



- Residential 1B/1P
- Residential 1B/2P
- Residential 2B/3P
- Residential 2B/4P
- Residential 3B/4P
- Residential 3B/5P
- Residential 3B/6P
- Residential 4B/6P
- Residential 5B/7P

Illustrative masterplan - Proposed typical upper floor plan



Proposed aerial view from north-east



4 Proposed Development: Illustrative Masterplan

4.7 Site-wide Massing

Height and massing have been considered in relation to the impact on neighbouring buildings and public realm, maintaining good quality daylight to the new dwellings, the impact on existing heritage assets and the surrounding context whilst seeking to optimise the quantum of development on a centrally-located urban site.

The development seeks to provide an appropriate transition in scale from the height and density of existing and emerging developments in Paddington Basin to the historic context of Marylebone.

Heights are typically 8-11 storeys with variation in height and the use of set-backs to provide a granular feel to the development. Localised points of height act as visual markers to punctuate important public spaces and views. These are located on;

- The eastern corner of Site A addressing Broadley Gardens (14 storeys).
- The western corner of Site B on the corner of Church Street and Penfold Street (12 storeys).
- The southern block of Site C addressing Church Street (13 storeys).

On Site A the height reduced to 7 storeys in response to the existing Edgware Road frontage at 354-380 Edgware Road and on Site C heights reduce to 4 storeys along portions of Venables Street to reduce the daylight impact to neighbouring buildings on Edgware Road.

4 Proposed Development: Illustrative Masterplan

4.8 Elevations

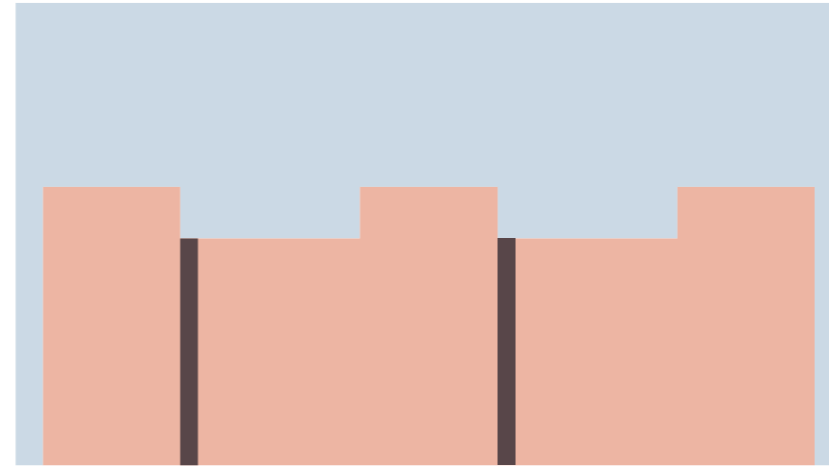
The elevations follow a similar set of principles across the three sites.

In order to reduce the perceived size and scale of the blocks, they have been broken up into taller 'villas', which generally sit forwards, connected by lower link blocks which are set back. These are arranged in an A-B-A rhythm across facades creating a finer grain across the Sites. A secondary material is used on the link blocks to reinforce the A-B-A arrangement.

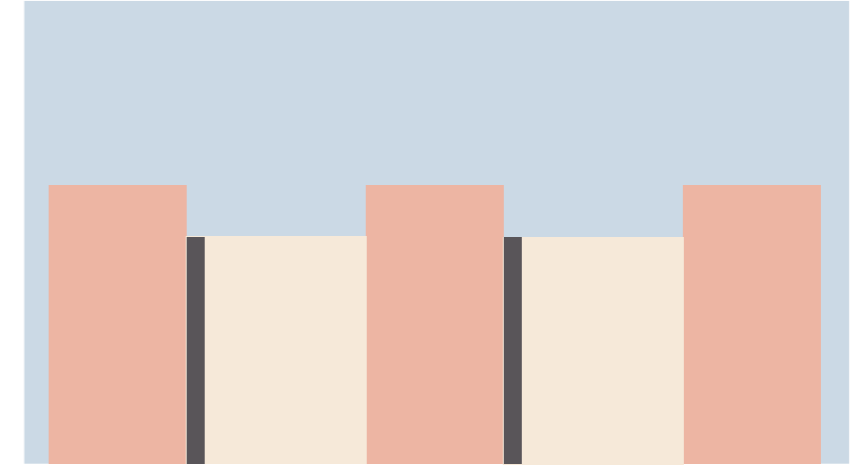
A plinth has been introduced on the ground floor to recognise the different uses on the ground floor; retail, enterprise, library and duplex flats. This plinth is picked out in a special material, for examples, pigmented precast concrete on Site B and ceramic tile on Site C.

The arrangement and style of windows and balconies establishes a hierarchy between the base, middle and top of buildings which is further reinforced by additional articulation and detailing in the facades.

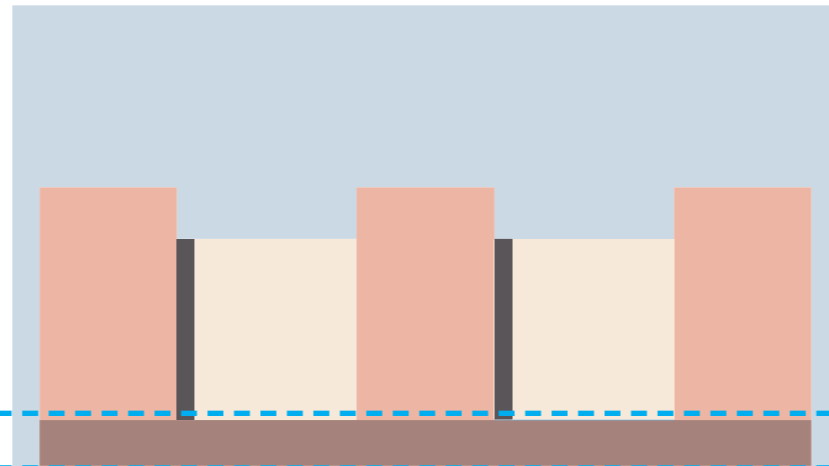
In addition, further variation has been added depending on the uses within the particular buildings and the respective context. For example, the Church Street elevation of Site B is quite different - although based on the same underlying principles - as the Broadley Street elevation.



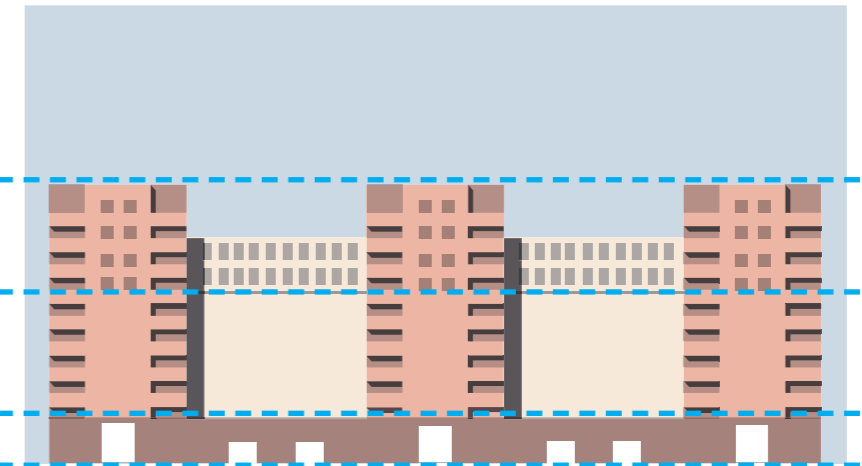
Elevations are broken up with taller 'mansions' and lower link blocks



The use of a primary and secondary material further emphasises this A-B-A rhythm



A plinth on the ground floor expresses the different function and adds interest



Expression to the top of the building adds further richness



Fenestration, entrances and balconies result in a layered, well-ordered elevation



The proposed building on Site B addressing Bradley Gardens

4 Proposed Development: Illustrative Masterplan

4.9 Materials

The materiality of the proposed blocks references the typical materials found in the area and builds on the characteristics observed in the analysis work.

Borrowing from the language of residential mansion blocks and the predominant material in the local area, the primary material will be brick. Brick is a high quality, low maintenance material that weathers well preserving a good quality appearance. This is supplemented by the use of other complimentary materials such as precast concrete, ceramic tile and glazed brick to add richness, variation, delight and to distinguish particular uses or denote areas of particular prominence.

Church Street

The ground floor retail frontage will be clad in a material that is robust, high quality and distinguishes the ground floor retail use from the residential use above. This is achieved through the use of glazed brick details on Site A and pigmented pre-cast concrete on Sites B and C. Site B emphasizes the ground level by changing the facade material colour to green in contrast to the light brick residential floors above.

To emphasize the importance of Church Street within the area, brick patterns will be incorporated on the upper floors of Site A, while colour highlights of glazed tiles are proposed for parts of the upper levels on Site C.

Penfold Street, Salisbury Street and Broadley Street

On Site A, the use of patterned bricks continues on the lower floors to distinguish the duplex flats. On Site B the brick colour used changes from a pale brick on Church Street - selected for its relationship to the yellow stock bricks typically used for buildings on the north-eastern end of Church Street - to red bricks which are more typical of the buildings found along Broadley Street. A mix of brick and tiles on upper floors continues on Site C.

Venables Street

The mix of brick and tiles is maintained, while the ground level cladding changes to tiles at ground level. This use of tiles relates to the use of tiles found to the existing studios on Hatton Street.



Edgware Road

BLOCK A2

New Street
Gardens

Proposed Broadley Street elevation



Salisbury
Street

SITE B

Proposed Church Street elevation



e t
s

BLOCK A1

Penfold
Street

SITE B

Salisbury
Street



Penfold
Street

BLOCK A1

New Street
Gardens

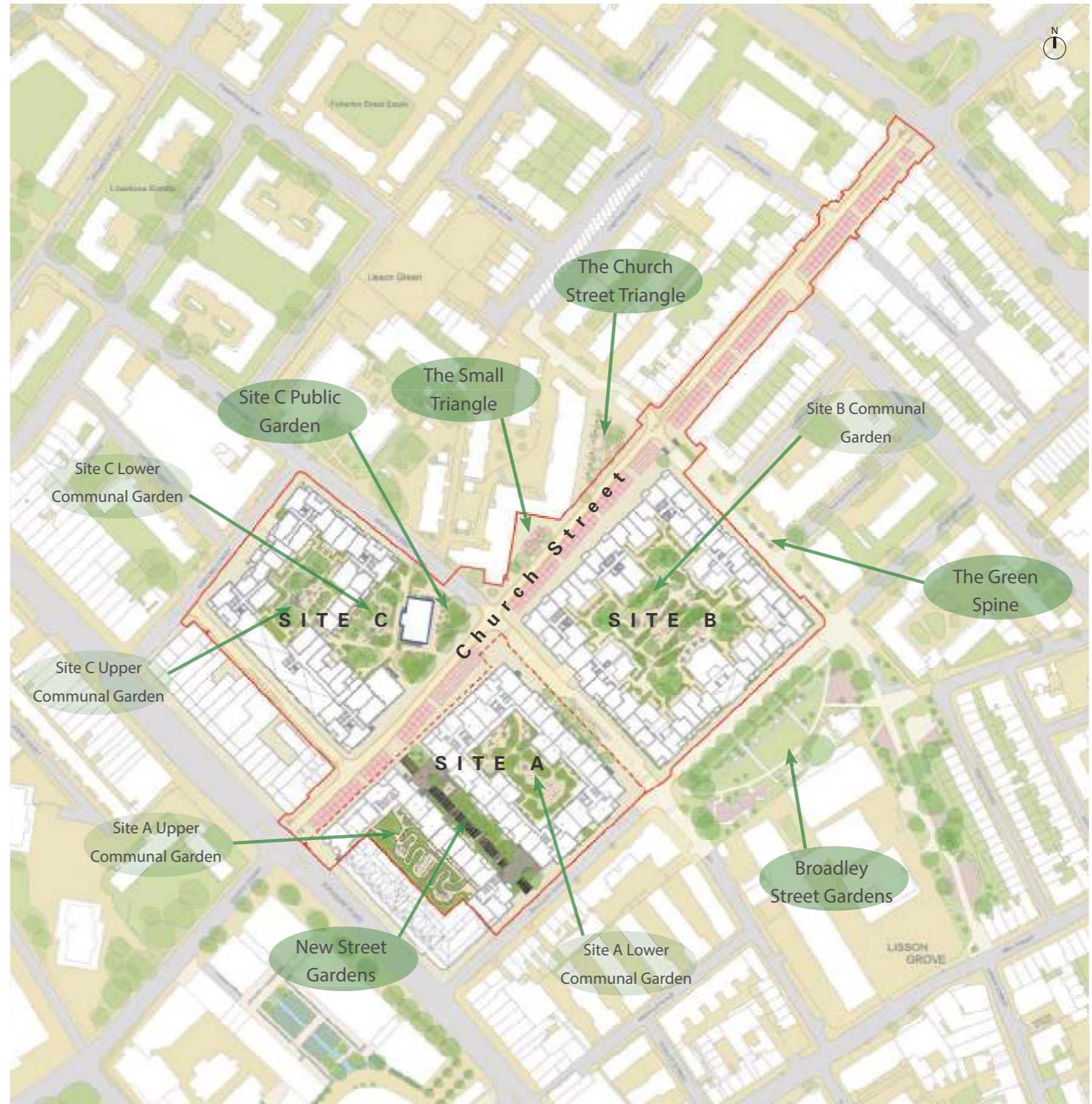
BLOCK A2

Edgware Road

4 Proposed Development: Illustrative Masterplan

4.10 Green Infrastructure

Across the masterplan there are numerous areas of green space both within and outside of the development. These spaces entrench Church Street Sites A, B & C within the growing green network throughout the ward and provide ample space for residents of the scheme and local residents in the surrounding schemes and beyond to enjoy. This connection between Church Street and the surrounding developments strengthens the approach to not only green space, but play space, open space and community.




















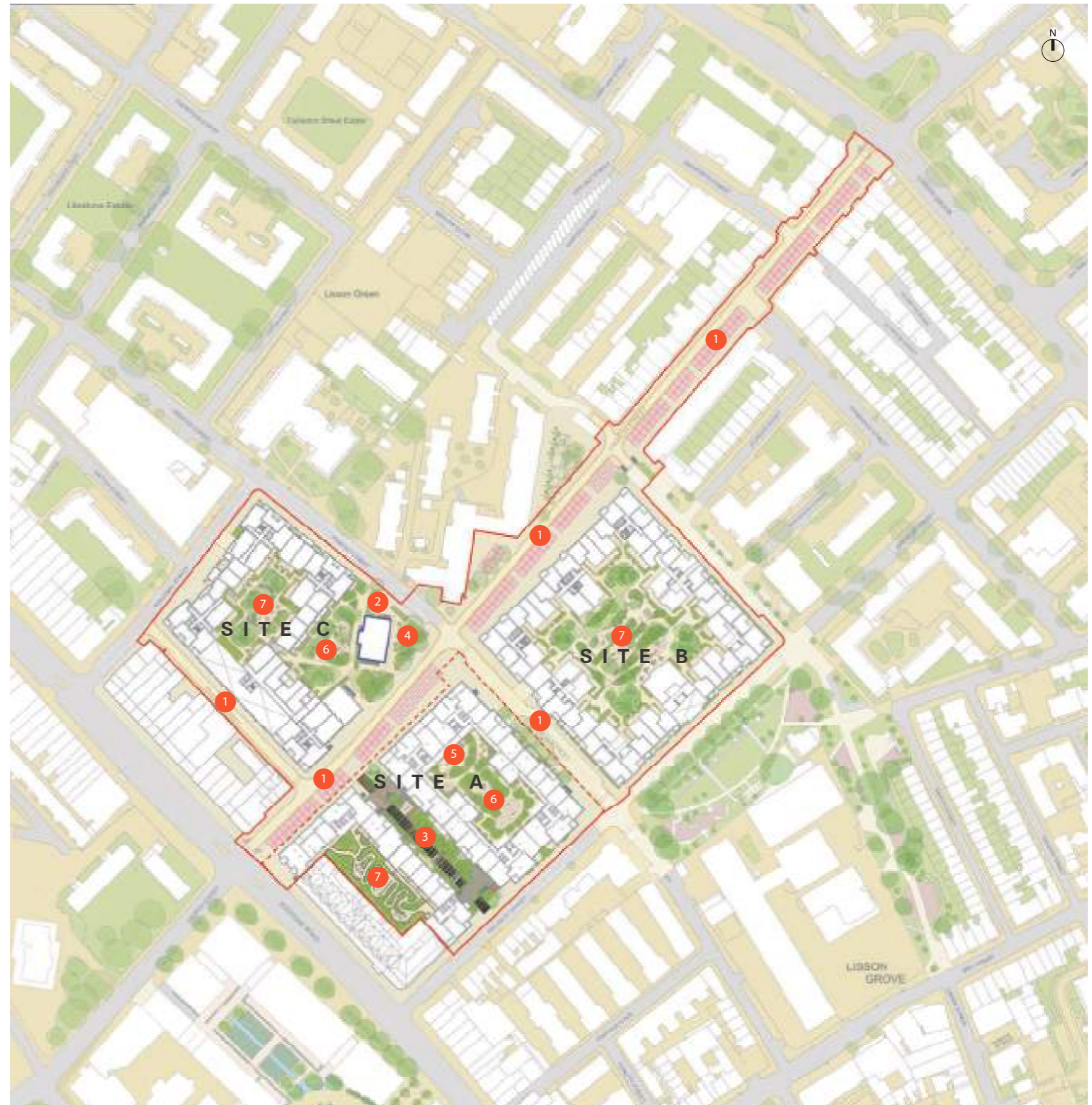
Green infrastructure around the site

4.11 Illustrative Landscape Masterplan

The landscape design within Church Street incorporates four key areas, Site A, Site B, Site C and the public realm. The intent is to provide secure communal spaces for residents within the sites which allow a greater sense of security and privacy while providing spaces for growing, play and socialising. The courtyards will be secure, overlooked and only accessible by the residents. For the public realm the aim is to provide an updated public realm for the Church Street Market Infrastructure that is more aesthetically pleasing, more easily cleanable and more fit for use by the market traders. The overall sense of place the market has created will be retained by discouraging gentrification.

- 1 Church Street Market Infrastructure and public street
- 2 Community Vegetable Gardens
- 3 New Street Gardens
- 4 Public Gardens
- 5 Library Garden
- 6 Ground Level Residents Communal Courtyard
- 7 Upper Level Residents Communal Courtyard

 Hard planning application boundary	 Existing trees to be retained
 Exclusion from application	 Proposed trees
 Detailed planning application boundary	 Shrub planting
 Coloured bitumen-mastoid	 Play equipment
 Natural stone flags	 Hybrid garden elements
 Flax-bond aggregate	 Seating
 Self-bonding gravel	 Cycle stands
 Clay pavers	 Indicative library garden structure
 EPDM play area	
 Market stalls	
 Brickwork retaining wall	
 Timber sleeper retaining wall	
 Flax-bond aggregate steps	

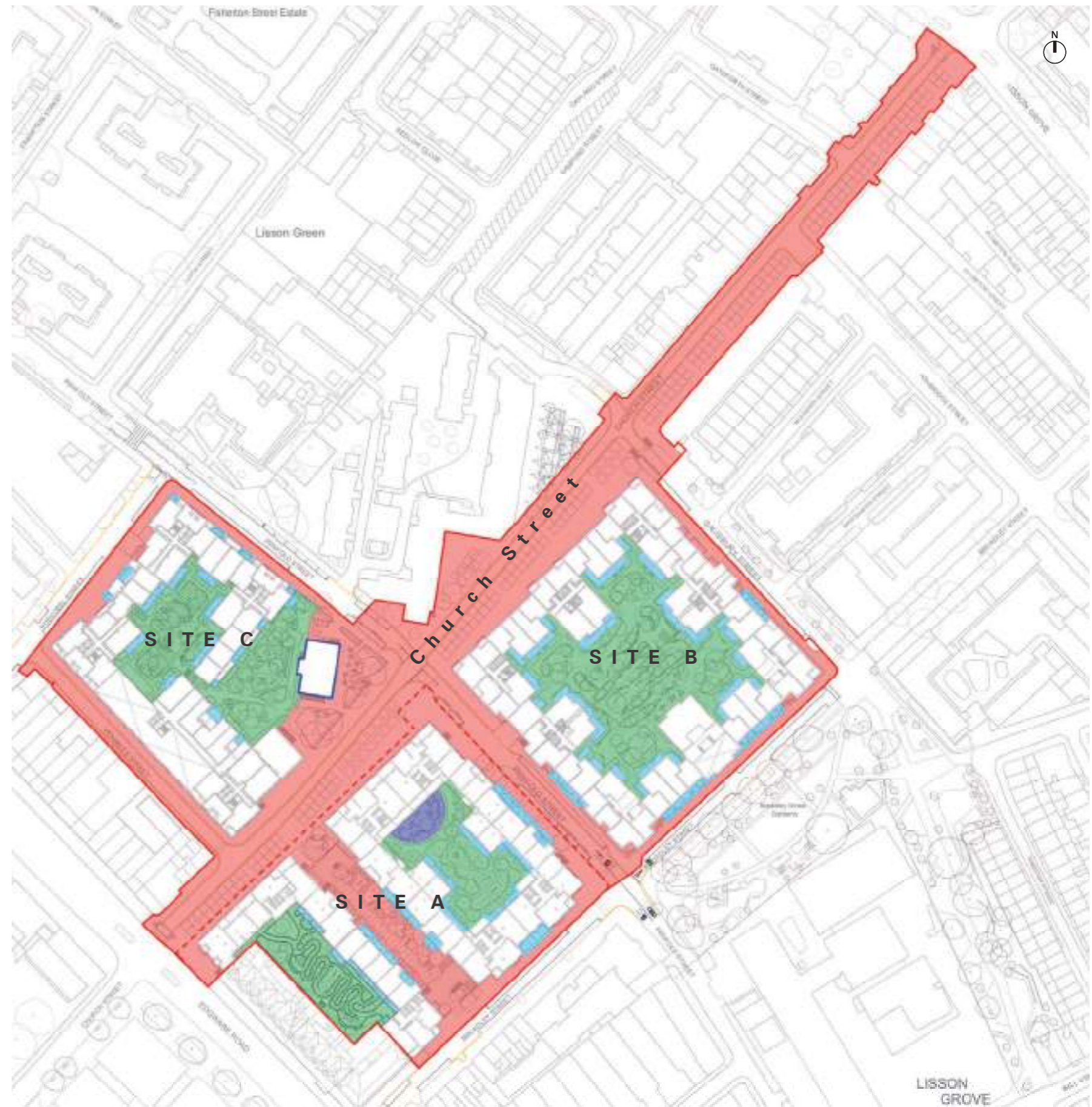
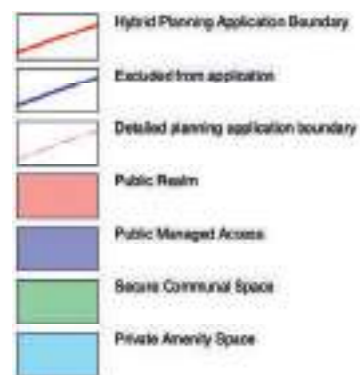


Church Street landscape masterplan

4 Proposed Development: Illustrative Masterplan

4.12 Landscape Arrangement & Hierarchy

The landscape spaces are split into areas of public realm, public managed, secure communal and private spaces. These spaces have been located to respond to the architecture and for the needs of the residents and the wider public.



Hierarchy of landscape spaces



Proposed view of the central communal garden on Site B

4 Proposed Development: Illustrative Masterplan

4.13 Landscape Design Principles....to deliver:

...a Functional / Fit for Purpose, Versatile Public Realm



Delivered by

- Providing updated materiality that is easily cleanable and aesthetically pleasing
- An asymmetrically one-way carriageway that puts more emphasis on pedestrian movement
- An updated market layout that rationalises the pitch dimensions to 3x3m and moves the pitches to a back to back arrangement
- Introduction of green spaces and trees where possible to enhance the streetscape

...a Safe and Healthy Place to Live



Delivered by

- Providing overlooked and secure communal courtyards
- Play and social amenity encased in heavily soft landscaped spaces
- Encouraging active travel by pushing the scheme to a more pedestrian dominated feel
- Providing external lighting to all landscaped spaces

... a Sense of Community and Neighbourhood by Design



Delivered by

- Inclusive and accessible, outdoor facilities and amenities
- Embracing community diversity through cultural design references and colour palettes
- Introduction of external community facilities such as, the library garden and vegetable garden planters

... a Biodiverse and Environmentally Climate Resilient Landscape



Delivered by

- Introduction of planting that responds positively to pollution reduction
- Provision of drought tolerant planting to reduce the stress on mains water
- Provision of shade tolerant planting that responds to the daylight/sunlight assessments

... a Landscape Encouraging Greater Active Travel



Delivered by

- Introduction of 'New Street Gardens' as a pedestrian dominated public realm space
- Increasing the pedestrianisation of Church Street both in and out of market hours
- Working with adjacent projects to coordinate the overall pedestrian and cycle strategy

... Quality, Responsibly Sourced, Environmentally Sustainable Build



Delivered by

- Using sustainably sourced/recycled materials where possible
- Ensuring that the landscape materiality aligns with the aims for carbon reduction
- Maximising soft landscape over hard landscape

4 Proposed Development: Illustrative Masterplan

6.14 Site Wide Play Provision

The strategy is drawn up following guidance from The Greater London Authority's (GLA) 'Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance'. Projected child yields were calculated using the 'Playspace Requirement Calculator', supplied with the GLA's Supplementary Planning Guidance.

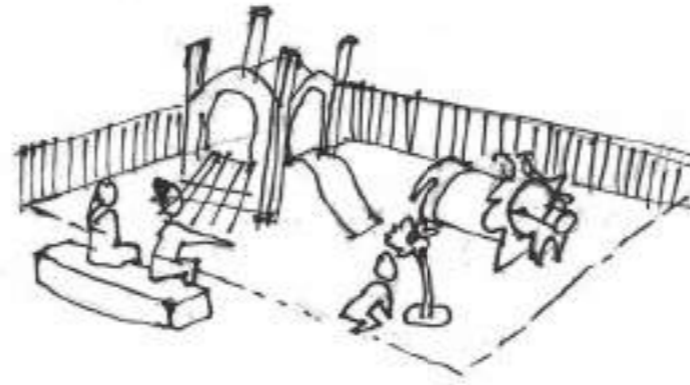
The table on the next page provides a summary of the total requirement as calculated by Supplementary Planning Guidance calculator, as applied against the proposed unit mix. In summary the play strategy will be to:

1. Provide Doorstep, Local Playable and Youth Space: An adequate amount of play space will be provided to meet requirements for all age groups.
2. Access to Nearby Provision: To further supplement provision, minor and inexpensive landscape interventions will be considered to encourage children to use nearby playspace provision, e.g. Broadley Street Gardens.

This strategy will allow us to:

1. Better utilise the existing landscape space, which is currently somewhat underused by residents.
2. No change is necessary in terms of access to the spaces, and therefore all residents; new spaces will have access to them, allowing all residents to benefit from them.
3. The entire play space requirement can be provided within the site application boundary, allowing all works to be applied for within the same application.

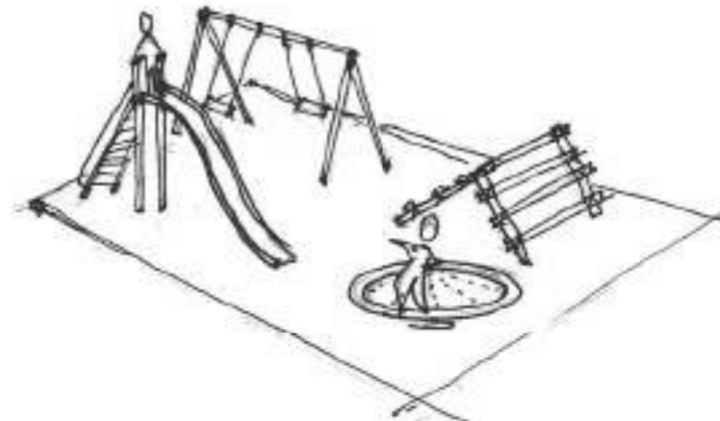
This strategy is intended to demonstrate that quantity of play spaces as required by planning policy can be met, and to show indicative locations for different types of play.



Under 5s

Within 100m, Doorstep Playable

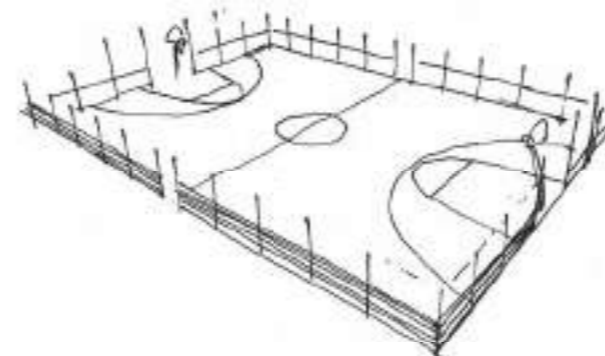
Doorstep playable areas must be located in safe places that are well overlooked and provide places for parents to sit and keep an eye on children as they play. Therefore, this type of play provision will be situated primarily within communal gardens and outdoor spaces, which will offer a safe and secured place for younger children to play.



5-11 years

Within 400m, Doorstep and Local Playable

Local playable space will be provided mainly within the ground floor areas. The overlooked yet more public location allows for higher energy activities by older children to take place while minimising disturbance to other residents.



Youth Space - 12 to 18 years

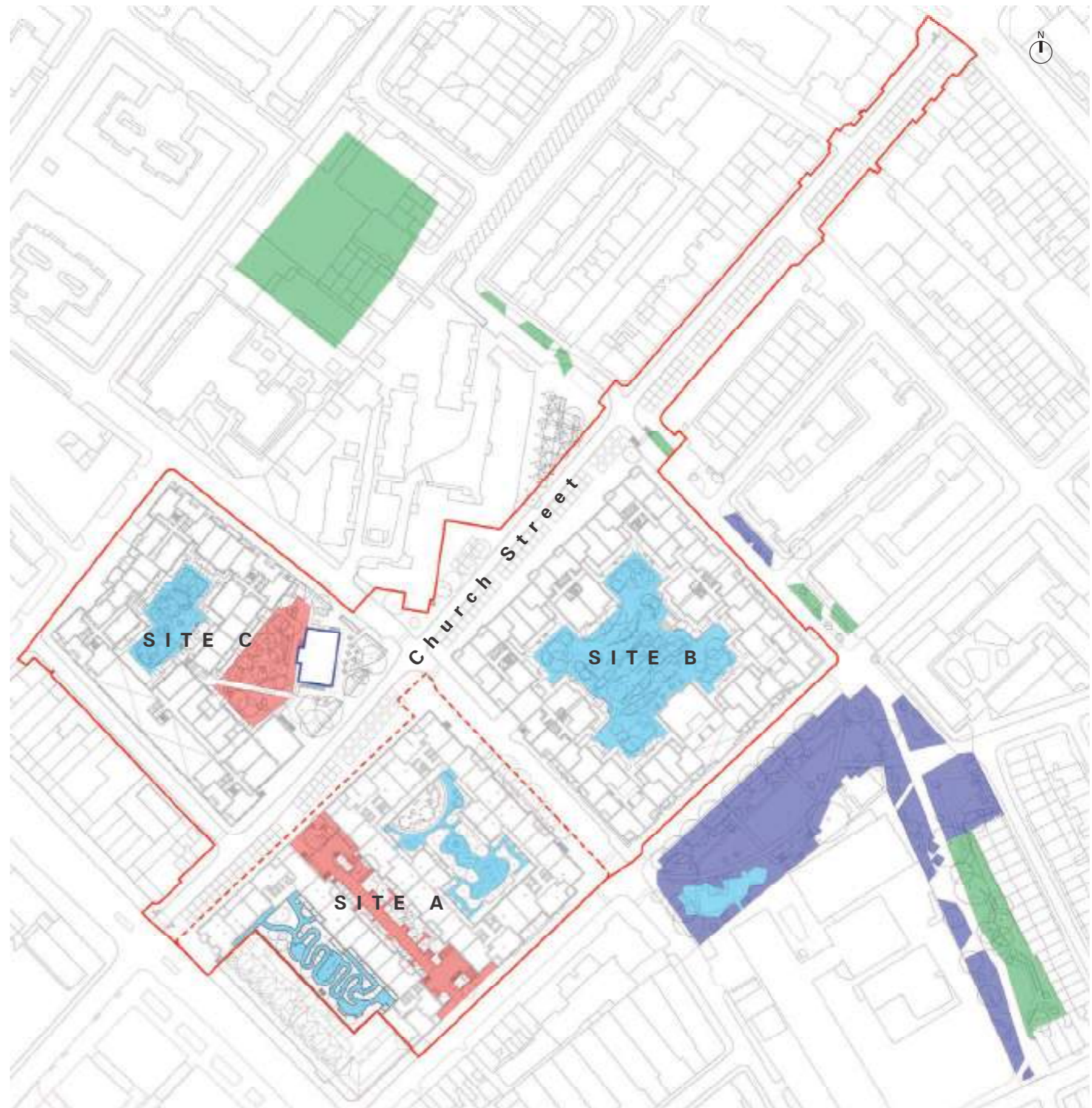
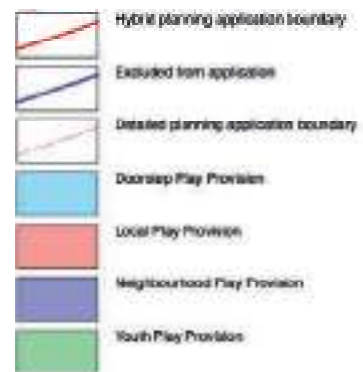
Within 800m

The park gym equipment and green space amenity provided by the adjoining Green Spine linear park (to the east), plus the varied indoor sports facilities and MUGA of the Luton Road scheme (to the north), offer a range of locations and activities for teenagers and young adults to meet, socialise, exercise and enjoy the outdoors.

The propose site wide play space provision exceeds the London Plan's target requirements. Both formal and informal playable spaces/areas will be inclusive in design, both in ability and age range.

- Play space requirement: 4873 m2
- Play space provision by proposal: 5664 m2
- NET OVER PROVISION of 791 m2

	ESTIMATED PLAY REQUIREMENTS				Total provision
	Playable area provided by the development (m2)				
Requirement for playable space based on child yield (m2)	Doorstep playable space	Local playable space	Neighbourhood playable space	Youth space (provided in the form of internal spaces and investment in off site facilities)	
Under 5 years	2125	3963			5664
Age 5 - 11 years	1621	1701			
Age 12 - 15 years	1127				
	4873				

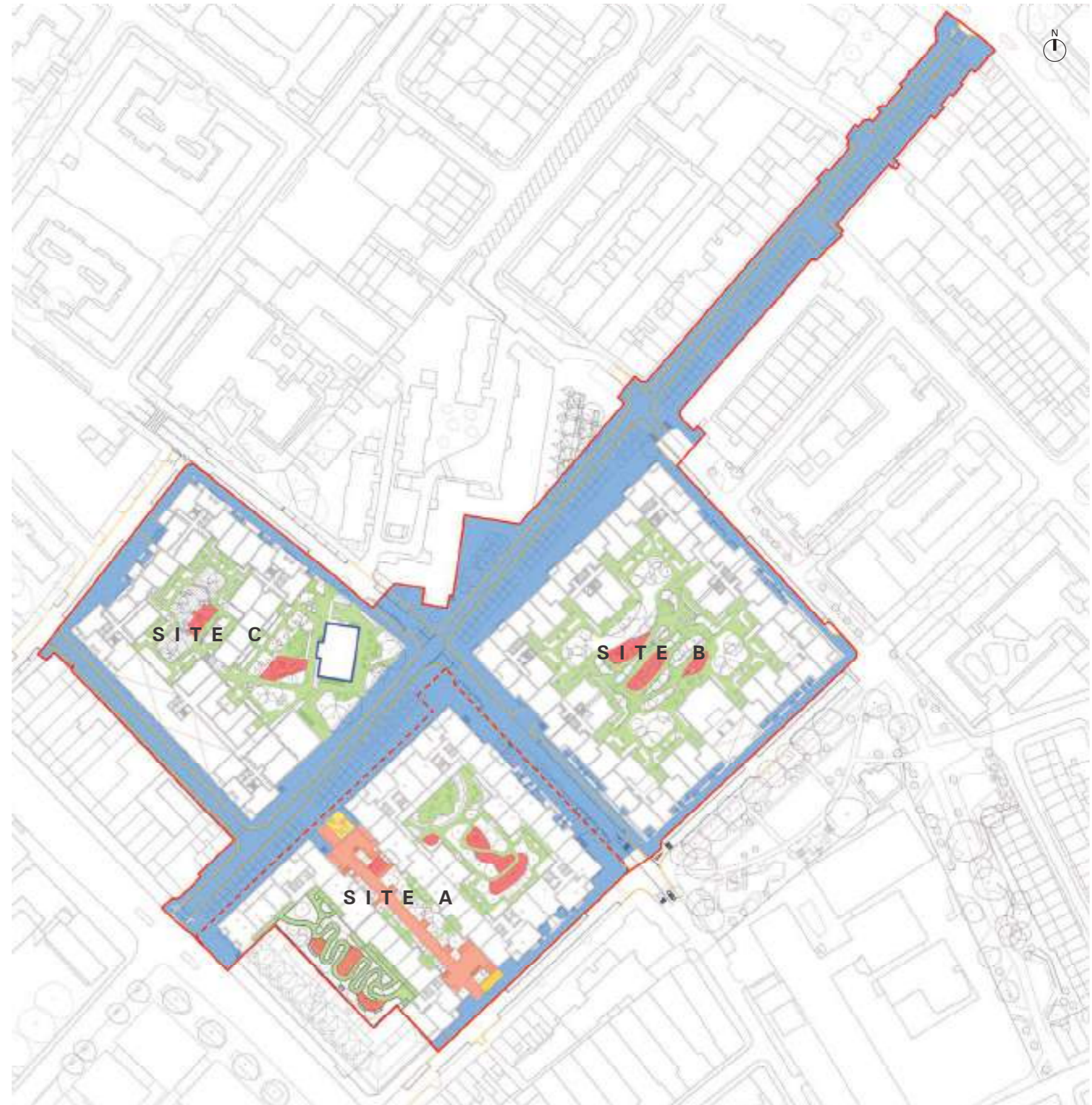
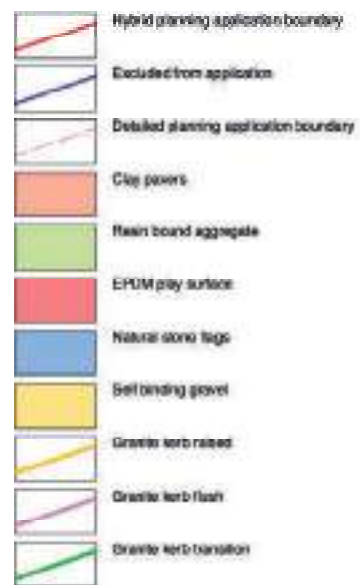


Play distribution on and off site

4 Proposed Development: Illustrative Masterplan

4.15 Materials

Materiality across the site has been chosen to fit the purpose for each area, coloured bitumen and natural stone flags have been chosen for the carriageway and market area to provide a robust and easily cleanable surface. The podium spaces are indicated as resin bound aggregate to improve permeability above the slab and clay pavers have been shown in 'New Street Gardens' to provide a surface that is both functional and visually interesting, with a colour palette and design that reflects the community and it's diversity.



Site Wide - Areas of hard surfacing



Proposed view of Site C from Church Street

4 Proposed Development: Illustrative Masterplan

4.16 Tree Strategy

Tree species and quantities are indicative and will be confirmed in the detailed design.












Tree Schedule				
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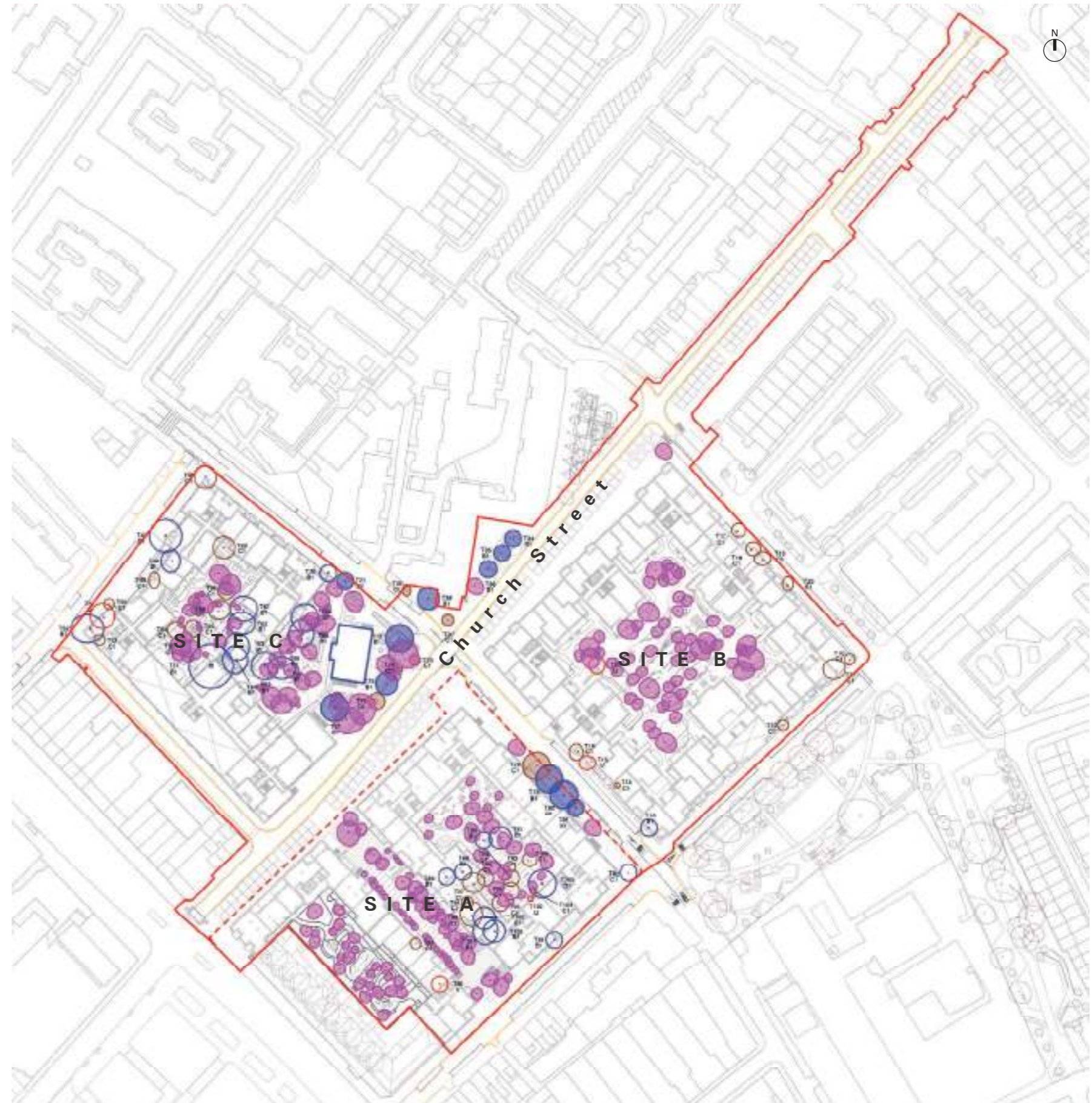
Category B Trees				
Existing				
Size	To Be Retained	To Be Felled	Total Retained	Total Felled
Small	0	0	12	29
Medium	9	15		
Large	3	14		

Category C Trees				
Existing				
Size	To Be Retained	To Be Felled	Total Retained	Total Felled
Small	4	14	6	35
Medium	1	21		
Large	1	0		

Category U Trees				
Existing				
Size	To Be Retained	To Be Felled	Total Retained	Total Felled
Small	0	2	0	6
Medium	0	4		
Large	0	0		

Total						
Existing				Proposed		
Size	To Be Retained	To Be Felled	Total Retained	Total Felled	Total Proposed	Net
Small	4	16	18	70	231	161
Medium	10	40				
Large	4	14				

	Hybrid planning application boundary
	Excluded from application
	Detailed planning application boundary
	Tree Identifiers Taken from tree survey dated November 2018 produced by Arcadis
	Proposed Category B Trees To Be Retained
	Proposed Category B Trees To Be Removed
	Proposed Category C Trees To Be Retained
	Proposed Category C Trees To Be Removed
	Proposed Category U Trees To Be Retained
	Proposed Category U Trees To Be Removed
	Proposed Trees



Tree distribution across the site

4.17 Indicative Tree Species

Potential indicative tree species have been selected for the following qualities:

- tolerant of urban pollution both airborne and run-off from the highway
- strong growing, robust and tall species
- deciduous (to maximise internal daylight) and tall to minimise solar gain to south facing elevations
- tolerant of wet growing conditions (in the swale planters)
- wind tolerant and wind mitigation
- striking autumn colour

Fastigate cultivars have been chosen where space is limited.

All trees will have a minimum clear stem of 2.0-2.5m.

Tree species and quantities are indicative only, to be confirmed in detailed design.



Betula nigra



Tilia cordata



Platanus x hispanica



Taxodium distichum



Salix caprea

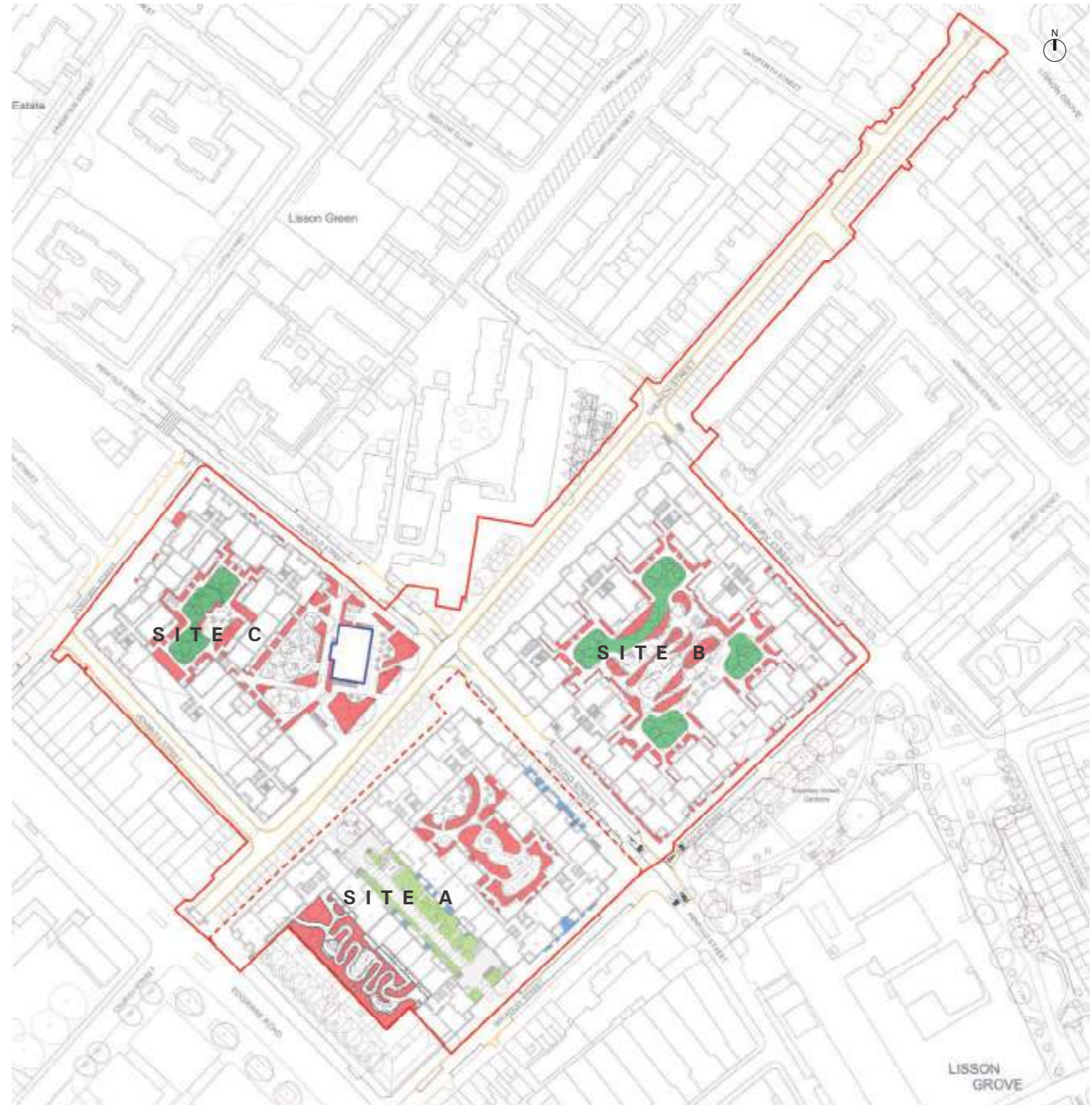
4 Proposed Development: Illustrative Masterplan

4.18 Planting

Most of the planting is provided in raised planters to allow for necessary growing medium formation. Planting species being selected to be drought and shade-tolerant and provide flowering interest. Deciduous tree species have been used to minimise shading in the winter, and have been combined with herbaceous perennials to create a planting scheme that changes with seasons.

Lawn areas have been provided that interact with the adjacent path network and the design concept of raised planters. Flush access is provided onto the lawn areas which then raise up into raised planters so that trees can be planted within them.

The wild-flower meadows on New Street Gardens provide a new point of interest while increasing the biodiversity and landscape variety on site.



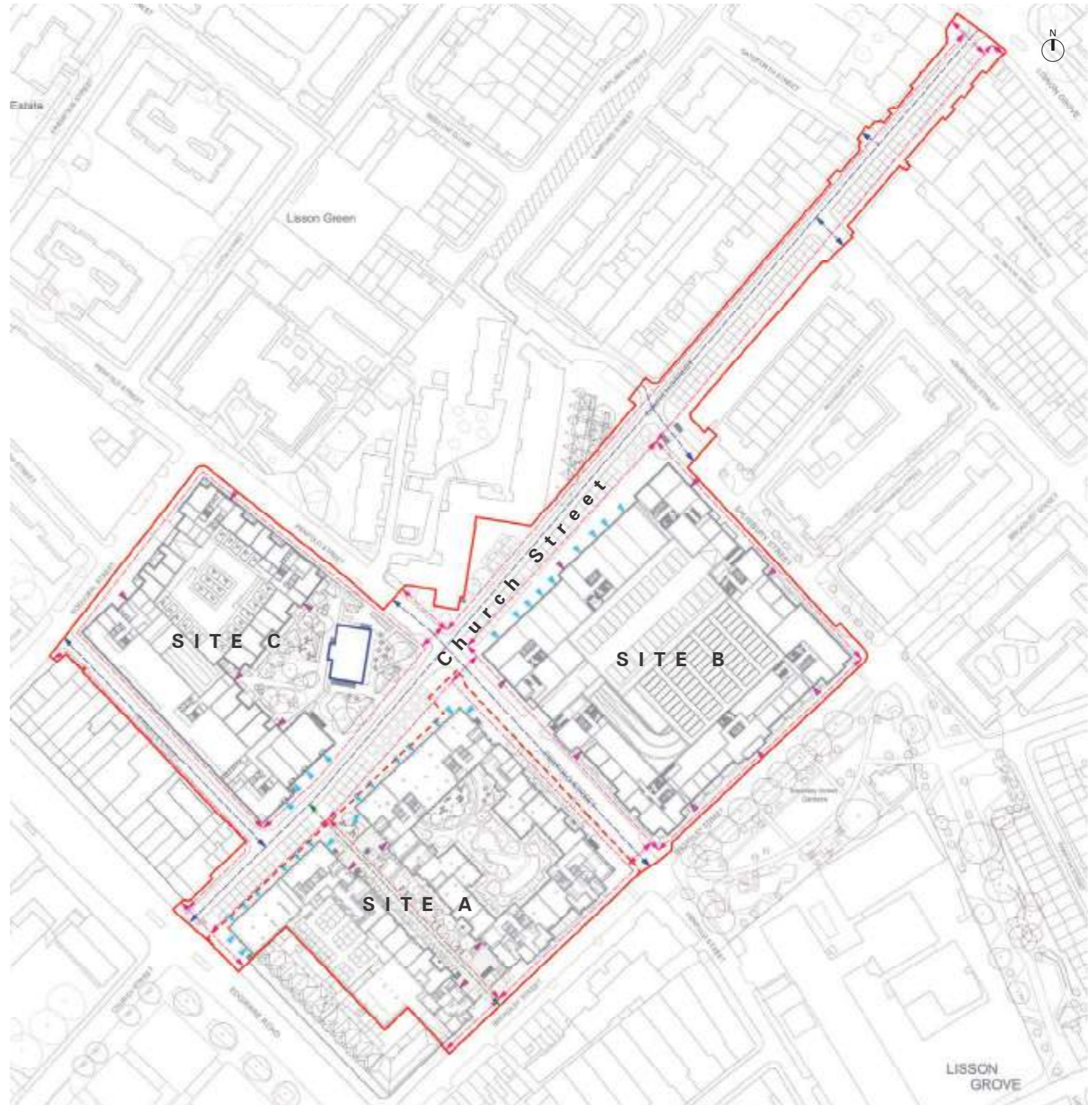
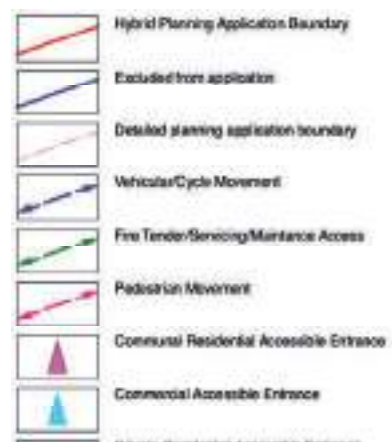
Site Wide - Planting Strategy

4.19 Movement

Pedestrian movement around Church Street is coordinated with the wider developments, providing ease of circulation in and around the market. Emphasis is placed on active travel priority, whilst still maintaining ease of vehicular access where necessary.

- Pedestrian friendly neighbourhood
- No shared surfaces between pedestrians and cyclists

Reference should be made to the Transportation Strategy document for further detail.



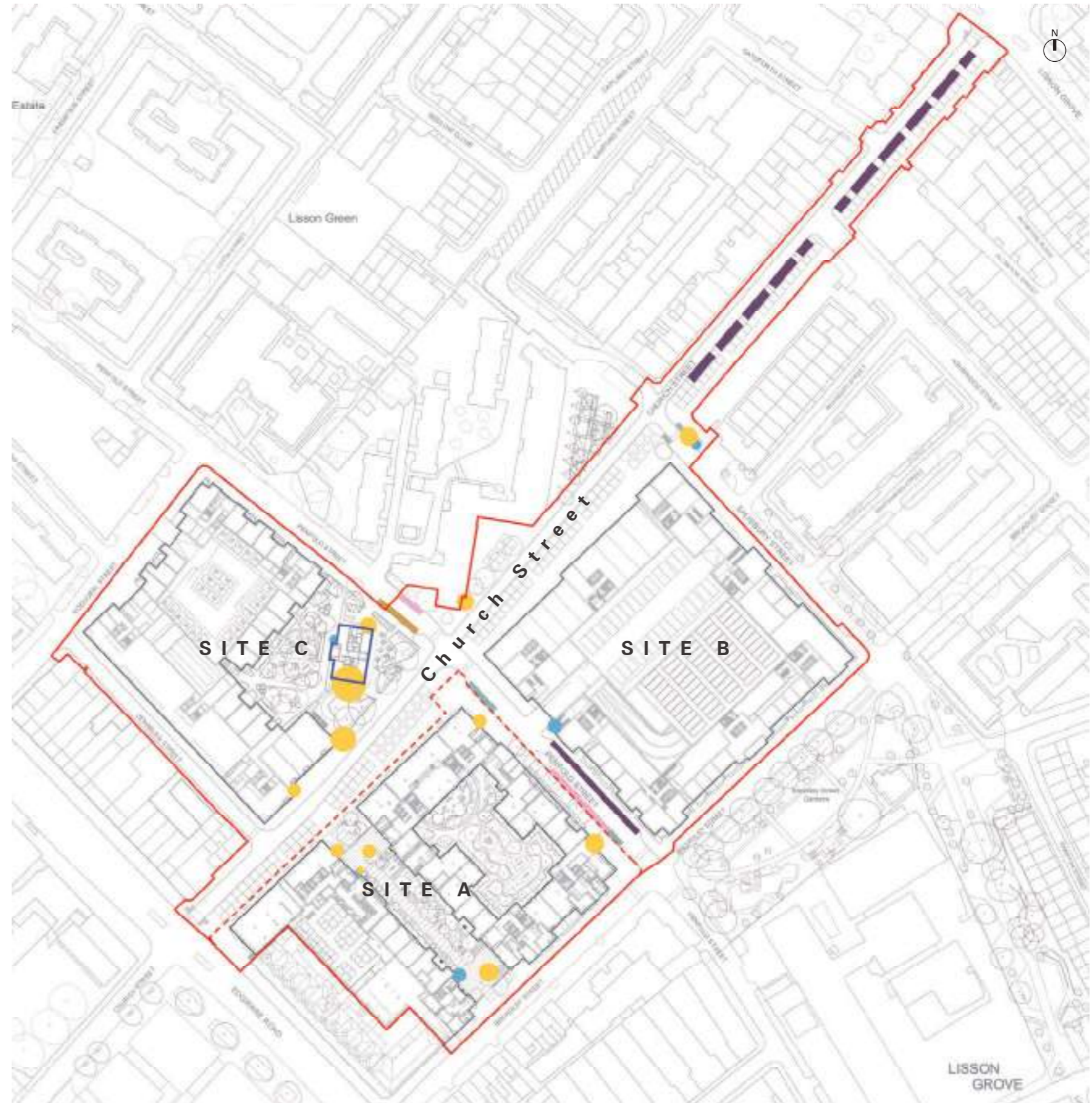
Vehicle, pedestrian and cyclist movement around the site

4 Proposed Development: Illustrative Masterplan

4.20 Vehicle and Cycle Parking

Vehicle parking around the site is a mixture of re-provided permit holder bays, accessible bays and loading bays. These have been located on the north east end of Church Street and have been placed in a way that they are doubled up with market pitch zones. The rest of the bays are located on Penfold street between sites A and B.

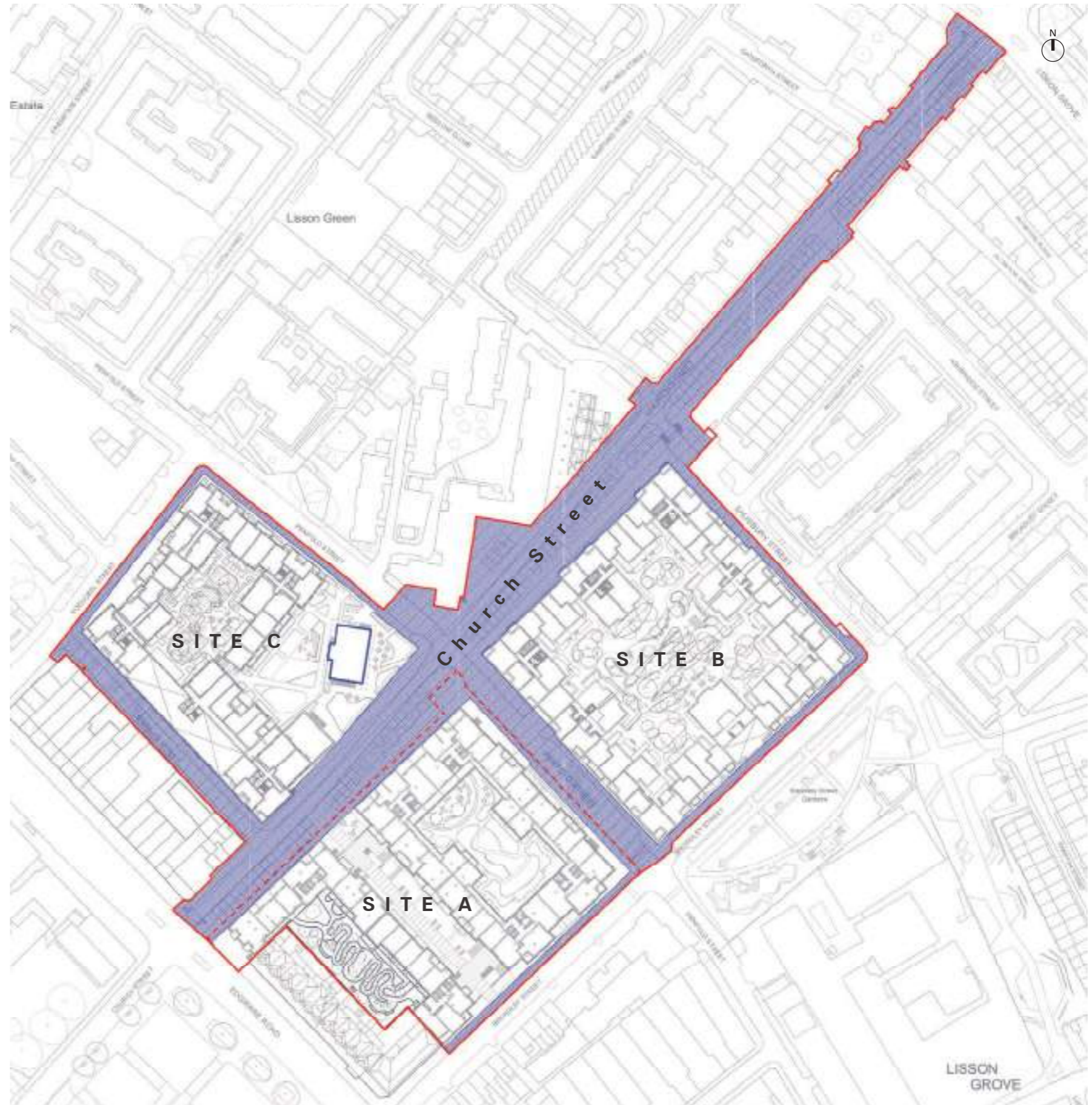
A certain amount of the overall cycle parking London Plan requirement has been met in the external landscape with cycle stands being shown as close to Class E units and residential cores as possible. The stands have been shown throughout the scheme and have been strategically placed in areas of public realm only.



Vehicle and cycle parking around the site

4.21 Highways Co-ordination

All design detail for Church Street and the surrounding streets should be considered indicative at this stage, pending discussion with WCC Highway Authority.



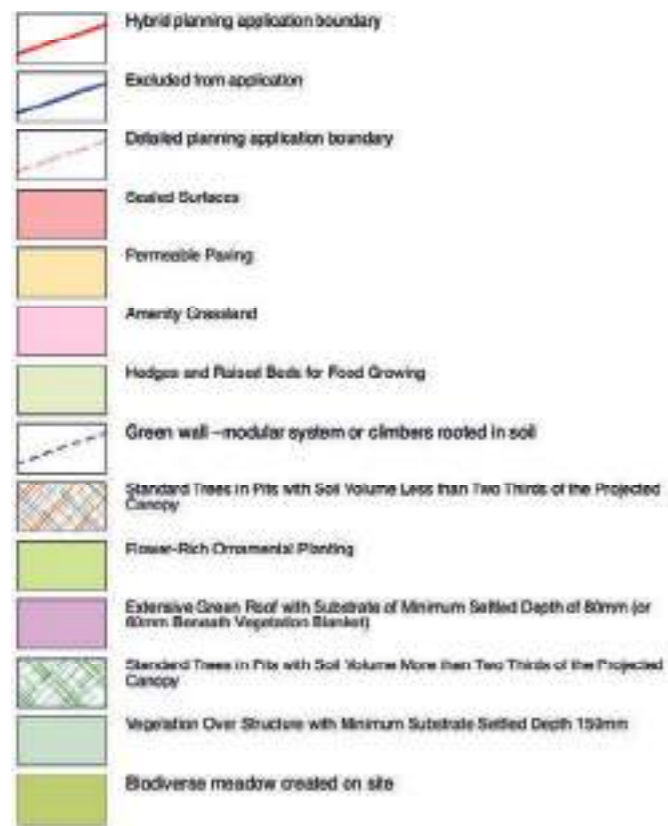
Assumed location of highways boundary

4 Proposed Development: Illustrative Masterplan

4.22 Urban Greening Factor

The Urban Greening Factor calculations are based on the London Plan Guidance 'Urban Greening Factor' 2021. Being predominantly residential, the proposed development has a target score of 0.4 and after assessment against the London Plan UGF calculations, each site exceeds this target.

Given the site's existing low biodiverse value and lack of green infrastructure, the proposal offers a significant net gain in biodiversity and urban greening. This uplift helps contribute to building a wider climate resilient landscape for the Borough, assisting to slow and reduce rainwater runoff and discharge to natural waterways and the Mains Drainage System.



Urban Greening Factor quantification plan

Site A

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	263.347	263.347	Biodiverse meadow created on site
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	942.094	753.675	Lightweight growing medium minimum depth 150mm
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	1207.381	965.905	Projected canopy as per Landscape Masterplan
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	1703.68	1192.576	
Flower-rich perennial planting.	0.7	180.095	126.0665	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0.000	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	15.286	9.172	Raised beds for food growing
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6		0.000	
Green wall –modular system or climbers rooted in soil.	0.6	326.61	195.966	Climbers creating canopy over structure and to grow over boundary wall
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	2142.782	214.278	Includes retentive drainage layer on courtyard and podium
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	3274.092	0.000	
Total contribution			3720.9853	
Total site area (m²)				8521.161
Urban Greening Factor				0.437

Site B

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	1355.008	1084.006	Planting in courtyard, minimum growing medium depth 150mm
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	740.303	592.242	Projected canopy as per Landscape Masterplan
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	2672.635	1870.845	Assumed 60% of roof space as green roof
Flower-rich perennial planting.	0.7	108.882	76.2174	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0.000	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	6.91	4.146	Raised beds for food growing
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	343.691	206.215	Projected canopy as per Landscape Masterplan
Green wall –modular system or climbers rooted in soil.	0.6		0.000	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	1550.319	155.032	Permeable paving and retentive drainage layer on courtyard
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	3247.457	0.000	
Total contribution			3988.7032	
Total site area (m²)				9295.224
Urban Greening Factor				0.429

Site C

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	569.919	455.935	Planting on podium, minimum growing medium depth 150mm
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	790.665	632.532	Projected canopy as per Landscape Masterplan
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	2398.281	1678.797	Assumed 60% of roof space as green roof
Flower-rich perennial planting.	0.7	489.29	342.503	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0.000	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	66.805	40.083	Hedges and raised beds for food growing
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	291.583	174.950	Projected canopy as per Landscape Masterplan
Green wall –modular system or climbers rooted in soil.	0.6		0.000	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	228.455	91.382	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	1507.86	150.786	Permeable paving and retentive drainage system on podium
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	1939.154	0.000	
Total contribution			3566.9677	
Total site area (m²)				7190.598
Urban Greening Factor				0.496

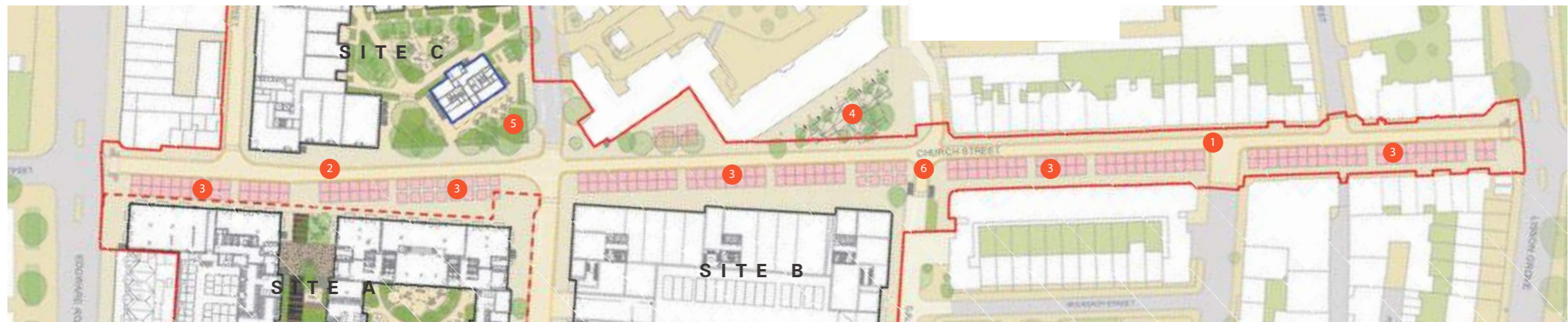
4 Proposed Development: Illustrative Masterplan

4.23 Church Street Market Infrastructure - Landscape Plan

Church Street is a key piece of public realm in the Church Street ward home to the Church Street Market Infrastructure. The aim behind this area is to maximise pedestrian and active travel priority, whilst maintaining ease of access for servicing and market set up and decant. Back to back stall arrangements and an asymmetrical carriageway allow the market to function to it's highest capacity and allows active frontage to be on all sides of the street allowing retail units to benefit from the updates as much as the market pitches.

Market facilities will be provided to improve the experience for the market traders which will include, water, electricity, wi-fi, van parking, trader facilities and storage space.

- 1 Church Street East
- 2 Church Street West
- 3 Market Pitches
- 4 Church Street Triangle Project
- 5 Public Realm Seating
- 6 Green Spine Project



Church Street Public Realm Landscape Plan

4.24 Church Street Market Infrastructure - Market Arrangement

The below arrangements have been chosen to align with the Church Street Masterplan's aims for back to back stalls, with the number of stalls on a Monday - Friday and Saturday aligning with the existing markets maximum capacities on those respective days.



Monday - Friday - 8.30 am to 6.30 pm

 Church Street market infrastructure - 126 stalls



Saturdays - 8.30 am to 6.30 pm

 Church Street market infrastructure - 220 stalls



Sundays and everyday 6.30 pm to 8.30 am

 Church Street market infrastructure - 0 stalls

4 Proposed Development: Illustrative Masterplan

4.25 Church Street Market Infrastructure - Indicative Facilities

Indicative assessment of potential distribution of market infrastructure
- subject to further assessment and agreement with Westminster City Council.

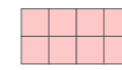
Indicative provision:

11 no. mains water standpipes (25m radius reach for washdown)

110 no. electricity bollard points (1 double socket stand between 2 stalls)

21 no. lighting and wi-fi columns (located at the end of sections of stalls)

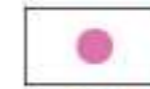
10 no. waste and recycling street bins (located at regular intervals along the full length of the market)



Market Pitches



Proposed parking bay



Indicative electricity supply bollards



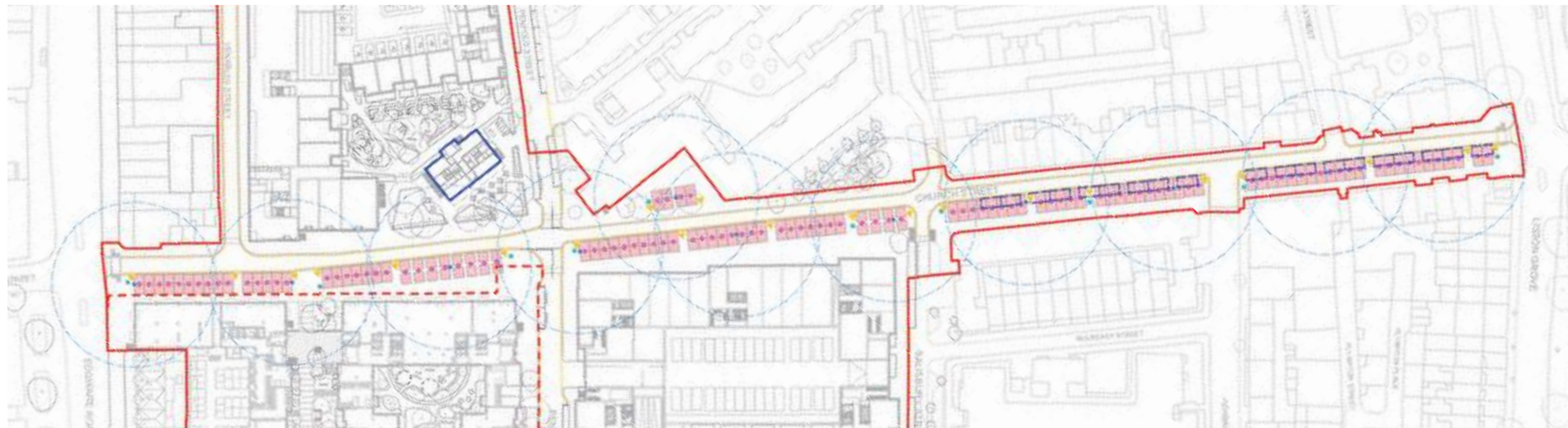
Indicative water standpipes



Indicative wi-fi lighting column



Indicative waste and recycling bins



Indicative locations of on-street market infrastructure

4.26 Church Street Market Infrastructure - Indicative Sections

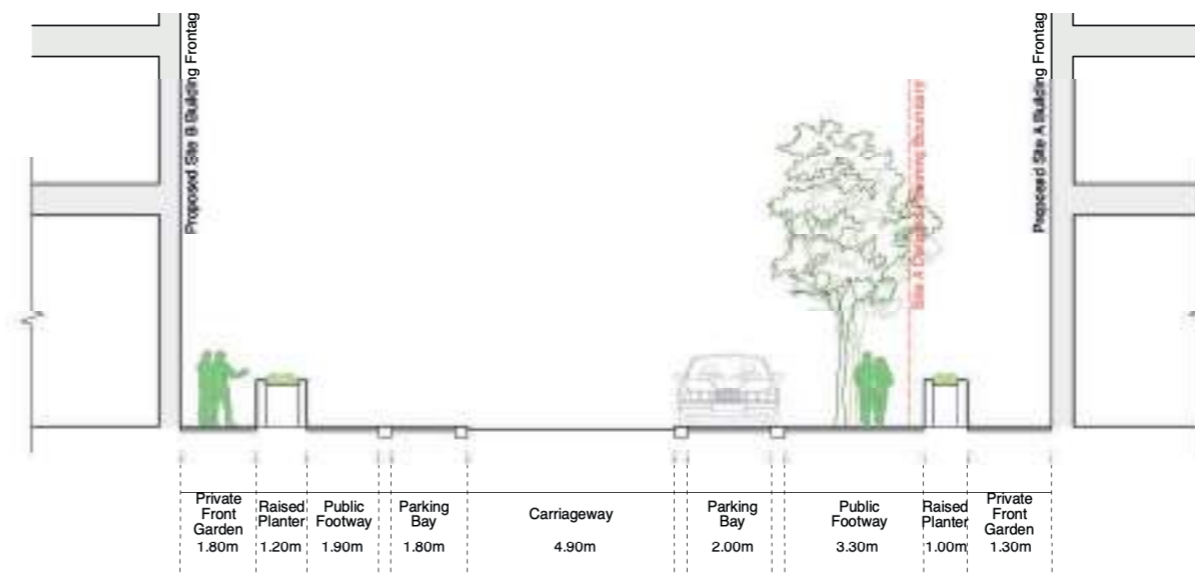
These sections show a variety of carriageway alignments around the site, Church Street itself has a 3.75m wide carriageway to enable one-way traffic and promote a pedestrian dominated space. Penfold Street has been shown with a 6m wide carriageway to allow two-way traffic with access in and out of Sites A and B. Venables street has been retained relatively as existing with only materiality being upgraded.

The design has been carefully considered to ensure provision of a 2m footway on both sides of the proposed adopted highway.

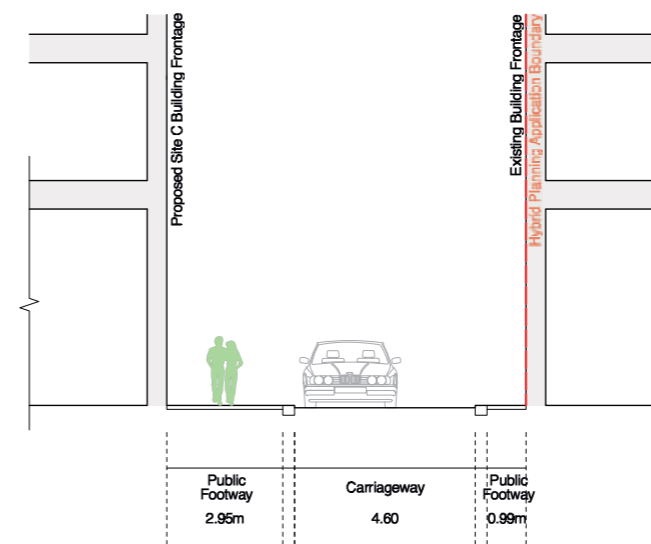
All detailed design for the Church Street carriageways should be considered indicative at this stage, pending discussion with the WCC Highway Authority.



Section A-A through Church Street



Section B-B through Penfold Street



Section C-C through Venables Street

**5 Proposed Development
Site A**



5 Proposed Development: Site A

5.1 Introduction

This section of the Design and Access Statement focusses on Site A which constitutes the Detailed Element of the Hybrid Planning Application.

These proposals build on the principles established within the site-wide masterplan described in the previous chapter.



The proposed building will address Church Street with an active frontage of shops and a new public library






New Street Gardens will offer additional green open space, play opportunities, sustainable urban drainage and biodiversity to the local area

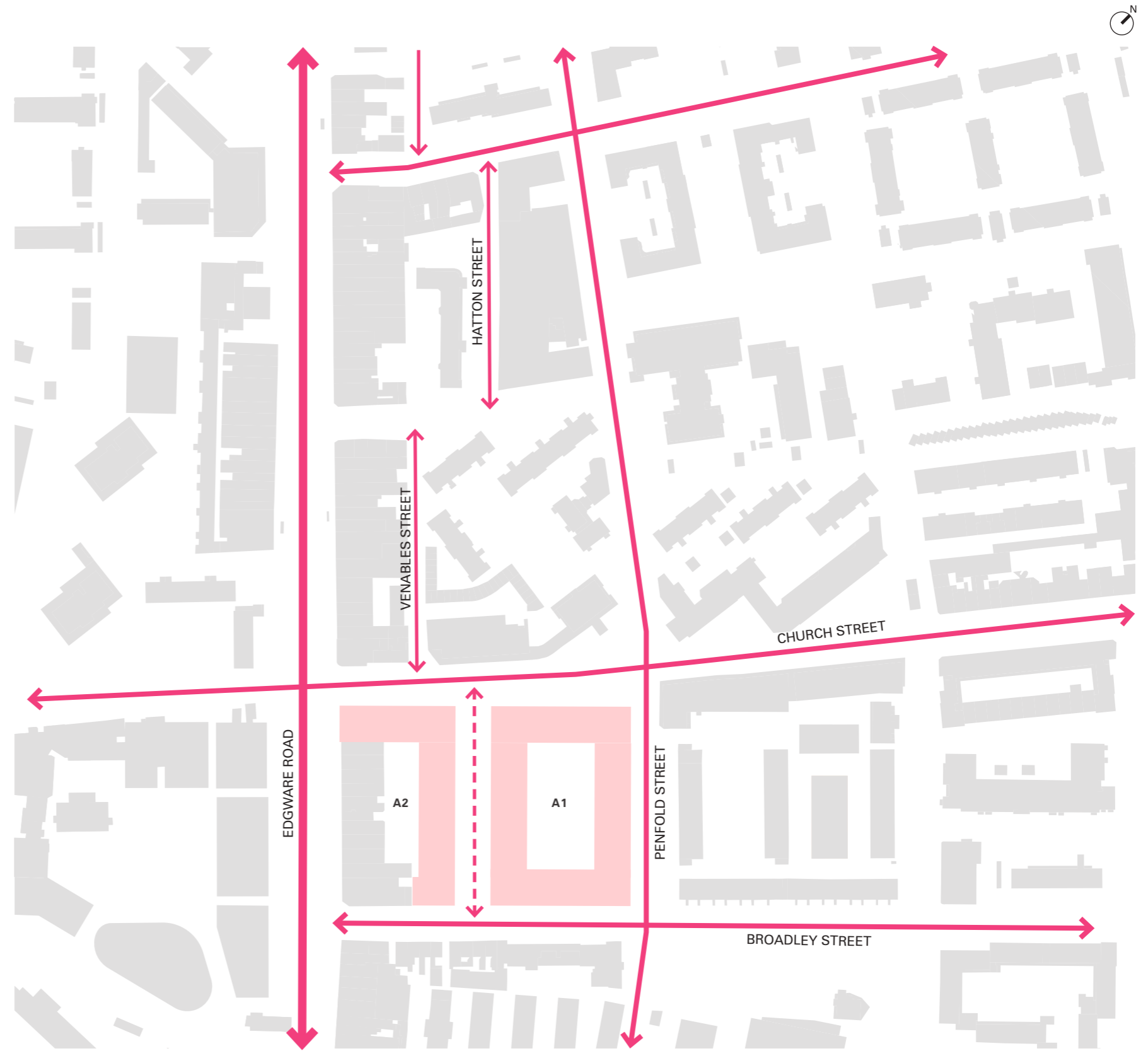
5 Proposed Development: Site A

5.2 Site Layout

Site A is split into two urban blocks, referred to in this report as A1 and A2, separated by a new pedestrianised street referred to in this report as 'New Street Gardens'. This delivers a number of distinct benefits;

- New Street Gardens will have a stronger relationship with Venables Street and extends the existing urban structure of tertiary streets behind Edgware Road.
- The two separate urban blocks are closer in scale to the size, grain and proportion of urban blocks within the local context.
- The two separate urban blocks can be arranged as conventional perimeter blocks with a clear definition of public and private that successfully integrates the existing properties at 354-380 Edgware Road. Each block will be focussed on a central communal garden.
- The introduction of New Street Gardens provides a greater sense of openness and more natural light to be drawn into Church Street.
- New Street Gardens is not constrained by underground services and therefore presents the opportunity to introduce trees, planting and SUDS thereby making a positive contribution to the quantum of green open space in the local area.
- New Street Gardens has the potential to provide opportunities for play that are accessible and open to the wider community.

 Site A building footprint



The proposed design splits Site A into two separate urban blocks separated by a pedestrianised street

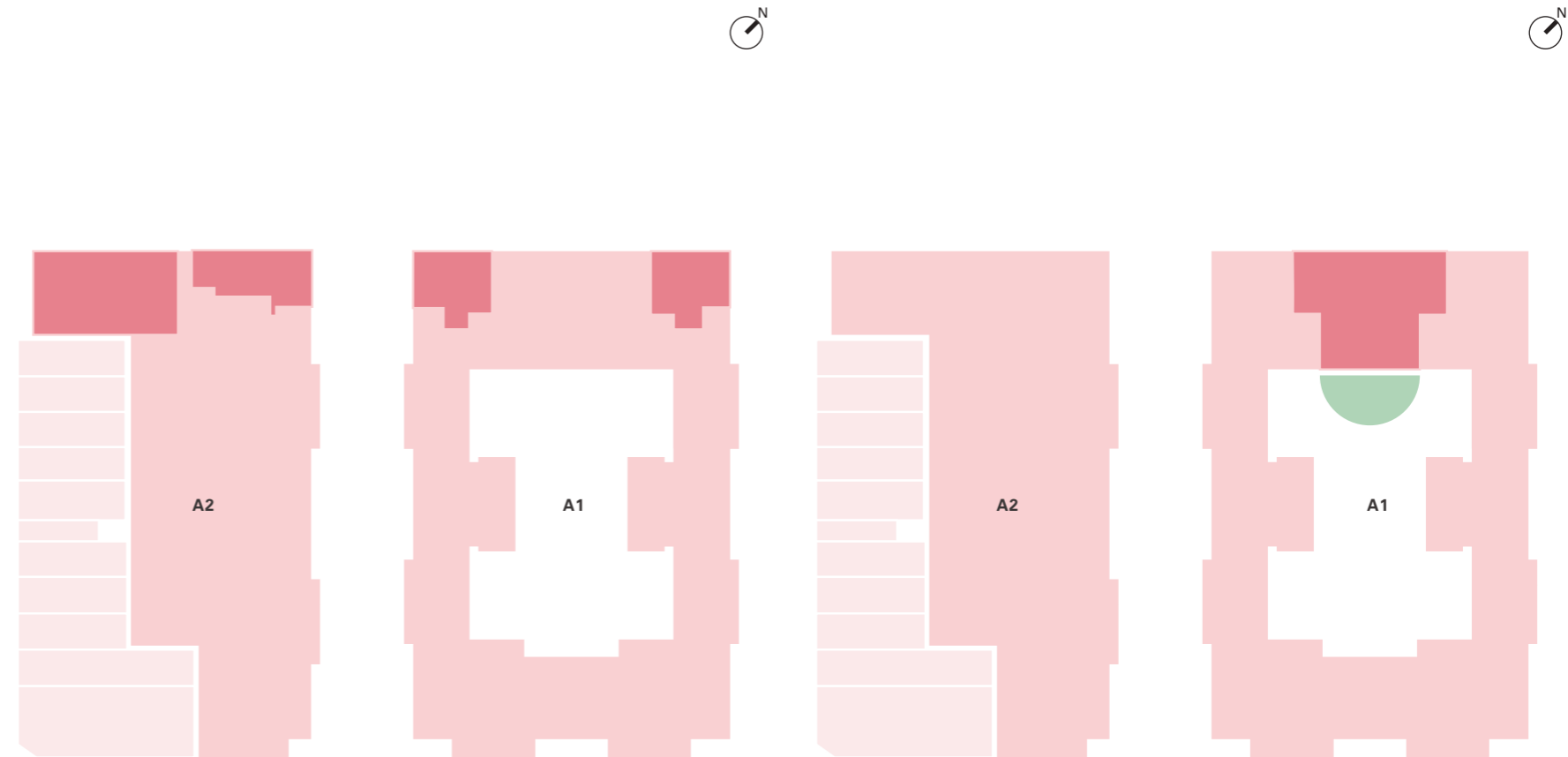
5 Proposed Development: Site A

5.3 Plan Concepts and Principles

The design of the ground floor seeks to distribute uses in a legible, rational and efficient layout that compliments and reinforces adjacent uses whilst maximising the extent of active frontage.

On the upper floors, flats are arranged in clusters of flats in a compact and efficient layout that maximises dual aspect flats and the relationship to open space.

The following diagrams set out the key concepts and principles that underpin the design.



Retail

Retail space extends along the Church Street frontage and returns on the Edgware Road frontage.

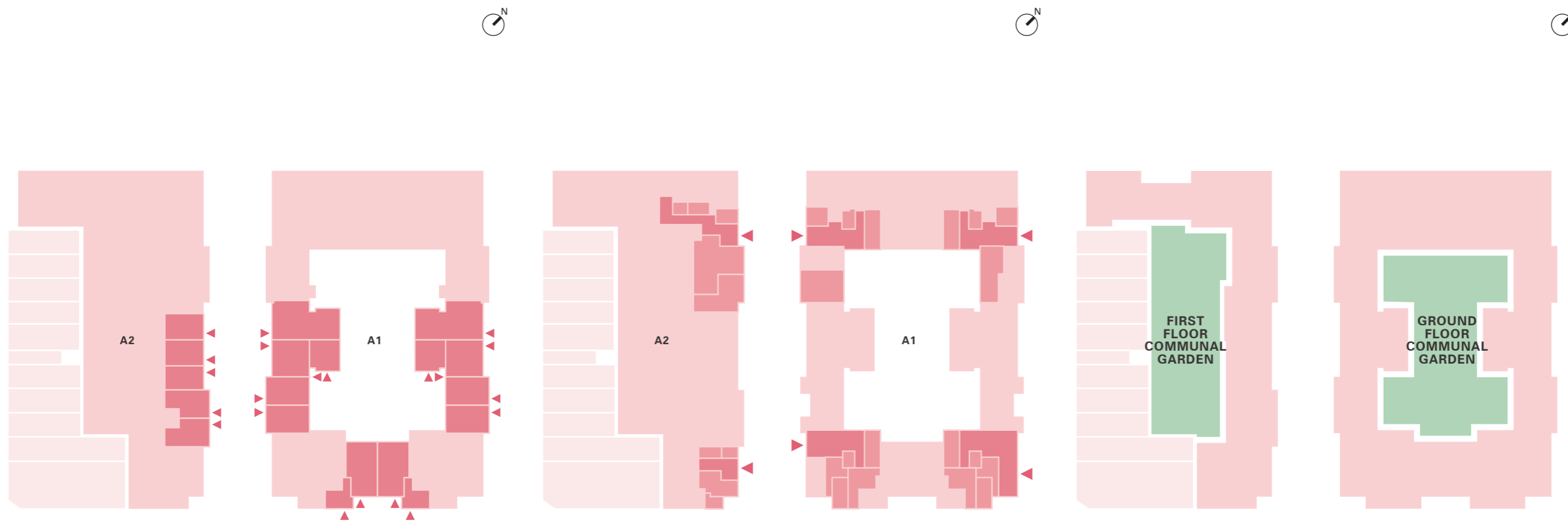
The retail use presents an active frontage to Church Street and Edgware Road and reinforces the existing adjacent uses.

The retail use will be designed to be flexible and adaptable.

Library

A new library will be provided replacing the existing library located on Site B. This will be located in a prominent and highly visible location on Church Street contributing to the mix of uses and activity on the street.

The library will have access and views to a new library garden to the rear. This garden will be visible from the entrance on Church Street contributing to the perception of green open space.



Ground Floor Duplex Units

Residential duplex units extend along New Street Gardens, Broadley Street and Penfold Street. This residential use responds to the existing uses adjacent and reinforces the residential character of the area around Church Street.

The duplex units have entrances from the street providing active frontages and passive surveillance along those streets. Front gardens will provide defensible space to the dwellings.

The dwellings will have private gardens to the rear either within the communal garden on the ground floor (Block A1) or within the podium garden on the first floor (Block A2) providing direct access to the communal gardens.

Communal Residential Entrances

Communal entrances are located on the corners of the perimeter blocks accessed from New Street Gardens and Penfold Street and have equal value and quality regardless of tenure.

Refuse and cycle stores are conveniently located in close proximity to communal entrances.

Communal entrances provide access to the communal gardens. The communal entrance lobbies within Block A1 have direct views of the communal garden.

The eastern core of Block A1 has a larger concierge facility serving the whole Site. This will include facilities for parcel storage.

Communal residential gardens

Each block has a communal garden at its heart contributing to health and wellbeing, urban greening factor, biodiversity and increasing the overall amount of green open space. Block A1 has a communal garden on the ground floor, Block A2 has a podium garden above the market infrastructure on the first floor.

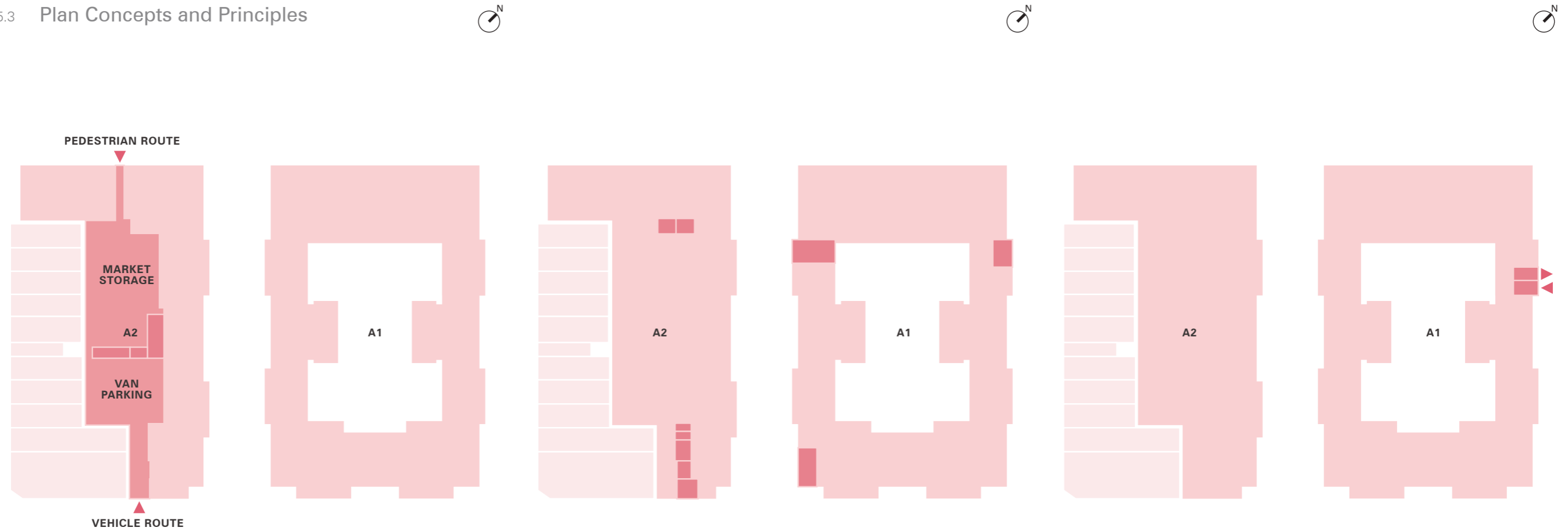
The communal gardens are a central component of the journey from street to front door with views from entrance lobbies, lift lobbies on the upper floors and from dwellings.

Every residential core has direct access to a communal garden and communal spaces are accessible to all, regardless of tenure.

The communal spaces are social spaces that will encourage social interaction helping to build a strong sense of community.

5 Proposed Development: Site A

5.3 Plan Concepts and Principles



Market infrastructure

Storage, van parking and welfare facilities for market traders are located on the ground floor in Block A2. These are designed to enable traders to service the market in a discrete way that reduces the impact on surrounding streets, spaces and uses.

The market facilities are accessed via a vehicular entrance from Broadley Street which corresponds to the location of the existing vehicular entrance. This vehicular entrance is secured and provides access to a van parking area where traders can park and unload their goods.

A storage area incorporating 35 storage units provides space for traders to store their goods.

A secure pedestrian route provides access for market traders from the storage area to Church Street.

Plant

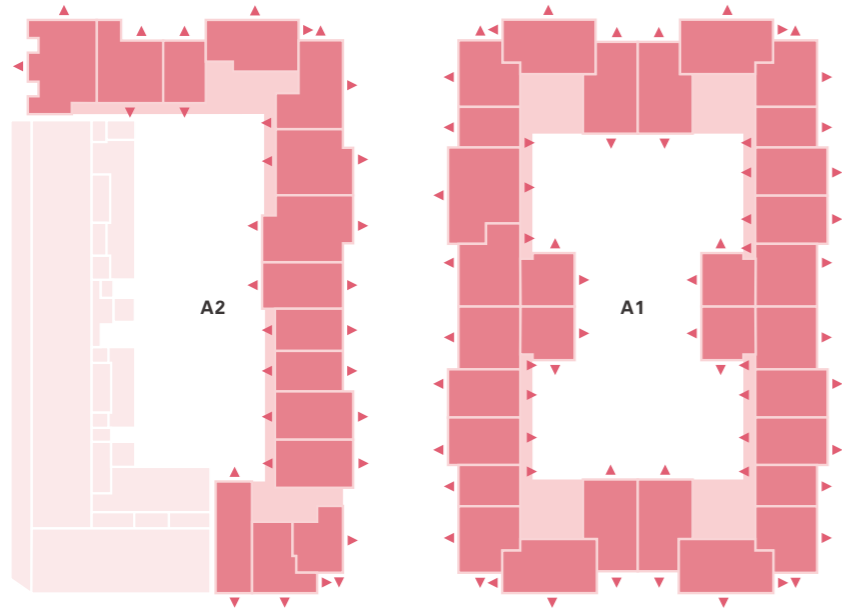
The amount of plant located on the ground floor has been minimised in order to reduce the amount of inactive frontage on the ground floor. Nevertheless, some plant has to be located on the ground floor to facilitate ease of access

The amount of plant on primary frontages is minimised to reduce the extent of inactive frontage.

Car lifts

2no. car lifts are provided in Block A1 to provide access to the basement car park. The car lifts are accessed from Penfold Street.

Car lifts are provided instead of a ramp to minimise the extent of inactive ground floor area and frontage.

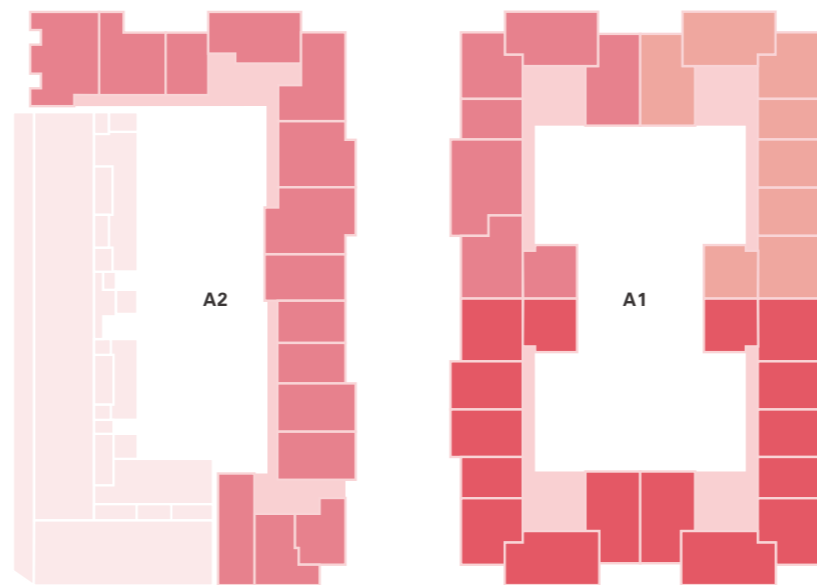


Dual aspect flats

Every dwelling has been designed to be dual aspect.

In a warming climate this will help to provide passive cooling providing a comfortable internal environment without reliance on mechanical methods.

Dual aspect flats provide enhanced natural daylight and views reducing the need for artificial lighting and improving wellbeing.



Tenure

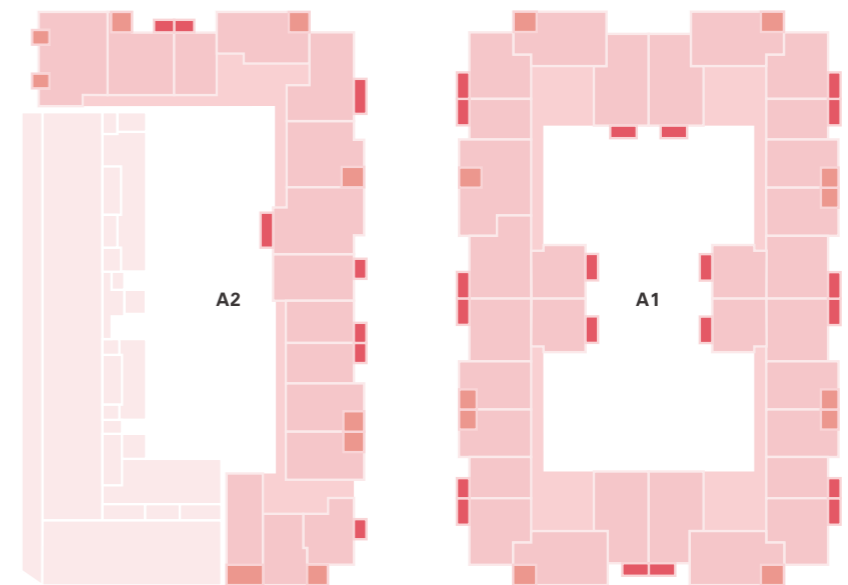
Tenures are arranged by core but with no qualitative difference in entrances, building quality, dwelling size etc.

Homes are designed to have future adaptability in terms of tenure.

All tenures have equal access to open space.

Lambourne House dwellings are reprovided in Core A2-2.

- Affordable
- Mix
- Private



Balconies

Every upper floor flat will be provided with a generous, well-proportioned balcony or terrace designed in accordance with the London Housing Design Guide.

Every balcony will have level access from within the dwelling.

Balconies are a mix of inset and projecting balconies to reduce their visual impact and reinforce the A-B-A rhythm established by the recessed and projecting bays.

- Inset balcony
- Projecting balcony

5 Proposed Development: Site A

5.4 Ground Floor

Within the proposed scheme retail units extend along the return frontage of Edgware Road and continue along Church Street providing an active frontage that responds to the existing morphology. Most of the Church Street frontage of Block A1 is taken up with a new library which will replace the existing Church Street Library. The new library is in a more prominent location than the existing building, promoting its importance as a community asset. To the rear of the library, visible from Church Street, a new library garden will provide the opportunity for community growing, socialising or for library activities to spill out.

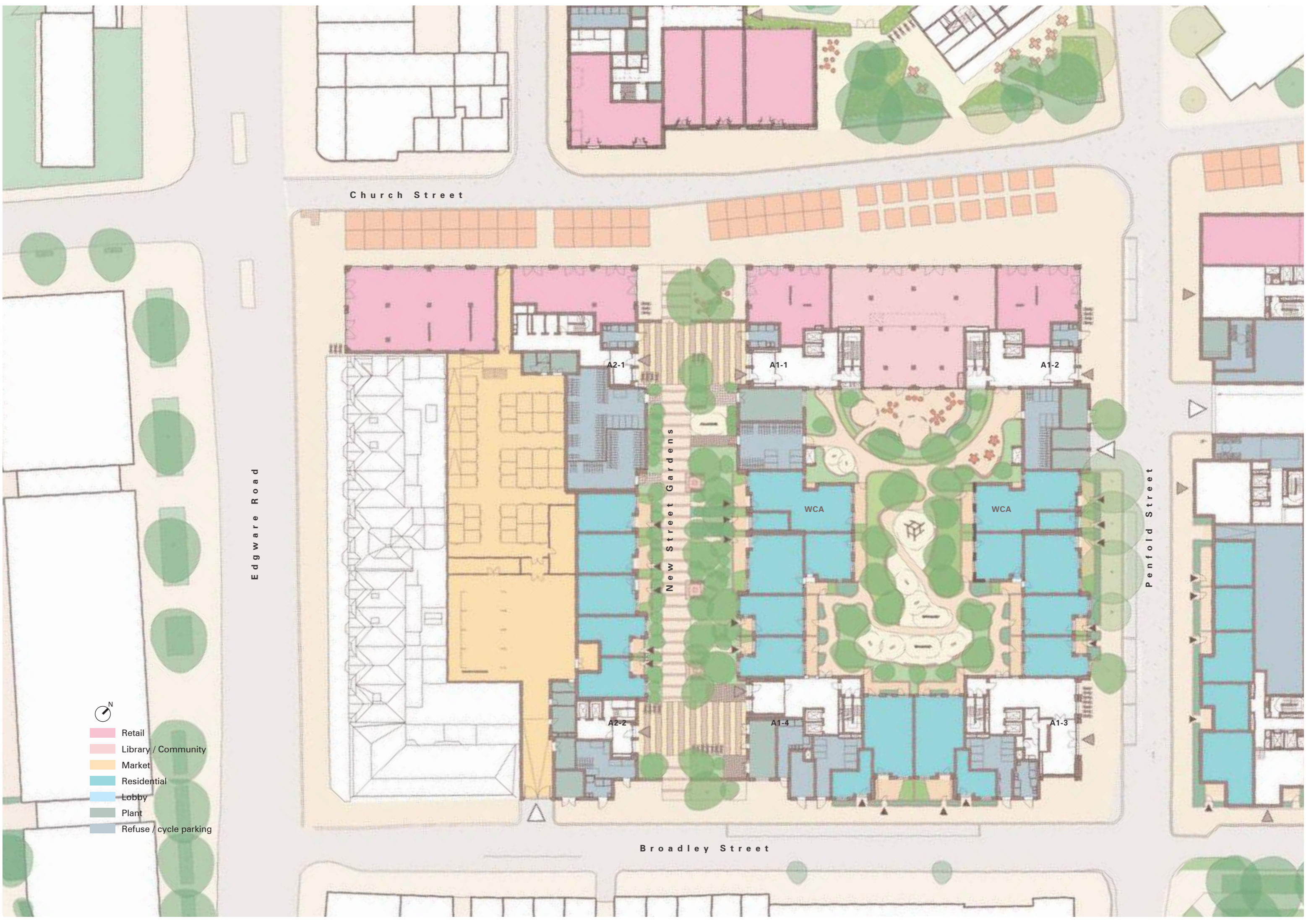
Residential dwellings extend along the frontages of New Street Gardens, Penfold Street and Broadley Street. Duplex units on the ground and first floors will be entered from the adjacent streets providing active frontages to the perimeter. Communal residential entrances are located at the four corners of Block A1 and the two north-eastern corners of Block A2. Communal entrances are rationalised so that each is accessed from the adjacent street, with equal prominence, a consistent layout, and entrance sequence for each core. Cycle and refuse storage for each residential core is arranged adjacent to each communal entrance to facilitate ease of use and in the case of the cycle storage encourage a more active and healthier lifestyle. The south-eastern communal entrance is larger and will provide a concierge facility for the Site.

To the south-east of Block A2, a vehicular entrance from Broadley Street gives access to a service area for market traders incorporating van parking, storage units and market welfare facilities. A route to the north of Block A2 connects the market service area to Church Street with minimal inconvenience or impact on the residential properties.

To the north-east of Block A1, a vehicular entrance from Penfold Street gives access to two car lifts that provide vehicular access to the basement car park.



The ground floor animates adjacent streets with residential entrances, shops and a new library



Church Street

Edgware Road

Penfold Street

Broadley Street

New Street Gardens

-  N
-  Retail
-  Library / Community
-  Market
-  Residential
-  Lobby
-  Plant
-  Refuse / cycle parking

A2-1

A1-1

A1-2

WCA

WCA

A2-2

A1-4

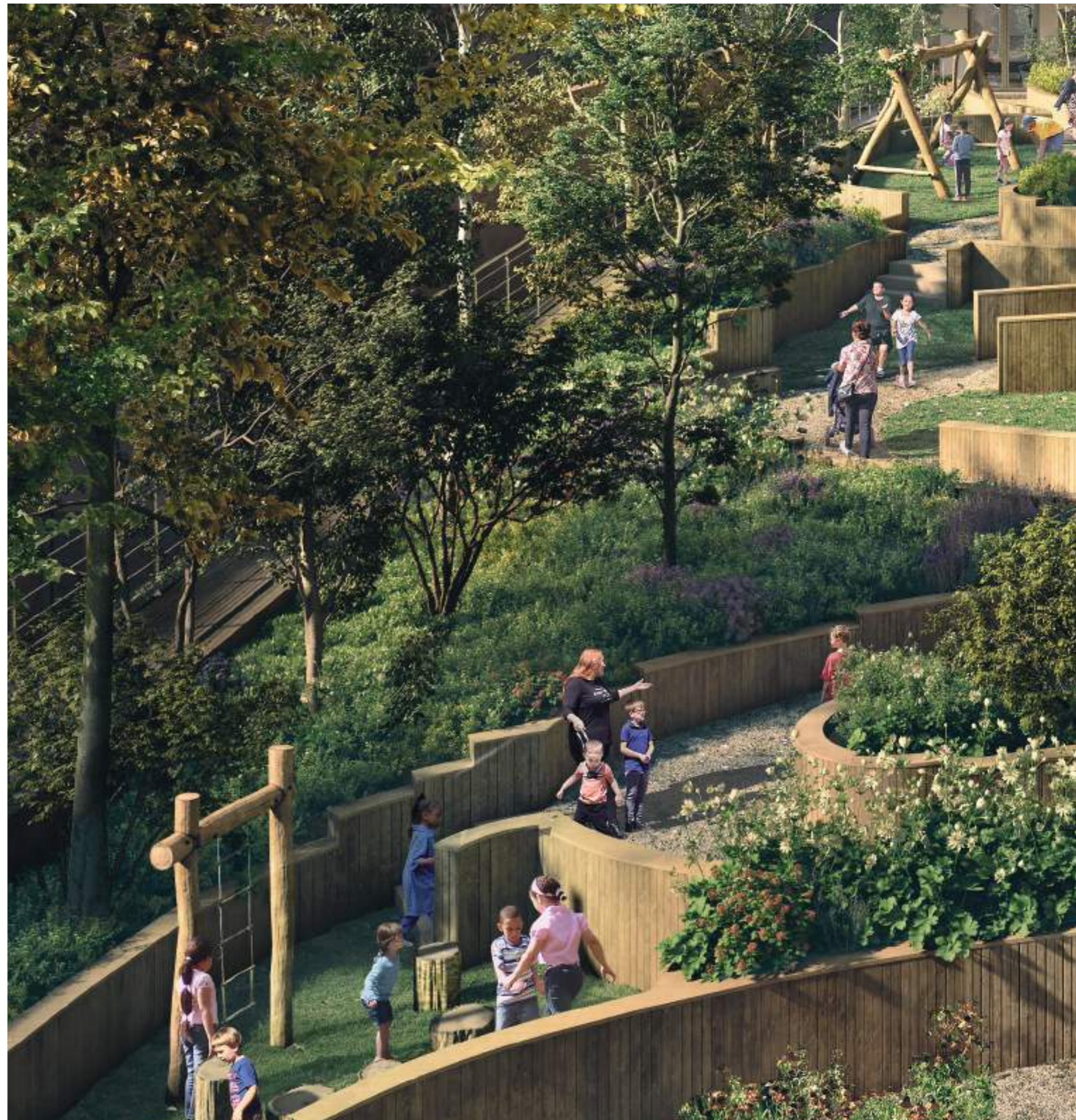
A1-3

5 Proposed Development: Site A

5.4 Ground Floor

The two blocks are arranged in a conventional perimeter layout around communal courtyard gardens. In the case of Block A2, this is a podium courtyard garden located at first floor level above the market delivery, parking and storage area. In the case of Block A1 this is on the ground floor. In each case the communal gardens are arranged with dwellings fronting on to them providing active, vibrant spaces. The gardens are designed to provide opportunities for play, socialising, planting and to be equally accessible to all residents, promoting health and wellbeing and helping to develop strong communities.

With this in mind the site layout has been designed so that the gardens are a key component of the journey from street to front door. The communal entrances have been designed to have daylight and a view of the garden while lifts on each floor discharge into glazed lobbies overlooking the garden.



Each building is focussed on a central garden. The gardens are designed to be social spaces that are part of the journey from street to front door.



5 Proposed Development: Site A

5.5 Library

In response to feedback from the local community, the library currently located on Site B will be reprovided on Site A. The new library will be in a prominent location taking up the majority of the Church Street frontage of Block A1, highly visible on Church Street.

The new library will be designed as a bespoke facility to meet the needs of the local community, dovetailing with other local community facilities and anticipating the way that library and community services are likely to be delivered in the future.

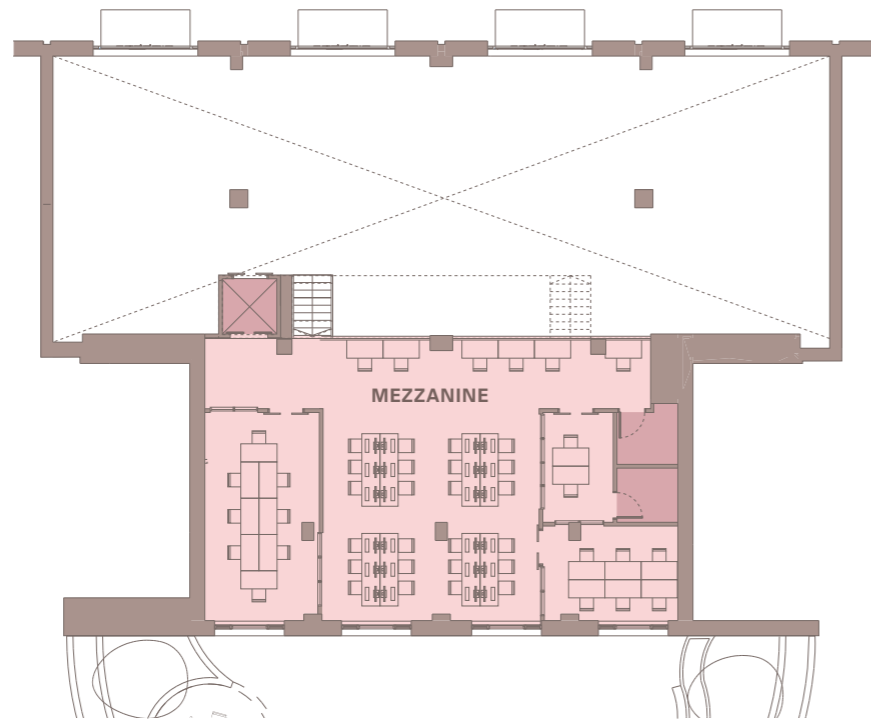
Dialogue is ongoing with the library, The Council and the community as to the precise brief for the new library facility. The images on this spread demonstrate a potential library layout based on the existing library provision and discussions with WCC's library team with a mix of adult and children's library, IT hub, community room and ancillary accommodation with a light, spacious, open plan arrangement.

The space is delivered over two floors, ground and mezzanine with a hierarchy of spaces ranging from the most public facing areas (adult and children's library) facing on to Church Street, with a flexible community space to the rear. The space will be designed with flexibility and adaptability in mind so that it can flex to changing needs, or indeed revert to other community functions, if required, in the future.

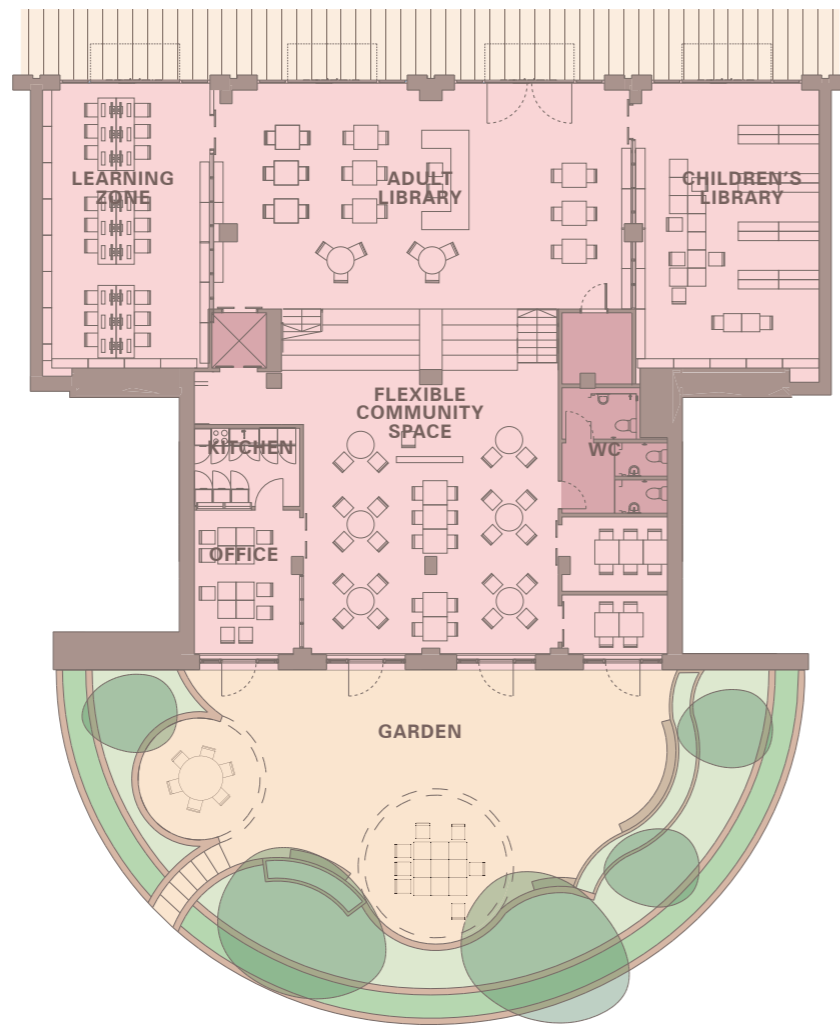
To the rear of the library will be a south-facing library garden within the central courtyard of the block. This will be divided from the residential communal garden by a feature wall. The garden has the potential to accommodate seating, community gardening, children's play, soft planting and trees. Again, the precise design will be developed in dialogue with stakeholders and the local community. The library garden will only be accessible via the library and will only be open during library hours. From Church Street it is intended that there will be clear view through to the garden increasing the amount of publicly accessible green open space and enhancing the sense of perception of green space.



The new library will be open, accessible and flexible



Mezzanine Floor



Ground Floor

Indicative library layout



The library entrance will provide views through to the garden

5 Proposed Development: Site A

5.6 Basement

A basement is located under Block A1 corresponding broadly to the alignment of the building above.

The proposed basement has vehicular access via two car lifts from Penfold Street in the northern corner of Block A1. Each of the four communal residential cores in Block A1 extends down to basement level to provide residential access. The basement provides 22 accessible car parking spaces and 21 car parking spaces for residents. In addition, the basement provides plant space including sprinkler tanks and air handling units, an attenuation tank for SUDS and additional cycle parking for 421 cycles. Plant for both Blocks A1 and A2 is located within the basement of Block A1 with a service trench extending under New Street Gardens connecting the two blocks.

Access to the basement for residents of Block A2 is afforded via the western core of Block A1 (A1-1).

Church Street

Edgware Road

New Street Gardens

Penfold Street

Broadley Street

A1-1

A1-2

A1-4

A1-3

N

Plant

Refuse / cycle parking



5 Proposed Development: Site A

5.7 Typical Upper Floors

The design of the upper floors is arranged to achieve the following;

- Every flat is dual aspect to benefit from passive ventilation, natural light and good aspect with the resultant benefits to comfort, health and wellbeing.
- The communal gardens are a key component of the journey from street to front door, creating a social green open and biodiverse space that has benefits to wellbeing.
- Create an efficient, compact layout that optimises the net:gross ratio, wall:floor ratio, the number of flats per core and the number of cores.
- Create a layout that has a high degree of repetition with resulting benefits in relation to design and construction.

With these principles in mind Block A1 is arranged as a conventional perimeter block with communal residential cores in each corner serving eight flats per floor. Each core has a glazed lift lobby that provides views across the garden as one discharges from the lifts. Each of the four corner flat clusters replicates the same layout with the only variation being the western core (A1-1) which has a different mix of dwellings due to the difference in tenure.

From each of the typical cores four flats per floor are accessed via an internal lobby, with the remaining four flats accessed via short external deck walkways. Each deck generously sized at 1.5m wide. Each accommodation core comprises two lifts and a stair. The provision of two lifts ensures continuity of access during routine maintenance or breakdown. One of the lifts within each core will be designed to be a fire-fighting lift and the stairs will be designed to meet accessibility and fire-fighting requirements in terms of width and pitch.

Block A2 follows the same principles as Block A1 with an L-shaped block extending along New Street Gardens and then returning along Church Street to Edgware Road with two communal cores to the northern and eastern corners respectively. The northern core (A2-1) serves seven flats per floor with the eastern core (A2-2) serving eight flats per floor accessed predominantly via external deck walkways. The cluster of flats served by core A2-2 comprises entirely 1-bed flats designed to meet assisted living needs as re-provision for the existing sheltered accommodation in Lambourne House.

Every flat is provided with a generous inset or projecting balcony designed in accordance with the London Housing Design Guide. The majority of balconies face on to the adjacent streets, with some facing into the communal gardens.

Recessed balconies have additional fully opening folding / frameless glazing on the outer edge to allow them to be used all year round.



Flats will be spacious, functional and flooded with natural light



Church Street

Edgware Road

New Street Gardens

Broadley Street

Penfold Street



- Residential 1B/1P
- Residential 1B/2P
- Residential 2B/3P
- Residential 2B/4P
- Residential 3B/4P
- Residential 3B/5P
- Residential 3B/6P
- Residential 4B/6P
- Residential 5B/7P

WCA

WCA

WCA

WCA

WCA

WCA

5 Proposed Development: Site A

5.7 Typical Upper Floors

The upper floor plans are shown on the following pages.

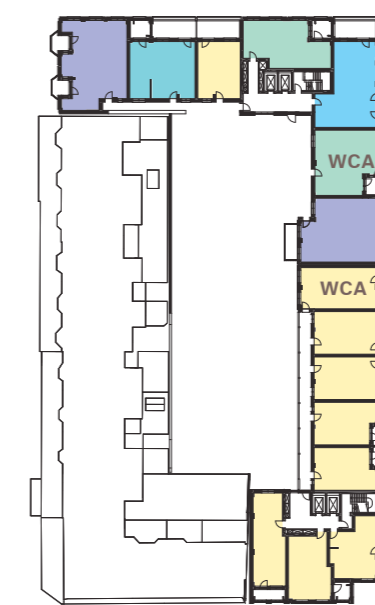
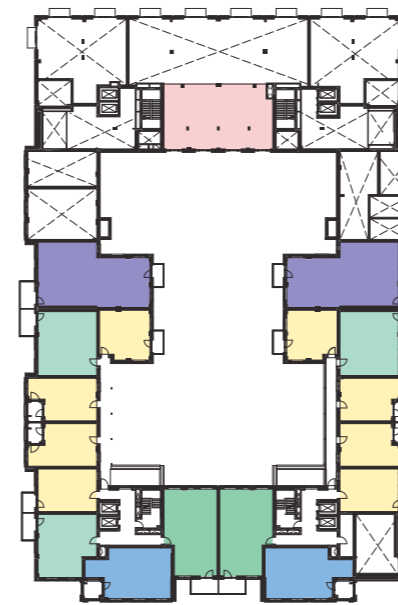
The design provides the following number and mix of flats subject to ongoing grant and viability discussions with the GLA:

- 429 dwellings
- 215 market sale dwellings, including leaseholder reversion (50%)
- 144 social rent dwellings, including social reversion (34%)
- 70 intermediate dwellings (16%)

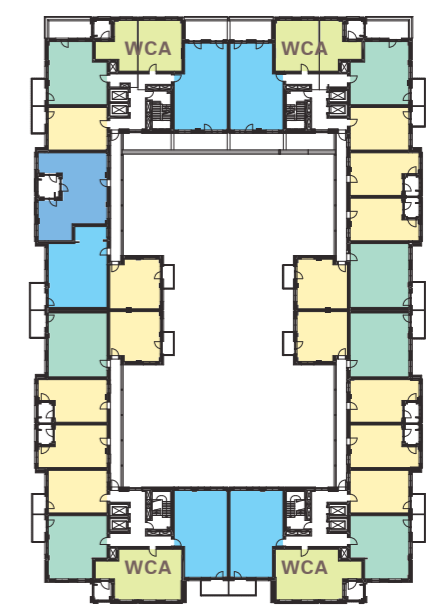
A detailed schedule of accommodation is provided in Chapter 7.



Mezzanine Floor



First Floor



- Residential 1B/1P
- Residential 1B/2P
- Residential 2B/3P
- Residential 2B/4P
- Residential 3B/4P
- Residential 3B/5P
- Residential 3B/6P
- Residential 4B/6P
- Residential 5B/7P