



Illustrative CGI and Illustration Views

6.0 Built form

6.8 Active Frontage

6.8.1 Active Frontage Commercial

Commercial frontage must have a high degree of transparency between public realm and interior.

Signage zones to be appropriately designed above glazed elements only.

Glazing to be floor to ceiling curtain walling or jointed glazing with powder coated/ anodised aluminium/steel spandrels between glazed panels. Detailed design to form part of RMA stage.

Variation in shop front design to be considered when viewed in the context of proposals during RMA stage.

Building frontages that are adjacent to primary movement zones must provide active frontage.

Public Art areas to defined within RMA stage

6.8.2 Active Frontage Residential

Primary material palette should be utilised for all residential access to provide a coherent approach across the scheme.

Glazing to be floor to ceiling curtain walling or jointed glazing with powder coated/anodised aluminium/steel spandrels between glazed panels. Detailed design to form part of RMA stage.

Secure letter boxes to be provided within each lobby.

Ground floor residential units must have direct access from the street with their own front doors.

Shading devices for ground floor residential to be introduced, either through glazing manifestation, blind zones or architectural metal elements.

Defensive planting should be in place in front of residential ground floor windows where possible to provide an additional layer of security.

6.8.3 Active Frontage Servicing

Servicing entrances for all uses should be accessed by secondary routes and servicing routes as denoted on the Parameter Plans.

Vehicular access opening to be kept to a minimum width to prioritise cycle or pedestrian movement across the site.

Clear signage to be provided for all servicing activities.

Brick patterns and/or architectural metalwork panels to be introduced to mask ventilation openings for service requirements.