

Design Code - November 2022 Addendum

B&Q Cricklewood, Cricklewood Lane

APP/1/B

Montreaux Cricklewood Developments Ltd
December 2022





screen on
the green



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1.1 About the Design Code

This document has been prepared to facilitate the development of future Reserved Matters Applications (RMAs) in accordance with the high level design principles and strategic masterplan framework established in the Masterplan Design and Access Statement. The Design and Access Statement provides further information in respect of the Site's context, and outlines (when read in conjunction with the above documents) an illustrative vision for the Site's ambition, quality and potential character.

The aim of the Design Code is to inform the detail design development of future RMAs so that a sense of coherence and continuity is maintained across the Site as it is likely that the Scheme will come forward over an extended regeneration period.

The Design Code should be viewed in tandem with the Parameter Plans and Masterplan Design and Access Statement.

This document sets out the guiding principles and key standards which future RMAs should be brought forward in accordance with (or any subsequent update to approved policy at the time of RMA submissions) - in tandem with explaining the Parameter Plans (submitted for Approval).

1.1.1 Design Vision

This Design Code references the requirements of the National Model Design Code (NMDA) for this 'town centre' site and is intended to provide a framework that facilitates a high quality designed scheme; designed to complement and enhance the existing community by transforming this under-utilised parcel of land into a new, thriving and vibrant community forming an integral part of the town centre.

In keeping with our vision for a high quality development which addresses Chapter 12 of the Framework, and in particular paragraph 129, we have updated the Design Guide into a

Design Code, using the National Design Guide (NDG) and the National Model Design Code (NMDC) to inform this process.

The purpose of the Design Code is to secure the successful implementation of the vision for high quality design at the next stage of design development, which will be the submission of an application for Reserved Matter Approval, namely:-

- Appearance

The aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

- Landscaping

The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the Site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

- Layout

The way in which buildings, routes and open spaces within the development are provided, situated, orientated in relation to each other and to buildings and spaces outside the Scheme.

- Scale

The height, width and length of each building proposed in relation to its surroundings.

This will ensure that the design vision for a high-quality architectural proposal is brought forward across all Development Parcels as well as the public realm.

The Design Code expands on the ten characteristics of good design set out in the National Design Guide, which reflect the government's priorities and provides a common overarching framework for design.

1.1.2 Character and appearance

The Scheme shall respond to its immediate and wider context; and shall encourage an architectural narrative that is derived from the character of Cricklewood's High Street and heritage assets, namely The Crown and the Cricklewood Railway Terraces Conservation Area.

1.1.3 The mix of uses and facilities

This mixed-use scheme has the opportunity to provide high quality housing in conjunction with significant improvements to public realm through the provision of a new civic 'square' lined with active frontages and commercial uses that will complement the High Street, alongside soft landscaped amenity space at the heart of the town centre. Permeability and legibility to the wider area means that the Scheme will respond positively to its emerging urban context by providing several local benefits including enhanced pedestrian and cycle routes through the Site and new public open spaces.

1.1.4 Character of green space

The Design Code will establish and underpin a design approach that is resolutely 'local' and place specific to Cricklewood, in addition to providing health and wellbeing benefits to its residents and local community.

1.1.5 Traffic, parking, public transport, walking and cycling

The Design Code prioritises the pedestrian and cyclist within the masterplan, opening up new legible routes across the Site, improving the Site's accessibility and connectivity at the heart of the town centre.



10 Characteristics of Well Designed Places

(National Design Guide Extract)

Above Figure 01 - The National Model Design Code Framework

2.1 Context

Context has been expanded on in detail in Chapter 2 of the Masterplan Design and Access Statement. This includes but it not limited to: Site Context, Site Assessment, Historic Assessment, Heritages Assets.

Context must be carefully considered in the development of future RMA detail designs to ensure that the Scheme sits appropriately within its surrounding context. ensuring that both architectural and landscape proposals both reference and are sympathetic to local character and local heritage assets.



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2.2 Built Form

2.2.1 Density

The Site supports a Scheme of high density given its edge of Town Centre location and good connectivity to transport links (i.e. proximity to Cricklewood Station).

This allows the Site to contribute meaningfully with a significant number of much needed new homes for Cricklewood and Barnet.

2.2.2 Whether buildings join

How the buildings relate to neighbouring buildings as well as one another: The relationship of Development Parcels to neighbouring buildings and one another can be seen in Parameter Plan 10965-EPR-XX-XX-DR-A-TP-0102 Development Parcels.

The size and location of the Site allows for separate Development Parcels with public realm and open space between them.

2.2.3 Types and forms

Parameter Plan 10965-XX-DR-TP-0106 Maximum Heights shows how the Development Parcels could be brought forward as courtyard blocks appropriate for the Site's edge of Town Centre location.

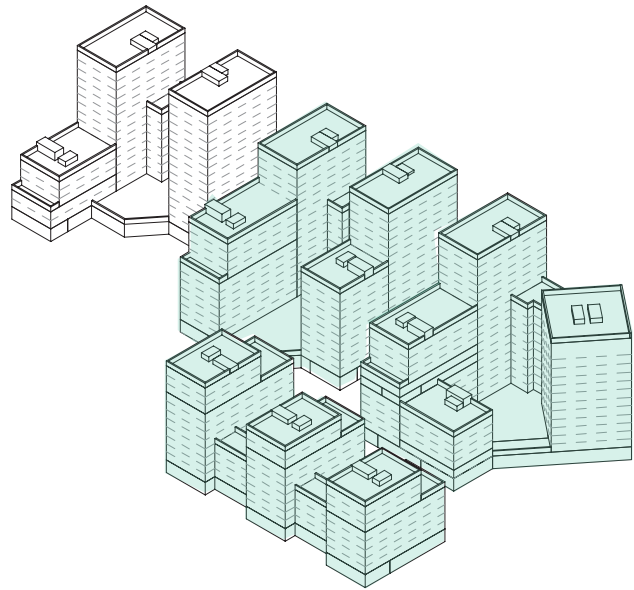
Courtyard gardens above podiums should be incorporated to encourage visual permeability and improve the setting of the buildings within soft landscape.

Parameter Plan 10965-XX-DR-TP-0106 Maximum Heights also indicates how link buildings within the development parcels should be lower in height than buildings determined appropriate for height.

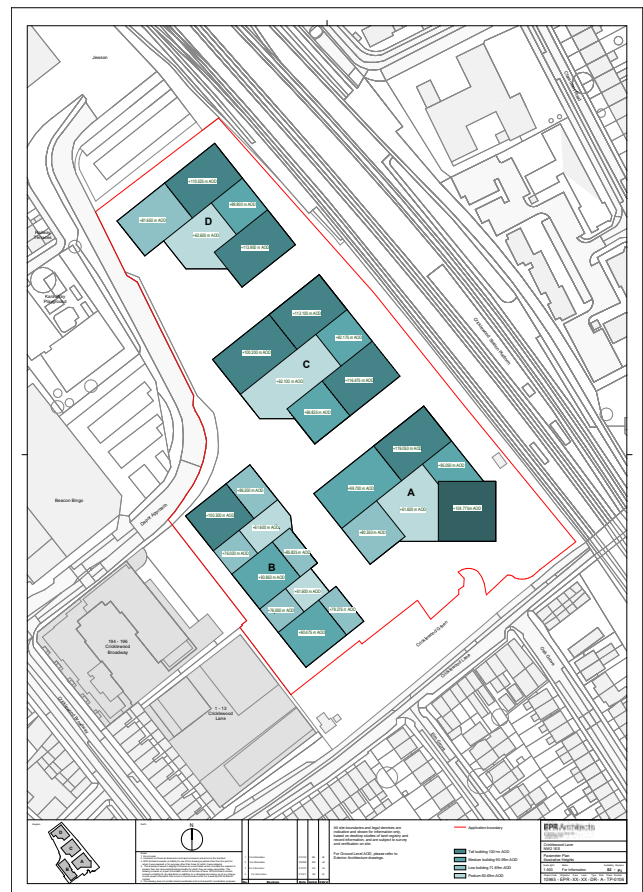
This ensures variation in height within the Development Parcels and encourages breaks in the building 'skyline'.

2.2.4 Blocks

The maximum extent of the Development Parcels is described by a set of OS National Grid coordinates (northings and eastings) shown on Parameter Plan 10965-EPR-XX-XX-DR-A-TP-0102 Development Parcels.



Above Figure 1 - Example of how an RMA might come forward as a series of high-density courtyard blocks within the maximum parameters.



Above Figure 2 - 10965-XX-DR-TP-0106 Illustrative Heights

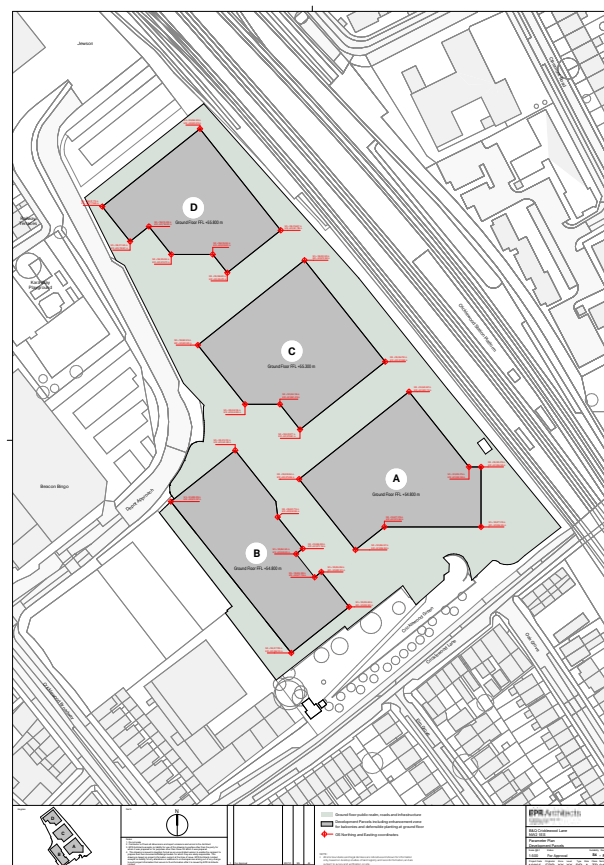
Development Parcel locations take into account *'the spaces between and around buildings; urban layout; enclosure; ensuring homes are laid out to form a coherent pattern of streets and blocks; public, communal and private open spaces; and the ways these relate to each other and neighbourhoods as a whole'* in line with the London Plan guidance and aspirations.

The Site has four proposed Development Parcels (A, B, C and D). Their location is defined by co-ordinates shown in Parameter Plan 10965-EPR-XX-XX-DR-A-TP-0102 Development Parcels.

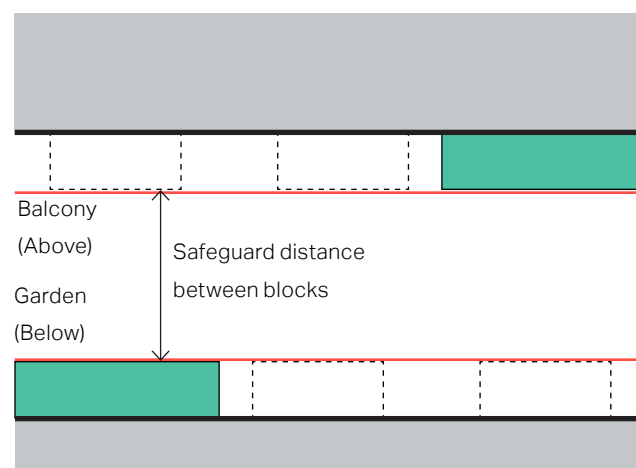
These Development Parcels provide a framework for future Reserved Matters Applications (RMAs) of individual buildings to be developed within and establishes a minimum criteria for the extent of publicly accessible landscape space between plots.

Development Parcels are defined by the maximum extents as illustrated on the Parameter Plans. The maximum extent of the Development Parcel makes allowance for the building footprint as well as private residential amenity (front gardens and/or projecting balconies) and defensible/buffer zones.

This is to ensure that the scale of public realm between and around Development Parcels is safeguarded, and that access and servicing strategies defined in the Masterplan Design and Access Statement (DAS) remain effective.



Above Figure 3 - 10965-EPR-XX-XX-DR-A-TP-0102 Development Parcels



Above Figure 4 - Diagram illustrating projecting balconies, front gardens etc within the Development Parcel boundary (red), safeguarding minimum distances between buildings.

A minimum distance of 21m has informed the siting of the Development Parcels and should be maintained in future RMAs between buildings (in line with Barnet SPD Residential Design Guidelines: *'In new residential development there should be a minimum distance of about 21 metres between properties with facing windows to habitable rooms...'*)

Safeguarding minimum widths of internal streets and public realm, ensuring distances between Development Parcels are appropriate and comfortable for use and suitable to maintain appropriate levels of privacy, daylight, sunlight and mitigate overlooking.

Building massing and layout should support the coherent, legible and navigable pattern of streets and blocks.

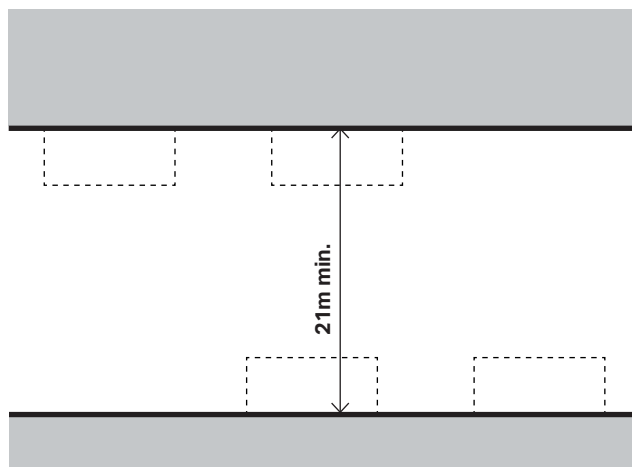
Public realm and space between and around buildings should achieve a sense of security by incorporating appropriate passive surveillance.

Orientation and design of individual buildings should provide privacy and adequate daylight for residents and be orientated to maximise views.

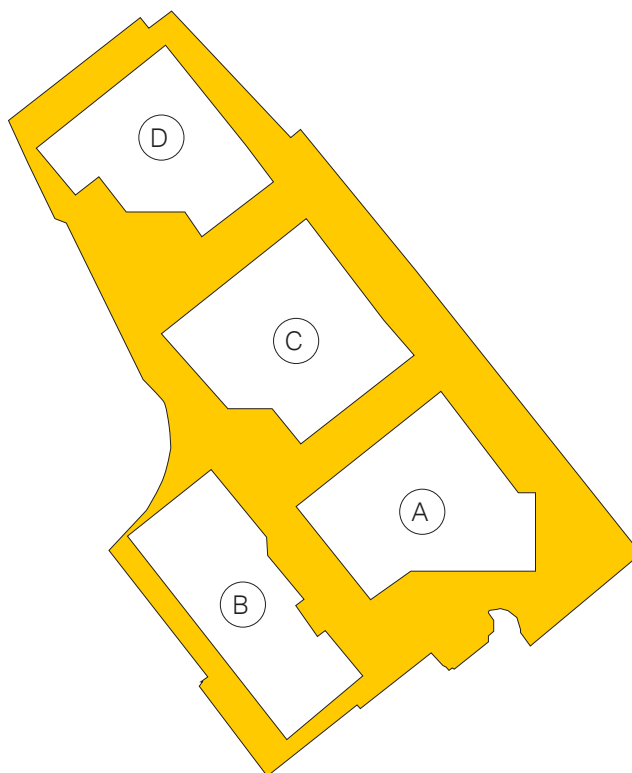
Elevation lengths are to be broken where appropriate (usually on the lines of step changes in the Scheme's massing) These breaks in the façade should be addressed with recesses in the façade line and may align with a change in brick tone/detail.

This is to reduce long elevational reads and encourage variation along the building line.

Building shoulder infills/links to blocks A,C and



Above Figure 05 - Diagram illustrating minimum distance between facing windows of habitable rooms.



Above Figure 06 - Diagram illustrating the extent of open space safeguarded between Development Parcels.

D should be read clearly as visual breaks in the building form and articulation.

This can be achieved through the implementation of the following:

- A step change in level;
- A contrasting (lighter) material treatment; and
- Set back from the primary building line of the taller building forms either side.

This is to reduce long elevational reads and encourage variation along the building line.

2.2.5 Building lines

The relative setting out of each Building is to be carefully considered in respect of each other, to ensure a varied building (a 'Crickle' edge) line is maintained.

This is to provide a spatial sequence of expansive and tightening spaces – this variety will provide a dynamic and exciting experience as you pass through the Scheme

2.2.6 Heights

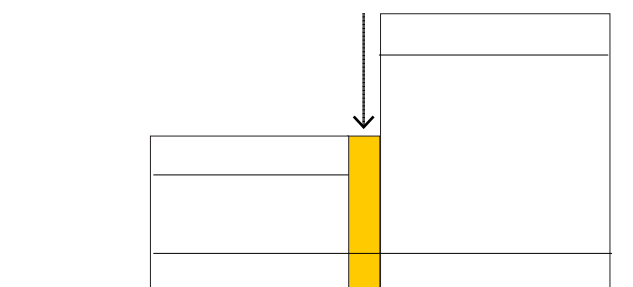
Maximum AOD heights for buildings within the individual Development Parcels are set out in Parameter Plan 10965-EPR-XX-XX-DR-A-TP-0106 Maximum Heights.

To ensure that future RMAs sit within the height strategy developed with the Local Borough of Barnet (LBB) and are in keeping with the tested townscape approach.

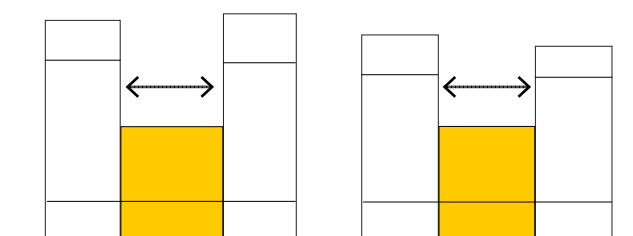
RMAs will be subject to further daylight/sunlight/overshadowing and wind analysis as well as LBB approval.

Ordnance Datum levels are used to define the maximum parameter heights expressed as a height above mean sea level (AOD).

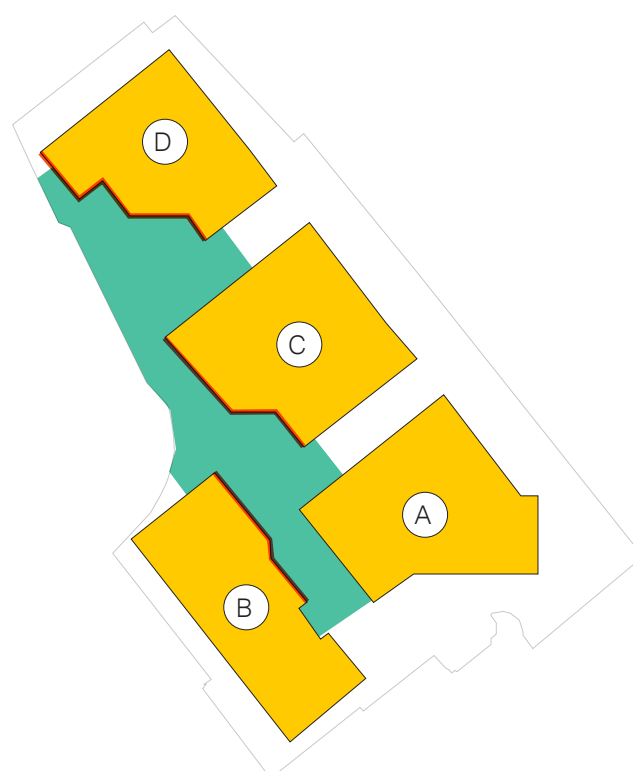
Maximum parameter heights have been measured from indicative ground floor levels of the specific Development Parcels as set out in 10965-EPR-XX-XX-DR-A-TP-0102.



Above Figure 07 - Diagram illustrating a 'crickle' inset to provide a break in the facade.



Above Figure 08 - Diagram illustrating the inset shoulder elements of each Plot.



Above Figure 09 - Diagram illustrating the irregular shapes that form

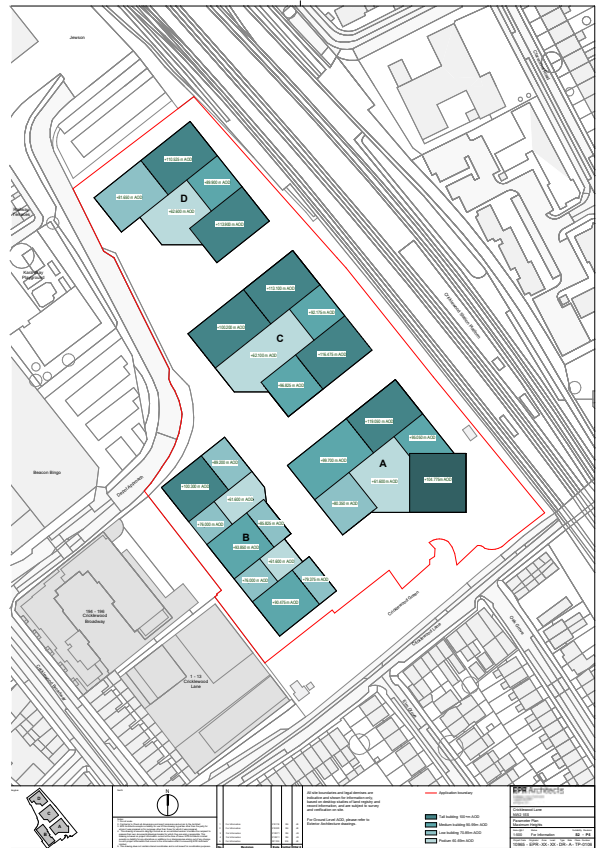
Maximum parameter heights are inclusive of parapets, other architectural features, lift/stair overruns and/or plant. Roof plant (excluding lift overruns) should also be suitably screened or integrated into the building form and not to be visually exposed.

RMA for the Development Parcels should not exceed the maximum AODs.

The massing strategy guiding building heights is controlled within Parameter Plan 10965-XX-DR-TP-0106 Maximum Heights.

Predominant height has been located adjacent to the railway, stepping down towards the principal pedestrian route and area of landscaped amenity space.

This has been tested to assess and respect wider townscape views, limiting its impact on local heritage assets and conservation areas. Detailed RMA proposals shall be required to be tested again against these criteria.



Above Figure 10 - 10965-XX-DR-TP-0106 Illustrative Heights



Above - Figure 11. Diagram indicates areas of maximum heights within each development plot

2.3 Identity

2.3.1 Local character

With regards to the existing and emerging identity of Cricklewood, Chapters 2.9 and 2.13 of the Masterplan Design and Access Statement describe Cricklewood Town Centre and Cricklewood Today providing background to the identity and local character of the area and community.

Future RMAs should take into account the identity of Cricklewood and the Site's Town Centre location in the development of detailed design proposals.

2.3.2 Character areas

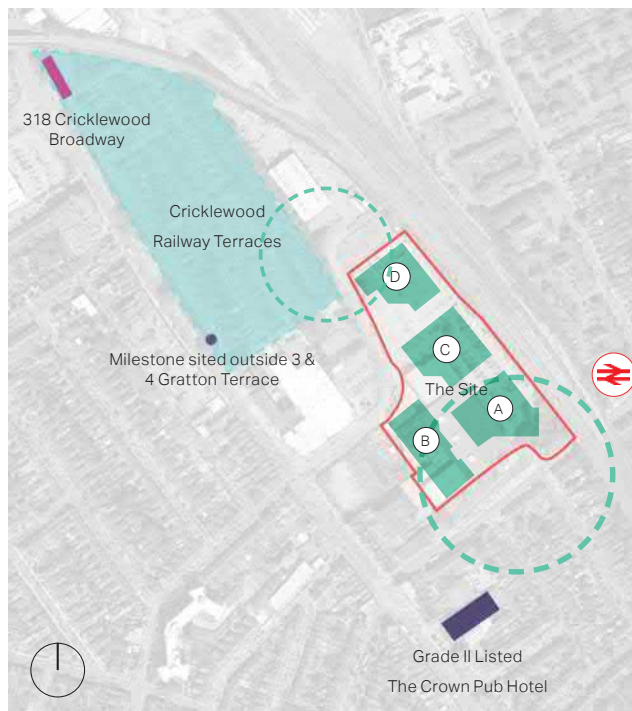
The landscape and architectural designs for each Building plot must respond to the requirements must echo the characteristics or social memory of the local area to provide a site specific design response to its location - Figure 12 sets out the character areas within the masterplan

To comply with Barnet's Policy DM01 -protecting Barnet's character and amenity by demonstrating a good understanding of the local characteristics of an area and demanding a high quality scheme is brought forward

2.3.3 Architectural character

The architectural response to each of the development plots (A,B,C and D) should reflect and respond to a series of architectural character areas, each responding directly to their immediate context.

These architectural responses are set out below to ensure the proposals respond appropriately by identifying an architectural response derived from 'the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character'. And to ensure the use of attractive, robust materials which weather and mature well.



Above Figure 12 - Map illustrating the Cricklewood Railway Terrace Conservation Area and listed buildings within close proximity to the Site and their relationship to scheme character.



Above Figure 13 - Illustrative CGI showing the complementary Landscape and Architecture.

The predominant use of brickwork will be required to contribute to visual appeal and local distinctiveness in conjunction with robust planting are to be selected with care for their context.

To ensure they are attractive but also practical, durable and affordable over the long term.

Each building plot to respond materially to its respective context and character area.

Building A

- Response to High Street
- Frames new town square
- Active commercial frontage

Building B

- Transition from adjoining Co-op site and addressing Cricklewood Green and Civic Space
- Response to High Street
- Frames new town square
- Active commercial frontage

Building C

- Park setting / Transitional site sitting between High Street and Conservation Area character areas
- More suburban residential character area at Ground floor – front gardens etc.

Building D

- Response to Cricklewood Railway Terraces Conservation Area.

Summary of Character Areas as set out within Design Code:	
Plot A and B	Reflect a grand, more detailed architectural response derived from the ornate Victorian retail architecture seen along Cricklewood Broadway.
Plot C	Considered a transitional plot sitting between the 'Civic' nature of Cricklewood Lane and the residential Cricklewood Railway Terraces Conservation Area to the north-west of the Site.
Plot D	The more restrained Plot whilst maintaining high architectural and material quality. This allows the building to remain deferential to the adjacent architecture of the Railway Terraces, which themselves feature a restrained and conservative architectural style



Above Figure 14 - Illustrative CGI showing the potential for the New Town Square.

2.3.4 Legibility

The tallest building is situated within Development Parcel A, positioned near to Cricklewood Station and the new town square off Cricklewood Green.

In order to provide legibility to the Site and wider area wayfinding should be integrated in the landscape and look and feel of the architectural design of future RMAs.

To enhance legibility through the Site for visitors and members of the public and bring the buildings and landscaped areas together as a cohesive campus of buildings.

2.3.5 Masterplanning

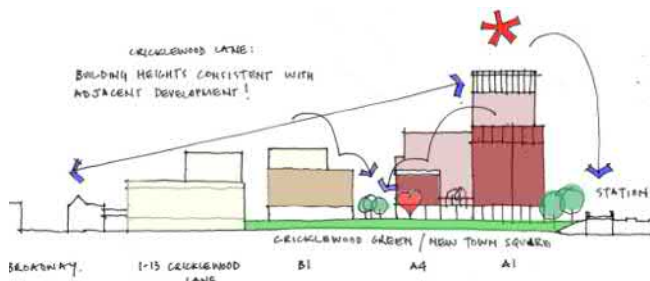
The Parameter Plans in addition to the Masterplan Design and Access Statement set out the fundamental considerations and constraints of the masterplan which has formed the basis of the illustrative scheme.

Key principles of the masterplan set out in the Design and Access Statement, including enhancing permeability through the Site and knitting the Site and its movement routes into its wider context must be followed,

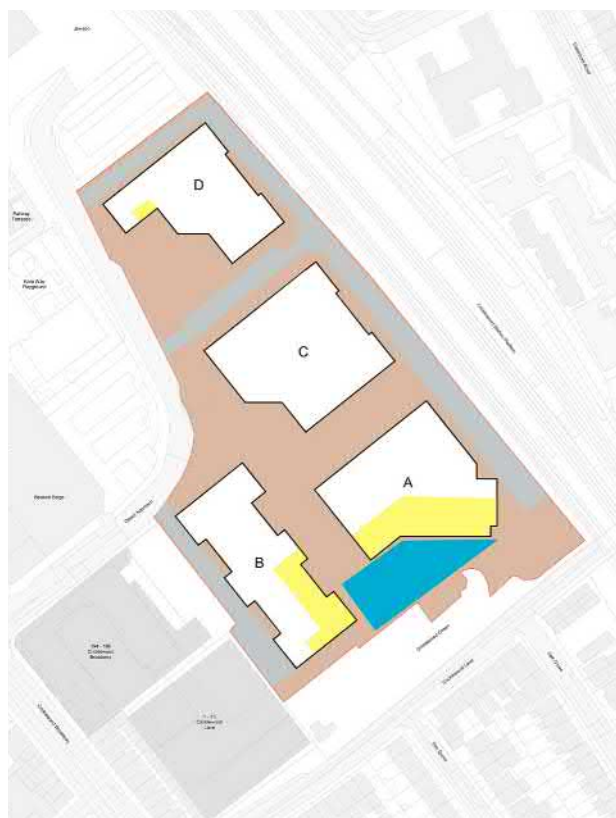
2.3.6 Design of buildings

General site-wide design principles to be taken into consideration are set out below while design principles relating to specific Development Parcels are set out in the tables in Section 2.3.14 of the Design Code.

Future RMAs should incorporate high quality and modern design of buildings that complement the existing general townscape. This is especially important in the design Development Parcel A and D with regard to impact upon the settings of designated heritage assets. Visual impact will be mitigated by articulation and architectural treatment, thereby breaking down the perceived overall mass. Stepped setback of the upper levels should be considered to provide additional visual interest and soften massing.



Above Figure 15 - Section demonstrating the treatment of height across the Site



Above Figure 16 - Parameter plan indicating zoning across

2.3.7 Tops of tall building elements

In consideration of the impact on the skyline, any services to be concealed, and both the street views and the long views need to be considered in further Townscape analysis. The top floors of the buildings elevations should provide hierarchy to its composition; articulating the tops of the buildings with a change in detail/tone/material to terminate the composition.

To minimise adverse impact to the skyline.

2.3.8 Form

Should be well-proportioned in terms of slenderness when viewed from all frontages.

Ensuring buildings are viewed positively either from pedestrian level within the Site or from farther townscape views.

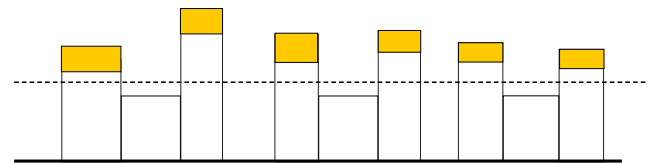
2.3.9 Materials

The palette of materials should be limited. Physical sample panels which shall include all materials used including mortar shall be required for sign off by LBB prior to starting any works and should be considered in relation to adjoining and future phases of development.

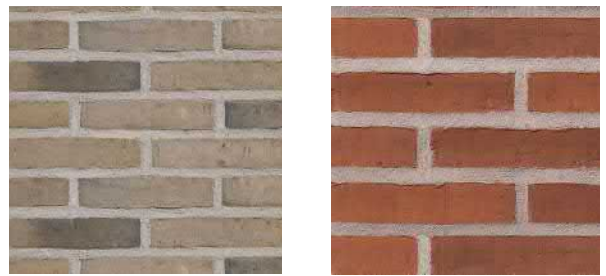
To ensure a coherent and high quality architectural language is established across the Site.

The primary building material should be brickwork.

To provide a consistent aesthetic treatment with a robust finish, which unites the architectural language of the different buildings and the surrounding context.



Above Figure 17 - Section demonstrating the treatment of height across the Site



Above Material contrast between the brick type used

Secondary material may be contrasting in its appearance, exploring the use of colour and texture.

To allow for flexibility and expression in design within a consistent framework for the neighbourhood.

All materials should be durable, robust and easy to maintain.

To ensure a high-quality finish over the life span of the development.

Consideration should be given to the overall approach to materiality and colour palette for the whole site.

To ensure each building coming forward is an appropriate fit within the emerging neighbourhood.

While the primary facade material is brick, subtle variation in brick tone should be considered in relation to each building's character area.

To differentiate between buildings providing a sense of identity and adding variation to the overall development.

2.3.10 Base

Building lines at ground floor will define the new town square, pedestrian streets and/or public open spaces.

Building forms should be detailed with an articulated base or base that is scaled to the surrounding buildings (single or double height read as appropriate).

2.3.11 Public Realm

Public spaces located around the base are generous, well designed.

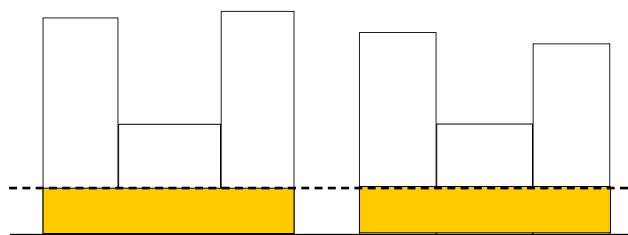
In order to contribute positively to the local context.

Podium edges should be terraced down to ground floor with frames extending from first floor upwards at podium edges.

This is to improve permeability between the podium and public realm, as well as creating longer visual connections.



Above Figure 18 - Illustration depicting the continuation of materials into the landscape.



Above Figure 19 - Diagram showing the Base treatment across the Site

2.3.12 Entrances

The ground floor plan should allow for as much residential frontage as possible with private defensible space in the form of gardens, leading to private entrances.

To activate the ground floor elevations with entry and surveillance points.

Residential entrances to be clearly identifiable.

To ensure navigating the Site can be done with ease.



2.3.13 Balconies

All balconies should provide for a minimum depth of 1.5m and meet the minimum areas for private outdoor space.

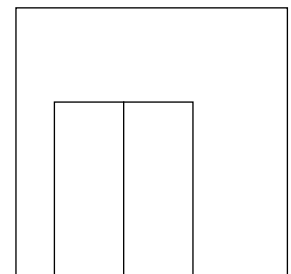
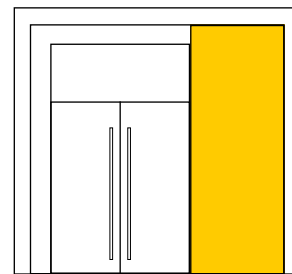
As set out in the London Plan Policy D6 Housing quality and standards .

Glazed balustrades are not permitted.

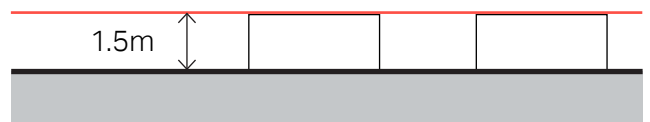
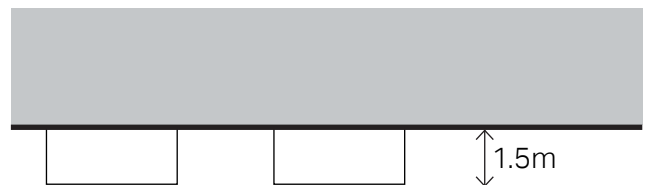
To limit material palette, omit the need for cleaning of glass balustrades and align with fire safety requirements.

Projecting balconies overlooking public realm and residential streets are encouraged.

To maximise views and reinforce passive surveillance.



Above Acceptable demarcation of the residents entrances



Above Diagram showing designated area for balconies.

2.3.14 Wind microclimate

Further assessment should be conducted as the detail of each building is very likely to change both the aerodynamics of the Scheme, and potentially the sensitivity of uses across the Site and target conditions at each specific measured locations. Wind microclimate should be quantitatively assessed by an experienced wind engineer to confirm that mitigation measures are effective, based on the final massing as future RMAs come forward.

It is expected that unfavourable wind conditions can be mitigated using a developed mitigation scheme consisting of hard and soft landscaping, as well as considered entrance and amenity locations, to be discussed and agreed with LBB at RMA stage.

With these wind mitigation measures in place, wind conditions would be expected to improve such that the locations exceeding the comfort and safety criteria would be safe and suitable for the intended pedestrian use.

2.3.14 Servicing and maintenance

Early consideration should be given to the window cleaning and glass replacement strategies.

To ensure an appropriate maintenance strategy can be supported for the Scheme.

Future RMA facade design should be developed with a maintenance strategy in mind, ensuring that:

- The experience of arrival, via footpaths, entrances and shared circulation spaces is comfortable, accessible and fit for purpose;
- Features are designed to allow maintenance activities such as window cleaning, to be undertaken with ease;
- Sufficient levels of secure, covered and conveniently located externally accessible storage is provided for deliveries and other bulky items; and
- Recycling and waste disposal, storage and any on site management facilities are convenient in their operation and location, appropriately integrated, and designed to work effectively for residents, management and collection services.

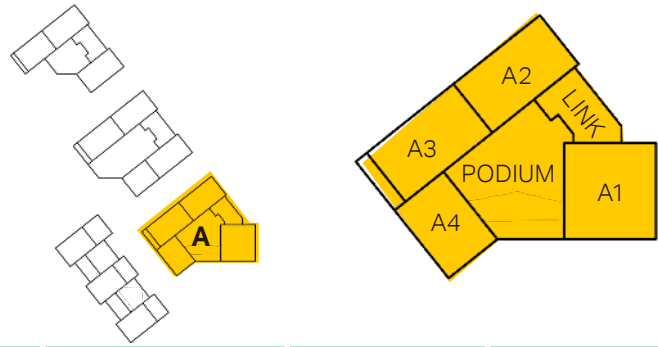
Windows to floors above ground level should be designed for internal replacement via the residential lift cores.

To limit the need for external glass replacement solutions.

Roof access should be provided to maintain and inspect roof finishes, rain water outlets and gullies, lightning protection tapes and plant.

To ensure ongoing maintenance can take place.

Building A



A	Base	Middle	Top	Balconies	Windows/Other
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Plot A – Architecture should reflect a grander, more detailed architecture derived from the Victorian retail architecture on Cricklewood Broadway

A1 A2	<p>Architectural read</p> <ul style="list-style-type: none"> - 2No: storey base integrating commercial frontages/ shopfronts and integrated retractable canopies. - Expressed through lighter tone and textured brickwork (Type 2) <p>Active frontage</p> <ul style="list-style-type: none"> - Precast or similar finish to commercial zone / fully glazed shop front design, with integrated louvre panels / signage behind glazing. - Shopfront design code to be agreed with the LPA controlling: glazing, signage, canopies. <p>Entrances</p> <ul style="list-style-type: none"> - To be clearly marked and easily identifiable 	<p>Materials</p> <ul style="list-style-type: none"> - Red brick tones (Type 1) <p>Detail</p> <ul style="list-style-type: none"> - Expression of horizontal feature banding in contrasting cream / white colour 	<p>Proportions</p> <ul style="list-style-type: none"> - Windows to benefit from extended recessive panel of detail to emphasize proportion and termination of parapet 	<p>All balconies to integrate and complement the precast effect of the feature detailing in respect of perimeter and soffit treatments</p> <p>Railings</p> <ul style="list-style-type: none"> - Balustrade detail to be a vertical metal bar at 90mm spacing 	<p>Windows</p> <ul style="list-style-type: none"> - White expressed frame (GRC or similar) all round. All windows to benefit from a minimum of 215mm reveal depths <p>Metalwork</p> <ul style="list-style-type: none"> - All feature metal work to be a dark contrasting colour. <p>Other</p> <ul style="list-style-type: none"> - Scheme should consider referencing stucco finished parapets with opportunity for integrated branding / place name
Link	As A1/A2		<p>Materials</p> <ul style="list-style-type: none"> - Lighter infill brick (Type 2) 		
A3 A4	<p>Architectural read</p> <ul style="list-style-type: none"> - 2No: storey base expressed in light toned (contrasting) brickwork to complement the commercial frontage. Base enhanced with additional texture/detail. 	<p>Materials</p> <ul style="list-style-type: none"> - Red brick tones (Type 1) <p>Detail</p> <ul style="list-style-type: none"> - Expression of horizontal feature banding in contrasting cream / white 	<p>Proportions</p> <ul style="list-style-type: none"> - Windows to benefit from extended recessive panel of detail to emphasize proportion and termination of parapet - White glazed brick or metal cladding to recessed / secondary elevational treatment 		
Podium	Continuation of 2No: storey base with an expressed frame to enclose the private amenity space within				

Top

Middle

Base

Building A1



Window Proportions



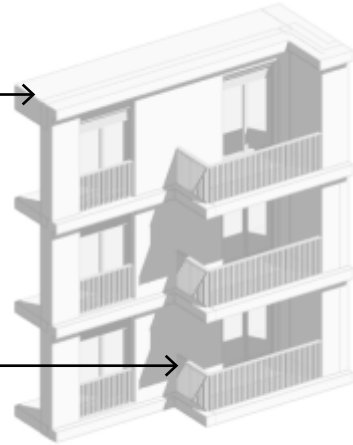
Brick Type 1



Contrasting Horizontal Banding



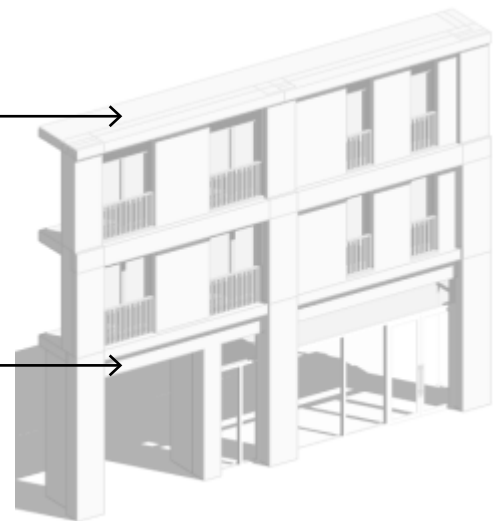
Metal Balconies



Brick Type 2



Expressed Residential Entrances



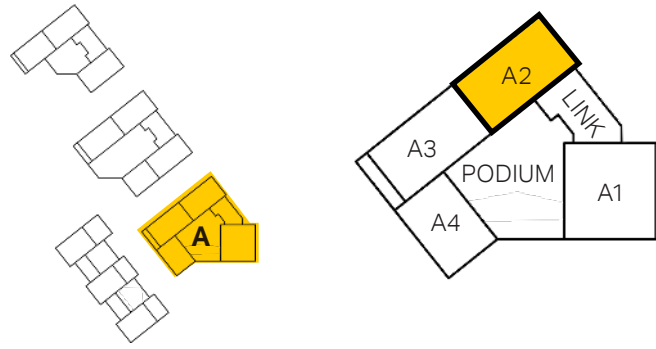
Building A2 - Crown

Forming the pinnacle of the Site, the treatment to the top of A2 is increasingly important. The articulation of the architecture in this area draws on the ornamentation expressed along Cricklewood Lane.

Future RMA's should consider this element as an indicator for the central transport node as well as a feature building within the Scheme, close to the new civic heart. Granting a greater architectural expression will contribute to achieve this.

Building A2 should have a celebratory architectural style, this could be achieved in multiple ways. The Scheme as submitted denoted an elongated portal and expressed frame for each vertical set of windows.

Future RMAs may consider the permeability of this crowning peice. Allowing a section of sky to break through this crown massing may dissolve the boundary of this tall element.



Above Illustrative response to the treatment of tall elements within Development Plot A.



Above Focusing on the Top of A2, the Portal frame creates a prominent feature within the Scheme.

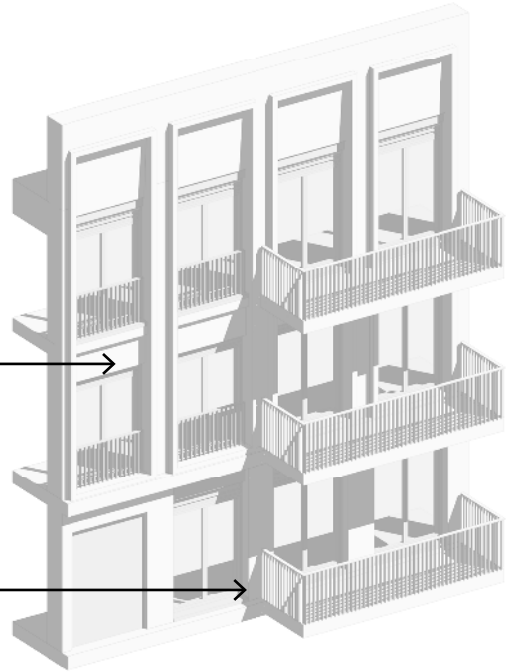
Building A2 - Top



Horizontal Banding



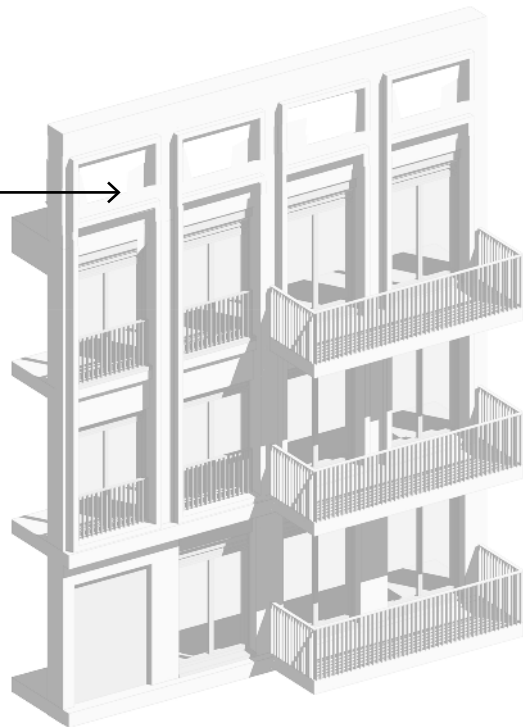
Metal Balconies



Top Option 1

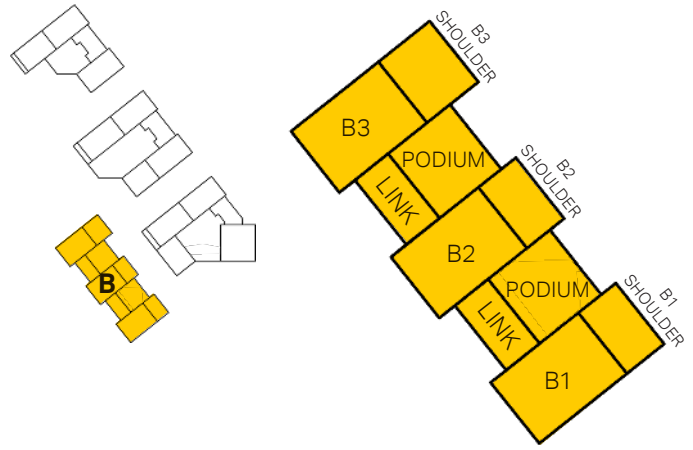


Potential for open crown detail



Top Option 2

Building B



B

Base	Middle	Top	Balcony	Other
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Plot B - Relates to High Street Character area but transitions material from the lighter brick tones of the Co-op site consent. Whilst echoing the more detailed architecture derived from the Victorian retail architecture on Cricklewood Broadway.

B1 B2 B3	<p>Architectural Read</p> <ul style="list-style-type: none"> - 1No: storey Base design to integrate commercial frontages/ shop fronts and integrated retractable canopies. <p>Active frontage</p> <ul style="list-style-type: none"> - Precast or similar finish to commercial zone / fully glazed shop front design, with integrated louvre panels / signage behind glazing. <p>- Shopfront design code to be agreed with the LPA controlling: glazing, signage, canopies to each unit.</p> <p>Entrances</p> <ul style="list-style-type: none"> - To be clearly marked and easily identifiable 	<p>Materials</p> <p>Intermediate Brick tones (Type 3) – to complement lighter tones of the consented scheme adjacent – and read sympathetically in long distance views from with the Cricklewood Railway Terraces Conservation Area and Cricklewood Broadway</p> <p>Windows</p> <p>Window reveals to benefit from feature white precast or similar head and sill detail to express floor levels. Infill detail to benefit from a pronounced profile detail to provide shadow / relief.</p> <p>Detail</p> <p>Building to express a stronger vertical emphasis with expressed brick piers no less than 100m depth.</p>	<p>Windows</p> <ul style="list-style-type: none"> - Windows to highest floor level to benefit from extended recessive panel of detail to emphasize proportion and termination of parapet. <p>Detail</p> <ul style="list-style-type: none"> - Parapet to reference stucco finished parapets or provide texture/pattern to provide hierarchy to elevational composition. 	<p>Balconies</p> <ul style="list-style-type: none"> - All balconies to integrate and complement the precast effect of the feature detailing in respect of perimeter and soffit treatments. <p>Railings</p> <ul style="list-style-type: none"> - Balustrade detail to be a vertical metal bar at 90mm spacing 	<p>Windows -</p> <p>Dark grey finish to frames. All windows to benefit from a minimum of 215mm reveal depths</p> <p>Metalwork-</p> <ul style="list-style-type: none"> - All feature metal work to be a dark contrasting colour - Bronze <p>Other</p> <ul style="list-style-type: none"> - Scheme should consider referencing stucco finished parapets with opportunity for integrated branding / place name.
	<p>Links</p> <p>Base expressed through lighter textured brickwork (Type 2) with enhanced detail /texture etc.</p>	<p>Lighter infill brick Type (Type 2)</p>			
<p>Podium</p>	<p>Continuation of 2No: storey base expressed as frame to enclose private amenity.</p>				

Top

Middle

Base

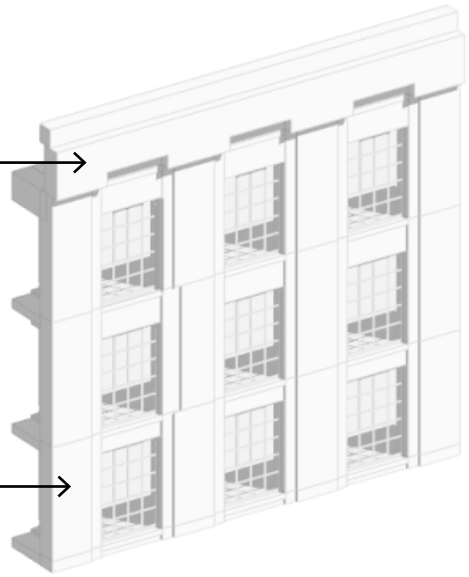
Building B



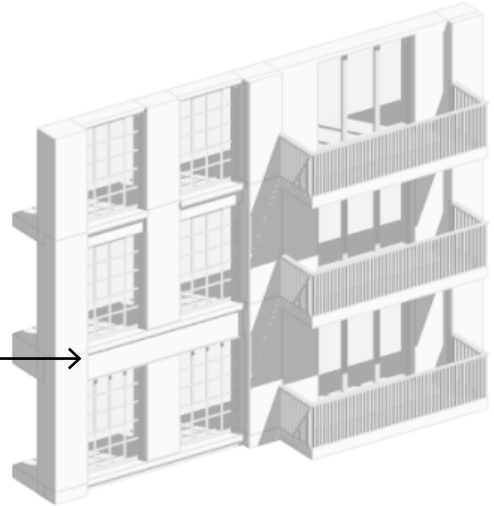
Stone Coping



Brick Type 3



Horizontal Banding



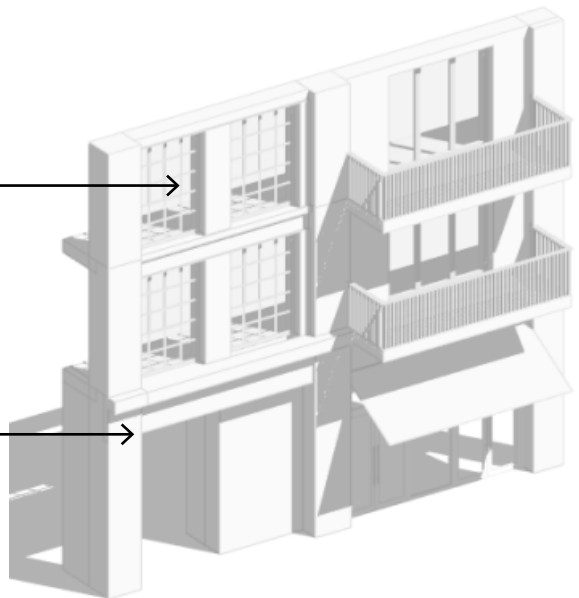
Variety to Window detail



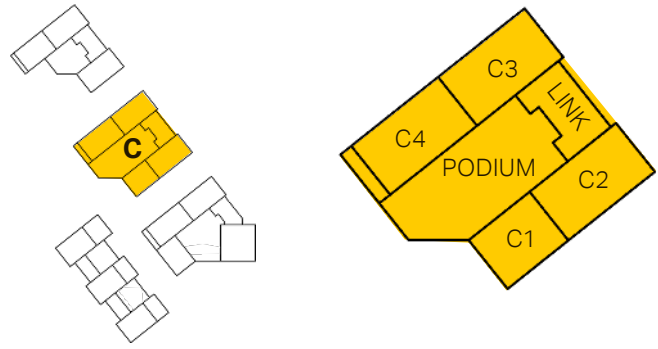
Brick Type 2



Expressed Residential Entrances



Building C

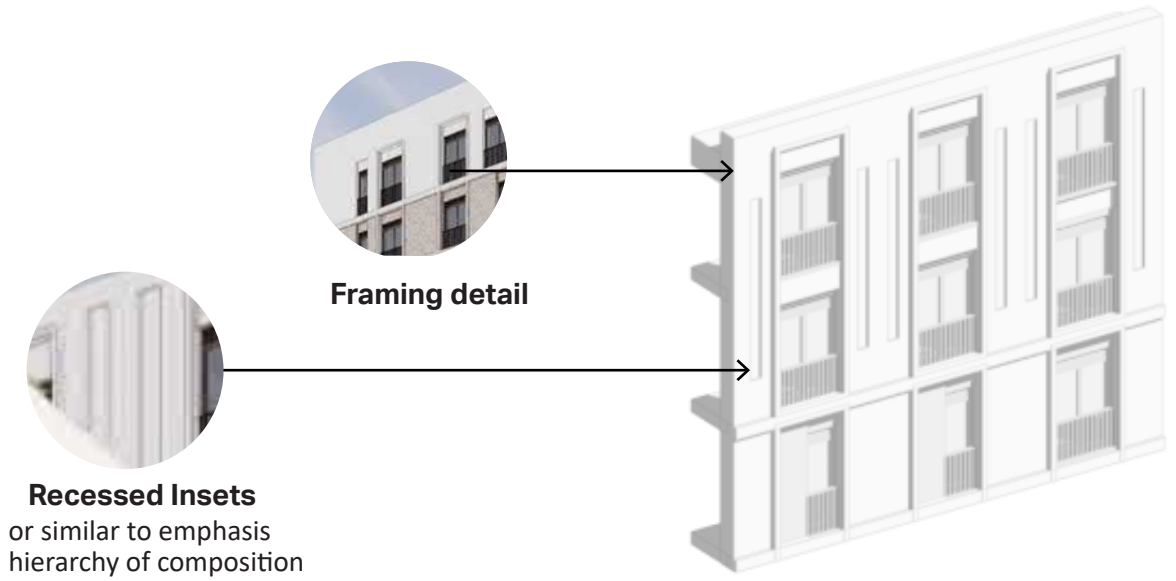


C

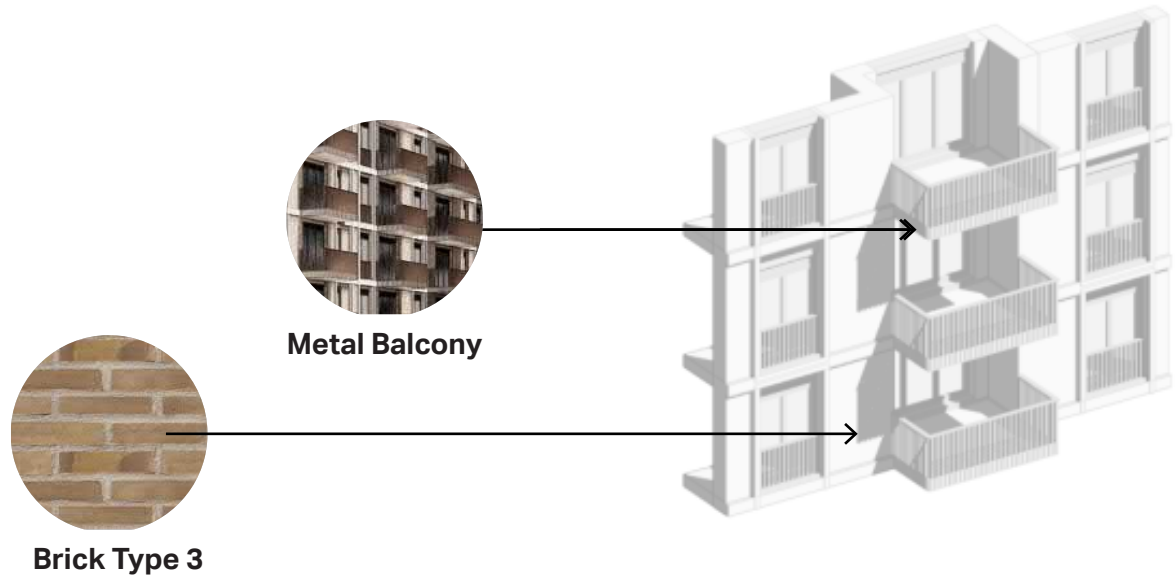
Base	Middle	Top	Balcony	Other
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Plot C – ‘Park fronting’ block, considered a transitional site sitting between the ‘Civic’ nature of Cricklewood Lane and the conservation area to the north-west of the Site.

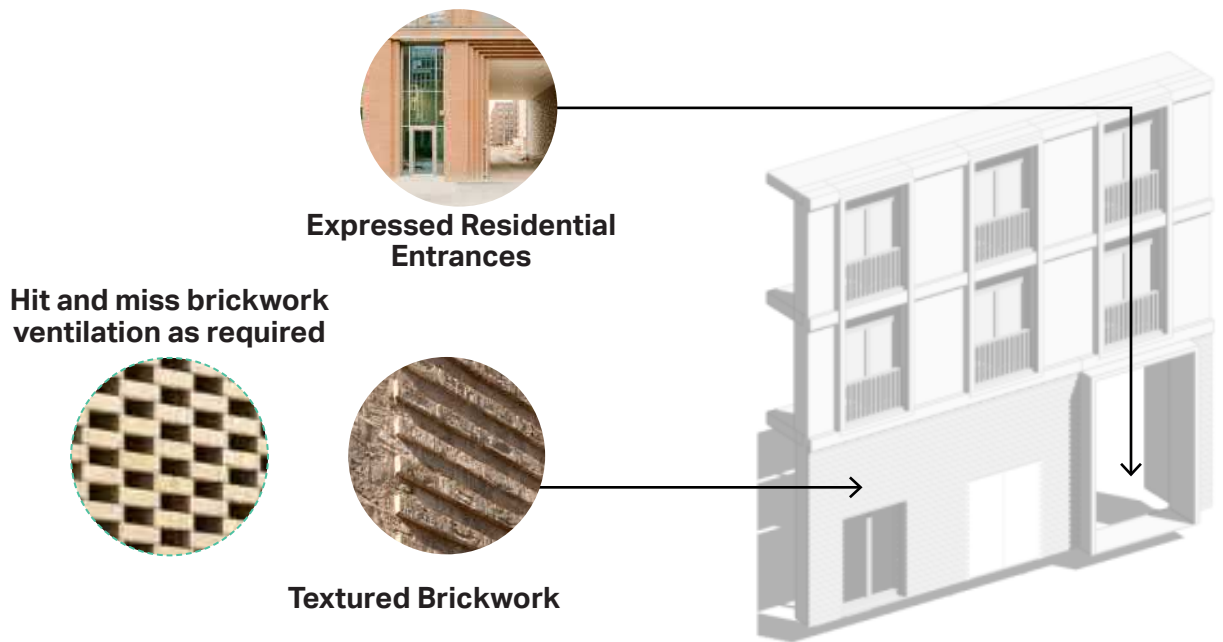
C1 C2 C3 C4	<p>1 No: storey brick base expressed with enhanced texture/ detail.</p> <p>Podium enclosure contained within an expressed framed composition.</p> <p>Interface of landscape and podium to be addressed through stepped planting arrangement to enhance visual connection between park and podium gardens.</p> <p>Ventilation to podium carpark to be provided via hit and miss brick detail to integrate with architecture</p> <p>Ground floor residential units to benefit from 2m deep defensible space/ garden.</p> <p>A vertical metal railing or brick wall with Box hedge located within landscape zone.</p>	<p>Materials</p> <p>Intermediate Brick tones (Type 4/5) – to complement lighter tones of the consented scheme adjacent.</p> <p>Floor levels Expressed through incorporation of a projecting horizontal feature banding - Projection to be no less than 50mm</p> <p>A simple framed composition could be implemented as an alternative.</p> <p>Window reveals to bedrooms etc. be generally expressed as consistent brick structural opening. Variation in window sizes to be adapted through the incorporation of metal side panels to provide variety.</p>	<p>Windows</p> <p>Windows to highest floor level to benefit from extended recessive panel of detail to emphasis proportion and termination of parapet.</p> <p>Architectural Read</p> <p>The dominant building forms (higher building forms) to benefit from defined/ expressed framing detail</p> <p>Top elements to adopt a recessed vertical decoration alongside the framing elements.</p> <p>Corners to top floor be cut back and expressed to reduce apparent massing.</p>	<p>All balcony to integrate and complement the precast effect of the feature detailing in respect of perimeter and soffit treatments.</p> <p>Balconies to be integrated into corners to enhance composition and reduce apparent massing</p> <p>Metal balconies</p> <p>Balustrade to run in front of structural deck to express texture an relief.</p>	<p>Windows</p> <p>Window reveals to be expressed through a brick projection detail to provide some vertical emphasis. All windows to benefit from a minimum of 215 mm reveal</p> <p>Metalwork</p> <p>All feature metal work to be a dark contrasting colour</p> <p>Other</p> <p>Scheme should consider referencing stucco finished parapets with opportunity for integrated branding / place name.</p>
	Links	<p>Base expressed through lighter textured brickwork (Type 2) with enhanced detail / texture etc.</p>	<p>Lighter infill brick Type (Type 2)</p>		
Podium	<p>See comments above-</p> <p>Continuation of 2No: storey base expressed as brick frame to enclose private amenity</p>	<p>First floor accommodation within podium to be treated with higher level of texture/detail.</p> <p>Larger windows maybe required at this First floor podium to mitigate daylight performance.</p>	<p>Level difference between the podium and the ground floor to be mitigated through terraced planter to provide a cascade of planting between landscapes (ventilation requirements to podium accommodation to be integrated discretely.</p>		



Top

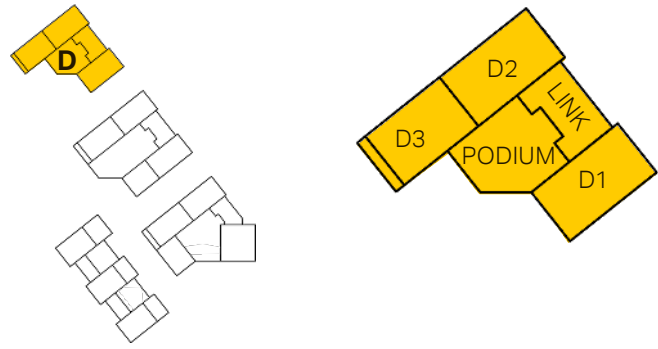


Middle



Base

**2.3.16
Building D**

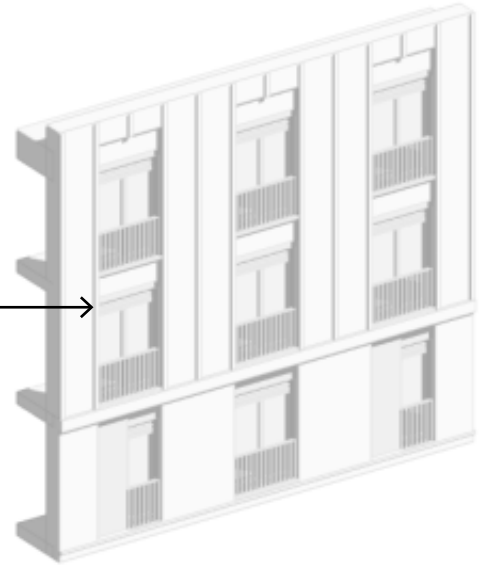


D	Base	Middle	Crown	Balcony	Windows/Other
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Plot D – Park fronting block intended to be a calmer and less ornate proposition, which maintains a high architectural and material quality whilst remaining deferential to the adjacent architecture of the Railway Cottages, which themselves feature a minimum of architectural detailing.

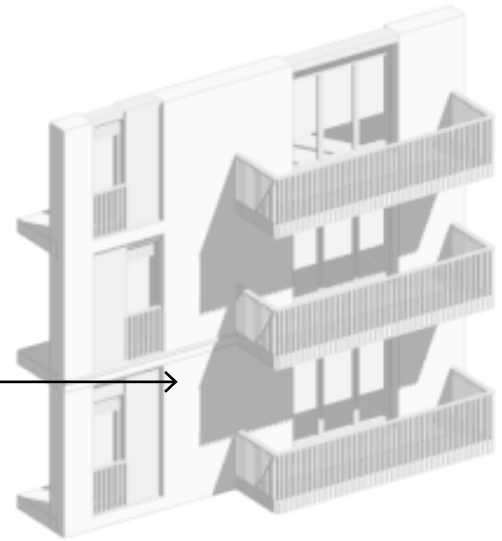
D1 D2 D3 Link	<p>1No: storey brick base expressed with enhanced texture/detail.</p> <p>Podium enclosure contained within an expressed framed composition.</p> <p>Interface of landscape and podium to be addressed through stepped planting arrangement to enhance visual connection between park and podium gardens.</p>	<p>Lighter / subdued Brick tones (Type 6/7) – to complement the brick tones of the Conservation Area of the Railway Cottages</p> <p>Building to present as a calmer composition / back drop to the Cricklewood Railway Terraces Conservation Area.</p>	<p>Windows Windows to highest floor level to benefit from extended recessive panel of detail to emphasis proportion and termination of parapet.</p> <p>The dominant building forms (higher building forms) to benefit from defined/ expressed framing detail and projecting vertical ornamentation.</p>	<p>All balcony to integrate and complement the precast effect of the feature detailing in respect of perimeter and soffit treatments.</p> <p>Balconies to be integrated into corners to enhance composition and reduce apparent massing</p>	<p>Windows White lining to window reveals could be investigated to provide an alternative treatment.</p> <p>All windows to benefit from a minimum of 215 mm reveal</p>
	<p>Ventilation to podium carpark to be provided via hit and miss brick detail to integrate with architecture</p> <p>Ground floor residential units to benefit from 2m deep defensible space/garden.</p> <p>Treatment to be : A vertical metal railing or brick wall with Box hedge located within landscape zone.</p> <p>Ground floor units to have gate, path and access into apartment to provide active ground floor and defensible amenity space.</p>	<p>Windows Window reveals to bedrooms etc. be generally expressed as consistent brick structural opening. Variation in window sizes to be adapted through the incorporation of recessed brick panels to provide variety.</p>	<p>Corners to top floor be cut back and expressed to reduce apparent massing.</p>	<p>Metal balconies Balustrading to run in front of structural deck to express texture an relief.</p>	<p>Metalwork All feature metal work to be a dark contrasting colour -</p> <p>Other- Entrances to be expressed as recesses. Colour , texture or framing devise is to explored to provide legible front doors</p>
Podium	<p>See comments above-</p> <p>Continuation of 2No: storey base expressed as brick frame to enclose private amenity.</p> <p>Level difference between the podium and the ground floor to be mitigated through terraced planter to provide a cascade of planting between landscapes (ventilation requirements to podium accommodation to be integrated discretely.</p>				

Expressed Vertical Detailing



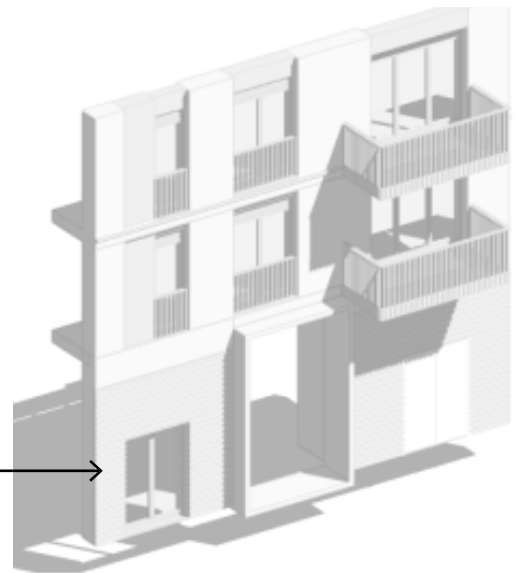
Top

Brick Type 4/5



Middle

Textured Brick Detail



Base

2.4 Movement

2.4.1 Street Network

The street network provides access across the Site for both residential and commercial use creating a new vehicular and openly pedestrian link between Depot Approach and Cricklewood Lane.

The Street network adopts direct lines of travel across the Site, making walking and cycling attractive options.

2.4.2 Public Transport

The location of Cricklewood Station adjacent to the Site provides a key benefit to the residents as well as the bus stops located on the Broadway and Cricklewood lane.

The opportunities created by the utilisation of the Site as a transport node reduce reliance on private car use and encourages sustainable travel habits.

2.4.3 Street Hierarchy

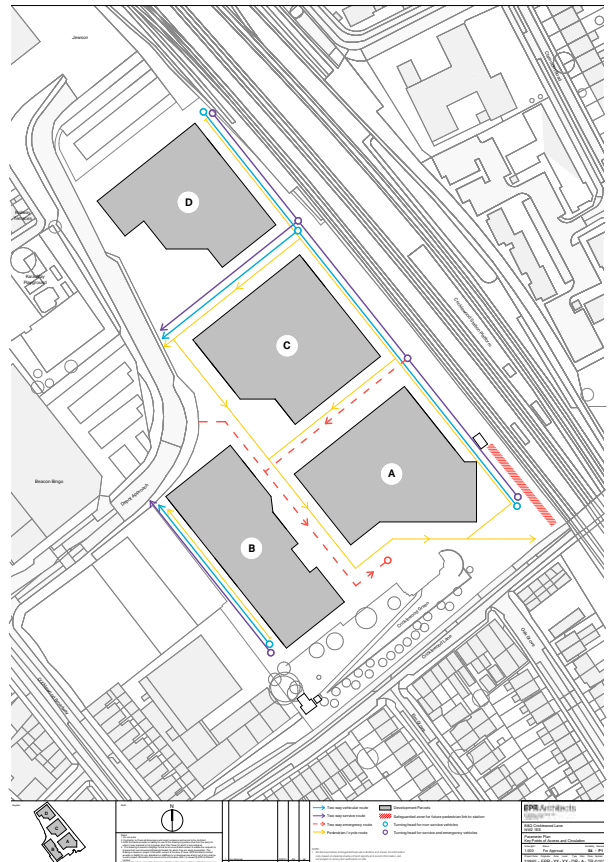
The Scheme will provide relief to the primary roads through the incorporation of a series of local streets. Pedestrian access remains the focus and safe access is ensured across the Site.

The street hierarchy creates ample throughfare and connectivity within the Scheme, allowing residents to easily navigate the Site.

2.4.4 Walking and Cycling

The Scheme will provide a new traffic free pedestrian and cycle route between Depot Approach and Cricklewood Lane. Whilst parameter plan 10965-EPR-XX-XX DR-A-TP-0103 sets out strategy movement patterns, both cycle and pedestrian routes should meander through the landscape. Provision for demarcation between pedestrian and cycle routes will be made - please refer to the illustrative masterplan as an example of how this could be achieved.

This will result in improved accessibility across the Site. This will be achieved by integrating the routes into the landscaping design.



Above Parameter Plan 10965-EPR-XX-XX-DR-A-TP-0103

2.4.5 Junction and Crossings

The Scheme will provide appropriate vehicular access and junction points with integrated pedestrian consideration. Pedestrians are to be given priority at crossings.

This reinforces sustainable travel habits by ensuring pedestrians feel safe.

2.4.6 Inclusive Streets

A combination of outdoor private amenity and commercial frontage activates the secondary routes of the Scheme, creating inclusive and lively spaces.

This is to encourage pedestrian movement patterns through the town centre and to create vibrant and safer environments

2.4.7 Car Parking

Car parking should be designed to have minimal visual presence within the public realm. Podium car parking should be explored.

This can mitigate the need for large open parking areas within the public realm.

On-street parking should be well integrated within the public realm and associated landscape.

To ensure the public realm remains a pedestrian first environment, limiting the visual appearance of on-street parking.

Vehicle entrances to car parks should be fully integrated into the overall façade composition.

To ensure a high quality design approach is maintained throughout the Scheme.



Above Active frontages allow for a inclusive development and community emergence.



Above Potential for podium carparking.

2.4.8 Cycle Parking

Residential cycle storage should be designed in line with the London Plan and integrated within the main building fabric and stand-alone structures within the public realm or amenity spaces should be avoided.

To ensure a high quality design approach is maintained throughout the Scheme.

All residential cycle storage should be provided in secure cycle stores. Visitors cycle storage should be provided within the landscaped public realm near to the building entrance.

Larger cycle stores should be lobbied and have two entry/exit points as a means of security and to prevent tailgating.

Large internal cycle stores should be subdivided into smaller 'cages'.

To facilitate easier management and access control.

Multi-tiered cycle storage is encouraged.

To reduce the footprint required for residential cycle stores and reduce inactive frontages.

2.4.9 Services and Utilities

Natural ventilation will likely be required to parking and plant areas at ground floor.

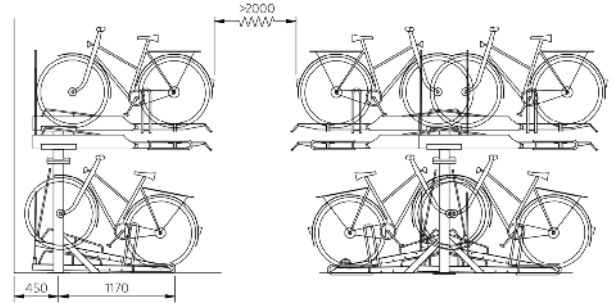
In order to achieve this the facade treatment will need to provide a certain degree of open area. Consideration should be given to the facade treatment providing this to ensure it appears to be integrated into the wider facade.

Facade allowances for natural ventilation should be raised above ground level and the landscaping designed to provide a buffer between the ventilation and any pavement or walkways.

To mitigate vandalism and improve security.



Above Example of multi-tiered cycle storage solutions that may be possible in future RMAs.



✓ Ventilation integrated into the facade material and design



✗ High contrast ventilation solutions not considered part of the overall facade look and feel

2.5 Nature

2.5.1 Introduction

The following section of this Design Code provides detail on the public realm and landscaping design strategies and guidelines for the Scheme. It sets out a vision and key design objectives for the landscaping which shall be subject to further design detail at Reserved Matters Applications (RMAs).

This Design Codes promotes an independently defined and purposeful site character derived from the immediate environment which contributes to and supports the definition of a 'Cricklewood' sense of place. This has helped inform the characteristics and qualities of each defined Landscape Character Area and articulates the holistic strategies that will deliver a cohesive and considered design language for all future public realm proposals to be agreed with LBB, the GLA, local highways authority and TfL as part of future RMAs"

The following pages of these Design Codes are divided into the below sections;

- [Landscape Objectives](#)
- [Hard Landscape](#)
- [Street Furniture](#)
- [Lighting](#)
- [Soft Landscape](#)
- [Trees](#)
- [Play Strategy](#)
- [Signage](#)
- [Accessibility and Legibility](#)



2.5.2 Landscape objectives

As documented within the Masterplan Design and Access Statement, future RMAs should provide an outdoor community asset that supports and enhances the existing Cricklewood Green, enjoyed by residents, locals and visitors alike. Future RMAs should consider the following objectives, alongside the vision layers defined within the Masterplan DAS;

- A civic heart with a community focus;

To ensure a high-quality finish over the life span of the Scheme.

- An aspirational place to settle

To ensure safe and comfortable residences and outdoor/public realm areas that cater to a variety of users.

- Links and connections through the Site

To integrate the Site with its surroundings and provide paths that connect the existing street network with the Site layout.

- Generous publicly accessible green space with increased biodiversity

To contribute and enhance the existing green infrastructure network.

- A succession of spaces and experiences

To showcase a variety of new spatial typologies within Cricklewood.

- One visible and generous civic space

As a key focal point, the public area could be used for a variety of community gatherings and curated events.

- A green pedestrian route

To encourage active travel and recreation.

- Varied views and elements of surprise

To provide a diversity of site experiences.

- Visual connection with podium gardens

To showcase how the public realm and architecture can be symbiotic and provide continued activation at varying levels.

- To provide a signification area of open and play space adjacent to Kara Way Playground.

To enhance the amenity and the surrounding environment of this much loved facility - improving its setting and safety to its users.

2.5.3 Character Areas

As a mechanism of distinguishing between landscape typologies, the public realm is divided into a series of landscape character areas. A structured palette of materials should create visual unity across these Character Areas, activating the ground floor and unifying the Scheme.

Information and graphics regarding Cricklewood Green in this document set out an indicative proposal for how the Green could come forward in the future to complement the wider Masterplan.

The incorporation of Character Areas will ensure the landscape responds to local character-extracting special and valued features of the area and of the site's social memory, but also establishes its own positive new character.

Potential Character Areas

Arboretum Place

Arboretum Place provides a high quality hardscaped civic space. This area allows for multiple community interactions and curated events to take place.

Wood Way

A well vegetated, active and ecologically diverse succession of pedestrian-centric spaces between Development Plots.

Cricklewood Lawn

A comparatively more open green space, usable for recreation.

Railside

The Railside provides service and vehicular access to buildings adjacent the rail corridor.

Podium Glades

The Railside provides service and vehicular access to buildings adjacent the rail corridor.

Below Illustrative Landscaping plan showing potential character areas on the Scheme





Above Figure 20 - Illustrative Landscaping Masterplan

2.5.4 New Town Square

Referred to as Arboretum Place in our illustrative proposals - it forms the civic heart of the Proposed Development; it is a new public square for Cricklewood where community activities and gatherings of varying sizes can occur.

Key Principles

- It shall be a hardstanding flexible central area, suitable for gatherings and events such as food markets, outdoor cinemas and exhibitions overlooking Cricklewood Green.

This provides a key amenity to the residents and wider community.

- Use of species-rich shrub, grass and herbaceous planting in-ground planter beds.

Helping define the edges of the flexible central area and provide a green periphery.

- Use of Semi-mature clear stem deciduous and evergreen specimen trees in both hardscaping and softscape.

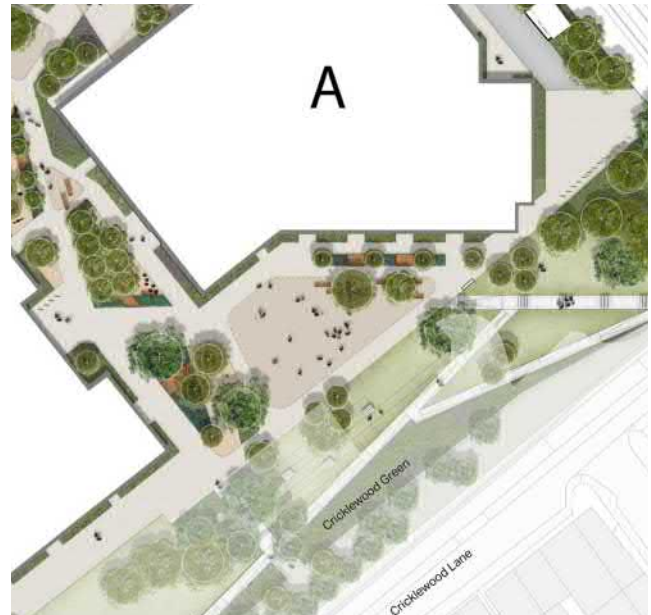
this should be used to complement the proposed spatial uses and frame the area of hardstanding surface.

- A minimum of 3m commercial spill-out and alfresco dining spaces shall be allowed for in front of the commercial spaces.

Bringing life to the frontages, creating inclusive streets and communities.

- Artistic and sculptural play elements within proposed seating and planted areas.
- High quality surface treatments should be used throughout.

Note: All material samples are to be agreed with the council in advance of the works



Above Illustrative Landscaping plan of the New Town Square, showing the intention and vision for the character of the Landscaping and public realm within the Scheme.



2.5.5 Wood Way

The 'Wood Way' acts as the principal ecological heart of the development. Conceived as a retreat from the surrounding urban context, the environment should be designated for a relaxing, enjoyable and playable series of spaces that offer a variety of seating and play opportunities. Resident balconies will therefore benefit from a green outlook for residents and passive surveillance in the public realm.

Key Principles

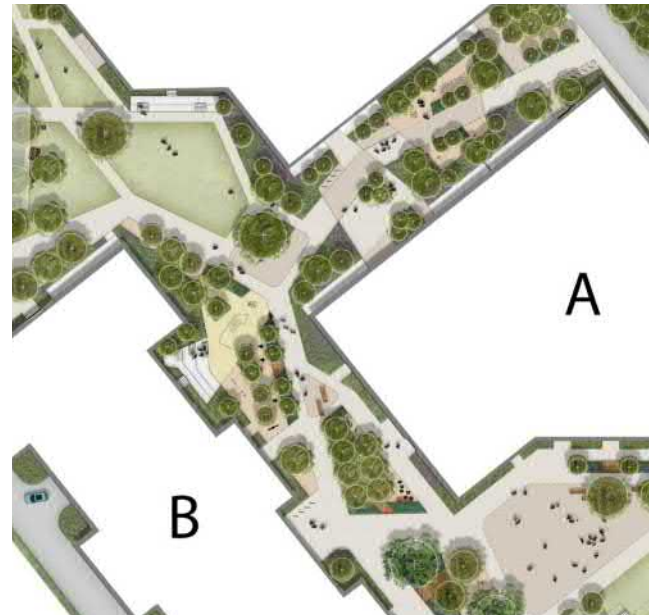
- Multi-species groves of trees and species-rich shrub, grass and herbaceous planting.
- Planting and tree groves to co-ordinate with ground floor dwellings and provide a buffer between the public realm and any residential interfaces;
- A variation of trees to be used as way-finding mechanisms and to assist with semiotics;

All elements contributing the high level of biodiversity executed on this site.

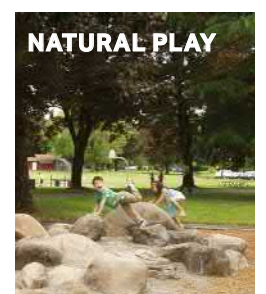
- 5m wide non-linear pedestrian to double as fire egress path in the event of an emergency;
- Additional paths (min 1.6m wide) between tree and planting grove and dissecting the lawn area;

enhancing and encouraging the use of sustainable travel methods by ensuring measurements are comfortable.

- Incidental timber play trails and natural play pockets located adjacent main path and within planting, incorporating educational components;
- Nodes of seating and community tables catering for a variety of small group sizes, including those with children.



Above Illustrative Landscaping plan of the Wood Way showing the intention and vision for the character of the Landscaping and public realm within the Scheme.



2.5.6 Cricklewood Lawn

Cricklewood Lawn could be composed of two levelled open lawn spaces flanked by the podium residents gardens. The architecture and landscape will work together to provide an integrated transition between the podiums and public realm.

Key Principles

- An area of species-rich amenity lawn adjacent internal community space, the Depot Approach and Kara Way Playground;

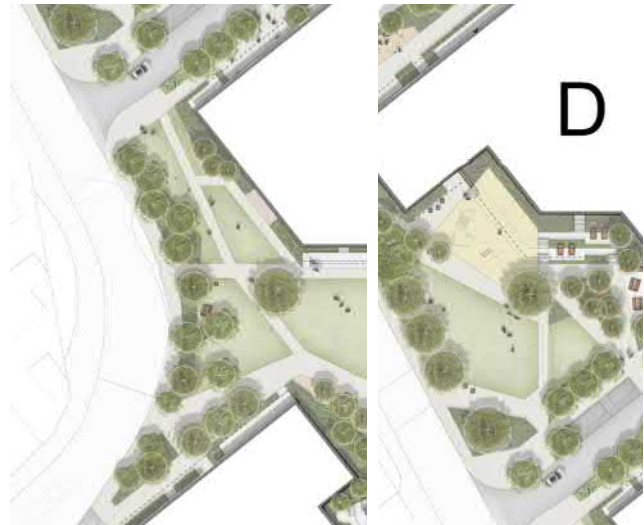
Transitioning from the existing public realm seamlessly and integrating a familiar sense of play throughout.

- Paths (min 1.6m wide) dissecting the lawn area;
- Nodes of seating and community tables catering for a variety of small group sizes, especially those with children;
- Dedicated sheltered picnic area incorporating community tables adjacent lawn area;

creating spaces for residents and the wider community to spend extended periods of time offers greater chance of engagement and inspires a community feel.

- Multi-species deciduous and evergreen groves of trees and species-rich shrub, grass and herbaceous planting to frame green space and roadways and provide wayfinding;
- Planting and tree groves to buffer the building interface where there are no access points. Planting and tree groves to co-ordinate with ground floor dwellings and provide a hedged buffer between the public realm and any residential interfaces.

Ecology is considered and utilised effectively to provide a net biodiversity gain and create a series of new green spaces in Cricklewood.



Above Illustrative Landscaping plan of Cricklewood Lawn showing the intention and vision for the character of the Landscaping and public realm within the Scheme.



2.5.7 Railside

The Rail Side provides the primary service and vehicular entrances into the Proposed Development. The design approach of the Rail Side is key to ensure it does not develop a traditional 'back of house' feel and aesthetic. The main entrance point gives access to Blocks A,C, and D, through a delineated carriageway flanked by clear-stem street trees.

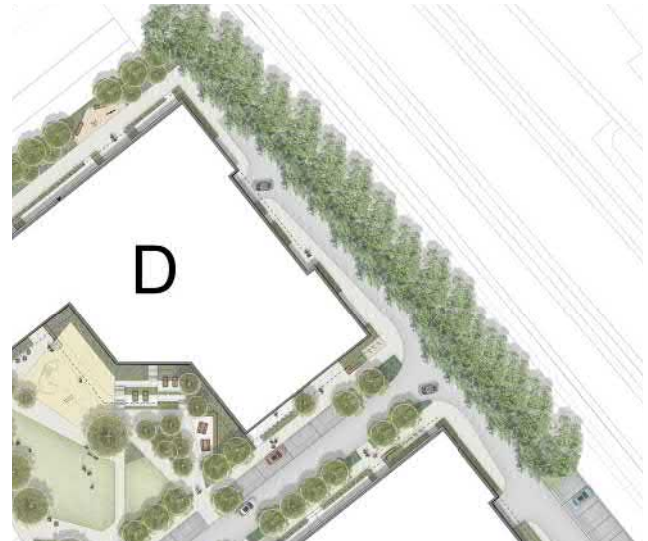
Key Principles

- 6m wide hardstand surface carriageway with flush kerb delineation of parking bays and pedestrian areas.
- Carriageway should accommodate two-way traffic, cyclists and servicing vehicles (including taxis). Carriageway should avoid a traditional upstand kerb and macadam road typology.
- A turning head at each termination of the roadway/hardstand to accommodate movement of a service vehicles.

All elements ensure safety and effective access around the development.

- Planting a selection of semi-mature 3m clear stem deciduous and evergreen specimen alongside multisteam and herbaceous planting can help provide privacy to ground floor dwellings, screen the nearby railside.
- Existing trees retained, where appropriate.

Ecology is considered and utilised effectively to provide a net biodiversity gain and create a series of new green spaces in Cricklewood.



Above Illustrative Landscaping plan of the Railside showing the intention and vision for the character of the Landscaping and public realm within the Scheme.



GREEN RESIDENTIAL FRONTAGES



BIODIVERSE PLANTING



DELINEATION PAVING

2.5.8 Podium Glades

The Podium Glades courtyards have been designed to be a green residential oasis with an emphasis on providing visual amenity and semi-private space for residents and guests. The design of these glades extends the 'Wood Way' ambience and design typology to an elevated level.

Key Principles

- Terraces landscaped to ground level to include planting, play components and a variety of seating options.

Taking advantage of their southfacing position.

- Dedicated seating areas with community tables sheltered within vegetation to cater for a variety of users and activities.
- Prescriptive play areas near the centre of podiums with an appropriate area of safety surface. Incidental timber play trails located adjacent paths and within planting.

To create moments of rest and softly integrated play routes for a seasonally varying walk through the Site.

- Paths (min 1.5m wide) connecting shared residential entrances to podium steps and terraces
- Variety of surface materials and textures as appropriate to the defined space usage.

maintaining accessible and safe routes throughout with a varying surface for visual intrigue.

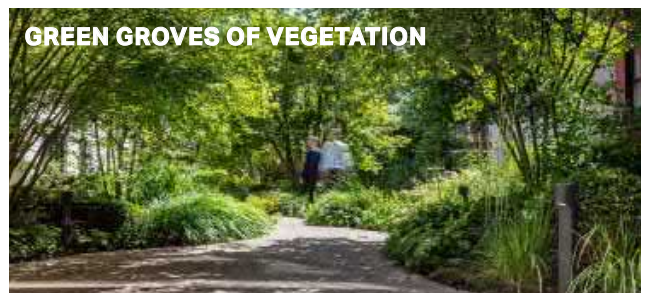
- Planting to co-ordinate with podium-level units and provide a buffer between the communal area and any residential interfaces.
- Residential interfaces to be physically separated by a wall or fencing.

Maintaining and protecting the privacy of the user whilst providing an overall inclusive development.

- Multi-species deciduous and evergreen multi-stem groves of trees and species-rich shrub, grass and herbaceous planting.



Above Illustrative Landscaping plan showing the intended character of the Podium Glades around Plot B.



The terraces which connect the ground floor to these podium landscapes create distinct and unique transition spaces and provide opportunities for observation and play.

As a distinct threshold in the landscape, they seek to distinguish the active and vibrant community spaces from the more residential focused Podium Glades.



Above Illustrative Landscaping plan showing the intended character of the Podium Glades around Plot D.

The designation of these glades is the provision for playful, social, recreational spaces embedded in green planting. Planters containing wildlife habitats and playful trails.

The Podium Glades are to promote a whimsical feel, whilst clusters of trees provide privacy from onlookers and create a visual connection to the ground floor landscape.



Above Illustrative Landscaping plan showing the intended character of the Podium Glades around Plot C.

2.5.3 Hardscape

Hardscape components should seek to achieve a regularity, rhythm, and repetition of palette and layout. Flush metal edging should be used to retain surfaces where required.

To provide a consistency and continuation of forms within the hardscape.

Hard materials should be of high quality and a context-appropriate and limited palette, materiality and colour tone. Busy patterned surfaces to pedestrian surfaces should be avoided.

To create a high-quality continuation of like forms.

Paving specified on footways and carriageways should be laid in a stretcher bond and be perpendicular to the proposed direction of travel.

To provide an accessible and consistent public realm.

Materials should be robust and consider proposed trafficability.

To provide a durable public realm.

Where appropriate, materials should be permeable.

To maximise the management of surface water run off

Where possible and relevant, materials should be locally sourced and reflect the local vernacular.

To encourage support for the local economy and character.

Hard material selection should consider different seasonal conditions and uses, particularly regarding accessibility and durability. Where vehicle overrun is anticipated the build up and modular size of the paving must be suitable.

To ensure the public realm is accessible and usable in varying weather conditions

Selection of hard materials should be in keeping with the proposed programme of the designed area. Contrasting paving should be used to define spaces and uses, as opposed to strong patterns.

To create a considered diversity in hard material selection.

Manhole covers and inspection chambers should not be located in obvious view of highly trafficked pedestrian or vehicular areas. Where this is inevitable, these should utilise recessed covers and be inlaid with paving matching the surrounds. Drainage products that are least visible in the surface, such as slot drains.

To provide a visual consistency within the public realm.

Manhole covers and inspection chambers should be flush with the adjoining surfaces.

To ensure freedom of pedestrian and cyclist movement.

Feathered steps should not be used.



✓ Stretcher-bond paving perpendicular to direction of travel on footways, carriageways



✗ Non-stretcher-bond patterns on main footways and carriageway not permitted



✓ Permeable paving materials, where appropriate



✗ Unless necessary, non-permeable paving materials should be limited



✓ Flush and recessed manhole covers aligned with proposed paving pattern



✗ Non-recessed manhole covers not aligned with paving pattern

2.5.4 Street Furniture

All street furniture should be of a unifying and consistent colour, tone, texture and material. Materiality, tone and colour should co-ordinate with the existing context and Scheme.

To ensure the suite of street furniture has a strong and coherent identity and a high-quality aesthetic.

Consideration should be given to the appropriateness of the materials with regard to place making and their long-term performance.

To ensure longevity of proposed materials and public realm. To minimise maintenance and replacement costs.

Seating elements should be varied and provide for a range of interactions, including solitary reflection, private conversation and larger social groups.

To encourage a diversity of social interactions.

The design and placement of furniture should respond to how the Site is likely to be navigated and be in keeping with the landscape character areas denoted in this document.

To promote a considered placement of furniture elements.

Areas of seating and playful elements should be situated in the sunniest areas and sheltered from the elements and interspersed throughout the public realm. Seating elements should include arm rests and back supports at appropriate locations.

To ensure the comfort of public realm users is considered.

Tree grilles should be recessed and laid flush with the surrounding surface treatment.

To ensure freedom of pedestrian and cycle movement.

Timber should be sustainably sourced. Materials which utilise low-carbon resources, recycled and recyclable materials must be preferred.

To align with ethical obligations and best-practice.

All furniture should be of robust construction, durable finish and vandalism resistant.

To ensure longevity and quality to the public and private realm.

Glass balustrades should not be used in public realm. Railing boundary treatments should be considered over glass, timber or brick boundary treatments.

Seating should be 450mm - 500mm in height and integrated into the surrounding landscape and given enough room to fulfil its function.

Litter bins should be located adjacent to areas of public seating.

Cycle stands should meet the minimum Draft London Plan requirement for short stay external stands. They should be located in groups near building entrances.



✓ Timber-centric seating with a consistency in form and appearance



✗ Concrete, solid, or traditional style seating



✓ Timber-centric (or ornamented) street furniture



2.5.5 Lighting

All footpaths and vehicular access areas should be illuminated.

To encourage safe usage and good passive surveillance.

Light levels should meet adaptable standards, but should not exceed these standards except to highlight a particular artwork or feature.

To follow best practice.

Luminaries should be LED with a warm white colour.

To minimise disturbance to bats and other wildlife.

The needs of foraging bats and other wildlife should be given full consideration, especially alongside existing and proposed linear features such as hedgerows, tree-lines and planting beds. Bollard or low-level columns should be preferred in these areas with light streams directed away from sensitive areas, unless standards of illumination must be met according to the proposed site usage.

To encourage ecological stewardship and consideration for wildlife patterns in the lighting design.

The Site lighting must be designed by experienced lighting consultants. The lighting must be energy efficient, as evidenced by energy and carbon calculations.

To encourage considered and efficient energy consumption.

Columns and other street lighting luminaries should be aesthetically in keeping with the surrounding Cricklewood area and heights should be appropriate to adjacent buildings. Light column materials, finishes and designs should be consistent across the Scheme and align aesthetically with other street furniture.

To maximise consistency in the materiality and appearance of the public realm.

Light columns should have a design life of 50 years minimum. Columns should provide the means for fixing brackets for hanging baskets, banners and / or Christmas decorations.

To maximise longevity of the lighting strategy and provide mechanisms for social and community appropriation.

Safe maintenance access for repair or replacement should be from locked access hatches at ground level (or rooftop/podium level where applicable), or via an elevated working platform at ground level.

To provide a consistent access mechanism across the Scheme.

Lighting should not generally be provided within play areas unless required for safety of users if anticipated usage.

To discourage usage where passive surveillance is limited after dark.



✓ Modern, non-ornamented and elegant street lighting and luminaries



✗ Traditional and heritage lighting components



✓ Bollard, seating, and in-ground lights



✓ Lighting that supports wildlife foraging and nesting species

2.5.6 Soft Landscape

The planting palette should consider the local micro-climate and associated conditions to ensure the appropriate plant is located in the correct environment.

To encourage longevity of the planting palette in relation to climactic considerations.

The planting palette should aim to create a distinctive well-vegetated character to the Site to form a rich and immersive environment in the proposed amenity spaces. Herbaceous, ground-cover and grasses should be specified at a sufficient size and density to ensure 'instant impact' upon initial planting.

To provide a strong vegetated structure and amenity value to the public realm.

Species should be chosen from an appropriate native and non-native palette to soften the appearance of the Scheme, promote sustainable drainage initiatives where appropriate, help create variation in character, enhance ecological diversity, and provide visual interest and colour throughout the seasons. All planting beds should include at least 30% evergreen structural planting.

To ensure year-round interest, variation, structure and colour.

The selection of plants should consider the form and eventual scale of the species in relation to the spacing and elevation of the buildings and public realm.

To ensure the species selection is contextually appropriate to the location.

The future maintenance requirements of vegetation and their impact on buildings, pedestrian access routes and access points must be taken into account when selecting species.

To minimise continued and future maintenance concerns.

Defensible planting around residential areas should have a structural evergreen hedge to the building side which grows to 1.1m minimum height.

To provide privacy and structure to defensible planting beds adjacent residential terraces.

All areas of grass to have a minimum of 300mm of topsoil. All areas of shrub and herbaceous planting to have a minimum of 500mm of topsoil.

Hedges should be a minimum width of 900mm and a species that should reach minimum of 1.1m in height.

Shrub planting should be spaced at 5/m² when using 5l pots as a minimum. Herbaceous planting should be spaced 7/m² when using 3l pots as a minimum.

Species rich amenity grass should be specified to contribute to biodiversity.

Rain gardens are to be priority over traditional shrub beds at ground floor. Species selection should be appropriately selected for the drainage condition.



General Planting

A dynamic palette with variation in textures and heights. The species range from 300mm to 1m and the colours complement the distinctive leaves of the marker trees.



Woodland Planting

A lush and species-rich planting palette to create an immersive environment with soothing colours and textures. The species are shade tolerant and evoke woodland ground flora.



Podiums Glades

A palette of glossy, light reflecting plants that tolerate shade and dappled light while providing a variety of colours.



Communal Rooftops

A durable and colourful palette of soft dense vegetation to provide a strong and robust planted edge to the communal rooftops.

2.5.7 Trees

All trees should be selected and planted to ensure long-term establishment and longevity, with particular attention paid to street trees and trees within paved areas. Specification should include irrigation or aeration pipes and specialist load bearing soils or specialist techniques, such as root cells. All trees should be secured by invisible underground guying.

To maximise the longevity of the public realm.

Trees should have a minimum rooting medium volume suitable for the mature size of the tree specimen and provide adequate drainage and aeration to encourage the tree to thrive. Trees should be located to reduce of wind speed at all levels.

To encourage and promote healthy and continuous growth.

Where features such as roads and footpaths cross or are adjacent to any retained trees, these should be designed to eliminate or minimise impacts on the canopies and rooting areas, and maximise continuity of habitat and screening effect.

To encourage the retention of existing trees and promote their continued growth.

Trees grilles must be utilised in all paved areas where the trees are set in hardstand. The grill must be consistent in design and material of adjacent site furniture and align with the orientation of the paved materials.

To ensure longevity of the paving and a consistency in the design of the public realm.

Only standard single-stem trees should be used in hardstand. Tree guards are not encouraged.

To provide clear lines of sight and access between proposed tree planting.

All trees should be secured by invisible underground guying.

To eliminate the use of intrusive above-ground anchors or wires.

Varieties of appropriate UK native species are preferred. Trees which offer wildlife habitat, food source or other ecological benefits should be favoured providing the integrity of the character area is maintained.

To encourage ecological stewardship in the design of the public realm.

All trees should be detailed to facilitate long term survival and thriving of the tree over a minimum period of:

- 15 years for roof gardens;
- 35 years for communal courtyards; and
- 75 years for public realm.

Trees should be at a girth of 400-450mm in public realm, and 250-300mm girth within gardens. Topsoil for tree pits should be minimum 600mm deep with 100mm free draining fill to bases.

All retained trees are to be protected in accordance with BS5837:2012 (or equivalent superseding standard).



✓ Tree grilles aligning with paving and utilising below-ground wires and guys



✗ Above ground wires, stakes, tree guards and other protection mechanisms



✓ Clear stem standard trees with uninterrupted lines of sight



✓ Appropriate aeration and drainage mechanisms to encourage species to thrive



✓ Native trees which provide habitat and food sources for wildlife



✗ Non-native species unless integral to site character

2.5.8 Play Strategy

A minimum amount of play space provision should be conditioned and future RMA submissions should be compliant with this condition.

To ensure the Scheme meets the GLA standards of play yield.

Play provision should be in keeping with the quality and identity broadly defined in the character areas within the Masterplan Design and Access Statement and detailed landscaping strategies to be brought forward under future RMA applications.

To ensure the intent of the character areas permeates the selection of play equipment/provision.

Timber should be a central play element material. Non-timber elements should be of subtle and muted colour, form, and texture in keeping with the character area. Consistency in material, colour, form, and texture is paramount in the entire public realm and selection of equipment should complement the tones and materiality of the built environment.

To ensure the intent of the character areas permeates the selection of play equipment/provision.

Play equipment can utilise a range of colour beyond that of general site furniture, but should incorporate elements which clearly complement other furniture, through materiality or design.

Play enclosure railings required for compliance with CBC standards, should normally be black or anthracite steel, but may include other materials or design features found with site furniture palettes, such as timber posts or signage.

Play space should:

- Comply with the guidance set out in the GLA SPG "Shaping Neighbourhoods: Play & Informal Recreation" and Play England Guidance;
- Provide the full requirement of play space within the Site;
- Be designed to avoid conflict with traffic or dogs;
- Be located in areas with passive surveillance and set away from windows to domestic dwellings;
- Not have concealed areas; and
- Be accessible to children and carers that use wheelchairs.



Natural Play

Play opportunities utilising natural materials embedded in soft landscape



Destination Play

Larger play elements for a variety of users and ages



Incidental Play

By-chance play opportunities along pedestrian paths and within planting beds

2.5.9 Signage

Designs for non-statutory signage and interpretation should be consistent with the materials and design aesthetics of the public realm and character areas.

To co-ordinate with the street furniture aesthetic.

Way-finding should not rely exclusively on text-based signage. Designs should incorporate consistent graphical symbols or icons to assist way-finding for people regardless of physical and sensory abilities. All signage should be visible to wheelchair users.

To ensure the public realm is accessible and usable by a variety of individuals.

In shared surface environments, paving should utilise a difference in materiality to exhibit walking routes. Tactile hazard warning pavings should indicate the extent of shared surfaces.

To ensure the public realm is accessible and follows best practice.

Informational signs should generally take the format of a vertical 'monolith' and should be internally illuminated.

To create a consistent way-finding aesthetic that is easily visible and accessible.

All signage and advertising within streets should be aligned with other elements of site furniture and street trees.

To create a clutter-free, clear, pedestrian environment.



- ✓ Orientation and interpretation signage should co-ordinate with other on-site elements/furniture/lighting



- ✓ Ecological learning mechanisms should be used near play areas and areas of ecologically relevant planting

2.5.10 Accessibility and legibility

All landscape spaces should be designed to be fully accessible and legible for all users.

The future RMAs should address both physical and psychological barriers to access, including the fear of crime and road danger, steep gradients, absence of seating, social exclusion and legibility of the Scheme.

Ramps and steps should be kept to a minimum throughout the Scheme.

Thresholds to doorways should be level and should be designed to meet Building Regulations and other relevant standards.

Priority must be given to pedestrians at vehicular crossovers and surface treatment should contribute to this.

Safety considerations, including tactile paving, should be given at all crossovers and level changes within a pedestrian footway.

Views to residential entrances should be identified and kept clear within the sight line.

2.6 Public Spaces

2.6.1 Playspace

Future RMAs should provide sufficient playspace and public realm to avoid any adverse effects on the demand on social infrastructure. The new public open space should be provided in order to help reduce the deficiency in the provision of public parks in the local area.

2.6.2 Secured by Design

Future RMAs should incorporate Secured by Design measures for crime prevention by adding appropriate outdoor lighting and public circulation space for natural surveillance as well as additional optional features including glazing, CCTV and secure bicycle and bin stores. Through these design and management choices adverse effects should be mitigated.



2.7 Uses

Communal entrances to residential cores should be clearly visible from the public realm.

To facilitate way-finding and improve safety and natural surveillance.

Communal entrances should provide step-free access to all dwellings, car parks, refuse and cycle stores.

To allow for inclusive access to all areas of the Scheme.

Hierarchy of entrances should be clearly expressed, differentiating between communal and private entrances.

To facilitate way-finding for both residents and visitors.

Service entrances (refuse, cycle storage, plat, car parking entrances) should be fully integrated into the overall façade composition.

To ensure that a cohesive architectural aesthetic is applied consistently across the Scheme, enhancing the external ground floor experience for those moving through the public realm.

Large areas of inactive frontage should be avoided, and service entrances should be distributed across the building frontage.

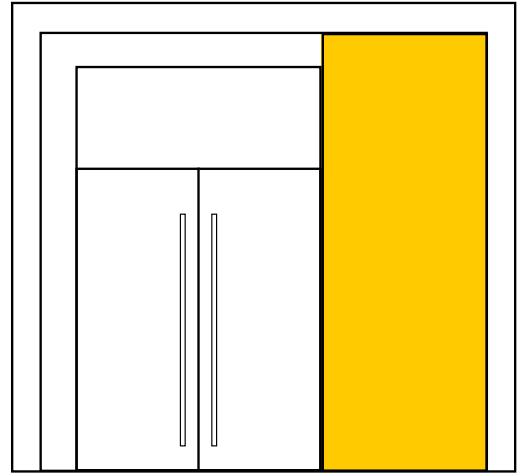
To promote active frontages and mitigate areas that might be prone to vandalised and neglect due to lack of natural surveillance.

Communal residential entrances should provide access to dwellings as well as any shared residents' amenity spaces on podium or roof levels. The necessary security measures should be in place to ensure permitted access only.

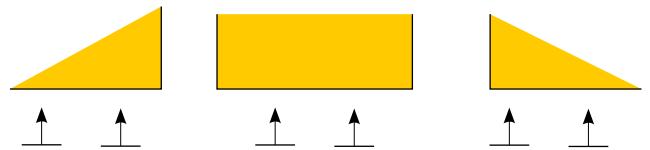
To ensure amenity spaces are accessible to all residents within the Development Parcel.



Above Example of clear expression of potential residential entrances.



Above Service entrances should be integrated into the overall composition



Above Services should be spaced to avoid unactive frontage.



Above Level entrances should be provided to all communal entrances.



Above Future RMAs should consider the mechanisms for entrance and the security of the residents.

2.8 Homes and Buildings

2.8.1 Residential quality

Future homes in RMAs are to be well designed and built to a high-quality design.

Homes should meet the minimum space standards in accordance with LP Policy D6 including Table 3.1 and Barnet SPD Sustainable Design and Construction (Section 2 Table 2.1 and Table 2.2).

2.8.2 Access

Future RMAs should provide for compliant and convenient inclusive access to meet the needs of residents and visitors.

Key access design concepts should include:

- Incorporation of principles for inclusive design wherever possible;
- Clear design and sight lines for people to navigate building entrances across the public realm;
- Spacious and wheelchair friendly entrances with wide circulation routes;
- All residential dwellings should comply with the building regulation requirements for Part M4(2) accessible and adaptable dwellings while units designed as wheelchair user dwellings should comply with Part M4(3);
- All wheelchair user dwellings located above ground floor should be served by more than one lift;
- Provision of adequate disabled parking spaces;
- Inclusion of accessible cycle parking spaces within secured and covered cycle stores;
- 1500mm wide communal corridors; and
- Step-free and convenient access to all parts of the Scheme.

2.8.3 Layout

Residential cores should serve a maximum of 8 dwellings per floor.

Layouts should seek to optimise aspect and orientation while mitigating overlooking between adjacent buildings.

Sufficient levels of daylight and sunlight should be provided for all dwellings and outside amenity space.

Future RMAs should maximise the number of dual aspect dwellings.

Allowing for improved natural ventilation, easing over-heating as well as providing opportunity for increased levels of daylight and prolonged periods of sunlight.

Any single aspect dwellings that cannot be avoided should demonstrate that all habitable rooms achieve adequate passive ventilation, privacy and daylight and how overheating can be avoided.

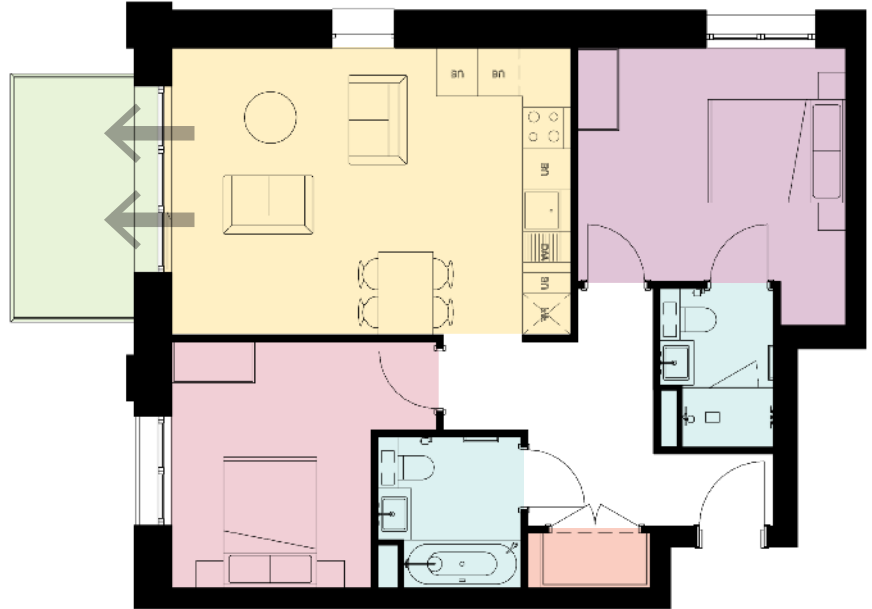
Living/dining/kitchen areas should be organised around the dwelling's private amenity space.

To maximise access to sunlight/daylight and outlook.

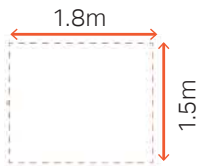
HIU, storage and bathrooms should be located closer to entrances where ever possible.

To prioritise habitable room located on the perimeter of the dwelling improving natural light and ventilation.

- Living/Dining/Kitchen
- Private amenity space
- Master bedroom
- Second bedroom
- Bathroom
- HIU Cupboard



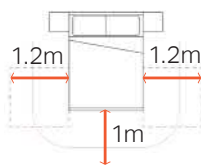
Plan of typical 2B 4P dwelling .



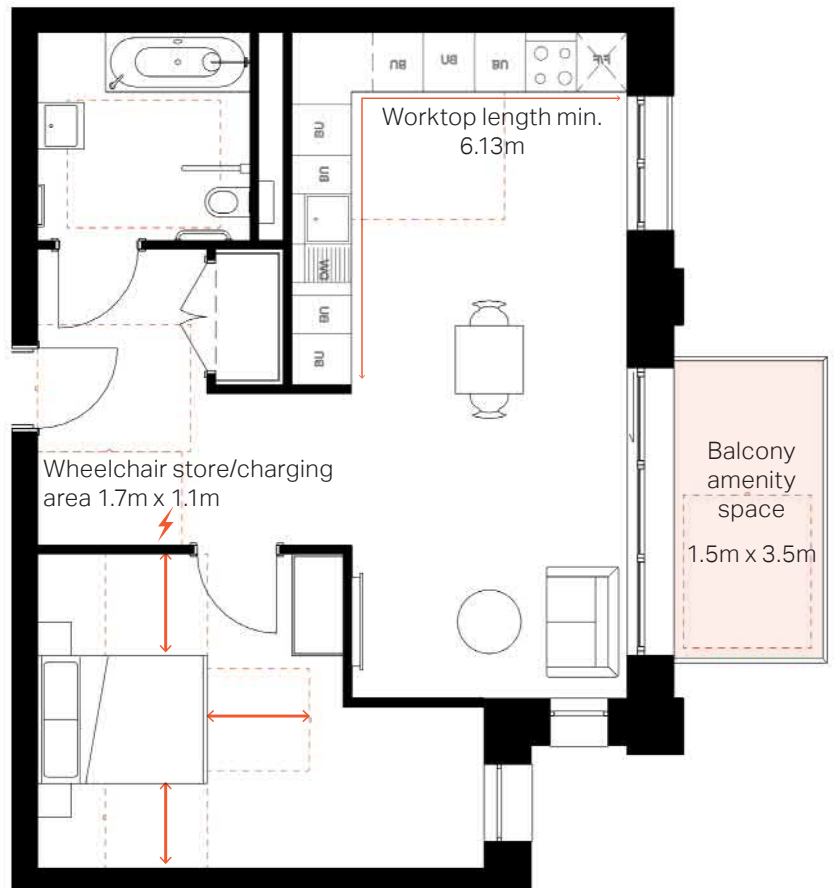
180° Turning space provision - minimum **clear turning zone** inside the entrance area, in front of the door when closed.



1.2m x 1.2m clear activity zone - minimum 1.2m x 1.2m **manoeuvring space** inside bedroom doorways, clear of the bed and the door.



Minimum 1m wide **clear access zone** to both sides and the foot of the bed and in front of all furniture and a minimum 1.2m x 1.2m **manoeuvring space** on both sides of the bed in principal double bedroom.



Plan of typical Category M4(3) Wheelchair dwelling with key manoeuvring spaces and activity zones highlighted.

2.8.4 Private amenity space

All dwellings should be provided with private outdoor space in the form of balconies, terraces or winter gardens.

Due to the recent adoption of the London Plan and the advanced stage of the EBLP, the Design Code adopts the LP Policy D6 and EBLP Policy CDH07 for amenity provision.

Ground floor residential dwellings should be accessed directly through own front doors should allow for integrated refuse storage within the private amenity space.

To further activate ground floor frontages along the open public space and landscaped routes through the Site.

2.8.5 Security and privacy

All ground floor residential dwellings which front public realm should be provided with defensible space acting as a buffer zone between the private residential accommodation and the active public realm.

This creates inclusive streets and a sense of community but continues to provide public amenity.

Residential dwellings should be arranged to allow for natural surveillance of the public realm and communal amenity spaces while also reducing overlooking or private spaces.

Boundary treatments between defensible spaces and public realm should:

- Allow for an element of transparency and avoid continuous solid boundary treatments;
- Metal railings, gates, dwarf walls and planting should be used to provide transparency while glass should not be used;
- Boundary treatments should be a maximum of 1m in height.

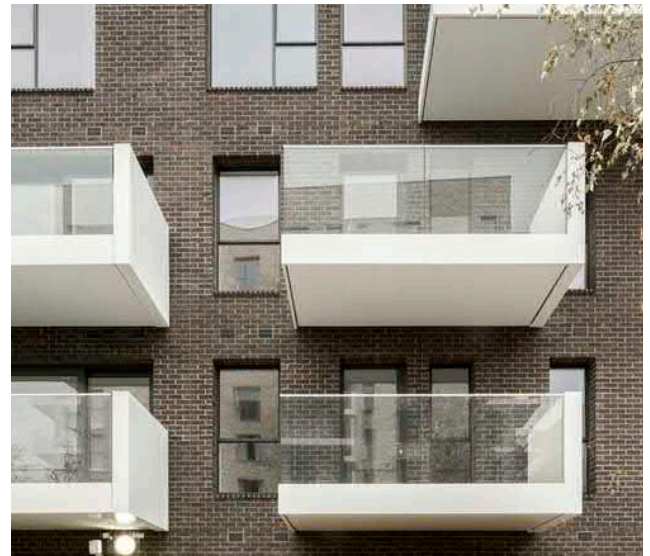
Future RMAs should be designed in accordance with the layout and design principles of Secured by Design (SBD).

The following features should be adopted to improve safety and security and help minimise crime:

- Maximise overlooking/passive surveillance through the layout of the building and window locations, particularly those overlooking entrances;
- The buildings designed with clear sight lines in mind to optimise visibility distances;
- Clear glazing at street level to encourage passive surveillance;
- All residents' communal spaces should be accessed via encrypted fob;
- All doors and windows to ground floor dwellings as well as dwellings accessible from communal courtyards to be designed to PAS24 security rating;
- Secure PAS24 rated doors should be provided to all refuse and cycle stores, core entrance doors and front doors to dwellings on upper levels;
- Where residential entrances are recessed at ground floor, these should be made as wide as possible to increase visibility and minimize hiding places;
- All residents' cycle storage should be located in covered, secure areas with racks allowing bikes to be locked in two places;
- Defensible space should be provided to dwellings at ground floor level, although these are designed to avoid potential hiding places; and
- Footpaths, routes and public spaces should be well-lit at night to the appropriate standards.



✓ Metal balustrades preferred to complement the material palette



✗ Glazed balustrades are not permitted



PAS24 Security doors to be used for all communal service areas



Defensible space to be allocated to ground floor apartments.



Example of multi-tiered cycle storage solutions that may be possible in future RMAs.



Paths should be well lit at night to an appropriate standard.

2.8.6 Daylight, sunlight and overlooking

The positioning, orientation and massing of the Scheme is inherently designed in order to mitigate adverse effects to neighbouring sensitive receptors. The development of the maximum height and plot parameters have been arranged to minimise the impacts on neighbouring properties as well as to allow for good levels of amenity within the proposed accommodation and open spaces. Future RMAs should submit detailed daylight, sunlight and overshadowing assessments for each Development Parcel as it comes forward.

2.8.7 Overheating

The Scheme has been orientated to limit the amount of exposed façades orientated directly to the South and West. The apartments should encourage cross ventilation through the apartment and the glazing to solid ratio in the façade should be balanced to limit solar gain without restricting heat loss. To this extent CIBSE TM 59 calculations should be undertaken in RMAs to demonstrate that the dwellings overheating performance is better than current Building Regulations requirements.

2.8.8 Air quality

Future RMAs should adhere to good principles of design with regard to minimising emissions and the reduction of impacts on local air quality:

- Effective spatial planning – the new dwellings should be located in an area well connected to public transports, and local workplace, schools, shopping and leisure facilities, which should reduce the need to travel by car;
- Provision of cycling parking facilities to encourage sustainable transport;
- Building design and layout – open space area and commercial facilities situated between the road sources to minimising exposure to future occupants; and
- Provision of all-electric powered space heating and cooling with the Scheme.

2.8.9 Climate change

Materials with lower embodied carbon should be incorporated within the design, where appropriate, during future RMAs, such as locally sourced products and materials with a higher recycled content. Furthermore, the durability of materials should be considered to reduce energy consumption and maintenance requirements. External materials that can withstand changes to temperature and precipitation should be specified.

The Outline Energy Assessment details several energy saving design elements which can reduce greenhouse gas emissions from the operational phase of the Scheme. These elements include: improved fabric "U" values; improved air tightness; minimised cold bridging optimising of glazing; communal heating system; high efficiency ventilation systems; low energy lighting; smart meters, and air source heat pumps.

Allowance should be made for increase in surface water flows in drainage design due to climate change and incorporation of Sustainable Drainage Strategy (SuDS), such as swales, green roofs and water attenuation tanks.

2.8.10 Ground conditions and contamination

Specification of concrete used in foundations and building structures should be selected based on the results of the chemical composition of the Site's soil and groundwater. Guidance is provided by the Building Research Establishment series 'Concrete in Aggressive Ground'.

2.8.11 Noise and vibration

Due to the close proximity of the railway lines toward the east of the Development Plots, appropriate glazing and ventilation specifications, and façade insulation design should be incorporated into the detail design of future RMAs. Through the incorporation of these measures, the impact from both transport noise sources as well as surrounding existing commercial activities affecting future occupants can be mitigated and the internal ambient noise criteria can be achieved.

Fixed Plant and Building Services: Building services plant should be designed to achieve operational limits consistent with the requirements of BS 4142 which may require mitigation to be incorporated into the fixed plant design. The specification of plant machinery with low noise emission and properly attenuated supply and extract terminations should help to mitigate noise emissions. The use of enclosures, local screening, mufflers and silencers should also be used as appropriate. Where the noise exhibits any such acoustic features then the relevant penalty/ correction should be applied in accordance with BS 4142 so that the resultant rating level falls within any applicable limit levels.

2.9 Resources

Any proposals brought forward should demonstrate following the energy hierarchy of:

- reducing the need for energy through passive measures including form, orientation and fabric;
- using energy efficient mechanical and electrical systems, including heat pumps, heat recovery and LED lights; and
- maximising renewable energy especially through decentralised sources, including on-site generation and community-led initiatives.

The Scheme should follow the principles of whole life carbon assessment and the circular economy, reducing embodied carbon and waste and maximising reuse and recycling

A well-designed place is durable and adaptable, so that it works well over time and reduces long-term resource needs. The re-use and adaptation of existing buildings reduces the consumption of resources and contributes to local character and context.

New construction techniques (MMC etc.) may contribute towards improving efficiency, productivity and the quality of new homes and buildings. These include the off-site manufacture of buildings and components using innovative and smart technologies, supported by digital infrastructure.

Landscape - Well-designed public and open spaces incorporate planting, structures and water for comfort. They create shade and shelter for their users, improve air quality and mitigate the effects of pollution. Deciduous trees provide shade to buildings, helping to manage solar gain when needed in summer months. These landscape features also contribute to reducing the 'heat island' effect whereby the temperatures in built up areas are significantly higher than outside them.

2.10 Life Span

Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan. They have an emphasis on quality and simplicity.

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