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 consider 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 **AOD**s 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.

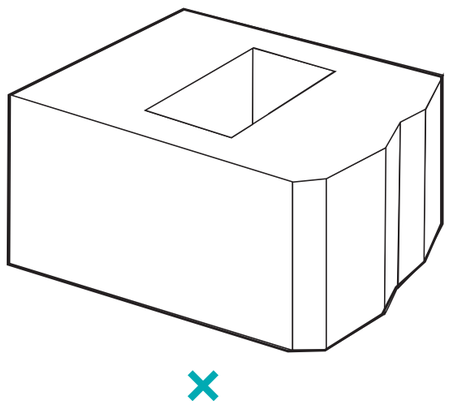
A / 003 Where possible **building breaks or steps** should be introduced to create a finer urban grain to blocks longer than 50m.

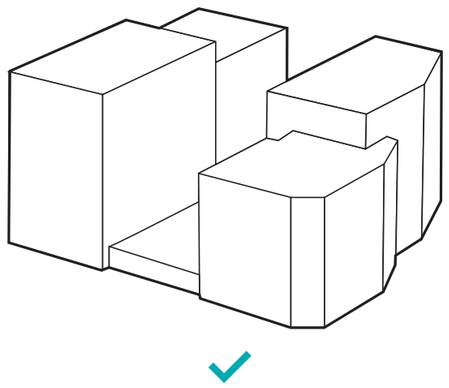
M / 004 Heights and massing must respond to:

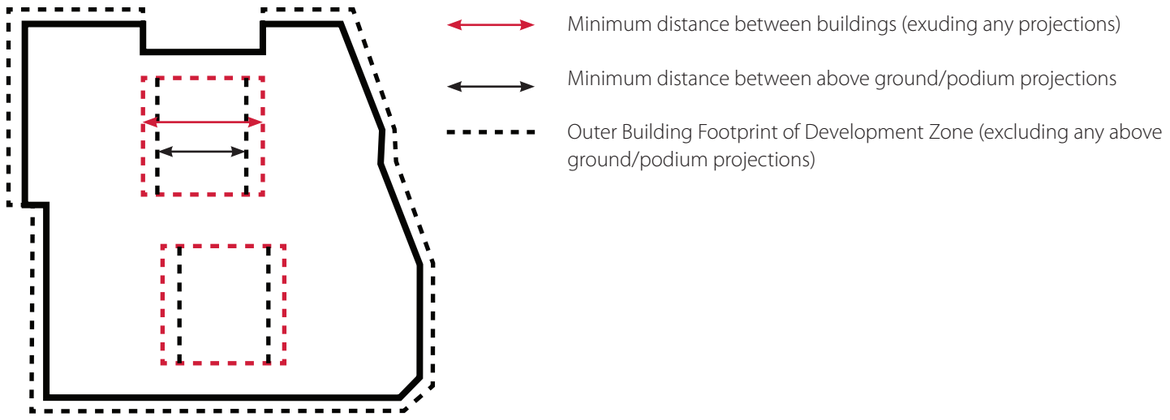
- » Bespoke coding elements for each character area.
- » Sun orientation and daylight and sunlight provision within the amenity spaces.
- » Access to daylight and sunlight within new homes.
- » Provide a sensitive massing approach that considers the massing, height and scale of the adjacent blocks within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

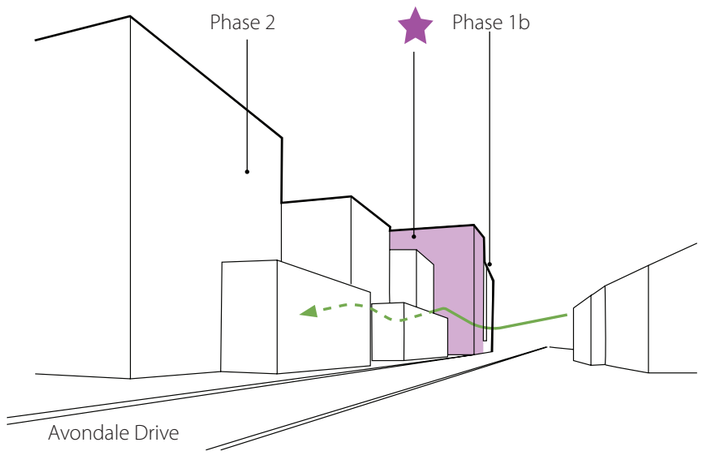
M / 006 **Marker buildings** within the development must contribute to the key connection routes and key spaces. Marker buildings signify locations of visual importance, add variety within the built form, contribute to wayfinding and add value to the different character areas. **Marker buildings** should 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.

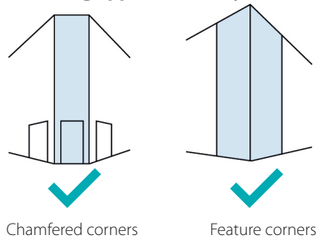
A / 008 **Key corners** should mark turning points "turned corners" and contribute to way-finding and provide the transition between the characters of two different streets.

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.

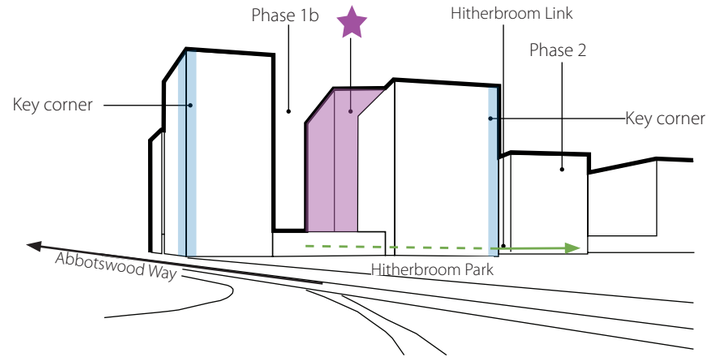
M / 011 **Blank frontages** must be avoided on all key corners.

Massing approach for key corners

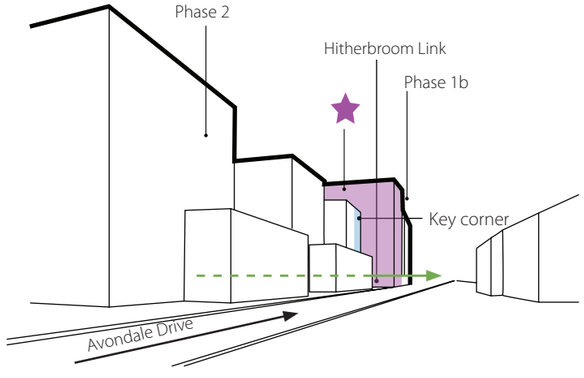


ADVISORY VIEWS

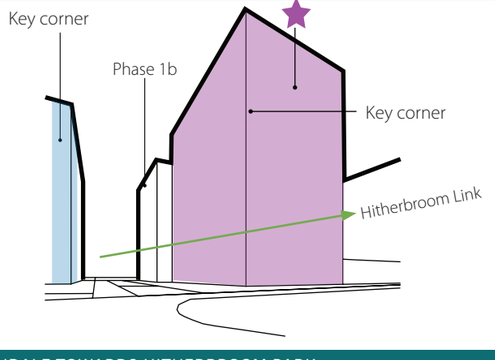
A / 012 In order to contribute to wayfinding and legibility from the surroundings and through the Site the following **advisory views** should be considered when designing development proposals, especially for the design of **key corner** buildings. The location of the advisory views are shown below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



ADVISORY VIEW 01 (AV01) FROM ABBOTSWOOD WAY



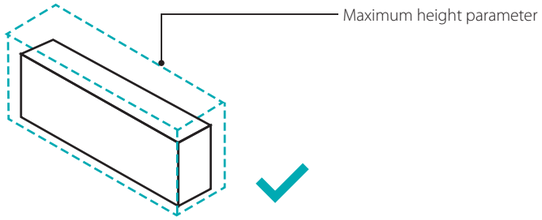
ADVISORY VIEW 02 (AV02) FROM AVONDALE DRIVE TOWARDS ABBOTSWOOD WAY



ADVISORY VIEW 03 (AV03) FROM AVONDALE TOWARDS HITHERBROOM PARK

2.2.2 Building heights

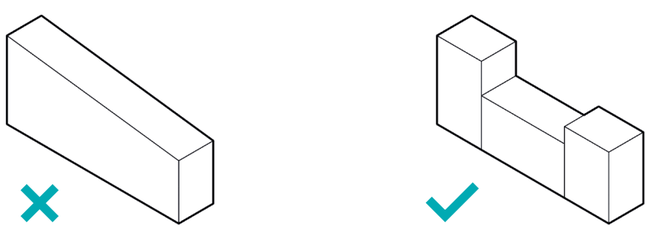
M / 013 Development proposals must be in accordance with the maximum **AOD**s specified within the Building Heights Parameter Plan.



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

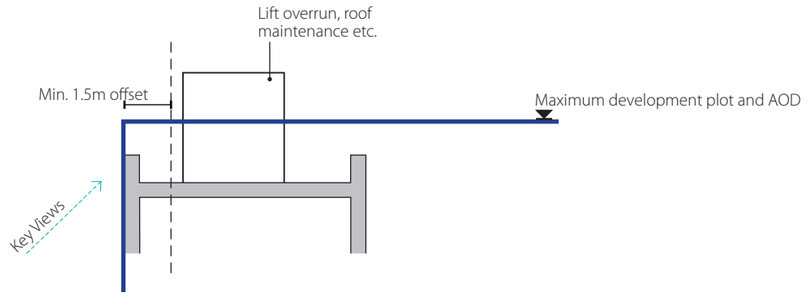
M / 017 Building heights must not exceed the maximum **AOD** specified on the Building Heights Parameter Plan.

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.

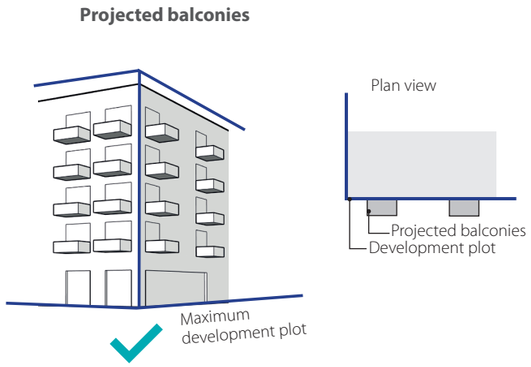
GREEN, BROWN AND BIODIVERSE ROOFS

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.

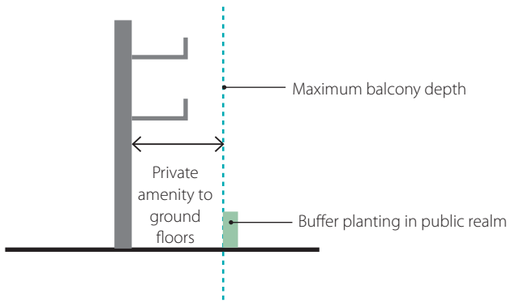
2.2.4 Balconies

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 5m^2 of step-free private outside space for homes with one or two bedspaces, with a minimum depth and width of 1.5m. An extra 1m^2 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

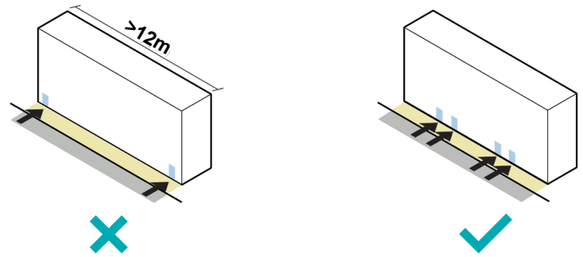
M / 030 All building frontages must have habitable rooms overlooking the street to promote natural surveillance, **active frontages** and safe public spaces, as well as to provide interest along the street.

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**.

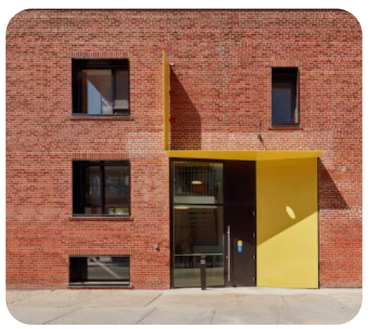
M / 034 **Non-active frontages** along public footpath must not exceed 18m. The only exemption to this would be the use of green walls or frontages used for activities or public art or lighting projections.



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.

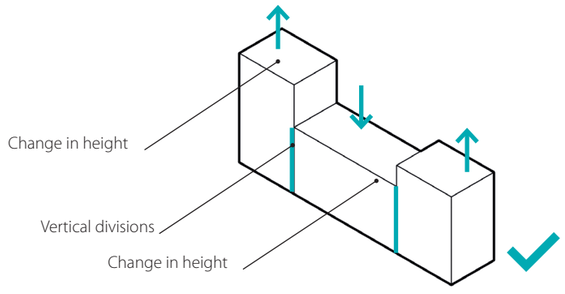
M / 037 All the frontages facing public realm must be designed to maximise **active frontages** and natural surveillance.

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.

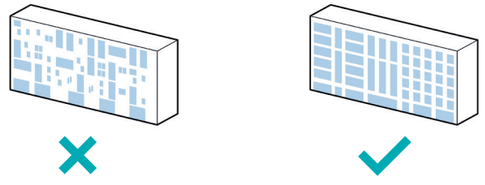
A / 056 All elements associated to residential entrances (intercoms, lighting and signage) should be fully integrated to the overall design of the facade and entrance and be accessible to all potential users.

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:

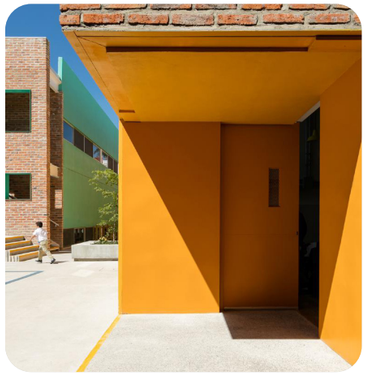
- The size and location of windows;
- The acceptable separation distance between windows to habitable rooms;
- The orientation of buildings and windows;
- The size, design and positioning of habitable rooms (rooms should be staggered along narrow streets to avoid direct overlooking); and,
- The incorporation 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.

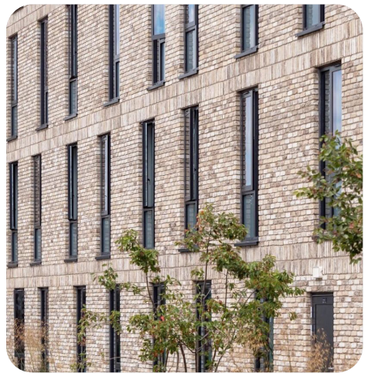
A / 062 Effective, innovative design measures may be adopted to preserve privacy and minimise overlooking of existing surrounding properties.

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

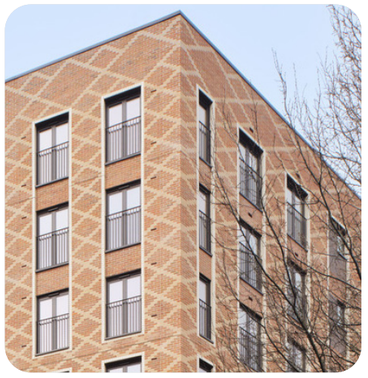
Communal entrances should be visually distinguishable from private residential entrances.



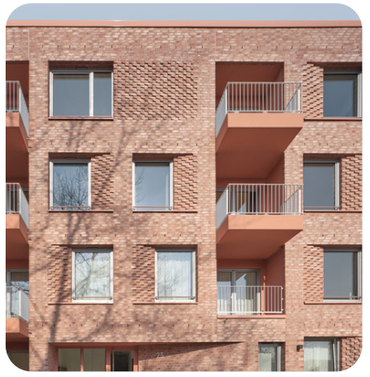
Entrances must be legible from the street and create as sense of arrival.



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.