



4.0 Component Guidelines

Building base



Figure 4.21: Clearly de-marked private amenity space and buffer zone.



Figure 4.22: Green edges between the public realm and dwelling façade.



Figure 4.23: Clearly de-marked private amenity space and buffer zone.

4.5 Single residential entrances

4.5.1 **Where residential frontages exist within the base component, these must have defensible buffer zone or private amenity space zone consisting of a front garden at least 2.1m deep and accessed from the dwelling.**

4.5.2 **Private front gardens and buffer zones around ground floor residential dwellings must comply with Livery Guidelines identified in the sections which describe the street edge.**

4.5.3 **Single residential dwelling entrances must be flush or recessed within the main building line.**

4.5.4 Residential entrances should incorporate recessed portals to identify and announce their location but be subservient in hierarchy to the shared communal residential entrance.

4.5.5 **If dwelling entrances are recessed canopies must not be provided.**

4.5.6 **Recessed entrances must be sufficiently deep to fulfil the role usually provided by canopies.**

4.5.7 The expression of residential entrances to terraced houses is flexible. These entrances can be flush with the prevailing façade line or incorporate portals, projections and recesses.

4.5.8 **Residential entrances must be carefully integrated into the window pattern of the building fenestration above and should be coherent with the material and form of the façade above.**

4.5.9 **The threshold at the plot perimeter (between the private amenity space and the public realm) must be enclosed by a gate which permits access (Fig. 4.27).**

Refer to Section 4.19 for further detail.

4.5.10 Single residential entrances should be configured at a scale appropriate for a single dwelling and be subservient in prominence and articulation to shared / communal entrances.

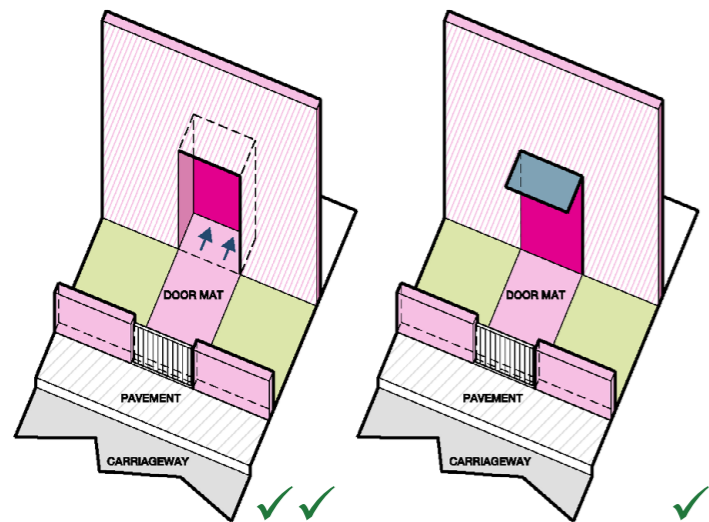


Figure 4.24: Recessed entrance to single residential dwellings.

Figure 4.25: Flush entrance to single residential dwellings.

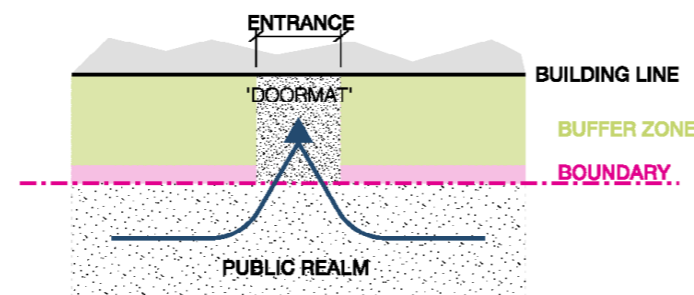


Figure 4.26: Free threshold between public realm is not permitted.

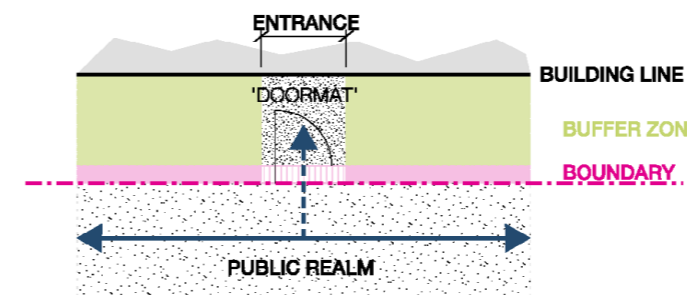


Figure 4.27: Gated threshold between public realm is required.

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4.6 Miscellaneous access points, ground floor openings and services

4.6.1 This section outlines Guidance for the treatment of access points and openings within the external façade of buildings other than residential entrances (see previous) and includes;

- Air handling openings & ventilation panels
- Car Park Ventilation panels
- Car Park gates
- Cycle stores, plant rooms and refuse room access
- Third-party plant rooms e.g. substations.

4.6.2 The following should be read in conjunction with Section 4.30 (Fenestration / window articulation).

4.6.3 Designers should pay careful attention to the placement of openings across the whole façade. Whilst different opening compositions can be considered, they should be part of a coherent façade strategy.

4.6.4 **All access points and openings on the ground floor must be designed to a high quality and share a common language with other entrances**

4.6.5 The façade of any building type at ground level is subject to significant and often competing demands. Particular pressures relate to building servicing with additional access points, ventilation requirements and multiple uses.

4.6.6 **Areas for building services, such as for ventilation (intake and exhaust) must be integrated within the overall façade design for a coherent elevation strategy (refer to Fig. 4.141 and 4.143).**

4.6.7 Use of functional louvres and metal grillages can result in unsightly façades that compromise the residential character of a building, especially at levels trafficked by pedestrians.

4.6.8 **Openings for ventilation or air ducts must be integrated into the design of the building and the visual impact reduced as much as reasonable.**

4.6.9 Designers are encouraged to use alternative secure ventilation solutions or visual screening to functional louvres.

4.6.10 Recommended design strategies for ventilation or screening elements include:

- Perforated metal panels - e.g. laser / water cut; and
- Fabricated assemblies of rods and / or bars similar to balcony balustrades.

4.6.11 **The design of screening must not negatively impact upon the technical requirements for free air etc.**

4.6.12 The design of screens and gates should share the same design language as balustrading and guarding elements.

4.6.13 Where third party operators have specific requirements for access and ventilation (eg electrical Sub-Station), designers should use paint colours to integrate functional louvres as closely as possible with other architectural metalwork.

4.6.14 Larger areas of inactive facade required for ventilation should be screened with foreground planting.

4.6.15 **Where windows, curtain walling or doors incorporate zones for ventilation (e.g. above the window or through a door) these must be designed to share the same language as other ventilation screens.**

4.6.16 **Any screening or gates at levels accessible to people / adjacent to footpaths must be designed to prevent climbing and avoid finger trapping.**

4.6.17 **Utilities and services must be centrally managed and controlled, with no meter boxes, satellite dishes, cable TV connections fixed to the outside of dwellings.**



Figure 4.28: Unified design of screens and gates - a family of items.



Figure 4.29: A shared language of flat bars to guarding and car-park panels.

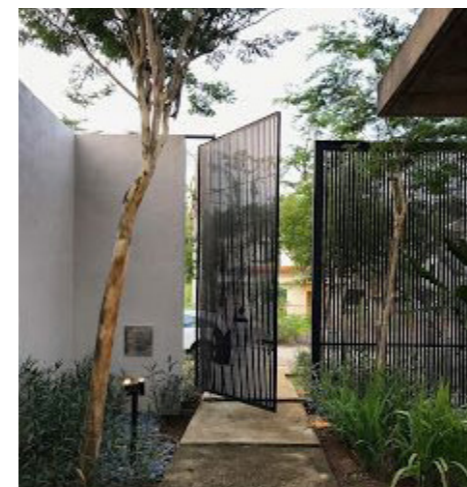


Figure 4.30: Access gates.



Figure 4.31: Access gates.



Figure 4.32: Access gates.

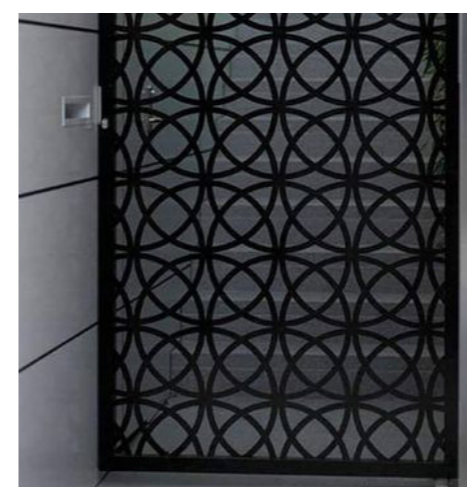


Figure 4.33: Example of screen design

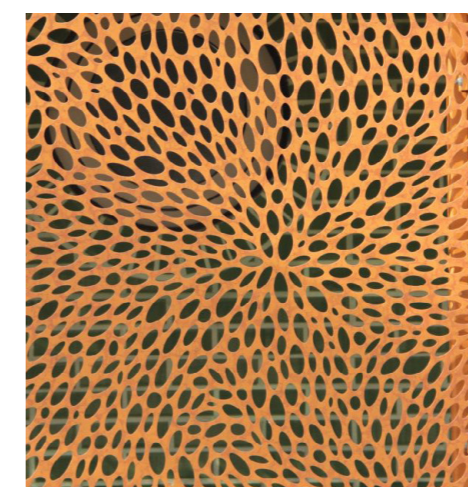


Figure 4.34: Perforated screen design .

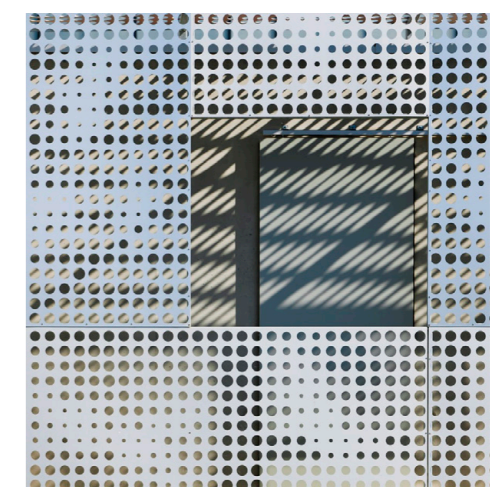


Figure 4.35: Unified screen design.



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Figure 4.36: Ventilation panels incorporated into window assembly - Fixed perforated panels with internal opening casement.



Figure 4.37: Ventilation panels adjacent to windows - Fixed perforated panels ..



Figure 4.38: Vent panels at Clapham Junction.

4.7 Ventilation and ground floor residential access

4.7.1 Special attention should be paid to the ventilation of ground floor bedrooms which should be designed to allow sufficient ventilation whilst addressing any security or acoustic conflicts.

4.7.2 Where openable windows are not possible for overnight ventilation, secure alternative ventilation should be incorporated into residential façades at ground level.

4.7.3 **All ventilations solutions must allow occupants to physically and directly control their environment.**

4.7.4 User interaction and the ability to manipulate one's environment is extremely important to one's physical and mental well-being. Whilst mechanical solutions can often be sought additional problems can arise including;

- a lack of understanding by residents of how the systems work or can best work;
- the limitations of mechanical solutions;
- concern over whether they system is working correctly; and
- frustrations and perceived inability to control their environment.

4.7.5 The position of window and ventilation controls and the forces needed to operate them need to be taken into account if wheelchair users and ambulant disabled people are to have easy access to ventilation.

4.7.6 Fixed ventilation panels incorporated into the design of the window assembly offers alternatives to open-able windows at ground level.

4.7.7 Where used in façades the external perforated panel / insert should be fixed and secured.

4.7.8 **Designers must refer to the guidance in Section 4.30 when for additional information regarding the design of ventilation panels within the façade.**

4.7.9 The design of ventilation panels within window assemblies should following the design language of other ventilation panels.

4.7.10 **The landscape design around the perimeter of buildings at ground level and podium levels must be designed in such a way to avoid conflict between internal and external users.**

4.7.11 **At podium levels the landscape design must ensure that residents cannot approach residential windows from common areas.**

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Building boundary



4.8 Livery: Thresholds and boundaries - Walls, railings, screens and hedges

4.8.1 It is important to establish a common theme throughout the masterplan at the interface between buildings and the public realm. A shared, coherent Livery of boundary walls, fences and hedges is used within the masterplan to establish a unified and interconnected neighbourhood.

- 4.8.2 The boundary treatment follows a set of key drivers:
- To define different levels of privacy and transparency that respond to the use of the space and its setting;
 - To provide continuous planting to the public realm, maximising greenery on the streets;
 - To incorporate services such as refuse stores and cycle storage as part of an integrated design solution;
 - To complement the building without undermining the façade articulation; and
 - To establish a defensible space for the residential areas, using planting to create distance between the public and the residents.

4.8.3 **Front garden boundary treatments in subsequent phases are to be similar, consistent with the design, materials, levels and detail of design as approved in the Detailed Component.**

4.8.4 There is no prescribed guidance for de-marking the boundary between the public realm and non-residential uses where maximum permeability is required across the building threshold to promote activation of the public realm.

4.8.5 The Buffer Zone defined in Fig. 4.40 (or space between the boundary and building façades) marks the extent of private gardens, buffer zones and interstitial spaces between the public realm and building façades.

4.8.6 **Ground floor homes must have a landscaped, privacy buffer zone to the public realm.**

4.8.7 Ground floor homes that face the public or semi-private realm should have a zone of private amenity space that is accessed from the dwelling.

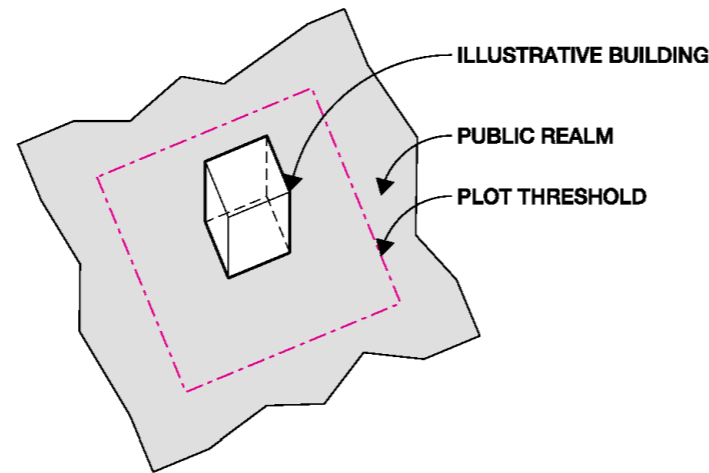


Figure 4.39: Defining the plot edge.

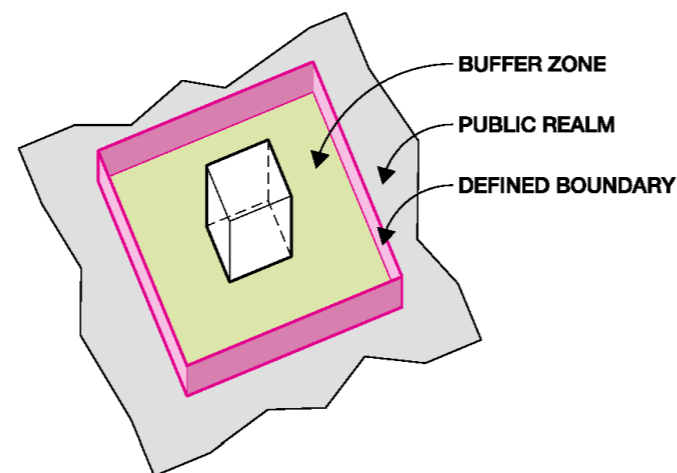


Figure 4.40: Defining a plot boundary.

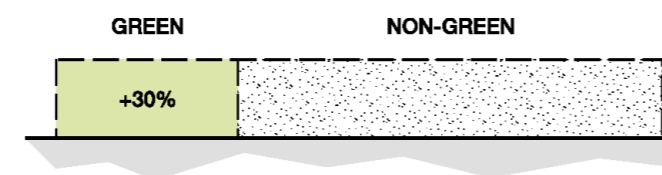


Figure 4.41: Elevation diagram - Proportion of greened façade.

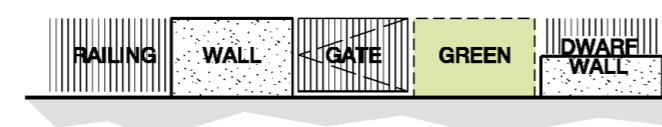


Figure 4.42: Elevation diagram - Composition of boundary edge.

4.8.8 **The boundary between the public realm and the building demise must be clearly identified.**

4.8.9 **The expression of the plot threshold or boundary must be continuous around the plot and the transition between the public realm and the private / semi-private buffer around the perimeter of a plot visually expressed.**

4.8.10 The boundary enclosing the demise of buildings shall be cut where required to provide access to residential uses (Fig. 4.43).

4.8.11 **The composition of the boundary in front of residential uses should be composed of railings, walls, gates or planted areas (Fig. 4.42).**

4.8.12 Front garden with walls, railings, hedges, and doors create an 'on-street' community where visitors are welcomed into individual dwellings or through to shared residential entrances.

4.8.13 **The elevational treatment of the boundary must incorporate areas of planting. A target of 30% is proposed as a minimum baseline (Fig. 4.41).**

4.8.14 **The boundary must have a depth into which facilities associated with the building can be integrated (Fig. 4.44).**

4.8.15 **Any built structures must be incorporated into the wrapping boundary zone. This includes any housing for cycles, bins, utility meters or sheds.**

4.8.16 Typically, a garden wall will form the boundary edge and this will be articulated to encompass all activities associated with ground floor dwellings and building functions.

4.8.17 Fig. 4.45 illustrates the concept of the continuous boundary wall which steps in to form rebated zones and accommodate building functions (bin stores, planting etc.).

4.8.18 **The wall must be a consistent element across all plots comprising residential uses at ground level.**

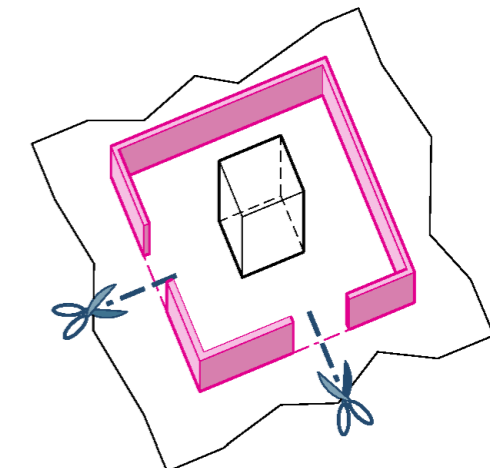


Figure 4.43: Puncturing the boundary for access.

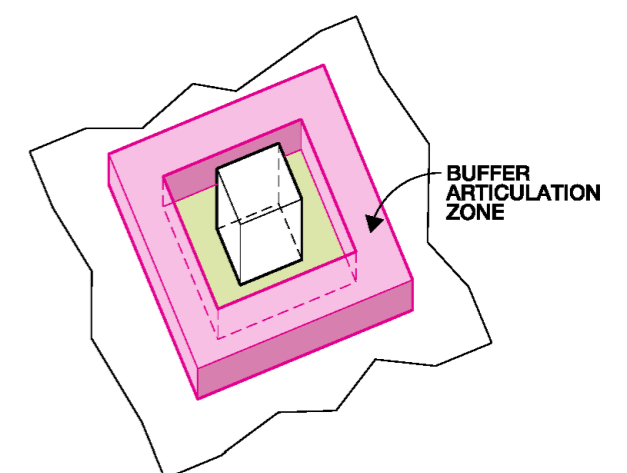


Figure 4.44: Establishing a zone for articulation.

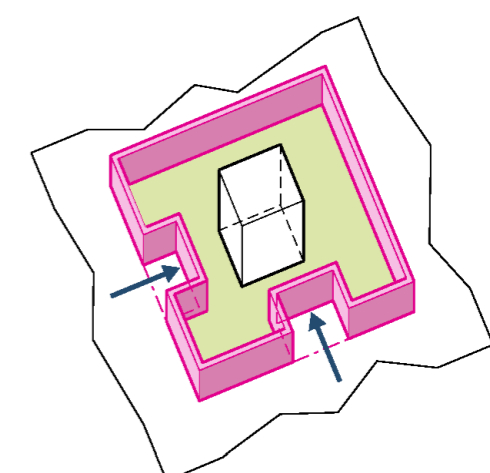


Figure 4.45: Rebated zones for greenery and enclosures within a continuous boundary.

4.0 Component Guidelines

Building boundary

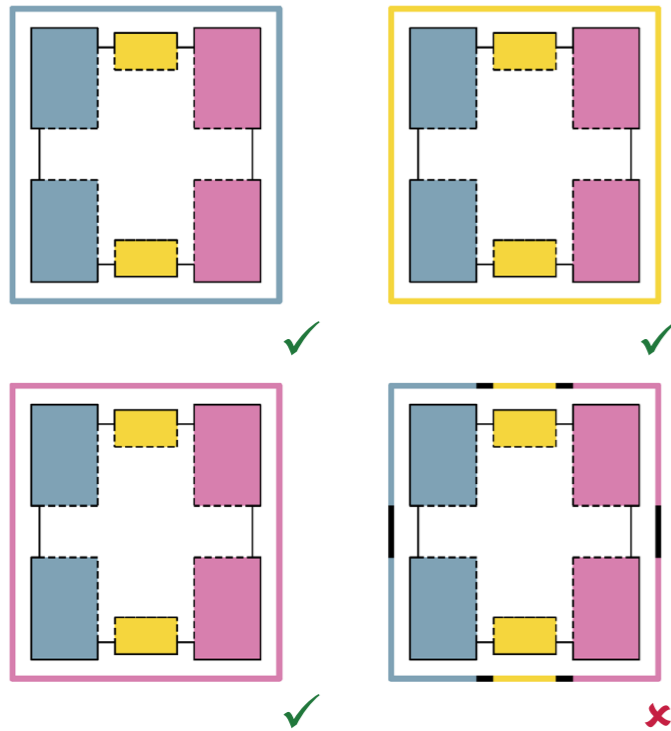


Figure 4.46: Establishing a zone for articulation.

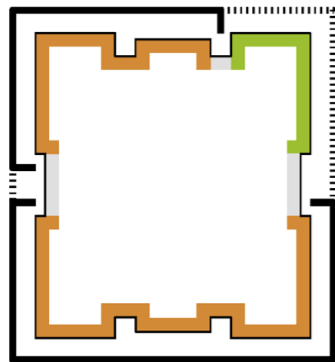







Figure 4.47: Typical configuration of plot boundary aligned to use.

Legend:

-  Boundary wall around residential uses.
-  Expression of boundary - change from the public realm
-  Residential uses
-  Non-residential uses (retail, workplace etc.)
-  Ancillary residential uses (refuse, stores, cycle, plant etc.)

4.8.19 **The composition, articulation and colour of the boundary wall must be consistent around the perimeter of a Plot.** e.g. Development Plot D comprises a Courtyard typology and the boundary wall which encloses this typology must be consistent across all elevations.

4.8.20 The colour of the perimeter wall;

- Can align with the predominant base colour;
- Can align with the body colour of a building within the plot; but
- **It must not vary in response to different building colours.**

Fig. 4.46 shows permitted configurations.

4.8.21 **The perimeter wall must be used as the primary device to separate areas of residential buffer zone from the public realm.**

4.8.22 **A piece of hardscaping element (or 'bridging piece') must be incorporated to bridge across the buffer zone (between the public realm and the building façade).**

4.8.23 The purpose of this 'bridging piece' is to describe a continuous boundary around the perimeter and reflect a difference in treatment from that of the public realm (Fig. 4.49).

4.8.24 Designers should refer to guidance in Sections 4.4, 4.5 and 4.20 which provides additional information describing the treatment of entrances and the 'door-mat' principle which can fulfil this bridging requirement.

4.8.25 The 'bridging piece' can be expressed as either;

- A change in grain;
- A change in material / texture;
- A change in colour / tone; and/or
- A separating inlay.

Refer to Fig. 4.48 which illustrates permitted options.

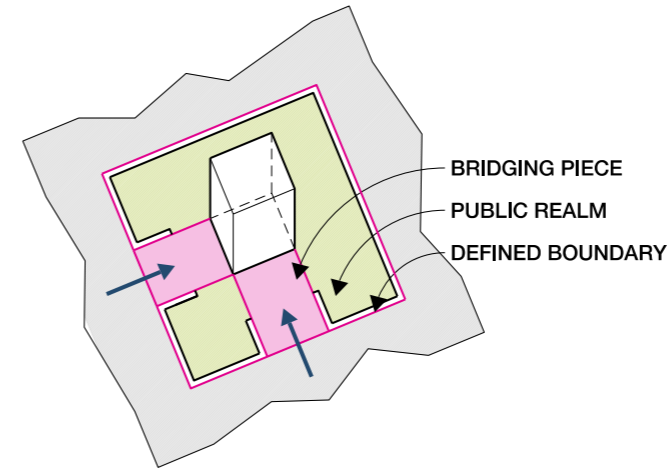


Figure 4.49: A change in hard-scape provides bridging pieces and delineates the plot boundary.

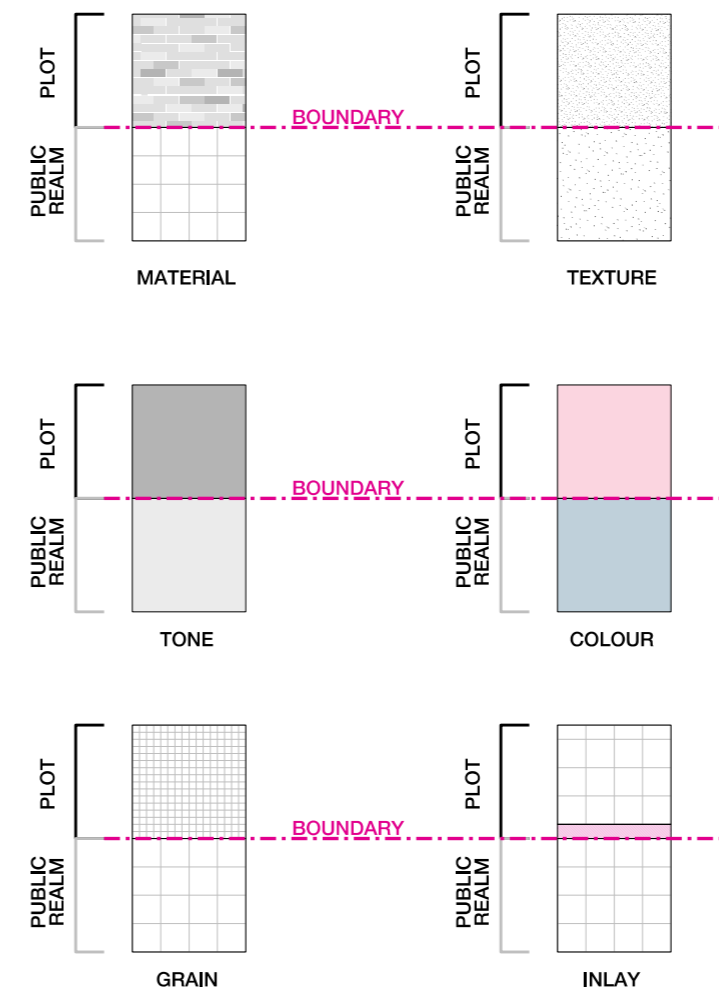


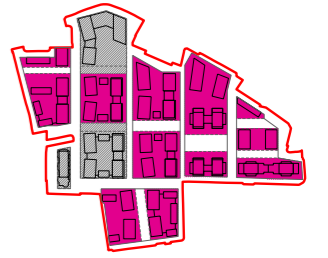
Figure 4.48: Expression of the boundary within the floor: 'bridging pieces'.

4.8.26 Fig. 5.47 illustrates how the boundary should be expressed according to uses within a plot.

4.8.27 **The plot perimeter must be delineated, either through use of a the 'bridging piece' alone or the incorporation of through the use of an inset element marking a line or threshold.**

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Building boundary



4.9 Boundary articulation

4.9.1 Fig. 4.50 and 4.51 illustrates the residential boundary treatments permissible for use within the Proposed redevelopment of the Cambridge Road Estate.

4.9.2 The boundary includes a mixture of brick walls, metal railings, metal gates, floor transitions and planted hedges permitting a variety of boundary configurations.

4.9.3 A minimum zone of 2.1m must be provided to at least one frontage of single residential dwellings with demised amenity space at ground level.

4.9.4 A minimum zone of 1.5m behind the boundary elements must be maintained where private amenity is to be provided.

4.9.5 A zone of less than 2.1m can be incorporated for façades within the masterplan which do not require ground floor private or demised amenity space.

4.9.6 A minimum planted zone of 385mm should be provided in front of any boundary wall / railing which encloses a landscaped buffer.

4.9.7 The position and depth of any barriers (walls, fences, railings etc.) must not have a negative impact on the planting zone. Refer also to Fig. 4.64.

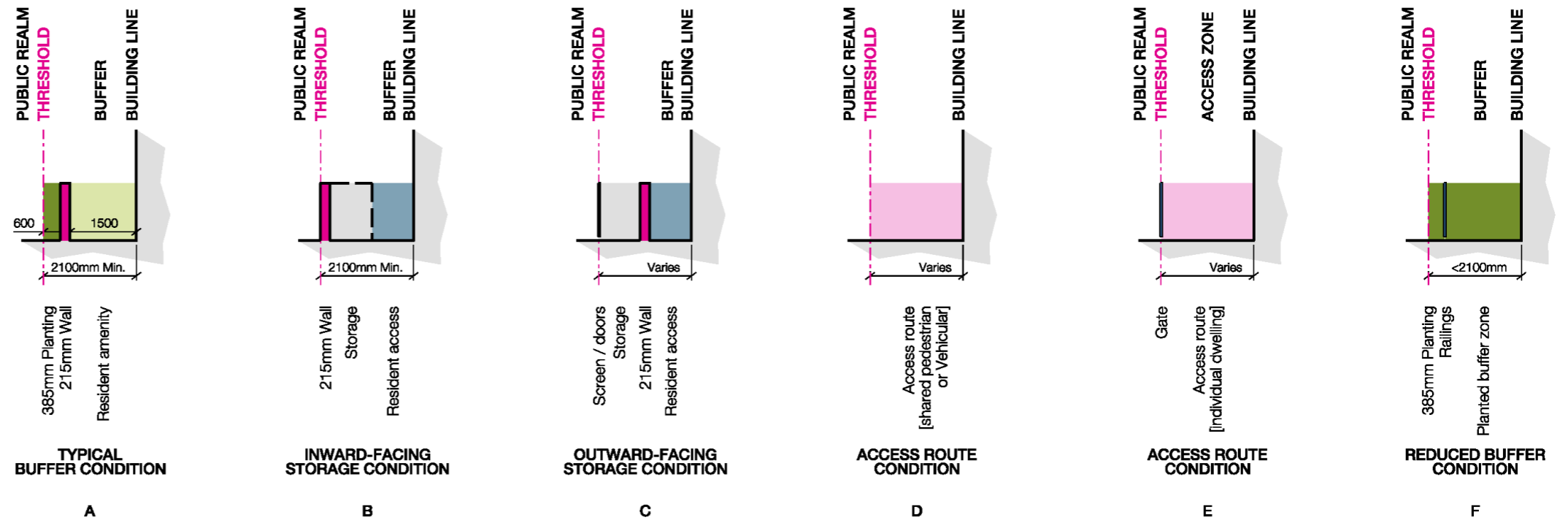


Figure 4.50: Permissible boundary edge treatments: sectional diagrams.

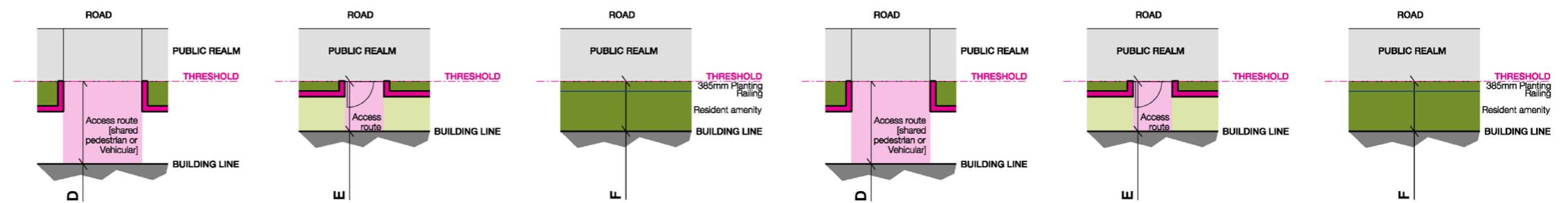


Figure 4.51: Permissible boundary edge treatments: plan diagrams.

Legend:

- Residential amenity: hardscaping or softscaping
- Residential amenity: softscaping
- Planting
- Bridging piece or 'door-mat'
- Boundary wall



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Building boundary

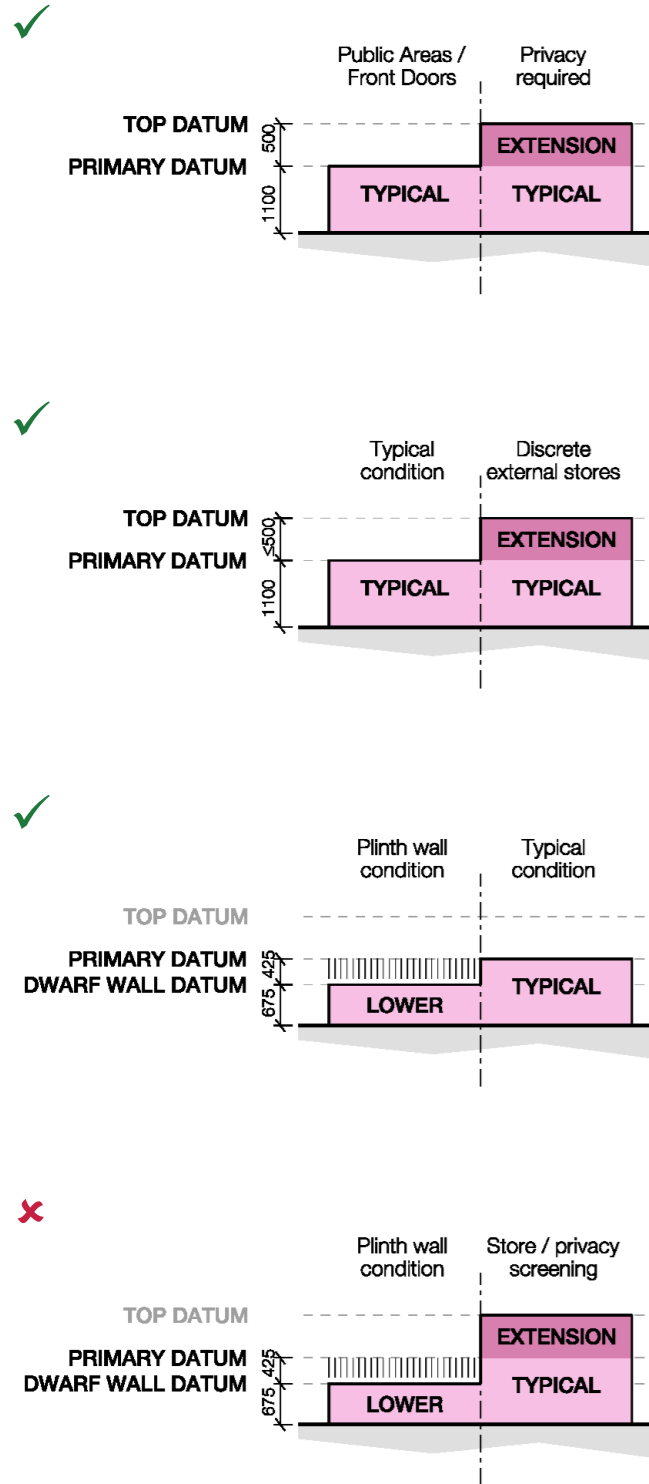


Figure 4.52: Livery: Height articulation - elevation diagrams.

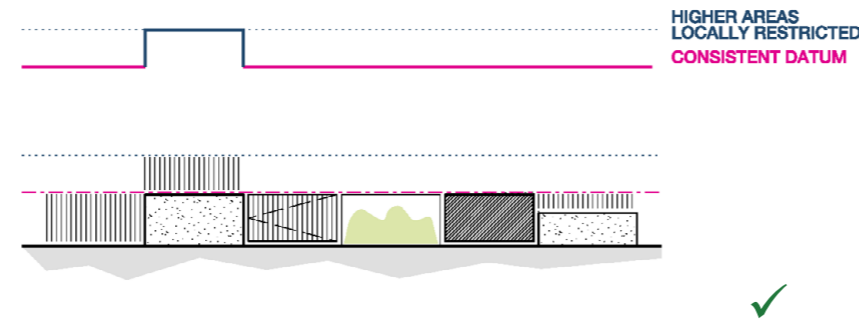


Figure 4.53: Permissible articulation of boundary wall: consistent datums.

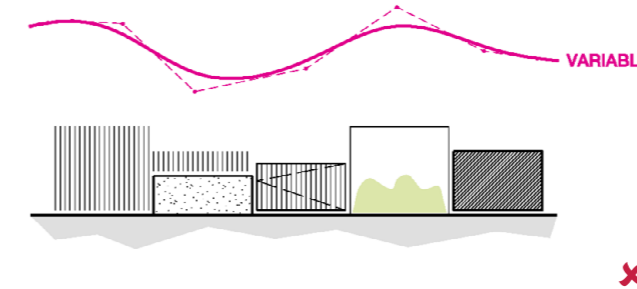


Figure 4.54: Permitted articulation of boundary wall: variable height.

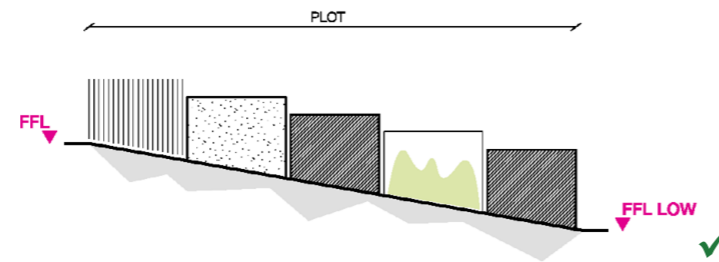


Figure 4.55: Level changes for sloping sites should happen between differing element types.

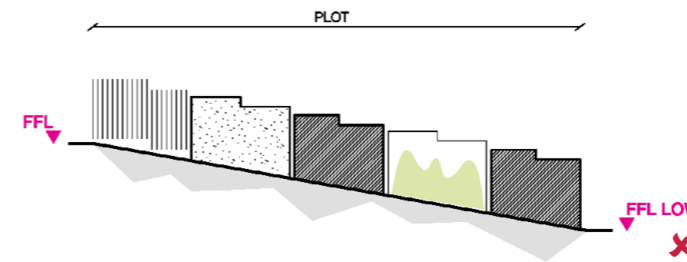


Figure 4.56: Level changes for sloping sites must not step within the same element type.

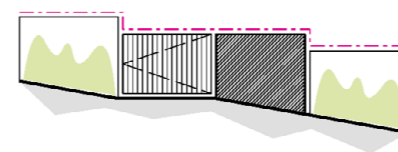


Figure 4.57: Level changes must not happen at a gate.

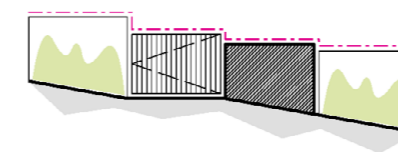


Figure 4.58: Level changes must not happen at a gate.

4.10 Boundary height

4.10.1 **The overall heights of the boundary must be consistent across all plots and all phases relative to the internal floor level of each building.**

4.10.2 Fig. 4.52 illustrates the permitted heights of the boundary relative to the prevailing FFL.

4.10.3 **The typical datum height of the boundary must be 1.1m high above finished floor level. Where provided, dwarf walls below 1.1m high railings must be set at 675mm above finished floor level.**

4.10.4 For areas where additional privacy is required to residential amenity spaces / ground floor residential accommodation, the boundary height can locally be increased to 1.8m using a non-solid screen.

4.10.5 **Boundaries must not be consistently 1.8m high for the entire extent of a plot boundary.** This additional height shall be used only as required and for discrete portions only (refer to Fig. 4.53).

4.10.6 For level sites the top of boundary elements described in Fig. 4.55 should generally share a consistent and common datum height.

4.10.7 For sloping sites, boundary elements should step down with a change in boundary type, e.g. Fence: Wall: Hedge, not Fence: Fence: Wall: Wall.

4.10.8 **Gates must never be taller than the adjacent boundary elements.**

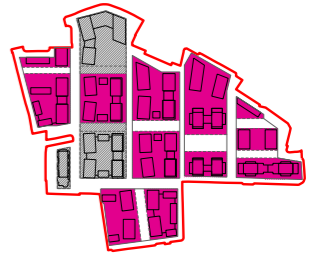
4.10.9 At points of contact with the building the boundary wall and gates should be kept low to avoid undermining the main building and maximise visual transparency.

4.10.10 Fig. 4.55 and 4.57 illustrate permitted configurations for the boundary on sloping sites.

4.10.11 **Where provided, dwarf walls must not be positioned adjacent to taller boundary elements where extended to encapsulate external stores or provide privacy screening.**

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Building boundary



4.11 Planting definition

4.11.1 Outward facing planting along the boundary should incorporate low level shrubs and loosely clipped hedges which create a semi-transparent green boundary (Fig. 4.59).

4.11.2 **The height of the hedge or shrubs in the public realm must be clipped to not exceed the height of the wall or fence** (Fig. 4.59).

4.11.3 Additional planting can be provided within the buffer zone (behind the boundary line) providing this does not intrude on the private amenity areas or impact on views out from homes (Fig. 4.59).

4.12 Wall definition

4.12.1 The primary boundary threshold treatment bounding residential uses should be railings (see Section 4.18) and incorporate a solid wall constructed from brick or other masonry.

4.12.2 The wall should be robustly constructed and be a minimum of 215mm thick.

4.12.3 **The material used for the boundary wall can be different from that used within the base of adjacent buildings however it must be harmonious and not clash with the base elements of the respective buildings.**

4.12.4 **The interface between foundations and planting zone must be carefully considered. Sufficient depth must be provided for the root-ball and associated growing medium to ensure healthy environment for long lasting planting.**

4.12.5 Foundations required for walls adjacent to planting should be positioned to facilitate a growing zone as deep as it is wide (refer to Fig. 4.64).

4.12.6 Fig. 4.60 to 4.63 shows precedent images of the boundary wall concept to residential accommodation.

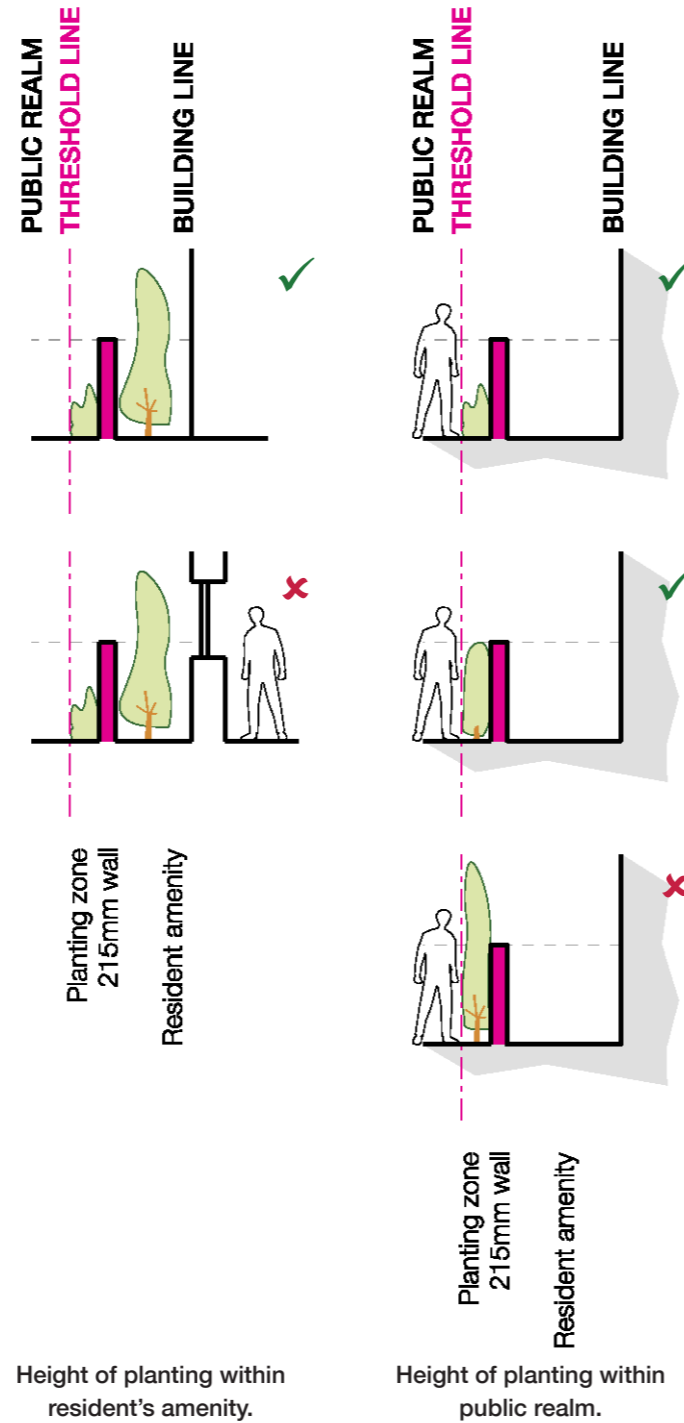


Figure 4.59: Height of planting within the boundary edge.



Figure 4.60: Low level brick wall with planting in front in discrete areas.



Figure 4.61: Planting to the public side of the boundary line.

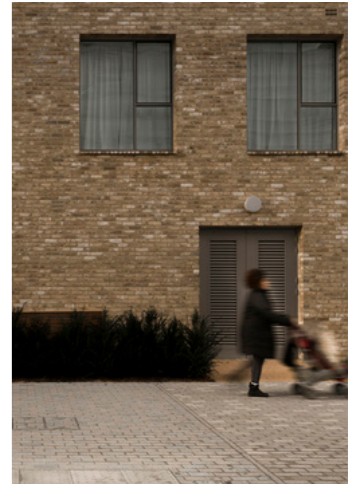


Figure 4.62: Low level brick wall interspersed with planting.



Figure 4.63: Solid walls as the primary boundary treatment.

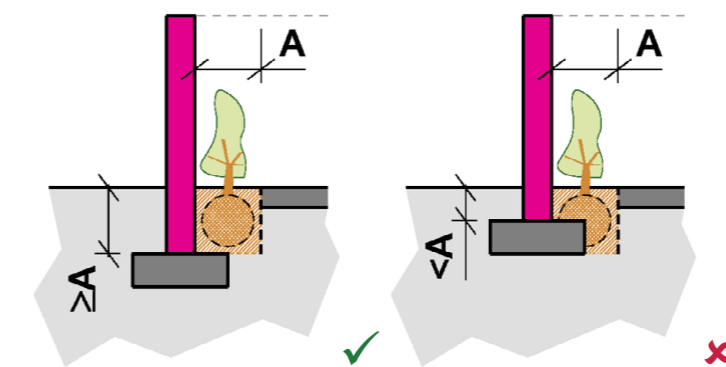


Figure 4.64: Zones of planting and landscape interfaces.

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Building boundary

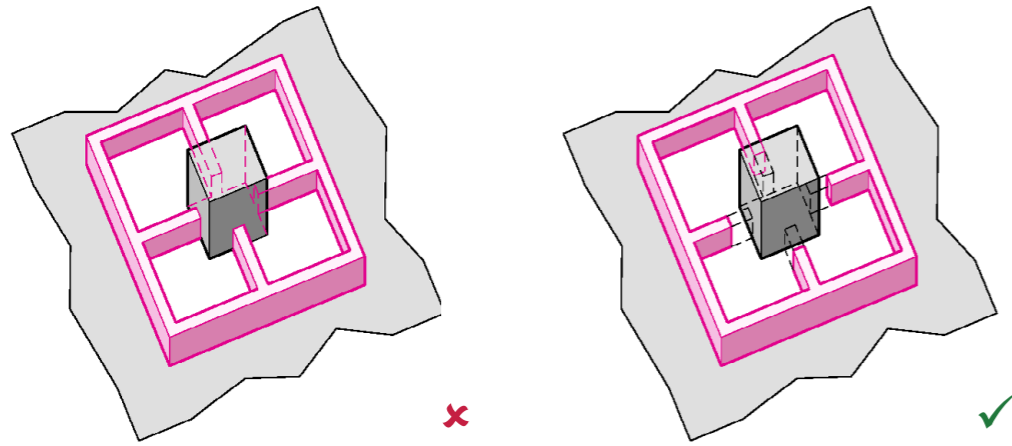


Figure 4.65: Diagrams: Boundary walls to be expressed as independent element from base of building.

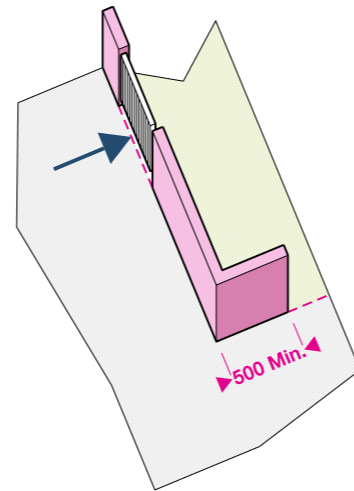


Figure 4.66: Free-standing walls must incorporate a return.

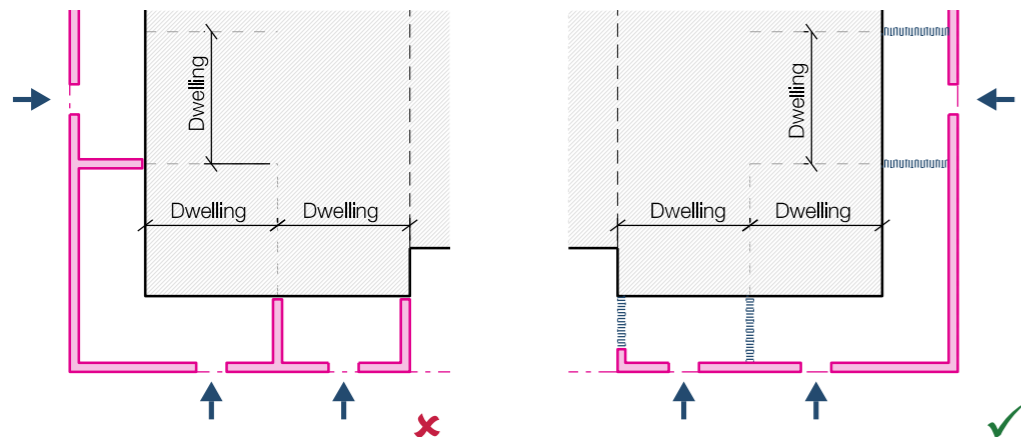


Figure 4.67: Plan diagrams: Boundary interface with residential building façades.

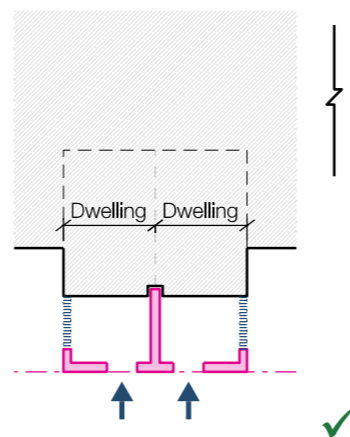


Figure 4.68: Townhouses.

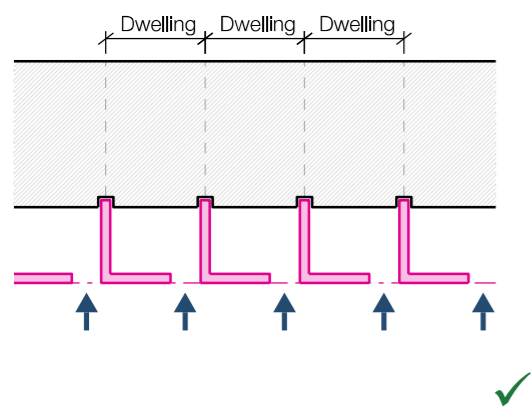


Figure 4.69: Terraced houses.

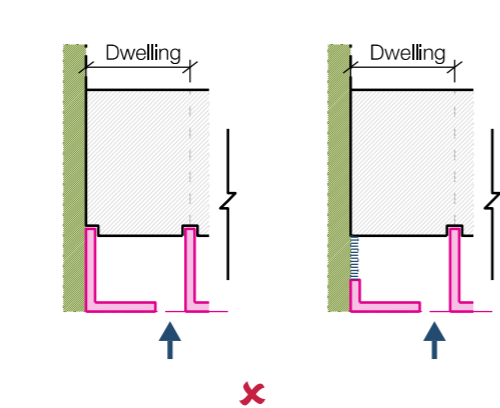


Figure 4.70: End terrace.

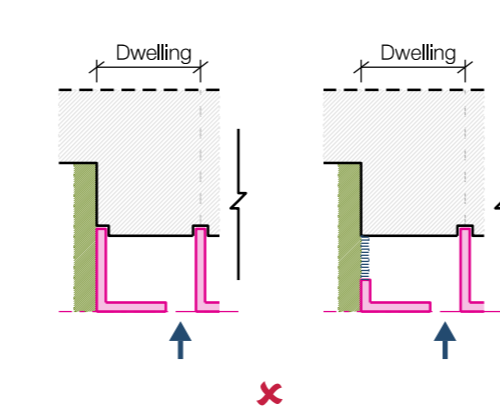


Figure 4.71: End terrace connected to a podium.

Legend:

- Residential amenity
- Planting or buffer zone
- Boundary wall
- Boundary railings
- Access point

4.13 Boundary / building interface

4.13.1 The adjacent diagrams define the permissible interfaces between the boundary wall and building façade within the Proposed redevelopment of the Cambridge Road Estate.

4.13.2 **The boundary must be viewed as being a separate from and not a continuation of the base element of the building** (refer to Fig. 4.65).

4.13.3 The interface between the continuous boundary wall and the buildings should be configured in the manner illustrated in Fig. 4.67.

4.13.4 Dividing elements oriented perpendicular to the perimeter wall can be railings, screens, gates or walls.

4.13.5 **Walls can only interface with the building façades directly where the boundary between demises is expressed in the façade.** These instances occur only at paired townhouses and terraced houses (refer to Fig. 4.68, 4.69 and Section 5.9).

4.13.6 **For all other instances, railings, screens and gates must be used to subdivide the buffer zone.**

4.13.7 **Walls must not return to the building façade and interface at the corner of building masses.**

- Fig. 4.68 shows the permitted interface of the boundary wall at the end of a series of townhouses.
- Fig. 4.70 and 4.71 shows the permitted interface of the boundary wall at the end of a run of terraced houses.

4.13.8 **A return must be incorporated at the end of walls which are free-standing (i.e. the wall does not engage with the façade) in order to provide stability and enclose the buffer zone.**

4.13.9 The return to free-standing walls should be a minimum of 500mm as illustrated in Fig. 4.66.

4.0 Component Guidelines

Building boundary



4.14 External stores: Generic guidance

- 4.14.1 It may be necessary to incorporate private stores within the buffer zone surround a building for enclosure of refuse or bicycles to dwellings with their primary access directly from the public realm (i.e. ground floor properties not served from communal lobbies or corridors).
- 4.14.2 **All external stores must be separated from the public realm by a brick wall which is incorporated into the buffer articulation zone or boundary wall.**
- 4.14.3 Stores to the maisonettes, townhouses and terraced houses should run perpendicular to the building frontage and be accessed from resident's demise (either driveway or entrance path).
- 4.14.4 Stores can accommodate lids or roof elements providing the access and operation of the refuse or cycle enclosures is not compromised.
- 4.14.5 **Where roofs to external stores are provided there must be a material change if rising above the datum level.** (Refer to section 4.10).
- 4.14.6 Lids to external stores can be fabricated from metal panels, screening grating or incorporate an area of biodiverse roof.
- 4.14.7 Fig. 4.83 to 4.85 shows how lids can be incorporated into the design of external stores.



Figure 4.72: External stores integrated into the design of residential entrances.

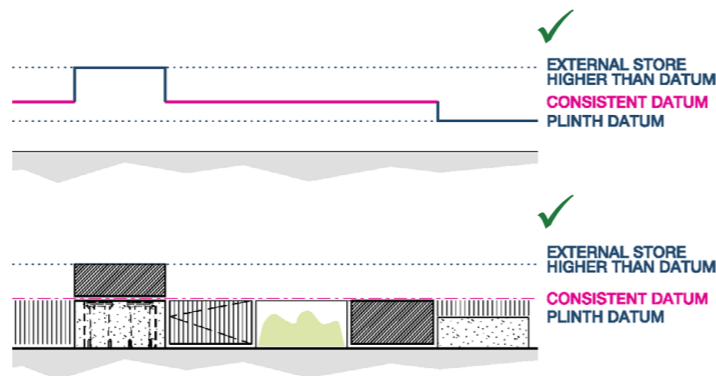


Figure 4.74: External stores extending above the datum must change material.

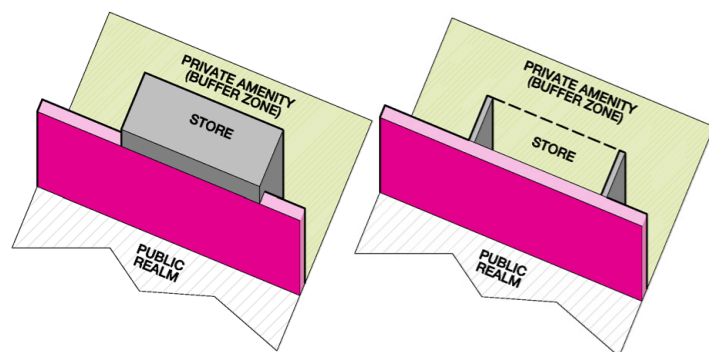
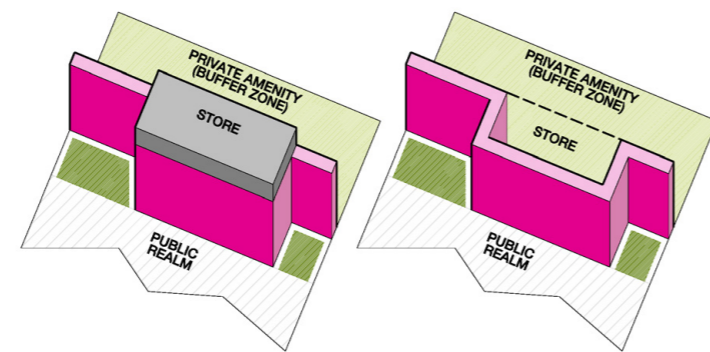


Figure 4.73: Example of external stores enclosed by a brick wall .



4.15 Demised refuse stores

- 4.15.1 **Demised refuse stores must open out onto private amenity areas and must not face onto the public realm.**
- 4.15.2 Individual dwellings with their primary access at ground level (off the public realm) should incorporate the refuse stores adjacent to the 'garden path' and within easy access from the public realm.
- 4.15.3 The refuse stores should be designed to facilitate collection by waste management operatives from the doorstep and so should be visible from the public realm and adhere to Guidelines for collection - including reducing the transit distance from 'highway' to store.
- 4.15.4 **The refuse store must be designed to accommodate the relevant containers stipulated for the household and meet the required space provision.**
- 4.15.5 **Designers must pay careful attention to the design of waste stores so these are easy to use and secure.**
- 4.15.6 It is important that there are no substantive barriers which would prohibit refuse containers being returned to their enclosures and cluttering up the public realm.
- 4.15.7 **The demises refuse stores must be designed so residents can easily access the bins to deposit waste and for waste operatives to collect and replace.**
- 4.15.8 Private refuse stores should be screened from the public realm and could accommodate lids and gates to mitigate against the visual impact and blown debris accumulating in the enclosure.
- 4.15.9 If lids and gates are incorporated these could be hinged to allow the bin lid to be raised and refuse deposited whilst minimising the height of the enclosures.

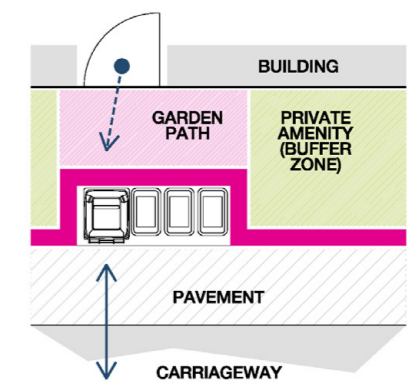
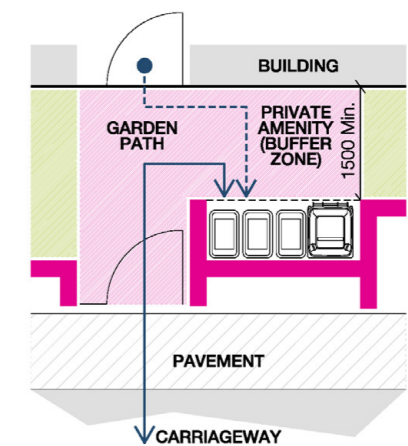
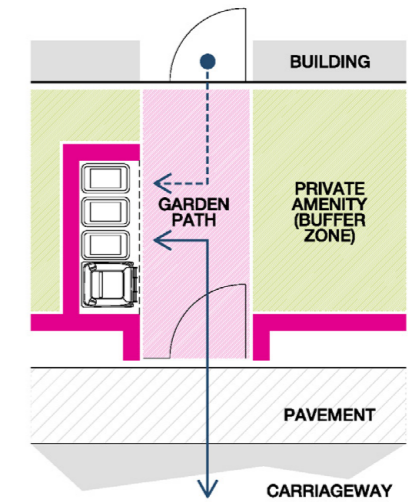


Figure 4.75: Permitted configurations of private refuse stores.



4.0 Component Guidelines

Building boundary

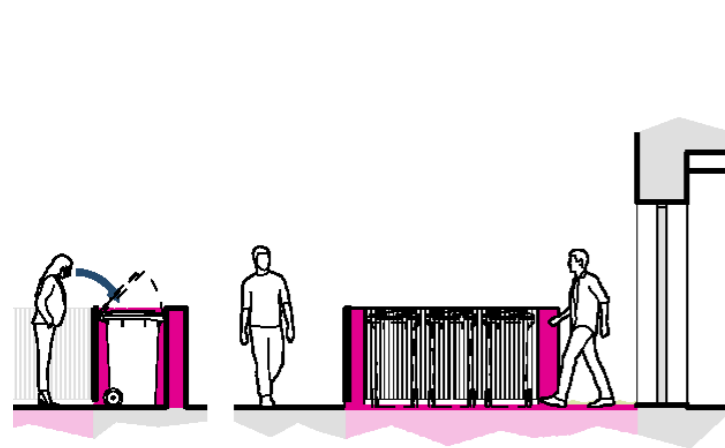


Figure 4.76: Gates screen demised refuse enclosures from the street.

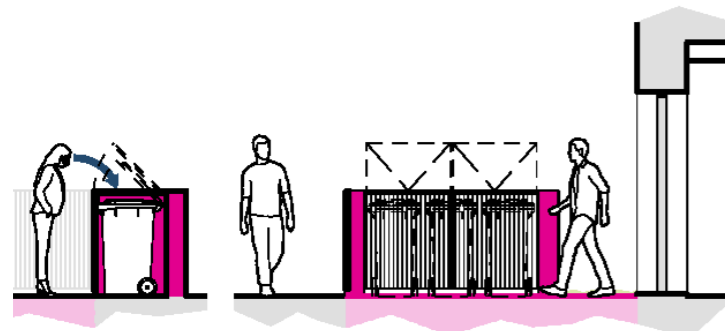


Figure 4.77: Gates & horizontal lid screens demised refuse enclosures.

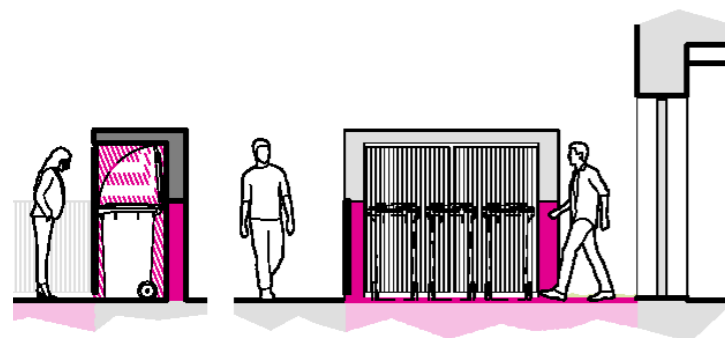
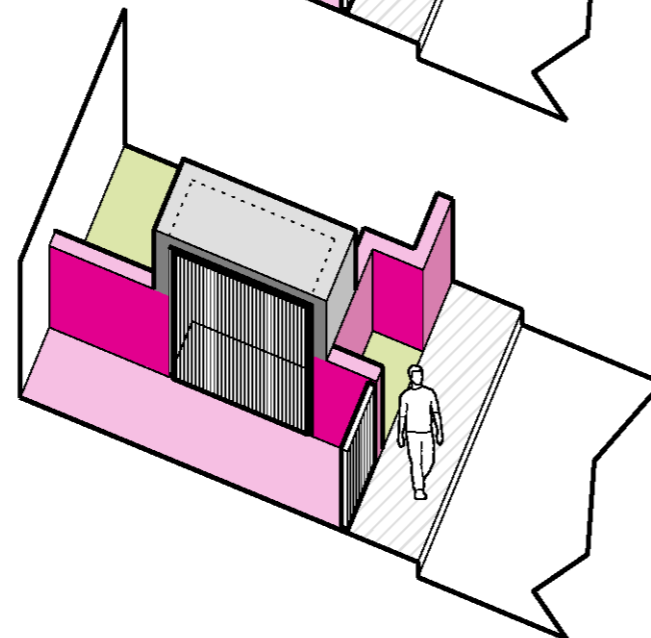
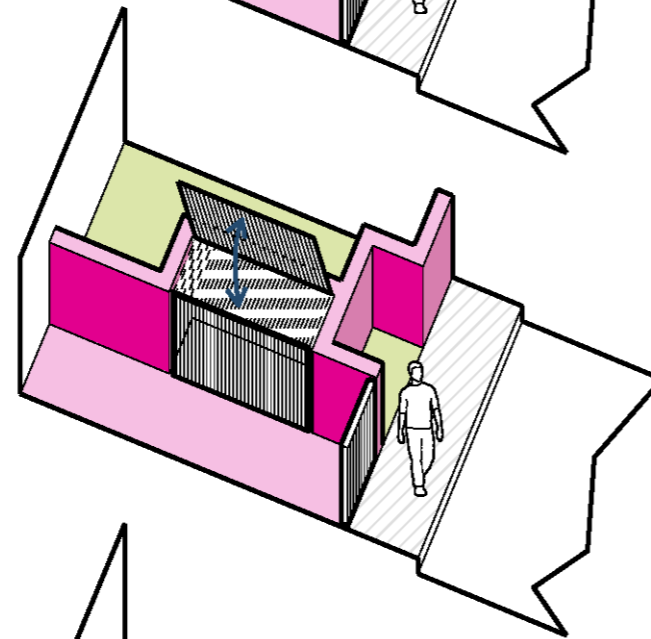
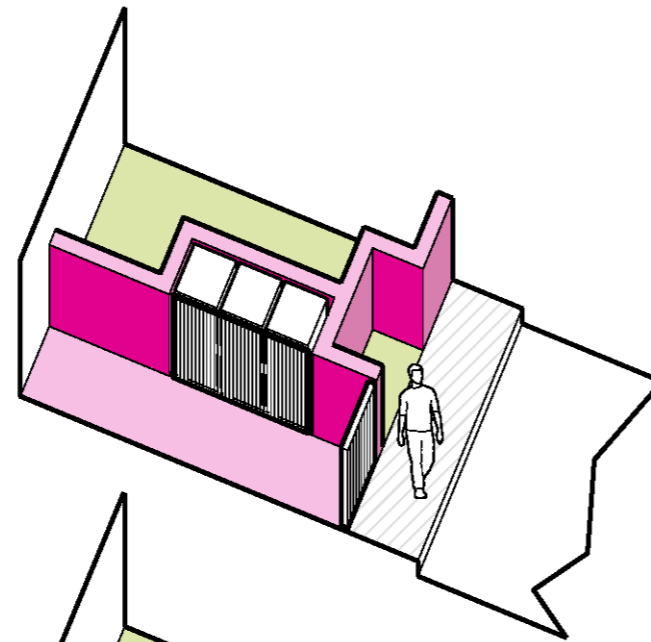


Figure 4.78: Enclosures which extend above the primary datum must be materially distinct from the boundary wall.



4.15.10 Careful attention should be paid to the height of the enclosures - these should be considered as **integrated into the plot boundary**. This is likely to preclude lidded enclosures which allow the bins to be opened within the enclosure.

4.15.11 Incorporating refuse stores perpendicular to the building façade and next to the garden path is the preferred configuration for private refuse stores.

4.15.12 The adjacent diagrams show how refuse stores can be incorporated into the boundary wall (Fig. 4.75 to 4.78) and examples of compliant refuse stores.

4.15.13 **Refuse stores which open directly out onto the public realm are not permitted as these can be subject to abuse and management issues including:**

- **bin tampering;**
- **fly-tipping; and**
- **arson etc..**

4.15.14 **The enclosure to refuse stores must be carefully designed and incorporate themes and materials from the adjacent plot.**

4.16 External shared refuse stores

4.16.1 It may be necessary to provide combined refuse stores to serve ground floor dwellings where it is desirable to remove refuse stores from stretches of the plot boundary.

4.16.2 **Combined refuse stores must be carefully designed and sited in locations which are convenient to both waste collection and residents.**

4.16.3 **Combined refuse stores must open out into the buffer zone or semi-private amenity areas and must not face onto the public realm.**

4.16.4 **Combined refuse stores must also follow the principles and guidance identified for demised refuse stores in Section 4.15.**

4.16.5 Communal refuse stores should be discrete and should still be located around the perimeter of the plot and accessed from within the buffer zone.

4.16.6 Combined refuse stores will be accessed in a similar manner to the demised refuse stores and serviced from a shared 'garden path' in the manner described in Fig. 4.79.

4.16.7 The enclosure should be naturally ventilated and carefully designed to mitigate against smells and pests.

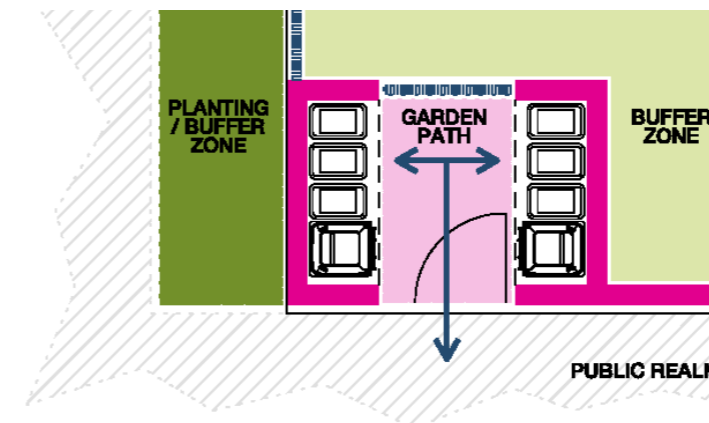


Figure 4.79: Example of shared external refuse enclosures.

4.0 Component Guidelines

Building boundary



4.17 Private cycle stores

4.17.1 **Designers should provide provision for cycle storage within the communal cycle parking assigned to the plot** e.g. within the podium of a Podium building.

4.17.2 If it is not possible for cycle stores to homes which are accessed directly from the public realm (i.e. the primary entrance is not off a communal lobby or corridor) then cycle storage should be incorporated into an enclosure within the boundary wall.

4.17.3 **This enclosure must open onto the private amenity area to address security concerns. Cycle stores which are accessed directly from the public realm are prohibited** (Fig. 4.82).

4.17.4 **Private cycle stores must incorporate a lid (static or hinged) to obscure the bicycles from the public realm.**

4.17.5 The enclosure should have gates or doors to protect the bicycles from the elements and blown debris accumulating in the enclosure.

4.17.6 **All external cycles stores must incorporate a strong point or anchor so that bicycles can be secured against theft or damage and lockable to Secured by Design Standards.**

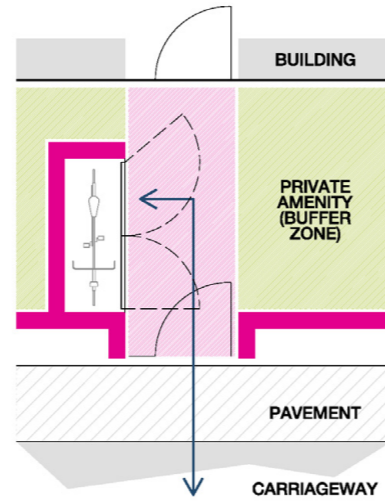


Figure 4.80: Cycle store perpendicular to façade line - inboard access.

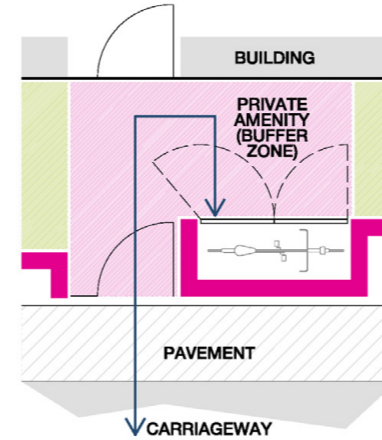


Figure 4.81: Cycle store parallel to façade line - inboard access.

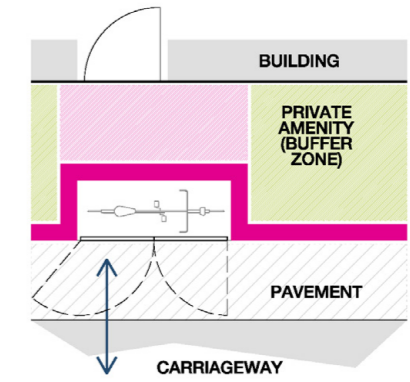


Figure 4.82: Prohibited configurations of cycle stores.

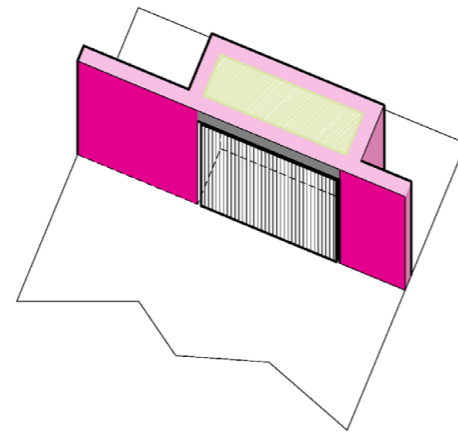


Figure 4.83: Incorporation of biodiverse roofs on external stores.

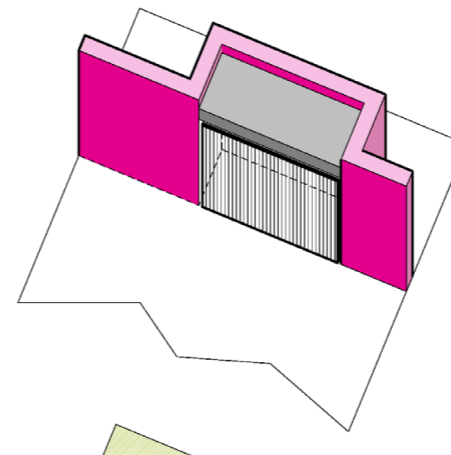


Figure 4.84: Lid element is subservient to the boundary wall.

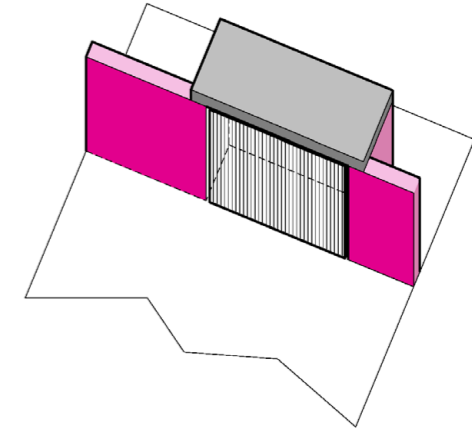


Figure 4.85: Lids over the datum level must be of a different material to the boundary wall.