



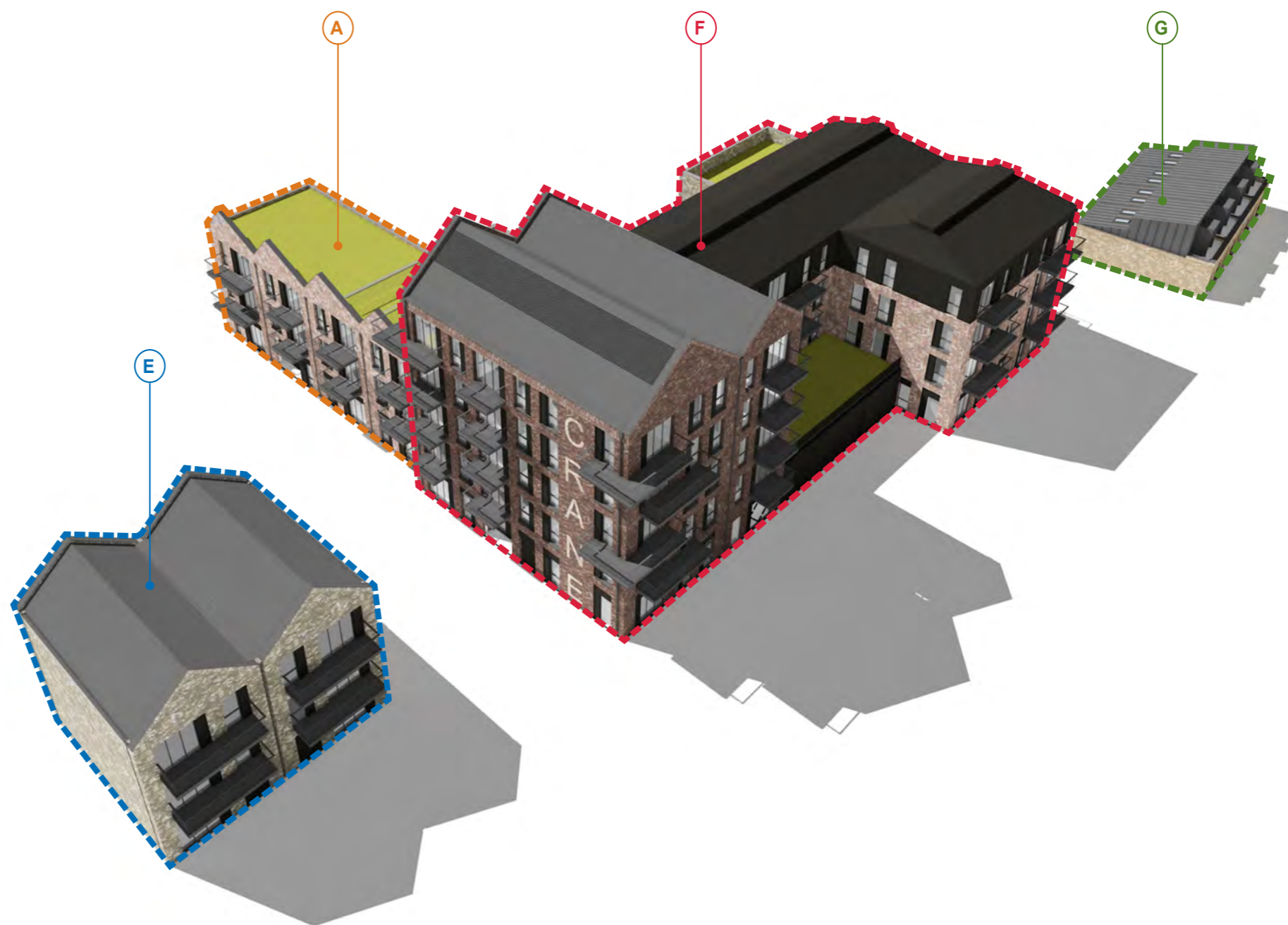
### 4.13 Architectural approach - Riverside

The riverside zone is populated by a family of apartment buildings, taking advantage of the riverside setting and views over the recreation ground opposite. The design of the buildings has been developed so they appear as a collection of elements, which have been built over time, referencing the site's industrial past. This is further enhanced through the architectural language and material choices.

The buildings are set back from the river edge to provide a new riverwalk and 8m maintenance access for the Environmental Agency. This also reduces the impact of the massing from views across the river. The architecture of the buildings has looked to take inspiration from industrial and wharf style buildings, with regular façades and varying roofscapes.



Precedent images indicating dynamic roofscape assemblages



Massing diagram showing the buildings that make up the riverside zone



Context north elevation

## Design response

### 4.13.1 Buildings F

The largest building within the riverside zone is building F at five storeys. The form of the building has been broken down through material changes, varying heights and a varied roofscape as illustrated in the diagrams opposite. The building has a clearly defined top, middle and bottom.

The building is broken down into two distinct elements. The taller, five storey element features two pitched roofs, one large and one small, taking reference from the office building at the front of the site and the existing commercial building opposite this. Breaking the roof into two pitches also reduces its overall height. This, and feature balconies at the corners provide visual interest. Within the roof zone are the air source heat pumps, which provide energy for the development.

The four storey element has a charred black timber top floor and lantern roof. The lantern roof is inspired by the lantern roof on the existing Greggs building. This top floor treatment further beds the building into the existing townscape and gives it a distinct character.

Windows to both elements of building F are laid out on a regular grid, giving definition to the façades.

The charred timber material is used as a motif throughout the riverside buildings through its use as a feature cladding panel next to windows and doors and for the entrance of the car park. This shared detail unites the buildings ensuring they feel as a family despite being different forms.

The two elements of the building are further distinguished through the use of two brick types.

Large scale painted text runs up the east façade of the five storey element, designed to echo that of a factory building. This playful feature is a nod to the sites industrial past.



Building F north elevation



East elevation showing relationship between building A and building F

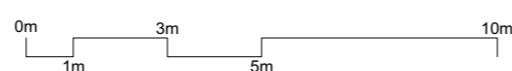
4.13.2 Building A

Building A is linked to building F but appears as a separate form. It is three storeys and provides an intermediate step between the lower scale of the terrace housing and the larger apartment buildings. The building's elevation is split into four distinct bays through the use of regular windows, balconies, downpipes and an industrial style saw tooth parapet. Beyond this parapet is a flat roof, which reduces the impact on the neighbours behind and allows us to accommodate a biodiverse flat roof, photovoltaics and a communal roof terrace.

A regular gridded window pattern and charred timber feature cladding links the building aesthetically to the other buildings in the riverside zone.

4.13.3 Façade study

The drawing opposite demonstrate typical façade details and materials that are being proposed for buildings F&A. Similar details are also proposed for building E. All apartments achieve a generous 2.5m ceiling height in habitable rooms, whilst bolt-on balconies provide private amenity space. Level access is provided onto the terraces,



Site photograph showing lantern roof of existing Greggs building

## Design response

### 4.13.4 Building E

This three storey apartment building is located to the east of the site adjacent to the recently approved student accommodation building. All the apartments in this building are dual aspect and benefit from river views as the building has been orientated to face north south, avoiding overlooking across the site boundary. The elevations have been split in two with windows being paired and two equal pitched roofs providing symmetry to the form.

A regular gridded window pattern and charred timber feature cladding links the building aesthetically to the other buildings in the riverside zone.

### 4.13.5 Building G (House Type 8)

A terrace of four identical houses make up the final building in the riverside zone. These are small two bedroom houses that face the River Crane. They have been designed to minimise the impact on the houses along Gould Road which will have views towards them. This means no windows facing south other than at the ground floor where they open onto a small walled garden. The roof pitch is angled providing a high ceiling with rooflights in the main living area and stepping up to accommodate a master bedroom with dormer window overlooking the River Crane.



Building E north elevation showing relationship to building F and the adjacent scheme to the east



Key



Visualisation of the north elevation of building G





17

19

EVERMOTION



**Introduction**

**Context**

**Design process**

**Design response**

**5.0 Landscape**

**Technical design**

**Access**

**Appendices**





WORK

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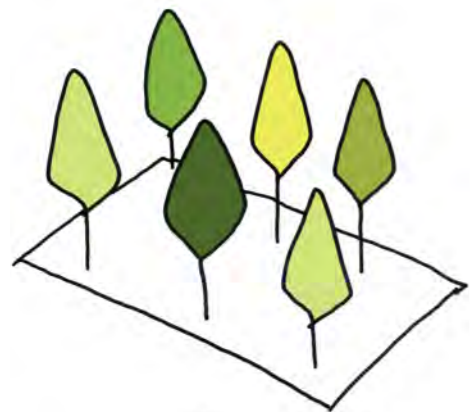
ARCHITECT

## 5.1 Introduction

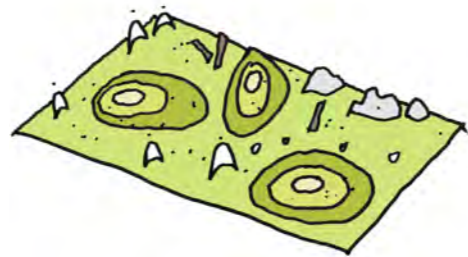
This chapter of the Design and Access Statement sets out our landscape proposals for the scheme. The vision for Greggs Bakery is to create attractive, high-quality, functional open spaces and public realm that contribute to the quality of life of the new residents. This aspiration is achieved by creating a series of usable open spaces for community and private use for the new residents and visitors of the scheme throughout the seasons.

The scheme is defined by a series of interlinked spaces with individual characters and unique uses. Where possible the integration of high-quality green spaces, which can contribute to health and wellbeing, are provided using trees, native hedges and ornamental planting. The hard landscape will benefit from the use of robust high-quality material throughout which will subtly indicate public and private zones, whilst the use of lighting will provide a striking and ambient landscape in the evening.

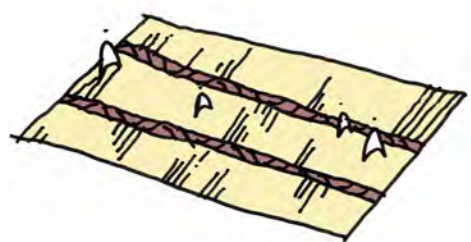
In developing the landscape vision and concept there were nine key factors that have influenced the design. These are captured in the adjacent diagrams.



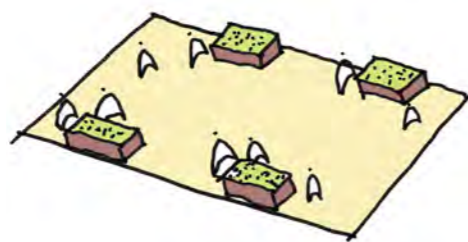
Tree lined streets and feature trees



Natural play features



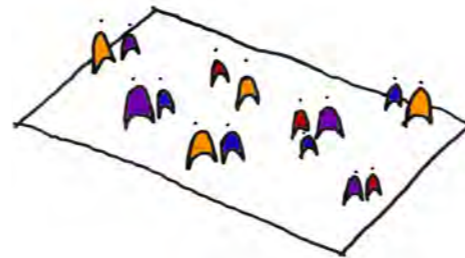
High quality public realm



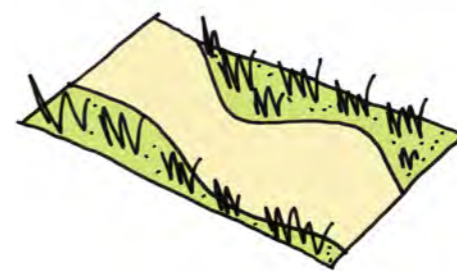
Opportunities for growing



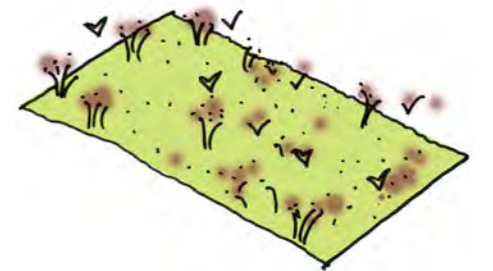
Integrate the River Crane



Live, talk, visit and play



Lush ornamental planting



Biodiverse green roof

## 5.2 Landscape design approach

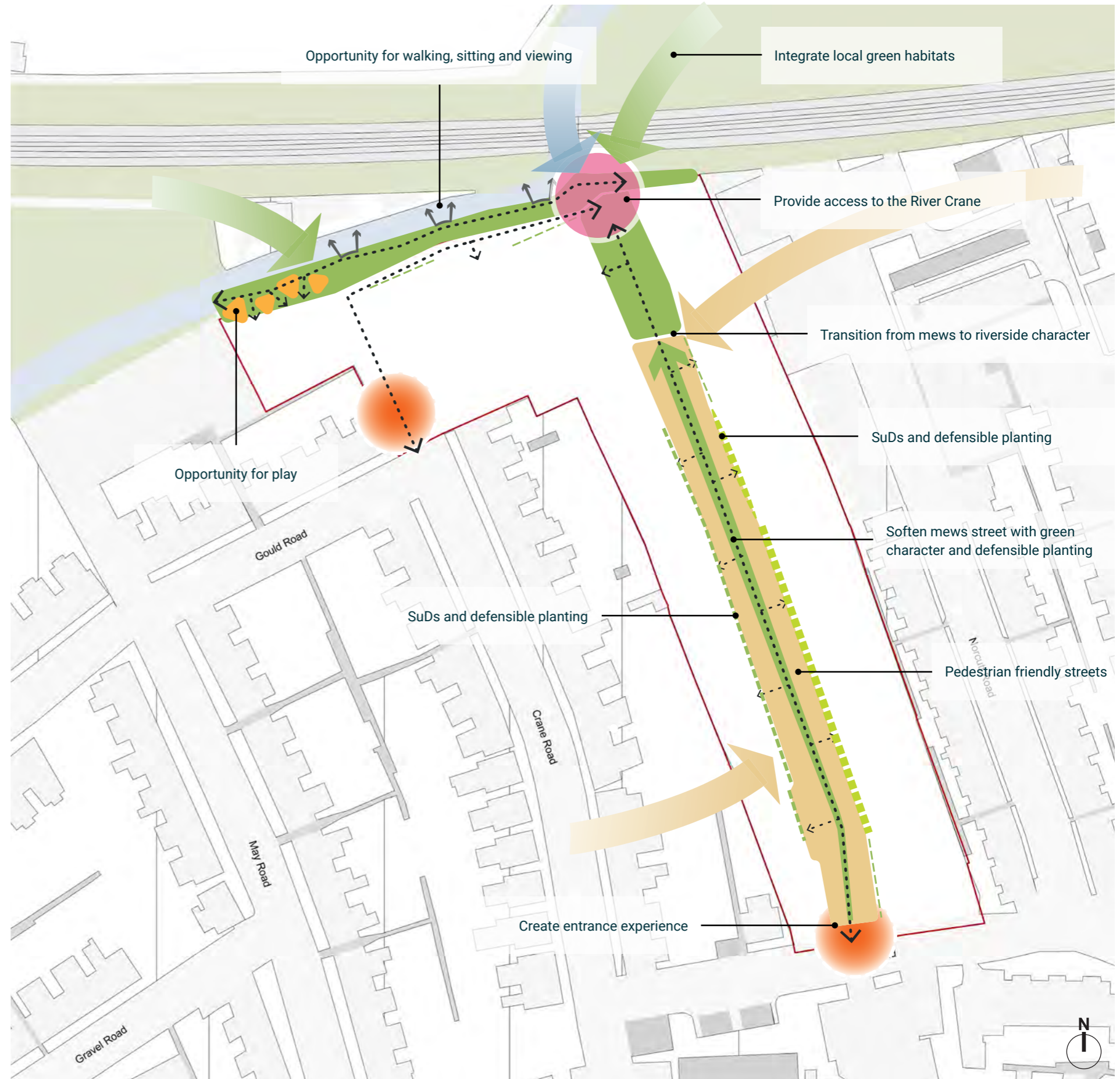
The overall design principles ensure good surveillance with well overlooked spaces and promote a series of new links to the existing surroundings. The design concepts ensure that the newly created space has its own identity which will encourage ownership and enable the surrounding residents to care about their space.

- Unify the entire site with a simple palette of landscape materials creating a holistic landscape
- Use of trees and shrubs to reduce and soften the urban scale
- A child friendly public realm
- Recognition and contribution to important corridors for wildlife to travel along
- Linking green spaces
- Careful use of planting and street furniture to allow clear
- Views across the space with little opportunities for unwanted loitering
- Develop a lighting scheme of both decorative and functional lighting ensuring the spaces are safe and navigable after dark

The landscape design approach for the site is outlined in the adjacent diagram. The proposals have been influenced by a number of factors including:

- The River Crane
- Tight urban grain
- Character of neighbouring streets
- Maximising biodiversity
- Opportunity for play

The response aims to embrace and direct users to the unique aspects of the site, namely the River Crane which borders the northern tip of the site. The proposals also respond to the current industrial nature of the site.



Design opportunities diagram

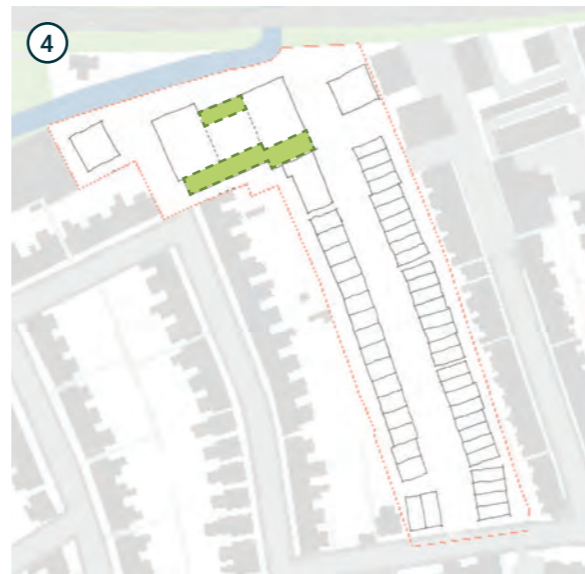
### 5.3 Landscape typologies and character areas

The landscape will be divided into a number of distinct character areas, summarised below and in the adjacent diagrams:

Key

- ① Mews street
- ② Private gardens
- ③ Green corridor
- ④ Communal roof terraces
- ⑤ Riverfront walkway
- ⑥ Amenity play area

These character areas are designed to provide a variety of spatial and functional spaces for residents and visitors. The residential nature drives the landscape response, by designing spaces that can accommodate social and personal interaction.















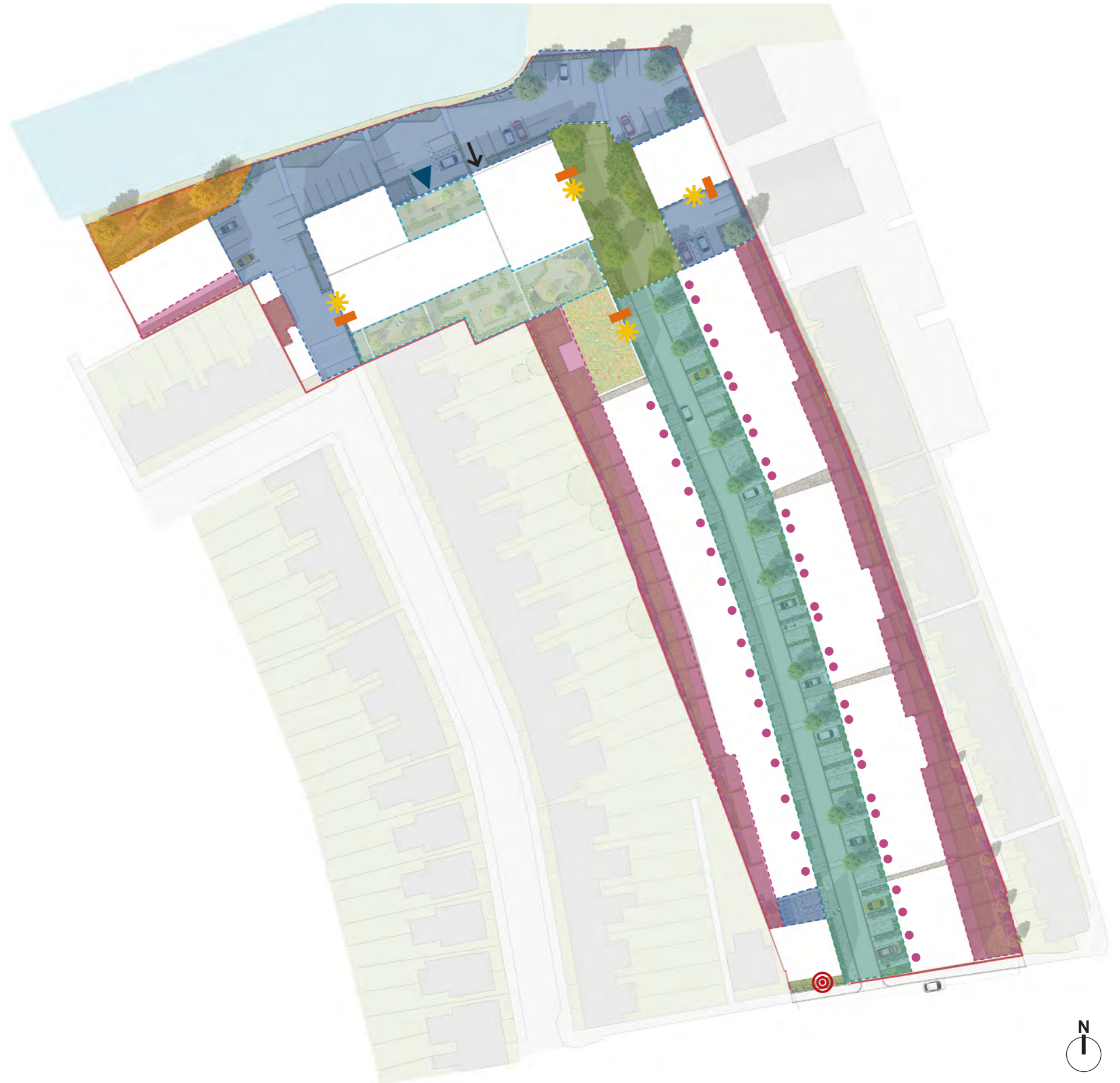
## 5.3.1 Landscape typologies

The design has allowed for six landscape zones that have been tailored to work with the users of the space.

The diagram here illustrates these zones with the proposed scheme. The key Landscape zones are explained in further detail over the following pages.

Key:

-  Mews
-  Private gardens
-  Green corridor
-  Communal roof terrace
-  Riverfront
-  Parking
-  Residential entrances
-  Core entrances
-  Commercial entrance
-  Bin and bike entrances
-  Residential car park entrance
-  Substation entrance



Character areas overlaid on proposed roof plan

5.3.2 Mews street

The residential mews street and thoroughfares are designed with surfaces shared by pedestrians, cyclists and vehicles. The hierarchy throughout the scheme favours pedestrian and non-vehicular access with traffic flow infrequent and slow moving. This has been achieved with changes in orientation and paving material types.

The mews street character is defined with a varied mix of tree planting, creating a verdant tree-lined street with private residential entrances. The private or defensible zones to residential entrances are delicately demarcated with an orientation change in paving and a flush border with space for potential planters.

The flow of traffic through the street will be two-way. The street layout has been tracked and allows for maintenance and vehicle access

Key features:

- Defensible planting
- Car parking
- Street trees
- Shared surface zone
- Bin and bike stores



Example of demarcated private entrances



Example of pedestrian surface treatment



Example of planted entrances



Example of shared surfaces



Example of a typical mews street

