

# SECTION 4 OPEN SPACES & LANDSCAPING



# 4.1 OPEN SPACES SITE-WIDE

A series of open spaces should form a clear and organised Public Realm, composed of coherent and distinct places which should offer an important and positive contribution to their context.

## 4.1.1 INTRODUCTION

These open spaces have been organised into specific areas and different typologies to create appropriate spaces suitable to meet a broad range of needs in a diverse set of conditions.

In order to ensure that the open spaces remain coherent and meaningful places, these may cross the boundaries of different Development Zones. Where open spaces fall within multiple development zones, they will need to be addressed by both Reserved Matters applications. This should ensure that the Public Realm retains its integrity across zone boundaries.

These open spaces of the redevelopment should be the most obvious and important parts of the Public Realm, as well as important private outdoor spaces. Their design is therefore just as critical as the design of the buildings themselves when creating a sense of place. Design Guidelines for each of these areas is found in sections 4.3-4.8.

## 4.1.2 OPEN SPACES AND LANDSCAPES



- 1) REEC ENTRANCE AREAS
- 2) REEC GARDEN AREAS
- 3) REEC PLAY AREAS
- 4) SHARED AMENITY AREAS
- 5) PRIVATE AMENITY AREAS
- 6) LANDSCAPE AREAS

DIAGRAM 4.1.1 OPEN SPACES AND LANDSCAPES

## 4.2 OPEN-SPACE & LANDSCAPE GUIDELINES

The open spaces and landscapes should be important parts of the redevelopment, and should make an important contribution of the redevelopment to its environment. In order to secure high quality spaces they should conform to the following design guidelines.

### 4.2.1 INTRODUCTION

All open spaces and landscapes should be attractive, designed appropriately for their intended use, be well lit at a level appropriate to their context and use, and have appropriate furniture and signage integrated into their design.

### 4.2.2 FRONTAGES AND ENCLOSURE

Building frontages should be of sufficient height to offer a strong definition to open spaces, and the relationship between the frontage and the open space should be considered.

Landscape features such as walls, trees and planting, street furniture, lighting, covered walkways, cycle parking, postal boxes, utility infrastructure, signage, etc may protrude beyond the Building Zone extents as indicated in the Parameter Plans. Where such features are provided, they should reinforce the overall design and use of the space within which they are located, and should not create unsafe or difficult to supervise locations.

### 4.2.3 DAYLIGHT & SUNLIGHT

The design of each open space should be cognisant of its microclimate and take measures to ensure a pleasant environment is created for people to enjoy. Built frontages should be designed to ensure open spaces achieve adequate levels of daylight & sunlight over the course of the day and year.

### 4.2.4 VARIETY

The grounds of the College and Schools should offer a variety of different settings for sports, outdoor teaching, social and recreational activities. Shared residential amenity areas should offer a variety of different settings for social and recreational activities for different age groups. Links between indoor and outdoor spaces should be optimised.

### 4.2.5 DRAINAGE

There should be a good balance between hard and soft landscaping. The redevelopment should include a sustainable drainage strategy, prioritising drainage according to the hierarchy in the Borough's Policy DM SD 7, and where practical should incorporate SUDS.

### 4.2.6 PLANTING

Landscaping should be designed to use a wide range of plants and tree species, encouraging biodiversity and using local or indigenous species where possible.

#### 4.2.7 LIGHTING

External amenity and sports areas may require specialised lighting, enabling activities to continue during hours of darkness, as appropriate. Flood lighting should not be provided to the Sports Pitches on the Playing Field Site.

Consideration will need to be given to ensure that adjacent buildings and spaces (eg residential buildings, public highway, wildlife habitat areas, etc) are not adversely affected by glare or lighting spill.

#### 4.2.8 SECURITY

Open spaces and landscapes should be safe and attractive environments that are designed to be easily supervised, and where possible designed to encourage passive surveillance. They should be appropriately lit, with clear lines of site, and where possible, be provided with clear boundaries that do not create areas that are concealed. Open Spaces should be designed in accordance with Secure by Design principles.

#### 4.2.9 ACCESSIBILITY

External spaces should be designed for inclusion and accessibility.

School, College and residential play spaces should provide facilities for physical and non-physical activities to meet young people's varying needs. Attention must be given to disabled access, including provision of [Level Access](#).

There must be adequate shelter from the sun and from prevailing winds, in particular where there are Pupils with complex health needs. Shelter for outdoor space can be provided by planting as well as structures such as canopies.

Access to and through soft landscape areas along defined pathways should not require special footwear and should be easily maintained, with any all-weather surfaces provided being located so that users do not have to cross grass to reach them.

#### 4.2.10 EMERGENCY ACCESS

Landscaping should be designed to allow access for emergency and servicing vehicles where necessary. These routes should be fully integrated with the landscape design and be allowed for by the careful placement of trees and street furniture, they should not compromise the integrity of the Public Realm.

#### 4.2.11 CLIMATE CHANGE

The redevelopment should take account of climate change adaptation measures in planning transitional and external spaces, to reduce internal temperatures and provide outdoor shelter. (Transitional spaces range from unheated atria and covered walkways to more minor spaces, such as covered verandas and porches. This is to reduce energy use and extend usable space in a changing climate.)

#### 4.2.12 MATERIALITY

Open spaces should have appropriate materials assigned to different places depending on their character and use. All paving materials should be high quality, durable and resilient, and where possible they should be natural. The palette of materials should be chosen to complement each other and their use should

provide continuity between different places within the redevelopment, and with the existing context.

#### **4.2.13 STREET FURNITURE**

Street Furniture should be designed and sited to avoid clutter, visual intrusion and should not create risks to safety or have adverse implications for disabled people. 'Defensive' street furniture such as bollards and railings should be kept to a minimum.

All street furniture should be high quality, durable and resilient, and where possible they should be natural and local. Where intended for seating, street furniture should be comfortable and designed for inclusivity.

Street furniture should be strategically sited to encourage natural surveillance, lingering & meeting and a vibrant Public Realm.

Street furniture can be provided both inside and outside of building zones.

#### **4.2.14 MINOR STRUCTURES**

Where identified as appropriate in sections 4.3-4.6, minor structures should be provided for a variety of functional reasons. These should be designed as a part of a coherent design language and should be used strategically to provide unity and coherence to the overall Richmond Education and Enterprise Campus. Wherever possible, these minor structures should be sited and designed to enclose open spaces and provide appropriately-designed secure boundaries in order to minimise the need for defensive elements, such as walls and fences.

## 4.3 REEC ENTRANCE AREAS

Each of the College and Schools should have an entrance area situated as part of their development zone. These spaces should signify the arrival onto the REEC campus from the Public Realm and should play a major role in expressing the identity of each of these institutions within their context.

### 4.3.1 OVERVIEW

At the arrival point onto the College's and the Schools' sites there should be open areas appropriately sized to accommodate the numbers of pupils and visitors who will arrive on the site in short periods of time.

### 4.3.2 PURPOSE

Each entrance area should provide a place marking arrival at the institutions' site. These places should serve important social roles particularly at the beginning and end of each day as well as during special events.

These areas should contain or should be adjacent to any landscape spaces intended to accommodate any activities that have an interface with the public - such as display areas or cycle workshops - as well as social areas, outdoor dining spaces and other activities which would benefit their context, provide visual interest and enable engagement and passive supervision of the surroundings. In all cases appropriate levels of safeguarding must be ensured.

Where possible these spaces should accommodate temporary installations and displays, such as art installations, related to the College and School's activities. As befits their civic nature, the entrance areas would be the preferred locations for the siting of any public artworks that may be part of the redevelopment.

### 4.3.3 CHARACTER

The entrance areas should become a important places in the local landscape, and their design should be reflective of this civic importance, as well as that of the institutions to which they provide a 'front-door'. This should be reflected in the scale and nature of the entrance spaces, the quality and character of the materials of surfaces and boundary treatments, and in the type, quality and quantity of street furniture provided.

The entrance spaces should be pedestrian-only spaces, to ensure safety and security, particularly of pupils and young people. Landscaping should ensure that any adjoining vehicular access and car parking does not dominate the Public Realm. An exception to this rule should be made for a multi-functional entrance area for the SEN School, where secure pick-up and drop-off of pupils is required due to the nature of their specific needs. All vehicular parts this area should be designed in accordance with the guidance in section 3.

Entrance areas should be predominantly hard landscaped spaces and their design should encourage lingering-in and extend the use of the space to emphasise their



DIAGRAM 4.3.1  
ENTRANCE AREAS



active and civic nature. Their design should ensure that they have a pleasant microclimate that can be enjoyed while standing still or seated, and should be able to accommodate various activities appropriate to their context.

#### **4.3.4 PROPORTIONS AND SIZE**

Each entrance area should be adequately sized to handle the number of expected pupils, staff and visitors, and should be provided with a generosity of scale that reflects the importance of each institution within its context. Their proportions should be suitable to accommodate the relevant social functions of the space.

Facades adjoining entrance areas should be sized to provide definition and enclosure of the entrance areas, and the design and massing of the enclosing facades should provide legibility by emphasising the entrances to the adjoining buildings. Facades adjoining the entrance spaces should be particularly prominent aspects of each School and College, and this should be reflected in their design.

#### **4.3.5 LANDSCAPING**

Landscaping should not screen the entrance areas from buildings and open spaces around them, in order to promote passive supervision and to ensure visibility of entrances across the space. Landscaping should be used to soften the impact where these spaces border onto private residential areas. Existing trees should be retained where they do not interfere with the function and security of entrance areas.

#### **4.3.6 VIEWS**

In order to support wayfinding, views across each entrance area to the building entrances should be prioritised and should be unobstructed wherever possible. Outside of this natural desire line the view should be designed to ensure an attractive composition from the Public Realm. Where direct views to and from the entrances cannot be provided, alternative wayfinding, supervision and access control measures should be provided.

Where overlooked, the entrance spaces should be designed with attention given to their view from above. Where visible from the Public Realm, design and finishes should have a quality and character that contribute to a positive portrayal of the overall redevelopment.

#### **4.3.7 LIGHTING**

The entrance areas should be well-lit to ensure safety and security, and to mark out the spaces importance in the Public Realm. The lighting strategy for each entrance space should emphasise entrances, as well as any Active Frontages adjoining entrances spaces, and should minimise glare and lighting spill onto adjoining spaces, and in particular any neighbouring residential properties.

#### **4.3.8 SCHOOLS ENTRANCE AREAS**

The Schools' entrance areas should be semi-private spaces, within the secure boundary of their site for security and safeguarding reasons. Their design should comply with the guidance above, should ensure an appropriate boundary treatment to the adjoining residential properties, and should demonstrate measures to minimise and mitigate any potential nuisance effects (eg noise and lighting spill) on the adjoining residences and their private gardens.

### 4.3.9 COLLEGE & TECH HUB ENTRANCE AREA

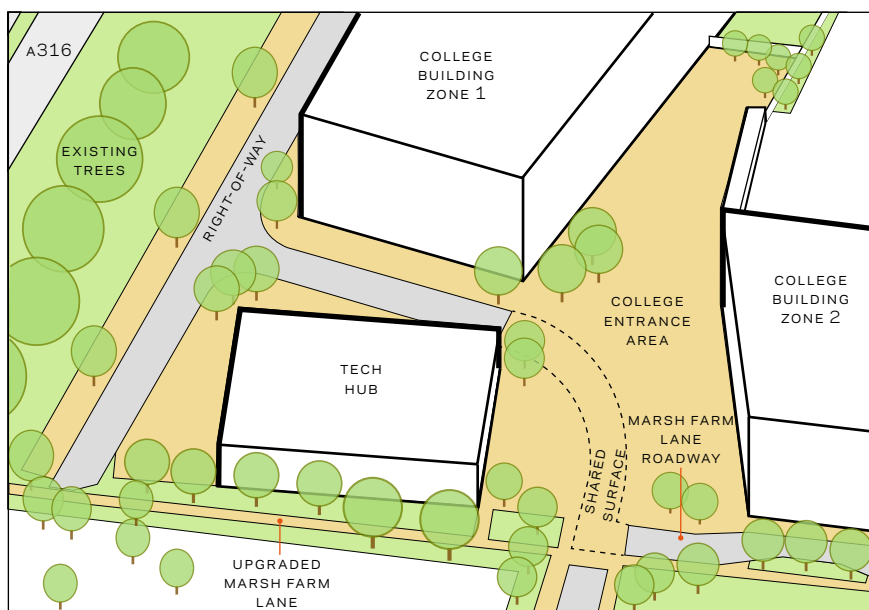


DIAGRAM 4.3.2 AERIAL OF COLLEGE & TECH HUB ENTRANCE AREA

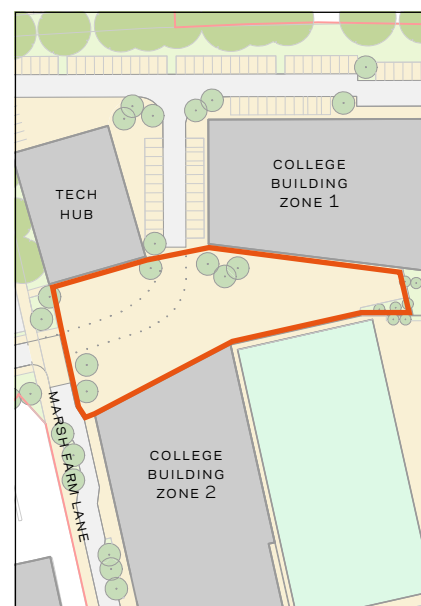


DIAGRAM 4.3.3 COLLEGE/TECH HUB ENTRANCE AREA

#### 4.3.8.1 OVERVIEW

The College and Tech Hub entrance area should provide as a major and important new area of the Public Realm. It should be a large, predominantly hard landscaped plaza and should symbolise the bringing together of education and enterprise on one campus.

The entrance area should be a pedestrian-priority across the entirety of its area, and the materiality of the surfaces should reinforce the unity of the space. The part of the entrance that provides for vehicle arrivals should be subservient to this primary purpose, as described in section 3.4.8. Markings and defensive furniture, such as bollards, should be minimised and designed to promote the greater goal of unity across the space. Insofar as is practical, ground floor spaces overlooking this area should have active facades, in order to enliven the entrance area and promote passive security and supervision.

#### 4.3.8.2 PROPORTIONS & SCALE

The College and Tech Hub entrance space should be of a scale befitting the proportions of the buildings that surround it and reflective of the space and the overall Richmond Education and Enterprise Campus's importance in its context. It should be civic in character, and this should be reinforced in the design of the space, its street furnishing and landscaping, and of the buildings that overlook it. Where the entrance space abuts against private play areas of the REEC campus, minor structures, such as covered seating and cycle shelters, should be provided to enclose the space and provide privacy, security and safeguarding whilst minimising defensive elements such as walls and fences.

#### 4.3.8.3 VIEWS

As described in section 2, the key views upon arriving at the entrance area should be to the entrances of the buildings overlooking the space. Clear views across the space should be promoted in order to promote passive supervision and security of the space.



## 4.4 REEC GARDEN AREAS

Each of the College and Schools should be provided with soft landscape areas providing intimate green spaces suitable for appropriate activities and providing soft boundaries to the different parts of the Richmond Education and Enterprise Campus.

### 4.4.1 OVERVIEW

The educational parts of the REEC Site should be provided with areas of a landscape garden character, where quiet activities can be accommodated and planned for. These spaces should be used to provide soft boundaries between the different parts of the REEC Site. Where the site is directly in contact with private residential areas, Garden Areas should be used to provide buffer spaces to the Private Gardens to protect the amenity the gardens provide.

### 4.4.2 PURPOSE

These quieter areas should be designed to accommodate a range of diverse activities including outdoor learning spaces, allotment gardens, sensory and experience gardens, natural and habitat areas, time-out spaces, quiet play and supervised activity areas. Additionally, these spaces should fulfil an important role in separating spaces and limiting the overflow of potential disbenefits on neighbouring spaces and properties.

Parts of Garden Areas intended for more active uses should be designed according to their function, which may vary considerably. These activities should be situated so as to avoid creating nuisance to adjoining properties, particularly existing dwellings.

### 4.4.3 CHARACTER

Garden Areas should have a more natural character, providing the campus with an attractive setting & de-emphasising any required secure property boundaries. Landscaping in these areas should be designed to promote security and reflect a neighbourly considerateness. Where practical, the provision of supervised buffer spaces should be encouraged where garden areas form boundaries.

### 4.4.4 PROPORTIONS AND SIZE

Garden Areas should be adequately sized to provide meaningful outdoor spaces, adequately sized to accommodate their functions, and deep enough to provide the separation between spaces when used as buffer spaces.

### 4.4.5 LANDSCAPING

In order to secure their intended purpose, garden areas should provide a mix of hard and soft landscaping, and should be provided with a range of planting, with a preference for areas of native hedgerows and wildflowers where these would be practical and would have a suitable microclimate needed to thrive. In order to maximise the benefit of these spaces hard landscape elements, street furniture



DIAGRAM 4.4.1  
REEC GARDEN AREAS



and non-native planting may be provided where these would support the overall purpose and predominant character of the space.

Landscaping should not screen Garden Areas from internal spaces in order to ensure these spaces can be passively supervised, except where these spaces have controlled access and will only be used when supervised.

Existing trees should be retained where they do not interfere with the function and security of Garden Areas. Trees should not compromise the security of the College, Schools or adjoining properties, for example by being climbable.

#### **4.4.6 VIEWS**

Where overlooked, Garden Areas should be designed with attention given to their view from above. Where required for safeguarding screening of Garden Areas should be provided in a manner that does not compromise the views of the redevelopment.

#### **4.4.7 LIGHTING**

The garden areas may be lit to extend the hours that they can be used and to ensure safety and security. Where these areas are lit, particular attention should be given to ensuring that adjacent buildings and spaces - in particular residential buildings - are not adversely affected by glare or lighting spill.

#### **4.4.8 GARDEN AREA ALONG EASTERN BOUNDARY**

The Garden Area along the eastern boundary of the Schools Development Zone adjoins the rear of existing residential properties fronting onto Egerton Road. This area should therefore be designed as quieter spaces in order to protect the amenity these gardens provide.



## 4.5 REEC PLAY AREAS

The College and the Schools should be organised around central and secure areas bounded by the REEC Buildings. These areas should provide the principle educational, recreational and social spaces of the REEC Campus.

### 4.5.1 OVERVIEW

The REEC Play Areas should form the heart of the educational redevelopment. These play areas should create safe and comfortable environments for a wide range of activities for different groups with differing needs, and should be designed as a series of vibrant and characterful parts. Refer to diagram 4.5.1.

### 4.5.2 PURPOSE

The REEC Play Areas should accommodate the majority of the outdoor areas and activities of the proposed Secondary and SEN schools. These activities should include:

- Spill-out activities related to internal functions
- Outdoor dining
- Social areas
- Hard and soft play areas
- Formal sports areas / Multi-Use Games Area (MUGA)
- Outdoor learning spaces
- Landscape and natural areas

Separate play areas should be provided to accommodate the differing activities in a way that provides adequate area and meets the differing needs for each of the Schools, in a manner that provides security and safeguarding whilst maximising the potential for shared benefits.

Provision should be made to enable managed community use of any formal sports areas in the REEC play areas, where this would not impinge on use for sports academies and formal competition, or result in undue nuisance for neighbouring dwellings.

### 4.5.3 CHARACTER

Different parts of the play areas should have differing character resulting from being designed appropriately to their function. Nevertheless, the design of each area should be coherent and coordinated, should promote continuity between the different parts of the space, and should manifest a sense of being part of a common educational campus.

Boundaries within each area will be required for practical and safeguarding reasons. Where physical boundaries are required for functional reasons, these should be exploited to provide necessary safeguarding in order to avoid the creation of a sense of division between the Colleges and Schools. Minor structures, such as covered walkways and seating, should be provided to enclose the



DIAGRAM 4.5.1  
REEC PLAY AREAS

space and provide privacy, security and safeguarding whilst minimising defensive elements such as walls and fences. Where further divisions between the Colleges and Schools are required, these should be designed to be attractive and discreet.

Areas reserved for formal sports should reflect their use. They should be secure, fit-for-purpose and well-maintained. They should be provided with high quality pitches with runoffs, good sight-lines, and appropriate support infrastructure designed to be compatible with MOL designations where this designation applies.

#### **4.5.4 PROPORTIONS AND SIZE**

The overall proportions of the play areas and the facades that enclose it and should contribute to a sense of generosity to the scale of the overall space, whilst ensuring that it feels secure and enclosed.

The proportions of formal playing fields should be driven by the standards of the sports they are intended to accommodate, as well as the context of the area available to them. By virtue of their size they should occupy the central areas of the College Playing Field Site. Multi-Use Games Areas (MUGAs) on the REEC Site should be located near the sports facilities.

#### **4.5.5 LANDSCAPING**

Landscaping should not screen play areas from internal spaces in order to ensure these spaces can be passively supervised, except where these spaces have controlled access and will only be used when supervised.

Landscaping should be used to create distinct spaces within the central open space, and to provide the separation of the College's and the Schools' Zones.

Existing trees should be retained where they do not interfere with the function and security of the overall space and its constituent parts. Trees should not compromise the separation of the College's and the Schools' Zones, for example by being climbable.

#### **4.5.6 VIEWS**

As they are surrounded by the College and School's buildings, the play areas should be designed with attention given to views on it from above. These views should promote a sense of campus and enjoyment of the overall outdoor space, whilst limiting views between sites as a means of ensuring safeguarding.

Where required for safeguarding screening of the central space should be provided in a manner that does not compromise the views of the redevelopment.

The design of the sports pitches on the Playing Fields Site should promote a sense of openness and long views as described in section 4.8.

#### **4.5.7 LIGHTING**

The central space should be lit to ensure safety and security. The MUGA in particular should be well lit to extend the range of hours it can be used. Floodlighting to the sports pitches on the Playing Field Site should not be provided.

Particular attention should be given to ensuring that adjacent buildings and spaces - in particular residential buildings - are not adversely affected by glare or lighting spill.



## 4.6 SHARED AMENITY AREAS

The residential redevelopment should include shared amenity areas that will form an important contribution to the Public Realm, in accordance with the Borough's and the GLA's open space strategies.

### 4.6.1 OVERVIEW

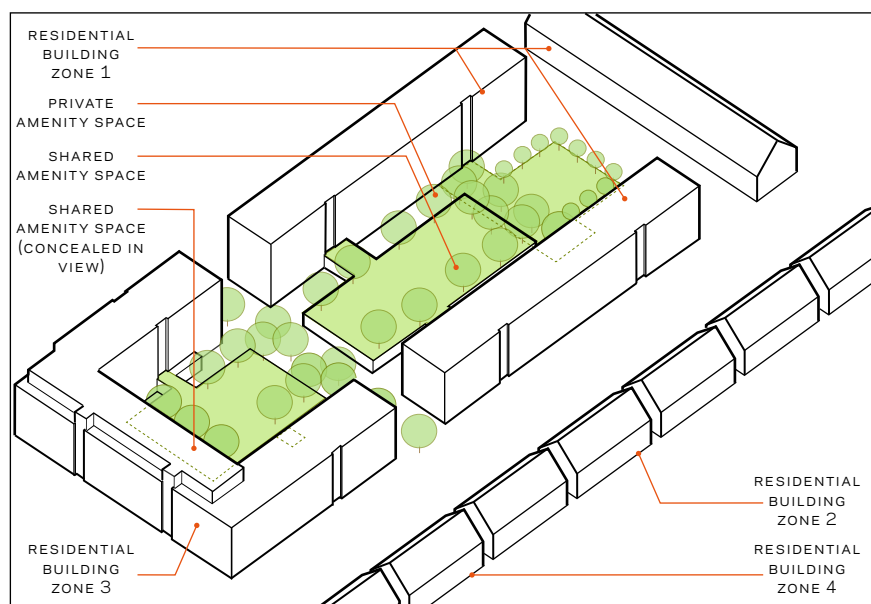


DIAGRAM 4.6.1 AERIAL VIEW OF SHARED AMENITY SPACES

The residential redevelopment should include shared open spaces that respond to and reflect the scale of the development and that complement the local network of open spaces. These should include communal areas for the residents and where appropriate may include publicly accessible open space. Given the scale of the residential redevelopment it should include spaces for children and young people's play and informal recreation. Refer to diagrams 4.6.1 and 4.6.2 for illustrating.

### 4.6.2 PURPOSE

Good quality shared outdoor spaces are an integral part of lifetime neighbourhoods, which are a central goal of the London Plan and of the residential redevelopment.

The shared amenity areas should provide residents with access to places to meet and relax, green and open spaces within easy reach of their homes and should be consciously planned into the proposal at the outset help to build a cohesive, successful and sustainable community.

The shared amenity areas should cater to the needs of residents at all stages of their lives, and should take into account other open spaces already provided in the vicinity (including the series of natural areas and park spaces along the River



DIAGRAM 4.6.2 SHARED AMENITY AREAS

Crane), those approved to be delivered nearby (such as at Twickenham Rough), and the extensive open spaces proposed elsewhere in the redevelopment (such as the formal sports pitches on the School and College Playing Field Sites).

Priority should be given to spaces designed for activities not provided for elsewhere in the vicinity, and in particular for spaces that should meet the needs of the residents who will be less mobile - in particular young children, those with limited mobility and the elderly.

#### **4.6.3 CHARACTER**

As the shared amenity areas should include areas catering for different age groups and activities, these areas should have differing character resulting from being designed appropriately to their functions. Nevertheless, the design of the areas should be coherent and coordinated, should promote continuity between the different parts of the space, and should manifest a sense of being part of a community.

Boundaries within the shared amenity areas may be required for practical and safeguarding reasons. Where barriers are required, these should be creatively considered and could also act as seating or climbing walls, or could be created using landscaping features and informal planting. Where boundaries are required, these should be designed to prevent the creation of unsafe places that cannot be passively supervised. Where the boundaries are to private spaces, these should be secure. Hedge planting to the boundary between private spaces and shared amenity spaces should be encouraged and should be on the shared or Public Realm side and maintained by the management company.

Communal spaces designed to be shared by a smaller group of residents should be considered, particularly where these are overlooked by the households that share the space and should engender a sense of ownership among residents.



#### 4.6.4 PROPORTIONS AND LOCATION

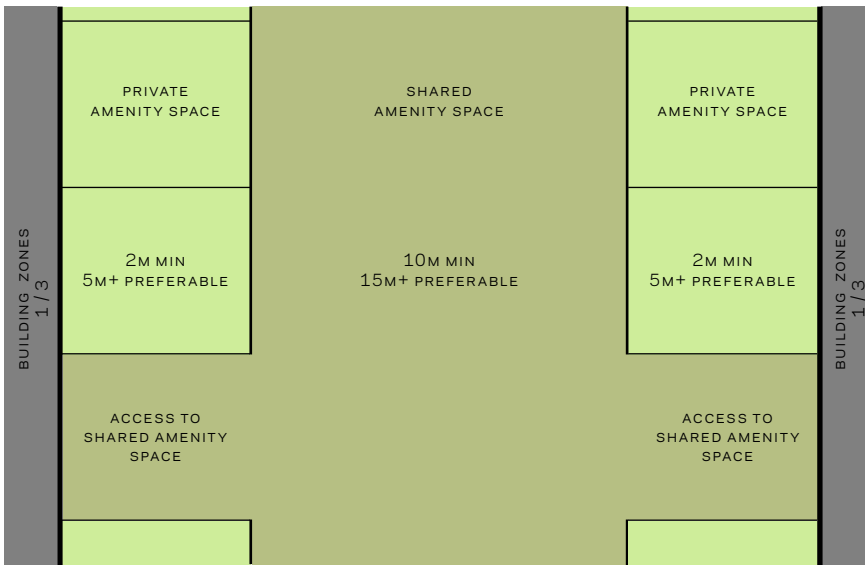


DIAGRAM 4.6.3 SHARED AMENITY AREA LAYOUT

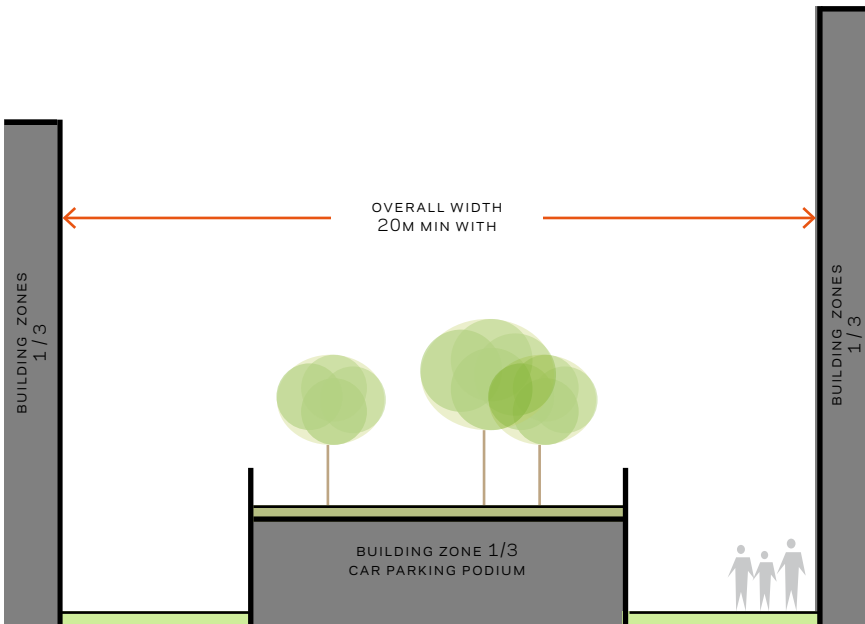


DIAGRAM 4.6.4 SHARED AMENITY AREA SECTION

Given the scale of the development, the shared amenity area(s) should be of a meaningful size. The overall proportions of the shared amenity area(s) should ensure that the space is provided with direct sunlight, particularly at the times of the day when it is most likely to be used.

The shared amenity area(s) can be joined to create a more generosity overall space. Priority should be given to locating the amenity area(s) near any larger residential buildings to providing direct access to outdoor spaces to upper floor dwellings and minimise the need to cross any streets to access the space.

The minimum dimension of any shared amenity areas should be no less than 10m, and where possible should be 15m or more. Refer to diagrams 4.6.3 and 4.6.4.

#### 4.6.5 LANDSCAPING

Landscaping should not screen the shared outdoor areas from passive supervision, except where these spaces have controlled access. Landscaping should be used to create distinct spaces within the shared open spaces, and to provide for different functions including as habitat and for sustainable urban drainage.

Existing trees should be retained and new trees provided where they do not interfere with the function and security of the space. Landscaping should enhance the security of the shared space and adjoining spaces.

#### 4.6.6 VIEWS

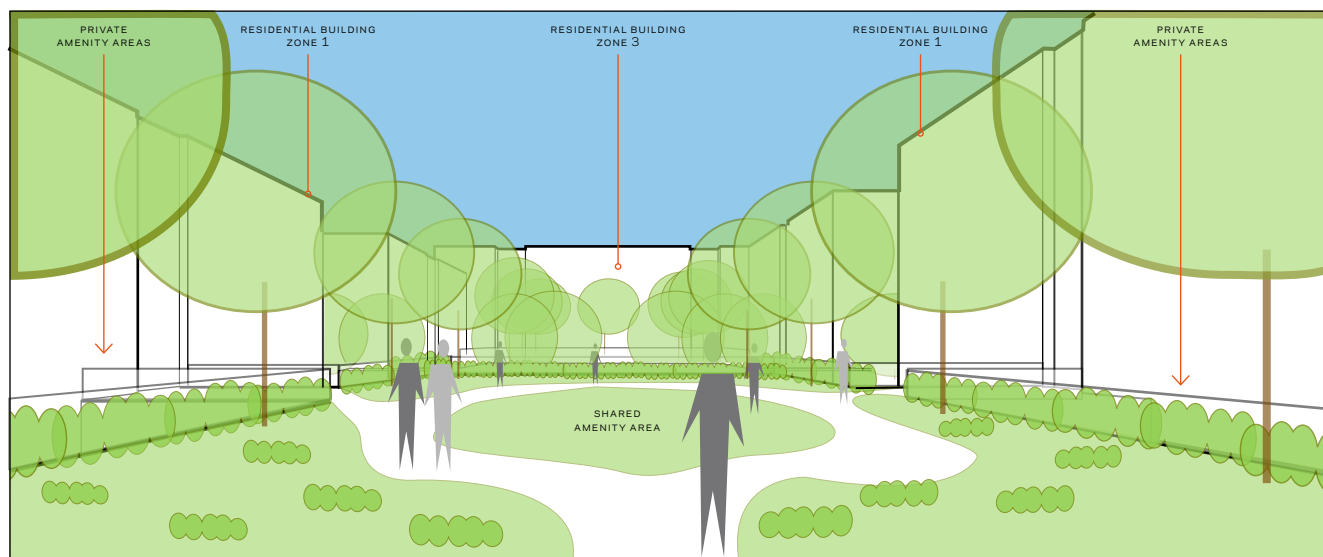


DIAGRAM 4.6.5 ILLUSTRATION OF VIEW WEST IN SHARED AMENITY AREA

In order to provide security and maximise visual amenity, the shared amenity space should be designed with attention given to views on it from above. These views should promote a sense of community and enjoyment of the overall outdoor space, whilst limiting views into private spaces and in particular bedrooms. Where the shared amenity areas are overlooked by private amenity spaces, these should be designed to encourage passive supervision of the shared space.



KEYPLAN

#### 4.6.7 LIGHTING

The shared residential areas should be sensitively lit to ensure safety and security, whilst creating an attractive atmosphere encouraging use and lingering. Particular attention should be given to ensuring that adjacent buildings and spaces - in particular bedrooms - are not adversely affected by glare or lighting spill.



## 4.7 PRIVATE AMENITY AREAS

All dwellings should be provided with adequate private open space in the form of a garden, terrace, balcony or glazed winter-garden.

### 4.7.1 AREA STANDARDS

Individual dwellings should be provided with their own outdoor space, in addition to any shared outdoor space that may be provided. Private outdoor amenity space may be provided at the front and/or rear of the building for lower level dwellings and by balconies or terraces for dwellings above this. Where two or more dwellings are adjacent, there should be a separation between their private amenity spaces. There should be level access to private amenity areas.

Dwellings should be provided with private external amenity space with a minimum area of 5m<sup>2</sup> for 2 people and an extra 1m<sup>2</sup> for each additional occupant. Ground level family dwellings (of 3 or more bedrooms) within a block of flats should have larger private amenity spaces, in accordance with borough standards (DM HO 4), whilst houses should be provided with a minimum total private amenity space of 70m<sup>2</sup> for 3+ bedrooms and 40m<sup>2</sup> for 2 bedrooms.

In exceptional circumstances where it is not possible to provide dwellings with private external amenity space, it should be demonstrated that the dwelling sufficiently exceeds the relevant standards in space and quality to outweigh this.

### 4.7.2 DEFENSIBLE SPACE

Ground floor dwellings should be provided with private defensible external spaces where they adjoin public or shared spaces. These areas should provide valuable amenity and privacy, and enhance security of both the public and private realms. Detailed Guidance on Defensible Spaces is provided in section 5.3. Defensible space should be an important part of the total of private amenity space.

### 4.7.3 PRIVATE GARDENS

Ground floor dwellings should be provided with Private Gardens. These gardens should be directly connected to and overlooked by the dwelling that they serve.

Wherever possible, Private Gardens should be provided to the more private side of the dwelling, and where gardens are provided to multiple sides, preference should be given to making the private side of the garden larger. Whilst gardens of a wide range of sizes and shapes should be acceptable, all gardens should seek to provide the majority of their area with a depth no less than 2m.

Private gardens should be provided with clear boundaries that provides privacy and security without being overly defensive. Wherever possible Private Gardens should adjoin other private or secure spaces.

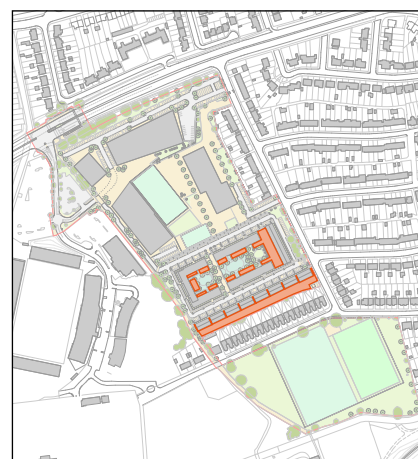


DIAGRAM 4.7.1  
PRIVATE AMENITY AREAS



#### **4.7.4 BALCONIES, ROOF TERRACES & WINTER-GARDENS**

Upper level dwellings should be provided with balconies or roof terraces; or, where these would not be suitable due to extreme wind or noise, winter-gardens. Detailed Guidance on Balconies is provided in section 5.7.

#### **4.7.5 LANDSCAPING**

Individualised landscaping of private amenity areas should be encouraged to reflect the desires and needs of the residents. Nevertheless, these private spaces should respect and reflect their existing context, and should maintain existing habitat wherever possible. Where this is not possible, replacement for lost habitat may be provided elsewhere if this would provide an overall improvement.

Private gardens should play an important role in controlling run-off and should be designed in accordance with sustainable urban drainage strategies.

Consideration should be given to landscaping on large balcony spaces provided on rooftops or setbacks, including the provision of Living Roofs. Where practical, consideration should be given to vertical planting where space is limited.

Existing trees should be retained and new trees provided where they do not interfere with the function and security of the space. Landscaping should enhance the security of the shared space and adjoining spaces.

#### **4.7.6 VIEWS**

Whilst views are valuable and desirable, the benefits of views should be considered in light of privacy of private amenity spaces. Wherever possible a balance that can provide both views and privacy should be sought, though it is acknowledged that this may be difficult in some circumstances. Views from smaller balconies should be prioritised to ensure that the benefits of these amenity spaces are maximised, whilst Private Gardens should prioritise privacy over views. Where Private Gardens overlook shared amenity spaces, these should be designed to encourage passive supervision of the shared space.

Where views are provided, these should not unduly compromise the privacy of other private spaces, in particular those of existing residential properties.

#### **4.7.7 LIGHTING**

The private residential should be sensitively lit to ensure useability and security. Particular attention will need to be given to ensure that adjacent buildings and spaces - in particular bedrooms - are not adversely affected by glare or lighting spill, particularly from upper level balconies.

## 4.8 LANDSCAPE AREAS

High quality landscape areas should be provided as part of the redevelopment, and in particular on the Playing Field Site.

### 4.8.1 PURPOSE

The redevelopment should include open landscape areas that provide visual amenity and habitat, and - where practical - access to the general public. Landscape areas should also be important areas for the provision of formal and informal sports facilities.

As a reflection of the existing character and use of the site such areas will be predominantly on the Playing Fields Site, though there may be opportunities for open landscape areas elsewhere.

Access to the public to open landscape areas should be made available where this is compatible with the sites continuing use to meet the curricular needs of students, where this does not create a safeguarding issue, where this would be safe, and where habitat will not be adversely affected.

### 4.8.2 CHARACTER

The redevelopment is likely to include different kinds of landscape areas including large areas to which there is likely to be public access, and smaller ancillary landscape areas. Each of these areas should have a distinct character.

Larger landscape areas should provide a significant amenity for residents where access can be provided, and should retain a sense of openness. These areas should broadly retain the existing character of the areas that they occupy, though where appropriate they may benefit from suitable planting and landscaping that retains and enhances their existing character.

Smaller ancillary landscape areas may also be provided as part of the redevelopment, particularly where there are left-over or difficult to use parcels of land. These should be designed on a case-by-case basis to reflect their context and micro-climate. Where possible these should be linked to form a series or chain of natural spaces, in particular to form a habitat corridor.

### 4.8.3 PROPORTIONS AND LOCATION

Large open landscape areas should surround the playing fields. Insofar as is practical, the scale of these spaces should remain generous and in general should only be less than 10m in depth at unavoidable pinch-points. Refer to section 2.6.

Important existing landscape areas with prominent existing trees along the A316 and Egerton Road should be retained. These should provide open space sized to

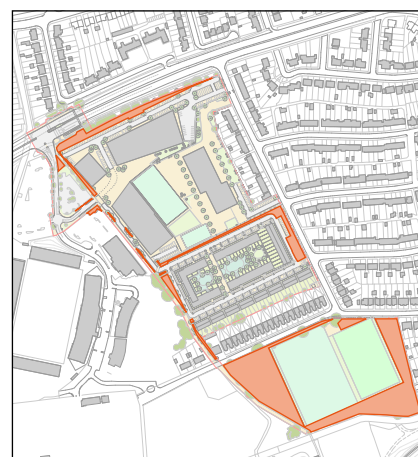


DIAGRAM 4.8.1  
OPEN LANDSCAPE AREAS



protect the root areas of the trees, and with buildings setback to ensure a suitable setting is maintained.

Smaller landscape areas should be distributed around the site, in particular along Marsh Farm Lane. Efforts should be made to ensure that these spaces are joined up wherever possible, in order to reinforce their potential to form a habitat corridor. Where intended to be usable these areas should be sized to reflect their proposed use, and where they are not intended for other use should be used for habitat unless this would be unsafe or unviable.

**4.8.4 LANDSCAPING**

Landscaping should not screen landscape areas from passive supervision, except where these spaces have controlled access. Landscaping should emphasise the continuity of larger open spaces, and should be used to create distinct spaces where appropriate. Landscaping should accommodate different functions including as habitat and for sustainable urban drainage where these would be most valuable.

Existing trees should be retained and new trees provided where they do not interfere with the function and security of the space. Landscaping should enhance the security of the shared space and adjoining spaces.

**4.8.5 VIEWS**

Wherever possible, landscape areas should be overlooked to provide passive supervision and visual amenity. In order to provide security and maximise visual amenity, the open spaces should remain visually open and where boundaries are required attention should be given to maintaining and enhancing the visual amenity the open spaces provide. Boundary treatments should enhance the image of the open landscape, whilst enhancing the security and privacy of Private Gardens that border onto the Playing Field Site.

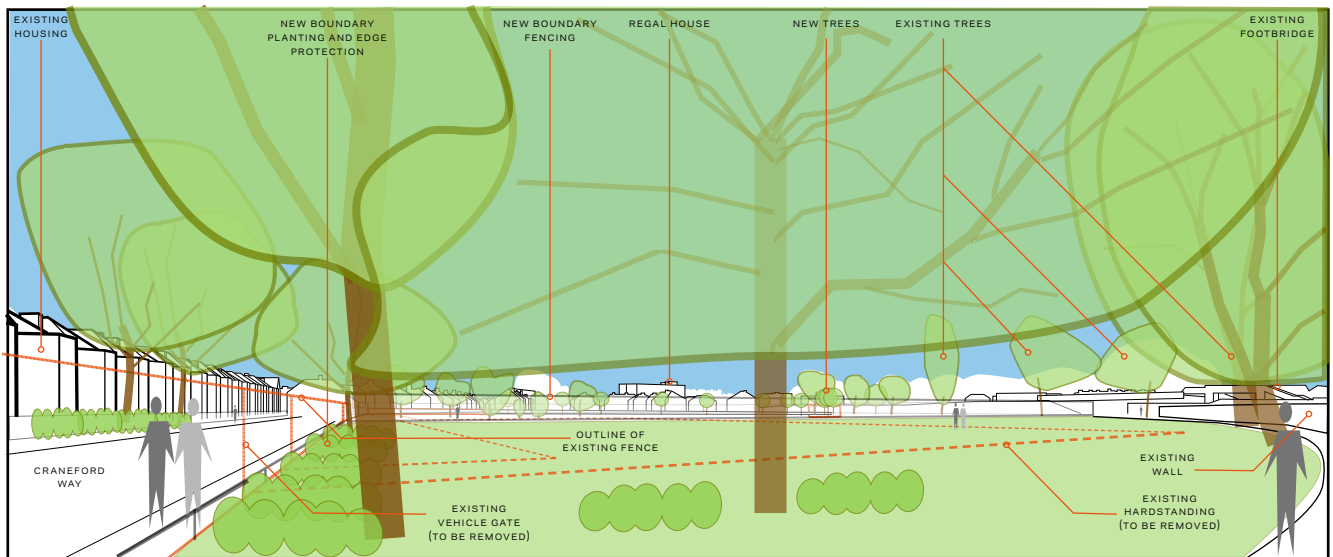
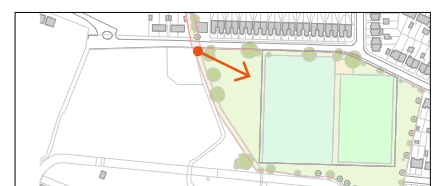


DIAGRAM 4.8.2 ILLUSTRATION OF VIEW EAST ACROSS OPEN SPACES ON COLLEGE PLAYING FIELDS SITE



KEYPLAN

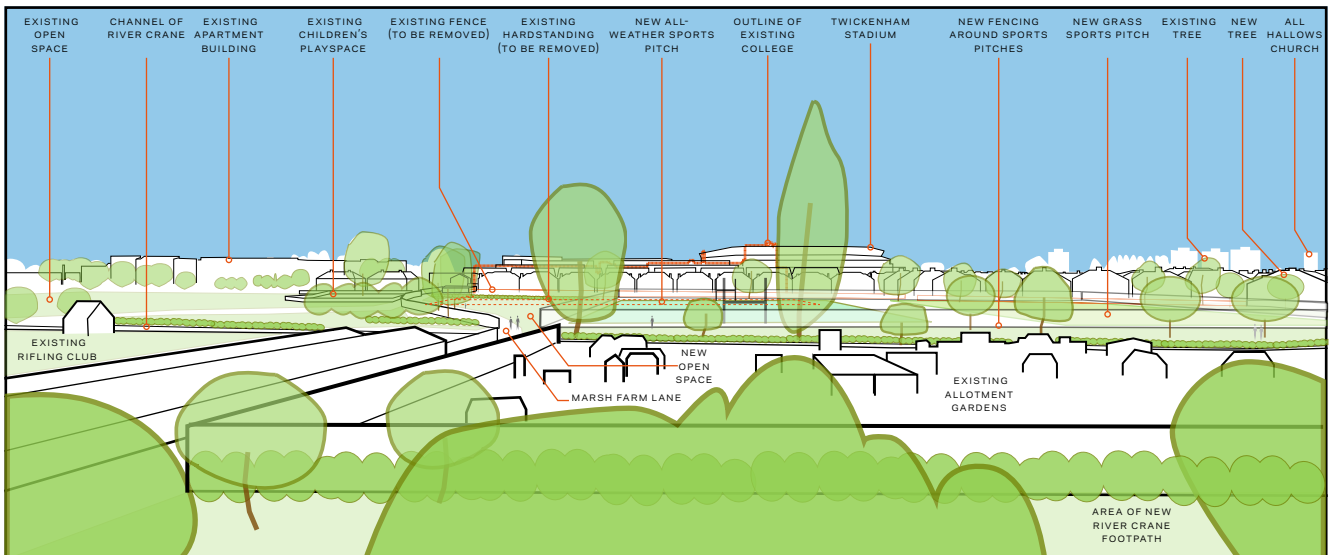
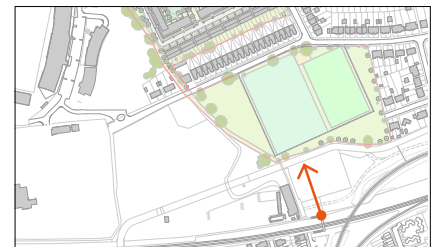


DIAGRAM 4.8.3 ILLUSTRATION OF VIEW NORTH ACROSS OPEN SPACES ON COLLEGE PLAYING FIELDS SITE



KEYPLAN

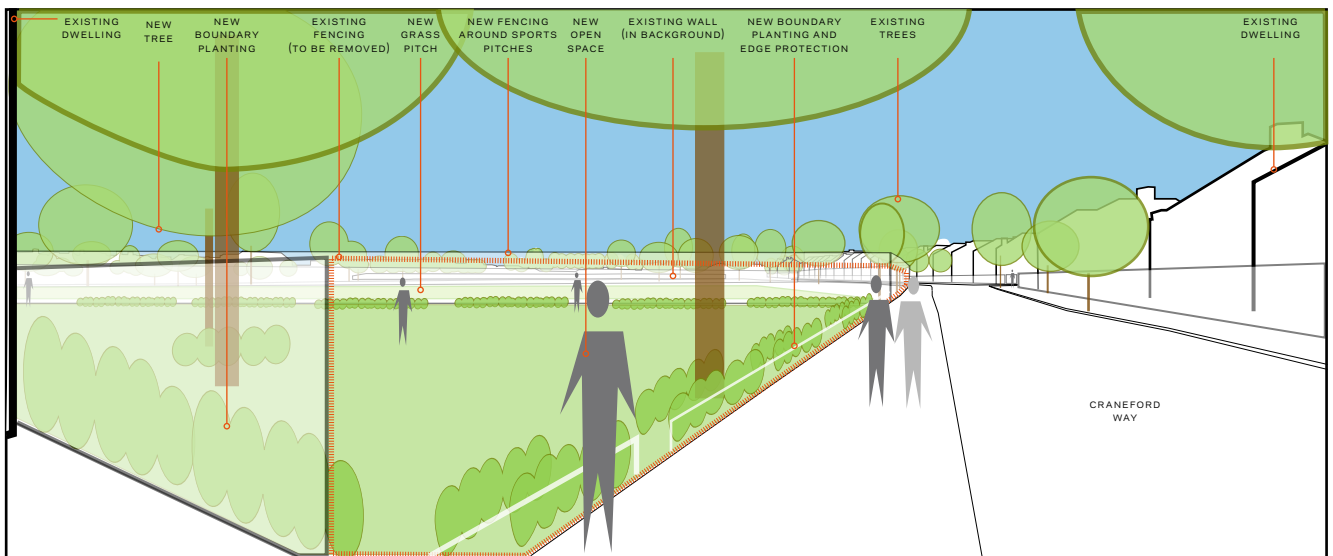


DIAGRAM 4.8.4 ILLUSTRATION OF VIEW WEST ACROSS OPEN SPACES ON COLLEGE PLAYING FIELDS SITE

#### 4.8.6 LIGHTING

Landscape areas should only be lit by exception. Any lighting should be sensitively designed to ensure that there is no lighting spill or adverse impact on adjoining dwellings, amenity areas, or habitat areas. Floodlighting to the sports pitches on the Playing Field Site should not be provided.



KEYPLAN

## 4.9 TREES & HABITAT AREAS

Existing trees and habitat areas should be retained and protected particularly where these are healthy and form an important and valuable part of the existing environment.

### 4.9.1 HABITAT AREAS

Areas of existing habitat should be protected and retained in the redevelopment, particularly where these are in good condition. Any habitat utilised for the construction period that is not permanently lost to the Proposed Redevelopment should be reinstated to its former habitat.

New or extended habitat areas should be provided as part of the redevelopment where these are identified as appropriate in sections 2 and 3. These should include the following measures identified in the Environmental Statement:

- provision of additional scrub habitats and native species-rich hedgerows around the periphery of the College Playing Fields Site for breeding birds and hedgehogs;
- provision of unmanaged grassland areas in unlit parts of the College Playing Fields Site to enhance the invertebrate population on site and improve the existing foraging resource for bats;
- provision of bird nesting opportunities in suitable locations through the installation of 15 bird boxes;
- provision of bat roosting opportunities in suitable locations through the installation of 6 bat boxes in unlit areas close to linear habitat; and
- provision of additional deadwood habitat or a *stag beetle loggery* along the southern boundary of the College Playing Fields Site for stag beetle, contributing to the objectives of the London and LBRuT Species Action Plans.

Consideration should be given to removing habitat areas that are in poor condition, that pose a safety risk, or that would be more beneficially provided elsewhere. Wherever required, replacement for lost habitat should provide an overall improvement.

Where practical and viable, and where this would not create a safety risks or nuisance, living roofs and vertical surfaces should be considered as locations for new habitat areas. Where habitat is incorporated into/onto buildings, its design should be integrated within the architectural form, language and appearance of the buildings.

### 4.9.2 EXISTING TREES

The landscape strategy should take into account the presence of mature trees worth retaining towards the edges of the site, in particular the row of mature Sycamore and Horse Chestnut trees along the A316, which form a prominent landmark, and should be protected as part of the redevelopment. Additionally, the mature trees adjoining Egerton Road should be retained and protected, as should the trees to the perimeter of the College Playing Field Site.

Other prominent trees and groups of trees should be protected and retained in the redevelopment, particularly where these are in good condition. Where the area for protection may be limited or where proposed uses intrude on the protection areas, suitable protection and mitigation measures as defined in the *arboricultural report* should be followed. Where the retention of existing trees is not possible, alternatives to felling should be considered where practical.

Existing trees that are dead, dying or dangerous should be removed as part of the redevelopment.

Consideration should be given to the reuse within the redevelopment of any felled trees, for example as deadwood piles or for a stag beetle loggery along the eastern or southern boundary of the Playing Fields Site. Where any trees are felled within a row of trees, suitable replacements should be planted wherever possible.

#### **4.9.3 NEW TREES**

The redevelopment should include new trees. Where possible, these trees should be native, and their selection and siting should consider the character of the area and the existing trees near to where they are planted.

New trees should be chosen with consideration of their size when planted and as they age, as well as of their suitability for their location. The use of a single tree species should be considered where trees form an avenue or where this would help reinforce the identity of a space.

All new trees should be sufficiently mature to thrive when planted, and should be provided with additional protection where required.

