplan once completed. Ladbroke Gardens and the Avenue are both well suited to house these types of project due to the scale of these areas of public realm.



Long Term Cultural Strategy

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Fig 2.134: An aerial view of the existing site from the north



Fig 2.136: An aerial view of the proposed illustrative masterplan

P2 REVISIONS - 14th March 2025

P2 ISSUE - REISSUE IN RESPONSE TO RBKC AND GLA COMMENTS

**Mandatory Design Code Element Numbering System
Added / Document reformatted.**

3.0 Landscape

Executive Summary

This section of the Design Guide relates to the portion of the Application submitted in outline as shown in the diagram adjacent. The principles and strategies set out in this document have been developed alongside the Detailed Application to ensure a coherent approach.

The Illustrative Masterplan used throughout this section of the document (and within the accompanying Landscape and Public Realm Strategy) applies the key landscape principles and provides one way in which the control documents could be interpreted to deliver a high quality scheme. Some of the diagrams and illustrations include land outside of the redline application boundary to illustrate how the future proposals could co-ordinate with adjoining land outside of the control of the applicant.

This section of the Design Guide should be read in conjunction with the separate document titled ‘Landscape and Public Realm Strategy’.

3.9.1 Introduction

The following pages within this section relate to the landscape elements within the outline portion of the application. The separation of detailed and outline applications has been highlighted in the diagram adjacent.

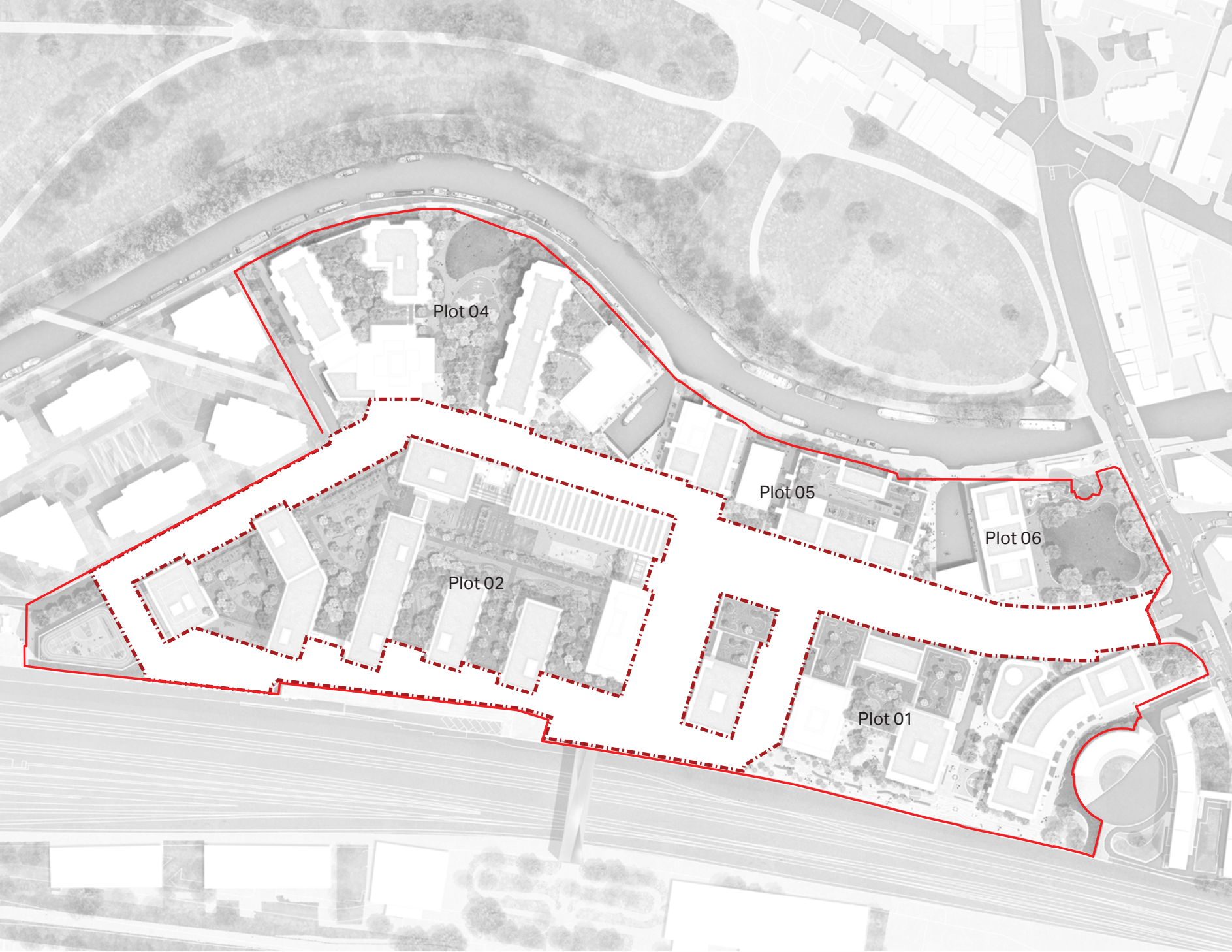


Fig 3.1: Planning Boundaries Plan

- Outline Planning Application Boundary
- Detailed Planning Application Boundary

3.1 Open Space Principles

3.1.1 Introduction

The design and development of the masterplan has been considered with several overarching principles. The key principles in relation to the Public Realm and Landscape of the development are:

- Sustainability: Environmental, social and cultural sustainability should be taken into consideration throughout the design process and into the reserved matters phase. The use of sustainable urban drainage features should be used throughout. Low carbon materials, material reuse, promotion of sustainable transport modes are also encouraged.
- Hard landscape: A simple and unified palette of high quality and durable materials that relates to the surrounding context shall be used for the landscape and public realm. Materials should provide a legible heirarchy and aid in wayfinding. Primary highways should be designed to adoptable standards.
- Biodiversity: A range of features to improve biodiversity and ecological value must be integrated into the proposals including biodiverse roofs, open mosaic habitat, native scrub, woodland and wildflower grasslands. Proposals must knit into the surrounding context and consider the close proximity of several SINC sites. More information on specific sites and their importance can be found within the 'Landscape and Public Realm Strategy' document.
- Soft landscape: Planting should balance aesthetic, ecological and maintenance considerations. Plant species to be selected for their seasonal interest, adaptability and suitability for location in addition to providing ecological value.
- Accessibility: Legibility and wayfinding on site for pedestrian thoroughfares should follow all relevant best practice guidance. All play areas should have inclusive features and be designed to meet the relevant regulations and follow best practice guidance.

The diagram adjacent represents the conceptual masterplan principles which has driven the design and character of each of the principal landscape spaces. The concept considers the microclimatic conditions the site offers as well as the surrounding contextual character at the site boundary.

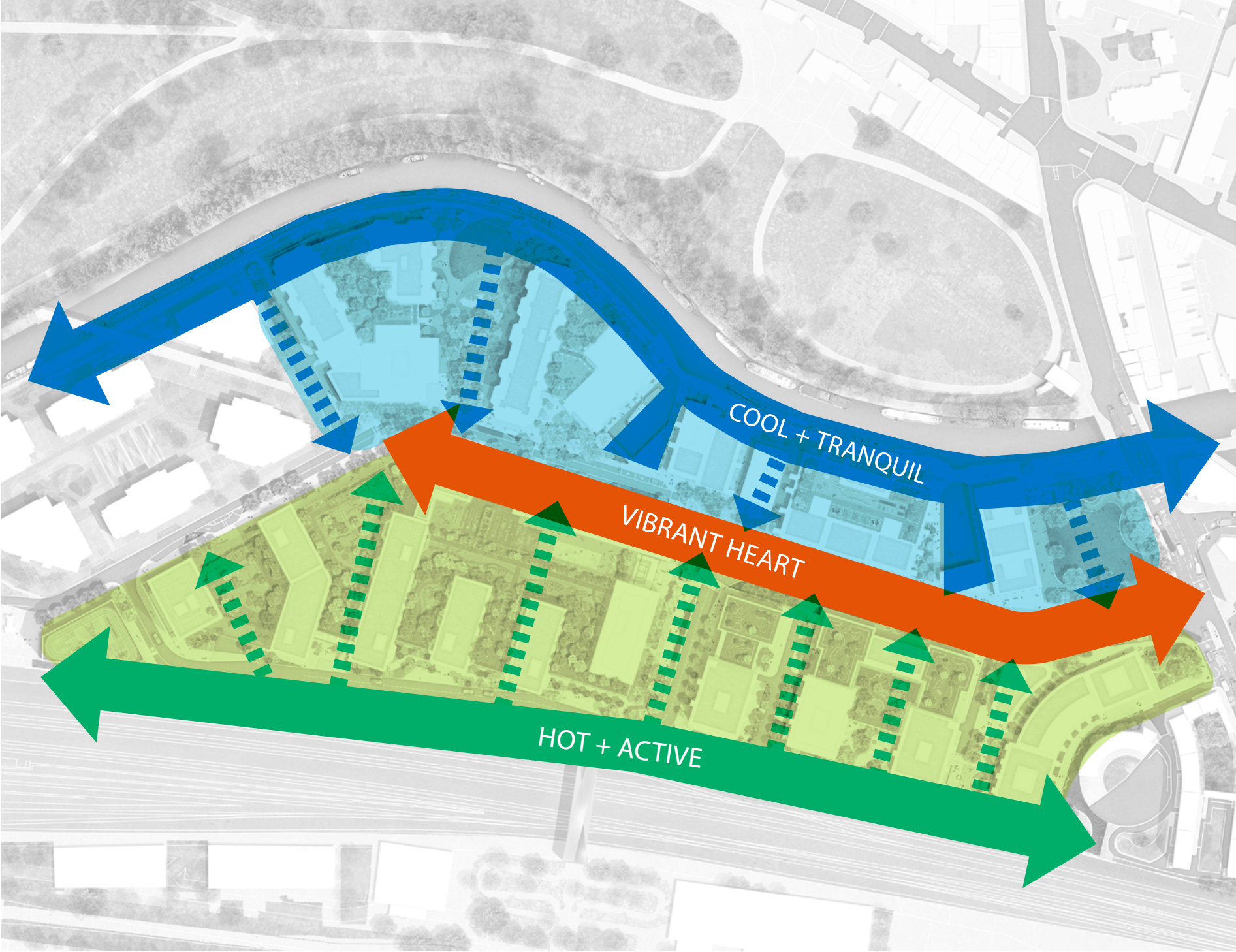


Fig 3.2: Conceptual Masterplan Principles

3.1.2 Site Constraints

The site has a number of constraints which affect where planting and buildings can be positioned. These constraints have proved challenging however Spacehub have worked closely with the relevant disciplines to maximise the urban greening potential of the masterplan.

The following describes the key constraints which affect the site:

- Gas main: A relocated 900mm diameter gas main is to be installed on site which is currently running along the southern boundary as indicated by the corridor highlighted in green in the diagram adjacent. There is an existing portion of gas main which currently runs parallel to Canalside House, this is to remain in the newly proposed park. The provider has strict restrictions on planting which means that within a 10m easement either side of the new gas main, the landscape is subject to planting restrictions including a 2m no planting zone either side of the gas main line. Further guidance on acceptable planting can be found by contacting the provider, Cadent. Note that Cadent must be consulted on the final planting proposals and tree positions.
- Network Rail: The southern boundary abuts the rail tracks and any tree planting in close proximity to the track is subject to agreement from Network Rail. We have followed tree planting guidance released by Network Rail (refer to 'Recommended planting species', 2015) which suggests a number of smaller species that can be used within 5-10m of the tracks. The southern boundary is also constrained by a Network Rail easement which restricts the structures which can be built in close proximity to the tracks.
- Sainsbury viewing corridors: A number of key signage locations have been identified by Sainsbury as being of importance. Sightlines are to remain clear to enable users to navigate the site towards the Sainsbury pedestrian entrance and carpark entrance.
- Bridge landing area: A future pedestrian/cycle bridge link is proposed at the junction of South Drive and The Avenue. The area shown in green is to be safeguarded for future bridge proposals to tie into the site. Details on the full extent of this area can be found within the Landscape Plans.

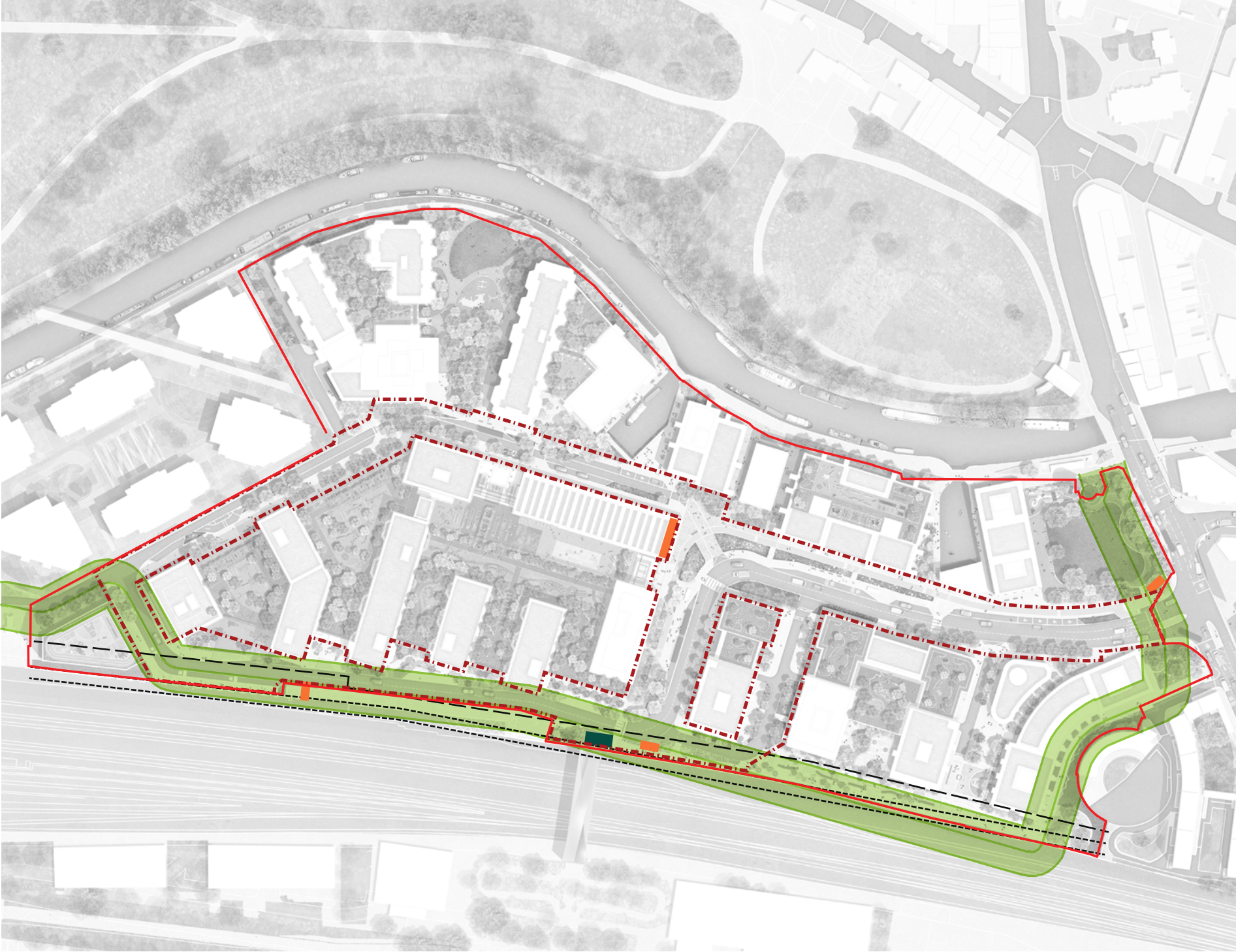


Fig 3.3: Boundary and Constraints Plan

	Outline Planning Application Boundary		Sainsbury Signage Locations		Network rail easement boundary		Gas main planting restriction zone
	Detailed Planning Application Boundary		Safeguarded Area for Bridge Landing		Network rail 5m/10m tree planting boundaries		

3.2 Landscape Character Areas

3.1.3 Open Space Quantums

The quantum of landscaped areas are shown in the diagram adjacent and can be defined by the categories in the following table. Note that these quantums have been calculated using the illustrative masterplan and is indicative of the total possible quantum of open space. The exact quantums and areas defined by the diagram is subject to change at detailed design.

Public Realm	m ²
Streets	9,024.9
Parks, Gardens and Civic Spaces	27,924.2
Open Water Space	1,156.5
Total	38,104.1

Private Realm	m ²
Private Shared Residents Amenity	11,852
Internal Community Amenity	200.3
Private Amenity	1,955.2
Total	14,007.5

Non-accessible (maintenance only)	m ²
Biodiverse Roofs	10,216.2
Total	10,216.2

Total site area 76112 m2

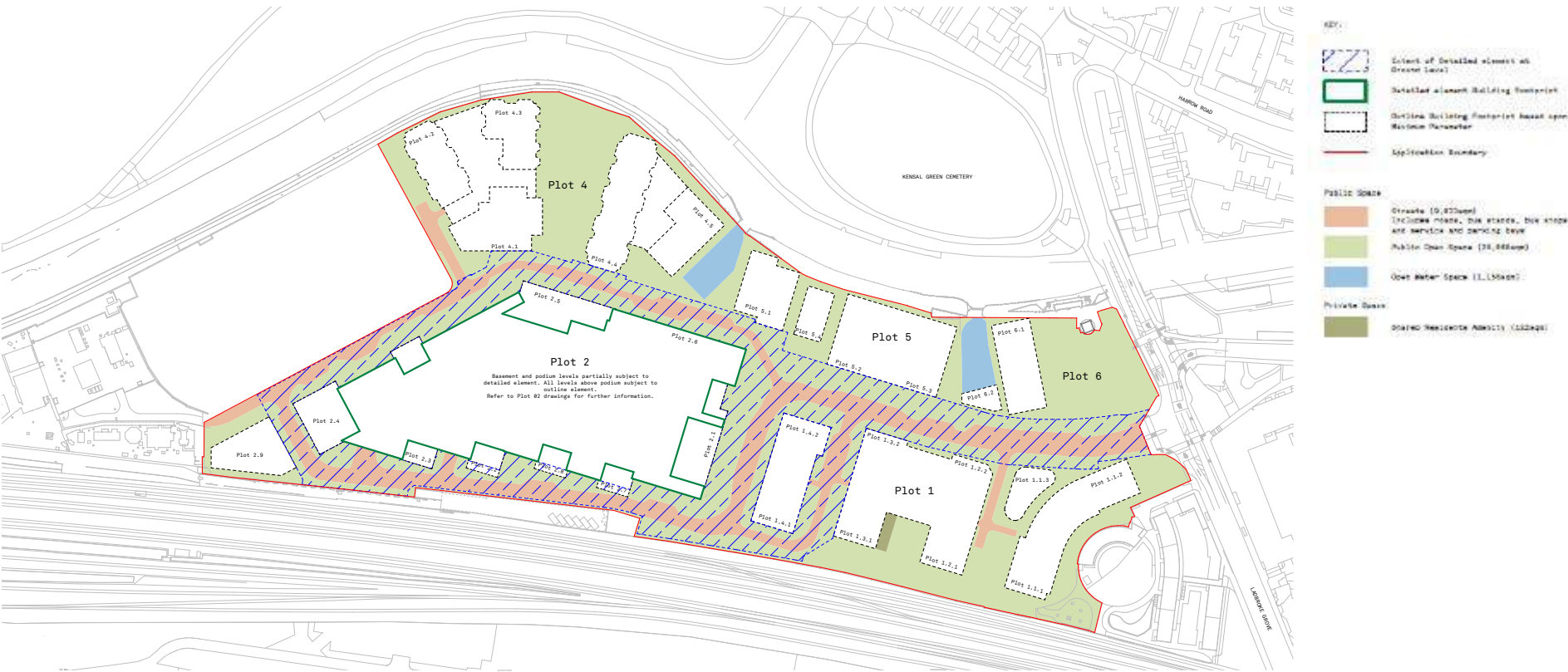


Fig 3.4: Open Space Plan - Level 00



Fig 3.5: Open Space Plan - Upper Levels

3.2.1 Landscape Character Overview

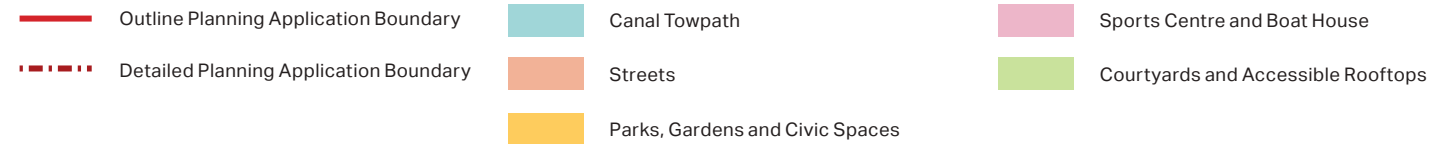
The overarching characters for the whole development should be considered when designing the future Detailed and Reserved Matters application(s).

The diagram adjacent identifies the landscape characters within the site:

- Canal Towpath: This area encompasses the existing canal and towpath with both temporary and permanent residential moorings. The existing path is well used by pedestrians and cyclists.
- Streets: Within this landscape component there are several street typologies with varying characters. The streets forms a major part of the SuDs strategy for the site.
- Parks, Gardens and Civic spaces: These are the main public spaces and are places with a strong community focus, responding to the immediate local context. These spaces include provision for both formal and informal play with a variety of characters. The proposed masterplan includes activation of the existing basin and the re-instatement of a historic basin to the west with new spillout areas and wildlife planting.
- Sports Centre and Boathouse: The diagram shows a newly proposed sports centre to the southwest of the site which will provide a number of activities catered towards young people of the borough. In addition, the existing water activities that occur on the existing basin will be supported by a new Boathouse facility.
- Courtyards and Accessible Rooftops: Private communal spaces that provide amenity and playspace for residents.



Fig 3.6: Landscape Character Overview Plan



3.2.2 Canal Towpath

SW.L.01

Canal Towpath

Mandatory Design Element

Lighting along the canal must be designed in consultation with the project ecologist and follow best practice guidance as set out in 'Bats and Artificial Lighting in the UK' Guidance Note GN 08 23

Existing pedestrian bridges connecting over the basins must remain

Any development must take into account the existing residential moorings and canal boats

Accessible routes must be incorporated from the canal and the new development

New planting along the canal path must contain a minimum 30% species which are bat and pollinator friendly

A minimum 30% of new planting must be native species

CCTV must be installed along any route which is designated as 24 hour access

New tree planting along the canal must be brought forward with the detailed scheme

Improvements to the canal must reference the Public Realm Guidance relating to the Canalside in the KCOA Workspace Strategy document and seek to deliver public spaces which support creative workspaces and residents

New seating must be implemented along the canal

Wayfinding at the junction of Ladbroke Grove must be included at detailed design



Fig 3.7: Existing and Future pedestrian routes connecting to Canal Towpath

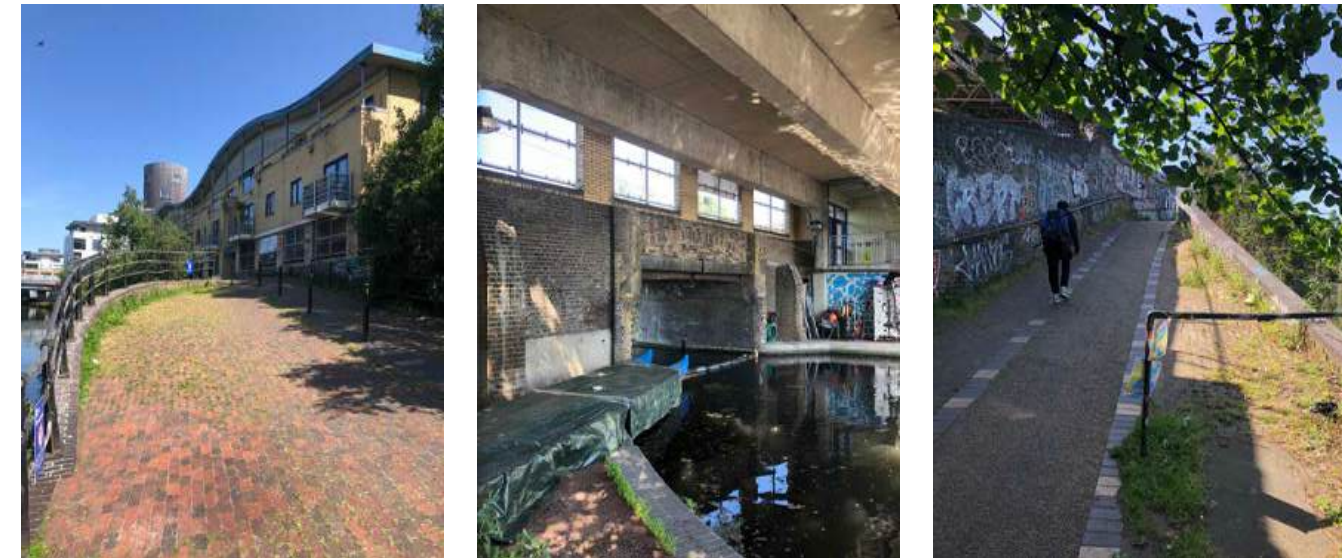
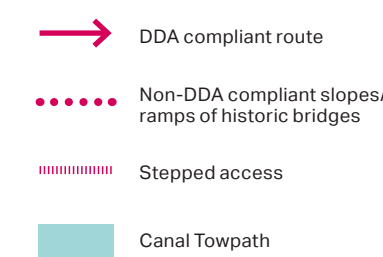


Fig 3.8: Photographs of the existing historic bridges along the Canal Towpath

The existing canal towpath is well used by the community and a number of residential moorings are located along the canal. The existing pedestrian bridges are non-DDA compliant (shown in dotted lines in diagram to the right) however because of their importance and to retain the ability for canal boats to pass through into the basins, these bridge links are to remain as they are.

A number of proposed linkages from the new development and the existing canal towpath is proposed. These connections will increase permeability and increase the amount of passive surveillance. Where possible, accessible routes have been designed and the step free routes are highlighted in the diagram adjacent. The illustrative scheme proposes a number of interventions outside of the application boundary along the interface with the canal path which should be carried out and further developed during detailed design.

These are:

- Retain the existing trees as proposed within the illustrative scheme
- Retain existing boundary walls along the path where appropriate to enable the retention of existing trees (refer to the Landscape and Public Strategy for details on exact locations of proposed retention/removal)
- Implement new planting including trees which improves the habitat for important species such as foraging bats
- Include additional seating opportunities along the canal path
- Maintain pedestrian access to and from the canal path from Ladbroke Grove, including underneath
- Improve the ground level condition underneath the existing water tower whilst maintaining access for the private owner

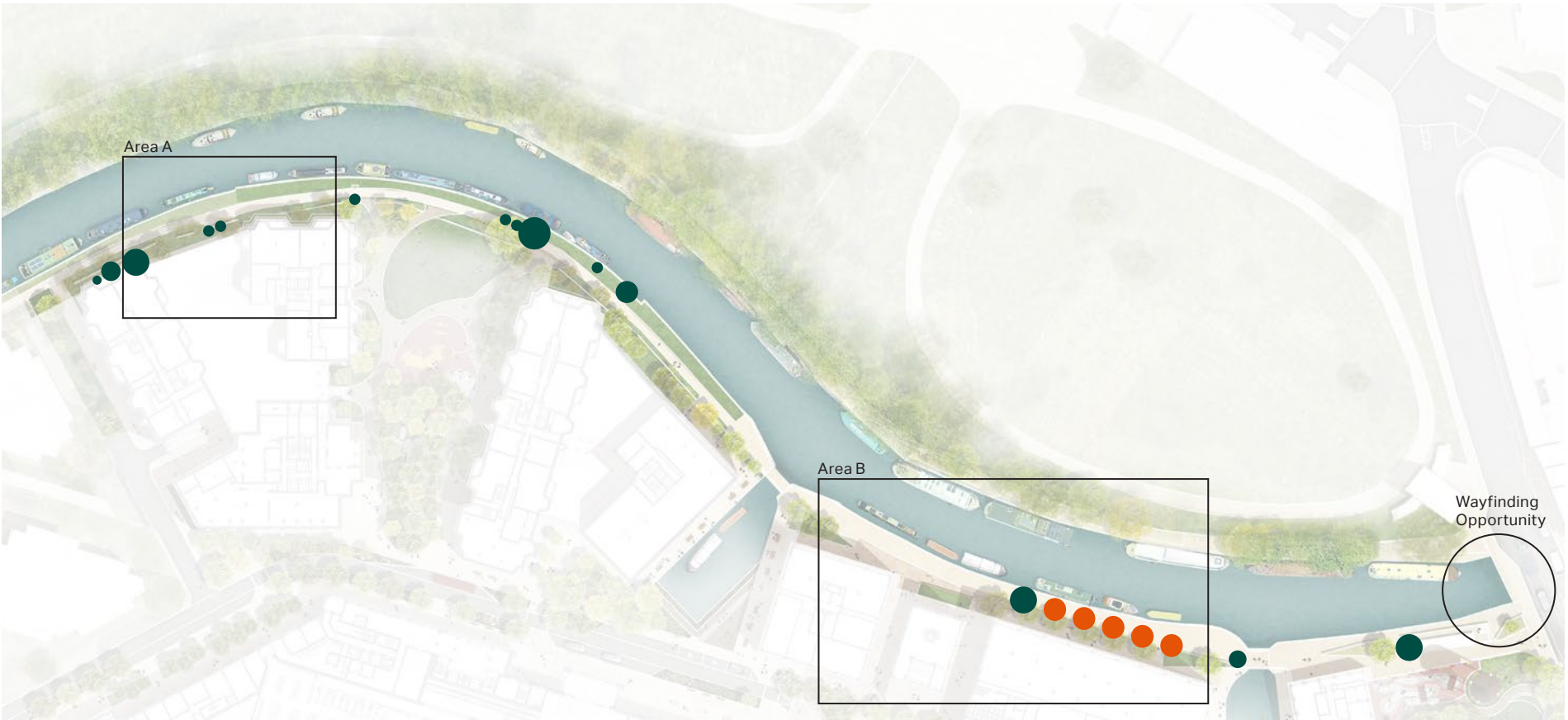


Fig 3.9: Tree diagram. For further information on trees to be removed and retained, please refer to the Arboricultural report.

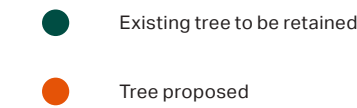


Fig 3.10: Area A - Seating opportunity to be integrated at detailed design.



Fig 3.11: Area B - Seating and planting should be included in this location.

3.2.3 Streets

The diagram adjacent shows the heirarchy of streets on site. Note that some portions of the streets fall within the detailed application and will be included within the detailed area as identified by the redline adjacent. The full area of streets are shown for illustrative purposes to show how the streets may interface with the outline elements. Design guides only apply to the tertiary streets as the remainder of the streets fall within the detailed application portion.

All streets are to include SuDs features such as rain gardens where possible and should include tree planting. Street trees should not obstruct the flow of pedestrians and should be of varying species rather than single species rows to ensure biodiversity resilience.

Footways should be wider where spill out areas are created and clear routes should be included between servicing areas and bin stores. Where enclosures are necessary within the public realm, these should be designed to include vertical greening elements where possible.

Streets to be submitted in outline:

TERTIARY STREET - MANDATORY DESIGN TREATMENTS	
Carriageway width	Minimum 5.0m two-way
Footway width	Minimum 2.0m, 2.5m preferred
Kerb	100mm, flush to pedestrian crossing intersections
Cycle parking	Sheffield stands to be used
Street furniture	Minimum 1.8m clearance width between furniture
Lighting	Column lighting, must not interfere with adjacent residential units
Parking	Service bays only, no on-street parking proposed
Trees	Street trees to be planted where possible
Other	Rain gardens to be considered. Play opportunities are to be integrated on street for example through road markings and multi-use furniture

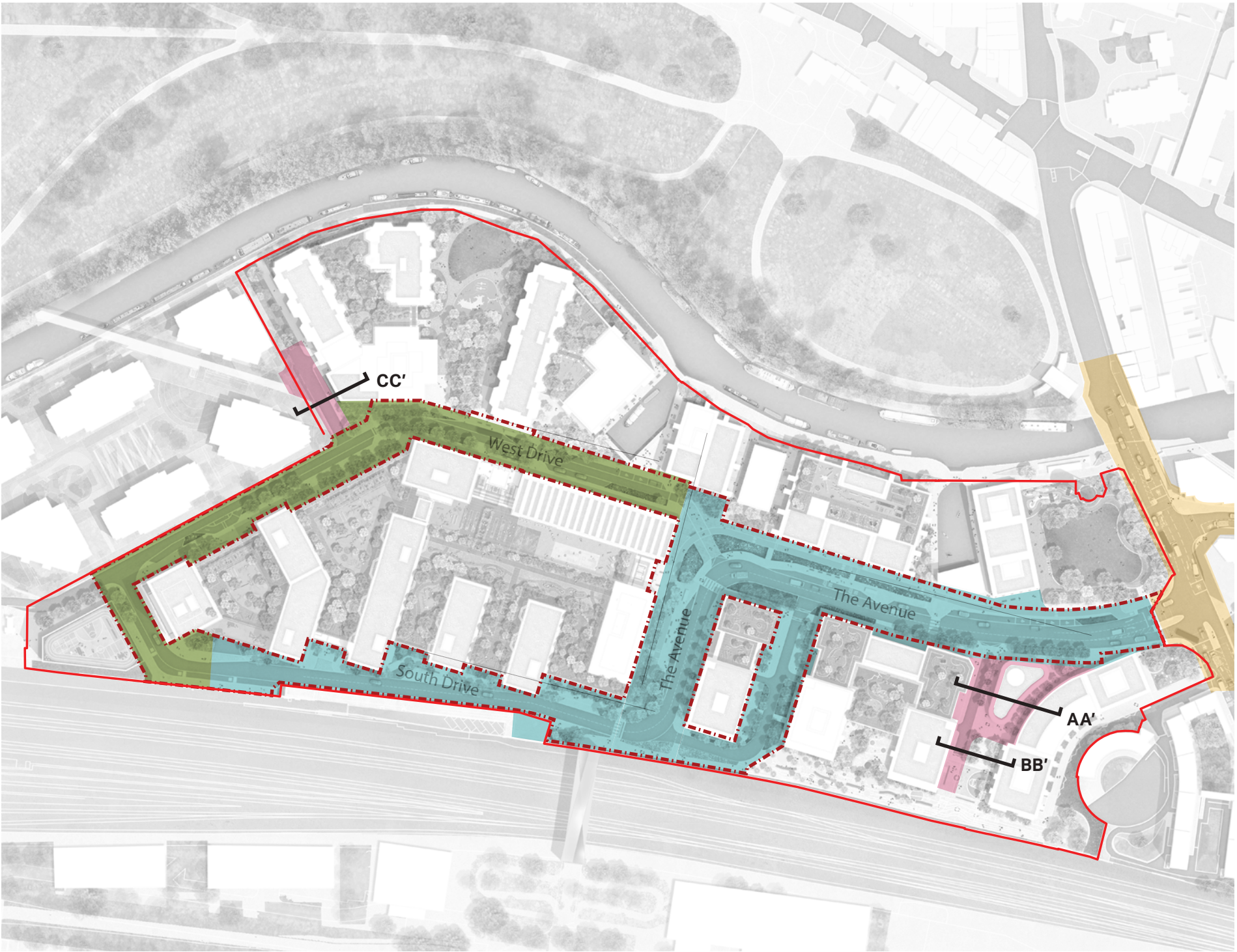
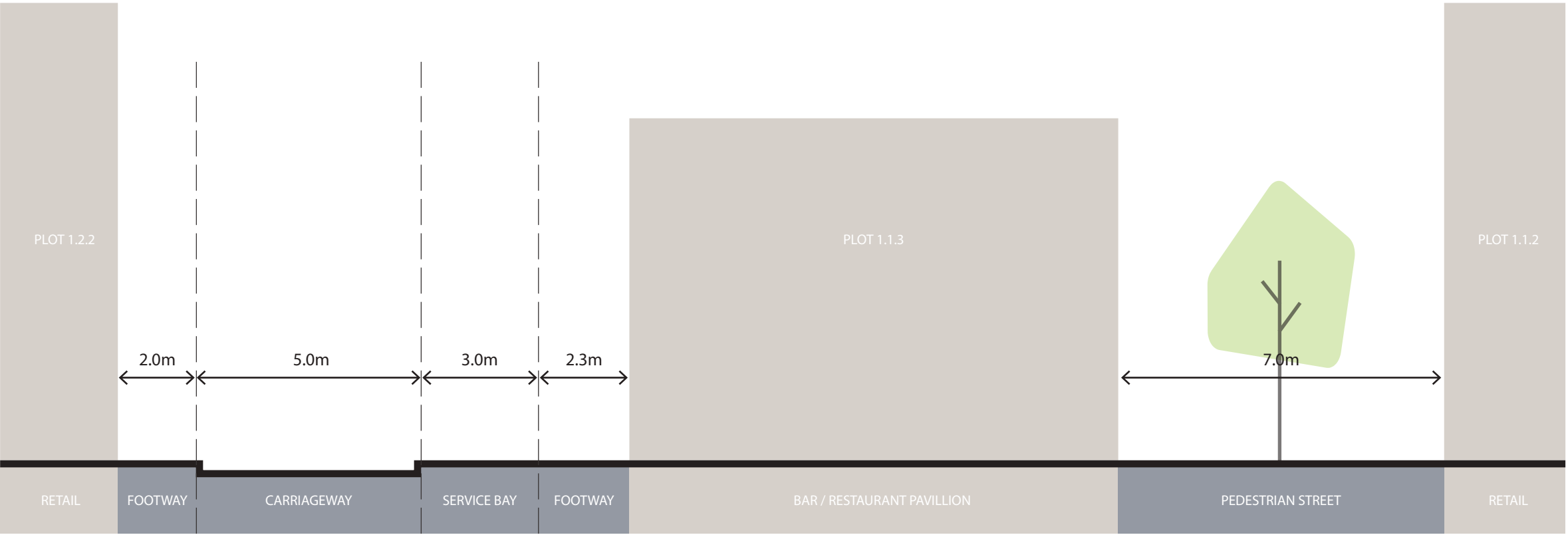
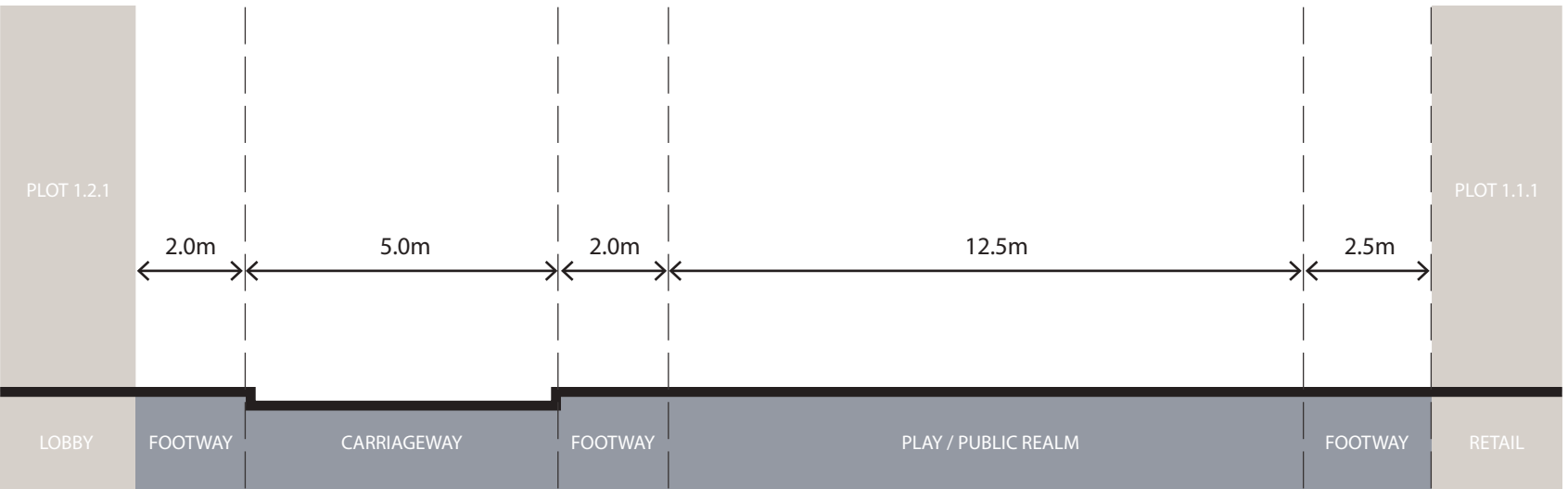


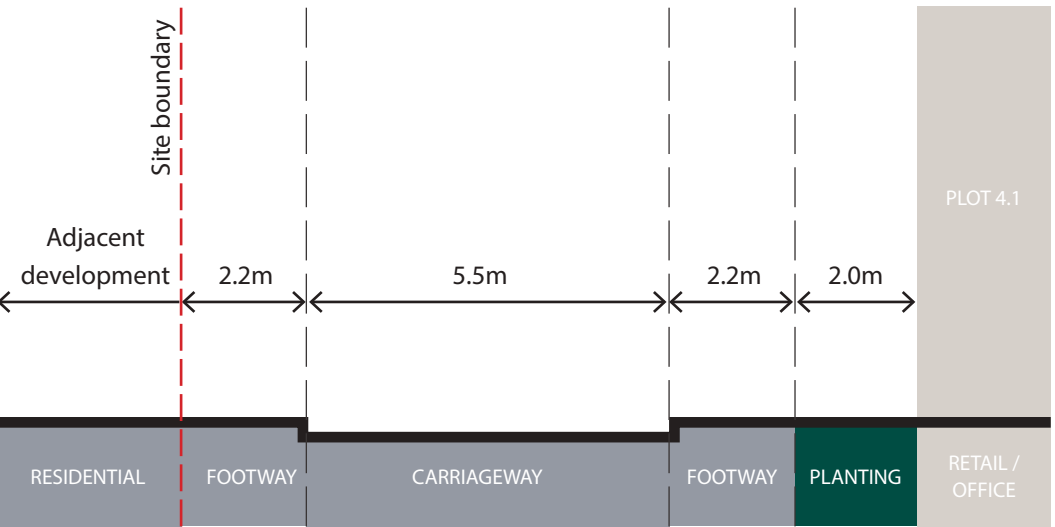
Fig 3.12: Streets Heirarchy Plan



SECTION A-A'



SECTION B-B'



SECTION C-C'

3.2.4 Parks, Gardens and Civic Spaces

The character type 'Parks, Gardens and Civic Spaces' can be broken down into several smaller character areas. Each space has its own unique character and should be designed to provide different functions to add variety to the overall masterplan and cater for a wide range of users.

The diagram adjacent identifies the different landscape characters within the site:

1. Ladbroke Gardens: Community park at the front of the site.
2. Boathouse Wharf: Existing basin with additional activation at ground level. Existing community water uses to be retained.
3. Denby Square: New public realm adjacent to community pavilion building including connections between the primary road and the canal.
4. New Wharf: Restored historical basin with spill out areas and activation surrounding the basin.
5. Canalside Park: Publicly accessible garden for local residents and wider community with new woodland area and dedicated play spaces.
6. Towpath Mews Pocket Park: Green space adjoining the canal with trees, seating and planting.
7. South Terrace: Active promenade with play, trim trails and sun loungers. Features ecological grassland areas.
8. Memorial Garden: Existing memorial stone and plaque to be retained with new paving and seating areas.
9. Sensory Garden: Wildlife friendly garden with sensory planting. Informal educational play features with a sensory theme is envisaged.

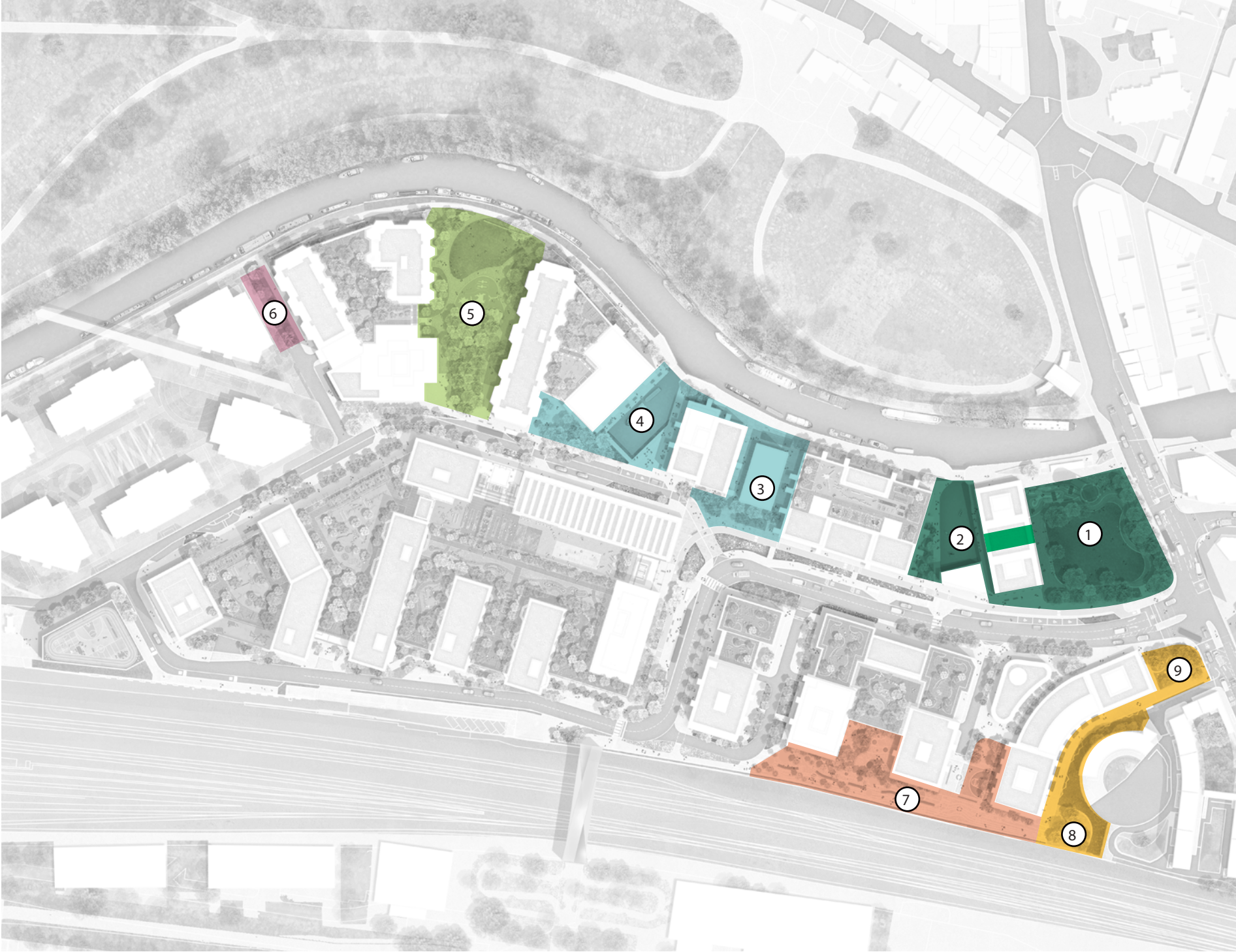
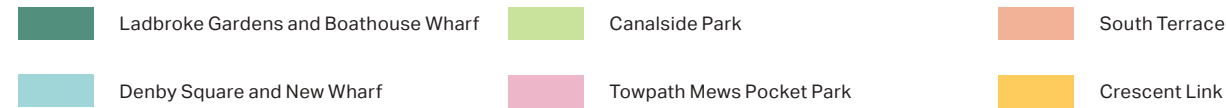


Fig 3.13: Parks, Gardens and Civic Spaces Overview Plan



SW.L.02

Parks, Gardens and Civic Spaces

Mandatory Design Element

The park must allow space for Notting Hill Carnival soundstage

A pedestrian connection from the existing canal towpath must be provided to the park

A pedestrian connection from the basin to the park must be provided

A new dedicated play space must be provided

CCTV must be installed in the park and along any route which is designated as 24 hour access

The park must be open access with no fencing and is to be managed by on site management to ensure the safety of the users at all times.

Ladbroke Gardens

This new park creates a generous public space adjacent to Ladbroke Grove, and includes better access to the existing wharf. The park has been shown illustratively in the adjacent image. The illustrative design shows the park set at a lower level than Ladbroke Grove and provides an amenity lawn area for informal play as well as a dedicated play area.

The detailed design of the park should be set in line with levels around the existing basin. Ladbroke Grove footway should be retained at a higher level to help mitigate against noise pollution and maximise useable space. Tree planting has been shown on the eastern boundary and the existing footway to Ladbroke Grove should be widened with new street tree planting explored.

The character of the park should follow recogniseable features of parks within the borough and generally within London. The illustrative scheme has shown this as a perimeter of trees with an open lawn in the centre. Familiar species such as London Plane trees can be used to create a space which can be easily recogniseable to passerbys and signify this as a public park.

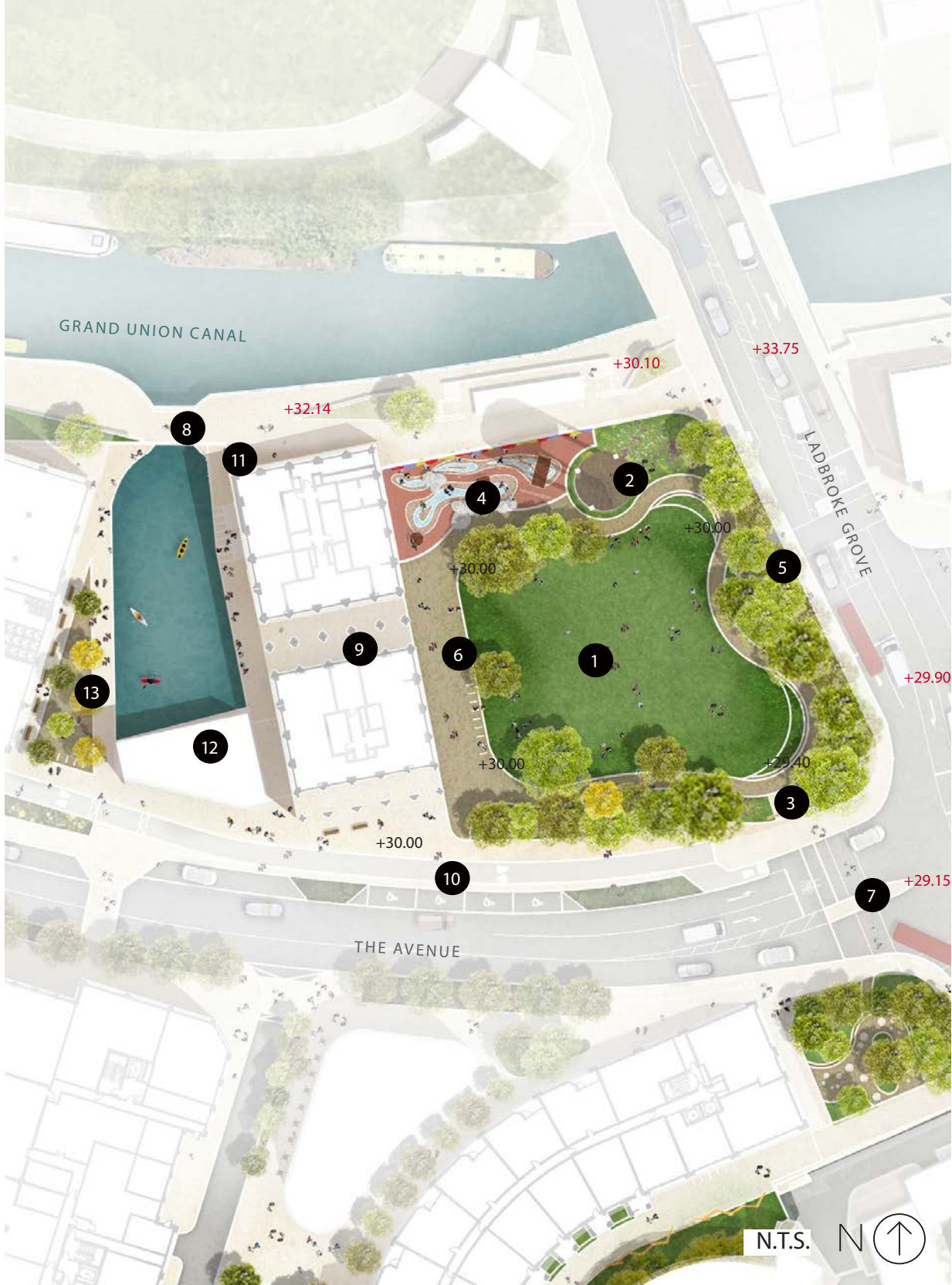


Fig 3.14: Illustrative Plan



Location Plan

LEGEND

- | | |
|----|------------------------------------|
| 1 | Amenity Lawn |
| 2 | Existing Water Tower Feature |
| 3 | Ladbroke Gardens Entrance |
| 4 | Play Area |
| 5 | Proposed Planting + Retaining Wall |
| 6 | Spill-out Area |
| 7 | Designated Crossing |
| 8 | Existing Towpath Bridges Retained |
| 9 | Covered Spill Out Area |
| 10 | Segregated Cycleway |
| 11 | Canal Path Connection |
| 12 | New Boathouse |
| 13 | Spill-out Area + Tree Grove |

+30.00 Proposed Level

+30.00 Existing Level

Ladbroke Gardens - Key Features

The key features of Ladbroke Gardens are:

1. Feature entrance/gateway. This must convey the public nature of the park. Please see the illustrative design study utilising the materials from the demolition of Canalside House as an example.
2. Playground. This playspace must provide play value for children of all abilities. The illustrative scheme shows this could be delivered through water play. There is also the opportunity to incorporate a climbing wall which makes the most of the level changes.
3. Central Lawn. The park must have an open area which can be used during Nottingham Carnival.
4. Mitigation from road traffic. The use of buffer planting and level changes are to be used to help mitigate any impact from the busy road.

Ladbroke Gardens - Key Materials and Precedent Imagery



Yorkstone Slab Paving



Resin-bound Paving



Play - Climbing Wall



Timber seating offering different seating options (back rests and without, arm rests)



Play - Water play which offers accessible paths to get involved with the play which could have both fountains and water play equipment.

Ladbroke Gardens - Entrance Gate Design Study example



Sketch Elevation (Option A)



Sketch Elevation (Option B)



Sketch Elevation (Option C)



Location Plan

SW.L.03

The Existing Wharf

Mandatory Design Element

24 hour pedestrian access from the canal path to The Avenue via the basin must be provided.

This route must use secure by design principles and be sufficiently lit with CCTV installed to provide safe passage for pedestrians.

Any safety lighting must take care to minimise disturbance to existing wildlife along the canal path.

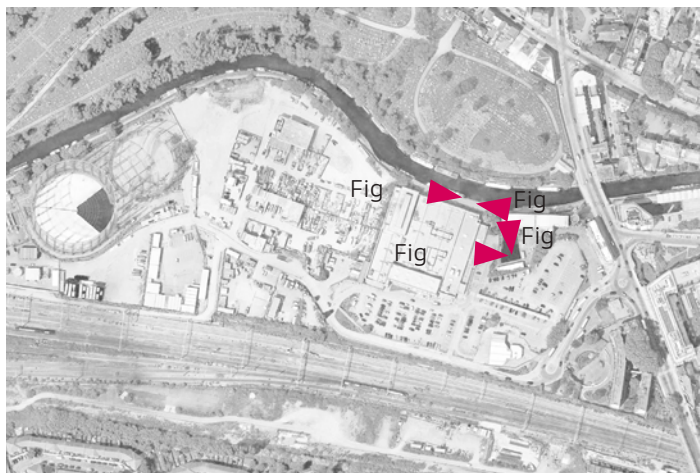
Activation to the basin edges must be provided in the adjacent buildings through the use of spill out zones or similar pedestrian activation.

Boathouse Wharf

Boathouse Wharf should be connected to the new park with a pedestrian link through the plot 6 building. The basin edges should be activated through ground floor uses and opportunities for spill out areas and seating to be included where appropriate.

Existing water activities run by the London Sports Trust should be allowed to continue to operate. A new boat house and associated water sport infrastructure should be constructed to enable these activities to continue.

Refer to the Architects drawings and section of the design code for further details on the building requirements.



Location Plan



Fig 3.15: Existing site - The existing basin looking from the existing pedestrian bridge.

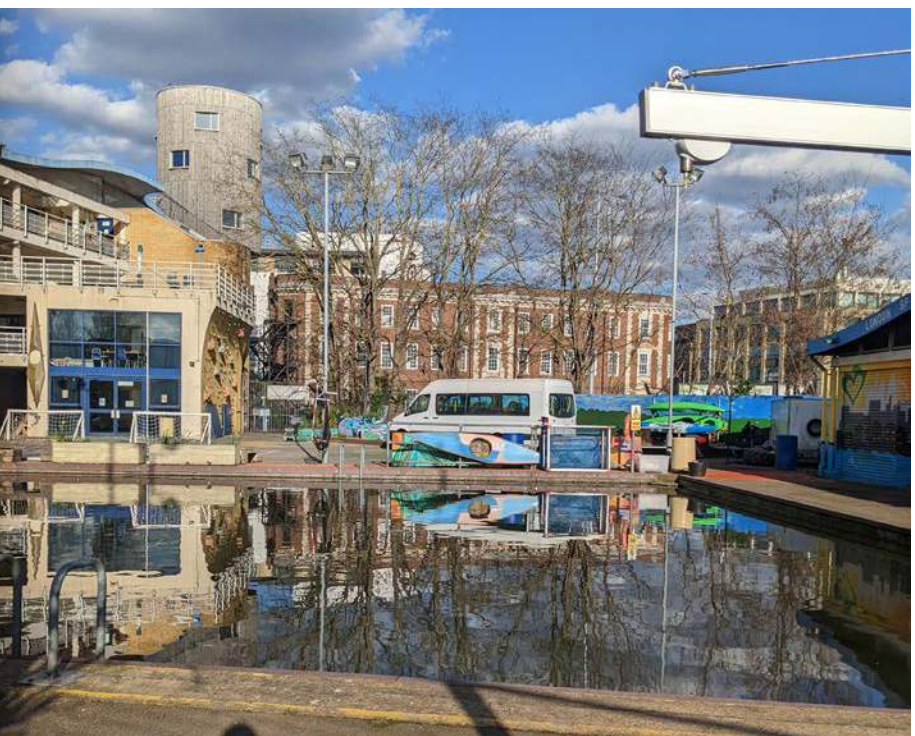


Fig 3.16: Existing site - View from the existing Sainsbury carpark towards Canalside House.



Fig 3.18: Existing site - View from the bridge looking towards Sainsbury.



Fig 3.17: Existing site - View looking towards the existing bridge from outside Sainsbury.



Fig 3.19: Illustrative Long Section through Boathouse Wharf and Ladbroke Gardens



Location Plan



Fig 3.20: Illustrative Section showing proposed relationship of Ladbroke Gardens and Ladbroke Grove

SW.L.04

Denby Square and the New Wharf

Mandatory Design Element

Denby Square must include seating elements and tree planting

Access routes from Denby Square to the canal towpath must be 24 hours and lighting/CCTV is to be provided to ensure pedestrian safety

The basin must include ecological planting or benefit such as the inclusion of reed beds

The water's edge must be activated through ground floor uses on two sides as a minimum

Denby Square

The pavillion building has been allocated for community use. The surrounding area has been designed within the illustrative scheme with a laneways character in mind, and also provides pedestrian access from the canal towpath. The ground floor should activate the public realm with spill-out areas as appropriate.

New Wharf

This proposals include the creation of a new basin based on the location of a historical basin.

The basin/wharf should be activated through ground floor uses and should maximise the opportunity to enjoy the water's edge through seating and spill-out zones. An opportunity to create public areas close to the water such as decking or a walkway down to the water should be considered.

The basin should allow canal boats to navigate in and out of the basin, the feasibility is to be explored further at detailed design.

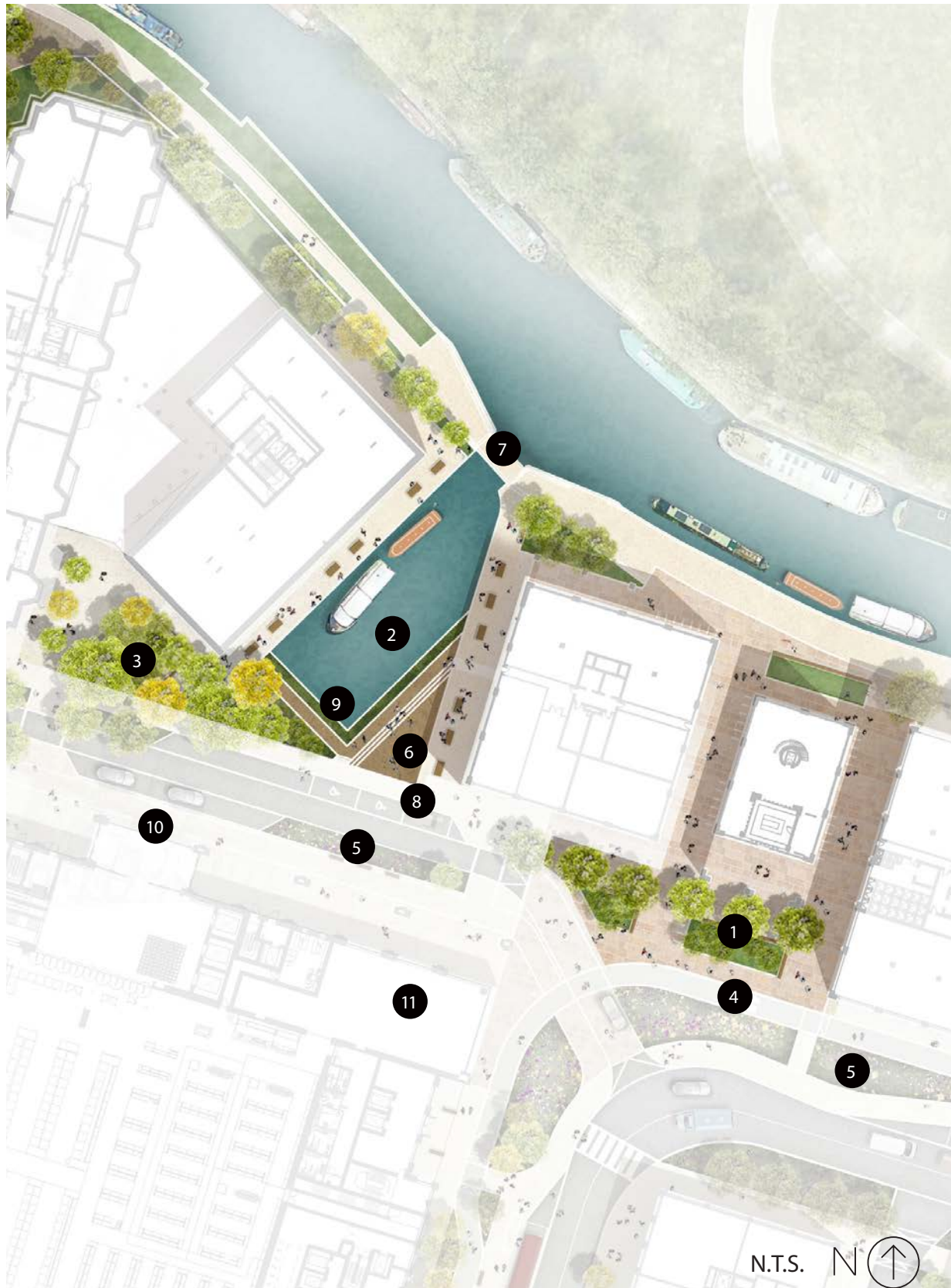


Fig 3.21: Illustrative Plan



Location Plan

LEGEND

- 1 Denby Square
- 2 New Wharf
- 3 Tree Grove + Spill-out
- 4 Segregated Cycleway
- 5 Raingardens
- 6 Spill-out Deck over Basin
- 7 Existing Towpath Bridges Retained
- 8 DDA on-street parking
- 9 Aquatic planting
- 10 Sainsbury Store Entrance
- 11 Cafe

SW.L.05

The Canalside Park

Mandatory Design Element

A 24 hour pedestrian connection from the existing canal towpath must be provided to Canalside Park.

A new dedicated play space must be provided in Canalside Park.

CCTV is to be in the parks and along any route which is designated as 24 hour access.

The parks must be open access with no fencing.

An area containing a high density of tree planting is to be included in Canalside Park. This planting shall not prohibit views or sightlines in the park and must include accessible trails for play and recreation.

The woodland area must have undulations to offer play value and support a range of invertebrates.

A minimum 2m defensible buffer zone must be provided to any residential units fronting onto the parks.

Canalside Park

The new park is open to the public, providing amenity space for both new and existing residents to the local area. The illustrative scheme provides open lawn adjacent to the canal and a new woodland area to the south at the West Drive entrance.

Towpath Mews Pocket Park

This pocket park should provide informal play opportunities. The play opportunities should be continued through the tertiary street to highlight the low traffic, residential nature of the street. This can be done through playful road markings, multi-use furniture and planting. The design detail of this is to be developed further in partnership with the adjacent St. Williams development to ensure a coherent design strategy is bought forward.



Location Plan

LEGEND

- | | | | |
|---|----------------------------|----|-------------------------|
| 1 | Equipped Play Area | 6 | Existing trees retained |
| 2 | Species Rich Lawn | 7 | New Wharf |
| 3 | Woodland Play Trails | 8 | Bus Stop |
| 4 | Amenity Planting + Seating | 9 | Raingardens |
| 5 | Towpath | 10 | Ecological Planting |

Canalside Park - Key Features

The key features of Canalside Park are:

1. Woodland. This area of the park must provide biodiversity benefits, and offer both play and amenity value.
2. Playground. This playspace must provide play value for children of all abilities. The illustrative scheme shows this could be delivered through natural themed play in keeping with the proposed adjacent woodland character.
3. Lawn. The park proposes an open area facing onto the canal which provides a pause moment along the canal and conveys the public nature of the park.
4. Defensible space. The designer must prioritise soft barriers such as planting than hard barriers such as fencing. The defensible space is to be designed such that residents retain privacy whilst conveying a sense of public openness to users of the park.
5. 24 hour access. CCTV and lighting must be used for safety.

Canalside Park - Key Materials and Precedent Imagery



Yorkstone Slab Paving



Self-binding gravel



Play - Natural Themed Play



Timber seating offering different seating options (back rests and without, arm rests)



Example of a publicly accessible Woodland Forest with undulating planting zones.

Towpath Mews Pocket Park - Key Features

The key features of Towpath Mews Pocket Park are:

1. Intensive planting with play trails. The planting area must integrate opportunities for play. This may be elements such as stepping stones, logs or other such equipment offering informal play.
2. 24 hour route. CCTV and lighting must be used for safety.

Towpath Mews Pocket Park - Key Materials and Precedent Imagery



Yorkstone Slab Paving



Example of low traffic street with play integrated.



Example of Woodland Forest - Millharbour Development, Canary Wharf, London.

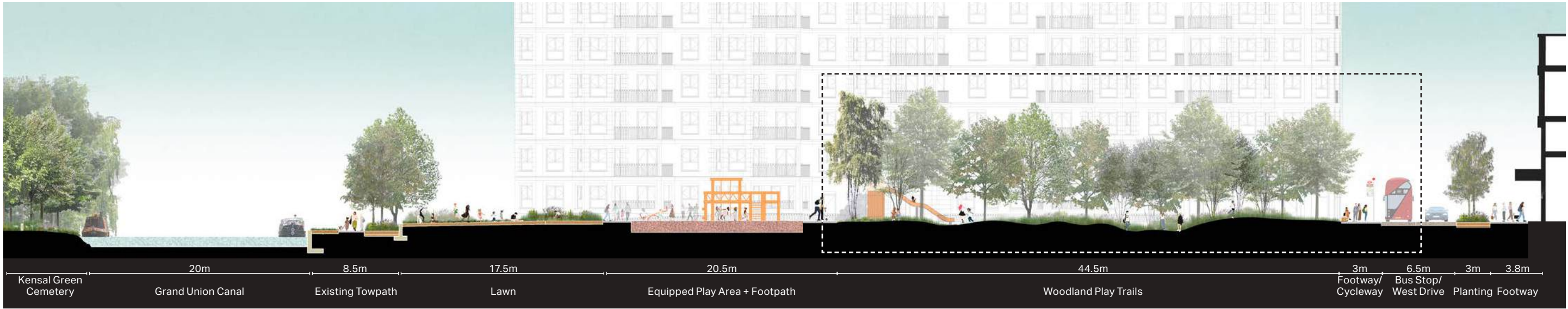


Fig 3.22: Illustrative Long Section through Grand Union Canal and Canalside Park



Location Plan



Fig 3.23: Illustrative Section showing key principles of design

SW.L.06

South Terrace

Mandatory Design Element

Opportunities for informal play for 12+ must be included throughout, for example, the use of trim trails, ping pong tables, informal MUGAs/shooting hoops etc.

This space must have play provision for children of all abilities.

Emergency access route (3.7m) is required.

Planting must adhere to Network Rail Planting Guidelines.

Proposals must account for the gas main easement, no in ground planting is to be installed over the easement.

There is to be a provision of outdoor space for the internal community use located in Plot 01 (indicatively shown as a creche play space for illustrative purposes).

South Terrace

This space is an active play zone for both children and adults with features such as trim trails, formal and informal play, seating and planting. The solar aspect is one of the best on site and the location adjacent to the rail tracks can be mitigated through the development of a new solid boundary wall along with prescribing primarily active uses.

The terrace is to be pedestrian only, with the need to include a clear zone for emergency access seen as a design opportunity to provide a promenade suitable for runners, children learning to ride their bikes, and other pedestrian oriented activities.



Location Plan

LEGEND

- | | | | |
|---|------------------------------|----|-------------------------------|
| 1 | Creche + Play Area | 7 | Trim Trail Equipment |
| 2 | Existing Rail Crash Memorial | 8 | Cafe Spill-Out |
| 3 | Footway Trees + Raingardens | 9 | Copenhagen Crossing |
| 4 | Equipped Play Area | 10 | Bus Stop |
| 5 | Basketball Half Court | 11 | Sensory Garden + Sensory Play |
| 6 | Lounge Chairs | 12 | Incidental Play Trail |
| | | 13 | Moveable circular planters |

South Terrace - Key Features

The key features of South Terrace are:

1. Formal play. Equipped play must be provided. The design language for these elements has been shown indicatively using circular geometry.
2. Informal play. Informal play may be provided through the use of surface markings and multi-use furniture.
3. Half-Court/Trim trail. Equipment suitable for exercise must be included.
4. Emergency Access and Gas Easement. There must be a 3.7m clear access path for emergency vehicle access. The length of the space will also house a gas main (Cadent) which has planting restrictions within the easement zone (shown in the Constraints Plan of this section of the report).

South Terrace - Key Materials and Precedent Imagery



Coloured Asphalt



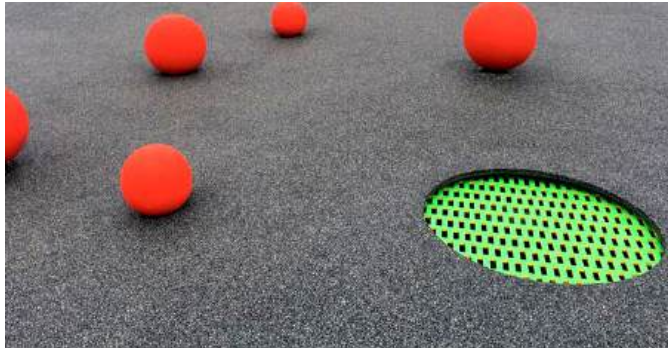
Markings on asphalt



Seating opportunities be incorporated



Circular themed play offering accessible play



Circular themed play elements



Circular themed play with sliding element



Half-court

SW.L.07

Memorial Garden

Mandatory Design Element

Existing memorial plaques and memorial stone must remain.

This area must include additional seating opportunities.

New paving must be installed.

Memorial Garden

The memorial garden is to be included within the proposed development with improvements made to enable better access and opportunities for gathering at memorial events.

SW.L.08

Sensory garden

Mandatory Design Element

An indicative proposal has been included within the illustrative scheme however the final design of this part of the masterplan is to be done in collaboration with local charity.

The design must not contain planting which is known to cause adverse affects on children.

The design must provide at least one experience for each of the five senses.

The design must provide a safe, enclosed space for children to safely explore.

Sensory Garden

The design of the garden should be designed in consultation with the neighbouring Full of Life charity which provides services for SEND children and families. The design intent for the garden is to provide a sensory garden to engage all senses to provide a range of experiences for children who may have differing abilities.



Location Plan

SW.L.09

Sports Centre

Mandatory Design Element

No tree planting to the southern perimeter of the plot

Planting must not interfere with Network Rail Operations, refer to Network Rail Tree Planting Guidance

Adequate protection from objects falling onto the railway must be provided for any activities on the rooftop

A MUGA or similar provision of space for outdoor sports/exercise must be provided on the roof of the building

3.2.5 Sports Centre

Two locations on the masterplan have been identified as suitable to accommodate the reprovision of existing London Sports Trust facilities including water sport activities. A new sports centre in the south west corner of the site is a great opportunity to improve on the existing provision of youth facilities and activities.

There are some constraints around the perimter of the building which restricts the planting and installation of trees. To the south, the building is located in close proximity to the Network Rail rail tracks and care must be taken to keep trees and falling debris away from the tracks. Network Rail have guidance on acceptable tree planting species within 5-10m / 10m+ distances from the nearest track which should be referred to when developing the design on the souther perimeter, please refer to 'Recommended planting species', 2015.

To the eastern perimeter of the building, a relocated gas main places further restrictions on planting. Cadent (gas provider) should be contacted for further guidance on planting restrictions.

The illustrative masterplan shows tree planting to the northern perimeter only however planting zones to the south and west perimeters should be considered, especially native scrub or wildflower mixes to enhance the adjacent SINC railway site.



Fig 3.24: London Sports Trust Provision Plan

■ Sports Centre

3.2.6 Courtyards and Accessible Rooftops

SW.L.10

Courtyards and Accessible Rooftops

Mandatory Design Element

All podiums must incoporate childrens play elements

Play equipment to be located a safe distance away from edges

Raised planters must not exceed 1.1m in height

The diagram adjacent shows the mix of accessible podium and rooftop gardens across the site. These have been broken down by plot and some key character objectives have been outlined below.

Plot 01

- Informal play areas and equipment to be incorporated for younger children (under 5s).

Plot 02

- Equipped and informal play areas should be incorporated and designed to allow areas of both play in the sun and the shade for ages 0-11 years.
- Communal planting beds or kitchen gardens should be considered.
- Amenity club pool area to be secure and non-accessible by those without a valid membership.
- Access between the podium gardens to be included for all residents of all blocks and should be tenure blind.

Plot 04

- Planting should be informal and ecological in character.

- Informal play areas and equipment to be incorporated for younger children (under 5s).

Plot 05

- Informal and formal play areas should be included for children aged 0-18 years.

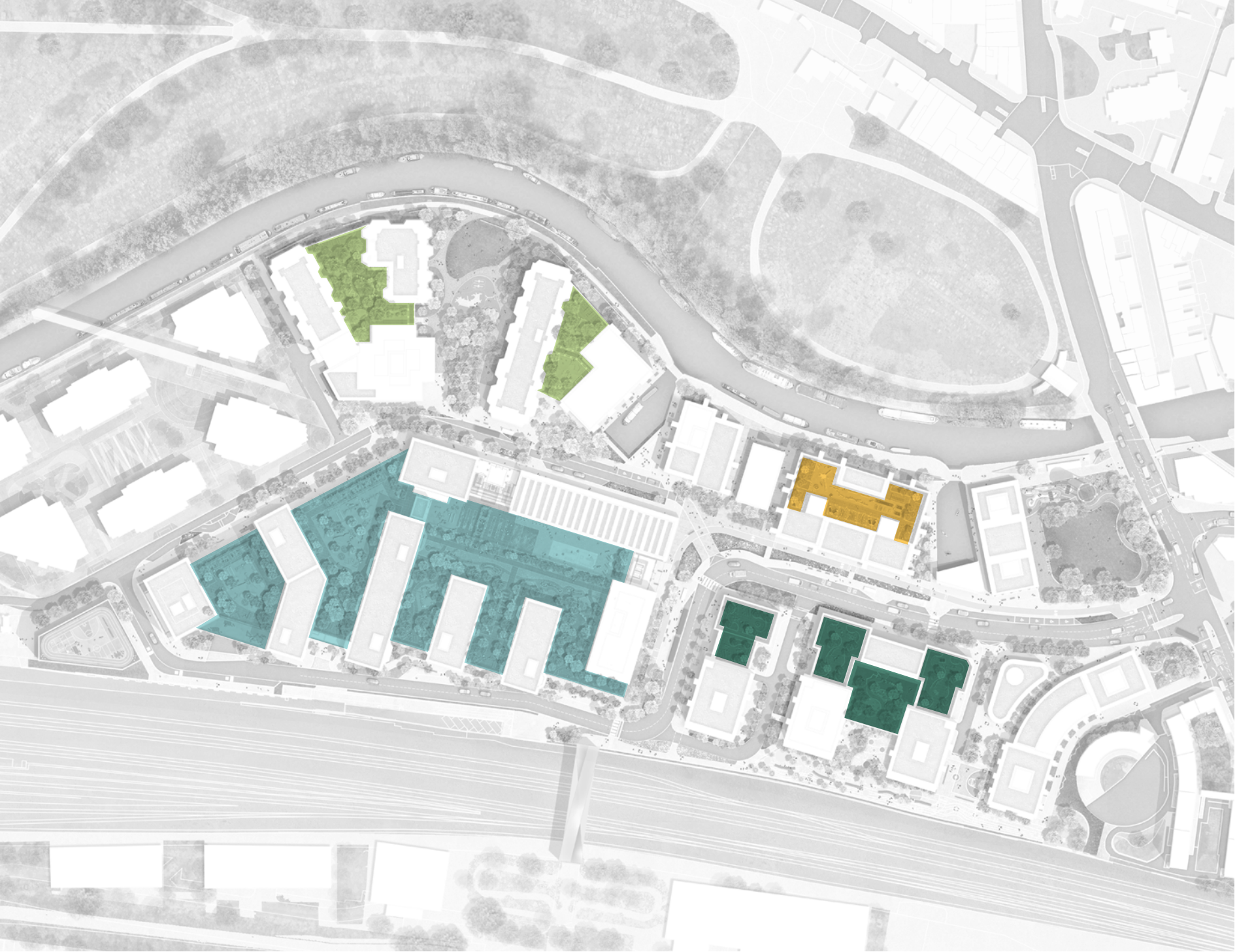


Fig 3.25: Courtyards and Accessible Rooftops Overview Plan

■ Plot 01 Podium & Rooftop Gardens ■ Plot 04 Podium Gardens
■ Plot 02 Podium Gardens ■ Plot 05 Rooftop Garden

3.3 Sitewide Strategies

3.3.1 Movement, Legibility and Wayfinding

SW.L.11

Movement Legibility and Wayfinding

Mandatory Design Element

The illustrative proposals show a safeguarded area for future bridge connections. These landing areas must be protected in any future proposals

A 3m shared pedestrian/cycle footway must be provided to both sides of West Drive which joins onto The Avenue

Footways must not measure below 2m in width across the whole site. Efforts must be made to make footways as generous as possible

The illustrative scheme movement strategy is shown in its entirety for contextual purposes. Each space should be designed to enable access for people of all ages and abilities. The public realm should be legible and clutter free, with a clear hierarchy of routes.

Provisions for older and disabled people arriving by public transport, at car parks and drop-off points will be compliant with the best practice principles of inclusive design wherever possible.

The proposals should deter anti-social behaviour by ensuring thoroughfares have high visual permeability and are well lit. Clear visual links between the entrances to the site and access to the buildings shall be designed in. The public realm should adhere to 'Secure by Design' guidance to reduce the potential for crime wherever possible.

The scheme should provide adequate cycle parking provision close to the entrances for retail and lobbies. The illustrative scheme allows for a dedicated cycle lane indicated in the diagram adjacent as well as provision for a shared pedestrian and cycle footway of a minimum 3m width.

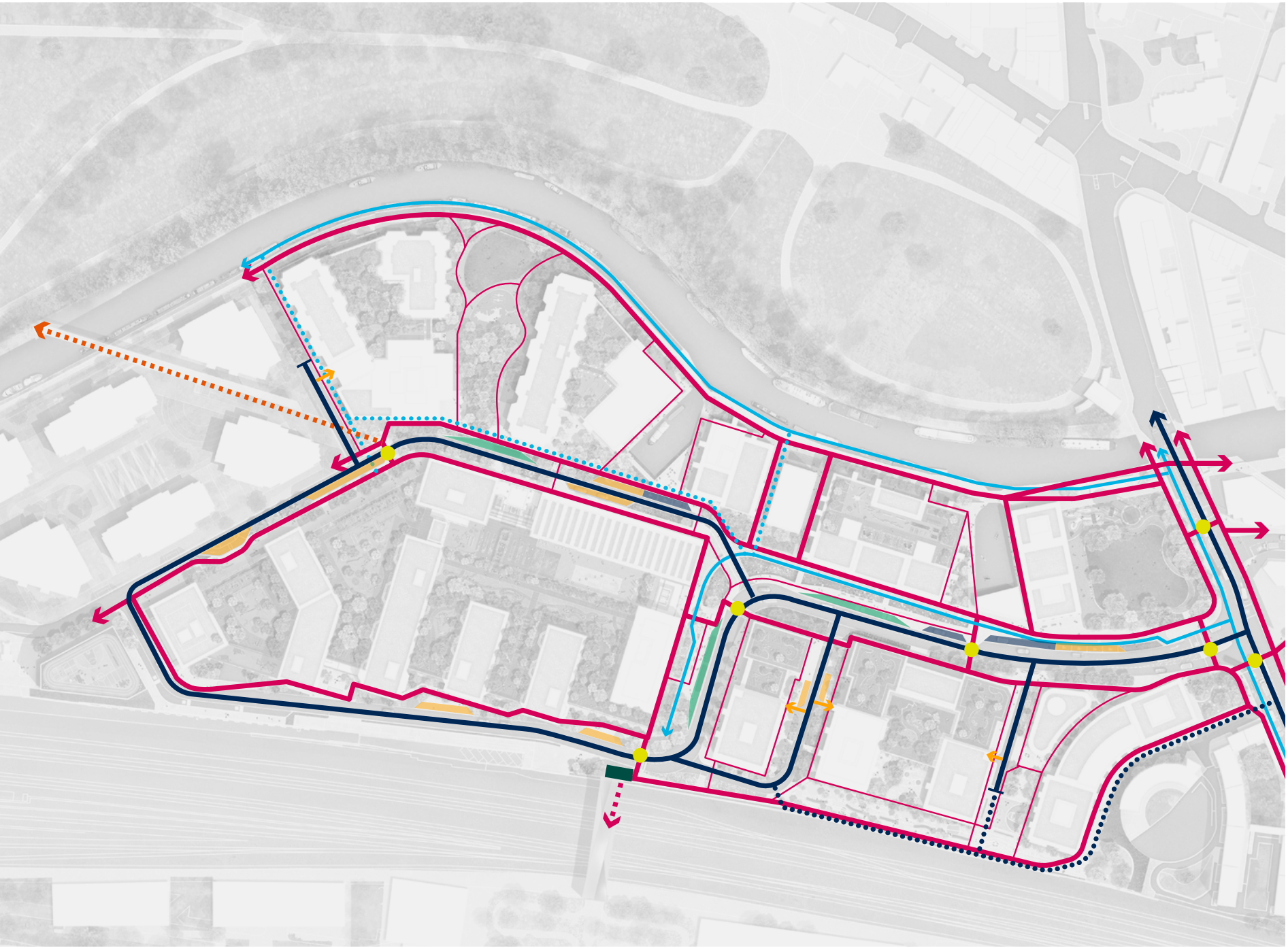
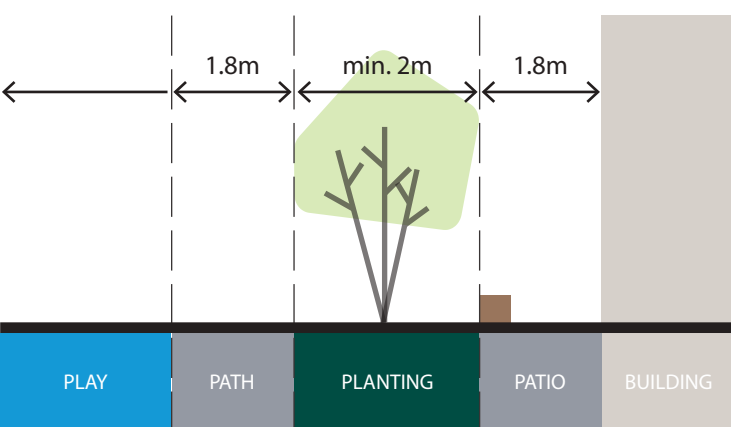


Fig 3.26: Sitewide Movement Plan

Design of defensible space

The interfaces of between the private areas and the residents gardens should provide privacy whilst maintaining opportunities for passive surveillance. A soft, vegetated interface rather than traditional fencing is preferred to allow a more informal interaction between residents and users of the podium garden. Seating could be used to form an edge.



Diagrammatic arrangement of residential buffer edge.



The above is an example of a soft interface between private patios and podium residents garden at Goodluck Hope development. It provides a residential buffer without the need for fencing or hedging.

Integration of play

The podium gardens should deliver both dedicated, fenced play areas as well as informal trails such as the image below.



Informal play trails should be provided and can be integrated into the planting.

3.3.4 Drainage

The drainage strategy combines both blue roof attenuation, raingardens, permeable paving and underground storage to achieve a holistic strategy. Blue roofs should be maximised wherever possible to minimise the need for attenuation tanks.

Final locations and size of the attenuation tanks should avoid tree planting and roots where possible to avoid the need for deep set tanks. The locations highlighted in the diagram adjacent shows the locations where attenuation tanks could be placed to avoid conflicts with the proposed tree planting.

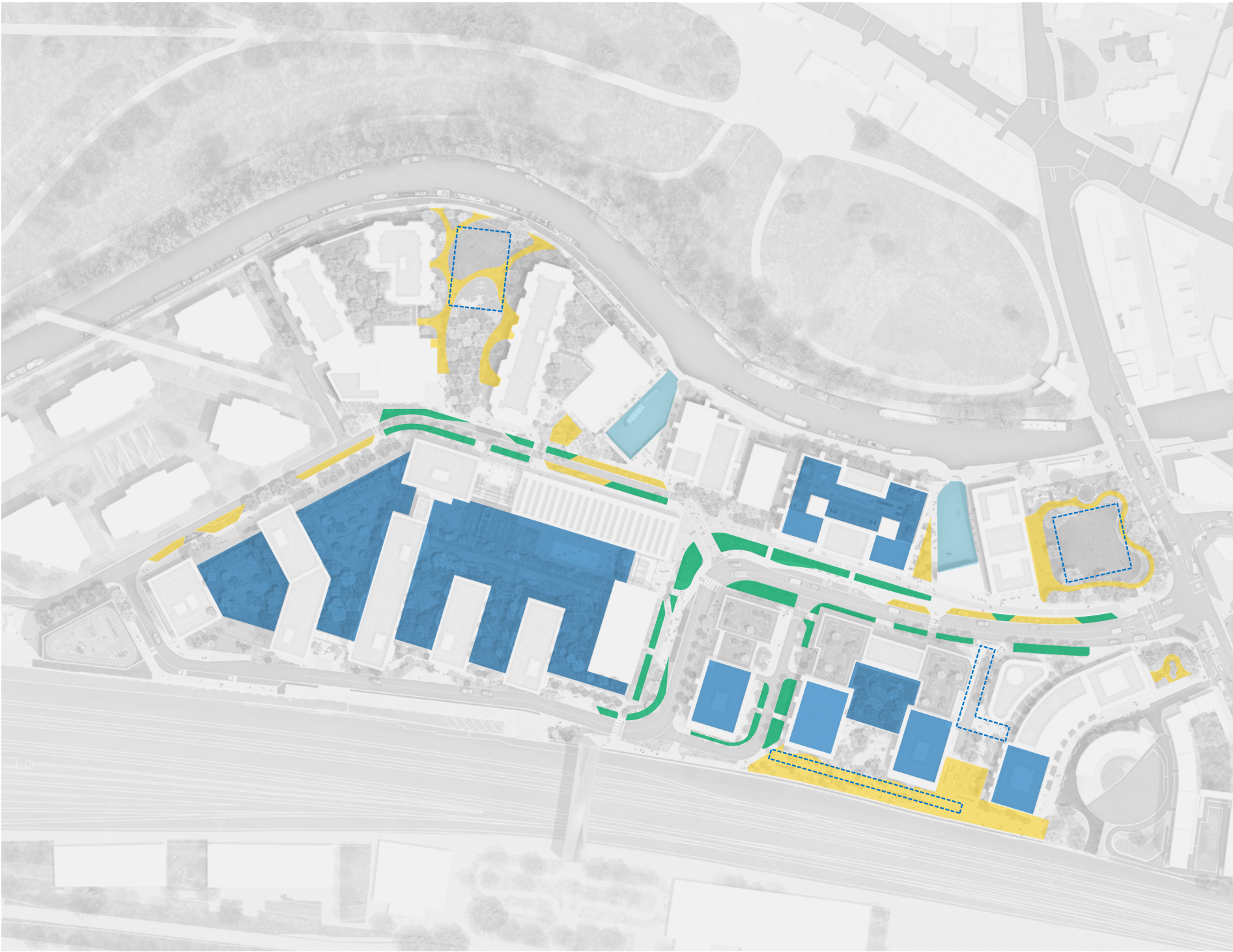
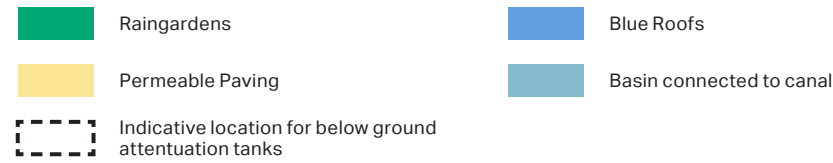


Fig 3.29: Drainage Strategy



3.3.5 Play

The play requirement for the site has been calculated using the Greater London Authority Population Yield Calculator based on an illustrative unit mix. More information on the detailed numbers and areas of play allocation can be found within the document 'Landscape and Public Realm Strategy'.

The following pages are intended to be used a guidelines for further development of the play spaces throughout the masterplan. During the design development process, engagement with a local charity (Full of Life) was undertaken to help facilitate an understanding of play needs for children and young people with additional needs.

A summary of the key findings and feedback is outlined and the subsequent design guidelines have been developed to take into account the findings from the workshop.

3.3.5.1 Full of Life charity engagement summary

Ballymore and Spacehub hosted a design consultation workshop for parents at Full of Life, a charity provides information and support to families with additional needs living within the Royal Borough of Kensington and Chelsea. The workshop focussed on design proposals for the public realm of its masterplan for what is currently Sainsburys' Kensal Rise site.

Here we've set out the main areas of discussion and feedback received:

Play feedback

- Tennis courts / Basketball courts – active sports pitches of some kind welcomed – opportunity on sports building roof
- Table tennis – as long as paddles and ball are affordable (for instance deposit only scheme)
- Spinning wheels / platforms popular choice
- Play with rocking machines or rope swings - able to accommodate multiple users – these are great for sensory engagement and play with other children
- Play spaces typically accommodate for early years and for older teenagers – equipment for those aged 8-10 is lacking in the area
- Fenced play areas are welcome – these feel more secure. Some separation from other children can be of benefit at certain times

- A variety of opportunities for breakout areas as well as single open play spaces welcomed
- Reference images of bridge walkways / nets were well received
- Reference images of pipework/gaswork inspired play elements were well received
- Age restricted playgrounds can cause conflict where older children cannot access the equipment which is suitable for their sensory engagement level
- Engaging lighting is welcome in play spaces and as part of equipment to prolong hours of use, especially during winter months
- Walls – for bouncing balls off and similar
- Opportunities for risky play – for rough and tumble (cork flooring is helpful)
- Splash park / water play welcomed
- Spaces for permitted graffiti may be targeted towards teenagers
- Community gardens where young people are able to get involved would be great, with fruit trees and vegetables. If there are ways to create education opportunities with young people in these spaces that would be welcome.

Planting

- Mix of textures and smells
- Edible plants welcome – particularly with strong smells on touch like mint and rosemary
- Lavender was noted as a potential epilepsy trigger

AOB

- Dedicated spaces for dogs should be allowed for. Concern over conflicts with dogs defaceating near play areas or on lawn space designated for ball games
- Different play areas across the development – not always best to have all kids in one place

- Sheltered spaces for all weathers
- Good communication for equipment that may be out of use or under repair (dated signs) to management disappointment
- Overlooked open spaces help keep teenagers safe
- Drinking fountains and fountain for rinsing hands so to avoid queuing for disabled toilets
- Ideally should be more than one disabled toilet, especially if the play areas are targeted towards an inclusive audience. Note – for those with severe autism, hand dryers can be a trigger.
- Toilets should be managed / secure / safe. Toilets could be accessed with a radar key outside of normal operating hours.
- Wide pavements requested
- Boundary treatment between potential sensory garden and Ladbroke Grove road critical. Very loud and busy all day

A number of references were made to other parks where the group liked elements within them – these are as follows:

- Holland Park - Large group play equipment such as spinning wheels
- Thames Valley Park - Accessible adventure playground
- Diana Memorial Playground – Kensington Gardens
- Ealing Park
- Kew gardens
- Oxhey Activity Park
- Acton skatepark - Floodlit gives sense of safety

3.3.5.2 Play Area Design

The public realm should be inclusive and child friendly, providing safe access for all children to good quality play and recreation spaces. There should be provision of dedicated play which has accessible pathways and contain activities which are inclusive for children of all ages and abilities.

Not all play facilities should be in segregated or fenced off areas. They should include a mix of open and secure play offerings. Where possible, hedging or soft planting should be used to secure play areas over traditional fencing. Where safety surfacing is required, efforts should be made to use a composite which utilises recycled material.

Natural play equipment should be made from FSC certified timber or a treated recycled material from a local source which is free from splinters and safe for children to use. Planting adjacent to play areas are to be non-toxic, regularly inspected and maintained to ensure it is safe for children of all ages.

SW.L.14

Play Area Design

Mandatory Design Element

Play areas must contain seating for parents supervising children except in informal play areas. Seating may be integrated as a play feature as an alternative to traditional seating elements

Play areas must seek to incorporate no less than 3 movement / sensory / imagination actions

All play areas must integrate activities or equipment which cater to children of all abilities (including but not limited to deaf, blind, and wheelchair users)

Age appropriate seating for children must be included

All equipment and play space design must meet minimum safety standards from relevant authority.

Playgrounds must be useable by all children regardless of ability

The visibility of the play areas must be designed such that there are no areas which may be considered blind spots or present a danger to children's safety

Play movement types must include 3 different movement types as a minimum in every playground

Equipment must be scaled appropriately to the age that is intended to be catering for

Non-toxic plants must be used in all play areas

Every play area must be designed to offer age appropriate play opportunities for all abilities

SW.L.15

Accessible Play Areas

Accessible Play Mandatory Design Element

Consideration of access for children of all abilities must be integrated in every playground for doorstep play provision

Where accessible equipment cannot be installed in a particular playground, the applicant must demonstrate that there is nearby accessible play provision for age appropriate play nearby

The design of a dedicated playspace for SEND children in collaboration with a suitable local charity is to be delivered on site

No loose surfacing is to be used where it will exclude wheelchair users

A variety of play types should be offered which include equipped play, informal play and kick about areas. Efforts should be made to create multifunctional furniture (such as play seating or climbable wall elements) within the public realm to facilitate informal and incidental play.

The illustrations adjacent show a wide range of play movement types and possible combinations of equipment which adheres to the design language of the overall masterplan. The designer should endeavour to create play areas with multiple movement and sensory types. Imaginative play is encouraged to be designed into both equipped play and informal play areas.

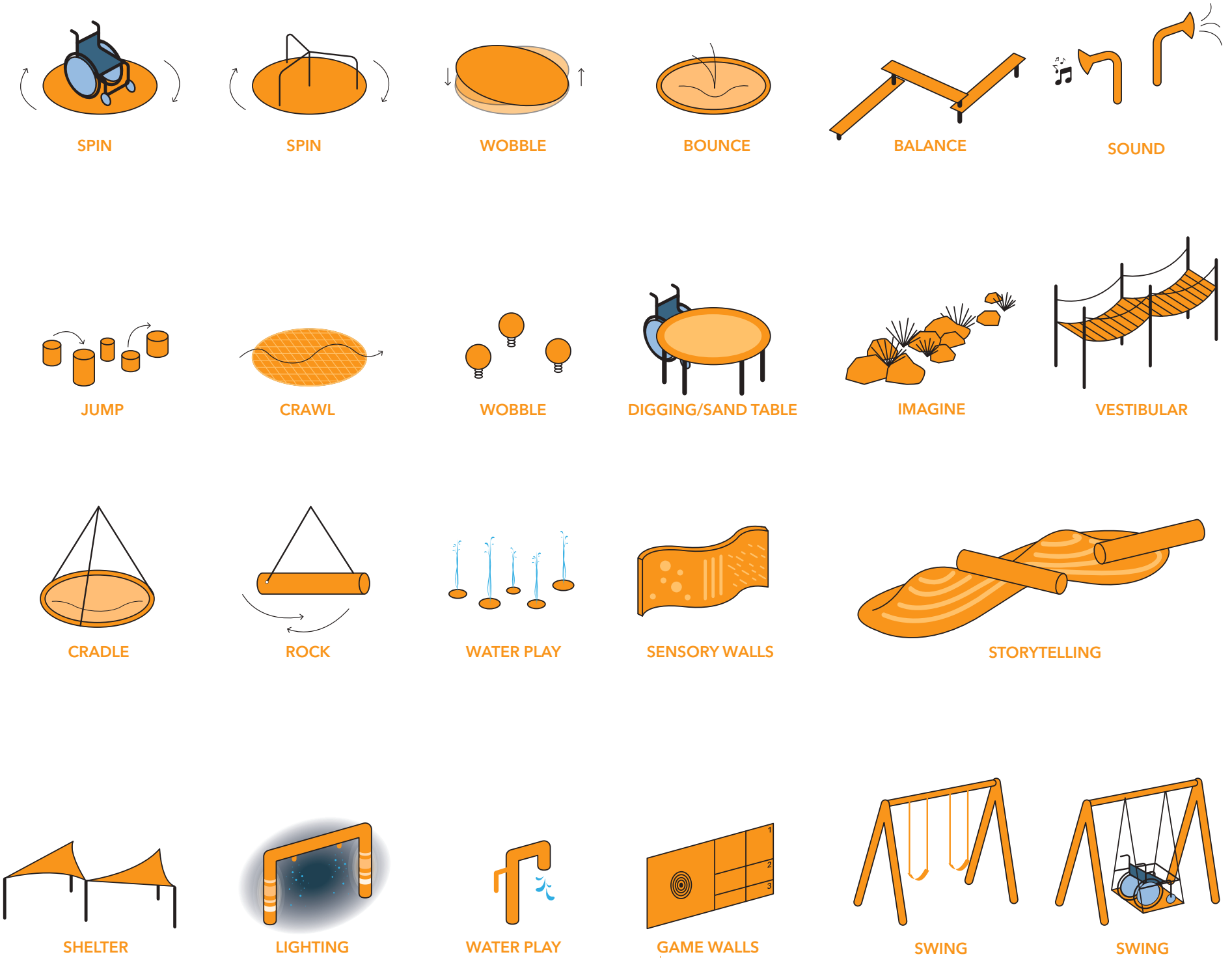


Fig 3.30: Example diagrams of play features and movement types

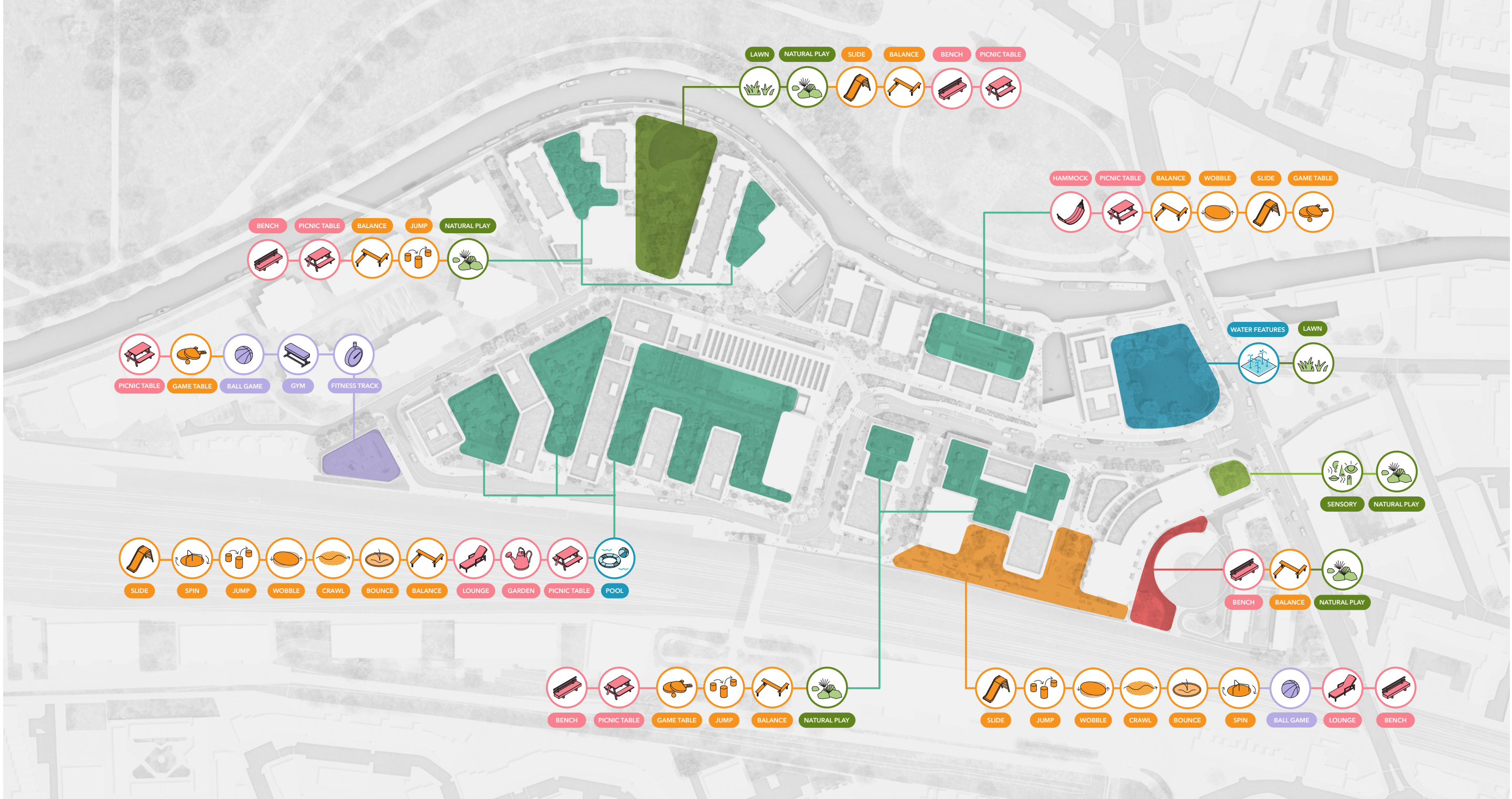
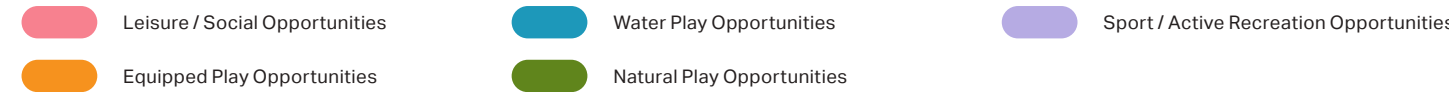


Fig 3.31: Sitewide Play Activity Strategy



3.3.6 Hard Landscape

The design and application of the hard materials is to respond to the different qualities, character and design requirements of each space. Choice of materials is to be appropriate to heritage, context, function, durability and maintenance considerations.

The development is to remain privately managed however the highways and adjacent footways should be designed to adoptable standards to ensure continuity with the contextual surroundings. This includes adhering to the Royal London of Kensington and Chelsea's design guides through the use of legible and familiar materials such as yorkstone so that it may be read in the same way as public realm and streets in other parts of the borough.

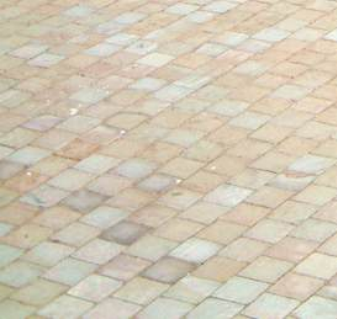
Permeable materials are to be used where possible and opportunities to use materials such as permeable asphalt should be explored.

PEDESTRIAN FOOTWAYS



Yorkstone Slab Paving

LAYBYS AND CROSSOVERS



Yorkstone Sett Paving

DENBY SQUARE



Porphyry Paving

NEW WHARF



Timber Decking



Granite Cobbles

CANALSIDE PARK



Self-binding Gravel

LADBROKE GARDENS



Resin-bound Paving

SOUTH TERRACE



Coloured Asphalt

3.3.7 Furniture

SW.L.16

Street Furniture

Mandatory Design Element

A variety of seating heights must be included within the development

All amenity spaces must have seating available for children, adults, and both able and diasbled users

A mix of seating with/without back rests must be included in each amenity space

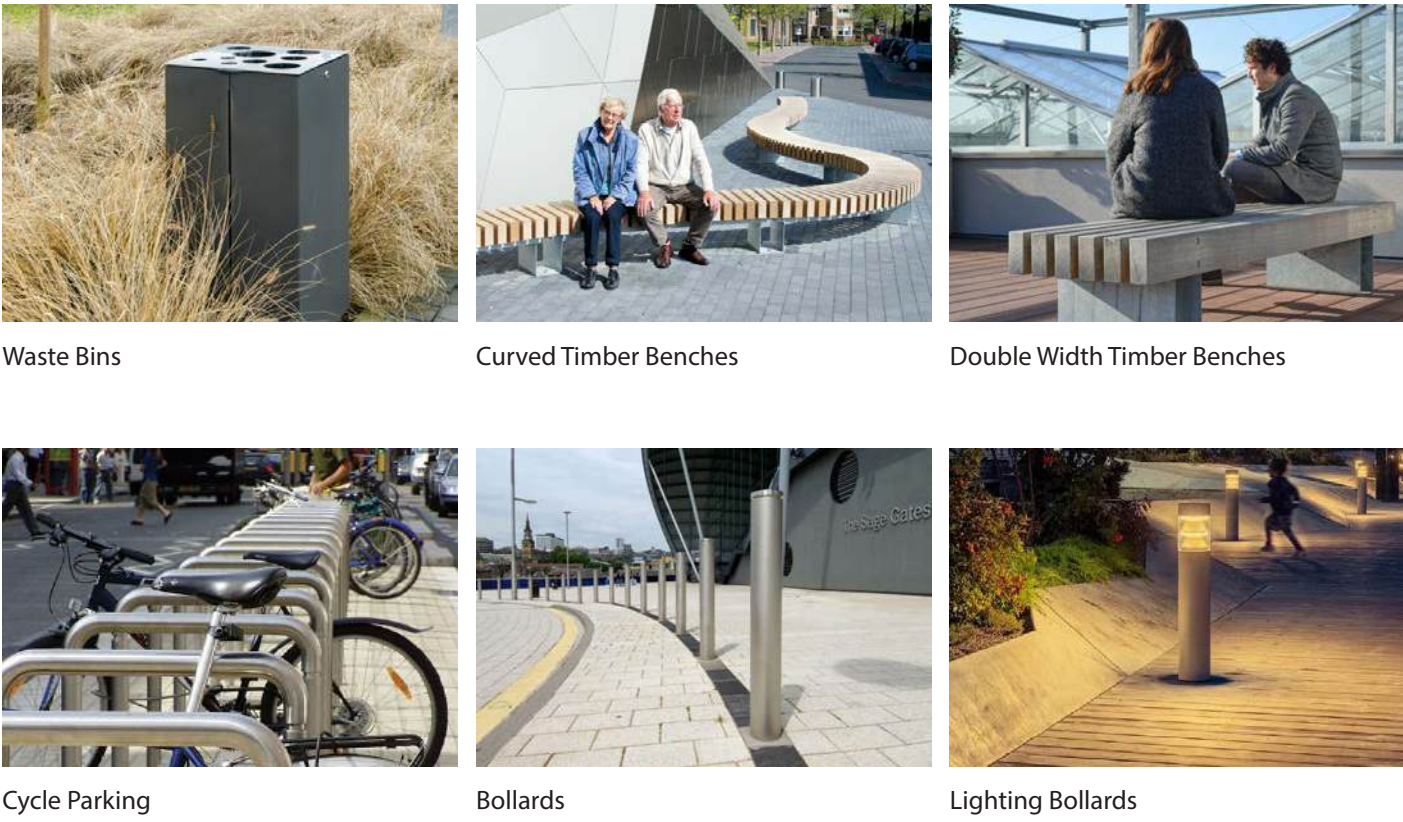
A mix of seating with/without arm rests must be included in each amenity space

At least 25% of seating must be designed such that wheelchair users can access the seating.

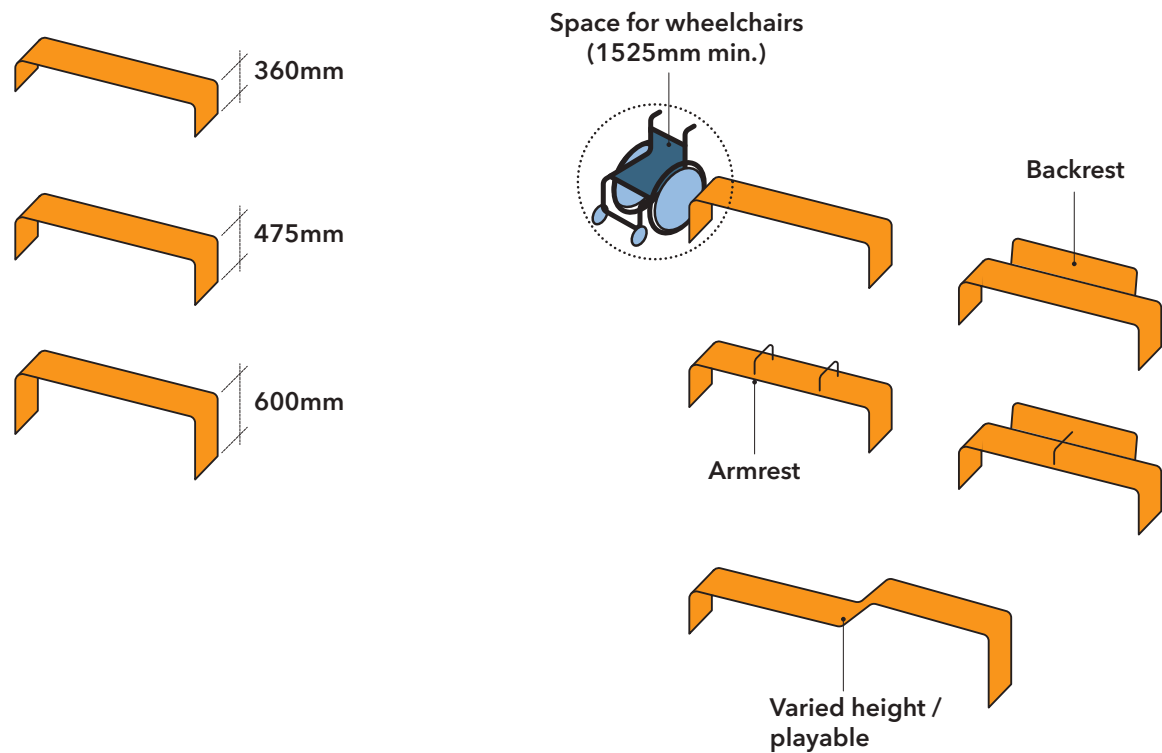
An indicative furniture palette has been prepared as part of the development of the illustrative scheme. The furniture palette should be kept simple and be read as a family in order to aid in overall legibility and wayfinding. Feature elements could be installed in key public spaces such as Denby Square or within the parks which aligns to the context and character of each of these spaces.

A variety of seating heights should be offered which cater for all ages from children to older generations and should have a mix of backless benches, benches with back rests, arm rests and perch seating. The illustrations adjacent shown a variety of heights which should be offered and possible combinations to create informal play opportunities. Seating should offer social arrangements to cater for women and girls as well as single seats or quieter spaces.

An indicative lighting scheme has been prepared however further development is required at the reserved matters stage.



Seating Design Guides



3.3.8 Lighting

SW.L.17

Street Lighting

Mandatory Design Element

No uplighting to be used to minimise impact on wildlife.

Lighting must be designed in consultation with the project ecologist and follow best practice guidance as set out in 'Bats and Artificial Lighting in the UK' Guidance Note GN 08 23, or relevant standard.

24 hour pedestrian routes must be lit to a sufficient level to provide safe passage in tandem with CCTV.

All lighting must be designed such that light spill is kept to a minimum.

Key entrances such as lobbies must be lit for pedestrian safety.

An indicative lighting palette has been prepared as part of the development of the illustrative scheme. The key principles of the lighting strategy can be summarised as:

- Operational Lighting: Provide safe and well-lit routes for pedestrian safety
- Feature Lighting: For use within key spaces such as Ladbroke Gardens, Basins and Denby Square.
- Seasonal/Temporary Installation: For events such as night-markets, concerts or other temporary event.
- Wildlife Disturbance: Minimise impact on wildlife, in particular bats.

The lighting palette should be cohesive across the site and examples of lighting types has been provided in the images adjacent. Final specification of lighting should be designed with a qualified Lighting Consultant.

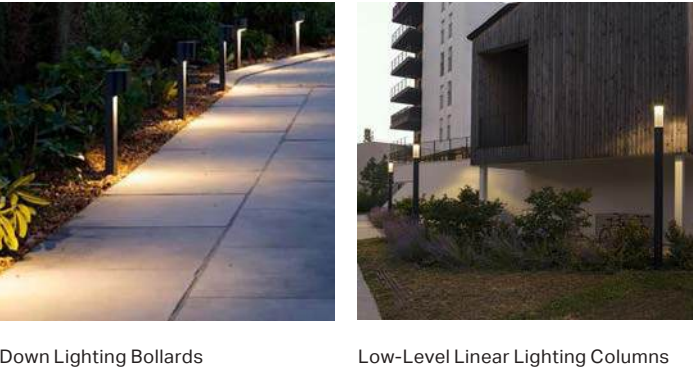
STREET LIGHTING



PARKS, GARDENS + CIVIC SPACES



COURTYARDS + ROOFTOPS



24 HOUR ACCESS ROUTES (CANAL)



CANAL PATH

