



1.1 Compliance with the Design Code

1.1.12 Privacy.

A series of design principles to ensure resident's privacy have been set out in Design Code Section 3.8.

The proposed Block 6 design fully adheres to these design principles.

Design Code: Key Takeaways

- 1 Appropriate distances are proposed between habitable rooms to avoid direct overlooking. Refer to 2.1.1 Proposed Layout in this document for relevant distances annotated on the plan. *In compliance with 3.8.2 of the Design Code.*
- 2 The separation between the proposed blocks on side elevations is 7m. The proposed arrangement incorporates dual aspect layouts and no windows on the side elevation of the townhouses. *In compliance with 3.8.3 of the Design Code.*
- 3 The proposed raised level of residential units above the street level facing the public realm provides additional privacy for residents.
- 4 Defensible spaces are incorporated throughout the proposal especially where residential façades face the communal podium garden. Refer to Landscape Design Section 2 of this document for details. *In compliance with 3.8.4 of the Design Code.*



Proposed Ground Floor Plan (extract).

1.1 Compliance with the Design Code

1.1.13 Active Frontage.

A series of design principles for active frontage have been set out in Design Code Section 3.12.

The proposed Block 6 design adheres to these design principles.

Design Code: Key Takeaways

- 1 Active frontages are maximised across the proposal. *In compliance with 3.10.1 of the Design Code.*
- 2 Residential entrances (both private and communal) are provided at ground level along public routes. Habitable room windows, due to site levels, are provided where possible i.e. at raised ground level along Royal Elm Gardens and southern areas of mews street. *In compliance with 3.10.2 to 3.10.3 of the Design Code.*

1.1.14 Gaps Between Buildings.

A series of design principles for gaps between buildings have been set out in Design Code Section 3.12.

The proposed Block 6 design adheres to these design principles.

Design Code: Key Takeaways

- 1 The gaps between the blocks are provided along Royal Elm Gardens elevation and Royal Elm Terrace elevation for visual permeability and direct connection between the communal garden and Royal Elm Gardens. *In compliance with 3.12.1/ 3.12.3/ 3.12.5 of the Design Code.*
- 2 The gaps between the blocks are provided to enhance sun penetration into the courtyard, especially the gap located along Royal Elm Gardens (southeast). *In compliance with 3.12.2 of the Design Code.*
- 3 The architectural language employed in the design of the gaps aligns with the overall building design. This ensures that the gaps are perceived as an integral part of the building composition. *In compliance with 3.12.4 of the Design Code.*

1.1 Compliance with the Design Code

1.1.15 Windows.

A series of design principles for windows have been set out in Design Code Section 3.13.

The proposed Block 6 design adheres to these design principles.

Design Code: Key Takeaways

- 1 The proposed windows have been determined by daylight and sunlight analysis and overheating analysis with testing at initial stages. *In compliance with 3.13.1 and 3.13.5 of the Design Code.*
- 2 A limited range of windows is proposed across Block 6. Two windows widths are proposed: single and double. For linear blocks, full height windows are proposed across base and middle. The same width windows of more vertical proportions (incorporating opaque glazed panel above) are proposed on the top floor. Townhouses have also smaller windows proposed to respond to smaller grain. *In compliance with 3.13.2 of the Design Code.*
- 3 Window frames and doors are proposed in dark brown, coordinated with the colour of the proposed aluminium panels. *In compliance with 3.13.3 of the Design Code.*
- 4 Generous window reveals are proposed at the base and middle. On the top floor, windows are proposed flush with aluminium panelling, in line with the architectural intent. *In compliance with 3.13.4 of the Design Code.*

1.1 Compliance with the Design Code

1.1.16 Balconies.

A series of design principles for balconies have been set out in Design Code Section 3.15.

The proposed Block 6 design adheres to these design principles.

Design Code: Key Takeaways

- ① A variety of balconies is proposed including recessed and projecting balconies. *In compliance with 3.15.1 of the Design Code.*
- ② A secondary not north facing balcony is proposed to the majority of dual aspect units, which include a north facing balcony. *In compliance with 3.15.2 of the Design Code.*
- ③ Concealed/ internal drainage is proposed for all balconies larger than 6sqm. *In compliance with 3.15.2 of the Design Code*
- ④ All balustrades' heights are proposed at min. 1.1m. All roof top terrace parapets have additional balustrade proposed at 1.1m for compliance with building regulation requirements.
- ⑤ A mix of metal railing balustrades and perforated metal panel balconies is proposed to enhance individuality and balance visual permeability. *In compliance with 3.17.1 of the Design Code.*

1.1 Compliance with the Design Code

1.1.17 Cycle Storage.

A series of design principles for Cycle Storage have been set out in Design Code Section 3.12.

The proposed Block 6 design adheres to these design principles.

Design Code: Key Takeaways

- 1 A convenient and generous space for cycle storage is provided internally, at Lower Ground Floor. *In compliance with 3.16.1 to 3.16.2 of the Design Code.*
- 2 The storage has provision for 92 spaces and exceeds RBC Cycle Parking Standards. *In compliance with 3.16.3 of the Design Code.*
- 3 A mix of stacked cycle racks and Sheffield stands is provided. *In compliance with 3.16.4 to 3.16.5 of the Design Code.*
- 4 Proposed cycle storage is accessed internally via residential cores and car park. The route out is proposed through dedicated external doors adjacent to the store. *In compliance with 3.16.6 of the Design Code.*
- 5 Proposed cycle storage has level access. *In compliance with 3.16.8 of the Design Code.*

1.1.18 Rainwater Pipes

A series of design principles for rainwater pipes have been set out in Design Code Section 3.17.

The proposed Block 6 design adheres to these design principles.

Design Code: Key Takeaways

- 1 Rainwater pipes draining the roofs are located internally, in a central riser. *In compliance with 3.17.1 of the Design Code.*

1.1 Compliance with the Design Code

1.1.19 Plant Rooms and Ancillary, Utilities.

A series of design principles for Plant Room, Ancillary and Utilities have been set out in Design Code Section 3.18 and 3.19.

The proposed Block 6 design adheres to these design

Design Code: Key Takeaways

- 1 Hit and miss brick detailing is proposed for the car park ventilation along the perimeter of the block. The same dark brown brick used for the base is used for the hit and miss detailing. All external ancillary doors are proposed in brown matching aluminium panelling across the scheme. *In compliance with 3.18.2 to 3.18.6 of the Design Code.*
- 2 Proposed substations are located within the building envelope or semi basement car park. *In compliance with 3.18.8 of the Design Code.*
- 3 All incoming services are proposed to run in internal risers. *In compliance with 3.19.1 of the Design Code.*
- 4 Ceramic air bricks are proposed. *In compliance with 3.19.2 of the Design Code.*

2. Landscape and Public Realm Design

This section sets out how the proposed detailed design of Block 6 complies with the instructions set out in Chapter 4, Landscape and Public Realm Design of Design Code.

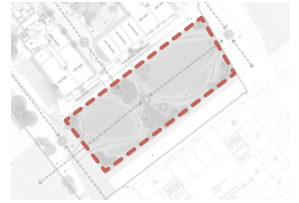
2.1 Compliance with the Design Code

2.1.1 Royal Elm Garden.

The layout of the Royal Elm Garden has been set out in Section 4.1 of the Design Code, with its key principles embedded in the design. The accompanying illustrative plan, supported by the general arrangement CAD drawing, provides a summary of the main takeaways. The proposed layout fully adheres to these guidelines.

Design Code: Key Takeaways

- 1 Royal Elm Park's design integrates long views and sightlines through strategic layout for a high-quality, engaging space.
In compliance with 4.1.1 to 4.1.2 of the Design Code.
- 2 Passive surveillance is enabled by clear visibility and thoughtful planning for safety and security.
In compliance with 4.1.5 of the Design Code.
- 3 The design creates inclusive spaces for all ages and abilities.
In compliance with 4.1.7 of the Design Code.
- 4 The design integrates art and storytelling to reflect local identity, and includes flexible areas to encourage community interaction. *In compliance with 4.1.6 to 4.1.10 of the Design Code.*
- 5 The design prioritises safe, accessible walking and cycling by following desire lines, limiting vehicle access, using calming materials, and connecting to wider networks.
In compliance with 4.1.11 to 4.1.17 of the Design Code.
- 6 Formal and Incidental play are integrated into the landscape, combining play value with visual appeal, and supported by sculptural features that enhance placemaking.
In compliance with 4.1.31 to 4.1.35 of the Design Code.
- 7 Fire and service access must be accommodated discreetly, ensuring the space remains visually appealing and functions primarily as an attractive park, with access designed for infrequent use. *In compliance with 4.1.44 of the Design Code.*
- 8 Attenuation systems should be visually integrated into the park using solutions like basins and geocellular storage, with tree planting coordinated to protect drainage infrastructure.
In compliance with 4.1.45 to 4.1.48 of the Design Code.
- 9 Durable, cohesive materials and permeable surfaces define spaces subtly, while soft landscaping covers 50% of the area with biodiversity-friendly planting and well-placed trees.
In compliance with 4.1.36 to 4.1.43 of the Design Code.



Illustrative plan

2.1 Compliance with the Design Code

2.1.1 Royal Elm Garden.

Design Quality and Character

The design quality and character of Royal Elm Gardens draw on the principles of the Design Code, adopting a nature-led approach to create a distinctive and engaging garden setting. The adjacent precedent images illustrate the proposed look and feel.

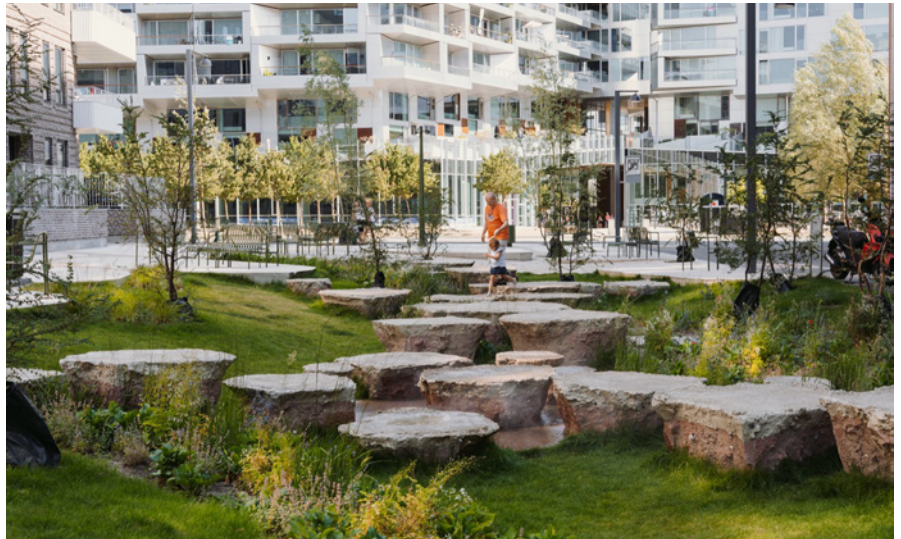
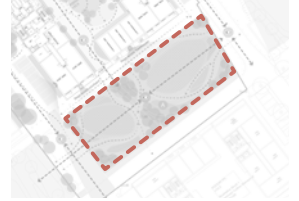
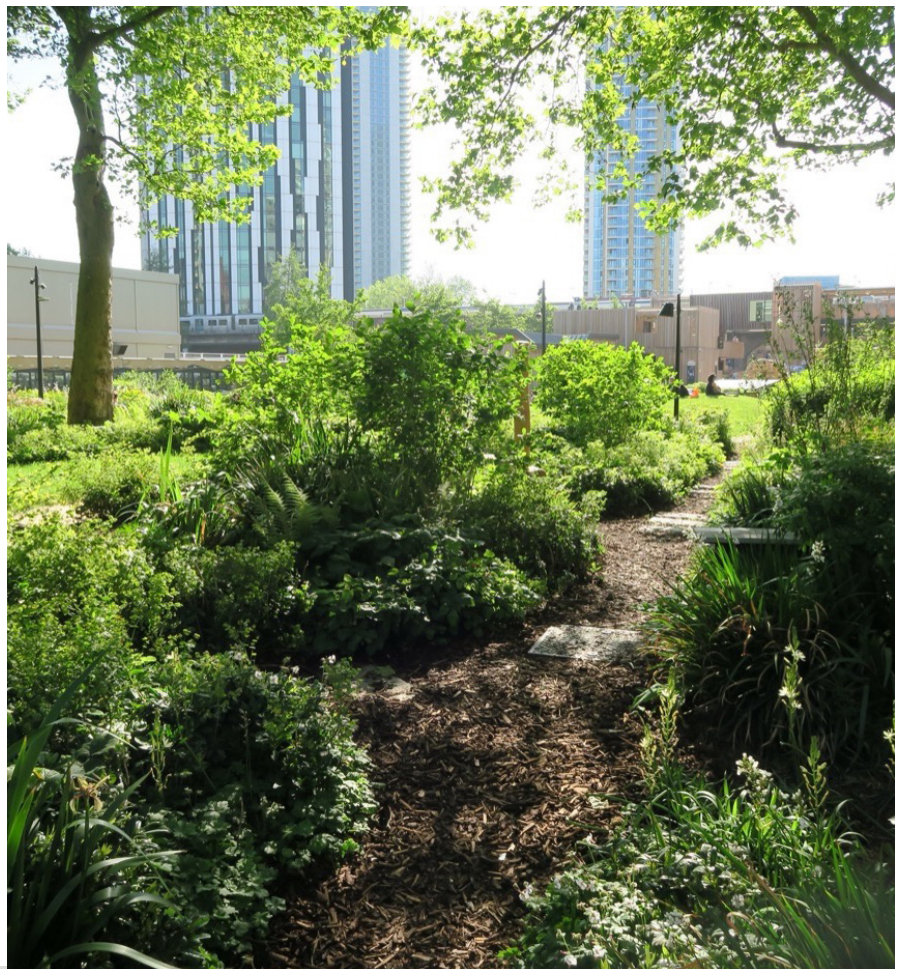


Fig. 1 Precedent Imagery



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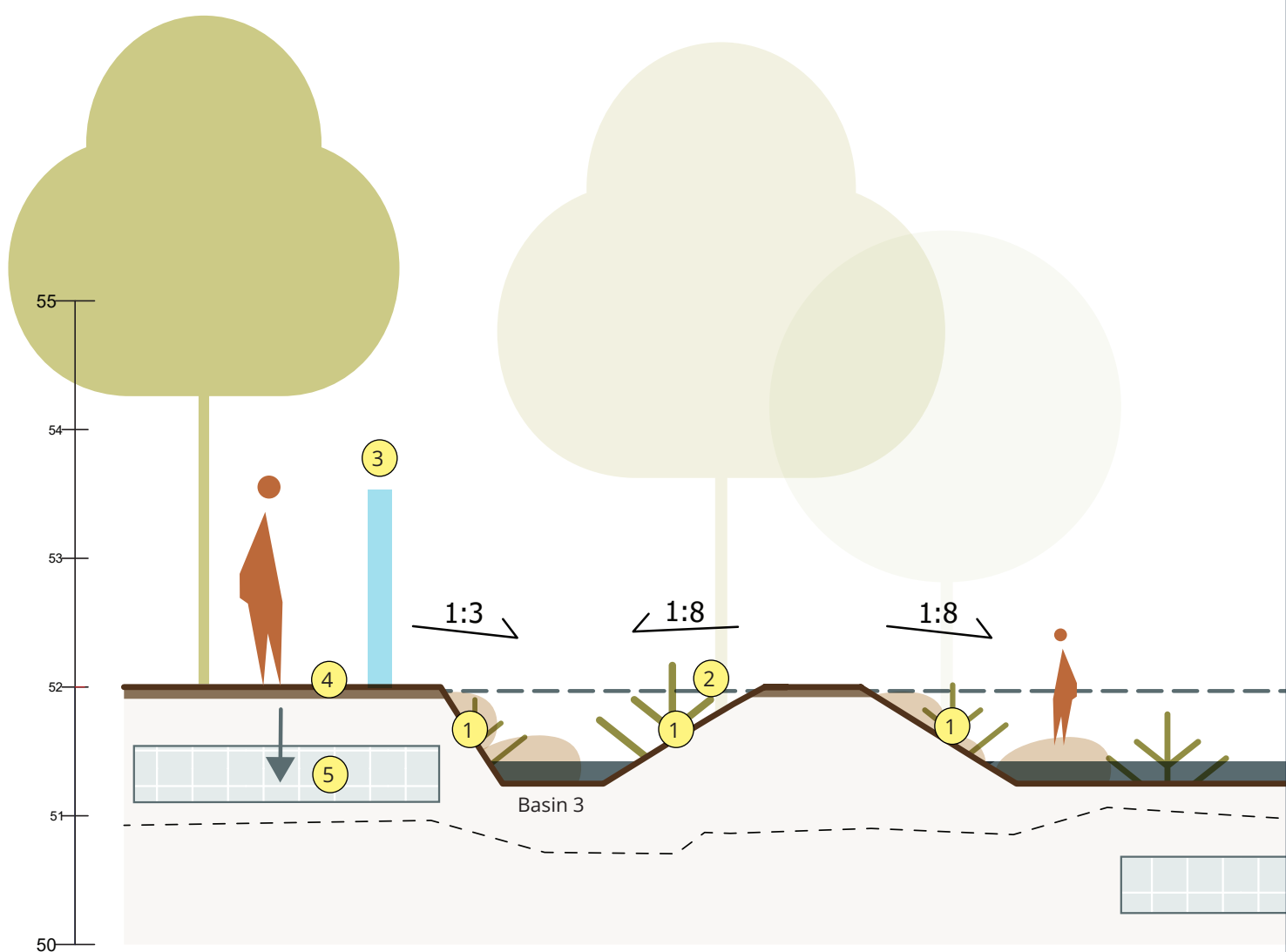


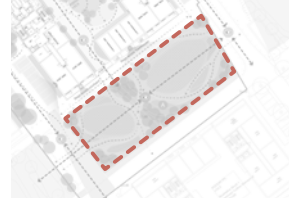
2.1 Compliance with the Design Code

2.1.2 Indicative Basin Strategy.

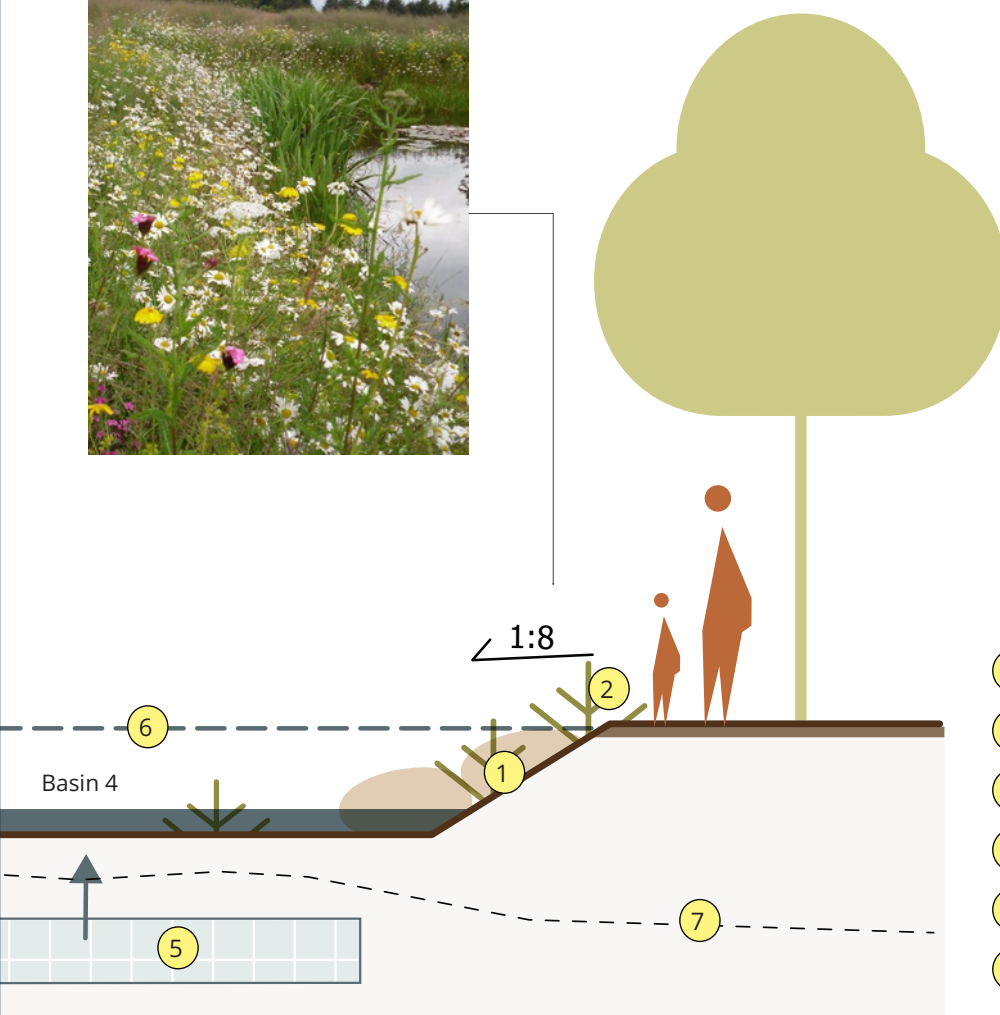
The Royal Elm Garden is primarily defined by two retention basins (basin 3 and basin 4), which form a key component of the site's drainage strategy. In line with the DAS and the reserved matters application, these basins have been designed to provide the same storage capacity while adopting a more naturalistic character. The design includes planted, soft-edged basins with gentle slopes to enhance safety. Additional safety measures are provided through buffer planting and the integration of educational elements.

The design also responds sensitively to the existing site levels. The illustration section below showcases the drainage principle and demonstrates how it is softened through a more landscape-led approach. Please note that the illustration is not to scale and serves only to indicate the design principle adopted. For detailed technical information, please refer to the drainage capacity documentation provided by drainage engineers.





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- ① Gentle slope as safety measure
- ② Planting buffer as safety measure
- ③ Educational element as safety measure
- ④ Permeable paving
- ⑤ Attenuation tank
- ⑥ Indicative projected water level
- ⑦ Existing level

2.1 Compliance with the Design Code

2.1.3 Residential Courtyard.

The layout of the Residential Courtyard of Block 6 has been set out in Section 4.2 of the Design Code, with its key principles embedded in the design. The accompanying illustrative plan, supported by the general arrangement CAD drawing, provides a summary of the main takeaways. The proposed layout fully adheres to these guidelines.

Design Code: Key Takeaways

- 1 Homes facing the courtyard include well-defined defensible spaces that balance privacy and openness, using integrated boundary treatments that enhance the landscape. *In compliance with 4.2.1 to 4.2.3 of the Design Code.*
- 2 The courtyard includes 100m² of integrated doorstep play, spaces for socialising and outdoor gatherings, and quiet, nature-filled spots for relaxation. *In compliance with 4.2.4 to 4.2.7 of the Design Code.*
- 3 Direct DDA compliant access to courtyard from building is provided. *In compliance with 4.2.8 of the Design Code.*
- 4 Direct access from courtyard to Royal Elm Gardens is provided through a secure gate. *In compliance with 4.2.9 of the Design Code.*
- 5 Visual connections between Royal Elm Gardens and the courtyard are enhanced through carefully designed thresholds. *In compliance with 4.2.10 of the Design Code.*
- 6 A mix of shade trees and sheltered spots creates comfortable microclimates with a balance of sun, shade, and wind protection. *In compliance with 4.2.11 to 4.2.12 of the Design Code.*
- 7 Creative elements like public art, sculptural play, and local detailing are integrated throughout amenity spaces to strengthen local identity and create moments of interest, interaction, and enjoyment. *In compliance with 4.2.13 to 4.2.14 of the Design Code.*
- 8 Low-level, warm-toned LED lighting should be strategically used along key routes, entry points, and gathering areas to enhance safety while preserving a residential ambience, minimizing glare, light pollution, and impacts on wildlife and habitats. *In compliance with 4.2.15 to 4.2.16 of the Design Code.*
- 9 Use durable, low-maintenance materials with varied textures and a soft, garden-like palette, complemented by layered, climate-appropriate planting that supports biodiversity and creates a rich, year-round sensory experience. *In compliance with 4.2.17 to 4.2.24 of the Design Code.*