

Designing buildings to be sustainable

Be Lean

Use less energy

- **Passive design of heating / cooling:** Insulation, glazing, airtightness and ventilation.
- **Optimised orientation:** Position, shape of buildings, room depth and layout.

Be Clean

Supply energy efficiently

- Each block has communal **air source heat pump** and hot water system.
- **Future-proofed:** to connect to District Heating Network when available.

Be Green

Use renewable technologies

- **Renewable technologies:** Solar (photovoltaic) panels on all rooftops

Be Seen

Monitor operational energy use

- System design will be monitored and reviewed

Sustainability of Community Hub and Nursery rated 'Excellent' according to BREEAM: Building Research Establishment's Environmental Assessment Method which is an **official measurement of sustainability standards in architecture.**

Building designs achieve approx. 60% CO2 emission reduction over Building Regulations, meaning they are better for the planet.

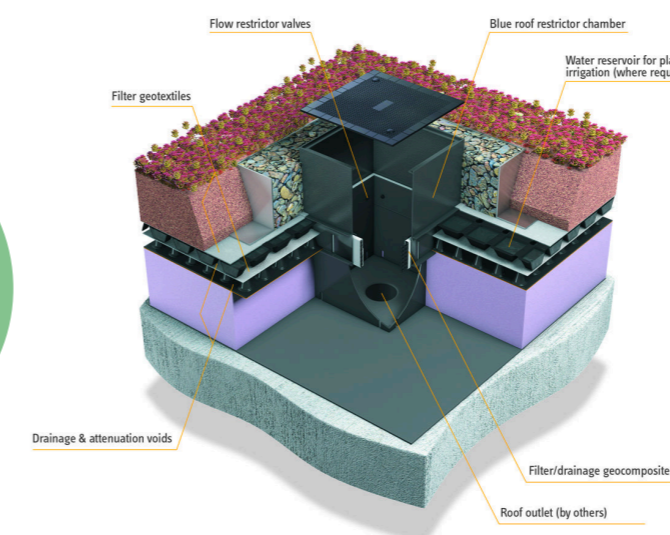
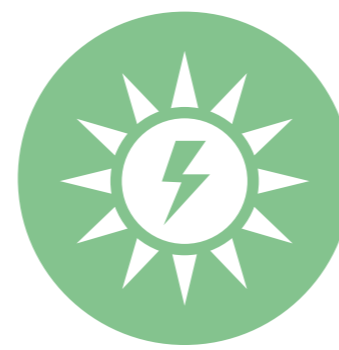
Enhanced building fabric specification reduces the space heating demand and therefore running costs could be up to 35% less compared to existing less insulated buildings.

Creating a sustainable landscape: improving drainage, biodiversity, and air quality

Paving, planting and roofs



- Red line planning boundary
- Amenity grassland
- Flower rich perennial planting
- Scrub planting
- Meadow
- Rain garden
- Blue / green roofs
- Instant native hedgerow
- Proposed trees
- Existing trees
- Photovoltaic Solar panels are located in as many places as possible in order to maximise the renewable energy that the development can generate.



Blue roofs



Biosolar roofs



Habitat log piles



Rain gardens



Surfaces that absorb water



Paving that absorbs water



Seasonal planting



More trees



+17% Biodiversity



Re-using existing elements for play, planting, furniture and art



Key Views

Randolph Beresford Nursery



Public Adventure Playground



Homes opposite Denham house



Community Garden



Playful courtyard spaces



Community Hub



New Outdoor Gym



New homes and parking



Re-designing Bridget Joyce Square

We know that Bridget Joyce Square is a well loved and well used space on your estate.

In order to create connections with new buildings and outside spaces we have redesigned it in a way that reflects the existing character whilst making it an even more active space for all ages to enjoy.

The design is based on local ideas and priorities.



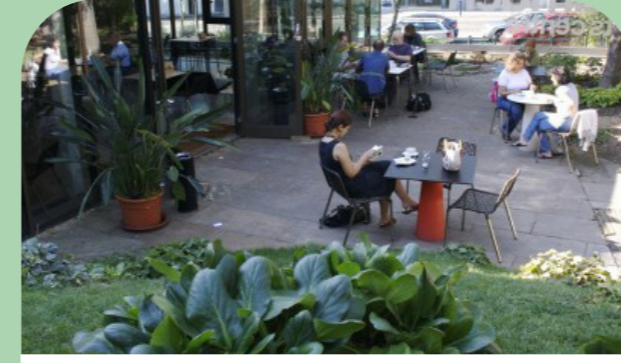
Connection to new heart of community. Overlooked, active and safe.



A welcoming and green entrance from India Way. Playful, respectful to the existing 'wiggly' wall.



Space for markets and community events



Outdoor seating for community hub cafe



Keeping SUDs but with more planting and colour.



Re-using parts of the existing landscape



Community Garden



A new accessible community garden connected to the hub.



Outdoor Gym



A new inclusive outdoor gym with improved surfacing and equipment.



We know how important the adventure playground is to White City's history and identity. We have appointed Adventure Playground Engineers (APEs), the original designers and builders of the White City Adventure Playground.

The APEs want to work with the local community to design and build the playground and other play areas on White City Central to create new play spaces that have the same spirit of wildness and fun for future generations to enjoy.

Key principles for new play spaces:

Robust natural materials

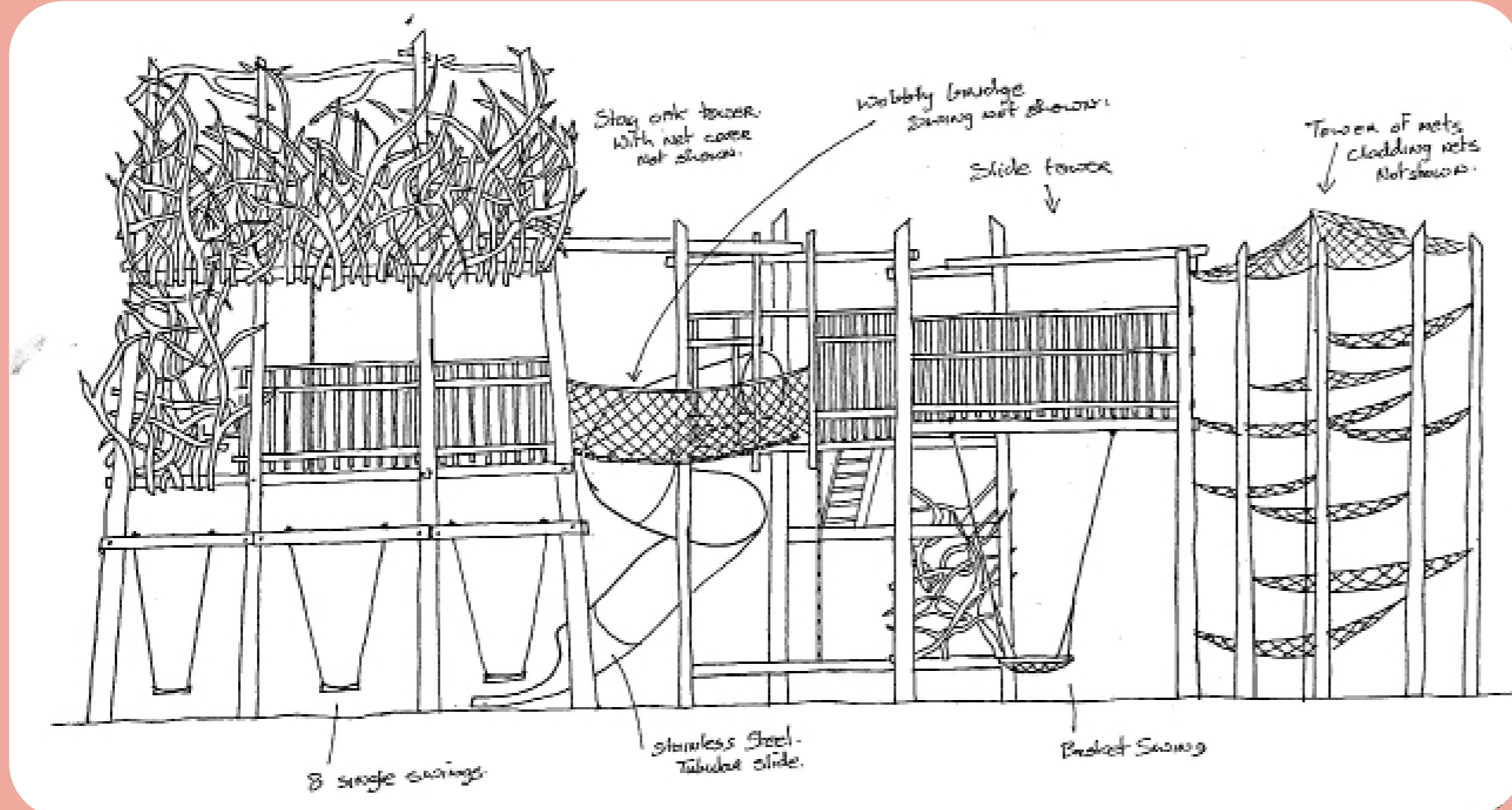
Accessible and inclusive

Community co-design sense of ownership

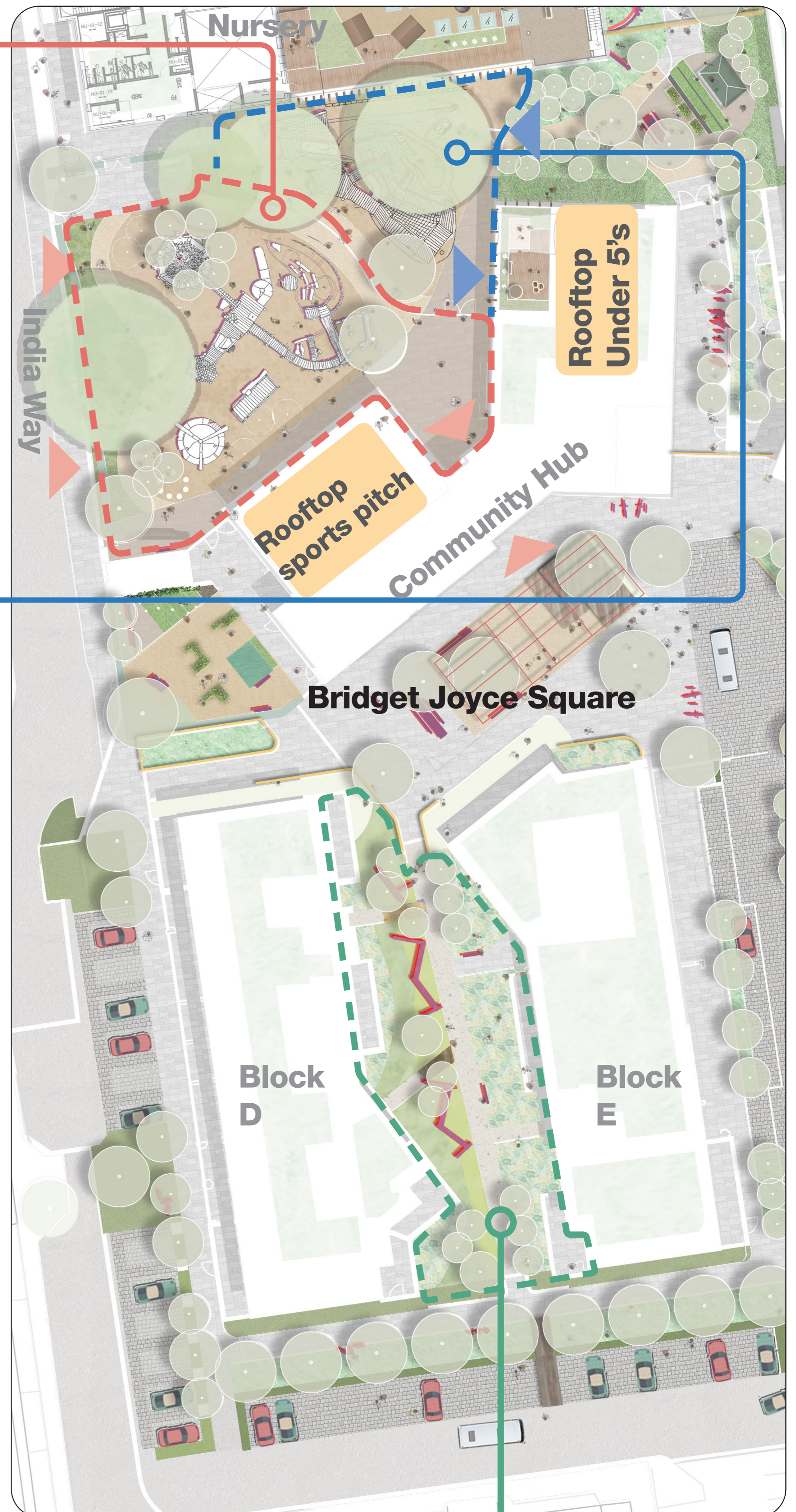
Unique, special and fun!

Boundaries and fences are more playful and are still safe, without dominating.

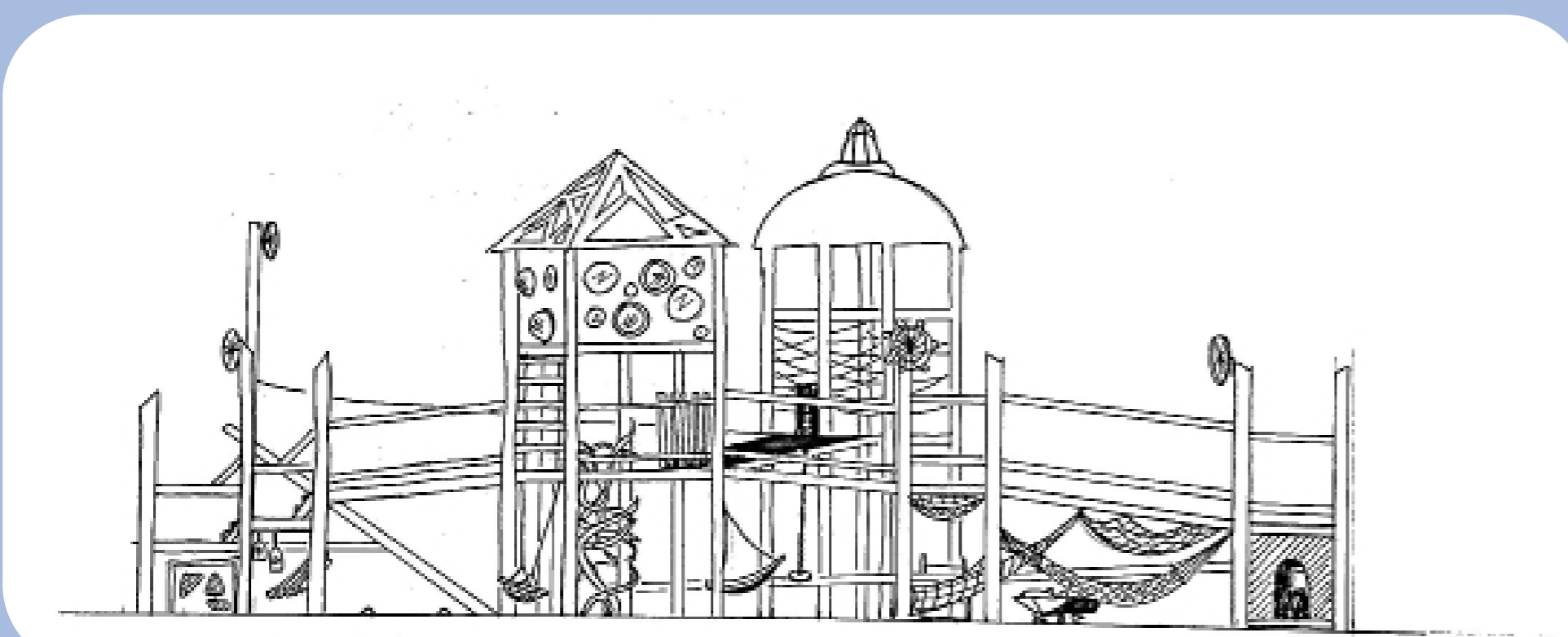
Public adventure playground



The new adventure playground has been designed based on the ideas of local children. It will be unstaffed and open to the public - the connection to the community hub and sensory playground means that there is the potential for staffed playwork activities in future.



Sensory playground



This will be a managed space shared between Randolph Beresford Nursery and service users in the Community Hub. It includes adaptable, inclusive play equipment suitable for all ages. The fence separating this space could be opened up with the main adventure playground allowing future flexibility at different times of year.

Playable landscape and doorstep play



As well as dedicated play spaces there will be doorstep play in 3 courtyards and along the southern boundary. This creates a playable landscape where journeys through the estate become magical and fun.