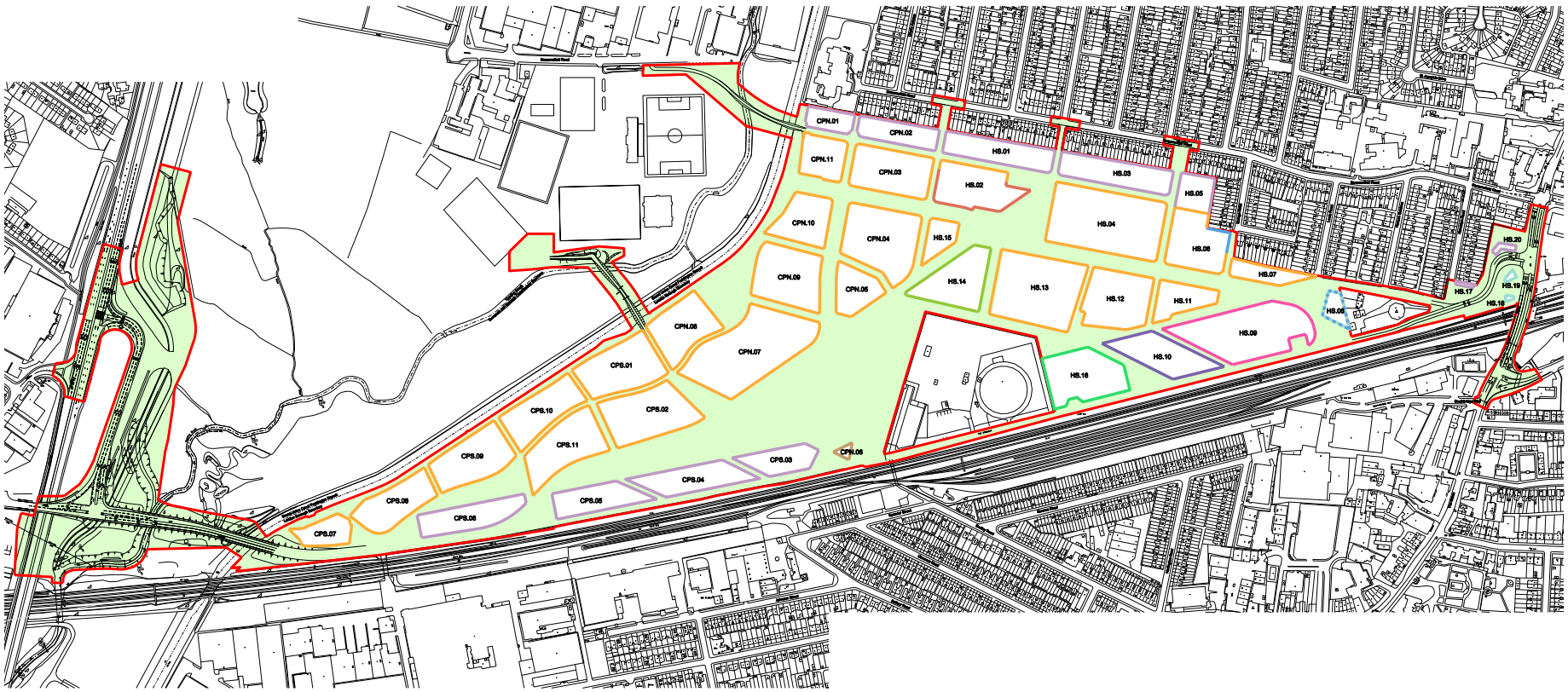




- |  |  |
|--|--|
| Orange square: Apartments                        | Purple square: Conference/banqueting                         |
| Light purple square: Townhouses/maisonettes      | Pink square: Cinema  |
| Light blue square: Retail/cafes/bars/restaurants | Brown square: Office/studio                                  |
| Yellow square: Education and Health Centre       | Dark green square: Energy centre/public information facility |
| Light green square: Pre-School                   | Blue square: Car Park  |
| Red square: Hotel                                | Brown square: Pavilion/community centre                      |

Diagram of predominant upper floor uses



- |   |  |
|---|--|
| Red line: Composite Development Area boundary | Purple line: Parking                                       |
| Orange line: Apartments                       | Brown line: Conference/Banqueting and hotel entrance       |
| Light purple line: Townhouses                 | Brown line: Sports Pavilion                                |
| Green line: Health Centre                     | Dark green line: Energy Centre/public information facility |
| Light blue line: Retail (A1-A5)               | Blue line: Retail/office                                   |
| Blue line: Studio/Office                      | Light green box: Public Realm including highway            |
| Pink line: Cinema                             |  |
- Yeading Football Club ground layout shown in proposed location

Parameter Plan P1003  
Predominant upper floor uses



# 2.18 Safer Places

Following the seven principles of sustainable communities set out in section 2 (The attributes of safer places) of 'Safer Places, The Planning System and Crime Prevention' published by Office of the Deputy Prime Minister 2004, the layout of the scheme is one that creates public realm – the places and routes - where people feel safe.

The seven principles and how the scheme responds are as follows:

## 'Access and movement

*'places with well defined routes, spaces and entrances that provide for convenient movement without compromising security'*

The organisation of access and movement within the scheme and to local and wider locations are integrated and direct. This will ensure routes and the places they connect are well used, have vitality and do not become places that may harbour crime.

The public realm's hierarchy, determined by use, ensures the key attractions such as Gateway Plaza, East Street, Town Square and the canal front are accessed by safe routes overlooked by a mixture of uses to ensure surveillance throughout the day and night.

Within the residential areas of the masterplan all routes are linked - rather than isolated - to ensure the natural movement of residents through these streets making them safer places to travel, live, play and park.

The existing subway under the railway will be refurbished to ensure high levels of lighting and visibility at the entrance/exit points to ensure safety.

**Structure**

*'places that are structured so that different uses do not cause conflict.'*

Complementary uses are arranged around a series of balanced public places of different character to mitigate the risk of conflict. For example, the active canal front area will have a small concentration of café bars and restaurants; East Street contains the retail elements; the town square includes school, health centre, residential, hotel and retail/café bar and restaurants to ensure no single use dominates.

Understanding the relationship of different uses and arranging them in a compatible way will not only ensure a vibrant, active public realm but minimise the risk of anti-social behaviour.

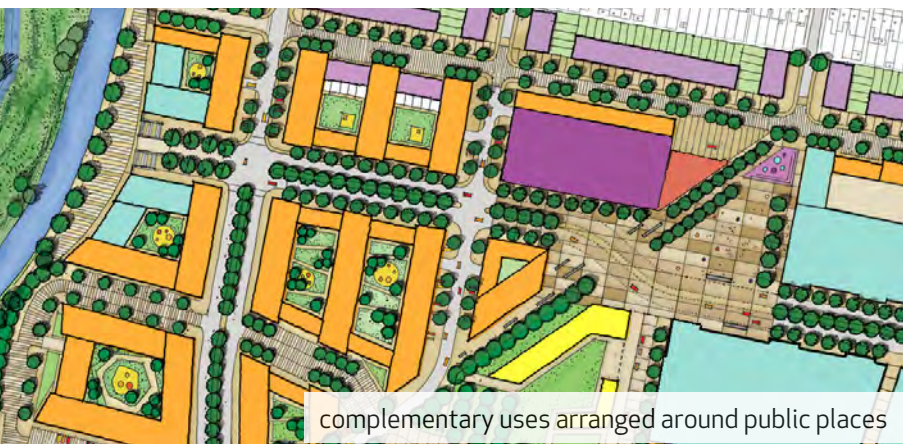
The scheme's block structure lines all routes and spaces with active frontage – either residential, commercial or public – that will ensure each is not under used and develop a safe environment.

## Surveillance

*'Places where all publicly accessible spaces are overlooked'*

The public realm is predominantly overlooked by blocks that are either entirely residential accommodation or commercial accommodation at street level with residential over. This strategy will deter anti-social behaviour through natural surveillance offered by the residential accommodation and overt surveillance offered by the commercial uses where they are concentrated.

The single use buildings – such as school/health centre, hotel, cinema and multi-storey car park are located around public places and therefore



- |                               |                         |               |
|-------------------------------|-------------------------|---------------|
| bars/cafes/restaurants/retail | hotel entrance          | Private realm |
| townhouses                    | conference/banquet hall | Public realm  |
| apartments                    | pre and primary schools |               |

benefit from the surveillance offered by the adjacent associated activity.

Throughout the scheme, all routes and places will be lit to appropriate levels to ensure safety and discourage anti-social behaviour.

Residential parking is offered in a combination of configurations on the development plots either secure basement or communal open courtyard and around the building curtilage (off street) for the apartment blocks and single garage with off-street parking for houses.

## Ownership

*'Places that promote a sense of ownership, respect, territorial responsibility and community'*

The scheme is underpinned by creating a sense of place around which a community will grow that will in turn engender ownership and responsibility of the public realm.

The demarcation of public from private realm will be evident through changes in materials, landscaping etc. including any barriers that will be visually permeable.

## Physical protection

*'Places that include necessary, well-designed security features'*

The scheme's density offers inherent security through the proximity of entrances, routes etc. to reduce the opportunity for anti-social behaviour. To complement the layout, building design will incorporate the relevant parts of the Secured by Design initiative to ensure the integration of physical security measures from the outset.

## Activity

*'Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of crime and a sense of safety at all times'*

The scheme's balance of community (living and working) and destination (civic celebrations, retail, leisure and public buildings) ensures there is always activity within the public realm that ranges from calm to intense at different times. This variety will ensure the masterplan does not become a place that attracts anti-social behaviour as there is a critical mass of residents to ensure regular activity and the periods of higher activity will be either self-managed by the attractions (restaurant, cinema, conference, wedding etc.) or for larger civic gatherings by the local authorities.

The scheme's diverse yet compatible mixture of uses, including residential tenure, ensures the public realm is inclusive that in turn will discourage anti-social behaviour.

## Management and maintenance

*'Places that are designed with management and maintenance in mind, to discourage crime in the present and the future'*

The scheme's estate management regime (public and private realm) will ensure the publicly accessible areas will be kept to high standards. This approach will prevent disrepair that will in turn encourage anti-social behaviour and encourage the highest levels of behaviour to respect the scheme's environment.



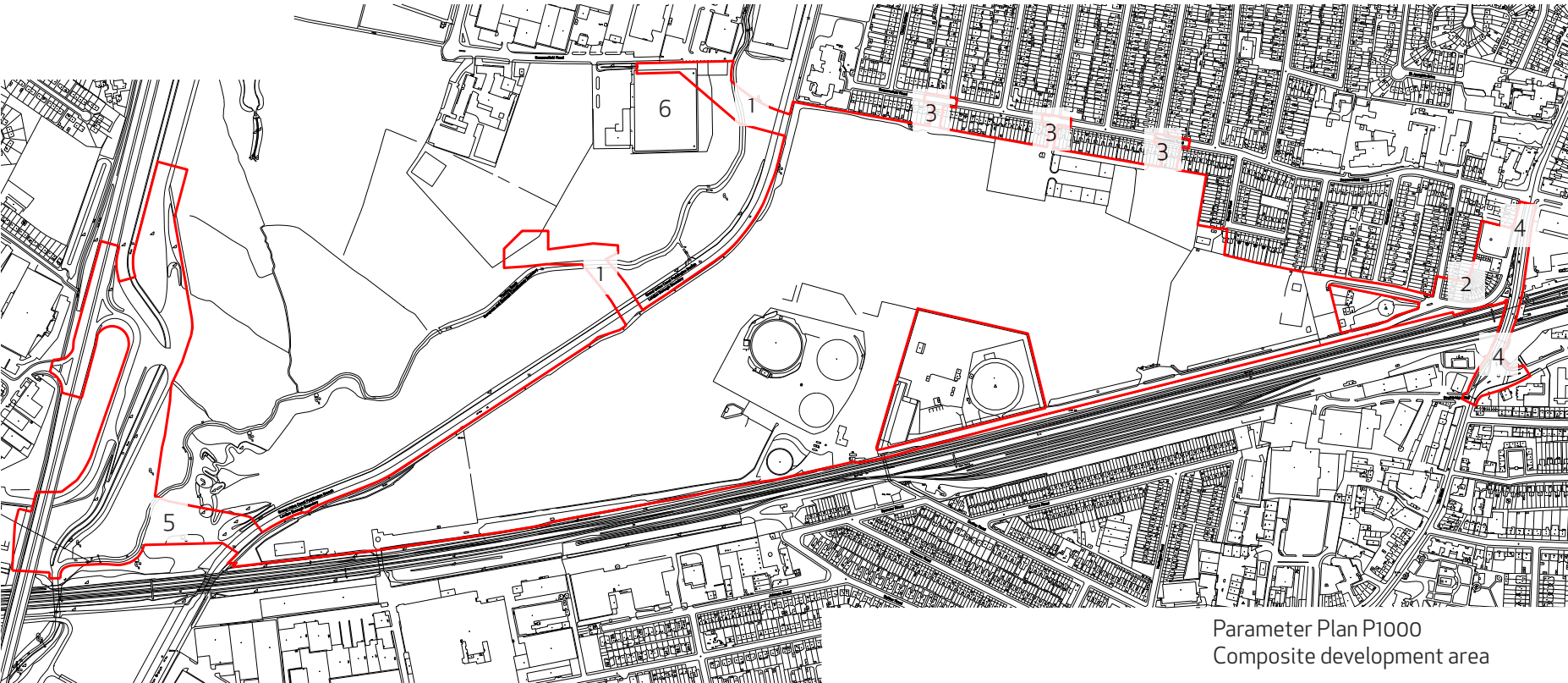


## 2.19 Composite development area

The composite development area is the extent of land required to realise the scheme.

### Works to realise the masterplan

- 1. New pedestrian/cycle bridges over Grand Union Canal/ Yeading Brook
- 2. Demolition of the Crescent and end of Randolph Road
- 3. Connections to Beaconsfield Road
- 4. New junction to South Road and widened bridge over railway.
- 5. Vehicular connection to Pump Lane
- 6. Relocation of Yeading FC (by others)

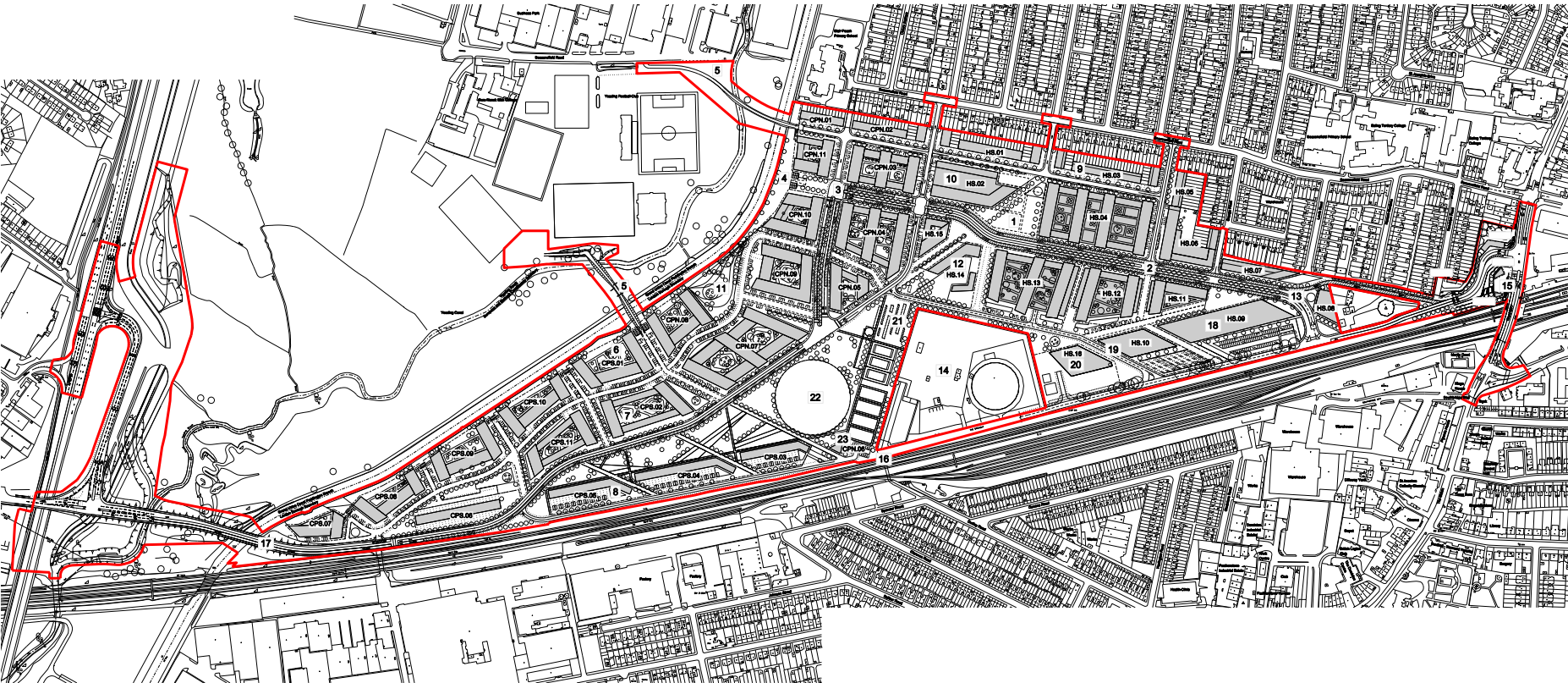



## 2.20 Illustrative masterplan

The illustrative masterplan demonstrates how the layout may appear following the design principles described in the Application Drawings and Design and Access Statement.

### Key

- Composite Development Area boundary
  - 1. Town Square
  - 2. East Street
  - 3. West Street
  - 4. Canal waterfront
  - 5. Pedestrian bridges
  - 6. Canal side residential
  - 7. Park side residential
  - 8. Railway side terraced townhouses
  - 9. Terraced townhouses
  - 10. Hotel/conference/banqueting
  - 11. Canal side park
  - 12. School/health centre
  - 13. Eastern Gateway
  - 14. Existing gasworks
  - 15. Linkage to South Road
  - 16. Linkage to Dudley Road
  - 17. Linkage to Pump Lane
  - 18. Cinema
  - 19. Multi-storey carpark/studio units
  - 20. Energy centre
  - 21. Community gardens
  - 22. Central Park
  - 23. Sports pavilion
- Yeading Football Club ground layout is shown in proposed location



A large, abstract, hand-drawn shape composed of a dotted line. The shape is elongated and organic, with several curves and a small loop on the right side. It occupies most of the page.

03

Scale



# Scale - Introduction

Section 03: Scale – explains and justifies the parameters that define the 3-dimensional building envelopes as Circular 01/06 paragraphs 88, 89 and 90.

Paragraph 88  
*‘Scale is the height, width and length of a building or buildings in relation to its surroundings.’*

Paragraph 89  
*‘If scale has been reserved at the outline stage, the application should still indicate parameters for the upper and lower limits of the height, width and length of each building proposed, to establish a 3-dimensional building envelope within which the detailed design of buildings will be constructed. In such cases the design component of the statement should explain and justify the principles behind these parameters and explain how these will inform the final scale of the buildings.’*

Paragraph 90  
*‘For detailed applications, and outline applications that do not reserve scale, the design and access statement should explain and justify the scale of buildings proposed, including why particular heights have been settled upon, and how these relate to the site’s surroundings and the relevant skyline. The statement should also explain and justify the size of building parts, particularly entrances and facades with regard to how they will relate to the human scale.’*

The layout of the scheme (as section 2.15) informs the buildings’ scale following the principles described in section 3.1.

- Buildings on the northern edge are comparable in height to the existing terraced houses around Beaconsfield Road from which linear blocks – referred to as fingers - rise gently toward the open spaces of the Central Park. Between the fingers, lower link blocks define the streets and offer enclosure to Central Park.
- The blocks facing the open spaces of either Central Park or the canal have fingers that rise either side of a road parallel to the canal. Lower link blocks face Central Park and the road, however, the canal is open to ensure the views to Minet Country Park over the canal and Yeading Brook are optimised and the elevation presented to the Country Park is perceived as punctuated rather than a wall.
- The southern blocks parallel to the railway are lower to ensure minimise the impact of shadows on the public realm.
- A series of landmark buildings, located at strategic locations, greatly assist navigation around the site and define the scheme’s principle public spaces

The scheme is divided into 5 building typologies for which detail scale principles are established in sections 3.2-3.9 inclusive. In accordance with circular 01/06 paragraphs 89 and 90 the building envelopes of the blocks are developed following these principles to ensure the masterplan’s overall scale (sections 3.1), generic block design principles (section 2.17) and compliance with planning policy is maintained from building to building.

The application of these principles produces a series of parameter drawings P1005 - 1013 that define the upper and lower limits of the height, width and length of each building. The upper and lower limits of building width and length are determined by the scheme’s street layout – the extent of deviation of the streets is reflected in the parameter drawings for each building.

The landmark buildings are identified and illustrated in section 3.10 and to assess the impact of the buildings’ scale terms of shadows, a series of shadow studies have been undertaken described in section 3.11. The overall scale of buildings is appropriate to ensure the masterplan’s buildings and open spaces enjoy high solar exposure throughout the day and year.

The summary section 3.12 defines the scale principles developed in the preceding sections.

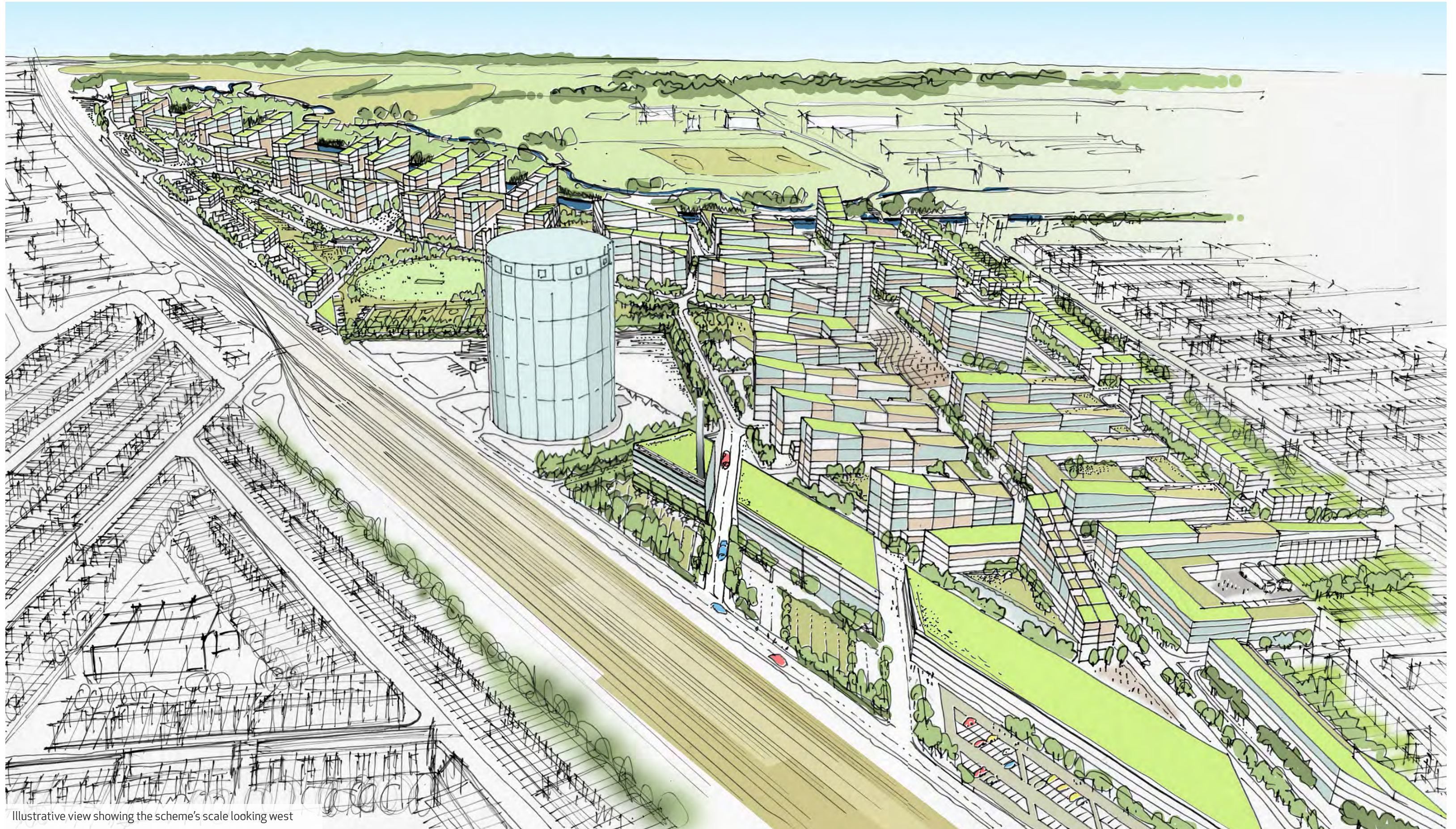


## 3.1 Overall scale

The scale of buildings across the site has been carefully considered to allow taller buildings in locations that can accommodate them without overwhelming their surroundings. The site wide strategy is as follows:

- Buildings on the southern edge are linear and low to minimise the impact of their shadow on the adjacent areas and buildings
- Buildings on the northern edge are low to match the ridge height of the existing terraced houses on Beaconsfield Road rising toward the high street
- Buildings facing the canal and Minet Country Park beyond are taller to maximise views casting shadow over open space part of the day. The buildings fall toward the residential street parallel to the canal so as not to overwhelm the street. Open courtyards facing the canal ensure the masterplan's elevation to the park is not a continuous wall but presents a series of fingers of varying height
- Buildings facing Central Park rise from the residential street parallel to the canal similar to the canal side but the courtyards are enclosed to define the park

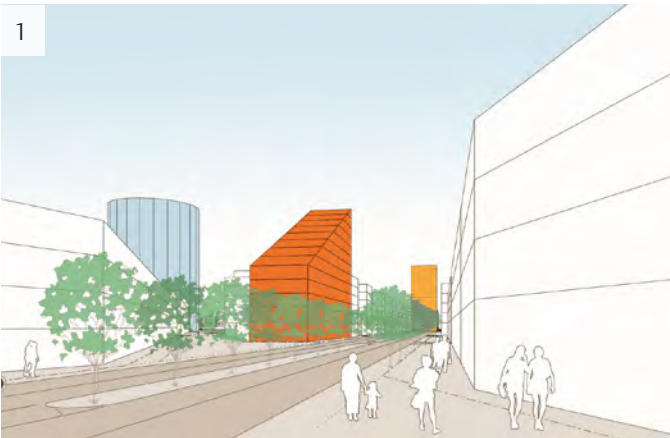
A series of buildings, in conjunction with the existing gas holder and water tower, break the massing diagram to landmark significant places and assist orientation around the scheme.



Illustrative view showing the scheme's scale looking west



3.2 Landmark buildings



View from eastern gateway, routes open up

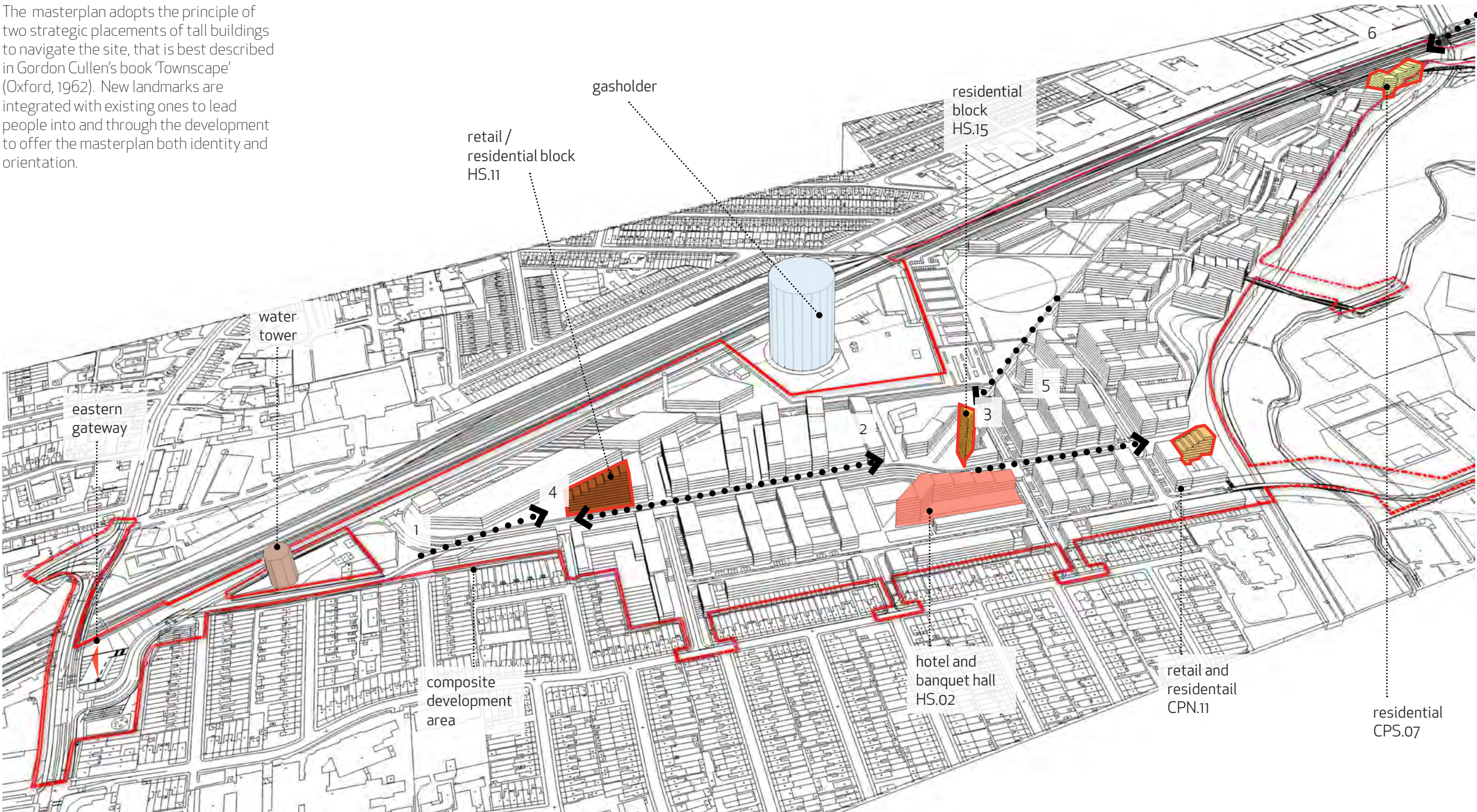


View along east street to town square



View from town square to canal

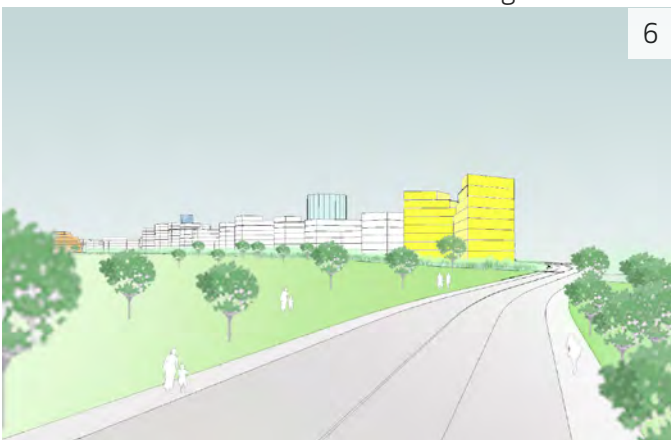
The masterplan adopts the principle of two strategic placements of tall buildings to navigate the site, that is best described in Gordon Cullen's book 'Townscape' (Oxford, 1962). New landmarks are integrated with existing ones to lead people into and through the development to offer the masterplan both identity and orientation.



View from town square to gateway



View along Park Street



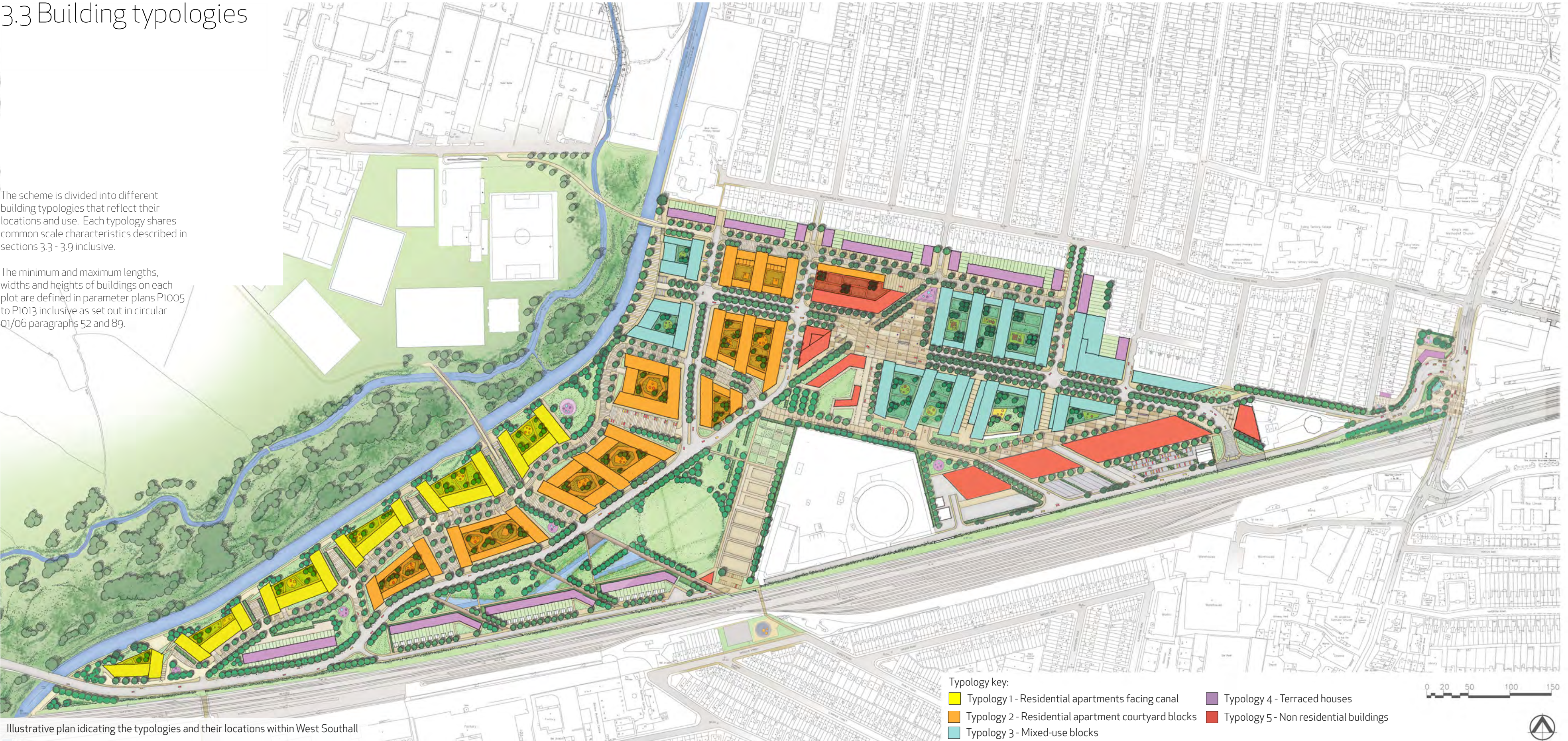
View toward western gateway



### 3.3 Building typologies

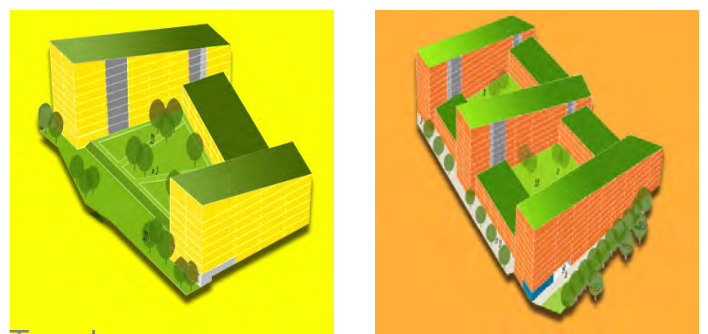
The scheme is divided into different building typologies that reflect their locations and use. Each typology shares common scale characteristics described in sections 3.3 - 3.9 inclusive.

The minimum and maximum lengths, widths and heights of buildings on each plot are defined in parameter plans P1005 to P1013 inclusive as set out in circular 01/06 paragraphs 52 and 89.





3.4 Typologies 1 and 2



Typology 1  
Residential plots:  
CPN.08  
CPS.01, 07 -10

Typology 2  
Residential plots:  
CPS.02 & 11  
CPN.03 - 05  
CPN.07 & 09

The buildings facing the canal and courtyard blocks rise in scale following design principles described in section 3.5.

The permissible deviation in plan and height of the building envelope for each plot is defined in application drawings P1006 - P1014.

**Canal Side block**

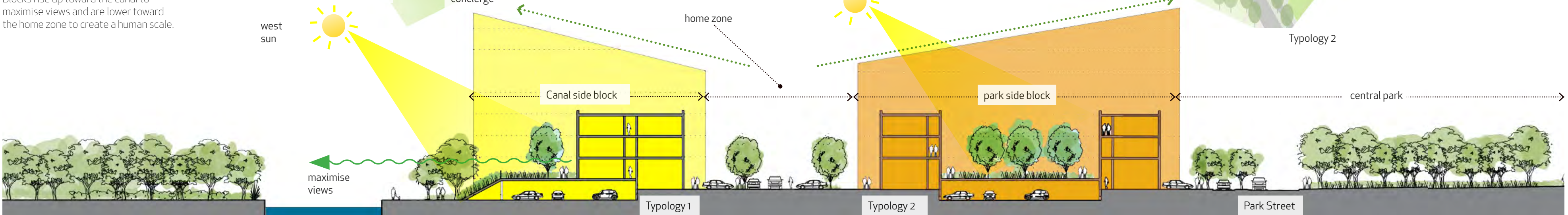
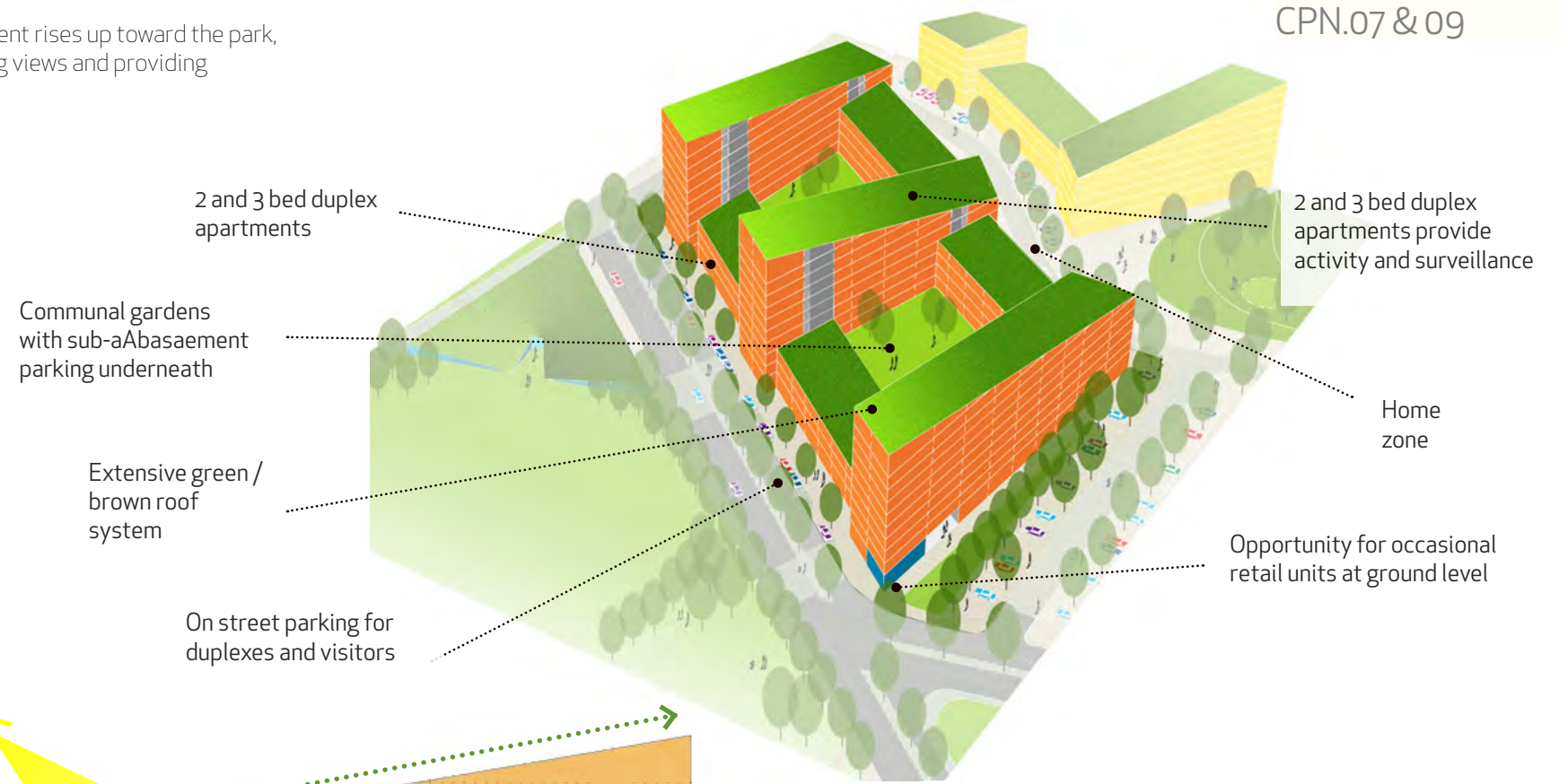
Fingers of development open out to the canal to ensure development does not create a linear elevation to the country park and allows its landscape character to extend into the masterplan

Blocks rise up toward the canal to maximise views and are lower toward the home zone to create a human scale.



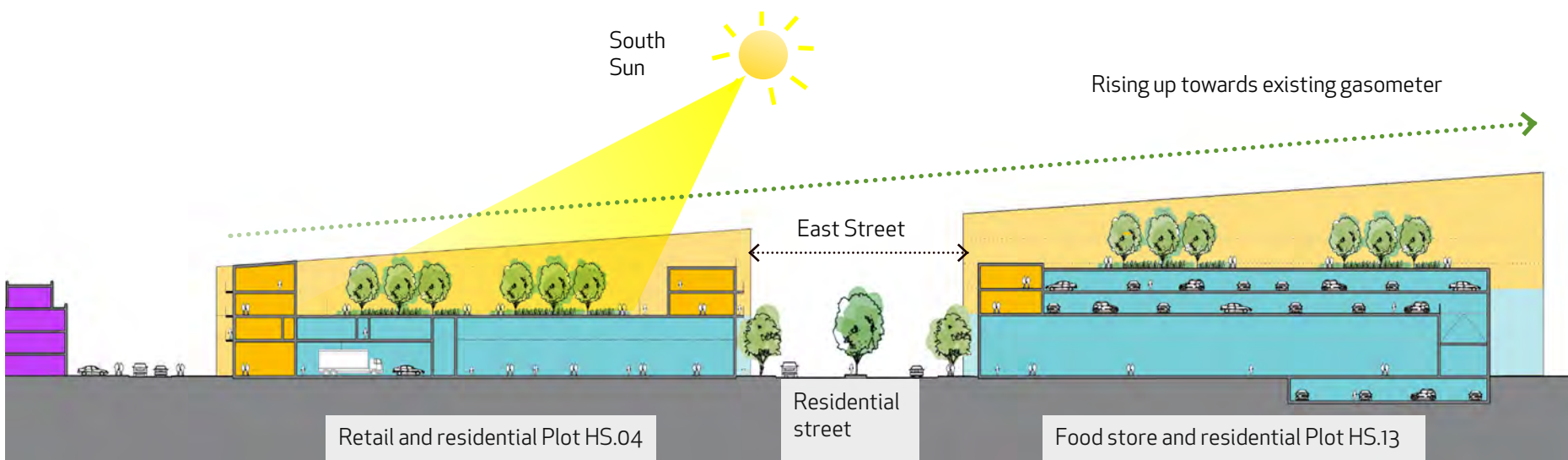
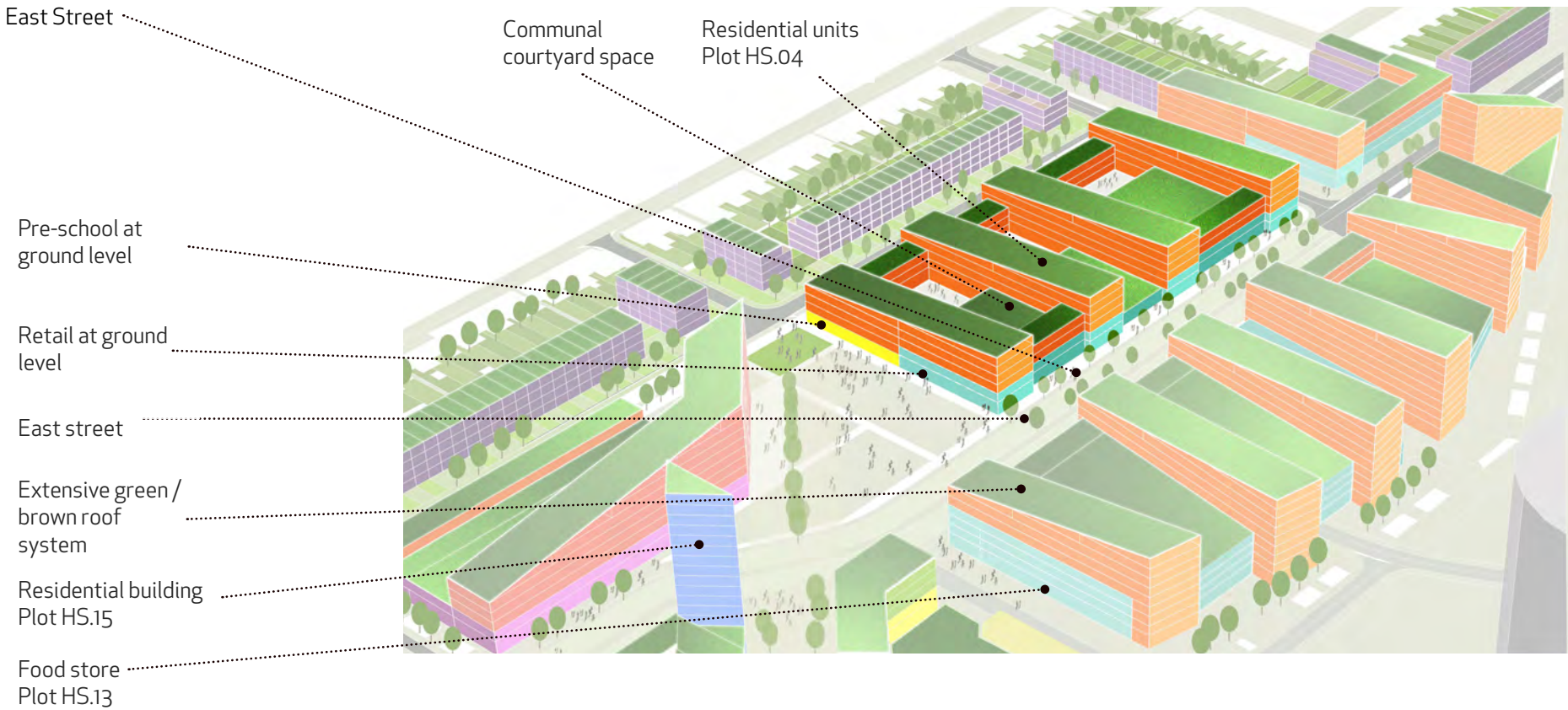
**Courtyard block**

Development rises up toward the park, maximising views and providing enclosure.





3.5 Typology 3



3.6 Typologies 1, 2 and 3 - building envelope

The building envelopes of masterplan block typologies 1, 2 and 3 are developed following a series of principles to ensure the scheme's overall scale (section 3.1), generic block design principles (section 2.17) and compliance with planning policy is maintained from building to building. Some of the plots within this typology are also landmark buildings as defined in section 3.10.

The scale principles that define the building envelope for typologies 1, 2 and 3 are as follows:

1

Buildings shall be articulated as 2,3 or 4 'fingers' with respectively 1, 2 or 3 lower 'links' between facing the street. Courtyards are created between the fingers to create external residential amenity space

2

The width of 'fingers' shall be between 13.5m and 16.m to accommodate single or double aspect residential accommodation

3

The width of 'links' shall be between 13.5m and 16.5m to accommodate

4

The 'fingers' of buildings adjacent to the canal shall be predominantly perpendicular to the canal to maximise views from the residential accommodation and present a varied elevation to the canal and Minet Country Park

5

The 'fingers' of buildings adjacent to East and West Streets shall be predominantly perpendicular to those streets to align with the grid of terraced houses north of Beaconsfield Road

6

The 'fingers' shall project a minimum of 2m beyond the face of the link to define the 'fingers' at street level and create variety within the streetscape

7

The height of the 'fingers' shall be a minimum of 2 storeys above the link to define the 'fingers' on the skyline

8

There shall be a minimum difference of one storey between either ends of the 'fingers' to ensure

9

the overall rising roof line of the fingers

10

If the building profile is stepped rather than pitched, the maximum step shall be 2 storeys to ensure the overall rising roofline

11

The building height shall not project above a line drawn between adjacent maximum spot heights described in parameter plans P1005 to P1013 to ensure the overall scale of the buildings are maintained across the masterplan

12

The building height shall not fall below a line drawn between adjacent minimum spot heights described in parameter plans P1005 to P1013 to ensure the overall scale of the buildings are maintained across the masterplan

13

The minimum distance between residential buildings shall be 21m in accordance with the Unitary Development Plan

14

The first floor heights of buildings facing East Street shall be 7.5m above street level to accommodate retail units below first floor level

15

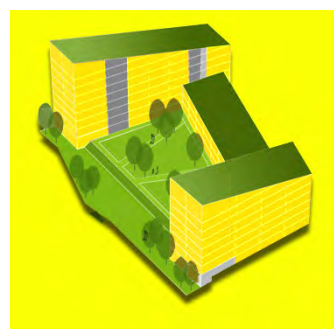
The first floor level of side streets off East and West Streets shall be 4.5m above street level and second floor level 7.5m to allow either commercial or residential use at street level and co-ordinate with East Street first floor height

The appearance of the buildings is described in Section 05.

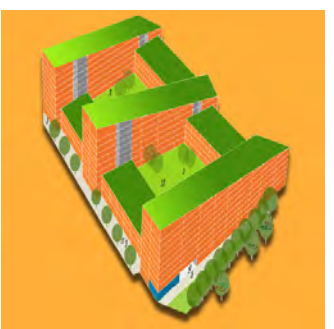


Location of Building Typologies 1,2 and 3

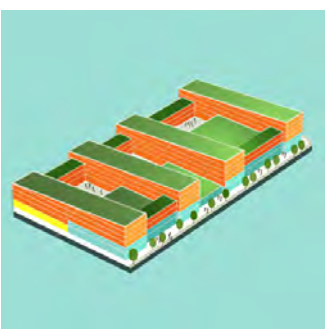




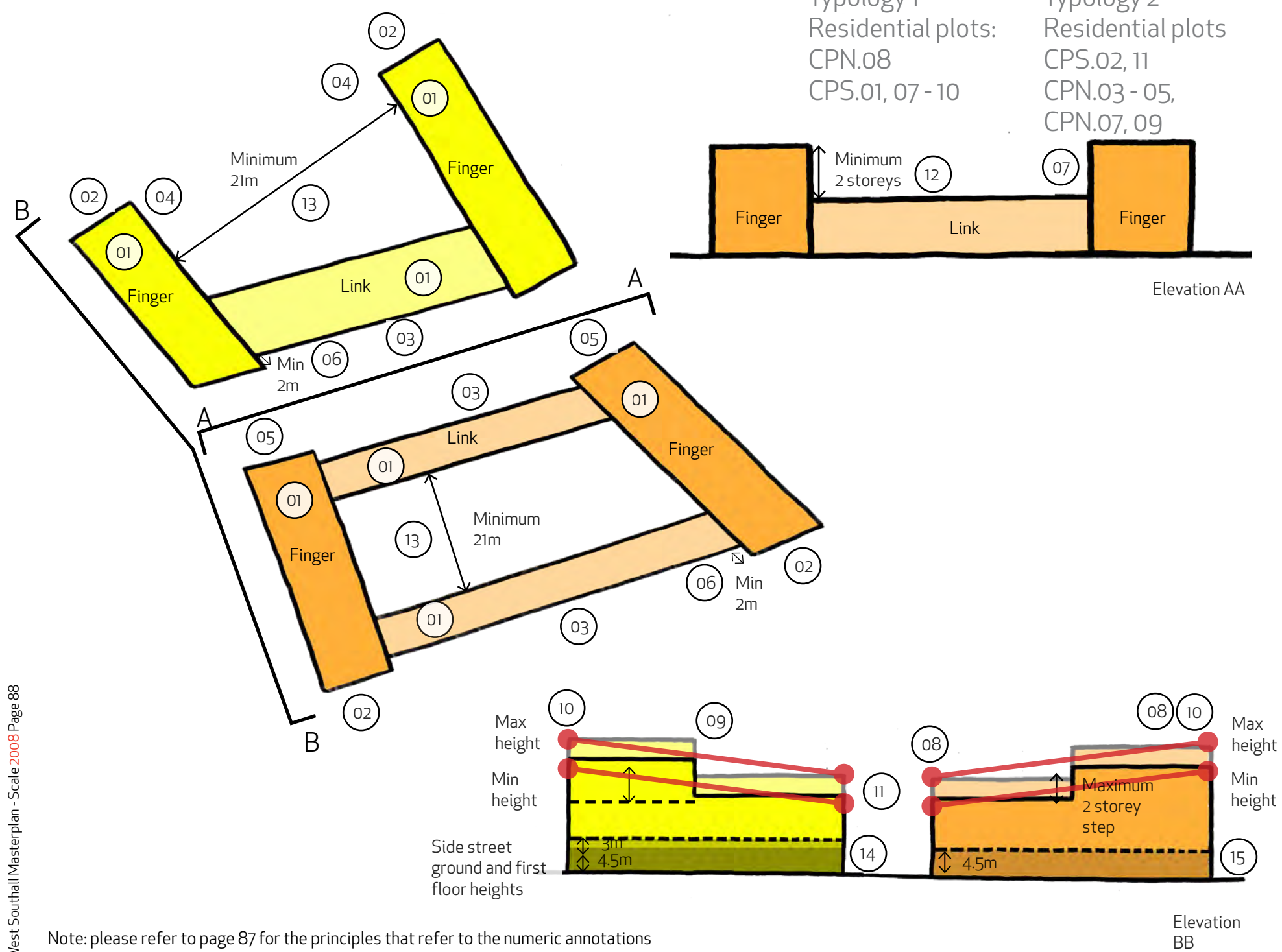
Typology 1  
Residential plots:  
CPN.08  
CPS.01, 07 - 10



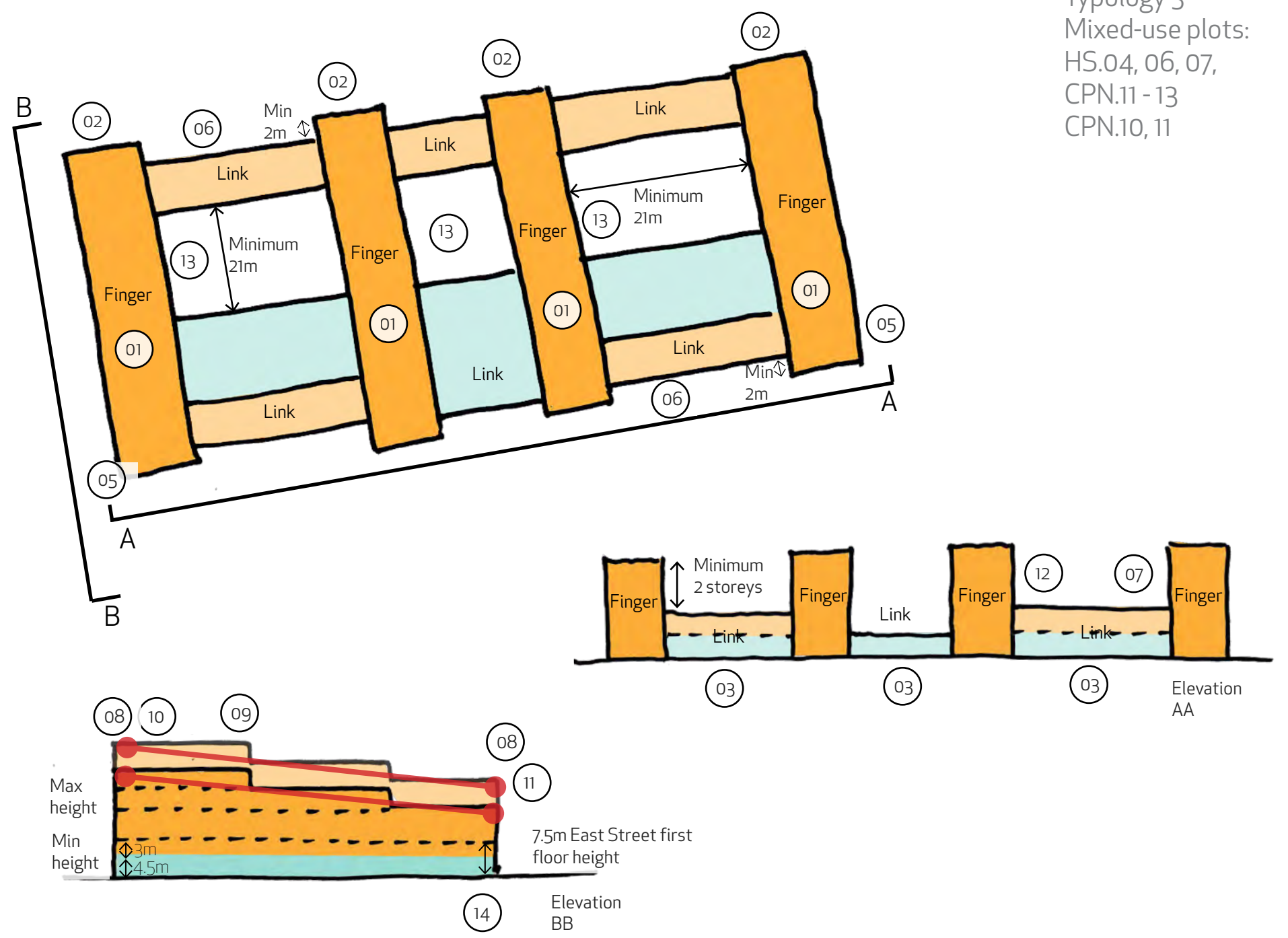
Typology 2  
Residential plots:  
CPS.02, 11  
CPN.03 - 05,  
CPN.07, 09



Typology 3  
Mixed-use plots:  
HS.04, 06, 07,  
CPN.11 - 13  
CPN.10, 11



Note: please refer to page 87 for the principles that refer to the numeric annotations



Note: please refer to page 87 for the principles that refer to the numeric annotations

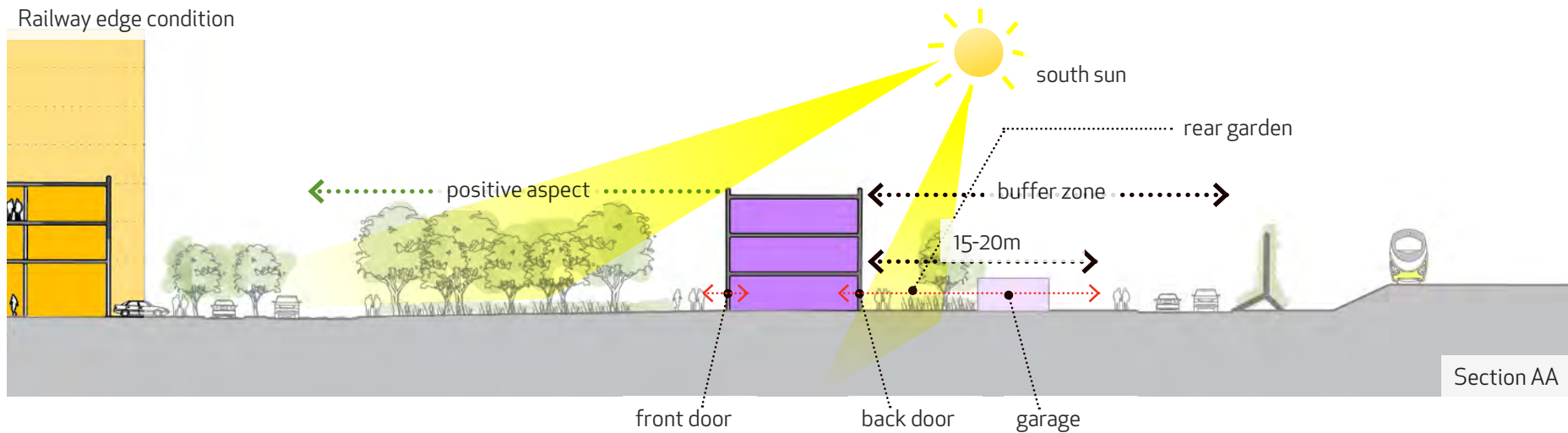
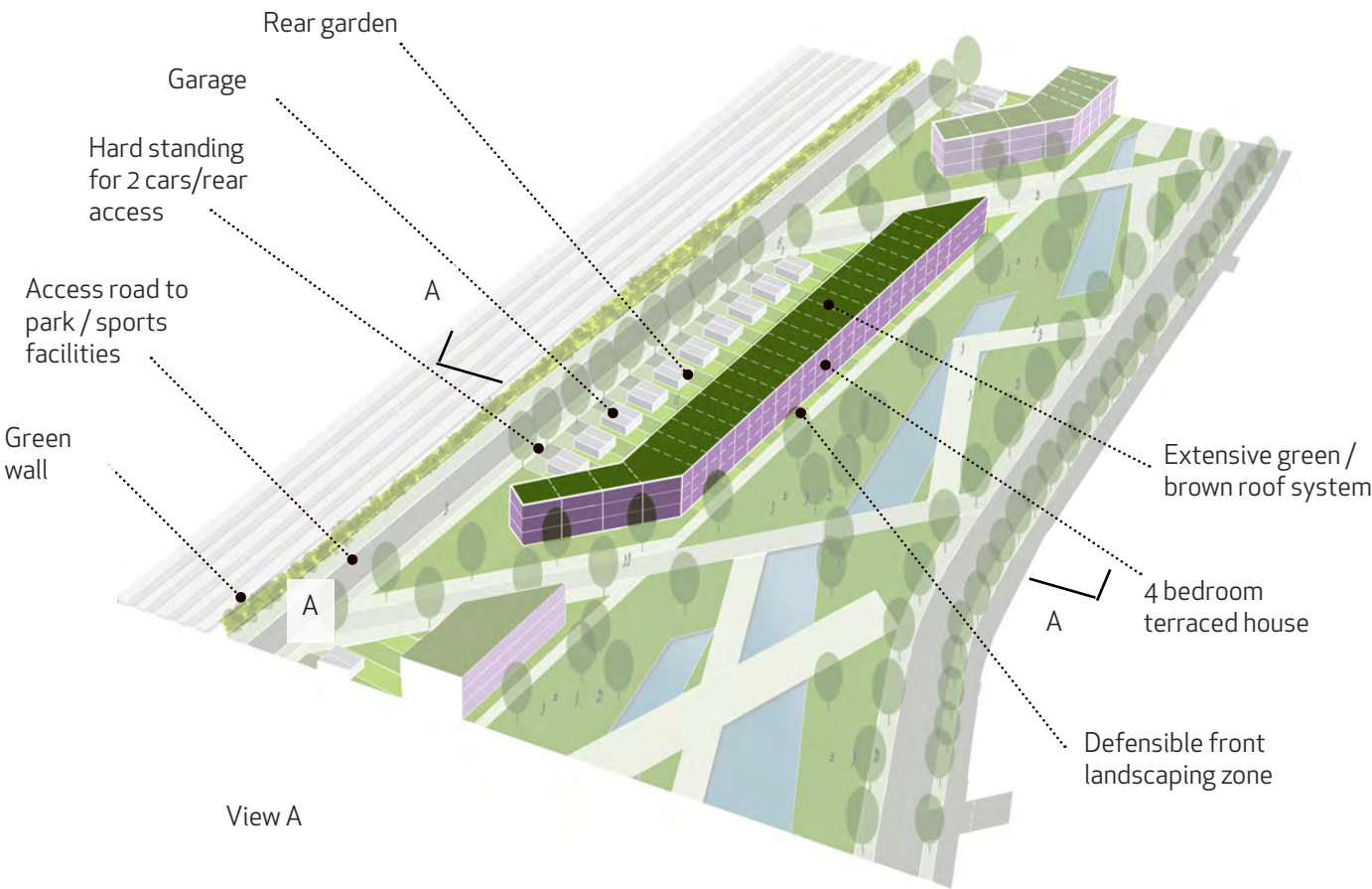


3.7 Typology 4



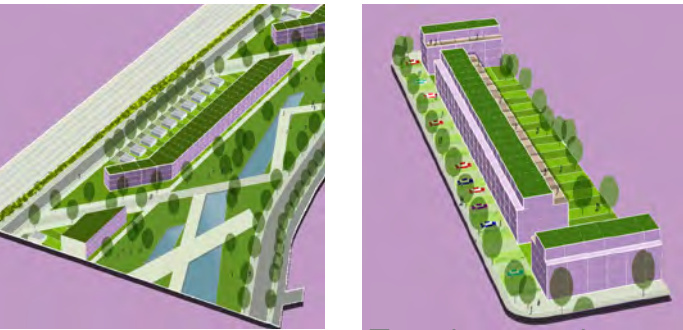
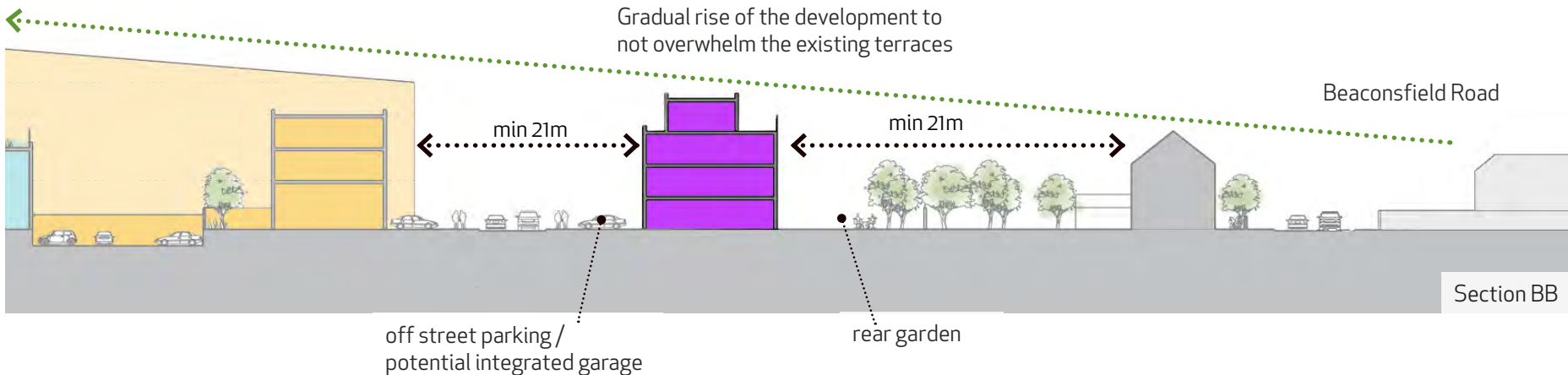
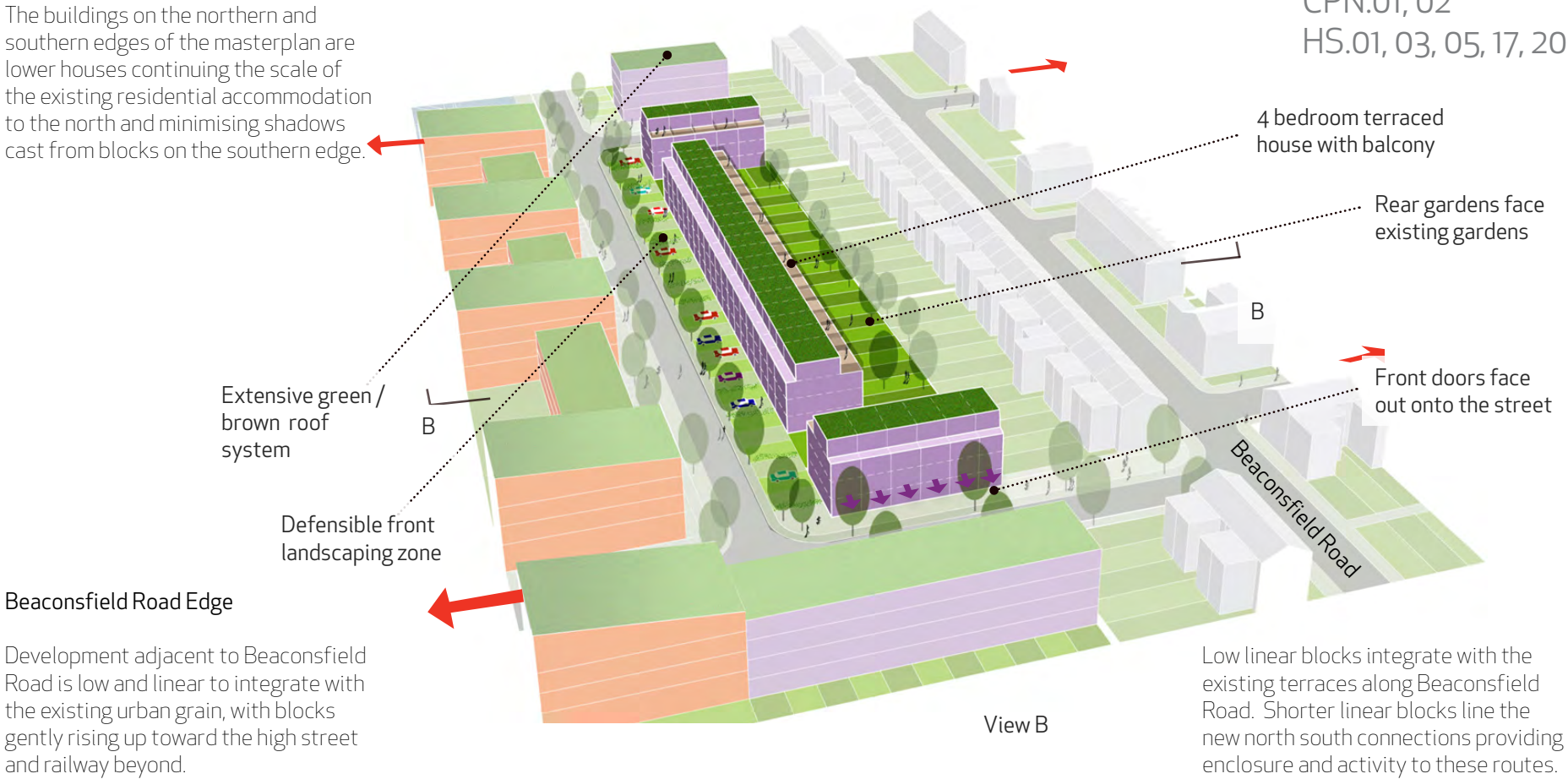
The building envelopes of block typology 4 are either 3 or 4 storey houses following the masterplan's scale principles described in section 3.1. Each block is linear following the adjacent streets and where there is an intersecting route, either at an angle on the southern edge or perpendicular on the northern edge, the houses turn and face these routes to ensure active frontage to all sides.

**Railway edge**  
Development along the southern edge of the site is low but linear to form an environmental buffer to the railway.  
The linear development is permeable, encouraging pedestrian movement from the South and maintaining views out. Buildings overlook either the park or the high street to ensure positive aspect.



The buildings on the northern and southern edges of the masterplan are lower houses continuing the scale of the existing residential accommodation to the north and minimising shadows cast from blocks on the southern edge.

**Beaconsfield Road Edge**  
Development adjacent to Beaconsfield Road is low and linear to integrate with the existing urban grain, with blocks gently rising up toward the high street and railway beyond.

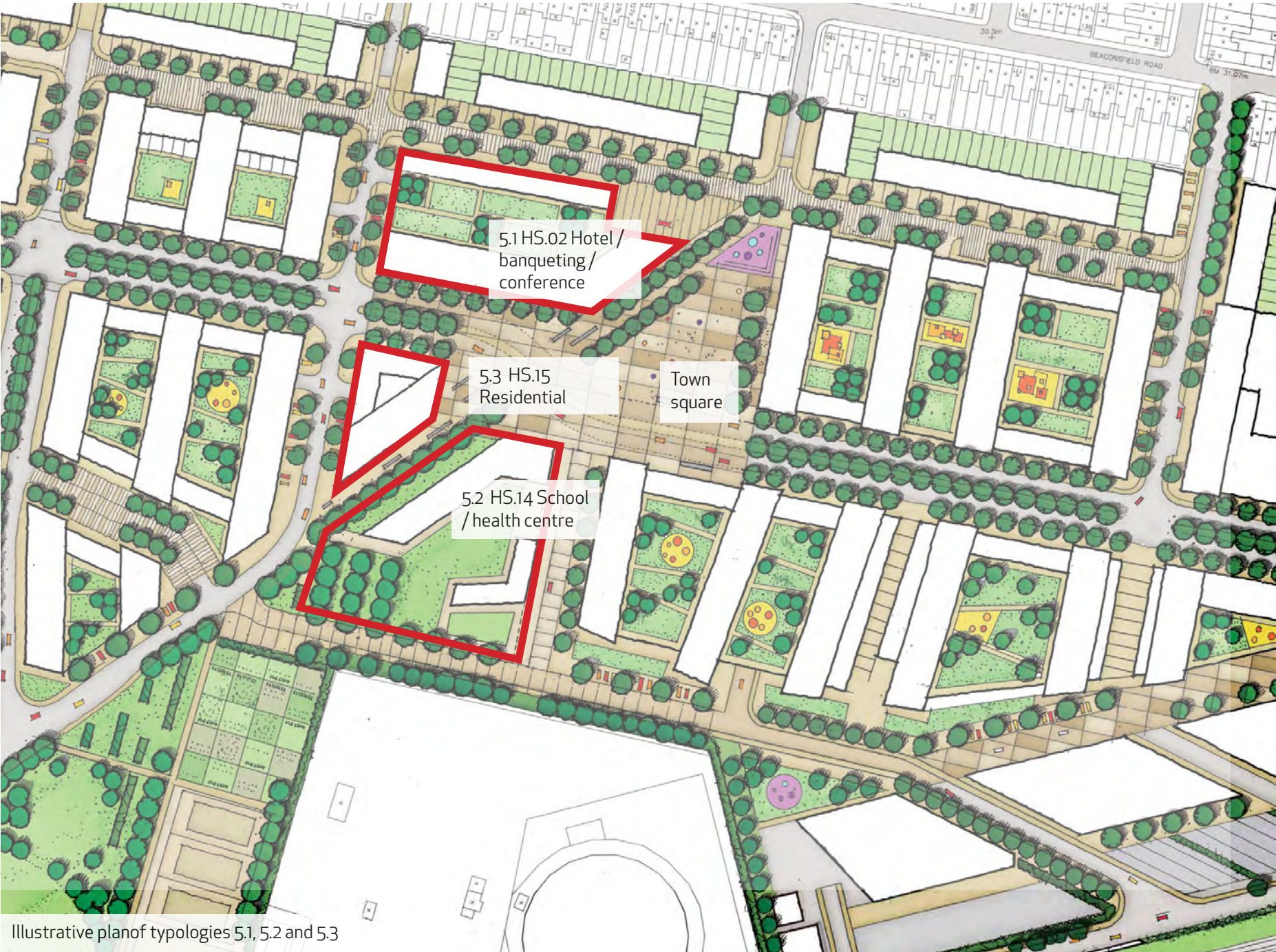


Typology 4a  
Residential plots:  
CPN.03 - 06

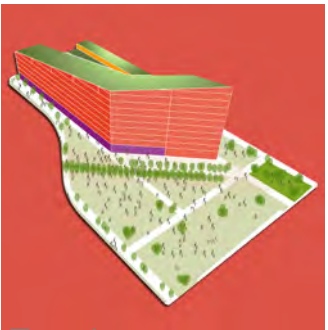
Typologies 4b, 4c,  
4d.  
Residential plots:  
CPN.01, 02  
HS.01, 03, 05, 17, 20



3.8 Typologies 5.1, 5.2 and 5.3 - town square cluster



Illustrative plan of typologies 5.1, 5.2 and 5.3



Typology 5.1  
Hotel/banqueting plot  
HS.02

This building contains a mixture of complementary uses, aligned with the routes between the town square, Central Park and the canal side plaza. The building envelope rises in scale from west to east so its tallest part offers prominence to the town square and its northern location minimises the impact of shadow on the civic space.

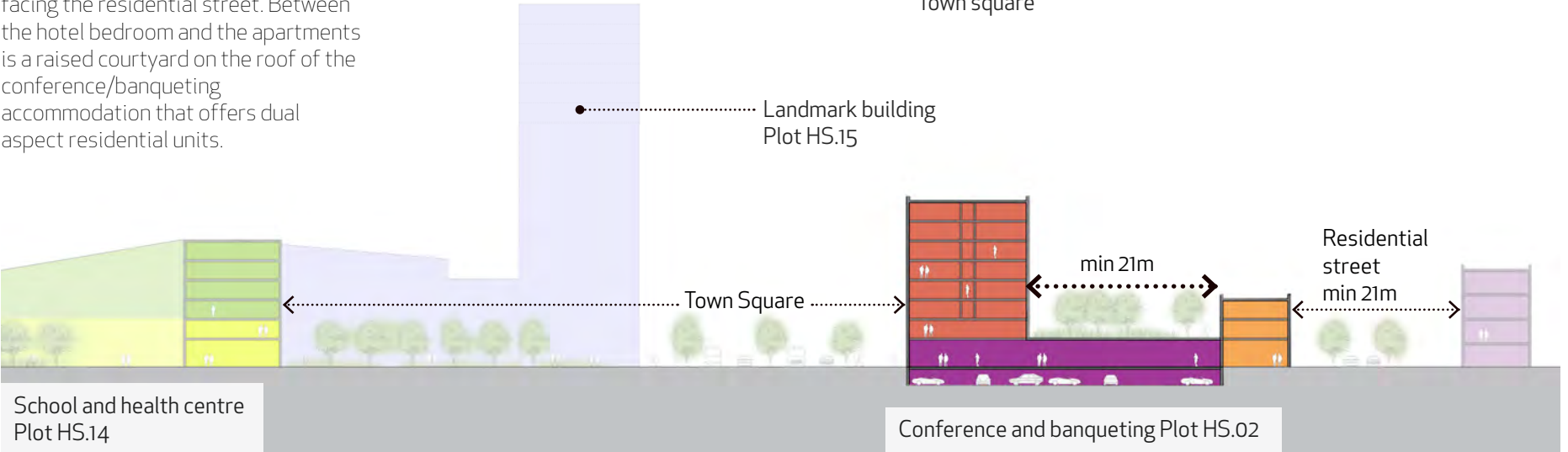
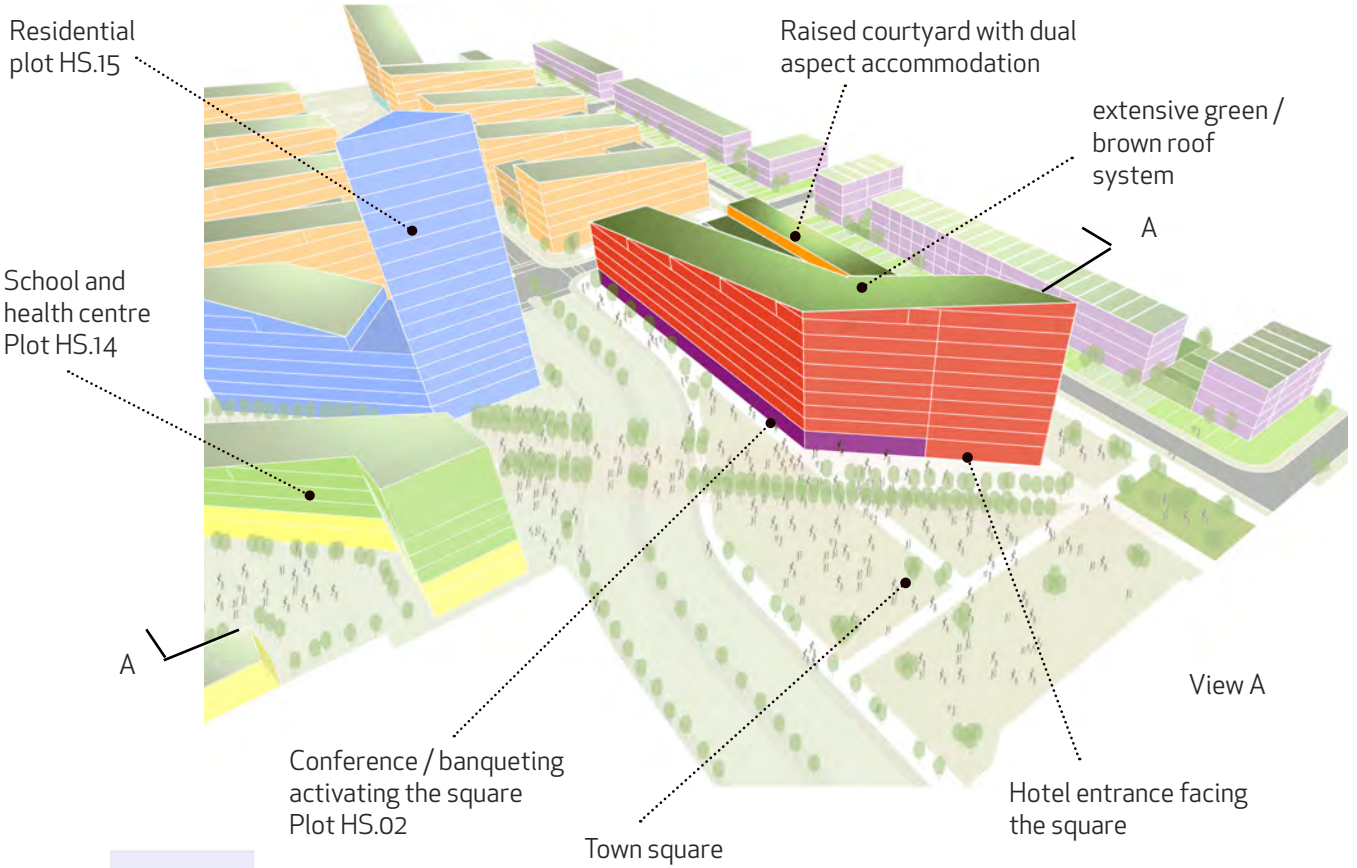
The building's uses are arranged so the conference/banqueting facility is at street level facing the town square with access to service areas and below grade carpark from the west away from the principal frontage.

Over the conference/banqueting accommodation are hotel rooms rising in scale to the east. At street level the hotel entrance faces the town square below the tallest part of the building envelope.

To the north, facing typology 4 houses, a row of apartments ensures activity facing the residential street. Between the hotel bedroom and the apartments is a raised courtyard on the roof of the conference/banqueting accommodation that offers dual aspect residential units.

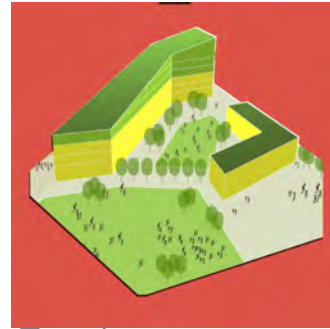


key plan



Section AA



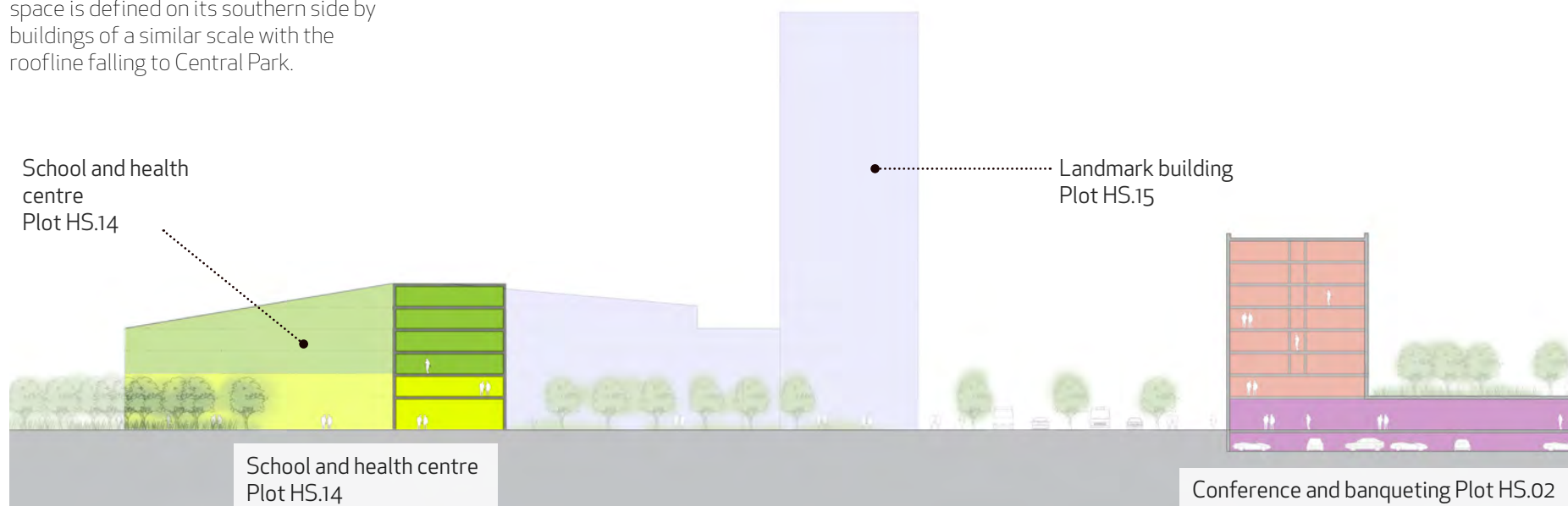
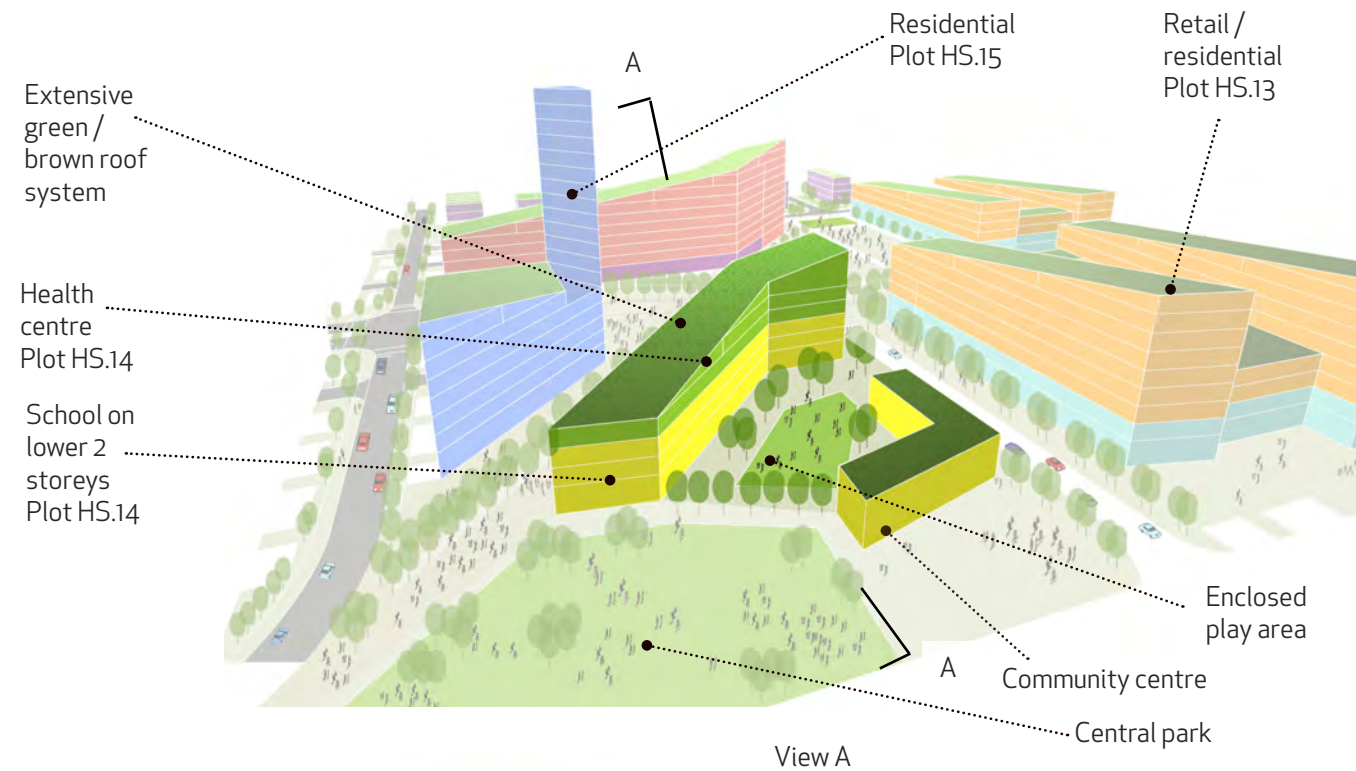


## Typology 5.2 School and health centre plot HS.14

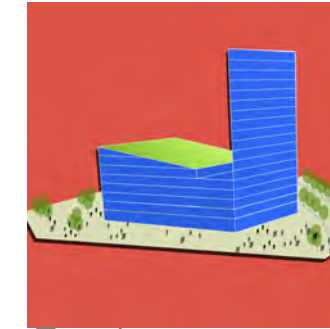
Between the town square and Central Park is the primary school and health centre building contained within a single building envelope and an associated educational block. The location is very accessible and allows the school to enjoy an adjacent position to the pitches and open space of Central Park.

The building envelope allows the school to occupy the lower 2 storeys with direct access to a dedicated enclosed play aground and independent entrance on Park Street. Above the health centre occupies the upper level with consultation/treatment rooms facing the playground to ensure reciprocal privacy for both the health centre and primary school. The health centre's entrance is on the town square.

The form of the principal building rises to the town square to ensure the civic space is defined on its southern side by buildings of a similar scale with the roofline falling to Central Park.



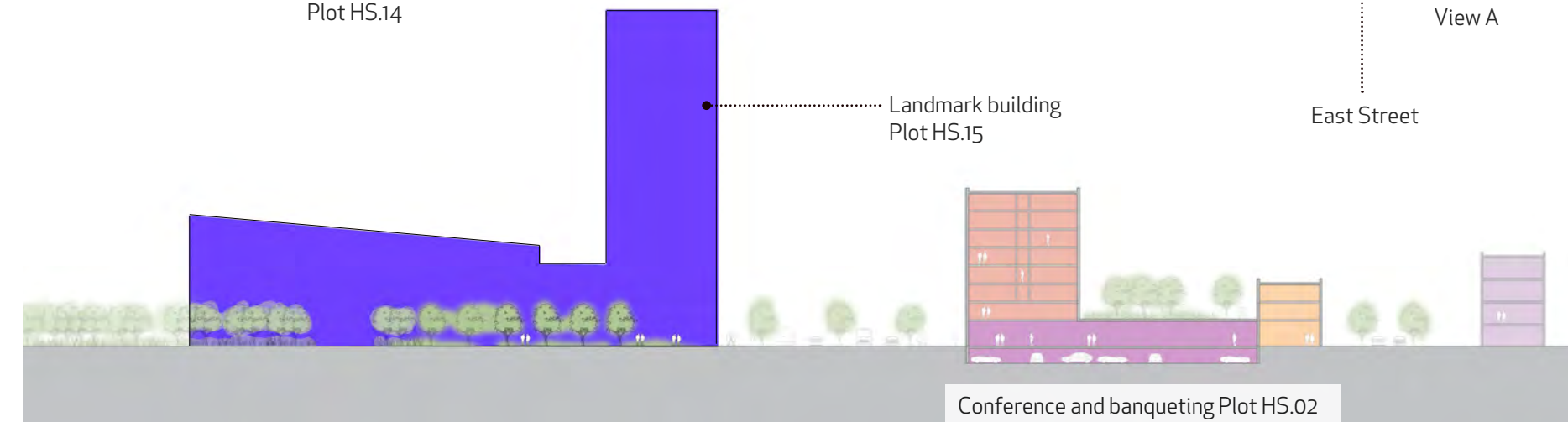
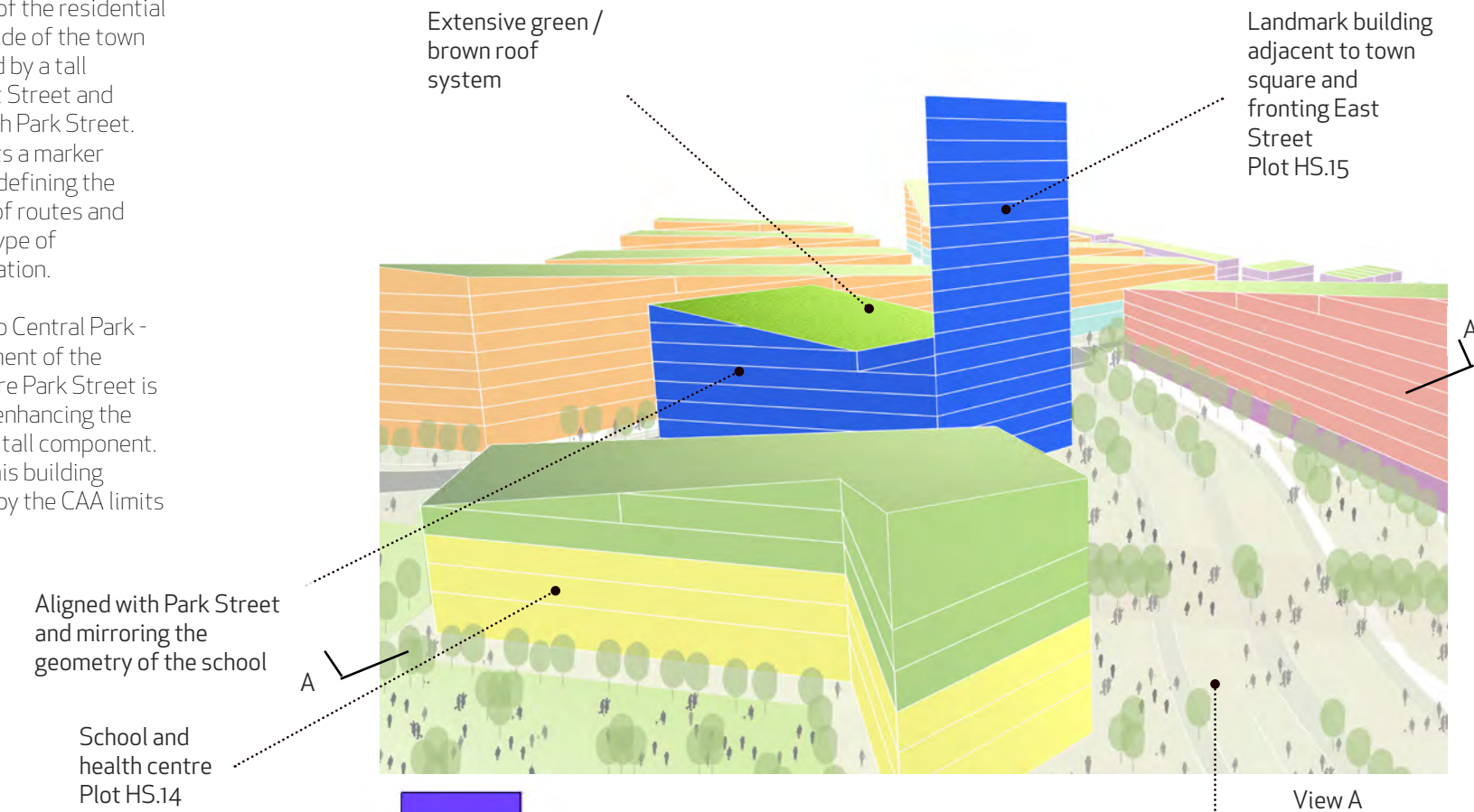
Section AA



## Typology 5.3 Residential plot HS.15

The building envelope of the residential block on the western side of the town square is characterised by a tall component facing East Street and lower block aligned with Park Street. The tall component acts a marker within the masterplan defining the principal intersection of routes and offering an alternate type of residential accommodation.

The lower block rises to Central Park - mirroring the arrangement of the health centre - to ensure Park Street is not overwhelmed and enhancing the apparent height of the tall component. The overall height of this building envelope is restricted by the CAA limits over the scheme.



Section AA



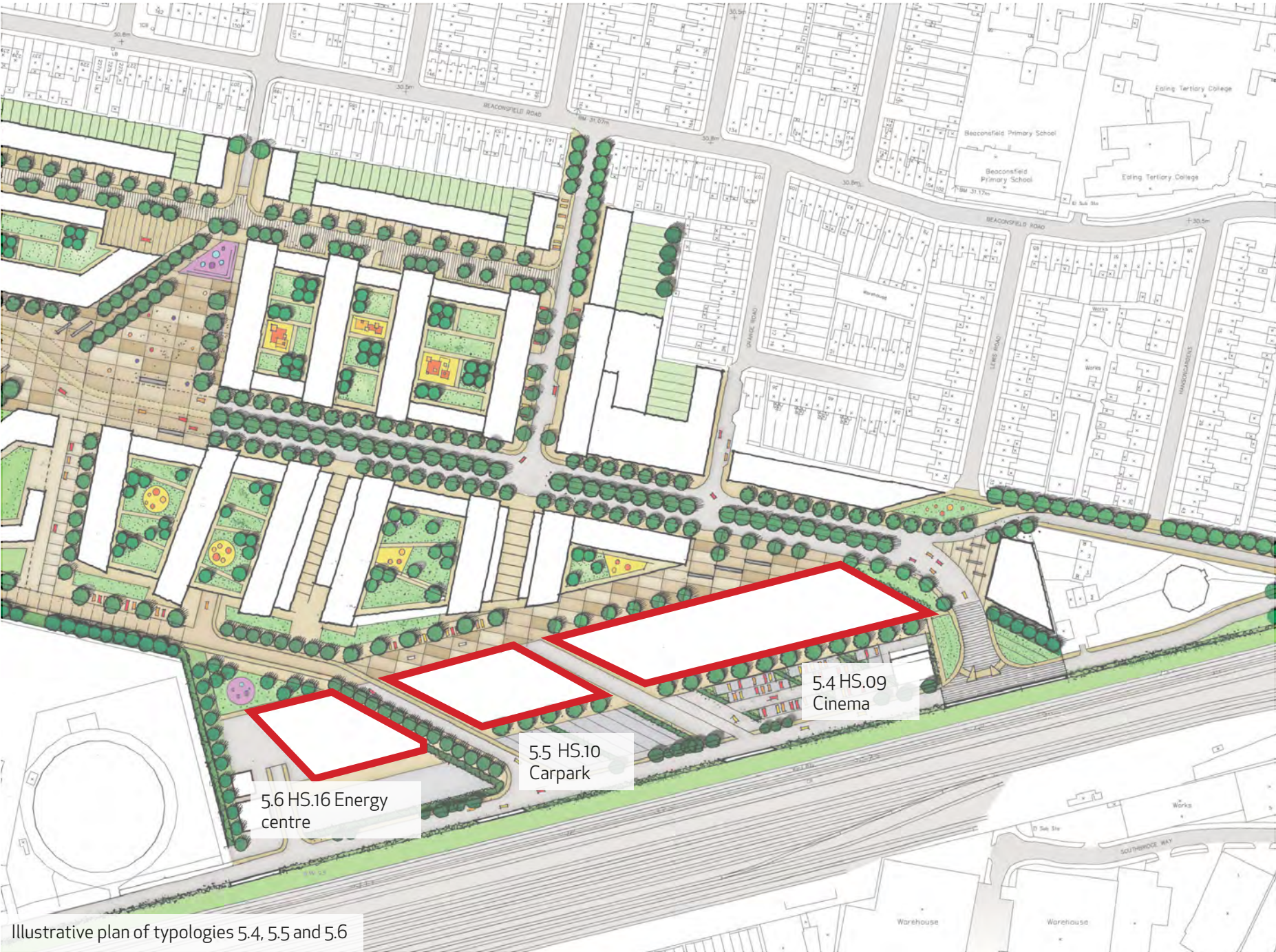
Refer to 'section 5.5 Appearance typology 5' (p278) for the design principles associated with these buildings.



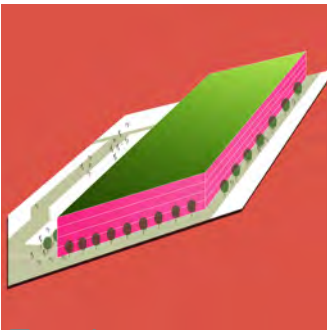
Illustrative view of typologies 5.1, 5.2 and 5.3



3.9 Typologies 5.4, 5.5 and 5.6 - cinema, carpark and energy centre



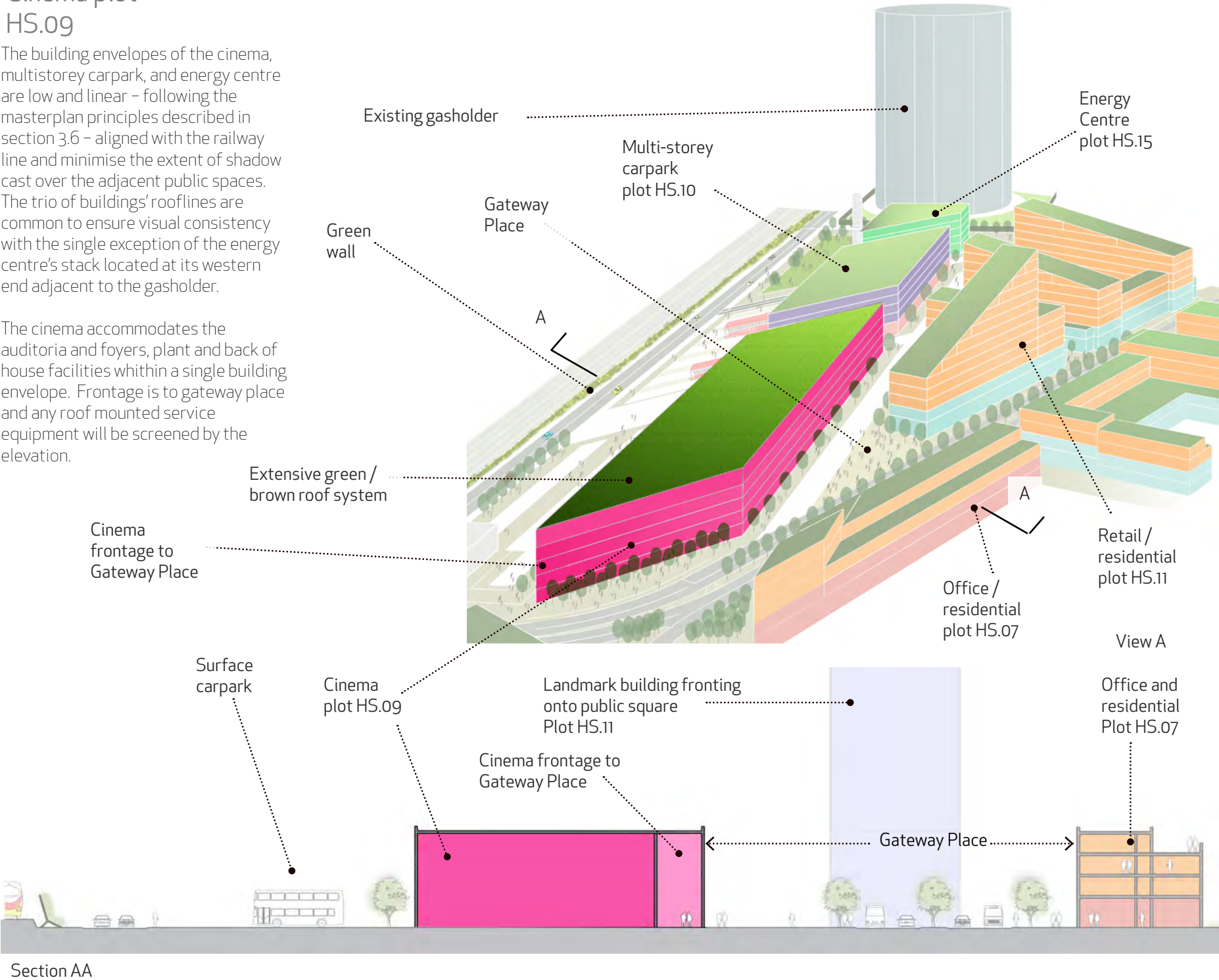
Illustrative plan of typologies 5.4, 5.5 and 5.6



Typology 5.4  
Cinema plot  
HS.09

The building envelopes of the cinema, multistorey carpark, and energy centre are low and linear – following the masterplan principles described in section 3.6 – aligned with the railway line and minimise the extent of shadow cast over the adjacent public spaces. The trio of buildings' rooflines are common to ensure visual consistency with the single exception of the energy centre's stack located at its western end adjacent to the gasholder.

The cinema accommodates the auditoria and foyers, plant and back of house facilities within a single building envelope. Frontage is to gateway place and any roof mounted service equipment will be screened by the elevation.



Section AA

key plan

View A

Office and residential  
Plot HS.07

Retail / residential  
plot HS.11

Office / residential  
plot HS.07

Energy  
Centre  
plot HS.15

Multi-storey  
carpark  
plot HS.10

Existing gasholder

Green wall

Extensive green /  
brown roof system

Cinema  
frontage to  
Gateway Place

Surface  
carpark

Cinema  
plot HS.09

Landmark building fronting  
onto public square  
Plot HS.11

Cinema frontage to  
Gateway Place

Gateway Place

Office and residential  
Plot HS.07

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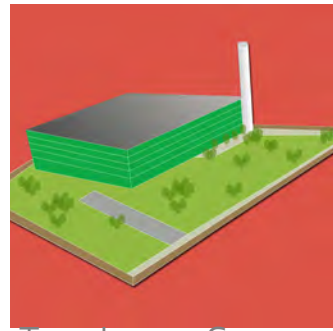
Existing gash





Typology 5.5  
Multi-storey  
carpark plot HS.10

The multi-storey carpark's building envelope screens all levels including the upper most roof level parking deck.



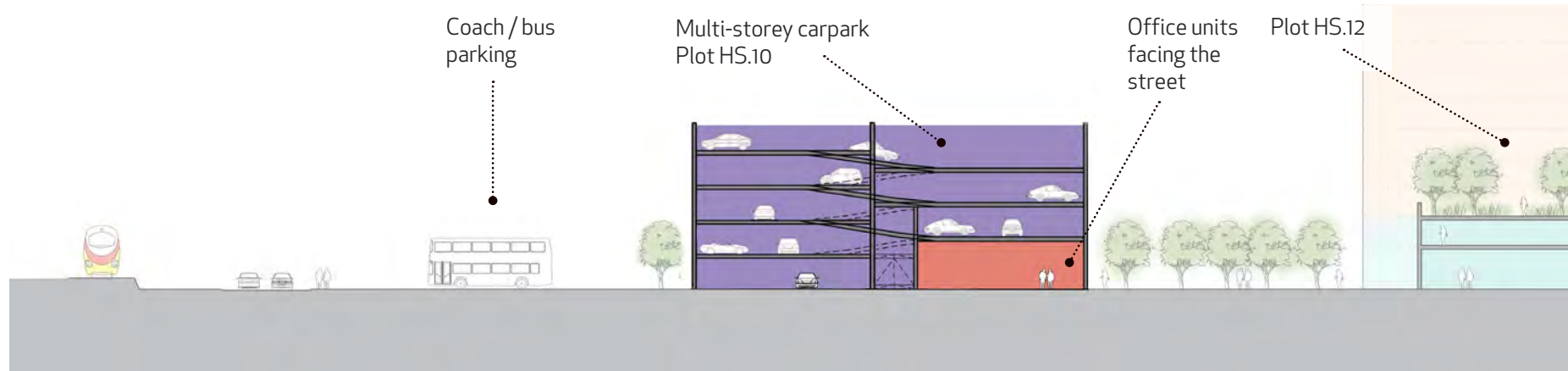
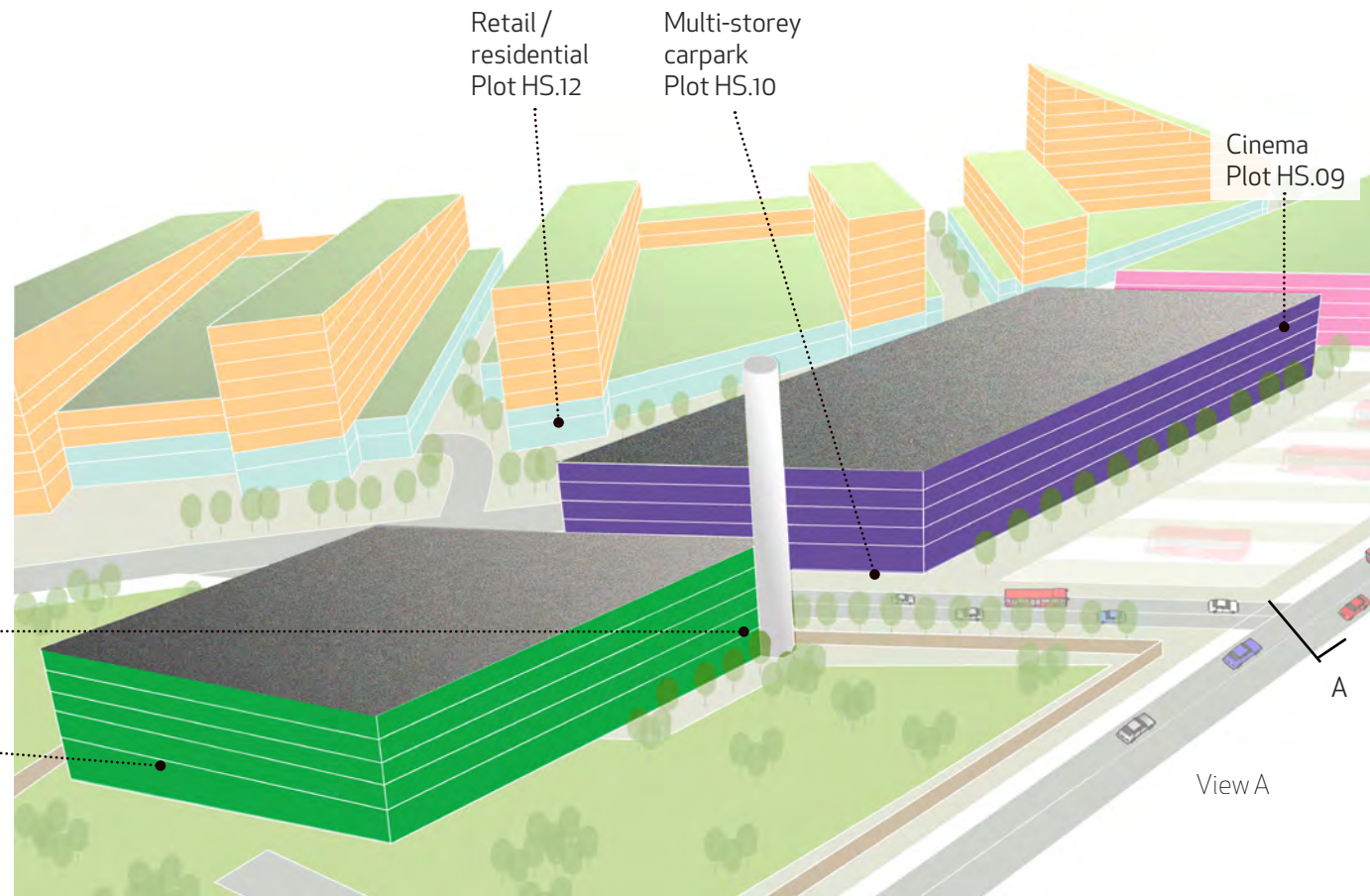
Typology 5.6  
Energy centre plot HS.16

The energy centre's building envelope height is consistent with the cinema with the exception of the stack (chimney) located on the southern elevation. The building envelope screens associated external equipment.

Energy centre stack (max height 55m above site level)

Energy centre Plot HS.16

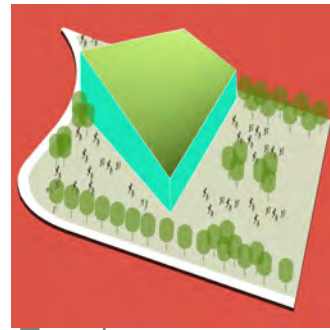
- viewpoint arrow
- view area
- Section line



### 3.10 Typologies 5.7 and 5.8 - small buildings



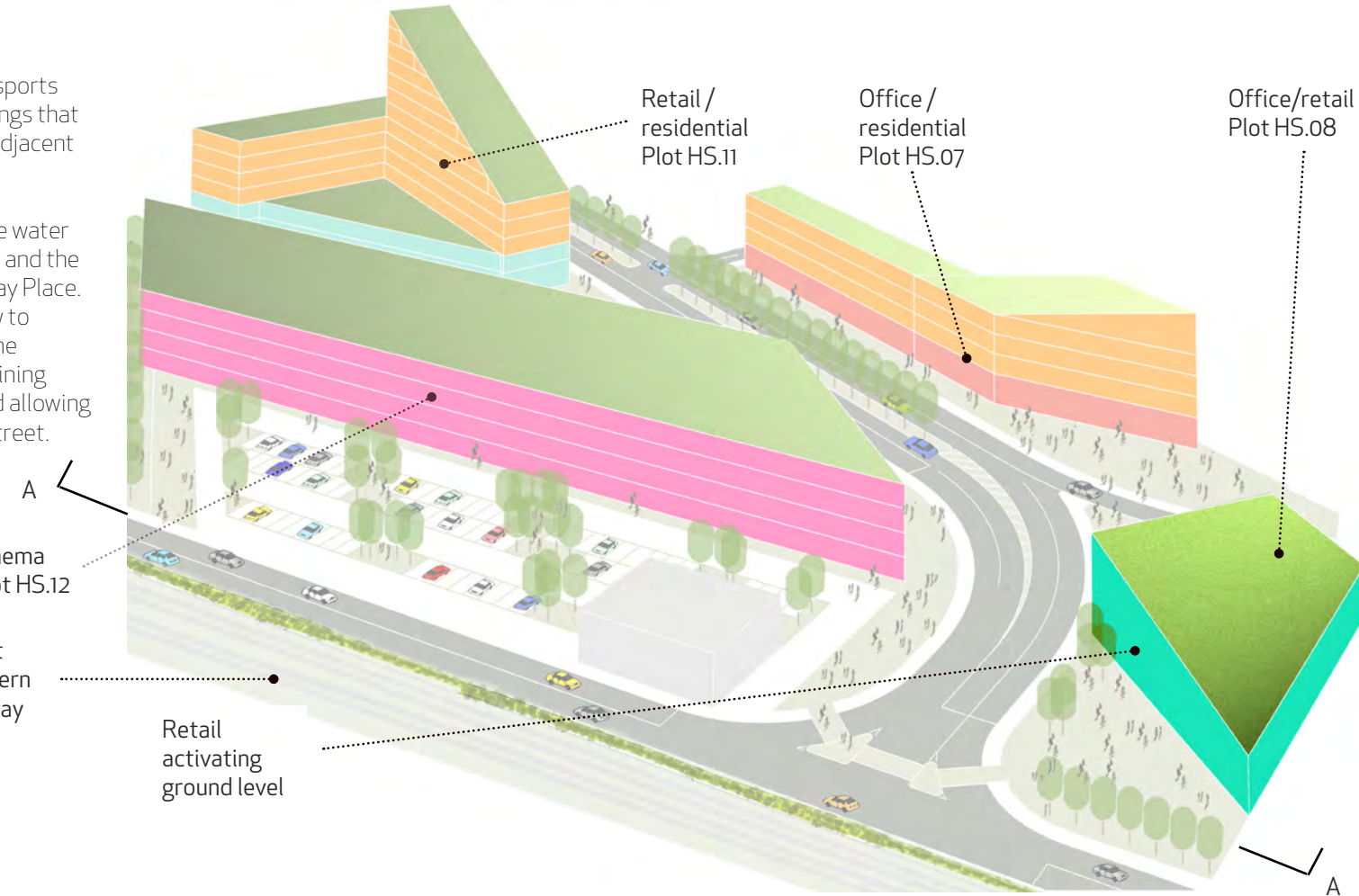




## Typology 5.7 Office/retail plot HS.08

The low office/retail unit and sports pavilion are stand alone buildings that occupy locations addressing adjacent open space.

The office/retail unit abuts the water tower's western boundary wall and the roofline rises gently to Gateway Place. The scale of the building is low to ensure it doesn't overwhelm the adjacent water tower site, defining Gateway Place at eye level and allowing views over to and from East Street.



View A

Cinema plot HS.09

Office/retail unit Plot HS.08

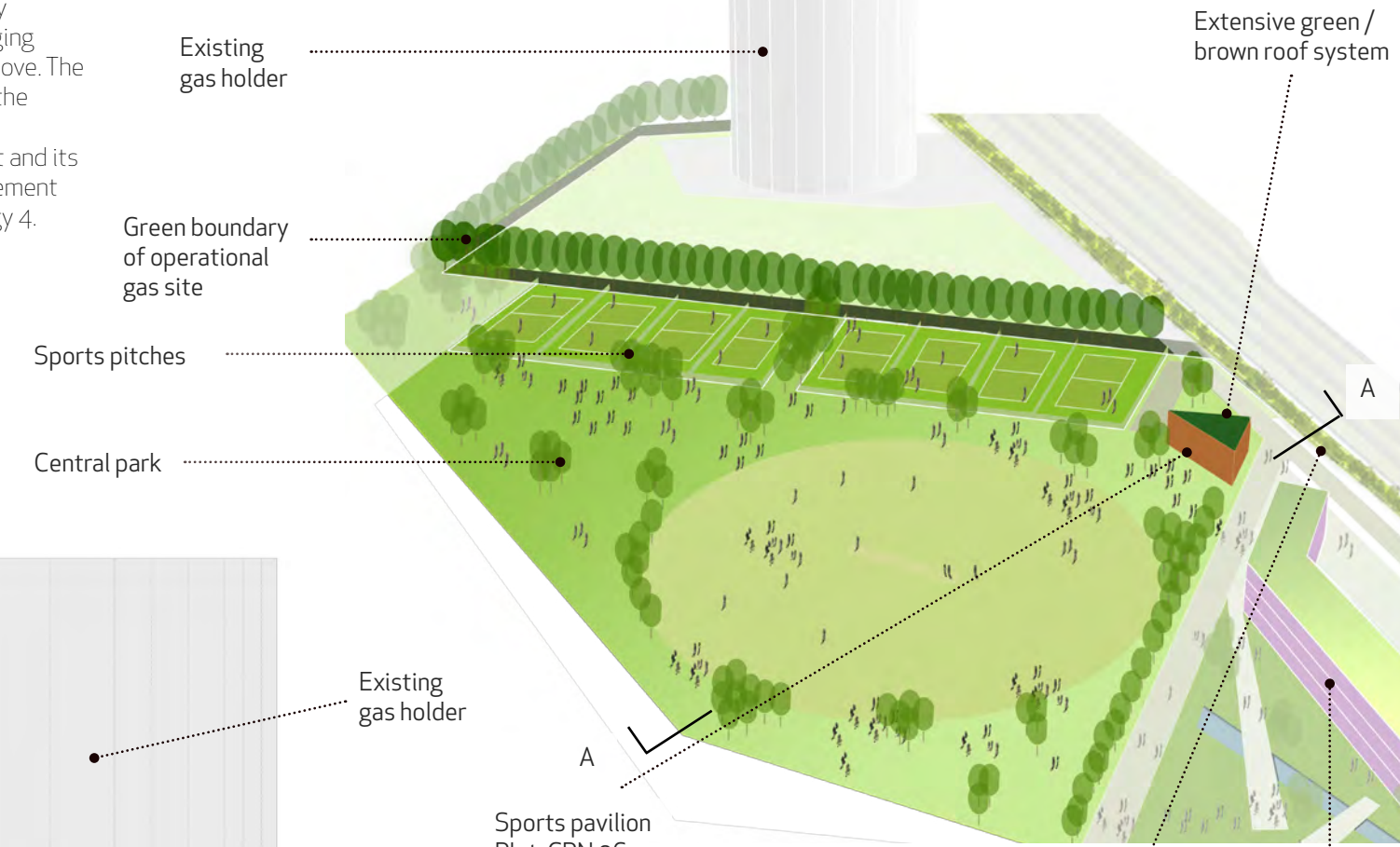
Existing water tower

Section AA



## Typology 5.8 Plot CPN.06

The sports pavilion is a 2 storey building accommodating changing facilities and an events area above. The building's plan form maintains the below ground infrastructure easements adjacent to the plot and its height is determined to complement the adjacent houses of typology 4.



View A

Central park and sports pitches

Sports pavilion Plot CPN.06

Green wall

Residential Plot CPS.03

Section AA

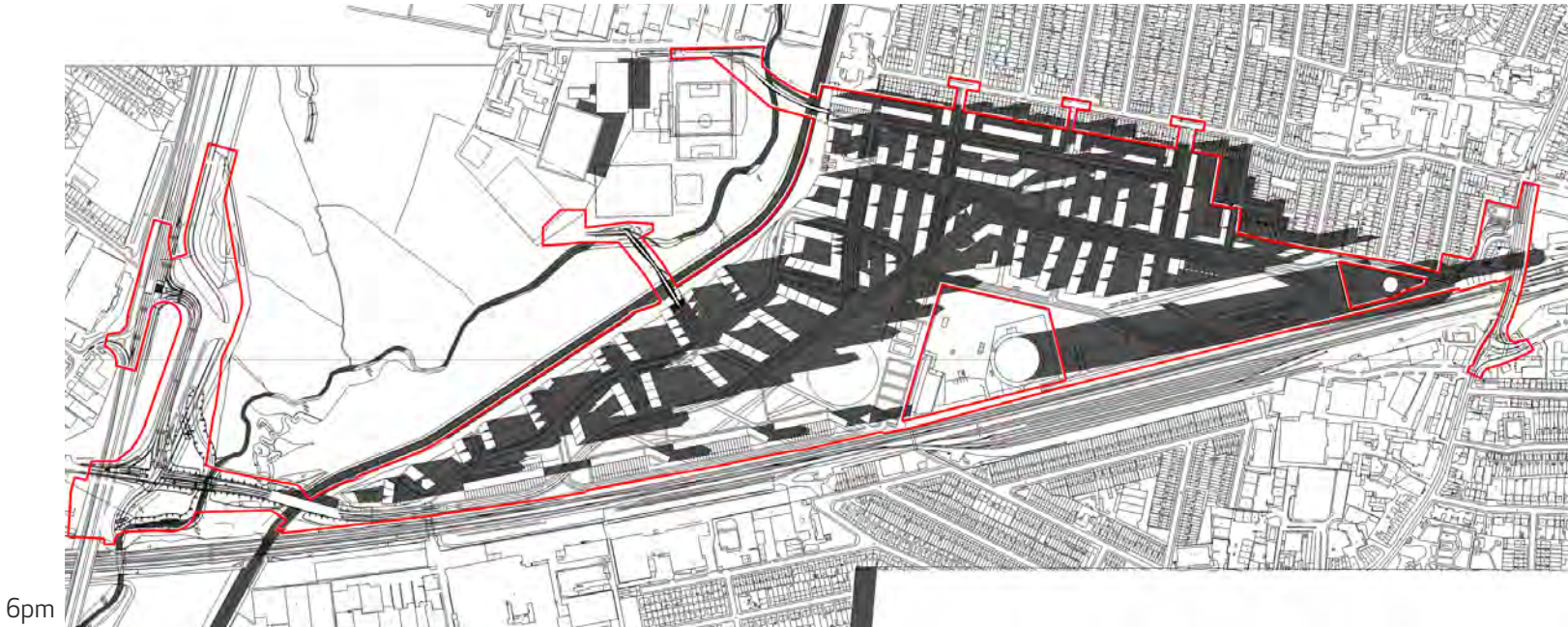
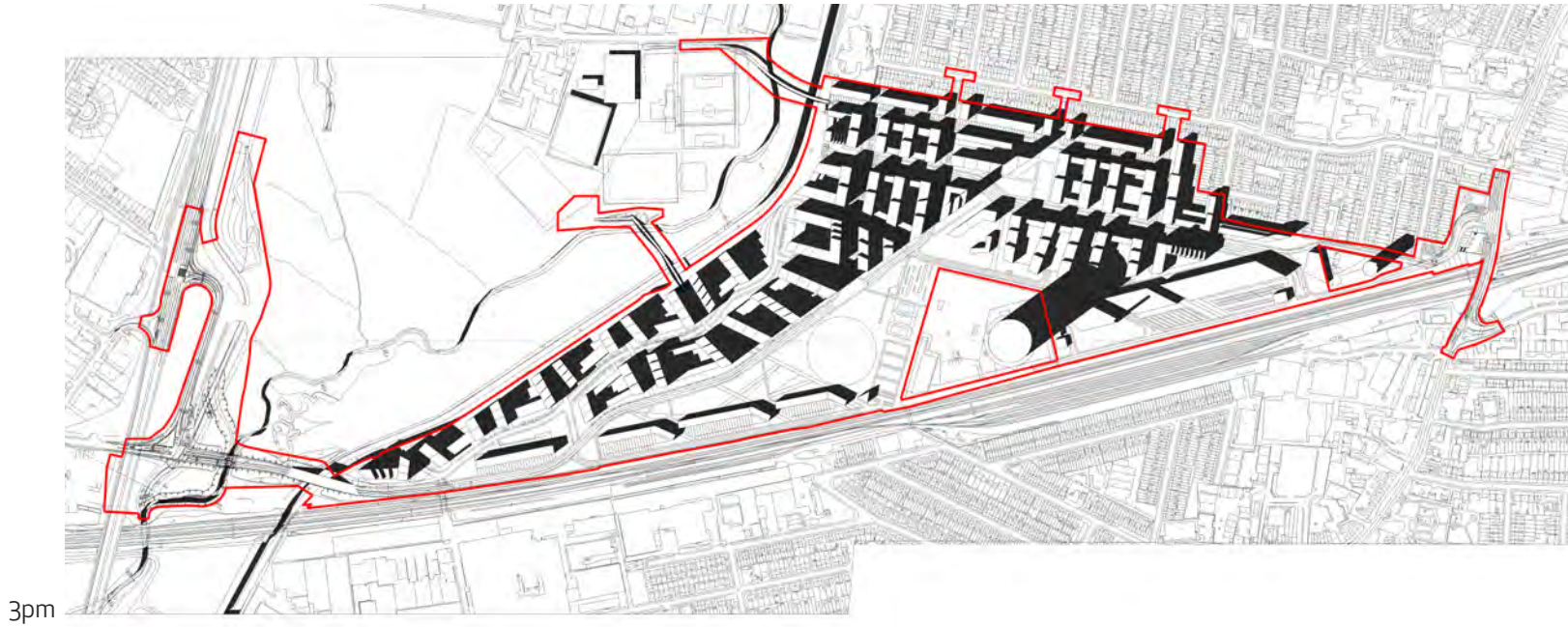
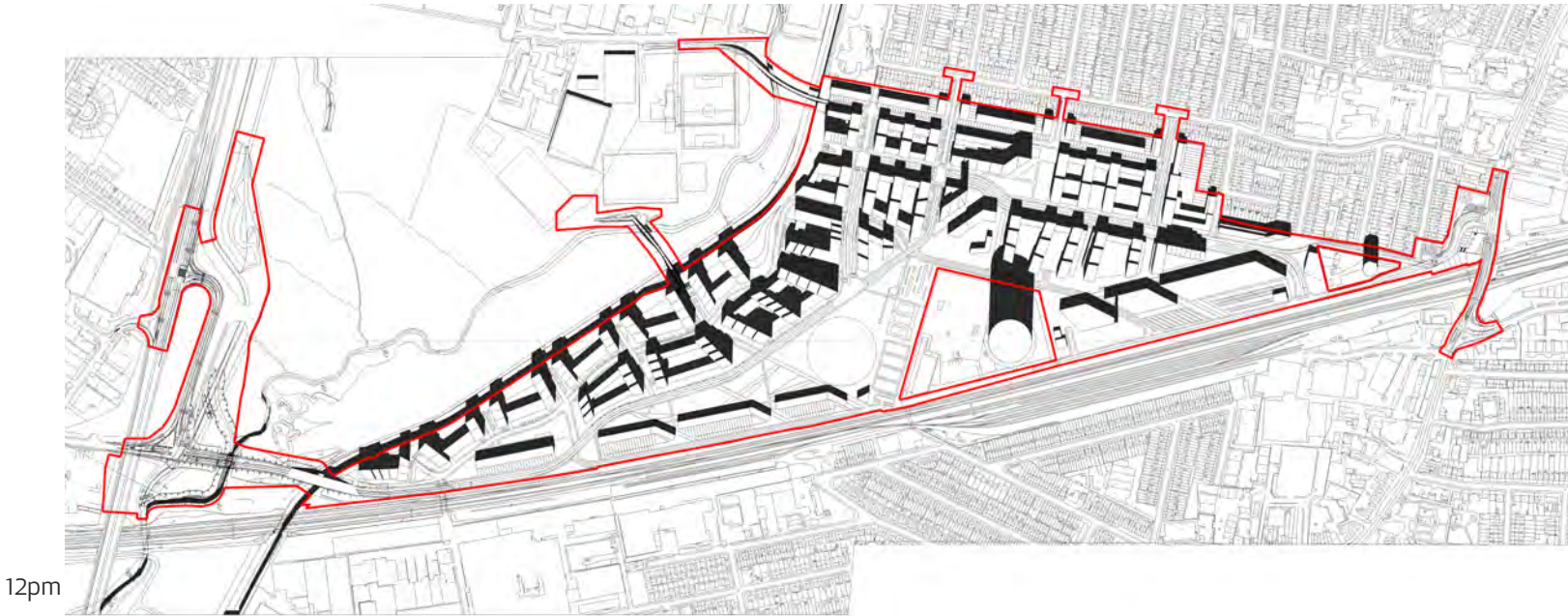
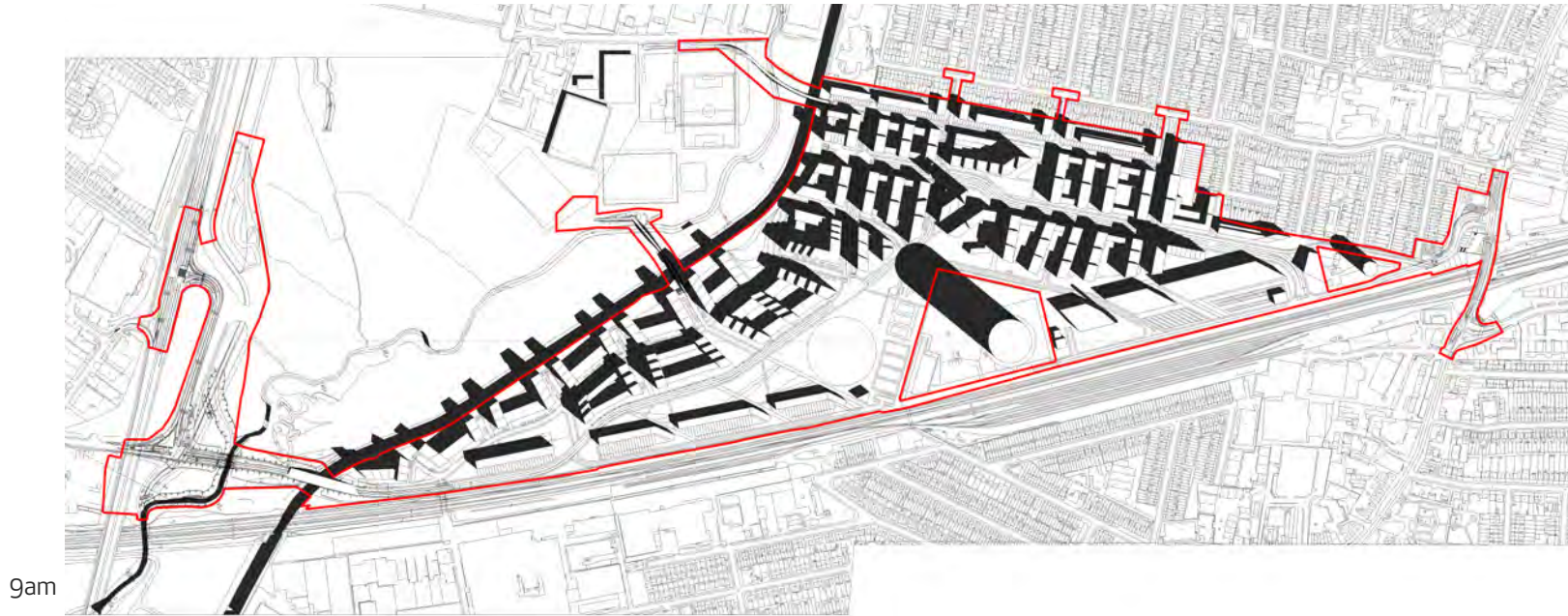


# 3.11 Shadow studies of illustrative masterplan

The layout described in section 2.20 and developed to the median height (average building envelope height) following the principles described in sections 3.2 to 3.9 inclusive has been assessed to ascertain the extent of shadow cast by the buildings.

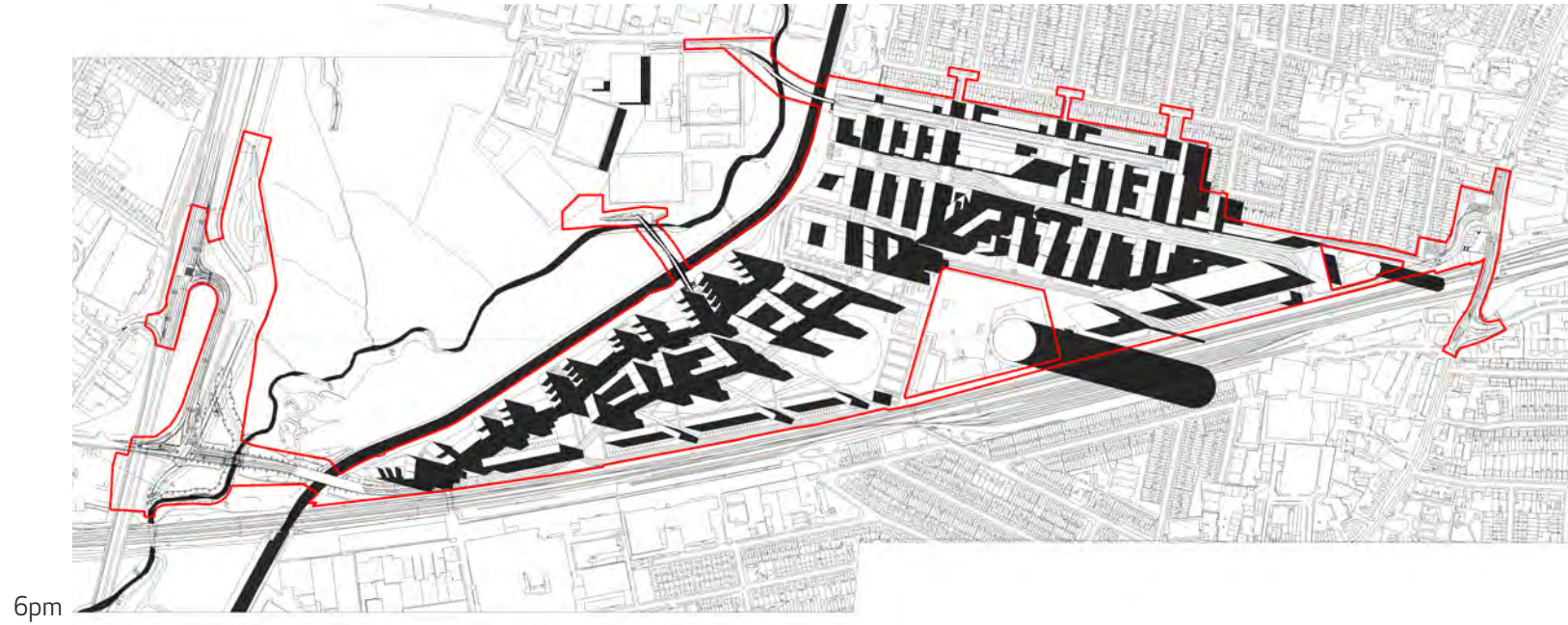
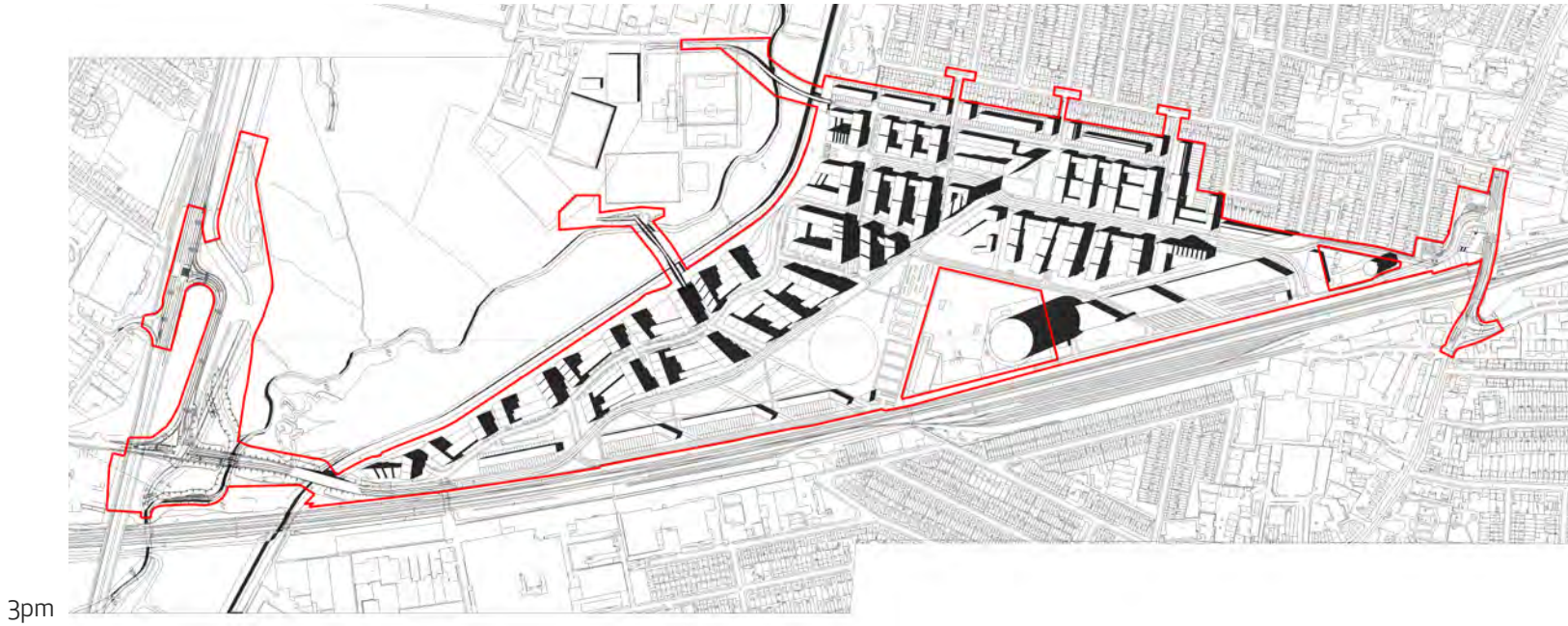
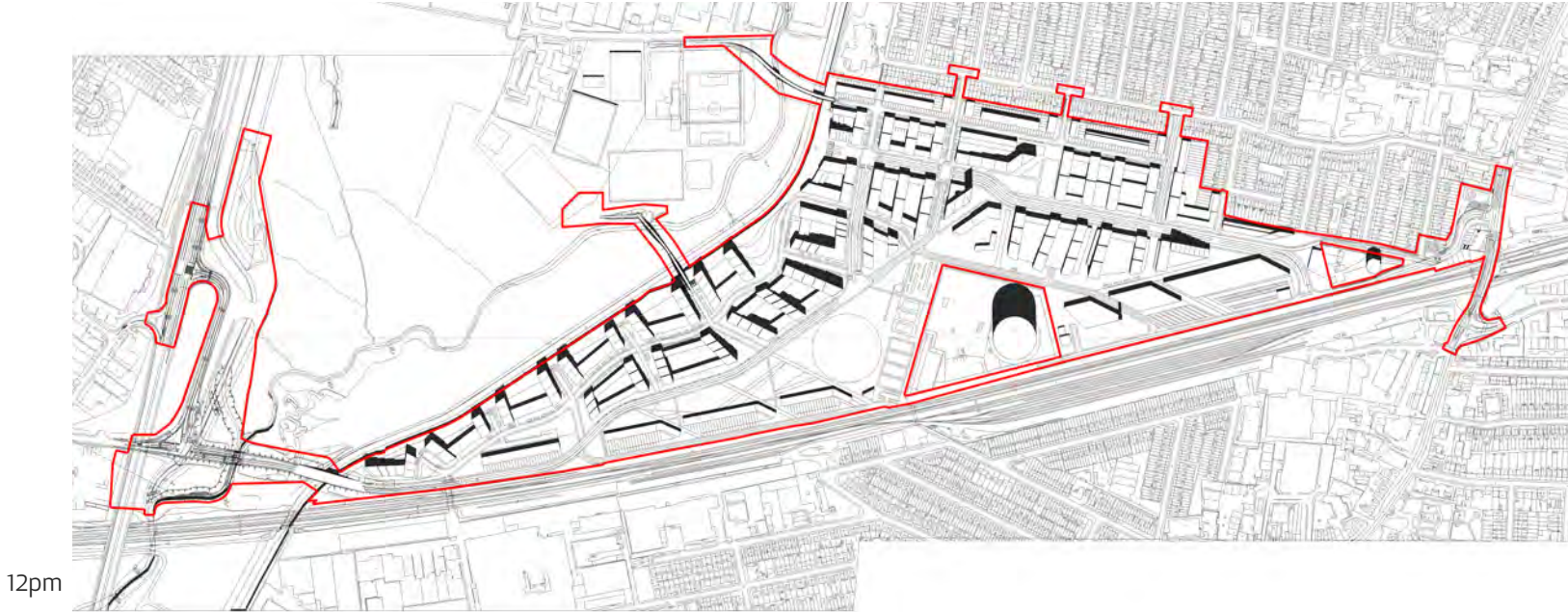
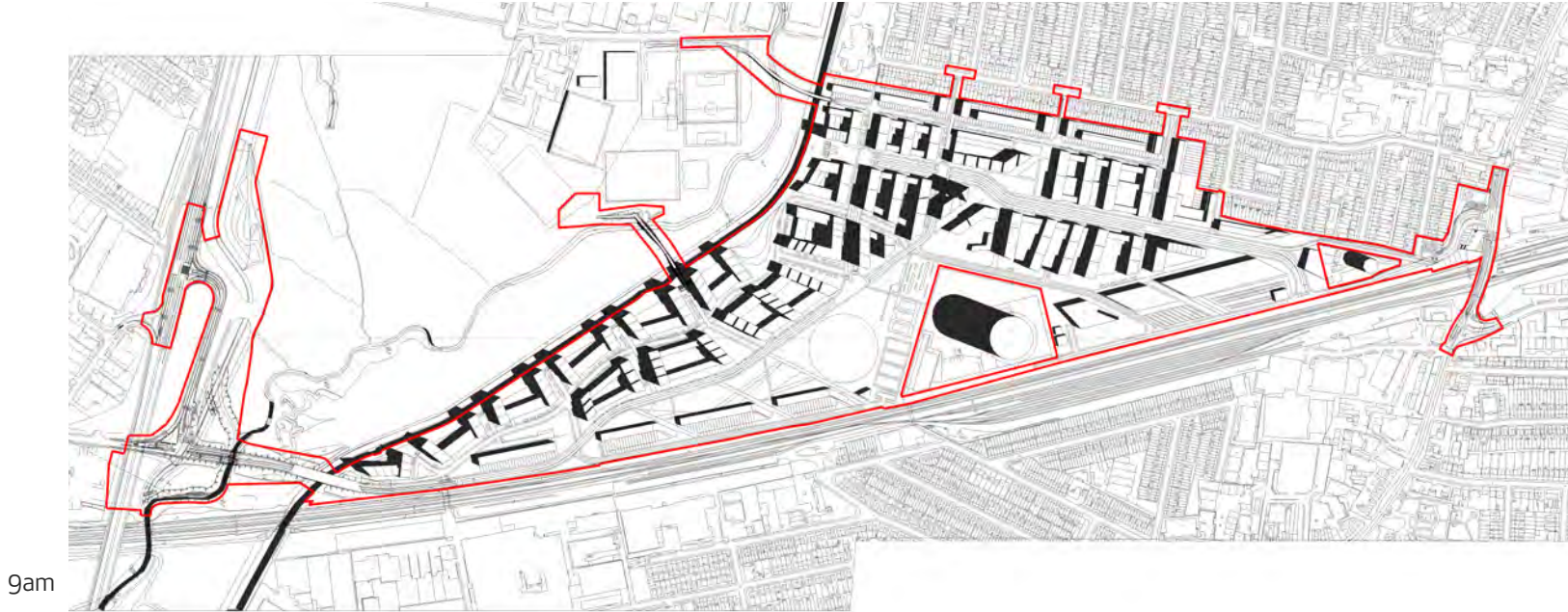
The studies demonstrate the overall scale of buildings is appropriate to ensure the scheme's buildings and open spaces enjoy high solar exposure throughout the day and year.

Equinox - 21st March and 21st September





Summer Solstice - 21st June





3.12 Scale Principles

Section 3.9 defines the design principles that apply to each building to establish its scale in terms of a 3-dimensional envelope within which the buildings shall be designed and constructed.

The scale is described in the following sections:

- Masterplan scale principles are described in sections 3.1 and 3.10
- 3-dimensional envelope for each building in sections 3.2-3.9 inclusive
- Shadow studies in section 3.11.

To ensure the scheme's overall scale is maintained, generic block design principles upheld and compliance with planning policy is ensured, the following scale principles have been determined:

Layout of the blocks:

- Principle 3.1 These plots (see table) shall incorporate landmark buildings
- Principle 3.2 These plots shall have courtyards open to the canal
- Principle 3.3 The houses at the ends of these plots shall face the connecting roads between the masterplan and Beaconsfield Road
- Principle 3.4 Residential buildings shall not be less than 21m apart to maintain privacy
- Principle 3.5 Buildings on these plots shall be articulated as 2, 3 or 4 fingers with 1, 2 or 3 lower links between
- Principle 3.6 The 'fingers' on plots these plots shall be perpendicular to the Grand Union Canal (Paddington Branch)
- Principle 3.7 The 'fingers' on these plots shall be perpendicular to East and West Streets
- Principle 3.8 The fingers shall project a minimum of 2m beyond the face of the link

Massing of the blocks:

- Principle 3.9 The height of the fingers shall be a minimum of 2 storeys above the link except HS.04 and CPN.03 which are 1 storey
- Principle 3.10 There shall be a minimum storey difference of 1 storey between either ends of the fingers
- Principle 3.11 If the building profile is stepped rather than pitched then the maximum level difference shall be 2 storeys for each step
- Principle 3.12 The building height shall not project above a line drawn between adjacent points of maximum storey height shown in parameter drawings P1005 to P1013
- Principle 3.13 The building height shall not fall below a line drawn between adjacent points of minimum storey height shown in parameter drawings P1005 to P1013
- Principle 3.14 The relative heights of buildings either side of a street shall not exceed 1 storey
- Principle 3.15 The first floor of buildings facing East Street shall be 7.5m above street level to accommodate retail units
- Principle 3.16 The first floor level of side streets shall be 4.5m and the second floor level 7.5m above street level on the side streets off East and West Streets to allow either commercial or residential use at street level and co-ordinate with East Street retail units

The table below demonstrates which princples apply to each building

Plot reference *	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	3.10	3.11	3.12	3.13	3.14	3.15	3.16
CPS 01		•		•	•	•		•	•	•	•	•	•	•		
CPS 02				•	•	•		•	•	•	•	•	•	•		
CPS 03											•	•	•	•		
CPS 04											•	•	•	•		
CPS 05											•	•	•	•		
CPS 06											•	•	•	•		
CPS 07	•	•		•	•	•		•	•	•	•	•	•	•		
CPS 08		•		•	•	•		•	•	•	•	•	•	•		
CPS 09		•		•	•	•		•	•	•	•	•	•	•		
CPS 10		•		•	•	•		•	•	•	•	•	•	•		
CPS 11				•	•	•		•	•	•	•	•	•	•		
CPN 01				•							•	•	•	•		
CPN 02			•	•							•	•	•	•		
CPN 03				•	•		•	•	•	•	•	•	•	•		•
CPN 04				•	•		•	•	•	•	•	•	•	•		•
CPN 05					•		•	•	•	•	•	•	•	•		
CPN 06											•	•	•	•		
CPN 07				•	•	•		•	•	•	•	•	•	•		
CPN 08		•		•	•			•	•	•	•	•	•	•		
CPN 09				•	•	•		•	•	•	•	•	•	•		
CPN 10				•	•	•		•	•	•	•	•	•	•		•
CPN 11	•			•	•	•		•	•	•	•	•	•	•		•
CPN 12											•	•	•	•		
HS 01				•							•	•	•	•		
HS 02	•										•	•	•	•		
HS 03			•	•							•	•	•	•		
HS 04				•	•		•	•	•	•	•	•	•	•	•	•
HS 05			•	•							•	•	•	•		
HS 06			•	•	•		•	•	•	•	•	•	•	•	•	•
HS 07			•	•							•	•	•	•	•	•
HS 08											•	•	•	•		
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HS 11	•			•	•		•	•	•	•	•	•	•	•	•	•
HS 12				•	•		•	•	•	•	•	•	•	•	•	•
HS 13				•	•		•	•	•	•	•	•	•	•	•	•
HS 14											•	•	•	•		
HS 15	•										•	•	•	•		•
HS 17				•	•	•		•	•	•	•	•	•	•		
HS 18				•	•	•		•	•	•	•	•	•	•		
HS 19											•	•	•	•		
HS 20											•	•	•	•		

\* Refer to section 2.17 building uses or application drawings P1001 to P1013 inclusive for plot locations



A large, intricate, and fluid dotted line graphic that meanders across the entire page. It forms a series of interconnected loops and curves, creating a sense of movement and organic form. The line is thin and composed of small dots, giving it a delicate, sketch-like appearance. It starts near the top left, loops around the center, and extends towards the right side, where it encloses the text area.

# 04

## Landscape

The design of the bridges over the canal and Yeading Brook are described in sections 8, 9 and 10.



# Landscape - Introduction

Section 04: Landscape – explains and justifies the scheme’s landscape principles as Circular 01/06 paragraphs 91, 92 and 93.

Paragraph 91  
*‘Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained.’*

Paragraph 92  
*‘If landscaping is reserved at the outline stage, the outline application does not need to provide any specific landscaping information. However, the design and access statement should still explain and justify the principles that will inform any future landscaping scheme for the site.’*

Paragraph 93  
*‘For detailed applications, and outline applications that do not reserve landscaping, the design and access statement should explain and justify the proposed landscaping scheme, explaining the purpose of landscaping private and public spaces and its relationship to the surrounding area. Where possible, a schedule of planting and proposed hard landscaping materials to be used is recommended.’*

Whilst section 4 is titled Landscape, being the term used in circular 01/06, it also includes the public realm in its entirety.

Sections 4.1-4.3 inclusive describe the landscape strategy, including maintenance and its overall development by explaining how the site landscape layout has been developed in concert with the layout (section 02) and scale (section 03) to create a series of connected character areas. Each character area has its own identity informed by their location, connectivity and predominant use.

Each distinct character area is described and illustrated in detail within sections 4.4-4.15 inclusive in accordance with circular 01/06 section 93.

The site-wide landscape strategies are described in sections 4.16-4.20 inclusive as follows:

- Play and recreation
- Biodiversity
- Roofscape and greenwalls
- Courtyard planting
- Lighting

The summary section 4.24 defines the landscape design principles developed in the preceding sections.



# 4.1 Landscape strategy

## Overview

Place making is at the heart of the West Southall scheme which been designed around a distinctive public realm hierarchy of connected streets, squares and parks. Responding to both its physical and social context, the scheme seeks to create a new 'place' to both complement and enhance the existing community in this area of London.

Southall currently presents a rich and diverse culture with a strong identity and character. As an extension of the town, West Southall seeks to build on this and to further enhance amenity and opportunities for both for existing and new populations.

The Landscape and Public Realm Strategy draws on its context and aspires to provide a high quality environment for a thriving new community to enjoy safely and with ease. The diversity of the landscape, and the quality of both private and public space, seeks to create a sense of place which can encourage respect and understanding of the environment both at a local and global scale.

## Key Objectives

### Open space

The strategy is to provide a safe, secure and inclusive open space environment across the site. A high quality public and private realm will give great benefit to both the local population and wider community of Southall as a whole.

West Southall will be designed as an environment that gives a greater priority to people, to create places and spaces that are inviting, feel secure, where children and the community can play. The opportunity exists to create this environment that also facilitates good vehicular and public transport access in and around the site and its surroundings.

The hierarchy of circulation is to provide access in a clear and legible manner that is easy for all to use. A minimalist approach will be a priority in creating this simple clear streetscape environment that is co-ordinated and free of clutter. This co-ordination and attention to detail will help create an environment of real quality and with a sense of place.

A diverse range of spaces will be created across the site, of varying scale and character, that provide for differing functions and sections of the community. There will be flexible open space for festivals and events, spaces for social activity with cafes and restaurants, a tree-lined

shopping street, safe and secure play areas for varied age groups, sports and recreation space, areas for wildlife and wetland areas providing for biodiversity and educational opportunities.

The Central Park will provide green open space both for rest and relaxation as well as providing a cricket pitch and 'village green' that can form a focus for community activities and celebrations.

The nature and character of these spaces will vary in response to the functions and activities that will be taking place. Some will have a busy and contemporary urban feel whilst others may provide more reflective and intimate quiet informal space.

The public realm and open space provides a common language and linking element across all parts of the site helping to define the character of this new community. These public spaces along with the amenities and associated activity will make West Southall a focal point for the community and a destination in its own right.

### Key

- |     |   |
|-----|---|
| 1.  | Gateway Place                                   |
| 2.  | East Street                                     |
| 3.  | West Street                                     |
| 4.  | Town Square                                     |
| 5.  | Park Street                                     |
| 6.  | Cricket Pitch/Village Green within Central Park |
| 7.  | Wetlands within Central Park                    |
| 8.  | Canal Plaza                                     |
| 9.  | Canalside residential zone                      |
| 10. | Canalside park                                  |
| 11. | Communal residential courtyards                 |
| 12. | Community gardens                               |
| 13. | Linkages  |
| 14. | Railway edge                                    |
| 15. | Playable space                                  |
| 16. | Parking zone                                    |
| 17. | Existing gas works                              |
| 18. | Minet country park                              |
| 19. | Yeading FC                                      |
| 20. | Grand Union Canal                               |
| 21. | Yeading Brook                                   |
| 22. | Spencer Street Playground                       |
| 23. | Water Tower                                     |
| 24. | Blair Peach Primary School                      |
| 25. | Guru Nanak Sikh School                          |
| 26. | Eastern Gateway                                 |



Landscape layout



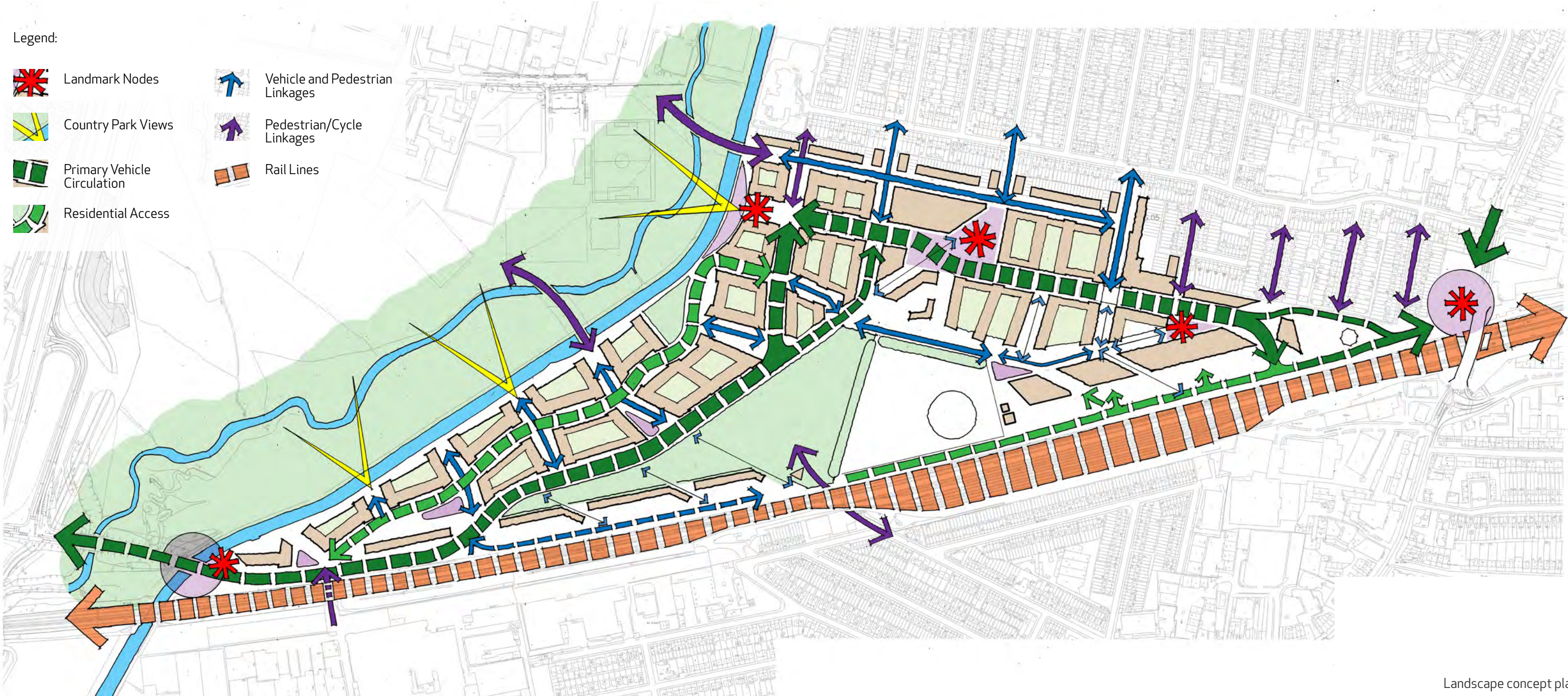
Connectivity

Structured around a legible network of streets, urban spaces and green spaces, the public realm will provide strong connectivity with the surrounding context.

This connectivity is provided through a comprehensive strategy of footpath, cycle, vehicle and public transport linkages to maximise all opportunities for engaging with the existing infrastructure, landscape environment and community.

A legible landscape with ease of movement is provided through the clarity of the layout and careful consideration of the streetscape and landscape design. The structure of landmark links, along with co-ordination of street elements and way-finding will assist in providing accessible and recognisable routes and linkages.

Primary roads provide vehicular access for cars and public transport to the west, the east and the north whilst the footpaths, cycleways, railway underpass, and Minet Country Park bridges provide extensive pedestrian linkages in all directions to the surrounding urban fabric.



Landscape concept plan



Play and recreation

The objective of the play and recreation strategy is to achieve a high quality and enjoyable experience within the public realm for children and young people. These areas are treated as incidental and flexible spaces. Design objectives will promote appropriate inclusion and improve the environment for children and young people.

Public or private shared spaces within the development will be designed to allow for safe and stimulating play opportunities. Courtyard garden areas, sheltered and open public space are designed to encourage free and unobtrusive play. Each area has been developed to allow parents and child minders comfortable natural surveillance.

Hard landscape

There are a wide range of hard landscape treatments across the site that contribute to the character and identity of West Southall as a place. The general feel is modern and contemporary urban using a simple palette of high quality materials. The character is more formal within the primary public squares and more localised, varied and informal within the residential streetscape and parkland areas.

The range of paving, lighting, signage, seating, play equipment and all other elements of street furniture is co-ordinated across the site to ensure legibility, clarity and definition of varying character across the site.

Careful cross-discipline design co-ordination and attention to detail, whether a sports ground, a children’s play area, an intergated signage post or any other hard landscape element, is critical to realise the vision set out by this Landscape and Public Realm Strategy.

In addition to functional and aesthetic considerations, product sources and whole-life costs will be important factors in consideration of final material selection across all hard landscape treatments.

Soft landscape

The scheme provides a green skeleton that spreads across the site and links into the surrounding natural environment. The current context, with canal edge and adjacent park to the north and railway corridor to the south, provides the baseline for the strategy.

This network of green corridors provides valuable ecological movement and connectivity across the site and beyond as well as providing a strong visual green structure that helps create the character and identity of the new development.

Within this green skeleton is a hierarchy of differing treatments varying from the tree lined boulevard of East, West and Park Street and the food growing in the community gardens to the open grass lawns of the Central Park. The design of each particular element reflects the design intention for the character of the space.

In a similar manner to the hard landscape treatments, the general character of the design is contemporary, more formal within the primary public squares and more informal and ornamental within the residential streetscape and parkland areas.

Single species semi-mature trees define the main streets, squares and village green. Mixed native species are planted to provide buffer and screening elements. A variety of evergreen and deciduous ornamental planting define the character of other areas such as the Central Park and communal residential courtyards. This strategy provides an overall legible structure within which there is flexibility, variety and individuality. The site is large, varied and complex in its structure and the soft landscape treatments are appropriate to the overall design aspiration and identity of the place.

The design of the streets, public squares, communal courtyards, building facades and roof area and green linkages, provide a significant quantum of open space which offer biodiversity opportunities. This not only to provides a rich ecology, but also animation, texture, seasonal interest as well as providing an educational resource for the new community.

Waterscape

The scheme includes a variety of water elements and treatments each of which has its own particular functional and aesthetic design requirements. The primary elements include the sitewide surface water drainage system, the wetlands in the Central Park, the canal environment and the ornamental water features of the pubic squares.

The design of the sitewide surface water drainage strategy is primarily functional and responsive to the particular levels and conditions of the site. Extensive use of the roofscape with green and brown roofs will assist in attenuating water and reducing run-off rates. Surface water runs are exposed where possible both for ease of access and maintenance and also visual interest within the public realm. Natural infiltration through the ground is not possible due to the remediation clay capping. Consequently all on-site drainage is taken across to the site edges through a series of underground tanks linked to the existing drainage network.

The wetlands form part of this drainage system providing additional attenuation capacity. In addition the wetlands are an important element within the Central Park creating valuable new waterside habitats, educational resource and visual amenity as part of the character of this area.

Whilst the canal itself is not within the site, the canalside environment is a key element that characterises the development. A variety of character types occur along this edge from the quieter residential frontages and footpath network to the lively day and night-time café and restaurant activity at the Canal Plaza.

In addition to the above there is a variety of water features to provide animation, visual interest and focus of activity within the public squares. The design of these elements is flexible to allow for the multi-use requirements throughout the year.

Management

An active management and maintenance strategy is integral to the success of the landscape and public realm strategy. This strategy will be in place from the first phases of the development to ensure the high quality of public space is protected and maintained.

The site management company has an overall responsibility for the maintenance and general management of all aspects of the public realm and landscape environment. This mechanism ensures that consistent high standards are maintained across the site for the benefit of all.

This maintenance and management strategy ensures the spaces feel safe and secure, are cared for, are inviting and contribute to civic pride within the community.

A year-round calendar of events throughout the public squares and park create a community focus, from winter carnivals and ice skating to art exhibitions, sports events, weddings and religious festivals. The wide range of local and wider community events in conjunction with an efficient management and main strategy ensures the public realm environment is utilised to its potential.



## 4.2 Landscape layout



Artist impression of West Southall looking north



# 4.3 Character areas

Between the routes and spaces are different character areas that reflect their use and location.

- Terraced town houses integrate the existing terraced houses to the north.
- Residential 'home-zone' between Central Park and the canal.
- Eastern Gateway – offering enhancement of the water tower's setting and protection to existing properties.
- Town Square - Southall's civic heart
- Canalfront – vibrant café bars and narrow boat moorings
- High street – multiple retailers enhance Southall's town centre
- Central Park – the recreational area complementing the Minet Country Park

## Key

The landscape and public realm strategy defines a number of character areas across the development site as follows:

- Eastern Gateway
- East Street/West Street
- Town Square
- Park Street
- Central Park
- Canalside
- Residential
- Railway Edge
- Linkages



Landscape character areas



# 4.4 Eastern Gateway

The Eastern Gateway forms the first element in the public realm sequence providing the main point of arrival from the eastern site access of South Road. The public realm in this area creates an important sense of place setting the scene for the character and quality of development at West Southall – a truly cultural and activity diverse sustainable community.

The Eastern Gateway creates a landmark feature through both built form and landscape elements. A range of landscape elements including signage, feature lighting, public art elements or structures, variety of horizontal and vertical surface materials and bold landscape planting all contribute to defining the space and creating a memorable entrance event.

The integration of the roadway, crossing points and pedestrian footpaths is designed to allow for fluid pedestrian and vehicle movement as well as providing coherent visual containment and identity to the area. The pedestrian dominant environment created within this area establishes an important principle for how traffic moves through the site-wide roadways and network of public open spaces.

A beacon structure adjacent to the pedestrian crossing on South Road signals the development. Tree-lined access routes for pedestrians, cyclists, public transport and other vehicles then leads into the main entrance plaza, Gateway Place. A predominantly hard landscaped environment, this space is animated by its active edges including the cinema, boutique shops and office/studios with opportunities for supporting local arts, crafts, galleries and industries.

The Eastern Gateway meets South Road as it bridges the railway and the junction is, therefore, at a higher level than the masterplan site level. The gradient of the new access road is no greater than the existing South Road

## Function

- Announce arrival
- Creative identity and sense of place
- Provide a memorable transit and gateway experience
- Leisure and retail activity
- Vehicle/ pedestrian/cycle movement
- Traffic calming
- Aid orientation and decision making

## Soft Landscape Treatment

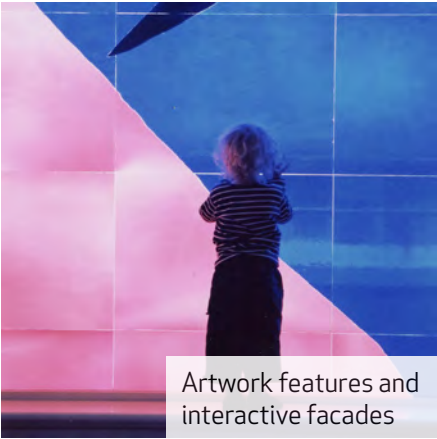
- Landmark semi-mature tree planting of a formal urban character
- Tree planting to define edges and built form
- Blocks of native and ornamental shrubs and hedge species providing contrast and seasonal variety
- Green wall planting

## Hard Landscape Treatment

- Landmark beacon
- Varied paving surfaces including shared surface
- Feature lighting
- High quality street furniture/ signage
- Co-ordinated sculptural elements/ public art
- Traffic calming with variety of surface materials to guide vehicular movement and provide pedestrian safety



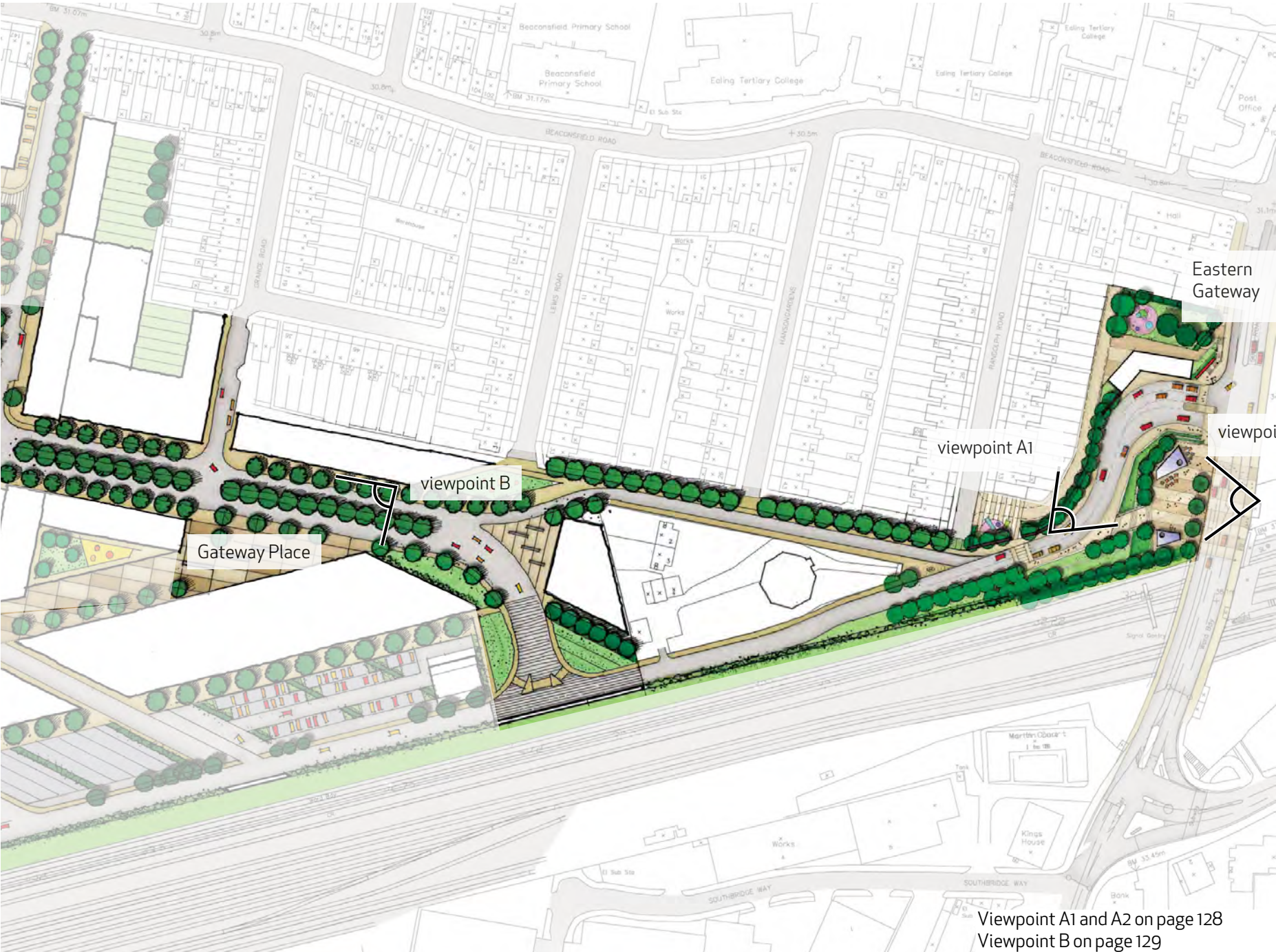
Landmark beacon



Artwork features and interactive facades



Animated public space



Eastern Gateway

viewpoint A1

viewpoint A2

viewpoint B

Gateway Place

Viewpoint A1 and A2 on page 128  
Viewpoint B on page 129



Eastern Gateway character



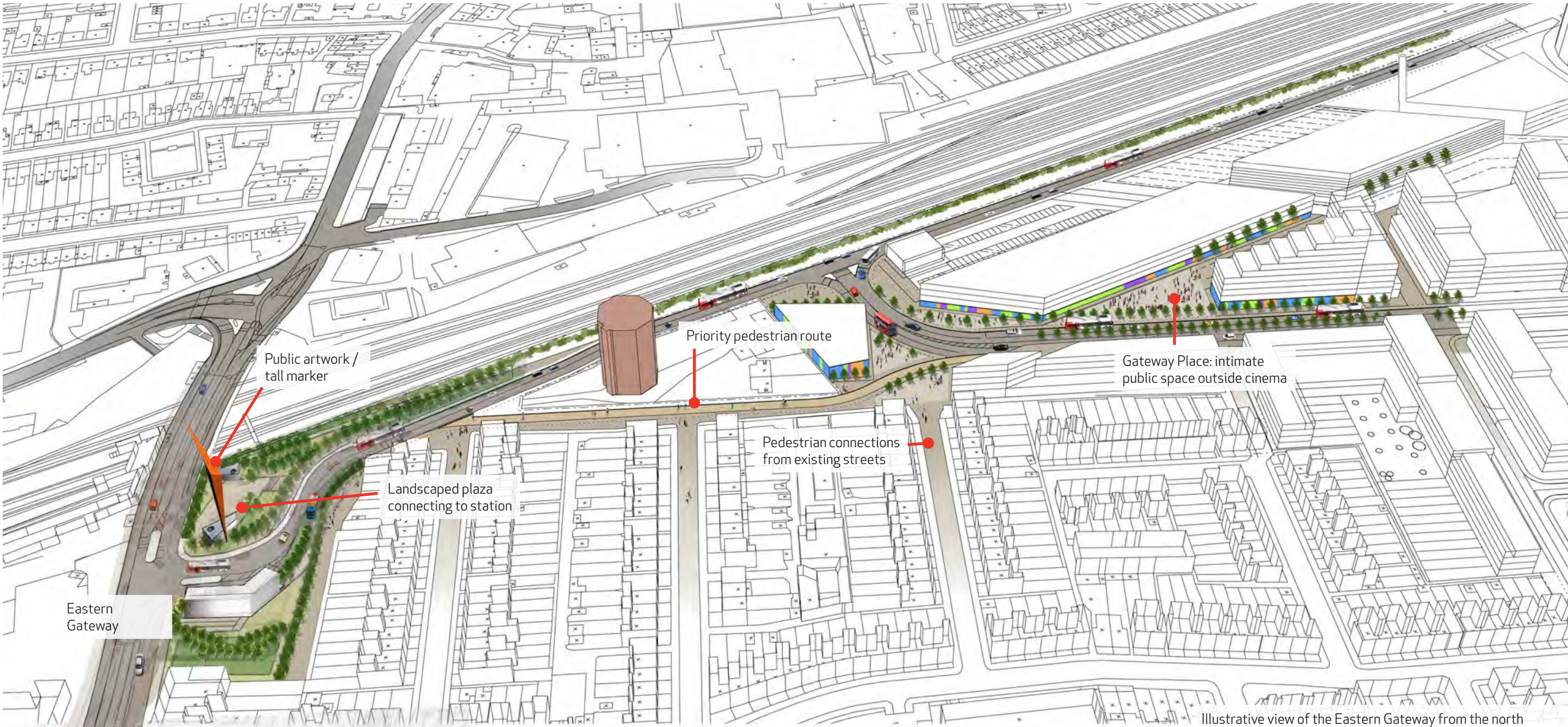
Shade and shelter



Festival lighting

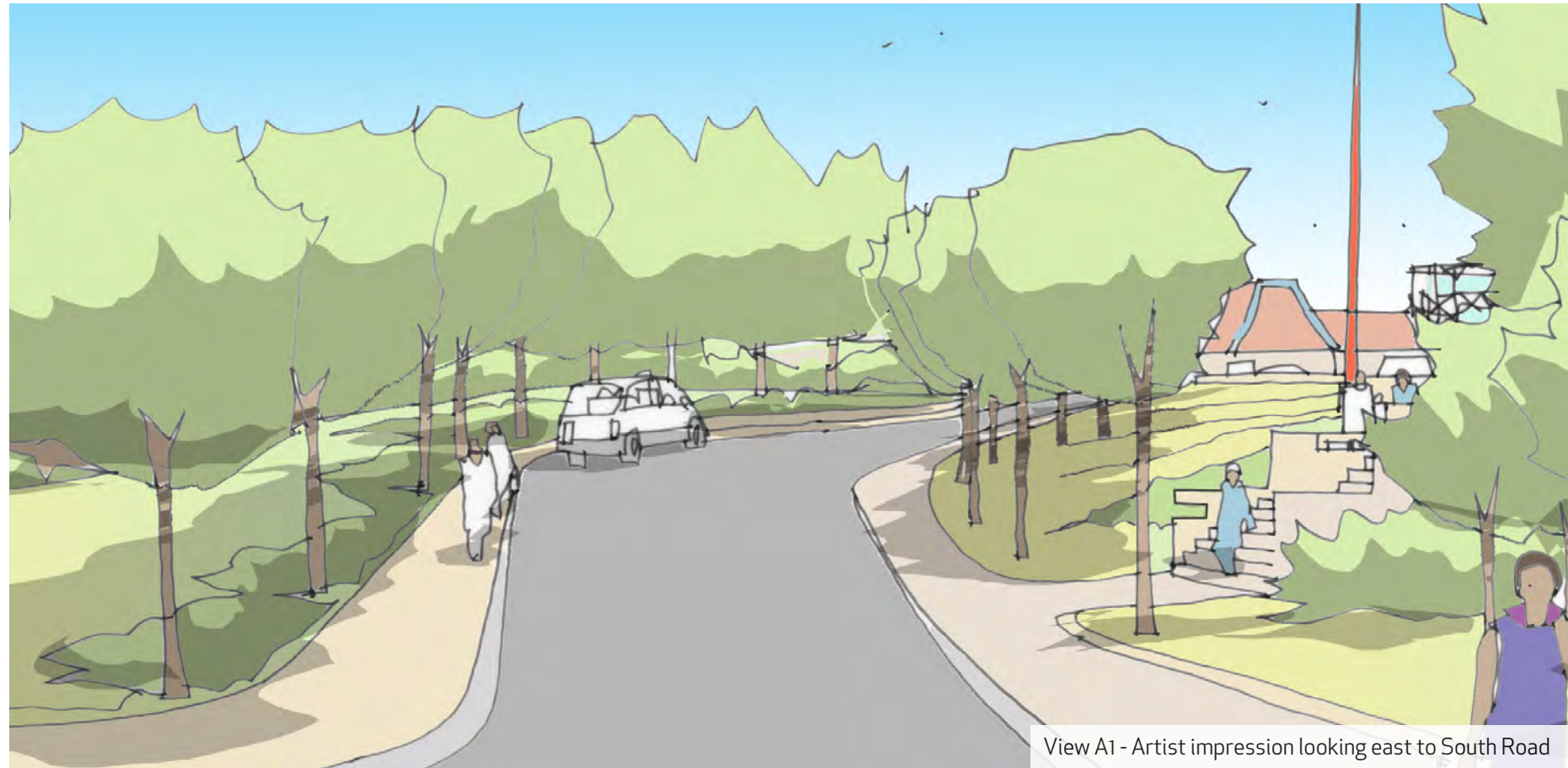


Early concept sketch of Gateway Place



Illustrative view of the Eastern Gateway from the north

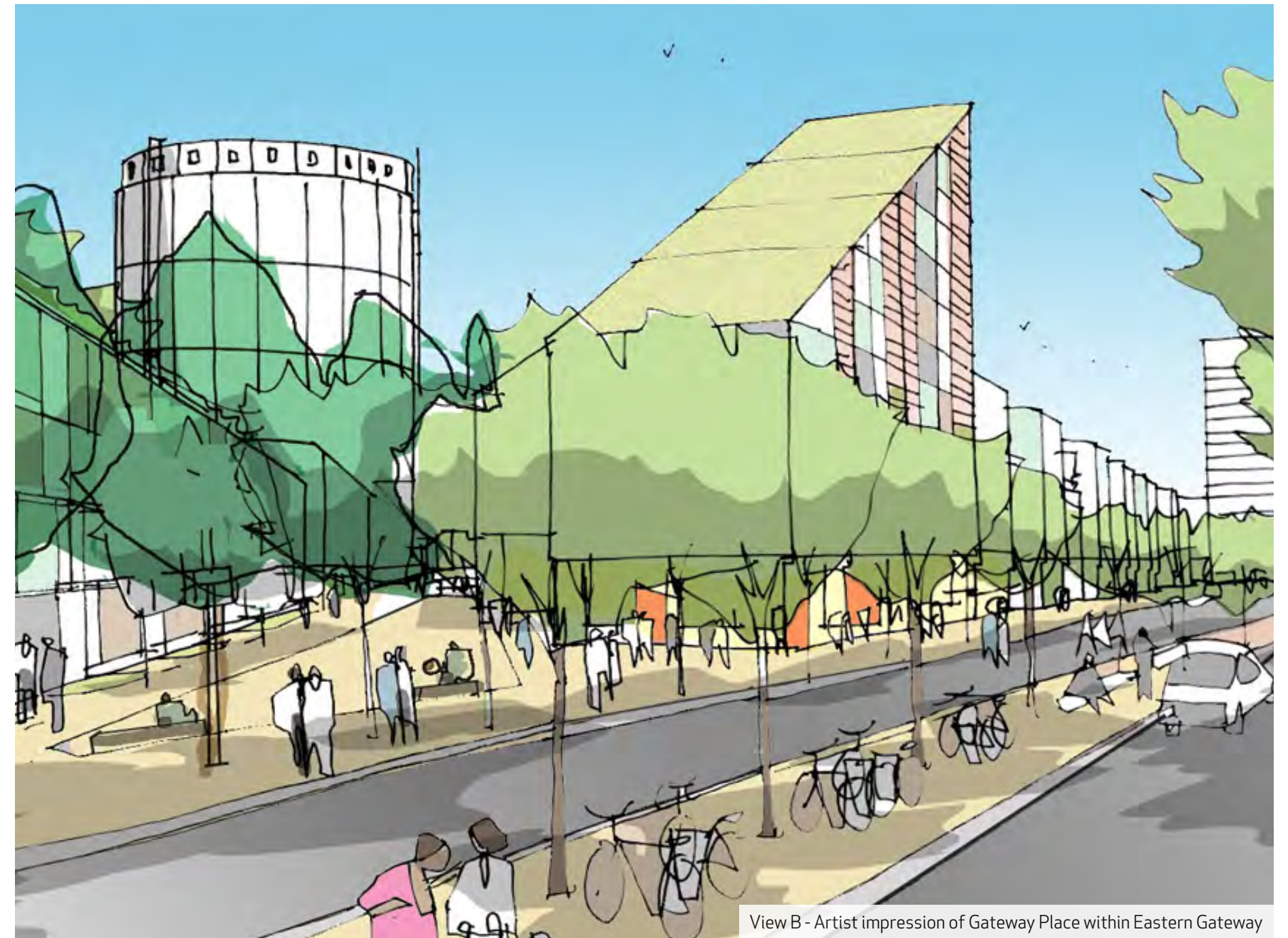




View A1 - Artist impression looking east to South Road



View A2 - Artist impression looking west from South Road



View B - Artist impression of Gateway Place within Eastern Gateway



# 4.5 East Street

From the Eastern Gateway a vista down East Street is provided, continuing the arrival experience and aiding in the transition to the urban heart of the site, the Town Square. East Street begins and ends with event spaces which encourage activity to spill out of the retail units and animate the street

This street creates a significant retail entrance boulevard with its triple tree lined avenue. The retail units vary in size and style and provide active frontage along the full length of the street. The layout of the landscape and tree planting provides for drop-off, loading and on-street parking. The vehicle carriageway incorporates a dedicated combined bus and cycle route.

The clutter-free street will be pedestrian oriented whilst taking into account safety and the needs for vehicular movement. A central reservation breaks the road down into a more pedestrian friendly crossing environment whilst allowing a landscape zone for tree and understorey planting and street furniture such as lighting and cycle parking racks.

Material changes at major intersections and pedestrian crossing points further reinforce the traffic calm movement along this street. Wide pedestrian pavements allow for overflow of retail and street activity providing a vibrant and diverse street environment. There is a mixture of bus stops, loading bays and some short stay or special need on-street parking in designated spaces.

The termination of the East Street vista is provided by the landmark building adjacent to the Town Square. This landmark aids orientation and legibility through the development.

A 7.5m high datum line above ground level has been set to run around first floor level of the high street blocks.

## Function

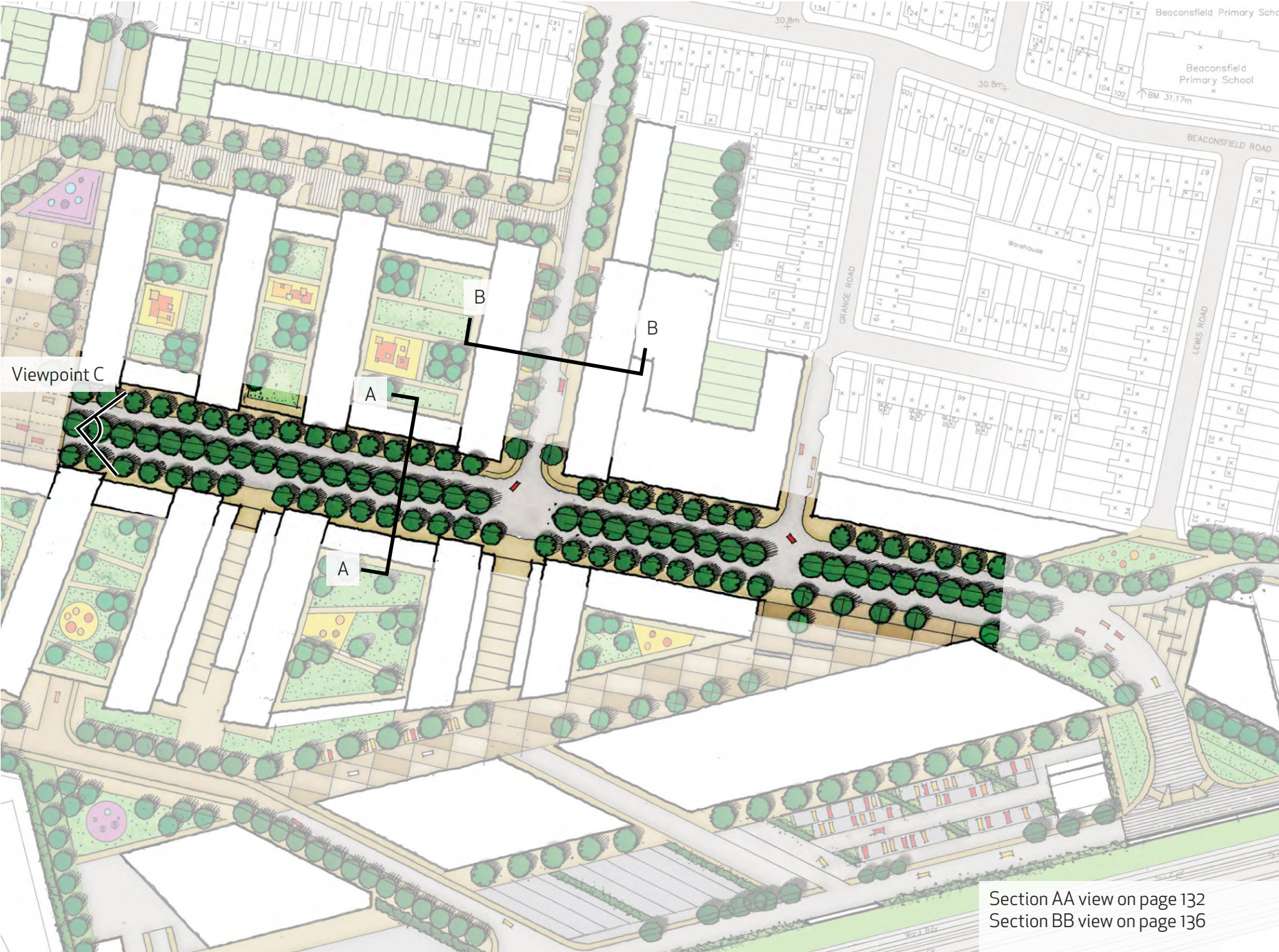
- Tree lined boulevard as visual connectivity and amenity from east to west
- Primary vehicular, pedestrian and cycle route
- Retail activity
- Green spine reinforcing the green network of street trees
- Define road hierarchy and aid in orientation
- Provide human scale and shade
- Cohesion and clarity reinforced by continuity of street tree form, street furniture and lighting
- Transition zone to town square and main retail precinct

## Soft Landscape Treatment

- Triple avenue tree planting, single species selected for form, longevity and seasonal interest
- Understorey planting

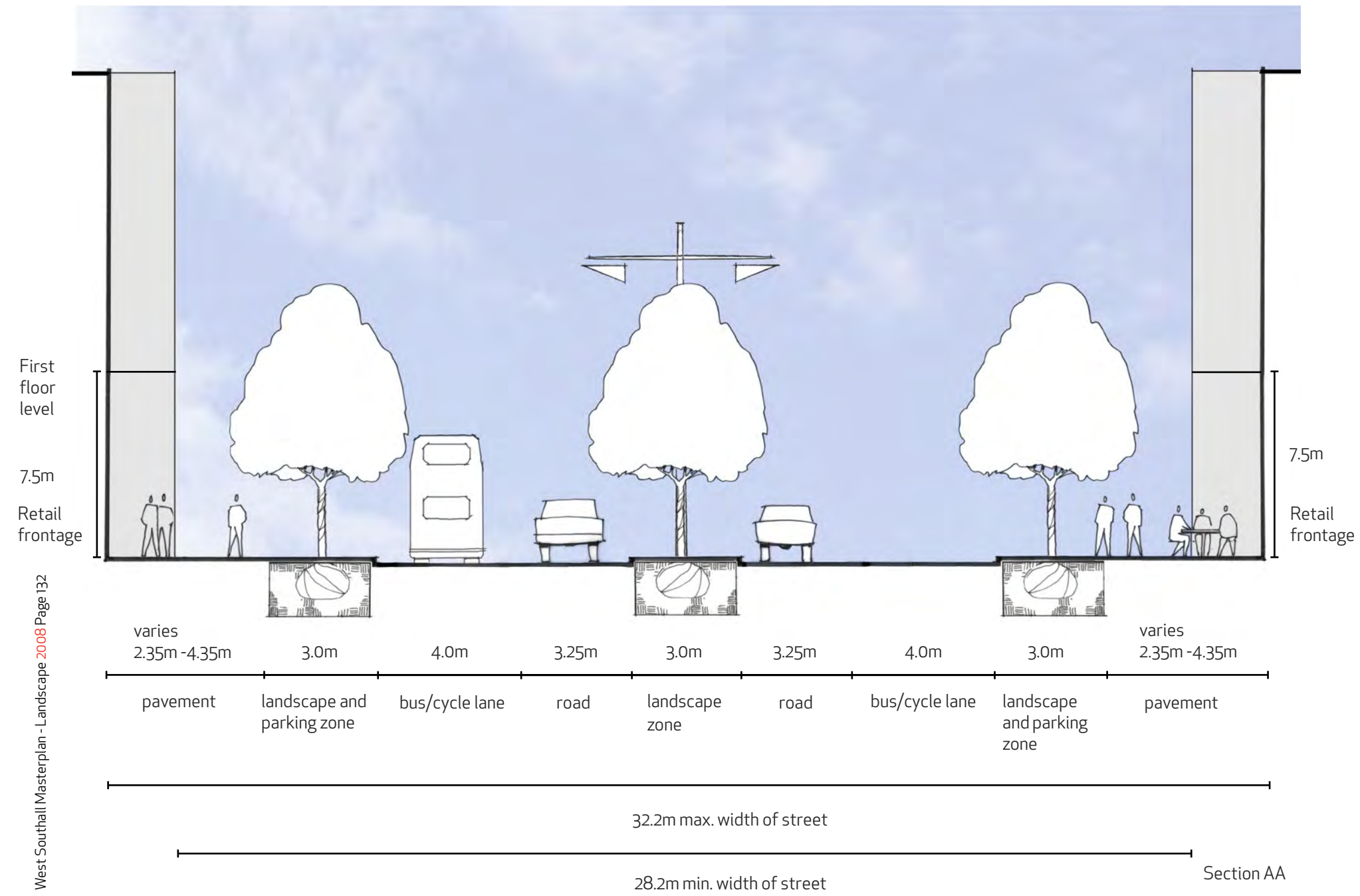
## Hard Landscape

- High quality paving to footways
- Designated cycle route
- Cycle parking
- Central reservation with safety elements
- Intelligent bus stops
- Shared surface crossing point in natural stone
- Co-ordinated high quality street furniture, lighting and signage





## East Street



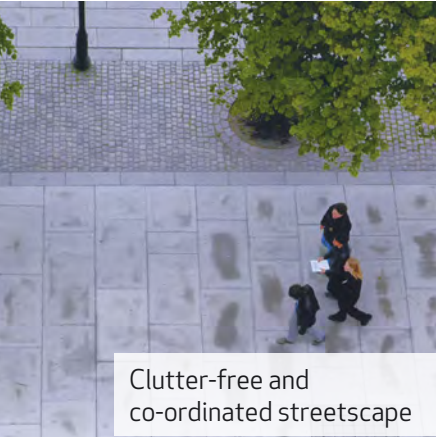
View C - Artist impression along East Street



East Street character



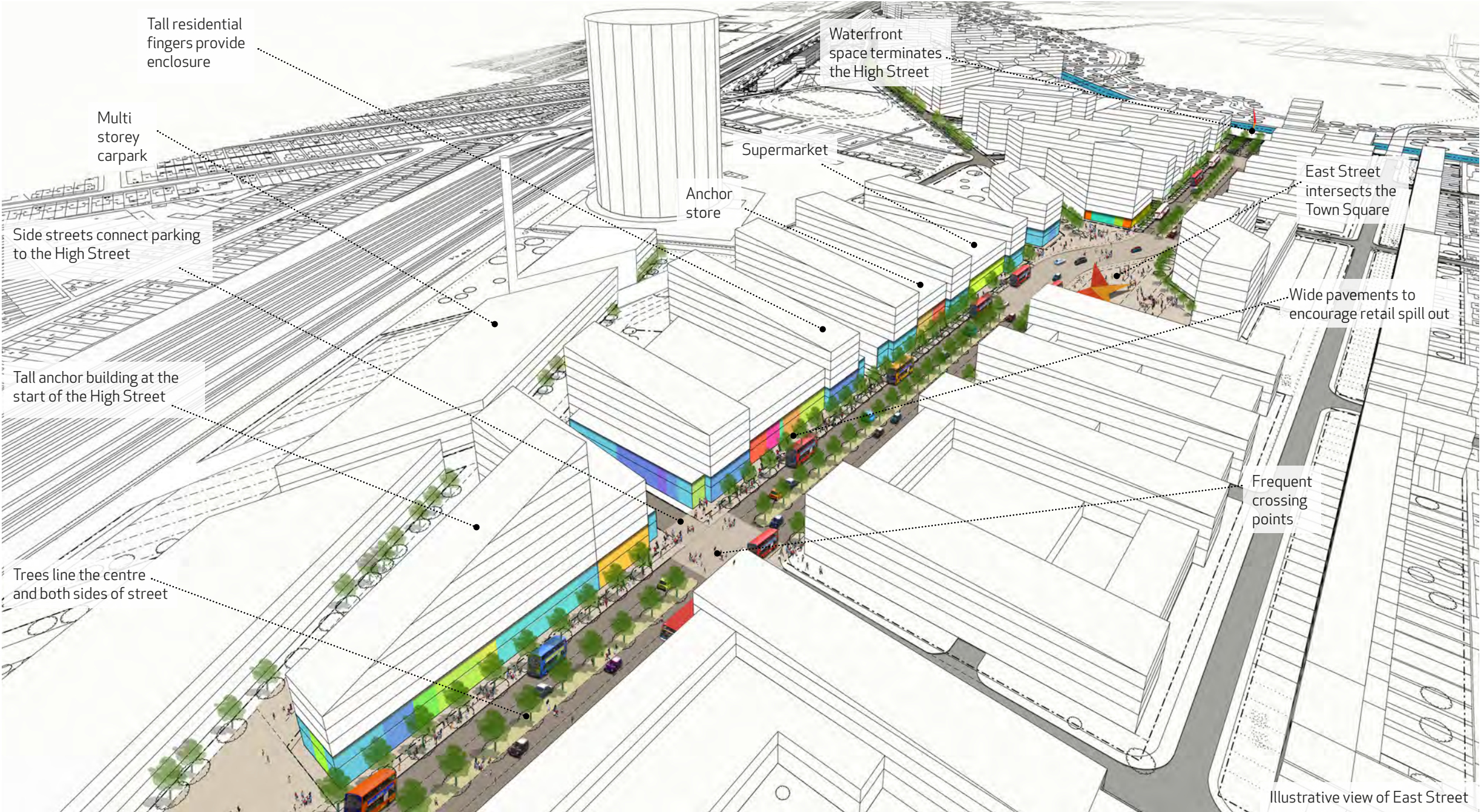
Safe pedestrian crossing



Clutter-free and co-ordinated streetscape



Illustrative view of East Street



Illustrative view of East Street



Community events



Multiple retailer animation



Shared surfaces for all users



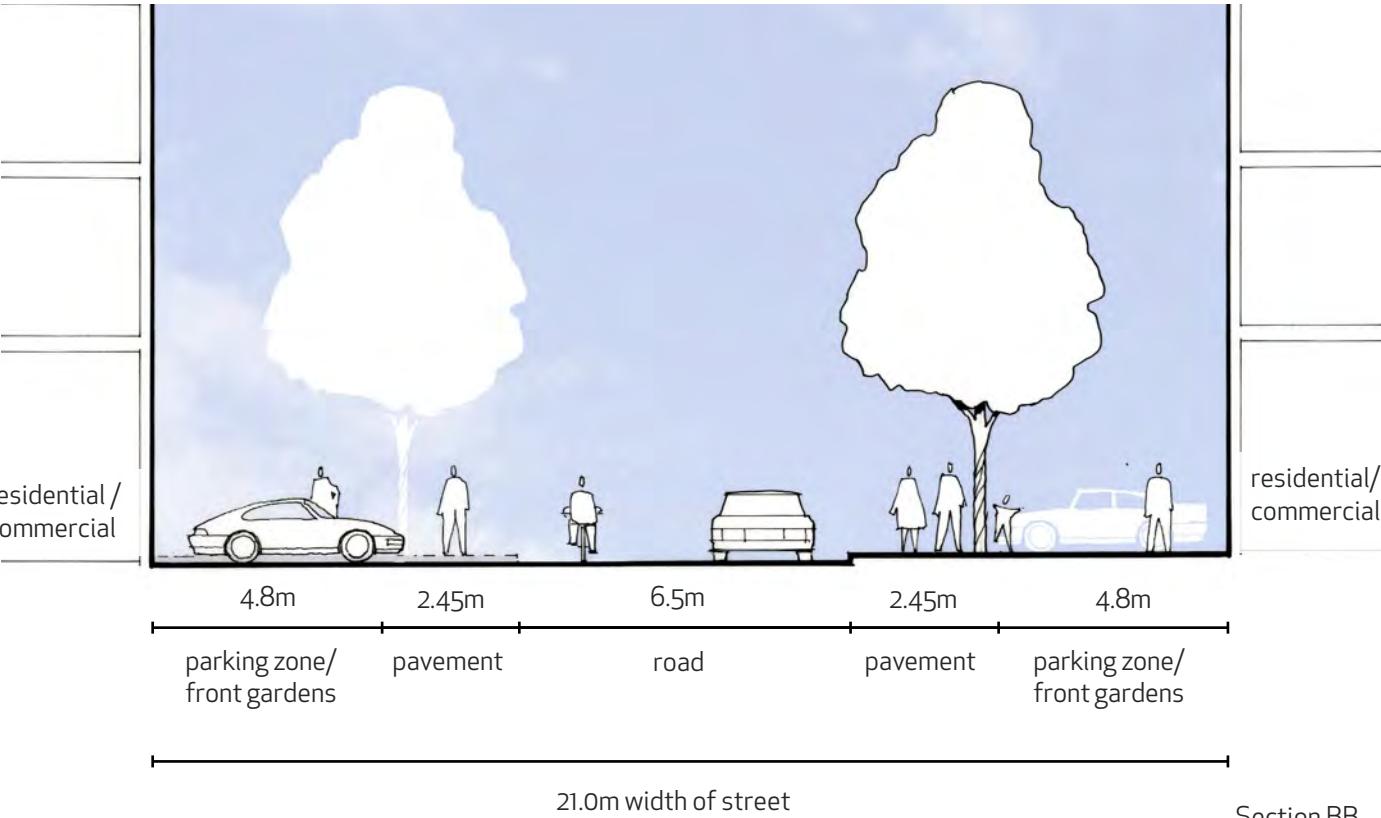
# 4.6 Side streets off East Street

The side streets linking into East Street are by nature quieter and more local in character to the busier primary route. The ground floor uses remain flexible for the future and the masterplan blocks are designed to have varying size and use: some may be local shops, others may be residential or business use.

- Key
- Side streets off East Street
  - Other streets



The side streets



East Street character





# 4.7 Town Square

The creation of a vibrant new Town Square forms the urban heart of the West Southall development and assist in the promotion of its civic status. It is a primary space of the new public realm environment that can assist in the creation of a new identity and destination for the area.

The pedestrian and public transport orientated square of contemporary urban character provides a flexible space that can facilitate a range of community events and activities from morning to evening, throughout the seasons. As such, it is a place to informally meet and gather, relax, watch or participate in organised events and festivals.

Its peripheral activities, including retail shops, cafés, outdoor restaurant dining, a supermarket with potential for a farmers market, school, hotel, banqueting suite, health centre, playable space and street furniture such as bus shelters and seating provide animation to its edges. Within the space art and sculptural elements, feature lighting, street furniture and high quality paving provide an appropriate setting for activity. All elements are co-ordinated to create a clutter-free flexible space.

Organised cultural community events and festivals, such as Divali and Vaisaki, provide a focus of activity for the local community as well as creating a destination attraction.

The space is a key node within the circulation and access of the site including public transport. Pedestrian usage is carefully balanced with vehicular and public transport movements to ensure flexibility and safety. The Square is a shared surface environment.

## Function

- Creation of civic identity for a new community
- Provide contemporary urban character
- Destination
- Bustling open square
- Flexible space for meeting, outdoor dining and informal relaxation
- Provision of shade and shelter
- Facilitating orientation both on approach and around the development and within the square
- Facilities for informal and formal events and festivals throughout the day, night and around the year
- Pedestrian priority shared surface environment

## Soft Landscape Treatment

- Semi-mature tree planting of a formal urban character
- Sculptural clipped trees with clear stems
- Formal clipped hedge/ shrub planting in bands of shrubs and colour
- Potential for grass lawn and sculptural grass landform

## Hard Landscape Treatment

- Robust paving materials which create a contemporary urban character, including a variety of natural stone
- High quality street furniture including stainless steel, glass and timber, including shade and shelter elements
- Potential for integrated feature steps, walls, furniture and upstands
- Play equipment and feature lighting
- Co-ordinated sculptural elements/ public art
- Potential for shared surfaces where roadways are clearly defined through paving materials, demarcation studs, lighting and bollards
- Intelligent bus stops



Alfresco dining opportunities



Summer events in the Town Square



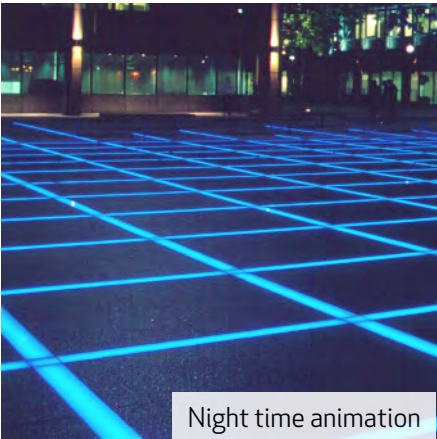
Temporary lighting installation



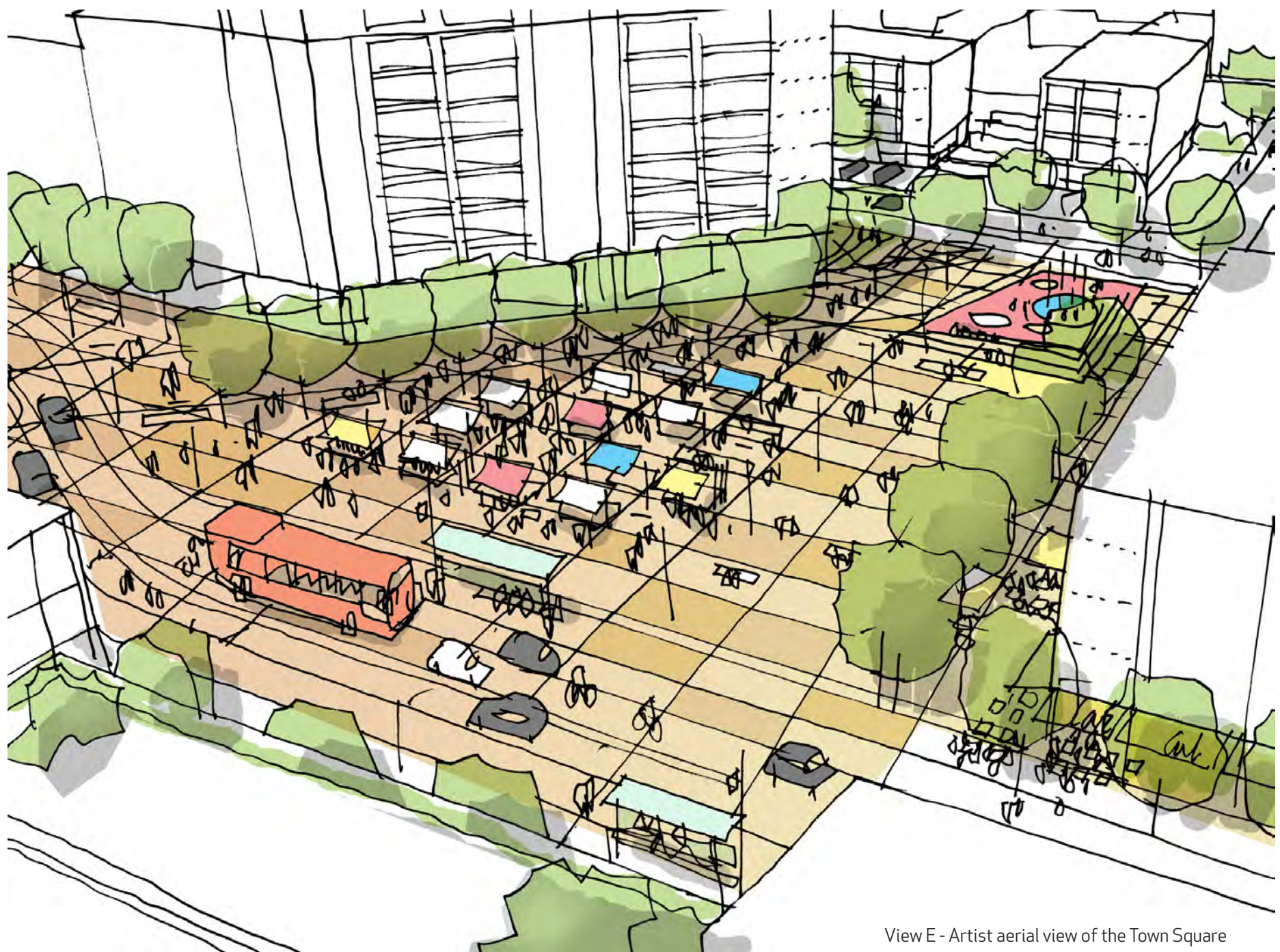
View E on page 142  
View F on page 143



Town Square character







View E - Artist aerial view of the Town Square



View F - Artist impression of the Town Square



Town Square time study

To demonstrate how the town square is used at different times of the day and year, an illustrative study has been undertaken. The variety of uses and the square’s location within the scheme ensure it always has a degree of activity ranging from commuters, children at school or locals visiting the health centre to civic gatherings to celebrate religious or cultural events.



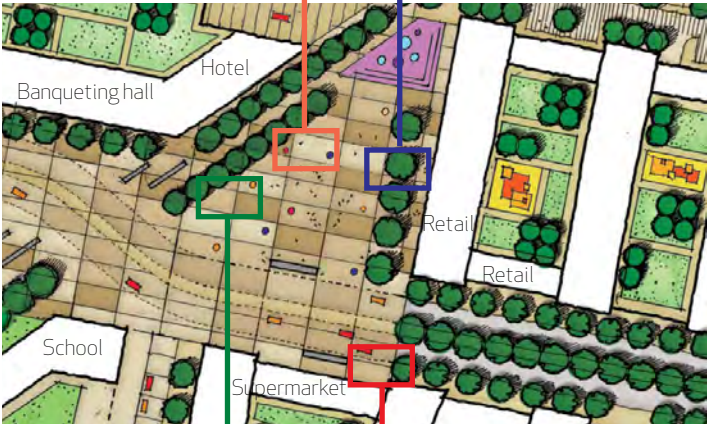
SUMMER, 9AM



Commuters heading to local transport hub. 15-25 people.



Community meeting, close to bus stops and High Street. 20-30 people.



Morning low impact exercise class. 10-20 people.



Maintenance staff begin standard cleaning. 4-6 people.

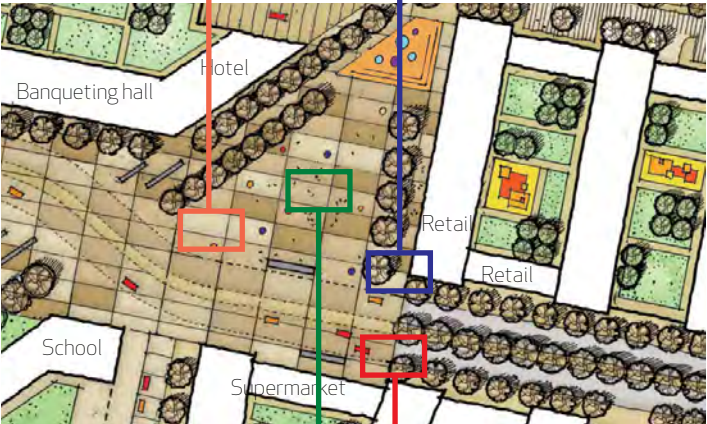
WINTER, 9AM



Commuters arrive and depart from local bus stop. 15-20 people.



Local workers congregating at retail entrances or preparing shops for opening. 10-15 people.



Setting up of farmers market in the square. 20-30 people.



Maintenance staff begin standard cleaning and gritting. 5-8 people.

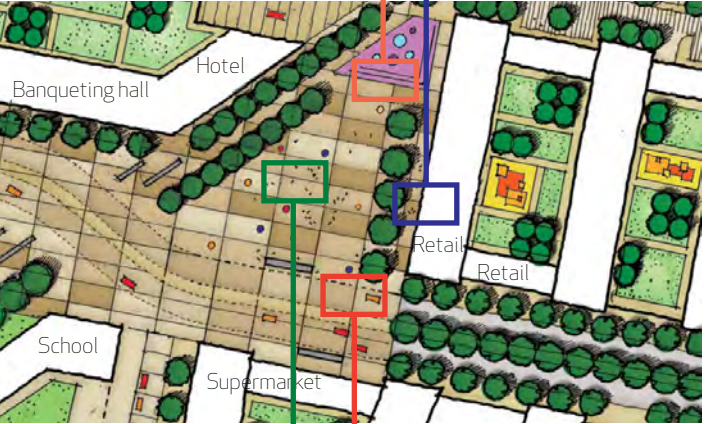
SUMMER, 1PM



Children using playground with carer interaction. Opportunity for interactive landscape elements. 30-40 people.



Lunchtime cafe rush with potential queuing and seating in the square. 25-35 people.



Lunchtime performances and activities organised to attract families. 60-80 people.



Leaving the supermarket and stopping at open air flower kiosk. 5-10 people.



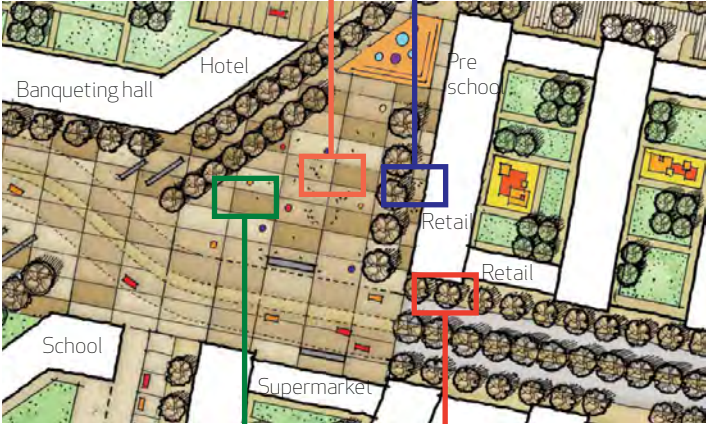
WINTER, 1PM



Children moving through square to get to half term lunchtime clubs. 10-20 people.



Outdoor winter cafe. 15-20 people.

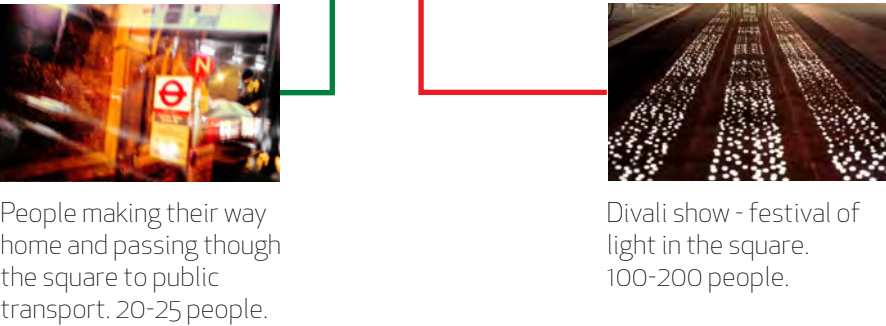
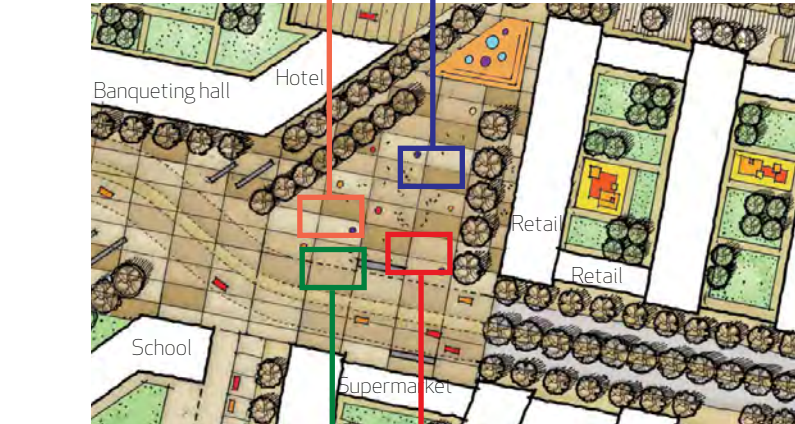
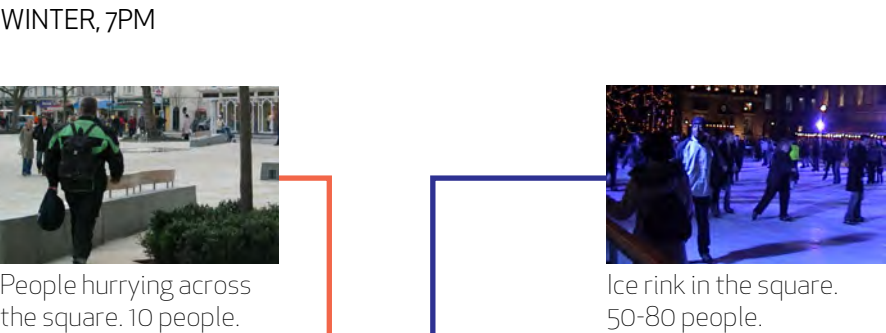
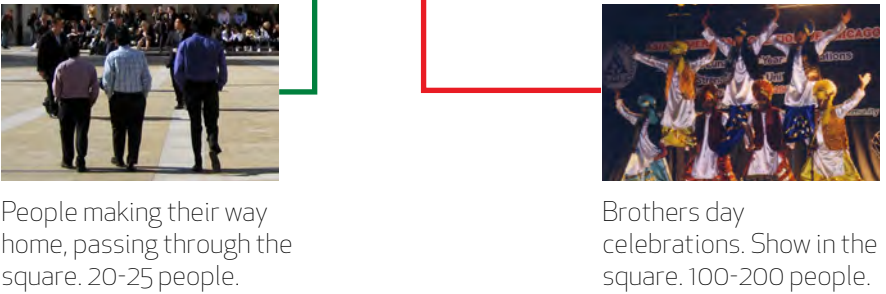
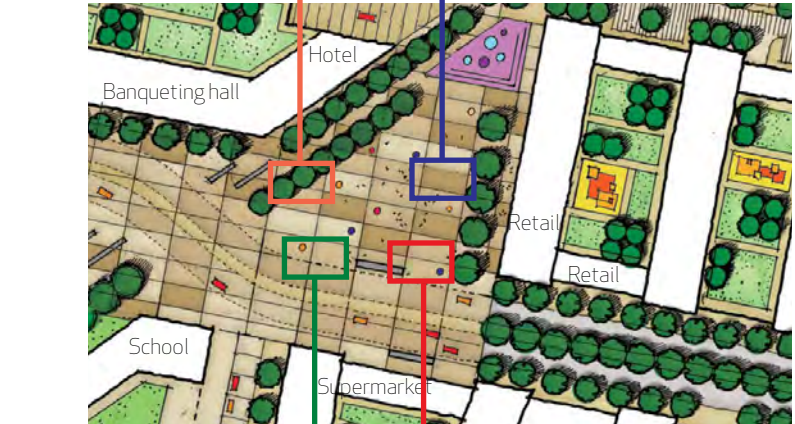
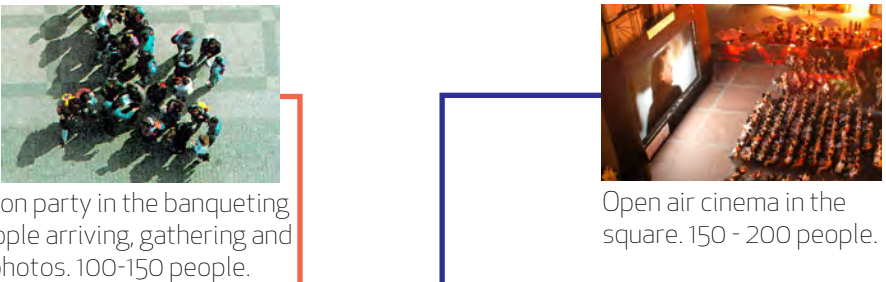


Christmas market / winter fayre in the square. 50-60 people.



Winter retail activity and spill out into square by locals and office workers. 15-25 people.





SOUTHALL TOWN		WEST SOUTHALL	WEST SOUTHALL
Existing Events		Additional Proposed Events	Day to Day Activities
January	Basant; Birthday of Guru Gobind Singh Ji Kite festival; Lohti	Farmers market	Meeting point
February	Basant Kite festival	Art in the square	Organised lunch time activity
March	Hola Mohalla Traditional dancing	Community Events	Events
April	Vaisakhi Sikh new year	Performances - various	Exercise in the square
May		Art in the square; Health and fitness Events	School group meetings
June	Martyrdom of Arjun Giving of langar to poor	Farmers market	Areas to sit and relax
July		Fairground	Commuters passing through
August	Raksha Bandhan Brothers day		Pre-school users
September	Birthday of GR Das	Dance/exercise classes	Out door dining
October	Martyrdom of Bahadur	Local Craft Fayre	Banqueting hall spill out space
November	Divali; Birthday of Guru Nanak Festival of light	Community Events	Hotel users arrival square
December		Temporary lighting installation	Cyclists moving through
		Ice skating; Christmas Festival Market	Retail activity
			Play space