



Red & Yellow Extra Care Melliss Avenue - Kew

Response to GLA / LBR request for design changes
March 2019

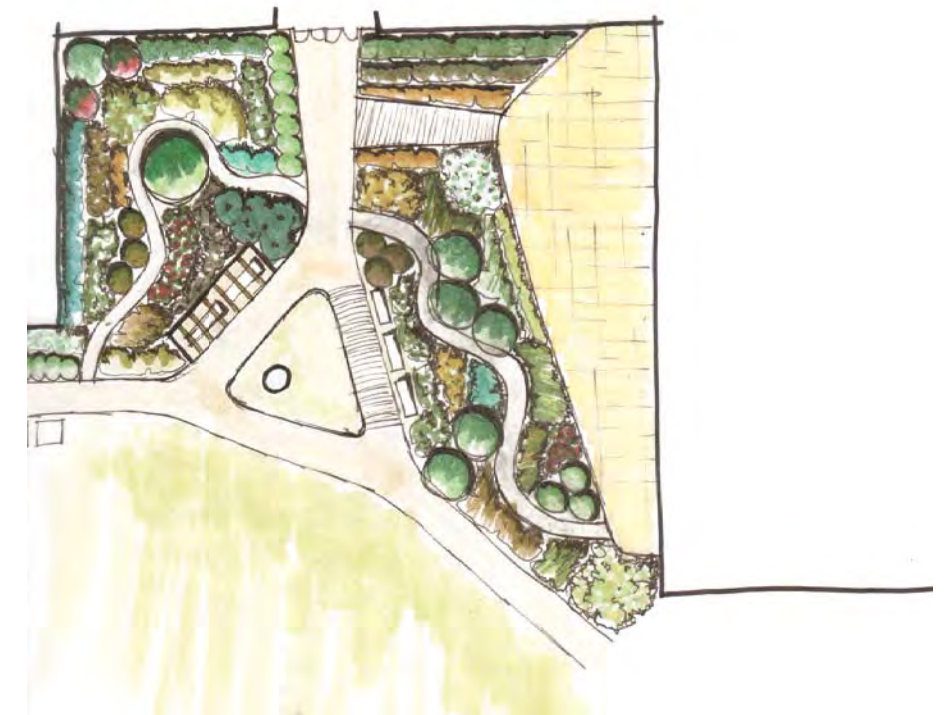




Introduction

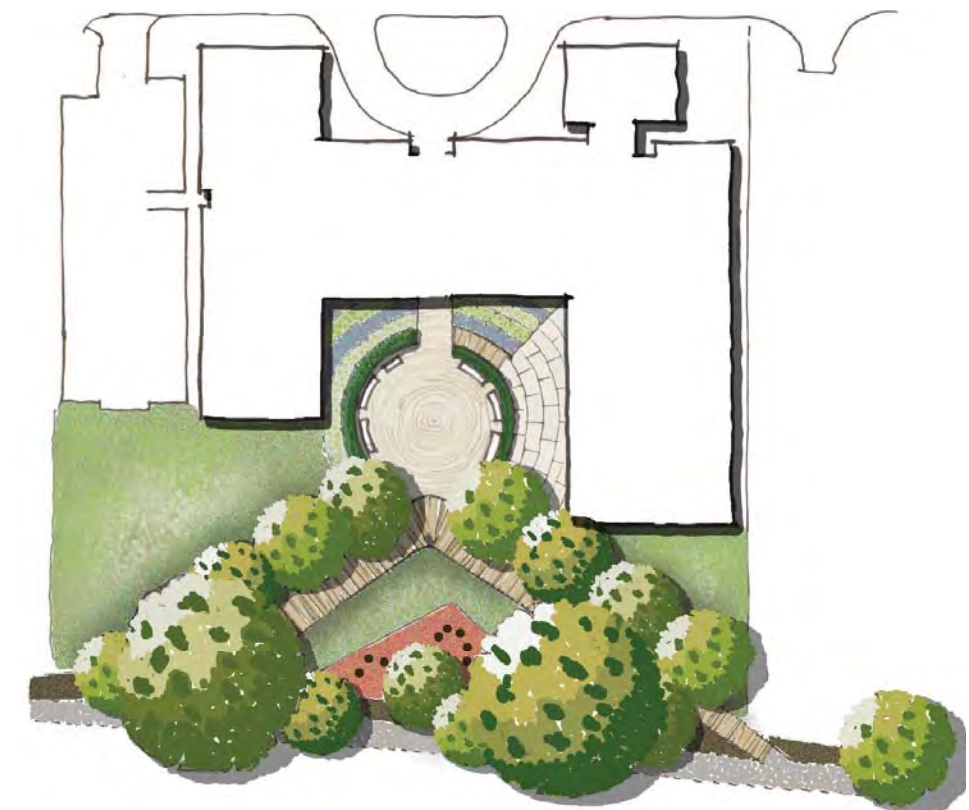
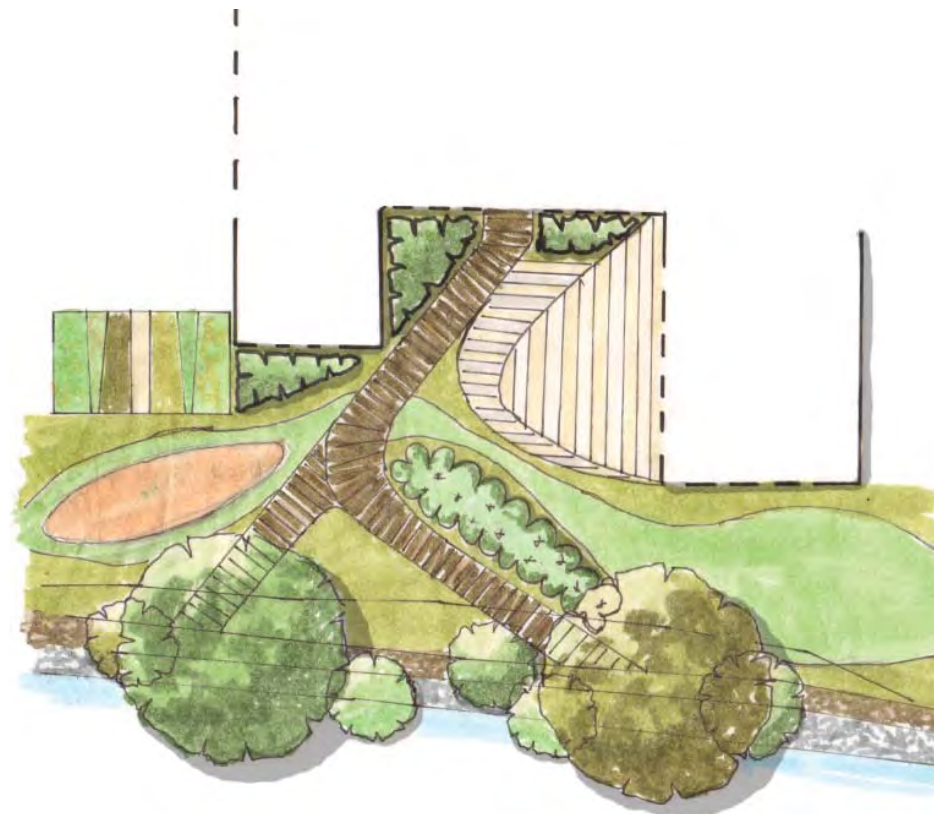
The landscape design approach for the Melliss Avenue scheme is to provide a courtyard space that acts as an extension to the Metropolitan Open Land (MOL) but is contained within the curtilage of the two arms of the proposed building. The scheme offers an opportunity to open up the existing site in order to provide an extension to the green corridor that runs along the western side of the River Thames. The amenity of the development will also be improved by borrowing views onto the riverside corridor and through access to the riverside walkway that runs the length of the Thames corridor.

Part of the landscape design objective is to provide access for all across an existing bund which forms part of the site containment for the former water works. The bund also offers some screening of the development from the riverside walk and opportunities for increased biodiversity planting on the site.



Initial Design Response

The initial design response was to provide a maximum length of pathway from the central courtyard to the riverside walkway in order to facilitate inclines of 1:21 or less. The preliminary concepts also aim to create a central hub that can act as a communal space as an extension of a proposed cafe for both residents and the wider community. The scheme proposes various scenarios for the integration of a small play space within the MOL. Whilst the initial concepts provide a central courtyard and connectivity to the riverside, it was felt that they extended too far into the MOL. Further options were explored in greater detail with an aim to provide the same level of amenity but with a more compact and contained central hub.



Sketch Concept
Scale: NTS@A3



Concept with central play space planting wrapping around a large cafe terrace

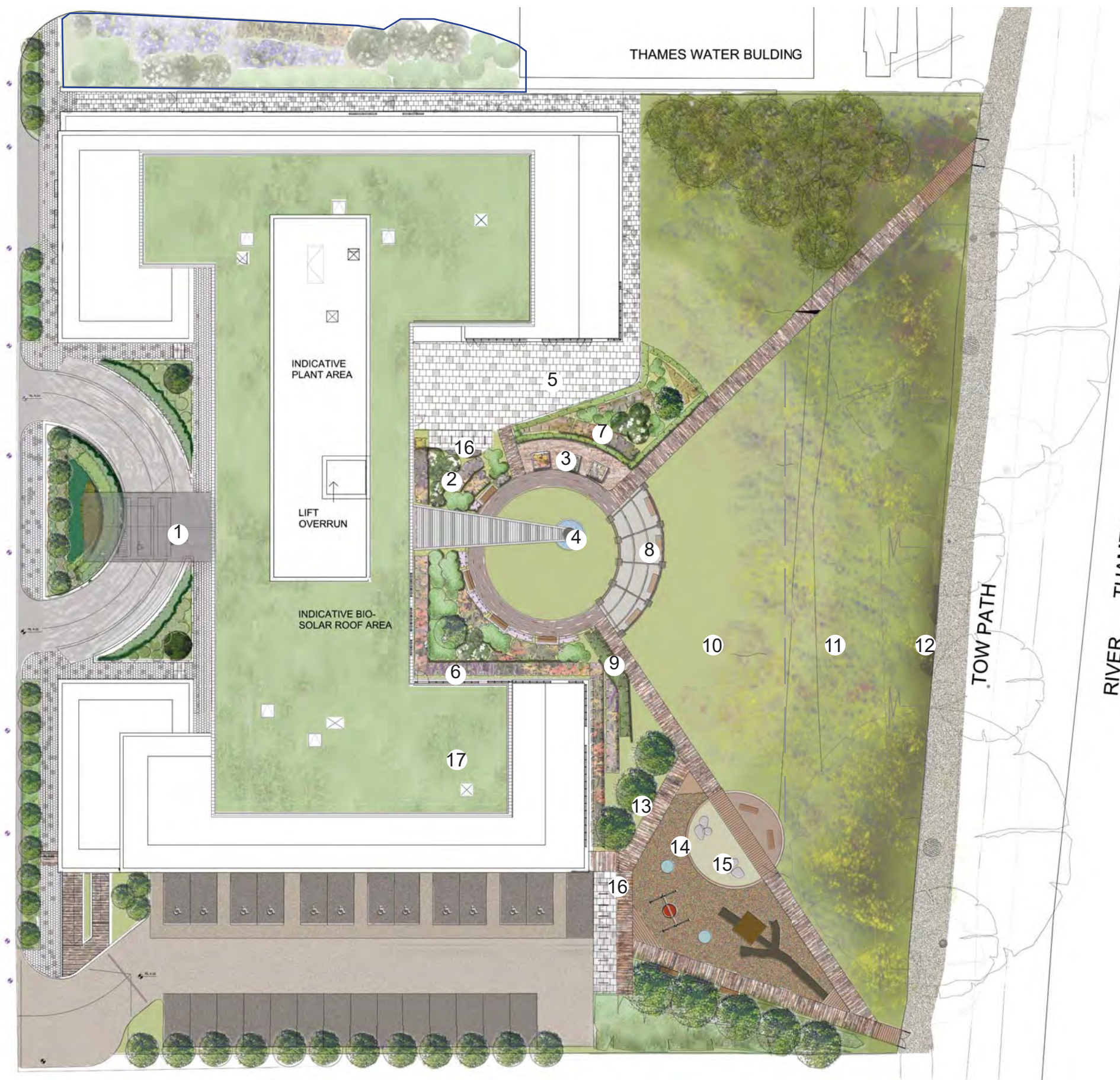


Concept with courtyard moved into building curtilage and a reduced cafe terrace

The evolution of the central courtyard design focussed on an aspiration to provide views through the building to the courtyard from the arrival point and a focal point at the heart of the landscape space.


The developed concepts explored further options for providing a self-contained central hub screened by vegetation. The evolved scheme sought to pull the landscape closer to the building and by reducing the size of the café terrace, provide a central amenity space that was open to the MOL and the views to the riverside.

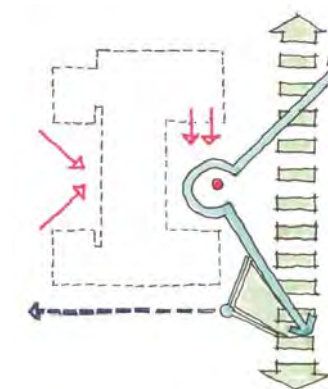




Legend:

1. Main Entrance
2. Shrub and Perennial Planting
3. Raised Planters/Allotments
4. Feature
5. Cafe Terrace
6. Perennial Border
7. Evergreen Shrubs
8. Pergola with Gravel Resin Bonded Path
9. Evergreen Hedge Planting
10. Amenity Lawn
11. Wild flower Meadow
12. Native Understorey Planting
13. Ornamental Trees
14. Playground with Bark Mulch Surface
15. Sand Pit backed with Timber Climbing Wall
16. Bicycle Stands
17. Biosolar Green Roof with PV's

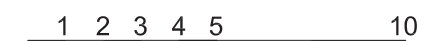
 Note: Landscape shown for illustrative purposes.



Concept diagram

Landscape Masterplan

The evolved landscape design establishes a focal point within the central hub around which the various spaces are organised. The café terrace to the north of the courtyard has been reduced, enabling a more generous and green space framing the central hub. A curved pergola establishes a soft transition between formal lawns within the central hub and proposed meadows on the embankment. The proposed playground has been located along the southern arm connecting the central hub to the riverside walkway. This ensures that it benefits from good footfall and passive surveillance but slightly removed from the courtyard area. The central spine through the building would create a journey from the formality of the entrance to the more natural landscape along the riverside corridor. The biodiversity within the site is reflected in a transition from formal to informal planting, including lawn, meadow and ornamental planting.



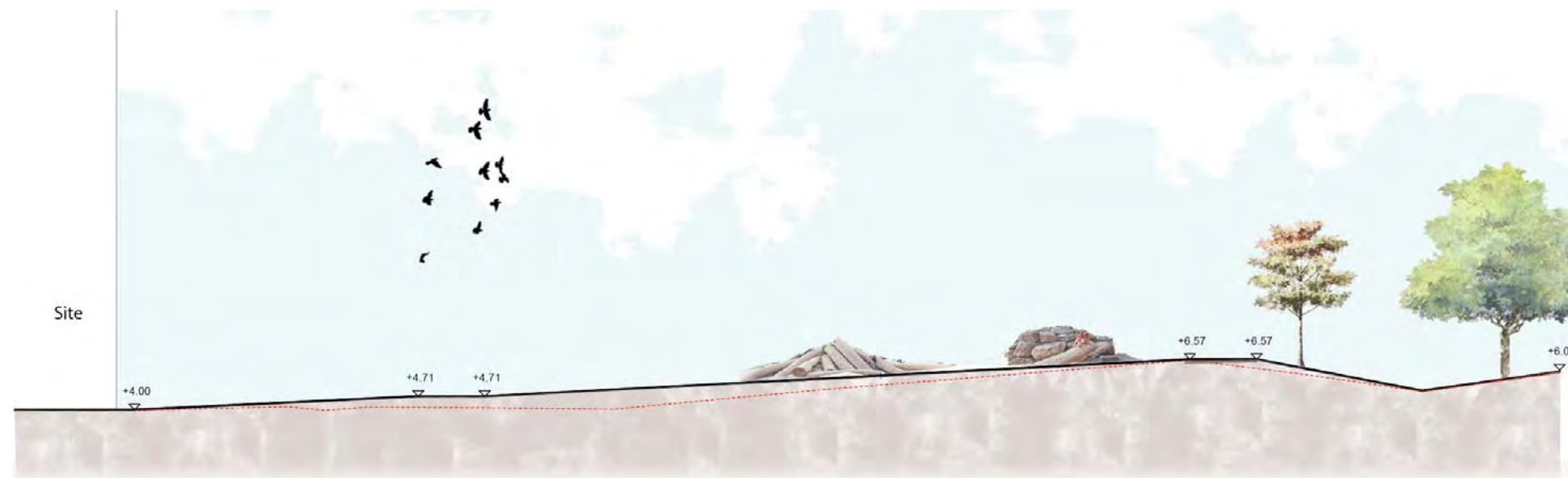
Landscape Masterplan



Section A



Section B

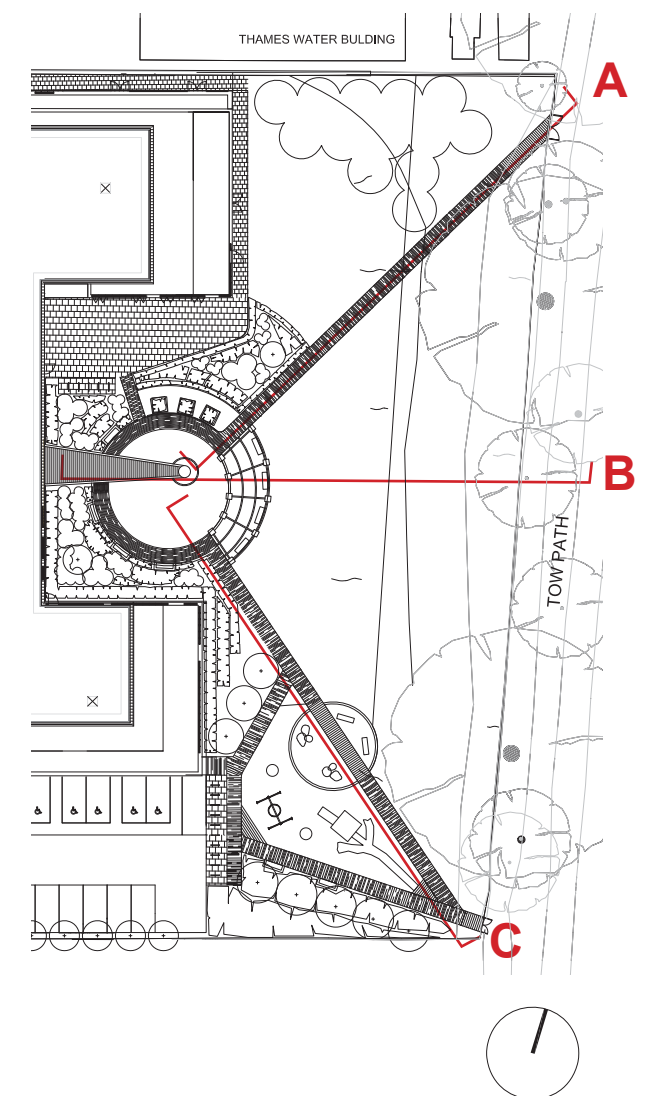


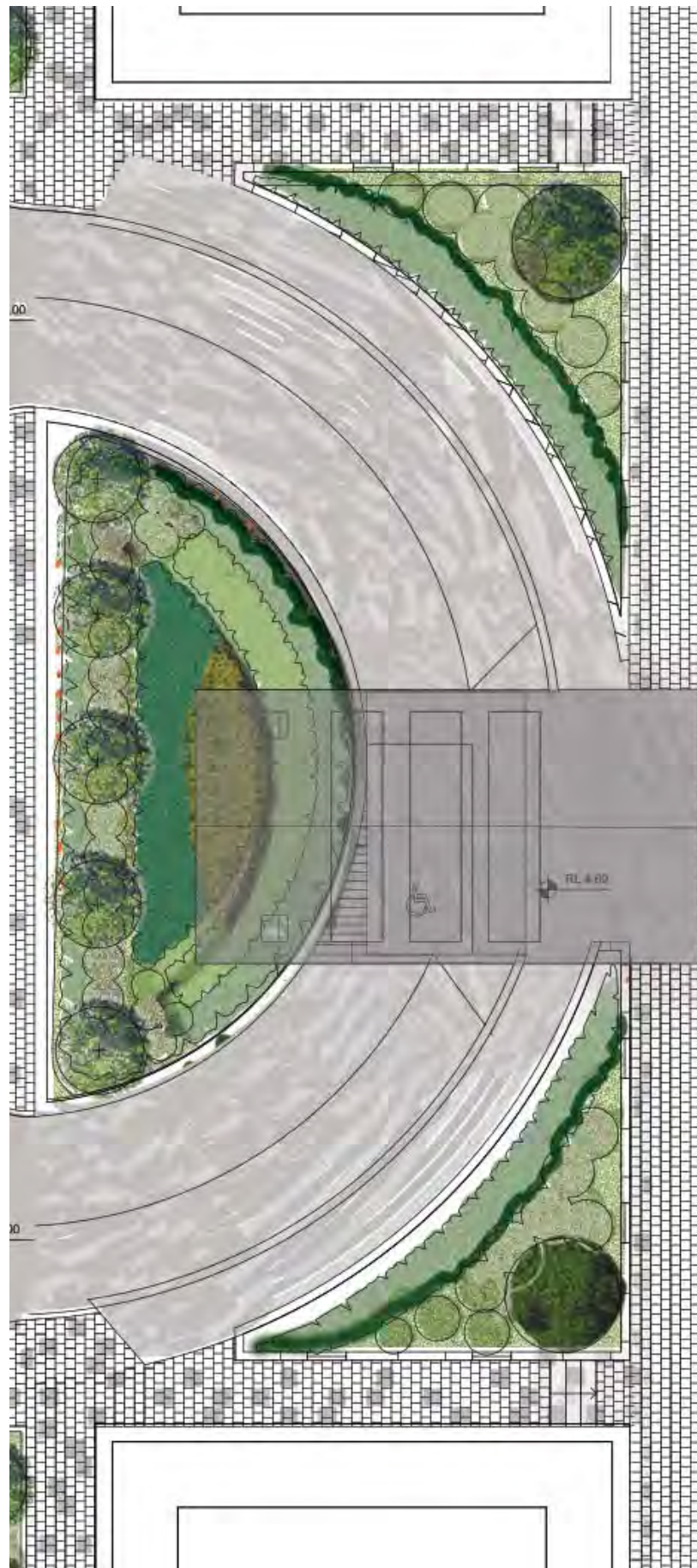
Section C

Landscape Sections
Scale: NTS@A3

Sections through the landscape illustrate the relationship between the central hub and the riverside corridor and how the existing bund has been incorporated into the proposed levels. The arms which extend out from the central hub ensure that the incline through the embankment remains less than 1:21 and can be easily traversed by wheel chair or motorised scooter. Existing trees on the riverside would be complemented by new tree planting and the open MOL corridor would be managed as a wildflower or pictorial meadow.

The play space on the south east corner of the site would be integrated into the mound to create an interesting use of level changes for more natural and engaging play.





Detail of main entrance

Arrival Concept
Scale: 1:250@A3



Examples of Main Entrance Canopies

The frontage landscape would provide a formal face to the development, using radially laid paving to reinforce the shape of the carriage ramps leading up to the main entrance. Clipped hedges would provide screening to Melliss Road, whilst the internal planting would consist of flowering perennial and annual planting to provide year round colour and texture. Linear paving at the top of the carriage ramp would provide a visual cue to the main entrance and could be continued through the building to the central courtyard.



Central Courtyard Detail

The central courtyard aims to provide a unifying form to shared amenity space. A central feature acts as a focal point to the space that is visible from the main entrance and also from the pathway leading to the riverside. A curved pergola helps to frame views toward the riverside and create a permeable edge to the formal courtyard and a transition between the formal landscape and the more wild and natural landscape beyond.

The café terrace, which is aimed at being a shared amenity for residents and the public, is linked to the central hub via a pathway. This ensures good passive surveillance of all people coming and going through the space. An area just off the main visual corridor has been set aside for raised planters where residents are able to grow either ornamental or food plants. This could either be an informal arrangement or part of structured activity for residents. The courtyard provides a number of seating opportunities both within shade and sun. All seating would be provided with back rests to maximise the comfort for residents.

The courtyard planting would consist of ornamental shrubs and perennials to the front of each bed, with a backdrop of evergreen shrubs and hedges in order to provide year-round interest and a robust framework to the planting scheme.

Central Courtyard

Scale: 1:250@A3



1. Shrub and Perennial Planting



5. Evergreen Hedge



2. Cafe Terrace



6. Feature



3. Raised Beds/Allotments



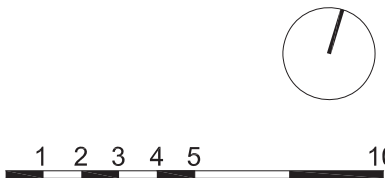
7. Perennial Border



4. Pergola



8. Bench





Playground detail

The play space, located at the south eastern corner of the site, sits at a junction between pathways connecting to the riverside and the car park. The aim of the play space is to provide both structured play with equipment that is inclusive, and natural play that provides tactile materials and scope for imaginative and role play activities. The play space would provide separation between infant play around a sand pit, and juvenile play with a climbing wall and tree house. The play space would be integrated into the embankment with seating for adults or guardians.



1. Nest Swing



2. Sandpit with Boulders



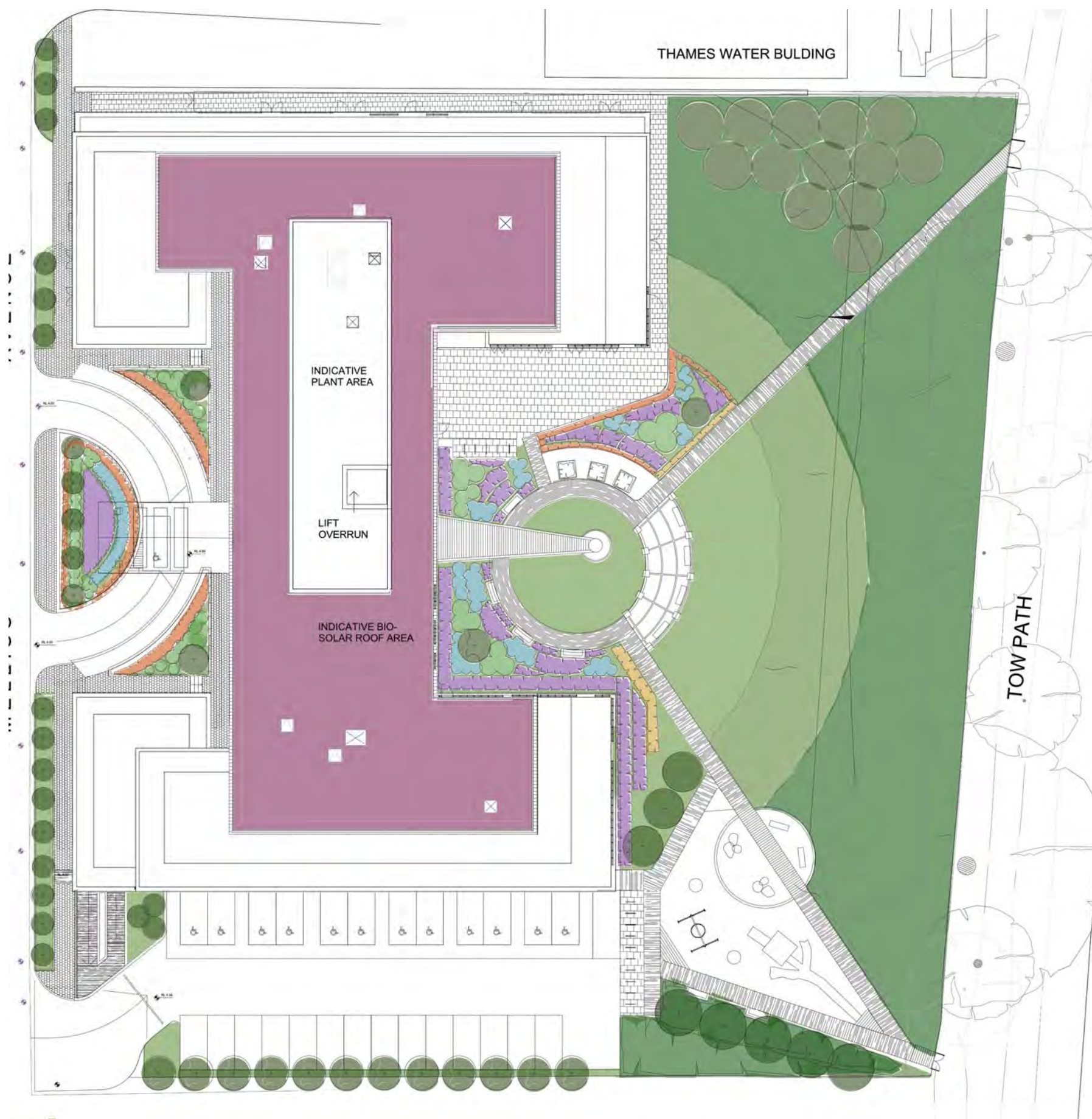
3. Tree Trunk/Fallen Log



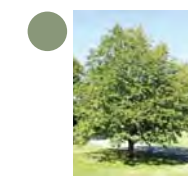
4. Timber Bench



Concept for seating area



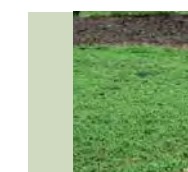
Legend:



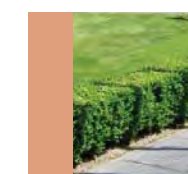
Trees



Large/Medium Shrubs



Lawn



Box Hedge



Perennials



Evergreen Shrubs



Evergreen Hedge



Meadow
1114m2



Native Shrub Planting
378m2

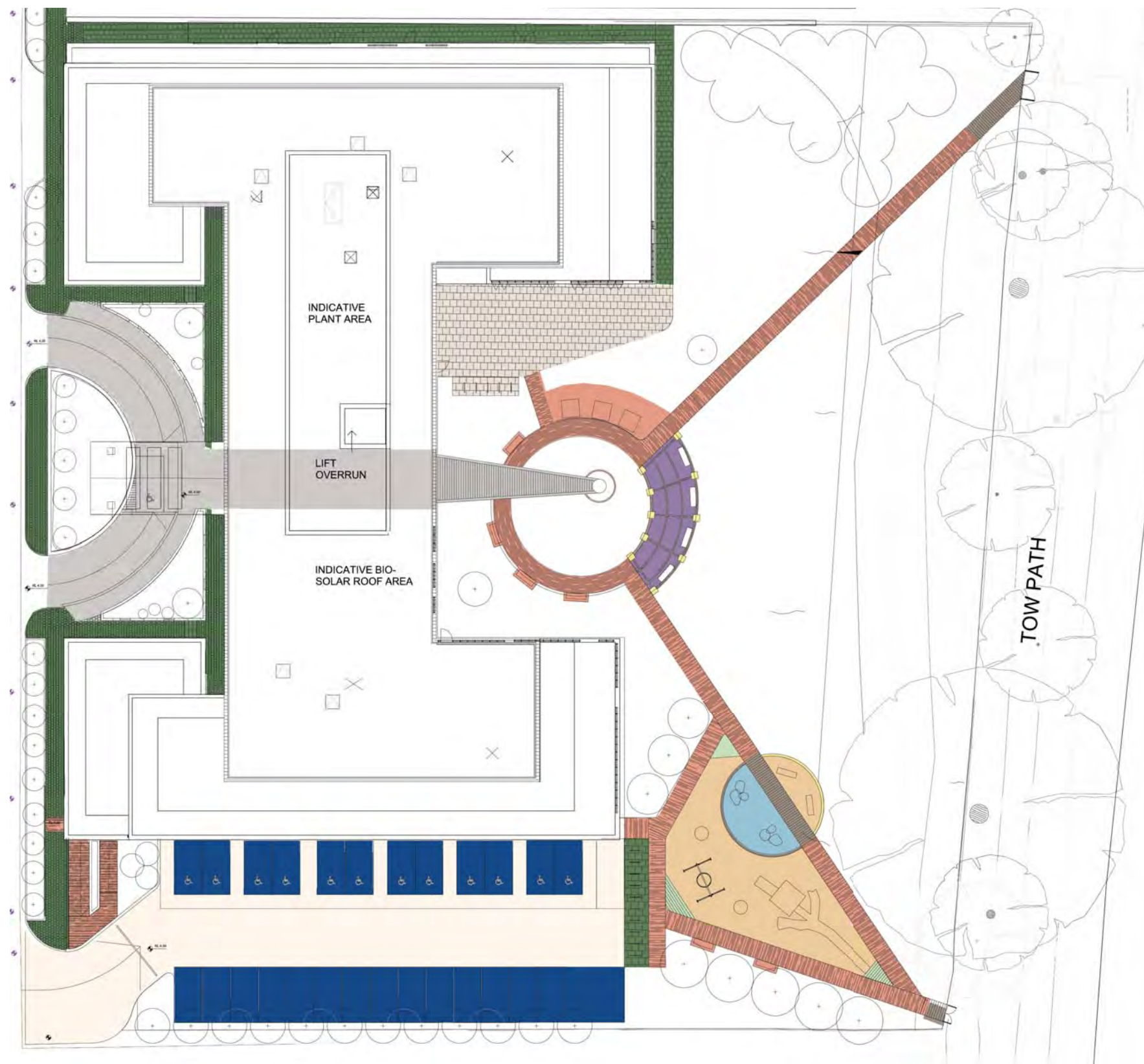


Biosolar Green Roof
with PV's

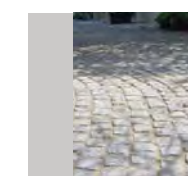
Whilst the entrance and the courtyard would consist of primarily ornamental species, the area within the MOL would consist of wildflower meadows and native understorey planting beneath the riverside tree canopy. Trees and evergreen shrubs would be used to frame the play space and provide spatial containment to the adjoining site. Evergreen hedges would be used to provide a strong framework for the planting and numerous species of evergreen shrubs would be used to provide year-round interest and colour.



1 2 3 4 5 10



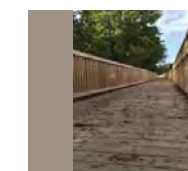
Legend:



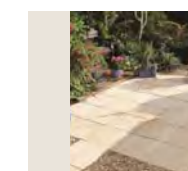
Gray Granite
Setts 80x80



Resin Bonded
Gravel Path



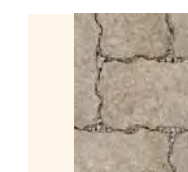
Bridge



Buff Concrete Slab
Paving 600x600



Bark Mulch



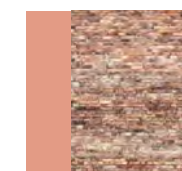
Porous Block Paving
Marshalls Priora
Natural 200x100



Porous Block Paving
Marshalls Priora Buff
200x100



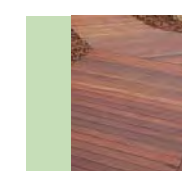
Brick Piers/Walls



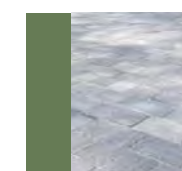
Concrete Block Pavers



Sand Pit



Composite Timber
Decking



Gray Block Paving
400x400



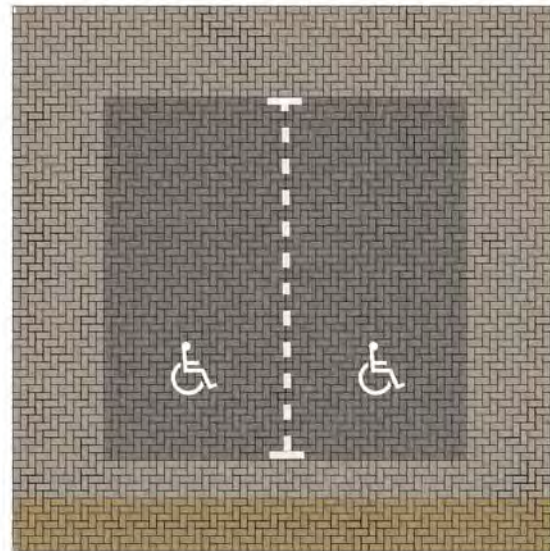
Porous Block Paving
Marshalls Priora
Charcoal 200x100



Materials Palette

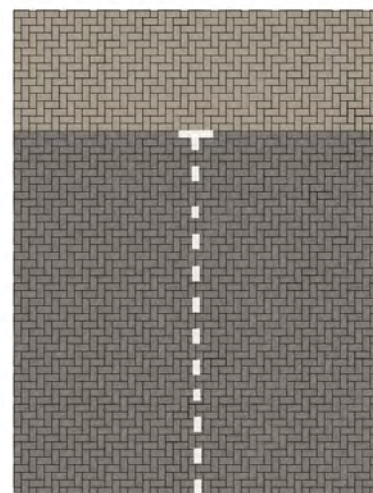
Scale: 1:400@A3

The hardworks palette should establish a hierarchy of materials that is robust and easy to maintain. Entrance areas would be laid with high quality natural stone or concrete with exposed aggregate to provide high durability and slip resistance. Areas within the courtyard would be given a more subtle hue with earthy tones. Resin bound gravel would be used beneath the pergola to create a softer and more natural look, but still with a smooth and even texture and adequate slip resistance. Bridges across the drainage ditch between the site and the riverside pathway would be finished with composite timber materials that are impervious to rot or warping, but provide high slip resistance. The play space would be laid with soft materials such as play bark and sand.



Disabled Parking Space Detail,
1:100@A3

Marshalls Priora Permeable Block Paving, 100x200
'Charcoal' for bays and 'Natural' for carriageways with white marker blocks to deliniate bays and disabled allocation and 'Buff' for the pathway to deliniate a route through the car park for pedestrians.



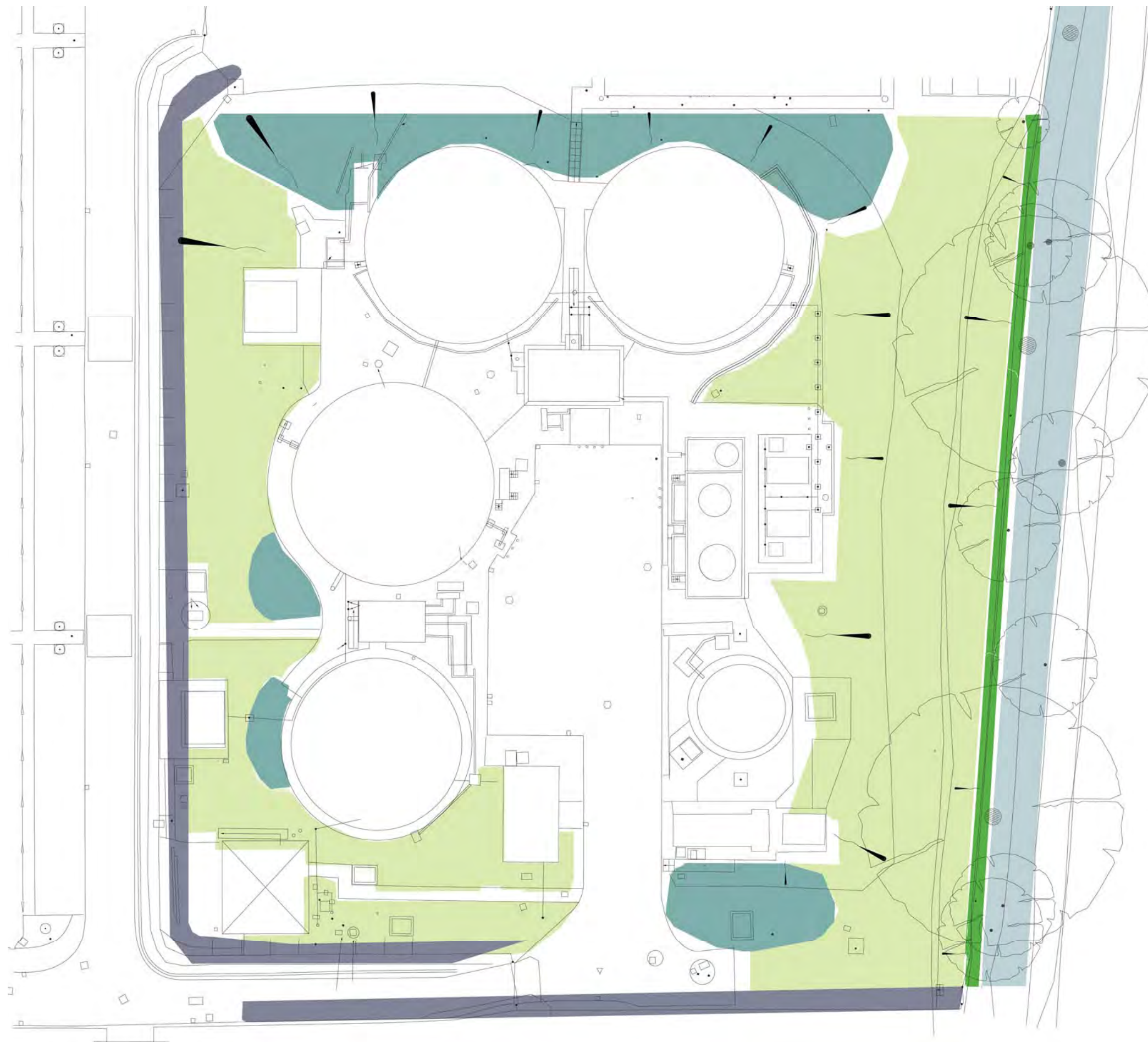
Parking Space Detail, 1:100@A3

Marshalls Priora Permeable Block Paving, 100x200
'Charcoal' for bays and 'Natural' for carriageways with white marker blocks to deliniate bays.



The intention is for the carpark to be laid with permeable block paving using Marshalls Priora with white marker blocks to deliniate the bays. Light gray will be used for the carriageway and dark gray for the bays to avoid oil stains and other marks from cars.



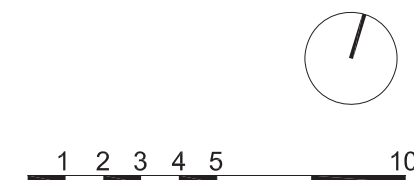


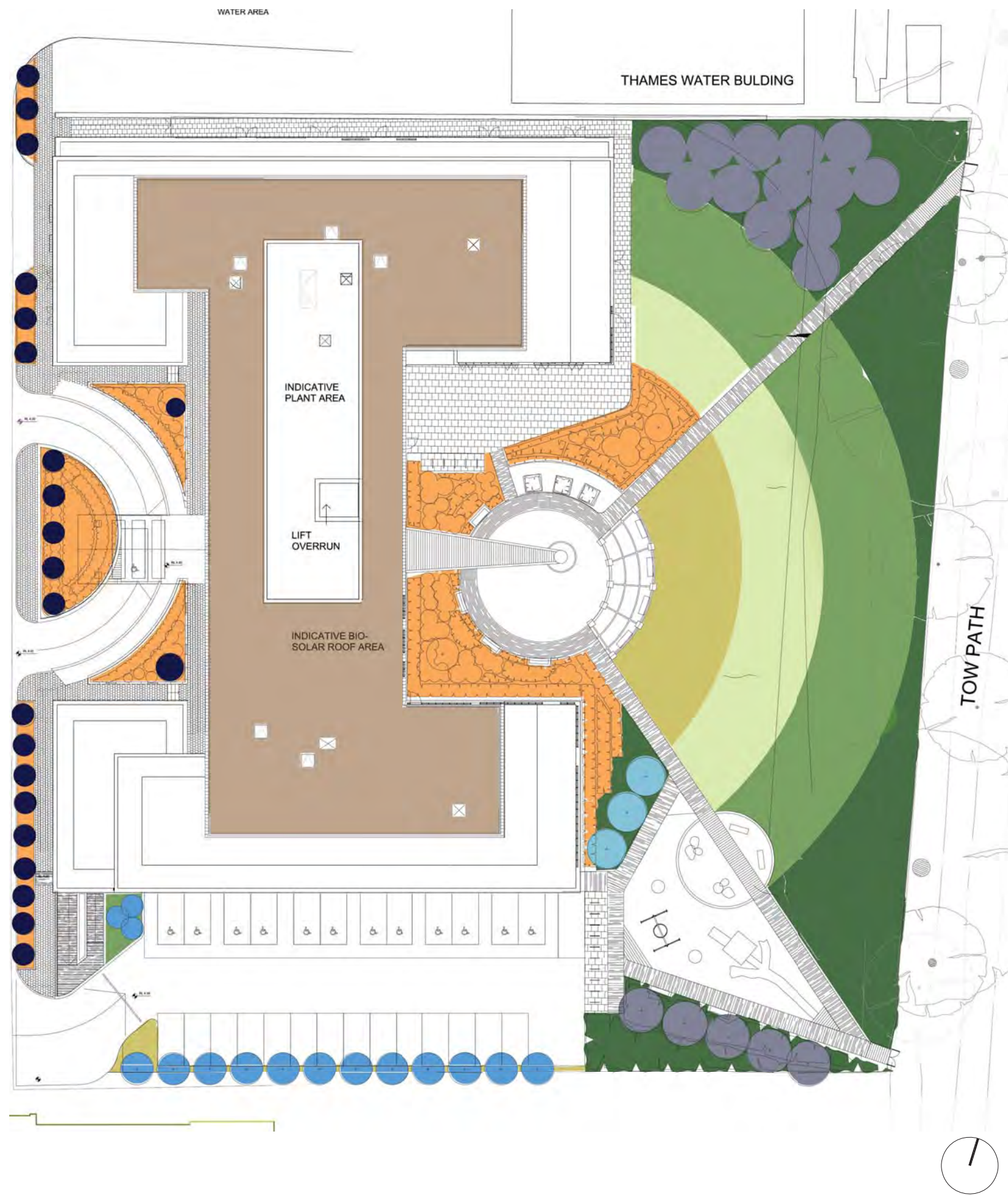
Legend:

- Continuous Scrub
132.77m²
- Neutral Grassland/Semi-Improved
2366.53m²
- Tall Herb Ruderal
670.14m²
- Broadleaved Parkland/Scattered Tree
440m²
- Broadleaved woodland/Semi Natural
668m²

This diagram overlays the existing ecology with the existing buildings in order to understand the current habitats and how they impact the site, and to see what potential there is for the biodiversity to be increased. indicating this typology overlaid and the proposed allows us to make a clear comparison between the existing and the proposed habitats. We can determine areas of ecology that need are to be removed and then subesquently know how much they need to be compensated by to later replace them at the very least.

Existing Phase 1 Habitat Plan
Scale: 1:500@A3



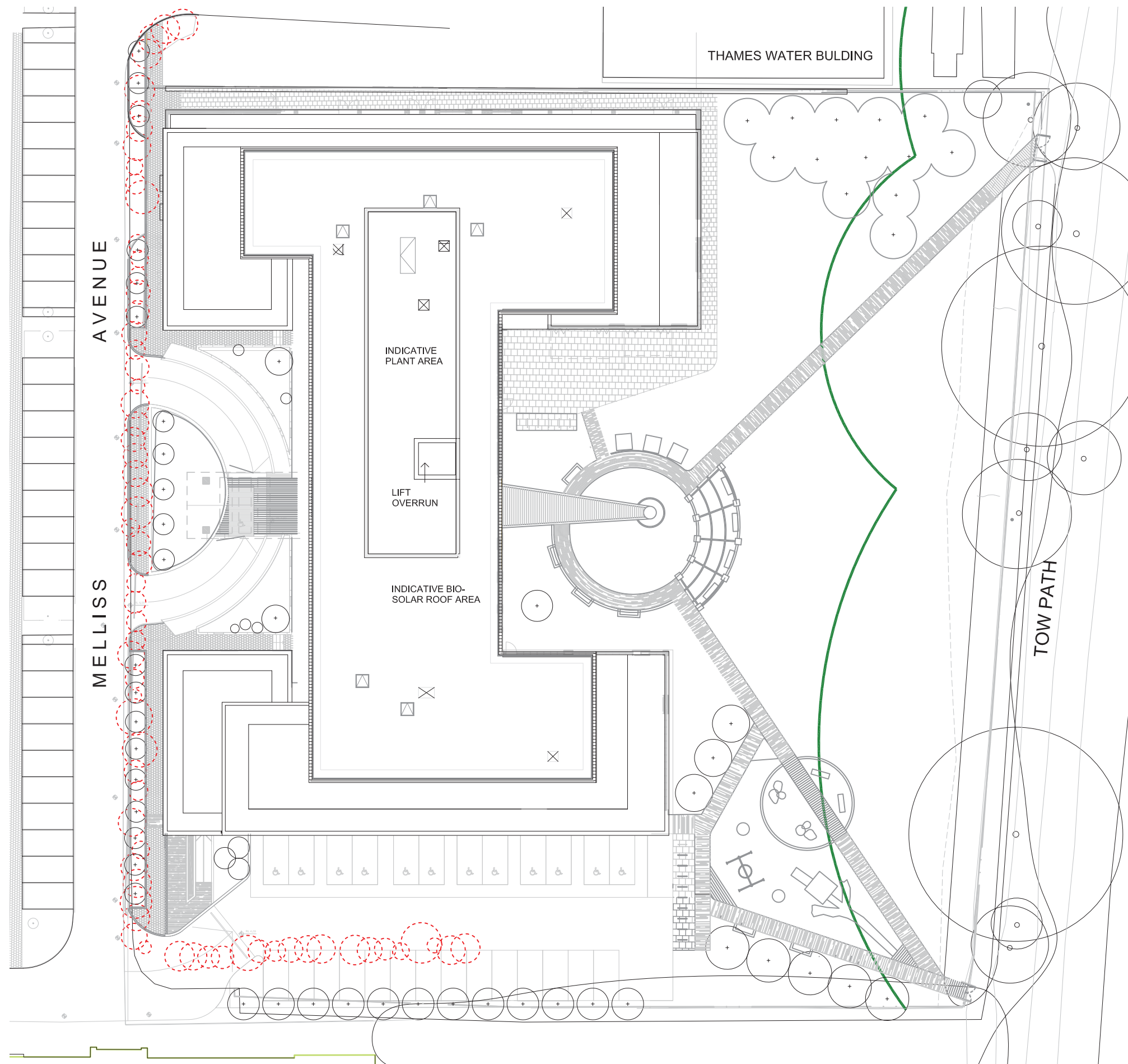


Legend:

- | | | |
|---|--|---|
| <p>Tall Native Shrub Planting 1110m2</p> <ul style="list-style-type: none"> - Cornus sanguinea - Sambucus nigra - Corylus avellana - Salix lanata AGM - Salix caprea - Salix viminalis - Ligustrum vulgare - Euonymus europaeus - Viburnum lantana - Ilex aquifolium | <p>Low Native Shrub Planting 520m2</p> <ul style="list-style-type: none"> - Iris foetidissima - Pulsatilla vulgaris - Anemone nemorosa - Echium vulgare - Anthriscus sylvestris - Ruscus aculeatus - Hyacinthoides non-scripta - Viburnum opulus - Narcissus pseudonarcissus - Ajuga reptans - Blechnum spicant - Polystichum setiferum - Dryopteris filix-mas | <p>Bismar Green Roof with PV's, min. 150mm Substrate depth 975m2</p> <ul style="list-style-type: none"> - Agrostis capillaris - Poa nemoralis - Cynosurus cristatus - Festuca rubra - Poa pratensis - Poa trivialis - Ajuga reptans - Lunaria annua - Erysimum sp. - Primula vulgaris - Primula vulgaris - Mentha spicata - Malva moschata - Myosotis arvensis - Origanum vulgare - Papaver rhoeas - Scabiosa columbaria - Tanacetum vulgare - Verbascum thapsus - Verbena bonariensis - Achillea millefolium - Anthemis tinctoria - Antirrhinum majus - Aquilegia vulgaris - Calendula Cyanus - Campanula glomerata - Centaurea cyanus - Centaurea nigra - Centaurea scabiosa - Cleome sp. - Echium vulgare - Pulicaria dysenterica - Geranium pratense - Knautia arvensis - Lathyrus latifolius - Leucanthemum vulgare - Liatris spicata - Linaria maroccana - Linaria purpurea - Lychnis flos-cuculi - Anthyllis vulneraria - Lotus corniculatus - Prunella vulgaris - Leontodon hispidus - Trifolium pratense - Onobrychis viciifolia - Rhinanthus minor - Silene dioica - Vicia cracca - Gallium verum - Agrimonia eupatoria - Stachys officinalis - Reseda lutea - Aster sp. |
| <p>Meadow Habitat 339m2</p> <ul style="list-style-type: none"> - Achillea millefolium - Betonica officinalis - Centaurea nigra - Filipendula ulmaria - Galium verum - Lathyrus pratensis - Leucanthemum vulgare - Lotus corniculatus - Plantago lanceolata - Primula veris - Prunella vulgaris - Ranunculus acris - Rhinanthus minor - Rumex acetosa - Silaum silaus - Silene flos-cuculi - Trifolium pratense - Agrostis capillaris - Alopecurus pratensis - Anthoxanthum odoratum - Briza media - Cynosurus cristatus - Festuca rubra - Hordeum secalinum - Phleum bertolonii | <p>Ornamental Shrub Planting with Plants for Pollinators 517m2</p> <ul style="list-style-type: none"> - Magnolia stellata - Viburnum x bodnantense 'Dawn' - Forsythia intermedia 'Lynwood' - Lamium maculatum 'Beacon Silver' - Mentha x piperita - Origanum vulgare - Osmanthus heterophyllus - Digitalis purpurea - Delphinium elatum - Phlox paniculata - Geranium sanguineum - Ajuga reptans - Lavandula angustifolia - Lupinus albus - Spiraea japonica - Agapanthus africanus | <p>Native Trees</p> <ul style="list-style-type: none"> - Tilia cordata 'Greenspire' - Betula pendula - Alnus glutinosa - Fagus sylvatica 'Dawyck' |
| <p>Lawn 191m2</p> | | |

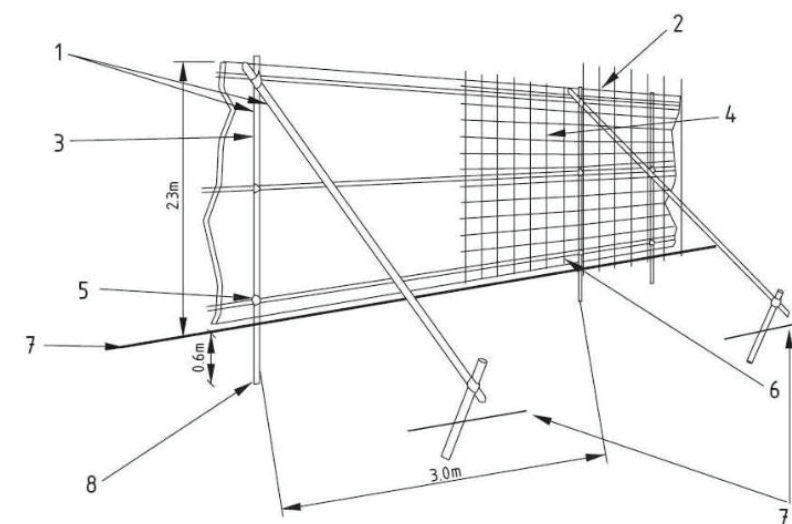
This diagram shows the proposed biodiversity strategy overlaid on the proposed scheme. We are demonstrating here how we plan to replace or compensate the impacted habitats with new planting or other habitats such as meadow or lawn.

The trees that are removed will be compensated by the introduction of a variety of new species, acting as screening for the carpark, playground and also introduced on the embankment. Ornamental planting will be used around the entrance of the building and the terrace with the intention to make a feature of the garden for residents and other visitors and then there will be layers of lawn, meadow habitat, native planting and more to frame the landscape from the towpath down to the building.



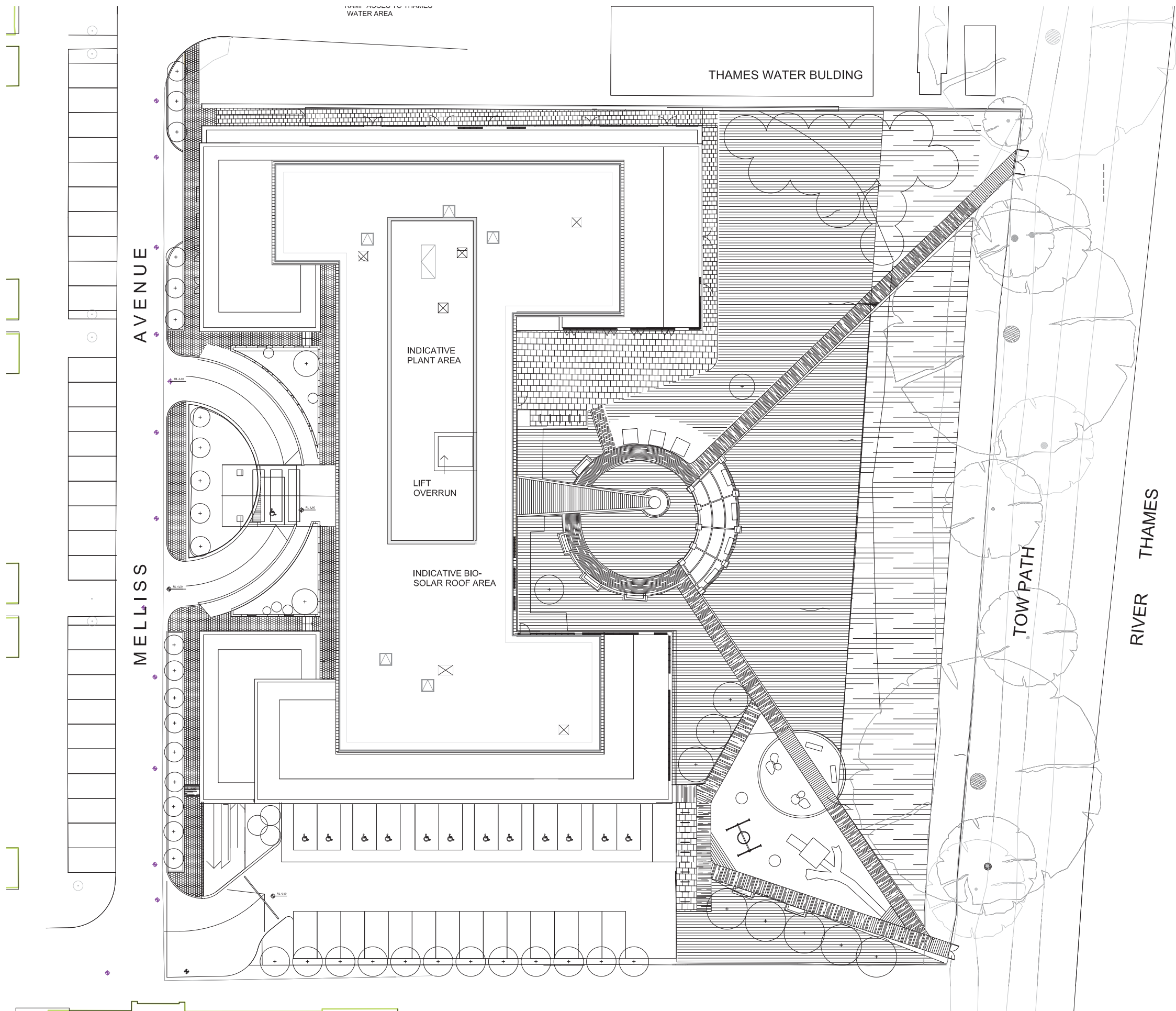
Legend:

- Existing Trees
- Proposed Trees
- Removed Trees
- Root Protection Zone Area
- Melliss Avenue Boundary Line
- Melliss Avenue Planning Line



Tree Protection Measures in Accordance with BS 5837:2012

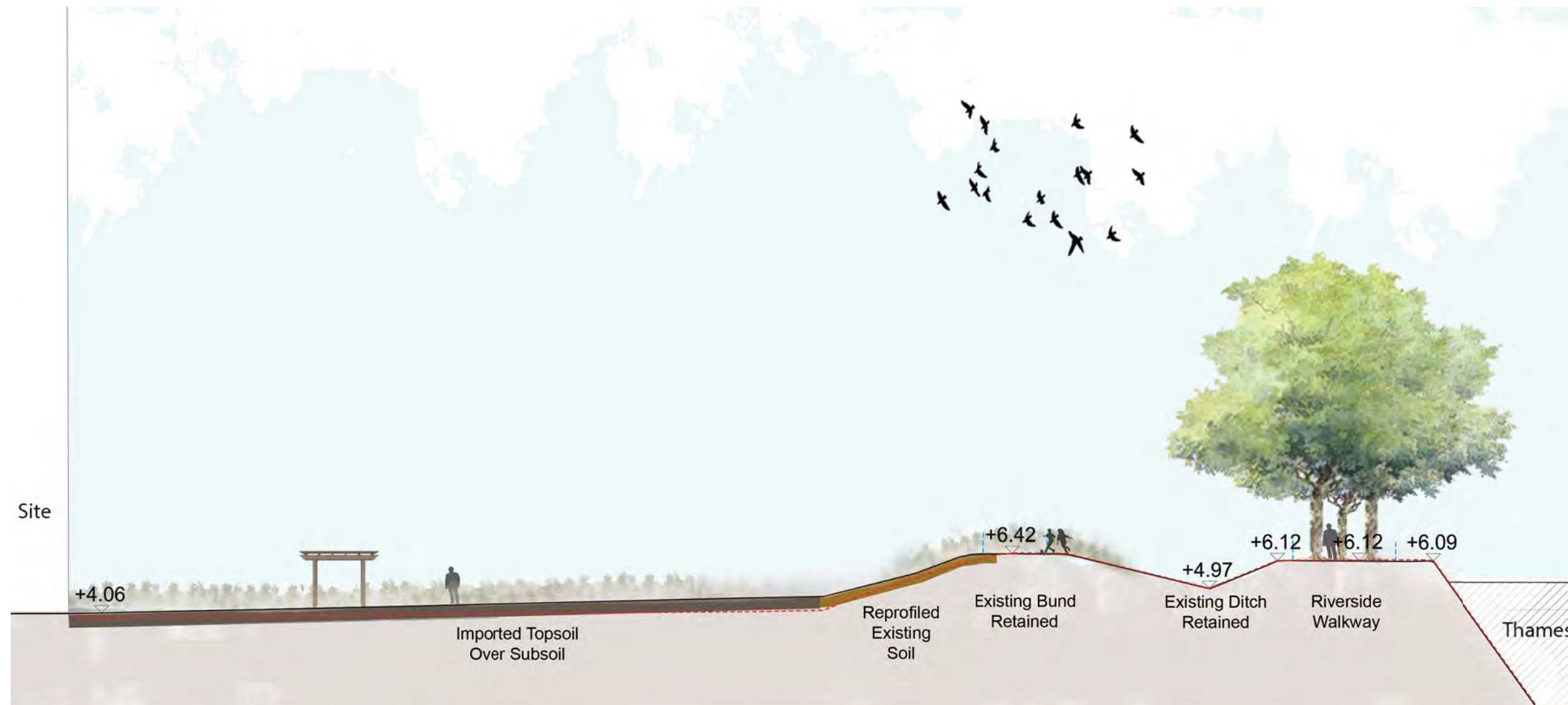
- Standard scaffold poles
- Uprights to be driven into the ground
- Panels secured to uprights with wire ties and where necessary standard scaffold clamps
- Weldmesh wired to the uprights and horizontals
- Standard clamps
- Wire twisted and secured on inside
- Ground level
- Approx. 0.6m driven into the ground



Legend:

- Imported Topsoil
- Existing Site Soil





Section A indicating imported top soil over existing site soil. Red line indicates existing site levels.

A section through the landscape illustrates the relationship between the central hub and the riverside corridor and how the existing bund has been incorporated into the proposed levels. The arms which extend out from the central hub ensure that the incline through the embankment remains less than 1:21 and can be easily traversed by wheel chair or motorised scooter. Existing trees on the riverside would be complemented by new tree planting and the open MOL corridor would be managed as a wildflower or pictorial meadow.

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