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EBURY BRIDGE RENEWAL

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DESIGN AND ACCESS STATEMENT

AUTHOR	Astudio
DOCUMENT REF	EBR-05
REVISION	00

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WCC believes in building a City for All, where everybody can have a place they are proud to call home, and as a result have embarked on an ambitious affordable housing programme. Key to this programme is the vision for the Ebury Bridge Estate, which is to set a new standard in estate regeneration.

In partnership with Ebury Bridge residents, therefore, WCC is taking forward a scheme that seeks the comprehensive renewal of the existing estate by way of the submission of a Hybrid Outline Planning Application. This application will provide the strategic framework for the estate's redevelopment – securing the following benefits:

- *Creation of a vibrant, modern neighbourhood for both the existing and new residents*
- *Delivery of more homes, of which at least 50% will be affordable*
- *Replacement of all existing affordable homes with uplift, allowing residents to stay on site*
- *A tenure blind approach to facilitate a genuinely mixed and balanced community;*
- *Alleviation of fuel poverty through the provision of affordable renewable energy sources and highly efficient, insulated homes*
- *Spacious new homes of which, more than 90% are to be dual aspect with none that are single aspect north facing*
- *Net increase in playspace across the entirety of the Site, both in quality and quantum terms*
- *Provision of a flexible MUGA that is open and more inclusive for use by all;*
- *Delivery of high quality and well-lit public open spaces that comprise public squares, access routes and gateways*
- *Comprehensive shrub and tree planting strategy that will see a biodiversity and ecological net gain*
- *Enhanced and legible connections to the wider street network with a new north – south link through the development*
- *Net increase in workspace and retail facilities to provide services to existing and new residents whilst also supporting the Ebury Local Centre*
- *Incorporation of sustainable urban drainage systems such as blue roofs, rainwater harvesting and rain gardens*
- *Net increase in provision of community facilities across the Site, both in quality and quantum terms. This will include the provision of a larger, flexible and modern community hall to replace that previously in Edgson House.*

TEAM

This Design and Access statement has been prepared by Astudio architects in collaboration with Levit Bernstein and Ove Arup and Partners Ltd. (Arup) on behalf of Westminster City Council's regeneration team (the Applicant) in support of a Hybrid Outline Application for the renewal of the Ebury Bridge Estate, Ebury Bridge Road, London, SW1W 8PX (the Site). The Site falls within the administrative area of Westminster City Council (WCC) and therefore the WCC Local Planning Authority (WCC LPA) will determine the planning application.

The full consultant team, whose work has been incorporated into the design, is listed in the table below:

Role	Name of organisation
Client	**Westminster**
Lead consultant	**Arup**
Architect	**Astudio**
Landscape	**Levitt Bernstein (LBA)**
Employers Agent	Gardiner & Theobald
Quantity Surveyor	Gardiner & Theobald
Facades	Arup
MEP	Arup
Structures	Arup
Sustainability / Energy	Arup
Planning	Arup
Transport	Arup
Fire	Arup
Security	Arup
Facilities consultant	SAY
Commercial agent	Avison Young
Building Control	Westminster
Daylight	Hollis
Townscape / heritage	City Designer
Verified views	Miller Hare
Access consltant	About access
Principle Designer / CDM	AStudio

CONTENTS

01

INTRODUCTION

1.01 FORM OF APPLICATION

Design and Access Statement
This Design and Access Statement explains the masterplan proposals, design principles, and illustrates how issues of access are addressed.

The document is structured to mirror the hybrid nature of the planning application, where the majority of the development is sought in outline, but two of the nine buildings are presented in detail. Encapsulated within the report is also a Design Code setting out detailed requirements and design principles for the delivery of the outline elements of the masterplan.

The report should be read in conjunction with the planning application drawings (for both architecture and landscape). Reference should be made to the more detailed supplementary information submitted as part of the application, as follows:

Ref	Document Title
EBR-01	Planning Statement
EBR-02	Planning Development Specification
EBR-03-A	Estate Regeneration Strategy
EBR-03-B	Estate Management Strategy
EBR-04	Statement of Community Involvement
EBR-05	Design and Access Statement (incl. the Design Code)
EBR-06	Daylight and Sunlight Assessment
EBR-07	Flood Risk Assessment and Drainage Strategy
EBR-08	Transport Assessment
EBR-09	Energy and Sustainability Statement
EBR-10	Arboricultural Report and Tree Survey
EBR-11	Fire Strategy
EBR-12	Equalities Impact Assessment
EBR-13	Environmental Statement and Non-Technical Summary
EBR-14	Construction Management Plan

Planning drawings
Drawings describing the proposals have been prepared by both architect (Astudio) and landscape architect (Levitt Bernstein). The drawings are structured and numbered in several groups (or series), which relate to the nature of the drawing, and its level of detail or scale, as follows:

Series no.	Series description	Owner
01-0000	Site and location plans	Astudio
01-1100	Outline application: Parameter plans	Astudio
01-1200	Outline application: Site elevations	Astudio
01-1210	Outline application: Site sections	Astudio
01-2000	Detailed area: Site plans	Astudio
01-2100	Detailed area: GA Plans	Astudio
01-2200	Detailed area: GA Sections	Astudio
01-2300	Detailed area: GA Elevations	Astudio
01-2400	Detailed area: Detailed elevations	Astudio
30-0010	Landscape: Illustrative masterplans	LB
30-0011-22	Landscape: Detailed area drawings	LB

Involvement
Consultation has been influential in the development of the project. This document outlines how this process has been considered and how responses have been incorporated in the design. Throughout the development of the scheme, the team has consulted widely with statutory bodies, groups and neighbours, including:

1. Statutory Consultees
2. Utilities and Technical bodies
3. Neighbouring Landowners
4. Neighbouring Groups
5. Amenity Societies
6. Local Community and Interest Groups
7. Elected Members
8. Estate Residents

The consultation process is expanded on in more detail in Chapter 03: Consultation and Design Development. Details on consultation and engagement are set out in the Statement of Community Involvement (SCI).

1.02 DESIGN BRIEF AND OBJECTIVES

Brief objectives
The Ebury Bridge Estate Renewal project is currently is one of the largest and most significant regeneration project in Westminster. It affects many families currently living on the estate and has been through a difficult history over the past few years. As such this project is to set new standards in how large-scale central London estate regeneration is undertaken, from listening to residents to reaching new targets for sustainability.

The design proposals will:

- offer a significant housing contribution to the borough's housing requirement, to target the provision in excess of 50% affordable housing,
- include a mix of housing typologies (duplex homes and flats) and being particularly suitable for family housing. The scheme will deliver a large percentage of family sized accommodation in line with Westminster Planning Policy.
- provide improved quality of homes; well proportioned spaces, tall floor to ceiling heights, dual aspect living spaces and good quality amenity for homes.
- aim to deliver a scheme with no single aspect north-facing homes
- be sensitive to the site's character and context.
- improve permeability and access through the site for pedestrians and cyclists. Including connectivity with wider context.
- improve the quality of the public space and external amenity to create delightful, inclusive and safe environments for all ages to enjoy.
- create inclusive environments for play for all ages throughout the masterplan
- provide safe open spaces by clearly defined vehicle movements for car parking, servicing and deliveries, and emergency vehicles, whilst prioritising pedestrians.
- encourage and provide opportunities for retail and other non-residential uses that will support the community and wider.
- provide urban greening with new planting as well as retaining as many retention Category A trees where possible.

A briefing document was produced by the design team, in coordination with WCC and the Ebury Bridge Estate residents outlining objectives and commitments.

Masterplan objectives
The renewal of the estate represents an opportunity to improve quality of life for existing residents by upgrading the ageing housing stock, addressing overcrowding and providing improved public realm, which will deliver walking links to the surrounding areas including Victoria Opportunity Area, the nearby Chelsea Barracks site and Belgravia. The long-term regeneration of the estate will allow for the phasing of new buildings, and the introduction of meanwhile uses on-site, ensuring the continued presence of community facilities and local convenience retail whilst the estate is redeveloped.

The Masterplan will establish a new sustainable development that offers high-quality homes and outside space. The masterplan has been developed to provide:

- a neighbourhood that is unique yet integrated within its locality. Bringing the character and a clear urban structure
- a flexible built form that can be subdivided in various ways in terms of tenure, ownership and building management
- true tenure integration. Affordable housing units have the same external appearance as private housing. All entrances and common areas are shared and will have a consitent feel, the development will contribute to creating a more socially inclusive London
- a familiar street pattern that both builds on traditional terraced streets and London facing views
- an urban form that works with Lifetime Neighbourhoods principles to create walkable environments and provide a range of housing sizes, tenures and building types
- an inclusive place that is physically accessible for all and able to adapt to meet the residents' changing needs across their lifetimes
- an open neighbourhood that is welcoming for existing and new residents, including visitors from the surrounding community

Ebury Bridge renewal project will maximise opportunities for reduction in carbon footprint and energy bills for residents (the route to zero carbon). This means;

- Buildings with high energy efficiency performance
- Services and on-site energy generation (heat pumps/ photovoltaic)
- Off-site measures accounting for carbon emissions
- Mechanical Ventilation with heat recovery

1.03 DESCRIPTION OF PROPOSAL

The Hybrid Outline Planning Application proposes:

- A mixed-use development in outline for residential floorspace and ancillary residential facilities (Class C3) non-residential floorspace comprising flexible retail (Classes A1 – A4), community (Class D1), leisure (Class D2) and workspace (Class B1) floorspace; provision of basement; new pedestrian and vehicular access; and associated amenity space, open space, plant, landscaping, car and cycle parking, refuse storage, servicing area, and other associated infrastructure works; and

- Detailed planning consent for Blocks 7 and 8 comprising residential floorspace and ancillary residential facilities (Class C3); provision of a basement; new pedestrian and vehicular access; and associated amenity space landscaping, car and cycle parking, refuse storage, servicing area, and other associated infrastructure works.

As part of this proposal the Outline Area development quantum would comprise up to 36,601 sqm residential floorspace (equating to an illustrative 532 residential homes); and up to 3,018 sqm non-residential floorspace. It is being submitted for approval of access and scale with all other matters reserved. This approach has been adopted to establish the principle and character of the wider site's redevelopment – whilst allowing the necessary flexibility for blocks to be designed and constructed in the future with due consideration to changing context.

Within the Detailed Area 226 residential homes are proposed across Blocks 7 and 8, which comprise two buildings up to 18 storeys and 17 storeys in height respectively; with a basement. With a detailed consent, construction of these two blocks can start on site expediently, ensuring the decanting and rehousing of existing residents can take place with minimal upheaval.

Homes mix overview

	1 bed	2 bed	3 bed*	4 bed*	5 bed*	Total
Outline application						
Block 1,2,3,4,5,6,9	202	236	80	11	3	532
Detailed application						
Block 7	35	49	26	2	0	112
Block 8	33	51	25	4	1	114
Total						**758**

* 152 family homes (20%) across Masterplan;
93 family homes uplift (22%) across Masterplan

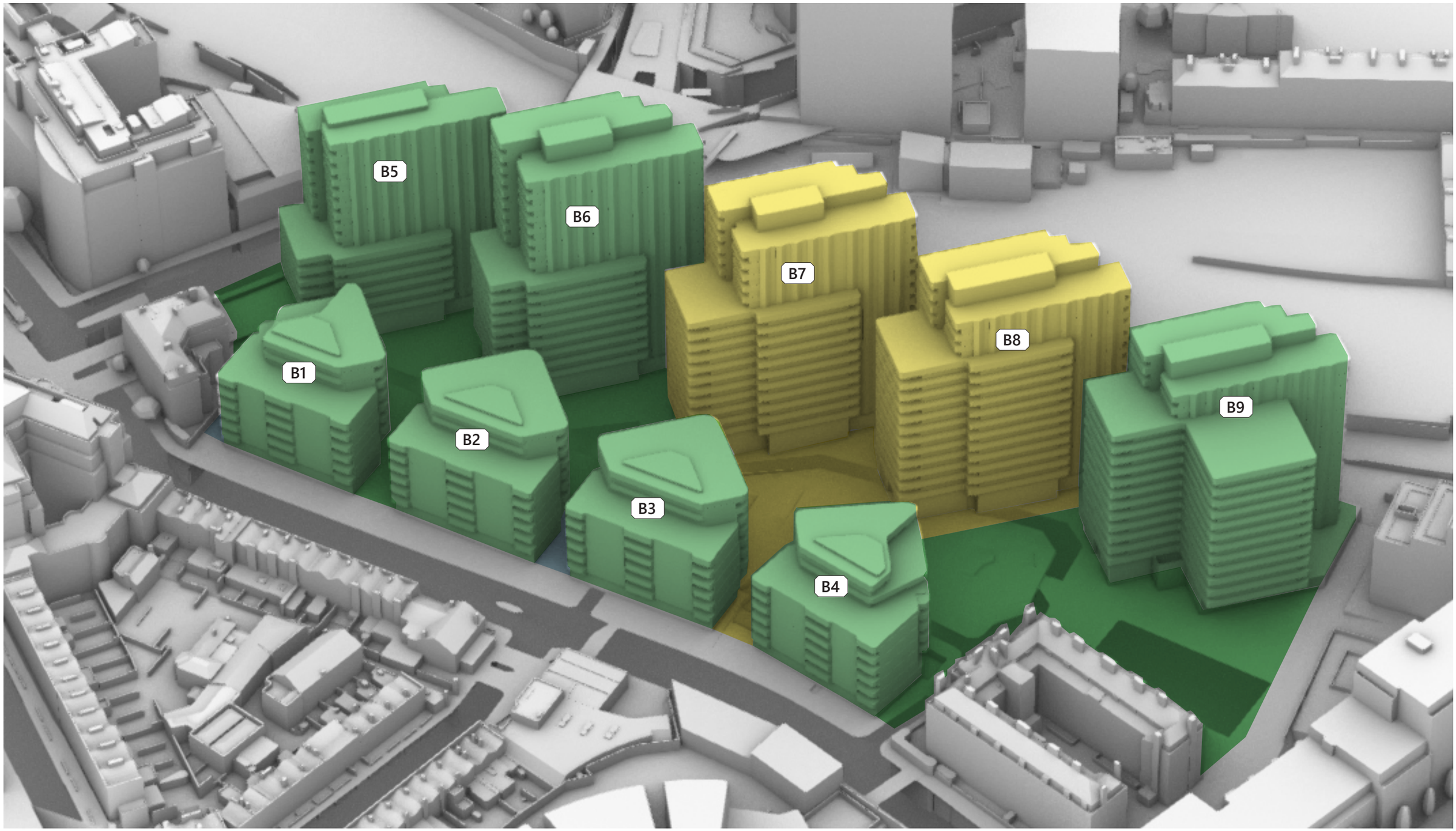
Residential area overview

	Homes	Hab Rooms	GIA
Outline application			
Residential	532	1506	36,601 sqm
Ancillary Residential			40 sqm
Residential circulation and plant			20,095 sqm
Total			**56,736 sqm**
Detailed application			
Residential	226	676	16,620 sqm
Ancillary Residential			360 sqm
Residential circulation and plant			7,733 sqm
Total			**24,713 sqm**

Non Residential area overview

Building	Use/GIA
B1,B2,B3,B4	1,600 sqm Class A1 - A4 / D1 where: - A3 no more than 460 sqm - A4 no more than 340 sqm - D1 no more than 150 sqm
B5	350 sqm Class B1 158 sqm Class D1
B6	910 sqm Class D1 / D2 / A3 where: - A3 no more than 130 sqm
Total	**3,018 sqm**

Outline application (B1, 2, 3, 4, 5, 6, and 9)
Detailed application (B1 and 8)



Aerial view of site from SW

02

SITE ANALYSIS

2.01 WIDER CONTEXT

Location in Westminster
Located at the south of the borough near the boundary with Kensington and Chelsea

Surrounding conservation areas
- Adjacent to Belgravia Conservation Area
- Site visible from many of the surrounding conservation areas
- Variety of building typologies and characters in the surrounding townscape

Boundary between WCC and K&C

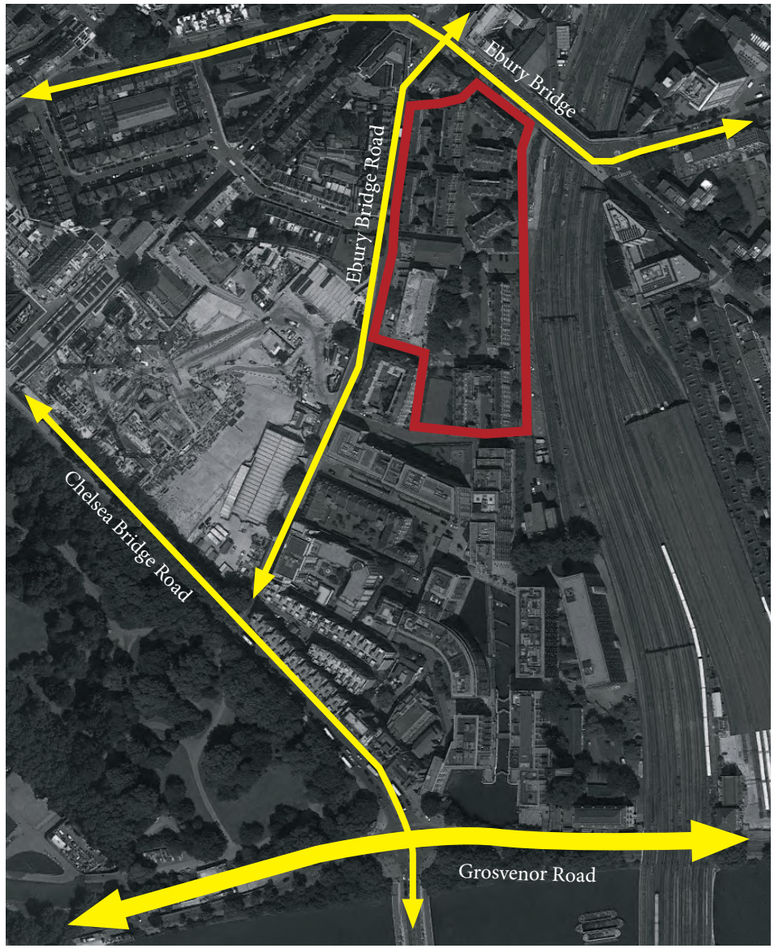
Conservation areas in Westminster
1. Belgravia
2. Pimlico
3. Peabody
4. Churchill Gardens

Conservation areas in Kensington & Chelsea
5. Sloane Square
6. Royal Hospital

Aerial view looking north, with Ebury Bridge Estate highlighted in red

2.02 CONNECTIVITY AND PUBLIC REALM

Roads and buses

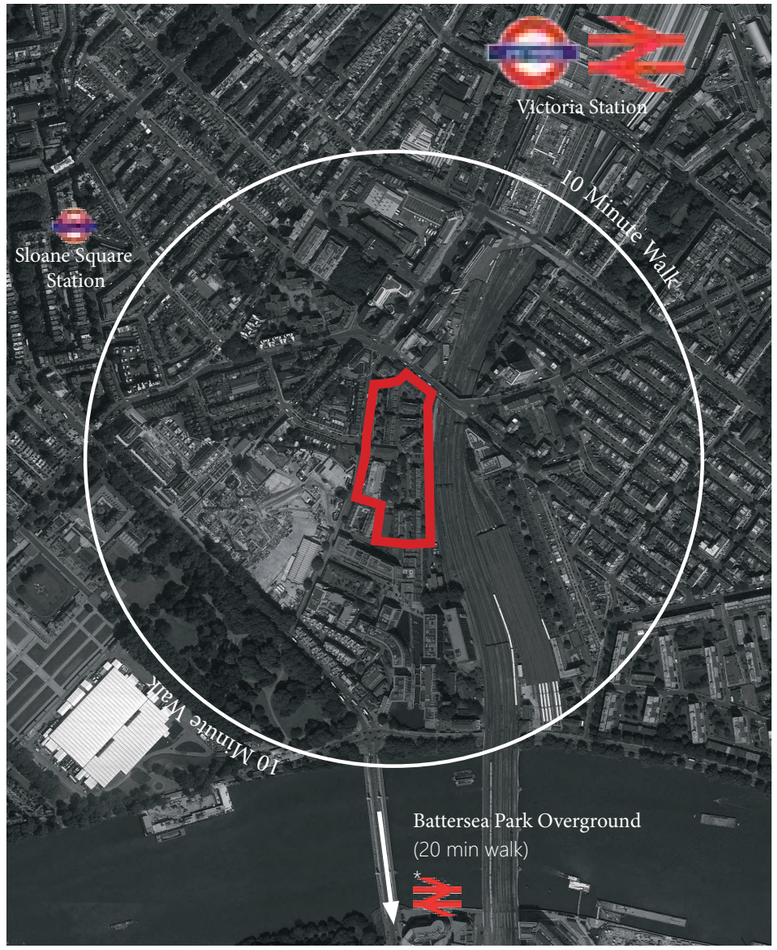


- The site has a PTAL rating of 6b (Excellent)
- The site is very well served by the road network, and is adjacent to Ebury Bridge Road - a main road that is a key route into Central London towards Victoria Station
- Close to Grosvenor Road to the south, one of London's main east-west routes along the north bank of the River Thames

Bus services

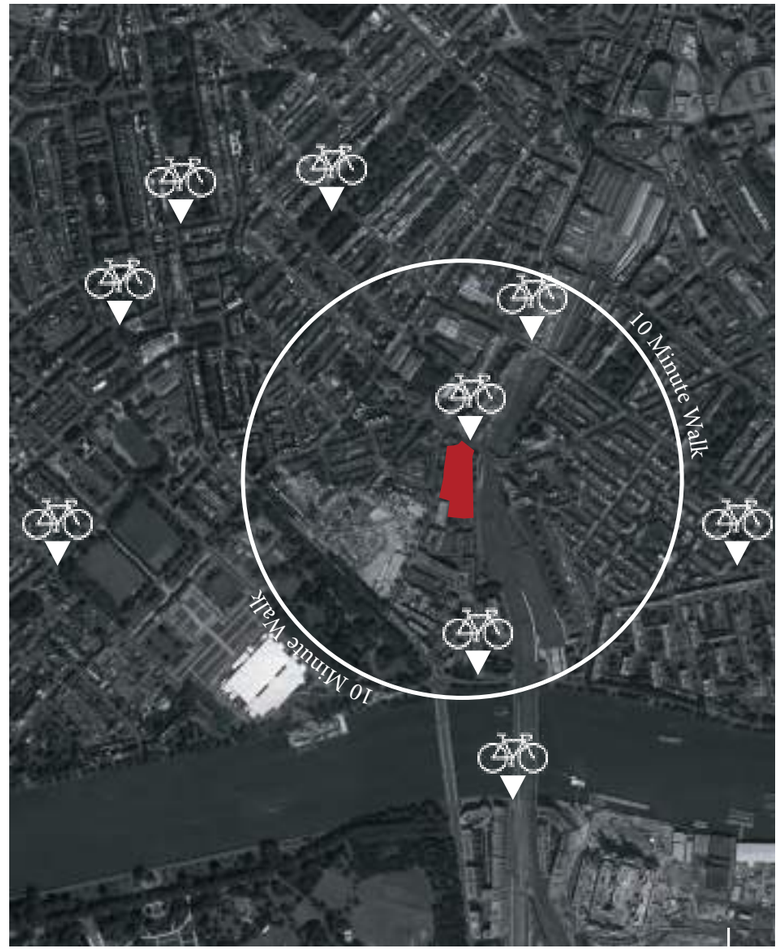
- Ebury Bridge Road: Bus services 44 and N44
- Ebury Bridge: Bus services 11, 170, 211 and N11
- Chelsea Bridge Road: Bus services 44, 137, 360, 452, N44 and N137

Underground and trains



- Train and underground transport links are just above a 10 minute walk from the Ebury Estate.
- Victoria Station: Circle, District and Victoria underground lines as well as Southern line, the Thames Link and Gatwick Express. Victoria station is also a major bus station
- Sloane Square Tube Station: Circle line and district line

Cycle hire



Due to the central London location of the site, there are numerous TFL cycle hire docks in the vicinity of the site, including one on its northern edge (Ebury Bridge), which accommodated 29 cycles

Public open space

- A diverse range of public open spaces in the vicinity of the site, although generally within 10 or 20 minute walk
- Main green parks are Ranelagh Gardens and Battersea Park, across the river to the south
- Opportunity for site to introduce landscaped public realm, which would significantly enhance the immediate surroundings

Town squares and parks

- Traditional London town squares characterise the typology of green spaces in the area
- Generally formally arranged landscaped spaces with vehicular roads and residential buildings around the perimeter.
- Large open spaces and parks are generally more informal and have a greater diversity of wildlife and plant species, as well as being vehicle-free


Ebury Square Gardens


Grosvenor Gardens


Eaton Square Gardens


Orange Square


Ranelagh Gardens (Royal Hospital)


Battersea Park

2.03 ARCHITECTURAL CONTEXT

Key points:

The architectural quality around the site has been reviewed with 8 notable buildings highlighted:

1. Nova development, Victoria
2. Victoria Station buildings
3. Eaton Square Gardens (and wide Belgravia)
4. Chelsea Barracks
5. Grosvenor Waterside development
6. Peabody Avenue, Pimlico
7. Chelsea Bridge Wharf
8. Battersea development

Some observations follow

- There is a wide variety of distinct architectural characters in the surrounding and adjacent areas
- Architectural styles are represented over a wide time period
- Robust and quality materials are represented as part of the architectural quality
- Several development in the immediate surroundings are of a comparatively large scale, similar to the scale of the Ebury Bridge Estate site

In conclusion: The new proposal should aim to provide an architectural response that is suitably integrated in the character of the surroundings, respecting both materiality and scale

Nearby architectural developments of significance

1 Nova development, Victoria
- Mixed use
- Completed 2017

2 Victoria Station buildings
- Transport infrastructure, retail
- 1850 to present day

3 Eaton Square Gardens
- Residential
- Late 1800s

4 Chelsea Barracks development
- Residential
- Under construction (Completion 2024)

5 Grosvenor Waterside development
- Residential and retail
- Completed 2010

6 Peabody Avenue
- Residential
- 1870s

7 Chelsea Bridge Wharf
- Residential
- Completed 2006

8 Battersea development
- Residential and mixed use
- Under construction (Completion 2025)

2.04 HISTORICAL DEVELOPMENT

The history of this area is strongly linked to the history of the Grosvenor Canal, and indeed its decline. The evolution of the site from an industrial one to a residential estate is clearly linked to this, and the mix of architectural styles in the various developments also point to how this evolution occurred in stages, rather than at a single point in time.

Canal digging started in 1723, and it became a primary transportation route for industrial activity in the city centre, as well as supplying water to nearby parks and residences until it was renamed the Grosvenor Canal in 1825.

The period that followed (mostly between 1850 and 1880) saw much of Belgravia and Pimlico fully developed, after which the canal was less busy with construction traffic. With Victoria Station being constructed nearby in 1858, the railway began to take over as the primary means of industrial transportation.

The following historical maps and supporting text chart the stages of development of the site from the late Victorian period to the present day

1870s

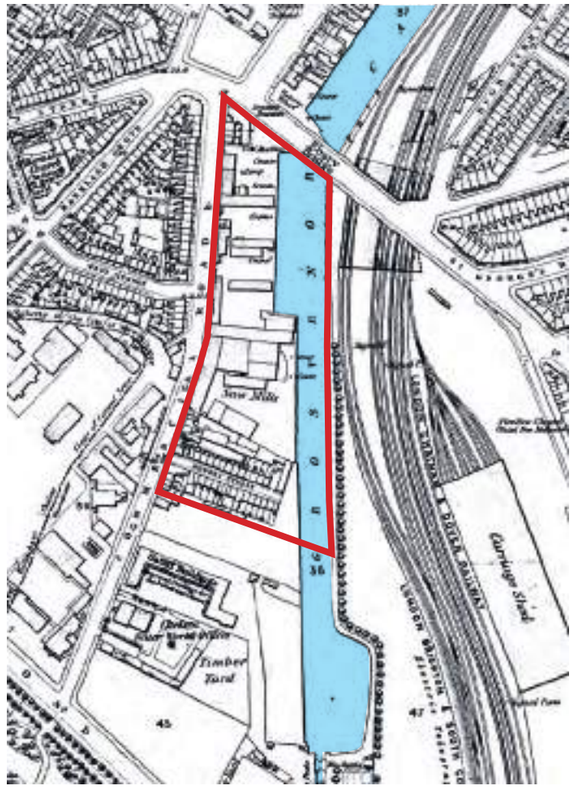
- Increase in industrial activity in the late Victorian period supported by the canal, generally warehouses, wharves and factories
- Part of the land acquired for leasehold abutting Grosvenor Canal for a depot for barging away of house and street refuse
- Canal extended northwards past the site into Central London
- Site includes residential terraces along both sides of Ross Street, running perpendicular to the canal

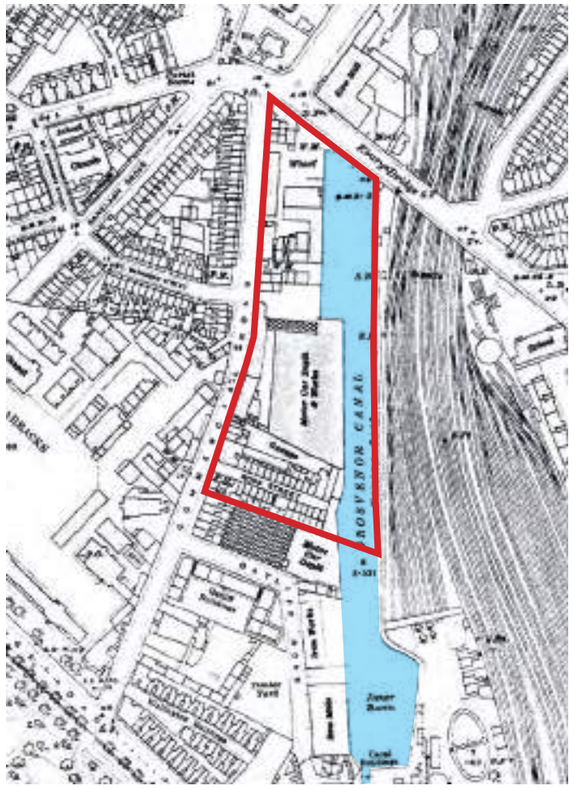
1910-1920s

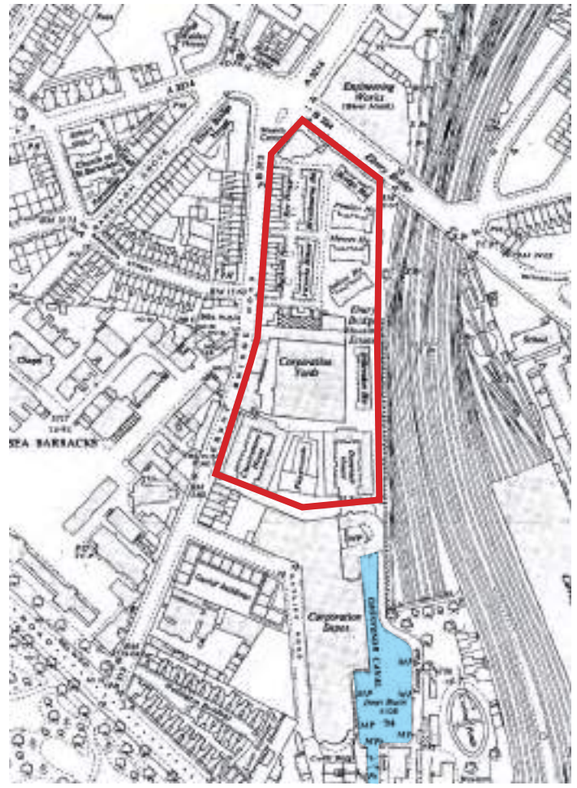
- Canal reconstructed and partly filled in, ending at Ebury Bridge. Reclaimed canal land used for increasing the quantity of tracks leading to Victoria, reflecting an increased reliance on trains for servicing the city, rather than barge transport
- Generally industrial activity on the site, including a motor car depot and garages (see map below)
- Commercial Road renamed Ebury Bridge Road (March 1916)
- Following a flood, which brought attention to poor standard of housing in Pimlico, reclaimed land used for the first stage of Ebury Bridge Estate
- 1929: Nine 5-storey blocks constructed

1930-1950s

- In 1934, 5 blocks were added to the estate including Cheylesmore House and Donneraile House at the south end of the site.
- World War II led to the suspension of the rest of the scheme. Following the war, a nine storey apartment block was proposed, with provision being made for play and recreational facilities
- Names of estate and blocks originated from historical or topographical associations with the locality, with seven named after former members of the Council







Up to 2016

- In 1953, Edgson House constructed comprising 56 flats over 9 storeys
- The council decided on the provision of forty 1-room flats to meet the need of the large proportion of single persons on the waiting list for accommodation at the time and to allow the transfer of tenants from larger flats on the Ebury Bridge Estate and thereby release the larger flats for families on the waiting list.
- Enclosed MUGA constructed at the south end of the estate
- General upkeep and development led to construction of garages, improvements to roadways, paths and landscape, as well as the creation of a communal garden club and resident allotments

2016: Plans for redevelopment

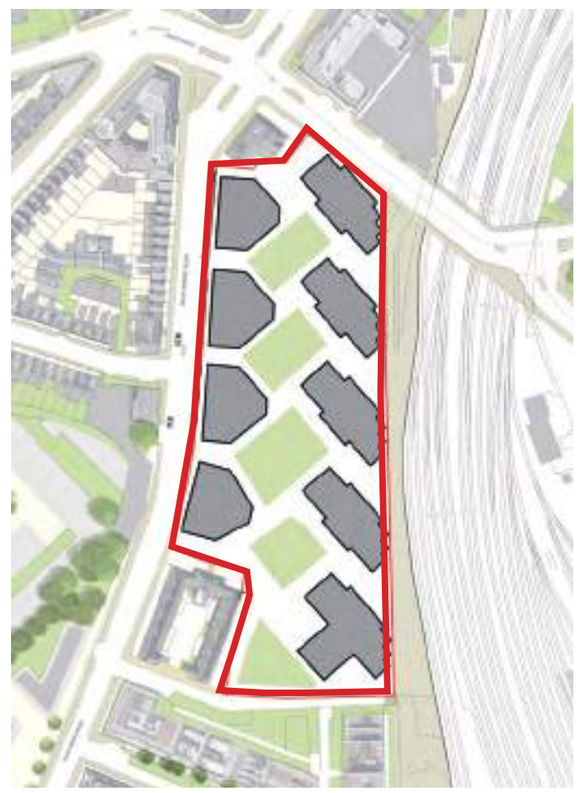
A planning application (ref. 14/01295/COFUL) was approved on 07/03/16 for the demolition of eight existing buildings and replacement with four new buildings of up to 14 stories and providing 271 flats. This permission was not implemented and has subsequently lapsed.

2019 - present: Phased demolition

A planning application (ref. 18/08372/COFUL) was approved on 07/01/19 for: Demolition of Edgson House; back-filling of basement, regrading of site and laying out of porta cabins for use for a temporary period of up to three years for a variety of social and community uses. The demolition has now been completed.

2020: Hybrid planning application

Proposals as described in this application, for the construction of 9 new buildings on the site, with two being submitted for detailed permission.



2.05 EXISTING SITE

- Bounded by Ebury Bridge (north), Ebury Bridge Road (west), railway and service road (east), and a service road shared with Grosvenor Waterside development (south)
- Site dimensions generally 225m in length by between 75m and 100m in width
- The site is generally level throughout, at the same datum as Ebury Bridge Road. There is a half-full level difference between the site and Ebury Bridge. Currently, this is characterised by a blank brick wall which fully separates the site from the road
- Site accommodates 11 residential buildings (1 building has been demolished several months prior to this planning submission), a children's play area, garages, a caged Multi-Use Games Area (MUGA) and various paths and roadways connecting the buildings.
- Architectural character of buildings varies, depending on their age of construction
- 2 buildings, which were originally part of the Ebury Estate, are outside the planning application boundary. These are 1 Ebury Bridge (at the NW corner of the site), and Cheylesmore House (at the SW corner of the site, both with main frontages onto Ebury Bridge Road

Key

1. 1 Ebury Bridge
2. Bridge House
3. Pimlico House
4. Mercer House
5. Dalton House
6. Westbourne House
7. Rye House
8. Victoria House
9. Bucknil House
10. Wainwright House
11. Wellesley House
12. *Edgson House (Demolished 2020)*
13. Hillersdon House
14. Doneraile House
15. Cheylesmore House

Aerial site plan with key site dimensions and labels

A Roads and paths between buildings are generally narrow, with some shaded by trees

B Green spaces with high railings forming the boundary with the adjacent roadways

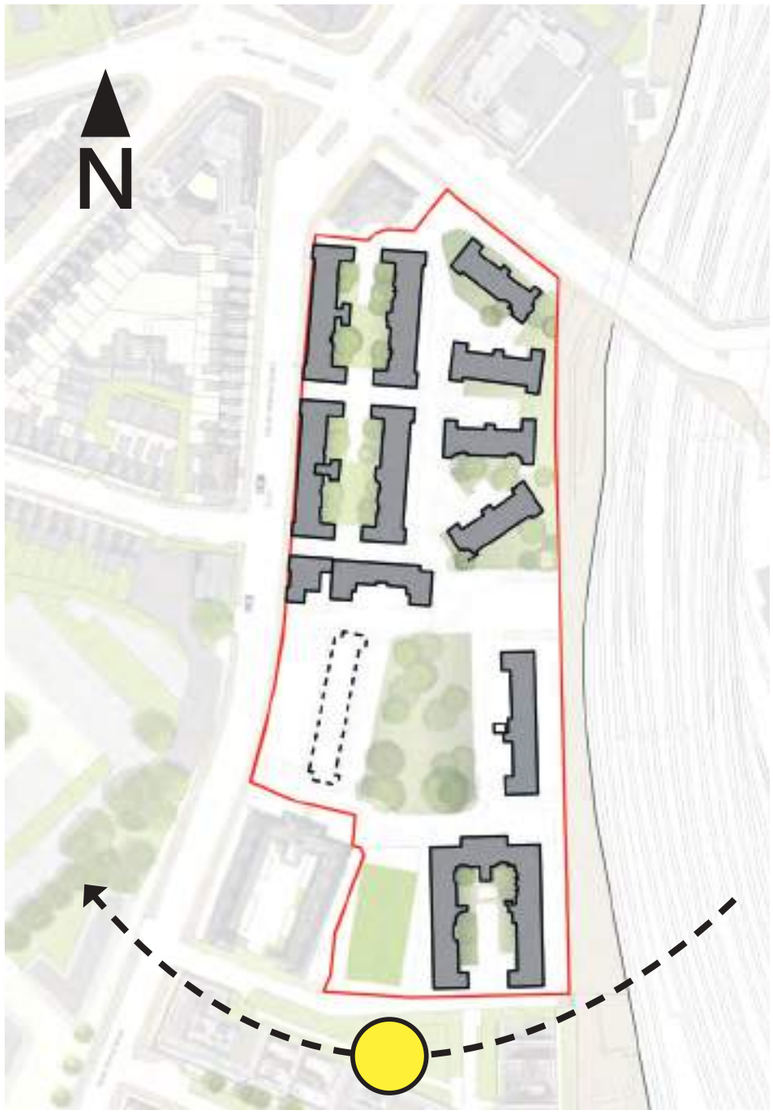
C A key boundary condition: Relationship with 1 Ebury Bridge to the north

D External deck access and a material palette of red brick and render characterise the buildings at the northern part of the estate, constructed in the 1930s

E Change in level between the site and Ebury Bridge to the north

2.06 SITE ORIENTATION AND LOGISTICS

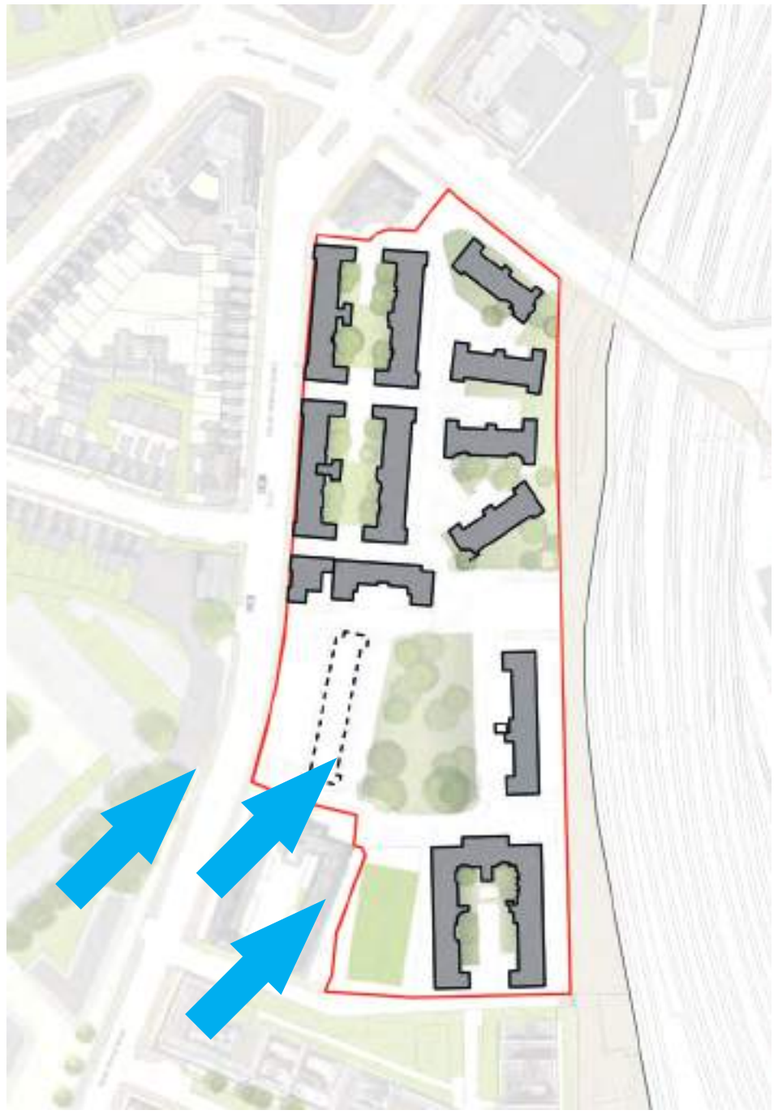
Orientation



- Illustration above shows sun path location to the south
- Building/apartments on site are oriented both E-W as well as N-S

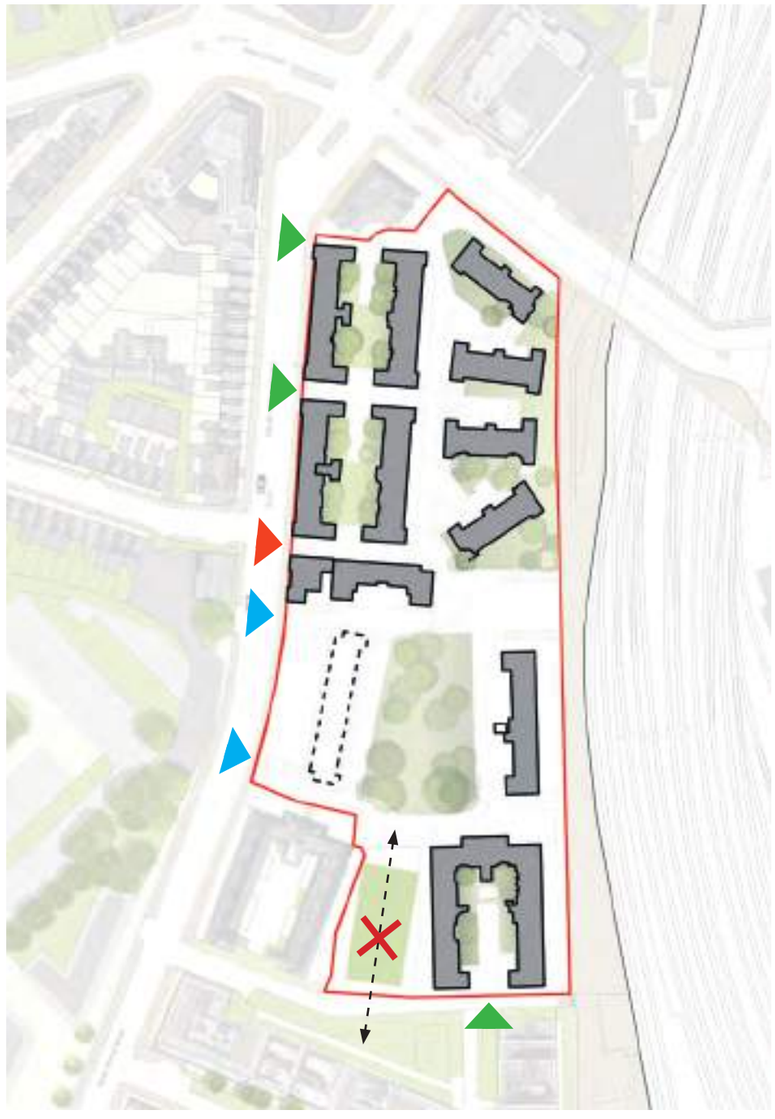
Note: All plans show the previous outline of Edgson House, which has recently been demolished

Prevailing wind



South-westerly prevailing wind

Site access and approach



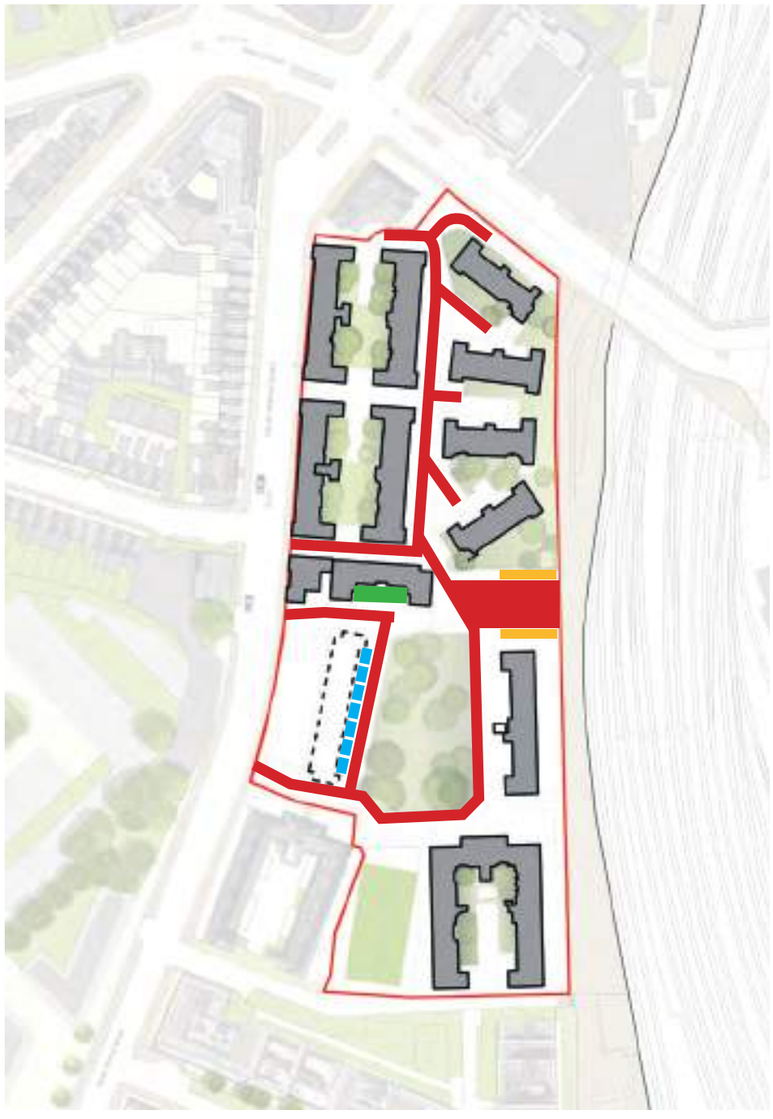
- Access only from western and southern sides
- Limited routes through the site (in particular, the MUGA blocks any pedestrian route into the centre of the site from the south

Pedestrian only access

Pedestrian only access (+ emergency vehicles only)

Vehicular and pedestrian access

Vehicular movement and parking



- Access to resident and services vehicles only onto the site
- Vehicular routes are visually prominent in the public realm

Vehicular routes and drivable surfaces
Parking (external accessible spaces, 7no.)
General storage garages
General surface parking

Play

- Central playground space, with fencing around
- Enclosed 5-a-side football court located between two southern buildings, and blocking access through to the south

Children's play area
Multi Use Games Area (enclosed)

Ground floor uses

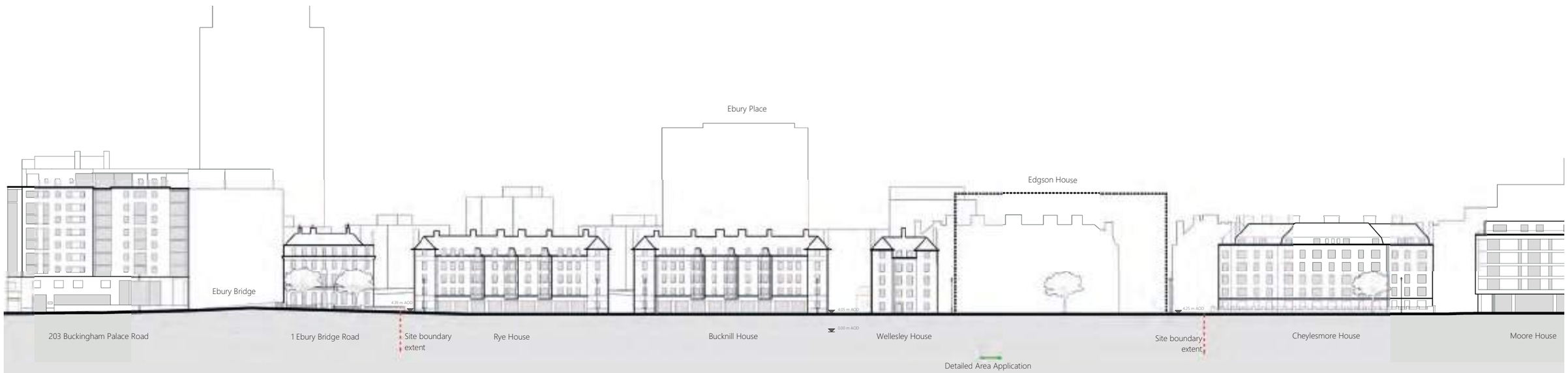
- Primarily residential use at ground floor
- Several small retail units along the northern end of Ebury Bridge Road, with basement back of house accommodation

Retail
Residential

2.07 EBURY BRIDGE ROAD

- North-south orientation leading towards Chelsea Bridge Road and the Thames to the south, and Victoria Station several blocks up to the north
- This section of Ebury Bridge Road has several large gaps in the street frontage, in particular on its western edge, with the construction of Chelsea Barracks, as well as the gap caused by the recently demolished Edgson House on the east.
- Opportunity to extend retail frontage south
- Brick-faced materiality is a consistent characteristic of all buildings on this road
- Retail use at the northern end and in one location at Grosvenor Waterside, with one public house half-way at the junction with St Barnabas Street. All other ground floor uses are residential.
- Generally mid-rise, with buildings ranging from 3 to 6 storeys

View looking north along Ebury Bridge Road (Chelsea Barracks under construction on left side)

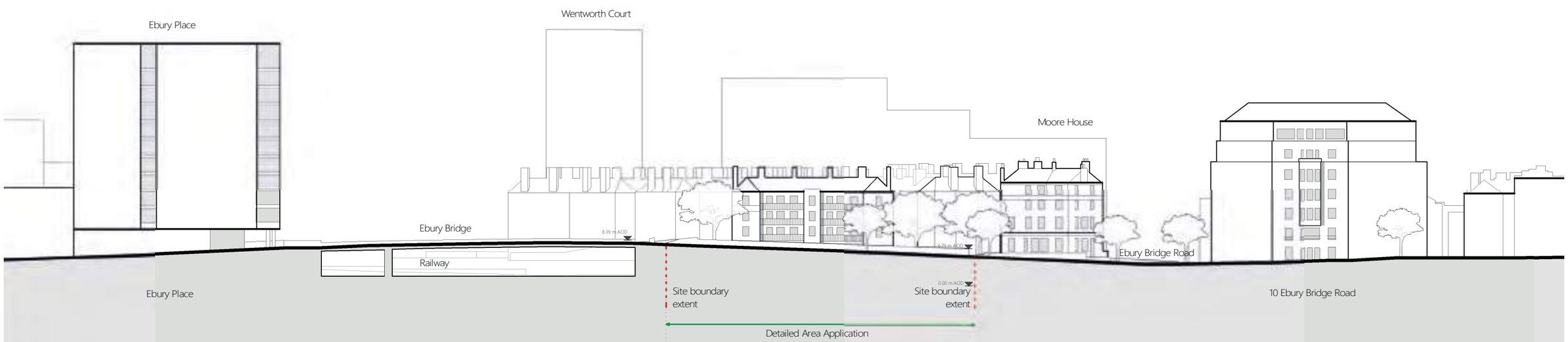


Existing west elevation: Ebury Bridge Road

View looking south along Ebury Bridge Road

2.08 EBURY BRIDGE

- East-west orientation
- Blank frontage along the edge of the site
- Electrical substation building on northern boundary
- TFL cycles at the start of the bridge
- Main road with high vehicular traffic
- Opportunity to open an access route into the site to activate the frontage and encourage more pedestrians to use this route
- Materiality generally warm or red tones, with some brick or terracotta clad buildings



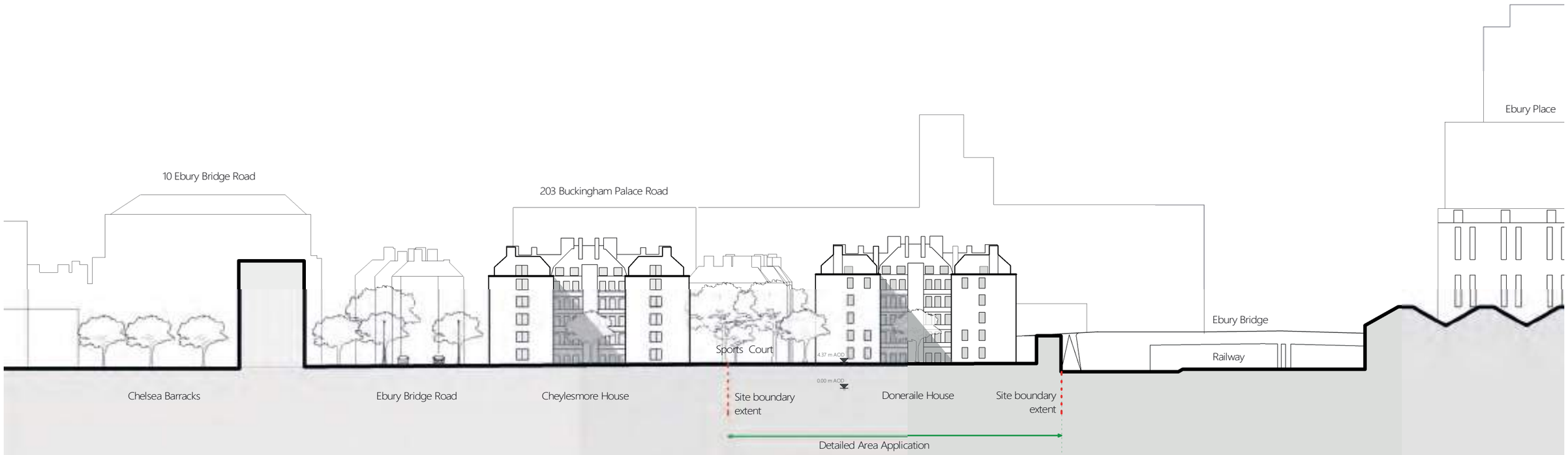
Existing north elevation: Ebury Bridge

View looking east along Ebury Bridge. The frontage onto Ebury Bridge Road is also visible from this view

2.09 CONNECTION WITH GROSVENOR WATERSIDE

- Important connection point between site and Grosvenor Waterside
- Currently there is very limited connection and relationship between the two estates - an opportunity to improve this
- MUGA on site blocks through-route, and there is no visibility from estate to Grosvenor Waterside
- Grosvenor Waterside landscaping generally hard paves with little greenery
- Sites separated by a service road which has a back of house character

View showing character of the architecture and public realm in Grosvenor Waterside development



Existing north elevation: Ebury Bridge

01 - Approach from Ebury Bridge Road: Unnamed road and servicing route for Grosvenor Waterside

Key: View points

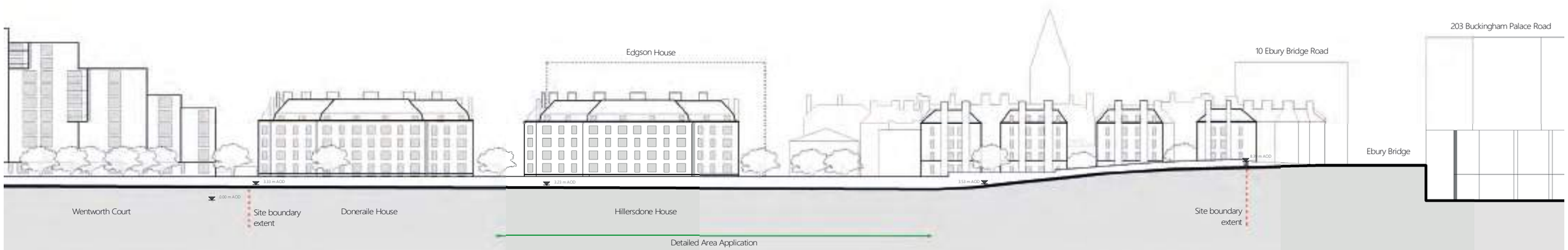
02 - Connection route to south is blocked visually and to pedestrians by the caged MUGA

03 - Approach to the site from Grosvenor Waterside development

2.10 EAST FACADE: BOUNDARY WITH RAILWAY

- Eastern boundary with railway is a blank frontage, defined by a brick wall, on the other side of which is a service road owned by Network Rail, and several parking bays
- The site generally faces away from the railway in its building orientation and arrangement of public realm
- Acoustic impact of railway (in particular the noise generated by passing trains turning at this point in their route) is a significant consideration in the design of any new-build residential on the site
- Limited vegetation or acoustic barriers on site to mitigate noise
- Site enjoys long views east and south, as well as being visible from a long distance away.

View of boundary with railway service road, looking from Ebury Bridge



Existing east elevation: Railway facing frontage

View looking west from Ebury Bridge towards the site over the railway. The Grosvenor Waterside development is visible on the left hand side of the image

2.11 IMMEDIATE CONTEXT: CHARACTER AND MATERIALITY

This page analyses the material palette of the site context - photographs and elevations of nearby buildings/streets have been recorded, to create a larger material palette and understanding of the local area.

Key considerations:

- The study establishes common characteristics between the older and newer buildings in the area
- A key driver in design approach will be to use robust natural materials
- Natural light tones of masonry feature along with traditional brick tones
- Balcony expression is a key feature in local building characteristics
- A material palette study has been taken to evolve the proposed design in consideration of its context
- As well as being sensitive in its massing the proposed scheme should be responsive to the character and materiality of building around

Chelsea Barracks

- **Materiality:** White or light-coloured stone and cast stone façades, with dark metal balustrades and roofs
- **Character:** Consistent architectural character of modern, well detailed residential façades, discrete ornamentation to balconies. Parapets are expressed. String courses or different treatments to ground levels generally not expressed.

Grosvenor Waterside

- **Materiality:** Off-white or champagne colour palette of metal, cast stone facade, with generally glass balustrades. Red accents to cladding on some of the buildings in the development
- **Character:** Consistent architectural character of modern, well detailed residential façades, discrete ornamentation to balconies.

Gradient of building facade colour palette from south to north

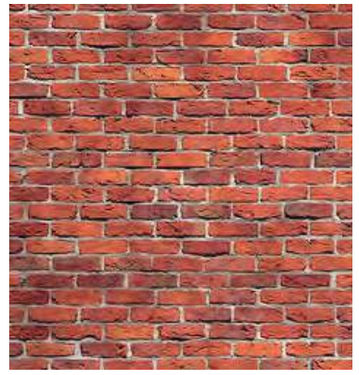
Ranelagh Grove and Ebury Bridge Road

- **Materiality:** Generally brick-faced with yellow or grey London Stock, white rendered ground levels, and ornate metalwork. Cheylesmore House (bottom right) has corner detailing to windows and building edges in red brick.
- **Character:** Conservation area buildings, low-mid rise with a distinct residential character and a modest level of decoration

Ebury Estate

- **Materiality:** Generally Victorian-style red brick with expressed string courses and edge/parapet details in white render. Dark tiling roofs and brown brick for top storeys of some buildings
- **Character:** Residential scale complementing the character of the adjacent conservation area, although modest in facade ornamentation or quality of detailing.

Ebury Bridge and Pimilco Road buildings



- **Materiality:** Generally Victorian-style red brick with expressed string courses and ground level in stone. Dark metal ornate balconies and railings at street level
- **Character:** Traditional mansion-house typology, with a formal, residential character. Entrances clearly expressed, and boundaries to the street clearly defined with planters or railings

2.12 TOWNSCAPE: SCALE AND MASSING

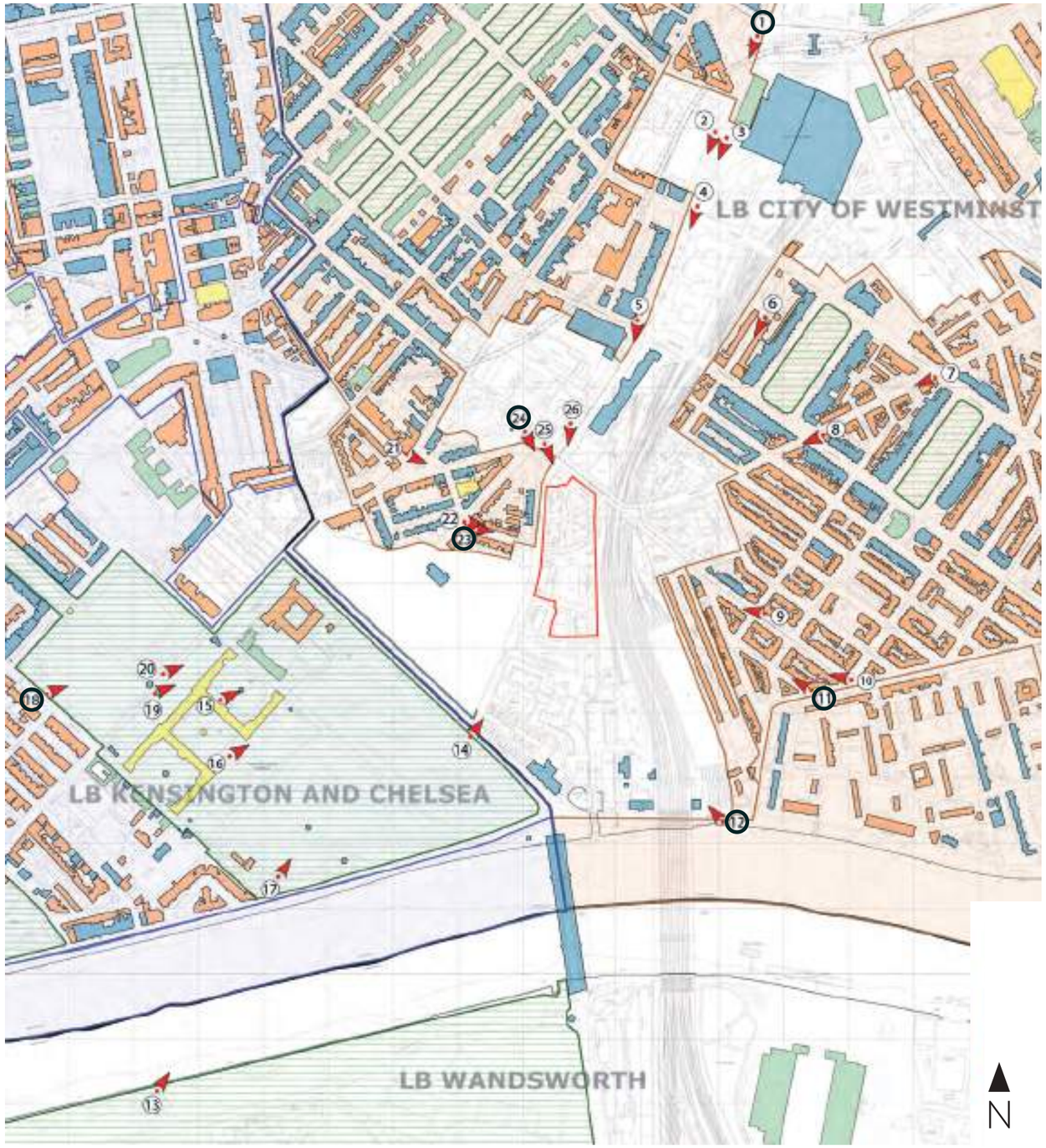
A full analysis of the townscape and heritage impact has been created by City Designer, the townscape and heritage advisor. The Heritage Townscape and Visual Impact Assessment completed as part of the Environment Statement sets out an assessment of the architectural character and history of the area and describes how the proposal responds to this and addresses key issues of scale and massing. We summarise this document here.

Verified views
A series of accurate photomontages have been produced to demonstrate the visual impact of the scheme. Building heights and the location of height has been assessed in detail to provide assurance on a positive contribution to townscape and to optimise the impact on key views from surrounding streets and squares.

- 26 views have been developed by the team
- Views were confirmed on site during a walk-round the area with Westminster's design officer.

Consideration has been given to
- Format of views, and whether they were to be taken in summer or winter (no foliage on trees), day and night so to get the most accurate understanding of any impact
- Representation of scheme, on whether views are to be wireline (showing massing only) or fully rendered with materials and colours

The map opposite shows the location of the views taken. A range of views from around the site, highlighted views 1,11,12,18,23,24, are shown in the following pages with a short description of their particular townscape sensitivities.



Townscape map showing view locations

View Ref No: 1
Buckingham Palace Road,Corner of Grosvenor Gardens

Particular care is required to the setting of the National Audit Office clock tower as a focal point along the length of Buckingham Palace road. Sensitive consideration is needed in scheme response to retain its prominence as point of reference and local landmark as well as consideration for the Grade II* listed Grosvenor Hotel seen in the foreground.

View Ref No: 11
Westmoreland Place, Corner of Lupus Street

Road layout orientate view towards the Ebury Estate, the scheme is visible in north west views from Pimlico. Consideration is required in massing and architectural quality to respond to the residential terraced context in view.

View Ref No: 11
Westmoreland Place, Corner of Lupus Street (night view)

The same consideration is required in response to the character and architectural setting of the view during night time hours. The limited street-lighting reduces visibility of the residential terraces.

View Ref No: 18
Ormonde Gate, opposite Durham Place

Views from and around the Royal Hospital Chelsea are sensitive in the context of the grade I listed building. Response to massing height and materiality requires consideration in respect to buildings and tree lines.

View Ref No: 23
St Barnabas Street

Views from the conservation area to the west of site require consideration of how the proposal responds to the depth of vie, scale and materiality of the two storey terraces.

View Ref No: 12
Grosvenor Road

Views across the railway line from the south end of Grosvenor road reveal the extent of the scheme. Consideration in the massing and character, in particular to the top of buildings to offer interest to the skyline is required.

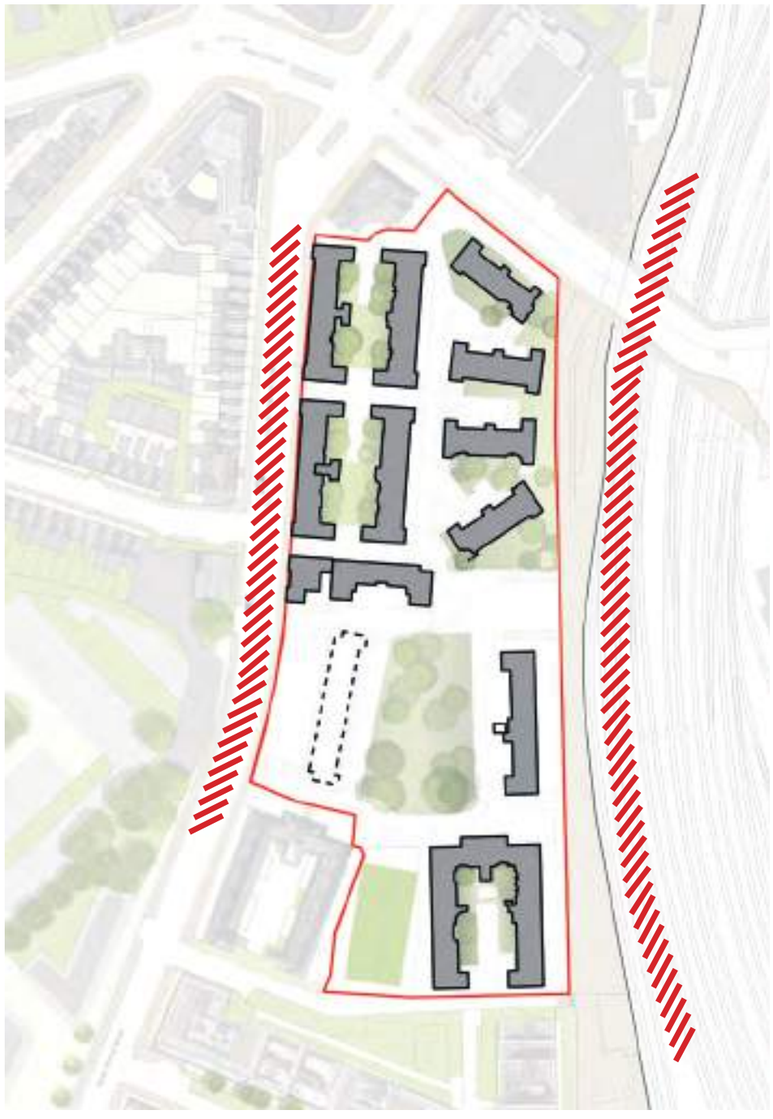
View Ref No: 24
Avery Farm Row

Massing and articulation of the proposed architecture to be sensitive in respect to No.1 Ebury Bridge Road and neighbouring buildings in its composition of scale and materiality.

2.13 SITE CONSTRAINTS AND OPPORTUNITIES

Key constraints

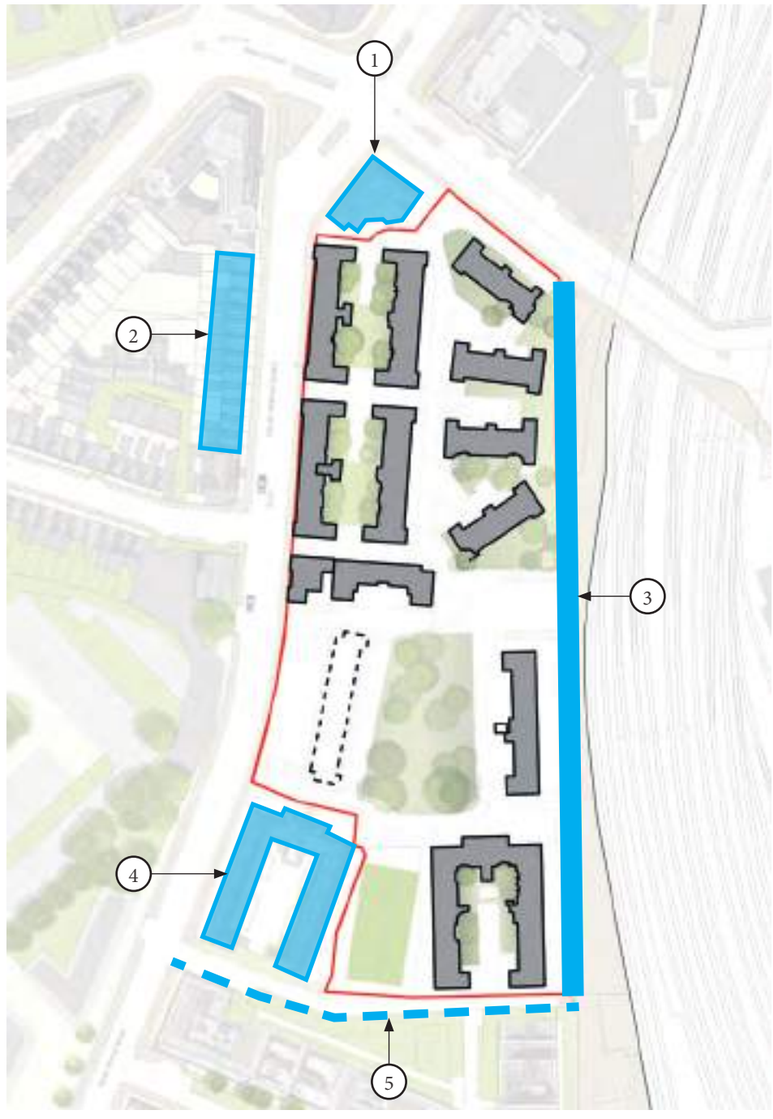
Noise



Ebury Bridge Road (to the west) and the railway (to the east) have been identified as generating noise levels above acceptable levels for apartments. Suitable noise-mitigation measures will need to be incorporated into the building design, in order for proposed apartments to comply with regulations

Area of significant levels of noise

Party walls and nearby buildings



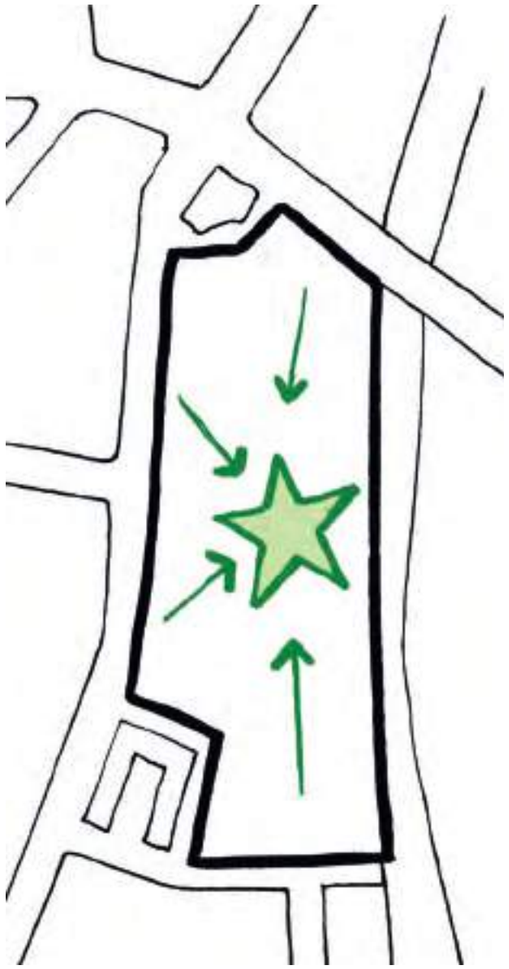
Key conditions:
1. 1 Ebury Bridge: party wall condition to the north
2. 20 - 42 Ebury Bridge Road: Low-rise buildings requiring sensitivity in relation to Daylight and Sunlight, scale and massing
3. Party wall condition with Network Rail railway and service road
4. Cheylesmore House: Party wall condition to the south
5. Grosvenor Waterside: Party wall condition to the south

Existing residents

Several buildings currently on site are still occupied. Any future development will need to be mindful of minimising disturbance to residents during construction.

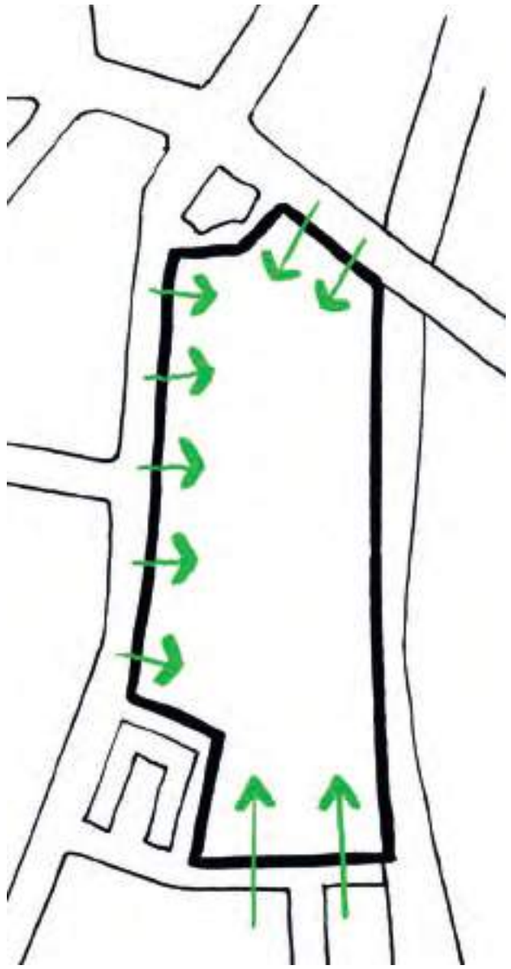
Key opportunities

1. Create a central public space



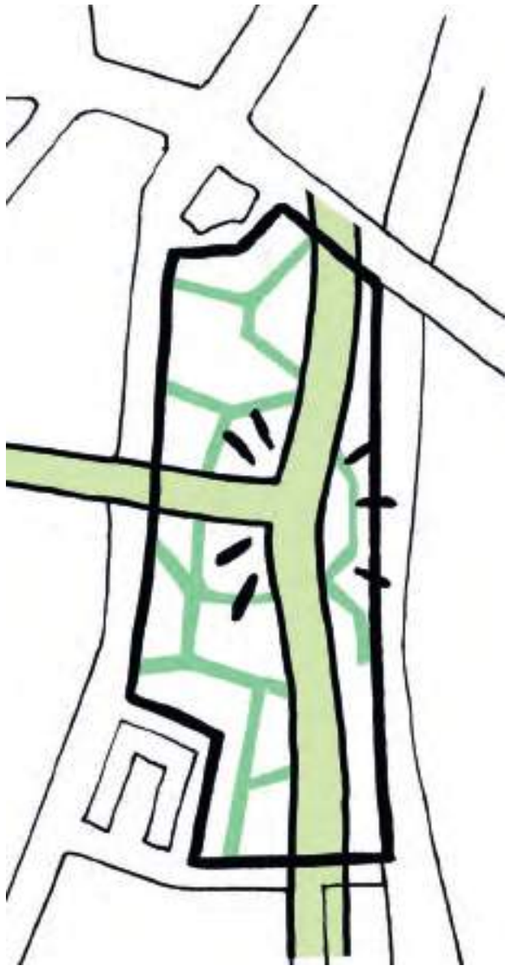
- Create a ‘sense of place’ for Ebury
- Create a focal point for events and community activities
- A social hub for the Ebury residents

2. Increase the number of entrances into the site



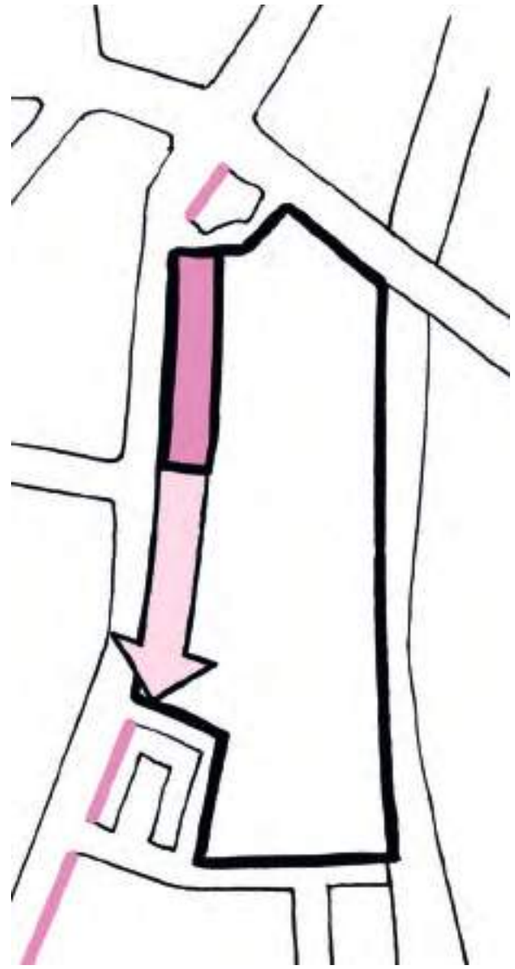
- Create entrance points along all edges of the site adjacent to roads or paths
- In particular, to create new entrance points to the site from south and north, where there is currently no entry

3. A hierarchy of routes through the site



- New routes through that align with the key desire lines of pedestrians walking through the site
- Improve wayfinding and security
- Improve quality of public realm

4. Increase active retail frontage onto Ebury Bridge Road



- The current retail presence on Ebury Bridge Road extends only partly along the north end of the street
- Completes the street frontage

03

CONSULTATION AND DESIGN DEVELOPMENT

3.01 STAKEHOLDER AND PUBLIC CONSULTATION

A Statement of Community Involvement (SCI) has been prepared by the Ebury Bridge Estate Renewal team and submitted in support of the community and stakeholder engagement that has been undertaken.

This section outlines the scheme development through consultation as:

- Scenario option appraisal (July 2017-March 2018)
- Detailed design consultation (March 2019-May2020)

Westminster City Council has been committed to develop and oversee a comprehensive consultation strategy for the Ebury Bridge Estate renewal. The strategy has been designed to ensure residents and local stakeholders have been involved at all stages of the development process. As such, the consultation process has played a significant role in the development of the masterplan design.

The detailed design consultation has been divided into highlighted steps:

- March 2019 - September 2019: Detailed Design Development
- October 2019 - November 2019: Initial Detailed Design Proposal
- February 2020 - May 2020: Final Detailed Design Proposal
- July 2020: Notification of Planning Application submission

Throughout this process an extensive list of stakeholders have been consulted. These consultees are listed adjacent.

Planning Consultees

Statutory:
- WCC Local Planning authority
  - Planning
  - Design and Heritage
  - Transport/Highways
  - Environmental Health
- GLA Planning
- Transport for London (TFL)
- Historic England
- Network Rail
- Environment Agency

Landowner:
- British Transport Police
- Chelsea Barracks
- Grosvenor Waterside
- Grosvenor Estate

Utilities:
- BT Openreach
- National Grid
- Thames Water
- UK Power Networks (UKPN)

Technical:
- Metropolitan Police - secure by design

Neighbouring Groups:
- No.1 Ebury Bridge
- Consort Rise committee
- Cheylesmore House RA
- Ebury Bridge Road residents
- Grosvenor Waterside Board

Elected members:
- Churchill Ward Councillors
- Warwick Ward Councillors
- Knightsbridge & Belgravia Ward Councillors
- Royal Hospital Ward Councillors

Amenity Societies:
- Ebury Village Forum
- Belgravia Society

Local Community and Interest groups:
- 20th Century society
- Westmoreland Triangle RA
- Pimlico Neighbourhood Forum
- Gatliff Close RA
- Belgravia Neighbourhood Forum
- Belgravia RA
- Pimlico FREDA

Pre-application meetings and engagement
A number of sessions have taken place with WCC Local Planing Authority throughout the planning process. Key themes have centred around:

- Transport and Parking strategy
- Public Realm, Landscape design, Playspace and Sustainable Urban Drainage (SUDS)
- Energy Strategy, BREEAM, and Environmental Design
- Building scale, massing, daylight and townscape views
- Building external appearance, materiality, character and response to heritage
- Affordable housing, homes mix and homes design
- Public consultation and design response
- Form of planning application and submission of material

Three seperate sessions have taken place with the Greater London Authority (GLA) in review of both design and viability of proposal.

The sessions have informed the development of the scheme outlined in the following design development pages.

Secure by Design (SBD)
The design team has met with SBD officers on two occasions in review of the scheme's security aspects:

- 5th September 2019
- 14th January 2020

The scheme is seeking a silver Crime Prevention Through Environmental Design (CPTED) accreditation. The primary objective for the redevelopment of the site is to increase the feeling of security within and around the estate, in turn promoting wellbeing and safety. The approach will adopt the principles of the CPTED and Secure by Design as a holistic approach, combining wayfinding (placemaking), lighting and accessibility strategies with good practice security design.

Communities Futures Group (CFG)
A resident-led strategic body called The Community Futures Group (CFG) was created on 25th October 2017 to be at the forefront of decision making. The group is made up of residents who represent the views of the community, alongside an Independent Chair to explore financial viability assessments, design principles and the scope of development options.

The CFG was established to represent the residents of Ebury Bridge Estate and is supported and recognised by the Council. The group plays an influential role in progressing the project and has been key to consultation and direction of the project throughout.

Westminster have written a Community Charter which sets out commitments to the residents of Ebury Bridge Estate, including how the project will be developed, the methods of shaping design and choosing the contractors to build the project. This charter has been an influential and important part of the consultation process.

Public Engagement Methods
A wide range of platforms have been instigated to communicate the scheme, gather comments and respond to feedback.

- **Community Futures Group** – The group have provided feedback on key elements such as the public realm, the energy strategy, building materials, façades, community facilities, internal configuration of flats – the minutes of all meetings are published on the Ebury Bridge website.
- **A dedicated consultation space** – A vacant shop unit at No 9 Ebury Bridge Road has been used to provide an accessible, welcoming space for residents to visit.
- **Resident Drop-ins** – Hosted by the architects from the project team, the sessions gave all Ebury estate residents to drop-in and provide feedback on themed subject areas such as Re-housing/phasing, Public Realm, Homes, Play, Placemaking, Homes and Character.
- **Dedicated Ebury Bridge website** – providing an accessible platform for which interested parties can access up to date information.
- **Commonplace online consultation tool** – For residents who are unable to attend workshops, exhibitions or wishing to give anonymous feedback.
- **Newsletters** – 26 editions of the Ebury Bridge Newsletter have been distributed over the past 18 months, with information and options for feedback.
- **Leaflet drops** – All local residents within a 1km radius have received leaflets/consultation booklets to provide opportunities for feedback on proposals.
- **Specific consultation meetings with groups** – Officers from the project team have met with 15 amenity and resident groups in the area.
- **2 Exhibitions** – A public exhibition was held over a two-week period as part of the first round of consultation. This was repeated in phase 2 as both a static exhibition and online exhibition.
- **Webinar** - following the social distancing requirements the team conducted a live webinar Q&A to explain how the scheme has responded to key previous consultation points.


Public exhibition at the Ebury Bridge Studio

Commonplace consultation tool


CFG steering group meeting


EBURY BRIDGE
NEWS
BRINGING YOU THE LATEST NEWS FROM THE NEIGHBOURHOOD OF EBURY BRIDGE
Ebury Bridge Studio
IN THIS ISSUE
SINCE THE LAST ISSUE
INTRODUCING THE EBURY BRIDGE STUDIO!
Newsletter announcing consultation space

Ebury Bridge dedicated website

3.02 REDEVELOPMENT SCENARIOS

In July 2017, the Council set out its aims and objectives in meeting the vision for the new estate. This built upon the principles of an earlier consented scheme that was not taken forward. The vision, aims and objectives are outlined below:

Vision
- Westminster City Council is committed to the renewal of the Ebury Bridge Estate
- In line with the Leader's City for All 2017/18 priorities, the Council aims to provide more affordable housing and bring about long-term physical, economic and social sustainability of the area
- The Council's ambition is to work with Ebury Bridge Estate residents to create a high quality neighbourhood that offers an attractive mix of homes, shops and open spaces

Project aims & objectives
- Deliver more affordable housing and create a sustainable mixed community
- Improve the public spaces and provide new community facilities
- Work with residents and businesses in a meaningful and transparent way to put forward the best proposal for Ebury Bridge Estate
- Set the standard for estate renewal with high quality design throughout all tenure types
- Bring forward the most desirable, deliverable and viable option

Scenario Assessment
To explore the way forward for the future of Ebury Bridge Estate, a number of scenarios were developed and assessed. These ranged from full refurbishment through to full redevelopment, with a number of hybrid options in between. An assessment of each scenario was undertaken, involving both the Community Futures Group and estate residents at each stage of testing. Refer to document 'Shaping the Preferred Scenario' in in Estate Regeneration Statement Appendix A. For further detailed information.

Each of the scenarios were tested against three overarching criteria.

- Desirability: how does each scenario meet the Council's strategic objectives and priorities of residents and local stakeholders. This included an Equalities Impact Assessment.
- Viability: how is each scenario financially viable and sustainable based on the financial assessment model.
- Deliverability/Feasibility: how can each scenario be implemented. This was informed by the project team and soft market testing and in dialogue with the Planning Authority.

Preferred Scenario 7
Following scenario assessments, scenario 7 emerged as the preferred option. This was chosen for development based on viability criteria, as well as the desirability and deliverability criteria of the master plan design. This included phased decant, demolition and re-provision of existing homes and provision of around 400 additional new homes, new community facilities, retail units and public spaces.

The benefits of the complete redevelopment of Ebury Bridge Estate in Scenario 7 include:

- Re-providing homes to meet residents' housing needs and provide high quality homes with lower energy and maintenance costs
- Providing a significant number of new affordable homes in Westminster
- Integrating new community facilities
- Re-providing retail units and improving access and deliveries to the estate
- Improving the quality of the public spaces and addressing issues of security and safety
- Creating a place with a unique identity
- All existing secure tenants and resident leaseholders will be provided with an opportunity to return in accordance with the Council's adopted policies

Communities Futures Group

Communities Futures Groupactivities with residents

Refurbishment

Full demolition

Scenario 01

Complete Refurbishment

Number of homes : 336

Scenario 02

Previous Consented Scheme

Number of homes : 435
NEW homes : 271

Scenario 03

Extended Consented Scheme

Number of homes : 678
NEW homes : 514

Scenario 04

Part Refurbishment (Bucknill, Rye, Victoria & Westbourne)
Number of homes : 837
NEW homes : 737

Scenario 05

Part Refurbishment (Doneraile)
Number of homes : 693
NEW homes : 629

Scenario 06

Complete Demolition

NEW homes : 654

Scenario 07

Complete Demolition

NEW homes : 753

Scenario 08

Complete Demolition

NEW homes : 807

The illustrative suite of 8 scenarios

Preferred scenario for development

Demolition
Retention

3.03 CONSULTATION TIMELINE

The consultation timeline gives a visual representation of the extent and breadth of involvement in the design process to planning submission. Please refer to the Statement of Community Involvement for a full detailed description.

Westminster City Council
Local Planning Authority

June 2019
PPA1. Transport

July 2019
PPA3. Height, massing and view

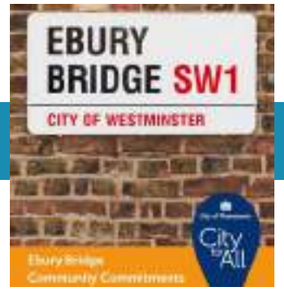
June 2019
PPA2 Landscape & Play

July 2019
PPA4. External materials

Greater London Planning Authority & Statutory

2018

2019



July 2017 - August 2017
Listening period

-Resident priorities
-Resident concerns
-Stakeholder priorities
-Development of brief

February 2018 - June 2018
Scenario Engagement

-Viability testing
-Community Futures Group engagement
-Design engagement drop in events and exhibitions
-Stakeholder engagement

March 2019 - June 2020
Design Development

-Pre application consultation
-Community Futures Group
-Drop in consultation

Community Futures Group (CFG)

March 2019
CFG: Community Charter & Design Principles

April 2019
CFG: Community Charter & Placemaking

May 2019
CFG: Character and Homes design

June 2019
CFG: Meanwhile use

July 2019
CFG: Phase 1 design update & Procurement

Tenants (T), Leaseholders (L) and existing retailers (E)

March 2019
T&L: Project update

April 2019
T: Rehousing options

May 2019
E: Existing retailers update

Communications

March 2019
Newsletter No20: Works phasing

April 2019
Drop in Exhibition: Placemaking

May 2019
Drop in Exhibition: Homes

June 2019
Event: Summer Beach party

Aug 2019
PPA5. Energy, Environmental

Sep 2019
PPA6. Uses and homes design

Nov 2019
PPA7. Height, mass, daylight

Nov 2019
PPA8. Consultation feedback

Feb 2020
PPA9.Transport GF and Landscape

March 2020
HE.1 Scheme review

Aug 2019
TFL.1 Transport

Oct 2019
GLA.1 Scheme review

March 2020
GLA.2 Viability

May 2020
GLA.3 Viability

PLANNING SUBMISSON

2020

October - November 2019
First Public Consultation

-Residents and CFG preview
-Local groups, neighbours preview
-Open to the public for drop in sessions

February 2020 -May 2020
Second Public Consultation

-Response to first consultation
-Scheme development
-Design response communicated

July 2020
Notification of Planning Application

Sent to
- Local Stakeholders
- Online exhibition of material
- Advertised through communication channels

Sep 2019
CFG: Design & community commitments

Oct 2019
CFG: Guided exhibition preview

Dec 2019
CFG: Planning consultation update

Jan 2020
CFG: Homes sizes compared to existing

March 2020
CFG: Planning update

April 2020
CFG: Planning update

May 2020
CFG: Project update

Oct 2019
T,L&E: Guided exhibition preview

Dec 2019
T,L&E: Ebury Lights event

Aug 2019
Newsletter No24: ITLA update

Sep 2019
Newsletter No25: Design update

Oct 2019
Mailshot: offsite residents

Nov 2019
Newsletter No27: Exhibition feedback

Dec 2019
Mailshot: offsite residents

Jan 2020
Newsletter No29: New homes

March 2020
Newsletter No30: Consultation update

April 2020
Newsletter No32: Covid & consultation

3.04 PUBLIC EXHIBITIONS

The first public exhibition introduced the initial detailed design proposal for the Ebury Bridge Estate. The proposal was developed by the design team and influenced by the findings gathered from the consultation process, from March to September 2019.

The purpose of the event was to present to estate residents and wider community an initial design for feedback, and to understand which elements of the design worked well and which that needed to be improved. It was explained to attendees that there would be a follow up exhibition which would present a proposal based on the feedback received.

The exhibition was held at the Ebury Bridge Studio over a period of three weeks.

Public exhibition boards 1

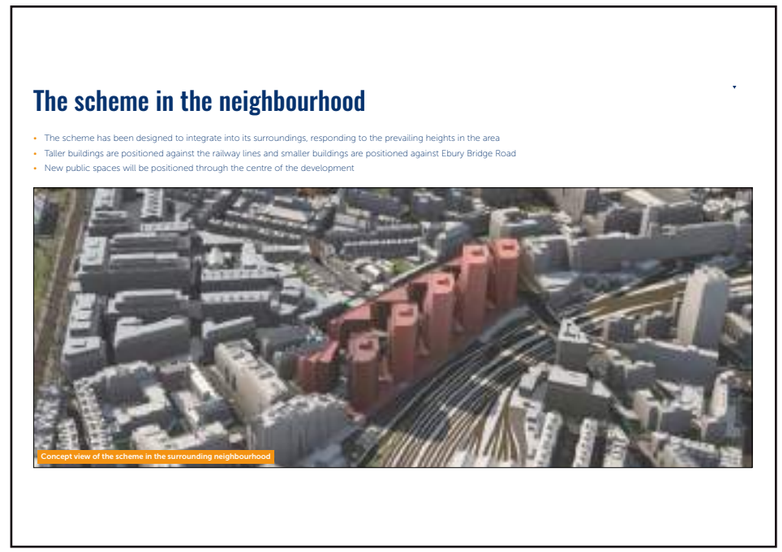
Please click **here** if viewing digitally to link to public exhibition boards 1. Alternatively view at the below link :

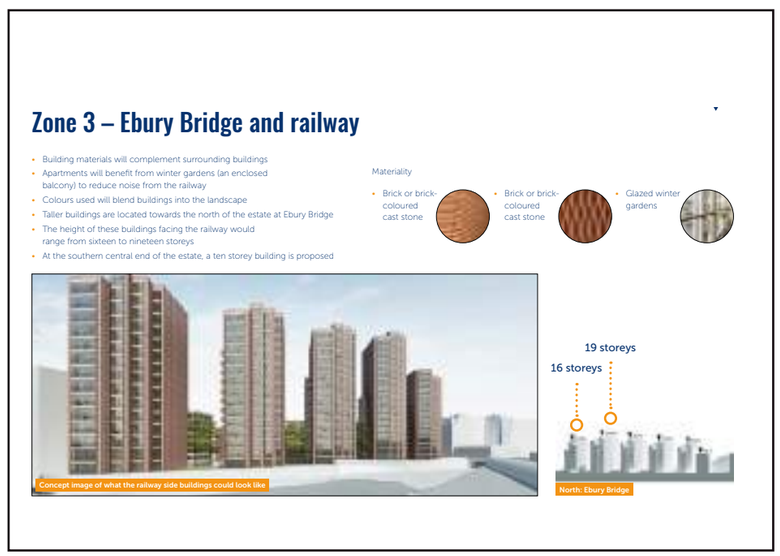
https://tinyurl.com/ybwo8awb

Public exhibition boards 2

Please click **here** if viewing digitally to link to public exhibition boards 2. Alternatively view at the below link :

https://tinyurl.com/ydbezu7x





Selected exhibition boards

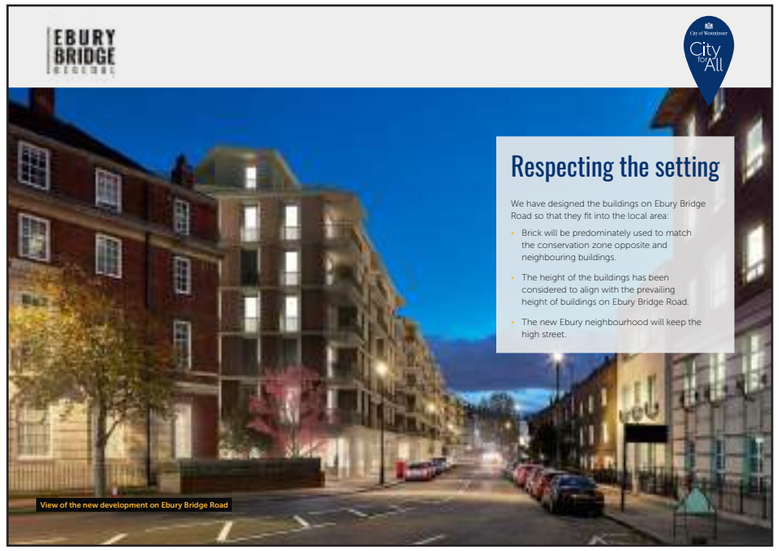
The second design exhibition presented a refined design proposal. Changes to the design were presented, based on the feedback received on the initial design during September-October 2019.

The purpose of this exhibition was to gain feedback on the refined proposal and to see if residents and the community supported the design changes made and the further detail presented of the scheme.

The exhibition began to be held at the Ebury Bridge Studio over a period of three weeks in March 2020. However, due to the Coronavirus (Covid-19) outbreak the physical exhibition was postponed, and a remote consultation approach was initiated.

Due to the 'stay at home' Covid-19 advice the second consultation period was extended to enable local residents and stakeholders to continue to access information and provide feedback through a number of methods:

- A relaunch consultation booklet was produced and delivered by post to all residents with the consultation radius. This included details of the proposed scheme, key feedback themes, questions from the initial design consultation, changes made to the design, a timeline and project images. The booklet provided several ways to give feedback and gain further information. The booklet contained a printed feedback form and a freepost envelope that could be posted through the site office or in the post. Feedback could also be submitted online on Commonplace, by telephone or by email.
- A video was recorded by astudio describing the scheme and the changes made to the proposal since the initial exhibition. The video was uploaded on our Commonplace page.
- A webinar was held, led by astudio, providing an opportunity for residents and stakeholders to watch a live presentation of the scheme and ask questions.
- A feature in the Ebury newsletter was published.
- Telephone calls were made to residents by the project team to remind them of the consultation and ways to feedback.



Selected exhibition boards

Website consultation

3.05 CONSULTATION: SUMMARY OF RESPONSE

Exhibition Feedback
Key feedback from the public exhibition is highlighted below. The response to feedback and design development was presented as part of the second round of consultation.

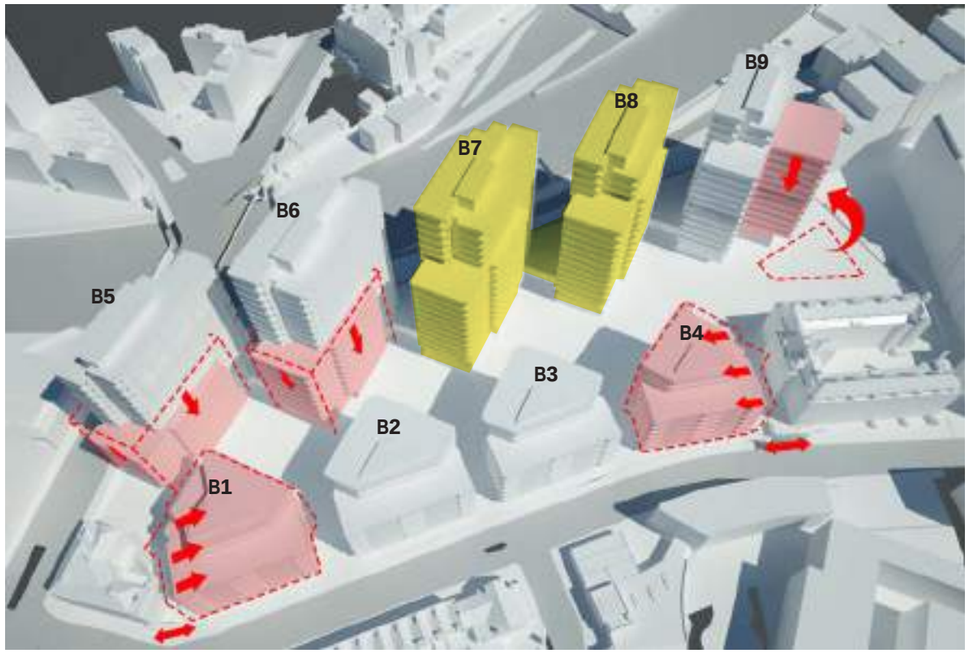
1. A number of residents in neighbouring blocks raised concerns about the impact on daylight and sunlight coming into their homes from taller blocks
2. Some residents expressed concern about the height of the taller buildings and the impact they may have on the townscape (due in part to the quality of the illustration)
3. Residents and visitors requested more information about flat sizes and comparisons with existing homes
4. Residents and groups in the area are concerned about the impact on parking spaces in surrounding roads
5. Several residents asking for a new retail supermarket/convenience offer. Also residents are asking for existing key shops to be retained
6. Very positive feedback about the approach to the scheme particularly the Ebury Bridge Road building façade as 'modern, smart' and in keeping with the existing area.

The following pages highlight the response to each point above.

1. Feedback

A number of residents in neighbouring blocks raised concerns about the impact on daylight and sunlight coming into their homes from taller blocks.

Response:
Blocks 9 & 10 were merged to significantly reduce the impact on Cheylesmore House. The height of shoulders on other blocks have been reduced to mitigate impacts on number 1 Ebury Bridge Road and Consort Rise House. These amendments to the scheme massing have been assessed using daylight analysis software and have reduced the impact caused to neighbouring blocks.



2. Feedback

Residents and groups expressed concern about the height of the taller buildings and the impact they may have on the townscape (due in part to the quality of the illustration)

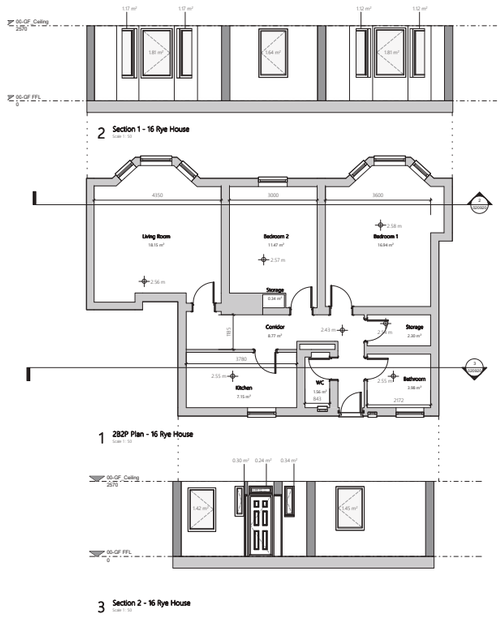
Response:
The articulation and materiality of the taller buildings has been further developed responding to the character of the surrounds. Additional views have been illustrated to better show the integration of the taller buildings into the surrounding neighbourhood and townscape.

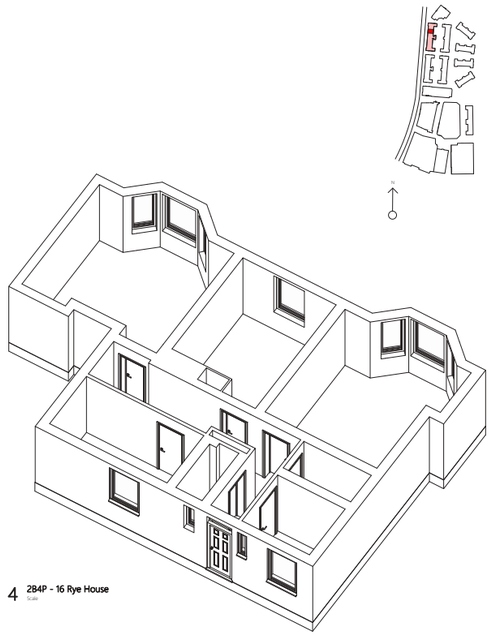
A full detailed assessment can be read in the Heritage and Townscape report.

3. Feedback

Residents and visitors requested more information about flat sizes and comparisons with existing homes

Response:
A range of existing homes were surveyed and presented to residents and interested parties. A number of conclusions were drawn which impacted on the design of proposed layouts, including an increase in habitable living space, taller floor to ceiling heights in living spaces and more dual aspect living.





4. Feedback

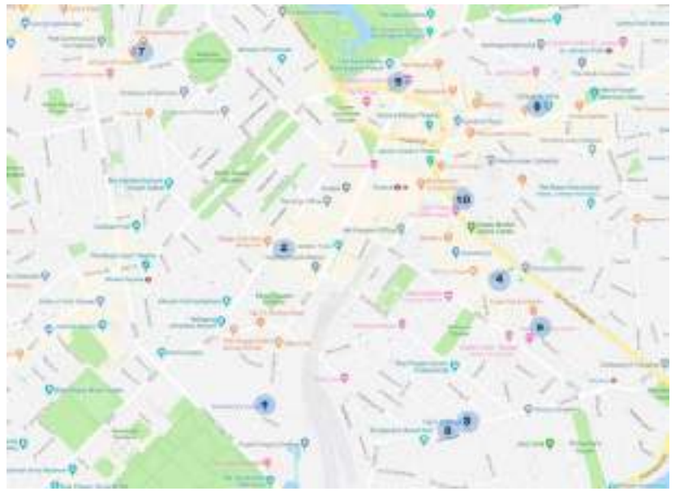
Residents and groups in the area were concerned about the impact on parking spaces in surrounding roads.

Response:
The site is located in an area of excellent transport accessibility: to public transport (PTAL 6b).
A number of measures on site are being proposed which will enable future residents of the development to live a largely 'car-free' life in order to minimise any adverse impact on the local parking provision. These measures include the provision of long and short-stay cycle parking, disabled car parking spaces including electric vehicle charging points, land for a future cycle hire docking station, an improved public realm that will be accessible to all and improve safety as vehicle and pedestrian / cycle interaction will be reduced. There will also be improved wayfinding by providing Legible London signage.

5. Feedback

Several residents asked for a new retail supermarket/convenience offer. Also residents asked for existing key shops to be retained (chemist, hairdresser, laundrette, cafe)

Response:
Westminster City Council appointed Avison Young, Real Estate advisors, to provide advice on viable retail opportunities that will support the changing dynamic of the new Ebury estate and wider. The retail provision has been formed in partnership with existing businesses and integrated into the planning application. Please refer to the Estate Regeneration Statement which set out approach to existing businesses.



Source: Avison Young analysis, 2019

Key	Convenience
1	Sainsburys Local
2	Sainsburys Local
3	Tesco Express
4	Tesco Express
5	Waitrose & partners
6	Little Waitrose & partners
7	Waitrose & partners
8	Norris Newsagent
9	Rs Newsagent
10	R Abraham Newsagent

6. Feedback

Very positive feedback about the approach to the scheme particularly the Ebury Bridge Road building façade as 'modern, smart' and in keeping with the existing area.

Response:

The positive character of the Ebury Bridge Road elevation has been developed further and its relationship with the taller buildings. Further developed images have been shared as part of the second stage of consultation.

3.06 DESIGN DEVELOPMENT

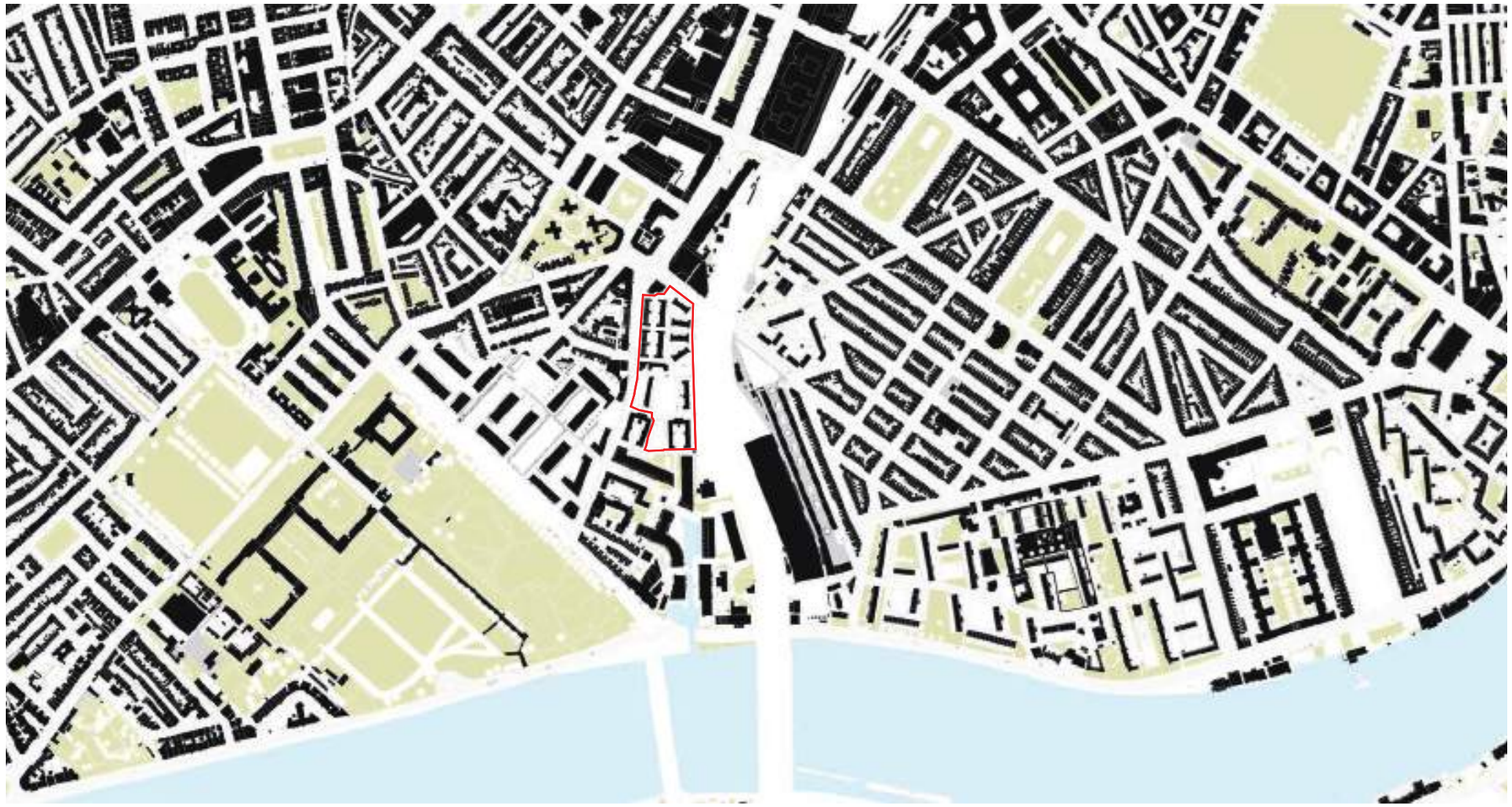
Evolution of Masterplan
From March 2019 scenario 7 has been developed in greater detail to form the proposal for the planning application. The proposed masterplan has evolved through a process of context analysis, brief development and consultation to reinforce the key principles of the design, including:

- Urban grain
- Massing
- Building typologies
- Public space
- Architectural quality

This section presents scheme development with focus around these key principles.

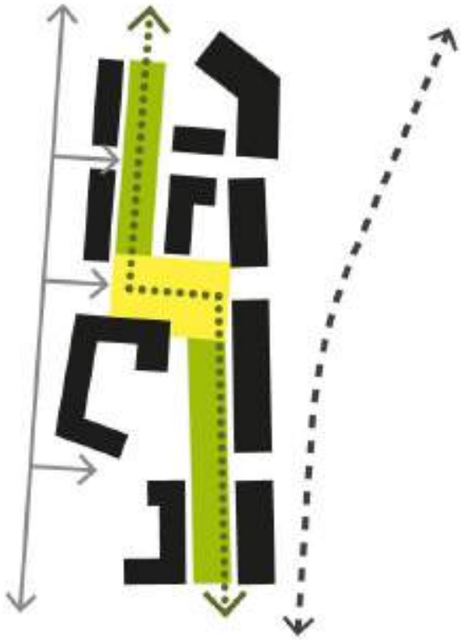
Urban Grain
The existing estate is under-utilised in provision of homes. Buildings and open spaces between are incoherent and do not address the context of the urban grain. The masterplan design has been tested to deliver on the following parameters.

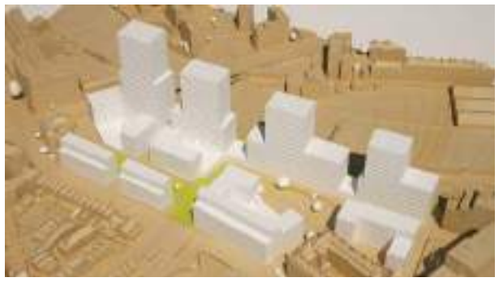
- To use land efficiently by optimising density, connectivity and land use patterns
- Legible urban layout, including spaces between and around buildings to be coherent
- Open spaces to relate well to each other and the wider neighbourhood
- Footprint to maximise the extent of active frontages onto public facing sides and, where appropriate, surrounds uses that have inactive frontages with uses that have active frontages to engender street-based activity and provide a sense of safety
- Blocks and floorplans to orientate and optimise opportunities for visual interest through a range of immediate and longer range views, in consideration of views out for residents



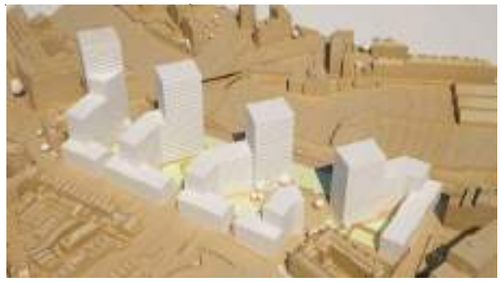
A block plan (above) of the existing estate and surroundings, illustrating built form (in black) and open space. The drawing reveals an under utilisation of the site and incoherent relationship with the wider city.

Early studies (opposite) test the increase of homes on the site and density in consideration of the quality of public space between buildings, quality of dual aspect homes, connection to surrounding context and urban grain. In coordination with resident and planning authority consultation the principles of masterplan emerged.

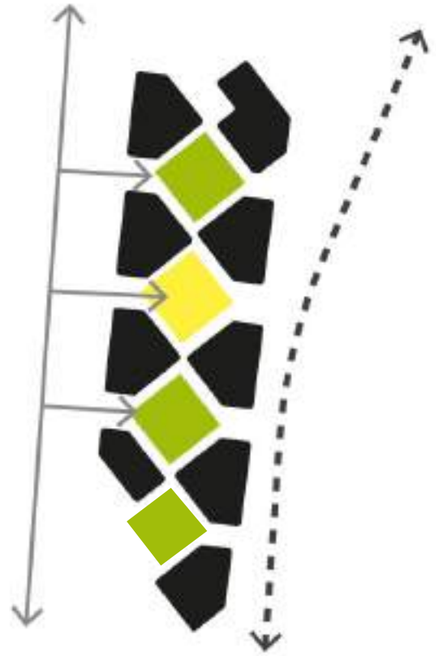




- Shorter distances between buildings
- One Community Central Square
- Single aspect north facing homes
- Fewer dual aspect homes (63%)
- Taller wall of residential on railway side may have negative impact on townscape views
- Good connections to surrounding context
- Poor cohesion with urban grain
- Inefficient use of land - provision for around 500 homes



- Scheme orientated to face railway
- Railway side gardens
- Reduced single aspect north facing homes
- Fewer dual aspect homes (70%)
- Taller builidings to Ebury Bridge road may have negative impact on townscape views
- Daylight in open spaces compromised by east/west buildings
- Poor connection to surrounding context
- Cohesion with urban grain
- Efficient use of land - provision for around 600 homes



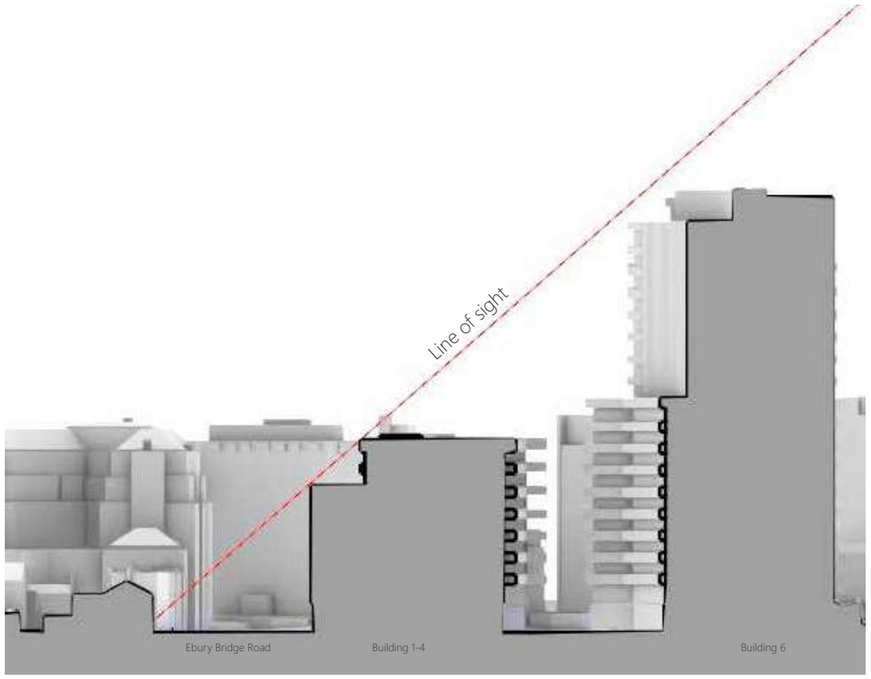
- Large residential squares create character of masterplan
- Community Central Square with public space equally shared throughout
- No single aspect north facing homes
- Maximum dual aspect homes (around 90%)
- Daylight driven design to maximise open spaces
- Taller builidings to railway side with space between could compliment townscape views
- Good connections to surrounding context
- Cohesion with urban grain
- Efficient use of land - Provision for around 750 homes

Massing Development
The massing of the proposal has been developed to deliver the appropriate capacity for homes on the site taking into consideration viability, context, environmental impact and quality. The proposal demonstrates architectural quality with a coherent relationship to surrounding buildings and urban grain, with the ambition of enhancing Westminster's skyline. The built form, massing and height of the scheme has developed in consideration of the surrounding context and understood against quality benefits. This has been thoroughly tested through the consultation process.

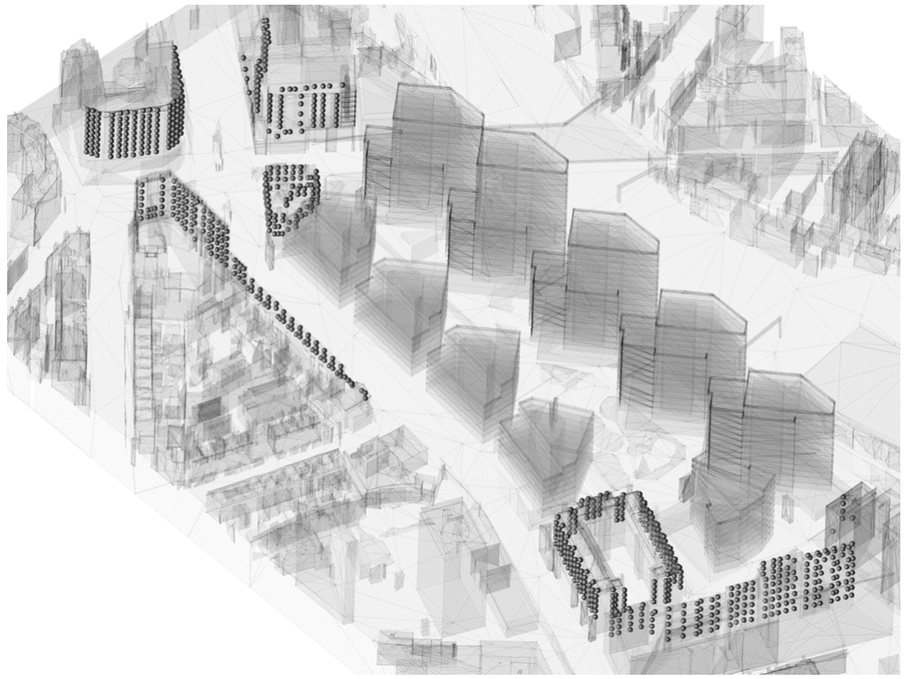
In determining height and mass, the views of buildings have been tested from a number different distances and settings:

- Long-range views: 'Slipping' in the taller massing elements refines scale, giving articulation, to make a positive contribution to the masterplan character and emerging skyline on local or strategic views.
- Mid-range views: The form and proportions of the buildings have developed through lower shoulders and slimmer upper levels have been considered to make a positive contribution to the local townscape view.
- Immediate views from the surrounding streets: A layering of scale has developed; front blocks along Ebury Bridge Road have a direct relationship with the street, maintaining the pedestrian scale, character obscuring taller blocks from immediate views.

The development of the scheme's massing has been heavily influenced by respect for neighbouring properties, with ther aim of reducing harm in terms of daylight, sunlight and view out.



Cross section through masterplan: building 1 to 4 obscure taller buildings to the rear from immediate views along Ebury Bridge Road.



An illustration of neighbouring windows tested in respect of impact to daylight.

04/2019

06/2019

09/2020

Masterplan massing evolution through consultation: The above massing studies show a sample of development through the consultation period.

The adjacent diagram and commentary sets out the evolution of massing in response to comments raised through public consultation, alongside neighbouring daylight and townscape view considerations, summarised below:

1. Block 1 - massing cut back from One Ebury Bridge and reduction of upper levels:

- Widening of One Ebury Bridge road pedestrian access and connection to Northern Gateway
- Increased public space/access visibility and security
- Improved daylight to homes, amenity and view out from neighbouring One Ebury bridge residents
- Softens massing relationship with One Ebury bridge and townscape views from the north.

2. Block 4 - massing cut back from Cheylesmore house and reduction of upper levels:

- Widening of pedestrian access and connection to southern gateway
- Increased public space/access visibility and security
- Improved daylight and views out from neighbouring Cheylesmore House
- Greater presence of Cheylesmore House entrance and integration within the masterplan.

3. Block 9 - reconfigured to adopt block 10 homes providing an increased separation between blocks:

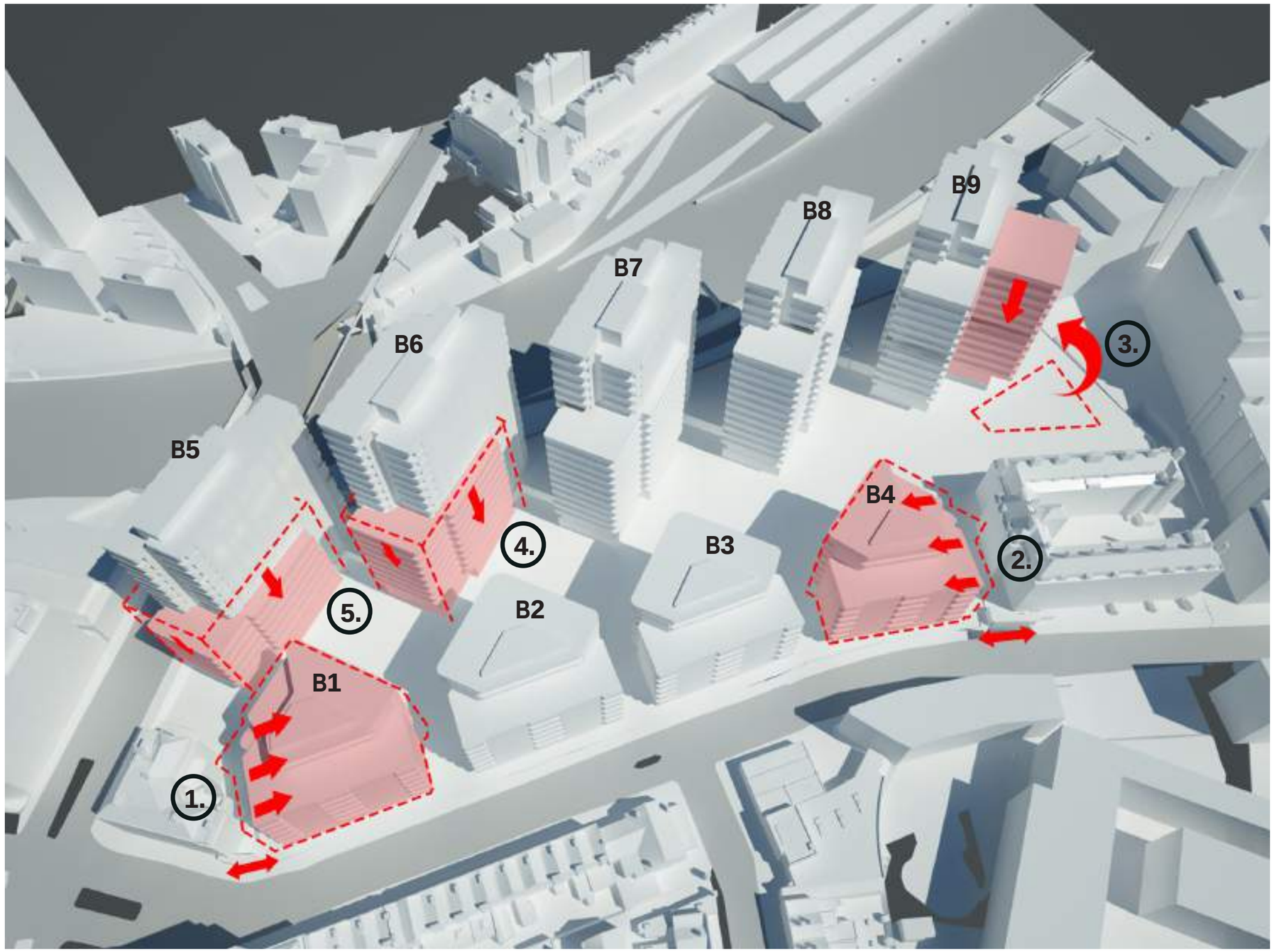
- Increased public space and quality
- Improved connection to Grosvenor Waterside.
- Improved daylight to homes , amenity and view out from neighbouring Cheylesmoore House.

4: Block 6 - reduction of shoulder height:

- Improved daylight to homes, amenity and view out from neighbouring One Ebury Bridge and Consort Rise House.

5. Block 5 - reduction of shoulder height:

- Improved daylight to homes, amenity and view out from neighbouring One Ebury Bridge and Consort Rise House.
- Softens massing relationship with One Ebury bridge and Consort Rise House.



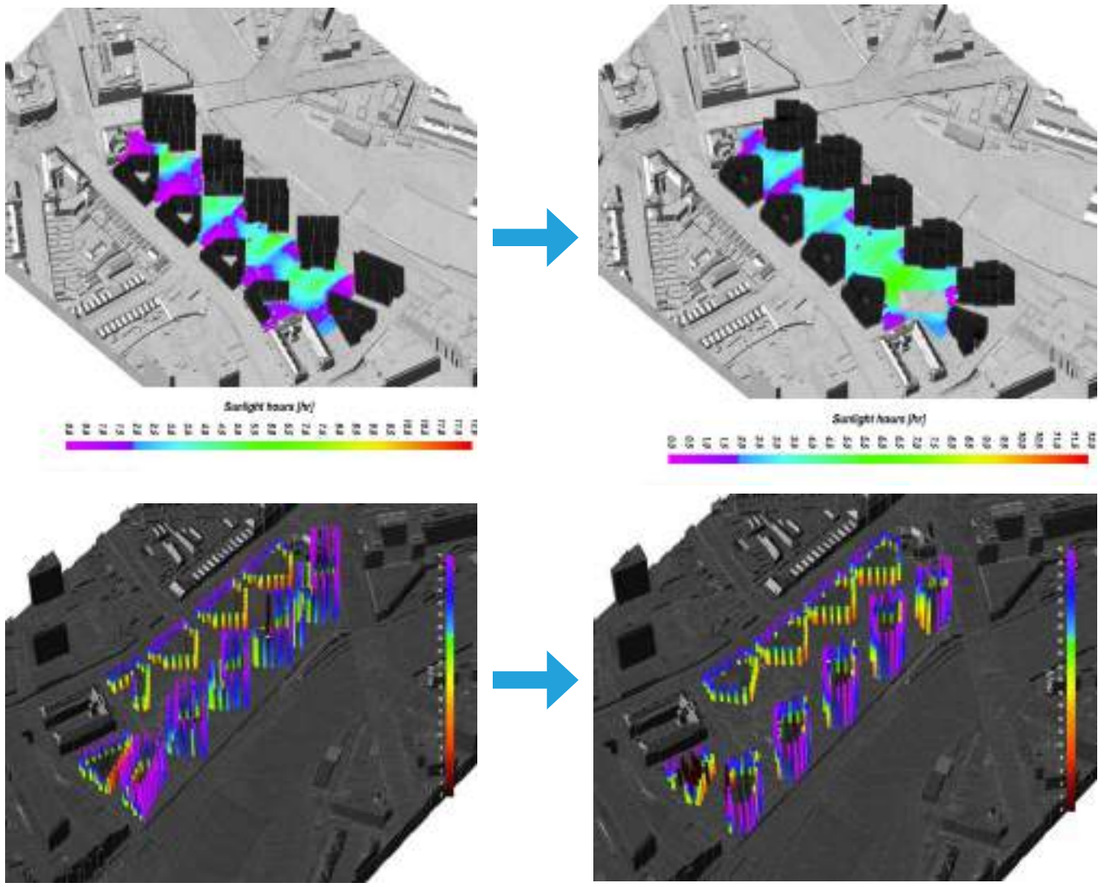
03/2020 annotated revised massing presented as part of second stage consultations.

Building Typologies
The building typologies have evolved in coordination with massing response, home quality external space quality and flat layouts. The following targets have influenced the evolution of the design:

- Offer good levels of external daylight evenly spread through the estate.
- Giving good internal daylight quality, measured by Visible Sky Component (VSC)
- High proportions of dual aspect homes and present no single north aspect homes

The adjacent images and diagrams demonstrate how the above drivers have informed the two typical building typologies and the development of the floor plates.

Home layouts and configurations have been developed with the CFG and residents. The design team painted a work-in-progress 1:1 home layout on site with residents and children as part of a summer activity day. The exercise was useful in demonstrating internal spaces and providing a point for discussion as part of the consultation process.



Public space sunlight hours (top)
Home daylight quality vertical sky component -VSC (middle)
Building floor plate typologies, yellow infill indicates dual aspect home (bottom)

a 1:1 work in progress 2bed home layout

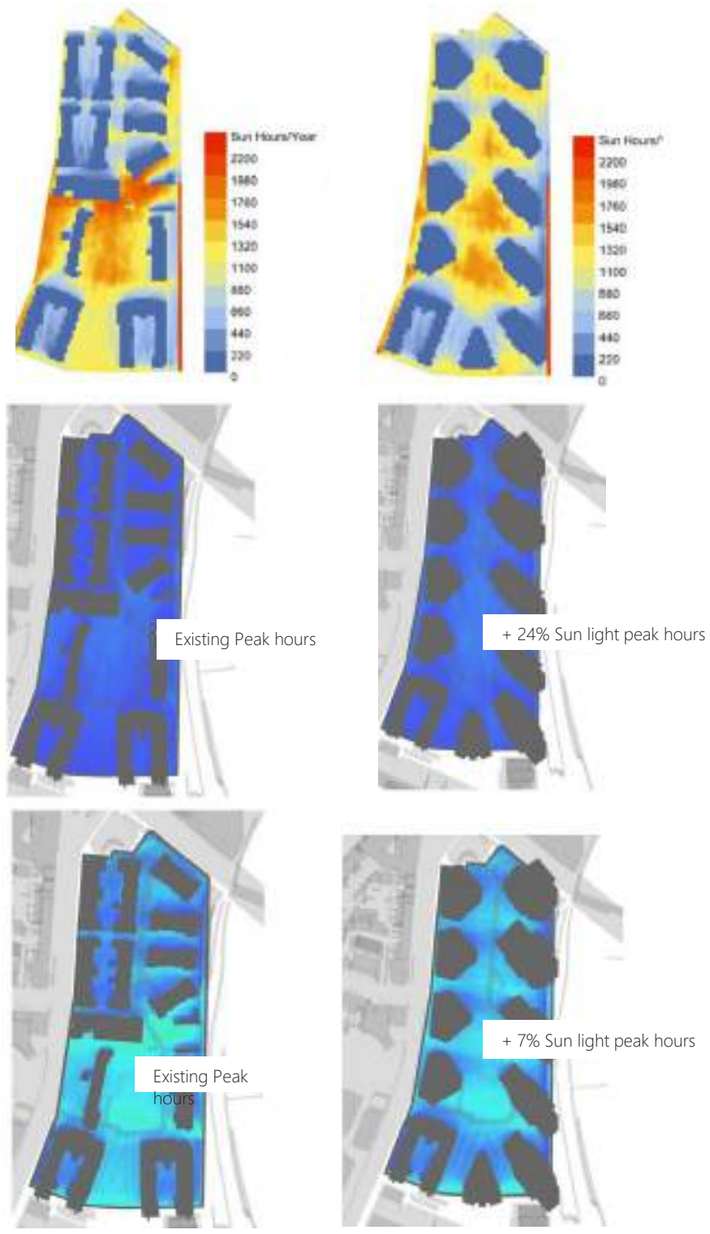
Compact 'slim' floor plates have been developed to present the following benefits:

1.Higher sunlight hours with a more even spread to public space
2.Higher proportion of homes with high vertical sky component (VSC)
3.Increased number of dual aspect homes offering a high percentage through the masterplan.

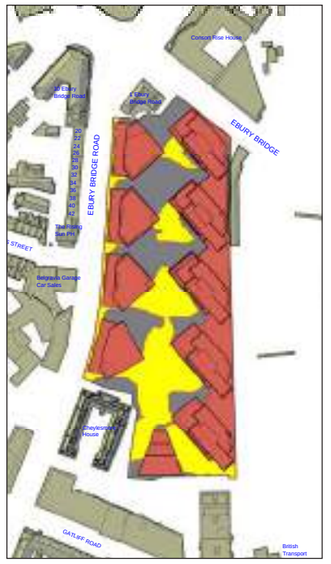
Public Space

The design has evolved through consultation to incorporate the following principles, shaping the public space:

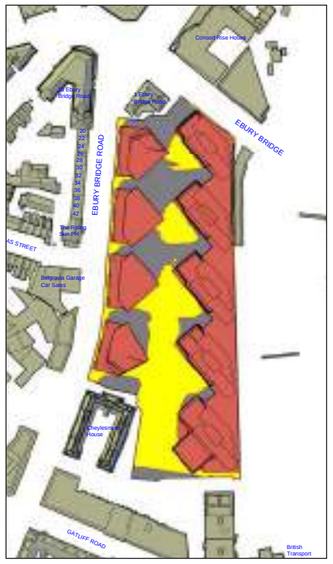
- Open space maximised using podium and building terraces to increase the total open space compared to existing. The scheme has developed to create communal and semi-private terraces with a focus on community growing and play to podium level, enabling existing community activities to continue as part of the new development.
- Understanding the site's rich history; the schemes landscape design takes reference from the historic canal, linking to the Grosvenor Canal, as a principle design element; a concept shaped with the CFG.
- Addresses the requirement for increased connectivity through a new public north-south route as a sequence of linked yet individual squares.
- New locations for mature trees have influenced building footprint orientation. The scheme will providing a large uplift in trees.
- A rich inclusive play landscape, addressing the requirements of various age groups with an emphasis on natural play.
- Residents requested safe external environments informing the design for open central spaces with high active frontage and passive supervision.
- Managing vehicle movements to prioritise pedestrians and enhancing safety and quality of public space.
- Building massing and orientation has developed to mitigate down draft and maximise daylight quality, creating pleasant public space for all ages.
- Micro-climate benefits combine with flexible public spaces which nurture enjoyment of the outdoors, with opportunities for physical activity, integration and community events to support the estates wide demographic and build on the existing community spirit.



Public realm daylight quality comparison: Existing vs. massing development. New massing delivers good daylight quality equally shared through the development, with improved summer and winter peak hours.



Massing Design (Aug 2019)
52% public realm receiving excess of 2hrs sunlight on March 21st - achieves BRE recommendations



Massing Design (Mar 2020)
57% public realm receiving excess of 2hrs sunlight on March 21st - improves on BRE recommendations

Architectural Quality
The detail and materiality of the proposal has been developed through consultation with residents and the planning pre-application process. Architectural quality has been honed to support the massing of the scheme and the character of the context through townscape views.

The masterplan responds with 3 characters or zones to the architectural expression. The characters have developed and have become defined by:

Ebury Bridge Road - Zone 1:
- Emphasis on horizontal expression through string course, visually connecting buildings
- Recreating the rhythm of the existing window bay geometry through expression of new balcony geometry.
- Expression of the retail ground floor functions.
- Brick materiality connecting with context buildings.

Internal central squares - Zone 2:
- Ribbon balconies provide view and amenity around the public open space as a key character to the internal zone.
- Ribbon balconies around the public squares reference contextual building relationship with green squares local to the area.
- Balconies provide privacy from public levels as vertical solid elements reduce in height as well as passive solar shading to homes.
- Glazed material compliment the softer landscaped internal, home environment.

Railway/City facing - Zone 3:
- Emphasis on vertical expression through facade and window arrangement overlay horizontal expression of floors, wrapping around and visually connecting buildings.
- Taller buildings have different but complimentary characters implied by colour of facade material
- Contrast of material and vertical/horizontal expression create a 'thinning' of architectural appearance.



Development of Ebury Bridge road facing façades



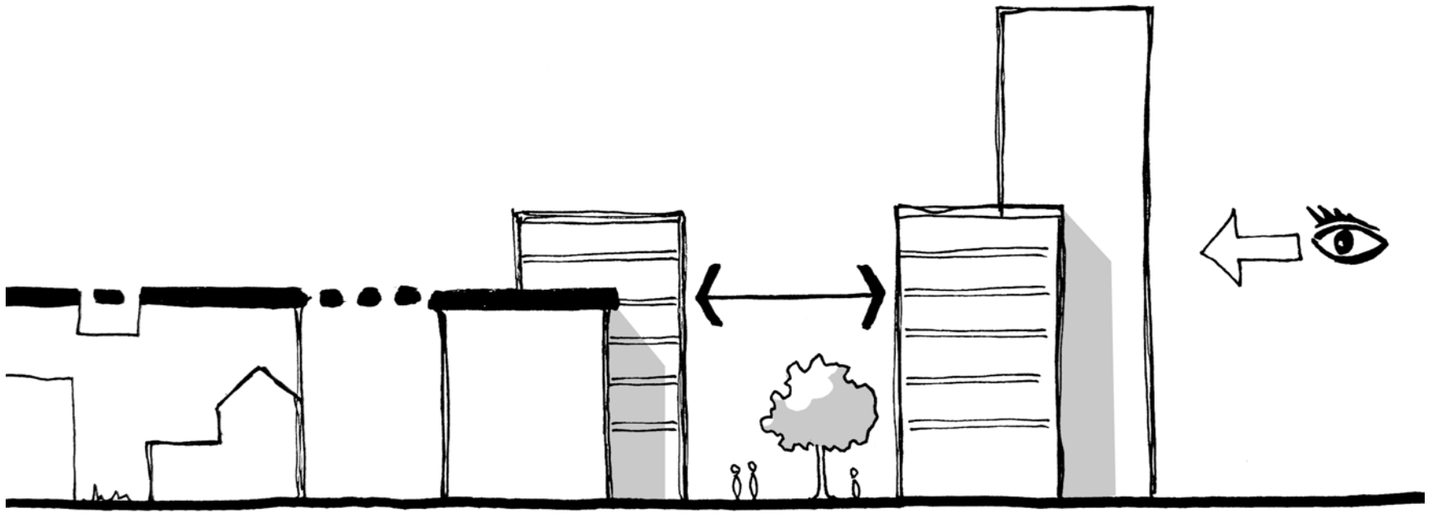
Development of internal facing central square façades

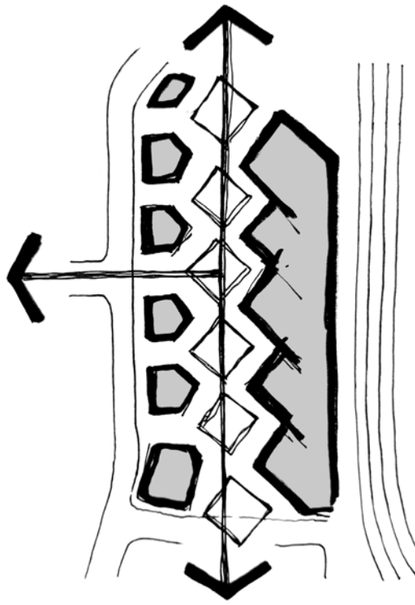


Development of railway/city facing façades

3.07 SUMMARY OF DESIGN PRINCIPLES

Several key principles underpin our design approach. These have been defined following our analysis of the site, its opportunities, as well as following the extensive consultation period with planners, local groups and the returning residents.



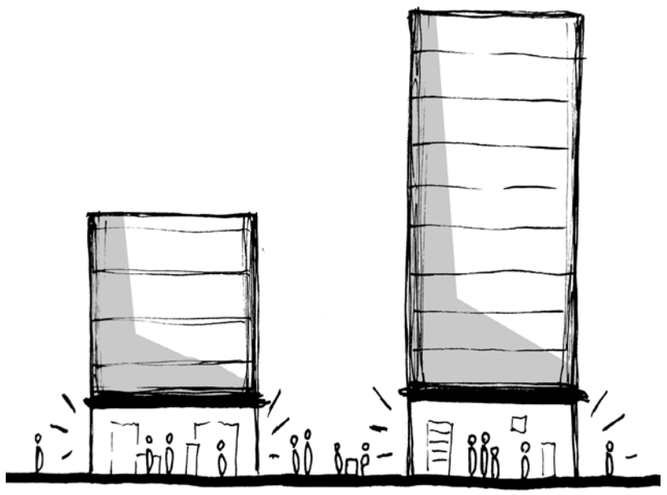


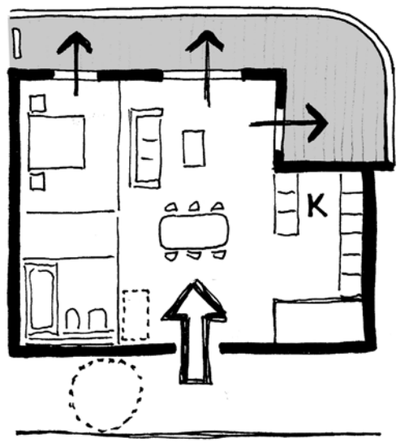
1. Scale and massing

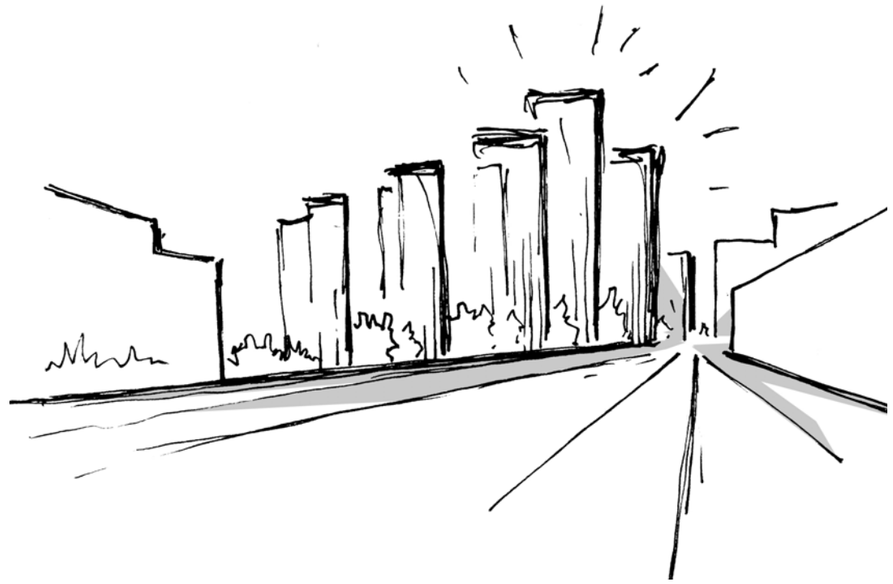
- A sensitive scale that responds to the immediate context
- 3 "zones", each with a different sense of scale
- Good separation between blocks, enhancing privacy and quality of the public realm

2. New town squares and routes through

- Introducing a series of public squares along the centre of the site, building on the traditional London typology
- High quality and legible public realm
- Creating a strong route linking the gateways into the site, encouraging pedestrian flow and creating a better environment for the community







3. Active frontage

- Maximising active frontage throughout the site
- A safer environment, encouraging natural passive surveillance of the site
- An exciting place to live, with a range of play activities and communal areas for residents to enjoy
- Increasing the retail provision and extending the ‘high street’ south along Ebury Bridge Road
- More ground floor residential units with gardens and entrances off street

4. Wellbeing

- Designing great homes, with well proportioned internal layouts well insulated, and cost-effective running costs for residents
- Maximised dual aspect homes and internal daylight levels
- Generous external private amenity and communal amenity spaces
- Building in flexibility for adaptation for less abled and wheelchair users, and generous circulation in common areas and corridors

5. An exemplar piece of architecture

- Creating an aspirational development with a positive impact on the townscape
- Taller elements of the scheme on east, where there is less impact on surrounding properties in terms of daylight and overshadowing
- A landmark project designed with elegant proportions and high quality architectural detailing and materiality

04

ILLUSTRATIVE MASTERPLAN AND DESIGN CODE: ARCHITECTURE

4.01 OVERVIEW OF DESIGN CODE

This chapter sets out the design proposals of the illustrative masterplan alongside the Architectural Design Code which will control the implementation of future Reserved Matters Applications. The Design Code is intended to capture the character and quality of the masterplan. This should be read alongside the illustrative landscape masterplan and Landscape Design Code in Chapter 5.

The illustrative masterplan has informed the Outline Parameter Plans and Design Code to promote a high quality coherent design identity throughout the different development plots.

The illustrative masterplan within this section provides:

- A basis for developing the parameters and detailed design for the proposed development.
- An example of how a development designed in accordance with the parameters could evolve.

The Architectural Design Code in this chapter includes illustrations and text on key aspects that affect architectural character, appearance and design quality, including:

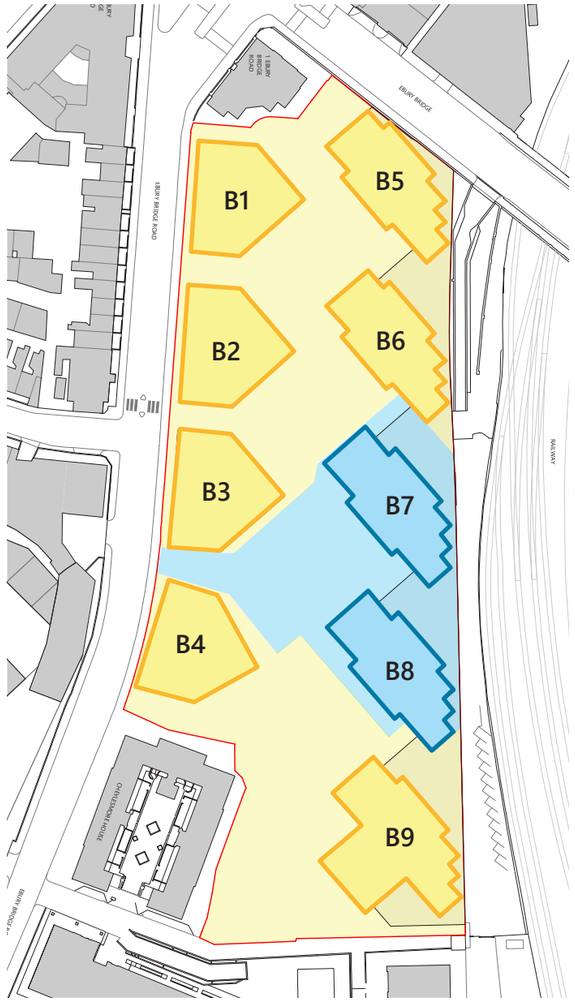
- Building typologies
- Appearance and typical conditions
- Materiality
- Windows, openings and balconies
- Site logistics including parking, refuse and servicing

The Landscape Design Code (Chapter 5) includes illustrations and text on key aspects that affect landscape character, appearance and design quality, including:

- Landscape character
- Circulation and play strategies
- Materiality
- Street furniture and boundary treatments
- Lighting
- Ecology and
- SUDS

Scope

Form of application: Hybrid
The design code applies to the buildings and landscape submitted for outline permission: B1 - 4, B5, B6, B9, as indicated in the graphic below



Site plan

Outline planning application

Detail planning application

Supporting information

The design code is to be read in conjunction with The Parameter Plan drawing set, as listed below:

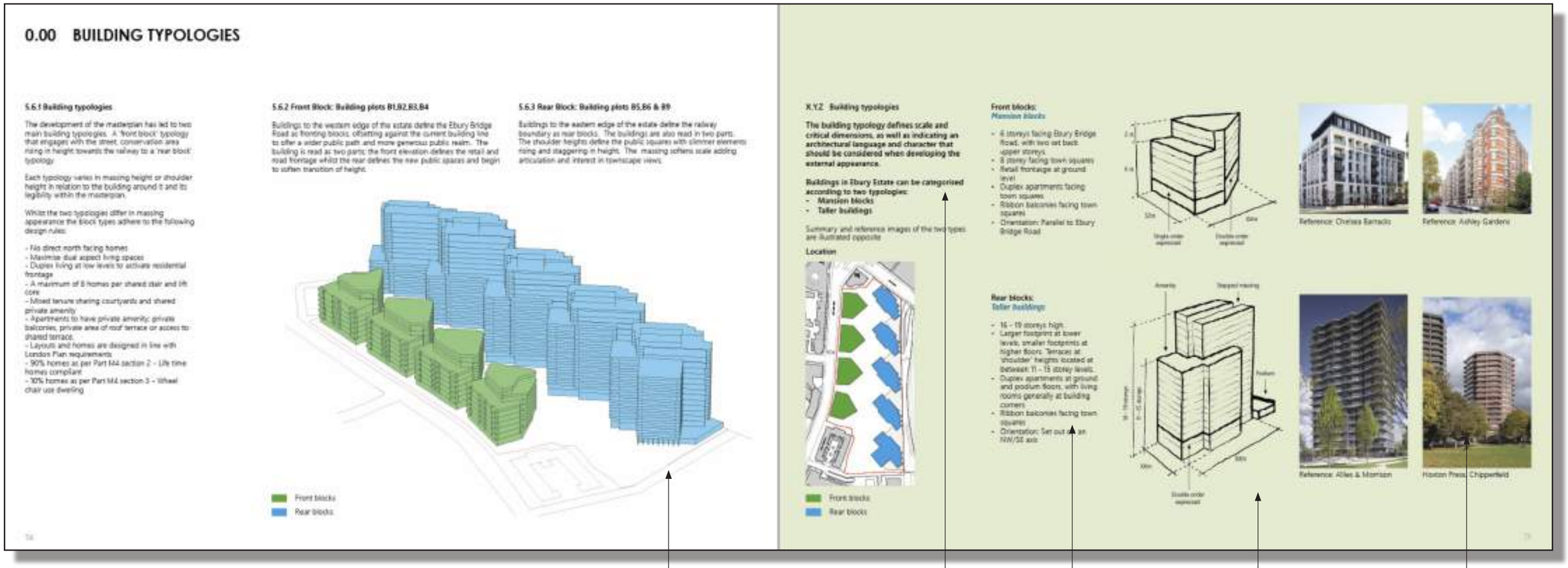
Drawing Title	Reference		Scale	Format
Development plot plan	EBE-AST-ZZ-ZZ-DR-A	01 1100	1:500	A1
Proposed site levels	EBE-AST-ZZ-ZZ-DR-A	1101	1:500	A1
Development Zones - Basement	EBE-AST-ZZ-ZZ-DR-A	1110	1:500	A1
Development Zones Ground floor	EBE-AST-ZZ-ZZ-DR-A	1111	1:500	A1
Development Zones Typical floor:level (3)	EBE-AST-ZZ-ZZ-DR-A	1112	1:500	A1
Development Zones Upper floor:level (6)	EBE-AST-ZZ-ZZ-DR-A	1113	1:500	A1
Development Zones Upper floor:level (12)	EBE-AST-ZZ-ZZ-DR-A	1114	1:500	A1
Development Zones - Balconies	EBE-AST-ZZ-ZZ-DR-A	1115	1:500	A1
Uses plan - Basement	EBE-AST-ZZ-ZZ-DR-A	1120	1:500	A1
Uses plan - Groundfloor	EBE-AST-ZZ-ZZ-DR-A	1121	1:500	A1
Uses plan - First floor	EBE-AST-ZZ-ZZ-DR-A	1122	1:500	A1
Uses plan - Lower Typical Floor	EBE-AST-ZZ-ZZ-DR-A	1123	1:500	A1
Uses plan - Typical floor Level 6	EBE-AST-ZZ-ZZ-DR-A	1124	1:500	A1
Uses plan - Upper Typical Floor	EBE-AST-ZZ-ZZ-DR-A	1125	1:500	A1
Maximum building heights	EBE-AST-ZZ-ZZ-DR-A	1130	1:500	A1
Façade Character - Ground Floor	EBE-AST-ZZ-ZZ-DR-A	1140	1:500	A1
Façade character - Typical floor (3)	EBE-AST-ZZ-ZZ-DR-A	1141	1:500	A1
Façade character - Typical floor (6)	EBE-AST-ZZ-ZZ-DR-A	1142	1:500	A1
Façade character - Upper floor (12)	EBE-AST-ZZ-ZZ-DR-A	1143	1:500	A1
Access & circulation	EBE-AST-ZZ-ZZ-DR-A	1150	1:500	A1
External Amenity - Ground	EBE-AST-ZZ-ZZ-DR-A	1160	1:500	A1
External Amenity - Podium	EBE-AST-ZZ-ZZ-DR-A	1161	1:500	A1
External Amenity - Terraces	EBE-AST-ZZ-ZZ-DR-A	1163	1:500	A1

The purpose of the parameter plans are defined by 8 drawing types as outlined below:

1.Development Plot Plan - defines the extent of the detailed and outline application
2.Proposed Site Levels - defines the current and proposed site levels across the masterplan
3.Development Zones - defines the extent of the building in plan as a development zone through each typical floor
4.Uses Plan - defines the extent of residential and alternative use within the development zone through each typical floor
5.Maximum Building Heights - defines the maximum heights as above ordinance datum (AOD) for the massing of the masterplan
6.Façade Character - defines the extent of character zones within the master plan supported by the detailed description within the design code
7.Access and Circulation - defines the nature and location of access points into the masterplan and routes through
8.External Amenity - defines the extent of public and private open space though the masterplan

Page layout

The following illustration shows a typical page layout throughout the Chapters 4 and 5. In this section of the document, the key rules and principles, Design Codes, are identified by pages or boxes highlighted with colour. Each Design Code or Parameter Plan reference is typed in **bold font**. Where justification for the statement or drawing is required, explanatory information is provided below in light font, clarifying the purpose and reasoning behind any given Design Code or Parameter.



White backgrounds show illustrative outline application proposal

Design Code written in bold

Justification and explanatory comments written in light font

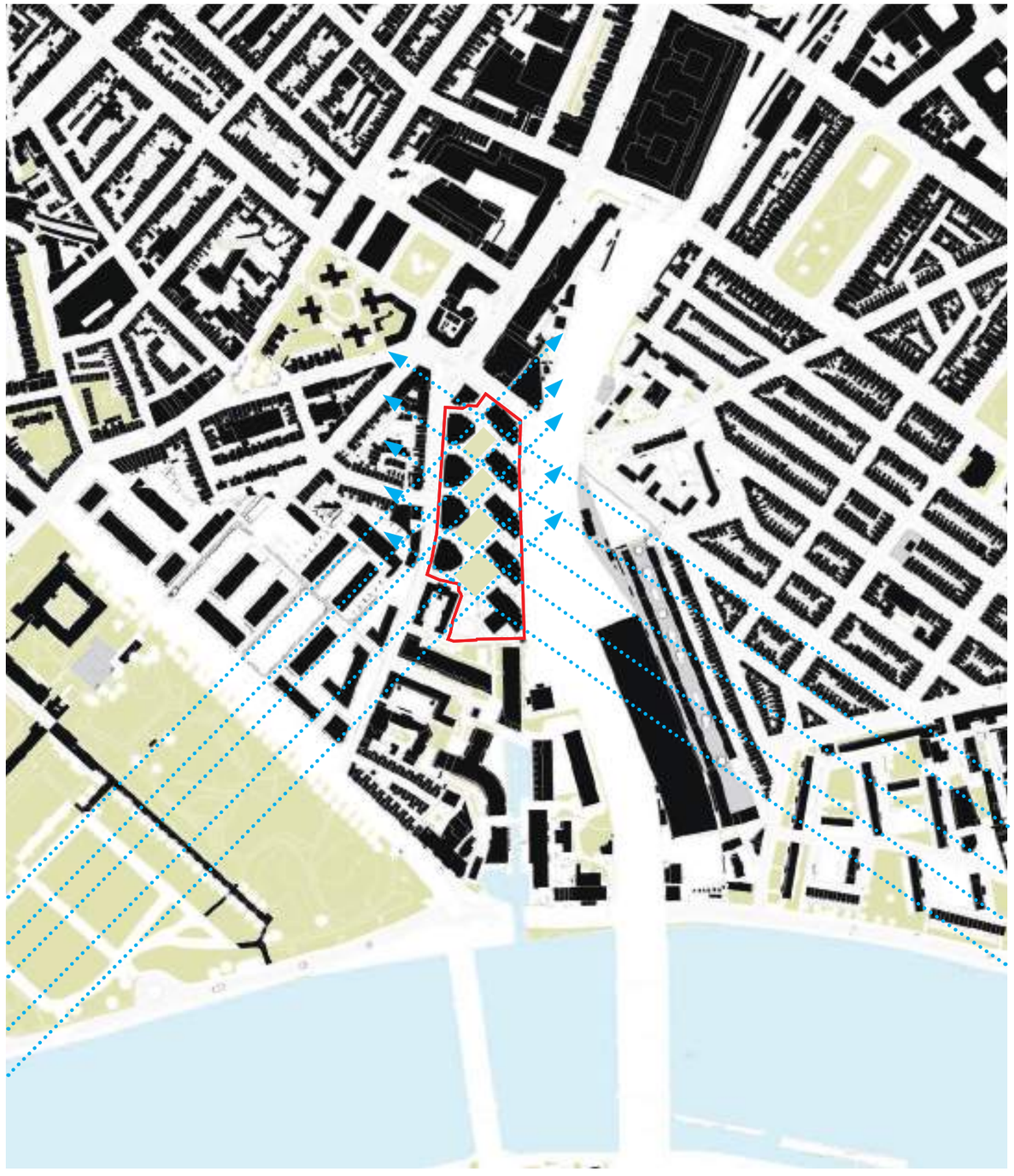
Colour backgrounds highlight a Design Code section

Precedents with green background highlight acceptable examples of that particular code

4.02 MASTERPLAN ARRANGEMENT

Urban block structure
The urban blocks have been informed by the wider context grain, townscape views and city scale coherency. Key considerations are highlighted below:

- Orientation of blocks have been considered in terms of wider city grain to compliment and stitch into the existing urban grain aligning with streets and connections.
- Urban block form has been developed with townscape views so mitigate visual impact.
- The blocks form consider the continuation of the street elevation to Ebury Bridge road and opening of elevation adjacent to the railway.
- Wider views of the city and river to the south have been considered in the orientation and staggering of blocks.
- The block structure informs new central public squares that reflect the typical London condition and open space qualities within Westminster.



Urban scale density plan
At city scale the block proportion and orientation has been designed to coordinate and stitch into surrounding grain.

Masterplan block structure
The masterplan blocks and orientation have developed in consideration of the quality of public space, internal space and neighbouring buildings. Key considerations are highlighted below:

- Open squares have been designed to link a chain of public squares through the centre of the masterplan, presenting a new north-south connection through the estate. Blocks align with the squares to give character and a sense of enclosure, to have connected but well defined open space.
- Separation between blocks around open space is consistent through the masterplan.
- Form and orientation allow direct sunlight through spaces between blocks and opening external spaces to benefit from southern aspect.
- A podium adjacent to the railway on the eastern boundary grounds and connects the rear blocks providing a hidden undercroft for parking and residential supporting functions so to maximise active frontage around the public squares.
- The block arrangement provides a flat frontage to tie into the Ebury bridge road character, increasing public realm pathway widths along Ebury Bridge road.
- Internally, the ‘zig zag’ arrangement provides a larger amount of inward facing facade, maximising visual amenity towards the public squares and natural surveillance.
- No single north facing homes with good depths of floor plate to allow good quality of internal daylight and sunlight.
- Block footprints have been developed to maximise dual aspect living across the masterplan.
- Orientation of the blocks offer the ability to maximise separation between living spaces allowing views out to slip past one another; enabling privacy, good visual amenity and good internal daylight quality.
- Blocks are designed to present flexibility to accommodate change over time with developing needs.

Detailed area boundary

Site boundary

N

Minimum 14m between buildings to mitigate overlooking between apartments. Buildings oriented in order that living rooms look past each other

>14m

RAILWAY

Living room on all corners of building, to allow residents views and light from two directions

am

Orientation and massing of taller buildings has been designed to allow as much sunlight into the centre of the scheme as possible

B05

B06

B07

B08

B09

EBURY BRIDGE

Morning sun

Morning sun

Morning sun

Morning sun

dual aspect living

Generously proportioned town squares

noon

1 EBURY BRIDGE ROAD

dual aspect living

B01

EBURY BRIDGE ROAD

B02

B03

B04

pm

CHEYLESMORE HOUSE

MOORE HOUSE

EBURY BRIDGE ROAD

Spacing between mansion blocks has been set out to allow vehicular two-way traffic as well as pedestrian footways on both sides

Buildings have been set back to create significantly wider pavements to Ebury Bridge Road

4.03 MASTERPLAN SETTING OUT

The masterplan design considers constraints of the existing context to ensure any adverse impact is mitigated.

Key considerations are highlighted below:

- The Building 5 footprint has been considered to ensure direct views are retained from Consort Rise House to the north of the site
- The footprints of Buildings 1 and 4 are set back from No1 Ebury Bridge Road and Cheylesmore house respectively, to reduce the impact of loss of daylight/ sunlight. These footprints provide an improvement on the existing estate blocks
- The location of Building 8 is considered against the position of Doneraile House, which is retained as part of the first phase of the masterplan
- The eastern boundary condition considers the harsh condition of the busy railway with a continuous single storey podium with no residential uses along the eastern boundary at ground level

Cheylesmore House

Consort Rise House

Doneraile House

No1 Ebury Bridge Road

Detailed area boundary
Illustrative line showing constraint
Site boundary

N

Proposed B5 massing has been carefully set back, in order that it does not over sail the projected line in front of Consort Rise, minimising the risk of adverse daylight and sunlight impacts

Façades on the eastern boundary have been designed with a stepped geometry, to create zones for better access to the façades for maintenance or replacement. (ie with Building Maintenance Unit cradle)

Building 8 location has been carefully set out in order that there is a circa 4 - 5m gap between the building and the existing Doneraile House, minimising risk of disruption if B8 is to be constructed prior to Doneraile House being demolished

Proposed massing extents maintain existing relationship between buildings and roadway

Doneraile House extents

Proposed B1 massing has been set back, to increase the current gap with 1 Ebury Bridge Road. Not over sailing the line of the existing Westbourne House has been set as a design parameter early on in the design process

Widening the street, and setting the proposed building back to create a consistent and joined up street frontage has been a key design aspiration throughout the design development.

Proposed B4 massing has been set back, to increase the current gap with Cheylesmore House. Not over sailing the line of the existing Edgson House has been set as a design parameter early on in the design process

B01 B02 B03 B04 B05 B06 B07 B08 B09

RAILWAY
EBURY BRIDGE
1 EBURY BRIDGE ROAD
EBURY BRIDGE ROAD
CHEYLESMORE HOUSE
MOORE HOUSE
EBURY BRIDGE ROAD

4.04 SCALE & MASSING

Policy guidance on tall buildings

The scale of the masterplan is defined by the urban block structure. Front blocks 1-4, to the west adopt a building height relating to immediate context heights of Ebury Bridge Road. Rear blocks 5-9, to the east adopt site opportunities and full potential for delivery of homes with taller slender buildings adjacent to the railway line. Buildings 5-9 are defined as tall buildings within policy guidance.

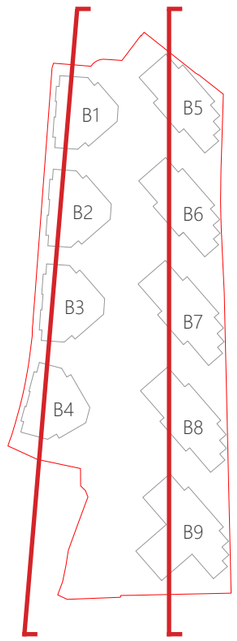
Planning policy identifies the site as an opportunity for taller buildings where buildings contribute to the creation of place and enhance character whilst respecting view from the surrounding conservation areas.

Proposals for tall buildings are required to:
- be proportionate to the role, function and importance of the location in terms of height, scale, massing and form; and
- achieve exceptional architectural quality and innovative and sustainable building design from all viewpoints and directions; and
- create an attractive and legible streetscape that takes account of the use of the public realm for a variety of uses and includes active uses at ground floor level; and
- enhance the character and distinctiveness of an area without negatively affecting valued townscapes and landscapes, or detracting from important landmarks, heritage assets, key views and other historic skylines and their settings; and
- mitigate negative impacts on the microclimate and amenity of the site and surrounding area; and
- avoid unacceptable impacts on aviation and telecommunications; and
- provide publicly accessible viewing platforms at the roof of the building (for any exceptionally tall buildings

Taller buildings outstanding design quality

Buildings 7 and 8, included as part of the detailed application for phase 1 delivery, demonstrates the exemplary design qualities of the taller masterplan elements. Taller buildings 5 - 9 share a common design quality to create a complimentary character for the masterplan whilst also presenting distinguishing building characteristics. This is covered in more detail in the design code pages of this section.

Features of taller buildings include:
- A considered massing; broken into staggered lower level and upper level elements
- Taller buildings located adjacent to railway, orientated to mitigate overshadowing to neighbours and new homes
- Spaces between buildings, footprint and orientation coordinated with conservation views



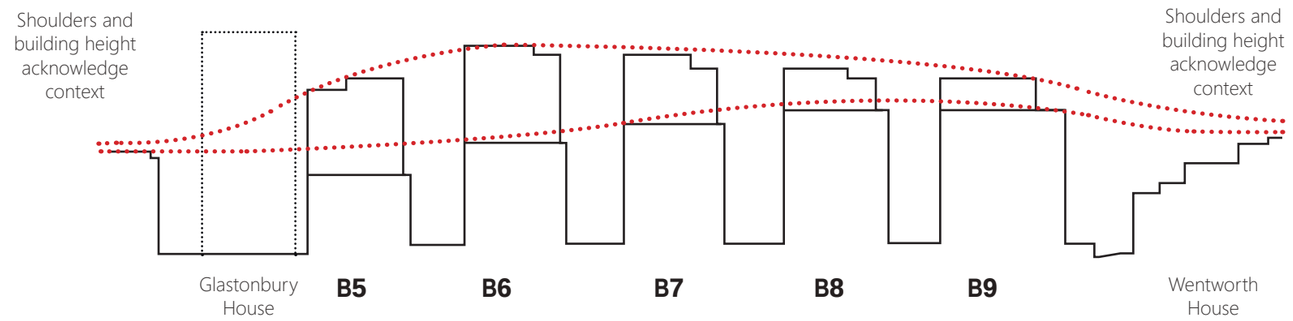
Urban design principles

The masterplan massing has taken the following into consideration:

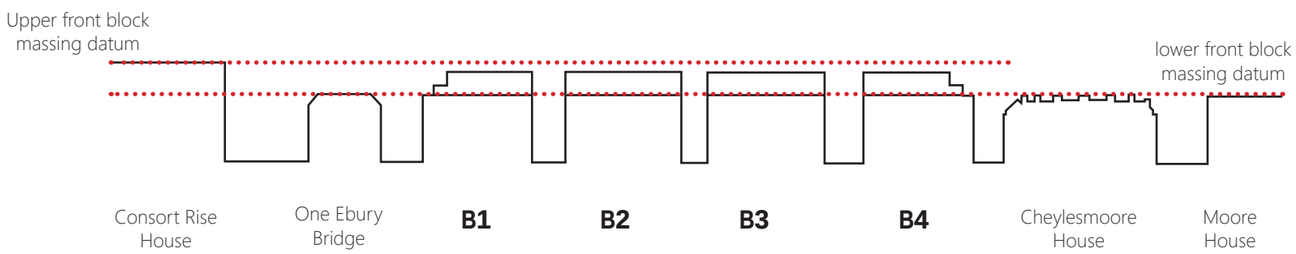
- Provision of homes
- Quality of homes
- Quality of pubic space
- Townscape views
- Impact on neighbours amenity

The following urban design principles set out in the masterplan are incorporated in the outline application, influencing the detailed design of the buildings in future phases.

- Good separation between tall elements to avoid a ‘wall of development’ against the rail line.
- The orientation of the buildings and the layout within the masterplan are tuned to optimise for daylight and sunlight, bringing a high level of natural light to the open spaces as well as the homes.
- Building and podium massing is used to control the acoustic quality of homes and open spaces.
- The location of height towards the north of the site; adjacent to the railway and orientation minimises the overshadowing on neighbours homes and amenities.
- Massing respects long views from conservation areas to minimise the impact of the scale of the development. Consideration of view from surrounding Georgian and Victorian terraces within the adjacent conservation areas.
- Building scale and massing responds to the immediate context at the edges of the masterplan. See diagrams below:

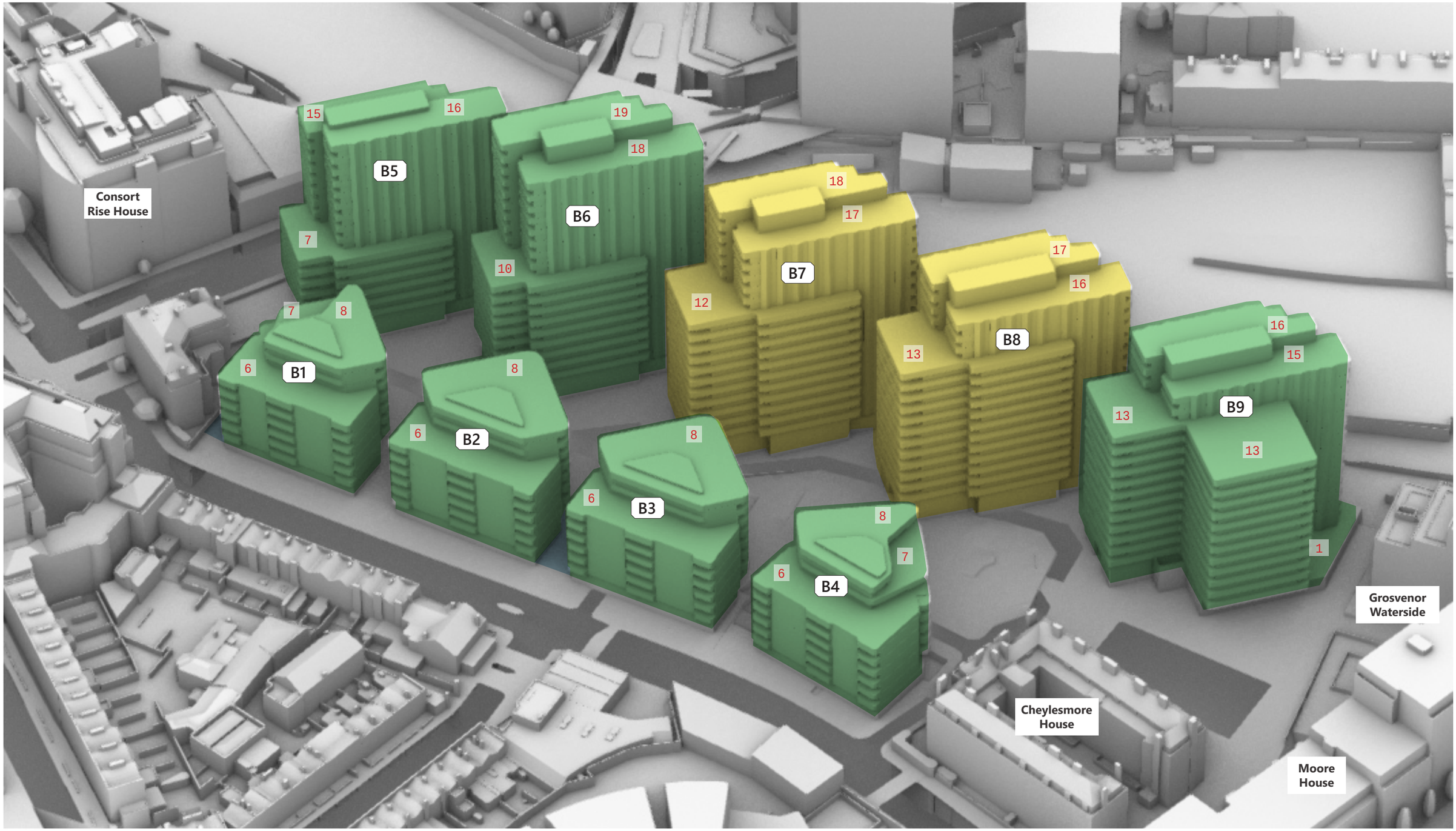


North to south rear building outline



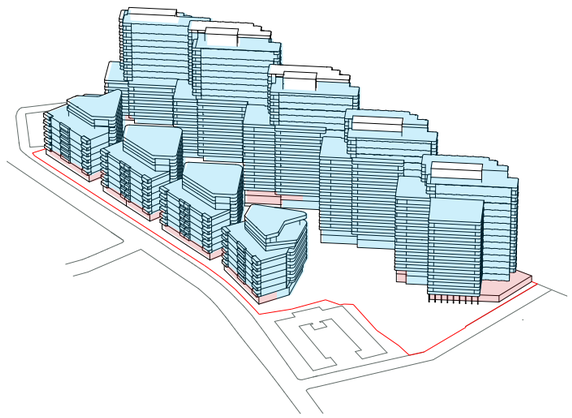
North to south front building outline

Outline application (B1, 2, 3, 4, 5, 6, and 9)
Detailed application (B1 and 8)
16 Floor level
B7 Building number



Aerial view of site from SW

4.05 USE AND AMOUNT



Residential use
Non-residential use

The building uses fall into residential and non-residential categories. The following plans demonstrate typical floors of the illustrative masterplan highlighting uses and illustrative layouts. Typical floors demonstrate how building massing and form coordinate with layout and use.

The following pages define uses and amount in further detail.

Residential uses:
- Residential apartments
- Lobbies / stores / circulation
- Estate management hub

Non-residential uses:
- Retail
- Enterprise / workspace
- Potential community / culture / leisure
- plant / ancillary uses

N

Basement level
- Basements typically local to the building footprint providing plant and cycle storage
- Shared basement under B2&3 offers retail storage

Ground level
- Retail frontage to Ebury Bridge Road wrapping into residential public squares
- Non-residential uses create a northern and southern 'gateways' and support central square

Floor 01

- Workspace frontage to Ebury Bridge at grade upper-level, with non-residential functions to lower ground floor.
- Residential duplex homes at ground floor and podium levels enhancing active frontage within the masterplan.

Typical floor (Lower)

- Typically from level 2 to below terrace
- Flats orientated around a central core providing a high proportion of dual aspect living
- Generates views towards the city or internal town squares

Typical floor (Upper)

- Typically from terrace level to roof
- Flats at upper levels have long views and connectivity to shared private amenity
- Cores have access to natural daylight and shared roof amenity

Residential use

This section explains residential size, tenure and type within the outline masterplan design.

Half of the homes provided across the masterplan will be affordable. This will allow affordable homes to be mixed with private homes, promoting mixed communities and social inclusion. The types of dwellings vary from flats typically at upper levels with duplex homes at ground and podium levels, with a mix of one up to five bedroom dwellings.

The homes will be designed to comply with the draft London Plan, compliant with the latest Building Regulations at the time of the reserved matters planning application and Building Regulations registration.

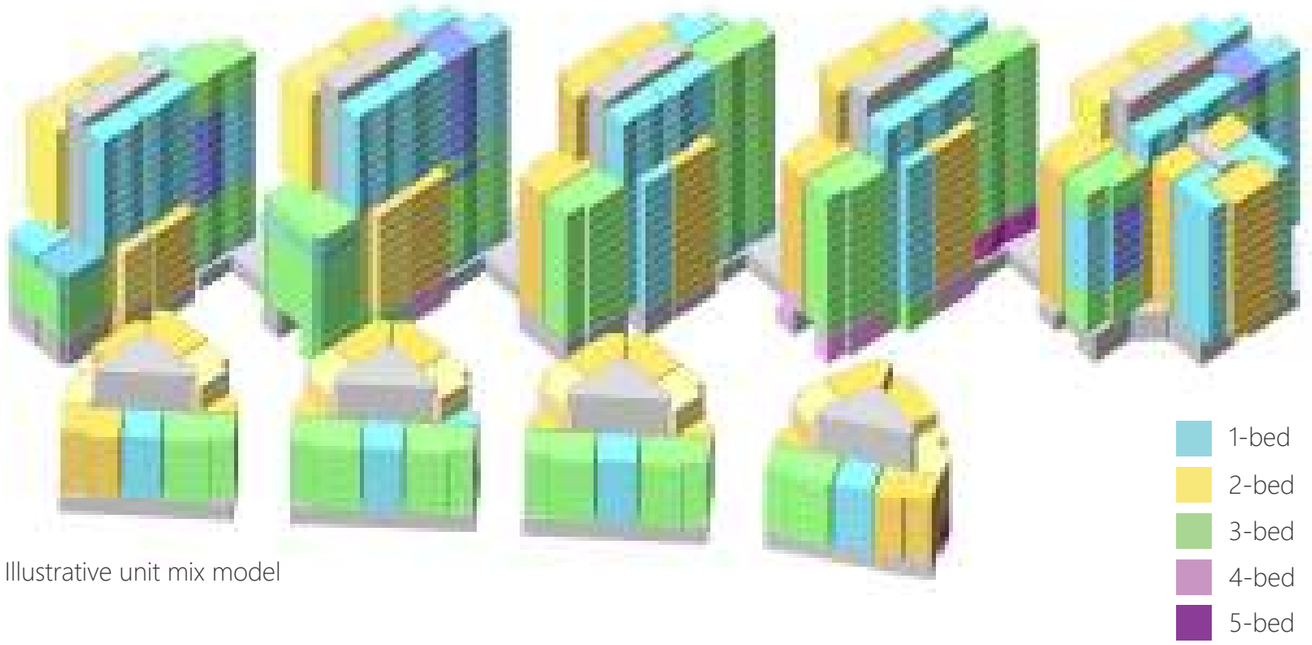
Home types and mix
The adjacent massing illustration visually demonstrates unit mix and tenure. Key points:

- A minimum of 50% affordable is being provide
- Family homes are categorised as 3 bed or larger
- The scheme delivers 422 additional homes in comparison to the existing estate, of which 22% are family sized
- 56% of habitable rooms are affordable

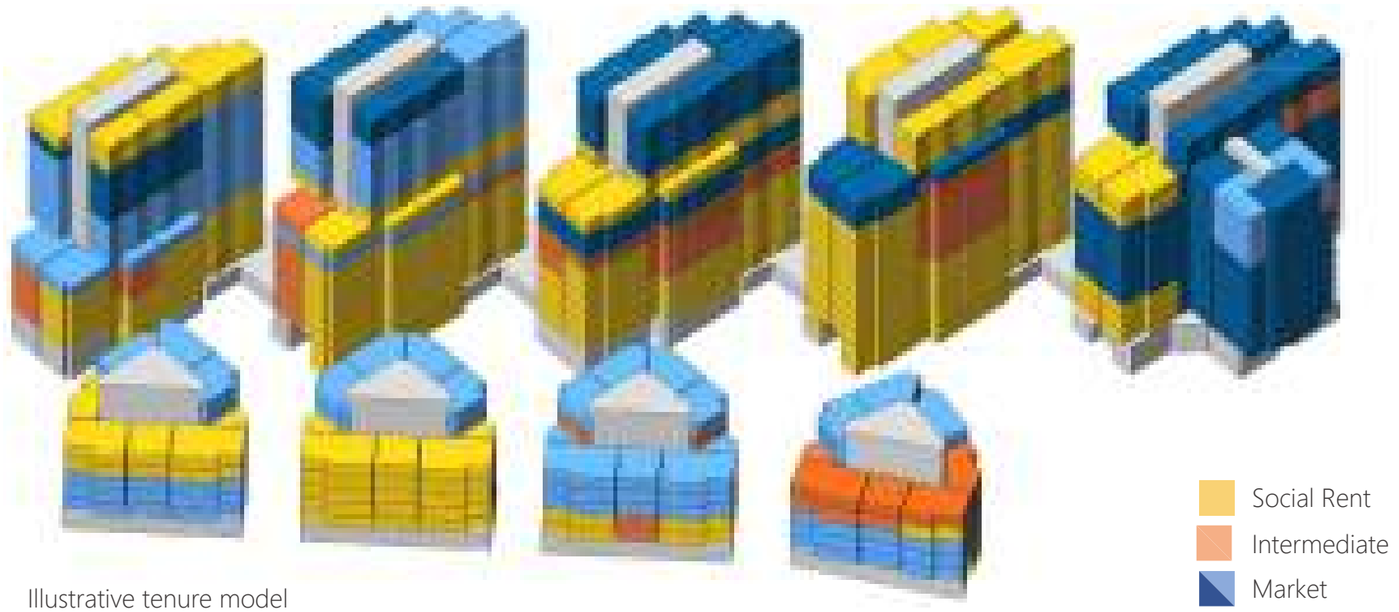
Illustrative unit types:

- 36% 1bed
- 44% 2bed
- 17% 3bed
- 3% 4 & 5bed

Social cohesion
The scheme delivers a mix of home types and tenure throughout the masterplan so to deliver a cohesive social environment. The illustrative masterplan has been tested to deliver choice of home type and tenure for all residents. Homes have been designed to be tenure "blind" so that every resident experiences the same entrance and facilities, all with opportunity to enjoy communal private amenity to terraces and podium.



Illustrative unit mix model



Illustrative tenure model

Tenure distribution

Developing an integrated and inclusive neighbourhood, all tenures are distributed across the site. Affordable homes will have the same external appearance as private homes, sharing the same entrances and cores.

All buildings are designed to be tenure blind. Location of tenures is in part driven by value, but also by the desire of having a mixed tenure across the blocks. The illustrative diagrams opposite indicate the distribution of tenure and unit sizes across the masterplan.

For more information on detailed application tenure and layouts, refer to detailed application drawings.

The accommodation schedule adjacent demonstrates the tenure mix for both the outline and detailed applications combined.

Residential Principles

The masterplan outline scheme incorporates the following principles across blocks.

- Layouts are designed in accordance with the Draft London Plan and National Space Standards.
- 90% of homes in accordance with Part M4 Section 2
- 10% of homes in accordance with Part M4 Section 3
- Duplex units located at ground and podiums provide activity and natural surveillance.
- No directly north facing single aspect units
- Optimised dual aspect living
- Private amenity to majority of apartments; amenity either as a balcony, roof terrace or external defensible space
- Mixed tenures share external amenity spaces
- Entrance lobbies connect to stair/lift cores to shared external podiums and/or terraces
- Up to 8 residential units per stair and lift core
- Windows provided in circulation areas wherever possible

Detailed application fixed	Tenure detailed split:	1 bed	2 bed	3 bed	4 bed	5 bed	total homes	hab rooms
	Social	27	60	36	6	1	130	414
	Intermediate	24	17	3			44	111
	Market	17	23	12			52	151
	Detailed application total:	68	100	51	6	1	226	676
	Detailed application mix by percentage	*30.1%*	*44.2%*	*22.6%*	*2.7%*	*0.4%*		
Outline application illustrative	Tenure detailed split:	1 bed	2 bed	3 bed	4 bed	5 bed	total homes	hab rooms
	Social	27	71	58	11	3	170	572
	Intermediate	18	13	11			42	120
	Market	157	152	11			320	814
	Outline application total:	202	236	80	11	3	532	1506
	Outline application mix percentage	*38.0%*	*44.4%*	*15.0%*	*2.1%*	*0.6%*		
Overall combined	Overall masterplan total:	270	336	131	17	4	758	2182
	Overall masterplan percentage	*35.6%*	*44.3%*	*17.3%*	*2.2%*	*0.5%*		

Percentage of affordable homes:	
Detailed application	*77%*
Outline application	*40%*
Overall masterplan	*51%*

Percentage of family homes:	
Detailed application	*26%*
Outline application	*18%*
Overall masterplan family units	*20%*
Overall Affordable family units	33%
Overall Market family units	6%

Density:	
Detailed Density: site area 1.86 ha	*407 units/ha*
Outline Density: site area 1.41 ha	*377 units/ha*
Overall Density: site area 0.45 ha	*502 units/ha*

Masterplan overall area:	
NIA (residential)	*53190 sqm*
GIA (residential)	*81418 sqm*

Masterplan illustrative residential schedule

Non-residential and ancillary uses

The masterplan has been developed to enhance the existing streetscape to Ebury Bridge Road, providing an extended retail frontage. Within the proposed estate, ancillary and non-residential uses, coupled with the duplex homes, generate an active frontage.

- Retail frontage aligns Ebury bridge road, wrapping into public squares at pedestrian access points. Public realm to front of retail is improved with the proposed widening of the pavement.
- In Building 5, enterprise workspace faces Ebury Bridge at upper ground level. Lower ground level provides community space facing the northern masterplan town square.
- A double height Central Management Hub faces into the Community Square.
- Resident rooms offer single height space for flexible use by residents adjacent to building entrances 5 and 7.
- Potential community, culture and/or leisure uses located in Building 9 (eg. Fitness suite, Cafe/ juice bar and Nursery), adjacent to the southern gateway public realm and link to Grosvenor Waterside development.

Community use
The proposed outline application delivers an increased amount of community area and quality of space within the illustrative masterplan.

Proposed non residential and community area:

Building	Area GIA (m^2)
B1,B2,B3,B4	1600sq.m Class A1-A4/D1 where: -A3 no more than 460 sq.m - A4 no more than 340sq.m - D1 no more than 150 sq.m
B5	350 sq.m Class B1 158 sq.m Class D1
B9	910 sq.m Class D1/D2/A3 where - A3 no more than 130 sq.m

Illustrative ground floor layout

Front block non residential A1-A4, D1

Rear block non residential B1, D1, D2, A3

Residential apartments

Illustrative render
Image credit: Haze

Building 5: Enterprise Workspace and Community

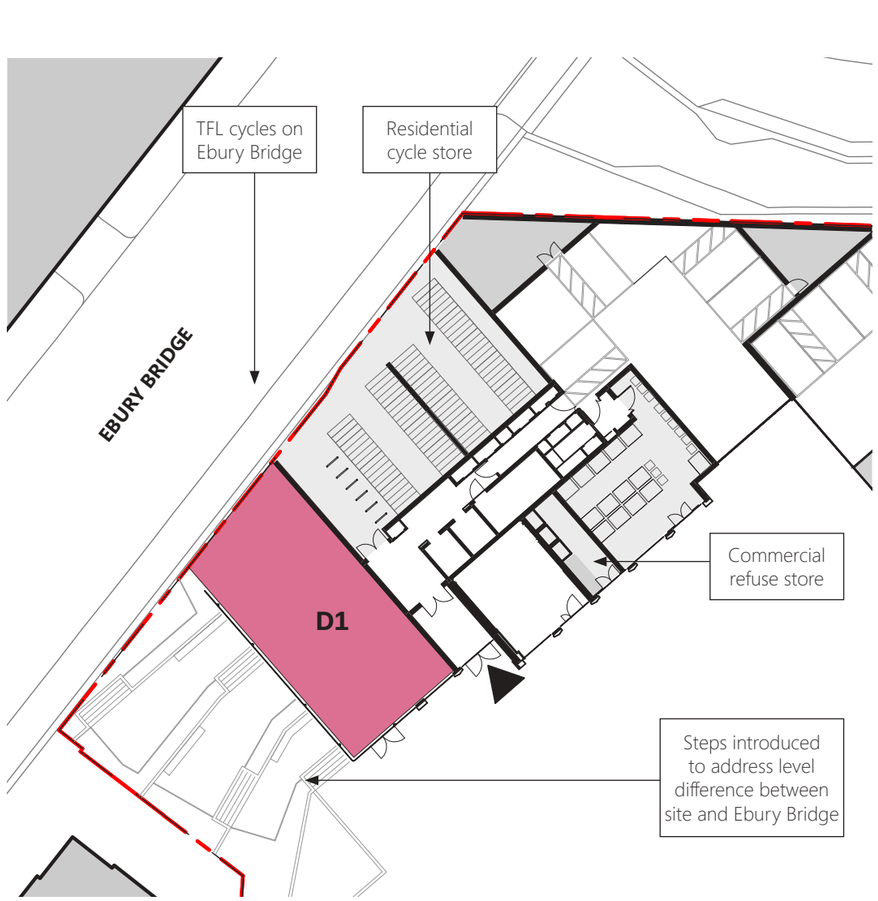
Northern Gateway
A new stair connects the new Ebury public realm to Ebury Bridge as an active public space presenting a significant northern connection.

Features:

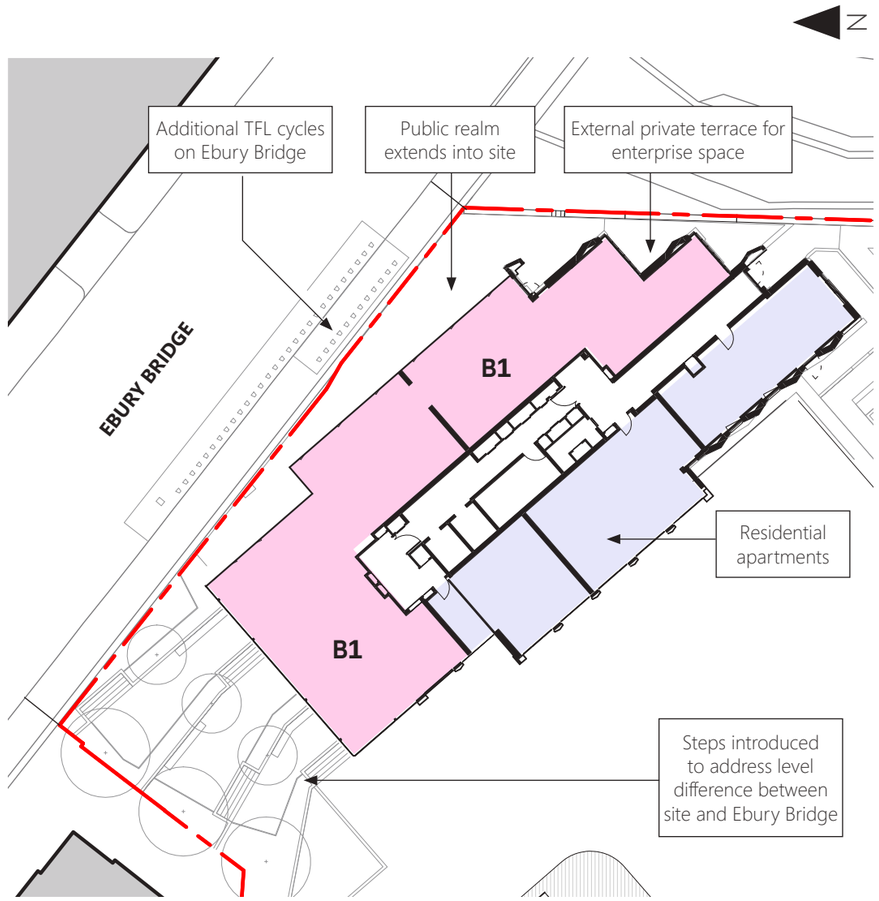
- Workspace at first floor at grade to Ebury Bridge
- Community use at ground floor public realm
- Wrap around workspace active frontage of B5
- Strong visual presence
- Interface with steps and Ebury Bridge
- Steps provide public function for sitting and play

Use

- B1 use (Enterprise space)
- D1 use (Community space)
- Residential apartments



Illustrative B5 ground floor plan



Illustrative B5 first floor plan

Illustrative render
Image credit: Haze

Building 9: Fitness, Cafe and Nursery

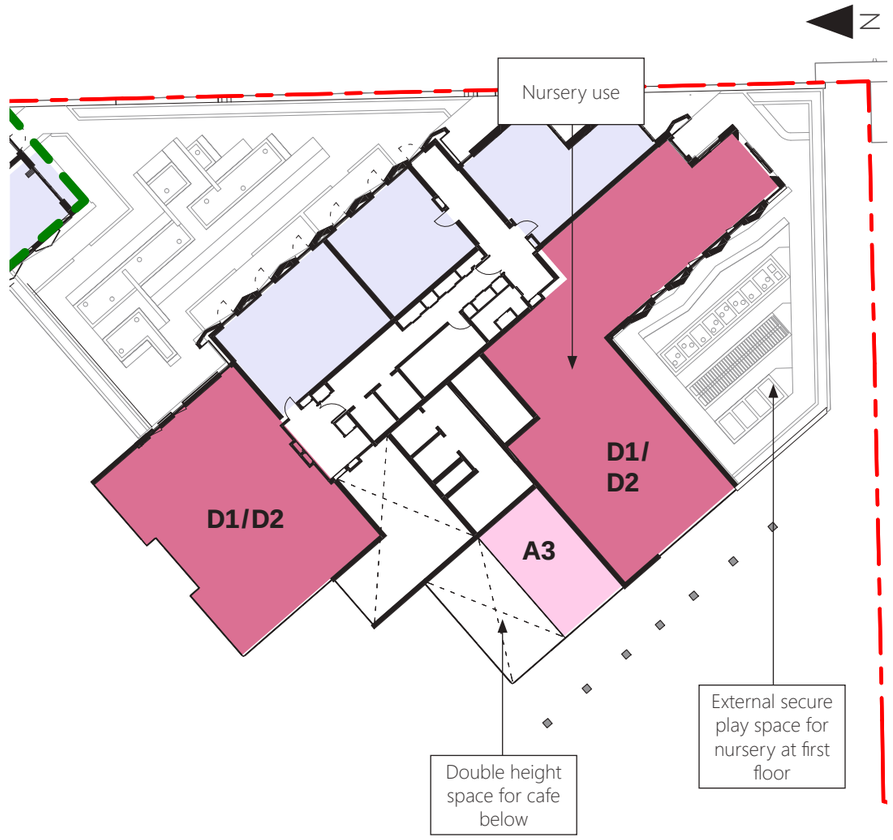
Southern gateway
The southern gateway presents an open and green entrance into the estate. A rich landscaped area supports potential cultural, community and leisure functions.

Key features:
- Several non-residential uses at the ground and first floor levels. Potential fitness, cafe and nursery functions
- Strong visual presence, in particular looking north from Grosvenor Waterside
- Interface with sports and recreation uses on adjacent squares (flexible multi use games area and landscaped seating areas)

Use

- A3 use (Cafe space)
- D1/D2 use (Fitness and nursery)
- Residential apartments

Illustrative B9 ground floor plan



Illustrative B9 first floor plan

Illustrative render
Image credit: Haze

Buildings 1 to 4: Retail High-Street

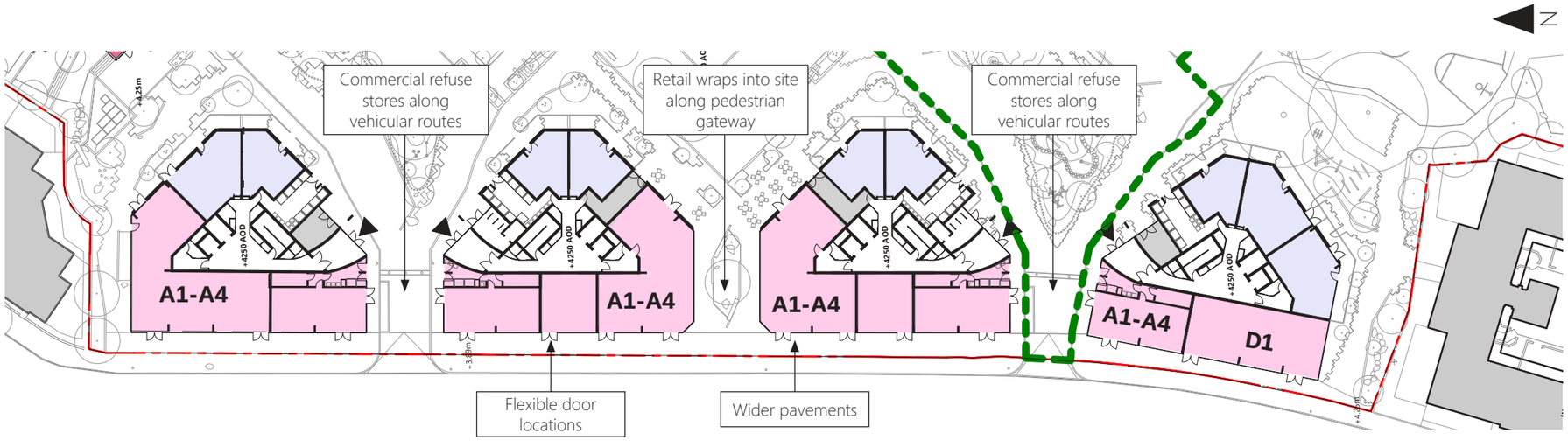
The masterplan delivers approximately 1000m2 of additional retail space compared to current provision. This has been defined in coordination with specialists from Avison Young (AY), who have also advised on potential retail units types, size and location in the masterplan, according to predicted market demand.

Potential uses considered:
- Convenience store
- News Agents
- Barber
- Dry cleaning
- Coffee shop
- Deli butcher
- Wine bar
- Restaurant
- Bakery
- Pharmacy
- Hairdressing and beauty
- Dentist
- Physiotherapist

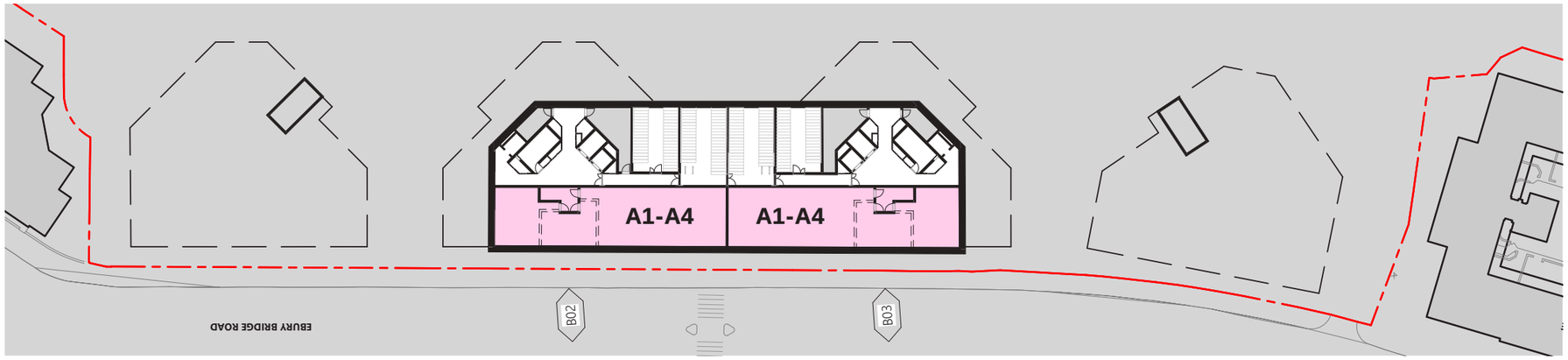
Consultation is ongoing with existing retailers with support being offered to enable relocation back to the site where viable. There is also an awareness of future provision for potential retailers wanting to grow from meanwhile retail space.

Retail uses will serve the Ebury community whilst appealing to wider market demands. Units wrap around and into the public internal environment highlighting pedestrian gateways to the site and provide greater depth of floor plate, suited to function. The wrapping of the retail frontage brings activity into the public realm.

Proposed building footprints are located further away from the street compared to existing footprints, creating a wider pavement, between 4 and 5m.



Illustrative retail ground floor plan



Illustrative retail basement plan

Use

Flexible A1-A4 or D1 use

Residential apartments

Illustrative render showing
shopfronts along EburyBridge Road in the evening

4.06 ROUTES AND CONNECTIONS

The new masterplan opens connections to the north and south, linking with its context of Ebury Bridge and Grosvenor Waterside respectively. Shared surfaces are proposed where these connections meet vehicular routes, with priority for pedestrians and cycles over vehicles. The western boundary retains its permeability through five points of access organised to give vehicular and pedestrian emphasis. The eastern boundary provides a non-permeable elevation adjacent to the rail line and associated access road.

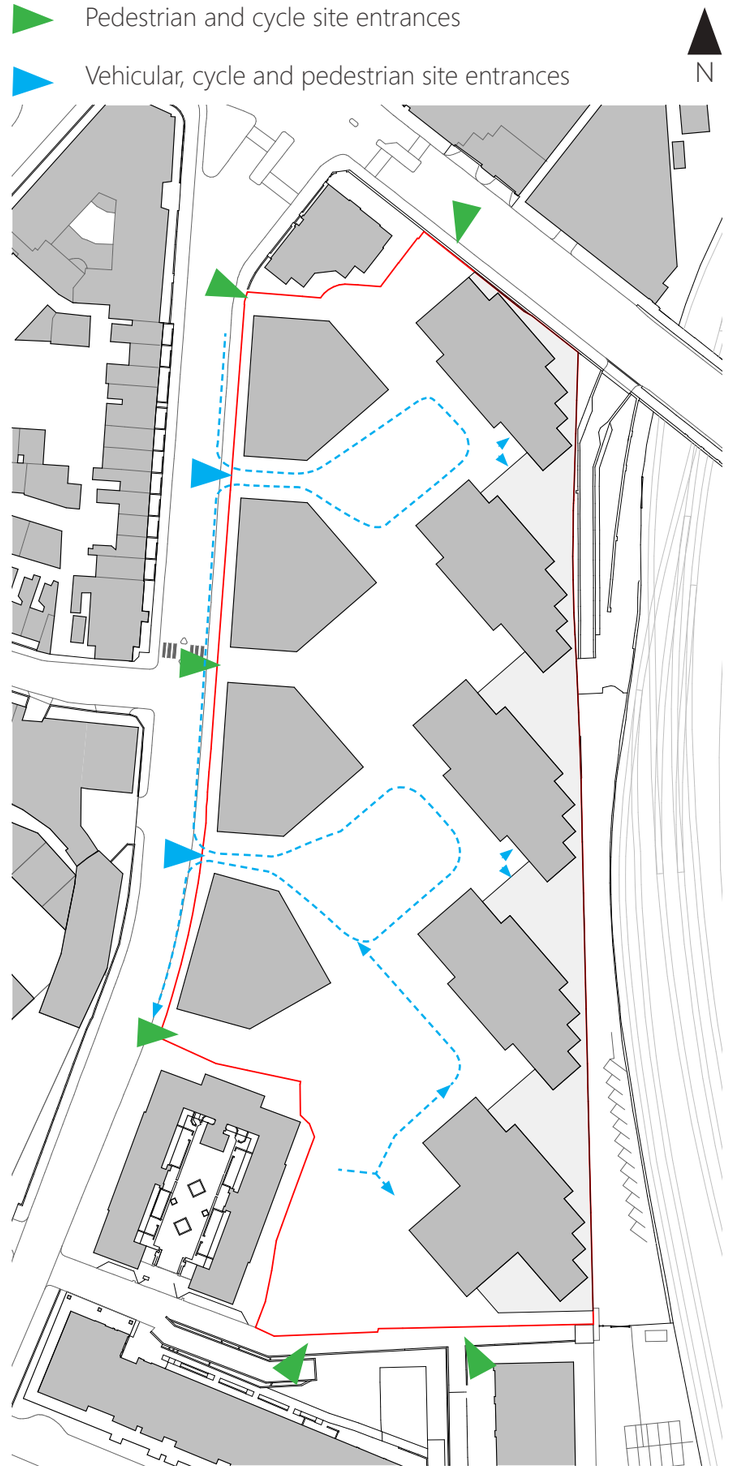
Northern Gateway
The Gateway responds as an active public space beyond just a connection. Creating a new route into the site, it links Ebury Bridge to the masterplan with landscaped steps. The new steps provide a link as a route through to Victoria and enhance public space supporting the corner and frontage to building 5 at the northern edge. The stairs have a southern aspect; encouraging the use of the space and linking into informal play.

Southern Gateway
Again the proposal creates a new clearer link, in this instance to Grosvenor Waterside; access through is currently prevented by the caged multi-use games area. The masterplan layout encourages wider connections to the south of Grosvenor Waterside and improves local relationships with Moore House and Cheylesmore House.

Ebury Bridge Road
The permeable frontage along Ebury bridge road to the west has been retained and improved, providing a clearer strategy for vehicular and pedestrian routes into the site. Widths between buildings give a consistent and wider scale for site entrances, activating corners and gateway.

In addition, pedestrian activity is encouraged further with the widening of the pavement to Ebury Bridge Road. Building frontages are set back from the existing condition to provide circa 2.5m of additional width to the existing pedestrian route.

Masterplan connections



Masterplan entrances

Illustrative view of gateway into site

4.07 LANDSCAPE AND PUBLIC REALM

A hierarchy of open spaces are presented through the masterplan, as follows:

- Public open space
- Communal podium open space
- Communal terrace open space
- Private balconies and defensible open space for duplex homes

Public Open Space
Interlocking squares connect northern and southern boundaries with a community square at its heart. Each square has its own unique identity, bookended by high quality entrances to the site via north and southern gateways. A community square with a flexible, active landscape in the central pedestrian square provides a focus for public open space. The whole western edge offers a permeable frontage. The public squares acknowledge the classic residential London square, a predominate urban feature in Westminster, appropriately landscaped for privacy and offering individual character to each square.

Communal Podium Open Space
The roof of the podium presents shared semi-private open space connecting the taller rear buildings and enhancing ability for inter-building community cohesion.

Communal Terrace Open Space
The roof of the lower level massing across all buildings presents shared semi-private space for all residents to benefit.

Private Balconies and Defensible Space
Private amenity is provided for homes through balconies and defensible front garden space at ground floor and podium levels.

The open space provides a range of activity and uses to support a wide demographic of residents and building functions. Detail is outlined for the masterplan in the landscape sections.

Northern Gateway
steps from Ebury Bridge to lower public realm

Building terrace
shared amenity space for building residents

Community central square
flexible heart of the masterplan for multiple uses and gatherings

Podium terrace
shared inter building amenity spaces

Flexible MUGA
an informal games area for multi sports and activities across ages

Southern Gateway
open green connection to the Grovesnor waterside development

Masterplan open space

Use	Area GIA (m^2)
Publicly accessible open space	9,515 sq.m
Proposed play space	2,854 sq.m
Total open space (inc terraces)	14,558 sq.m

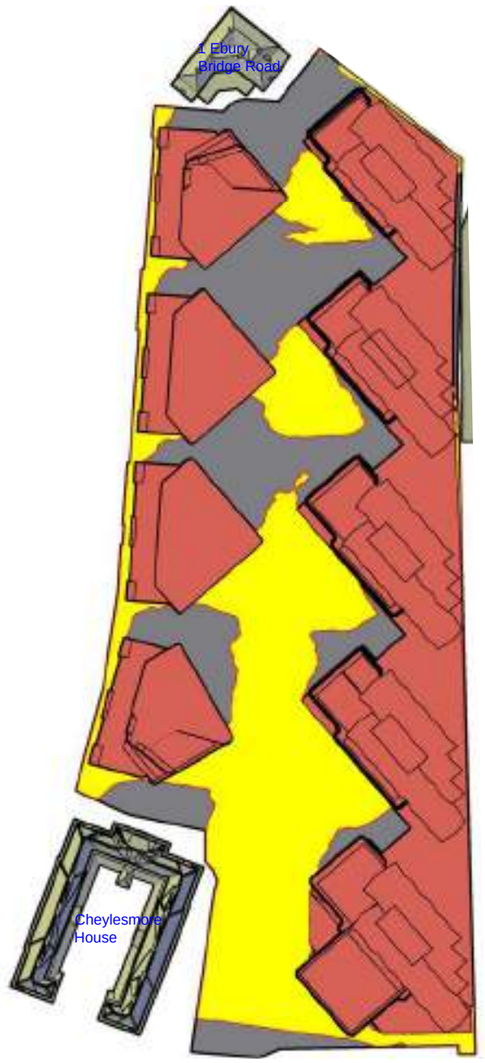
Illustrative ground floor and landscape plan

4.08 MICROCLIMATE: DAYLIGHT & SUNLIGHT

Microclimate impacts have been assessed with specific reference to wind, daylight and sunlight. The master plan has been developed to maximise sunlight benefits while minimising any overshadowing and wind impacts.

Daylight & Public Realm
The impact of the buildings on the sunlight of the proposed private and public amenity space demonstrates compliance with the required BRE requirements providing enough sunlight to the spaces all year round.

The BRE suggests that 50% of each amenity space should receive more than 2 hours of sunlight on 21st March. Modelling has shown 57% of public realm receives in excess of 2 hours sunlight on 21st March, improving on BRE recommendations.



57% of public realm receiving excess 2hrs direct sunlight March 21st

Masterplan neighbouring Vertical Sky Component (VSC) impact mitigation
Extensive VSC testing was undertaken during the masterplan design process to establish the effect of outline massing iterations on neighbouring daylight amenity. This iterative process informed significant design amendments to reduce potential VSC impacts, including;

- the merging of Blocks 9 and 10 to reduce the proposed massing and increase the distance from neighbouring buildings;
- the lowering of 'shoulder' heights across Blocks 5 & 6;
- stepping back the upper storeys of the mansion blocks;
- and setting back the footprint of blocks 1 & 4 to increase the distance of the development from the shared boundaries

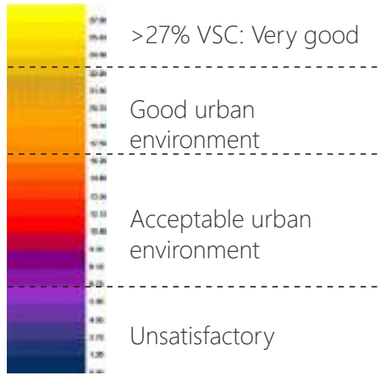
Masterplan Homes Average Daylight Factor (ADF)
Results of the VSC façade studies were used to determine whether there is potential for the minimum ADF target value to be achieved within future residential apartments, based on assumed typical room and window dimensions. This exercise demonstrated that the vast majority of residential units across the masterplan should be able to achieve ADF target values for the respective room types through careful layout design at detail design stage. Due to site constraints, isolated areas of limited daylight availability were identified, resulting in the potential ADF values below the target minimum values, if conventional room and window dimensions are used. In such instances, the ADF assessment can assist with informing bespoke window / room dimensions to ensure daylighting potential is maximised at detail design stage.

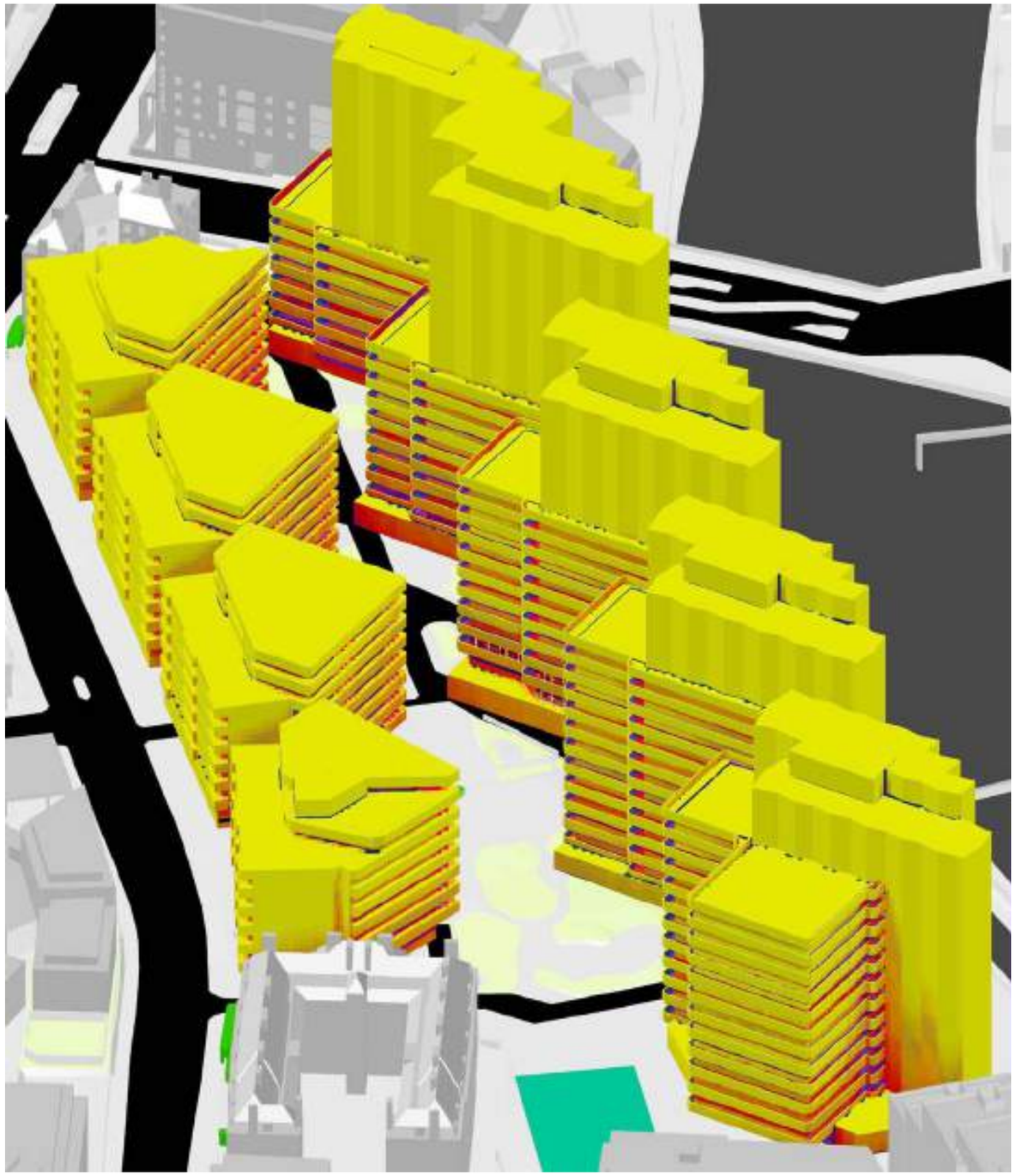
For the detail application buildings 7 & 8, ADF testing was undertaken based on detail layouts for a sample of residential units at ground, first and second floor; representing a 'worst-case' scenario where daylight availability will be most restricted. Results show that at least one habitable room per unit would achieve the BRE recommended ADF target value for the room type, providing future occupants with good daylight amenity. As the sample includes all units on the lowest floors of residential accommodation, it follows that units on the floors above will enjoy similar or improved levels of daylight as lower surrounding built context gives way to unobstructed sky.

Masterplan Homes Vertical Sky Component (VSC)

The quality and quantity of natural light in an internal space depends on several factors which, combined, contribute to the overall appearance of the space. With room layouts and window locations yet to be fixed for the outline element of the proposed development, a VSC façade study was undertaken to assess daylight potential in accordance with BRE guidance.

The façade study results show that the vast majority of the masterplan will achieve VSC values of above the BRE recommended target of 27%, or between 15% and 27%; this indicates that conventional window design and room arrangement would allow reasonable daylight amenity within residential units in areas achieving the former, and slightly enlarged windows or sensitive layout design would allow for reasonable daylight amenity for the latter. Overall, these values indicate that adequate daylight should be attainable within habitable rooms across the vast majority of the scheme. In isolated areas, notably at low level on the inward facing elevations of the masterplan overlooking the taller blocks 5 to 9, analysis shows that VSC values would fall below 15%. In these areas, daylight can be maximised with enlarged windows, sensitive layout design and, where possible, locating non-habitable rooms in the areas where daylight is most restricted.





Homes masterplan VSC. Image credit: Hollis

4.09 MICROCLIMATE: WIND

To get a detailed understanding of the existing and proposed masterplan conditions, an environmental wind workshop was carried out at the RWDI wind tunnel facilities in Milton Keynes, UK. Conditions were tested using the Lawson LDDC criteria to assess comfort and safety at all locations, both within the masterplan and in the surrounding context.

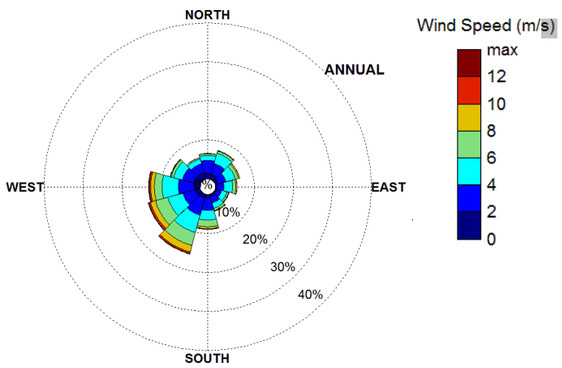
For a further detailed analysis of the wind tunnel testing, refer to the Environmental Impact Assessment (EIA).

Testing
A number of conditions has been tested. Each condition was tested against 16 wind directions. The following diagrams demonstrate the following scenarios:

- Existing 'Base-Line'
- Proposed Masterplan in current context
- Proposed Masterplan in future context

All studies shown represent 'worst case' scenario weather data. Actual conditions will typically offer betterment on the following analysis.

Wind speeds
Historic wind speeds have been used as an accurate representation of what wind force and direction can be expected on the site:



Historic mean wind speeds from Heathrow Airport (1994-2014)

Wind tunnel testing
Various comfort categories are used to define whether a wind speed makes certain activities possible, or whether they become uncomfortable. The following colour codes were mapped onto the site (see plans opposite) to indicate the speed/ comfort level at specific points in the proposal.

The photographs opposite show the physical scaled site models in the wind tunnel tests

Comfort Category - description of tolerable activities

- Sitting - Reading a newspaper and eating and drinking
- Standing - Appropriate for bus stops, window shopping and building entrances
- Strolling - General areas of walking and sightseeing
- Business walking - Local areas around tall buildings where people are not expected to linger

Safety Category - description of tolerable activities

- General public access - Above which the less able and cyclists may at times find conditions physically difficult
- Able-bodied access - Above which it may become impossible at times for an able bodied person to remain standing and drinking

Lawson LDDC Safety and Comfort criteria

Existing 'Base-Line'

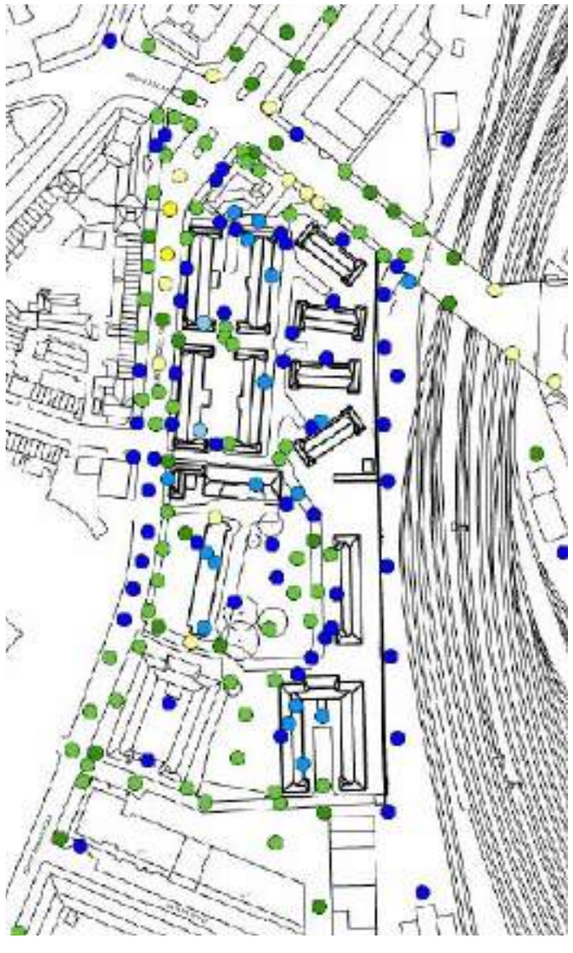
Proposed Masterplan in current context

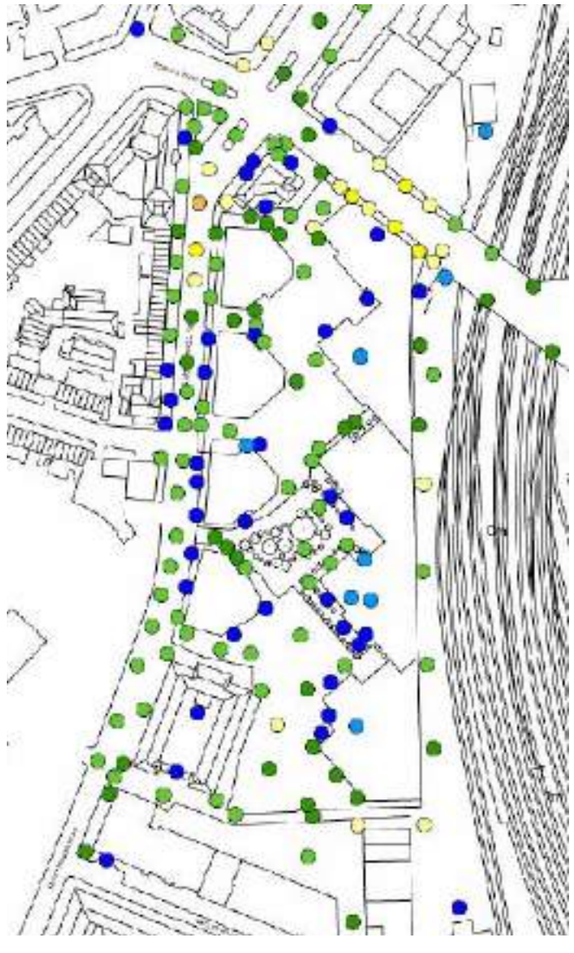
Proposed Masterplan in future context

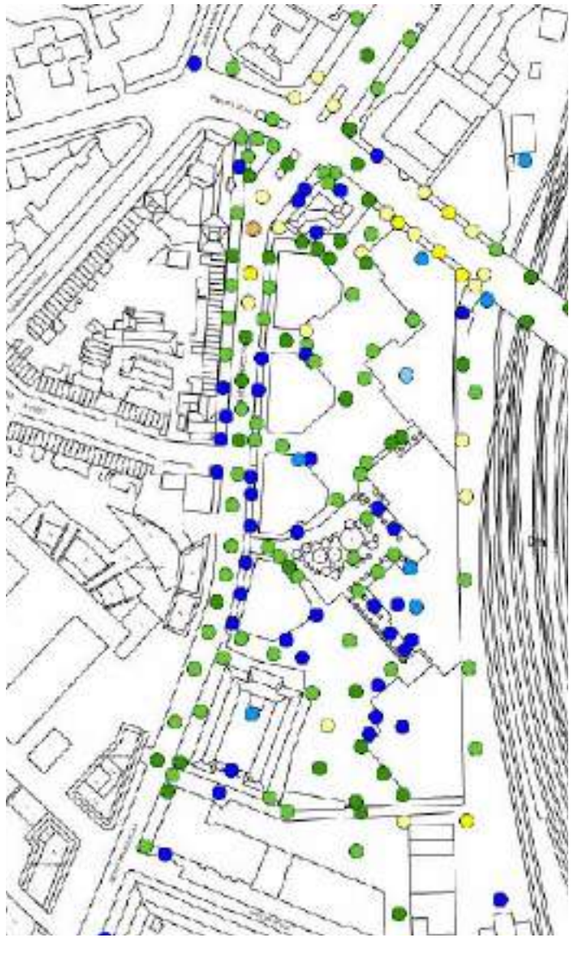
Existing Baseline
- Conditions in the existing baseline are in the 'Sitting' to 'Strolling' range.
- The highest wind speeds occur off-site, towards the north of the test area.
- No indication of distress
- Conditions are acceptable for all current uses.

Masterplan
- Conditions in this scenario are in the 'Sitting' to 'Business Walking' range.
- Wind speeds off-site increase towards the north of the test area, affecting Ebury Bridge Rd. and an existing bus stop on Ebury Bridge.
- Conditions in these areas are safe and would benefit further from local off-site mitigation.
- No indication of distress
- Conditions in all other areas are acceptable for all expected uses.

Masterplan with future surroundings
- Conditions in this scenario are in the 'Sitting' to 'Business Walking' range, similar to the previous scenario.
- Landscaping successfully improves conditions to the internal and external public realm.
- Conditions around the bus stop on Ebury Bridge towards the north of the site would still benefit from further local off-site mitigation.
- No indication of distress
- Conditions in all other areas are acceptable for all expected uses.







Conclusions
The massing and articulation of the scheme has been designed to mitigate wind impact within the estate and its surrounding context. The cascading shoulder heights of the rear blocks and uniform shoulder height of the front blocks contribute towards the mitigation of downdraught and mitigation of uncomfortable wind speeds to public and private external space.

The masterplan offers comfortable public and private open spaces as part of the integrated architectural response. Mitigation of wind outside of the immediate site has also been considered. Impact is mitigated by both massing and landscape, through specification and location of trees within the public realm.

Site: Ground level
- The results at ground level across the site were found to be acceptable in all scenarios and cases.

Off site: Ground level
- Some areas off-site experience increased wind speeds with the full masterplan development in place. With existing landscaping in place, these conditions are within safe limits.

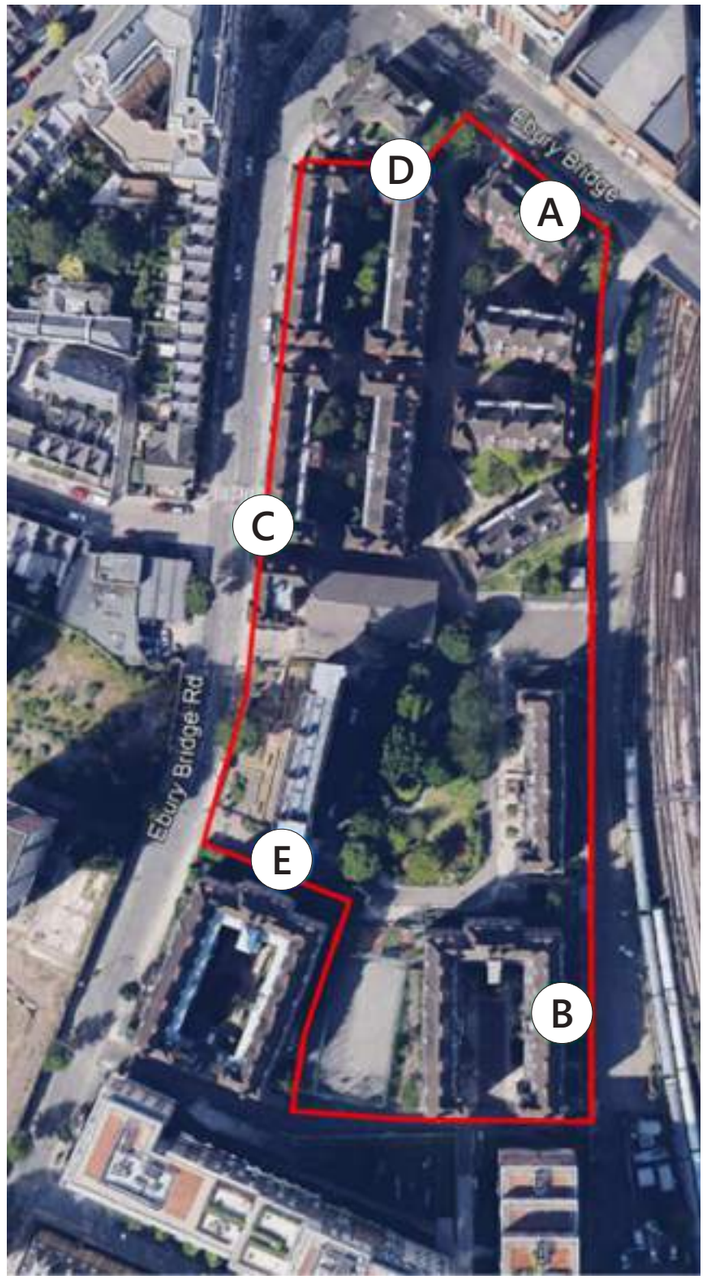
4.10 MICROCLIMATE: ACOUSTICS

A detailed noise survey was undertaken of the site. The noise measurements were carried out at the following locations:

Location A
Measurements were dominated by road traffic noise from Ebury Bridge, with further contributions from Ebury Bridge Road. Typical maximum noise level events were caused by emergency sirens, trucks and buses passing by and train horns.

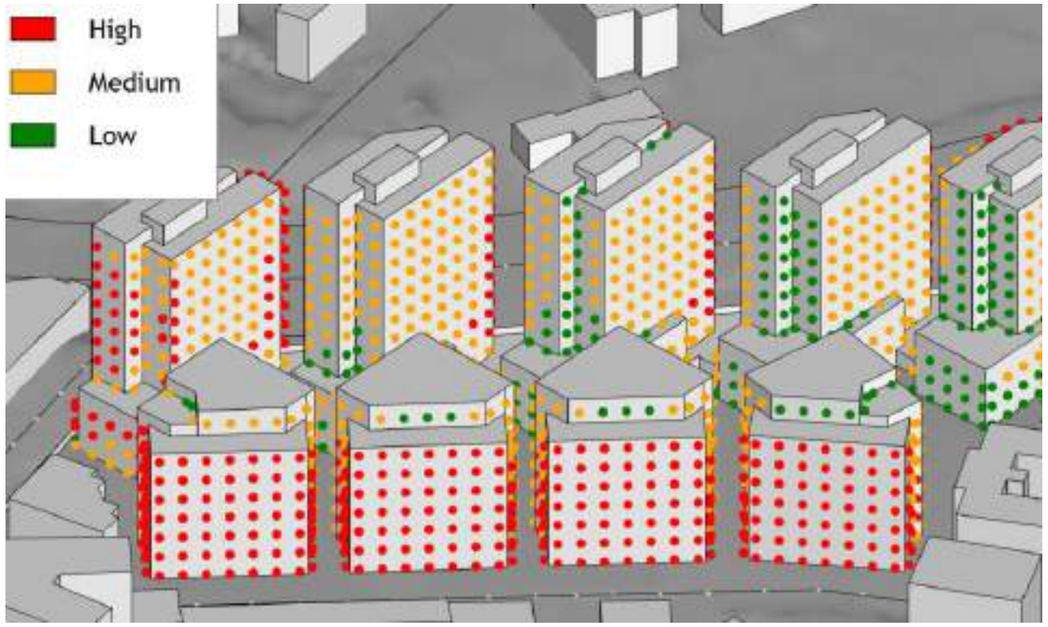
Location B
Measurements were dominated by railway noise. The typical maximum noise levels were noted to be due to train horns.

Location C, D and E
Measurements were dominated by road traffic noise from Ebury Bridge Road, with further contribution from Ebury Bridge. The typical maximum noise level events were caused by emergency sirens, buses and heavy goods vehicles passing by.



Site acoustic survey points

The resulting analysis (based on a simplified massing of the proposal) created the diagram below, illustrating graphically the findings of the acoustic analysis. Each dot signifies a point on the facade or a window, and are categorised into high, medium or low risk bands



Acoustic considerations in detail
The building massing, façade materials and sound insulation have been designed to respond to the external noise levels and provide a comfortable indoor environment when windows are closed.

A key design challenge has been the question of whether it is possible to design the facade in such a way that the apartments can be naturally ventilated, while still shielding enough noise from the roads and railway to ensure that the environment inside remains at comfortable noise levels.

Several methods to reduce noise impact have been considered and tested:
- Screening/winter gardens
- Acoustic Windows
- Attenuated ventilation

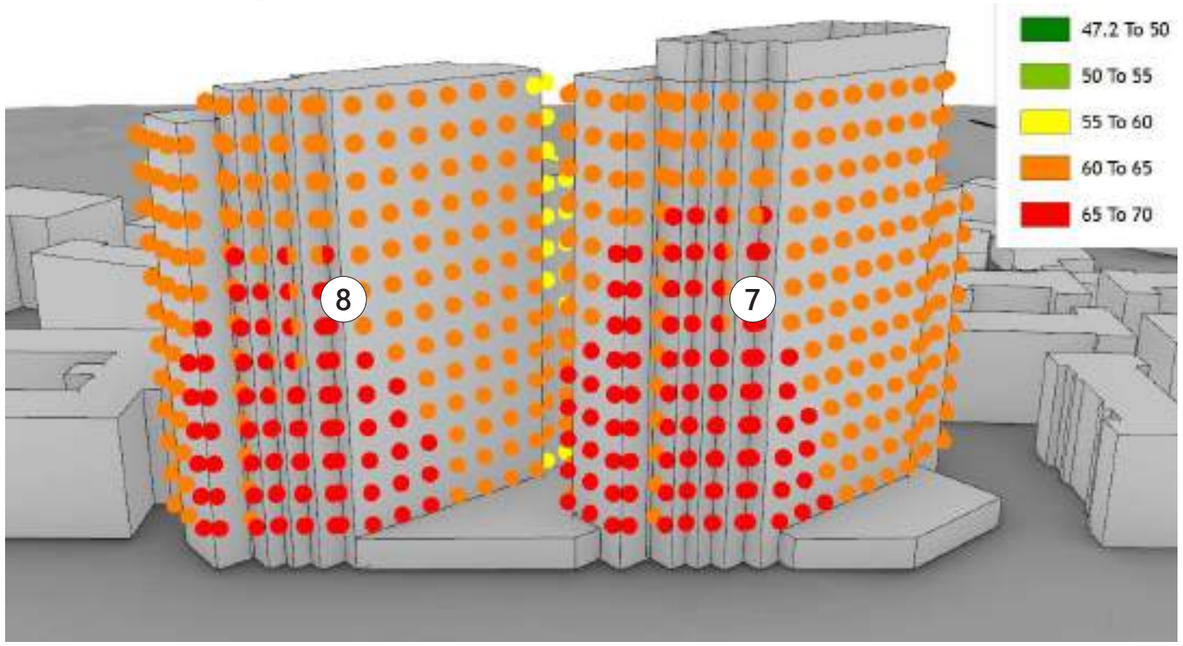
However, mitigations were unable to provide sufficient attenuation, with 96% of homes falling into the medium to high AVO risk category over day and night periods (see diagrams opposite), and a solution that gave residents a choice needed to be developed.

Proposal: Resident choice
A proposal has been developed that enables the residents to have a choice, whether they:
Ventilate apartments naturally, open windows, and experience higher noise levels inside their apartments, or
Ventilate apartments mechanically, closed windows, and experience lower/comfortable noise levels inside their apartments.

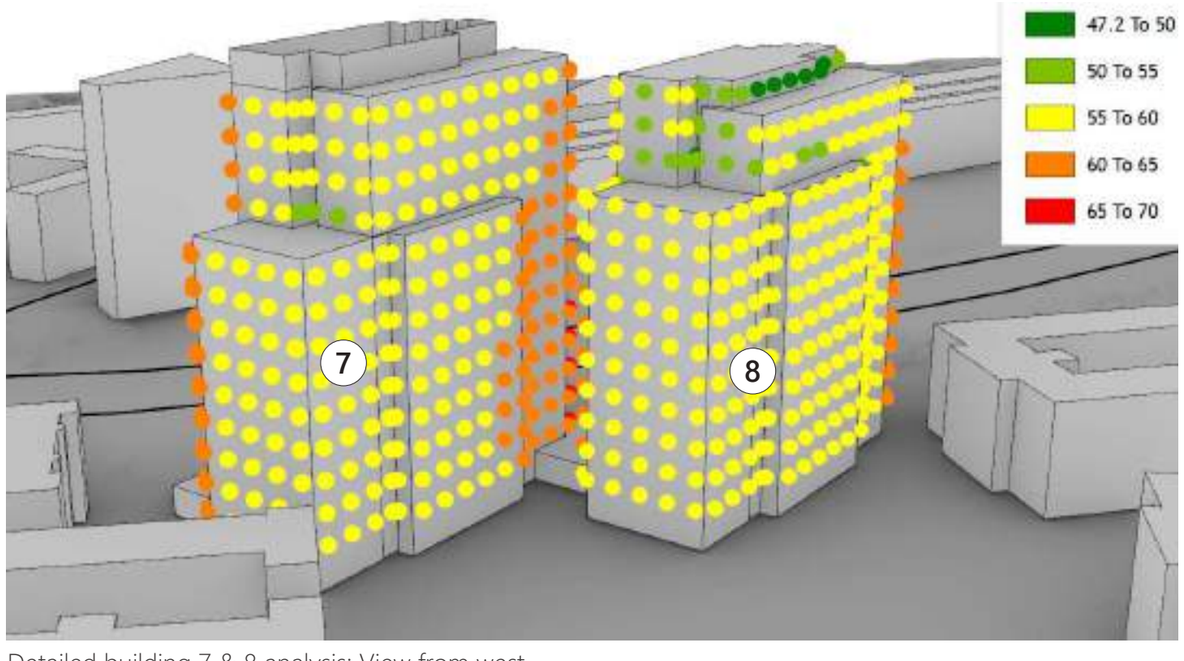
Of note: During warmer months, natural ventilation from opening the windows cannot be relied upon to provide summertime comfort, and therefore a mechanical system also helps in these conditions

The choice of the systems has been driven by capital cost, running costs, sustainability and quality, and will be developed further in detailed design.

Detailed area buildings



Detailed building 7 & 8 analysis: View from east



Detailed building 7 & 8 analysis: View from west

4.11 BUILDING TYPOLOGIES

Building typologies
The development of the masterplan has led to two main building typologies. A 'front block' typology that engages with the street, conservation area rising in height towards the railway to a 'rear block' typology.

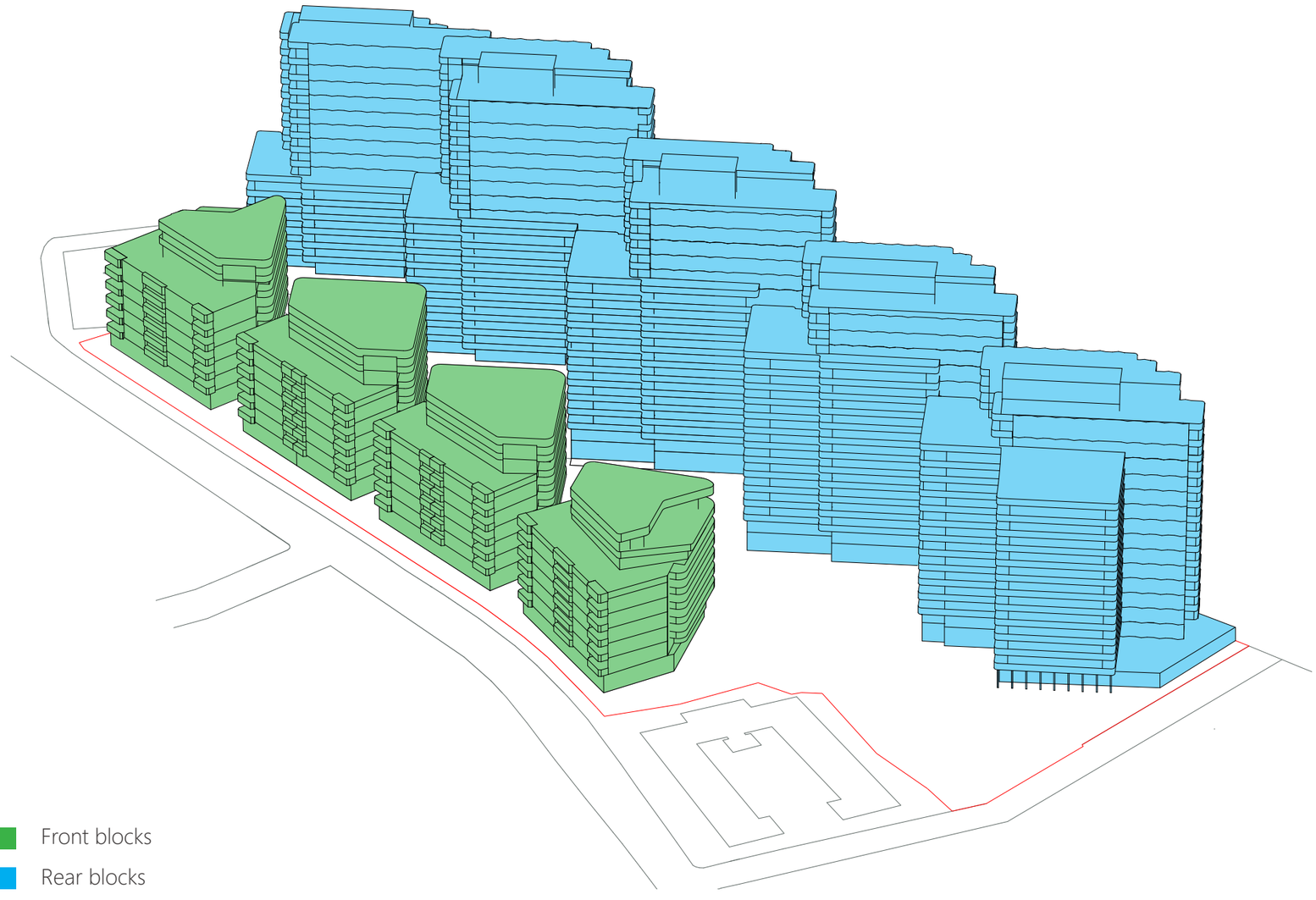
Each typology varies in massing height or shoulder height in relation to the building around it and its legibility within the masterplan.

Whilst the two typologies differ in massing appearance the block types adhere to the following design rules:

- No direct north facing homes
- Maximise dual aspect living spaces
- Duplex living at low levels to activate residential frontage
- A maximum of 8 homes per core
- Mixed tenure sharing courtyards and shared private amenity
- Apartments to have private amenity; private balconies, private area of roof terrace or access to shared terrace.
- Layouts and homes are designed in line with London Plan requirements
- 90% homes as per Part M4 section 2
- 10% homes as per Part M4 section 3 - Wheel chair use dwelling

Front Block: Building plots B1,B2,B3,B4
Buildings to the western edge of the estate define the Ebury Bridge Road as fronting blocks, offsetting against the current building line to offer a wider public path and more generous public realm. The building is read as two parts; the front elevation defines the retail and road frontage whilst the rear defines the new public spaces and begin to soften the transition of height.

Rear Block: Building plots B5, B6 & B9
Buildings to the eastern edge of the estate define the railway boundary as rear blocks. The buildings are also read in two parts. The shoulder heights define the public squares with slimmer elements rising and staggering in height. The massing softens scale adding articulation and interest in townscape views.



BUILDING TYPOLOGIES DESIGN CODE

Building typologies

The building typology defines the scale and critical dimensions, as well as indicating an architectural language and character that should be considered when developing the external appearance.

Buildings in Ebury Estate can be categorised according to two typologies:
- **Mansion blocks**
- **Taller buildings**

Summary and reference images of the two types are illustrated opposite

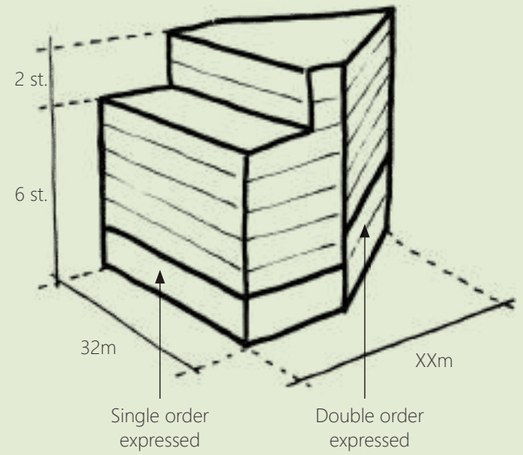
Location

Front blocks

Rear blocks

Front blocks:
Mansion blocks

- 6 storeys facing Ebury Bridge Road, with two set back upper storeys.
- 8 storey facing town squares
- Retail frontage at ground level
- Duplex apartments facing town squares
- Ribbon balconies facing town squares
- Orientation: Parallel to Ebury Bridge Road

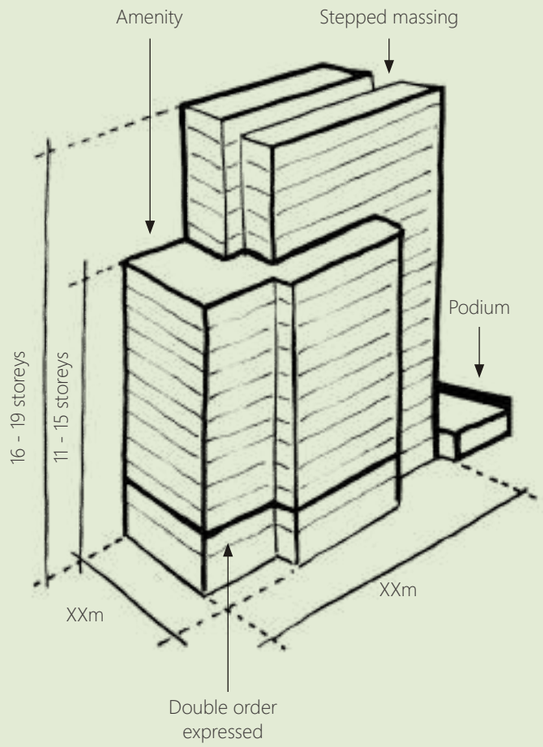


Reference: Chelsea Barracks, Squire and Partners

Reference: Ashley Gardens

Rear blocks:
Taller buildings

- 16 - 19 storeys high.
- Larger footprint at lower levels, smaller footprints on higher floors. Terraces at 'shoulder' heights located at between 11 - 15 storey levels.
- Duplex apartments at ground and podium floors, with living rooms generally at building corners
- Ribbon balconies facing town squares
- Orientation: Set out on an NW/SE axis



Reference: Stratford City, Allies & Morrison

Reference: Hoxton Press, David Chipperfield

4.12 ARCHITECTURAL COMPOSITION: 3 FACADE ZONES

The architectural composition is rooted in the response to the surroundings. We have developed a simple and defined set of rules that create one overall architectural language to the masterplan, while still allowing variation within each plot, in order that it's own individual character can be refined.

We have identified 3 zones, which relate to the scale of the buildings, and consequently their response to their surroundings:

- Zone 1: Addressing the conservation area to the west
- Zone 2: Facing the town squares in the centre of the scheme
- Zone 3: Addressing the long views from the east, and the area where taller buildings are located

A more detailed breakdown of each zone and the principles that define its character are illustrated opposite.

Zone 1
Ebury Bridge Road

- Addresses the conservation area
- Scale in-keeping with low-rise neighbouring buildings
- Fine detailing viewed from street level
- Retaining street character: brick context, ground level high street.

View of Ranelagh Grove

Zone 2
Within the site

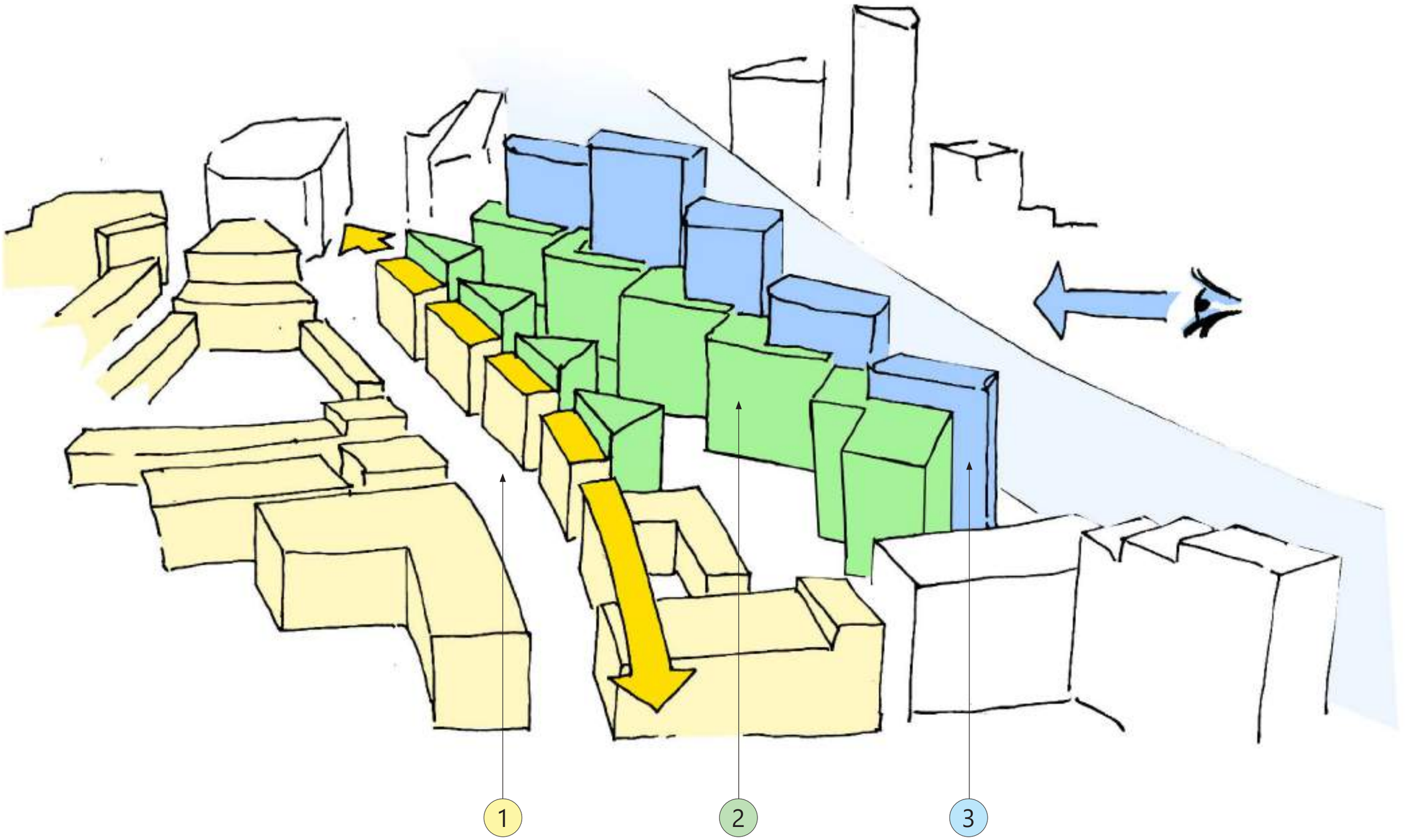
- Town squares
- Mid-scale
- Privacy and passive surveillance
- Materiality: distinct individual buildings, but within the Ebury masterplan identity
- Natural materials: complimenting landscape design

Landscaped town squares

Zone 3
Railway facing facade

- Landmark scale
- Legibility
- Larger grain of architectural detailing: viewed from long distance
- 360° buildings: viewed from all sides

Views from distance

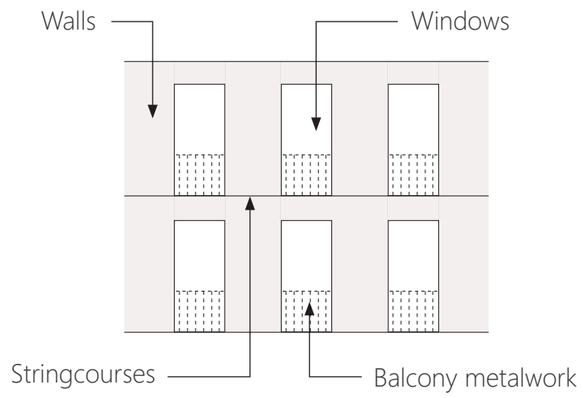

1
2
3

4.13 CHARACTER AND APPEARANCE: PRINCIPLES

Defining the character
The way that certain elements of a facade are expressed define the building's character. Areas that play a key role are:

1. The choice of colour and materiality
2. Whether a horizontal or vertical expression is more dominant (eg the role of stringcourses and columns)
3. Areas of decoration
4. Expression of balconies and balustrades
5. Expression of windows and openings
6. The role played by public art in the external facade
7. How the facades finish - ie how parapets and terraces are expressed how they are seen from below

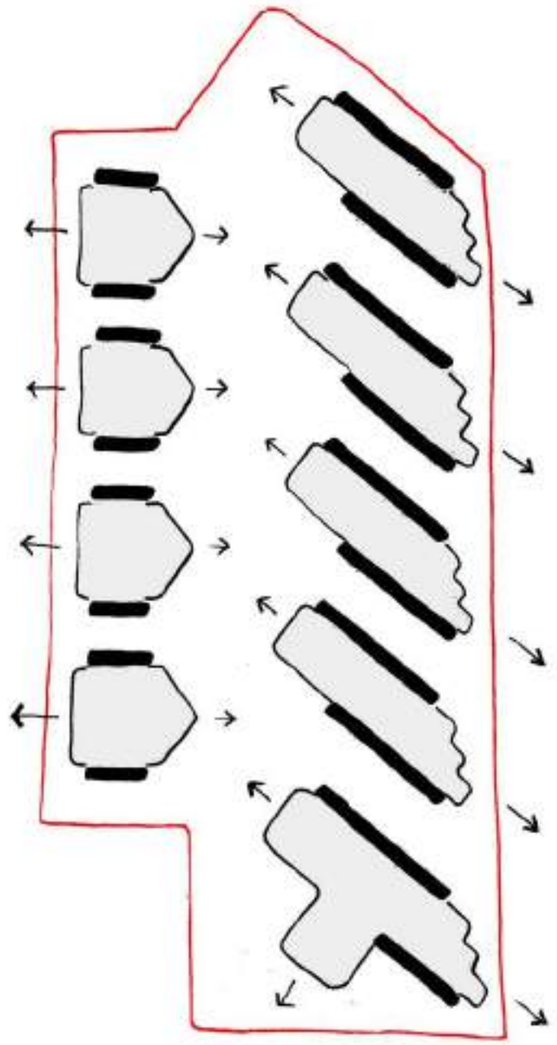
On a typical residential elevation, the expression of the following key features have the most impact on the facade character:



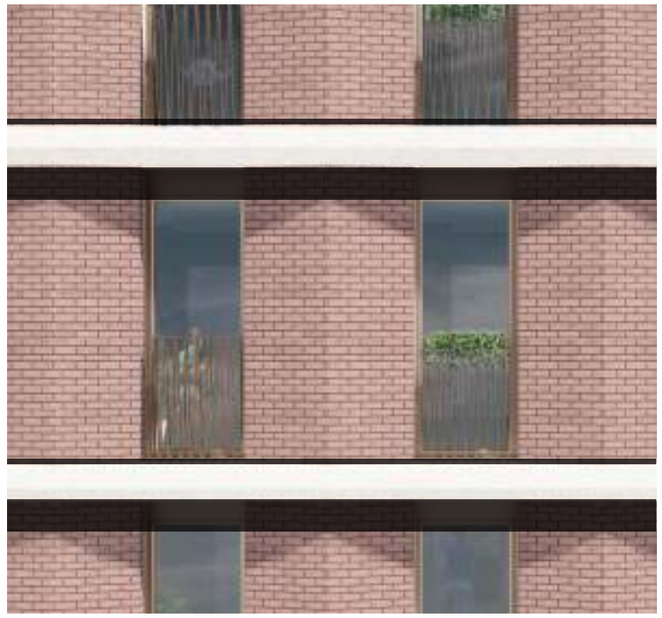
Below: Two examples of how the character of a residential apartment building can be dramatically influenced by a different architectural expression. Both buildings are located in Westminster

Horizontal and vertical expression
Facades have an overarching horizontal or vertical expression, and this is defined by where the facades are located on the site.

- Vertical expression: On the 'sides' of buildings, where privacy is important, and more solidity. This is illustrated below by thick bold lines below
- Horizontal expression: On the 'ends' of buildings, where the facade faces out onto a street, a town square or onto long views, where an openness is important, and where balconies and other means of encouraged



Typical horizontal expression



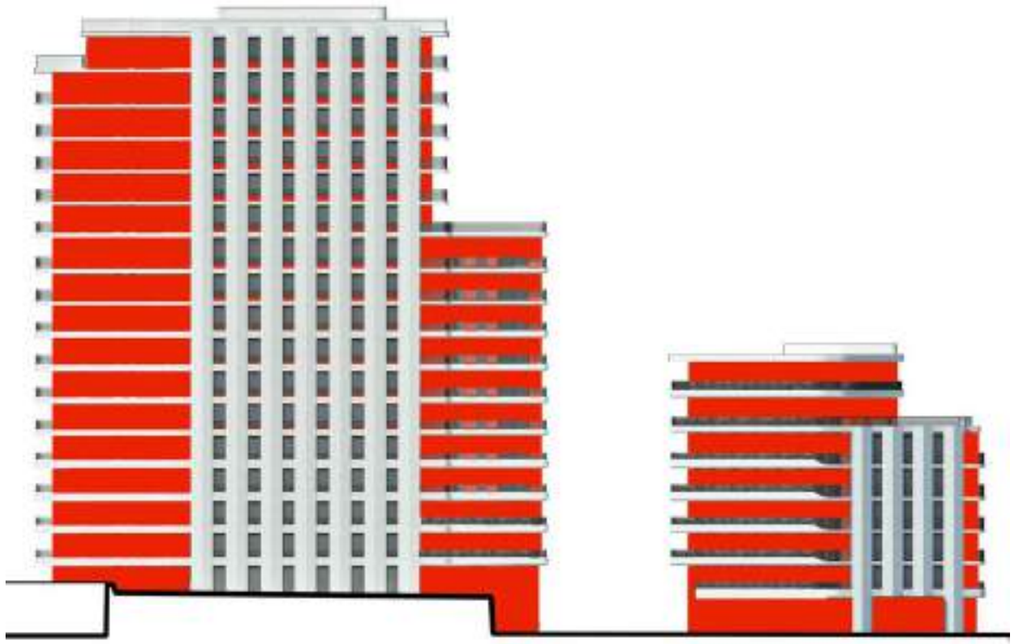
Typical vertical expression

Illustrative section through site showing composition of building elevations

1. Colour and materiality

Colour is arranged across the facades to help unify the design and composition, whilst still enabling each building to develop its own character and function as a stand-alone piece of architecture

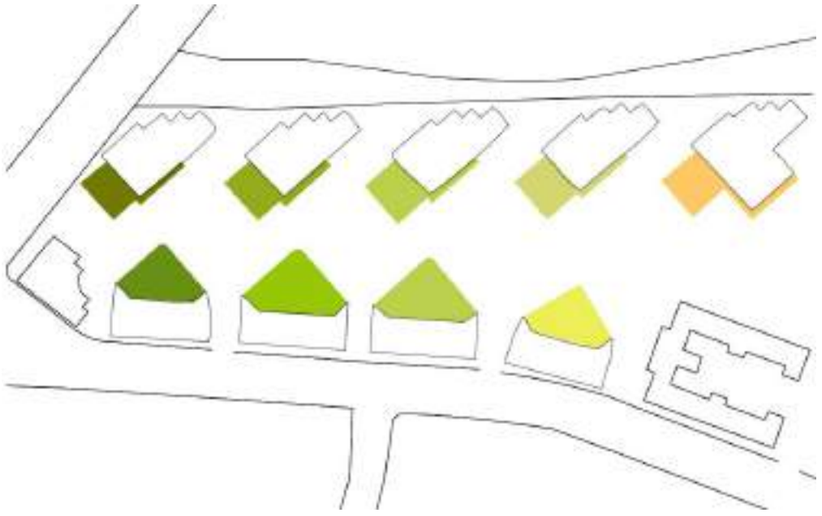
Masonry elements
- GRC
- Light coloured
- Gives masterplan a unifying identity



Colour elements
- Glazed terracotta
- Coloured and textured
- Give buildings their individual character

Town square colour palette

- The integral role of the landscape in the master-plan is reflected in the colour palette
- Varying tones of green glazed terracotta address the town squares



Railway facade colour palette

- Direct relationship to colours in context, transitioning along the north-south elevation
- Red tones to building 5 to reflect the brick buildings on Ebury Bridge, grading to champagne in the south relating to Grosvenor Waterside

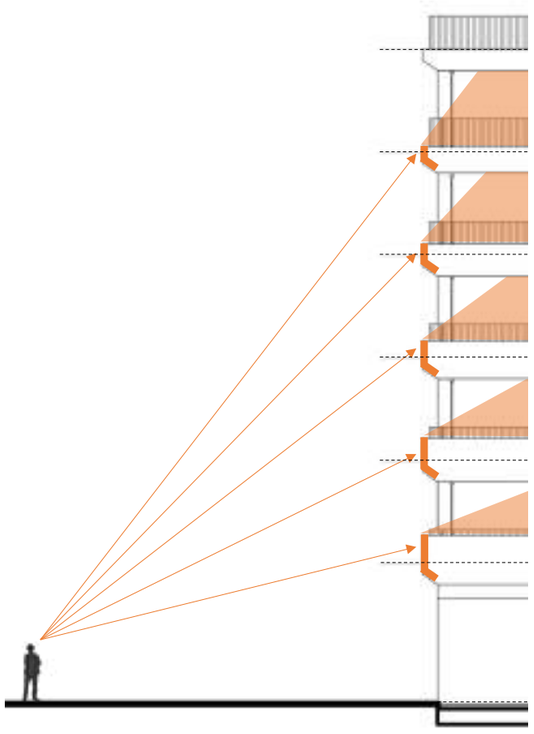
Top: Railway facade from SE. **Bottom:** Railway facade from NE

2. Horizontal expression

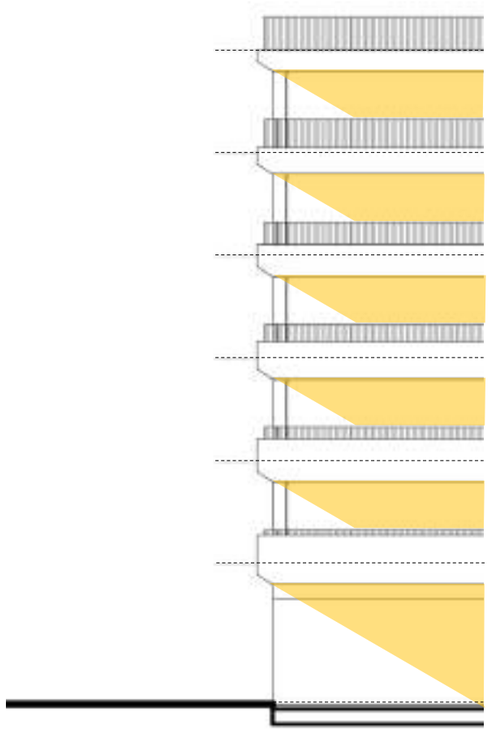
A key element of the masterplan's design is the consistent use of horizontality, detailed in varying ways across the different architectural zones and buildings. The varying prominence of balconies, inter-level 'string course' elements and roof and terrace parapets largely define the character of the masterplan.

Visual coherence across the masterplan
- Colour and materiality
- Chamfered soffit
- Curved corners

Increased privacy for residents
- Creates distinctive project identity throughout the masterplan

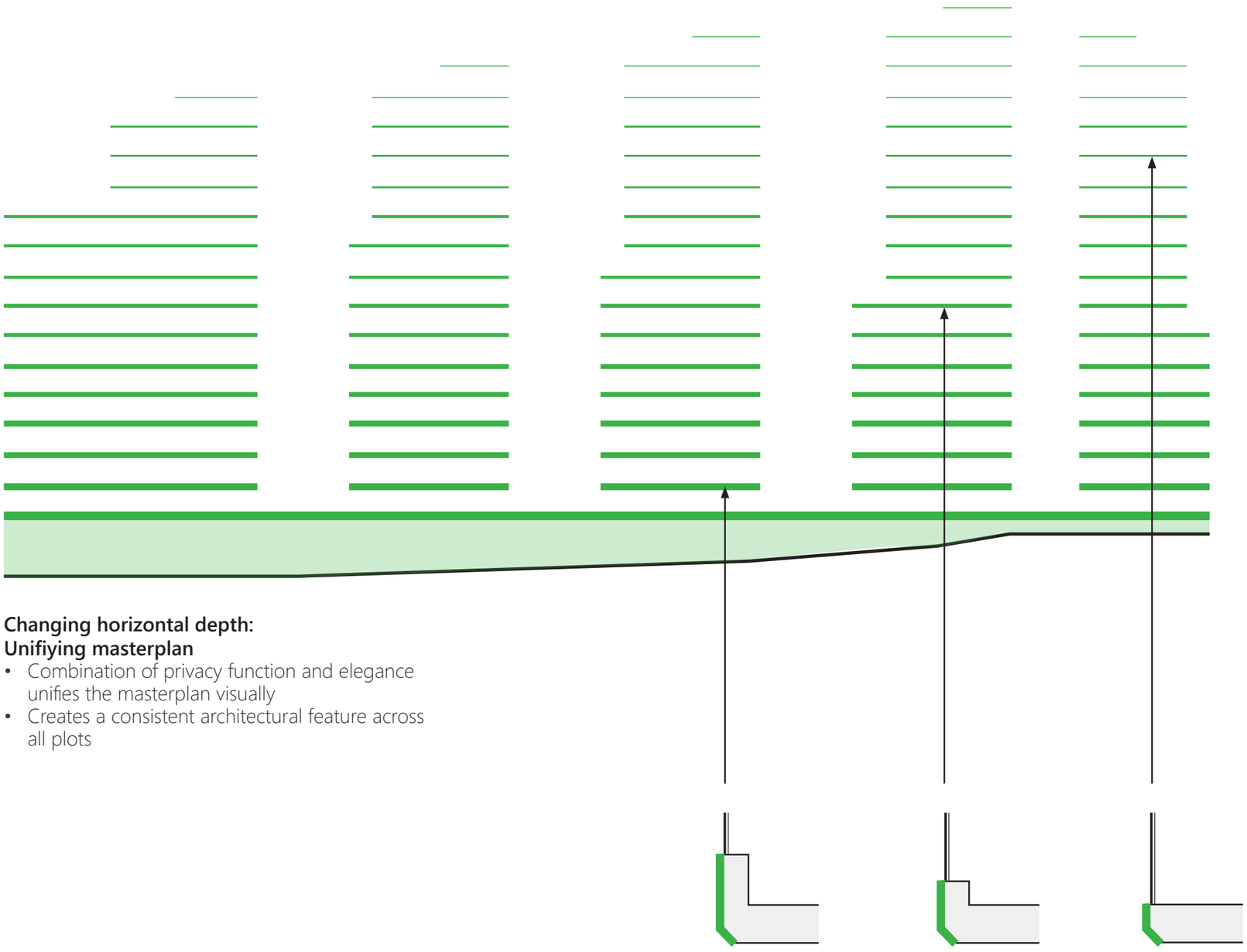


Privacy
- Greater depth at lower levels improves privacy
- Grading up the building as views in from ground level are reduced
- Horizontal depth of expression consistent across the masterplan, link the different characters



Solar shading
- Where the expression develops into a balcony, either continuous as a 'ribbon' or locally to dwellings, solar shading is generated for livings spaces throughout the masterplan

Elegance
- Drawing on the use of the 'string course' in the mansion block context
- Unifying chamfering of the soffit and curving of the corners adds an extra level of detail and refinement



Changing horizontal depth:
Unifiying masterplan

- Combination of privacy function and elegance unifies the masterplan visually
- Creates a consistent architectural feature across all plots

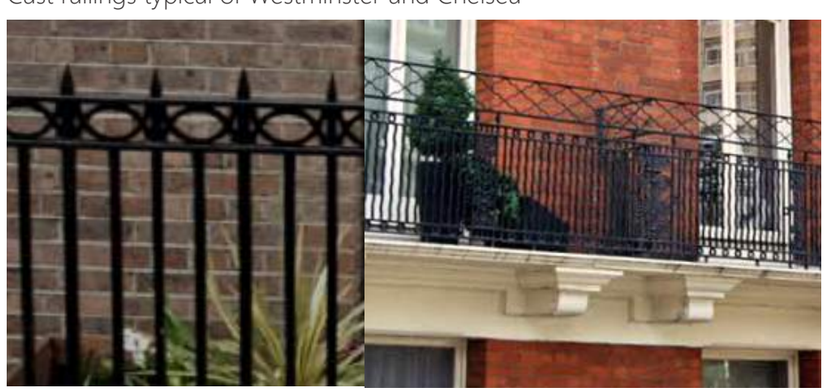
Reduction in height of expression up the buildings

3. Decoration & fine detailing

Historical context
There is a strong historical precedent for ornament on buildings in the surrounding context, particularly through geometries (of varying delicacy or simplicity) in the metalwork to balconies or railings

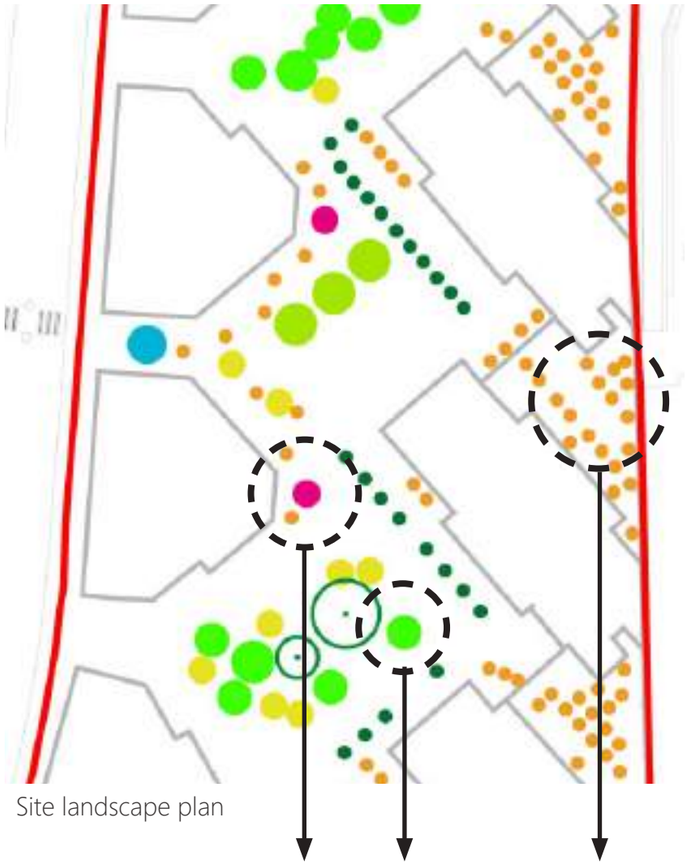
Ornamentation in Metalwork: Chelsea Barracks

Cast railings typical of Westminster and Chelsea



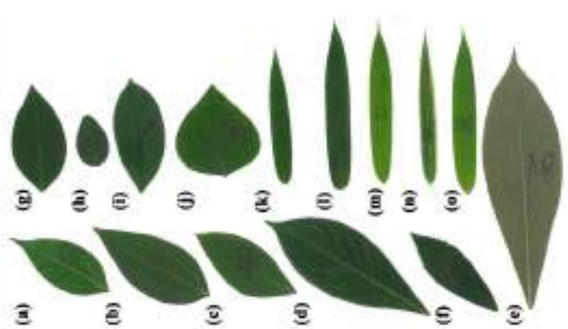
Examples of ornament in the local area

Taking inspiration from the landscape design
Landscape and nature is central to the design of Ebury masterplan, as well as the scheme's sustainability aspirations. We have therefore felt that it is very fitting for any ornamental design should re-inforce this identiy, and should be inspired by nature. We have sought to reflect this in the design code, in order for that theme to be built into the architectural expression throughout the scheme



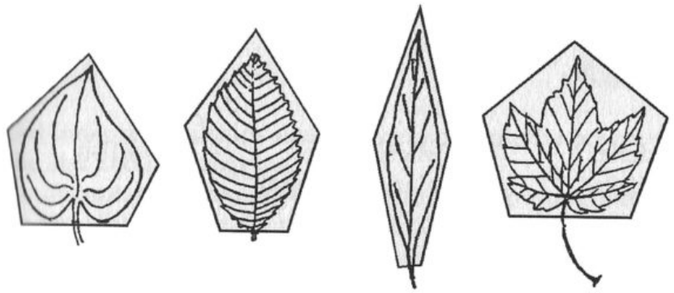
Site landscape plan

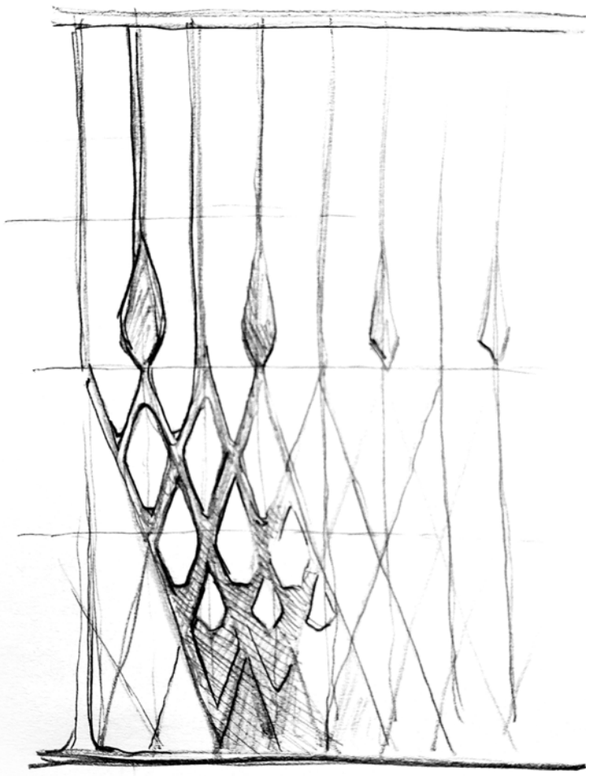
Illustrative visualisation of Ebury landscape in autumn



Inspiration for a pattern design can be taken from the different tree species on site, and the geometries created by natural forms such as leaves and plant stems

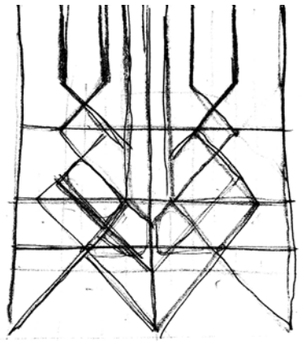
Developing a motif for Ebury
Sketches below show development studies for the decorative pattern. In their simplest form, all leaves form pentagon shapes. This then informs the basis for the abstracted geometry for the decorative motif.

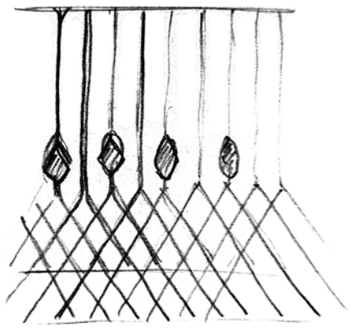




Leaves can be expressed in both positive shapes (solid forms in the pattern) and negative (voids).

An example part-balustrade, showing how the motif can be applied to the design of the metalwork on the facades. The scale of the leaf motif is smaller at the base, and helps to create a solid band at the base of the balustrade



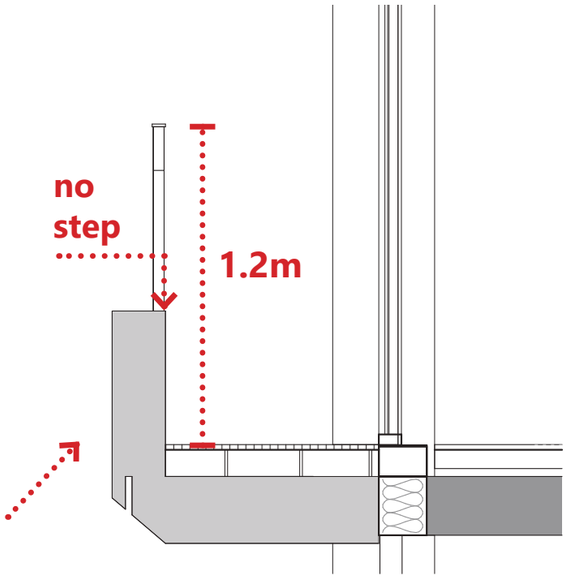


Other sketches of geometric patterns inspired by natural forms

4. Balconies & metalwork

Design objectives
The following design principles underpin the design of all balustrades in the scheme, prioritising safety for residents, while providing a beautiful and high quality proposal

Safety and sense of comfort



Flush internal line for safety prevents climbing

Internal views out from sitting position

Privacy

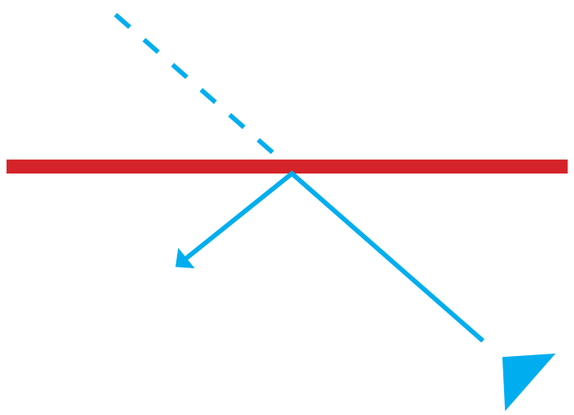
Oblique views provide privacy and shield balcony

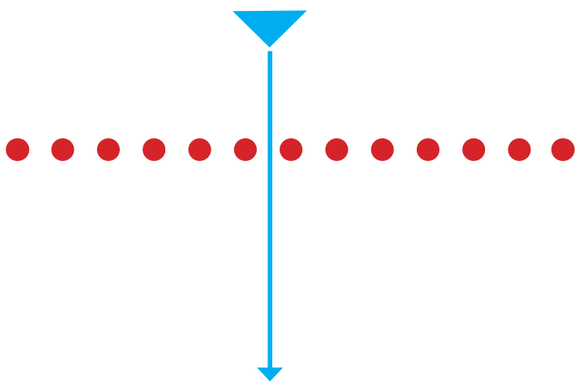
Views out

Unobstructed view out

Quality and fabrication

- Potential methods of manufacture will be further explored in detailed design
- Fabrication processes that allow the design to be flexible or modular will be investigated, which suit the modular design of the balustrade, as it changes height at different levels.
- Robust metal material and finishes will be specified to ensure a long lasting design
- A process that enables the possibility to build in decoration and depth into the design will be preferred (See reference opposite, Paul Smith, Albermarle Street)





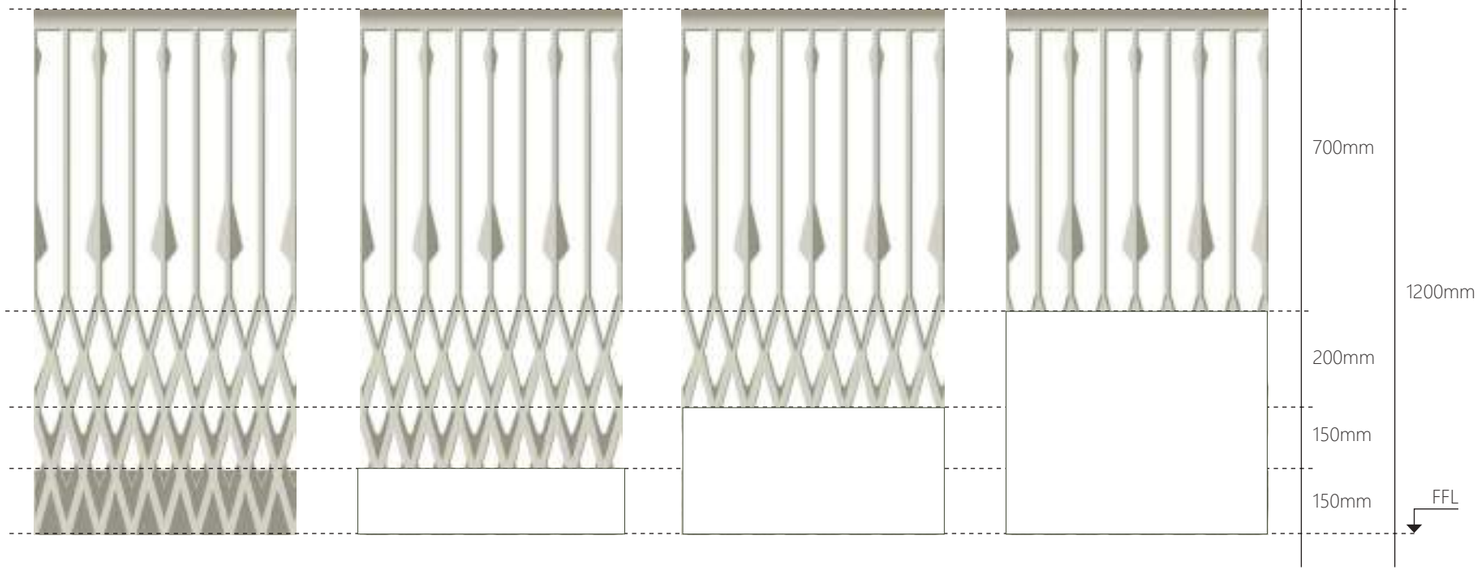
Balustrade design
The metalwork element of the balustrade is designed to vary in height through the scheme, to complement the varying height of the cast stone stringcourse element. A flexible design is required, which can look complete in each of the 4 conditions.

1 **Condition 1**
Fully metal to 1200mm height

2 **Condition 2**
Cast stone up to 150mm above FFL

3 **Condition 3**
Cast stone up to 300mm above FFL

4 **Condition 4**
Cast stone up to 500mm above FFL



Illustrative elevation showing 4 balustrade conditions.
(Balcony metalwork pattern is indicative)

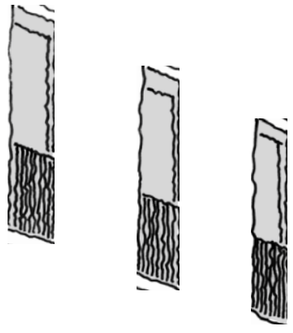
5. Windows & Doors

Windows and openings throughout the master-plan have been carefully developed to consider the following:

- References to local mansion blocks, where full height windows are prevalent
- Intrinsic link to juliet balconies
- A strong relationship to the metalwork to ensure visual consistency

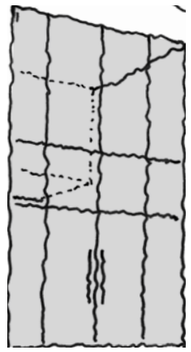
Three key concepts are listed here which are prevalent across the masterplan.

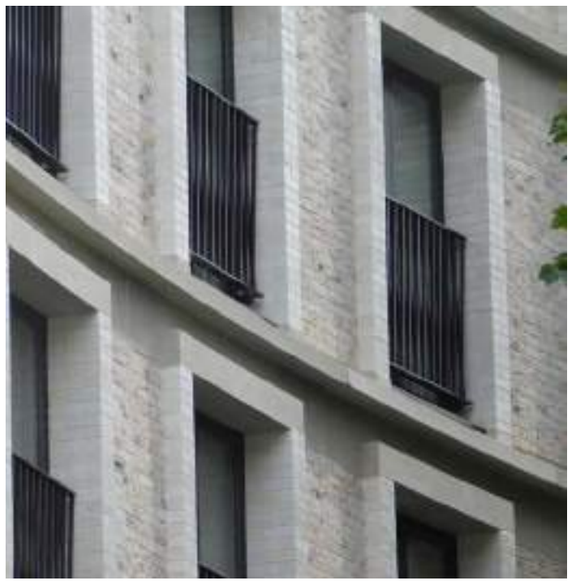
Delicate detailing
- Use of metalwork adds decorative element
- Full height openings with pronounced reveals and subtle horizontal expression



'Juliet' relationship
- Full height windows opening to usable external space

Grandeur of arrival
- Ground level, double order to building entrances
- Expansive glazing to create internal-external link
- Key role in wayfinding





Precedent: Blackfriars Circus

Precedent: Sloane Gardens

Precedent: Leatham, Old Kent Road

6. Public Art

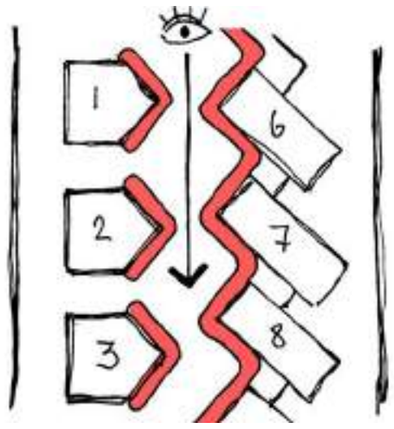
In addition to the decorative metalwork, there is an opportunity for public art to be integrated into the design of the scheme. We see the role of public art in Ebury as being:

1. To enhance and add visual delight to the public realm
2. To serve as a unifying element between buildings.
3. Art that is integrated into the buildings and landscape
4. Art that assists navigation and wayfinding

Art ribbon concept

Given the length of the site, an 'art ribbon' located at the soffit of the 2nd floor balcony will frame the landscape and help people navigate their way through the site from north to south. In this way, the art accentuates the double-height expression of the podium levels. The sketches below illustrate this principle

Perspective: Art ribbon integrated into balconies at 2nd floor



Plan view: Location of art ribbon on town square facing elevations

References

Several examples of how public art can be used to aid navigation through landscape, while being integrated into the public realm design or buildings

Art in the landscape: Sobetinci's Paradiso

Integration with furniture adding linearity to the landscape

Rathbone Place: Public Art integrated with architecture, addiing decoration and improving wayfinding between courtyard and street

7. Parapets & Terraces

A consistency has been developed across the masterplan for both upper terrace levels and building parapets.

Communal terraces on building roofs and the podium add a significant amount of additional external amenity space for residents, and are to be designed to ensure that they are widely used.

Parapets are typically defined in a similar fashion to the horizontal expression, often capped with a balustrade to ensure edge protection for terraces. Strong parapet expressions are a distinctive feature of many buildings in the surrounding area and in London in general. Usable roof terraces are becoming more prevalent in modern buildings, although there are some examples on more historical buildings and some Victorian mansion blocks.

The approach informing the design for Ebury is as follows:

Building Parapets
- Consistent character across all buildings
- Matching masonry and tone with horizontal expression
- Continuity of element to match horizontal expression of lower levels

Terraces
- Shared external amenity space for residents
- Podium level creates shared amenity between building plots
- Opportunity for allotment gardens
- Encouraging views out from the site

Parapet expressions

Chelsea Barracks. Defined parapet set lower than balustrade height. Glass balustrade set back to minimise height and bulk

Artillery Row Mansions: Ornamental metal railing defining parapet edge

Terraces: Views and arrangement

Formal roof terrace with views out

Informal landscaped terrace with view out

Seating and planter design

Terraces: Communal activities

Opportunities for growing food

Encouraging a variety of plant species to grow

A gathering space for residents

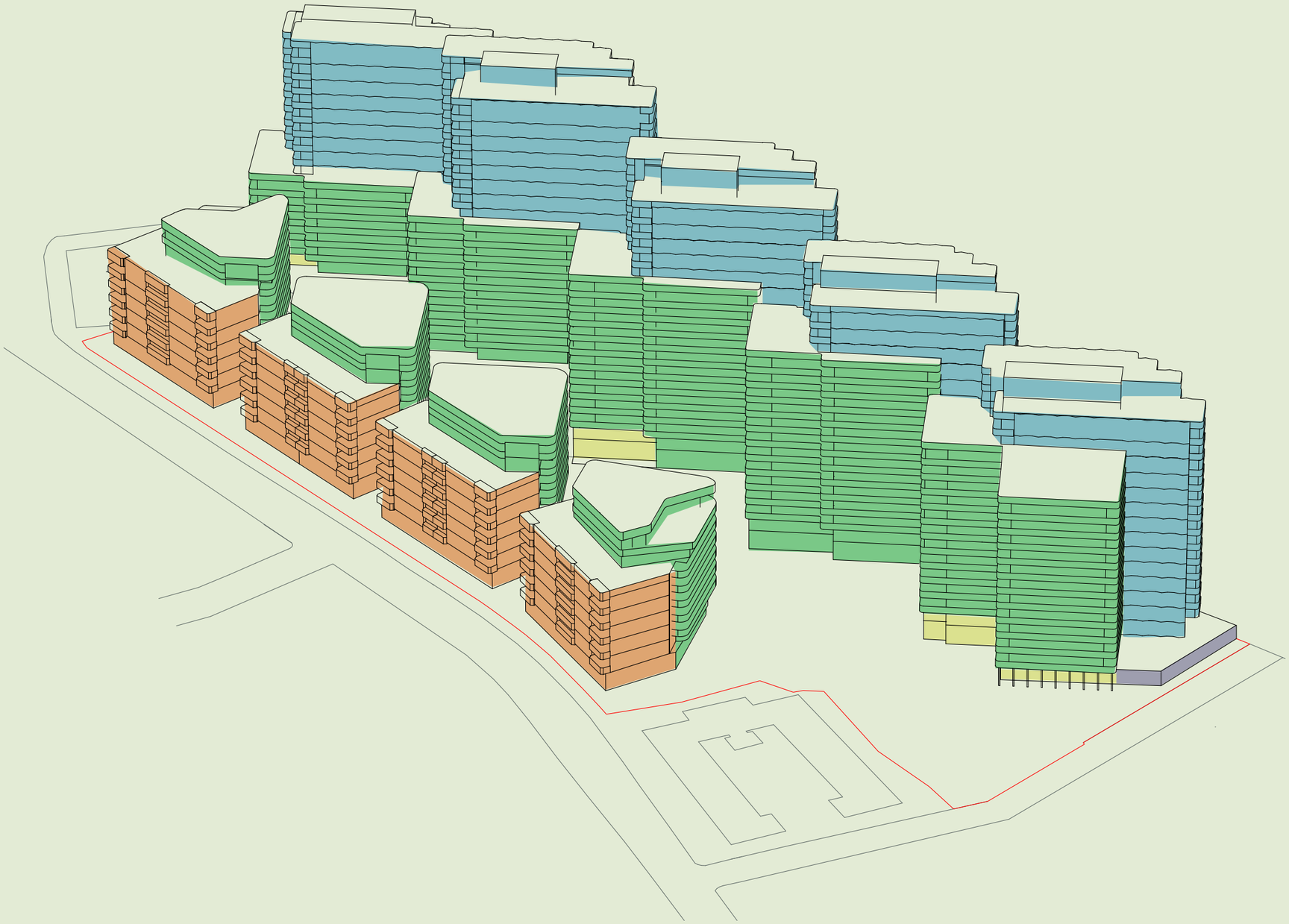
4.14 CHARACTER AND APPEARANCE: DESIGN CODE

Architectural character

- Common architectural language connects all façades
- Role of design code to create a coherent architectural language throughout Ebury, while allowing flexibility
- This section of the design code sets out the parameters which govern each facade type, where it is located, where there is flexibility for variation, and illustrate reference images for materiality and detailing that is acceptable

Facade types

- A family of facade types has been developed
- Each facade type relates to specific areas of the site and/or building orientations.
- The plans opposite show a typical scope of facade types at each typical floor level
- Design codes apply to the facade types according the zone they are located in:
  1. Ebury Bridge Road
  2. Town squares
  3. High rise and single-storey podiums
- Please also refer to planning set for Facade Type Parameter Plan drawings



Key:

Zone 1: Ebury Bridge Road

Zone 2: Town squares (Residential)

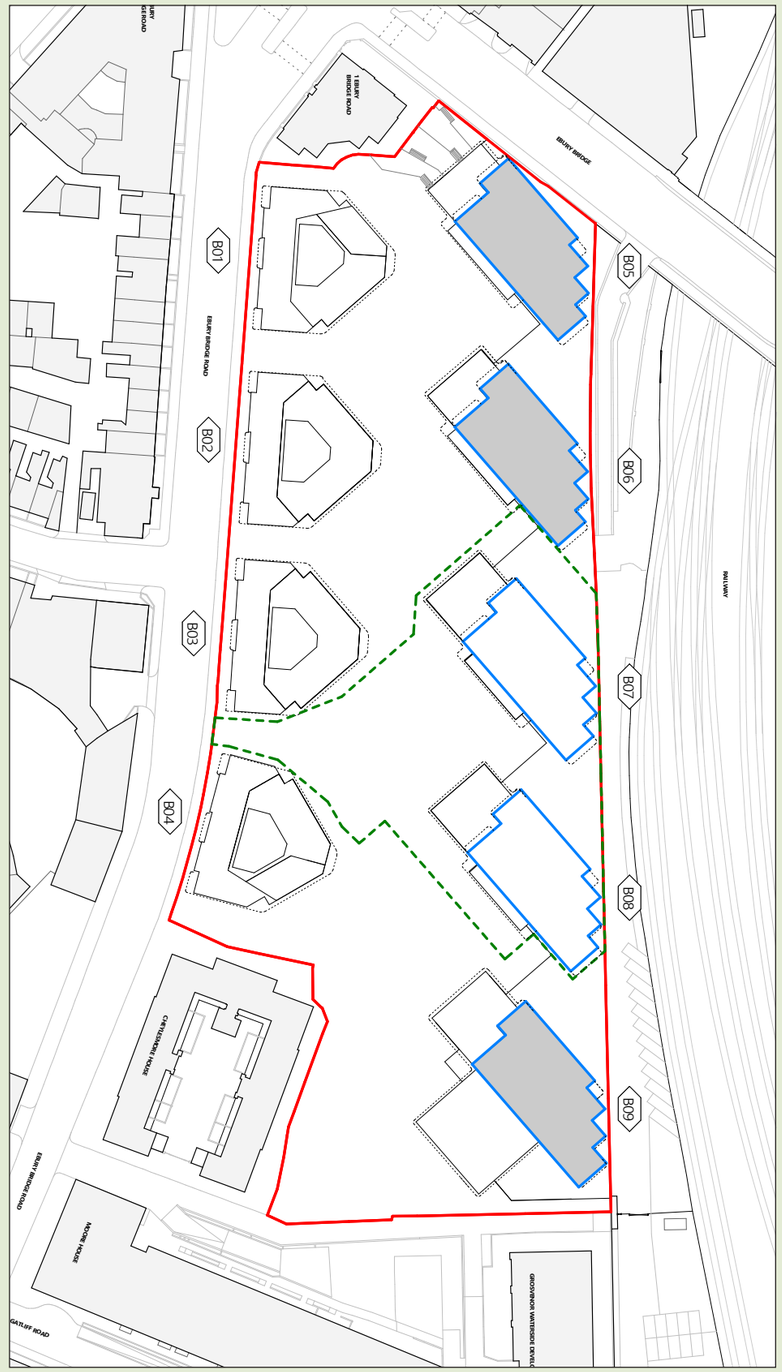
Zone 2: Town squares (Non-residential & Residential ancillary)

Zone 3: High rise

Zone 3: Podiums

Ground floor

Typical floor: Lower



Typical floor: Upper

4.14.1 SITE-WIDE DESIGN CODES

This section summarises the design codes that are applicable site-wide, broken into different categories that define the architectural character of the façades.

The sub-sections following then describe the individual characteristics of each zone in more detail.

Designers should read these general guidelines in conjunction with the specific code relating to the relevant facade types for the plot.

General character

Each elevation to have consistent harmonious language across its entire surface.
In-keeping with the character zones.

Designers should demonstrate how the appearance complements and enhances its context, both inside and outside the boundary.
Based on the site analysis undertaken throughout this document.

Designers should demonstrate how the appearance complements and aligns with the Ebury Estate architectural character and vision / identity, as explained in this chapter and report.

Each building facade should respond to the unique condition that it addresses, responding to and working well with the public realm design, as well as the character of the space or street it addresses.

Should be coordinated at ground/podium levels with the landscape design.
To ensure a coherant design is achieve between the landscaping and the building facade thresholds.

Should recognise previous phases and be designed in a sensitive manner that retains the Ebury Bridge Estate overarching character and identity.

01 Colour and materiality

All materials should be durable and robust.
To create a stable environment without the need to rely on high levels of maintenance.

All materials should be chosen to suite the general and zone-specific requirements.
To ensure materials are appropriate for their location.

Window/door frames and facade metalwork to match in both material and colour for each plot.
To coordinate all metallic elements across the facade.

02 Horizontal expression

To be expressed at every floor level, through a string course, ribbon balcony or parapet.
To ensure a unified architectural language across the masterplan.

Material and colour of horizontal expression to be consistent across all buildings.
For string courses, balconies and roof parapets.

String course elements to protrude 100mm minimum beyond furthest point of facade.
To create depth to elevation and express a horizontal datum.

Parapets to be expressed with white edge trim, with metal balustrade above.
To ensure a unified architectural language across the masterplan.

03 Balconies & Metalwork

Balcony balusters and handrail to be formed of metalwork.

Metalwork to traditional and juliet balconies to be consistent in appearance for each plot.
To ensure visual consistency for all metalwork.

Balconies should be fully integrated with the architecture and overall building composition.
To ensure coherence of design for each of the proposed buildings.

Metalwork to be dark colour, and delicate/lightweight in character
To complement the colour in surrounding context. To visually contrast with the light coloured stringcourses.

Colour to complement the facade material.
This is to ensure the buildings relate and offer a combined presence along Ebury Bridge Road.

Design of balustrades to provide visual transparency and views out for residents, while providing enough privacy and screening of balcony clutter from below.
To ensure quality of view for residents out and uncluttered external views of buildings.

Balustrade handrail to be a minimum of 1.2m above floor level.
To provide enhanced protection from falling across the masterplan.

Balconies to be designed to avoid climbing.
To mitigate risk of fall from height for small children.

04 Decoration

Use both the facade and associated metalwork to introduce ornamentation and fine detailing to the design.
To enhance the quality of the buildings.

Develop a metalwork pattern for each plot which adds decoration by referencing the landscape design.
Through leaf pattern motifs or similar. To add visual depth to the design.

Consider a level of fine detailing and texture when choosing facade materials.
To add a level of detail and fine grain to the buildings at a closer scale.

05 Windows & Openings

External windows and doors to be full height.
To contribute to a modern but sympathetic frontage; and provide the necessary amount of daylight and sunlight levels within the homes. (See Zone 3 section for exceptions)

All windows openings to be orthogonal.
To ensure coherence of the overall facade composition.

All habitable rooms to have openable windows and doors.
To enable balcony access and allow residents to ventilate their home.

Window reveals to recess by minimum of 100mm.
To create depth to elevation and enhance the 'horizontal expression'.

All external doors from living spaces to be sliding, or folding-sliding.
To maximise the flexibility of the living room and balcony layouts.

All windows and glazed doors to be internally beaded. All glazing to be cleanable from inside or from balconies.
For maintenance and cleaning purposes.

06 Public Art

All plots to provide public art integrated into the facade design.
To ensure the presence of art is retained throughout the masterplan. A location at the underside of first floor balconies, leading into the ceiling of residential lobbies, has been identified and recommended

Artwork to link directly to the landscape concept and be based on a natural theme
Reinforcing the link between the buildings and the landscaping.

Artwork to connect seamlessly between plots.
To create a holistic approach to public art across the masterplan.

Public art to enhance wayfinding and legibility of entrances.
To provide an inclusive wayfinding strategy for the visually impaired.

07 Parapets & Terraces

Parapets to terraces to be a minimum of 1.2m above floor level.
To provide enhanced protection from falling across the masterplan.

Parapets to work seamlessly with the architectural character of its associated facade zone.
To ensure visual continuity between terrace levels and plot elevations.

All shared amenity spaces to be designed to be accessible and inclusive.
Ensuring all residents are able to use the spaces.

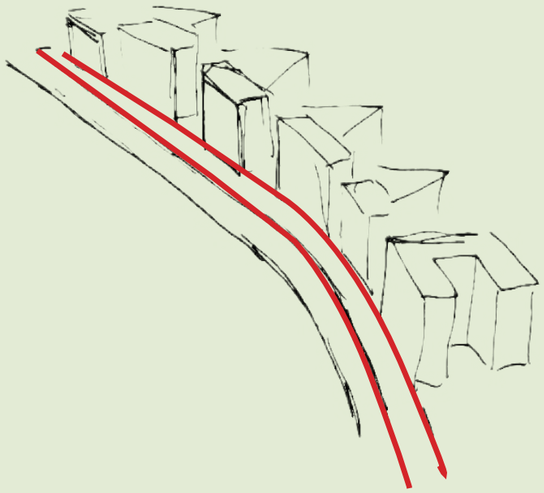
Terrace landscape design to be in-keeping with the masterplan landscaping concept.
Ensuring a coherent landscaping strategy across all amenity spaces.

4.14.2 ZONE 1: EBURY BRIDGE ROAD (B1-4)

Location and setting out

Frontage onto Ebury Bridge Road should generally run parallel to Ebury Bridge Road. Building frontages should align with each other accordingly

This is to ensure a consistent Ebury road frontage across all four buildings, creating a consistent street frontage together with the neighbouring 1 Ebury Bridge Road to the north and Cheylesmore House to the south



Side elevations (Facade zone 1D) should run perpendicular to the Ebury Bridge Road frontage on that plot

This is to ensure urban definition of the street leading into the public squares

Sufficient distance from neighbouring plot to allow required pedestrian or vehicular movement to pass.

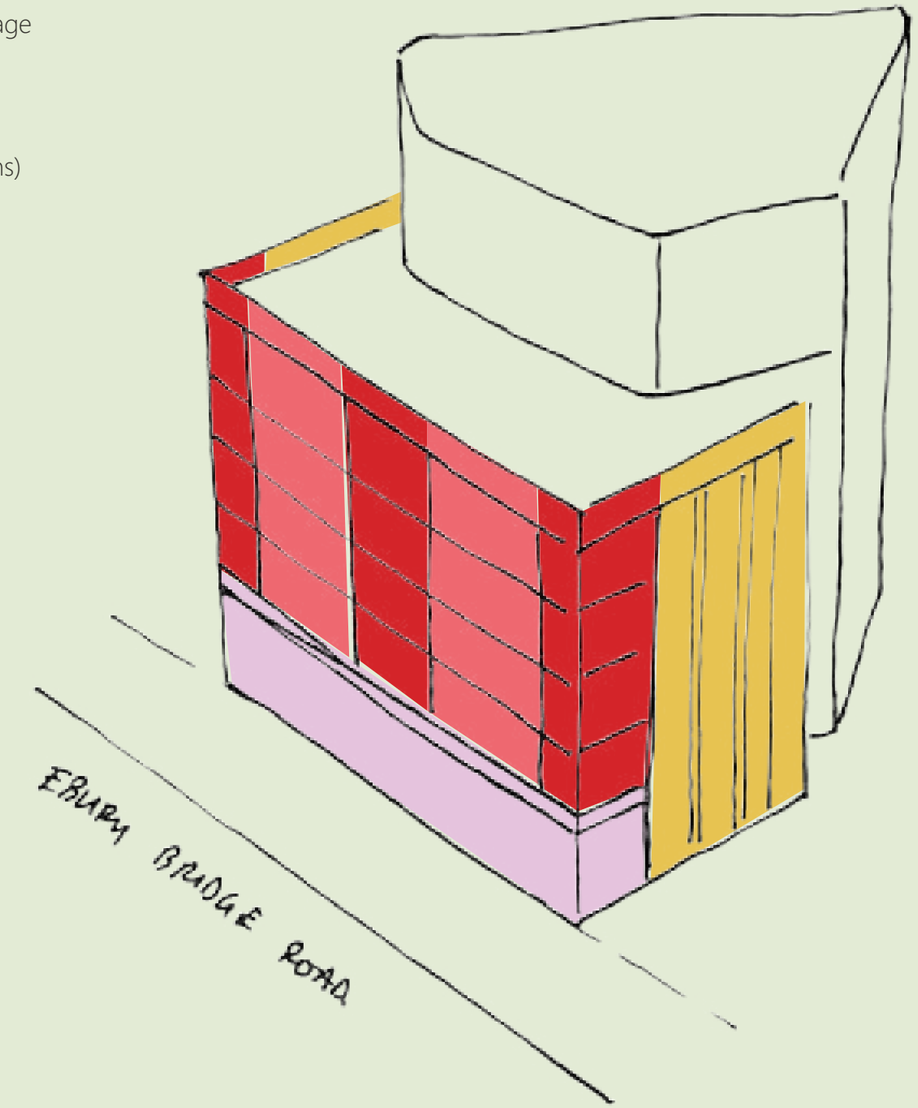
Facade types

Zone 1 is composed of several facade types, relating to different uses and aspects The illustration below scopes out on a typical building.

Important to preserve a consistent street character along this street, which can be modern, but should respect the traditional architecture of the context and conservation areas to the west

4 key facade types:

- Type 1A: Ground floor retail frontage
- Type 1B: Upper floors (Typical)
- Type 1C: Upper floors (Balconies)
- Type 1D: Gateways (Side elevations)



Character and materiality

Typology: London mansion block

Designers should make reference to the character and traditional detailing when developing their proposals. Stringcourses and depth to the facade enhance the residential character of the buildings and sense of quality appropriate for the site

Primary facing material facing Ebury Bridge Road should be brick.

This is to ensure the buildings relate directly to the immediate context facing the site along its western boundary. Conservation area. Ensure B1-4 are the same family of buildings This is to ensure the buildings relate and offer a combined presence along Ebury road.

Colour tone of brick to be red/warm, with flexibility to vary texture, pattern and arrangement of the bricks within the prescribed width of the bay

Texture and patterns could be used to add visual interest to the facade and to reduce the sense of 'mass' along Ebury Bridge Road. Decorative brickwork.

A minimal palette of metalwork, brick and masonry should be used. Each building should have a primary material and no more than two other secondary materials.

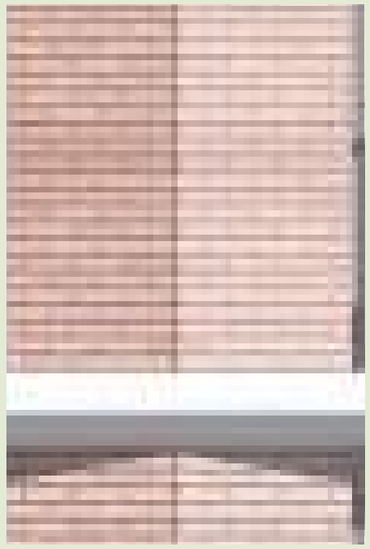
This is to ensure a coherent and calm appearance to the building elevation.

Decoration on balconies

A diagonal pattern has been developed for the balusters, designed to give privacy to residents from oblique street views, but providing them with views out. There is flexibility in designers developing their own pattern for metalwork,

To build on the traditional mansion block typology, typical of Westminster and Chelsea

To preserve and enhance the existing character of Ebury Bridge Road



Examples of acceptable variations of brickwork for masonry elements

4.14.3 ZONE 1: TYPICAL ELEVATIONS

Type 1A: Ground floor non-residential

Single-storey glazed frontage, generally along Ebury Bridge Road.
Masonry columns at regular intervals, defining each shopfront.

Primary feature to be curtain wall glazing.
To create a retail-appropriate frontage.

Curtain walling to be framed by full height columns, aligned with facade type 1B, and to the same materiality and colour to the horizontal expression.
To ground the building both architecturally and structurally.

Head of glass wall system to incorporate louvres for ventilation, to same finish as curtina wall framing.
To allow for adequate ventilation to the internal space.

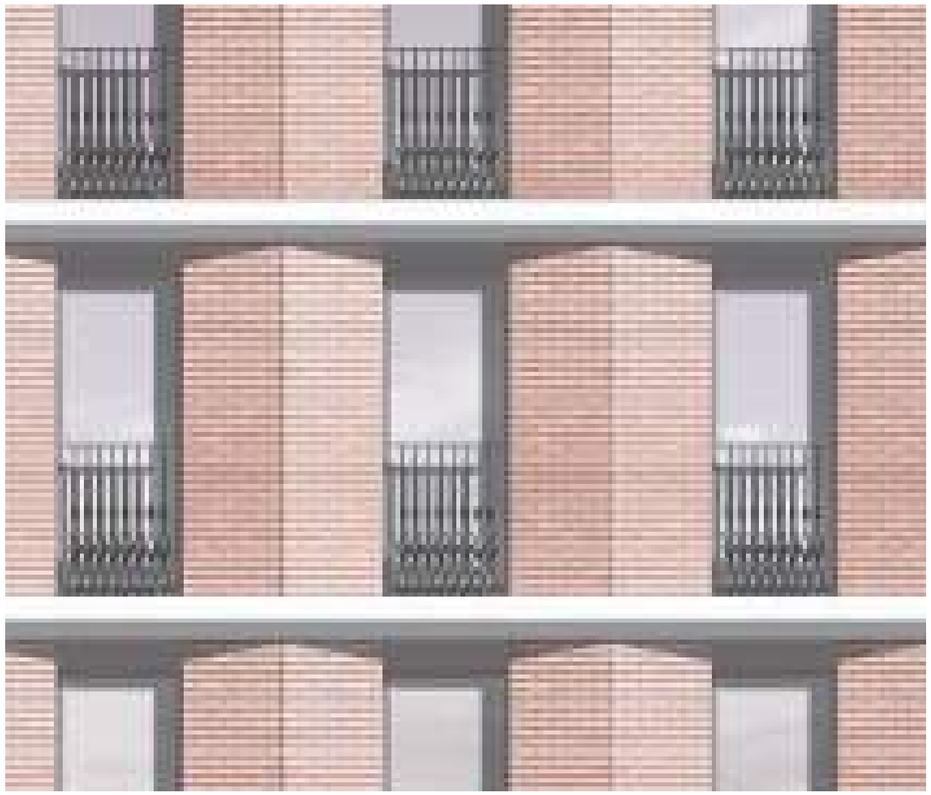
Horizontal expression at head of facade type to 400-600mm in height in elevation.
To denote a clear change in facade type between 1A and 1B.

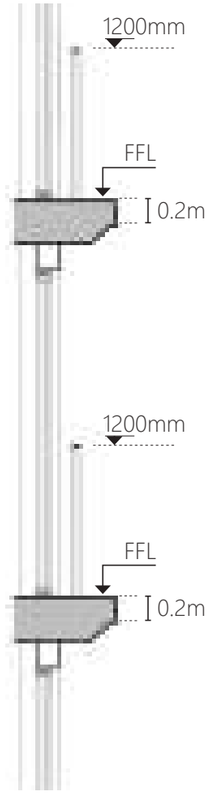
Signage to be located within signage zone indicated, and not appear on any other are of the facade. Signage appearance/design to be discrete, using a minimal colour palette
To ensure a consistent appearance to the street elevation and ensure signage does not detract from overall appearance and character of the building

Signage lighting to be discrete and not to affect residential apartments above. Designers to develop a lighting strategy that demonstrates how signage is to be lit.
To ensure that signage design and lighting is consistent and does not detract from overall character of the building

Type 1B: Upper floors (Typical)

Frontage onto Ebury Bridge Road with a distinct residential character, expressed horizontality of stringcourses at each level. Regular rhythm of solid and window





* Window bay width to wall bay width proportion generally 1 : 2

Windows to be inward opening and incorporate juliet balustrade externally.
Enhancing the buildings residential character.

Walls: Brickwork with red tone spanning full length between windows
To relate to the brickwork in the context buildings.

Horiztonal expression to be continuous, of a minimum depth of 200mm, and minimum protrusion from outermost facade extent of 100mm
To complement the typical detailing and colour palette on traditional mansion blocks in the area.

Horizontal expression to incorporate a chamfer or similar treatment to underside.
To increase daylight to flat below.

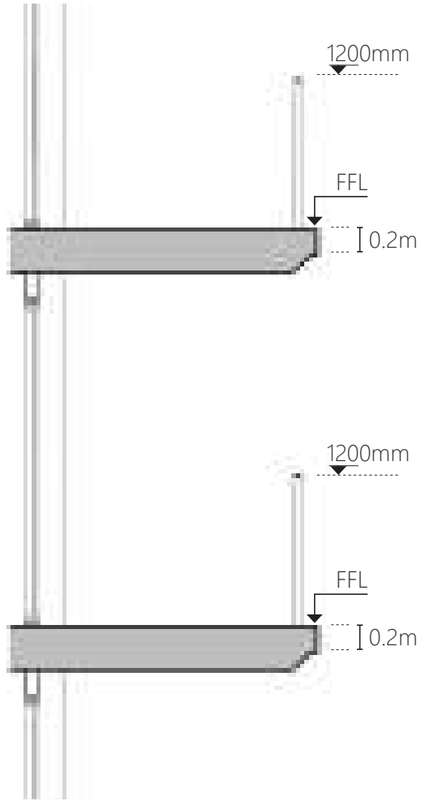
Type 1C: Upper floors (Balconies)

Balconies facing onto Ebury Bridge Road, which form the external amenity for each apartment. Located at corners and centrally on each facade frontage

Brickwork

Full height sliding door

Masonry balcony to match depth of adjacent horizontal expression



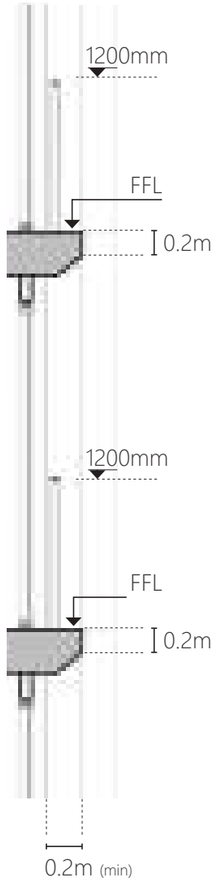
Balconies to protrude beyond facade line, with a protruding rounded or chamfered outer line
To create a residential feel to Ebury Bridge Road, referencing existing bay windows in existing buildings. Character of the street. Protrusion to be minimum 500mm from line of adjacent string course to 1B.

Should not oversail public highway
To retain a clear unobstructed highway corridor and clear differentiation between public and private realms.

Horizontal expression height to match adjacent facade types.
To ensure continuity of architectural language throughout the building plot.

Type 1D: Gateway elevations

Frontage facing onto the gateways to the site, between buildings. Expressed verticality. Regular rhythm of masonry, windows and Juliet balconies



* Window bay width to wall bay width proportion generally 1 : 2.5

Primary facade character to be continuous vertical brickwork spanning between floors.
To create a more private residential character.

Windows to be inward opening and incorporate juliet balustrade externally.
Enhancing the buildings residential character.

Horizontal expression to be broken in plan by the continuous vertical brickwork, to sit flush or behind the brickwork in plan.
To ensure its prominence is subordinate on the facade type.

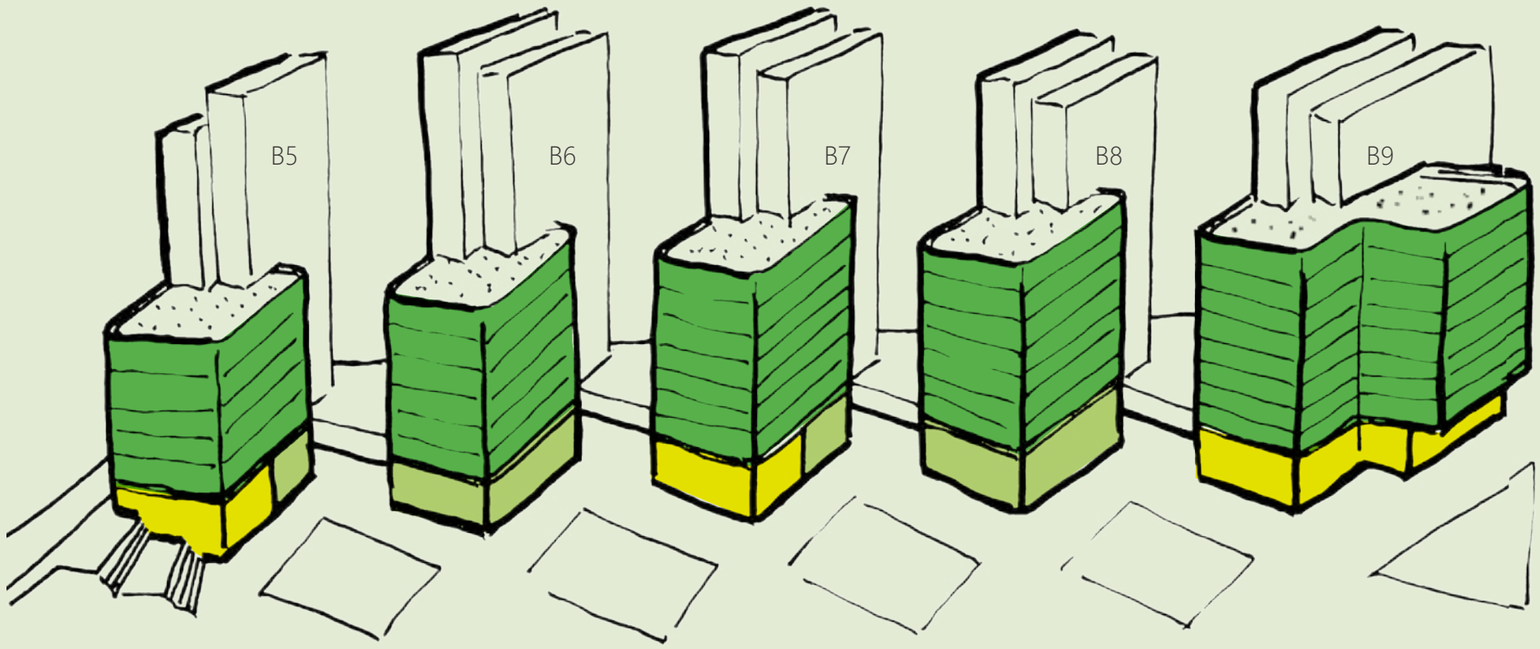
4.14.4 ZONE 2: TOWN SQUARES

Facade types

5 key facade types:

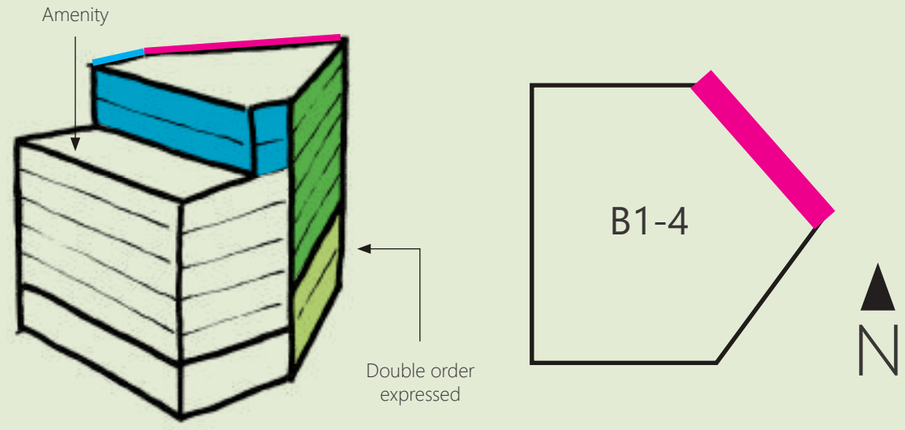
- Type 2A: Typical residential (Podium levels)
- Type 2B: Typical non-residential (Podium levels)
- Type 2C: Upper floors
- Type 2D: Upper floors (Larger windows)
- Type 2E: West-facing set back roof levels (B1-4)

Rear blocks
Taller buildings (B5-9)



Front blocks
Mansion blocks (B1-4)

- All front blocks have the same orientation and setting out parameters. The scope diagrams opposite applies to all four buildings
- NE-facing façades require larger windows to improve internal daylight to habitable rooms, highlighted in pink opposite



Character and materiality

Typology: Applicable to both the mansion blocks and taller residential buildings adjacent to landcaped town squares
Designers should make reference to the character and traditional detailing of this typology when developing their proposals.

A minimal palette of materials: Cast stone or light coloured masonry, glazed terracotta, and dark metalwork. Each building should have a primary material and no more than two other secondary materials.
This is to ensure a coherent and calm appearance to the building elevation.

Glazed terracotta colour to be taken from a green palette
Designers should refer to design intent illustrated earlier in the Design and Access Statement

Horizontal expression: Expression and height of balconies should align with the design intent illustrated: Deeper masonry elements at lower levels, fading to thinner at upper levels
To give the buildings an elegance and to ensure a coherent masterplan design. Linear balconies are the defining feature of this zone, and designers should ensure no other elements of the facade expression become more visually prominent, to ensure a coherent appearance to the masterplan

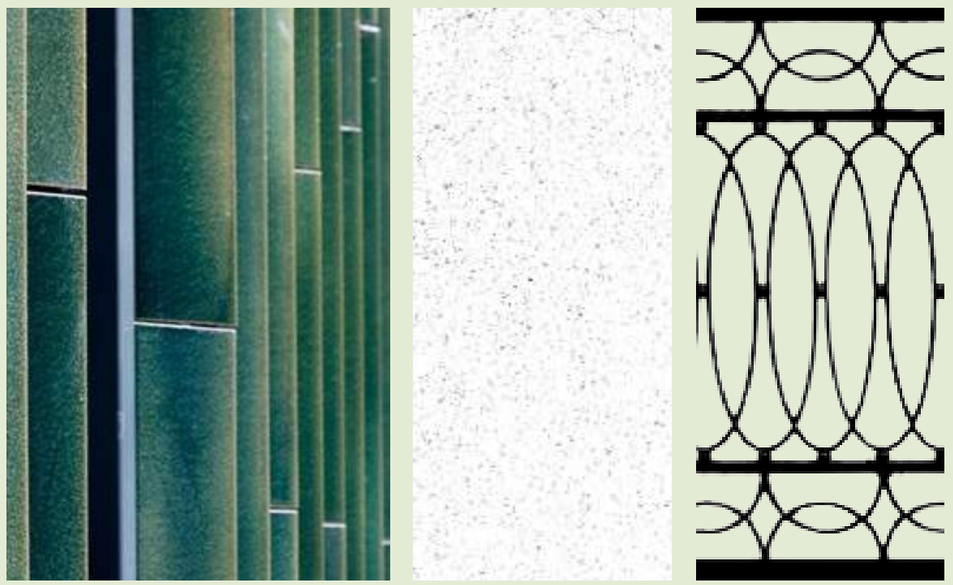
Element of decoration required to balconies.
A diagonal/motif pattern has been developed for the balusters, designed to give privacy to residents from oblique street views, but providing them with views out. There is flexibility in designers developing their own pattern for metalwork.

Non-residential façades should be clearly distinct in visual appearance from the residential façades, while retaining the overall character and materiality of the building

To be clearly legible for residents and visitors approaching from a distance, and to aid wayfinding in the masterplan. Finishes should complement of match the residential storeys above

Traditional London town square: Horizontal expression of façades on landscaped squares

Linear ‘ribbon’ balconies to give façades a clear horizontal expression. Detailed to be fully usable, with provision to accommodate planting and facility to air-dry clothes



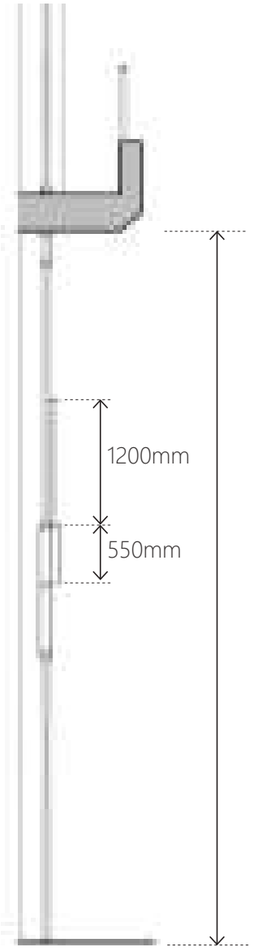
A minimal material palette: Glazed terracotta, cast stone/light masonry, cast metal

Non-residential frontages to have a glazed and open expression, expressed in a double-height order

4.14.5 ZONE 2: TYPICAL PODIUM ELEVATIONS

Type 2A: Ground floor residential

Double-height courtyard facing ground and first floor to rear block building typology.



Facade type to be expressed as a double storey system.
To accentuate the architectural presence of the base of the building, and to tie in with residential duplex typology.

Continuous double height vertical facade elements, to be terracotta.

Horizontal string course of site wide materiality and colour between vertical facade elements at first floor level.
To ensure continuity of the horizontal expression across the masterplan.

Balustrade at first floor between vertical elements to be 1200mm high.
To ensure consistency of metalwork height across the masterplan.

Primary facade material between vertical elements to be glazing.
To create a strong visual relationship with the private defensible space

To relate directly to the private amenity defensible space adjacent in terms of setting out.

Low level material to landscaping and paving to be robust.

Type 2B: Ground floor non-residential

Double-height courtyard facing ground and first floor to rear block building typology.

Facade type to be expressed as a double storey system, with vertical elements as the primary character.
To accentuate the architectural presence of the base of the building, and to tie in with residential duplex typology.

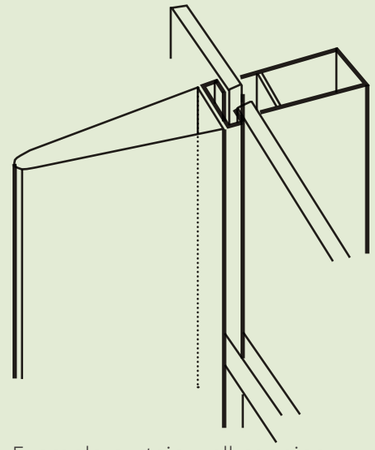
Facade primary material to be a double height glazed curtain walling system.
To create a transparent relationship between the internal space and the public realm.

All curtain wall mullions to be capped externally with a vertical fin profile.
To assist with solar shading and add visual depth to the facade.

Secondary horizontal elements to define the intermediate (first floor) level, with fritted/back painted glass.
To conceal internal floors, structure and building services.

Entrance doors to be seamlessly designed and integrated with the curtain wall system.

Where solar gain control is required, fritted/ back painted glass should be used.
To ensure a seamless appearance externally.

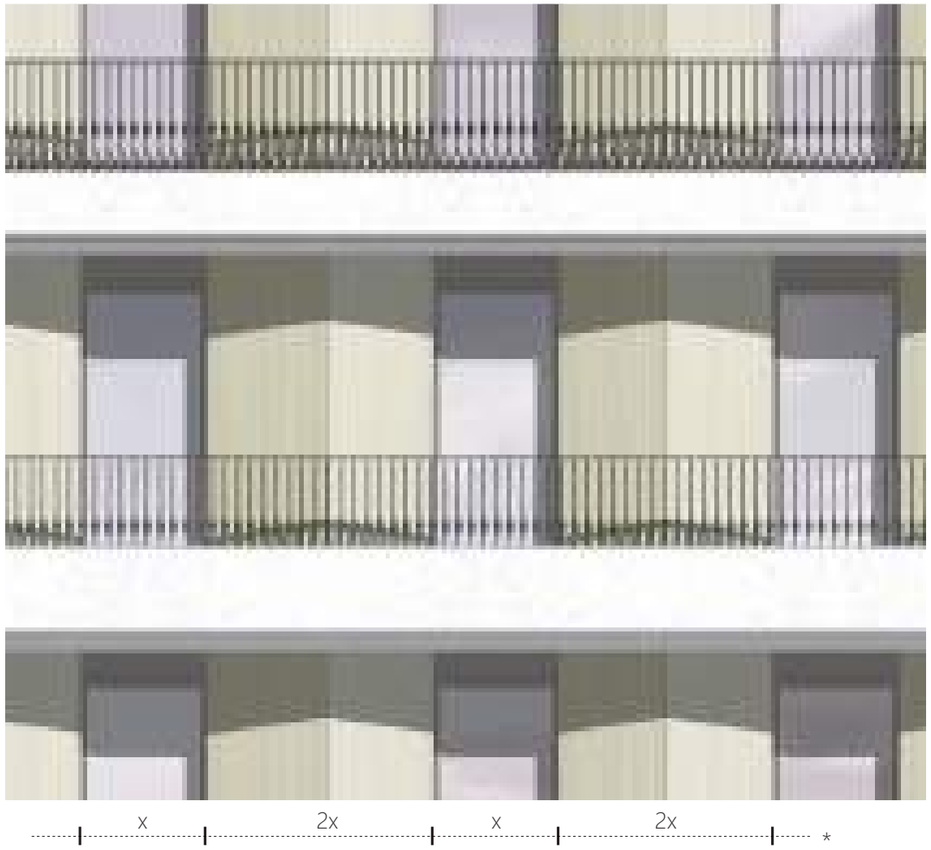


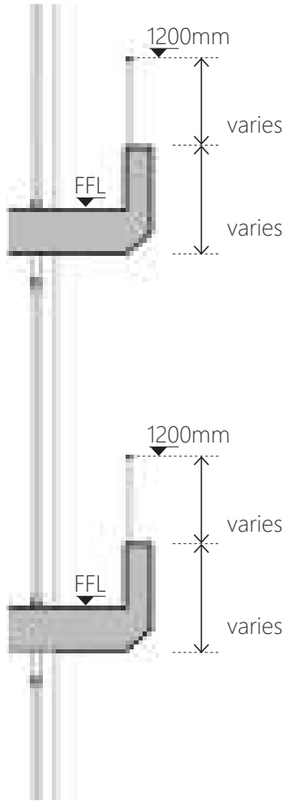
Example curtain wall capping detail

4.14.6 ZONE 2: TYPICAL UPPER FLOOR ELEVATIONS

Type 2C: Typical upper floor

Typical upper level facing facade type for courtyard facing elevations.





* Window bay width to wall bay width proportion generally 1 : 2

Horizontal expression to be continuous balcony element of a a diminishing depth in elevation up the building.

To provide external private amenity space and create a unique character throughout the masterplan.

Primary facade material to be terracotta, and of a green hue.

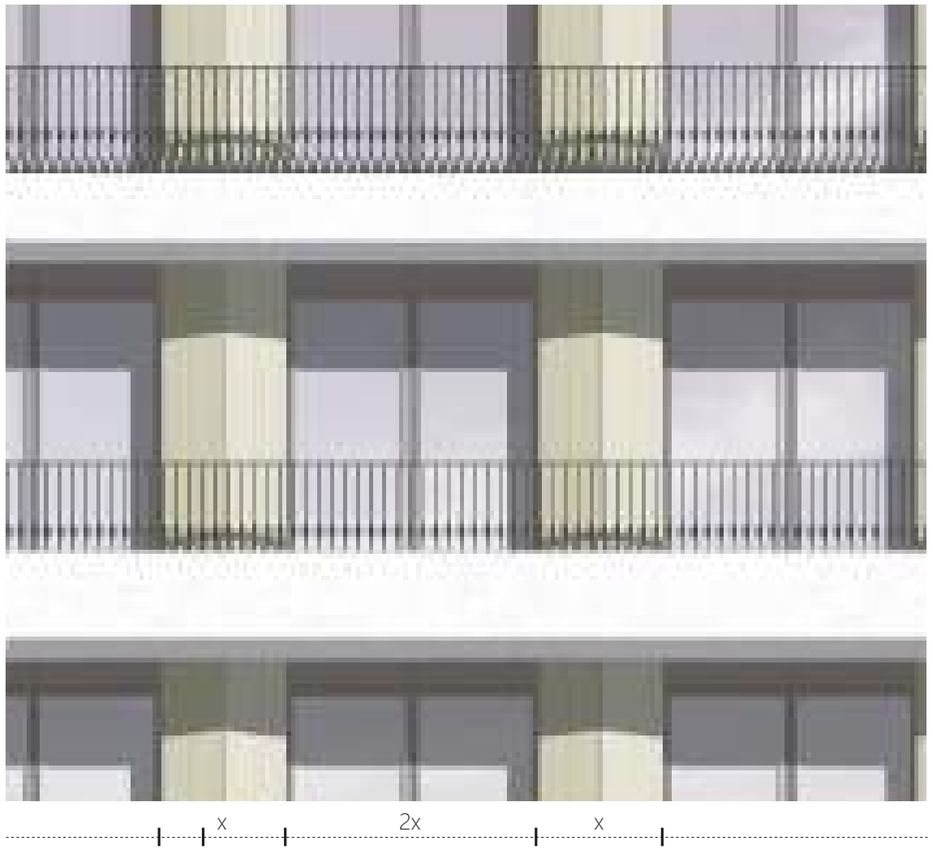
For coherence across all courtyard facing elevations of the masterplan and create a link to the landscaping.

Balcony to incorporate a chamfered edge profile and integrated drip detail.

To soften the appearance of the horizontal expression, and to reduce rainwater staining.

Type 2D: Typical upper floor (Larger windows)

Based on the principles of facade type 2C, but where there is a need for a larger ratio of glazed facade.



* Window bay width to wall bay width proportion generally 2 : 1

Horizontal expression to be continuous balcony element of a a diminishing depth in elevation up the building.

To provide external private amenity space and create a unique character throughout the masterplan.

Primary facade material to be terracotta, and of a green hue.

For coherence across all courtyard facing elevations of the masterplan and create a link to the landscaping.

Balcony to incorporate a chamfered edge profile and integrated drip detail.

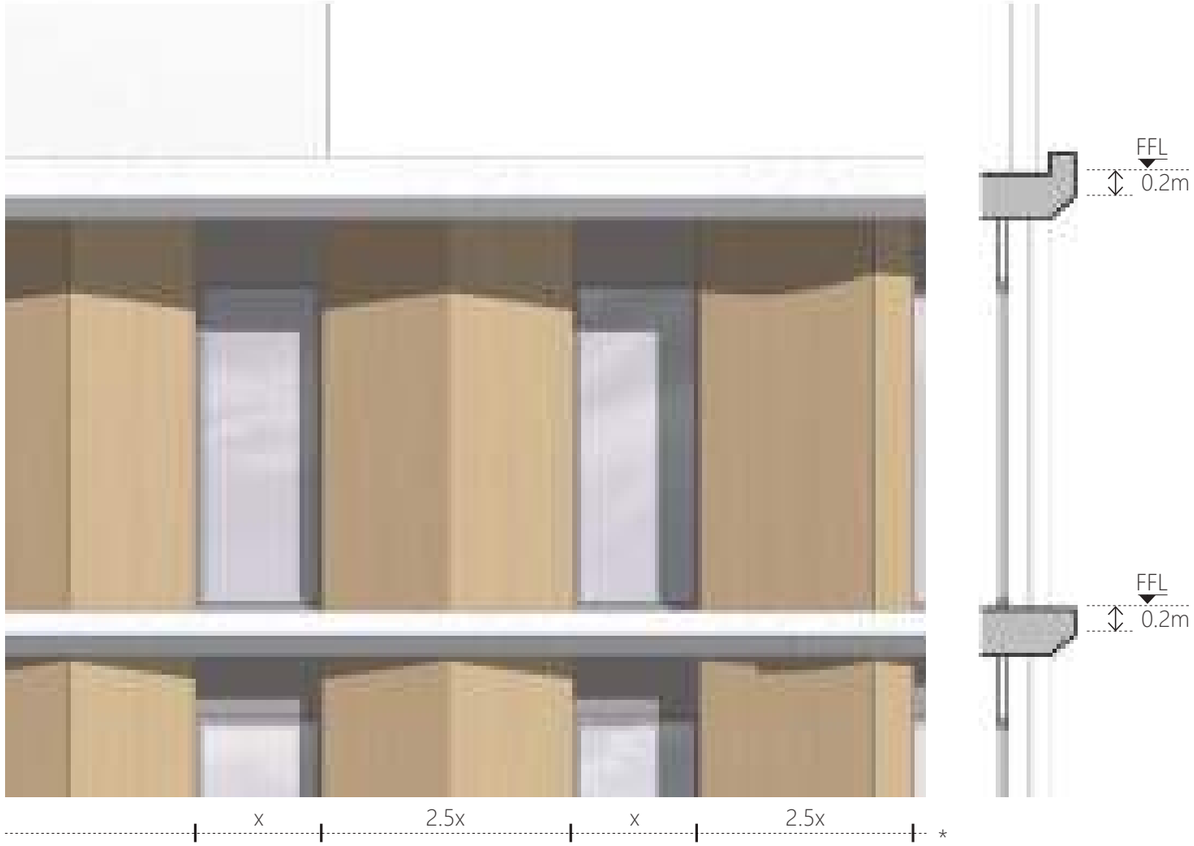
To soften the appearance of the horizontal expression, and to reduce rainwater staining.

Windows to be full height and 3x the proportion of the full height terracotta.

To ensure adequate levels of daylight and sunlight is achieved for the dwelling internal spaces.

Type 2E: West-facing roof elevations

Localised terrace facing facade type to the building plots facing Ebury Bridge Road.



* Window bay width to wall bay width proportion generally 1 : 2.5

Horizontal expression to be continuous protruding string course element of a minimum thickness.

To conform to the masterplan-wide character.

Primary facade material to be metal, but of the same profile, format and setting out in plan as type 2C for that building plot.

To create a unique character but link seamless to adjacent facade types.

Primary facade material to be of a hue between facade types 1A and 2C for that building plot.

To relate to adjacent facade types in terms of colour.

4.14.7 ZONE 3: TALLER BUILDINGS

Facade types

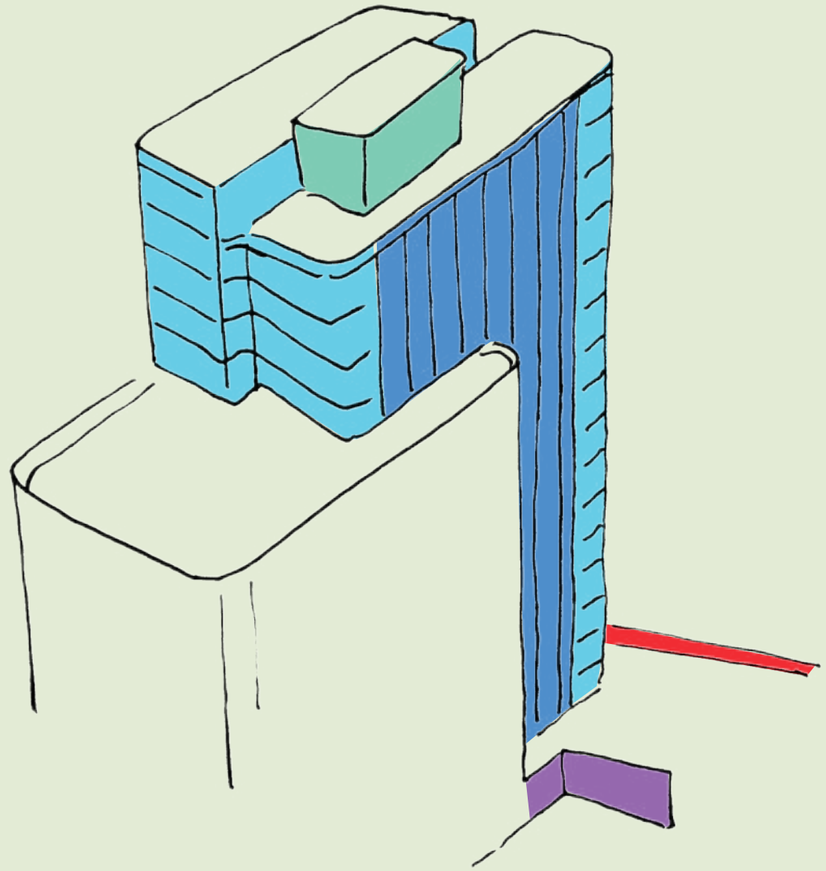
5 key facade types:

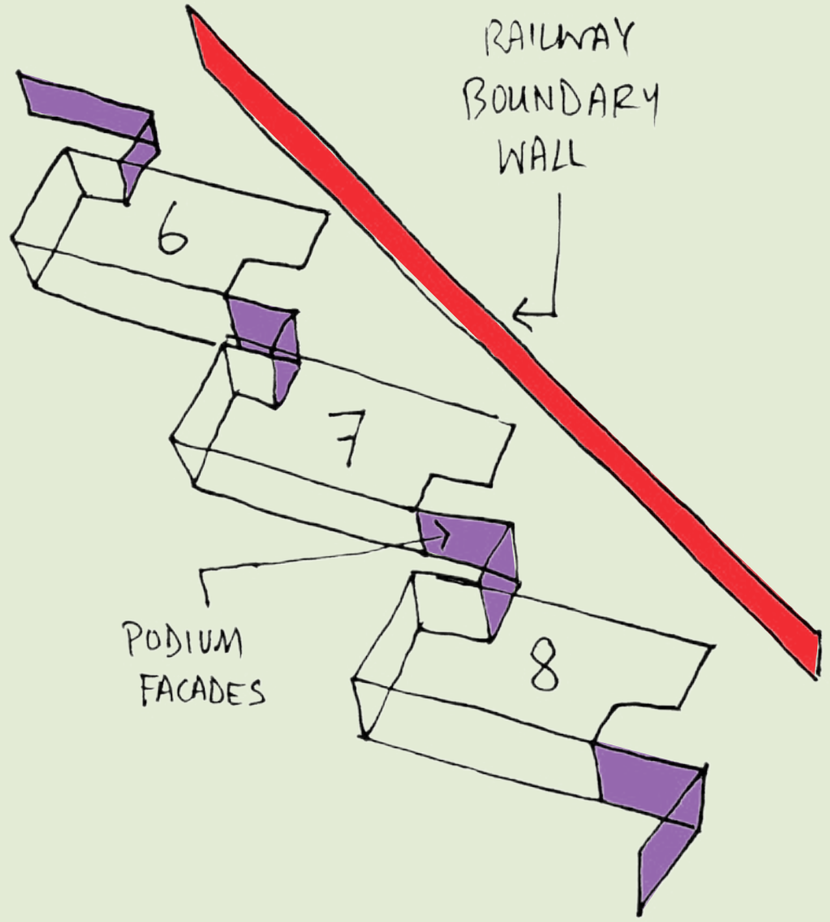
Buildings

- Type 3A: Typical residential
- Type 3B: Typical balconies
- Type 3C: Core cladding

Podium

- Type 3D: Podium facade
- Type 3E: Railway boundary wall





Character and materiality

Typology: Taller residential building adjacent to landcaped town squares, with eastern railway-facing elevations visible in their entirety from longer distance views
Designers should make reference to the character and traditional detailing of this typology when developing their proposals.

A minimal palette of materials: Cast stone or light coloured masonry, glazed terracotta, and dark metalwork. Each building should have a primary material and no more than two other secondary materials.

This is to ensure a coherent and calm appearance to the building elevation.

Glazed terracotta colour palette to be part of a spectrum between champagne and red, to form part of an overall composition with adjacent context

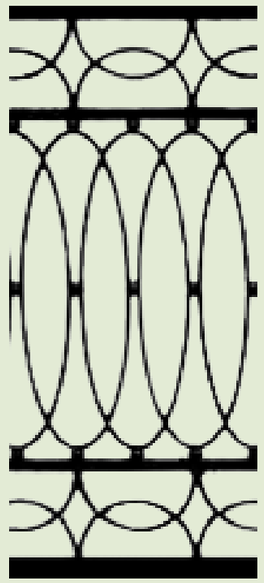
Designers should refer to design intent illustrated earlier in the Design and Access Statement.

Expression and height of string courses should align with the design intent illustrated: Deeper string courses/masonry elements at lower levels, fading to thinner at upper levels

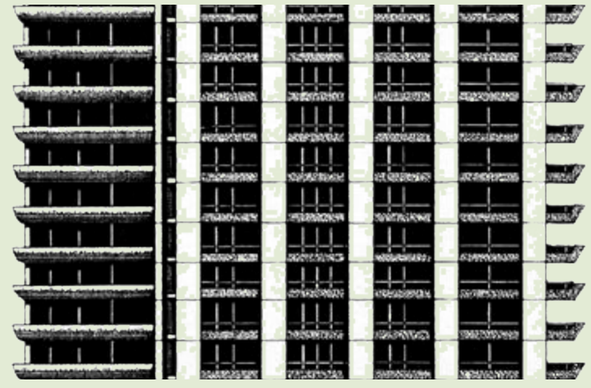
To give the buildings an elegance and to ensure a coherent masterplan design

Element of decoration required to balconies.
A diagonal/motif pattern has been developed for the balusters, designed to give privacy to residents from oblique street views, but providing them with views out. There is flexibility in designers developing their own pattern for metalwork.

Expressed horizontality for parts of the facade that accommodate balconies and address long views



A minimal material palette: Glazed terracotta, light-coloured masonry, cast metal

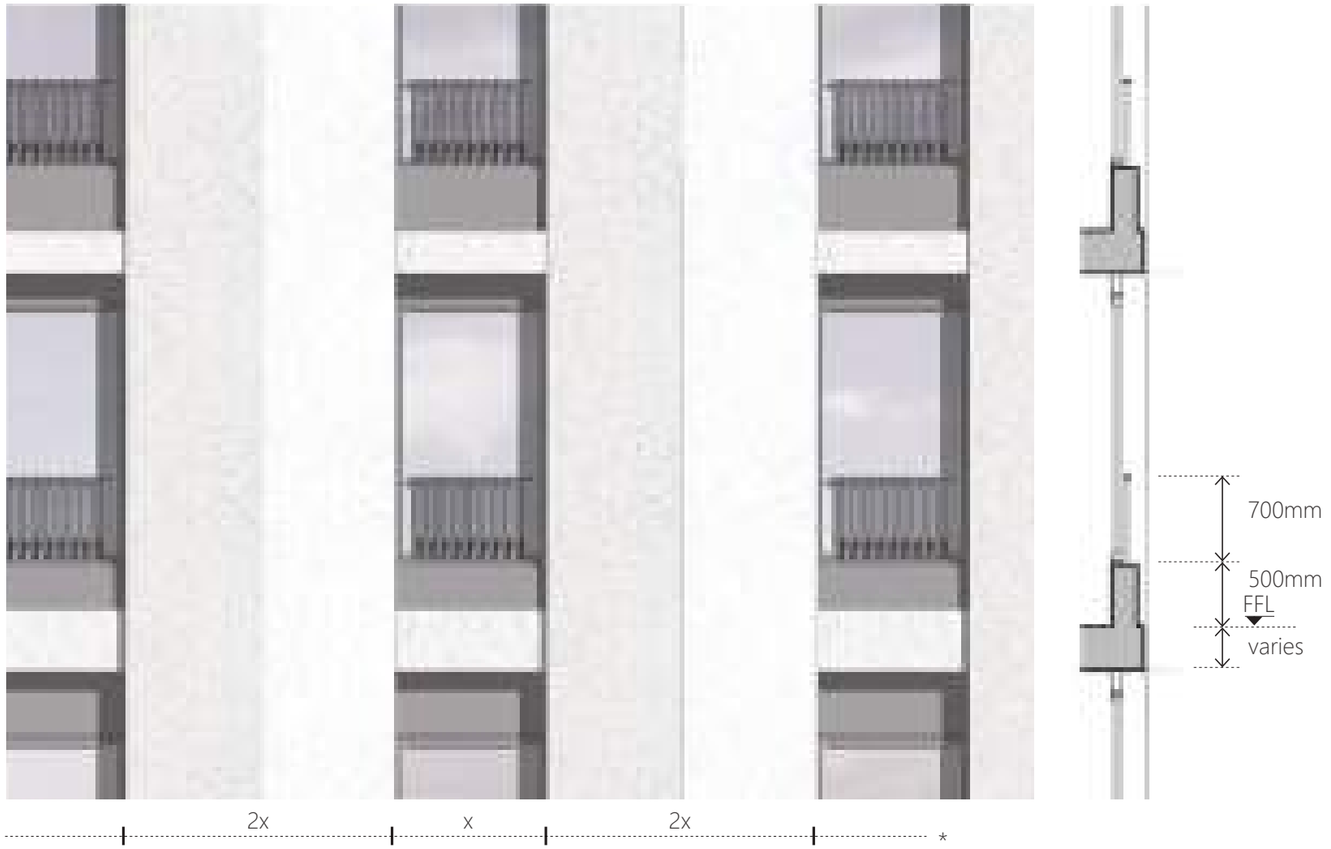


Expressed verticality to accentuate the slenderness of the building massing

4.14.8 ZONE 3: TYPICAL UPPER FLOOR ELEVATIONS

Type 3A: Typical upper floor

Primary facade type to long elevations of taller buildings.



* Window bay width to wall bay width proportion generally 1 : 2

Primary facade character to be continuous vertical masonry spanning between floors.
To create a more private residential character.

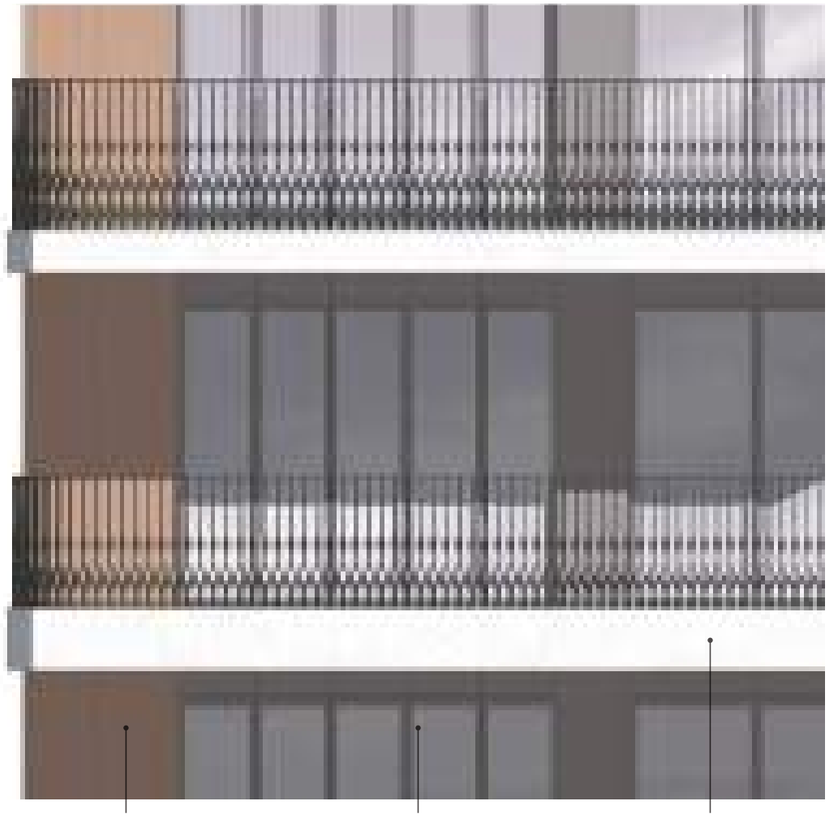
Exception to site-wide code: windows to be shorter in height, with solid spandrel panel below of same material and colour to window frame.
To reduce the risk of overheating internally.

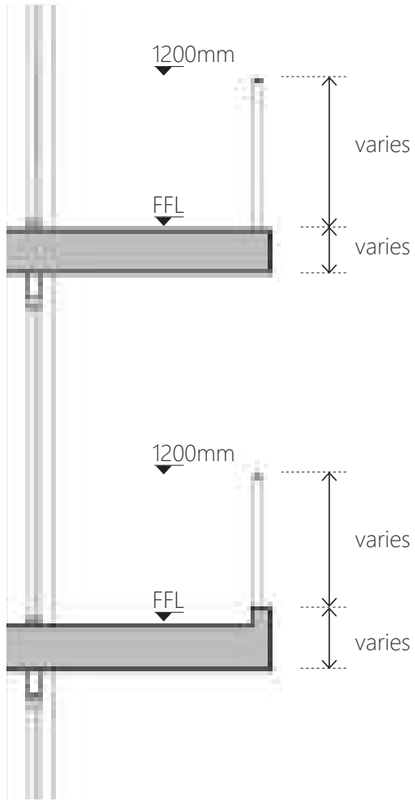
Windows to be inward opening and incorporate juliet balustrade externally.
Enhancing the buildings residential character.
Horizontal expression to be broken in plan by the continuous vertical masonry, to sit flush or behind the masonry in plan.
To ensure its prominence is subordinate on the facade type.

Centre line of each masonry element to protrude, to create 'chevron' shape in plan.
To add greater depth to the facade and enhance the character from longer distance views.

Type 3B: Typical balconies

Primary facade type to short elevations of taller buildings.





Fibre cement cladding to match colour of adjacent terracotta

Folding-sliding doors

Light coloured masonry

Balconies to be linear in type with leading edge parallel to building thermal line, to full width of building thermal line in plan.
To enhance the horizontal expression of the facade type.

All fenestration to be folding-sliding or sliding doors.
To enable direct access to balconies from living spaces.

Horizontal expression to be continuous and of a consistent height on each floor, to both balconies and 'string course' elements, and curved at corners.

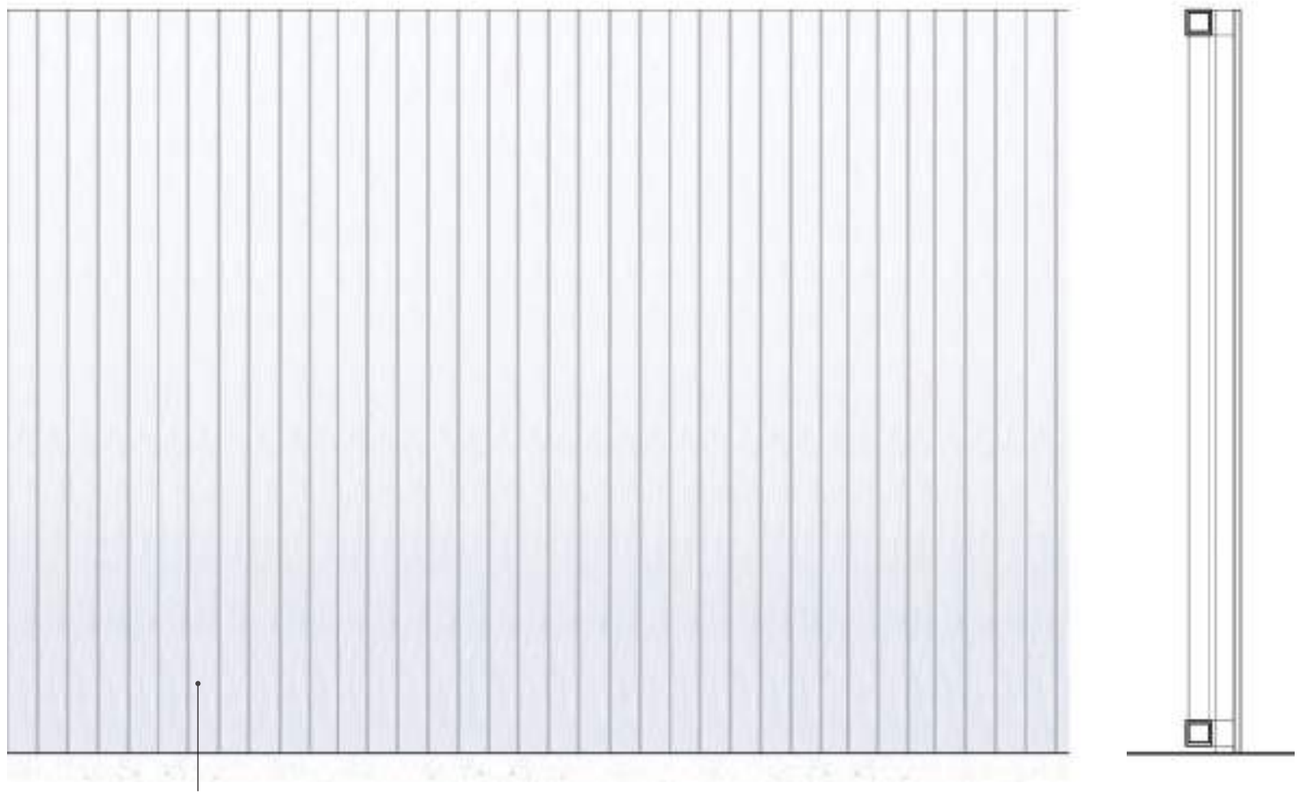
Facade material to be fibre cement behind balconies, and terracota where balconies are not present.

Cladding colour to match across facade type for each building plot.
To ensure visual continuity across each building

Cladding colour to be from 'red to champagne' palette, grading from dark red to B05 and champagne to B09.
To pick up on facade colours in the existing context.

Type 3C: Core cladding

Cladding to building core overruns and roof access points from floor below.



Cladding to be metal and horizontal in format.
To provide a monolithic appearance from long distance views.

Corners of cladding to be curved.
To compliment the horizontal expression of facade types across the masterplan.

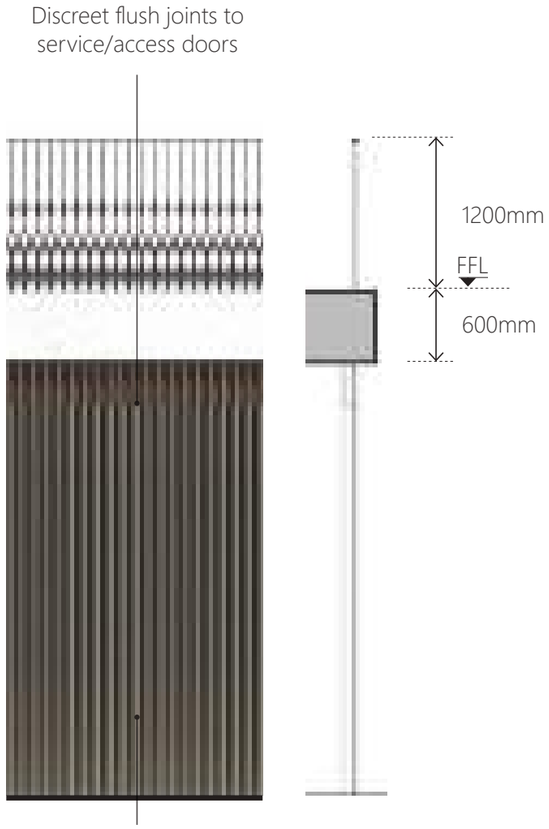
Access doors to be seamless and flush with the cladding, with a matching treatment to the door leaf.

Cladding and substructure colour to be light and monochrome.
To provide a neutral and subordinate character to the facade type from long distance views.

4.14.9 ZONE 3: TYPICAL PODIUM ELEVATIONS

Type 3D: Typical podium facade

Courtyard facing ground floor facade type, typically located between building plots.



Horizontal expression at first floor level to be continuous and at a height of 600mm.
To provide a continuous datum to the head of the wall.

Low level cladding to be metal and vertical in format.
To provide a monolithic appearance from long distance views.

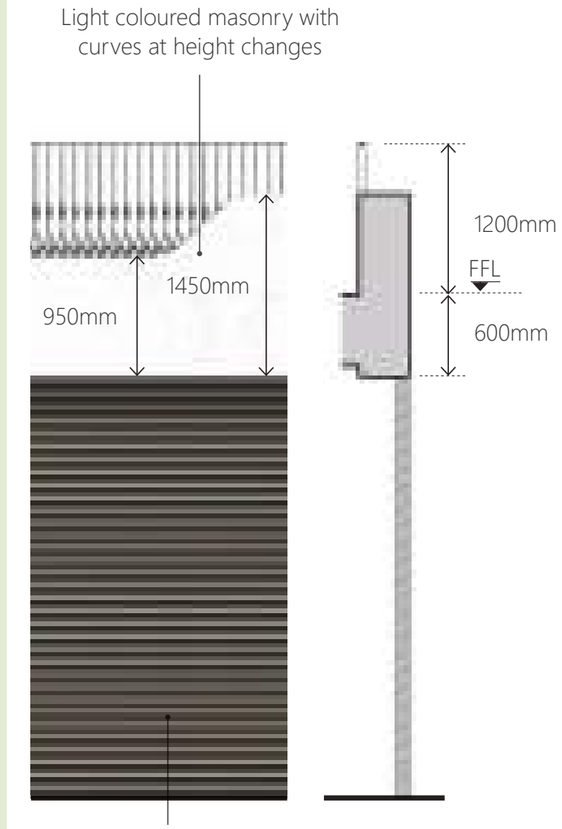
Corners of facade type to be curved.
To compliment the horizontal expression of facade types across the masterplan.

Any access or service doors to be seamless and flush with the cladding, with a matching treatment to the door leaf.
To create an uncluttered facade character facing the public realm.

Cladding and substructure colour to match site-wide metalwork colour.
To provide a consistent and coordinated colour palette across the masterplan.

Type 3E: Railway boundary wall

Ground floor facade type to podium along continuous eastern site boundary.



Horizontal expression at first floor level to be continuous in elevation.
To provide a continuous datum to the head of the wall.

Horizontal expression height to increase to 1450mm height at locations adjacent to private amenity space, and decrease to 950mm adjacent to shared amenity space between buildings, with curved profile.
To provide increased privacy for residents, but encourage views out in shared spaces.

Low level cladding to be metal and horizontal in format, and have a percentage of 50% free area.
To provide a monolithic appearance from long distance views, and provide ventilation to internal spaces where necessary.

Corners of facade type to be curved.
To compliment the horizontal expression of facade types across the masterplan.

Cladding and substructure colour to match site-wide metalwork colour.
To provide a consistent and coordinated colour palette across the masterplan.

4.14.10 DESIGN CODE: BUILDING SERVICES

01 Ground level service access

Façades and access doors to all service uses at ground level should be fully integrated into the architecture, with finishes to match the building facade material palette.
To ensure coherent and uncluttered external appearance at ground level. This includes (but is not exclusive to), refuse and cycle stores, car parking entrances, ventilation grills and access to plant.

Access door systems should be chosen to ensure the outer finish of the door can align to the adjacent cladding
To ensure coherent and uncluttered external appearance at ground level.

Location of access points should be carefully considered with the landscape and public realm.

Roller shutters for service access doors are not permitted.

02 Building services

All meter boxes to be concealed.
To ensure clear and uncluttered facades in the public realm, and remove opportunities for vandalism.

Rainwater pipes and sanitary waste pipes should not be viible on any elevation. Exposed rainwater pipes, even if fully integrated into the facade composition, are not acceptable.
To ensure clear and uncluttered facades and remove opportunities for vandalism.

Dry riser inlets and other emergency service elements should have finishes to match the facade, and be fully integrated into the architectural design.
To ensure a clear and uncluttered external appearance. Designers should seek to integrate the elements as much as possible, while not compromising the requirements for visibility in emergency situations

All ventilation grills, extract grills and any other service penetrations in the external fabric, should be fully integrated into the architecture, and considered as part of the overall facade composition.
To ensure a coherent and uncluttered external appearance to the buildings

All extract grills should be at a high level when reaching the facade.
To avoid discomfort for members of the public.

Satellite dishes, flues, cables and wires should not be visible from streetscape or public realm.
To retain a high quality to the buildings from longer distance views.

All rooftop plant, including any access elements, should be screened appropriately and not be visible from streetscape or public realm.
To retain a high quality to the buildings from longer distance views.

4.14.11 DESIGN CODE: SIGNAGE & WAYFINDING

01 Signage

Emergency signage to match finishes and be fully integrated into the building facade where possible.
To ensure a clear and uncluttered visual appearance of the building, while not compromising the performance requirements

Signage to be discrete and fully integrated into the building design where the appear on the external facade or common areas within the building. Palette and colours to be discrete and unobtrusive.
Signage finishes to match or complement the building design, and where possible be styled in a way that matches the building brand or identity

Building entrance signage to coordinate fully with the site-wide wayfinding strategy, including fonts.

Retail signage locations and associated lighting to be discrete and not to impact adversely on residential apartments.
To ensure that signage design and lighting is consistent and does not detract from overall character of the building.

Signage colour to compliment the buildings materiality and colour.

02 Wayfinding

Signage in the public realm should be clearly visible from and within pedestrian routes.

Wayfinding signage to be of a consistent and coherent strategy throughout the site, referencing and complimenting the architecture of the buildings.
To ensure legibility is retained throughout the entirety of the masterplan.

All signage types to share a consistent choice of fonts and colours.
To ensure a coherent wayfinding design for the whole masterplan.

Where possible, wayfinding signage to reference landcape design in terms of colour and materiality.
To create a clear link between the signage and building design.

4.15 EBURY BRIDGE ROAD

The following pages show a series of visualisations that illustrate the proposed external appearance and how it is seen from nearby streets and surrounding townscape. The design code above has set out rules and guidelines for the architectural expression of all the buildings in the masterplan, and the views in this section show proposals that align with the design code.

With the majority of the buildings in the scheme being subject to an outline application, there is a degree of flexibility in how those buildings can be expressed architecturally. For more detail, please refer to preceding sections that set out the key design approach principles and specific rules that are to be followed.

Ebury Bridge Road

- Extended retail frontage to full length of site
- Wider pavement
- Street frontage is now continuous and the site forms a coherent link with no. 1 Ebury Bridge Road to the north, and Cheylesmore House to the south
- A proposed architecture that maintains and enhances the character of the street, and is composed of a traditional palette of brick, light-coloured masonry, and decorative metalwork

Ebury Bridge Road masterplan elevation

View along Ebury Bridge Road looking south, with the proposed buildings on the left side of the street

Ebury Bridge Road: The creation of a fantastic high street, with pedestrians enjoying a significantly wider pavement than currently exists on site. Balconies on upper floors are set into the building line to give residents more privacy, as well as providing more solar shading from the south and southwest

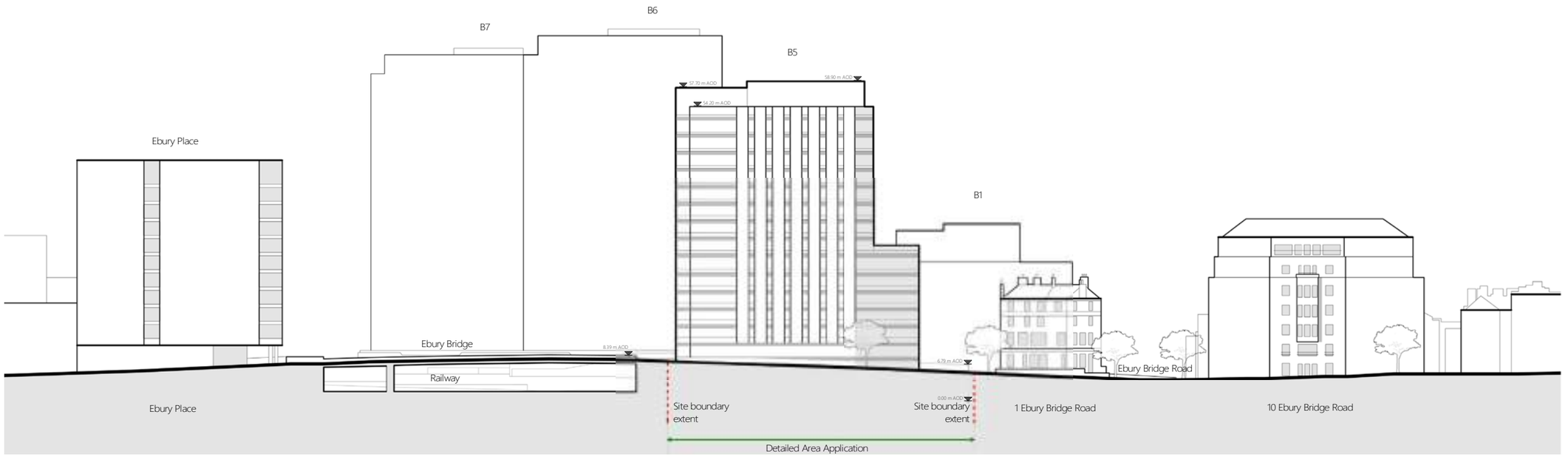
View along Ebury Bridge Road looking north

Options for frontage to Ebury Bridge Road (both compliant with Design Code)

Options for pedestrian gateway into the site between buildings 2 and 3, with the community square in the background (both compliant with Design Code)

4.16 EBURY BRIDGE

- Considered architectural relationship with No1 Ebury Bridge Road
- New gateway into site from Ebury Bridge
- Colour of glazed terracotta and brickwork relates to red tones in context at the north of the site

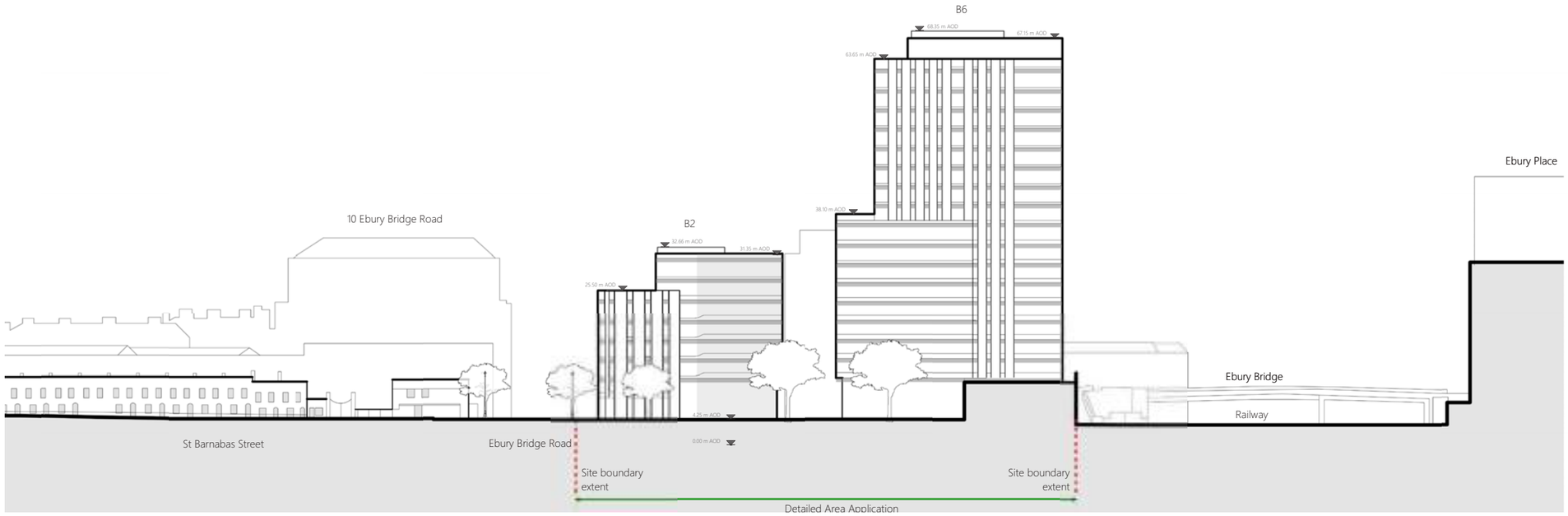


Northern gateway masterplan elevation

View of masterplan from north-west

4.17 TOWN SQUARES

- Building arrangement creates a row of town squares, which can now give the estate a sense of place and grandeur that it did not have previously
- Strong architectural link between mansion blocks and taller buildings
- Horizontal ribbon balconies providing consistency of architectural language across all buildings, and encouraging passive surveillance of the public realm below
- Varying shades of green terracotta and other autumnal colour shades creates integral link to landscape

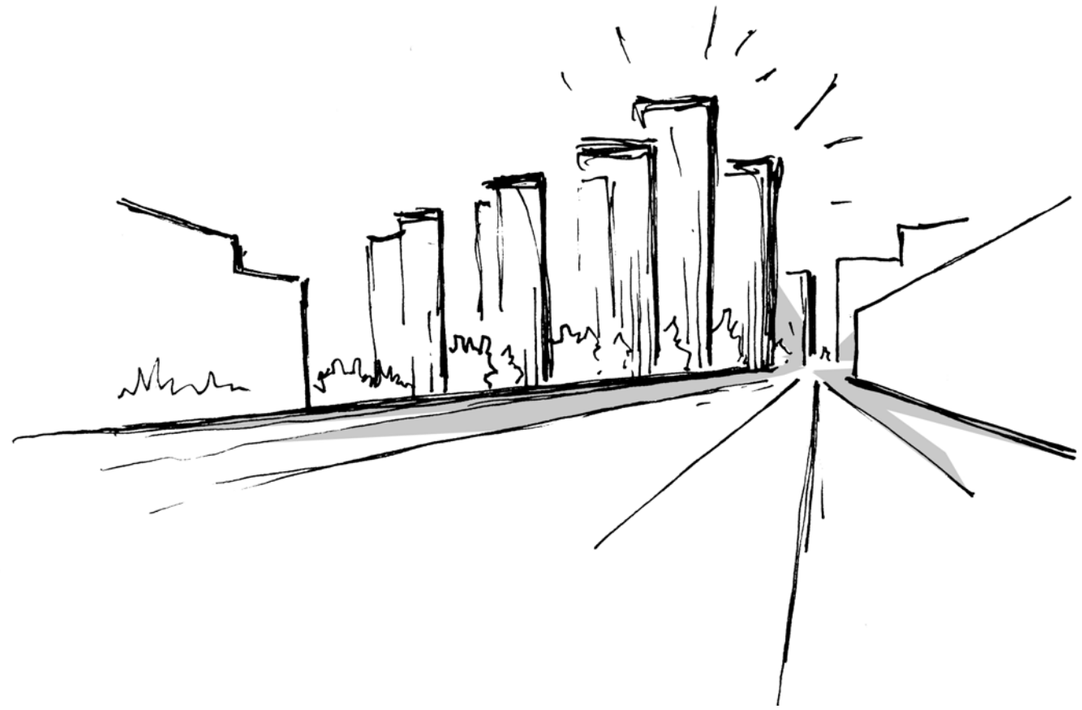


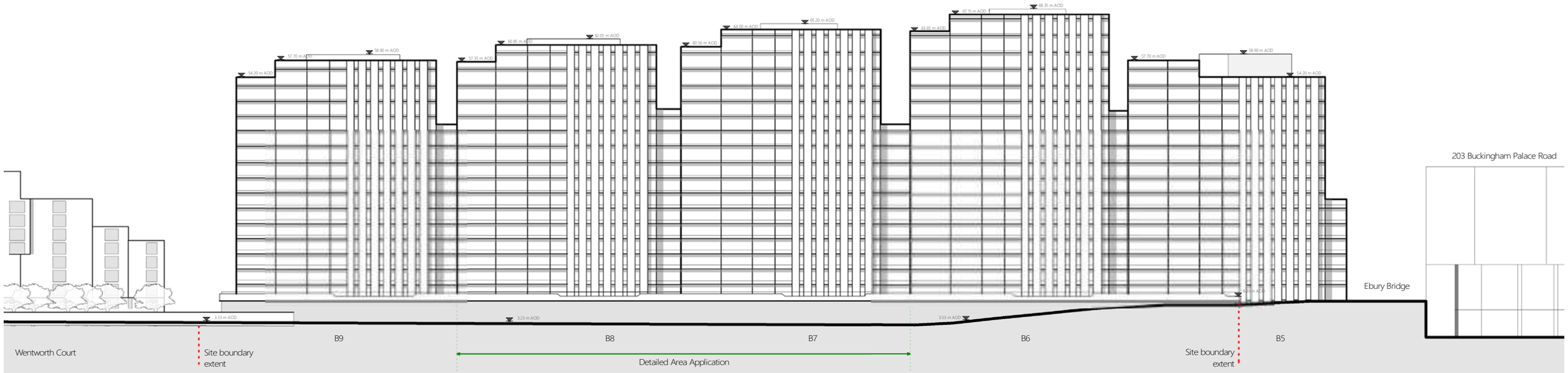
Site section looking north

View of central square looking north
Image credit: Haze

4.18 EAST FACADE

- Bold architectural diagram to address longer distance views. Elegant slim forms with landscaped podiums between each building
- Solidity of light coloured masonry against colour and quality of glazed terracotta
- Variation and grading of tone to relate to existing context
- Continuity of grading horizontal expression across taller building unifies masterplan





Masterplan elevation: east

View of masterplan from south-east

4.19 TOWNSCAPE

The design of the masterplan has developed in consideration of the conservation areas and listed buildings in its setting. Views from the immediate conservation area have been designed to give depth and break down the scale of the masterplan massing. The layering of the building has been developed to offer articulation in the slipping and dropping heights of the building form.

North:
- Taller buildings adjacent to the railway are generally at the northern point of the site, in line with policy guidance.
- The most northern building has been lowered so to respect views of the grade I listed National audit office clock tower.

East:
- taller buildings orientate to coordinate with the Pimlico conservation area urban block grain so that long views along streets present sky between buildings.

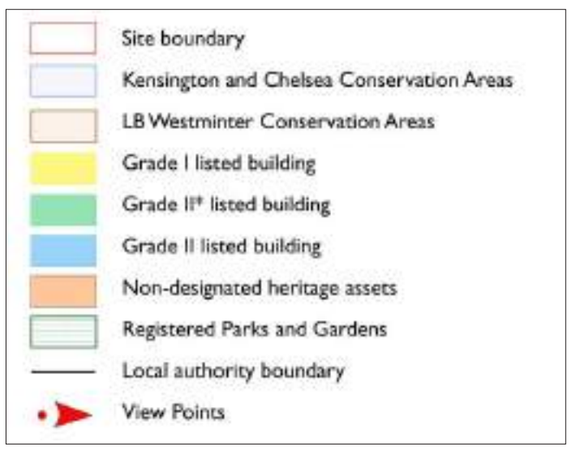
South:
- Cheylesmore house to the south of the site provides a datum in scale adopted by Ebury bridge road buildings presenting a unified street frontage.

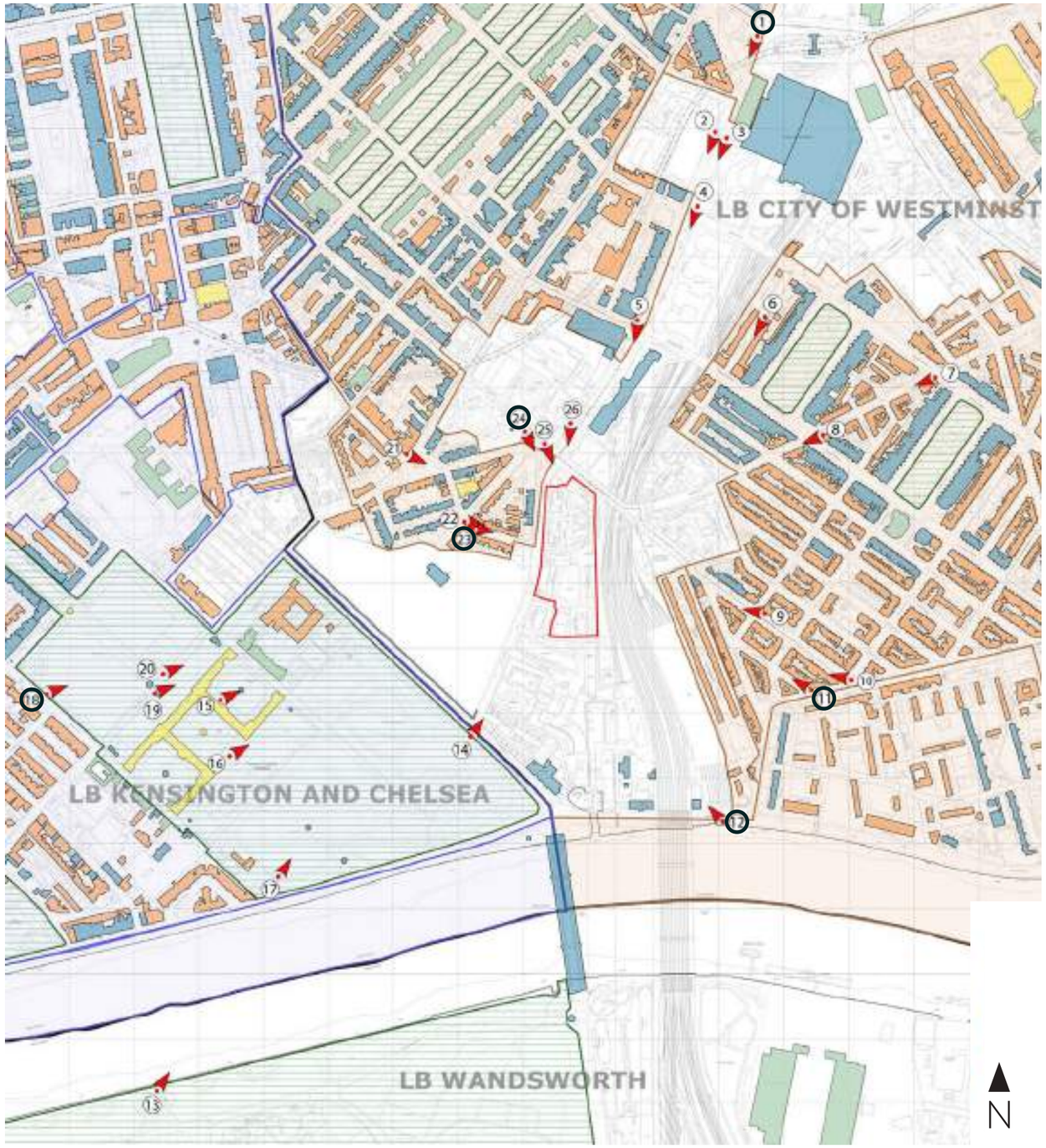
West:
- Buildings have been designed to stagger in height in respect to Ebury bridge road, conservation area and grade II listed terraces.
- Building height staggers towards the train line with greater mass at lower levels where more concealed.

Proposed materials for the building façades respect the local vernacular & compliment the conservation area with relief and texture. Colour and textures are derived from the existing urban colour palette creating a language that compliments the surroundings and respecting the Ebury red and grey brick identity.

Complimentary finishes and materials to façade surfaces create a contrast to of the split massing blocks concept. This is covered in further detail within this document.

This section highlights a selection of views, with reference to how the proposal responds. For more detail and a full set of the verified views refer to the Townscape and Heritage Assessment.





Townscape map showing view locations

View Ref No: 1
Buckingham Palace Road,Corner of Grovesnor Gardens

A key view of townscape importance, the masterplan has developed to reduce height of northern building 5. The lower height respects the National Audit Office clock tower as viewed from Victoria station. The slimmer upper floor massing with lower shoulder heights gives further contrast to the massing and focus to the National Audit Office. Material choice enhances colour contrast between the buildings retaining clock tower prominence whilst complimenting high quality facade treatments in its setting.

View Ref No: 11
Westmoreland Place, Corner of Lupus Street

The masterplan has been designed to orientate building form in coordination with the street grain; so to minimise impact in view from the conservation area. Spaces between buildings have been designed to create massing relief and contrast within long views. Building steps in height and form to the rear elevations softens impact and scale, complimented by detailing of balconies and high quality facade materials read with the residential foreground context.

View Ref No: 11
Westmoreland Place, Corner of Lupus Street (night view)

The detail of the scheme is less apparent in the nigh-time views due to the reduced visibility. The sporadic lighting of the internal spaces coordinates with lighting atmosphere of the street view.

View Ref No: 18
Ormonde Gate, opposite Durham Place

Care has been taken to manipulate masterplan massing in line with the tree canopy to soften views from the Royal Hospital and surrounds.

Where glimpses of the proposal are seen; consideration has been given to present natural colours and high quality materials which compliment the landscape and historic architectural setting.

View Ref No: 23
St Barnabas Street

Views from the immediate conservation area have been designed to give depth and break down the scale of the massing. The layering of the building has been developed to offer articulation in the playful slipping and dropping heights of the building form. This is further influenced by the detail of either vertical or horizontal dominance in the facade expression.

The contrast in massing is emphasised by the natural tones of high quality masonry and glazed materials relating to trees and architectural elements within view.

View Ref No: 12
Grosvenor Road

The view demonstrates the masterplans consideration of its surroundings when viewed from longer distance views from the east.

The massing and colour palette respond directly to the context within view.

The elevation and undulating roof form give character to the skyline, break down the scale of building and enhance the character of the architectural detailing.

View Ref No: 24
Avery Farm Row

Lower shoulder heights respond to the massing context of One Ebury Bridge and Consort Rise House. A slipped plane rises above breaking the scale of the proposed building form. Top of building heights drop at the northern edge acknowledging the buildings immediately around.

High quality materials coordinate with the tones of surrounding buildings with flashes of contrast from the lower levels.

4.20 ACCESS & TRANSPORT

Routes and connections
Existing site levels across the site have subtle variations between 4.40m and 4.00m AOD (Above Ordinance Datum) with no significant variations. The site's highest levels are typically at the north and southern boundaries, falling to central western edge. The proposed levels equalise the existing subtle differences to generate a level site.

All dwellings and access to communal space will be designed to meet the Mayors Housing Supplementary Guidance and Approved Document Part M4 of the building regulations. This will provide an inclusive and adaptable environment.

The master plan site is accessible on its south, west, and northern boundaries. The new north/south connection provides better pedestrian and cycle links through the estate, encouraging wider links and activation of public space.

The Northern gateway:
- Provides access from Ebury Bridge to the public realm
- Steps from the footpath create the connection as well as promoting the public realm
- The geometry of the stairs create places to sit and meet as informal public spaces in support of northern building non residential ground and first floor functions.

The Southern gateway:
- Connects the Grosvenor Waterside Estate with the new Ebury Bridge masterplan
- Improves on current condition where connections are restricted; the masterplan opens the public realm to connect and invite views into the public realm.

Western Boundary:
- A permeable boundary connection to Ebury Bridge road
- Plots set back from the existing building line to offer a more generous public realm and support the ground floor retail functions
- Vehicular and pedestrian routes organised so to not overlap, and create vehicular-free areas.

Existing transport
The Public Transport Accessibility Level (PTAL) calculations for the site has a score of 6b, indicating that the site has an excellent connectivity network via public transport. These link include, but are not exclusive, to the following:

- Underground connections to Sloane Square and Victoria Stations within 10 min walking distance
- River boat connections to the south
- Cycle hire points
- National Rail connections: Victoria Station
- Close proximity to Victoria Coach Station

Pedestrian and cycle access
The proposed masterplan has eight different pedestrian connections. A new pedestrian entrance to the north dealing with the level change to Ebury Bridge and other two to the south through the Grosvenor scheme and onto the canal and river. Five extra entrances will be throught Ebury Bridge Road.

Vehicular access
Vehicular access into site is restricted two access points from Ebury Bridge Road: one between Buildings 1 and 2 and the other between buildings 3 and 4. These will be both a two-way vehicular access.

This retains the access point between buildings 2 and 3 as pedestrian only, linking into the central square.

Level access to be retained and achieved along the western and southern site boundaries.
To ensure inclusion and access for all residents and members of the public.

Site entrance steps from the Northern Gateway to incorporate landscaping and seating.
To promote its use as part of the wider public realm design.

Pedestrian site entrances

Vehicular and pedestrian site entrances

Ground Floor

4.21 BUILDING ENTRANCES

Due to the level nature of the proposed site levels outlined on the previous spread, building entrances at ground level are fully accessible, with building thresholds at +4.25 AOD.

This spread highlights the different entrance types for the masterplan and their characteristics.

Duple apartment entrances
All ground floor units are Maisonettes, with their own private dedicated entrances directly accessible from the public realm. The entrance is located behind a defensible space zone. To ensure privacy the zones border with the public realm will have a small section of planting.

Main residential entrances
With one per building plot, these will be clearly denoted from the public realm, with the facade character incorporating a double height order to enhance wayfinding.

Retail frontages
To ensure maximum flexibility is retain for retail uses, entrances can be placed along the entire length of the facade

Non-residential entrances
Seamlessly integrated entrances addressing the main public spaces, to create a strong link between the non-residential ground floor uses and the public realm.

Servicing entrances
Seamlessly integrated into the adjacent façades to ensure the ground floor appearance is not cluttered.

Residential building entrances to be clearly indicated with a double storey order.
To enhance wayfinding.

Non-residential entrances to be clearly visible and accessible from the public realm.

Retail entrances to be flexible along length of retail frontage, but consider the external landscaping design.
To ensure entrances work with the internal layout and use, and work with the landscape design to avoid pinch-points in pedestrian flow.

All ground floor dwellings to be accessed directly from the public realm, through their own dedicated entrance.
To help activate the public realm provide activity in the public realm, and ease of access to comply with the Equality Act.

Duplex apartments to have a minimum of 1500mm depth defensible space/gardens facing onto the central squares.
To ensure the required provision for private outdoor amenity space is achieved and maintain levels of privacy.

Where duplex apartments defensible space borders public realm, a zone of planting is required.
To enhance privacy for residents.

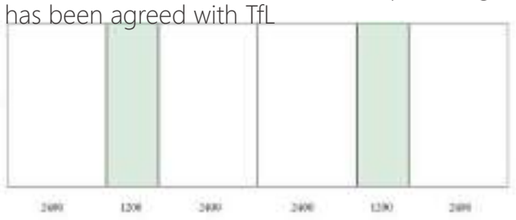
Retail entrance: Flexible zone
Residential: Main entrance
Residential: Duplex entrance
Non-residential entrance
Refuse/cycle/plant entrance

Ground floor plan

4.22 CAR PARKING

Car parking
- All car parking is located at ground level, under the podium.
- Only accessible car parking bays are provided, of which 50% are to have EVC points on day one. All spaces have passive provision.
- There are two car club spaces provided.
- Please refer to Transport Assessment for further detailed information

Accessible car parking bays
- Accessible bays can share the 1200mm wide clear zone between two spaces - see diagram below this:
- A reduction on the 10% accessible space target has been agreed with TfL



Schedule of accessible car parking provision 6%

Building	Accessible bay (Standard)	Accessible bay (EVC) *
5	2	2
6	4	4
7	2	2
8	7	7
9	6	6
Subtotal	**21**	**21**
Total	**42 spaces**	

* EVC: Electronic Vehicle Charge point

Schedule of car club spaces

Building	Car club
6	1
8	1
Total	**2**

Car parking entrances to be considered with overall facade design and visual impact to be kept to a minimum.

To ensure a high level of detailing is retained on all buildings and the character of the public realm and landscaping is not compromised

All cars to be located underneath podium and not visible from public realm

To minimise impact on landscaping design. Car club spaces can be excluded from this code, and be located in a discrete but clearly signposted location within the public realm

Where possible, car parking spaces to be located behind other ground floor uses

To minimise non-active frontage facing onto the public realm

Disabled car parking spaces should comply with relevant regulations, and with clear signage and wayfinding

To provide good access to residents and users with special access requirements

Masterplan requirement of 6% accessible car parking provision, made available to all residents who are white badge holders

Please refer to table opposite for detailed breakdown of no. bays required per building.

Site boundaries

- Site ownership boundary
- Detailed area extents

- Accessible car parking bays
- Car club parking bays
- E EVC point (Electric Vehicle Charging)
- Entrance to car parking under podium

Ground floor plan

4.23 CYCLE PROVISION

Residential cycle parking
Each building in the development has its own dedicated cycle store. These are located at either Ground floor or Basement level (or over both levels), easily accessible by residents of that building. Calculation, in line with Westminster guidelines:

- 1 cycle per 1 bed dwelling (long stay)
- 2 cycles per 2 bed or more dwelling
- Cycle racks are generally two-tier 'josta' style rack
- All long-stay cycle stores accommodate 5% sheffield stands for accessible or non-standard cycles.

Mansion blocks (B1-4)
Located at basement level under B2 and B3, accessed via dedicated lift and stair

Taller buildings (B5-9)
Stores located at ground and basement level, accessed via car park or separate entrance at ground level

TFL cycle provision
An extension to the existing cycle hire provision on Ebury Bridge is required by TFL. The proposal is for 12no cycles to be added to the current provision of 29no. cycles. The location is illustrated on the plan opposite

Commercial cycle parking
Each category of commercial use has its own requirement for cycle provision for both staff and visitors. For retail units, long stay cycle provision is assumed to be accommodated within the unit, in a location determined by the individual tenant.

Calculations, in line with Westminster guidelines, are set out in further detail in the Transport Assessment

Required cycle parking provision

Bdg	Residential		Retail / Cafe		Community		Office		Gym		Nursery
	Long Stay	Short Stay	Long Stay	Short Stay	Long Stay	Short Stay	Long Stay	Short Stay	Long Stay	Short Stay	Long / Short Stay
1	78*	2*	2	17							
2	80*	3*	3	26							
3	83*	3*	3	26							
4	77*	2*	2	17							
5	167	4			2	2	5	2			
6	206	4									
7	207	4									
8	212	4									
9	260	5	1	6					2	5	11
Total	**1370**	**31**	**11**	**92**	**2**	**2**	**5**	**2**	**2**	**5**	**11**

*NOTE: Cycle Parking for Buildings 1,2,3,4 is in one shared basement under B2 and B3

Cycle store entrances to be located as close to the main building residential entrances as possible. Designers should also demonstrate a facade, signage and lighting design that makes the entrance clearly visible from the public realm and footpaths in the immediate vicinity.

To ensure good wayfinding, resident experience, and increase safety through passive surveillance.

Cycle storage should be located at either ground floor or basement levels, and accommodating the required number of cycle stands and accessible cycle stands

To accommodate resident cycle demand and provide a safe and convenient location to store cycles

No more than two entrance doors from street to cycle store should be provided

To provide a clear easy access to the store with minimum obstructions.

Cycle provision in the public realm to be located adjacent to main footways or vehicular routes, and be designed to complement the public realm appearance and materiality

Location: Adjacency to natural pedestrian circulation for convenience, and to encourage cycling within the masterplan.
Design: For a coherent appearance to the public realm

Security: Cycle store should be lockable, well accessible and lit in accordance with Secure By Design guidelines

To ensure store is safe and accessible.

Residential cycle provision should be provided according to the following calculation: 1 per 1 bedroom dwelling. 2 per 2 or more bedroom dwelling. 5% bays to be accessible

For cycle provision to comply with London plan guidelines

Site boundaries

- Site ownership boundary
- Detailed area extents

Commercial

- Commercial short-stay cycles (Indicative locations)

Residential

- Residential short-stay cycles
- Residential long-stay cycles
- Cycle store lobby / circulation
- Cycle lift connecting GF and B
- Entrance to cycle store

Public

- TFL cycles (Existing)
- TFL cycles (Proposed)

Basement floor plan

Ground floor plan

4.24 REFUSE & SERVICING

Refuse
Service vehicles will enter the site only by the two vehicular accesses at Ebury Bridge Road. They would be able to stop at the two loading bays located in each of the vehicular squares, incorporated in the landscape design.

- There is a extension of drive able surface towards Building 9, where a 3 point turn is needed opposite the gym use. Pedestrian flow is diverted away from this area for safety reasons.
- Frontage of refuse stores minimised.
- The commercial and residential routes are completely separated when they occur in the same building.
- All refuse stores should be located within ten meters from refuse vehicle stop.
- All refuse stores should accommodate accessible refuse bins/solutions

Deliveries

- Loading bays in town squares used by delivery vehicles drop off
- Delivery of letters and parcels to front lobby. 2nd lobby door creates 2nd line of defence, separating delivery from core.
- Centralised storage space in Central Hub provides opportunity to store parcels or letters in event of them being mis-labelled, or if they are too large for the parcel boxes

Storage
Two types of storage

- estate management storage
- central hub overspill for oversized parcels

Required refuse storage provision

Building	Residential			Non-residential / Commercial / Community			
	Residual Waste 1,100 litre Eurobins	**Recycling Waste** 1,100 litre Eurobins	**Food Waste** 140 litre Eurobins	**Residual Waste** Eurobins	**Recycling Waste** Eurobins	**Food Waste** Eurobins	**Glass Waste** Eurobins
1	3	5	7	1 x 1,100l	1 x 1,100l	3 x 140l	1 x 360l
2	3	6	7	2 x 1,100l	1 x 1,100l	4 x 140l	1 x 360l
3	3	6	7	2 x 1,100l	1 x 1,100l	4 x 140l	1 x 360l
4	3	5	7	1 x 1,100l	1 x 1,100l	3 x 140l	1 x 360l
5	5	9	12	1 x 660l	2 x 660l		
6	6	12	15				
7	6	12	16				
8	7	13	17				
9	10	14	18	2 x 660l	2 x 660l	1 x 140l	1 x 660l
Total	**46**	**82**	**106**	**9**	**8**	**15**	**5**

All refuse areas to be located within the identified development zones and at ground floor level

To ensure no bin stores are located within the external amenity space or public realm.

Refuse stores to be easily accessible from both core areas and street collection bays

Refuse stores to be located within 10m distance of a refuse collection vehicle stopping point, in line with WCC guidelines

Refuse areas to be well ventilated. Where access doors are located near resident entrances or on building frontages, these should be appropriately treated

To avoid odour issues and ensure high quality visual appearance

Site boundaries

- Site ownership boundary
- Detailed area extents

Vehicular movement

- Vehicular route
- Loading bay for deliveries
- Bollards (Indicative location)
- Driveable surface for emergency vehicles

Refuse

- Refuse vehicle stop point (illustrative)
- Residential refuse store
- Commercial refuse store

Delivery & storage

- Letter and parcel boxes: Residential lobbies
- Overspill storage: Central Management Hub
- Facilities general storage

Ground floor plan

4.25 ENERGY & SUSTAINABILITY

At the Full Council meeting held on 18 September 2019, Westminster City Council declared a Climate Emergency and has committed WCC to become carbon neutral by 2030. This followed the declaration by the UK Parliament of a Climate Emergency on 1 May 2019.

Ambitious, sustainable design has been a key part of the design response for Ebury Bridge Estate Renewal. This section outlines key aspects in approach. Further detail can be read in the Energy and Sustainability statement as part of the planning documentation.

Key aims have been set in order to achieve a new standard of sustainable design and estate renewal. The design will create:

- Homes for people that respect the planet, providing for residents while respecting the environment
- A place to thrive, designed to improve health & wellbeing
- A delightful and safe place built for community, and for the future.

The design aims will be delivered by means of:

- Sustainable, low carbon design
- High building fabric efficiency for optimal energy performance
- Use of heat pumps for energy supply
- Mechanical ventilation with heat recovery
- Consideration of off-site construction accounting for carbon emissions
- Specification of renewable or recycled materials

In order to achieve these goals the scheme has adopted:

- A multidisciplinary, proactive and integrated approach to sustainability, utilising the UN Sustainable Development Goals as a framework.
- Industry leading approach to the provision of energy across the site, balancing carbon emissions, capital cost and operational cost, by incorporating ground source and air source heat pump technology.
- Detailed assessment of embodied carbon for key façade & structural elements to inform design decisions.
- Extensive analysis leading to a robust heating and cooling strategy that balances resident experience, health and wellbeing with operational costs and carbon.
- Development of a high-performance building fabric design that exceeds the draft New London Plan criteria, giving passive insulative benefits to homes.
- Protection and development of the scheme aligning with the BREEAM Communities Excellent target rating
- Provision of co-ordinated sustainable urban drainage measures and active storage and reuse of greywater and rainwater, as well as specification of efficient fittings, to significantly reduce water use and outfall flow rates.

The new masterplan for Ebury gives improvement to the triple bottom line; People,Planet,Prosperity

The new masterplan for Ebury Measures itself against these targets

The following summarises the multidisciplinary approach to sustainability.

Integrated approach to a complex site

- The character of Ebury will convey a contemporary message of a sustainable community which addresses aspirations for greening, play, healthy living and community cohesion. The masterplan provides green, protected external spaces shielded from the railway and busy roads
- The existing onsite EHV network is proposed to be diverted to free the site of major constrained wayleave agreements that will enhance the landscapes ability to provided greening and open activated spaces, as well as maximise the residual land value and future site flexibility
- The buildings are designed passively first. They are form led with more than one aspect where possible. The facade delicately balances overheating, daylight, energy, embodied carbon and aesthetic.
- The homes provide acoustic and thermal comfort with resident choice about whether to open their windows.

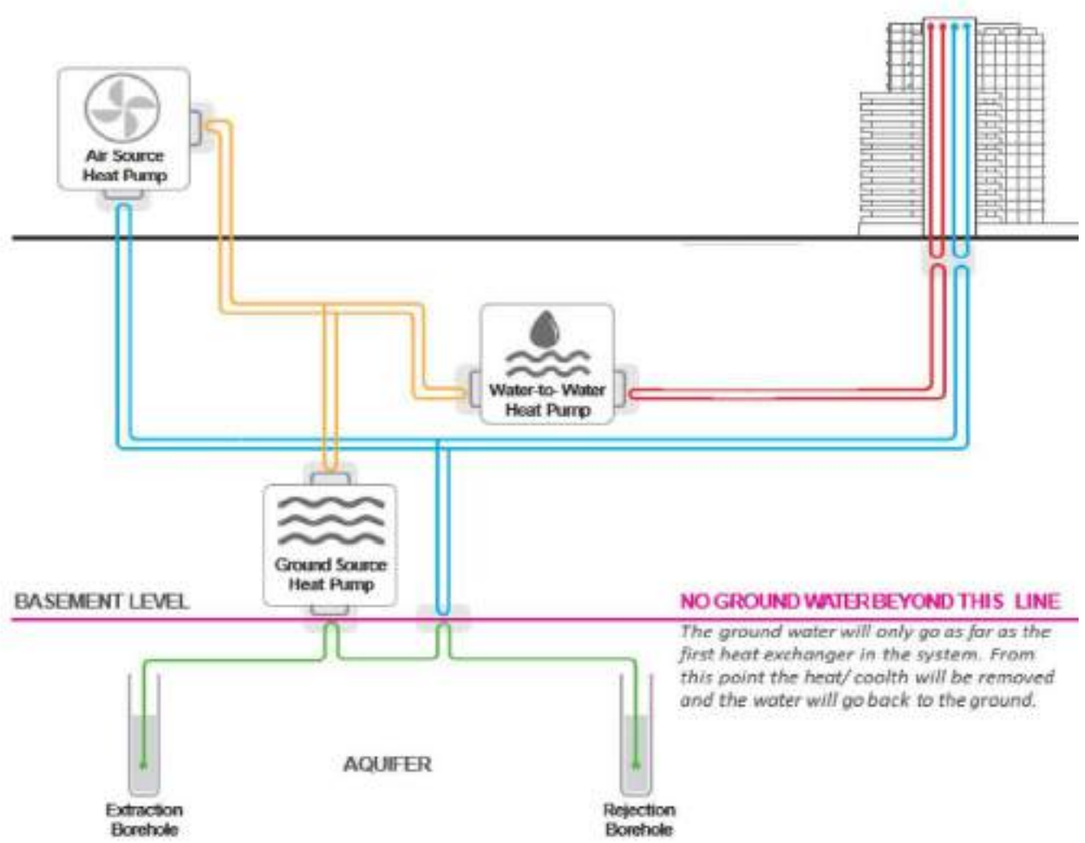
Operational Carbon

- The fabric is more than 4 times more insulating than current homes.
- Highly air tight facades and Heat recovery ventilation are used to further reduce energy.
- The site wide energy strategy is designed to minimise carbon emissions and provide operational efficiency.
- Heating and cooling carbon emissions will be 10% of current heating emissions.
- Heat pumps are the primary source of heat, which use low carbon electricity and reduce carbon emissions further.
- Ground source heat pumps are planned to provide further reductions in carbon emissions if site conditions allow following testing.
- Any cooling will be used to generate hot water at very low energy/ carbon cost.
- A 50% reduction in regulated carbon emissions over minimum national standards (Part L) is predicted.
- Photovoltaic panels will be installed to provide over 7.5% of the masterplan energy requirements for heating, cooling and lighting (calculated following the Standard Assessment Procedure, SAP). The solar energy will be used to power landlord central systems and decrease service charges.
- The material specification for the pipes, ducts and chambers have undergone a carbon impact assessment to determine the most appropriate specification to reduce embodied carbon on the design.

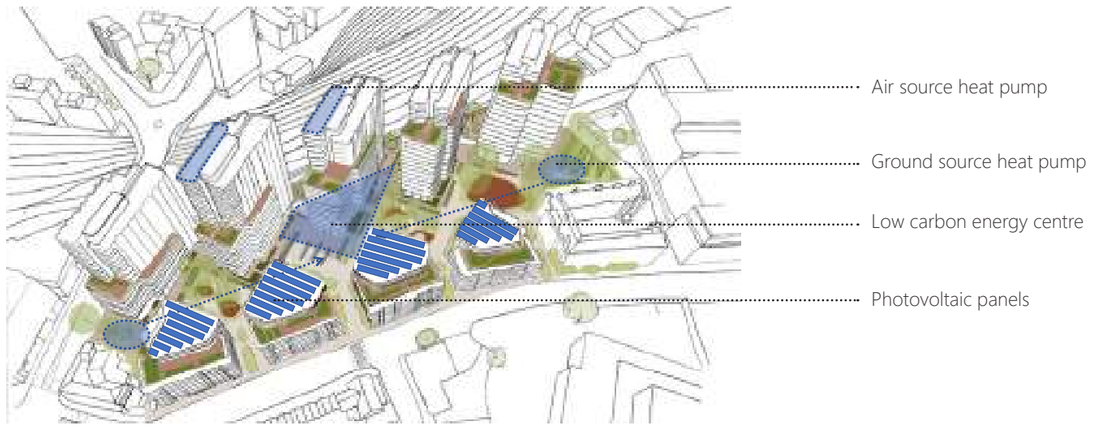
Embodied Carbon

Opportunities to reduce embodied carbon within the design have been investigated for example:

- Specifying recycled plastic and modular attenuation tanks and manholes to reduce transport and embodied carbon on materials.
- Detailed assessment of façade materials selection through its lifecycle
- Reuse of crushed demolition arisings within the construction works
- Use of alternative structural frame forms, including mass timber and hybrid products, as best practice exemplar sustainable frame options
- Consideration of off-site manufacture to minimise construction waste
- Acoustically insulated internal construction elements over minimum standard to ensure sound privacy from neighbours.
- Acoustically insulated facades to provide protection from external noise when windows are closed.
- Cooling provided so homes don't overheat when windows are closed
- Draft free, insulated, well sealed façades to provide winter comfort.
- Mechanically ventilated homes to prevent mould and improve air quality
- Active transport is promoted and car use is reduced.
- The over-arching aim for the new masterplan



Masterplan site wide energy strategy - All electric proposal provides opportunity for future adaptation



Masterplan site wide energy strategy - Diagram of principles

- is to maximise the new quantum of Green Infrastructure, whilst providing a child-friendly neighbourhood that encourages active and healthy lifestyles for all.

Affordable and usable
- Lower heating bills ~ 25% of existing.
- New smart metering system – payment and energy tracking to help residents understand their energy usage and reduce it further.
- Centralised systems means shared maintenance in service fee.
- Planned maintenance of new systems to ensure functionality.

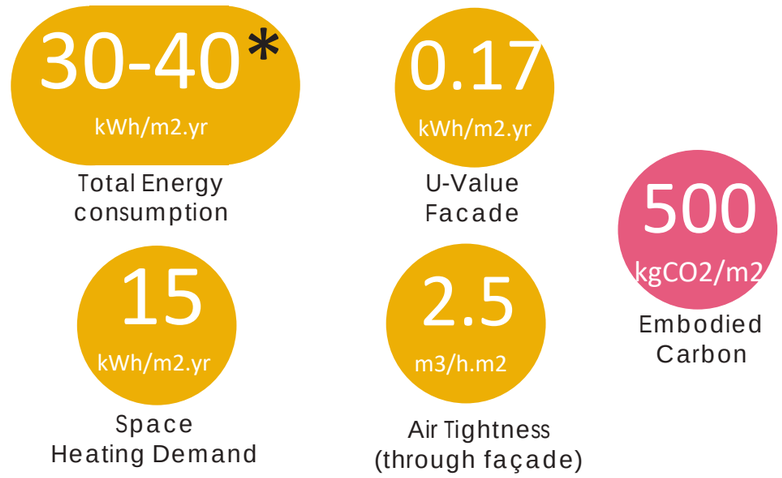
Water
- 40% reduction in existing water usage through the specification of efficient fittings.
- A recycled water system from showers and sinks is used to flush toilets – this saves 30%of potable water.
- The co-ordinated surface water strategy for the detailed application has been developed in response to the Draft London Plan SUDs hierarchy and includes extensive water recycling and storage features to achieve greenfield run-off rates.
- Surface water is proposed to convey through rain gardens to achieve cleaning and partial infiltration in the soft landscaping

Green space and biodiversity
- Large amount of new trees to be planted
- Bat and bird boxes integrated into design
  The landscaping strategy:
- provides outdoor "garden" space with seating and carefully thought out planting choices for functions
- provides planted buffer to sensitive areas
- provides planted sustainable urban drainage systems
- The lighting strategy is sensitive to wildlife with warm lighting, reduced skyglow and no façade lighting. There is reduced light pollution despite increased density

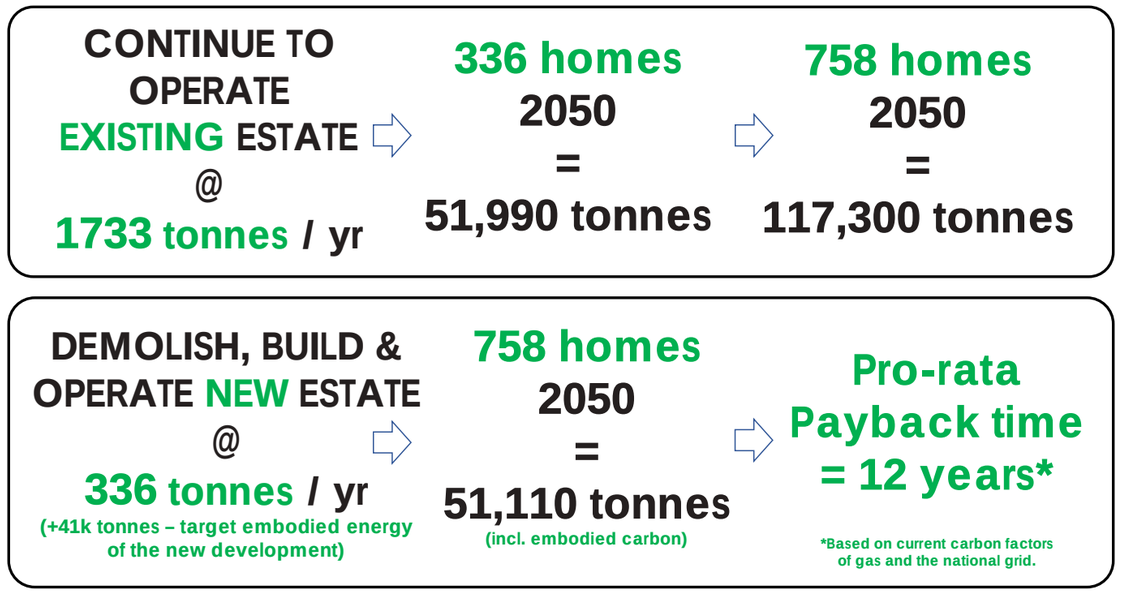
Sustainable transport
- Car-lite aside from provision of blue badge parking spaces for residents and 2 car club locations.
- Active electrical vehicles charging points will be provided in 50% of the car parking spaces. The electrical infrastructure will be provided to allow for the installation of EV charging points in 100% of the car parking spaces in the future.
- In excess of 100 visitor cycle spaces located across the public realm.
- Over 1,400 secure cycle spaces for residents provided in convenient ground floor and basement cycle parking stores. Of these spaces, 5% are suitable for larger/adapted bicycles.
- TfL cycle hire added.
- Improved public realm with a new pedestrian-only access point via stairs on to Ebury Bridge to be created, a new pedestrian-only access connection to Grosvenor Waterside, a segregated north-south walking route through the masterplan and a car-free central square at the heart of the site.
- Routes shared with vehicles will be designed for low speeds and priority will be given to cyclists and pedestrians.
- Logistics: The Central Hub will act as a form of consolidation centre, providing additional space for deliveries (aside from letter boxes and lockers in entrance lobbies). This will reduce on site traffic

Waste
- The development actively encourages recycling (~60%) by the provision of recycling containers in each bin store.
- Designing for off site fabrication to reduce construction waste. This currently includes opportunities for

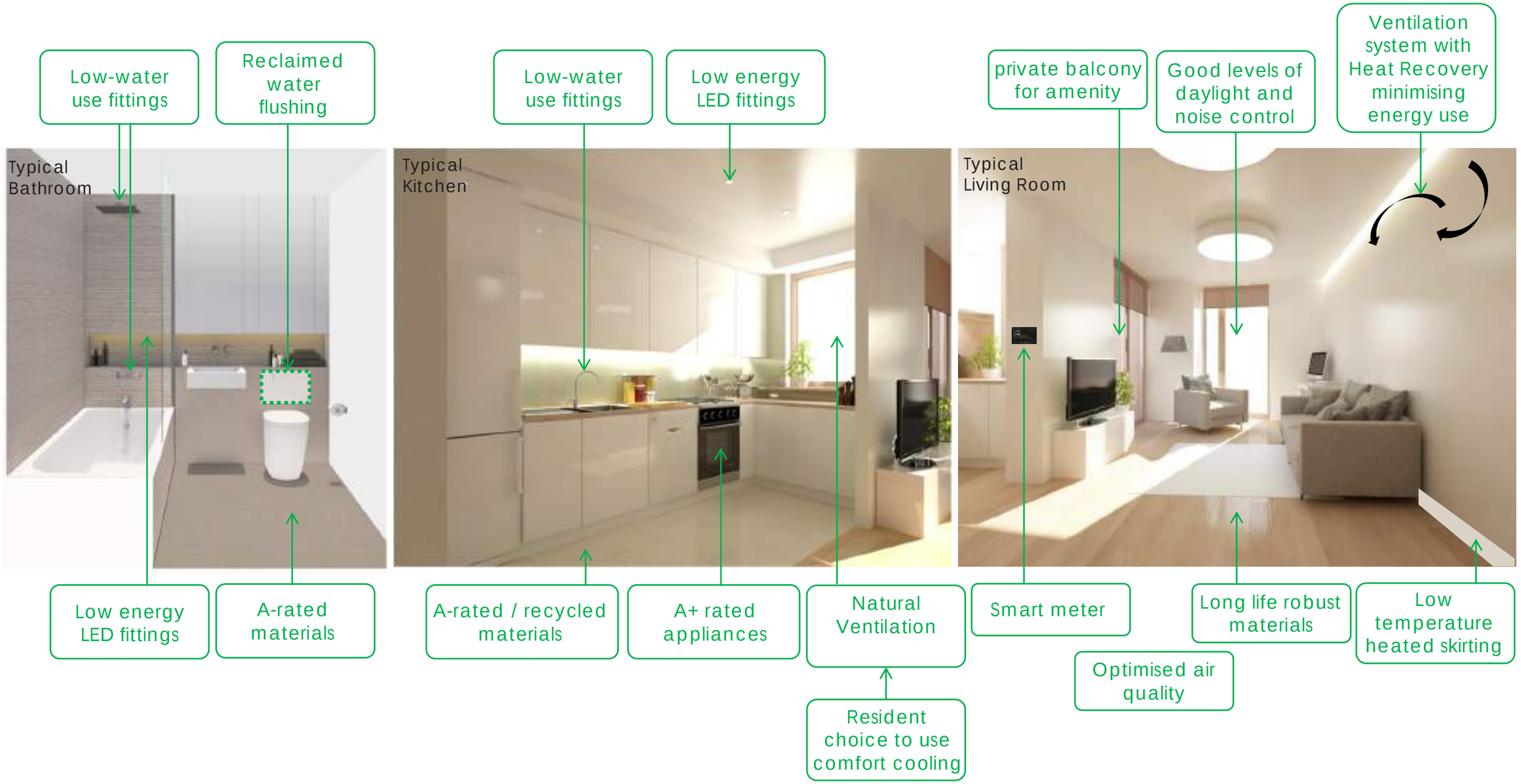
- Structure
- Facades
- Risers
- Utility cupboards



The scheme has a Lifetime Carbon focus, key indices above (*variation due to resident use)



Ebury Whole life costing of demolision and construction of the new estate compared to existing estate


Low-water use fittings
Reclaimed water flushing
Typical Bathroom
Low energy LED fittings
A-rated materials
Low-water use fittings
Low energy LED fittings
Typical Kitchen
A-rated / recycled materials
A+ rated appliances
Natural Ventilation
Resident choice to use comfort cooling
private balcony for amenity
Good levels of daylight and noise control
Ventilation system with Heat Recovery minimising energy use
Typical Living Room
Smart meter
Optimised air quality
Long life robust materials
Low temperature heated skirting

4.26 FUTURE PHASING

Given the scale of development, a carefully considered phasing strategy is essential in order to deliver the scheme with minimal disruption to residents and neightbours.

The majority of the residents that have vacated the estate will be re-housed in phase 1 (Detailed Area application buildings). This shows a strong committment from Westminster to relocating them back as a priority, and causing minimum disruption to the Ebury Estate community.

The Ebury Estate will remain active throughout the masterplan development. A 'meanwhile use' intervention, designed to act as the social hub of the estate, is planned to be located on the former site of Edgson House, and will provide shops and community spaces to be used by the local residents and visitors.

A construction management plan will be developed with appointed contractor to minimise disruption to residents, nearby buildings and transport networks.

MEANWHILE USE

The construction of the "Ebury Edge" meanwhile use is due to commence early 2020 with completion mid 2020. The space will create shops, cafe, community space, creating affordable workspaces and garden play space for all to enjoy.

Ground floor plan

Artist impression: Meanwhile use space on Ebury Bridge Road

NOW

The below plan demonstrates the phase 1 pre construction condition highlighting buildings to be demolished in 2020 in yellow. During these works an existing substation will be retained. A temporary sub-station will be built as part of phase 1 enabling works.

Ground floor plan

PHASE 1 (Detailed Area)

Phase 1 demise includes buildings 7 & 8, the shared podium, basement and public square with vehicular access. Three key opportunity areas are highlighted where the Phase 1 proposal interfaces with the existing estate, and a temporary solution is needed to upgrade the space, building on the spirit of the new Ebury Estate.

Ground floor plan

ILLUSTRATIVE PHASE 2

An illustration of what a future phase may look like is shown below, where B5, 6 and 1 are developed, while three of the existing phases remain. The exact phases are subject to development in the coming years. Interfaces with existing landscaping and buildingswill be carefullly considered in detail design.

Ground floor plan

ILLUSTRATIVE COMPLETED SITE

An illustration below of the completed masterplan, where all buildings and landscape is finished

Ground floor plan

05

ILLUSTRATIVE MASTERPLAN AND DESIGN CODE: LANDSCAPE

5.01 LANDSCAPE CONTEXT

Local desire lines
The masterplan for the renewal of Ebury Bridge Estate considers the landscape setting of the existing community. To the east the Victoria Rail Station tracks provide a barrier to movement and retail and leisure facilities associated with train and coach Stations to the north form a draw. Ebury Bridge Road provides doorstep retail with bus stops and a Zebra crossing linking St. Barnabas Street. Grosvenor Waterside provides a pedestrian route south towards the River Thames. An existing TfL is located nearby on Ebury Bridge yet without direct access to the community.

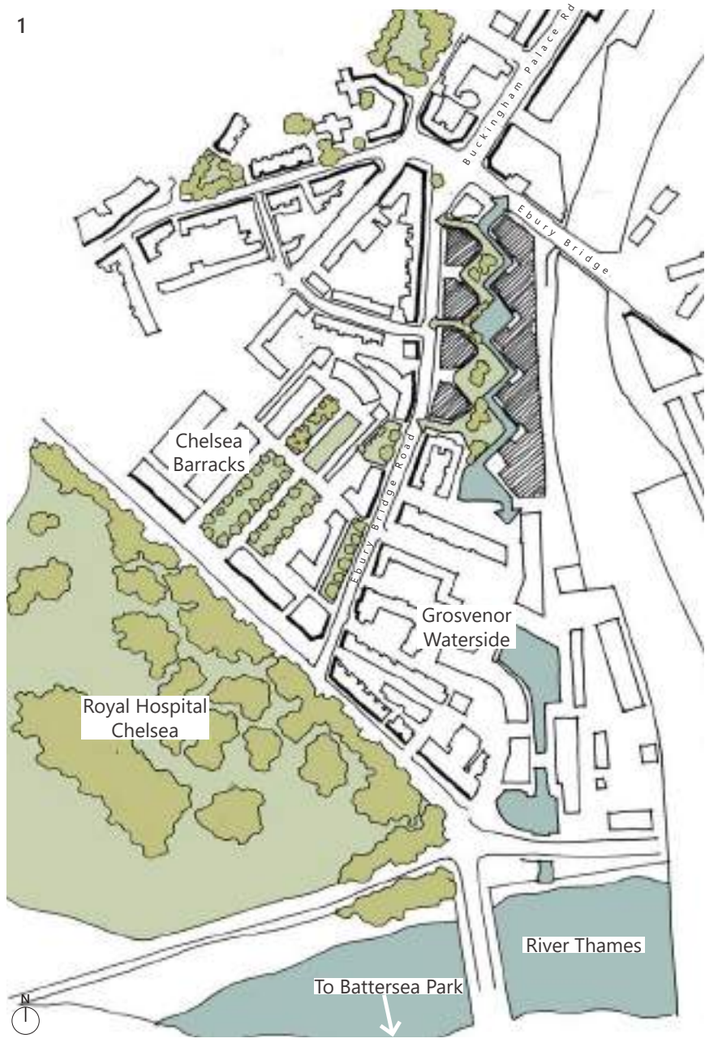
Perimeter streetscape
Ebury Bridge Estate is currently disconnected from Ebury Bridge due to a level change of over two meters. The existing community is largely in-wards facing but with five points of connection with Ebury Bridge Road (the B313). This streetscape is busy and animated with on-street parking and retail along the eastern side. Two the west, townhouses form part of the Belgravia Conservation Area and further south lies the Chelsea Barracks construction site.

Adjacent masterplans
To the south, Grosvenor Waterside is linked by a pedestrian route which links the two communities. Public realm spaces within Grosvenor Waterside are dominated by hard landscape with limited 'greening'. Spaces have a formal, civic character with ornamental water features alongside the existing canal basin. To the west, Chelsea Barracks residential masterplan is in construction and the completed phases reflect a formal, high quality use of public realm. Both masterplans are dominated by private sale homes for high-wealth individuals and do not present playspace as a key landscape use.

Greenspace context
Significant greenspaces are located to the south of Ebury Bridge Estate - Royal Hospital Chelsea (private use only) and Battersea Park, a 200 acre, managed public openspace with a strong range of play facilities which are free and accessible 8am - dusk each day. Two modest squares (Orange Square and Ebury Square Gardens) are located to the north of the Estate; these are historic, formal greenspaces with seating, trees and planting.

Landscape history
The Grosvenor Canal was used from 1824 for barges loaded with refuse for removal from the city. It was thought to be the last canal in London to operate commercially. Figure 14 from 1851 shows the canal extent running to where Victoria Station is now situated, Figure 15 shows it reduced and the Ebury Bridge Estate used largely as a motor car depot. Later on, as industry changed and new homes were constructed, the canal was reduced in length. Figure 16 shows the Ebury Bridge Estate and the canal remnant now present within Grosvenor Waterside.

1



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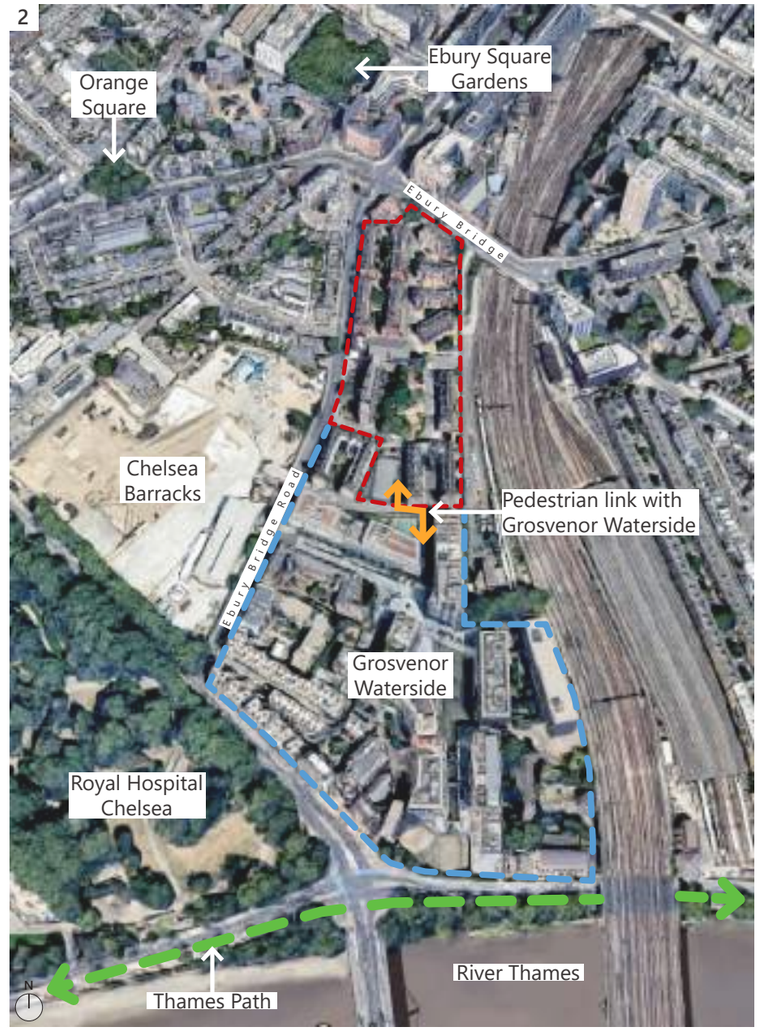


Fig 01: Landscape concept sketch
Fig 02: Aerial photo
Figs 03,04: Photo: Grosvenor Waterside
Fig 05: Photo: Ebury Square

Fig 06: Photo: Orange Square
Fig 07: Photo: Ebury Bridge Road
Fig 08: Photo: Chelsea Barracks

5.02 LANDSCAPE CONCEPT

A north-south route
The masterplan uses the historic presence of the canal as a key design driver and seeks to interpret this landscape feature within the new public realm proposals. The linear path of the former canal extent reflects the desire-line to be supported, running between Ebury Bridge and, ultimately The Thames Path and Grosvenor Road to the south. This channel of space, to be framed by new buildings emerges as a new sequence of public realm spaces.

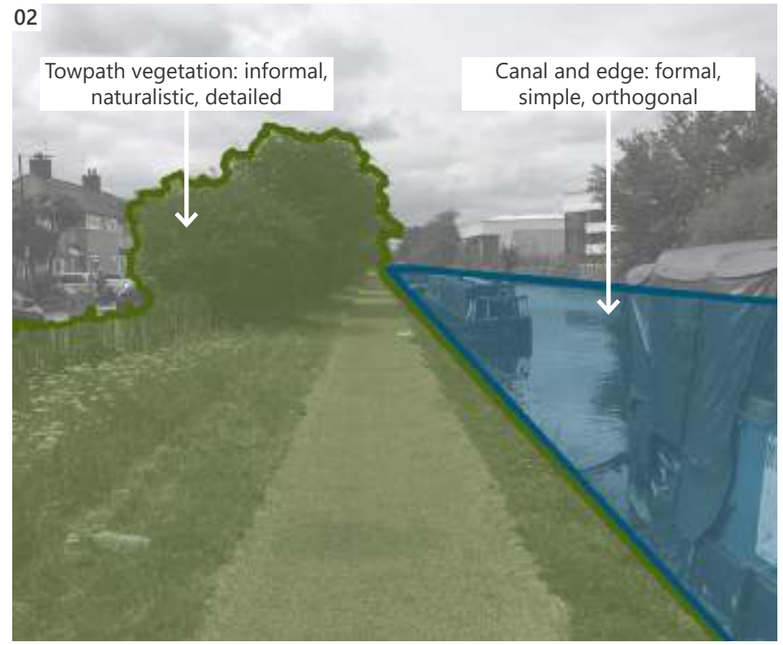
An interpretation of canal character - formality Vs. naturalistic forms
The appearance of canal-side spaces often involve back-land spaces which may be associated with industrial uses and are frequently steeped in history. Figure 10 indicates two key components which have been identified to inform the proposed public realm design language. On the left the towpath is seen with ruderal vegetation that is often self-sown and forms a complex from mown path-edge to taller shrubs and trees. Edges are filigree or 'blurred' and a natural arrangement is seen. In contrast the right side of the image is more simple and linear, typified by the retaining edge to the canal which from eye-level, runs in a continual straight line. Boats sit parallel to this edge and tow-ropes pull in an orthogonal direction. Figure 14 shows a photo from site investigation works to date and the large anchor stones of the canal edge can be seen alongside the original sett paved surface. The extent of these features is unknown but pose a significant opportunity for incorporation within the new public realm spaces.

A series of public realm spaces
The masterplan creates a sequence of public spaces between new buildings which flank the east and west of the site. Gateway spaces bookend the north and south and between a sequence of four squares emerge with distinct uses. The squares are linked by strategies for tree planting, movement and hard materials and their functions are linked to the adjacent building uses.

Health and well-being
The promotion of active lifestyles to encourage health and well-being is a key consideration for the new masterplan. The creation of new active uses including leisure sports and play will promote engagement with public realm spaces and encourage 'dwelling' time as people linger outside. Consideration of contextual pedestrian routes and amenities will also help ensure walking and cycling take precedence over driving.

Fig 01: Landscape concept sketch
Fig 02: Canal character, formal & informal
Figs 03, 04: Historic photos of canal heritage/character
Fig 05: Site photo: Existing canal stone edge and setts unearthed
Fig 06: Historic map showing canal extent c. 1851 (site shown indicatively)
Fig 07: Historic map showing canal extent c. 1910's
Fig 08: Historic map showing canal extents c. 1950's

02



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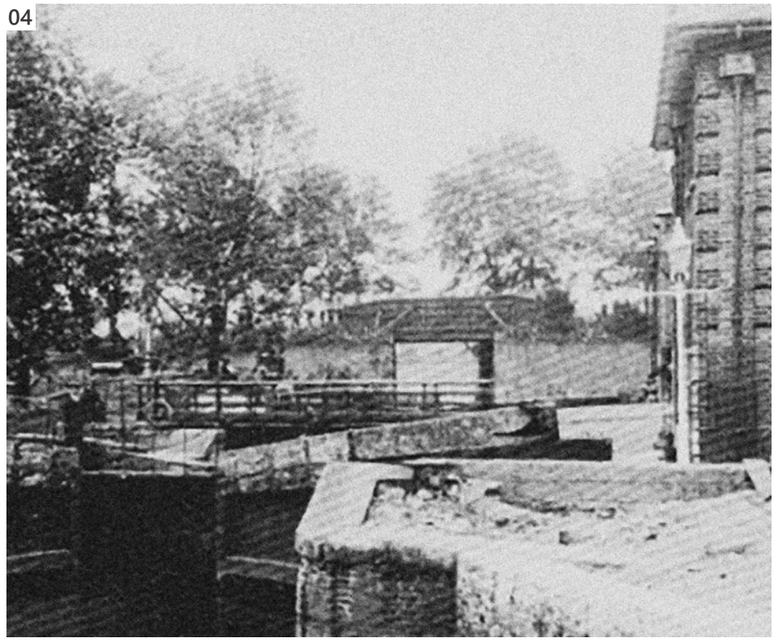

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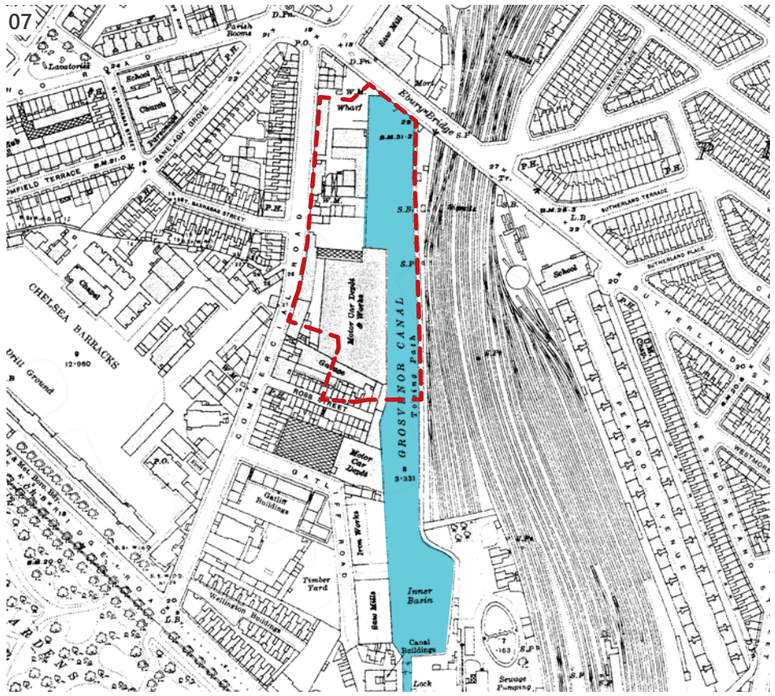

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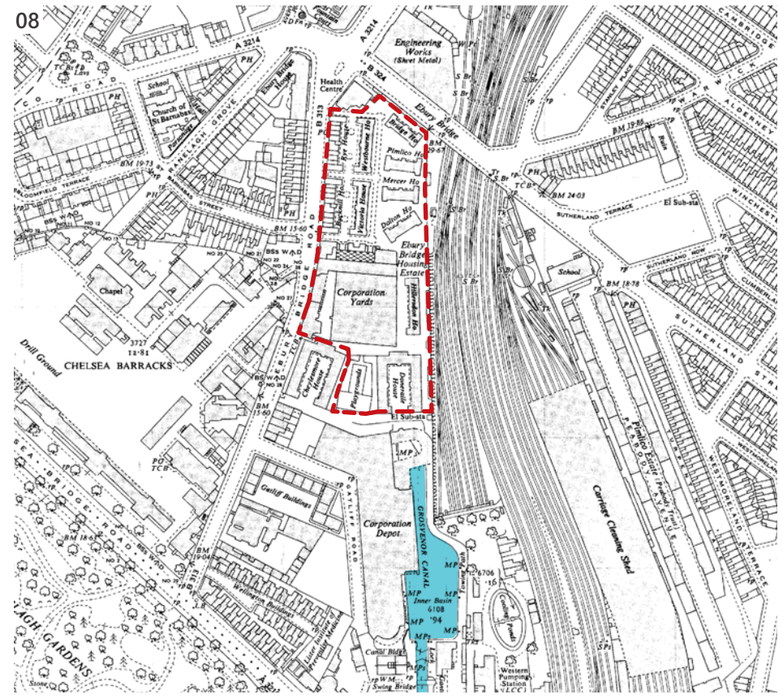

5.03 OPEN SPACE STRATEGY

Existing open spaces within estate
Existing open spaces can be broadly categorised into access roads and parking, communal 'garden' space with play provision and 'ad-hoc' external spaces around building curtilages. The latter type is the least well-defined but makes up the largest area across the estate. This is fairly common across housing estates of a similar period and can lead to issues of anti-social behaviour and lack of privacy due to the absence of private amenity and defensive space around homes. Existing openspaces do not support active use by residents and are generally unsuccesfull at supporting varied residential amenity, apart from the communal garden space where seating and play exist. Ambiguous and inactive spaces which are poorly defined for use further discourage use of exsting openspaces.

Proposed open space
Open spaces will convey a clear hierarchy; new private residential amenity and existing private amenity bordering the masterplan (at Cheylesmore House and 1 Ebury Bridge Road) will be clearly delineated and buffered with planting. All other ground level areas will support public access to ensure a coherent arrangement of open space and public realm spaces which enable a range of uses and events. The new provision of public open space will demonstrate a clear qualitative uplift compared to the existing estate condition; every opportunity has been sought to maximise public open space within the masterplan. Proposed public open space will be of a dramatically higher quality than the existing condition with an emphasis on outdoor space which has a range of clearly defined uses. Every inch of openspace has been exploited to provide positive benefits for residents.

Above ground private communal residential amenity
Communal podium terraces at first floor level will be accessed via secure lobbies of adjacent buildings by residents of those buildings only. Where homes present onto shared podiums, assigned private amenity will be clearly delineated by a 1.1m boundary railing. Roof terraces will be provided at floors 12 and 13 for private communal residential amenity with secure lobbies of adjacent buildings by residents of those buildings only.

02


03


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01

Total site area: 1.8ha	* Existing	Proposed	Comparison between existing & proposed provision
Public openspace	13,525 m.sq or 1.3525 ha	9,515 Ha m.sq or 0.9515 ha	4,010 m.sq or 0.410 ha deficit
Communal residential amenity (podium/roof terraces)	0	3,524 m.sq 0.3524 ha	3,524 m.sq 0.3524 ha increase
TOTAL	13,525 m.sq or 1.3525 ha	13,039 m.sq or 1.3039 ha	486 m.sq 0.0486 ha decrease

Figure 01: Comparison table of openspace provision
Figure 02-05: Photos of existing openspace, ambiguous and under-used
Figure 06: Precedent for public realm spaces which function well at night
Figure 07: Precedent for openspace which is accessible and inclusive Figure 08: Existing openspace diagram
Figure 09: Design code diagram for openspace provision

08

Key

- Existing roads
- Existing houses
- Existing mosaic of hard surfaces with grass and limited areas of planting
- Communal garden with play provision

Key proposals relating to openspace

- **Public openspace to dominate ground level condition with clear delineation of adjacent private space, focussing on defensive planting**
- **Public spaces to respond to active frontages and have a high level of natural surveillance**
- **Support a variety of activities taking into account the needs of different users**
- **Public realm design to help the visitor orientate through the masterplan**
- **The choice of tree species and planting shall reflect the spatial hierarchy whilst encouraging and attracting biodiversity**

Justification

- To create vibrant and community-owned openspace which supports a diverse range of activities and uses
- To create public realm spaces that promote the health and well-being of residents
- To ensure ground level private amenity functions effectively

09

Key

- Masterplan redline
- Detailed application area
- Public openspace at ground level
- Private amenity space assigned to a dwelling
- Communal residential amenity (first floor podium)
- Public square outline (approximate)
- Community use (first floor podium)
- Communal residential amenity (above first floor roof terraces)