

## 5.2.4 Eastern Square

Eastern Square / Primary Public Space Min 1000sqm

-  Existing TPO Trees to be Retained
-  New Tree Planting
-  Primary route.  
Cycle/pedestrian/emergency + maintenance route  
width 4.5m
-  Secondary Pedestrian Links 2m min
-  Vehicular and Service Route Pedestrian Priority  
Min width 6m + 2m footway
-  Vehicular and Service Route  
Min width 6m + 2m footway
-  Tree and Shrub Planting to form attractive backdrop  
Min Width/Depth 6m
-  Residential planting threshold : Min width 2m
-  Residential Access
-  Water Play Feature
-  Seating Areas
-  Infrastructure Boundary Planting : Min width 4m
-  High quality surface finish to public realm  
fully accessible gradients

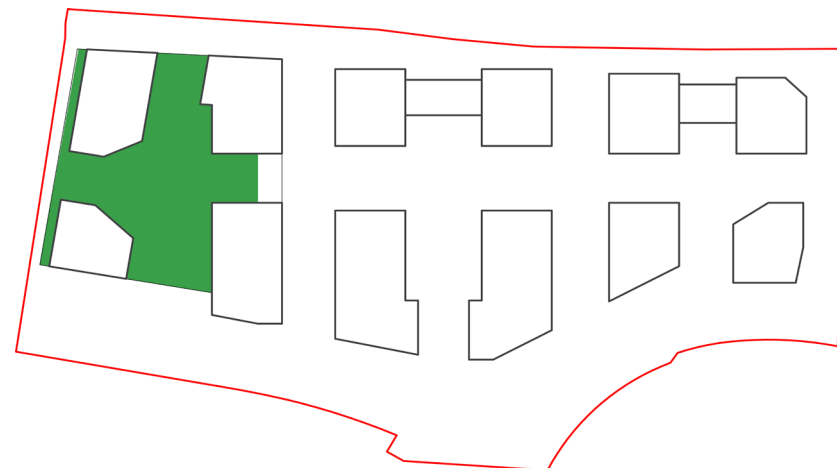


## 5.2.5 Western Courtyard

### Western Courtyard

The Western Courtyard will provide a resident communal space, with seating, communal facilities, a lawn areas and doorstep play opportunities.

Location Plan:



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#### **Location:**

*Located in the heart of the western sector of the site.*

#### **Function:**

*Residents communal courtyard space for play and community events.*

#### **Size:**

*Circa 25m long and 40m wide  
Minimum area 1000 sq m*

#### **Features:**

*Garden Rooms providing sunny dwell spaces  
Garden Rooms providing shaded dwell spaces  
Door Step Play  
Water Management integrated into blue green roofs  
Thresholds to residential apartments  
Central Open Space  
Lawn for play and recreation  
Maintenance Access*

#### **Sunlight Requirements:**

*21st March : To achieve 2 hours and greater of sunlight to ground for a minimum of 40% of the overall area.  
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.*

#### **Street Tree Planting:**

*Ornamental and seasonally interesting planting with emphasis on spring blossom and autumn colour  
Medium height*

#### **Planting:**

*Grasses and herbaceous planting providing soft pastel colours reflecting the colours of iced biscuits and reference to Huntley Palmer biscuit heritage.*

#### **Materials:**

*Buff porcelain or natural stone paving  
Metal upstand planters*

## 5.2.5 Western Courtyard

Western Courtyard / Community Garden Min Area 1000sqm



New Tree Planting



High quality surface finish to public realm  
fully accessible gradients  
Provides circulation to terrace min 2m wide routes



Tree and Shrub Planting to form attractive backdrop  
Min Width/Depth 6m



Residential planting threshold: Min width 2m



Residential Access



Doorstep Play Space: Min Area 250sqm



Lawn



Seating Areas



Stepped access to Green Streets

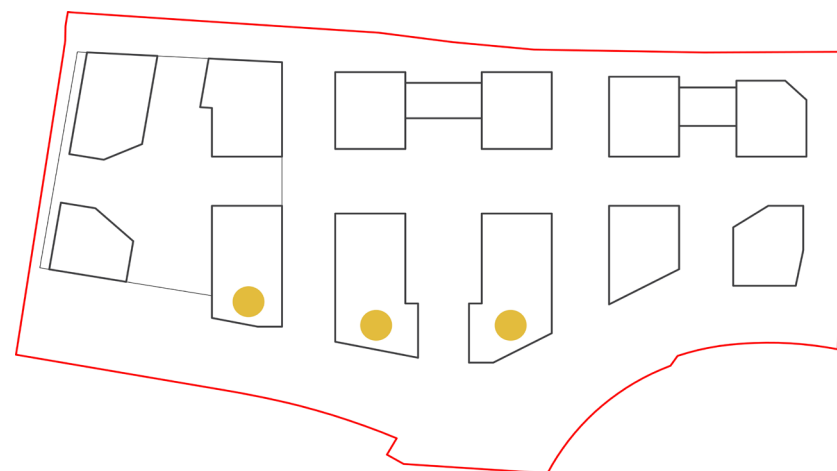


## 5.2.6 Residents Terrace

### Residents Terrace

The residents terrace is to provide an attractive green space offering seating opportunities, views and space for informal play in a green and natural setting.

Location Plan:



#### **Location:**

*Residents Terrace are located along the southern boundary*

#### **Function:**

*Residents amenity space for quiet recreation and informal play.*

#### **Size:**

*Minimum 175 sq m*

#### **Features:**

*Seating  
Door Step Play  
Planting  
Pavilion*

#### **Sunlight Requirements:**

*21st March : To achieve 1-1.5 hours or greater of sunlight to ground for minimum of 40% of the overall area.  
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.*

#### **Street Tree Planting:**

*Ornamental and seasonally interesting species with emphasis on spring blossom and autumn colour  
Small / Medium height*

#### **Planting:**

*Grasses and herbaceous planting providing soft pastel colours reflecting the colours of iced biscuits and reference to Huntley Palmer biscuit heritage.*

#### **Materials:**

*Buff porcelain or natural stone paving  
Metal upstand planters*

#### **Street Furniture:**

*FSC certified timber including large elements to reflect railway heritage.*

## 5.2.6 Residents Terrace

### Residential Terrace

Minimum area: 175m<sup>2</sup>

-  Tree and shrub planting to provide attractive backdrop
-  Seating (various aspects)
-  Residential access

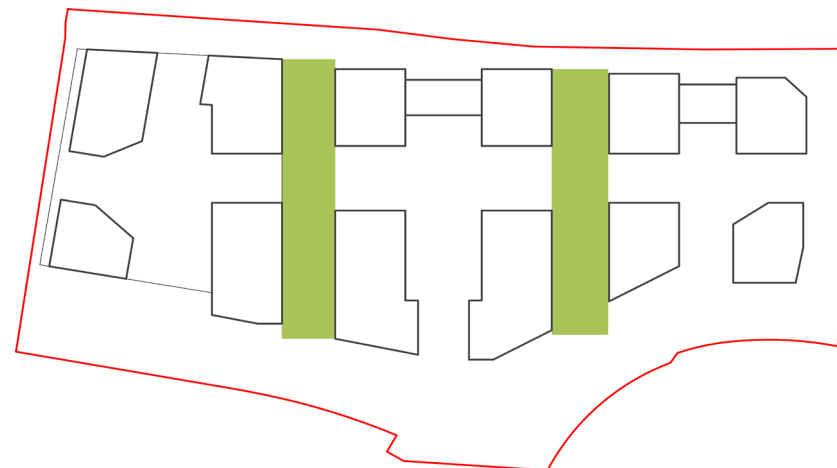


## 5.2.7 Green Streets

### Green Streets

A series of green streets provide north south connections through the development linking residents to Plummery Gardens, the Woodland Gardens, and the northern boundary beyond.

Location Plan:



Macgregor Smith

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### Location:

*Green streets connect the north and south edges of the site.*

### Function:

*Shared cycle and pedestrian route  
Door Step Play  
Visitor Cycle Parking  
Informal seating spaces  
Maintenance and Fire Access*

### Size

*Length varies and circa 16-20m wide*

### Features:

*Garden Rooms providing sunny dwell spaces  
Garden Rooms providing shaded dwell spaces  
Water Management integrated into rain gardens  
Street tree species  
Thresholds to building entrances*

### Green Street Sunlight Requirements:

*21st March : To achieve 2 hours and greater of sunlight to ground for minimum of 40% of the overall area.  
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 60% of the overall area.*

### Street Tree Planting:

*Pioneer planting character to reflect the railway heritage of the site, including larger growing trees in to provide shade and structure to these key streets.*

### Planting:

*Pioneer planting character to reflect the railway heritage of the site, including a mix of grasses and herbaceous plant species.*

### Materials:

*High quality pre-cast concrete blocks  
Resin bound gravel to informal and incidental pathways*

### Street furniture:

*FSC certified timber including large elements to reflect railway heritage.*

## 5.2.7 Green Streets

### Green Streets / Secondary Links

-  Primary route.  
Cycle/pedestrian/emergency + maintenance route  
width 4.5m
-  Vehicular and Service Route Pedestrian Priority  
Min width 6m + 2m footway
-  High quality surface finish to public realm  
fully accessible gradients
-  New Tree Planting
-  Tree and Shrub Planting to form attractive  
backdrop: 6m minimum width / depth
-  Residential planting threshold: 2m minimum width
-  Residential Access
-  Doorstep Play Space: 250m<sup>2</sup> minimum area
-  Seating Areas
-  Infrastructure Boundary Planting: 4m minimum  
width

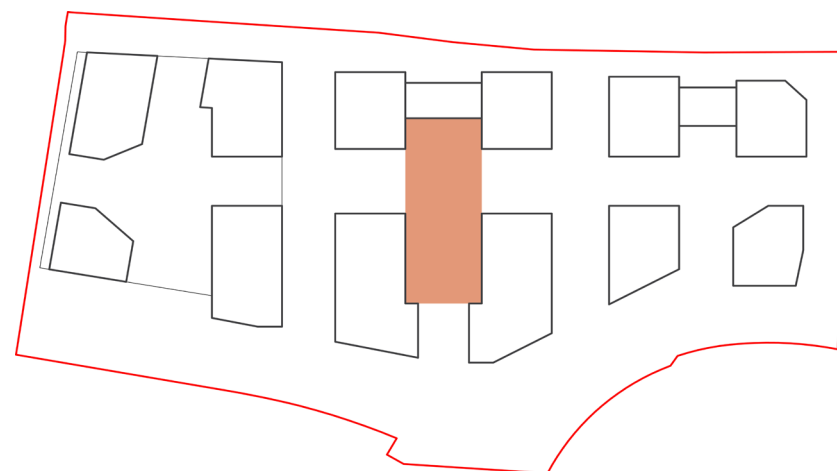


## 5.2.8 Woodland Garden

### Woodland Garden

The central courtyard will form a local connector route through the centre of the development, providing doorstep play and more reflective spaces for residents, set against a generous green backdrop with a woodland character.

Location Plan:



Macgregor Smith

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#### **Location:**

*Linear route east-west through the centre of the development linking east and west public spaces, with generous breakout spaces for play, planting and seating.*

#### **Use and Function:**

*Shared cycle and pedestrian route linking primary and secondary courtyards  
Linear Public Space providing a connection through the middle of the development  
Maintenance and Fire Access*

#### **Size:**

*Circa 60m long and 20m-30m wide*

#### **Features:**

*Integrated children's play  
Garden Rooms providing sunny dwell spaces  
Garden Rooms providing shaded dwell spaces  
Water Management integrated into green blue roofs  
Street trees extend through the gardens connecting tree canopy to the east  
Thresholds to residential building entrances*

#### **Sunlight Requirements:**

*21st March : To achieve 1-1.5 hours or greater of sunlight to ground for minimum of 40% of the overall area.  
The target is purposefully set lower to provide for areas of shade to adapt to climate change.  
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.*

#### **Street Tree Planting:**

*Woodland planting character to include woodland shade tolerant understory and medium height trees to large growing trees to intersections.*

#### **Planting:**

*Pioneer planting character to reflect the railway heritage of the site, including a mix of grasses and herbaceous plant species.  
Large Lawns with clover rich mix*

#### **Materials:**

*High quality pre-cast concrete blocks  
Resin bound gravel to informal and incidental pathways*

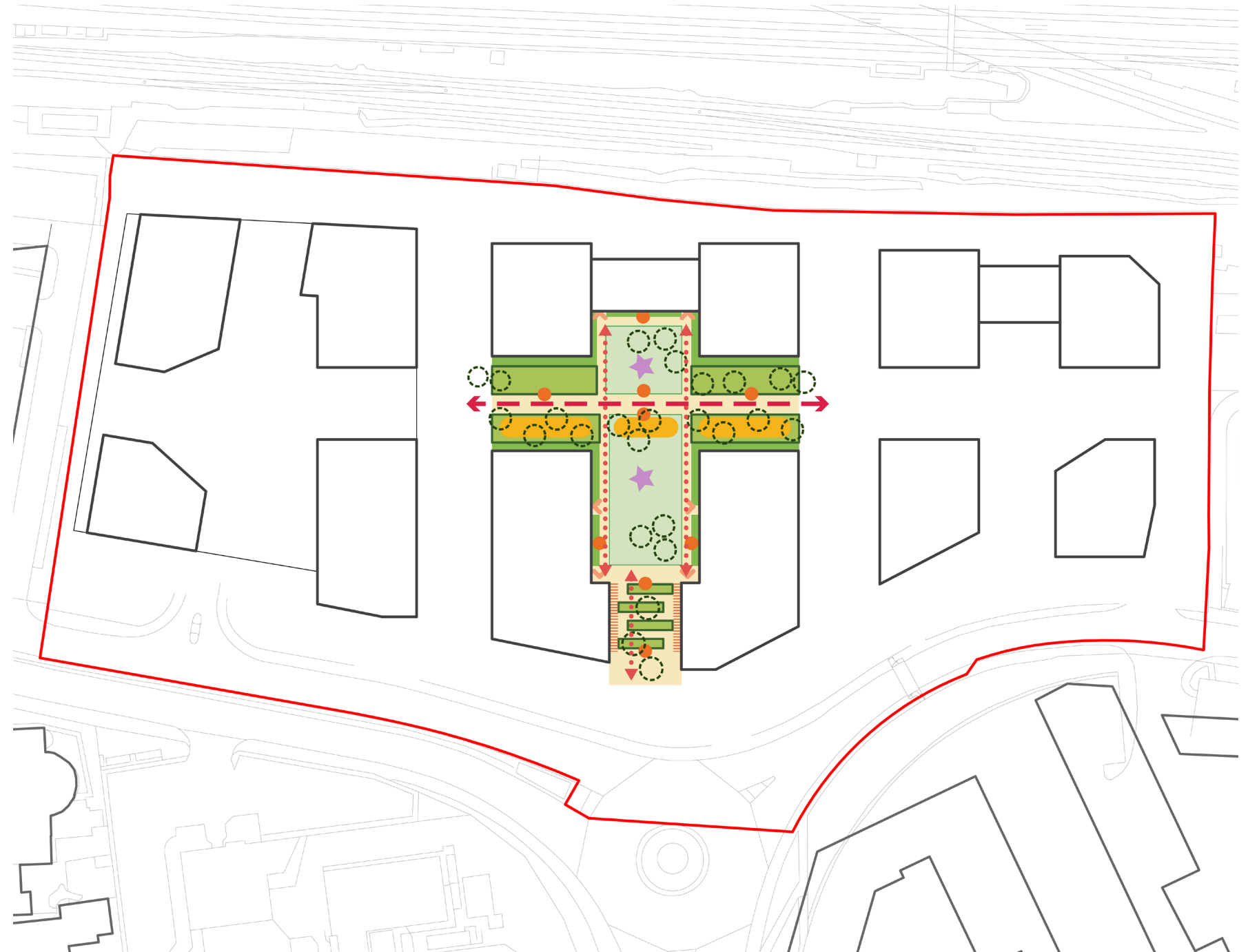
#### **Street furniture:**

*FSC certified timber including large elements to reflect railway heritage.*

## 5.2.8 Woodland Garden

### Green Streets / Secondary Links

-  New tree Planting
-  Tree and Shrub Planting to form attractive backdrop  
Min Width/Depth 6m
-  Residential planting threshold  
Min width 2m
-  Doorstep Play: 250m2 minimum size
-  Social Space: 80m2 minimum size  
BBQ/Communal Seating
-  Seating areas
-  Residential access
-  Primary route.  
Cycle/pedestrian/emergency + maintenance route  
width 4.5m
-  Secondary Pedestrian Links  
pedestrian route 2m min
-  High quality surface finish to public realm  
fully accessible gradients



## 5.2.9 Boundary Infrastructure

### Boundary Infrastructure

Existing trees and vegetation to the northern and eastern boundaries is to be retained as far as possible to maintain a wildlife corridor and a natural screen to railway lines and adjacent plots.

As necessary boundary planting to be supplemented with new native tree and hedge planting to form screen and reinforce wildlife corridor. To be under-planted with wildflower hedge mix to further enhance biodiversity.

#### **Location:**

*Linear route along the north-east boundary linking public spaces and retained existing vegetation.*

#### **Use and Function:**

*Shared cycle and pedestrian route linking primary and secondary courtyards  
Maintenance and Fire Access*

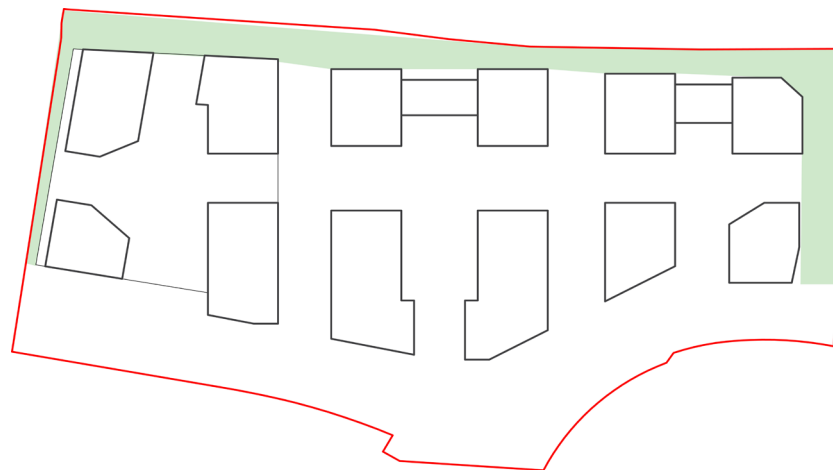
#### **Size:**

*Circa 300m long and 5m-10m wide*

#### **Features:**

*Integrated children's play  
Water Management integrated  
Thresholds to residential building entrances  
Street Trees*

Location Plan:



## 5.2.9 Boundary Infrastructure

### Boundary Infrastructure

-  New Native Tree and Hedge Planting  
Min width 4m
-  Vehicular and Service Route  
Min width 6m + 2m footway
-  Vehicular and Service Route Pedestrian Priority  
Min width 6m + 2m footway
-  Primary route.  
Cycle/pedestrian/emergency + maintenance route  
width 4.5m
-  Secondary Pedestrian Links  
2m min





# 6

## Built Form

### Introduction

This chapter of the design codes provides Design Guidelines & Mandatory Rules for the design of the built form.