



## **Winstanley and York Road Estate Regeneration**

Hybrid Application

### **Design Code Vol I - Overview**

Town And Country Planning Act 1990 -  
Application For Planning Permission

**HTA Design LLP**  
October 2019

**Taylor  
Wimpey**



Client:



In association with:



Design Team:



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Henley Halebrown



Consultant Team::



Pell Frischmann  
Excellence through innovation

gia



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Illustrative view across York Gardens Park from Block 5

# Design Code Overview

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RIVER THAMES

CHELSEA

WEST END

BATTERSEA PARK

NINE ELMS

CLAPHAM

THE CITY

QUEENSTOWN ROAD  
STATION

WINSTANLEY ESTATE

FALCON ESTATE

YORK ROAD

KAMBALA ESTATE

WINSTANLEY ROAD

CLAPHAM JUNCTION

# Executive Summary

## The Vision

**Our vision for the Winstanley and York Road Estate is to create an exceptional new place in London that exceeds the needs and expectations of existing residents and creates a community that new residents will choose as their home. Through the provision of a wide range of housing types and tenures along with a variety of community facilities and commercial opportunities, we will positively transform the choices available to local people and establish a place for all.**

In order to achieve this, we have brought together a design and delivery team that offers the best in housing, public realm, leisure and community uses with appropriate technical and planning support. The team has collaborated within the wider delivery structure to ensure the place and buildings are beautiful and enduringly popular. Moreover, the new street network will ensure that this new neighbourhood and its surroundings are better connected to the wider Battersea area, Clapham Junction and the River. The new park will ensure that the site becomes an appealing destination in its own right.

Our vision will deliver significant impact across the Council's socioeconomic regeneration objectives for the site with benefits for both existing Estate residents and those living within the surrounding areas. We will work with the Council to deliver specific initiatives which have real tangible impact, benefiting skills and employment, local businesses and entrepreneurship and supporting community health and well-being.

## The Application

This Hybrid Application is for a mixed use, residential led masterplan that will transform a large estate within southwest London.

The proposals are a result of an extensive and considered design development process which began with the London Borough of Wandsworth Council and the Greater London Authority in the early bid stages in 2016 and continued through a detailed planning negotiation period throughout 2017 and 2018.

The application will deliver up to 2,550 homes across a number of development areas, the first of which being full the detailed element of the application delivering 502 new homes, new public open spaces and a new Leisure and Community Centre - including swimming and leisure facilities, a library, a community centre and a children's centre. It will also offer improved connections to the railway station and new non-residential uses delivering A1 / A2 / A3 / A4 / A5 / B1 / D1 and D2 class uses.

Later phases are presented in the outline element of the application, delivering up to 2,048 new homes, public open spaces, and a range of non-residential spaces that are strategically located across the wider masterplan.

The combined detailed and outline elements of the application will deliver the Winstanley and York Road Estate regeneration, and the overall masterplan will deliver 35% affordable housing across all phases as part of this application.

The application represents a significant step in the regeneration of this important site and marks a moment in the site's history that, once planning consent is secured, will immediately start to deliver major regeneration benefits to the site and to the wider borough through new homes, improved public spaces, leisure and employment uses.

The site connects Clapham Junction to the River Thames, a connection which has become lost through the site's previous redevelopment and modernisation. Our Masterplan focuses on the site's strategic role to enable connections to extend from Clapham Junction through to the River Thames.

Our proposals are designed to complement the fabric of the city whilst creating a new vibrant urban quarter, scaled accordingly to the city's context and location. The design team has drawn inspiration from the wider Wandsworth area, referencing the rich fabric found in the mansion blocks of Battersea Park. Roof lines, local view corridors, building facades, fenestration, street furniture and opportunities for public art have all been designed and considered to create a sense of place that relates to the city at a macro scale and to Battersea at a micro scale.

Our open spaces are designed to reinvigorate the area and aim to integrate the new development within the surrounding neighbourhood context. Developed with the community and those that maintain it, York Gardens Park will be a space designed with and for the people. A unified masterplan approach is delivered through a common language of textures, patterns, colour and robust materials and, as such, the landscape proposals complement the existing context, with its mature trees and verdant setting, together with a healthy, active, safe and enjoyable place for the community.

Winstanley and York Road promises to deliver a sustainable and dynamic new community to the heart of Battersea. This planning application, submitted by Winstanley and York Road Regeneration LLP marks the culmination of two years of work with Wandsworth Council and the GLA, and will deliver the regeneration of this strategic site.

# Purpose of the Document

The planning application for Winstanley and York Road is submitted by the Joint Venture (JV) formed by Taylor Wimpey and London Borough of Wandsworth (LBW) Council in September 2017, formally known as the Winstanley and York Road Regeneration LLP, to develop and deliver the wider estate regeneration of the Winstanley and York Road Estates.

This document is the Design Code for the Hybrid Planning Application of the Winstanley and York Road Estate regeneration and relates to the Outline Elements of the Application. The document should be read in conjunction with the parameter plans and Design and Access Statement (DAS) submitted to support the application.

The Design Code sets out a series of additional guidelines for development within the outline elements of the application to enable design teams to bring forward Reserved Matter Application (RMA) in accordance with the parameter plans and the aspirations for the overall masterplan.

Throughout the Design Code a number of images and graphics as well as text references are provided which relate to the Illustrative Masterplan. Where such images are provided these have been marked accordingly to confirm that they are provided for illustrative purposes only.

The Illustrative Masterplan is not an approved scheme and this needs to be kept in mind when interpreting the guidance. The Illustrative Masterplan simply provides one possible solution to how a scheme that complies with the parameters might look.

The final design solution will be the subject of reserved matters applications which will need to take account of the guidance provided by the Design Code, Parameter Plans and the Development Specifications document

The Design Code has been prepared with the full knowledge that it may be varied / amended over time with the agreement of the LPA. In respect to Outline elements it needs to be capable of evolving and responding to changes which might arise throughout the build programme and needs to maintain a degree of flexibility in implementation.

### Collaboration

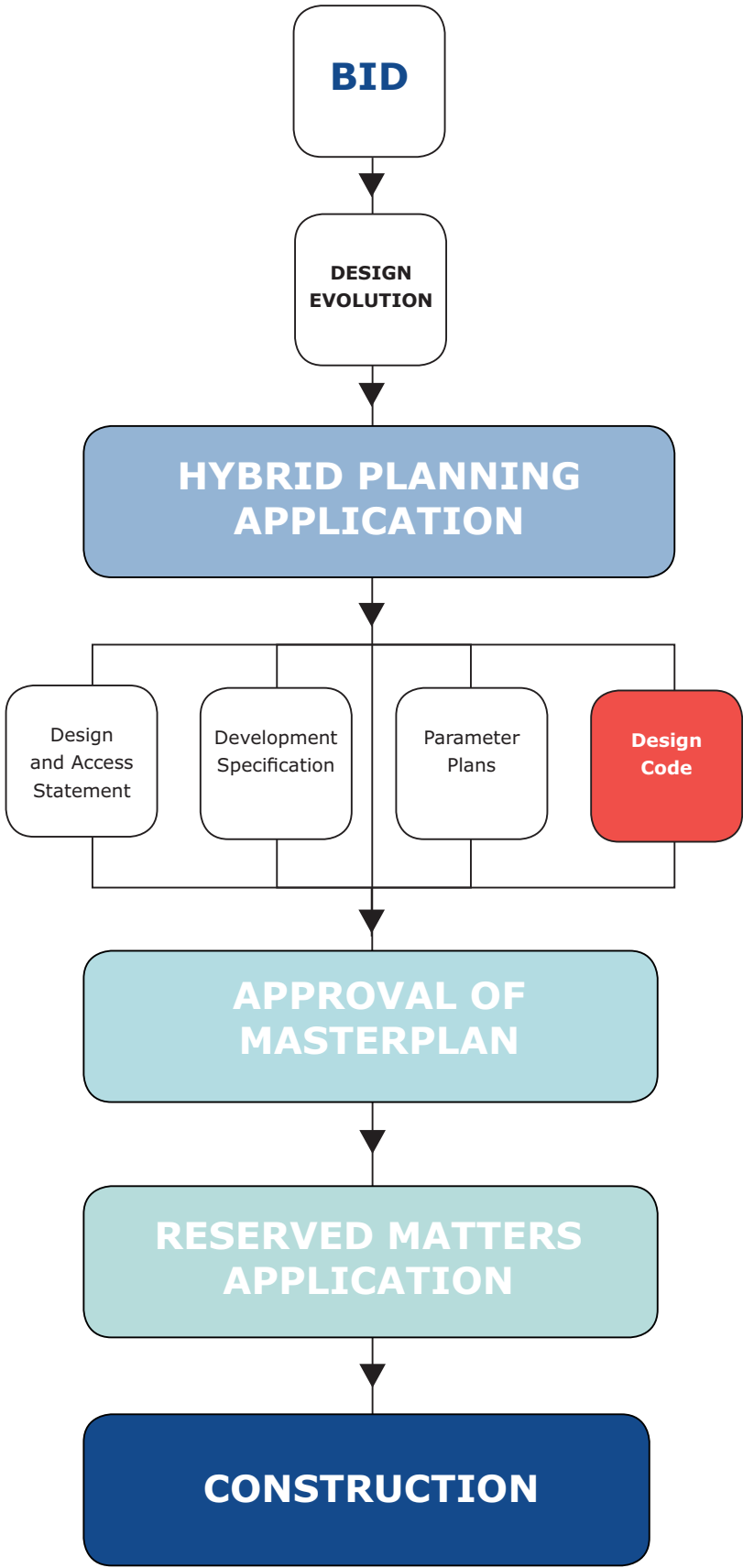
The JV has appointed a team of designers to deliver the Masterplan application. The team is comprised of four practices:

- *HTA Design LLP* are the primary author of this document and the architects for the outline masterplan, Block 5 and the residential element of Block 1.
- *LA Architects* are the architects for the community elements of Block 1.
- *Henley Halebrown* are the architects for Block 6.
- *Farrer Huxley Associates* are the Landscape Architects, designing the public realm and open space.

This Design Code accompanies the hybrid planning application. This consists of two elements:

**The Outline Element:** This part of the application covers a large proportion of the site where detailed design has not been provided as part of the planning application and reserved matter applications (RMA) will be required to establish the design of each of the proposed phases of development. Within this element the Development Specification allows for up to 2,048 homes spread across a series of Development Plots defined by the Parameter Plans

**The Detailed Element:** This part of the application is for the first phase of the masterplan and seeks full planning approval for the construction of the first 502 homes and the delivery of both the Leisure & Community Centre and York Gardens Park.

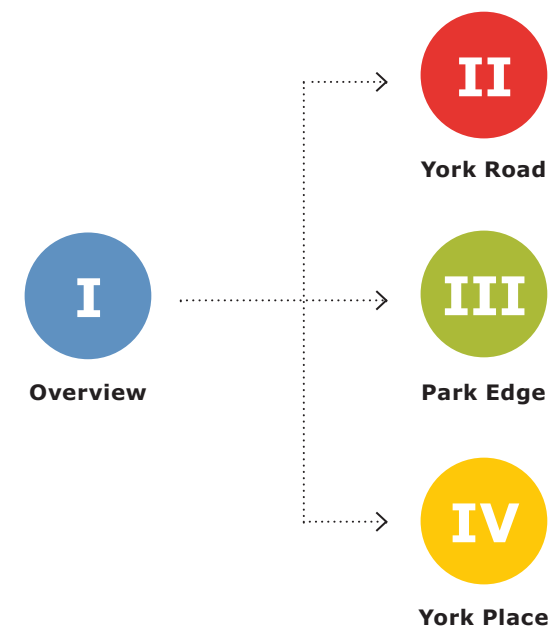


# Design Code Structure

The Design Code sets out the aspirations of the masterplan delivery from site-wide strategies and design considerations through to character areas building typologies, public space and architectural components. The design code has been divided into four volumes.

The first volume covers an introduction on the masterplan, interpretation of the parameter plans and summary of the character areas. This volume sets out the placemaking that the masterplan should deliver and how that vision can be achieved through the application of specific design guidance. The interpretation of the Parameter Plans provide the basis for future designs and show what is/ is not permitted to be developed in regards to plot boundaries, heights, massing and land uses.

## Design Code Volumes



Volumes II - IV deliver design codes for each of the character areas. Within each volume, the coding is presented in the form of diagrams, illustrations, reference images, plans and sections.

The Design Code sets out elements of Mandatory and Informative Coding: Mandatory Coding guidance is presented at each scale from the overall structure and general arrangement of the area, to the urban block and massing, to streets and building principles and concludes with elevation treatments through to architectural materials and detailing.



Guidance that is **Mandatory** is included for urban elements and architectural details that are considered to be of the upmost importance in delivering the character of the masterplan. These must be incorporated into any design submitted as part of an RMA. When this information is included it will be presented alongside this symbol.



Guidance that is **Informative** to the masterplan is included to provide clarity and further suggestions of how the illustrative proposals should evolve in line with the design intentions of the masterplan. When this information is included it will be presented alongside this symbol.

Chapter / Section heading

Illustrative diagram

### Street Character Coding

**Buffer planting between block & footway**  
In order to create a verdant streetscape, the streets have been designed to include street trees with meadow underplanting, seeded setts and generous green buffers around the blocks.

**Mandatory Guidance**  
On the primary facade of blocks (along York Gardens Drive), hedge planting of 1.5m wide must be used as the buffer between footway and block.  
On the secondary facades of blocks (adjacent to the sides streets), hedge planting of a minimum 0.8m and a max. of 1.5m should be used as the buffer between footway and block.  
All hedge planting must be evergreen, a homogeneous species and should be clipped to a consistent height.  
It must have a min. height of 1.1m, max. height of 1.3m.

**The Primary Facade must be:**  
Evergreen (homogeneous species)  
1.5m wide  
Maintained/ clipped to a consistent height hedge  
Minimum height: 1.1m high  
Maximum height: 1.3m high

**Evergreen planting must be of the following:**  
Escallonia sp. (typically E. macrantha, E. Iveyi and similar suitable varieties)  
Ilex aquifolium  
Ilex aquifolium 'Argentea Marginata' (Silver form)  
Ligustrum ovalifolium  
Taxus baccata

**Informative Guidance**  
The Secondary Facade could be:  
Minimum width: 0.8m  
Maximum width: 1.5m wide  
Evergreen (homogeneous species)  
Maintained/ clipped to a consistent height  
Minimum height: 1.1m high (on planting)  
Maximum height: 1.3m high

**Legend:**  
1 Asphalt  
2 Granite rectangular setts (sawn top and sides)  
3 Rectangular granite setts (tumbled top)  
4 Trees and meadow planting  
5 Perimeter block hedge  
6 Seeded block paving

**Illustrative drawings which could include sections, plans, elevations, precedents etc.**

Example of a typical page from the design code setting out Mandatory and Informative guidance.

Aerial view of the Illustrative masterplan



# The Illustrative Masterplan



- HYBRID PLANNING APPLICATION BOUNDARY  
- - - EXTENT OF DETAIL ELEMENT OF HYBRID APPLICATION
- |    |   |   |                  |
|----|---|---|------------------|
| 1  | BLOCK 1   | } | DETAILED ELEMENT |
| 5  | BLOCK 5   |   |                  |
| 6  | BLOCK 6   |   |                  |
| 2  | BLOCK 2   | } | OUTLINE ELEMENT  |
| 3  | BLOCK 3   |   |                  |
| 4  | BLOCK 4   |   |                  |
| 7  | BLOCK 7   |   |                  |
| 8  | BLOCK 8   |   |                  |
| 9  | BLOCK 9   |   |                  |
| 10 | BLOCK 10  |   |                  |
| 11 | BLOCK 11  |   |                  |
| 12 | BLOCK 12  |   |                  |
| 13 | BLOCK 13  |   |                  |
| 14 | BLOCK 14  |   |                  |
| A  | NEW LEISURE & COMMUNITY CENTRE - WITH LANDMARK TOWER AND RESIDENTIAL ABOVE                      |   |                  |
| B  | YORK GARDENS PARK   |   |                  |
| C  | A NEW PUBLIC OPEN SPACE PROVIDING CONNECTION TO PARK AND ENTRANCE TO THE NEW COMMUNITY FACILITY |   |                  |
| D  | ASPIRATIONAL ENHANCED EXISTING CONNECTIONS TO THAMES  |   |                  |
| E  | ASPIRATIONAL IMPROVED CROSSINGS   |   |                  |
| F  | HEALTH CENTRE AND LOCAL RETAIL  |   |                  |
| G  | WORKSPACE   |   |                  |
| H  | POCKET PARK   |   |                  |
| I  | PRIVATE RENTED SECTOR BLOCK WITH COMMUNAL FACILITIES  |   |                  |
| J  | YORK ROAD CONNECTION TO THE PARK  |   |                  |
| K  | IMPROVED PUBLIC REALM   |   |                  |
| L  | WINSTANLEY ROAD CONNECTION TO THE PARK AND LOCATION OF COACH DROP-OFF                           |   |                  |
| M  | FALCONBROOK PUMPING STATION   |   |                  |
| N  | IMPROVED PEDESTRIAN CONNECTION TO THE PARK  |   |                  |
| A  | VIEW A  |   |                  |
| B  | VIEW B  |   |                  |
| C  | VIEW C  |   |                  |







View C - Panoramic view of the mansion blocks across York Gardens Park (Illustrative)



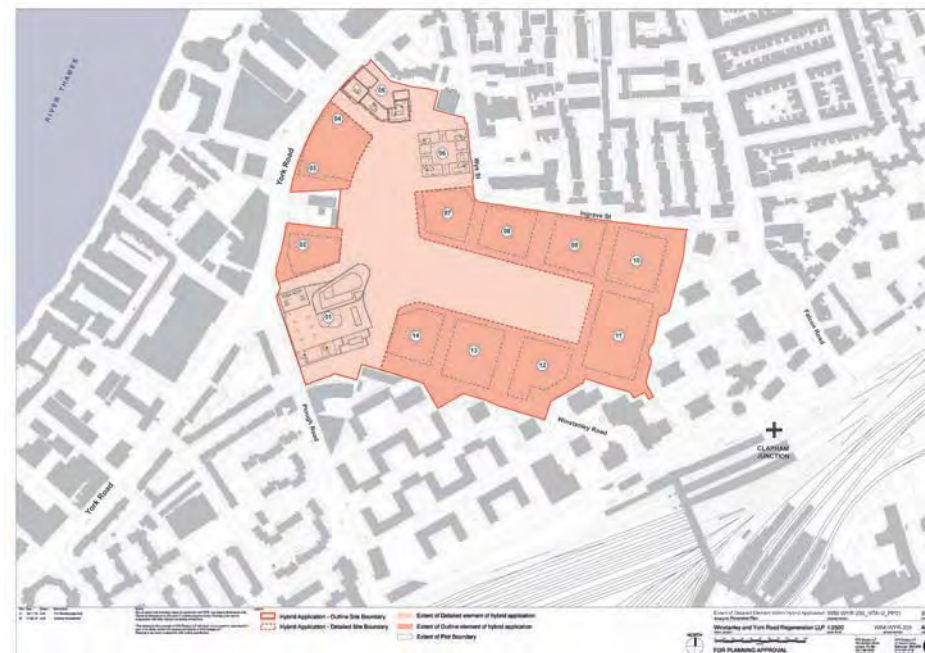
# The Parameter Plans

The Parameter Plans are a series of drawings which set out the development boundaries, extents, limitations and basic principles of the masterplan development.

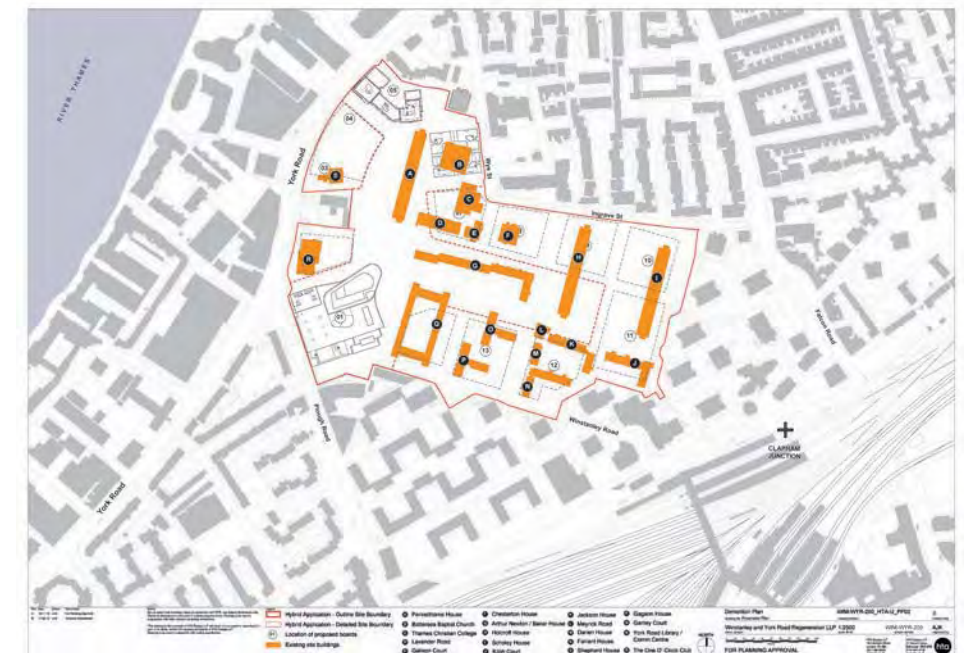
These drawings must be read as a suite of documents to gain an understanding of the development plot conditions.

The Parameters Plans on which this Design Code is developed around are:

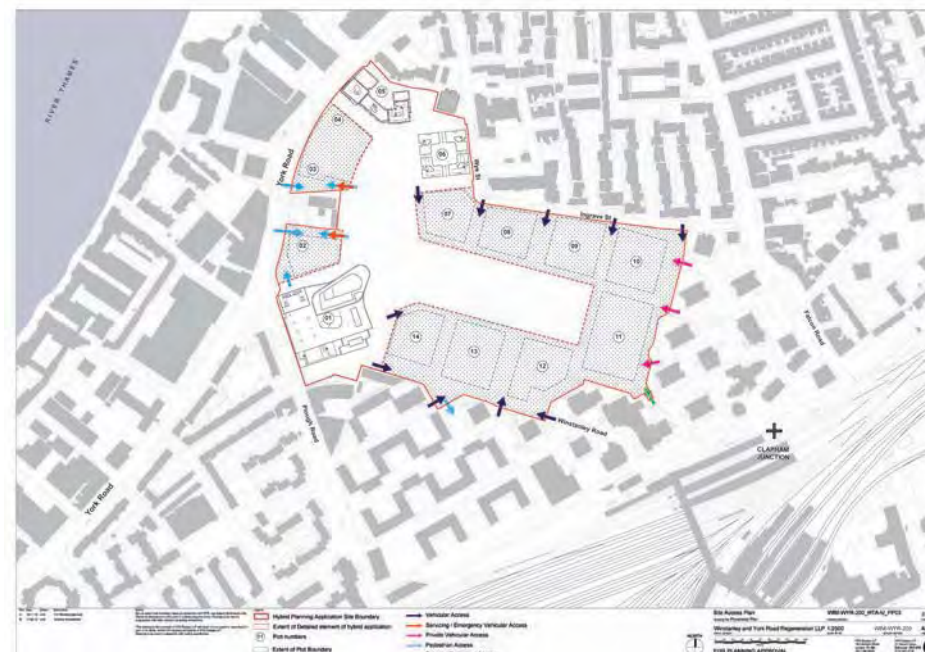
- *Extent of Outline Element within Hybrid Application*
- *Demolition*
- *Site Access*
- *Development Plot Boundaries*
- *Maximum Heights*
- *Circulation Network*
- *Land Uses*
- *Open Space + Public Realm*
- *Basement Locations*
- *Site Levels*



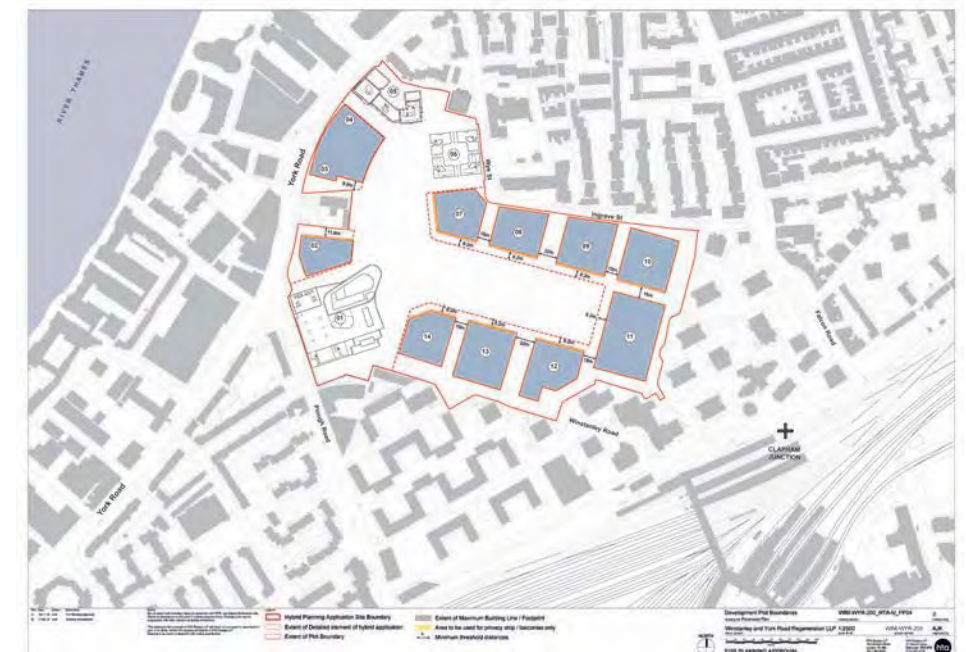
Extent of Outline Element within Hybrid Application Parameter Plan



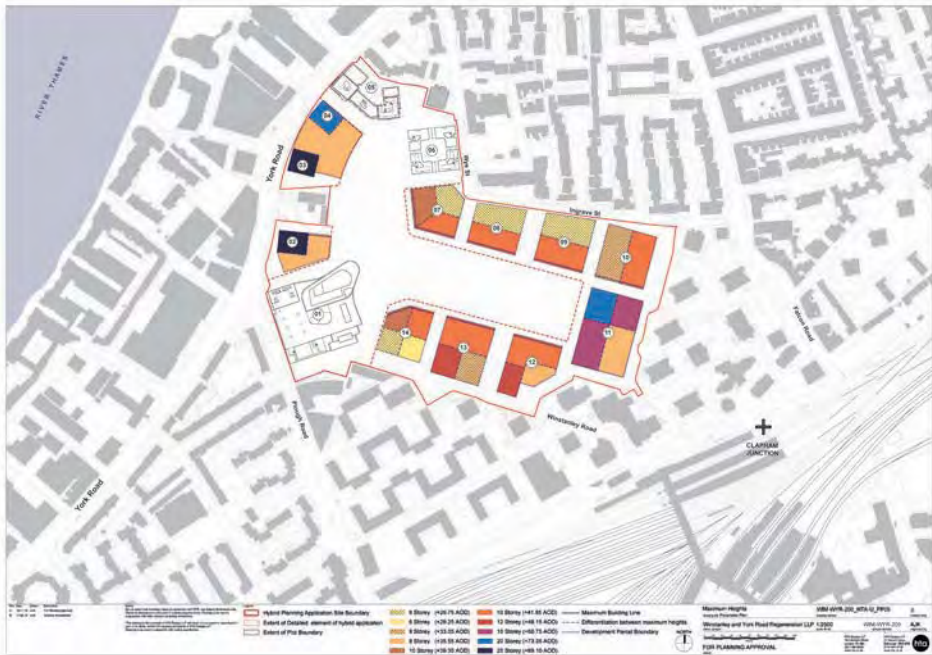
Demolition Parameter Plan



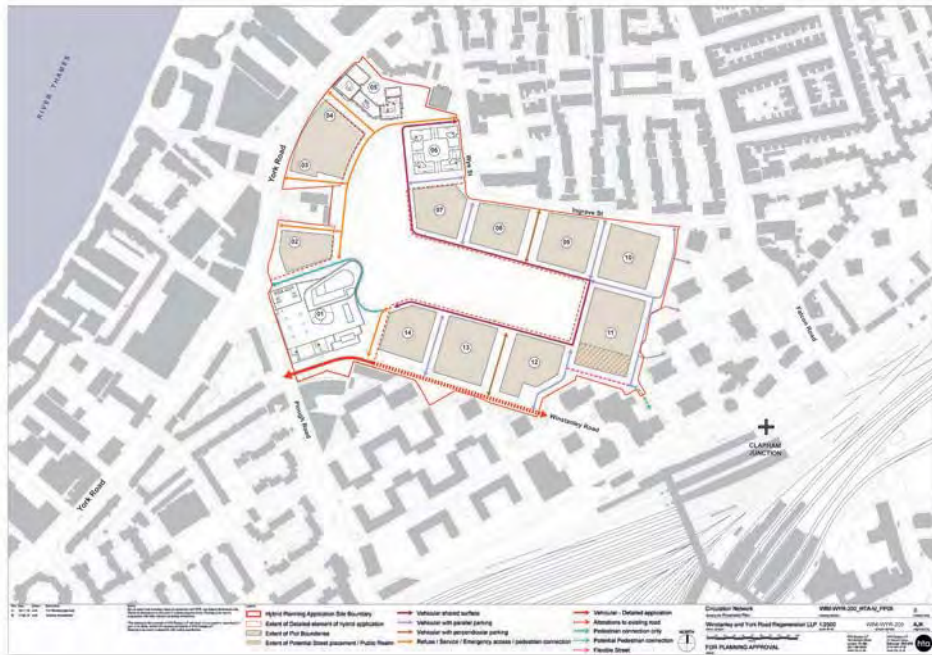
Site Access Parameter Plan



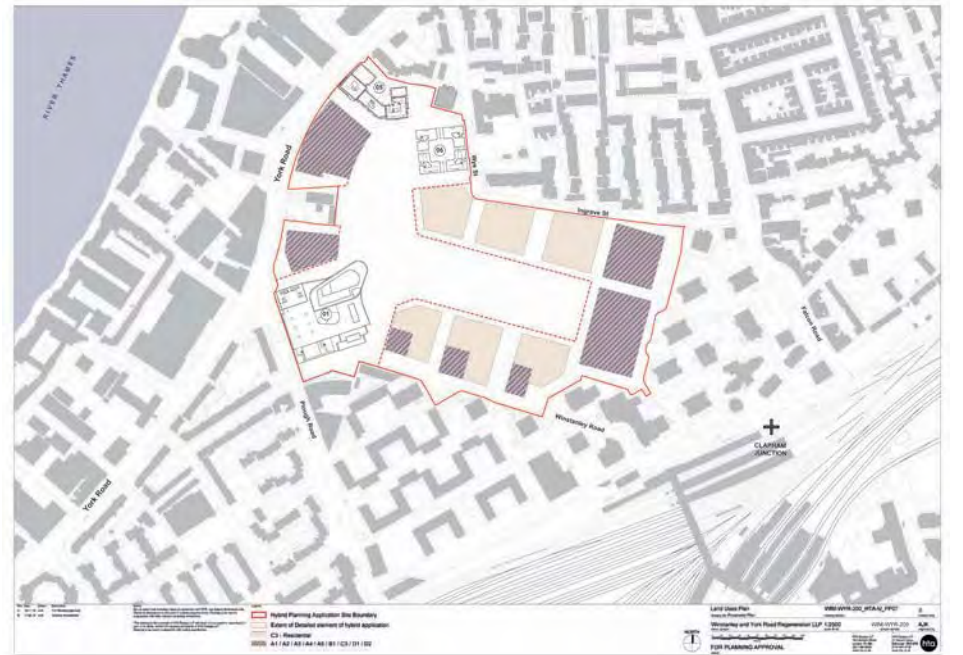
Development Plot Boundaries Parameter Plan



Maximum Heights Parameter Plan



Circulation Network Parameter Plan



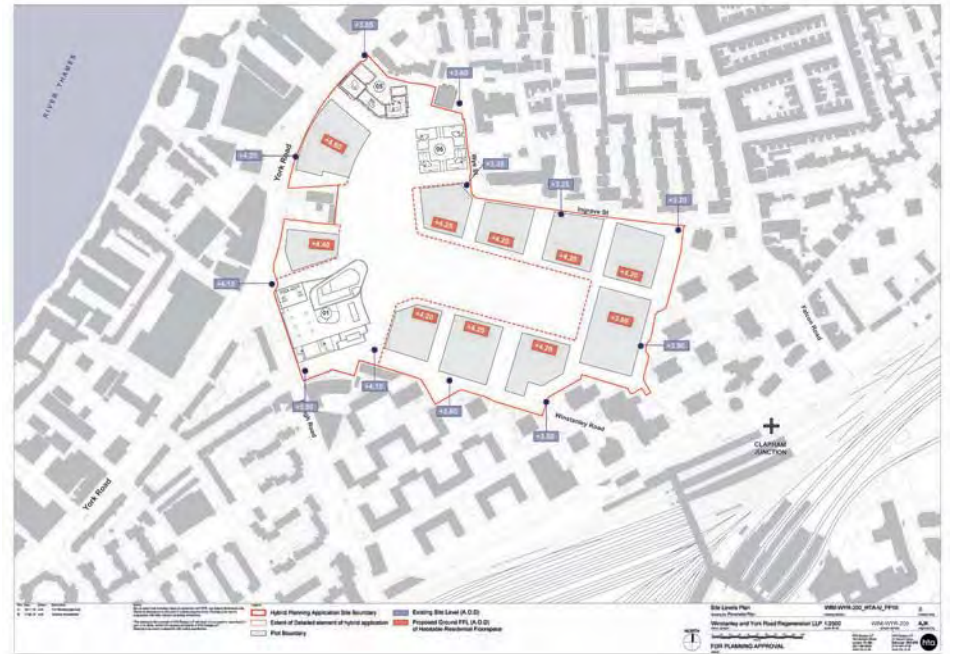
Land Uses Parameter Plan



Open Spaces + Public Realm Parameter Plan



Basement Locations Parameter Plan



Site Levels Parameter Plan

# The Character Areas

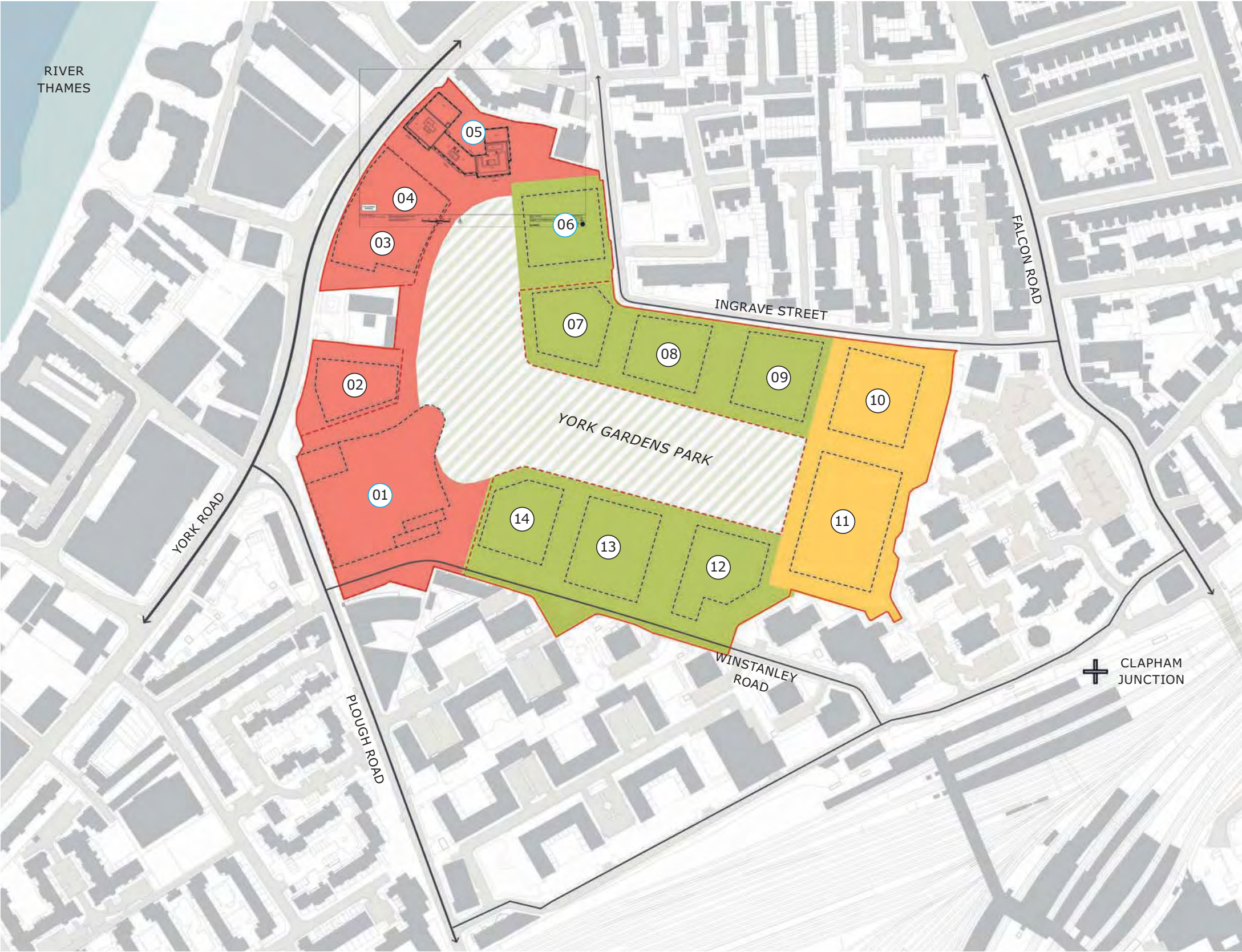
## Creating distinct neighbourhoods

The Masterplan comprises three distinct character areas. The development plot within these character areas comprise a series of block typologies.

- York Road** sits to the west of the site and occupies the space between York Road, the local distributor road to the west of the site and the new York Gardens Park. It forms a new urban street frontage onto York Road and connects through to the Park. The character area serves as a transitional zone between the urban mixed use character of York Road and the Park and extends the planting and landscape of the park through to York Road. York Road delivers the highest density of homes across the masterplan with taller buildings proposed in this location.
- Park Edge** is the prevailing character area of the masterplan that wraps around the Park, running along its perimeter edge. This area is designed to be of a more medium rise and medium density with residential mansion block buildings and tree lined streets and homes that look onto green spaces. The building heights and massing reflect the surrounding estates.
- York Place** consists of the eastern end of York Gardens Park. Closer to Clapham Junction Station, this part of the masterplan allows for an increase in density and building heights to deliver a mix of residential, private rented sector housing and non-residential uses. York Place introduces hard landscaping to the eastern end of the park where it stitches back into the emerging higher density development proposed around Clapham Junction.

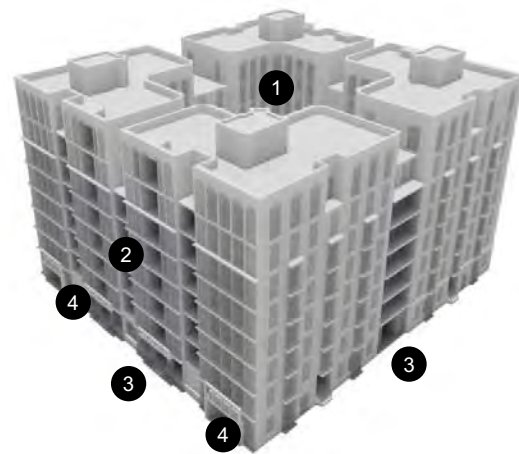
### Key

- YORK ROAD
  - PARK EDGE
  - YORK PLACE
  - YORK GARDENS PARK (INCLUDED WITHIN DETAILED ELEMENTS OF THE APPLICATION)
- NOTE - BLOCKS 1,5 AND 6 ARE INCLUDED WITHIN THE DETAILED ELEMENTS OF THE APPLICATION)



Character Areas diagram based on Illustrative masterplan

# The Character Areas - Building Typologies



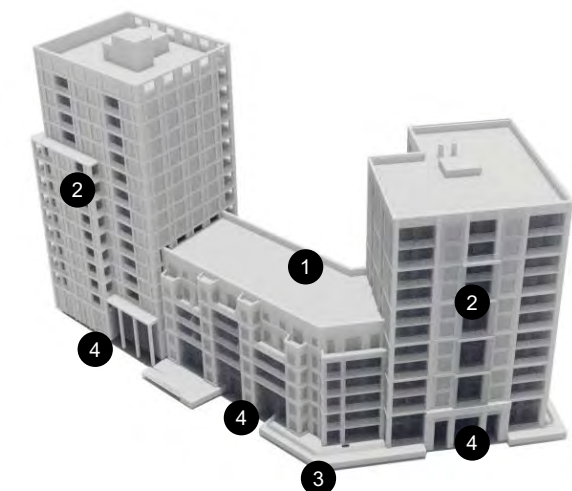
## Mansion Block

The Mansion Blocks form perimeter blocks with courtyards. These blocks have a hierarchy of frontages. The park facing elevation is the primary elevation and the side and street facing sides are secondary / tertiary. They are medium density blocks typically between 6-10 stories.



## York Road Block

The high density blocks on York Road comprise towers and mixed-use mansion block with podium arrangements. The height of the towers contribute to creating a strong edge, improving legibility and creating a strong York Road language. The heights of the blocks contribute to creating a cluster with the other developments along York Road.



## Gateway Block

Blocks 1 and 5 in the Detail Application and Blocks 10,12 and 13 in the Outline Application are varying examples of this block type in the masterplan. They combine elements of the tower/ taller building, the mansion block, and addressing key public spaces.



### 1 Block Elements

All blocks will consist of a perimeter blocks and internal courtyards.

### 2 Massing

Will be higher fronting onto the park and the top 1-2 floors will be expressed differently either through setbacks or materiality or form.

### 3 Entrances

Primary (core) entrances will be accessible along the park edge. Secondary, individual flat entrances are encouraged to activate side streets. The courtyard entrances will always be on the side streets.

### 4 Frontage Hierarchy

The park edge is the Primary Frontage. The existing streets are Secondary. Side streets are either secondary or Tertiary.

### 5 Materiality

All mansion blocks share a common brick-based architectural language with supplementary secondary and tertiary materials.



### 1 Block Elements

Blocks will consist of a smaller mansion blocks (up to 8 storeys), a tower building and a podium.

### 2 Massing

Massing will be taller along York Road. Proportions should ensure that towers appear slender.

### 3 Base

The ground and first floor should form a strong base to the tower.

### 4 Entrances

Tower entrances will be either directly on York Road or on the corner between York Road and the pedestrian routes between York Gardens Park and York Road.

### 5 Frontage Hierarchy

Due to their location, these blocks only have 2 types of frontage. The Primary Frontage will be along York Road. Towers will be viewed in the round.

### 6 Materiality

All York Road blocks will use a mix of materials and language. The towers will adhere to the York Road character area and the smaller eastern elements must adhere to the Park Edge character area.



### 1 Block Elements

All blocks will consist of a tall/ tower building element and a smaller mansion block.

### 2 Massing

Blocks will be considerably taller along primary roads and key public spaces.

### 3 Taller Elements

The gateway blocks are essentially mansion blocks with tall buildings mixed in with them. It is important that the tall buildings hit the ground and are individually recognisable within the form of the block.

### 4 Entrances

Primary (core) entrances will be accessible along the public space or primary roads. Secondary, individual flat entrances are encouraged to activate side streets. The courtyard entrances will always be on the side streets.

### 5 Frontage Hierarchy

The park edge/ public space are the primary frontages. The existing streets are Secondary. Side streets are either secondary or Tertiary.

# Character Area - York Road

## York Road - Layout

The York Road character area consists of 5 blocks that run south-north between York Road (A) and York Gardens Park (B) to the west. The character area comprises two blocks that are submitted in detail as part of this planning application.

Block 1 contains the Leisure Centre / Children's Centre / Library / Community Centre (C). It also houses both the tallest residential tower at 32 storeys (D) and a second tower of 21 / 18 storeys (E). It sits to the north of the new Winstanley / Plough Road connection (F). This block forms one of the detailed elements of the Hybrid Planning Application.

Block 2 sits to the north of this and comprises a tower and lower block (G) with non residential uses to the ground floor (H). Between the two blocks is a Park Plaza with hard landscaping and planting (I) that connects the Park through to York Road.

Between Blocks 2 and 3 sits the Falconbrook Pumping Station site (J) - this is owned and operated by Thames Tideway. As part of the works to this site, there will be new landscaped public open space around the pumping station that will be integrated into the neighbouring masterplan. This space also includes a hard landscaped pedestrian connection between York Gardens and York Road (K).

Blocks 3 and 4 are located to the north of the pumping station and form a perimeter block with non-residential uses (M) on the ground floor. Residential uses are provided to upper floors and include two residential towers along York Road (N + O).

Another Park Plaza landscaped space sits between this block and Block 5 to the north (P). Block 5 is a gateway block that transitions between York Road and the Park Edge and it contains a small retail unit at ground floor and has 2 towers of 14 (Q) and 12 (R) storeys - the latter of which overlooks and bookends York Gardens. Block 5 is part of the detailed element of the application.



Block 5 / York Road



Block 5 / York Gardens



Block 1 / Block 2



Block 1 / York Road



## Block 5

This block is part of the Detailed Elements of the Application. It has two tall elements; a 14 storey tower within the York Road character area and a 12 storey tower within the Park Edge character area. As such this block acts as a **Gateway Block**.

## Pedestrian Link / Crossing

## Block 3/4

This block is part of the Outline Elements of the Application. It has two tall elements; one tower adjacent to Block 5 and another tower facing onto the Falconbrook Pumping Station. It contains non-residential uses across the ground floor.

## Pedestrian Link / Crossing

## Falconbrook Pumping Station

## Block 2

This block is part of the Outline Elements of the Application. It has one tower within the York Road character area. It contains the non-residential uses at ground floor.

## Pedestrian Link / Crossing

## Block 1

This block is part of the Detailed Elements of the Application. It has two tall elements; a 21/18 storey residential tower and 32 storey residential tower which acts as a borough landmark to the Leisure and Community Centre.

## Winstanley Road Extension



Illustrative masterplan showing York Road blocks

The York Road character area combines an urban street frontage with tall buildings that introduce a gradual increase of scale towards the Leisure and Community Centre, with a reduction in scale and massing to stitch back into the mansion block typologies surrounding the park to the east.

The public open space strategy seeks to extend the park with its naturalistic planting through to York Road with the park plazas acting as green links creating five new links through to the Park from York, Plough and Winstanley Road.



Illustrative View across York Gardens towards the York Road character area



**An urban address**



**Green space**



**Views to the Thames + City**



**Local Amenities**



**Modern Living**

# Character Area - Park Edge

## Park Edge

Park Edge character area consists of 6 blocks that run mostly east-west along Ingrave Street, Winstanley Road (A) and the perimeter of York Gardens Park (B).

Block 7 has a dual parkside facade (C), which sits at the corner of the park.

Block 8 sits east of this and consists of an higher massing to the park frontage (D) stepping down to Ingrave Street (E) and to the existing context.

Block 9 should step up in height (F), to emphasise the more civic nature of this edge of York Gardens Park (G).

Block 12 sits to the eastern end of York Gardens adjacent to the York Place Character Area (H) and the Gradpad student accommodation blocks (I). The parkside frontage should be taller to mirror block 9 (J) whilst a taller element (K) fronts onto a gateway space which will be delivered along Winstanley Road (L).

Block 13 sits in the centre. It has park frontage (M) to the north but steps down (N) along Winstanley Road. A taller element sits on the southwest corner (O) in order to frame the space between the taller buildings along Winstanley Road (P) including Sporle Court (K).

Block 14 finishes the run to the west. It sits opposite the Leisure and Community Centre in Block 1 (R) and a public civic space (S) is created between these two blocks. To the south of Block 14 is a coach drop off zone (T) for school groups using

The street around the park is a shared surface space with on street parking for disabled use (U), making it a safer, more child-friendly zone. The other side-streets are tree-lined quiet streets of varying width to allow for parallel (V) or perpendicular parking (W).



## Block 7

This is a mansion block and is part of the Outline Elements of the Application. It has park frontage to the west and south.

## Block 8

This is a mansion block and is part of the Outline Elements of the Application. It has park frontage to the south.

## Block 9

This is a mansion block and is part of the Outline Elements of the Application. It has park frontage to the south.

## York Gardens

## Block 14

This is a mansion block and is part of the Outline Elements of the Application. It has park frontage to the north and northwest.

## Block 13

This block is part of the Outline Elements of the Application. It is a gateway block - a typical mansion block but with a tall building element incorporated along Winstanley Road.

## Block 12

This block is part of the Outline Elements of the Application. It is a gateway block - a typical mansion block but with a tall building element incorporated by the gateway space.

## Gateway Space



Illustrative masterplan showing Park Edge blocks

## York Road Block Typology

## Gateway Block Typology

## Mansion Block Typology

Park Edge character area is defined by the pattern of the medium rise mansion blocks around the perimeter of York Gardens Park. Park Edge will offer a quiet residential neighbourhood characterised by tree lined streets and buildings that offer a rich and varied architecture that reflects the local character.

The architecture of Park Edge will deliver a consistency of scales, proportions and architectural features across the mansion block typologies. The scale of the streets and houses reflect local mansion blocks, whilst the open spaces are accessible and provide play opportunities.

The streets surrounding the open spaces have been designed to encourage shared surface and parking solutions which ensure children are safe when using these spaces.



Illustrative view across York Gardens towards Blocks 5 + 6



A parkside address



Recognisable local architecture



Child-friendly open spaces



Family Homes



Courtyard amenity

# Character Area - York Place

## York Place

York Place character area sits to the far east of the masterplan adjacent to the existing Falcon Estate boundary. It comprises Blocks 10 and Block 11 with the hard landscaped civic space at the eastern edge of York Gardens Park (B).

Block 10 finishes this run of blocks and sits adjacent to both Block 11 to the south (C) and Inkster House (D) to the east. A gateway space (E) is formed between this block and Inkster and there is a taller element on this northeast corner which responds to this space (F). Block 10 could provide non-residential uses to part of its ground floor.

Block 11 is up to 20 storeys in the northeast corner (G) - this additional height is intended to both bookend the park in addition to having the potential to act as a wayfinding marker leading people down through a future Falcon Estate connection to Clapham Junction if it came into being (H). The remainder of the park edge facing block allows a second taller element to act as a marker to a potential space and/or route along the southern elevation (I). To the rear of the block the massing steps down along the eastern elevation (J). Block 11 will deliver private rented sector homes (PRS).

There is potential for a basement and/or podium parking with a raised courtyard (K) within this block.

The low wall / railing and verdant boundary of the Falcon estate lines the other side of the eastern road and it is hoped this barrier might be considered for removal in the future (N). To the south is the Gradpad student accommodation block (O) which sits at an angle to Block 11.

To the west is York Gardens Park with long views across the open space (P). The shared surface park road (Q) encircles the park here and the road leading south culminates at a gateway space formed between Block 12 and Winstanley Road (R).



## Block 10

This block is part of the Outline Elements of the Application. It is a gateway block - a typical mansion block but with a tall building element incorporated by the gateway space.

## Gateway Space

## Inkster House

## Retained Trees

## Block 11

This block is part of the Outline Elements of the Application. It is the PRS Block and contains several different land uses at ground floor whilst also has a contextual relationship with the adjacent Falcon Estate.

## Falcon Estate

## Flexible Gateway Space

## Gradpad Student Accommodation

Illustrative masterplan showing York Place blocks

York Place bookends York Gardens Park and creates a gateway into the masterplan from Clapham Junction. Small civic gateway spaces and a higher quality public realm welcome and greet visitors at the corner junctions of the masterplan. As such it is comprised entirely of *Gateway Blocks*.

The hard landscape becomes more civic in character and the heights of the buildings step up to create a more urban environment with higher density housing.

The Private Rented Sector (PRS) Block 11 sits within this character area. The flexible massing envelope set out in the parameter plans allows for a number of permutations of massing and design. The proposed design of the building should reflect its prominent position at the end of the mansion block lined York Gardens Park to deliver a building of landmark architecture in contrast to the uniform massing and proportions of the mansion blocks.

This differentiation will also aid orientation and legibility within the park and contribute to future aspirational connections through the Falcon Estate which could be delivered at the northern edge of this block.



Illustrative view of the Block 11 from the Park



Illustrative view of the Entrance of the Block 11



**A parkside address**



**Distinct architecture**



**Cafe spaces**



**Commercial opportunities**



**Rooftop amenities**

# Public Realm + Street Typologies

## Urban Plazas

Between Blocks 1-5, generous pedestrian priority plazas link the park with York Road (and the River Thames beyond).

The design seeks to extend the park through to York Road via these connecting plazas. Despite the constraints of with planting over EHV cables, this intention remains of mounded meadow swathes and tree planting within these spaces with feature lighting, seating and cycle stand provision.

The Park Plaza is the connection between Block 1 and 2 and serves as the main entrance to the Leisure and community facility and future non-residential uses in the ground floor of Block 2.

The plaza between Blocks 2 and 3 links the park with the new development at the Candle Factory. It incorporates the Falconbrook Pumping Station and the landscape improvements that are proposed around this building.

The Block 5 entrance plaza is a key pedestrian route to York Road at the north of the park.

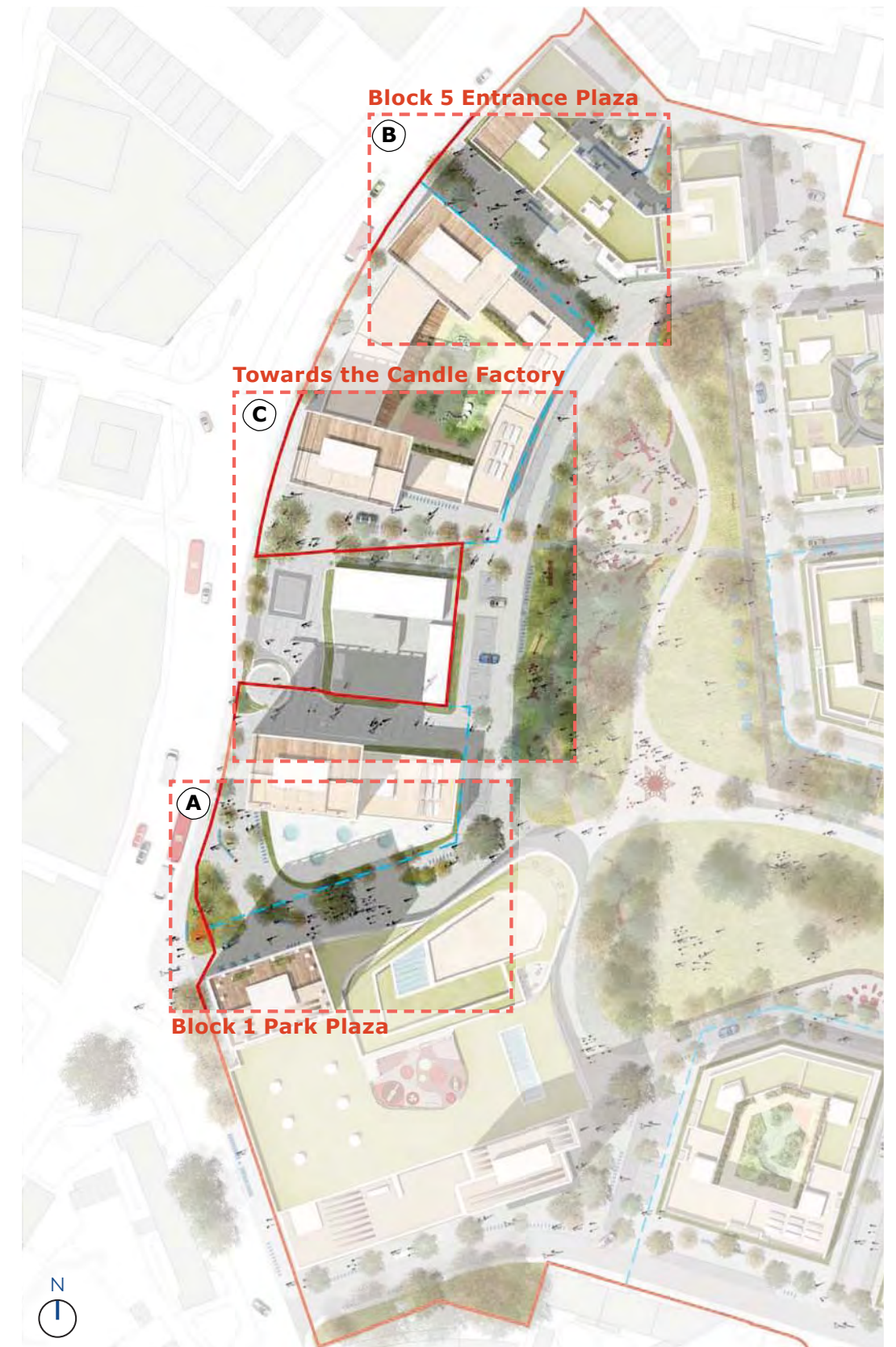


- All trees must be sourced from a nursery with proven track of valid biosecurity procedures.
- Trees over EHV cable (between Blocks 1/2 and 4/5) must be planted as multi-stems, height 4.0-5.5m and of species tolerant of strong winds.
- Specimen trees (Blocks 1 & 5) must:
  - Be planted with a girth of 40-45cm/45-50cm
  - With a clear stem to min. 2.2m
  - Of the following species (or alternative approved by the Tree Officer): *Quercus palustris* / *Pinus sylvestris* / *Quercus rubra* / *Metasequoia glyptostroboides*
- Street trees must:
  - Be planted with a girth of 25-30cm/30-35cm
  - With a clear stem to min. 2.2m
  - Of the following species (or alternative approved by the Tree Officer): *Ginkgo biloba* / *Prunus avium* 'Plena' / *Alnus glutinosa* 'Lacinata' / *Ulmus* 'New Horizon'
- Materials must be large format pre-cast/ in-situ concrete with parking area demarcated with textured finish.

*Except for the plaza between Block 2 and Falconbrook Pumping Station which is to have granite setts as defined by the planning submission for the pumping station.*



- All trees in hard landscape could be planted within appropriate sized tree pits with porous gravel layer.
- Furniture could be:
  - Modular concrete elements
  - Consistent/ one type only
- Lighting could be consistent and one type only



Urban Plazas Location Plan (Illustrative)

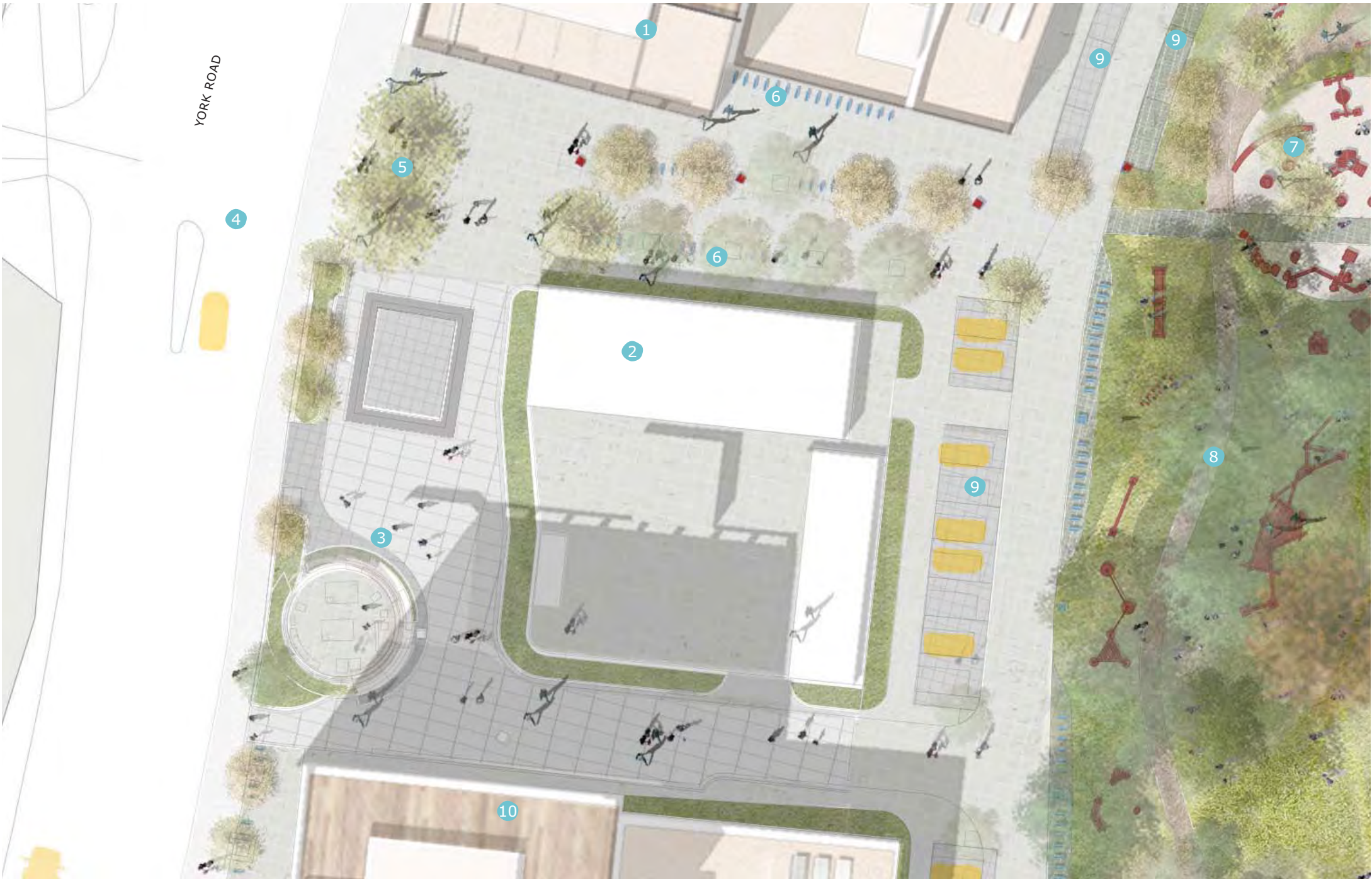
### Towards the Candle Factory

The plazas between Block 2 and the Falconbrook Pumping Station and Blocks 3 and 4, lead towards the new Candle Factory Development.

The refurbishment of the Falconbrook Pumping Station, includes significant public realm improvements, which the plaza feeds out into - creating an additional, attractive route between York Road and York Gardens.

The link between the renovated Falconbrook pumping station and Block 3, is a pedestrian tree lined avenue linking the park and the development.

The materials language or these plazas continues that around Block 1 and Block 5.



Street location plan

Illustrative plan of Towards the Candle Factory Plaza

- 1

BLOCK 3
- 2

FALCONBROOK PUMPING STATION COMPOUND
- 3

FALCONBROOK LANDSCAPE/ PUBLIC OPEN SPACE
- 4

FUTURE PEDESTRIAN CROSSING
- 5

LARGE FEATURE TREE
- 6

VISITOR CYCLE STANDS
- 7

ADVENTURE PLAYGROUND
- 8

EXISTING TREES
- 9

DISABLED PARKING BAYS
- 10

BLOCK 2



## Urban Squares

The urban squares act as the interface between the park and the more civic character of the streetscape surrounding the site.

They are predominantly hard surfaced, with a refined approach to planting. They are important pieces of public realm that extend from the park and knit the development into the context and communities around.



- All trees must be sourced from a nursery with proven track of valid biosecurity procedures.
- Trees must:
  - Be planted with a girth of 40-45cm/45-50cm
  - With a clear stem to min. 2.2m
  - Of the following species (or alternative approved by the Tree Officer):  
*Quercus palustris* / *Pinus sylvestris* / *Quercus rubra* / *Metasequoia glyptostroboides*



- Trees could be planted within appropriate sized tree pits with porous gravel layer.
- Materials could be:
  - Granite rectangular paving slabs of a consistent size and colour, and stack bounded.
  - Large format pre-cast/ in-situ concrete.
- Furniture could be:
  - Modular concrete elements
  - Consistent/ one type only



Urban Squares Location Plan (Illustrative)

## Newcomen Square



Illustrative layout

One of the key routes both to the park and the Community and Leisure Facility, Newcomen Square provides a generous, leafy connection point.

## Winstanley Square



Illustrative layout

At the main southern point of entry to the park, Winstanley Square indicates the start of the park and links the new development at Land North of Grant Road and the Winstanley Estate.

## York Place



Illustrative layout

The smallest of the squares but an equally important indicator to the park and transition from Ingrave Street. A line of existing trees are retained with seating opportunities below.

## Ingrave Square



Illustrative layout

At the southern end of the park, York Place provides opportunities to sit, swing and play table tennis below trees.

### Street Types

All of the streets in between the blocks and surrounding the park have been designed to encourage pedestrian / cycle priority whilst providing parking both for Disability Discrimination Act (DDA) and for the required re-provision.

A green edge defines a boundary between public streets and home zones. This differentiation offers residents of blocks a certain degree of privacy and separation from the public park, whilst also providing easy access to it when desired.

Winstanley Road and Ingrave Street provide the main vehicular access routes into the residential streets as well as border the new development and the surrounding context. It is important they are attractive, safe and residential in character.

The footway along York Road will be well-traversed and surfacing needs to be robust and easy to repair. They are uncluttered and allow ease of circulation into the plazas towards the park, as well as to the pedestrian crossings that lead towards the river.

Street trees provide a verdant setting.



Street location plan on the Illustrative masterplan

Shared Surface

Type A: 

- 2-way shared surface, designed as a pedestrian and cycle priority promenade.
- Provides access straight into the park via swale bridges or paths from multiple points along the perimeter.
- Disabled parking spaces, along with reprovided on-street parking.

Type B: 

- 2-way shared surface, designed as a pedestrian and cycle priority promenade.
- Provides access straight into the park via path points along the perimeter as well as to the pedestrianised plazas between the blocks along York Road.
- Disabled parking spaces, along with reprovided on-street parking.

Home Zones

Type C: 

- Parallel Parking - DDA and re-provision of on-street parking.
- Seeded block strip separates pavement from parking.

Type D: 

- Bay/ perpendicular parking - DDA and re-provision of on-street parking.
- Planting breaks up extent of parked cars.
- Seeded block strip separates pavement from parking.

Type E: 

- At gateways/ strategic points leading towards the park. Surfaced with granite setts on roadway to indicate pedestrian priority.
- Parallel parking - DDA and re-provision of on-street parking.
- In situations where one side of the road is adjacent to existing buildings (Penge), the footway surface is to be concrete block/ brick pavers.

Flexible Street: |||||

- In accordance with the Parameter Plans, this street can exist either as a Type B, C or pedestrian/ public realm space and is to be determined by the individual designer in relation to discussions about routes through the Falcon Estate.

Streets and Footways

Type F: <----->

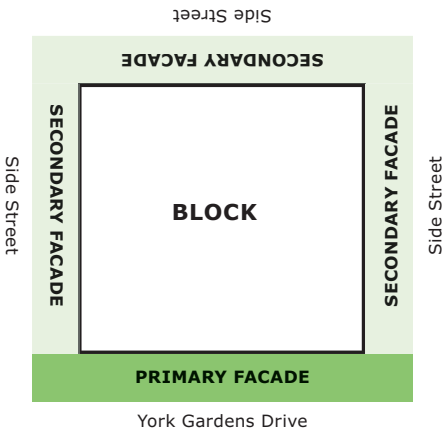
- Provides vehicular access into the residential streets.
- Generous footways with street trees.
- No parking spaces.

Type G: <----->

- Existing red route with no parking or lay-by.
- Generous and robust footway with street trees.
- Santander cycles at agreed locations.

Buffer Planting between Block & Footway

In order to create a verdant streetscape, the streets have been designed to include street trees with meadow under planting, seeded setts and generous green buffers around the blocks.



- All hedge planting must be evergreen, a homogeneous species and must be maintained/ clipped to a consistent height.
- All hedge planting must have a minimum height of 1.1m (on planting) and maximum height of 1.3m.
- On the primary facade of blocks (along York Gardens Drive), the hedge planting must be:
  - 1.5m wide
- Evergreen planting must be of the following:
  - *Escallonia* sp. (typically *E. macrantha*, *E. Iveyi* and similar suitable varieties)
  - *Ilex aquifolium*
  - *Ilex aquifolium* 'Argentea Marginata' (Silver form)
  - *Ligustrum ovalifolium*
  - *Taxus baccata*



- Should the secondary facade of blocks(adjacent to the side streets) require hedge planting this should be up to a maximum of 1.5 m.

## Type A+B: York Gardens Drive

A boulevard acting as a shared surface for pedestrians, cyclists and vehicles.



- Buffer planting between block and footway must be in line with the code set out opposite for primary facades.
- Materials must be granite rectangular setts (mixed colours, lengths vary) with:
  - Temple setts for the shared surface and parking.
  - Imperial setts (sawn, textured top and sawn sides) for the footway.
- Parking spaces must be defined by:
  - A flush granite kerb between the footway and parking space.
  - A single dark colour of granite setts between the bays and the road.
- Shared surface must be defined between both park and footway with a flush granite kerb.
- Composite timber bridges must be used to traverse the swale.



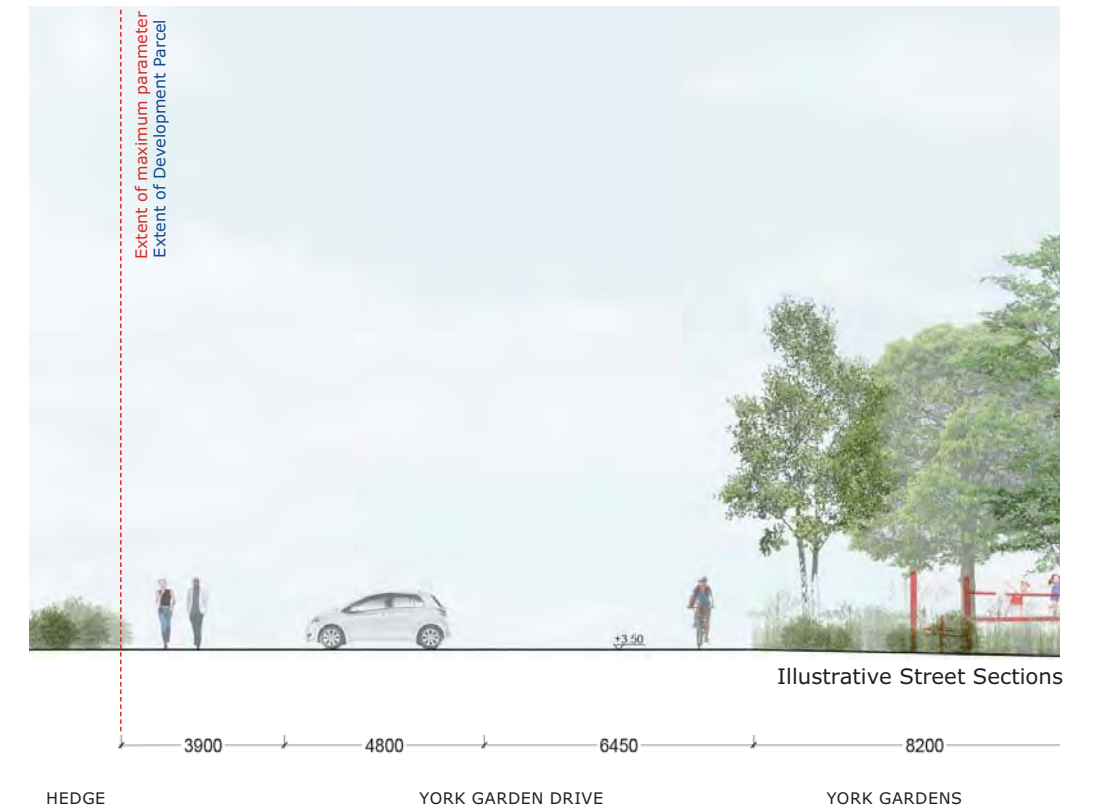
- Street trees should:
  - Be planted with a girth of 25-30cm/30-35cm
  - With a clear stem to min. 2.2m
  - Be sourced from a UK nursery with proven track of valid biosecurity procedures
  - Of the following species (or alternative approved by the Tree Officer):  
*Ginkgo biloba* / *Prunus avium* 'Plena' / *Alnus glutinosa* 'Lacinata' / *Ulmus* 'New Horizon'

## Type A



- 1 RECTANGULAR GRANITE TEMPLE SETTS
- 2 RECTANGULAR GRANITE IMPERIAL SETTS
- 3 COMPOSITE TIMBER BRIDGE
- 4 PERIMETER BLOCK HEDGE/ SHRUBS
- 5 TREES IN SELF-BINDING GRAVEL (POROUS)

## Type B



- 1 LARGE FORMAT IN-SITU/ PRE-CAST CONCRETE
- 2 TEXTURED FINISH TO DELINEATE PARKING AREAS
- 3 STREET LIGHTING COLUMNS

## Type C+D: Residential Street Profiles - Parallel & Perpendicular

Verdant leafy streets are created by street tree planting at intervals between parking.

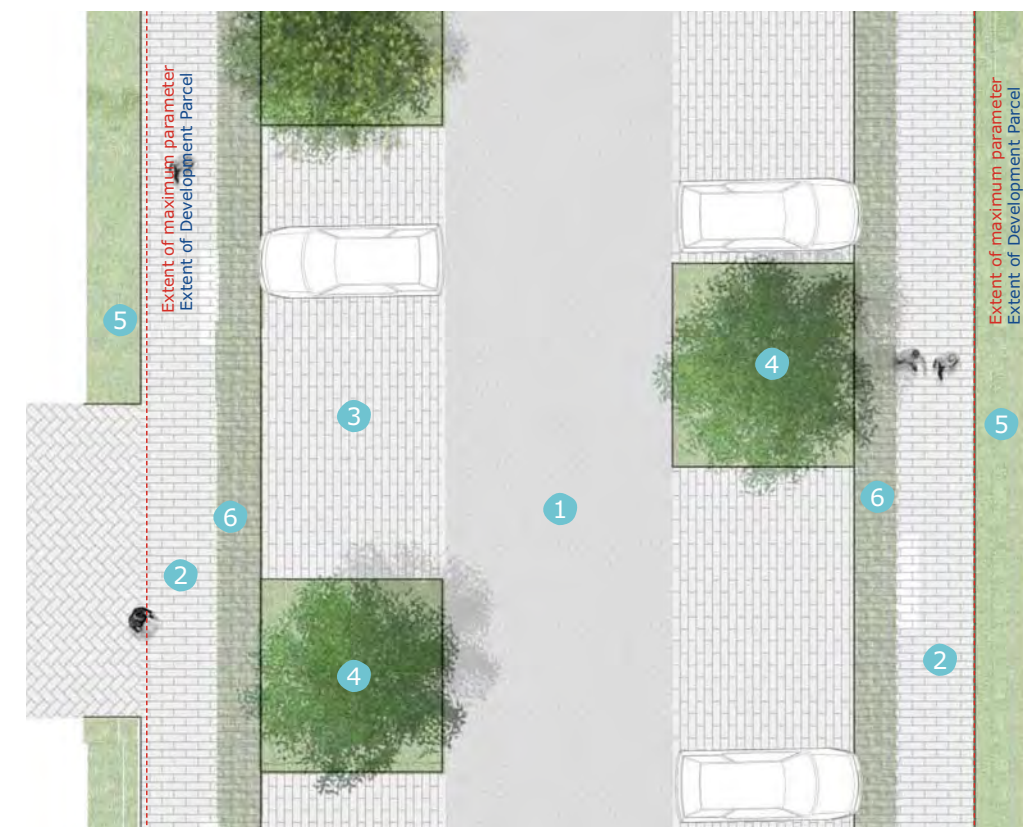


- Street trees must:
  - Be planted with a girth of 25-30cm/30-35cm
  - With a clear stem to min. 2.2m
  - Be sourced from a nursery with proven track of valid biosecurity procedures
  - Of the following species (or alternative approved by the Tree Officer):  
*Ginkgo biloba* / *Prunus avium* 'Plena' / *Alnus glutinosa* 'Lacinata' / *Ulmus* 'New Horizon'
- Materials must be granite rectangular setts (mixed colours, lengths vary) with:
  - Temple setts for parking areas
  - Imperial setts (sawn, textured top and sawn sides) for the footway.
- Parking spaces must be defined by a single dark colour of granite setts.
- The footway must be separated from parking by a strip of seeded block paving and a raised granite kerb.



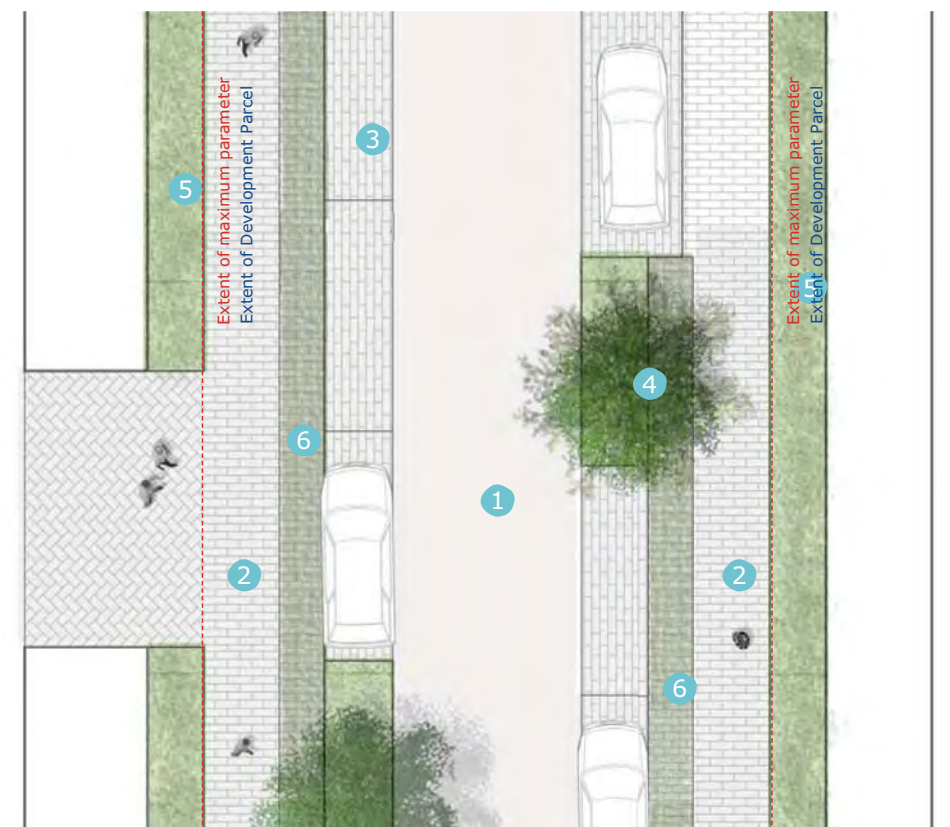
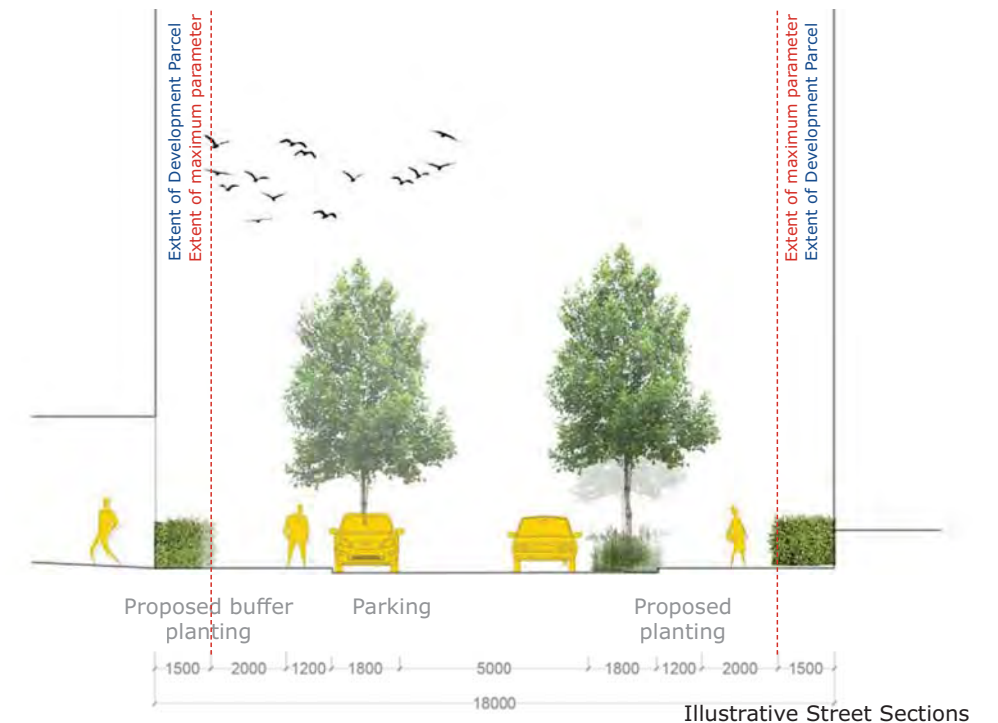
- Street trees could be under planted by a shade tolerant meadow mix (i.e. Emorsgate EH1)
- The roadway could be:
  - Rectangular Temple setts (Mixed colours, lengths vary)
  - Asphalt

### Type C



- |   |   |
|---|---|
| 1 RECTANGULAR GRANITE TEMPLE SETTS/ ASPHALT | 4 TREES AND MEADOW PLANTING                   |
| 2 RECTANGULAR GRANITE IMPERIAL SETTS        | 5 PERIMETER BLOCK HEDGE OR BUILDING FOOTPRINT |
| 3 RECTANGULAR GRANITE TEMPLE SETTS          | 6 SEEDED BLOCK PAVING                         |

### Type D



Illustrative Street Plans

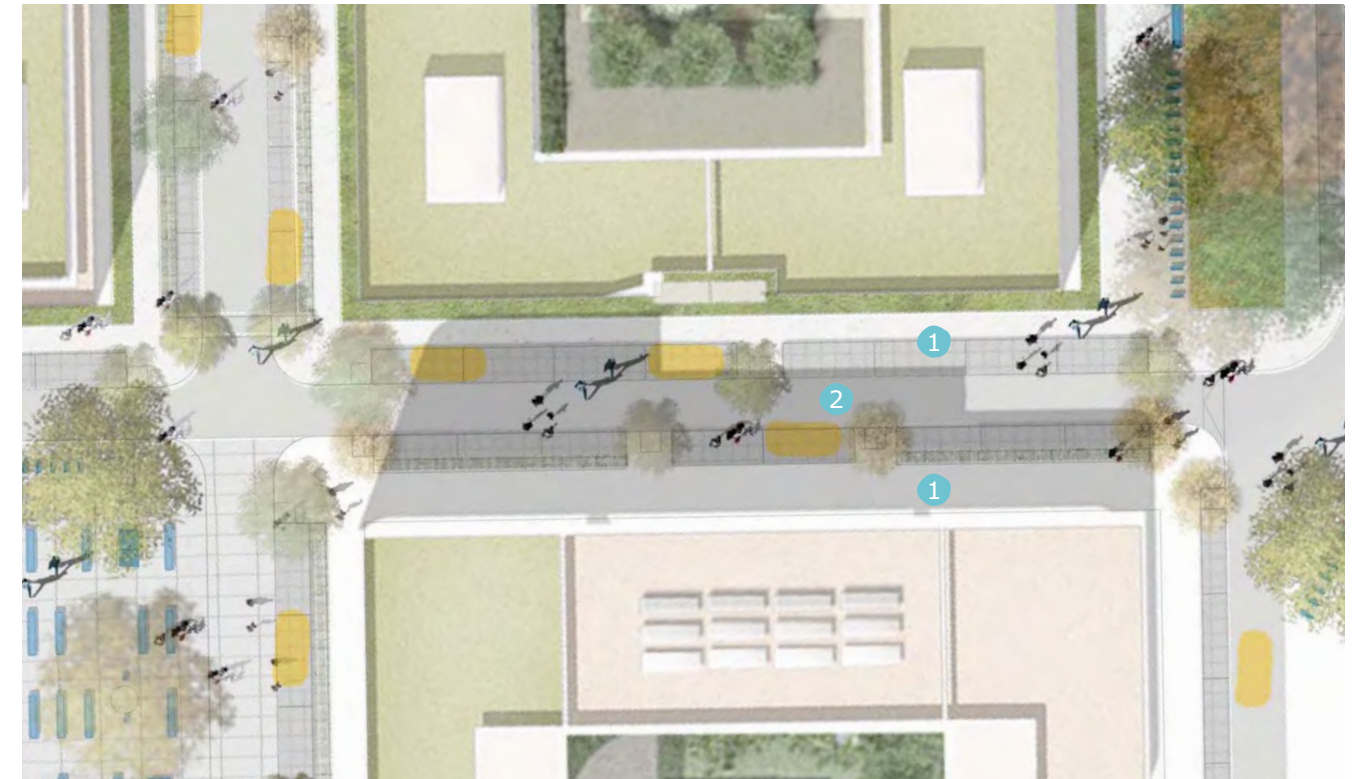
## Type E: Gateway shared surface



- At gateways/ strategic points leading towards the park. Granite road surface indicates residential, pedestrian priority character.
- Shade tolerant meadow planting (i.e. Emorsgate EH1) beneath the street trees softens streetscape.
- Granite rectangular setts (mixed colours, lengths vary) with:
  - Temple sett for road
  - Temple sett for parking areas
  - Imperial sett (sawn, textured top and sawn sides) for the footway.
- Parking spaces are defined by a single dark colour of granite setts



- Where appropriate, hedge planting hedge planting should be used as the buffer between footway and block. It must be evergreen (homogeneous species) and should be clipped to a consistent height (min. 1.1m high)
- In some instances, the footway is separated from parking by a strip of seeded block paving and a raised granite kerb
- In situations where one side of the road is adjacent to existing buildings (i.e. Penge), the footway surface is to be concrete slab pavers).



Residential Street Type E: Gateway shared surface in the Illustrative masterplan

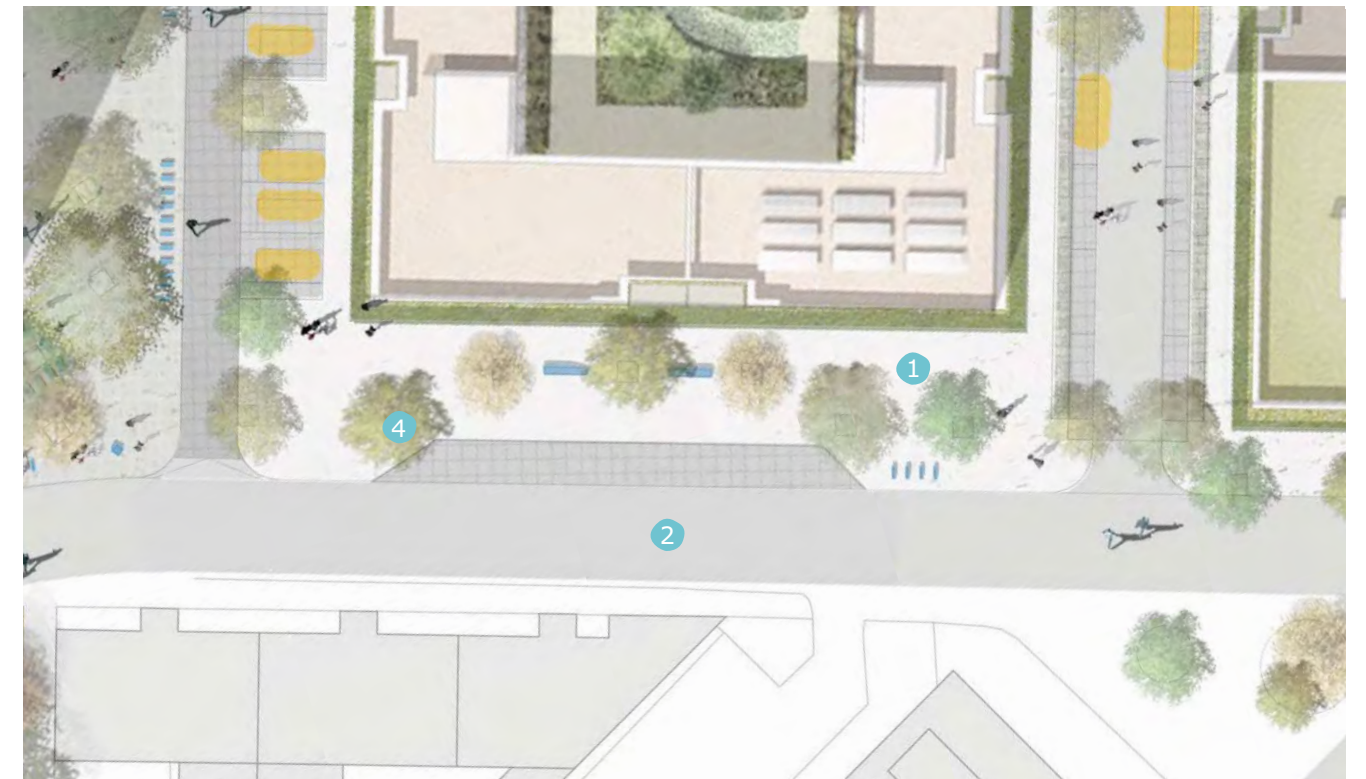
## Street Type F:



- Granite rectangular setts (mixed colours, lengths vary) with:
  - Imperial sett (sawn, textured top and sawn sides) for the footway.
- Asphalt on roadway with Highways signage/ road markings as required.
- Raised kerb between road and footway. To be dropped as required.
- Tree pits with compacted gravel dressing



- Winstanley Road and Ingrave Street provide the main vehicular access routes into the residential streets as well as border the new development and the surrounding context. It is important they are attractive, safe and residential in character.
- No designated parking areas.



Street Type F: Existing Streets in the Illustrative masterplan

- 1 Imperial Setts
- 2 Asphalt
- 3 Concrete slab paving
- 4 Compacted gravel dressing (tree pits)

### Type G: York Road Footway



- Generous and robust footway with street trees. Existing red route with no parking or lay-by
- Concrete sett/ brick paving for footway
- Tree pits with compacted gravel dressing



- The footway along York Road will be well-traversed and surfacing needs to be robust and easy to repair. They are uncluttered and allow ease of circulation into the plazas towards the park, as well as to the pedestrian crossings that lead towards the river.
- Santander cycles at agreed locations



Type G: York Road Footway in the Illustrative masterplan

- 1 Imperial Setts
- 2 Asphalt
- 3 Concrete slab paving
- 4 Compacted gravel dressing (tree pits)