

7.5 Plot 6 - Layout

7.5.1 Private Amenity

All apartments within the project must adhere to the GLA guidance, ensuring access to external amenity spaces. Balconies should not only contribute to the architectural character but also take into account drainage and weathering details in their design and installation, particularly considering the soffit and its visibility from lower-floor apartments. Privacy is an important consideration, encompassing both the treatment of balustrade finish and the vertical stacking of balcony projections across different floor levels.

For north/south elevations, the incorporation of projecting balconies is recommended, while east/west elevations should include inset balconies.

It is important to pay special attention to the design of the balustrades, studying carefully the examples found in Regency architecture to inform the design choices.

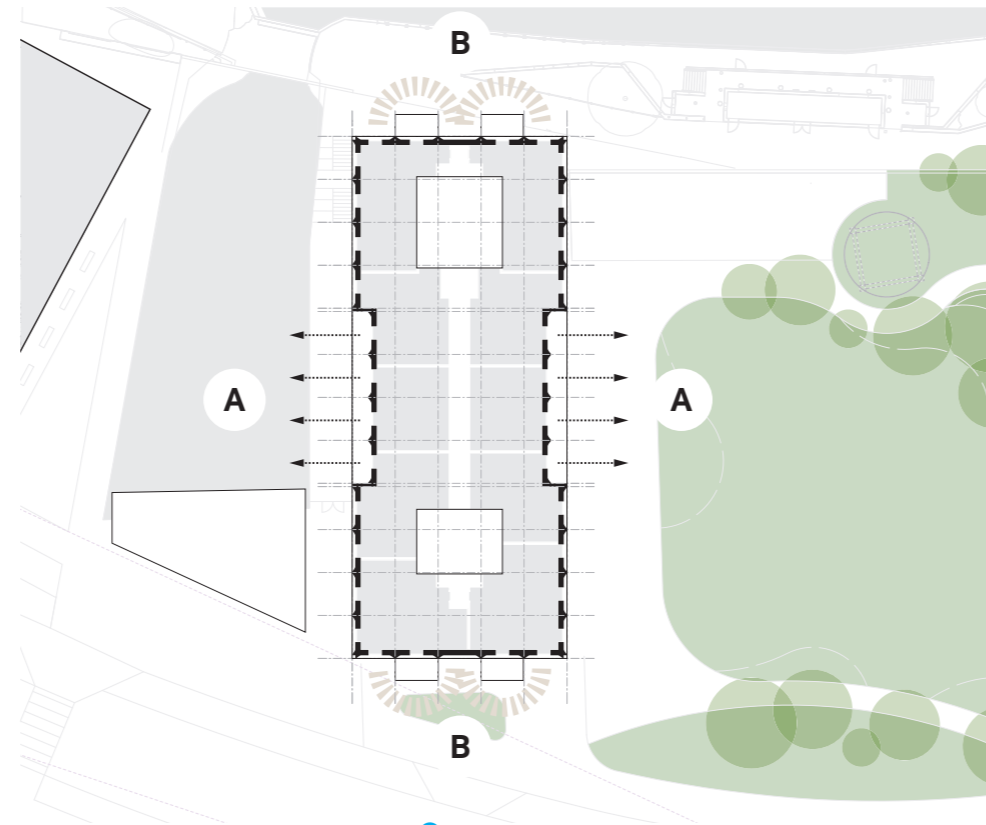


Fig 7.30: Plot 06 - Balcony types & locations

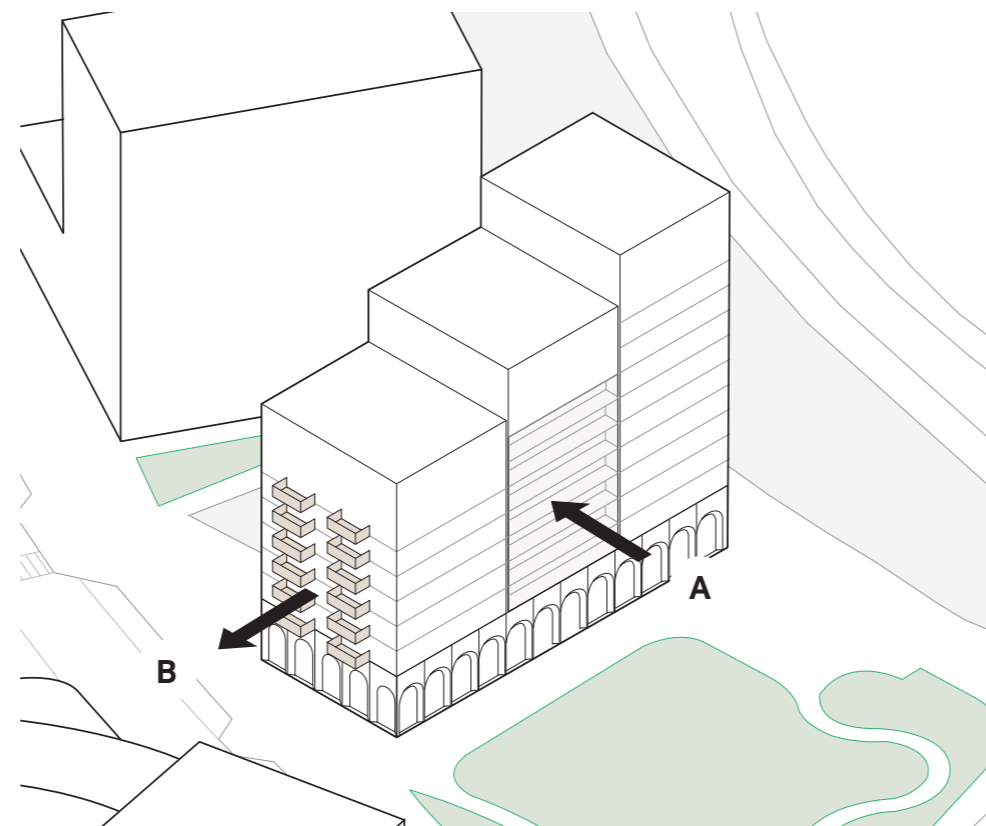


Fig 7.32: Plot 06 - Balcony types & locations



Fig 7.31: Plot 06 - Illustrative inset balcony design



Fig 7.33: Plot 06 - Illustrative balcony design

Design Guidelines

- All units must have a private amenity space
- All balconies must be designed to mitigate wind and daylight factors.
- Projecting balconies to be avoided on the east and west facade so that the architecture remains solid in appearance with the focus on maintaining a calm and ordered articulation.
- Careful consideration needs to be given to the design of any balustrades, as this is a prominent feature across regency examples. Any designs must be modern interpretations and not overly ornate or pastiche.

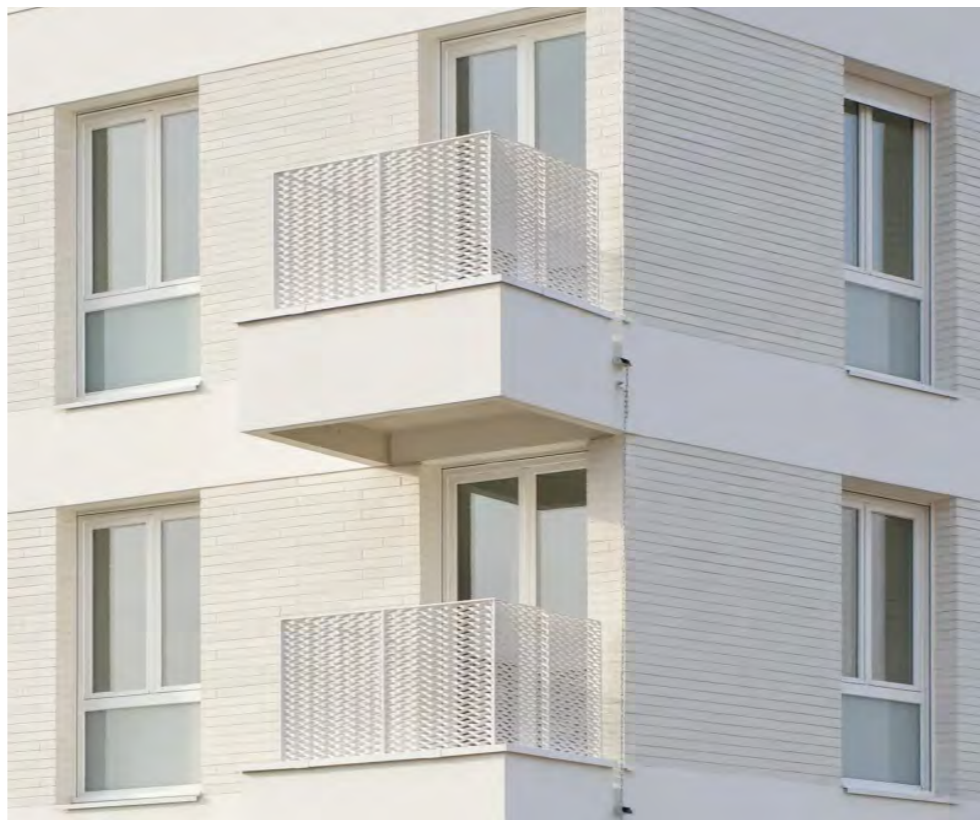


Fig 7.34: Plot 06 - Illustrative balustrade material tests

Fig 7.35: Precedent studies for balustrade design



Fig 7.36: Plot 06 - Illustrative design for site entrance threshold showing Plot 06 and balcony design (RHS)

7.5.2 Access, entrances, servicing, refuse & cycles

Residential entrances to Plot 06 are located within the central collonade which runs beneath the building in the illustrative scheme, providing onward access to the basin to the west.

Cycle access is provided from the northern core where a lift provides access to basement cycle stores.

On collection day, bins are moved from the basement level, up through a dedicated lift

Refuse and recycling stores have been calculated using local authority management guidelines

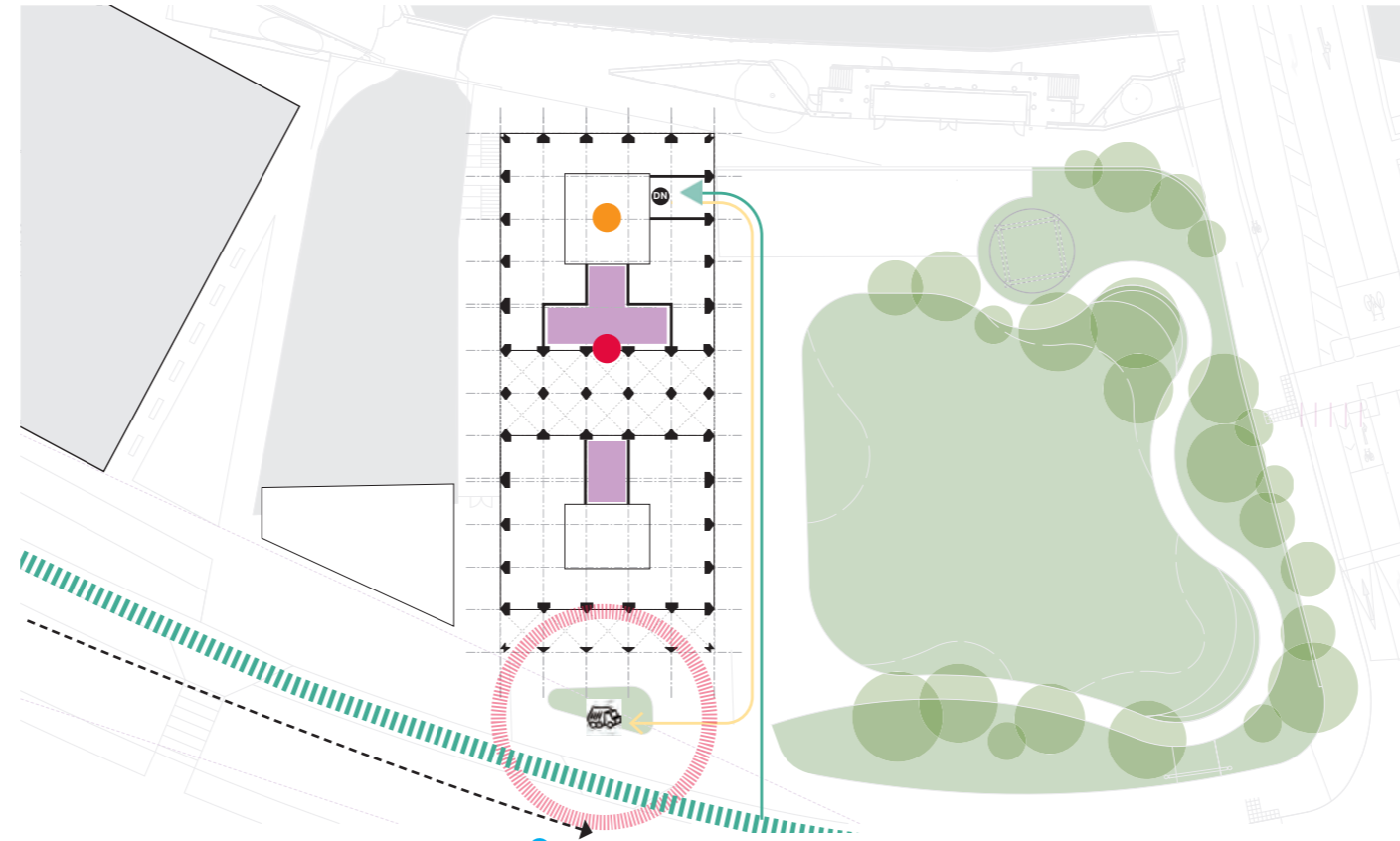


Fig 7.37: Plot 06 - Residential Access - Pedestrian - Bikes

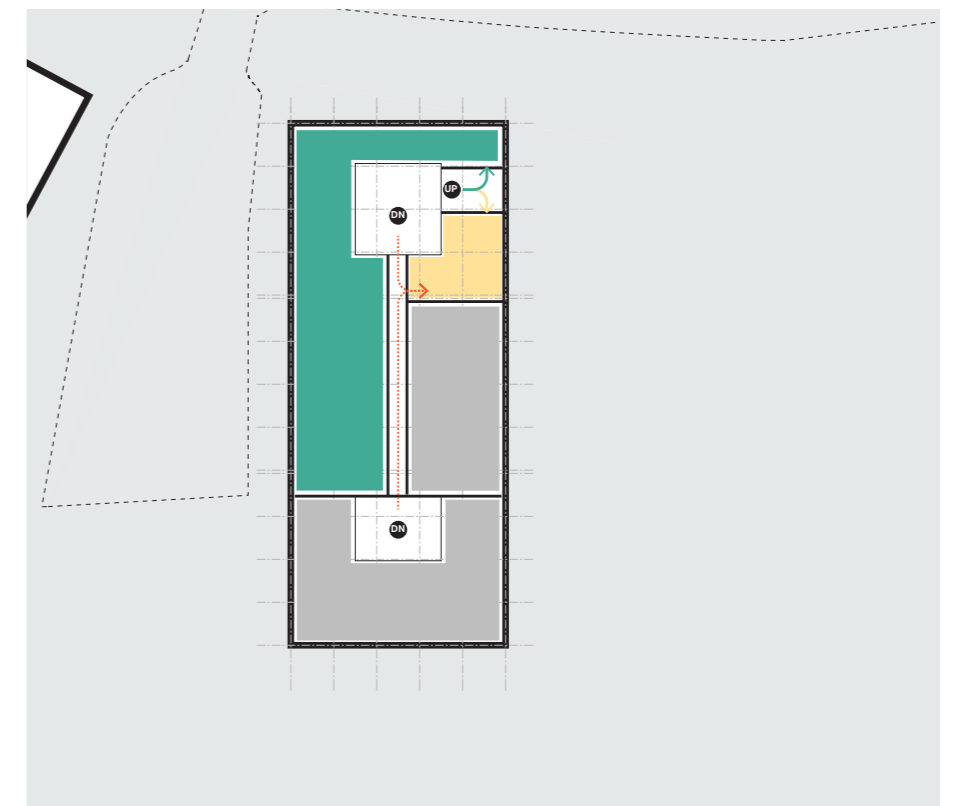
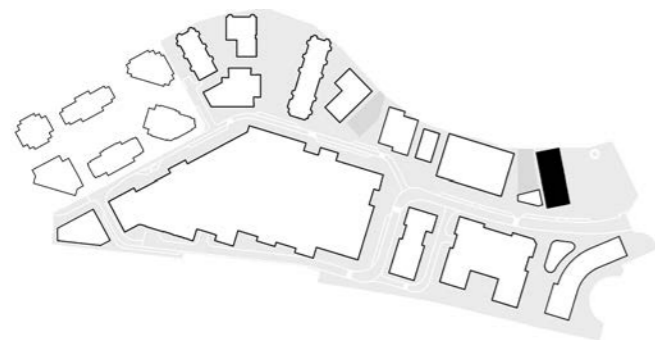
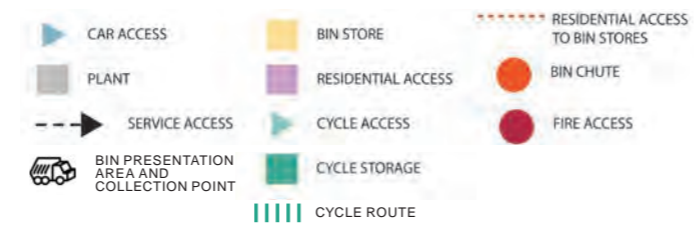
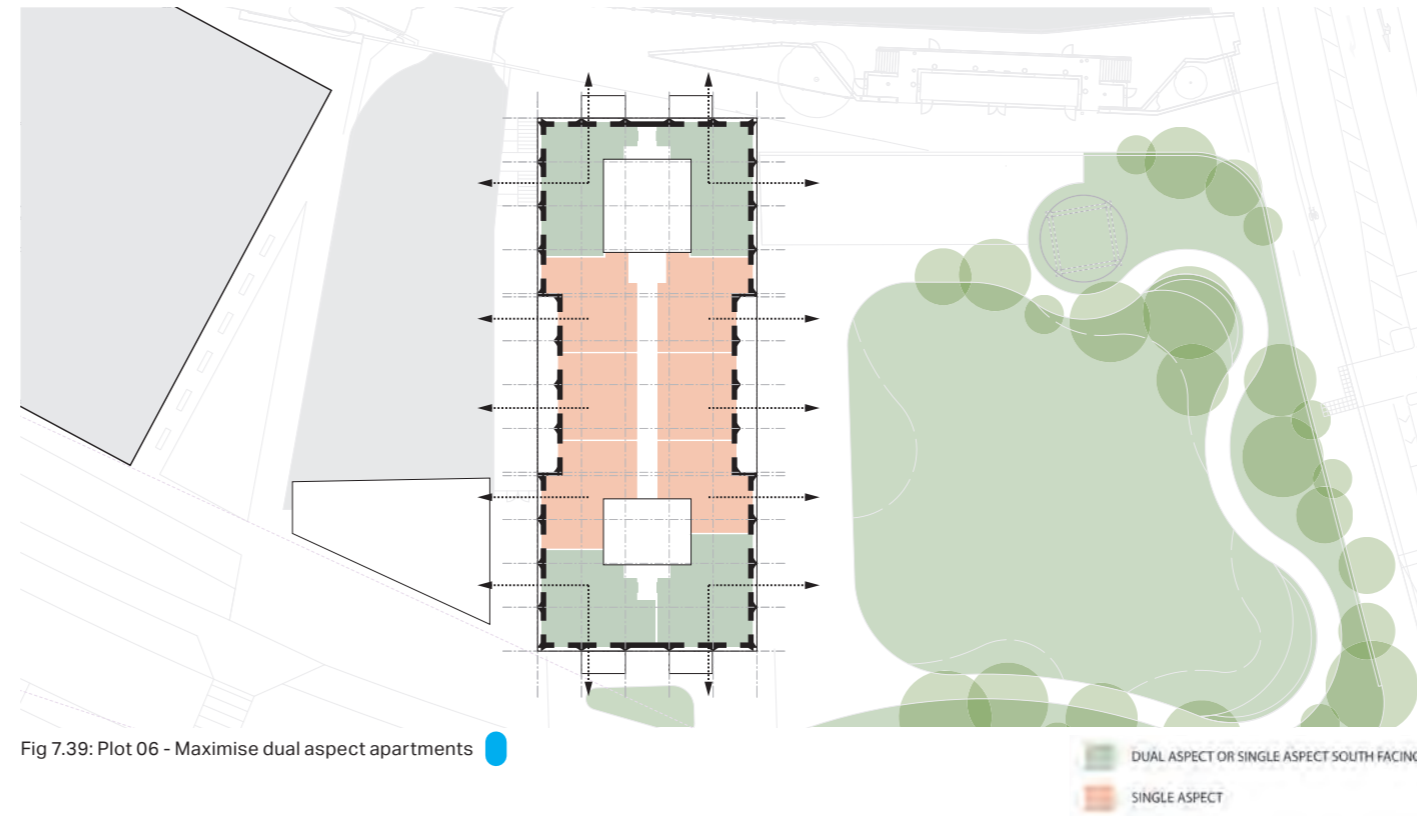


Fig 7.38: Plot 01 - Plot 05 Residential Access - Pedestrian - Bikes

7.5.3 Residential layouts: Orientation & dual aspect

The illustrative scheme incorporates a variety of unit sizes and tenures, organized around central cores for the taller massing elements and interconnected escape cores for the shoulder blocks. This arrangement allows for the optimization of dual-aspect and east/west-facing apartments while enabling flexibility in subdividing internal spaces to accommodate a range of unit sizes.

Designers should give special attention to the top order, where the inclusion of bay windows will create highly desirable apartments on the uppermost levels. Internally, the layout of the flats should maximize the benefits of these bay windows, ensuring that the room configurations capitalize on the views offered by these architectural features.



Design Guidelines

Residential layouts must be articulated to maximise the quantum of dual aspect units

North facing single aspect units must be avoided

East and west facing units must be encouraged

The east facing elevation of Plot 6 should be given particular architectural consideration given it acts as a marker at the entrance to the scheme.



7.6 Plot 6 - Active Frontages

7.6.1 Garden Edge

The ground level arrangement of building services in each building has been carefully planned to maximize active frontage along the surrounding streets. Specifically, for the eastern edge of Plot 06, it is essential that the ground level frontage effectively interacts with the landscaped garden. In the illustrative scheme, this interaction is achieved through a series of arches, drawing inspiration from a common feature found in Regency architecture. This design element not only enhances the aesthetics but also optimise views both into and out of the commercial frontages, fostering a strong relationship between the shops and the public garden.

The selection of the types of shops in this area is of critical importance as well. They should be chosen carefully to ensure they contribute to the envisioned activity and engagement within the space, creating a vibrant and inviting atmosphere.

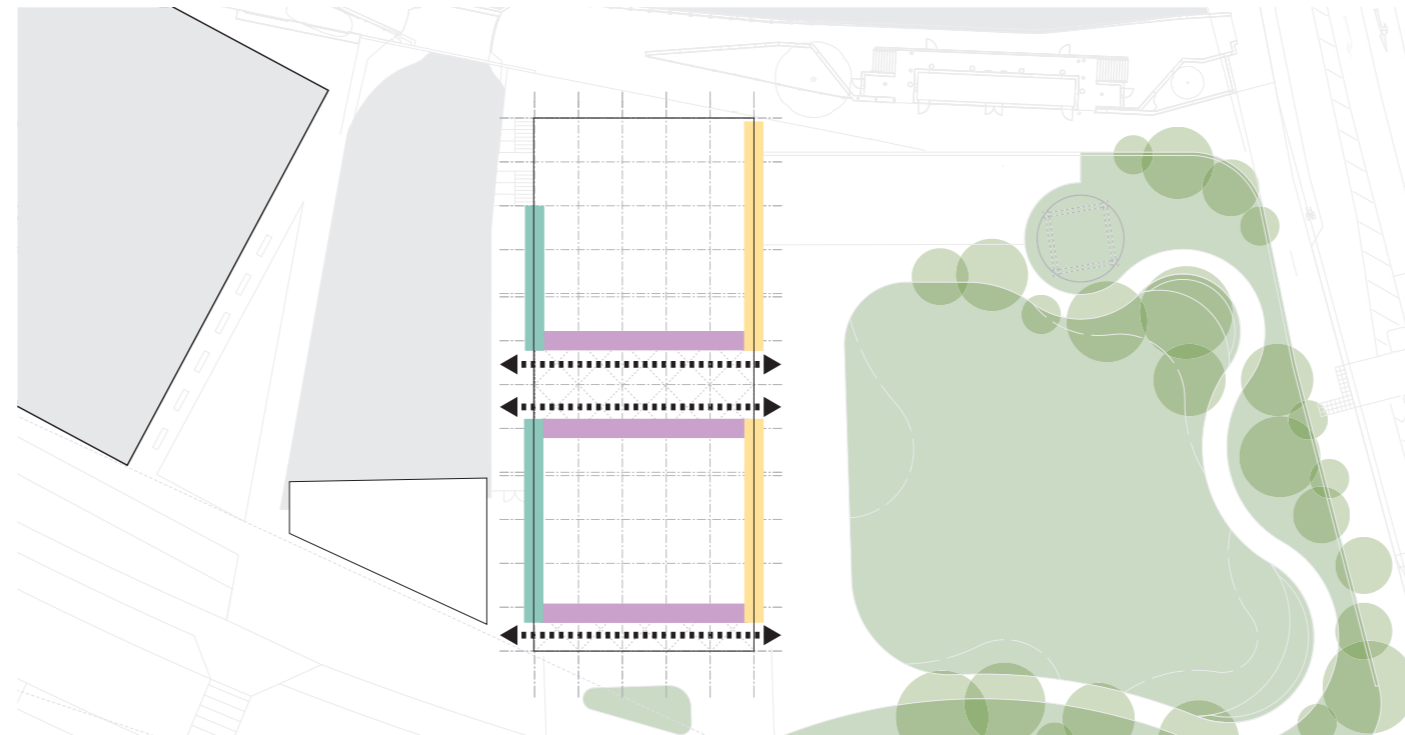


Fig 7.42: Plot 06 - Active frontage strategy

- Towards Garden
- Within Colonnade
- Towards Canal Basin



Fig 7.44: Regency example with ground floor commercial unit

Design Guidelines

The plot must maximise activate frontages facing out towards to the landscaped garden and canal basin. The unit uses are critical in order to create a strong relationship between the units and amenity (canal basin or garden)

Connections through the plot need to be well lit and spacious.

Signage and any lighting located on the façade needs to fit seamlessly with the architecture and not appear as an 'afterthought'.

Blank walls along the ground floor elevation must be minimised

Awning, fixed shading and canopies may be used around open spaces to encourage activities and provide shelter for outdoor areas.



Fig 7.43: Plot 06 - Illustrative ground floor level

7.6.2 Within Colonnade

A crucial element that should be integrated into the design is the establishment of a pathway connecting the landscaped garden to the basin. In the illustrative scheme, this pathway is envisioned as a colonnade, inspired by the frequent occurrence of this architectural feature in Regency architecture. The colonnade should be well illuminated and designed to ensure safety, effectively managing the flow of public and private access into residential lobbies or shop frontages.

The colonnade serves as both a functional and aesthetic feature, providing a pleasant and sheltered passage for pedestrians while enhancing the overall architectural character of the development. Careful attention should be given to its design, ensuring it harmonizes with the surrounding environment and creates a seamless transition between the landscaped garden and the basin area.



Fig 7.45: Plot 06 - Illustrative colonnade route from landscaped garden to basin



Fig 7.46: Plot 06 - Illustrative colonnade design

7.6.3 Towards Canal Basin

The activation of the canal edge adjoining the basin is of equal importance to the landscaped garden. The selection of commercial units in this area should align with the basin's use as a sports facility by the London Sports Trust.

A key consideration for this edge is to enhance accessibility, particularly improving access from the lower basin edge to the towpath on the northern side, which is approximately +3m AOD.

Regarding seating arrangements, it is recommended that the Plot 6 edge of the basin remains clear and free of seating. Instead, seating provisions should be situated on the opposite side, where Plot 5 is located. This approach allows for a more organized and well-distributed allocation of seating, optimising the enjoyment and functionality of the public space.

Design Guidelines

Access from the upper towpath of the canal down to the basin needs sit comfortably with the architecture of plot 06.



Fig 7.47: Plot 06 - Illustrative design to improve the access from basin level up to the north canal towpath



Fig 7.48: Plot 06 - Illustrative design showing stepped connection to northern towpath and colonnade route through from landscaped garden

7.7 Plot 6 - Materiality & Detailing

7.7.1 Materials and Detailing

Plot 6, situated alongside The Crescent, holds significant importance as the first development plot encountered within the new masterplan. It serves as the gateway into the site, making its appearance and quality crucial in setting the welcoming atmosphere and establishing high standards of aspiration.

To reflect the exemplary quality of Regency architecture along Ladbrooke Grove, meticulous attention should be given to the detailed design of Plot 6. The use of a light material palette becomes critical, allowing for depth and architectural definition through the incorporation of precise details that enhance the building's human scale as one approaches it. The selected materials should be solid, durable, and exhibit textural and tonal variations within a single material rather than incorporating multiple materials, thus creating distinct definition and detailing.

It is essential for the chosen materials to harmonize across the three architectural orders—top, middle, and bottom—to ensure an overall cohesive appearance for the plot. Additionally, particular emphasis should be placed on the design of the balustrades.



Fig 7.49: Illustrative designs for the bottom, middle and top orders



Fig 7.50: Plot 06 - Illustrative design

Design Guidelines

The material palette must be simple and coherent

Materials must be durable and of the highest quality to minimise the need of maintenance and remain attractive throughout the building life.

Materials must be robust and must weather well and provide a high quality appearance to the building facades

Careful consideration must be given to the detailing of window reveals, parapets, arches etc that help break the scale of the massing down.

All building facades must have minimum 215mm reveal dimensions to glazed openings with depth and shadow promoted as key features of the architectural detailing

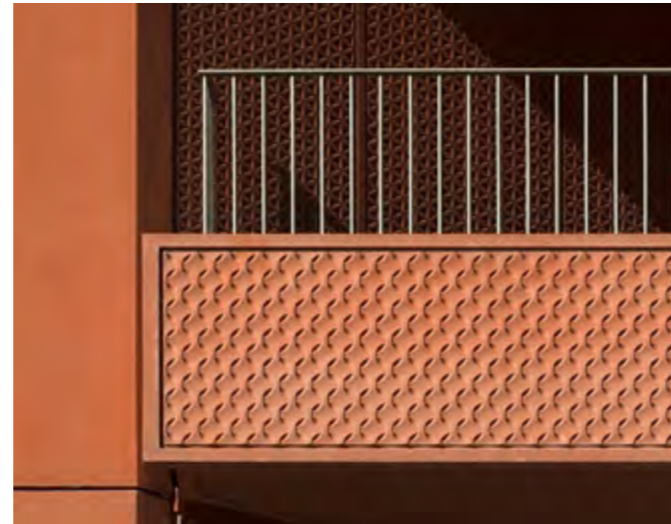


Fig 7.51: Plot 06 - Precedent example for the facade articulation & detailing



Fig 7.52: Illustrative facade compositions and detailing.



Fig 7.53: Material palette exploring differences in texture

7.7.2 Facade Composition

The facades facing Plot 6 follow a clear architectural order, inspired by Regency architecture's vertical and horizontal arrangements. It consists of a three-part composition: base, middle, and top. The base defines the streetscape, accommodating diverse uses and promoting activity towards the garden and basin.

Residential facades feature a simple yet effective articulation of vertical and horizontal elements, enhancing the facade with a grid pattern. The top serves as a crowning element, with large bay windows offering panoramic views from spacious duplex flats. Proportions harmonize with the main facade but can adapt for specific technical functions. This may include a higher parapet for inhabited roof space or an extended facade to conceal equipment and overruns while maintaining a cohesive appearance.

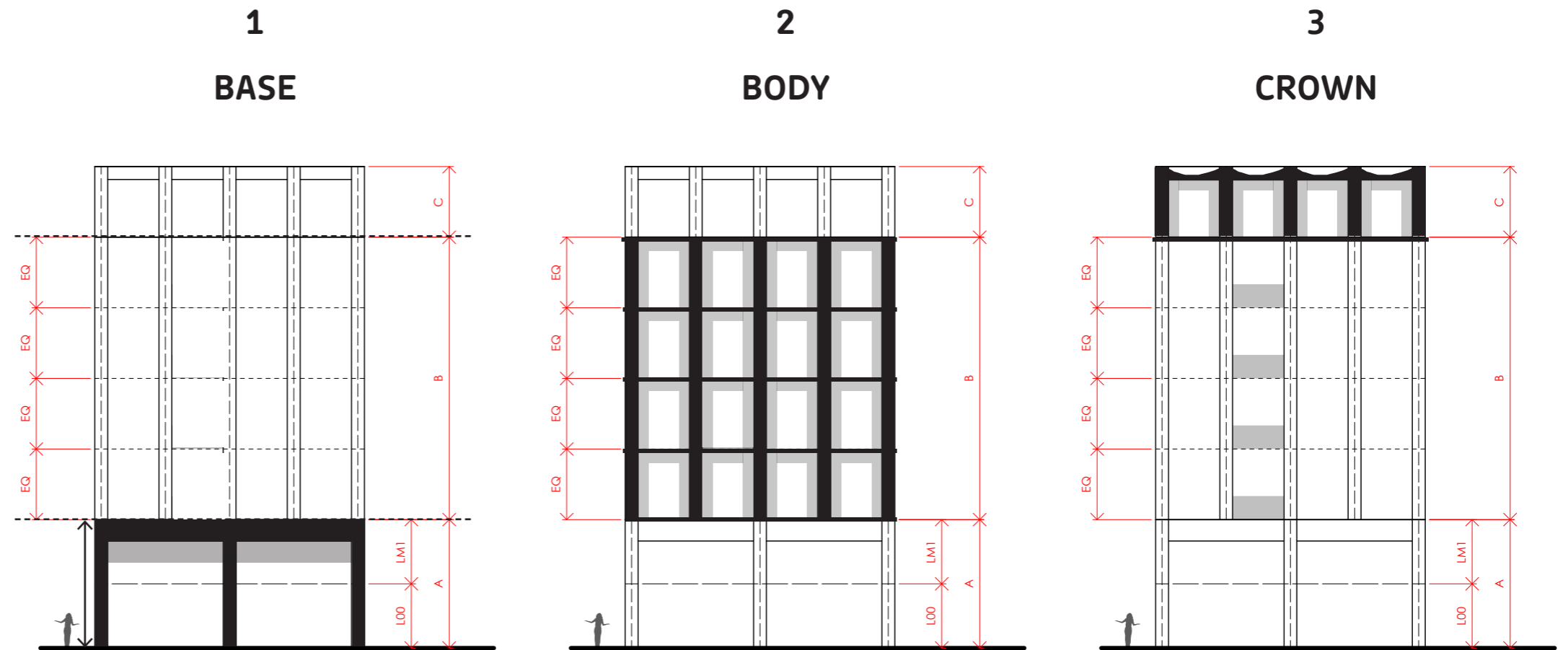


Fig 7.54: Plot 06 - Approach to facade composition

Design Guidelines

All facades must be clearly articulated with a calm and ordered fenestration pattern.

All buildings to have a clearly defined base, middle and top

Features of Regency architecture, such as arches and bay windows should be interpreted in a modern way to articulate the facade.

Any mitigation measures required for noise, light or privacy, such as inset balconies and screens, must be integrated into the design character of the façade and not appear as accidental or additional elements bringing unnecessary complexity to the facade

The crowning level of the plot should feature a bay window, to maximise the views out and create luxury apartments on the upper floors.



Fig 7.55: Plot 06 - Illustrative facade compositions

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8.0 Landscape Design Guidelines

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Executive Summary

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

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

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

8.7.1 Introduction

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

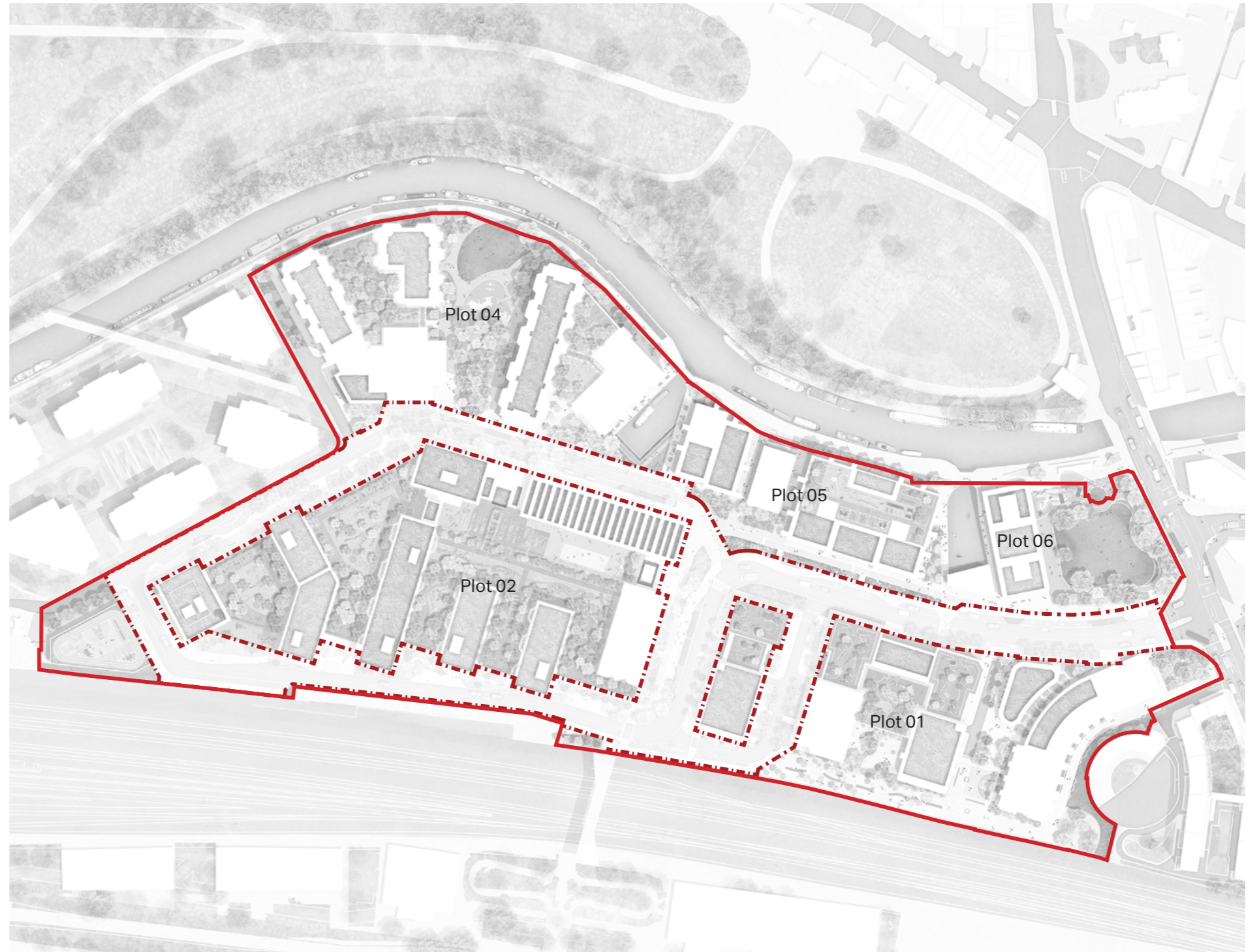


Fig 8.1: Planning Boundaries Plan

- Outline Planning Application Boundary
- - - Detailed Planning Application Boundary

8.1 Open Space Principles

8.1.1 Introduction

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

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

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

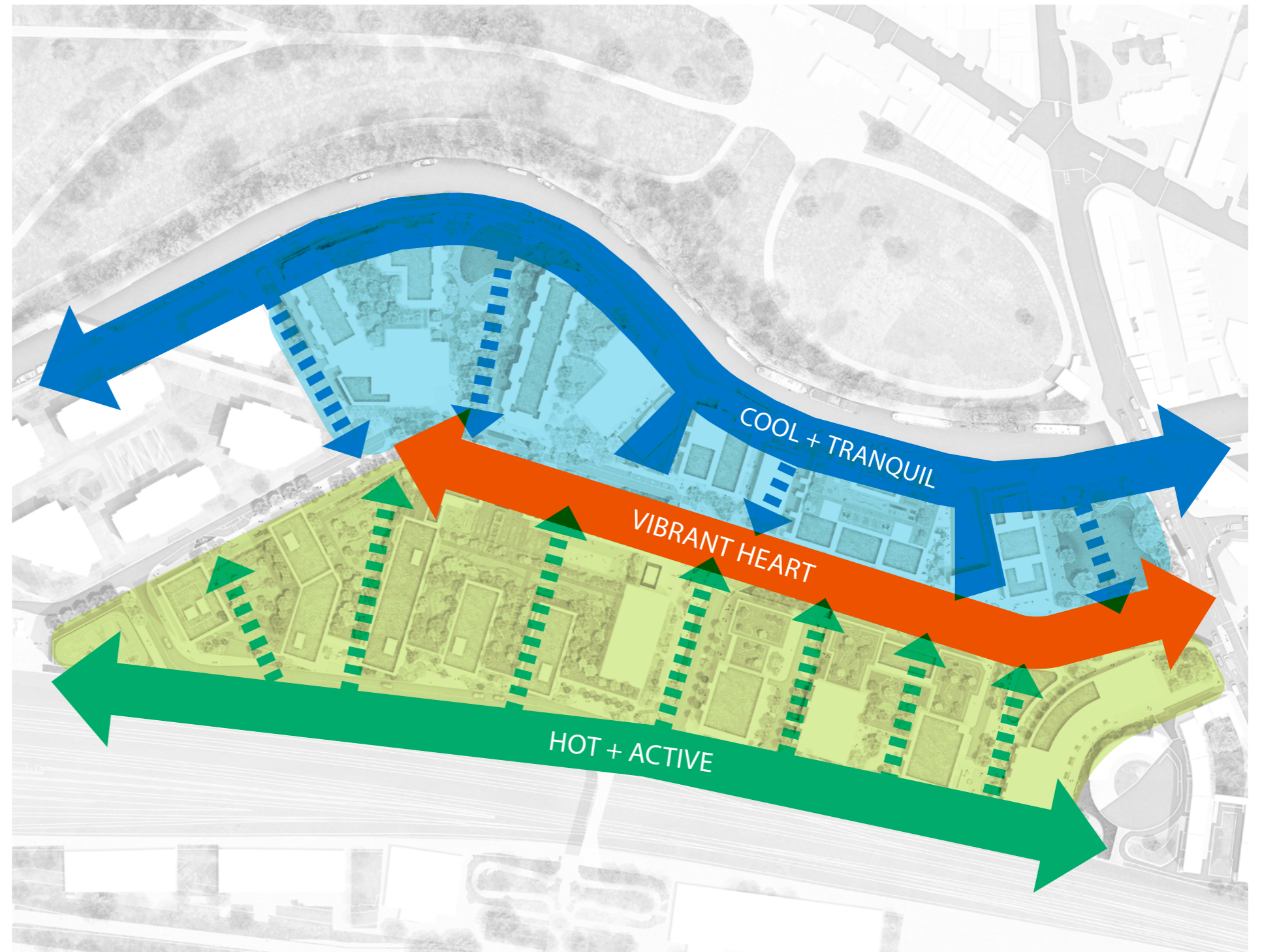


Fig 8.2: Conceptual Masterplan Principles

8.1.2 Site Constraints

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

The following describes the key constraints which affect the site:

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

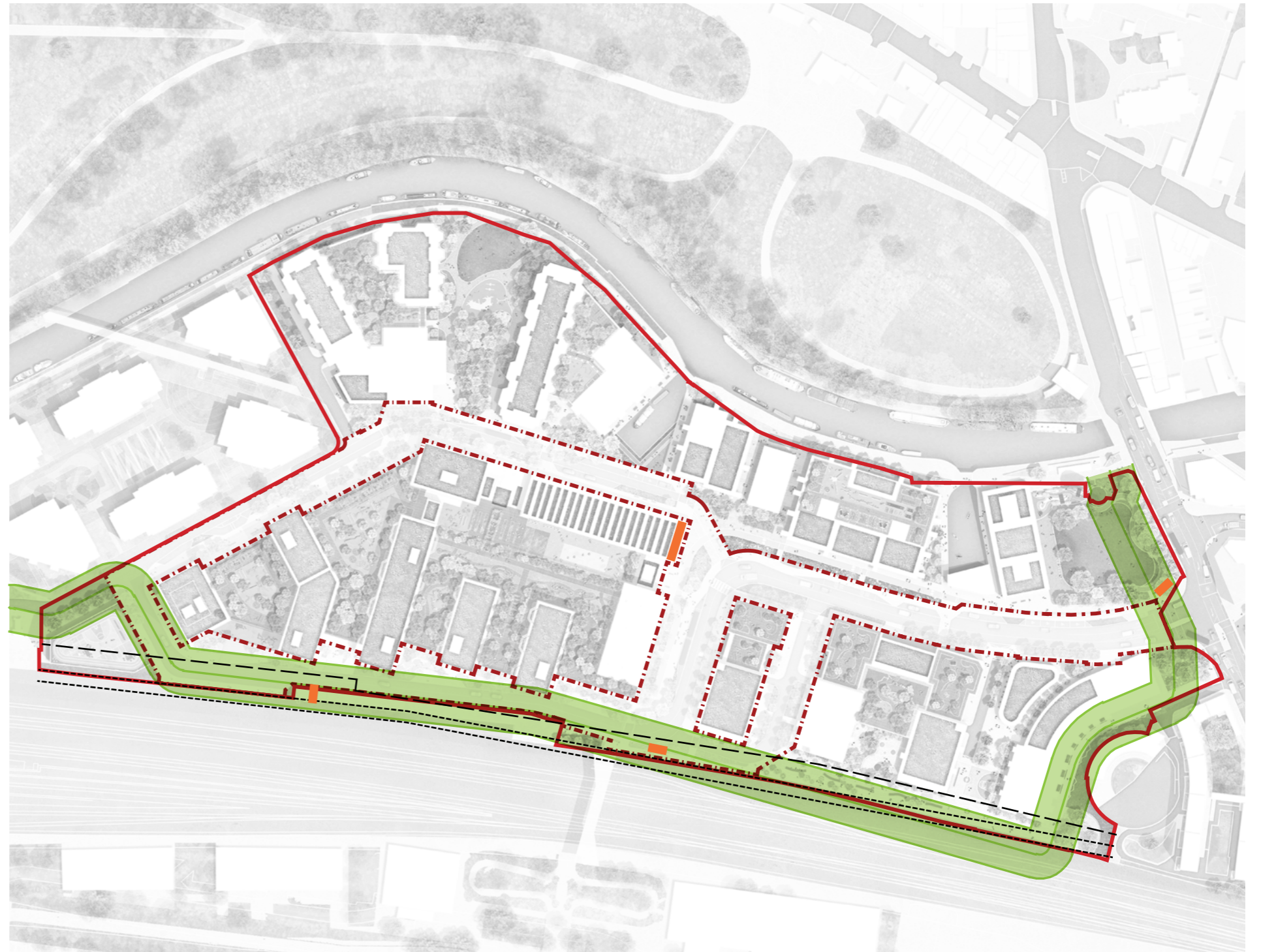
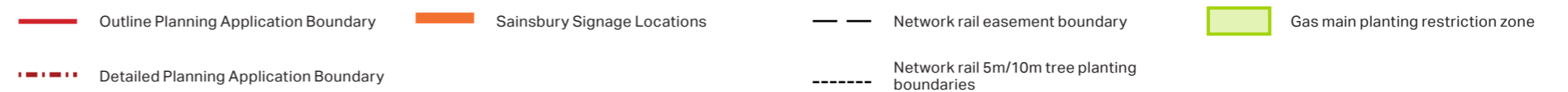


Fig 8.3: Boundary and Constraints Plan



8.1.3 Open Space Quantums

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

Public Realm	m ²
Streets	23976.6
Parks, Gardens and Civic Spaces	13225.0
Open Water Space	1172
Total	38,373.6

Private Realm	m ²
Private Shared Residents Amenity	11,739.2
Internal Community Amenity	1,398.2
Private Amenity	1,499.2
Total	14,636.6

Non-accessible (maintenance only)	m ²
Biodiverse Roofs	9,805.2
Total	9,805.2

Total site area

76,1120 m2

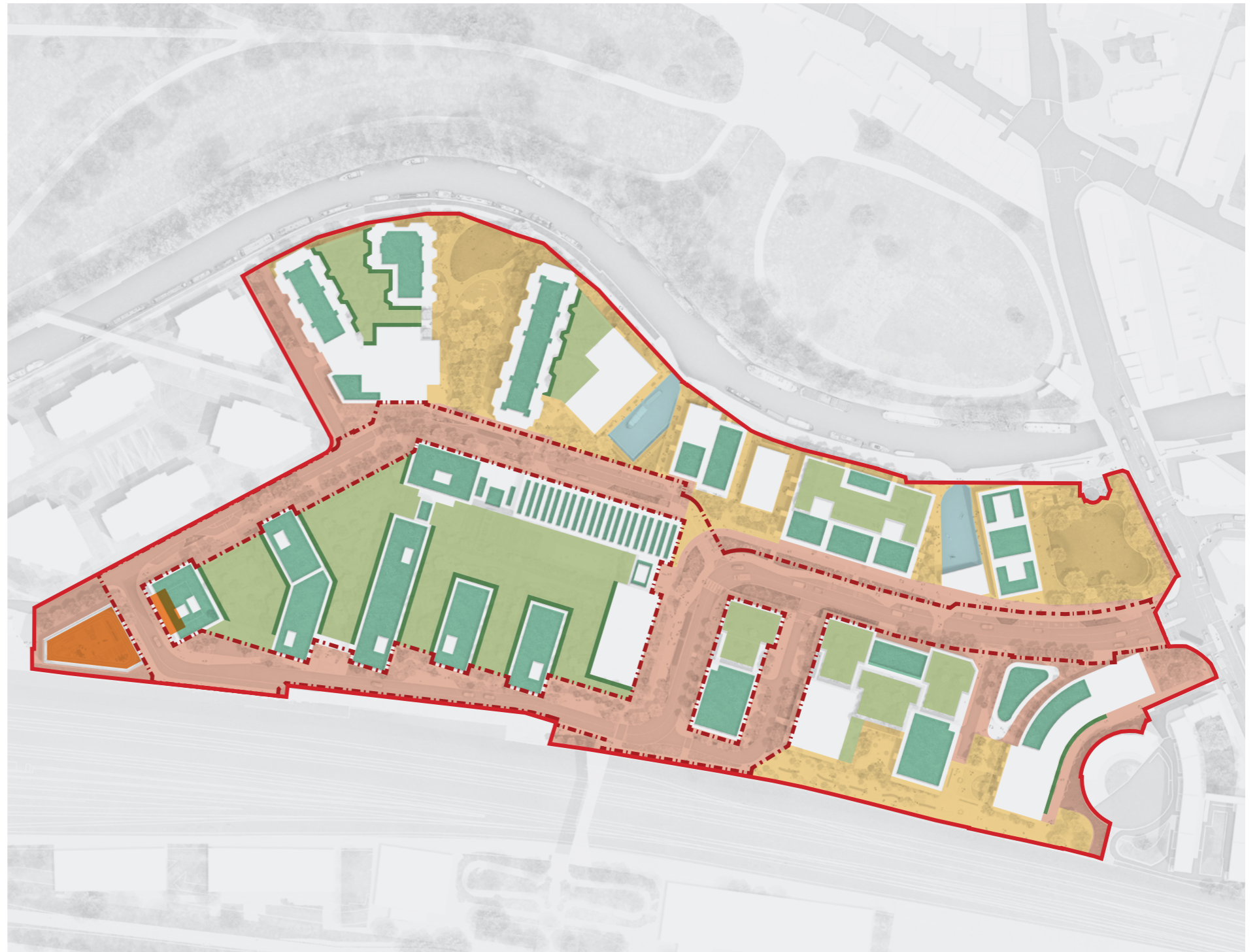
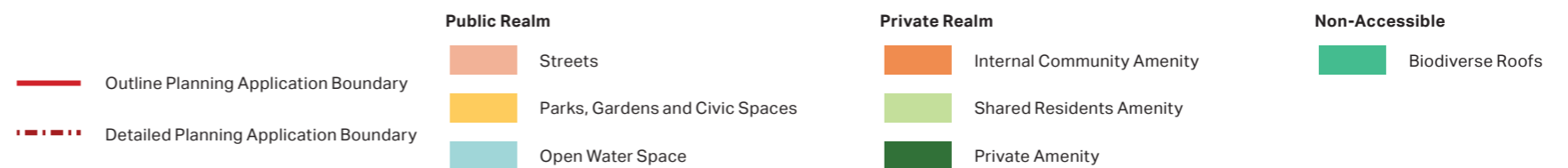


Fig 8.4: Open Space Quantums Plan - Illustrative Masterplan Areas



8.2 Landscape Character Areas

8.2.1 Landscape Character Overview

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

The diagram adjacent identifies the landscape characters within the site:

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

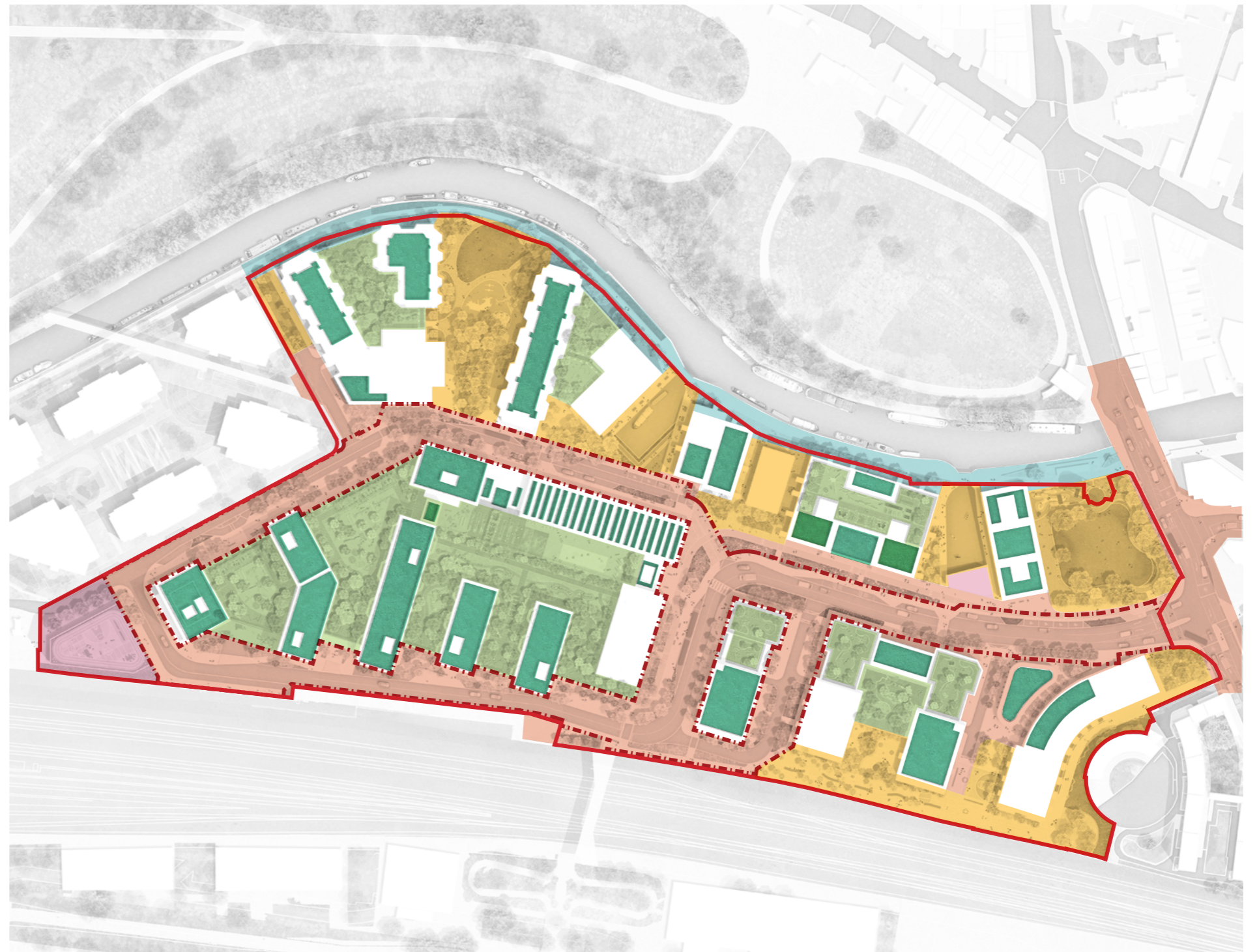
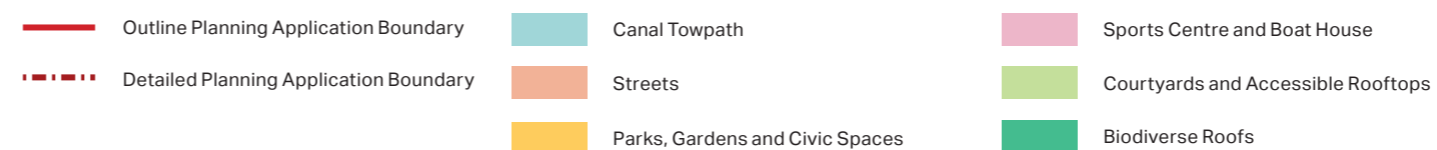


Fig 8.5: Landscape Character Overview Plan



8.2.2 Canal Towpath

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

A number of proposed linkages from the new development and the existing canal towpath is proposed. These connections will increase permeability and increase the amount of passive surveillance. Where possible, accessible routes have been designed and the step free routes are highlighted in the diagram adjacent.

Design Guidelines:

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

Existing pedestrian bridges connecting over the basins must remain

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

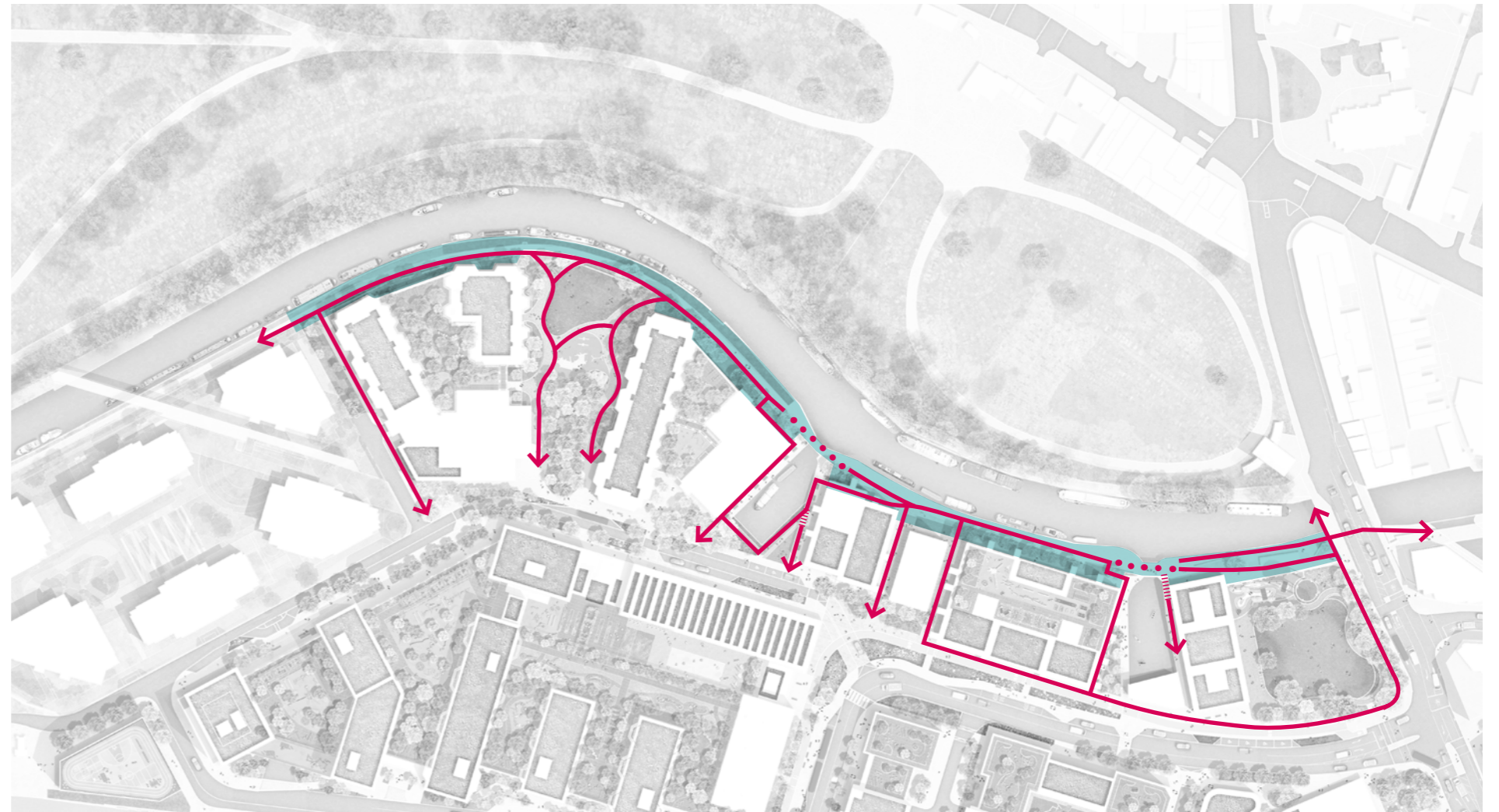


Fig 8.6: Existing and Future pedestrian routes connecting to Canal Towpath





-  DDA compliant route
-  Non-DDA compliant slopes/ ramps of historic bridges
-  Stepped access
-  Canal Towpath



Fig 8.7: Photographs of the existing historic bridges along the Canal Towpath

8.2.3 Streets

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

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

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

Streets to be submitted in outline:

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

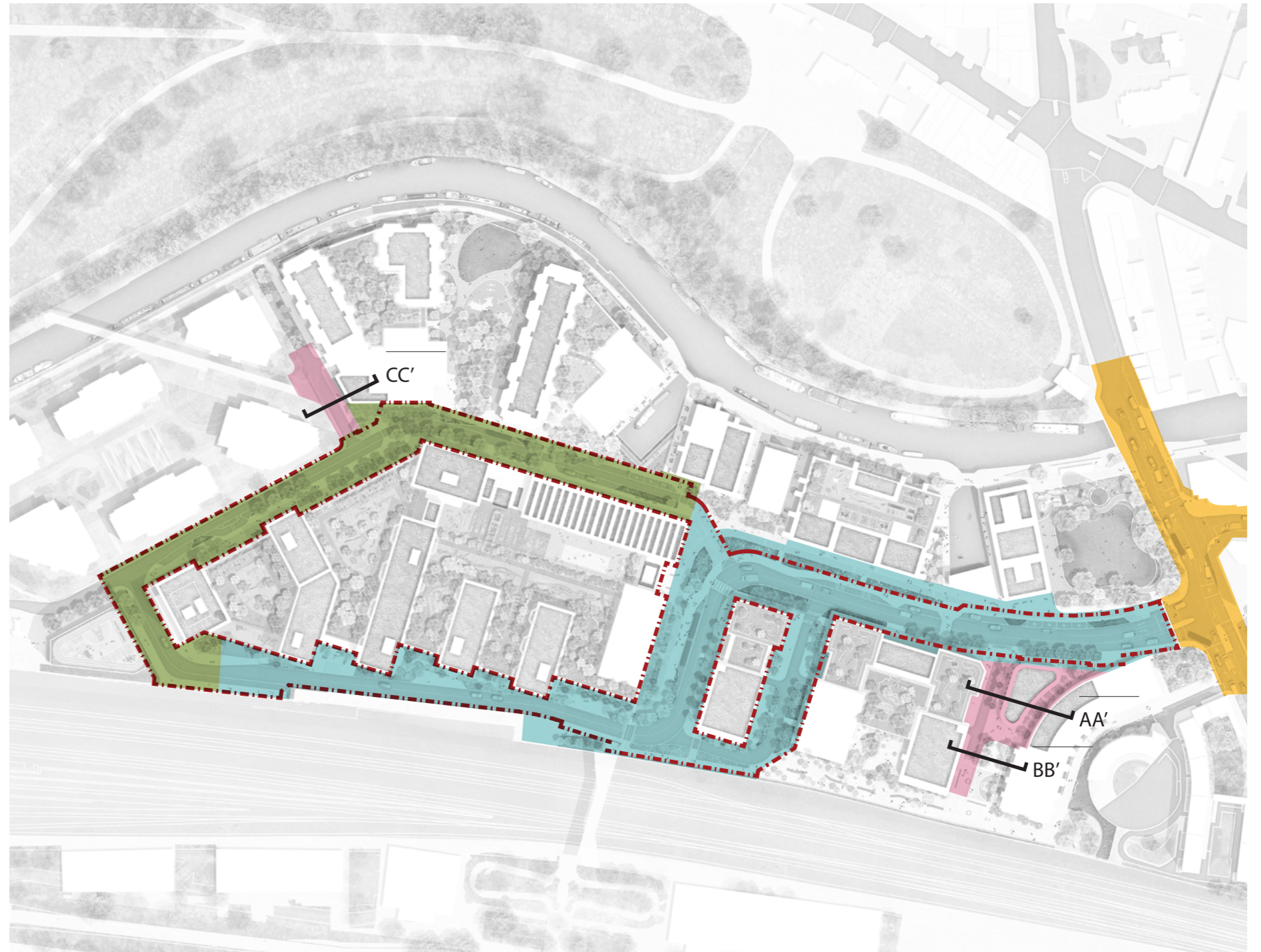
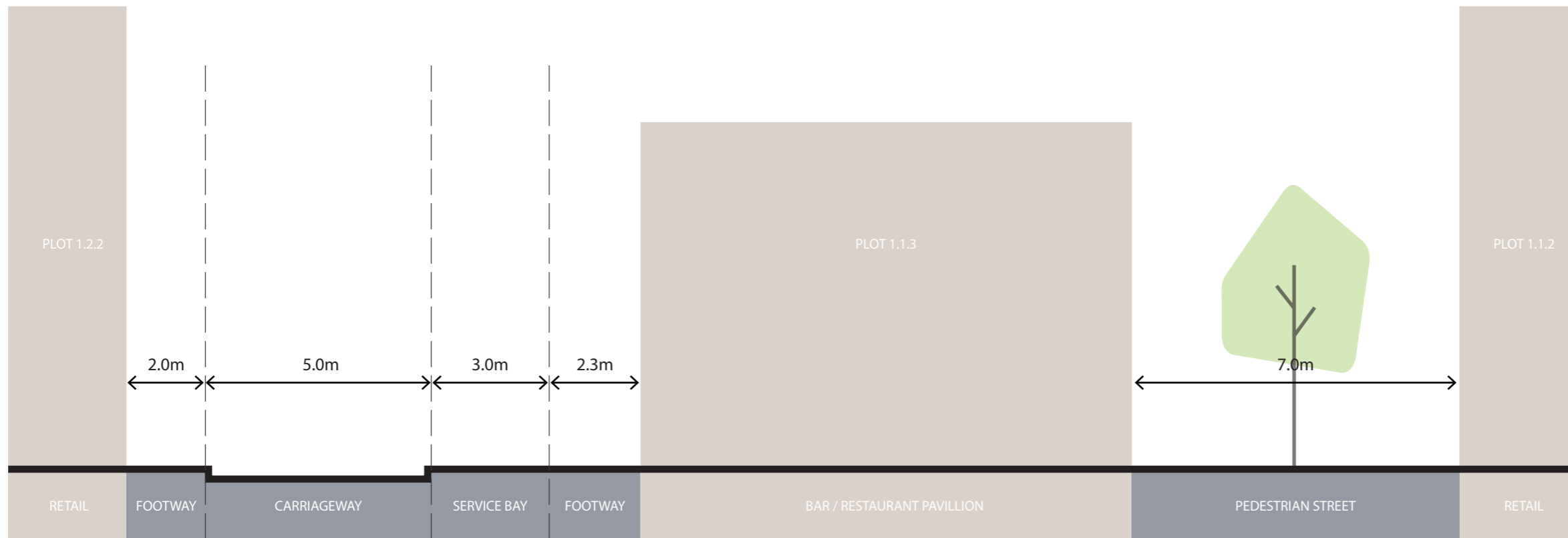
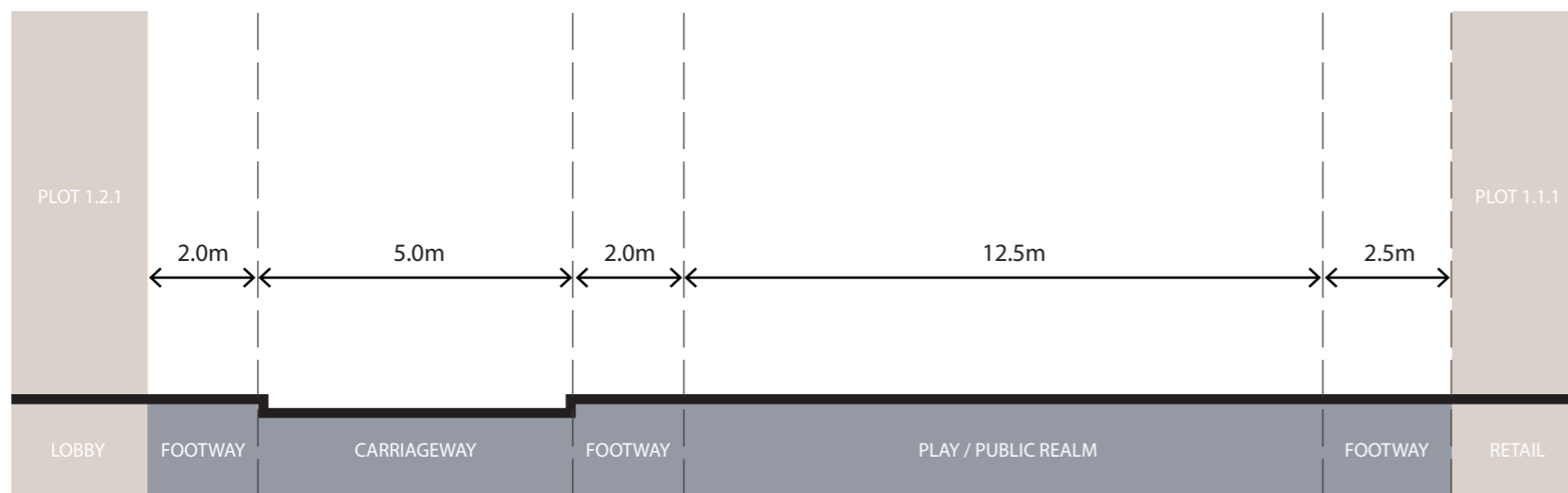


Fig 8.8: Streets Hierarchy Plan

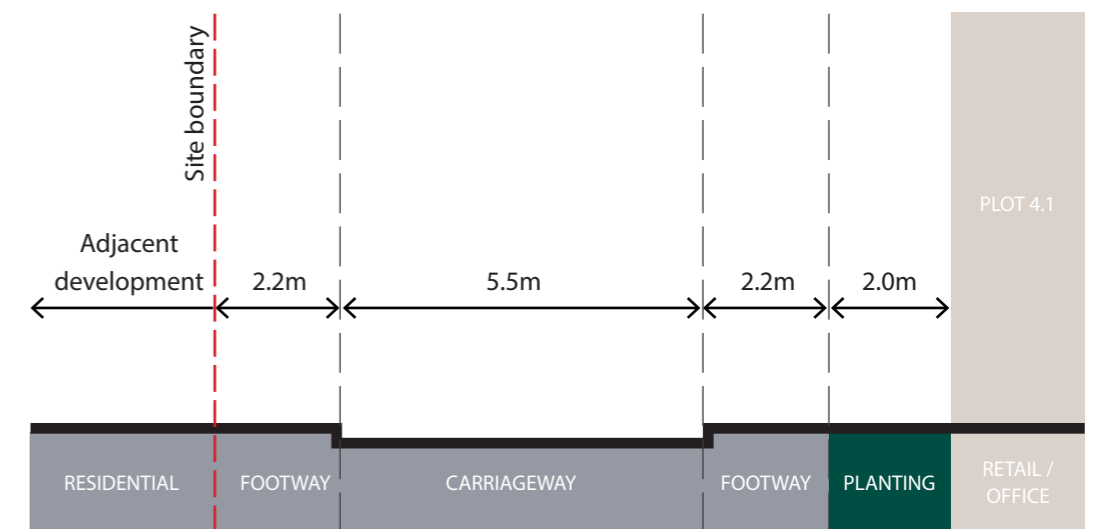
- Ladbroke Junction (s278)
- Secondary Road
- Primary Road
- Tertiary Street



SECTION A-A'



SECTION B-B'



SECTION C-C'

8.2.4 Parks, Gardens and Civic Spaces

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

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

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

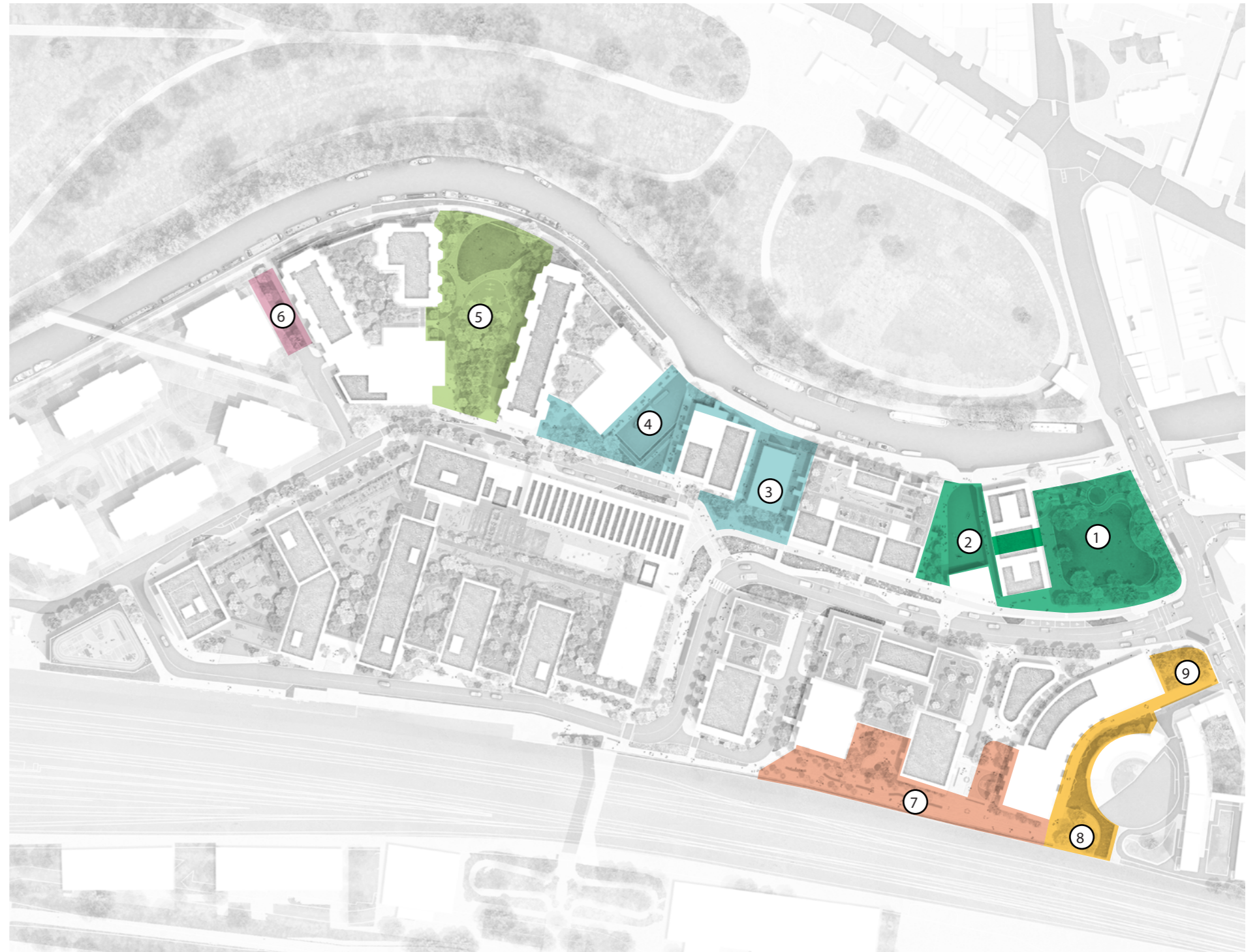


Fig 8.9: Parks, Gardens and Civic Spaces Overview Plan

- | | | |
|---|--|---|
| Ladbroke Gardens and Ladbroke Basin | Canalside Park | South Terrace |
| Denby Square and New Wharf | Towpath Mews Pocket Park | Crescent Link |

3.2.4 Parks, Gardens and Civic Spaces cont.

The following are key objectives for the design of each key character area.

Ladbroke Gardens

- The new park should have protective fencing and gates in line with public green spaces/parks within the local borough and wider London area.
- The new park should include a large lawn area where children may play games such as football. It should be suitable for informal games and events, and contain a dedicated play area for ages 0-11 years.
- Tree planting should be included to the eastern boundary. The footway to Ladbroke Grove is to be widened and new street tree planting should be integrated along the new retaining wall.
- The park should be set in line with levels around the existing basin. Ladbroke Grove footway should be retained at a higher level to help mitigate against noise pollution and maximise useable space.

Boathouse Wharf

- Boathouse Wharf should be connected to the new park with a pedestrian link through the plot 6 building.
- The basin edges should be activated through ground floor uses and opportunities for spill out areas and seating to be included where appropriate.
- Existing water activities run by the London Sports Trust should be allowed to continue to operate. A new boat house and associated water sport infrastructure should be constructed to enable these activities to continue.

Pavillion Square

- The pavillion building should be considered for community use.
- The ground floor should activate the public realm.
- The area fronting onto the new main road should include trees, planting buffer areas and offer seating opportunities.

New Wharf

- This area should restore the historical basin.
- The basin/wharf should be activated through ground floor uses.
- The design should maximise the opportunity to enjoy the water's edge through seating, spill-out zones, and create public areas close to the water.
- The basin should include ecological planting such as reed beds.
- The basin should allow canal boats to navigate in and out of the basin.

Canalside Park

- New woodland planting should be established which responds to the micro-climate and as compensation for habitat loss impacts as outlined in the ecological report.
- Informal and formal play equipment should be included and cater to 0-11 years.
- The residential planting buffer should be integrated into the park design and should not be separated by tall fencing.

Towpath Mews Pocket Park

- Seating should be included.
- Informal play opportunities should be included.

South Terrace

- Formal play spaces should be included which cater to 0-11 years.
- Dedicated outdoor play space should be included which adjoins onto the creche proposed in Plot 1.3.1.
- Opportunities for informal play for 12+ should be included throughout, for example, the use of trim trails, ping pong tables, informal MUGAs/ shooting hoops etc.
- Sun loungers and seating should maximise the aspect and be installed generously.

Memorial Garden

- Existing memorial plaques and memorial stone to remain.
- This area should include additional seating opportunities.
- New paving to be installed.

Sensory Garden

- The design of the garden should be designed in consultation with the neighbouring Full of Life charity.
- Planting palettes should be wildlife friendly and contain no less than 40% native species.
- Planting should consider sensory engagement through touch, smell, sound, taste and sight.

Design Guidelines:

- Ladbroke Gardens must be open from dawn to dusk.
- Sufficient space and infrastructure to accommodate a Notting Hill Carnival sound stage must be allowed for on site annually.
- Lighting proposals must not adversely impact ecology along the canal (i.e. safeguarding bat corridors).
- Canalside Park must remain open with 24 hour access under a security surveillance protocol.
- South terrace must maintain an emergency only vehicle access route (3.7m minimum).
- Tree planting to along the southern boundary must conform with Network Rail tree planting guidelines, refer to 'Recommended planting species', 2015.
- Tree planting along the southern boundary must consider the medium pressure gas main.

8.2.5 Sports Centre and Boat House

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

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

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

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

Design Guidelines:

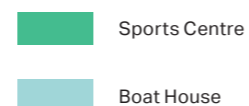
No tree planting to the southern and eastern perimeter of the building site

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

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



Fig 8.10: London Sports Trust Provision Plan



8.2.6 Courtyards and Accessible Rooftops

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

Plot 01

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

Plot 02

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

Plot 04

- Planting should be informal and ecological in character.
- Informal play areas and equipment to be incorporated for younger children (under 5s).

Plot 05

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

Design Guidelines:

- All podiums to incorporate childrens play elements
- Play equipment to be located a safe distance away from edges
- Raised planters must not exceed 1.1m in height

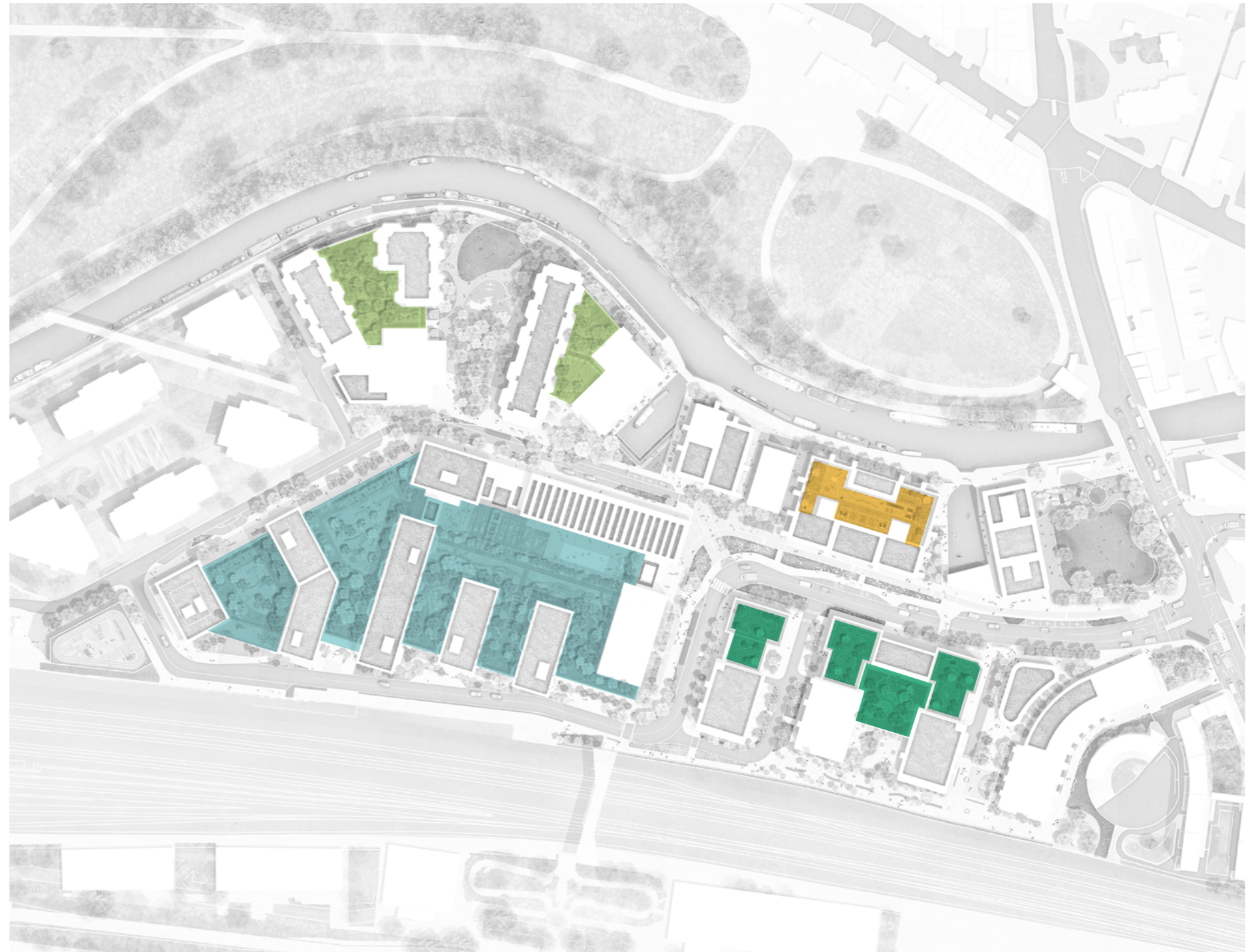
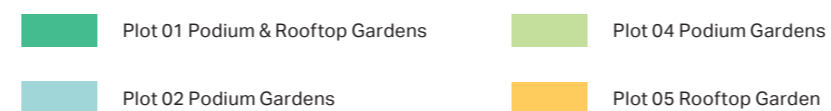


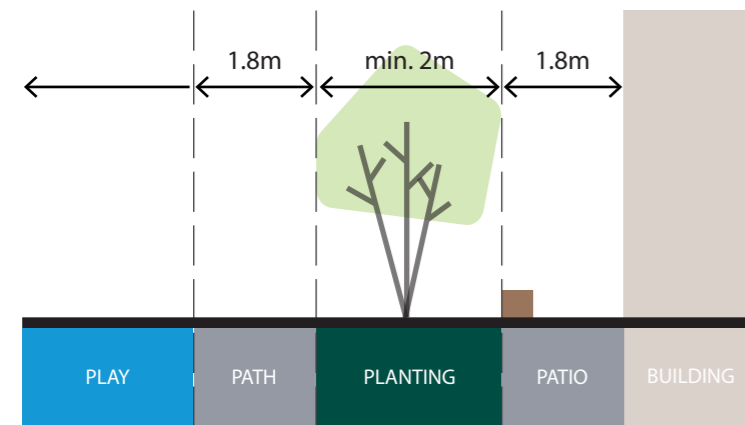
Fig 8.11: Courtyards and Accessible Rooftops Overview Plan



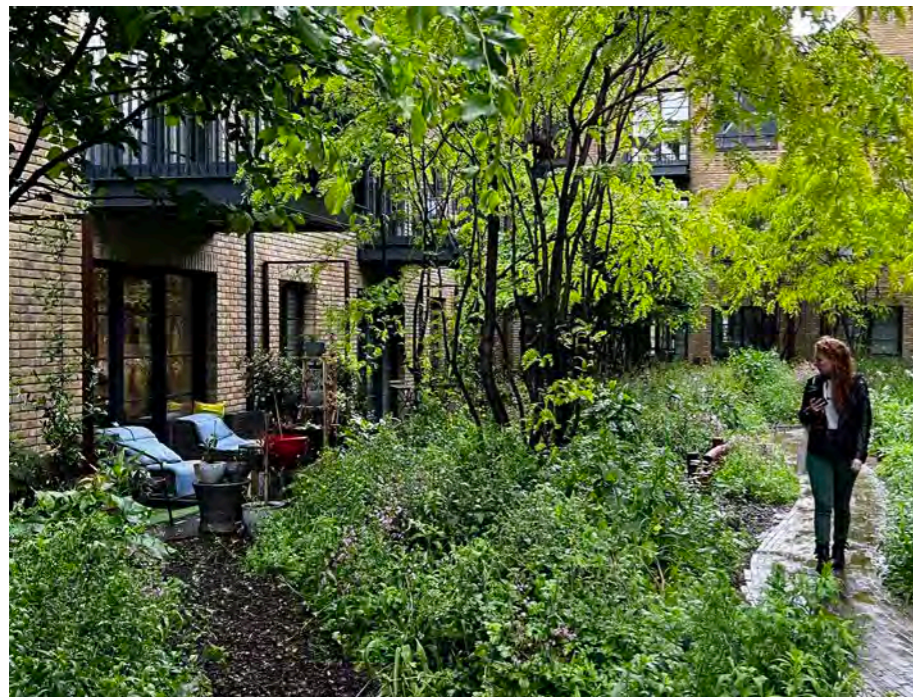
3.2.6 Courtyards and Accessible Rooftops (cont.)

Design of defensible space

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



Diagrammatic arrangement of residential buffer edge.



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

Integration of play

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



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

8.2.7 Biodiverse Roofs

8.2.7.1 Biodiverse and Bio-solar roofs

A mixture of biodiverse roofs should be installed which should include open mosaic habitats and wildflower grassland. Open mosaic habitat roofs should constitute at least 50% of designed green roofs for the development. The location of these roofs should be designated in consultation with an ecologist.

All the biodiverse roof should have wildlife features such as hibernacula and promote ecological benefits for species which have been identified as important within the 'Preliminary Ecological Assessment'. A varying depth of 80 - 150mm substrate should be used to create suitable habitats for different wildlife on open mosaic habitat roofs and the substrate should be taken from site spoil where possible. Species rich wildflower blankets or seed mixes are to be used on other roofs to provide alternative habitats for pollinating species and should have a minimum substrate depth of 150mm.

Any rooftop PV arrays should be designated as bio-solar roof wherever possible to contribute to the 'Urban Greening Factor' strategy and maximise efficiencies of any PV panels. Solar panels should be spaced to allow for biodiverse planting to grow underneath and between the panels.

Wildflower planting is to be prioritised over sedum planting wherever possible.

8.2.7.2 Blue roofs and Water Conservation

An efficient irrigation system should be implemented particularly for planting on structure such as podium gardens (e.g. the use of smart sensor systems).

Where possible, rainwater harvesting should be used for irrigation. Blue roofs should be used where possible including below plant equipment to reduce the need for ground level attenuation tanks.

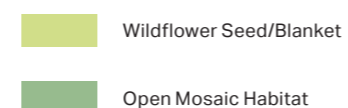
Design Guidelines:

Biodiverse roof mixes to contain no less than 25 plant species

Green roofs to follow UK standards (GRO, 2021) and include additional habitat features such as deadwood, varying substrate depths and areas of bare rocky substrate



Fig 8.12: Biodiverse Roof Plan



8.3 Sitewide Strategies

8.3.1 Movement, Legibility and Wayfinding

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

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

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

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

Design Guidelines:

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

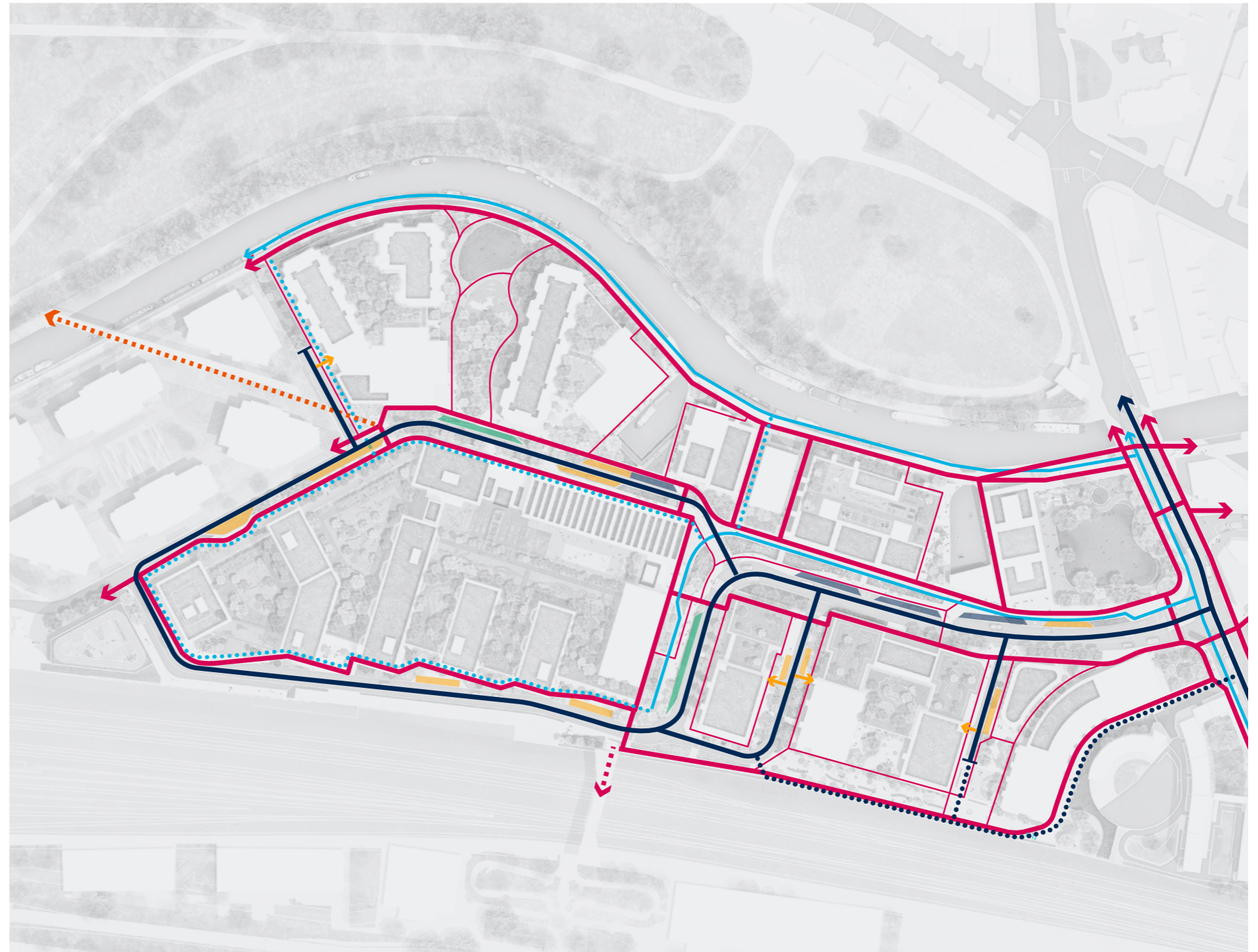


Fig 8.13: Sitewide Movement Plan



8.3.2 Levels and Accessibility

The proposed scheme must create level access pedestrian connections from the existing canal towpath. Two historic bridges on the canal towpath have non-compliant DDA ramps, the scheme must provide compliant DDA alternative routes.

Gentle gradients of 1:21 or less should be used where possible in favor of ramps. If lift access is the main method of vertical circulation, an alternative step-free route should also be provided where practical in case of power failure.

The external public realm should follow BS8300 as best practice with exceptions to be agreed with an accessibility consultant and RBKC. Where deviations from building regulations cannot be avoided such as tying into existing non-compliant slopes/ramps, building control officer advice and sign off must be sought.

Design Guidelines:

A choice of seating must be provided in both naturally shaded and lit areas.

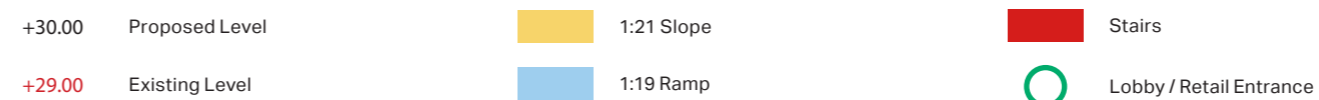
Varied seating heights to be provided to accommodate a wider range of users (360mm / 480mm / 600mm)

Seating must include a proportion of backrests and armrests in addition to bench seating.

Alternative DDA compliant route(s) from the canal to bypass the non-compliant historic bridge routes must be provided.



Fig 8.14: Levels and Accessibility Diagram



8.3.3 Drainage

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

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

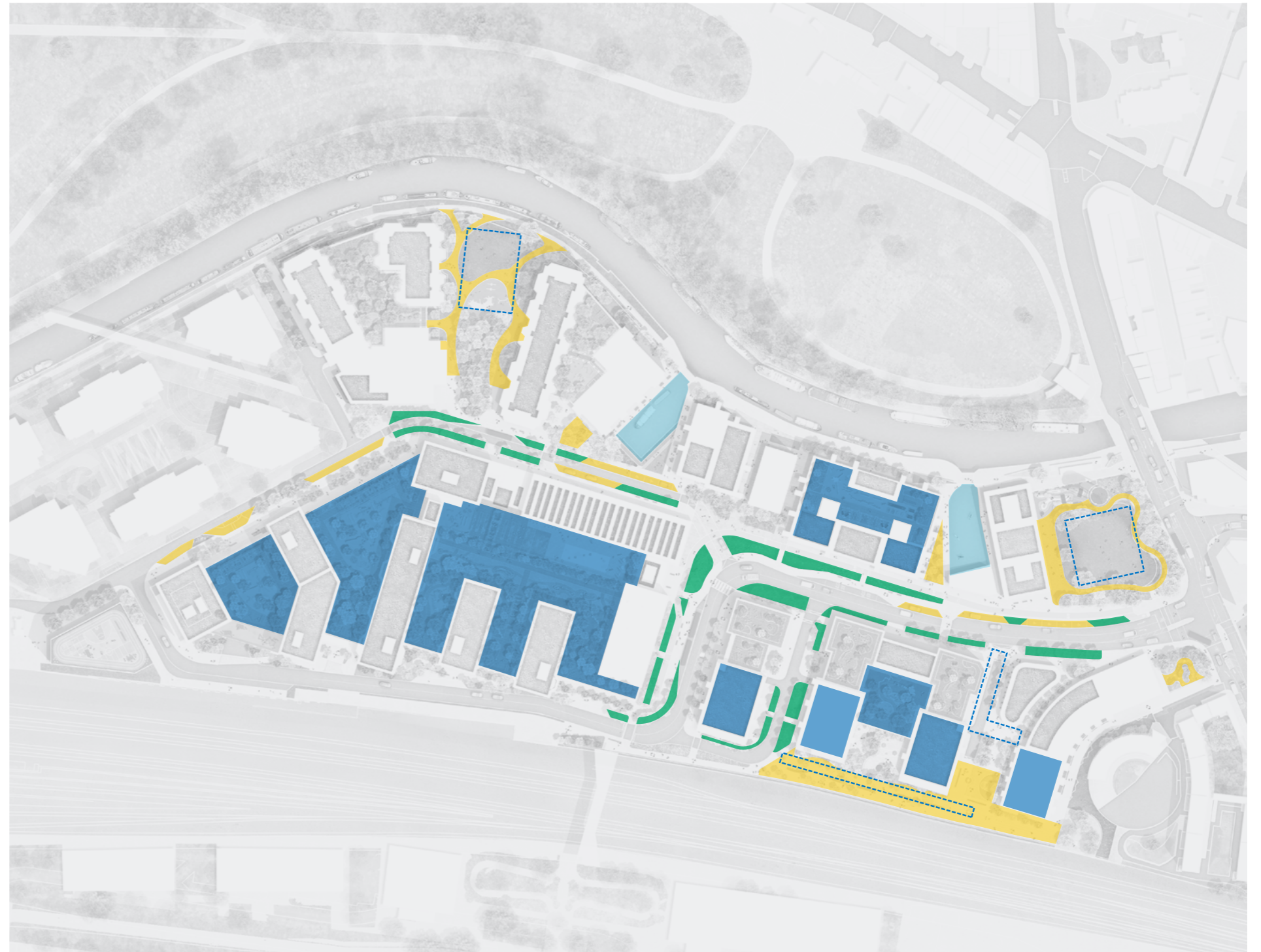
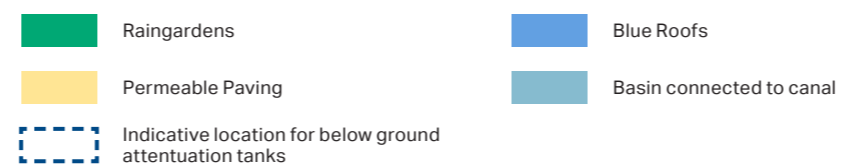


Fig 8.15: Drainage Strategy



8.3.4 Play

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

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

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

8.3.4.1 Full of Life charity engagement summary

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

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

Play feedback

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

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

Planting

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

AOB

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

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

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

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

3.3.4 Play

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

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

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

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

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

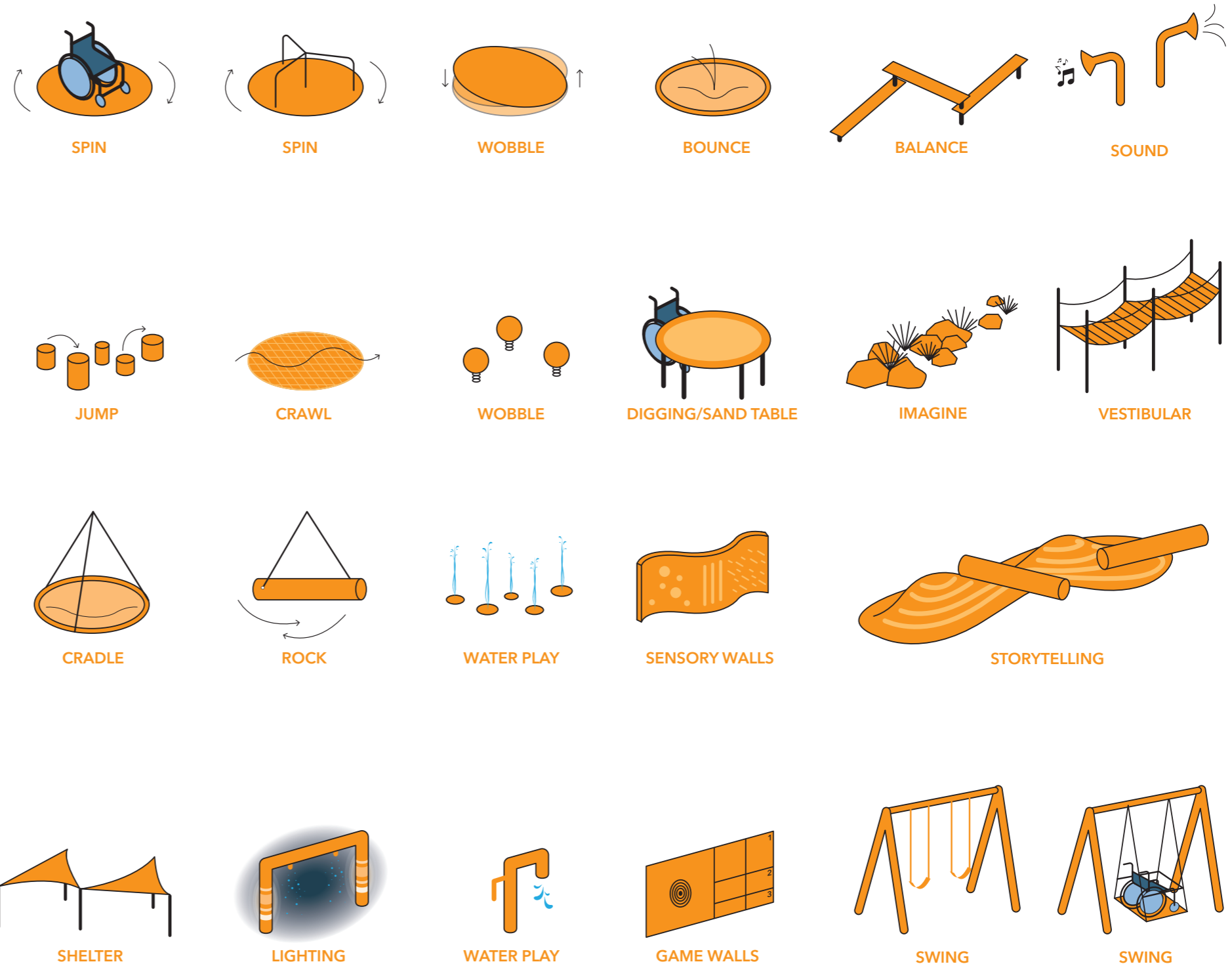


Fig 8.16: Example diagrams of play features and movement types

Design Guidelines:

- Play areas must contain seating for parents supervising children except in informal play areas. Seating may be integrated as a play feature as an alternative to traditional seating elements.
- Play areas must seek to incorporate no less than 3 movement / sensory / imagination actions.
- All play areas must consider activities or equipment which cater to children of all abilities (including but not limited to deaf, blind, and wheelchair users).

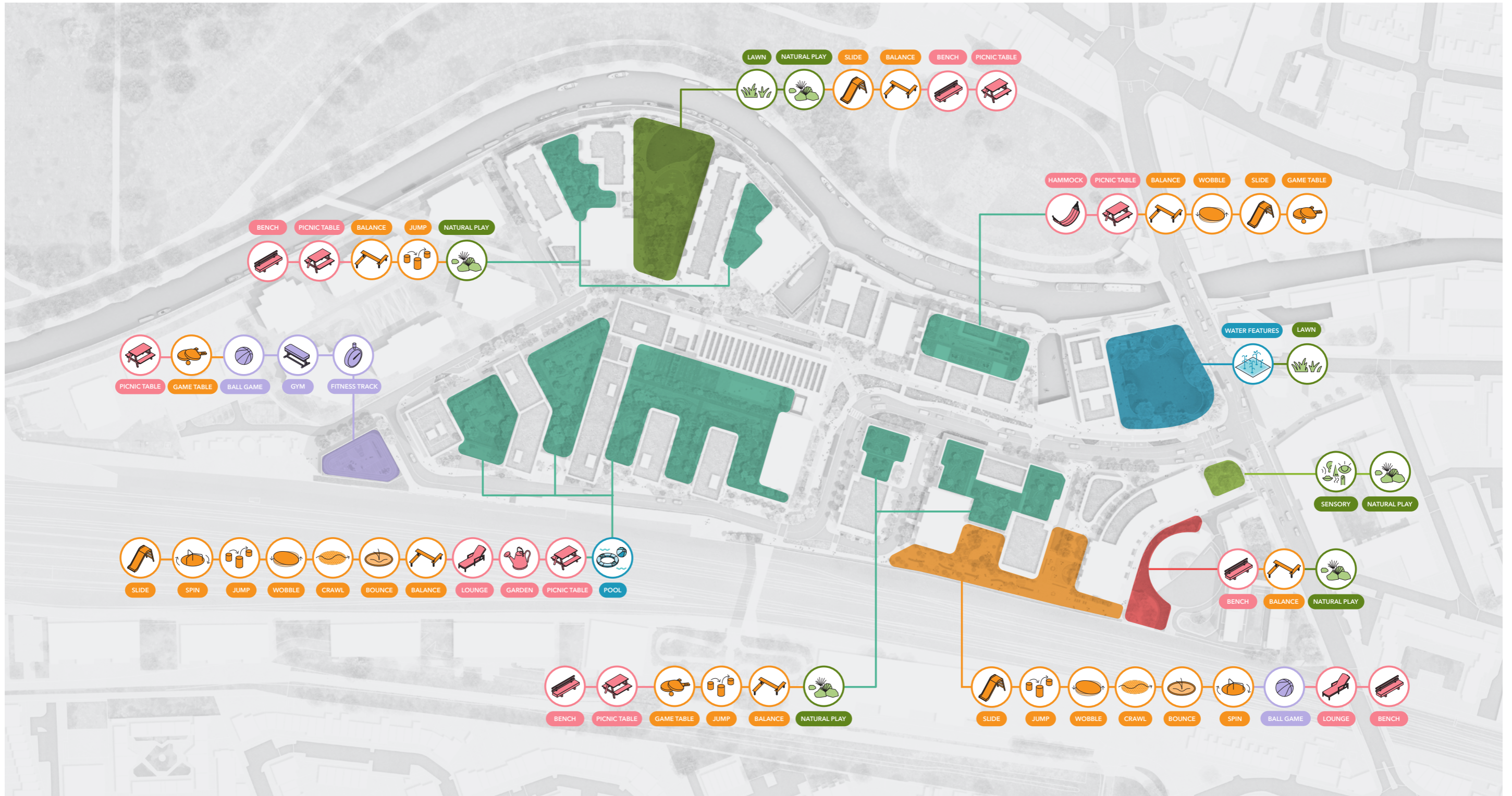


Fig 8.17: Sitewide Play Activity Strategy

- | | | |
|---|---|--|
| Leisure / Social Opportunities | Water Play Opportunities | Sport / Active Recreation Opportunities |
| Equipped Play Opportunities | Natural Play Opportunities | |

8.3.5 Hard Landscape

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

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

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

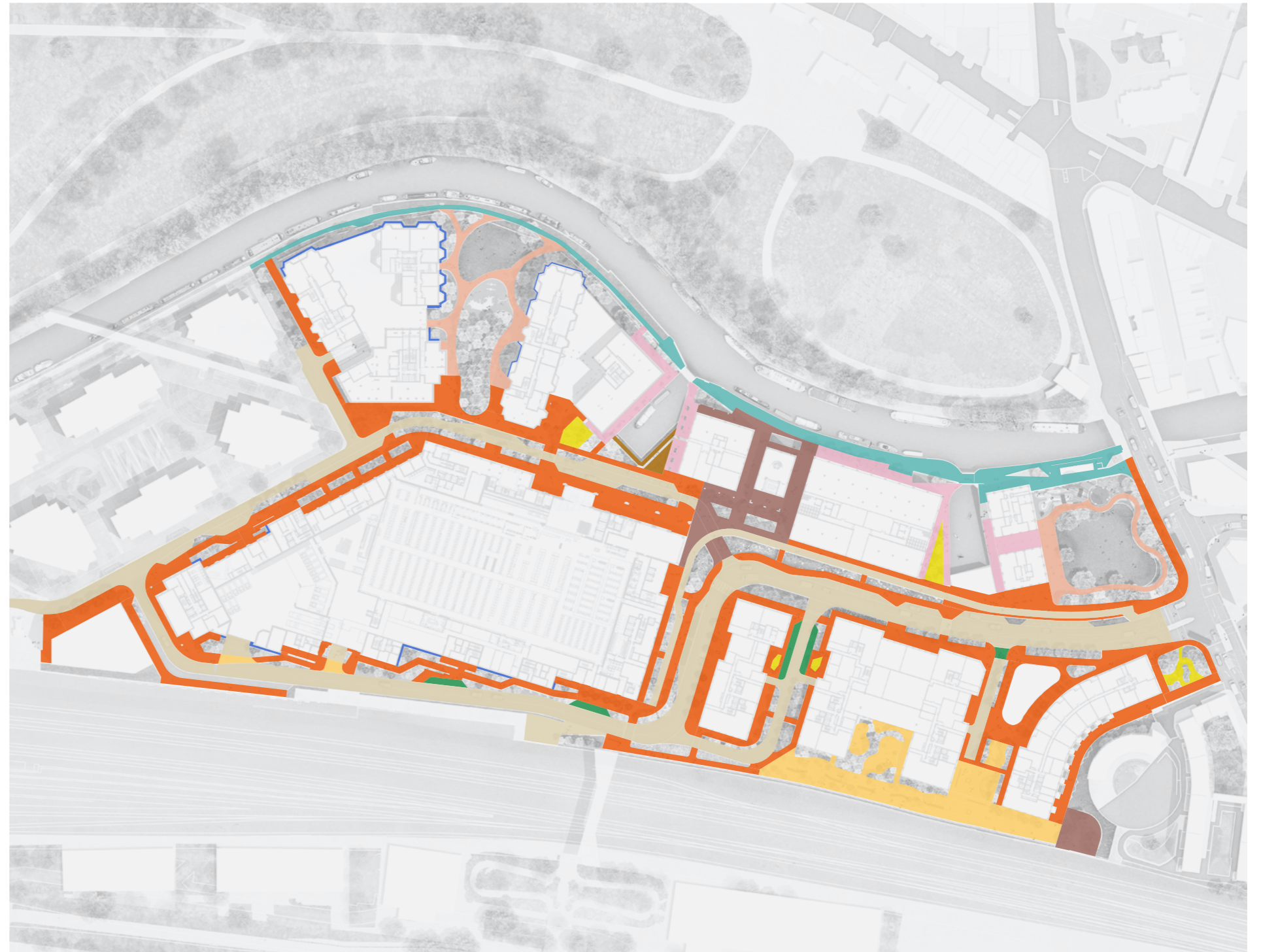













Fig 8.18: Hard Landscape Strategy

	Yorkstone Slab Paving		Existing Towpaths Paving to Retained/ Reinstated		Granite Cobbles		Asphalt
	Yorkstone Sett Paving		Timber Decking		Self-binding Gravels		Coloured Asphalt
	Gravel / Pea Shingles		Porphyry Paving		Resinbound Paving		

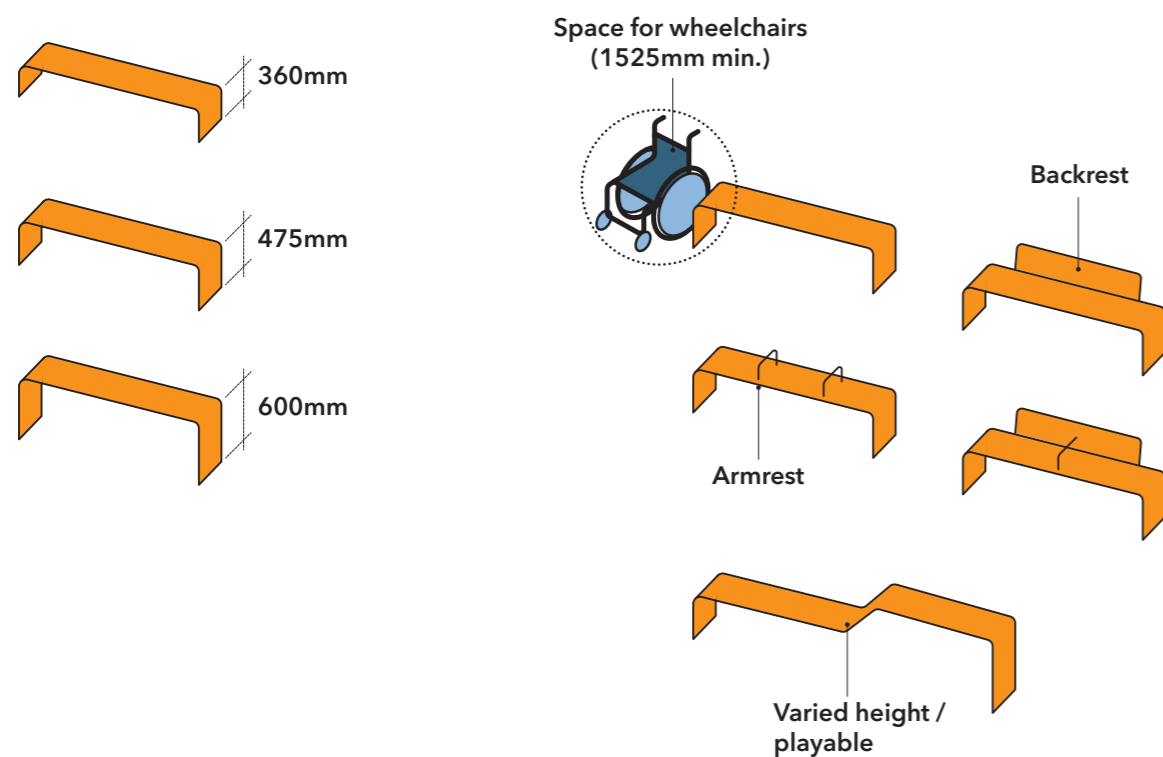
8.3.6 Furniture and Lighting

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

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

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

Seating Design Guides



Waste Bins



Curved Timber Benches



Double Width Timber Benches



Cycle Parking



Bollards



Lighting Bollards



Catenary Lighting



Primary Road Street Lighting Columns



Pedestrian Street Lighting Columns



Feature Lighting Columns

8.3.7 Soft Landscape

8.3.7.1 General guidelines

All planting material should be sourced locally where possible. Where native plant material is specified, these should be sourced from suppliers who have adopted Flora Locale's (2012) Code of Practice for collectors, growers and suppliers of native flora. All composts and soil conditioners must be peat free. Water use and moisture retention should be considered through the specification of a natural mulch of sufficient depth and quality.

8.3.7.2 Tree planting

There should be a variety of tree species which vary in height and form. Tree planting should enhance the public spaces aid wayfinding and define routes.

Tree palettes for areas of densely planted groups should be from the same family of genus i.e. *Rosacea* as trees from the same family will fare better than those from competing families. If possible, tree stock for densely planted groups should be seeded or sourced from the same mother stock to provide the best chance of performing as one tree group system.

Tree species should be selected for their suitability to growing conditions on site and for future resilience to factors such as drought or short flooding due to climate change. Consideration should be given to the placement of utilities and installation of hardstanding to ensure successful tree planting. Root barrier should be used only where strictly necessary to protect adjacent services and structures.

Tree pits should have sufficient volume for the size of tree proposed and employ the use of structural system to prevent soil compaction in hard paving. Compaction should be avoided and shared tree pit zones are encouraged to reduce stress, providing longevity for the trees and to minimise future potential damage to pavements or built structures, promoting legacy trees. Trees in hardstanding should use integrated paved tree grilles with expandable circular rings to allow for tree growth.

Tree pits on podium or slab should contain a sufficient soil depth and volume to allow for successful establishment, with the use of raised beds or mounded planting areas where necessary.

Tree Planting Design Guidelines:

Structural soil systems utilising a cellular crate must be used in areas where there is likely to be high compaction in the adjacent surfaces (i.e. adjacent to roads, footways, buildings etc).

Any proposed tree species to the southern boundary must be in line with published Network Rail Tree Planting Guidance, please refer to 'Recommended planting species', 2015.

Trees sourced for wind mitigation must be acclimatised to windy conditions at the source nursery to ensure the best chance of survival.

Tree pits must be free draining, contain an irrigation system (either manual or automated) and tree aeration system.

Anchoring system must be all underground and adjustable. Above ground tree stakes are to be avoided.

Tree pits must have a minimum of 1200mm soil depth (topsoil and sub-soil combined) and should be provided over 250mm granular drainage and drainage mat where planting over structure/podium. Note the above is a minimum and the tree pit size should be adapted to larger volumes for larger trees.

Trees must never be planted in tree pits where the rootball size is the same as the dug tree pit dimension. An allowance of 200mm soil buffer zone on all sides must be provided as a minimum and increased where possible.

Trees must be planted in the following stock sizes as a minimum:

Single stem trees (Podium):	4m H, 16-18cm girth
Single stem trees (Streets):	7m H, 2m clear stem
Multi-stem trees (All):	2.5m H

*Note these are minimums only and where required for wind mitigation, trees should be installed at the recommended height for mitigation.

8.3.7.3 All other amenity planting

A mix of evergreen and deciduous plants should be used to create year-round interest and variety throughout the seasons. Planting should address the urban environment and where appropriate, provide mitigating effects such as reducing air pollution.

Planting should be low maintenance and species appropriate to the locality, it should offer biodiversity value and native species should be prioritised. Areas of lawn should be species rich wherever possible with some areas mown less often to promote biodiversity and wildflower growth.

Planting will be over structure should use drought tolerant mixes, choosing appropriate species for climate resilience to reduce water consumption. Areas of defensible planting should be of an appropriate size to create adequate levels of privacy at installation.

Any shrub planting that is required for wind mitigation should be robust and consist of a mix of species rather than single species.

The following soil depths to be installed as a minimum for amenity planting, including on podiums:

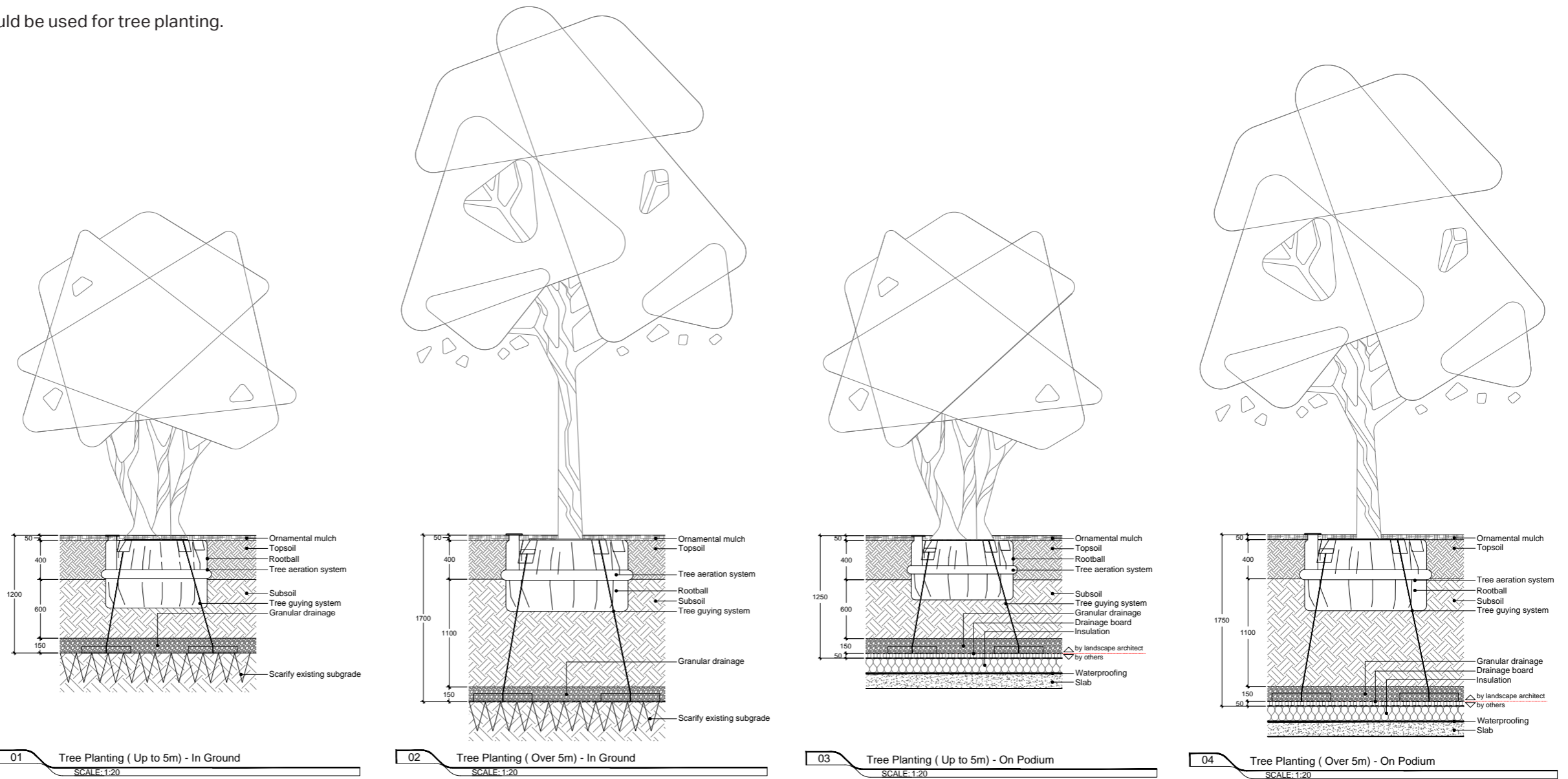
- SHRUBS AND HEDGES : 600mm soil depth (topsoil and sub-soil combined) should be provided over 200mm granular drainage and drainage mat.
- HERBACEOUS, GROUND COVER AND LAWN: 400mm soil depth (topsoil and sub-soil combined) should be provided over 150mm granular drainage and drainage mat.

Design Guidelines:

- Planting near children's play areas must be non-toxic.
- Planting must be resilient and adaptive to climate change and including species that are drought tolerant and able to withstand short spells of localised flooding.
- Planting depths outlined above must be followed to ensure optimum outcomes for the planting.

8.3.7.4 Typical Tree Pit Details

The following substrate depths should be used for tree planting.



01 Tree Planting (Up to 5m) - In Ground
SCALE: 1:20

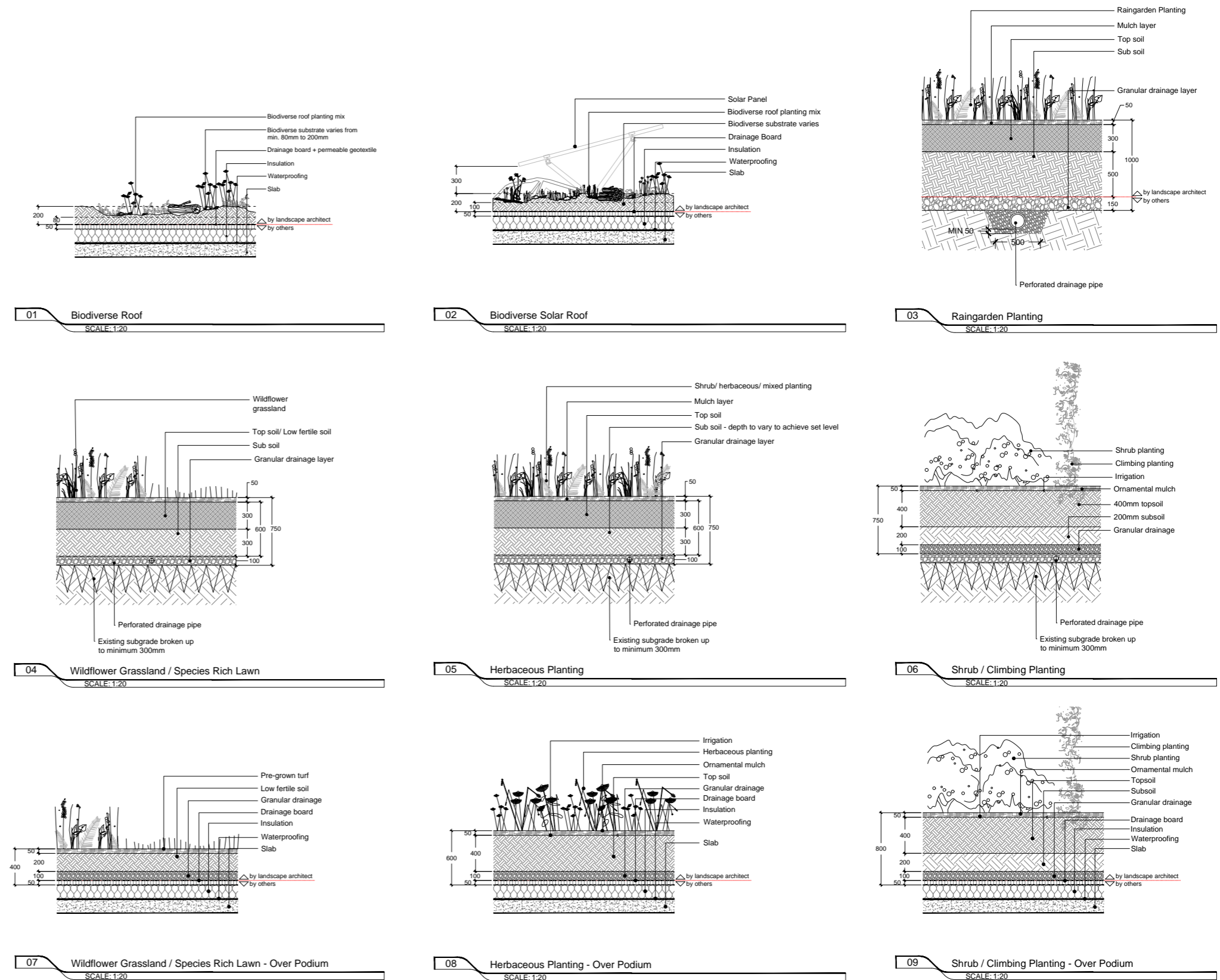
02 Tree Planting (Over 5m) - In Ground
SCALE: 1:20

03 Tree Planting (Up to 5m) - On Podium
SCALE: 1:20

04 Tree Planting (Over 5m) - On Podium
SCALE: 1:20

8.3.7.5 Typical Planting Details

The following substrate depths should be used for general planting.



8.3.8 Sustainability and Biodiversity

8.3.8.1 Sustainability

Sustainable principles must be embedded within the design of the landscape and public realm. This should be considered at every stage of the project from design through to construction and future management. Consideration should be given from the outset of the design process as to how the landscape will be managed and maintained in the long term.

The proposals must create places that are flexible, taking account of the future impacts of climate change, and adaptation measures that may be retrofitted in the future. Consideration should be paid to the implementation of water management and recycling schemes such as use of grey-water recycling, rainwater harvesting for irrigation, and to promote sustainable urban drainage systems (SuDS).

8.3.8.2 Sustainable materials

Landscape materials should be selected from local materials, where possible, consider sustainable sources and overall carbon emissions resulting from shipping, quarrying and other energy uses. They should be fit for their purpose and consider overall longevity and likelihood of replacement when considering the overall carbon impact.

Reuse of building materials from demolished buildings should be considered from an early design stage in accordance with Circular Economy SPG. This includes reuse of materials within items such as gabions and biodiverse substrates. Other possible items could include the reuse of furniture, hard paving and brick material for retaining features.

Timber products should be Forest Stewardship Council (FSC) certified timber or timber certified under the Pan European Forest Certification Scheme.

The lighting design should minimise energy use through low energy use equipment and sophisticated control systems. Timed lighting systems for seasonal and day/night use should be considered. The lighting products selected should prevent glare and light spill pollution, and not be detrimental to wildlife corridors. Solar lighting options should be explored where possible.

8.3.8.3 Biodiversity

Guidance from an ecologist of recommended species to include is necessary. Refer to the 'Preliminary Ecological Assessment (PEA)' for species of importance that have been identified including safeguarding along the canal for potential bat corridors.

The public realm adjacent to the canal must be designed with considerations to seasonality to minimise the impact on this important ecological corridor. The detail design of lighting and planting will require input and sign off from an ecologist.

Bat boxes should be positioned between 3-5m above ground level facing southeast – southwest in a location that will not be lit by artificial lighting. The use of integrated bat boxes that can be incorporated into the fabric of new buildings is also recommended as this will create long-term roost resources for local bat populations.

Habitat features and planting that support priority species identified within the London BAP and RBKC BAP and highlighted as important within the PEA should be installed wherever possible. These include but is not limited to targeting nesting boxes for black redstart and house sparrow. The inclusion of woodcrete bird boxes (or equivalent) are recommended as they are available in a range of designs, are long lasting compared to wooden boxes and insulate occupants from extremes of temperature and condensation.

House sparrow boxes should be located at least 3m in height, out of direct sunlight but not obscured by dense vegetation and adjacent to dense hedgerows and wildflower meadow to maximise foraging opportunities and away from areas of high foot traffic. The boxes should be cleaned out yearly during the winter months (September-February) and old boxes should be replaced or repaired as necessary.

The provision of beetle bumps, in line with the open mosaic habitat mitigation, and log piles on site will provide shelter for a range of invertebrates including stag beetle, as well as function as hibernation sites. These features should be located in relatively undisturbed areas, and log piles could be placed beneath newly created hedgerows and other vegetation. An increase in invertebrate numbers and diversity, will also benefit foraging bats and birds.

Bespoke invertebrate habitat could also be incorporated into the design on or in close proximity to newly created biodiverse roof areas. These can be attractively designed using recycled materials of local provenance that are appropriate to the habitats available on site.

8.3.9 Wind Mitigation

Wind model testing has been carried out for the outline planning portion of the development. These tests were modelled from the maximum parameter and did not include architectural elements such as balconies and recesses for entrances as shown on the illustrative scheme. Therefore wind exceedances have been mitigated via modifications in the landscape and public realm design based on the outline maximum massing parameters only.

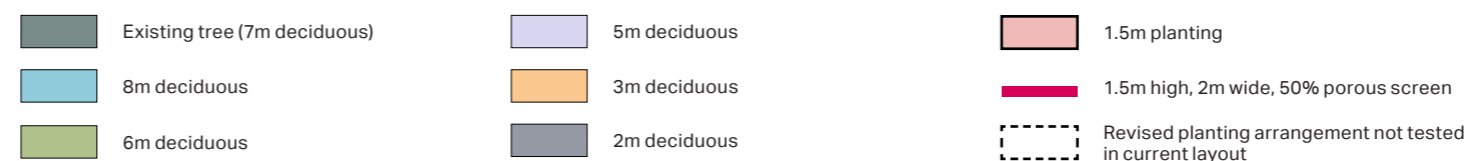
Further wind model testing will be required at the detail design phase. This is expected to possibly reduce or change the need for mitigation measures in the landscape and public realm, due to increased articulation of the architectural design.

The mitigation measures tested and shown in the diagram adjacent are subject to further development and may change at the detailed design stage. The wind testing to date demonstrates that it is possible to mitigate for windy conditions along the southern terrace.

The measures shown on the diagram adjacent are to illustrate that it is possible to achieve safe wind conditions throughout the site and were based on a previous iteration of the design. It should be noted that there are some misalignments due to the discrepancies between the tested design and the final illustrative scheme submitted for planning. Further design development is expected to improve the conditions and provide more integrated mitigation measures. More information can be found within the Wind Mitigation Report.



Fig 8.19: Wind Mitigation Strategy



LADBROKE GROVE

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