

PRP

AVONDALE DRIVE HAYES

DESIGN CODE



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Architecture
Urban Design
Masterplanning
Landscape
Development Consultancy
Research



PRP



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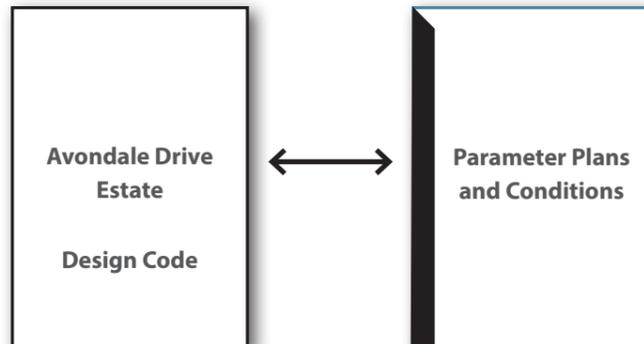
1. INTRODUCTION

1.1 PURPOSE OF THE CODE

This Design Code has been prepared pursuant to planning condition 8 attached to the 2022 hybrid planning permission (as amended) for the redevelopment of the Avondale Drive Estate. Condition 8 requires that:

"Prior to commencement of any works (except for demolition, ground and enabling works) for each relevant development phase, a detailed Design Code shall be submitted and approved in writing and Reserved Matters applications shall conform with the approved Design Code."

The Design Code therefore is a controlling document against which subsequent Reserved Matters Applications must demonstrate compliance. It should be read in accordance with the approved parameter plans listed under Condition 3, the Phasing Plan required by Condition 7 and various compliance conditions set out on the decision notice including conditions 4 (Approved Documents); 5 (Maximum Quantum of Development), 6 (Housing Mix), 9 (Residential Density) 10 (Building Heights), 14 (Accessible Housing), 16 (Trees, Hedges and Shrubs).



1.2 THE VISION (FOR THE REGENERATION OF THE ESTATE)

The design vision for the regeneration of the estate comprises the following objectives:

STITCHING INTO THE CONTEXT

The spaces between the buildings are as important as the buildings themselves and should create a positive network of streets and spaces that respond to the surrounding context. The regenerated estate will create a legible piece of urban design stitching into the existing context with connections and outdoor spaces at difference scales.

CHARACTER AND IDENTITY

The regenerated estate will have a character and identity unique to Hayes and its surrounding context.

A STREET BASED DESIGN

The design of streets and the first 3 floors of buildings are the most important elements providing the pedestrian experience critical to the success of the scheme. Proposals are developed with a focus on the quality of the pedestrian experience at ground and lower floor levels.

HIGH QUALITY NEW HOMES

New homes must be designed to meet the needs and aspirations of existing and future residents. Every dwelling will be a person's home and must be designed to the highest quality. New homes will be built to modern standards using the latest high quality construction and meet all safety standards.

SUPPORT THE WIDER REGENERATION OF HAYES

Proposals will not only regenerate the estate itself but will make a significant contribution to the wider regeneration of Hayes. New and more diverse tenure homes will support facilities in the local area. New connections, play spaces and landscaping will improve the accessibility and urban green factor in the local area.

SAFETY AND SECURITY

The regenerated estate must be designed with safety and security at its core. Proposals will be developed in liaison with the Crime Prevention Design Officer to design out opportunities for crime and anti-social behaviour.

A SUSTAINABLE NEIGHBOURHOOD

The new neighbourhood will be designed to meet and if possible exceed targets for sustainability including Zero Carbon Home and BREEAM.

Proposals should adopt a 'fabric first' approach to low energy design, minimising reliance on costly and complex technologies.

PLACES AND BUILDING THAT ARE DURABLE AND WILL IMPROVE WITH AGE

The development should not just look good on paper or at the point of handover, but must go on looking good for many decades without excessive repair and maintenance. The best schemes can actually improve with age, as materials weather and mature, planting grows and signs of occupation add variety and character.



VIEW FROM AVONDALE DRIVE TO EAST

1.3 THE SITE (AND ITS CONTEXT)

SITE LOCATION (LONDON BOROUGH OF HILLINGDON)

The existing estate is situated close to the centre of Hillingdon within an existing residential neighbourhood and adjoining a number of existing green spaces which connect with and inform the character of the site and provide access to a wider network of green spaces across the borough. The site is bound by Avondale Drive to the south, Abbotswood Way to the east, Minet Infant School to the west, with Hitherbroom Park and the school playing field to the north of the site.

CHARACTER

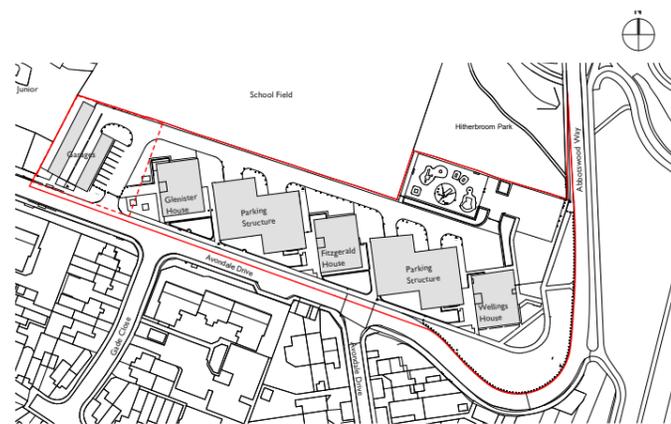
The site sits within a residential neighbourhood very different in character from the existing estate. 1980's housing developments are located opposite the site on Avondale Drive and to the north of Hitherbroom Park consisting of low rise apartment buildings and houses. The wider area is predominantly post-war semi-detached houses. The character of the local area is defined by the surrounding green spaces, including Hitherbroom Park, the Minet Country Park and greenery within the public realm.

CONNECTIVITY

The majority of the site sits within PTAL 1B with a small portion sitting within PTAL 2. The start of Hayes Town Centre High Street is within 5 minutes walk of the site and a pedestrian route to the north connects the neighbourhood to the Lombardy Retail Park.

Bus Routes on Coldharbour Lane (approximately 5 minutes walk from the site) provide access to Hayes Town Centre and Hayes & Harlington Train Station.

Vehicle access to the site and surrounding neighbourhood is from Avondale Drive and Abbotswood Way.



SITE LOCATION PLAN

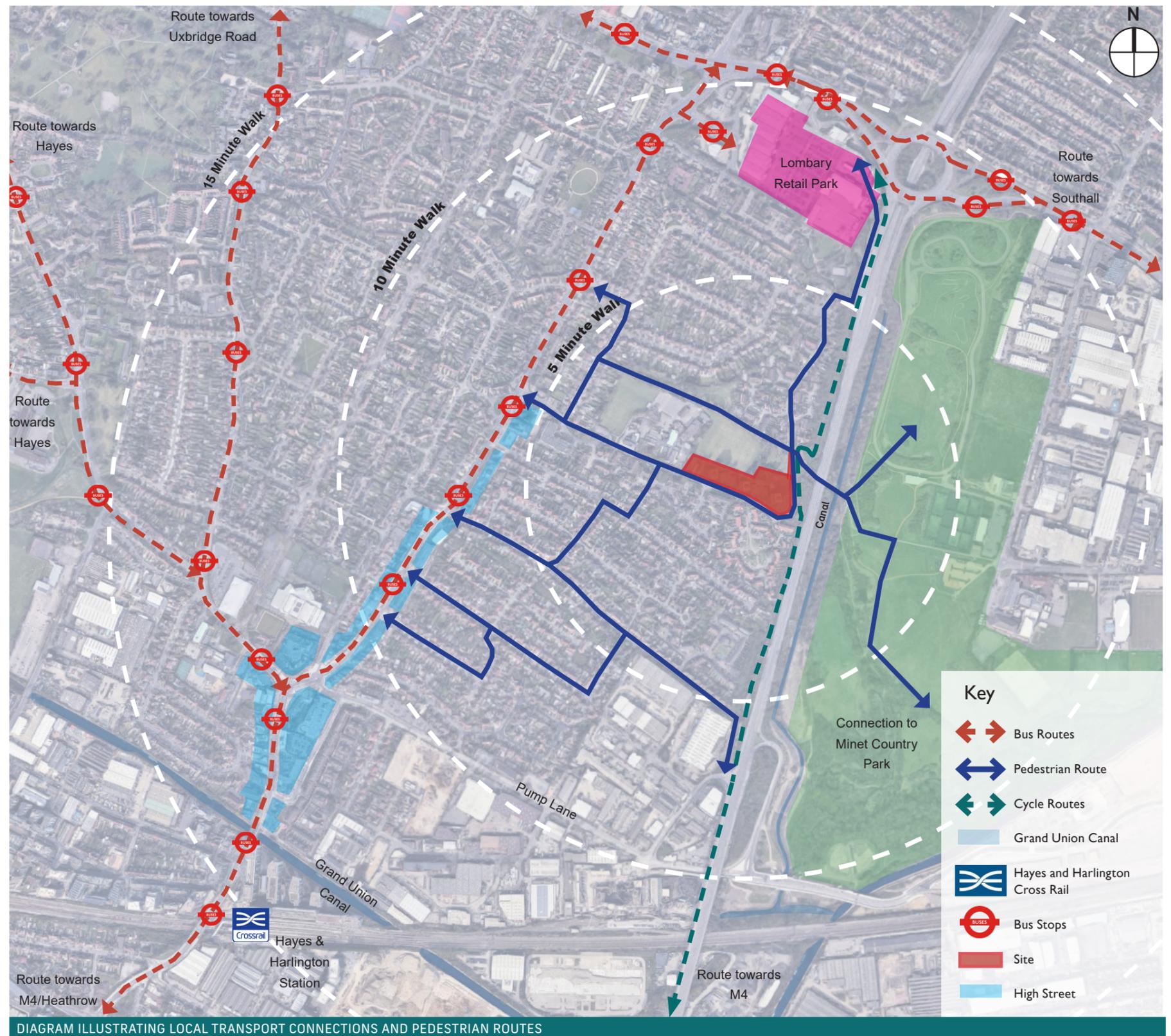


DIAGRAM ILLUSTRATING LOCAL TRANSPORT CONNECTIONS AND PEDESTRIAN ROUTES

1.4 STRUCTURE OF THE CODE

THE DESIGN CODE IS STRUCTURED INTO FOUR SECTIONS WHICH ARE DESCRIBED BELOW:

01 INTRODUCTION

This section aims to give the reader an understanding and overview of how to read and follow the Design Code.

This section includes:

- **Purpose of the document;**
- **The Vision (for the regeneration of the estate)**
- **The Site**
- **Structure of the Code**
- **Instructions for Use**

03 CHARACTER AREA AND STREET TYPES

In this section a series of distinct character areas are identified across the Avondale Drive Hayes masterplan. This section outlines specific design codes that should be considered in each character area. The codes of each character area are described consistently under the following sub-components;

- **Character and Approach**
- **Avondale Drive**
- **Abbotswood Way**
- **Park Street**
- **Park Edge**
- **Courtyard**

02 OVERARCHING CODING

This section outlines overarching codes that should be considered across the Whole Avondale Drive Hayes masterplan. The codes are structured across a series of sub-sections covering the following design subjects:

- **Built Form**
- **Accessibility**
- **Movement & Connectivity**
- **Landscape, Amenity and Streetscape**
- **Sustainability**

04 GLOSSARY

This section provides a list of key terms that are either frequently used or newly introduced by the document and confirms a definition or explanation as to what is meant by them. Terms that are defined in the glossary are shown in bold throughout the document

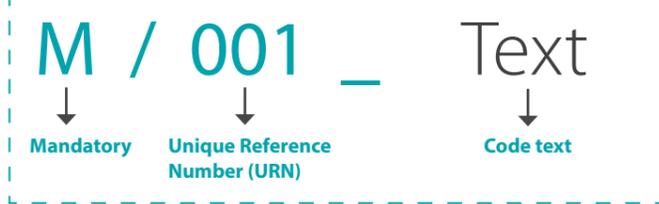
1.5 INSTRUCTIONS FOR USE

Each individual design code in this document is classified into two categories; Mandatory codes and Advisory codes. Please see below the definition of each code category and how these are presented across the document. Any exemptions from the mandatory requirements set by the Code must be justified through the reserved matters process.

Mandatory code
All mandatory codes *must be followed* in developing the design.

Advisory code
Advisory codes reflect best practice and good design principles *should be considered* in developing the design.

Mandatory codes are indicated with the below format and colour and are numbered across the whole document.



Advisory codes are indicated with this text-box and colour and are numbered across the whole document.



A series of commonly used key terms are being used throughout the document that aim to simplify the coding for Avondale Drive Site.

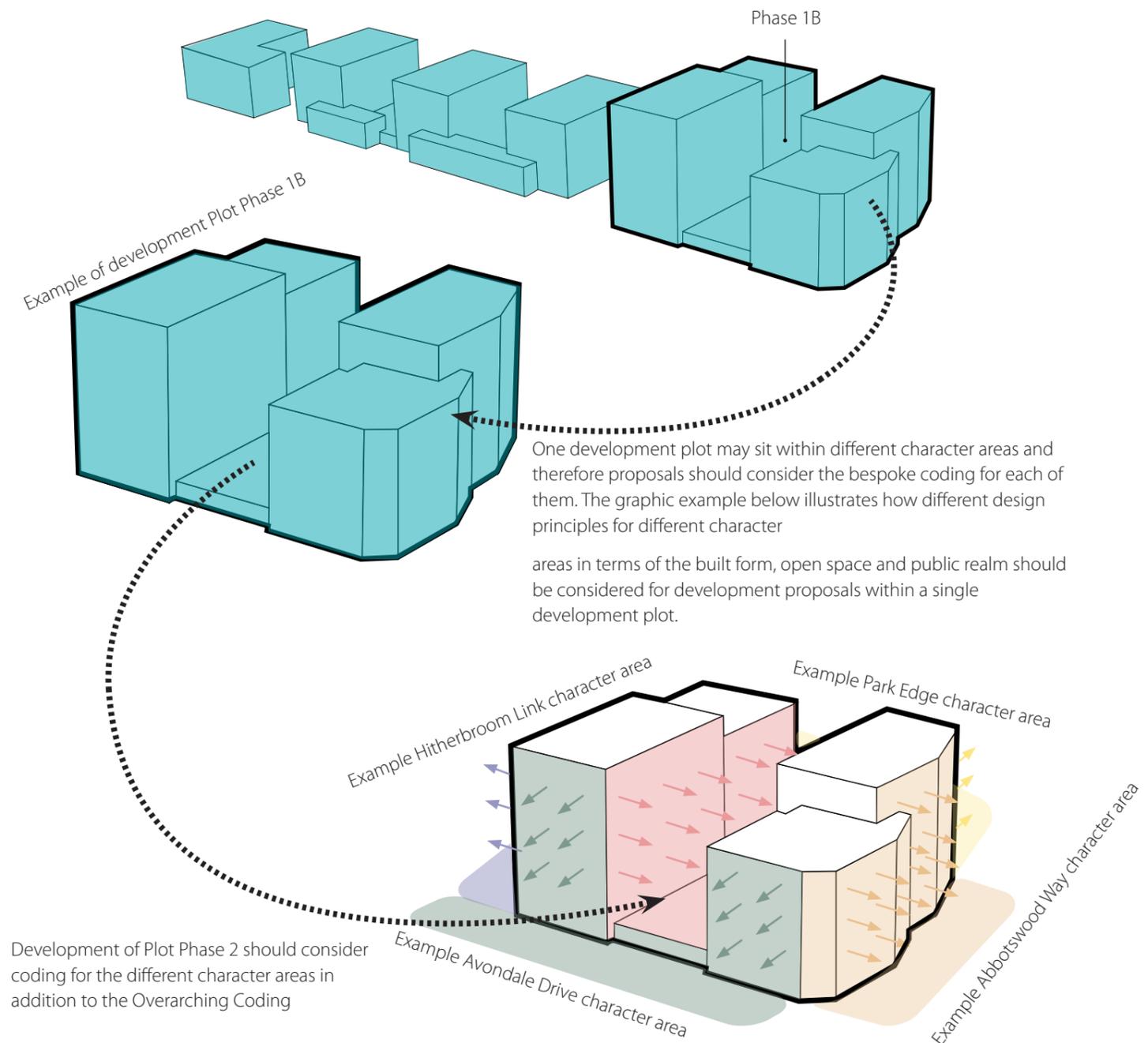
The terms are **highlighted** across the document and their definition can be found in Section 6 Glossary .

1.5.1 How to use the design code

MAXIMUM DEVELOPMENT PLOT

Any proposals taking place within the masterplan should consider:

1. Firstly, all mandatory and advisory elements within Section 2 (Overarching Coding principles).
2. Secondly, all bespoke mandatory and advisory coding within the Character Areas (Sections 3).



2. OVERARCHING DESIGN CODE PRINCIPLES

2.1 INTRODUCTION

This section outlines the overarching codes that should be applied across the whole Avondale Drive Estate development. This section includes mandatory overarching codes that must be followed and additional advisory overarching codes that should be considered into account across the whole masterplan. Designers who wish to depart from the Design Code must justify such departures through the Reserved Matters process.

Mandatory code

All mandatory codes **must be followed** in developing the design.

Advisory code

Advisory codes reflect best practice and good design principles **should be considered** in developing the design.

The overarching codes are explained across a series of sub sections covering the following design elements and subjects:

- 2.2 Built Form**
- 2.3 Accessibility**
- 2.4 Movement & Connectivity**
- 2.5 Landscape, Amenity and Streetscape**
- 2.6 Sustainability**

Simple diagrams accompany the codes to aid understanding and illustrate how a successful design approach can be brought forward.



2.2 BUILT FORM

2.2.1 Massing & townscape

M / 001 Development proposals must not exceed the maximum **development plot** area (Maximum Development Plot Parameter Plan) and maximum AODs (Building Heights Parameter Plan) as specified respectively on the Outline Parameter Plans. Maximum **AODs** consider the following assumptions:

- » 4.1m floor to floor height assumption for ground floors.
- » 3.25m floor to floor height assumption for upper floors above ground floors.
- » Additional 0.35m height assumption for upper floors with roof terrace access.
- » 1.8m parapet height assumption for top floor.
- » Lift overruns, staircase access to roof for maintenance and roof plant are excluded.
- » Flues above roof are excluded.

M / 002 Variation of building heights must be achieved throughout the site accordance with the specific codes set out for each character area (Section 3) as the illustrative diagram below.

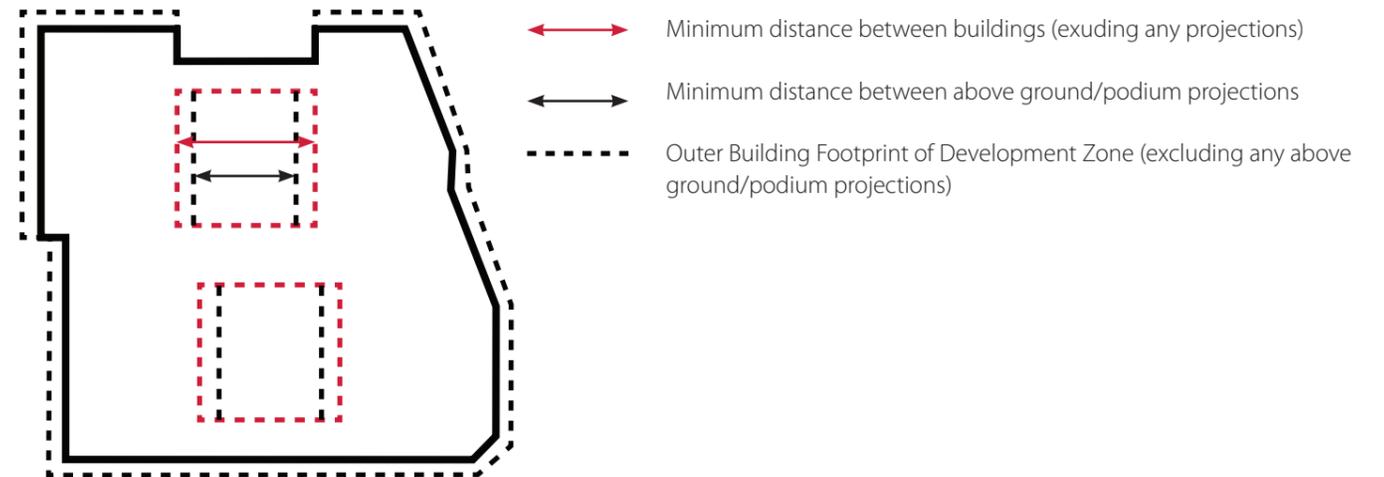
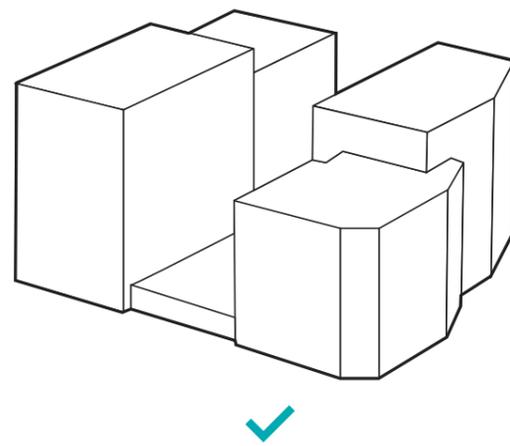
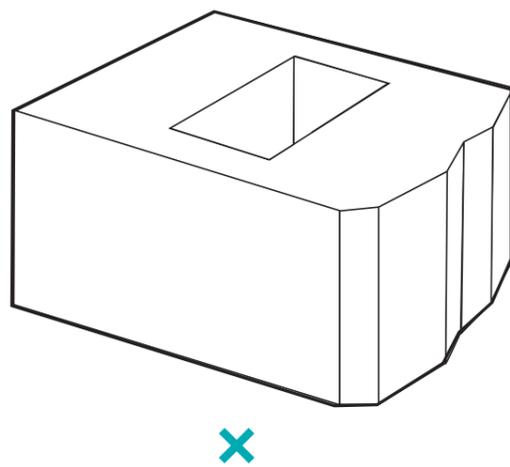
A / 003 Where possible **building breaks or steps** should be introduced to create a finer urban grain to blocks longer than 50m.

M / 004 Heights and massing must respond to:

- » Bespoke coding elements for each character area.
- » Sun orientation and daylight and sunlight provision within the amenity spaces.
- » Access to daylight and sunlight within new homes.
- » Provide a sensitive massing approach that considers the massing, height and scale of the adjacent blocks within the Site and the immediate surroundings.

M / 005 The Maximum Development Plot Parameter Plan allows a deviation from the maximum plot of **+250mm** for **construction tolerance** only. Any deviation must provide:

- » Minimum distances between maximum development plots as set out within each character area (Section 5).
- » Minimum distances required for the provision of open spaces and public realm as set out within each character area (Section 3).
- » Minimum distances between internal façades to provide acceptable levels of daylight and sunlight within communal courtyards and to ensure privacy to dwellings.

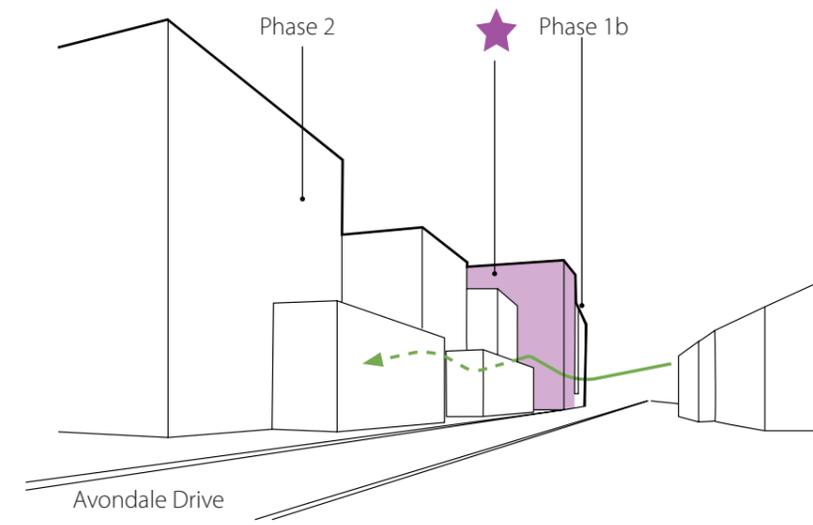


MARKER BUILDINGS

M / 006 **Marker buildings** within the development must contribute to the key connection routes and key spaces. Marker buildings signify locations of visual importance, add variety within the built form, contribute to wayfinding and add value to the different character areas. **Marker buildings** should be differentiated and distinguishable from the surroundings through the application of one or more unique design characteristic such as massing, height, scale, facade treatment, materiality and architectural function.



- ★ Marker building
- Active street frontage
- Pedestrian link to Hitherbroom Park
- LDV01
- Long distance view

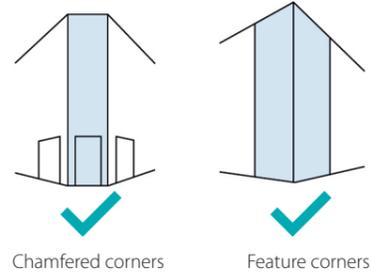


VIEW FROM AVONDALE DRIVE FROM WEST TOWARDS EAST

KEY CORNERS

- A / 007** **Key corners** should be considered to aid framing views and arrival spaces from the key pedestrian routes and access.
- A / 008** **Key corners** should mark turning points “turned corners” and contribute to way-finding and provide the transition between the characters of two different streets.
- A / 009** **Key corners** could consider the introduction of angles, different massing or distinct treatments to the façades to celebrate arrival spaces and key junctions.
- A / 010** **Key corners** should seek to optimise **active frontages** to both façades and explore opportunities to celebrate **arrival spaces** to the site.
- M / 011** **Blank frontages** must be avoided on all key corners.

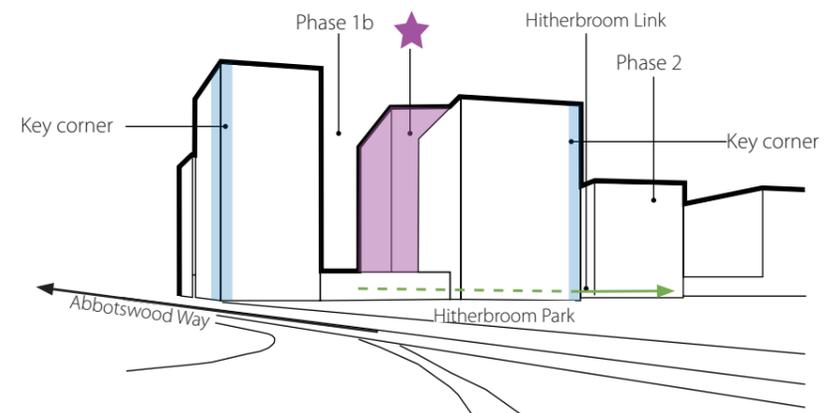
Massing approach for key corners



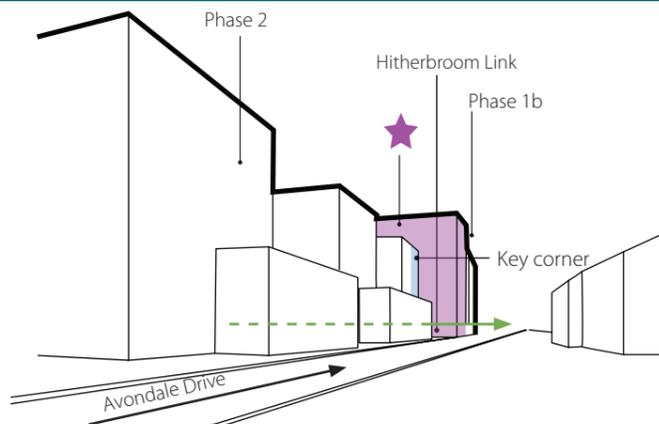
- AV01** Advisory Views
- L** Key corner
- Active street frontage
- Outline application boundary

ADVISORY VIEWS

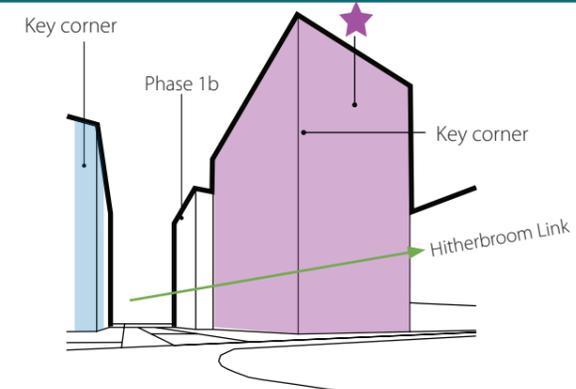
A / 012 In order to contribute to wayfinding and legibility from the surroundings and through the Site the following **advisory views** should be considered when designing development proposals, especially for the design of **key corner** buildings. The location of the advisory views are shown below (AV01 to AV03).



ADVISORY VIEW 01 (AV01) FROM ABBOTSWOOD WAY



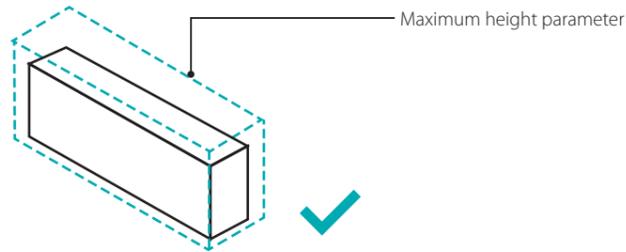
ADVISORY VIEW 02 (AV02) FROM AVONDALE DRIVE TOWARDS ABBOTSWOOD WAY



ADVISORY VIEW 03 (AV03) FROM AVONDALE TOWARDS HITHERBROOM PARK

2.2.2 Building heights

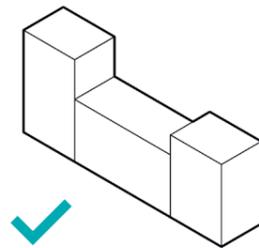
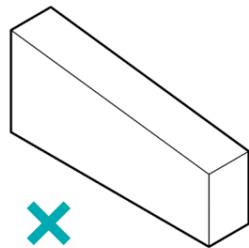
M / 013 Development proposals must be in accordance with the maximum **AODs** specified within the Building Heights Parameter Plan.



M / 014 Development blocks must be designed to respond to the height, scale and massing character of the surrounding context (within and outside the Site) and emerging developments.

M / 015 Transitions in heights within the development plot must be of stepped form, not sloped or curved.

M / 016 Transitions in heights within a development plot must be visible and meaningful in relation to building scale. One storey as a minimum height transition is recommended.



2.2.3 Roofscapes

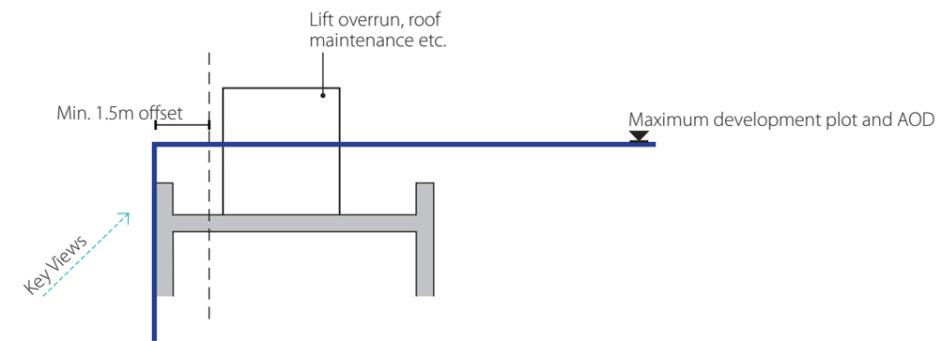
M / 017 Building heights must not exceed the maximum **AOD** specified on the Building Heights Parameter Plan.

M / 018 Roofscapes must be articulated as an integral part of the building and facade design and contribute to the variety of each character area.

A / 019 Roof designs should integrate in a cohesive manner all required features, such as green or brown roofs, solar panels and any plant equipment.

PARAPETS & ROOF-TOP EQUIPMENT

M / 020 The location of lift overruns, staircase access to roof for maintenance, roof plant, etc. need to consider a minimum 1.5m offset from the primary building frontages defined in the glossary of terms. Along with the flues, they are excluded from the maximum **AOD** sets in the height parameter plan.



A / 021 Appropriate access should be provided for the maintenance of roofs, lift servicing and any other equipment located to the roof of the buildings.

A / 022 All servicing equipment should be integrated in the design of roof enclosures and be defined at reserved matter stage.

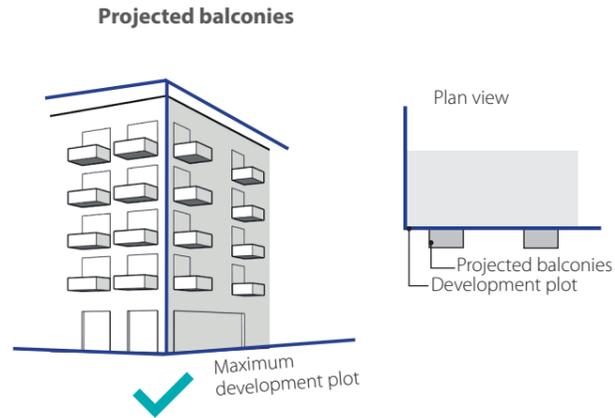
GREEN, BROWN AND BIODIVERSE ROOFS

M / 023 Green, brown and biodiverse roofs must be included where appropriate to enhance the benefits of wildlife across the Site.

A / 024 Green, brown and biodiverse roofs may be planted on their own or in combination with Photo Voltaic cells located on the roof space and should be compliant with the Energy strategy and the overall Sustainability target.

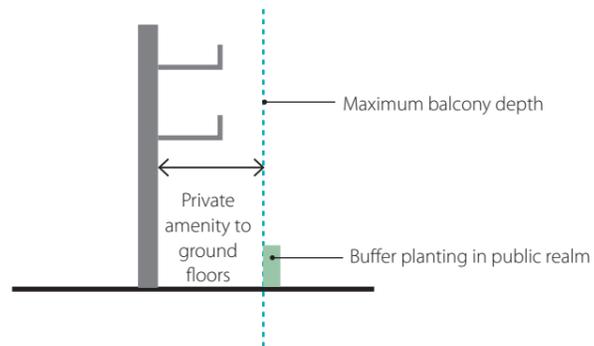
2.2.4 Balconies

M / 025 Projected and semi-projected balconies may extend beyond the Maximum Development Plot as set out in the Maximum Development Plot Parameter Plan.



M / 026 Provide a minimum of one 5m² of step-free private outside space for homes with one or two bedspaces, with a minimum depth and width of 1.5m. An extra 1m² should be provided for every additional bedspace.

M / 027 Projecting balconies must not extend beyond the private amenity areas to ground floors.



M / 028 Design, location and placement of balconies must consider:

- » Environmental considerations so that dwellings can have appropriate access to daylight and sunlight, amenity spaces that are sheltered from wind, and they provide adequate response to potential noise and air quality pollution, etc..
- » Overheating and internal thermal comfort. Sometimes balcony positioning could contribute to the solar shading of the rooms below.
- » The provision of privacy from neighbouring properties.
- » Block orientation.

M / 029 Balconies must be tenure blind and be designed in line with the architecture of the building and design facade to achieve a cohesive approach.

2.2.5 Active frontages

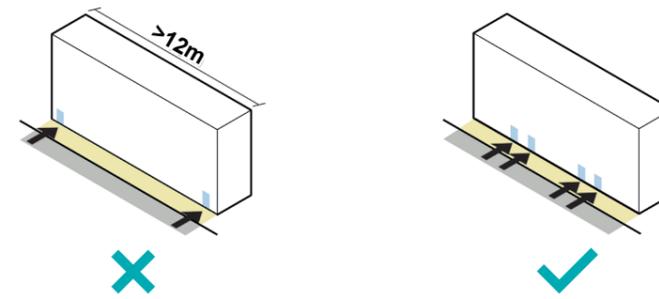
M / 030 All building frontages must have habitable rooms overlooking the street to promote natural surveillance, **active frontages** and safe public spaces, as well as to provide interest along the street.

M / 031 Communal and individual residential entrances must be directly accessible from the street to further activate building frontages.

M / 032 Houses, duplexes and ground floor flats must have private gardens or defensive spaces.

M / 033 The frequency of ground floor individual and communal entrances must be maximised to create **active frontages**.

M / 034 **Non-active frontages** along public footpath must not exceed 18m. The only exemption to this would be the use of green walls or frontages used for activities or public art or lighting projections.



A / 035 Communal cycle storage facing into the street should explore designs that contribute to street activation. Communal cycle storage is considered an active frontage if they include:

- » Glazing frontages to the street; and,
- » Direct access from the street; and,
- » Internal layouts that allow for views/overlooking to/from the street.



Front doors and windows to the street should be maximised to create active frontages.



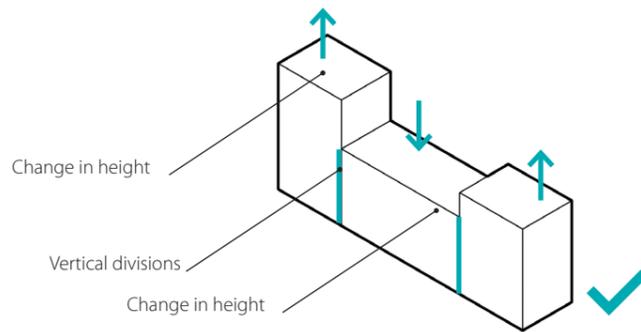
Glazed façades in residential lobbies contribute to the creation of active frontages.



Cycle storage with direct access from the street and glazed façades contribute to the street activation.

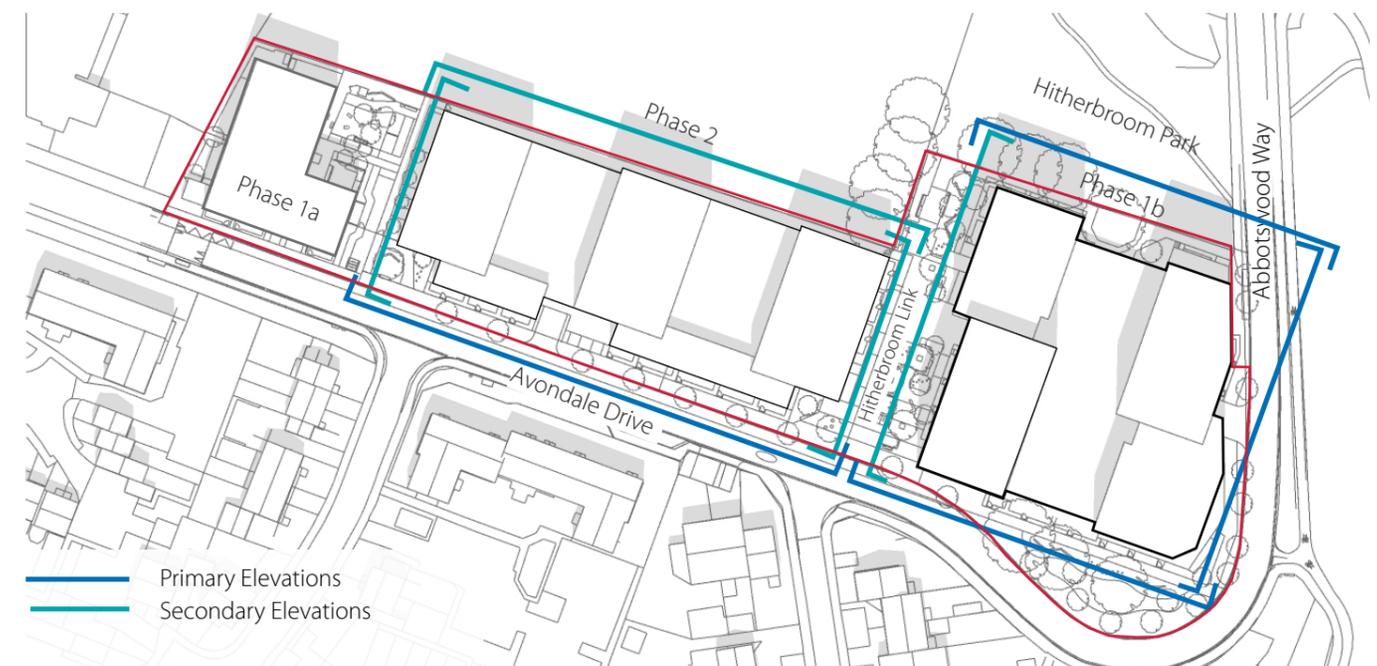
2.2.6 Frontages & elevations

- M / 036** New development must create strong and well defined frontages and clearly define the street environment and open space they are fronting.
- M / 037** All the frontages facing public realm must be designed to maximise **active frontages** and natural surveillance.
- M / 038** Where frontages include car parking entrances, these must be gated and be integrally designed as part of the overall architectural approach of the facade. Considerations should be given to the design of the public realm to minimise impact of the vehicular access.
- A / 039** Facade design should consider measures to mitigate internal overheating such as solar shading and/or solar controlled glazing, use of high albedo material, fenestration design, windows with Juliet balcony and the provision of green infrastructure.
- A / 040** Frontages and elevations should be designed to ensure efficient use of materials.
- A / 041** Where a change in height within a building occurs, there should be a vertical division. Vertical division could be expressed architecturally in the facade design through the incorporation of massing breaks, change of type of material and/or tone/ colour, and modest recess or protrusion of the facade.



- A / 042** Façades facing the roads and existing/proposed open spaces are considered Primary Elevations. Please refer to the design strategy within the Design and Access Statement (DAS) and its design should consider:
 - » Contribute positively to the character of the streetscape and open spaces they frame and define;
 - » Maximise active frontages for natural surveillance;
 - » Use high quality robust and easy to maintain materials and finishes, adopting a high quality palette of materials, and developing a varied approach to the design of the façades;
 - » Include clearly defined building entrances; and,
 - » Feel robust and grounded.
- A / 043 Primary Elevations** should minimise:
 - » Placing ventilation, servicing or air extract grilles on the façades; and
 - » Service access.
- A / 044 Secondary elevations** should seek to achieve the following:
 - » Provide **active frontages** and natural surveillance;
 - » Include clearly defined building entrances; and,
 - » Feel robust and grounded.

- A / 045** Attention should be given to different architectural treatments in areas of transition between character areas.
- M / 046 Flank/rear walls** on tall buildings that are visible from the street level must consider high quality designs, materials and finishes and a similar material palette to the character areas where they contribute to.



VENTILATION, RAINWATER & WASTE PIPES

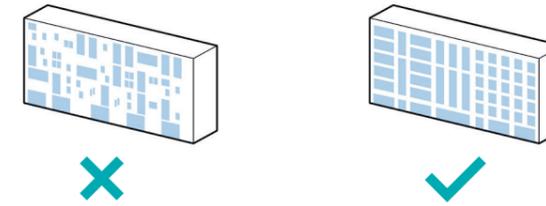
- M / 047** Where ventilation and air extract grilles are required, these must be integrated them into the facade design to minimise their visual impact.
- M / 048** Rainwater downpipes and hoppers must be sensitively integrated into the building appearance and designed-in from the outset.

2.2.7 Entrances

- M / 049** All balconies above residential entrances must provide sufficient positive drainage to prevent localised flooding.
- M / 050** The design of entrances must adhere to Secure by Design principles and provide natural surveillance to the street. Entrances should avoid the creation of blind spots and secluded areas.
- M / 051** Residential entrances must be located fronting the street, be legible and create a sense of arrival.
- M / 052** Residential entrances must be tenure blind.
- A / 053** All residential entrances should be sheltered from above by use of integrated canopies, recesses, projecting balconies or other building design features.
- A / 054** Canopies to residential entrances may extend beyond the Maximum Development Plot as set out in the Maximum Development Plot Parameter Plan.
- A / 055** Communal entrances should be well proportioned and visually distinguishable from private residential entrances.
- A / 056** All elements associated to residential entrances (intercoms, lighting and signage) should be fully integrated to the overall design of the facade and entrance and be accessible to all potential users.

2.2.8 Windows

- M / 057** The proportion, rhythm, location and articulation (vertical and horizontal) of proposed fenestrations must consider acceptable internal provision of daylight, sunlight and ventilation, while balancing overheating, allowing internal thermal comfort, flexible internal spaces and furniture arrangements.
- A / 058** Window proportions should be maintained where possible to keep continuity along building façades.
- A / 059** Window arrangements should contribute to the facade designs, exploring regular rhythms and grouping of windows to emphasise scale and contribute to street and long distance views.



2.2.9 Privacy

- M / 060** High quality design on the new development must avoid/minimise privacy and overlooking issues between residential properties by careful consideration of:
 - » The size and location of windows;
 - » The acceptable separation distance between windows to habitable rooms;
 - » The orientation of buildings and windows;
 - » The size, design and positioning of habitable rooms (rooms should be staggered along narrow streets to avoid direct overlooking); and,
 - » The incorporation of design measures such as the use of screens, obscured glass, angled and fixed windows, etc. where necessary.
- M / 061** **Defensible space** must be provided to all residential dwellings on ground floor facing the street and/or public realm and to all dwellings to the ground floor and/or podium level facing communal areas. Please note that defensible spaces for residential uses can extend beyond the areas within the Maximum Development Plots as defined on the Parameter Plan.
- A / 062** Effective, innovative design measures may be adopted to preserve privacy and minimise overlooking of existing surrounding properties.



Ground floor private entrances with direct access from the street contribute to natural surveillance.



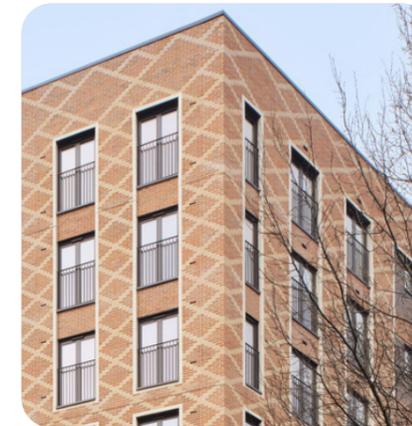
Communal entrances should be visually distinguishable from private residential entrances.



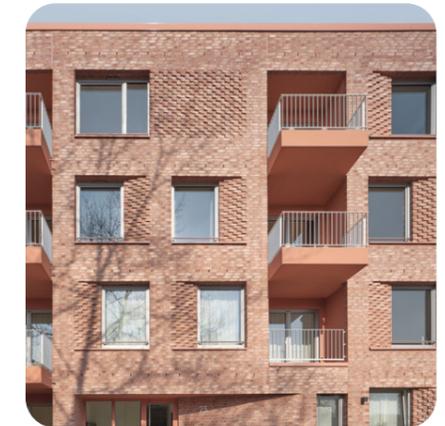
Entrances must be legible from the street and create a sense of arrival.



Vertical articulation of windows contributes to the façade design.



Juliet balcony adds interest and contributes to overheating mitigation.



Window proportions and articulation must consider internal provision of daylight and sunlight.

2.2.10 Materiality and appearance

M / 063 The immediate and wider surrounding area is characterised by a strong prevalence of brick construction. From the historic industrial buildings that define the neighbourhood character to high street commercial buildings, brickwork forms the foundational visual and tactile language of the locality. Therefore, brick as primary building material should be considered.

M / 064 While specific brick types will be determined at later stage, future applications shall demonstrate:

- **Colour and Tone:** A palette of predominantly warm, earthy tones (e.g., reds, browns, ochres, muted greys) that either complement or directly reference the prevalent brick colours within the immediate context. Avoid harsh, overly uniform, or highly contrasting colours unless justified by a specific design intent.
- **Texture:** Consideration of varied textures, including smooth, textured, or handmade finishes, to add depth and character to elevations.
- **Bonding Patterns:** Use of traditional and contemporary bonding patterns (e.g., stretcher, Flemish, English bond) to introduce rhythm and articulation.
- **Detailing:** Exploration of architectural brick detailing, such as soldier courses, plinths, recessed panels, corbelling, or expressed lintels and sills, to provide visual interest and quality.
- **Quality:** Specification of high-quality, frost-resistant, and sustainably sourced bricks suitable for the exposure conditions and intended lifespan of the development.

M / 065 All elements of the building design must form part of a coherent and coordinated appearance.

M / 066 A schedule of materials must be submitted as part of any future Reserved Matters Application (RMA) submission.

A / 067 Materials selection should demonstrate consideration of responsible sourcing and sustainability supporting circularity and reducing whole life carbon.

A / 068 The material, colour and texture palettes should contribute to the variety across character areas.



Façade should consider durable and easy maintainable materials.



Detailing to key features creates interest and three-dimensional and façade treatment.



Consistent palette of brick tones along the street scene.

A / 069 Detailing to key features should be considered in all buildings in an appropriate design in order to create interest and three-dimensional façade features (e.g. window reveals, ground floor definition, entrances, Juliet balcony.)

A / 070 uPVC window and door frames must be avoided and are strongly discouraged in Primary Elevations.

A / 071 There is no recommended maximum number of materials per street scene. However, each street scene should have a consistent palette, use of colours and appearance.

2.2.11 Residential quality

M / 072 Internal building designs and homes layouts must meet all relevant requirements and standards contained in the Nationally Described Space Standards (NDDS).

M / 073 The minimum floor to ceiling height in all dwellings must be 2.5m for at least 75 per cent of the Gross Internal Area.

M / 074 Building design (including layout, aspect, shading, windows size, glazing specification and ventilation) must ensure internal thermal comfort is maximised.

M / 075 All homes must be designed to address fire safety in accordance to Buildings Regulations.

A / 076 Where possible dwelling designs should provide adequate and easily accessible storage space that supports the separate storage and collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste.

A / 077 Dwelling plans should demonstrate that proposed homes can accommodate the furniture, access and amenity space requirements relating to the declared level of occupancy in order to demonstrate that dwelling layouts are effective and achieve good spatial design.

A / 078 Design proposals should demonstrate how habitable rooms are provided with an adequate level of privacy in relation to neighbouring properties, the street and other public spaces.

A / 079 Design of storage spaces should optimise their usability and avoid narrow, deep configurations.

A / 080 The internal design of dwellings should consider:

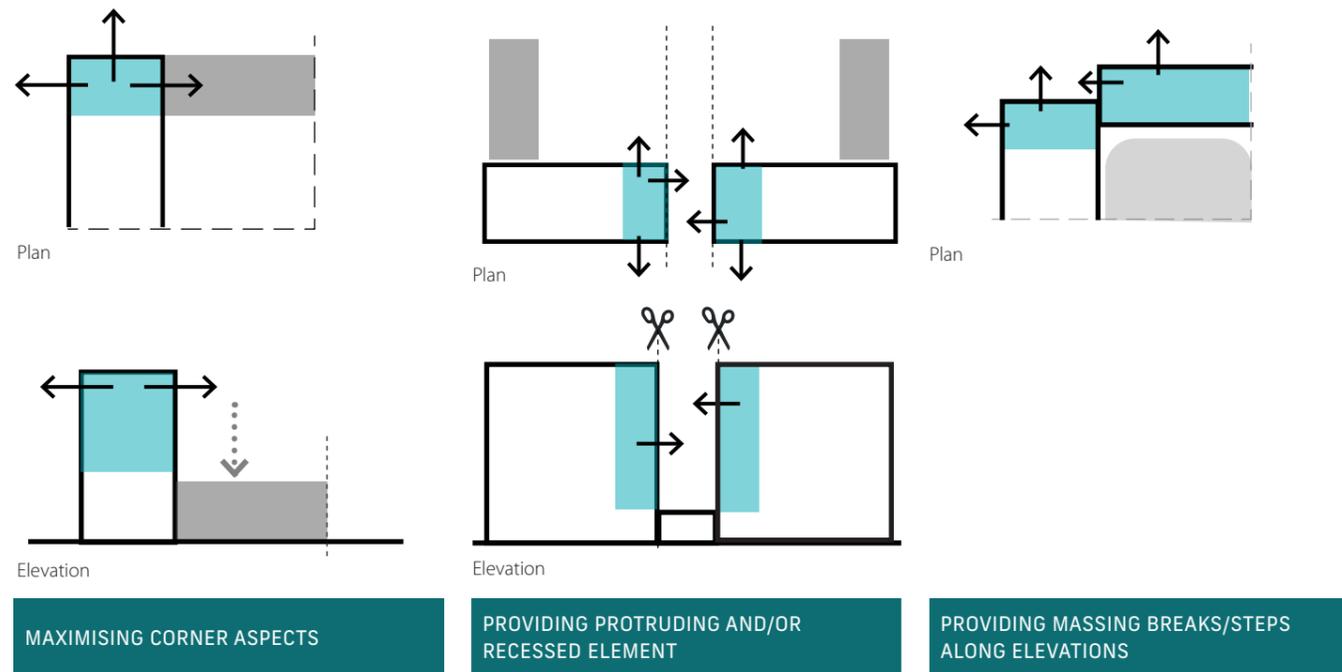
- » Living rooms and kitchen layouts that cater for different preferences, lifestyles and cultural requirements;
- » Living rooms that allow sufficient space for circulation around furniture;
- » Bedrooms or other internal spaces that provide enough flexibility to be used for home working or study;
- » The provision of a dedicated utility space/cupboard with space and services for a boiler, washing machine, etc. should be integrated;
- » Layout designs that are flexible enough to accommodate a range of possible changes in circumstances. Internal spaces should be flexible to be used in a variety of ways without altering the building fabric.

M / 081 Design proposals should be in line with the principles and requirement set out in the approved Outline Fire Strategy and Outline Fire Strategy Addendum.

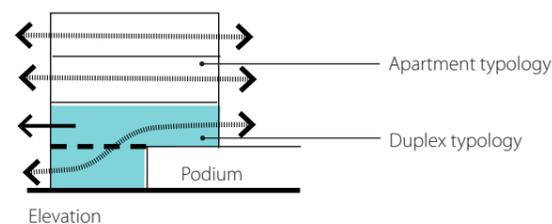
2.2.12 Housing typologies

DUAL ASPECT UNITS

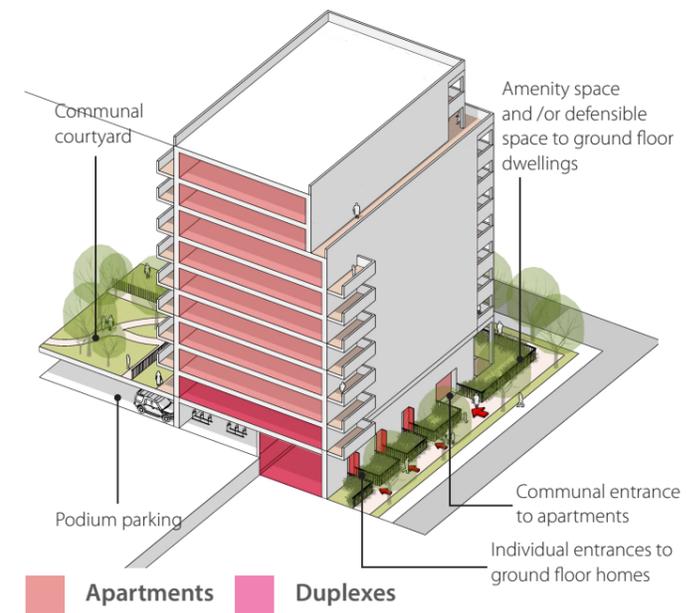
- A / 082** Housing development should maximise the provision of **dual aspect** dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to optimising site capacity through the design-led approach than a dual aspect dwelling.
- A / 083** Where single aspect units are provided, these should demonstrate that they will have appropriate levels of ventilation, daylight, privacy and thermal comfort and avoid overheating.
- A / 084** Single aspect dwellings that are north facing, contain three or more bedrooms or are exposed to noise levels above which significant adverse effects on health and quality of life occur, should be avoided.
- A / 085** Designs should avoid north facing single aspect.
- A / 086** **Dual aspect** should be considered and optimised throughout the scheme, whilst balancing fabric efficiency and material use in line with wider sustainability principles and maintaining streetscape cohesion.
- A / 087** Proposals should explore design solutions that optimise the provision of dual aspect dwellings. Dual aspect units could be achieved by (the options presented here are not exhaustive):



- A / 088** Perimeter blocks comprising of podium parking should explore design solutions to optimise **dual aspect** units, including to the lower floors. This may consider duplex typologies that can allow for dual aspects to the first floor, with apartments typologies above.



- A / 089** The apartment building with podium parking is the preferred typology for Avondale Drive Estate development. This typology consists of residential uses on the ground and upper floors, with podium parking and communal amenity situated above the podium. It offers the opportunity to create active frontages onto the street by providing individual street entrances for the ground floor dwellings. This approach allows for the activation of the main frontage along Avondale Drive and the creation of a relationship with the houses on the other side of the road, thus supporting the vision for this development



Precedent image of podium courtyard on first floor above car park

2.3 ACCESSIBILITY

- M / 090** The principles of inclusive design must be integrated from the outset of the project to achieve an inclusive environment with ease of access maximised. Access and use of external spaces are to be equally accessible by everyone, taking into account differences in age, gender or disability. Reference must be made to the Equality Act 2010.
- A / 091** Design proposal should achieve the highest standards of accessible and inclusive design having regard to the Inclusive Design Strategy within the DAS.
- M / 092** Proposals must carefully consider the existing and proposed ground levels within and around the site to maximise accessibility. Routes around the site and entrances to all uses must be step-free, where this is not possible alternative accessible routes and entrances must be provided.
- M / 093** All **ramps** must comply with the minimum requirements of Buildings Regulations Approved Document M and where feasible with best practice requirements to ensure ease of access (lots of shorter, steeper ramps can be tiring).
- M / 094** All residential properties must be provided with level access through the main core in accordance with Part M4 (2) of the Buildings Regulations.
- M / 095** There must be no loss of quality in design, materials or aesthetics when designing in the principles of good inclusive design and access to spaces and experiences.
- A / 096** Where possible **ramps** will be designed with gradients of 1:21 (5%) or above. Where there are steps, step free alternatives should be included.
- A / 097** There should be an adequate range of seating/resting furniture at regular points for all abilities. Planting should be raised in areas for the elderly and those in wheelchairs. There should be a range of play, recreation and fitness experiences to accommodate people with different abilities.
- A / 098** Signage and wayfinding should be accessible and inclusive for all and should include solutions such as:
- » Tactile communication: to include embossed and Braille signage (where appropriate); tactile paving; changes in level and kerb upstands; tapping rails (where appropriate);
 - » Sensory communication: sounds and scent, this may include fountains/water features when in operation; changes in walking surface; talking signs, etc. Similarly, some plants, and buildings such as bakeries, can provide scent clues; these can also change according to day, time, season, etc.
 - » Visual communication: to include visual clarity in terms of colour and contrast; good lighting that avoids excessive reflections, glare, and shadowing; clarity of text and symbols (where provided).

STEPS, RAMPS & RETAINING STRUCTURES

- A / 099** **Ramps**, steps and retaining structures be compliant with Part M Buildings Regulations and they should consider:
- » Gradients as shallow as possible;
 - » Designs that are robust and simple to reduce the risk of vandalism; and
 - » Not segregate the public realm and/or opens spaces.
- A / 100** A street design strategy should be submitted with each RMA.
- A / 101** The provision of handrails on **ramps** is strongly encouraged but should be sensitively designed and integrated within landscape design.
- A / 102** Steps, **ramps** and retaining structures should offer opportunities for different functions such as seating elements or opportunities to provide play elements.

2.4 MOVEMENT & CONNECTIVITY

2.4.1 Parking

- M / 103** Car parking provision for all uses must be in accordance with the car parking ratio approved by the Local Authority as part of the Outline Application or re-examined by the Local Authority as part of the Reserved Matters Application submission.
- M / 104** Development proposals must provide accessible on or off street car parking bay designated for Blue Badge holders, even if no general parking is provided.
- M / 105** Disabled persons parking provision and design must comply with the requirements set out in the London Plan.
- M / 106** Development proposals must include design measures to prevent unauthorised car parking on the public realm.

PODIUM AND UNDERGROUND CAR PARKING

- M / 107** Podium parking must be surrounded by other uses and/or activities within the public realm to ensure that streets are vibrant and **active frontages** are maintained.
- A / 108** Where possible, podium parking should be serviced via passive ventilation, minimising the need for mechanical ventilation and reducing running costs. The design should ensure no impact on communal amenity space.

2.4.2 Access

- M / 109** Car parking entrances must be designed as part of the building façade and integrated within the block design.
- A / 110** Car parking entrance points should be secured and well overlooked.



Podium parking integrated within the block design with active frontage along the street.



Car parking entrances designed as part of the building façade.

2.4.3 Cycle Store

- M / 111** The level long and short stay cycle parking (cycle storage and visitors cycle parking) for all uses must meet the minimum requirements set out in the London Plan 2021 and London Cycle Design Standards (LCDS).
- M / 112** The location, design and provision of communal cycle storage for new residents must consider:
 - » The provision in secured communal or individual storage areas within the building, or externally within secured, sheltered and adequately lit enclosures located in communal courtyards;
 - » To be located in a convenient and easily accessible area for all users and should be usable for everyone and cater for adapted cycles; and
 - » To be located in close proximity to the cores. Access and corridors should be appropriately designed to facilitate easy transport and access from street to the communal.
- M / 113** New development must provide accessible cycle parking provision for visitors; secure hoops or stands that facilitate effective locking of bicycles, the most convenient for short and/or long stay use. These should be secure and adequately lit, with convenient access to the street.
- A / 114** Cycle parking for visitors should seek to be located close to cycle routes. Their design and suggested positions should be checked with Secured By Design for suitability and accessibility.
- M / 115** Development proposals must provide secure, integrated, convenient and accessible cycle parking facilities taking into account adapted cycles, family cycles, trikes etc. The types and location of cycle storage facilities will also take into account the abilities and needs of disabled people.



Cycle parking for visitors located in well-overlooked and accessible areas and /or open space for all users.



Convenient and easy accessible cycle storage.

2.4.4 Refuse

RESIDENTIAL DWELLINGS WITH INDEPENDENT ENTRANCES DIRECTLY ACCESSIBLE OFF STREET

- M / 116** Communal or private bin stores must be provided for all dwellings. Bins located within the front gardens must be within integrated and well-designed in landscape or enclosures.
- A / 117** Design arrangements for communal refuse stores for these types of individual dwellings may also be considered but must not be free-standing in any areas of the public realm.

RESIDENTIAL DWELLINGS ACCESSED BY COMMUNAL ENTRANCES OFF THE STREET

- M / 118** Communal bin enclosures and refuse and recycling stores must be secured and easily accessible to all residents including younger users and wheelchair users, and located on a hard, level surface.
- A / 119** **Blank frontage** associated with refuse stores should be minimised and must not exceed 10m in length along the street-scene.
- A / 120** Communal refuse stores should be designed to minimise their visual impact along the street-scene and external refuse doors/access will not be located in recessed areas of the ground floor facade.
- A / 121** All communal refuse stores should be designed as part of the building fabric with clear access from outside and /or from internal communal circulation of the block.

2.5 LANDSCAPE, AMENITY AND STREETScape

2.5.1 Public realm & open spaces

- M / 122** The public realm design must maximise opportunities for planting that will improve amenity value, air quality, enhance biodiversity and microclimate and strengthen the Sustainable Urban Drainage System (SUDs) Strategy.
- M / 123** Development proposals for the public open spaces must provide opportunities for healthy and active lifestyle choices taking account of Sport England Active Design principles.
- M / 124** Open spaces must provide a variety of activities, taking into account the needs of different users.
- M / 125** Block orientation and massing must ensure the provision of acceptable levels of daylight and sunlight on the ground floor of public open spaces having regards to Building Research Establishment (BRE) guidance.
- M / 126** Landscape design of open spaces and public realm must contribute to the legibility of building frontages and wayfinding and should follow the principles of the site wide signage and wayfinding strategy.



- M / 127** Public open spaces must face **active frontages** and should be well-overlooked.
- A / 128** Public amenity spaces should be designed with flexibility to adapt to different needs and to provide a range of functions for year-round enjoyment.
- A / 129** A high quality landscape design should be provided.

2.5.2 Streetscape

- M / 130** The proposed minimum street widths must be in accordance with the specific coding for each character area.
- M / 131** The proposed ratio between the street width to building height must consider the provision of appropriate levels of daylight and prevent potential wind tunnelling.
- M / 132** Streets must be oriented to allow views and vistas to **key marker** buildings and **key corners** in order to provide legibility and a sense of identity.
- M / 133** Where **shared surface** are introduced for traffic calming purposes, these must incorporate principles of inclusive design (e.g. visually impaired, blind users) through surface finishes and colours, street furniture, and landscaping.
- A / 134** Traffic calming measures including horizontal and vertical features, such as raised tables, rumble strips, chicanes within the road design, natural landscape features, trees, planting and signage should be used to slow the speed of vehicles down and promote a safe pedestrian priority environment.
- M / 135** Surfaces for pedestrians and cyclists must be suitable for wheelchair users, for example incorporating dropped kerbs and crossing points with associated tactile paving.
- A / 136** Crossing points should be clearly demarcated through changes in surface material and/or colour to denote pedestrian priority.
- M / 137** Public footways must be a minimum width of 1.5m and be accessible and unobstructed.
- A / 138** Where there are level changes needed to footways and access to buildings and spaces, **ramp** designs should consider gradients of 1:21 (5%) or above where possible.
- M / 139** Footpaths within the public open spaces that are not part of the Primary pedestrian route must be of a minimum width of 1.2m with regular passing points of 1.5m and if possible 1.8m.
- M / 140** Development proposals must ensure easy and convenient access to, from and within the site by foot or bicycle.
- A / 141** Where there are shared cyclist and pedestrian routes with occasional vehicular traffic for emergencies and maintenance only (along the southern part of the connection between Avondale Drive and Hitherbroom park), these should be 3.5m wide.



Legible shared space/surface.



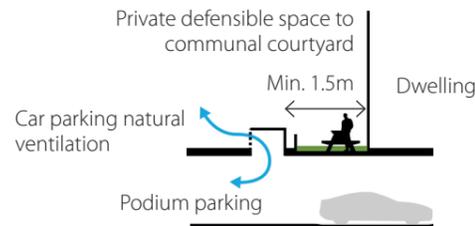
Incorporate principles of inclusive design through surface finishes.



Surfaces that connects people, spaces and wildlife.

2.5.3 Private amenity & defensible space

- M / 142** **Private amenity** and **defensible spaces** can lie outside the area of the Maximum Development Plots as defined in the associated Developable Zones parameter plan.
- A / 143** The building line and the depth of the **defensible spaces**, where applicable, should remain largely consistent along the street.
- M / 144** All residential properties at ground floor must provide **private amenity** space with a minimum width of 1.2m from building facade to the boundary edge treatment. The transition from public to private space should be understandable and clearly defined.
- M / 145** Railings, low brick walls or a combination of both can be used to the perimeter of the **private amenity** with a maximum height of 1.4m. Rendered walls should be avoided.
- M / 146** **Private amenity** and **defensible space** designs must follow the coding principles presented for each character area in Section 3 of this document.
- M / 147** All residential properties backing onto communal courtyards must provide **private defensible space** with a minimum of 1.2m from building façade to the boundary edge treatment.
- A / 148** Where **defensible space** fronts communal courtyards, a gate should be provided to allow access to the communal amenity.
- A / 149** Where possible, a buffer planting should be considered to the private amenity. A maximum height of 1.4m for buffer planting should be considered to allow for good visibility and encourage neighbourly interaction.
- A / 150** Where natural ventilation should be provided to the podium parking, this should be carefully integrated into the landscape design of the podium and offer opportunities to improve privacy of private amenities to communal gardens.

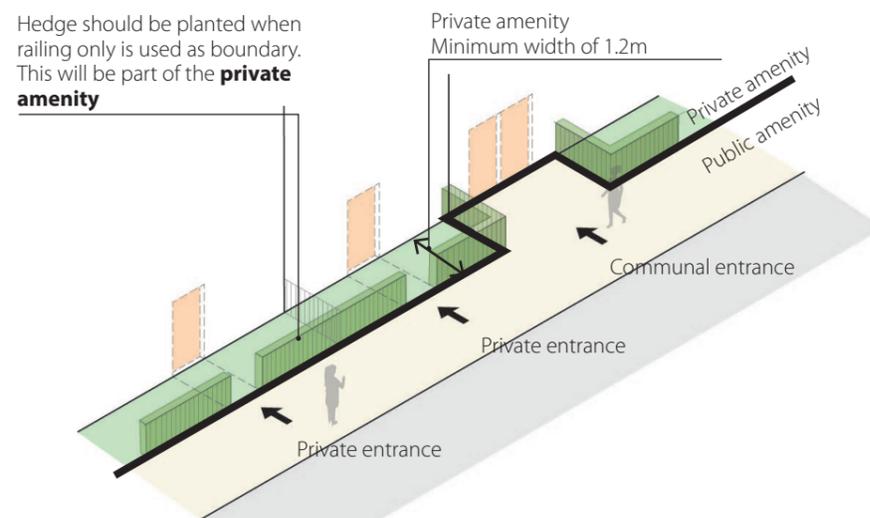


TYPE I - DEFENSIBLE SPACE WITH HEDGES

- M / 151** Type I must provide a private ground floor **defensible space** with a minimum width of 1.2m excluding hedge. In addition, a minimum 800mm wide hedge planting must be planted when it is only railing used as a boundary to provide privacy screening.



Defensible space with railing and hedge as part of the private amenity.



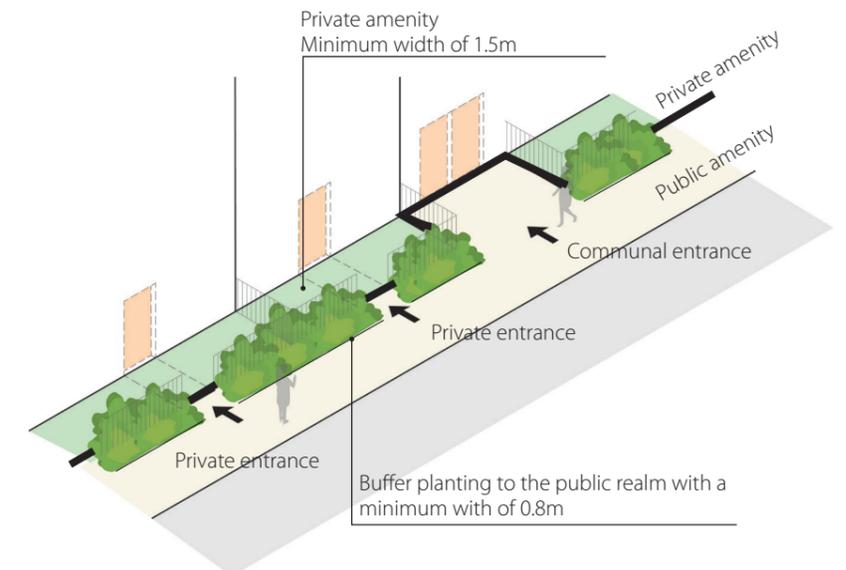
Hedge should be planted when railing only is used as boundary. This will be part of the **private amenity**

TYPE II - PRIVATE AMENITY SPACE WITH DEFENSIBLE BUFFER PLANTING

- M / 152** Type II must provide a private ground floor amenity space with railing and/or wall with a minimum width of 1.5m. In addition, a buffer planting in the public realm must be provided where possible to the edge of the **private amenity** and in accordance to the requirements of each character area.
- A / 153** Buffer planting to the public realm of a minimum width of 800mm should be considered where possible.
- A / 154** The provision of railing and/or a low wall should contribute to demarcation between private defensible space and buffer planting (part of the public realm).
- A / 155** Where a hedge is provided as buffer planting, this is to be planted in a minimum zone of 0.8m wide. Outside facing edge and top should be maintained by site landscape contractors for consistency. Suggested height of hedge to be a minimum of 1m and not exceed 1.4m.



Buffer planting to the public realm is included in Type III buffer planting.



2.5.4 Communal courtyards

- M / 156** Block orientation massing and appropriate distances from internal façade to internal façade must be considered in the design of internal courtyards in order to ensure appropriate levels of daylight and sunlight having regards to BRE guidance.
- M / 157** Semi-private amenity must be provided within development plots in accordance with Open Space and Public Realm Parameter Plan.
- M / 158** Defensible space must be provided to all residential properties fronting communal amenities in order to provide privacy and prevent overlooking to residential properties.
- M / 159** The courtyard areas to the residential buildings must include elements of play, trees, biodiverse planting, social spaces where appropriate. The courtyards are to be equally accessible to all residents of the building.
- M / 160** Level access to the communal courtyards must be provided from the communal cores or directly from the private amenities.
- M / 161** Courtyards must be predominately softscape, maximising planting and limiting areas of hard landscape.
- A / 162** The courtyard design should consider the sunniest areas and maximise their use as social spaces with seating and play for children.
- A / 163** Communal courtyards should be attractive usable spaces for residents, which incorporate a range of activities including a playable landscape, meeting and sitting areas, garden spaces with hard and soft landscape and biodiverse planting.
- A / 164** Where courtyards are provided above podiums care should be taken to consider the depth required for raised planters to allow planting and trees to grow and thrive.
- A / 165** Building façade maintenance should be considered within the landscape design from the outset.
- A / 166** The technical constraints of soil, drainage and planting, including trees, on a concrete podium should be considered so that the planting has every chance of success.
- A / 167** A mixture of social and quieter spaces should be provided to cater for all residents. Covered or semi-covered areas may be incorporated for this function.
- A / 168** The planting strategy for courtyards and communal gardens should provide a garden that is attractive all year-round.
- A / 169** Green and blue roofs to the courtyard buildings could contribute to the overall SuDS strategy as well as enhancing local biodiversity and amenity value. Rainwater harvesting from the roofs could be used for irrigation and is a more sustainable approach.
- A / 170** Legible routes should be designed through communal courtyard spaces. Their design should ensure that they are accessible to users with all levels of ability.



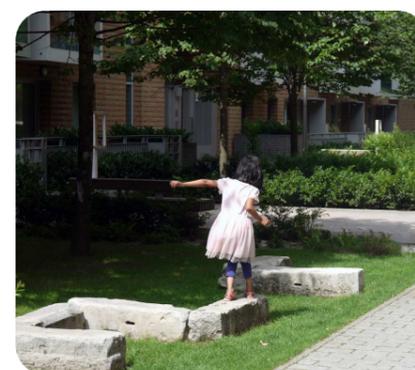
Communal courtyard landscape.



Play features within soft landscape on podium.



Informal footpaths amongst lush planting.



Doorstep play within soft landscape for younger children.



Imaginative play feature with heritage theme.



Active play for older children and adults.

2.5.5 Play, fitness & recreation

- M / 171** On-site play space will be targeted at 0-11 year old and comprise doorstep play within the resident's communal gardens and 'play on the way' space located along the Avondale Drive Frontage and within the pedestrianised link to Hitherbroom Park.
On-site play space should:
 - a) provide a stimulating environment
 - b) be accessible safely by children and young people
 - c) incorporates trees and/or other forms of greenery
 - d) be overlooked to enable passive surveillance
 - e) not be segregated by tenure
- M / 172** Play space must follow the layout principles set out for each character area.
- A / 173** Dedicated play areas should be strategically located within the masterplan to minimise noise impact on residential dwellings.
- A / 174** Opportunities to improve and enhance health, including mental, physical and social well-being should be included within the landscape design.
- A / 175** Seating should be provided for parents and guardians to overlook play spaces. A range of seating heights that consider inclusivity and spaces for wheelchair users, pushchairs and prams should also be incorporated.
- A / 176** Physical fitness, play and recreational activities should be concentrated within the connection between Avondale Drive and Hitherbroom Park and podium, although a range of play and fitness opportunities will be distributed throughout the whole site.
- A / 177** Instead of fences and barriers to enclose a play space, design proposals should consider a softer approach such as the use of planting, furniture, topography and material changes to help define them. Where gates are needed, more than one exit should be provided in case of danger.

2.5.6 Materials & street furniture

M / 178 All street furniture must be:

- » Robust and fit for purpose and sustainably sourced where possible. Timber to be FSC certified.
- » Resistant to vandalism, be functional and present long lasting designs.

M / 179 Seating / rest points must be located:

- » In overlooked areas, clearly visible along main circulation routes and nearby amenities where this is possible.
- » So as not to obstruct main pedestrian and cycle routes, especially along busy routes. They should be located in areas where they will not create an obstruction for people with a visual impairment.
- » On an accessible surface. Seats may be provided in areas of soft landscape as long as an accessible route is provided.
- » At regular intervals of no more than 50m to cater for inclusivity.
- » Away from the private gardens for privacy.

M / 180 Seating must consider the spaces around them so that wheelchair users, prams and pushchairs may also have equal access to the space.

A / 181 Setbacks and armrests should be considered within the seating design to cater for inclusivity.

A / 182 Seating should be located in response to sun orientation but also considering shelter from weather conditions.

A / 183 Should bollards be needed, consider replacing them with other barriers such as street furniture, bicycle stands, trees, planters and level changes which are less obtrusive.

A / 184 Street furniture, including benches and bins should respond in materiality to its context within the Site. For instance street furniture in highly used civic spaces should be very durable and easily cleaned. Benches in the park and garden spaces should be natural in material and finish, such as timber.

A / 185 Street furniture within the public realm should be drawn from an overall material palette for site cohesion. Where appropriate consideration of distinctive elements of furniture design should be given within the character areas to distinguish them.

A / 186 Paving should be robust and economic with key areas, such as thresholds and gateways, highlighted with a material change of a higher quality. The paving should respond to the context and hierarchy of spaces and function. Paving selection also should be considered so there is availability in the future to ensure continuity of finishes.

A / 187 Where the type of traffic and paving size permits, paving should on the whole be laid flexibly with a strong retaining edge. This is good practice and more sustainable as it avoids the use of excessive cement. Pavers, bricks and blocks are also more easily removed and replaced for repairs and accessing below ground services.

A / 188 A reduced palette of paving materials is preferable, but within that different sizes of units and surface finishes can be applied to create character and to highlight spaces.

A / 189 There should be a hierarchy of paving materials and sizes that identifies key areas as special places in the site. They should range from the very robust in highly trafficked areas, through to soft and permeable, such as self-binding gravel for informal natural paths



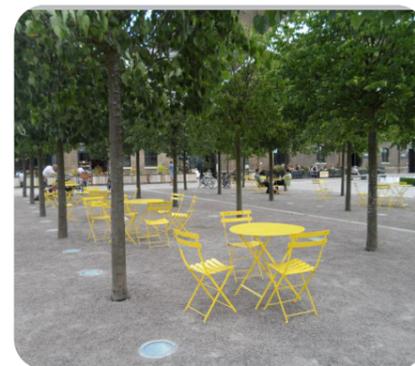
Material reference to industrial heritage.



Raised planter edges and seating.



Coloured asphalt to demarcate the play area and become a play feature.



Flexible seating.



Durable small unit pavers within communal courtyard.



Ornamental paving pattern for retail route.

2.5.7 Trees & planting

- A / 190** For impact, instant sense of maturity and to reduce damage by vandalism or other events, street trees should be specified as large semi-mature stock. Trees to the street should be standard trees with minimum clear stem of 2.2m.
- A / 191** Trees and planting should enhance amenity, increase the variety of habitats and deliver a net gain in biodiversity.
- A / 192** Plant species should suit their locations and provide seasonal colour and composition. Planting should make a contribution to the sensory experience and offer interest for those with visual or hearing impairments. Planting should have the right specification to achieve an immediate impact and full appearance.
- M / 193** Underground service routes must be carefully coordinated with tree pit positions to ensure there are no clashes. Tree pits are to be large enough to ensure the recommended volume of soil is achievable for the trees to reach full maturity. Root barriers are recommended where necessary when close to services.
- M / 194** Development must safeguard sufficient space to allow proposed trees to reach their mature size. Detailed landscape proposals will be submitted as part of the RMA and will ensure that tree planting is appropriate for the context.
- M / 195** The right soil depths and soil specification is imperative in achieving healthy and long lasting growth to trees and plants. Site remediated soil can not be assumed to be appropriate for plant growth and if used, the soil must be tested by a soil specialist for suitability. These are to be supplemented by a soil specialist to achieve the right soil detail and specification.
- M / 196** Tree pits within the hard landscape must be no less than 2m x 2m and no less than 1.2m deep. The soil volume that should be achieved is dependent on the tree size and advise from a specialist should be sought.
- A / 197** Tree pits should positively drain where possible to promote healthy root growth.
- A / 198** It is more sustainable and cost effective to plant trees in soft areas and this should be the prevailing strategy unless there are specific character areas or spatial requirements.
- A / 199** Tree planting on podiums should consider trees planted in soft raised areas to achieve the right soil depth and root growth, rather than planting trees into containers which require more watering and may stunt tree growth.
- A / 200** Development proposals should include native trees where suitable including wildlife attracting and climate resilient species.
- A / 201** Fruiting and flowering trees should be incorporated to provide nectar and food. These should only be planted within soft landscape.
- A / 202** Trees in the landscape should seek to contribute to wayfinding and legibility.
- A / 203** Where soil volumes are difficult to achieve, soil volumes for street trees should seek to follow a 'common sense' approach.
- A / 204** Where hedges are provided, these are to be suitable for position and easily formed and maintained.
- A / 205** Buffer planting to play areas should help enclose spaces and deter children from running onto roads and other hazardous areas. The planting should be robust and have all year round structure whilst also including flowering sensory planting. Non-toxic species should be considered and the heights of the planting should be kept to 1m for good visibility.
- A / 206** Planting used in play trails and other playful areas should have a high proportion of sensory planting that engages children's curiosity and senses. Visual stimulation, touch, fragrance, sound and taste are all encouraged.

2.5.9 Biodiversity & ecology

2.5.8 Biodiversity & ecology

- M / 207** Design proposals must achieve an increase in the urban green infrastructure of the borough, improve ecological connectivity and deliver a net gain in biodiversity.
- M / 208** Landscape proposals must include a rich variety of ecological measures to create a green and biodiverse wildlife haven. Planting proposals should prioritise native or wildlife attracting species and include shrub herbaceous and hedgerow species that establish a variety of ecological habitats.
- A / 209** Where appropriate, wildlife corridors should be designed to allow for a linear habitat of flora and fauna throughout the site. In particular a dedicated route between north and south linking Avondale Drive and Hitherbroom Park has been identified as having potential to introduce this.
- A / 210** Flower rich grasslands and meadows containing a mix of native and ornamental plants should be considered across the Site and in particular to the open areas between phase 1B and 2 for people to engage with. Plant species that attract pollinators should be emphasised.
- M / 211** Where appropriate, features such as birds and bat boxes must be incorporated within the design in appropriate locations (i.e noise and light/heat conditions will dictate where/which elevations are suitable,etc.) to provide nesting and roosting spaces for locally identified species.
- A / 212** Opportunities for small-scale food growing may be accommodated within communal courtyards, roofs, under used spaces, etc.
- A / 213** Rain gardens are suggested in association with the wider Sustainable Urban Drainage Strategy to encourage biodiversity with unique characteristics whilst providing positive surface water treatment.

2.5.10 Urban Greening Factor

- M / 214** The green infrastructure strategy for development proposals must seek to maximise the extent of Urban Greening Factor (UGF) within the Site, to provide space for valuable habitat, improve microclimate and urban drainage and create a stepping stone for the wider network of green infrastructure in the area.



Swale planting.



Multi-stem trees planting.



Flower rich herbaceous planting amongst trees.



Meadow grassland.



Bug hotels.



Sustainable urban drainage features.

2.5.11 SuDS, water management & irrigation

- A / 215** Consideration should be given to a more sustainable means to water plants. This includes, automatic irrigation for lawns and podiums and using rain water harvesting where possible. All of these should be coupled with the right planting strategy.
- A / 216** Natural features such as swales should be considered which form part of the original concept of attenuating and expressing the story of water. Design should prioritise above ground SuDS features that enhance biodiversity and amenity value rather than below ground attenuation features.
- A / 217** It is recommended that swales are to be vegetated to the sides with biodiverse planting and other appropriate planting and slope down to a filtration trench consisting of coarse permeable aggregate material such as gravel, pebbles and rocks that has the appearance of a dry river bed. A permeable pipe should be situated to the bottom of the trench. The slopes are to be no steeper than 1:3 for maintenance.
- A / 218** Permeable paving should be considered where possible as part of the overall SuDS strategy.

2.5.12 Safe & secure environment

- M / 219** In order to create a safe and secure environment that designs out and limits the potential of crime, the design should be assessed by Secured by Design (SBD) or equivalent criteria at the time of the Reserved Matters Application throughout the design process and their recommendations incorporated where feasible. The security of the design must also consider Hostile Vehicle Mitigation (HVM) to reduce the potential of vehicle borne threats.
- M / 220** The development must provide well-defined and overlooked routes with spaces and entrances to promote convenient movement without compromising security. Secured By Design principles should be prioritised and implemented throughout the masterplan to increase natural surveillance and discourage anti-social behaviour.
- M / 221** The proposed development must avoid the creation of dark, hidden and poorly overlooked corners, routes or spaces.
- M / 222** Public spaces must be well lit in order to aid security and natural surveillance, whilst considering local ecology and the proximity of private habitable rooms.
- A / 223** The lighting design shall fulfil the principles of Secured By Design or equivalent criteria at the time of the Reserved Matter Application by creating a well lit and safe environment.
- A / 224** Spaces should allow for good natural surveillance by residents and visitors and recognise that the safest spaces are those that are well designed, popular and enjoyed positively. Trees should be specified with 2.2m clear stems and planting to be kept to around 1m in height to allow for good visibility.
- A / 225** The use of obvious CCTV should be minimised and kept to key points, as overt use of CCTV and signage can also imply spaces are unsafe and discourage people from using them.

2.6 SUSTAINABILITY

2.6.1 Daylight, sunlight and overheating

- M / 226** The new development must not cause excessive overshadowing to proposed communal or **private amenity** spaces or neighbouring properties or dwellings.
- M / 227** The design of **tall buildings** must consider the potential environmental impacts on the surrounding open spaces and public realm in relation to wind, daylight, sunlight and temperature conditions.
- M / 228** Development proposals must ensure the provision of acceptable levels of daylight and sunlight on the ground of public open spaces and communal courtyards, having regards to BRE, to provide high quality amenity spaces and planting that grows and thrive.
- M / 229** Development proposals must reduce the potential for internal overheating. This could include:
- » Minimising internal heat generation through energy efficient design , such as the incorporation of shading, high albedo materials, fenestration design, insulation and/or the provision of green infrastructure;
 - » Reducing the amount of heat entering a building in summer;
 - » Managing the heat within the building through exposed internal thermal mass and high ceilings; and
 - » Passive and mechanical ventilation.
- A / 230** South facing blocks and fenestrations should consider internal thermal comfort. Mitigation measures such as the use of high albedo materials, shading and passive ventilation should be considered.
- A / 231** Aspect and understanding the locations of sunnier and shadier areas will inform the design. For instance, people prefer to dwell in sunnier areas, so the majority of social spaces, play areas and seating should be located in these areas. Aspect is important for choosing the right themes of planting for the right areas.

2.6.2 Energy

- M / 232** Passive measures to improve the energy efficiency and thermal performance of the building form must be considered, such as orientation, massing, layout, shading, higher level of insulation for roofs, external walls and floors, and high performance windows and doors.
- A / 233** Other important measures such as lower air permeability and minimising thermal bridges through best practice detailing should be explored.
- A / 234** A range of design measures will be deployed to avoid and mitigate negative environmental impacts such as noise, pollution and any potentially negative micro-climatic effects.
- A / 235** Design development should take into consideration the location of future temporary or permanent energy centre and primary sub-station within the plot for employment uses and provide infrastructure to support effective safeguarding and the potential for energy infrastructure upgrades in the future.
- A / 236** Development proposals should explore suitable low carbon and/or renewable heating technologies and consider how these could be maximised.

2.7 CHARACTER AREAS

2.7.1 Approach to character areas

APPROACH TO CREATE GREAT PLACES WITH DISTINCTIVE FEATURES

Avondale Drive site will provide a variety of high quality homes, landscape and green infrastructure, introducing a wide range of green spaces throughout the new neighbourhood. All character areas draw upon Avondale Drive site’s vision to ensure future development will achieve the aspirations for the site as described in Section 1 of this document, these are:

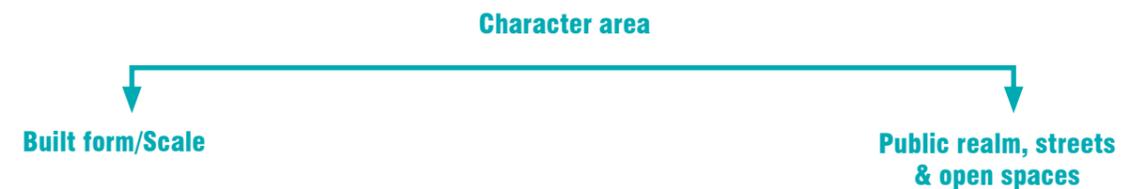
- » Create a vibrant neighbourhood that is well connected to the surroundings.
- » Consider the phase 1A delivered phase.
- » Create a neighbourhood where everyone is living by the green.
- » Create a sustainable neighbourhood that prioritises walking and cycling.
- » Provide flexible high quality homes that will cater different family needs and requirements.

ELEMENTS THAT DEFINE A CHARACTER AREA

In line with the principles set out in the National Mode Design Code, in Avondale Drive site a character area is defined by an unique combination of immediate context, landscape and open spaces. Built form and scale creating distinctive environments. These unique combinations has resulted in five distinctive character areas that are presented in the following pages.

The coding elements and associated design guidelines for each character area within these sections have been developed to ensure that any future Reserved Matters Application will achieve the overall vision and aspirations for Avondale Drive site. The character areas also consider a holistic response that maintains urban continuity, integrity and contextual integration throughout the site.

Elements that define a character area



Built form/Scale refers to the function, shape, height and configuration of all the buildings as well as their relationship and approach to the public realm and streets for each character area. The built form should aim to reinforce the desired vision of Avondale Drive site and ensure that new buildings create a coherent, harmonious and appealing urban environment that helps to build the desired uniqueness for each character area together with the uses, public realm, streets and open spaces.

The built form will cover:

- **Built form and massing**
- **Buildings typologies**
- **Townscape approach**

Avondale Drive site will be home for generations to come - and the public realm, streets and open spaces are at the heart of the design.

With the existing park and a series of proposed new green spaces and landscaped streets, homes will be next to the green and have places to meet, live and enjoy all year around.

Different type of open spaces and public realm will be used in particular ways and they inform the aspect, sense and environment of each character area.

Public realm, streets and open spaces include considerations of:

- **Streetscape**
- **Private amenity**
- **Public open space**
- **Semi-private amenity**
- **Play Space**
- **Planting**

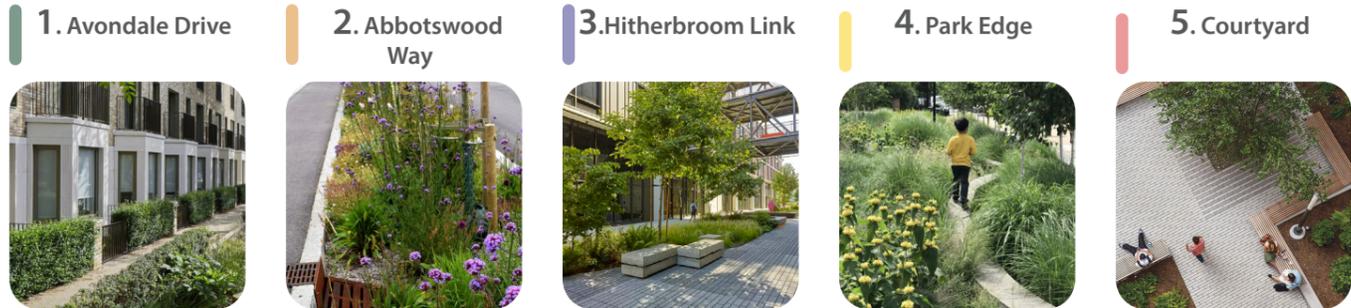
3. CHARACTER AREAS AND STREET TYPES

3.1 CHARACTER AND APPROACH

3.2 AVONDALE DRIVE

Avondale Drive will retain its character as a suburban residential street whilst greatly improving on pedestrian experience. The existing pedestrian footpath will be maintained and will be lined with active frontages to new homes and planted public realm, retaining existing verges of trees where possible. This will create an enjoyable journey home for residents and a green outlook from facing windows. Duplex homes create a domestic scale to Avondale Drive which is consistent with the suburban residential street. On-street parking will be provided along one side of Avondale Drive.

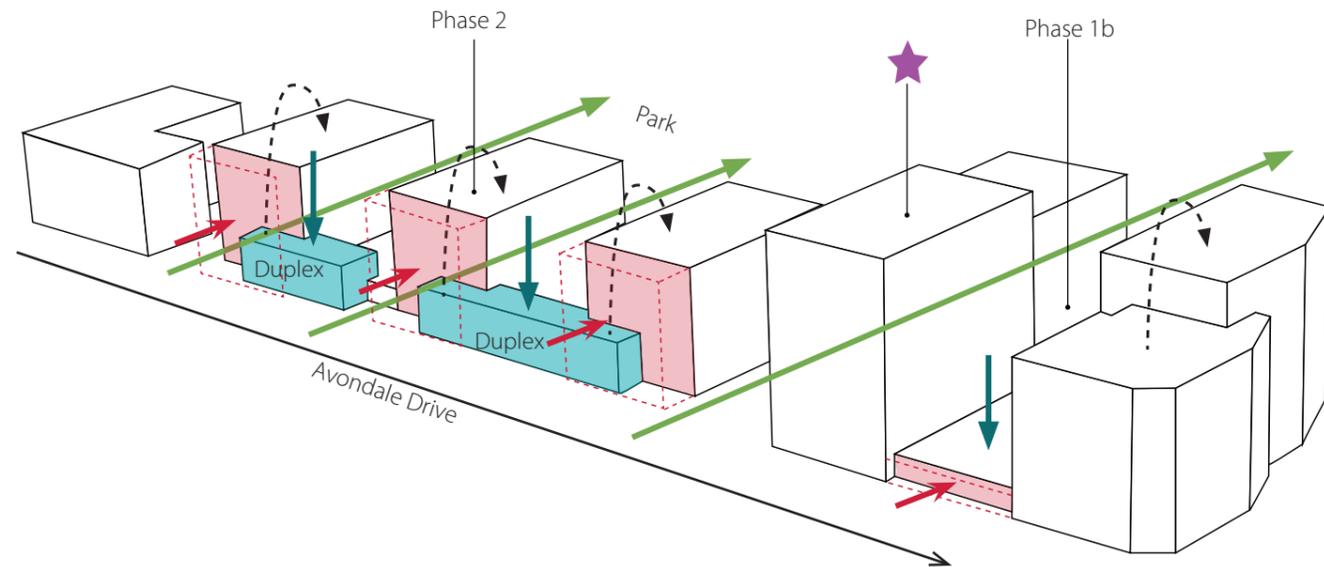
Avondale Drive key character elements	
Uses and activities	<ul style="list-style-type: none"> • Vehicular and cycle route towards and from estate parking/ cycle store • Pedestrian route to and from home • Duplex private amenity space • Public play area
Public realm and amenity	<ul style="list-style-type: none"> • Avondale Drive incorporated a footpath, tree planting, hedging and private amenity space. • Play on-the-way to Avondale Drive beneath existing trees
Built form and architecture	<ul style="list-style-type: none"> • Duplexes along Avondale Drive • Recessed six storey mid-rise building with podium



BUILT IN FORM AND USES

- M / 237 Recessed and stepped massing** to integrates with the street scale, featuring a lower block along Avondale Drive and taller blocks to the north, facing the park.
- M / 238 Recessed and stepped massing** to break the long frontages
- M / 239 Lower massing** to maximise the park view and to allow daylight/ sunlight into the podium gardens

- M / 240** Maximise **active frontage** along the road to create a more secure and vital street environment.
- M / 241** The tallest block of Phase 1b, located at the end of Avondale Drive, will function as a prominent **marker building**, creating a focal point for those approaching from the east

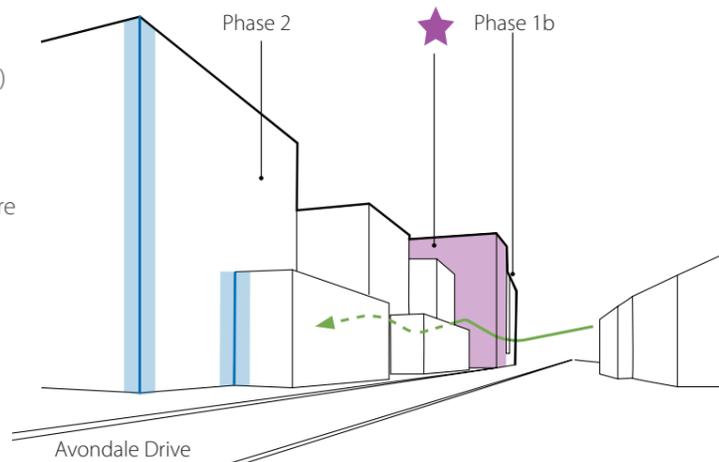


BUILDING TYPOLOGIES

- M / 242** Two stories duplexes along Avondale Drive to seek a relationship with the surrounding buildings (Phase 2) and apartments with podium garden.

TOWNSCAPE APPROACH

- M / 243** The South-East and South-West corners of Phase 2 are **key corners**. They are crucial in defining the plot's visual presence along Avondale Drive.
- M / 244** The corners where the lower block along Avondale Drive meets the recessed taller block must be considered **key corners**.



BUILDING FRONTAGES AND ELEVATIONS

- M / 245** The facade treatment must clearly articulate the individual character of each building, especially the **marker building**.
- M / 246** The ground floor should articulate the distinct presence of the duplexes and building lobbies.
- M / 247** The verticality of the tall building should be emphasized, alongside the articulation of key corners.

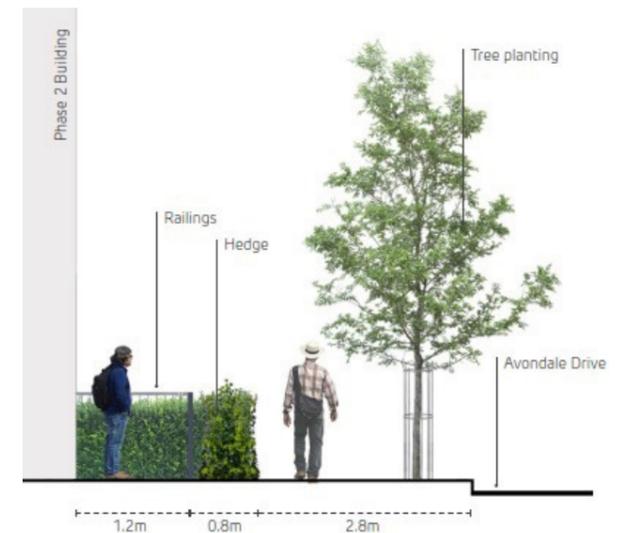
OPEN SPACE AND PUBLIC REALM

On the south side of the development, a continuous footpath runs from west to east along Avondale Drive. On the east side of the path, a row of existing trees separates it from the road, providing both protection and shade. On the west side, the private amenity spaces of the ground-floor homes are divided from the communal path by an evergreen hedge. Along the path, beneath the existing trees, there will be public accessible play on the way features.



OPEN SPACE AND PUBLIC REALM

- M / 248** For ground-floor homes facing Avondale Drive, a minimum 1.2-m-deep **defensible space** must be provided.
- M / 249** Private amenity must be separated from the public footpath with a **metal railing** and entrance gate.
- M / 250** An additional minimum 0.50-meter area, offset from the edge, must be provided for planting or an **evergreen hedge**.
- M / 251** 2.8 m wide footpath with **tree planting** on the street side along Avondale Drive
- M / 252** Existing trees should be retained if possible.
- M / 253** Along Avondale Drive, **play space** must be integrated.



3.3 ABBOTSWOOD WAY

Abbotswood Way continues the street edge of Avondale Drive to maintain a consistent and well-defined streetscape. The character of Abbotswood Way will be defined by the public green space opposite the site which will provide a green and open aspect.

Pedestrian and cycle routes across Abbotswood Way should be enhanced to improve access to the public green space and connections to open green space beyond.

Chamfered and stepped massing can be used as part of the architectural approach to create variety in the roofscape along the street.

Abbotswood key character elements	
Uses and activities	<ul style="list-style-type: none"> Vehicular route towards and from estate podium parking Pedestrian and cycle route connection with open green space beyond.
Public realm and amenity	<ul style="list-style-type: none"> Abbotswood Way incorporated a footpath, tree planting, hedging, private amenity space and a rain garden. Play on-the-way to Avondale Drive beneath existing trees
Built form and architecture	<ul style="list-style-type: none"> Duplex and Ground floor apartment along Abbotswood Way Apartments buildings with podium



BUILT IN FORM AND USES

M / 254 Stepped massing, increasing toward the north, creates variety in the street elevation and helps avoid overshadowing.

M / 255 Chamfered and stepped massing will be used to break the long frontages.

BUILDING TYPOLOGIES

M / 256 Phase 1b buildings typologies is apartments with podium garden.

TOWNSCAPE APPROACH

M / 257 The chamfered corners of buildings facing Abbotswood are key architectural features. They serve as a distinctive element that helps to identify individual blocks within the development

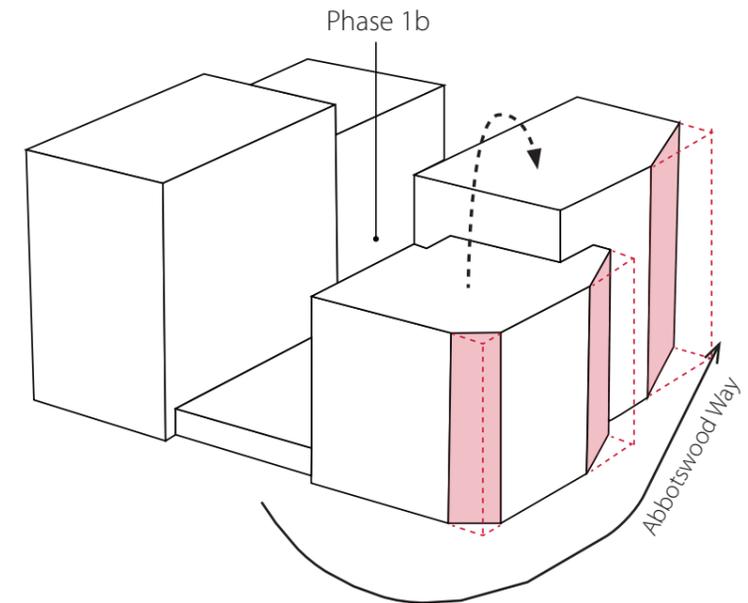
M / 258 These chamfered corners are considered **key corners**.

BUILDING FRONTAGES AND ELEVATIONS

M / 259 The verticality of the tall building should be emphasized, alongside the articulation of key corners.



- Tree planting
- Private defensible space
- ⋯ Rain garden
- ➔ Footpath



OPEN SPACE AND PUBLIC REALM

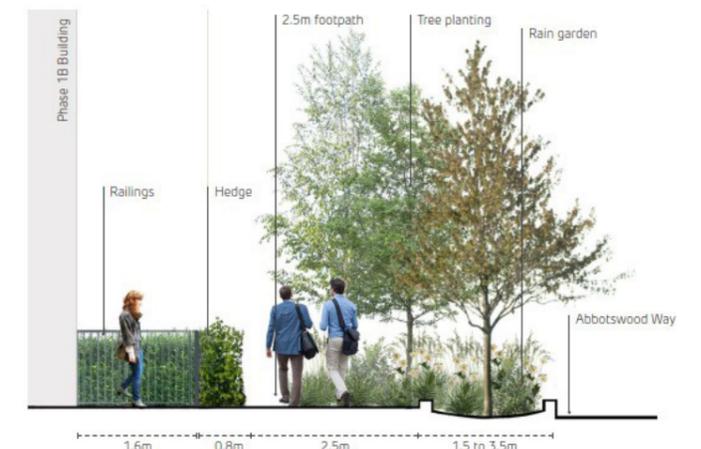
M / 260 For ground-floor homes facing Abbotswood Way a private **defensible space** must be provided.

M / 261 Private amenity must be separated from the public footpath with a **metal railing** and entrance gate.

M / 262 An additional 0.80-meter area, offset from the edge, must be provided for an **evergreen hedge**.

M / 263 A minimum 2-m-wide **footpath**, with tree planting on the street side, will function as a link for cyclists and pedestrians toward the park.

M / 264 At the southern portion of the footpath, a **rain garden** will provide a natural barrier between the footpath and the street, and also manage rainwater drainage.



3.4 HITHERBROOM LINK

The Hitherbroom Park Link is conceived as a vibrant open green space, primarily designed to create a pedestrian-friendly connection between Avondale Drive and Hitherbroom Park to the north. This space will act as a welcoming transition from the streetscape, prioritising pedestrian access and limiting vehicular movement to emergency services only. It will host communal and play spaces, with play areas situated to maximise sunlight, alongside ample seating, a large rain garden, and cycle stands, enhancing connectivity and community engagement.

Hitherbroom key character elements	
Uses and activities	<ul style="list-style-type: none"> • Pedestrian and cycle route to Hitherbroom Park • Play and seating area
Public realm and amenity	<ul style="list-style-type: none"> • Incorporated footpath, varied tree planting, existing trees, hedging, private amenity space and a rain garden. • Play space accessible by public
Built form and architecture	<ul style="list-style-type: none"> • Duplex and ground floor apartment facing Hitherbroom link • Apartments buildings with podium



BUILT IN FORM AND USES

- M / 265 Recessed massing** to break the long frontages
- M / 266 Lower massing** toward the park to avoid overshadowing the park area.
- M / 267** Maximise **active frontage** along the link to create a more secure and vital environment.
- M / 268** Positioned south of the link, the tallest block of Phase 1b serves as a distinctive **marker building** that aids wayfinding and enhances the value of the area.

BUILDING FRONTAGES AND ELEVATIONS

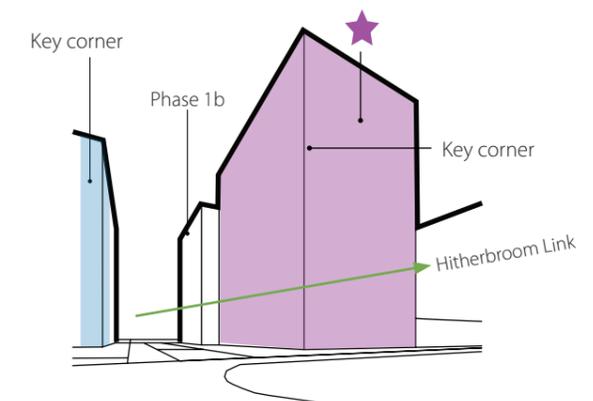
- M / 272** The facade treatment must clearly articulate the individual character of each building, especially the **marker building**.
- M / 273** The verticality of the tall building should be emphasized, alongside the articulation of key corners.

BUILDING TYPOLOGIES

- M / 269** Apartments with podium garden.

TOWNSCAPE APPROACH

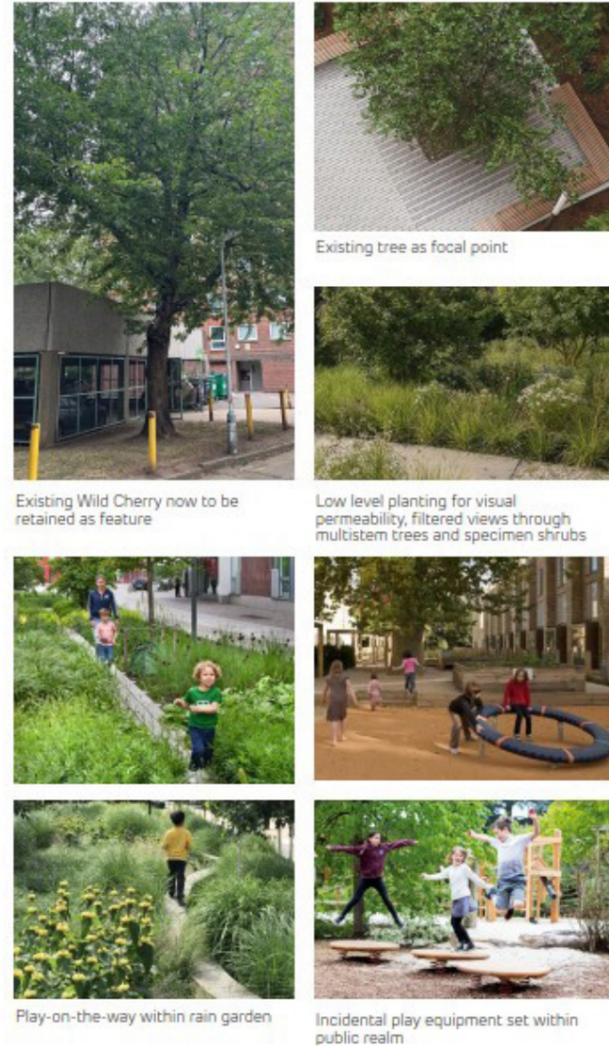
- M / 270** The South-East and South-West corners of Phase 2 are **key corners**. They are crucial in defining the plot's visual presence along Avondale Drive.
- M / 271** Together, the corner of the Phase 1b marker building (at the intersection of the link and Avondale Drive) and the opposing corner of Phase 2 form a visual gateway to the link route, making them **key corners**



Advisory View 03 (AV03) From Avondale towards Hitherbroom link

OPEN SPACE AND PUBLIC REALM

- M / 274** The main purpose of the link is provide a high-quality **pedestrian connection** between Avondale Drive and Hitherbroom Park to the north. For ground-floor homes facing Hitherbroom link, a **defensible space** must be provided.
- M / 275** This space will function as a permeable **green gateway**, facilitating a smooth and engaging transition from the structured streetscape of Avondale Drive towards the more natural environment of the park.
- M / 276** Key features of the Hitherbroom Park Link will include well-integrated communal spaces, thoughtfully designed **seating areas** for rest and socialising,
- M / 277** For this area, an integrated **play space** is essential, and its placement must prioritize consistent sunlight exposure throughout the year.
- M / 278** **Existing trees** should be retained if possible.
- M / 279** A large **rain garden** for ecological benefit and sustainable drainage should be integrated into the landscape.
- M / 280** **Cycle stands** must be incorporated into this area to encourage active and sustainable modes of transport.
- M / 281** Vehicular routes will be minimised, with access strictly limited to **emergency services** and servicing only.
- M / 282** Private amenity must be separated from the public footpath with a **metal railing** and entrance gate.
- M / 283** An additional area, offset from the edge, must be provided for an **evergreen hedge**.



3.5 PARK EDGE

Abbotswood Way

The Park Edge should be designed to form a strong identity and character relating to living next a large open green landscape. The existing mature trees along the park boundary will provide instant greenery and character and must be retained where possible.

A shared surface one-way road will continue around the Park Edge, with a pedestrian route along to Abbotswood Way provided with a dedicated footpath on one side of the street. There should be no car parking spaces along the park Edge. Duplex homes at ground and first floor level with private front gardens will be continued along the Park Edge to provide entrances and overlooking. Lighting along Park edge should be improved to increase passive surveillance.

Park Edge key character elements	
Uses and activities	<ul style="list-style-type: none"> • Pedestrian and cycle route connecting Hitherbroom link with Abbotswood Way • Private amenity
Public realm and amenity	<ul style="list-style-type: none"> • Park Edge incorporated footpath, varied tree planting, hedging and private amenity.
Built form and architecture	<ul style="list-style-type: none"> • Duplex facing the park • Apartments buildings with podium



BUILT IN FORM AND USES

- M / 284 Recessed massing** to break the long frontages
- M / 285 Lower massing** to maximise the park view and to allow daylight/ sunlight into the podium gardens
- M / 286** Maximise **active frontage** along the park edge

BUILDING TYPOLOGIES

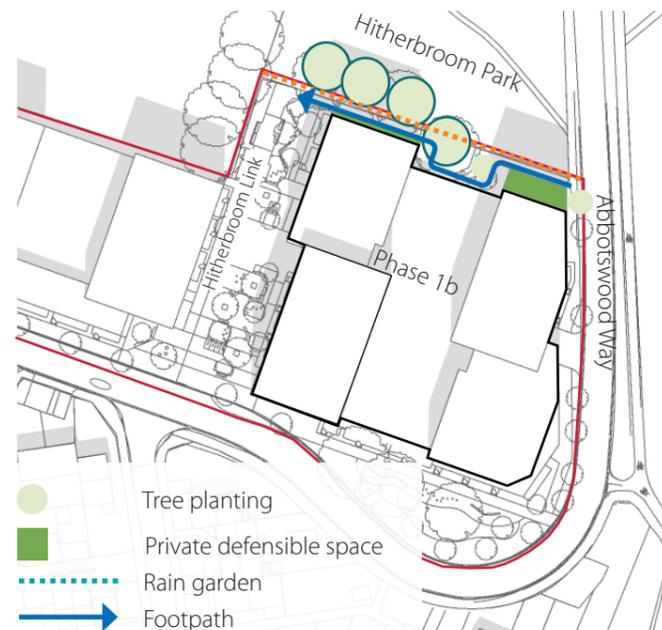
- M / 287** Apartments with podium garden.

TOWNSCAPE APPROACH

- M / 288** The north-East and north-west corners of Phase 2 are **key corners**.

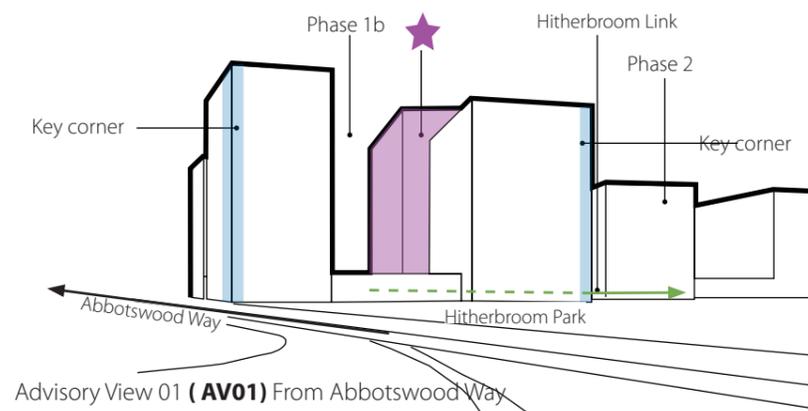
BUILDING FRONTAGES AND ELEVATIONS

- M / 289** The verticality of the tall building should be emphasized, alongside the articulation of key corners.



OPEN SPACE AND PUBLIC REALM

- M / 290** For ground-floor homes facing the park a private **defensible space** must be provided.
- M / 291** Private amenity must be separated from the public footpath with a **metal railing** and entrance gate.
- M / 292** An additional area, offset from the edge, must be provided for an **evergreen hedge**.
- M / 293** A **footpath** connecting Abbotswood Way and the Hitherbroom link must be kept
- M / 294** **Existing trees** should be retained if possible.



3.6 COURTYARD

The Podium Courtyards are conceived as vital communal amenities, offering residents accessible private outdoor space within the development. These richly landscaped environments will provide varied seating opportunities and generous tree planting, facilitated by thoughtfully designed raised beds. A central focus will be on creating engaging play spaces, including areas for play on grass, imaginative trails, and playful routes. Embracing a philosophy that play value extends beyond traditional fixed equipment, the design will leverage creative land formations, natural landscaping, and integrated street furniture to foster diverse and imaginative playful experiences throughout the courtyards.

Courtyard key character elements	
Uses and activities	<ul style="list-style-type: none"> • Access from the core only • No public access • Play and seating area
Public realm and amenity	<ul style="list-style-type: none"> • Varied tree planting, hedging, private amenity space • Communal play space (no public access)
Built form and architecture	<ul style="list-style-type: none"> • Apartments buildings • Upper floor of duplexes

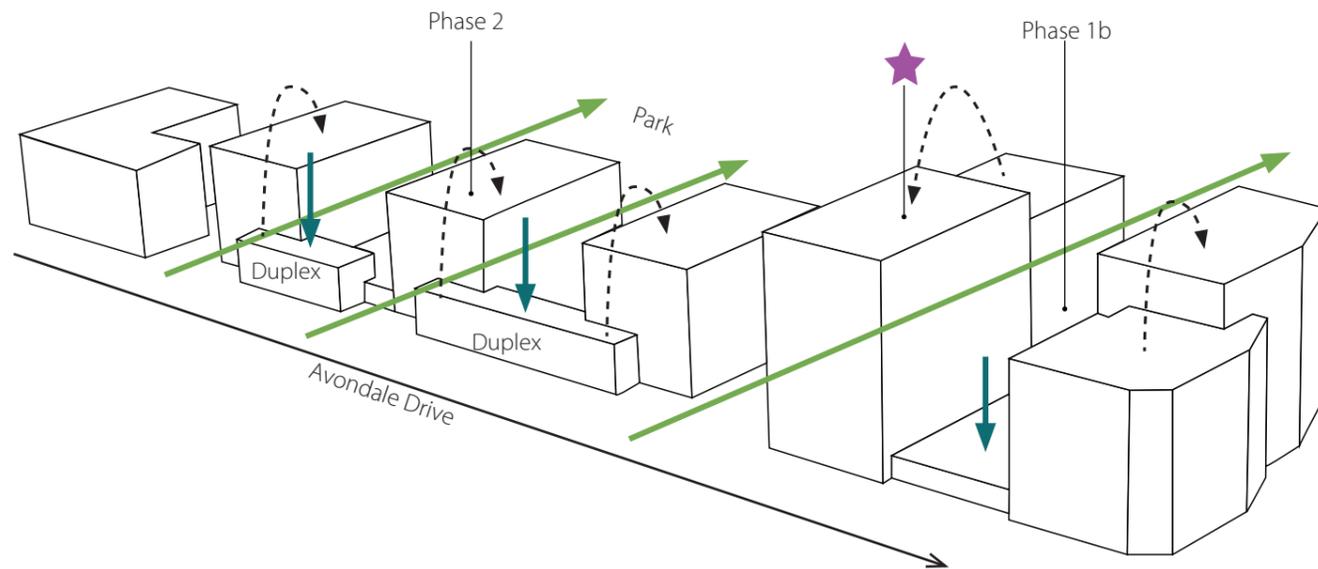


BUILT IN FORM AND USES

- M / 295 Stepped massing** will ensure the courtyard's internal environment feels comfortable and human-scale. This variation in building height will promote a more visually engaging, intimate sense of enclosure within the space.
- M / 296 Lower massing** to maximise the park view and to allow daylight/ sunlight into the podium gardens

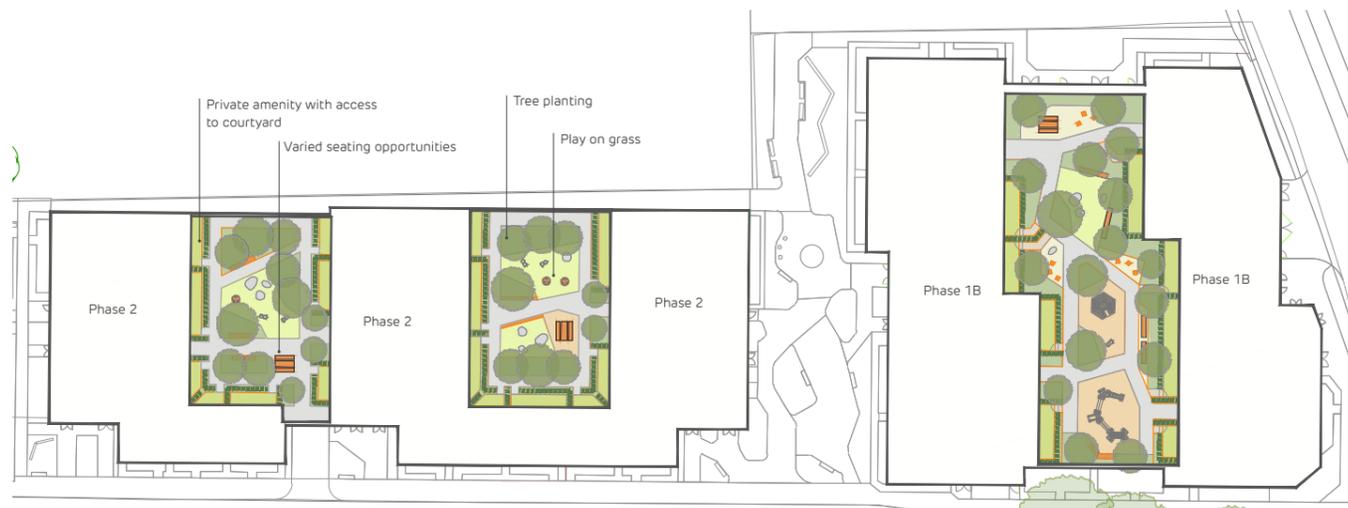
BUILDING TYPOLOGIES

- M / 297** Apartments with podium garden.



OPEN SPACE AND PUBLIC REALM

- M / 298** For homes facing the podium courtyard a private **defensible space** must be provided.
- M / 299** Private amenity must be separated from the public footpath with a **metal railing** and entrance gate.
- M / 300** An additional area, offset from the edge, must be provided for an **evergreen hedge**.
- M / 301** The courtyards will include areas of planting and hard landscape that provide play value or have direct links to the quality of the play.
- M / 302** A variety of street furniture, including diverse seating options, will be seamlessly integrated into the courtyard landscape to actively support and encourage a range of playful experiences throughout the space.



4. GLOSSARY OF TERMS

GLOSSARY

ABOVE ORDNANCE DATUM (AOD)

In the British Isles, an ordnance datum or OD is a vertical datum used by an ordnance survey as the basis for deriving altitudes on maps. A spot height may be expressed as AOD for "above ordnance datum". Usually mean sea level (MSL) is used for the datum.

ADVISORY CODE/GUIDANCE

Advisory codes reflect best practice and good design principles of design and should be considered in developing the design.

ADVISORY VIEW

Views that should be considered to create an overall good approach to townscape, the built form and placemaking. The views aim to highlight and make visual links to arrival spaces, key corners, secondary views to the marker buildings and/or gateways. Advisory views are favourable to promote easy wayfinding and legibility but also to highlight key architectural features for the built form and/or key features of open space/ public realm.

See also 'Mandatory View' and 'Marker Building View' for a better understanding how these views relate and interact with the built form and open space/public realm.

ACTIVE FRONTAGES

Active frontages are achieved when there is an active visual engagement between those in the street and those on the ground and upper floors of the buildings. Active frontages can provide informal surveillance opportunities and often improve vitality and safety of an area. This can be achieved with both residential and/or non-residential uses. Active frontages at ground floor can be achieved by maximising individual and communal entrances to the street. On the upper floors, this can be achieved by maximising windows and/or balconies of habitable rooms onto the street. Well designed cycle storage within the ground floor can be seen as active frontage if it has sufficient windows and/or has visual connection to the public realm along the frontage. Active frontages should avoid large blank façades as well as large frontages involving car parking entrances and access to refuse storage. Please note that windows and balconies to the upper floors also contribute to the level of active frontages.

ARRIVAL SPACE

Arrival spaces should aim to improve placemaking and character of the development. An arrival space can be a node and/or distinctive part of the open space in variation or contrasting design, such as when two routes intersect and/or next to and/or combined with key corners. Arrival spaces aim to contribute to improved wayfinding and legibility as well as to create a sense of space and/or highlight a transition zone to another character area.

Blank frontages

A wall, elevation and/or frontage which has few or no windows or doors, has no decoration or visual interest, and /or has access to services and parking within the block. It is the opposite of an active frontage, please see also 'Active frontages'.

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BUILDING BREAKS

Physical and visual gap in the massing/buildings and/or built form. The length of the gap can vary but the break usually cover the full height of the massing except potential podium/ plinth. Building breaks can involve gaps, recessed or protrude elements in the facade.

When building breaks involves gaps in massing these can improve daylight/sunlight for internal courtyards and/or help to ensure views through massing and/or promote more variation to the massing. Building frontage

Frontage is the front of the building beyond which built elements (with the exception of balconies, approved entrance canopies and certain types of approved signage) shall not extend.

BUILDING TYPOLOGIES

A set of advisory typologies setting out the key design elements of buildings, clearly highlighting the design intent whilst allowing flexibility.

CARRIAGEWAY

The carriageway refers to the road over which vehicles travel and it is defined as the zone between two pavement lines or clearly demarcated zone within a wider carriageway.

CHARACTER AREA

Characteristic area within the development that is characterised by design principles that distinguish it from other character areas within the development. These are defined by the built form & uses, open space & public realm and streetscape. The areas aim to create a sense of belonging and more distinctive neighbourhoods as well as variation within Avondale Drive site.

AVONDALE DRIVE HAYES/ NEW DEVELOPMENT

Any potential proposal that will be delivered within the area bound in red that forms part of the outline planning application boundary.

DESIGN AND ACCESS STATEMENT (DAS)

A Design and Access Statement explains the design process behind the development of the Illustrative Masterplan and

Avondale Vision and sets out the design principles that have informed the Parameter Plans and the Design Code.

DESIGN CODE (DC)

A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area.

DEVELOPMENT PLOT

The allocated maximum development plot for any development such as building blocks, homes and non-residential uses.

DEFENSIBLE SPACE

Defensible space is defined as the boundary treatment or visual buffer between the building facade and the public realm and/ or communal areas that provides privacy and visual shelter to habitable rooms and internal spaces (from the public realm and communal areas).

In residential properties defensible space may also serve to accommodate the provision of private amenity for all dwellings. In some cases, according to the requirements of each character area the private amenity is provided alongside buffer planting to the public realm. In other cases defensible space could only consist of planting, planters, plinths, demarcation, etc.

DUAL ASPECT

A dual aspect dwelling is defined as one with openable windows on two external walls, which may be either on opposite sides of a dwelling or on adjacent sides of a dwelling where the external walls of a dwelling wrap around the corner of a building. The provision of a bay window does not constitute dual aspect.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

Environmental Impact Assessment is a process of evaluating the likely environmental impacts of a proposed project or development, considering inter-related socio-economic, cultural and human-health impacts, both beneficial and adverse.

FLANK WALL

A side wall of a building in contrast to the front or rear wall. The location of a flank wall depends on the block structure and/or built form become prominent and/or partly or fully visible from the street level or through vistas/views.

GATEWAY

A gateway aim to celebrate and/or highlight an entrance to either the Site or a transition zone to another character area. A gateway can be form through the provision of the key corners, and/or chamfers, and/or the design of the public realm and lighting that contribute to signal the arrival space contributing to wayfinding.

KEY CORNER

A key corner is a distinctive feature of a buildings corner that makes it stands out and/or separate it from the rest of the building. This can be done in a various ways through materiality, articulation and/or façade treatment. Key corners improve wayfinding and to character to the area.

MANDATORY CODE/GUIDANCE

All mandatory codes must be followed in developing the design.

Mandatory view

Key views that must be provided to contribute to wayfinding and legibility. The provision of mandatory views impacts on the design of plots through the introduction of chamfers, and/or minimum distances between buildings.

See also 'Long Distance View' and 'Advisory View' for a better understanding how these views relate and interact to contribute to wayfinding.

GLOSSARY

MARKER BUILDING

Marker buildings differentiate themselves from the surrounding context due to their materiality, architectural treatment or character or scale and massing.

MASTERPLAN/ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan demonstrates one way in which the RMA could be developed, whilst ensuring high quality design principles and best practice as set out in this Design Code. The Masterplan is merely illustrative and it is not submitted for approval.

OVERARCHING CODING PRINCIPLES

Design guidance that should be applied across the whole Avondale Drive Hayes development and across all the proposed character areas. These include information based on urban design best practice to which all development should adhere and provides guidance for a series of key design elements, including: treatment of the built form; layout; sustainability; landscape and public realm, parking and more.

OPEN SPACE

Open space includes public realm, park and streets and are public in contrast to private or semi-private open spaces.

PRIMARY ELEVATION

In Avondale Drive Hayes, are the façades of buildings facing the Avondale Drive and Abbotswood way

PRIVATE AMENITY

Private outside space of a minimum of 5sqm that should be provided to all homes.

RAMP

A sloping surface joining two different levels. A ramp involves a gradient above 1:12. Ramps need to be fully accessible for inclusivity.

RESERVED MATTER APPLICATION (RMA)

An application for Approval of Reserved Matters is used to seek approval of those matters for which approval has not been given in the outline planning permission. The details submitted as part of a Reserved Matters Application must be in accordance with the outline permission including the conditions and obligation that form part of the permission. The Reserved Matters Application can seek approval of one or more of the following matters: Access,

Appearance, Landscaping, Layout and Scale. Roof treatment

The top of the building with a defined edge or other element that demarcates the building's top. Roof treatment can include pitched or sloping roof, gables and/or mansards.

SECONDARY ELEVATION

In Avondale Drive Hayes, all façades fronting Hitherbroom link and park

SHARED SURFACE/SPACE

Shared surfaces/spaces are access ways where there is no surface segregation between vehicles, pedestrians, cyclists and other road users. Pedestrians should always be prioritised over any vehicles.

STREETSCAPE

The natural and built fabric of the street, and which defines design quality of the street and its visual effect.

TALL BUILDING

A building that is no less than 6 storeys or 18 metres measured from ground floor level of the uppermost storey as per London

Plan 2021.

It could also be a building that is significant taller than it's surrounding context and/or adjacent built form.

THE SITE

This relates to the area bound in red on the Site Location Plan which usually corresponds with the red line boundary of the outline planning application.

TOWNSCAPE

The overall visual appearance of built form and landscape including the buildings, the relationship between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.

TRANSITION ZONE

The zone where two or more character areas overlap, which can include plots and/or streets and/or open space/public realm. Overarching principles must always be undertaken if there is uncertainty which of the character areas coding should take priority for the transition zones.