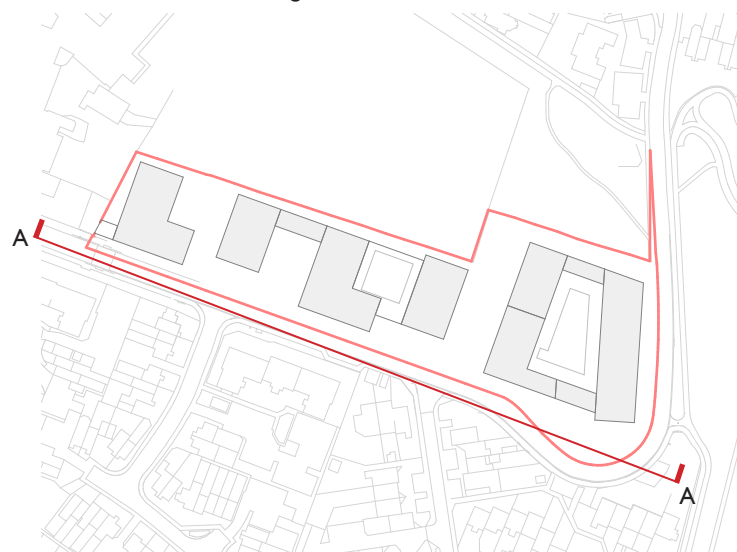


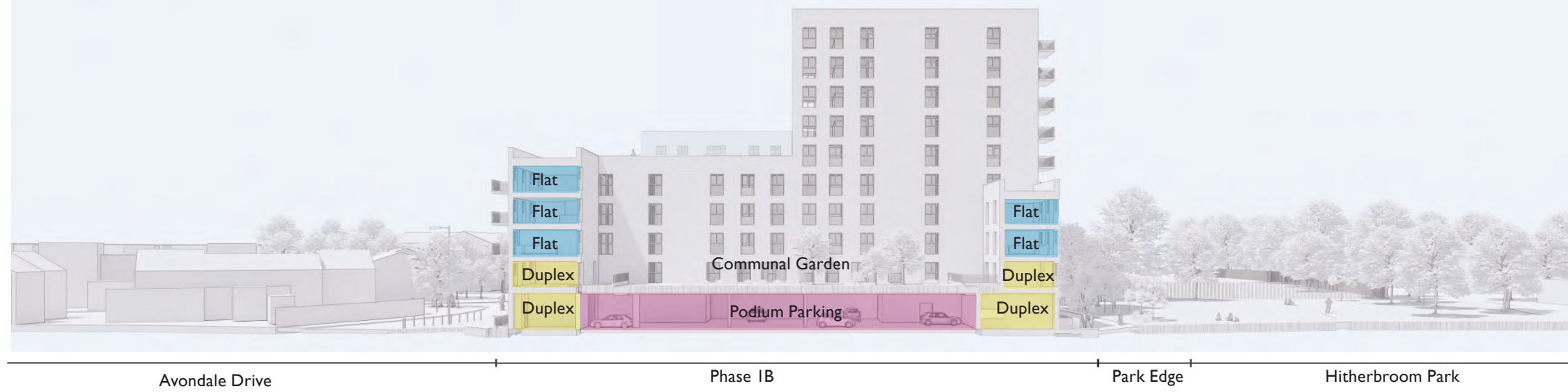
Concept section through Avondale Drive, illustrating reducing in scale from existing to proposed



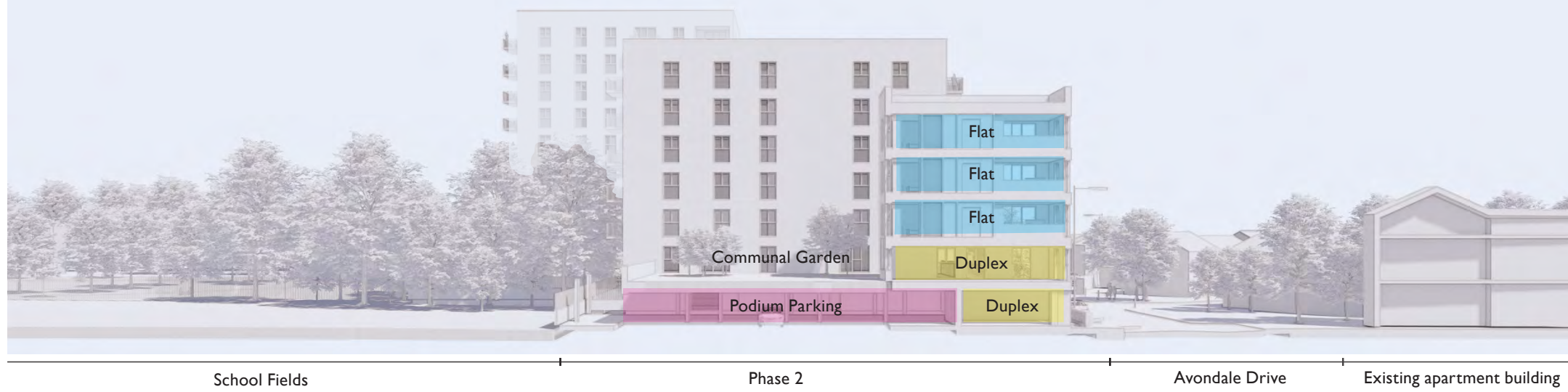
Illustrative elevation along Avondale Drive



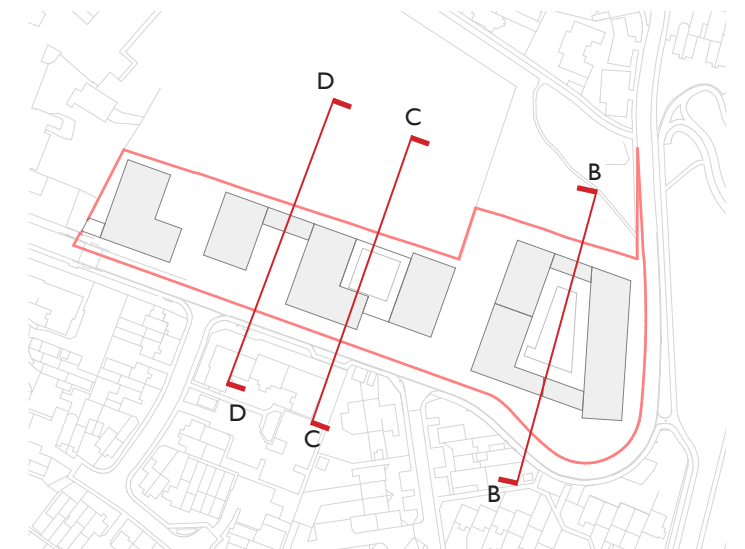
Section B-B: Section through Phase 1B podium



Section C-C: Section through Phase 2 podium



Section D-D: Section through Phase 2 Courtyard



4.4 Key Masterplan Strategies

The design of the Outline Area is underpinned by a series of key masterplan strategies setting out important principles which must be adopted in a detailed design for each plot.

These masterplan strategies are designed to ensure that the regenerated neighbourhood meets the shared vision described in Section 3.1 and aspirations for design quality.

4.4.1 Townscape Strategy



- Key**
- Building Footprint
 - Key frontage onto green open space
 - Key frontage terminating views from approaching streets
 - Building termination/ key view
 - Taller building

The townscape strategy opposite identified key frontages across the site. The key frontages are identified in prominent locations and at the terminus of important routes. Key frontages should be designed with a higher level of detail and articulation to reflect their importance and assist the legibility of the proposed scheme.



Existing mature trees terminating view down Avondale Drive, approaching from the west



Building frontage terminating view from approaching streets



Prominent frontage frontages views from adjoining open space

4.4.2 Street Types



Key

- Avondale Drive
- Abbotswood Way
- Park Street
- Park Edge
- Courtyard

As described in Section 4.1 the site layout is based on a clear framework of streets and outdoor spaces with different scales and characters. The vision and key characteristics of each street type must adopt are described in detail in Section 4.5 of this document. The different street types will reinforce legibility and create a sense of place within the regenerated neighbourhood.

4.4.3 Building Distances



Key

- Distance between hab room windows
- Distance between proposed streets
- Distance between existing streets

The diagram above identifies key distances between buildings which must be achieved. These distances have been developed in liaison with Hillingdon Planning. The building distances aim to provide spacial variety and relate to street typologies and the scale of buildings. The proposed building distances will also achieve adequate overlooking between homes.

4.4.4 Active frontages at ground floor level

The design of the ground floor of buildings is critical to the success of new streets. New streets must be enjoyable to walk down and feel safe.

The design of ground floors should be based on the following principles which are illustrated in the diagram opposite;-

- Maximum active frontage provided by wrapping the perimeter of urban blocks with homes.
- Parking podiums hidden within urban blocks so streets and outdoor spaces will not be cluttered by parked cars.
- Non-active uses (e.g. bins stores, bike stores, plant rooms) hidden from view within the podiums wherever possible.
- Individual entrances to homes at ground floor level enabling access direct from the street



Key

- Duplex
- Apartments
- Entrance / core
- Communal entrance
- Entrance to individual homes



Duplex homes facing onto Hitherbroom Park



Easily identifiable entrances to individual homes



Well overlooked communal entrances facing onto streets

4.4.5 Edge Conditions

Two different detailed designs are proposed for defensible space around the perimeter of buildings. Each edge conditions is design to reflect the street or space it defines, to reinforce character and contribute to the sense of place.

Condition 1 - Front gardens onto streets

Homes facing onto street should provided with a 2m strip of defensible space, comprising of a 1.5m deep front garden, 200mm boundary enclosure and 800mm planting. Railing should be up to a height of 900mm from floor level. A hedge should be provided on the public side of the front garden enclosure which will be maintained by the Council or a management company.

Condition 2 - Private Terraces

A 3m strip of defensible space should be provided to homes facing communal gardens, consisting of a 2m deep private terrace, 200mm boundary enclosure and 800mm planting. Railing should be up to a height of 1.5m from floor level. A hedge should be provided on the communal side of the terrace enclosure which will be maintained by the Council or a management company.



Key

- Condition 1 - Front gardens onto streets
- Condition 2 - Private terraces facing onto communal gardens



Condition 1 - Front gardens onto streets



Condition 2 - Private terraces facing onto communal gardens