

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



#### 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

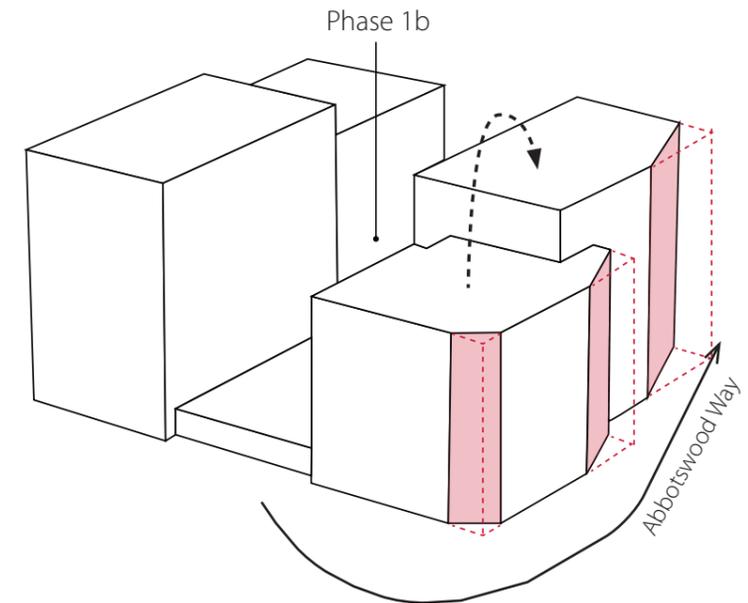
**M / 258** These chamfered corners are considered **key corners**.

#### 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

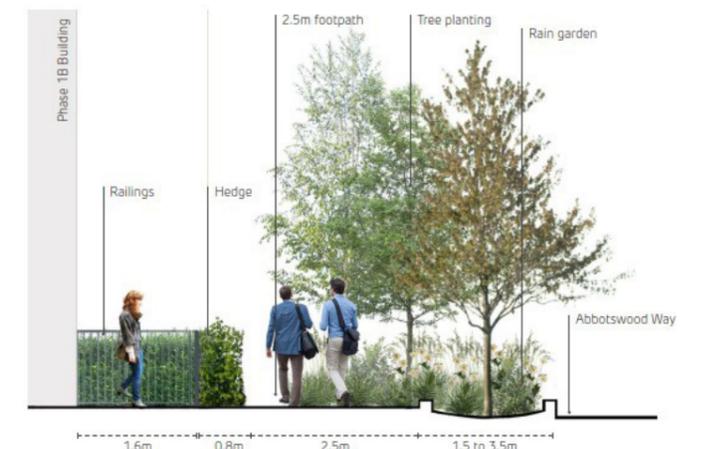
**M / 260** For ground-floor homes facing Abbotswood Way a private **defensible space** must be provided.

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



#### 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 TYPOLOGIES

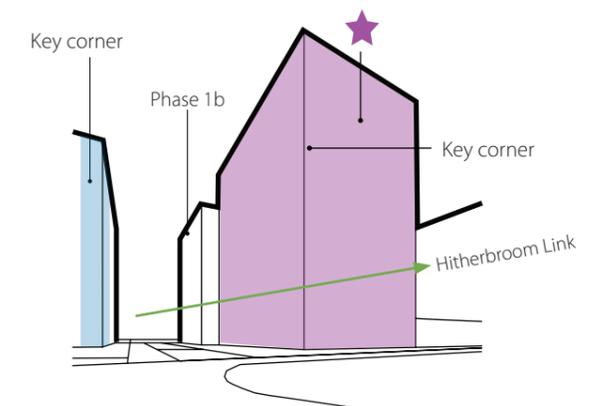
- M / 269** Apartments with podium garden.

#### 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**

#### BUILDING FRONTAGES AND ELEVATIONS

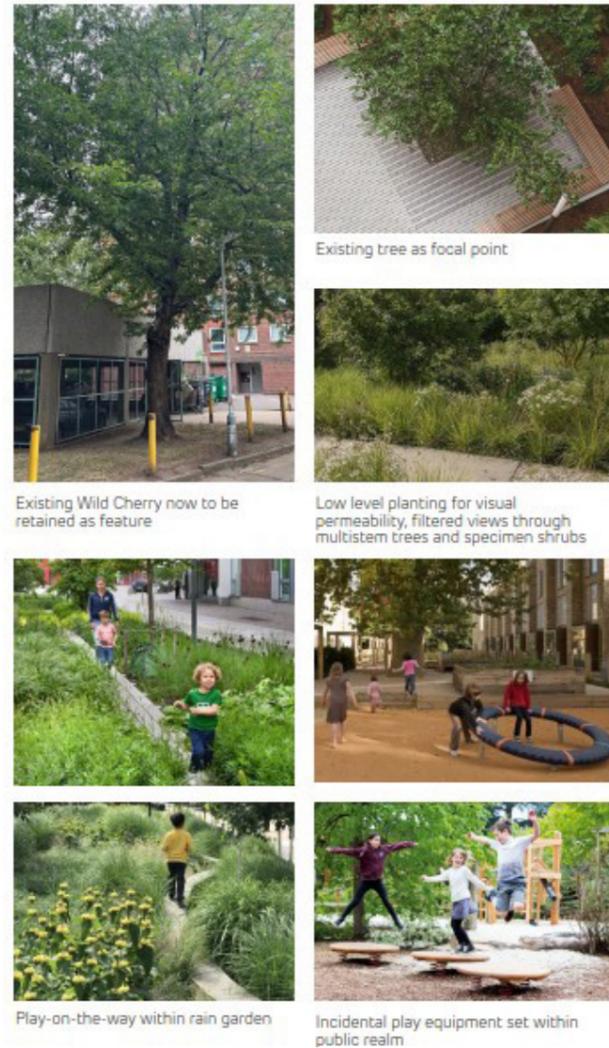
- M / 272** The facade treatment must clearly articulate the individual character of each building, especially the **marker building**.
- M / 273** The verticality of the tall building should be emphasized, alongside the articulation of key corners.



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



**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**

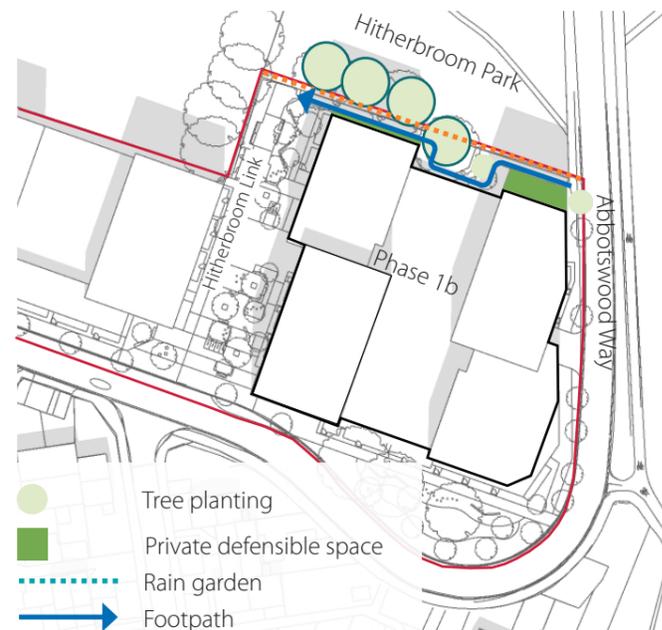
- M / 287** Apartments with podium garden.

**TOWNSCAPE APPROACH**

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

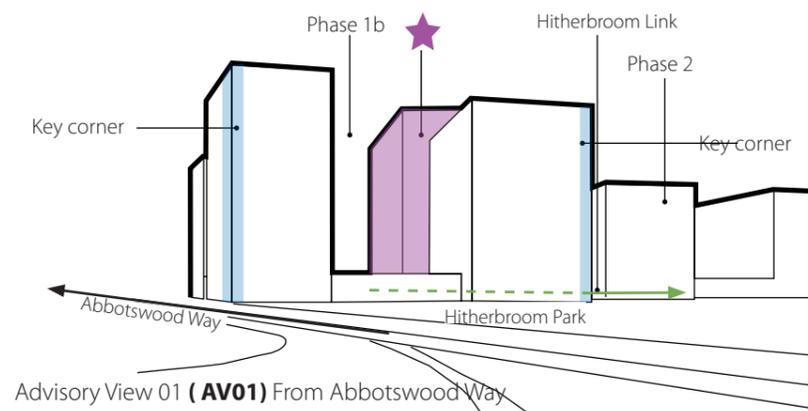
**BUILDING FRONTAGES AND ELEVATIONS**

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

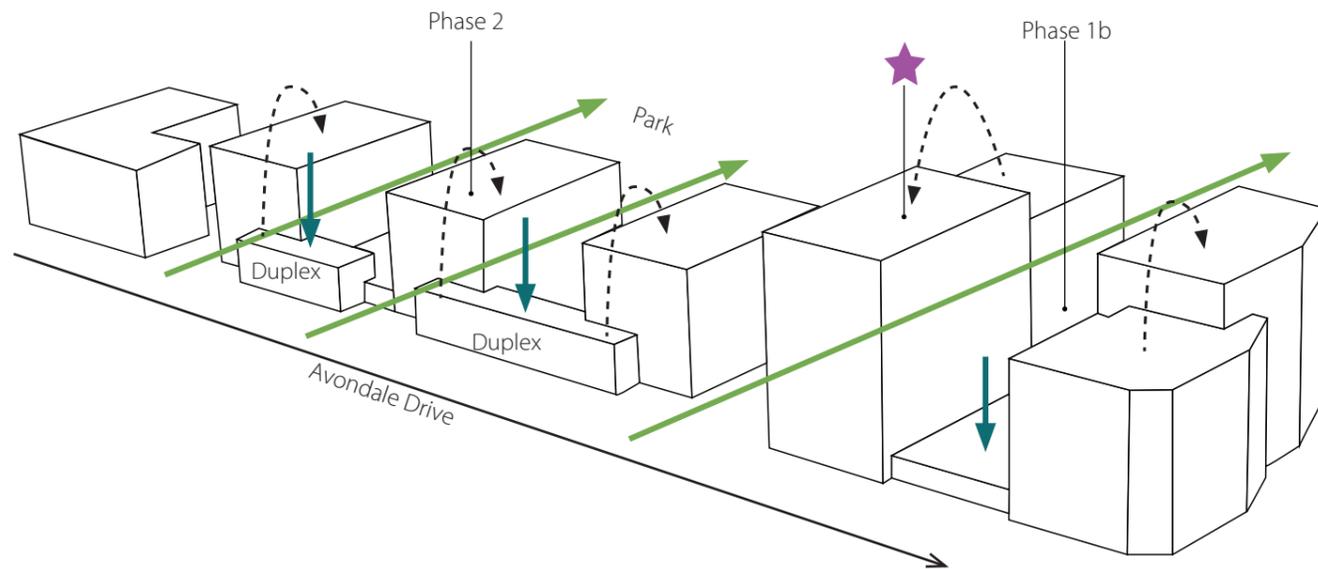


**BUILT IN FORM AND USES**

- 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

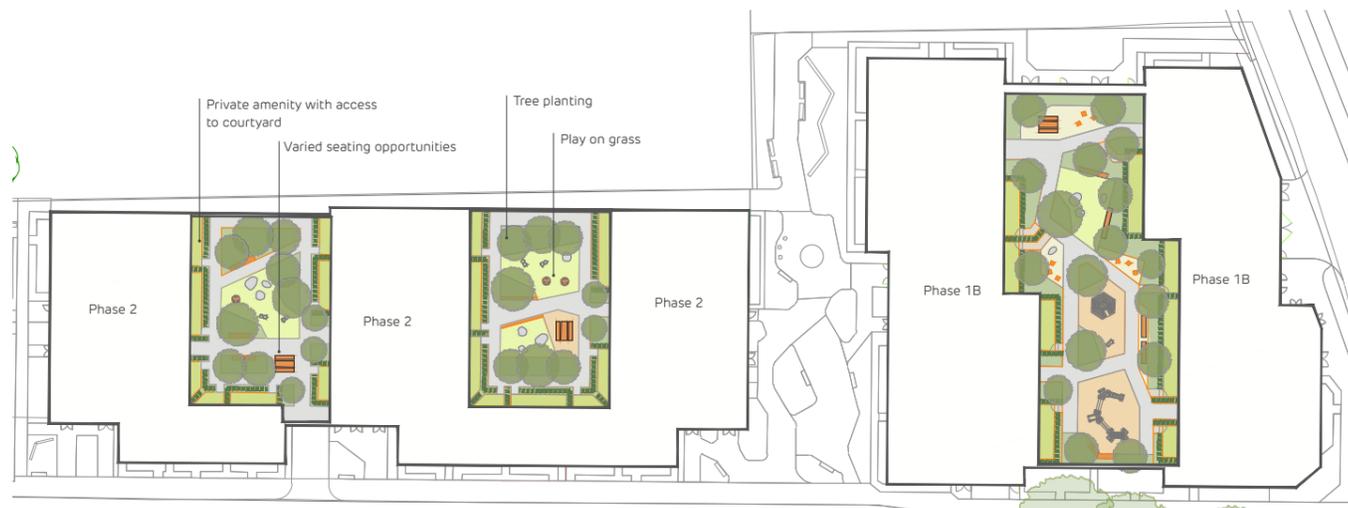
**BUILDING TYPOLOGIES**

- 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'.

## 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'.

## 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.