

4.9.3 A mix of cycle storage solutions is proposed to allow flexibility and to offer choice to residents. The houses and maisonettes are all equipped with individual secure storage that is designated to typically accommodate at least two bicycles.

4.9.4 A TfL Bike Docking station is proposed within Westmoreland Square.

## Masterplan Application

4.9.5 Cycle parking will be provided to meet or exceed the following ratios and numbers in **Table 4.7** below.

**Table 4.7: Cycle Space**

Land Use	Minimum Cycle Parking Numbers Masterplan
Residential	<ul style="list-style-type: none"> <li>Studios/1 Bed/2 Bed – storage for one cycle per two dwellings</li> <li>3+ bedrooms - storage for two cycles</li> </ul>
Non-Residential	<ul style="list-style-type: none"> <li>up to 500 users – 1 space per 10 users</li> <li>501-1,000 users – 1 space per 15 users</li> <li>1001+ users -1 space per 20 users</li> <li>These numbers are cumulative, e.g. a 2,000 user office building would have 50 for the first 500 users, 33 for the next 500, and 50 for the remaining 1,000 users = 133 in total.</li> </ul>

## 4.10 Public Realm

4.10.1 Public realm makes up 11% (2.49 ha) of the Masterplan Application site and 10 % (3,975 sqm) of the FDS Application site. The largest individual areas of public open space are confirmed in **Table 4.8** below.

**Table 4.8: Open Space**

Open Space	Masterplan (Minimum)	Application	FDS Application
Public Open Space	15,927 sqm		2,010 sqm
Civic Open Space – Adopted (Streets and Squares) Maximum	9,056 sqm		1,965 sqm
TOTAL	24,983 sqm		3,975 sqm*

\* Includes playable space

4.10.2 As well as these distinct defined areas, there are streets and pedestrianised routes between the plots for both Applications.

## 4.11 Amenity Space

4.11.1 In addition to the public realm there is a range of shared/communal and private gardens both within and to the front of a number of the residential plots in the Masterplan Application site. These areas are defined within the Open Space Parameter Plans and are subject to minor change resulting from the building Parameter Plans that define a small degree of flexibility in the envelope of the built form. There is also some communal garden space above ground on roofs and set-backs, as well as private amenity space within balconies that will be designed at the reserved matters stage.

**Table 6.2.1 Amenity Space Provision**

Amenity Space Typology	Detailed Typology	Amenity Space Provision (Sqm)
<b>Public Open Spaces</b>	Westmoreland Park	1,130
	Portland Park	880
	Westmoreland Square	1,350
	<b>TOTAL</b>	<b>3,360</b>
<b>Communal Amenity Space</b>	Block 1 Courtyard Gardens (incl' Extra Care and Community Centre)	815
	LD Facility Garden	93
	Block 4 Courtyard Garden	1,344
	Block 5 Courtyard Garden	1,366
	Block 6 Courtyard Garden	972
	Communal Roof Terraces	1,372
	<b>TOTAL</b>	<b>5,962</b>
<b>Private Amenity Space</b>	Block 2 Front and Rear Gardens and Private Terraces	1,349
	Block 3 Front and Rear Gardens and Private Terraces	896
	Block 1 Front Gardens and Rear Terraces	60
	Block 4 Front Gardens and Rear Terraces	192
	Block 5 Front Gardens and Rear Terraces	430
	Block 6 Front Gardens and Rear Terraces	510
	Balconies	5,405
	<b>TOTAL</b>	<b>8,842</b>
<b>Amenity Greenspace</b>	Albany Road Frontage	400
	Roadside greenspace	426
	Pedestrian only street	215
	<b>TOTAL</b>	<b>1,041</b>
<b>COMBINED TOTAL AMENITY SPACE</b>		<b>19,205 sqm</b>

**Amenity Space Provision**

