



REPLACE WITH ASSAEL REPORT COVER

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Manor Road Richmond
Landscape Addendum

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1.0 Landscape

1.1 Introduction

This Landscape Design and Access Statement Addendum has been prepared by Gillespies on behalf of Avanton Richmond Development Ltd (the Applicant). The document presents changes to landscape design proposals following a resolution to refuse the original proposed development submitted under application ref. 1910510/FUL by London Borough of Richmond (LBRUT) in July 2019.

This Addendum is a stand-alone document describing revised landscape proposals for the site, it should be read in conjunction with the submitted set of drawings and other consultant's addendum reports as well as the Landscape Design and Access Statement submitted with the original application.

The site is the former Homebase Centre and the new masterplan responds to the constraints and opportunities of its changing context and enhances the connection with the surrounding infrastructure and facilities, providing a mixed-use scheme that comprises:

- Residential units
- Commercial space
- Community uses and facilities
- Accessible Car parking spaces
- New public realm and courtyards
- Open spaces and play spaces
- Landscape setting to buildings and roof tops



LANDSCAPE MASTERPLAN



1.2 Brief and Objectives

Following resolution to refuse the original planning application ref. 1910510/FUL by LBRUT the scheme has been subject to call-in by the Greater London Authority (GLA) for determination by the Mayor. The Applicant and design team have sought to address the reasons for refusal of the original scheme through further consultation with the GLA, TFL and Mayors Design Advocates (MDA).

The design team have engaged with the MDA through two formal design reviews and an informal design workshop with the MDA panel chair. This document sets out the development of the landscape, open space and public realm design in response to comments arising from this process as well as from wider consultation.

The document first sets out the overall site layout in terms of character areas and then provides detailed description of each area. It goes on to provide information on sitewide materiality and landscape strategies.

At the beginning of each section the document provides a commentary on issues and concerns raised by the consultation and MDA process (highlighted in blue) and the design development in response highlighting changes from the original submitted scheme. This is followed by detailed description of the current proposals.

The following is a summary of key landscaping changes made during the MDA process:

- New ground floor landscaping and residents roof terrace included with the addition of the new residential block (Block E) to the north of the site.
- Revisions to design of Central Courtyard including removal of pavilion and change to a more residential, less formal design.
- Rationalisation of parking and extension of Central Courtyard down to Block C entrance.
- Rationalisation of secure line boundaries to Communal Courtyards including a fully shared courtyard to the south.
- Changes to design of external private amenity space to provide a more usable and secure design.
- Addition of playable landscape and residential garden space in the previously underused south west corner of the site.

1.3 Character Areas

The MDA process gave rise to a number of comments on the overall layout of landscape and public realm. These are outlined below along with design responses.

The MDA panel expressed concerns over the clarity of spatial hierarchy from public to private space highlighting the ambiguity of the central courtyard space. The viability of commercial space within the pavilion was also questioned.

In response the pavilion was removed from the scheme with commercial uses concentrated along the Manor Road frontage close to the station. This created a clearer hierarchy of spaces from public, active street frontage to public neighbourhood square to private communal gardens.

The panel commented on the positive relationship between the public Central Courtyard and private Communal Courtyards to Blocks A and D with clearly defined thresholds marking the change in character. However it was noted that this relationship broke down around Block B where the octagonal form resulted in leftover spaces with little function.

In response the form of Block B on the ground floor was squared off to provide a more clearly defined edge to the Central Courtyard. The arched threshold language was repeated around the Central Courtyard to clearly mark transitions between character areas.

The panel raised concerns over separation of play spaces for different tenures with secure lines between each courtyard space. Although fob access would be provided to all residents it would be unlikely that they would use spaces which feel like they 'belong' to another block. It was also pointed out that the space between Blocks C and D was not secure but was surrounded by residential units and was therefore ambiguous in its use.

Secure lines were rationalised to allow free movement between all courtyards along the southern edge of the site. The space between Blocks C and D was included in this secure area.



CHARACTER AREAS - ORIGINAL APPLICATION (JANUARY 2019)



CHARACTER AREAS - ADDENDUM (NOVEMBER 2019)

The overall landscape and public realm has been divided into a series of character areas which respond to adjacent built form, access routes, uses and level of privacy, providing a coherent and distinctive landscape proposal. Threshold spaces define transitions between character areas.

Treatment of the Street Frontage to Manor Road relates the development to the wider streetscape and associated neighbourhood.

The Central Courtyard serves as a heart-space for the scheme providing a space for residents and visitors to meet, gather and play and orienting users to main building entrances. It becomes increasingly domestic in character creating a transition between the public street front and private communal courtyards.

The Residential Street provides an access route and buffer to the adjacent railway with pockets of play.

Communal Courtyards are accessible to residents only and provide shared spaces for play and recreation.

Each character area (function and materiality) is explored in more detail in the following sections.

KEY	
	Street Frontage
	Central Courtyard
	Residential Street
	Communal Courtyards
	Thresholds
	Secure lines



CHARACTER AREAS



1.4 Character Area 1 - Street Frontage

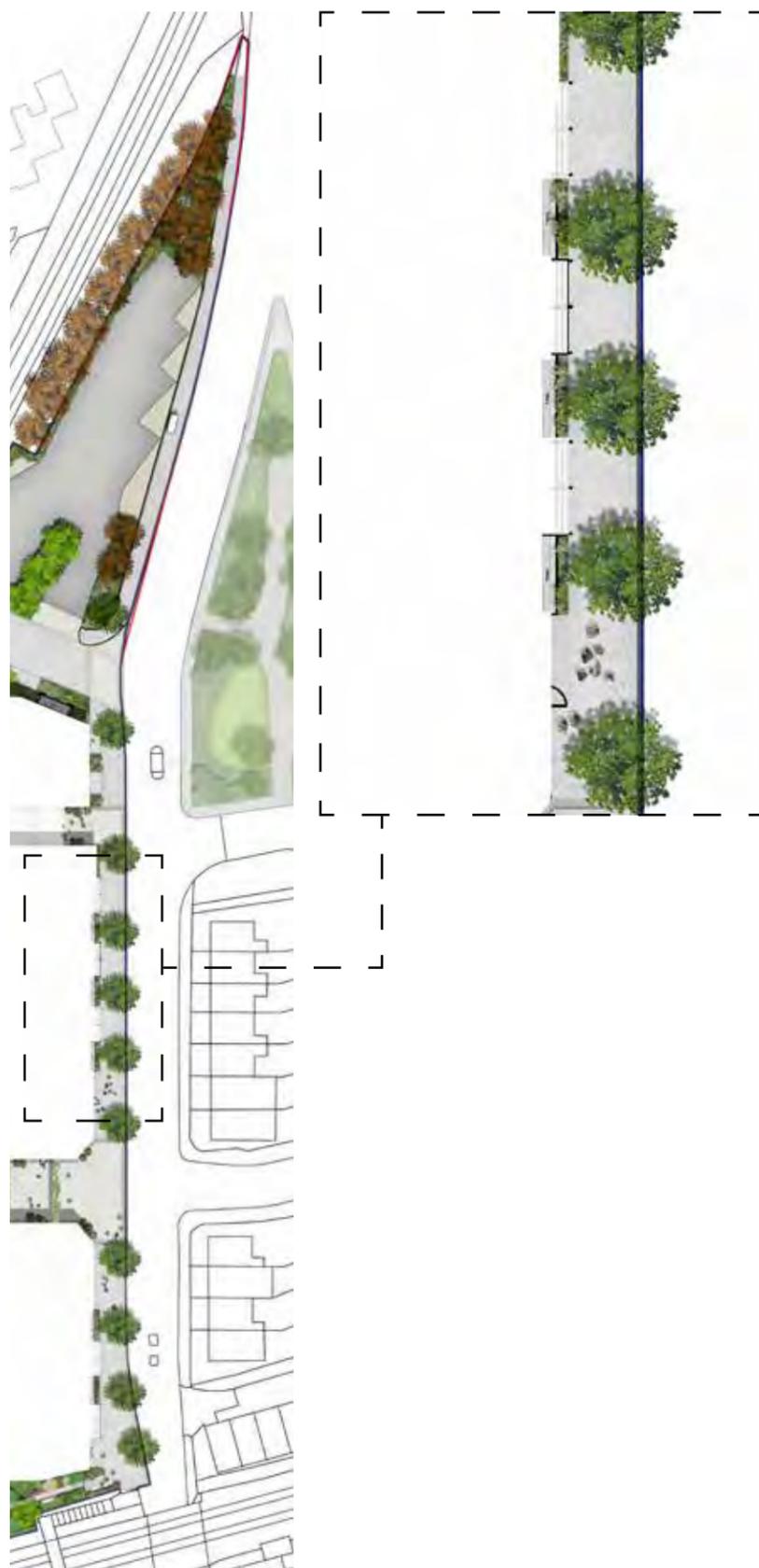
The addition of Block E to the north of the site along with comments arising from the MDA process has resulted in a number of changes to the Street Frontage character area. Comments are outlined below in blue along with a description of design responses.

The MDA expressed concern over raised private terraces overlooking Manor Road, that these were unlikely to be used and might encourage residents to erect their own screening with negative impacts on the streetscape. It was suggested that if these were changed to dual aspect units with private amenity facing onto the communal courtyard the frontage onto Manor Road could become more ornamental gardens.

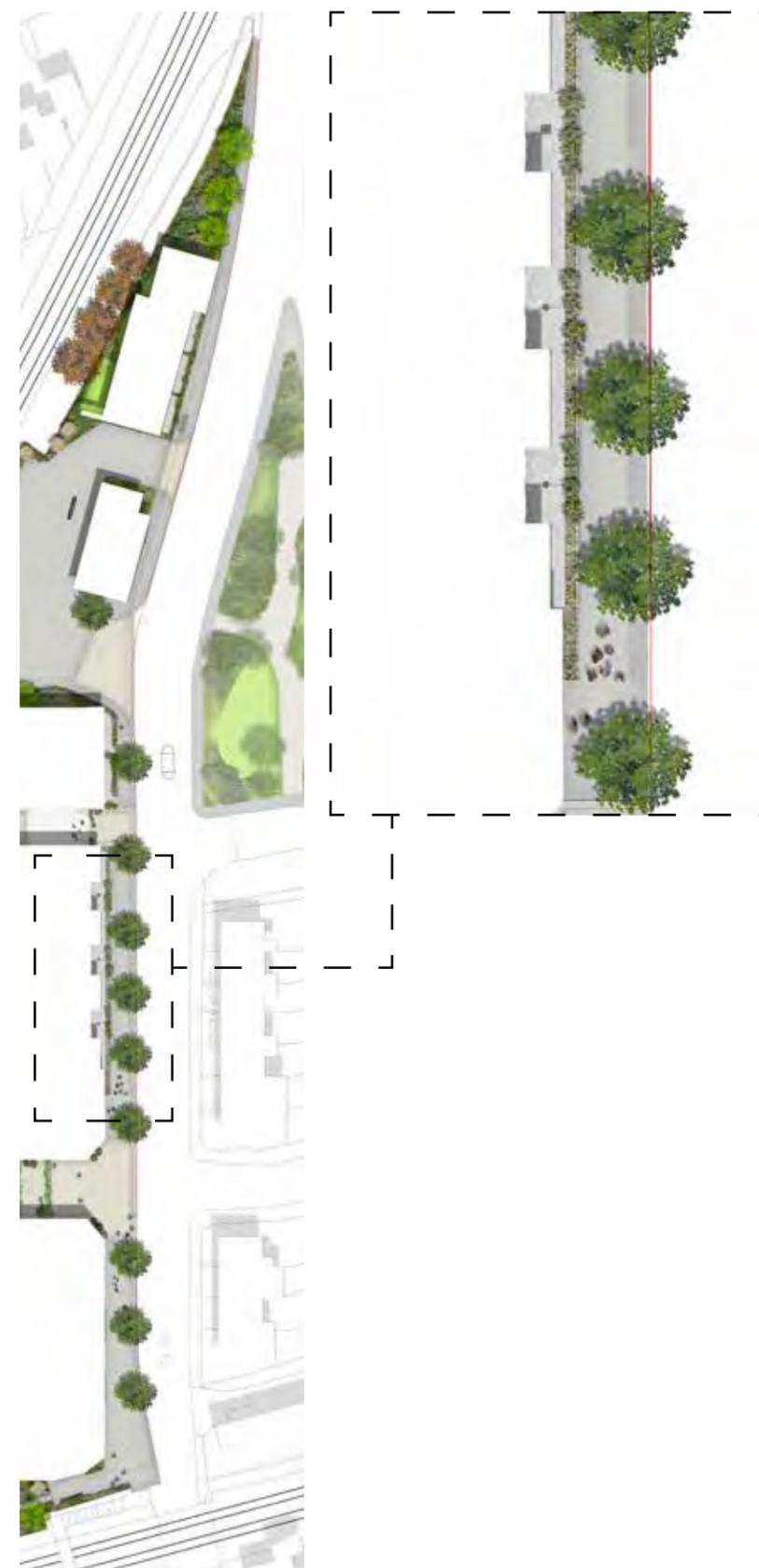
The ground floor layout was revised to create dual aspect units (refer to Architects plans). Spaces along Manor Road were revised to become smaller recessed terraces with a more significant planting buffer and railing. These would provide residents with the option of using them for example as growing space for pot plants whilst providing a more private amenity space to the rear.

The addition of Block E has extended the Street Frontage character area to the north. The Block form provides recessed entrances with defensible spaces defined by a railing and hedge. Landscaping to the north and south of the new block includes street tree planting contributing to the Manor Road streetscape.

Additional information on private terraces can be found in the 'Private Terraces and Defensible Edges' section of this document.



MANOR ROAD FRONTAGE - ORIGINAL APPLICATION (JANUARY 2019)



MANOR ROAD FRONTAGE - ADDENDUM (NOVEMBER 2019)

The existing Manor Road frontage to the site consists of a narrow footway with limited pedestrian permeability into the site. Proposals set the development back from the site boundary allowing a creation of a much wider footway (up to 5.8m) for the majority of the frontage easing overcrowding issues around the level crossing. This also provides a generous space outside the proposed commercial offer allowing greater flexibility for commercial tenants.

The wider footway allows the incorporation of street tree planting improving pedestrian experience and making a positive contribution to the wider streetscape. Defensible planting to ground floor units further contributes to greening of the street as well as providing privacy for residents.

The main access to the central courtyard is aligned to the adjacent Manor Grove helping to tie the layout into the surrounding street pattern. Access routes are provided directly into Block A and Block D communal courtyards, secure lines with fob access make these accessible to residents only.

Landscape materials are selected to provide a durable and attractive public realm that conforms to Richmond Highways specifications. Change in paving material helps to mark key thresholds into the site.



PRIVATE FRONT GARDENS DEFINED BY HEDGE AND RAILING



STREET TREES AND DEFENSIBLE EDGES



STREET TREES WITHIN WIDE FOOTWAY



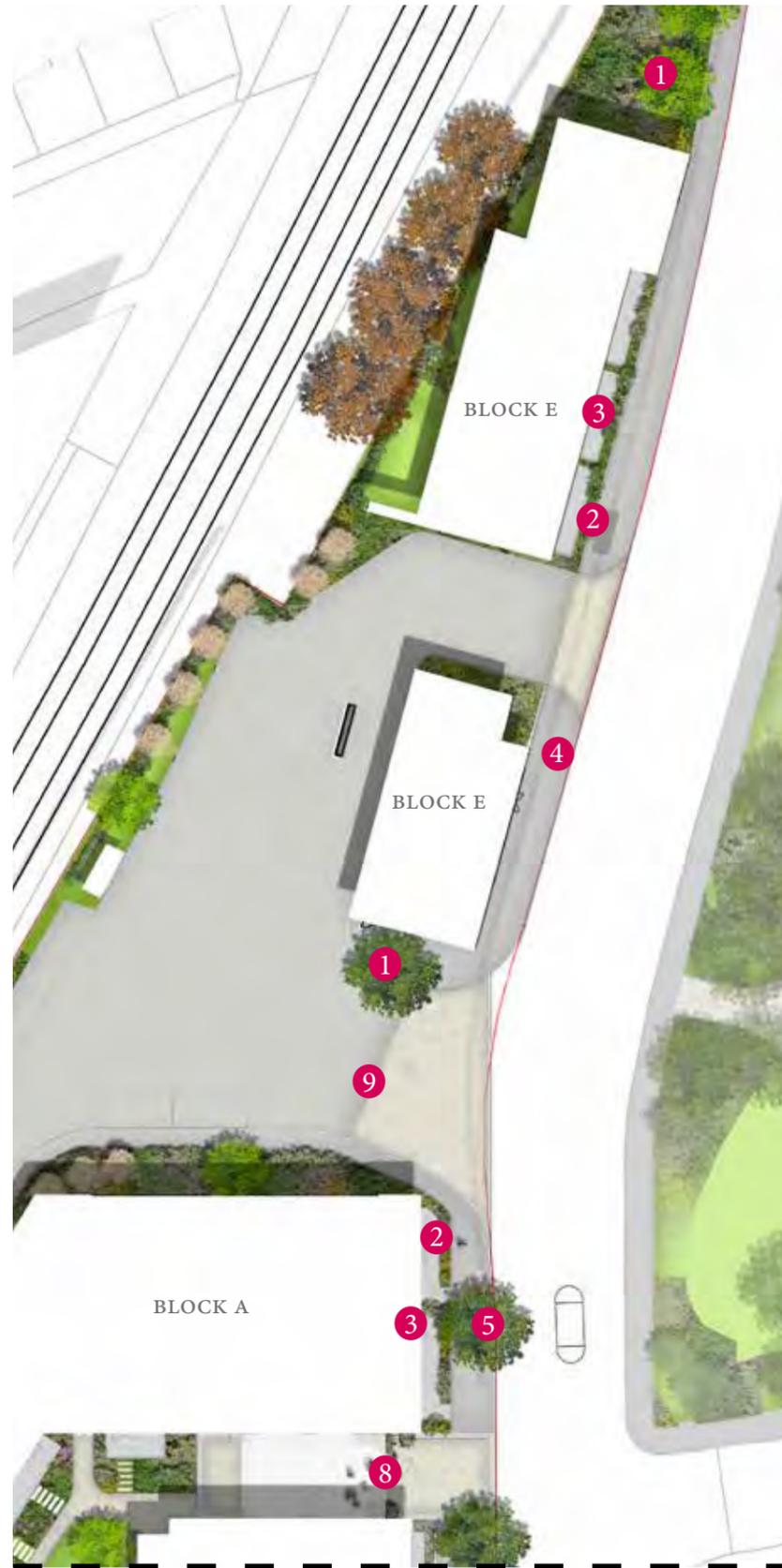
MATERIAL CHANGE TO VEHICLE CROSSOVERS

KEY

1	Street tree planting
2	Defensible planting
3	Front gardens
4	Manor Road footway
5	Manor Road crossing point
6	Widened pavement to commercial frontage
7	Main pedestrian entrance to Central Courtyard
8	Residents access to communal courtyards
9	Vehicular access



KEY PLAN



CONTINUED OPPOSITE
LANDSCAPE MASTERPLAN EXTRACT - STREET FRONTAGE



1.5 Character Area 2 - Central Courtyard

The MDA panel raised a number of issues with the design of the Central Courtyard. These are outlined below in blue along with a description of design responses.

The pavilion forced a formal arrangement to the space which was considered too grand.

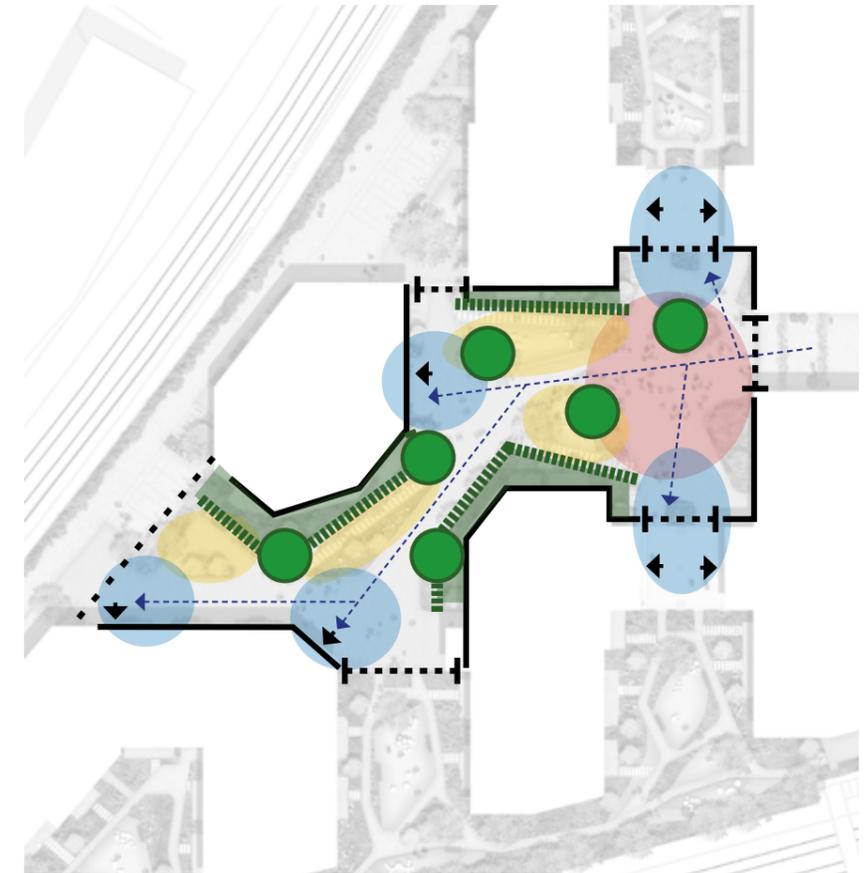
The pavilion was removed allowing the Courtyard to take on a more residential, informal character. A number of design iterations explored an approach which mirrored the softer design language of the Communal Courtyards rather than introducing a contrasting formal layout.

In the workshop session, the MDA chair raised concerns over the unequal treatment of Block C with the arrival space dominated by parking whilst all other blocks are accessed directly from the Central Courtyard.

In response parking provision was rationalised to allow extension of the Central Courtyard area down to Block C entrance to provide an attractive arrival space and equal treatment to all blocks surrounding the Courtyard.

The panel expressed the need for a clearer vision for the character and function of this main space.

Alongside the re-design of the courtyard as a more informal neighbourhood focal point, the team considered the use and function of the space in more detail. The layout was developed to assist wayfinding to front doors, provide a variety of different scaled spaces for gathering and sitting, further support play functions and retain flexibility to support small scale neighbourhood events such as markets, street parties and play-days. The following pages provide further description of these functions as well as comparison with spaces of similar size and function.



STRATEGIC APPROACH TO LAYOUT OF CENTRAL COURTYARD



CENTRAL COURTYARD - ORIGINAL APPLICATION (JANUARY 2019)



DESIGN DEVELOPMENT - FOLLOWING MDA REVIEW 1 (20/09/2019)



DESIGN DEVELOPMENT - FOLLOWING MDA CHAIRS WORKSHOP (09/10/2019)

At the heart of the development is the Central Courtyard. Accessed directly from Manor Road the space is publicly accessible but more residential in character providing a transition between the public frontage and private residential spaces. The Courtyard serves as a gathering space for residents and visitors, it supports a wide range of activities and uses helping to foster the growth of a new community.

An open, flexible, predominantly hard landscaped space adjacent to the Manor Road access allows the courtyard to play host to neighbourhood events such as parties or small markets, during normal use this also provides spill-out for commercial uses.

More intimate pockets of seating imbedded in colourful planting are provided adjacent to main building entrances creating space to meet neighbours or sit quietly.

The Courtyard contributes to site play provision with lawn spaces making the most of sunny spots and incorporating playful furniture, topography and space for free play. Play trails through textured planting alongside conventional paths further increase play value.

Alignment of pedestrian routes combined with a series of long views serve to direct users to building entrances and assist wayfinding creating a legible and attractive route home for residents. Feature trees dotted throughout the space provide a repeating element and draw the eye along key vistas.

The edges of the Central Courtyard and transitions to adjacent character areas are marked by clearly defined thresholds. Views through into communal private courtyards lead residents further into the landscape.



FEATURE TREES IN INFORMAL ARRANGEMENT



A VARIETY OF SEATING OPTIONS



PLAY LAWNS AND CIRCULATION



INTIMATE SEATING AREAS



ARRIVAL SPACES TO RESIDENTIAL ENTRANCES



CLEARLY DEFINED THRESHOLDS



FLEXIBLE SPACE FOR NEIGHBOURHOOD EVENTS

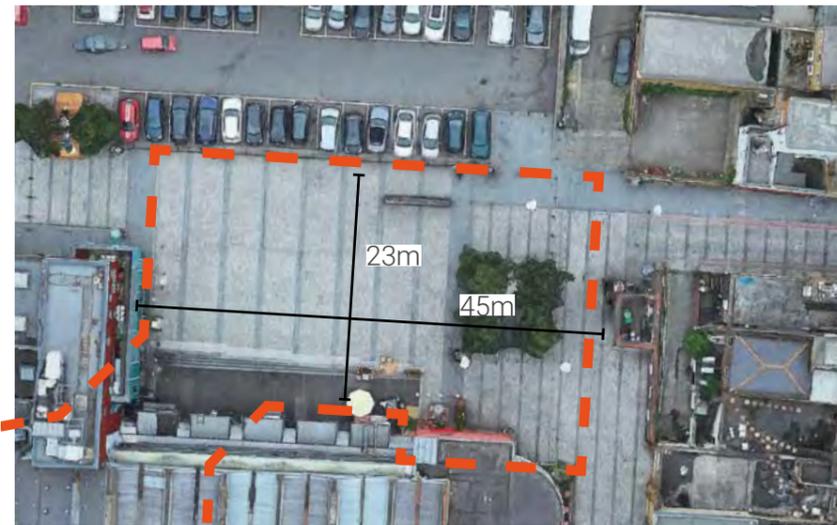
1.6 Central Courtyard - Scale Comparisons

Scale comparison with spaces of a similar size and function helped to inform the layout of the Central Courtyard space and the balance of hard and soft landscape.

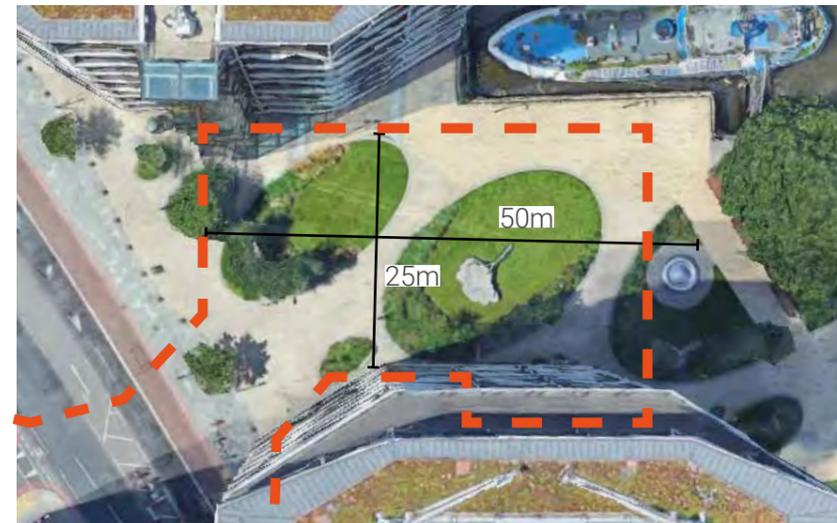
Gillet Square, Dalston is almost identical in size to the part of the Manor Road Courtyard between Blocks A, B and D. It is much harder in character but is well used for community events and demonstrates the kind of activities that could take place within the flexible hard spaces at Manor Road.

Riverlight, Vauxhall is a similar size to the part of the Manor Road Courtyard between Blocks A, B and D. It is a mix of hard and soft landscaping and successfully combines circulation routes to residential entrances with significant play spaces and lawn areas.

Norrebrohus, Copenhagen is a similar size to the part of the Manor Road Courtyard between Blocks A, B and D. It is a shared private courtyard but provides a balance of green spaces, play and flexible space for neighbourhood events.



GILLET SQUARE, DALSTON



RIVERLIGHT, VAUXHALL



NORREBROHUS, COPENHAGEN



MANOR ROAD CENTRAL COURTYARD

1.7 Central Courtyard - Design

KEY

1	Manor Road access - main pedestrian/cycle Access
2	Residential arrival space with seating and visitor cycle parking
3	Flexible central space
4	Commercial Spill Out/ Dining Areas
5	Lawn area with playful elements
6	Private Residential Terraces
7	Buffer planting
8	Residential / lobby entrances
9	Play trails embedded in planting
10	Quiet seating space
11	Arched thresholds to adjacent character areas
12	Secure cycle storage



LANDSCAPE MASTERPLAN EXTRACT - CENTRAL COURTYARD



KEY PLAN

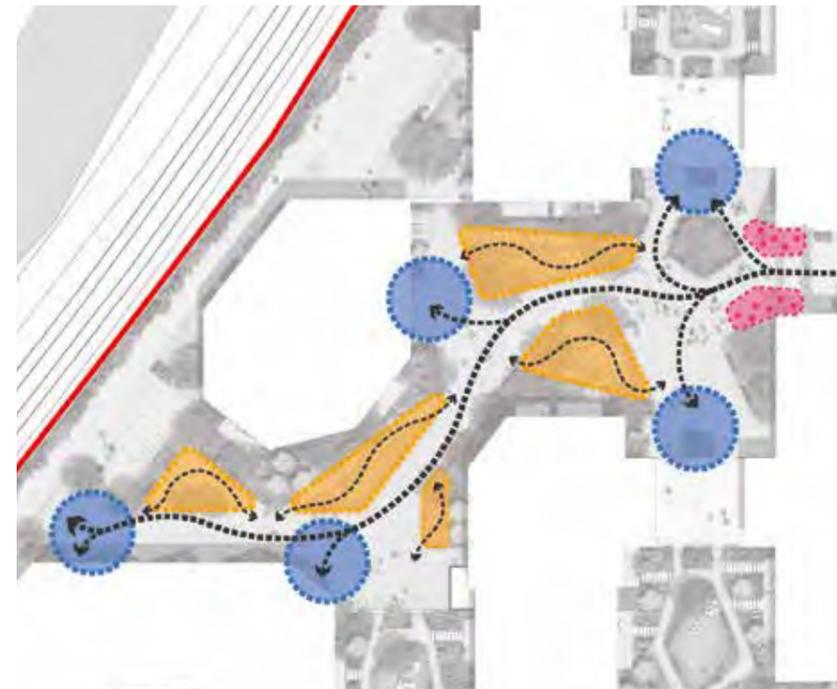
1.8 Central Courtyard - Programme of Uses

The public open space is designed to be a flexible space able to support a number of uses and functions for residents and visitors.

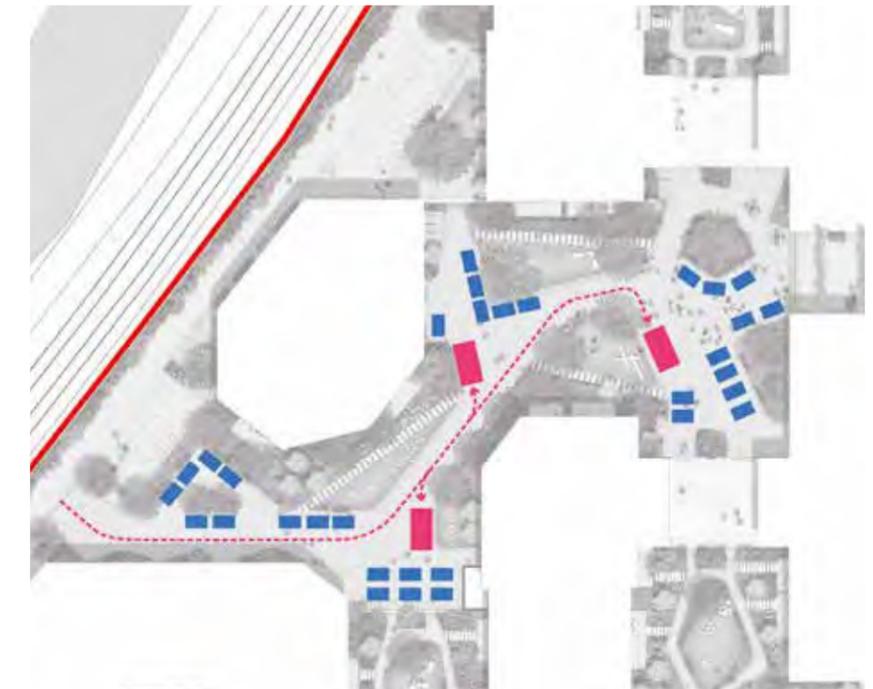
On an everyday basis, the design serves to orient users towards building entrances through layout of circulation, long views and with feature tree planting used to draw the eye or terminate key views. Each residential entrance is designed as a more intimate space to sit or meet neighbours with seating embedded in colourful planting and visitor cycle parking provided close by. To either side of the main route, pockets of play and quiet seating spaces allow for outdoor recreation and amenity. At the main entrance from Manor Road, spill-out space from ground floor commercial use creates a more active space relating to the street.

The Courtyard is also designed to facilitate neighbourhood events for example street parties or small markets. A large, predominantly hard space adjacent to the main access provides space for large gatherings whilst a series of linked widenings outside each residential entrance provide additional space. The main circulation is able to accommodate occasional vehicle access to allow food / coffee trucks to enter the space or to help facilitate set-up of events.

EVERYDAY USE



NEIGHBOURHOOD EVENT



KEY

-----	Circulation		Space for food / coffee truck or similar (5x3m)
	Commercial spill-out		Space for communal dining table or small stall (2x3m)
	Residential arrival space		
	Pockets of play / quiet seating		



1.9 Central Courtyard - Visuals



VIEWS OF CENTRAL COURTYARD



VIEWS OF CENTRAL COURTYARD

1.10 Character Area 3- Residential Amenity Courtyards

The design of Communal Courtyards has been developed in line with comments arising from the MDA process. These are outlined below in blue along with a description of design responses.

The MDA raised significant concerns over play spaces being separated between tenures not contributing positively to social inclusion.

Along the southern boundary, secure lines have been revised to create fully shared courtyards between Blocks C and D with access to all regardless of tenure. All communal courtyards have been designed to be equal in terms of quality of landscaping and play provision.

The MDA expressed concern over Block E courtyard being located on a roof level, particularly given that this is an affordable block.

Play provision for 5-11 year olds within the fully accessible Central Courtyard has been maximised to remove the requirement roof level play provision for this age group. The roof level is still required to contribute doorstep play for the youngest children however landscape design for the terrace has been developed to provide the same quality of play provision as courtyards on the ground floor.

The MDA suggested that an access point for residents in the South East corner and a continuous pedestrian route along the southern boundary would be welcomed. Feedback from MDA2 suggested further refinement of circulation.

A residents only fob operated access has been added in the South East corner providing a more direct route home to the southern blocks. Circulation was revised following MDA2 to further support wayfinding.



SECURE LINES TO COURTYARDS - ORIGINAL APPLICATION (JANUARY 2019)



SECURE LINES TO COURTYARDS - ADDENDUM (NOVEMBER 2019)

The built form layout of the development establishes a series of private enclosed courtyard spaces within each building cluster, providing secure communal amenity spaces for use by residents. Play facilities and a playable landscape has been designed to provide the required Doorstep Play and some Local Play facilities as recommended under the SPG (refer to the Play Strategy).

A mix of planting and open grassed and paved areas provide a range of quieter and more active areas, seating and feature planting to create a colourful and seasonal backdrop for residents.

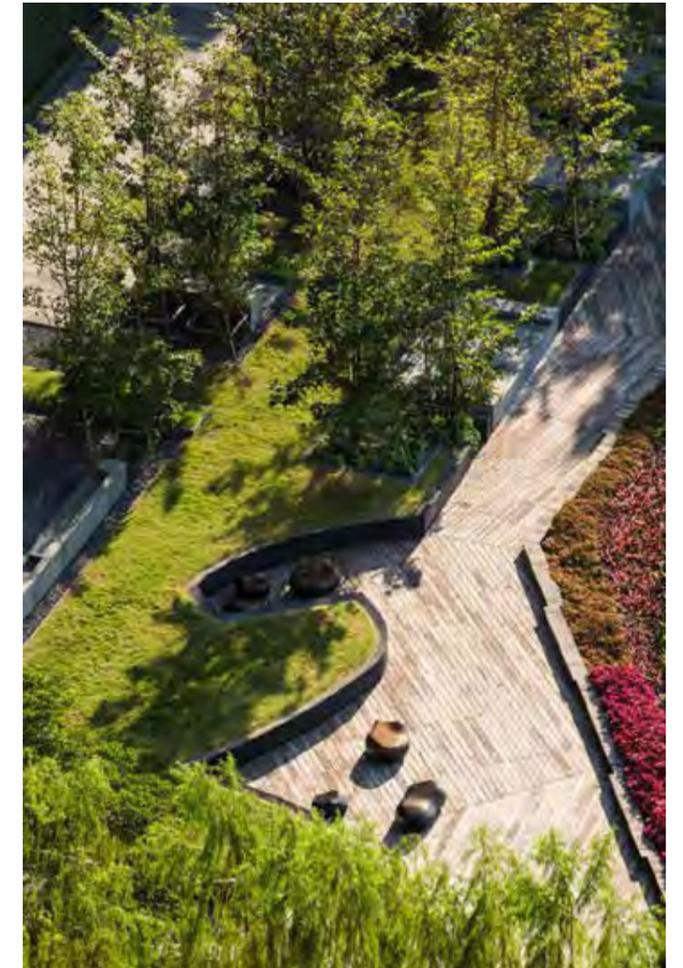
Circulation and access to individual apartments (ground floor) and building foyers are provided with a low key permeable bound gravel pavement to maximise permeable surfaces and accentuate sustainable drainage opportunities.



KEY PLAN



LUSH PLANTING TO EDGES



POCKETS OF SEATING



LAWN AND PLAY SPACE TO CENTRE



INFORMAL PLAY FEATURES



SCREENING TO BOUNDARIES

1.11 Residential Amenity Courtyards - Block A Design

KEY

①	Residential amenity space
②	Play space
③	Manor Road courtyard entrance (residents fob access)
④	Central Courtyard entrance (residents fob access)
⑤	Planted Borders
⑥	Private Residential Terraces
⑦	Stepping Stone Paths
⑦	Secure cycle storage



LANDSCAPE MASTERPLAN EXTRACT - BLOCK A COURTYARD



PLANTED EDGES SCREEN PRIVATE AMENITY



DIRECT ACCESS FROM FLATS TO COMMUNAL SPACE



OPEN LAWN SPACE



INFORMAL CIRCULATION ROUTES INCORPORATE PLAY

1.12 Residential Amenity Courtyards - Block C Design

KEY

1	Residential amenity space
2	Play space
3	Planted borders
4	Path linking adjacent courtyards
5	Private residential terraces
6	Stepping stone paths
7	Existing trees
8	Screening to southern boundary
9	Secure fence line to Homezone (residents fob access)



LANDSCAPE MASTERPLAN EXTRACT - BLOCK C COURTYARD



ROUTES THROUGH PLANTING TO ENTRANCES



GREEN SCREENING TO PRIVATE TERRACES



DOORSTEP PLAY PROVISION



PLAYFUL TOPOGRAPHY AND LAWNS

1.13 Residential Amenity Courtyards - Block D Design

KEY

①	Residential amenity space
②	Play space
③	Planted borders
④	Path linking adjacent courtyards
⑤	Private residential terraces
⑥	Stepping stone paths
⑦	Screening to southern boundary
⑧	Secure line to Manor Road (residents fob access)
⑨	Secure line to Central Courtyard (residents fob access)



LANDSCAPE MASTERPLAN EXTRACT - BLOCK D COURTYARD



CIRCULATION NETWORKS



NATIVE PLANTING TO BOUNDARY



DEFENSIBLE PLANTING TO GROUND FLOOR UNITS



SEATING OPPORTUNITIES THROUGHOUT

1.14 Residential Amenity Courtyards - Block E Play Terrace Design

Additional amenity and doorstep play space for Block E is provided on the roof terrace, residents will also be able to access play distributed across the central courtyard, communal courtyards and Homezone.

The design approach is intended to create an inherently playable landscape. A range of surfaces providing colour and textural interest on the ground plane whilst colourful tactile planting allows interaction with nature as well as providing screening to the terrace perimeter. Low level play features aimed at younger age groups are scattered throughout along with playable furniture which give adults an opportunity to sit out as well as contributing to play value.

KEY

①	Access from Block E core (block residents only)
②	Planter integrated seating
③	Play space
④	Raised planter buffer



LANDSCAPE MASTERPLAN EXTRACT - BLOCK E COURTYARD



PLANTED EDGES



PLAYABLE FURNITURE



DOORSTEP PLAY FOR YOUNG CHILDREN



RANGE OF SURFACES ENHANCES PLAYABILITY

1.15 Character Area 4 - Residential Street

The inclusion of Block E and associated changes in residential mix have increased the requirement for accessible parking bays resulting in some design changes to the Residential Street area. The MDA process also gave rise to a number of comments which affected the design of the space, these are outlined below in blue along with a description of design responses.

The octagonal form of Block B combined with parking immediately to the south of the block resulted in a poorly defined threshold between the Central Courtyard and Residential Street and an inferior quality of arrival space for Block C.

Parking within the street was rationalised to enable additional spaces to be accommodated as parallel bays adjacent to non residential spaces in Block C. This allowed the extension of the Central Courtyard to Block C entrance and a clearer definition of the threshold with the Street.

Concerns were raised over the quality of residential private amenity along the Street.

The ground floor layout was revised to allow the majority of private amenity to be incorporated within communal courtyards. A minimum of 2m width defensible planting buffer was provided to all ground floor residential units along the Street.

The panel felt the area in the South West corner of the site was dominated by Network Rail access and allowance for future parking provision and should be reconsidered to provide additional communal amenity. A ball games area was suggested as a potential use.

A basketball half-court and residents garden area have been provided in the South West corner. Following further comment in the Chairs review, the design was refined to combine the half-court and Network Rail access to further reduce vehicle dominance.



RESIDENTIAL STREET (SOUTH) - ORIGINAL APPLICATION (JANUARY 2019)



SOUTH WEST CORNER - ORIGINAL APPLICATION (JANUARY 2019)



RESIDENTIAL STREET (SOUTH) - ADDENDUM (NOVEMBER 2019)



SOUTH WEST CORNER - ADDENDUM (NOVEMBER 2019)

Network Rail maintenance access is provided via the vehicular access route into the site and includes accessible carparking to suit Transport for London (TfL) recommendations (3% min). As a low traffic space, this area is envisaged as a 'shared zone' or 'home zone' providing the opportunity for additional play space for children and shared access for pedestrians and cyclists into the main body of the site.

Trees and other planting are integrated into the corridor and provides a softening and screening to separate this zone from the residential buildings.

An existing hedge / 'green wall' is retained and extended along the western boundary to the rail corridor, providing effective visual screening to this aspect.

The triangle of land in the south west corner of the site provides an opportunity for more significant recreational space with a basketball half-court and garden area for residents



KEY PLAN



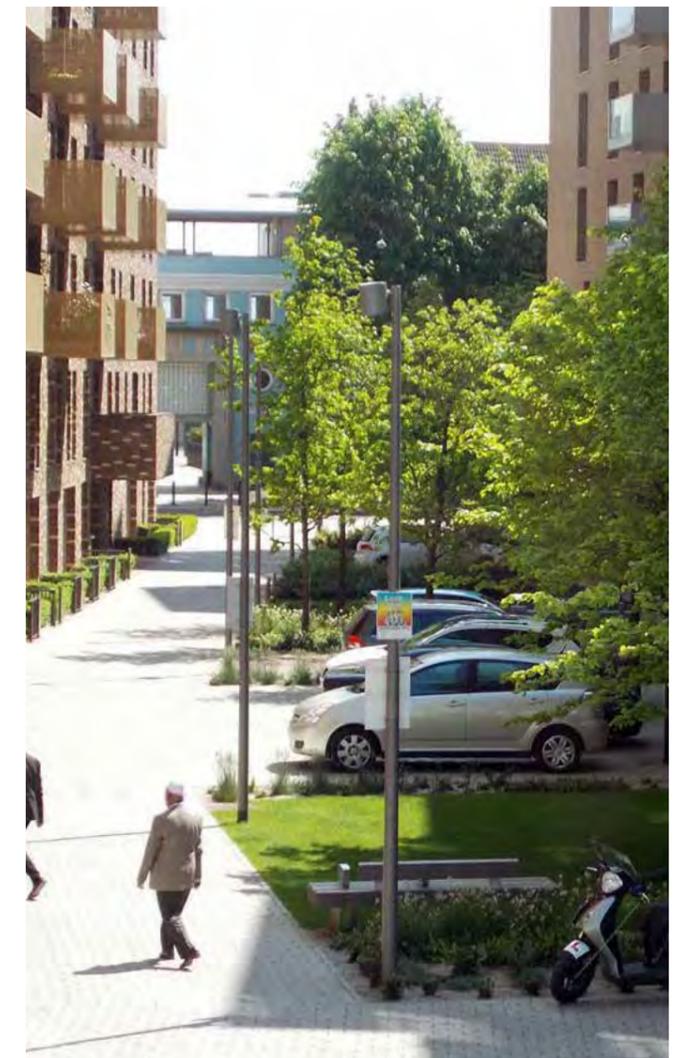
STREETSIDE PLANTING, CHANGE IN MATERIALS SUGGESTS PEDESTRIAN PRIORITY



EXISTING GREEN SCREEN TO BOUNDARY



DEFENSIBLE PLANTING TO GROUND FLOOR UNITS



ACCESSIBLE PARKING BAYS

1.16 Residential Street - Carpark 1 Design

KEY

①	Accessible parking spaces
②	Delivery bay
③	Defensible planting
④	Access to Central Courtyard via arched threshold
⑤	Service access road
⑥	Play-on-the-way
⑦	Existing green screen retained and enhanced



LANDSCAPE MASTERPLAN EXTRACT - CARPARK 1



PLAY ON THE WAY



POCKETS OF SEATING AT THRESHOLD TO COURTYARD



NATIVE PLANTING TO SITE BOUNDARIES



DEFENSIBLE PLANTING

1.17 Residential Street - South West Corner Design

KEY

①	Service access road
②	Vehicle turning area
③	Network Rail access
④	Network Rail gates
⑤	Amenity garden area
⑥	Basketball half-court
⑦	Secure fence line to Courtyard (residents fob access)
⑧	Defensible planting
⑨	Existing green screen retained and enhanced
⑩	Screening to southern boundary



LANDSCAPE MASTERPLAN EXTRACT - SOUTH WEST CORNER



DEFENSIBLE PLANTING



BASKETBALL HALF COURT



RESIDENTS GARDEN



TREE PLANTING BETWEEN ENTRANCES AND PARKING

1.18 Residential Street - Block E Ground Floor Landscape and Bus Layover Design

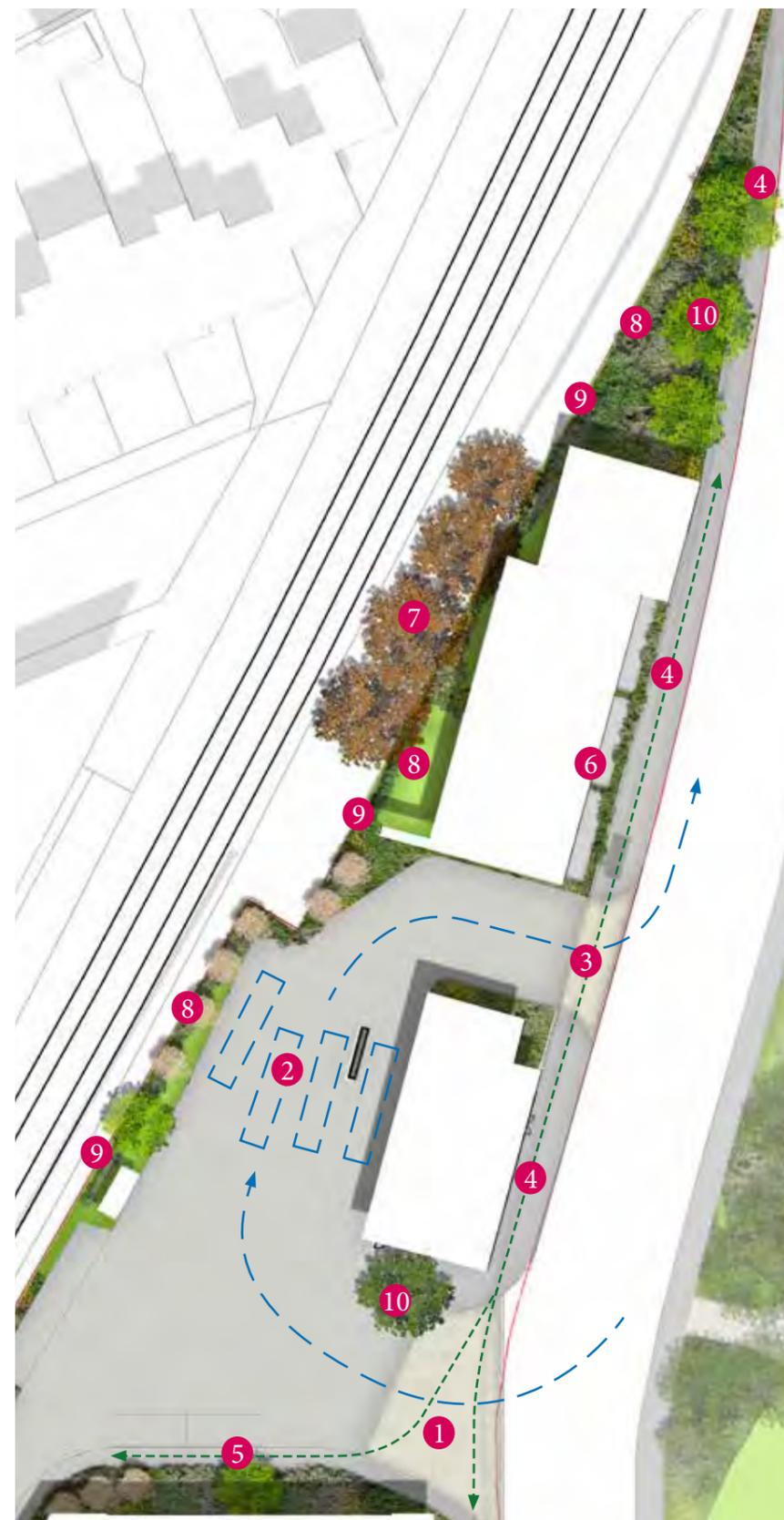
The ground floor landscape around Block E has been designed to balance the requirement for re-provision of the bus lay-over with the needs of pedestrian users and block residents.

Buses will enter the site via the existing junction from Manor Road and turn in beneath the block where four waiting spaces are provided. The space is designed to allow buses to leave from all spaces independently without the need for queueing. Buses will leave via a new exit onto Manor Road to the north of the existing junction.

A 3m width footway is provided along the front of the block providing a comfortable environment for north-south pedestrian movement. This narrows to a minimum width of 2.2m at the pinch point to the north. A change in surfacing at vehicle crossovers helps direct pedestrian movement and signals to drivers the change in character at these potential points of conflict. A secondary footway links Manor Road to the Neighbourhood Street at the back of the development and provides a safe route for pedestrians past the bus waiting area.

Residential entrances along Manor Road are set back from the footway to provide defensible space around front doors.

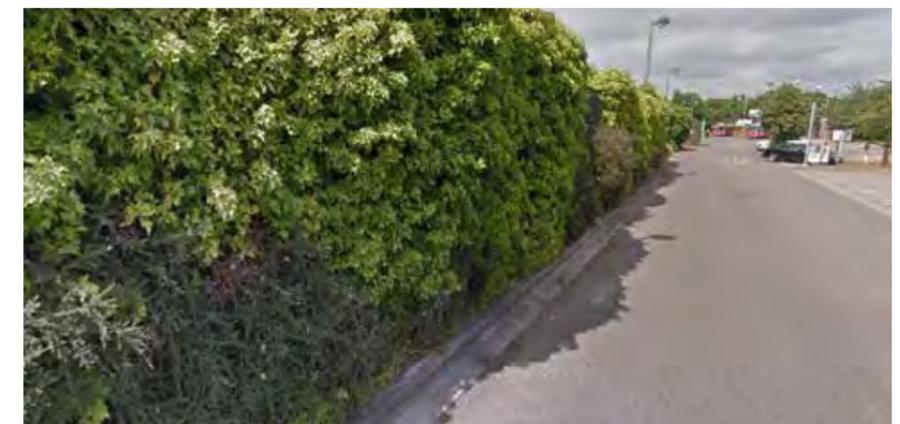
Existing trees are retained where possible along the western boundary. New trees and specimen shrub planting combined with the extension of the green screen fence enhances this buffer to the adjacent railway. New street tree planting to the north and south of Block E enhances the Manor Road streetscape.



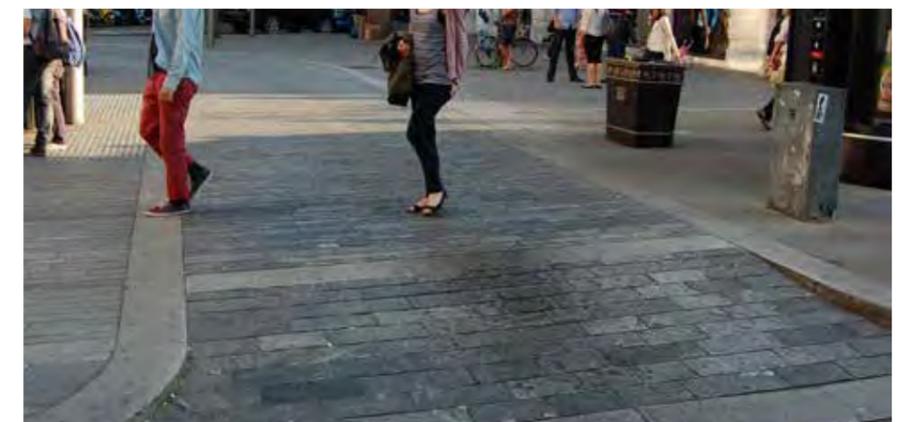
LANDSCAPE MASTERPLAN EXTRACT - BLOCK E GROUND FLOOR

KEY

1	Existing junction
2	Bus waiting area
3	New exit on to Manor Road
4	Manor Road footway
5	Footway link to Neighbourhood Street
6	Defensible space to entrances
7	Existing trees retained
8	Proposed buffer planting
9	Green screen fence
10	Proposed street trees



EXISTING GREEN SCREEN RETAINED AND EXTENDED



CHANGE IN MATERIALS AT VEHICLE CROSSOVERS

1.19 Private Terraces and Defensible Edges

At the MDA Chairs Workshop session, the team were encouraged to think carefully about how each individual residential unit related to ground floor public realm to create a high quality of life for residents. The following pages outline the approach to these interfaces across the site whilst specific comments relating to this aspect of the design are outlined below in blue along with a description of design responses.

The MDA expressed concern over raised private terraces overlooking Manor Road, that these were unlikely to be used and might encourage residents to erect their own screening with negative impacts on the streetscape. It was suggested that if these were changed to dual aspect units with private amenity facing onto the communal courtyard the frontage onto Manor Road could become more ornamental gardens.

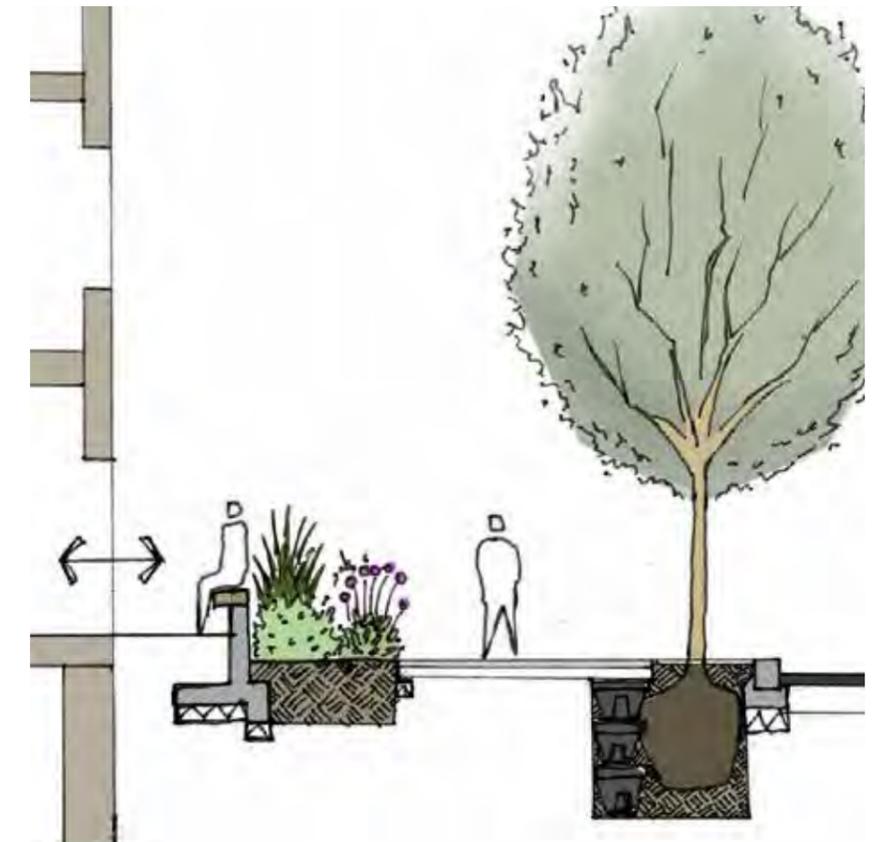
The ground floor layout was revised to create dual aspect units (refer to Architects plans). Spaces along Manor Road were revised to become smaller terraces with a more significant planting buffer and railing. These would provide residents with the option of using them for example as growing space for pot plants whilst providing a more private amenity space to the rear.

The Chair felt that where private terraces faced onto the Central Courtyard there was a risk residents would enclose these with fencing and suggested these units should be reconsidered.

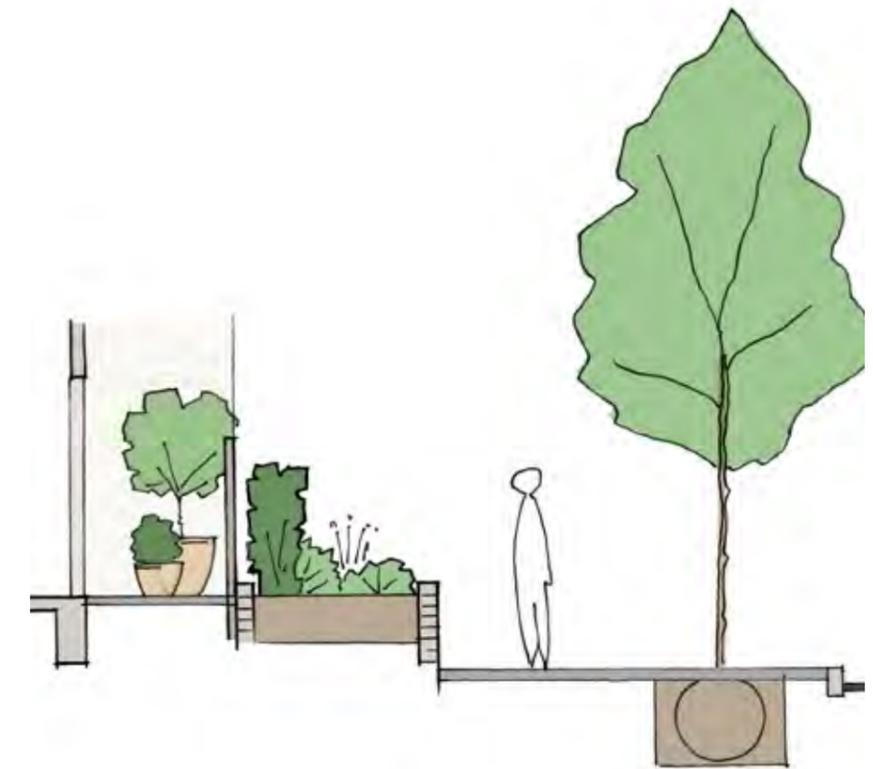
The Central Courtyard was re-designed as a more residential character of space, the design took into consideration the location of private amenity in the layout of hard and soft spaces to provide a significant planting buffer to these spaces.

The Chair expressed concerns over private amenity spaces along the Network Rail access route, that these were uncomfortably narrow and did not feel secure.

Internal layouts were revised to allow private amenity spaces to be provided within communal courtyards instead with minimum 2m defensible planting buffer adjacent to all residential units on the Network Rail access.



MANOR ROAD TERRACE - ORIGINAL APPLICATION (JANUARY 2019)



MANOR ROAD TERRACE - ADDENDUM (NOVEMBER 2019)

Individual private amenity space is provided to each unit in accordance with Local Authority requirements. Ground floor units have a private terrace or small court outside their main living space and sized to suit the number of bedrooms - min. 5 sqm with a minimum internal width of 1.5m. Each space is partially screened with planting or built screen or fence to reinforce defensible character.

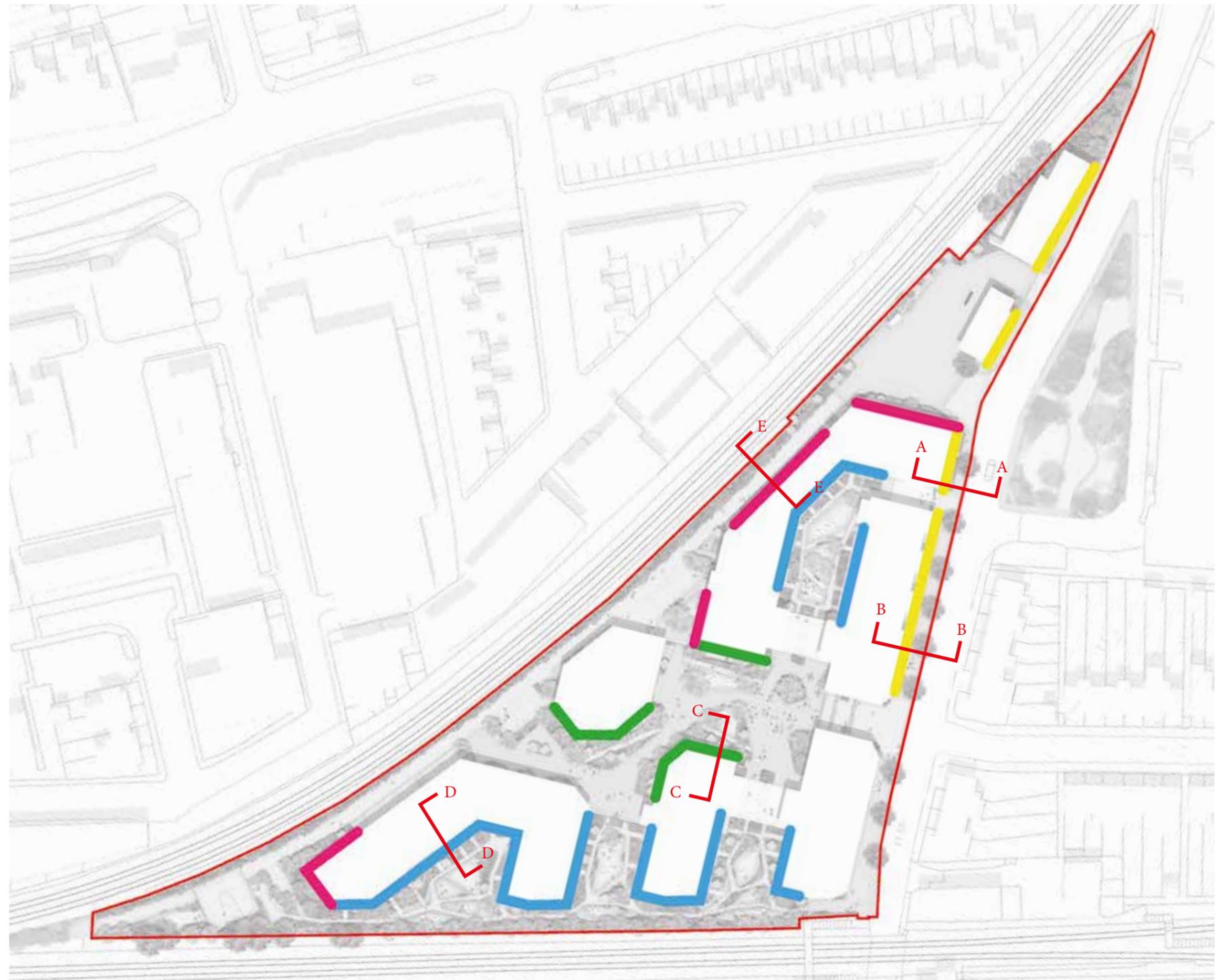
Upper floor units are provided with a balcony to suitable size based on accommodation within each unit (refer Architectural chapter).

Ground floor residential units with windows adjacent to public space are provided with a generous buffer of defensible planting for improved privacy.

Typologies of defensible space and private terraces differ between character areas allowing a level of privacy and security suitable for each situation.

KEY

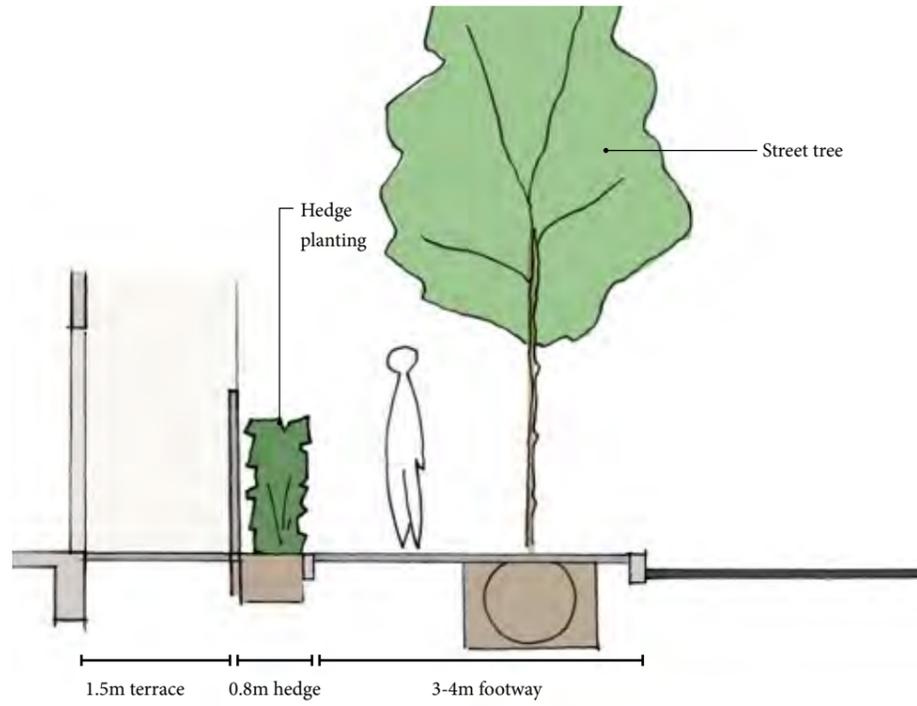
	Type 1: Street Frontage
	Type 2: Central Courtyard edge
	Type 3: Communal Courtyard
	Type 4: Homezone



PRIVATE TERRACES AND DEFENSIBLE EDGES PLAN



1.20 Typical Edge Conditions



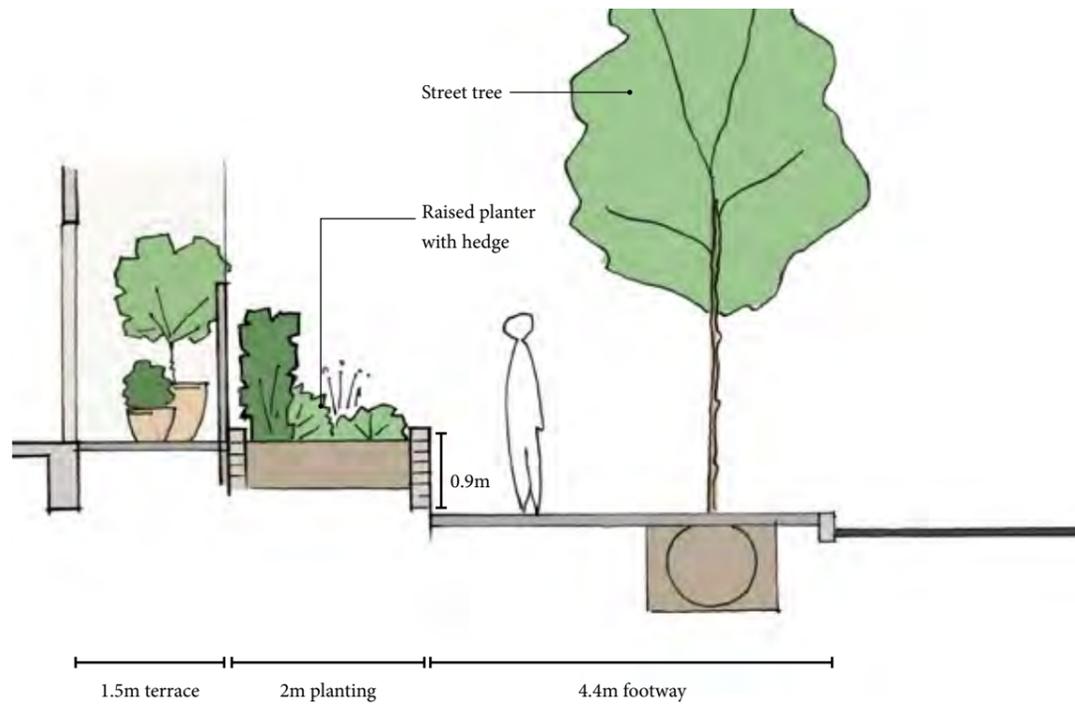
A-A TYPE 1: STREET FRONTAGE - BLOCK E / BLOCK A SOUTH



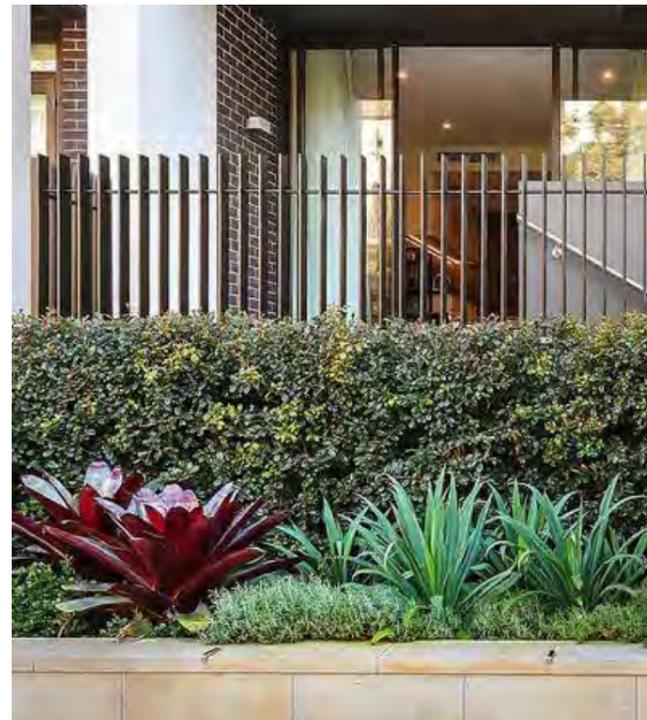
RAILING AND HEDGE TO FRONT GARDENS



DEFENSIBLE SPACE TO STREETSIDE ENTRANCES



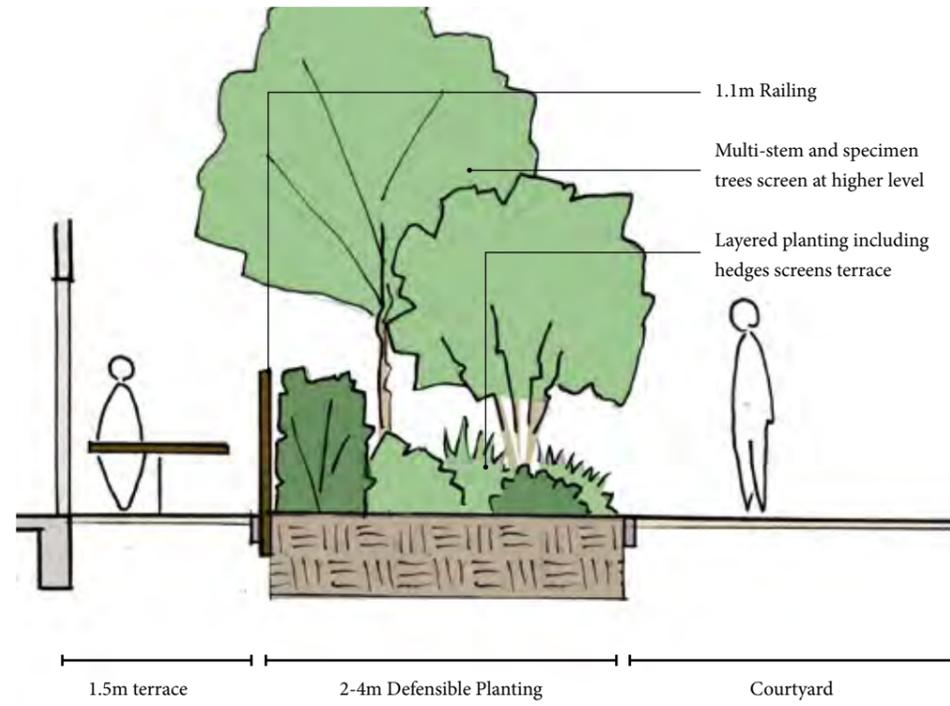
B-B TYPE 1: STREET FRONTAGE - BLOCK A SOUTH



RAISED PLANTER, HEDGE AND RAILING



SPACE FOR PLANTING POTS



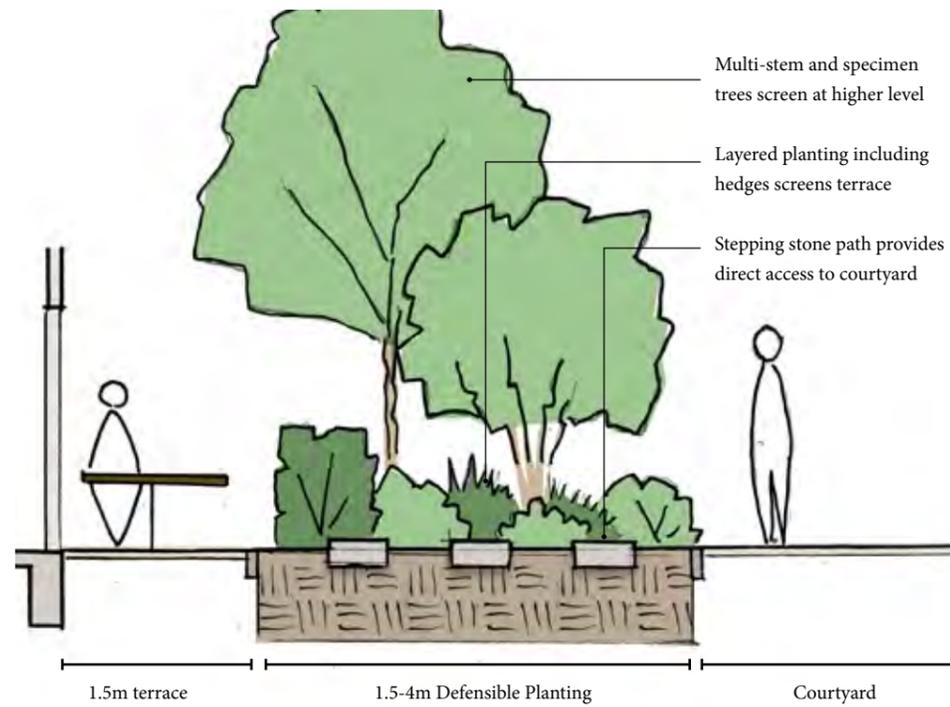
C-C TYPE 2: CENTRAL COURTYARD



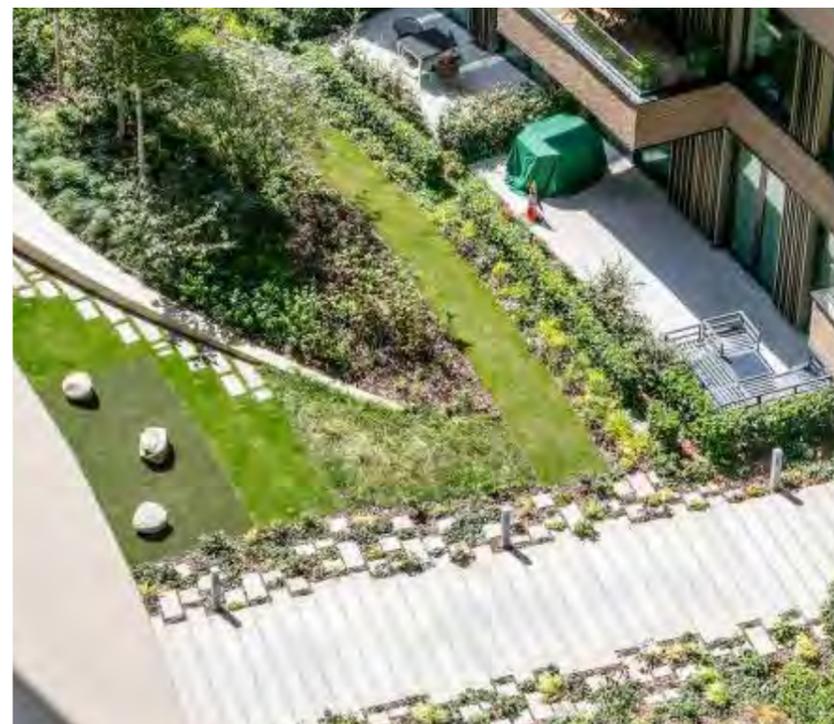
PLANTING AND RAILINGS TO PRIVATE TERRACES



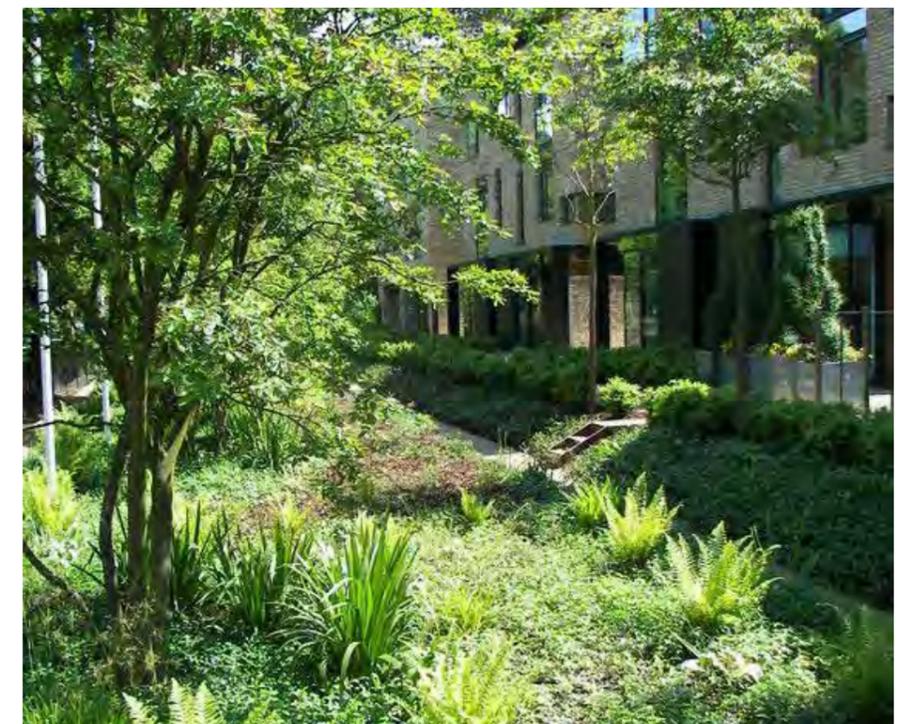
DEEP PLANTING BEDS



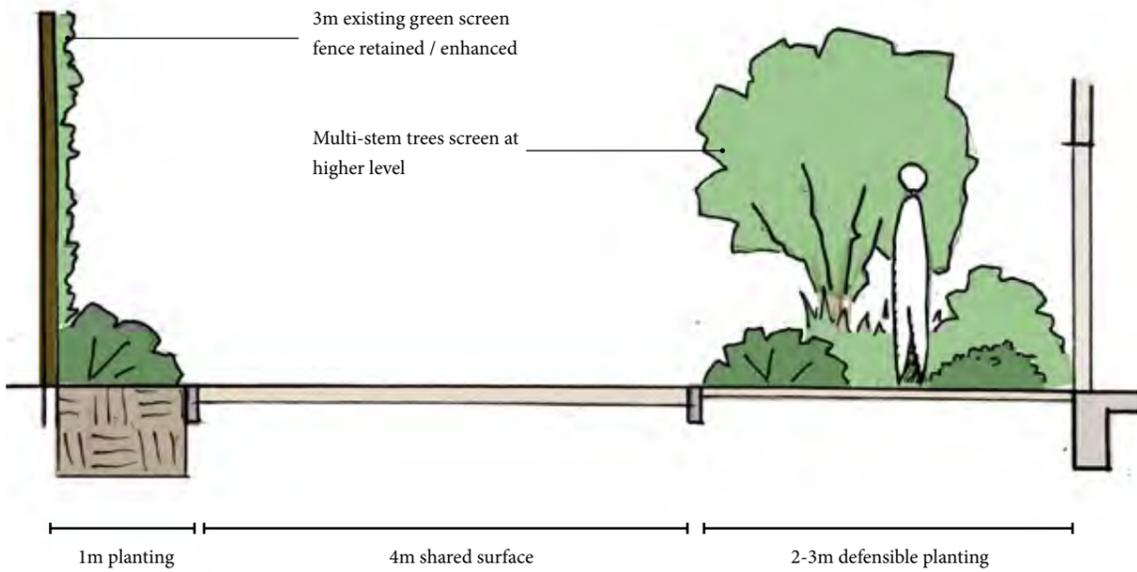
D-D TYPE 3: COMMUNAL COURTYARD



SOFTER TRANSITION FROM PRIVATE TO SHARED SPACE



PLANTING PROVIDES PRIVACY



ENTRANCES TO PLANT ROOMS ETC

SCREENING TO EDGE OF SITE

E-E TYPE 4: HOMEZONE



TREES AND MULTI-STEM SHRUBS SCREEN AT HIGHER LEVEL

DEFENSIBLE PLANTING

1.21 Security Strategy

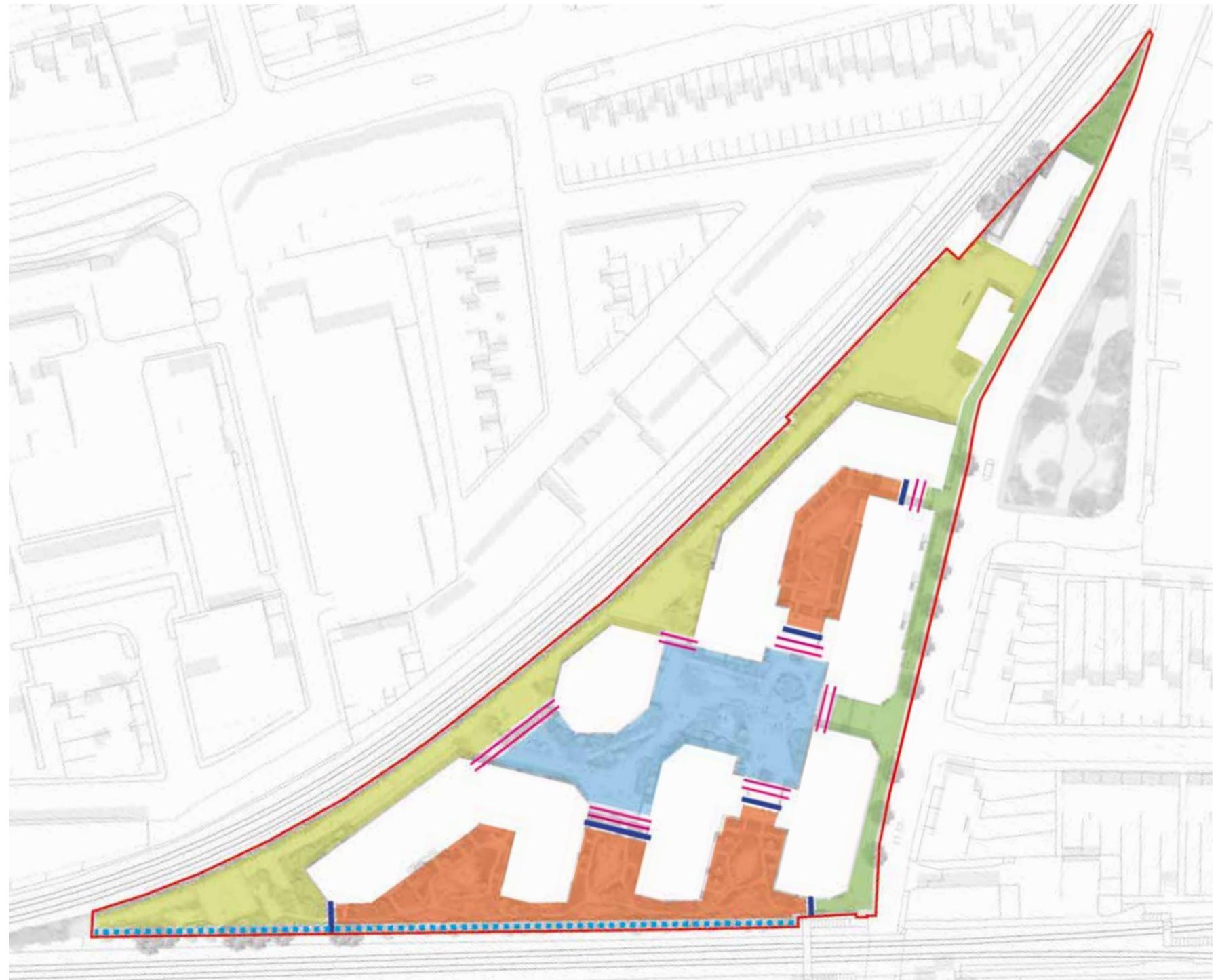
The Central and Communal Courtyards are defined and partially enclosed by built form. Communal Courtyards are fully enclosed to prevent access to non-residents with fob controlled gateways. The Central Courtyard is open to the public with transitional spaces creating clearly defined thresholds that suggest a change in character from public realm to neighbourhood square.

The service road / access along the western side is open but there is limited access from Manor Road and a more domestic scale driveway character discourages general public access.

A 2.4m brick screen wall has been included at the southern edge to meet Acoustic report recommendation, elsewhere existing boundaries to railways are retained.

KEY

	Public realm
	Central Courtyard (public)
	Private Courtyards
	Service / Access
	Transition (unsecured)
	Gated (secure)
	2.4m max brick screen wall



SECURITY STRATEGY PLAN



1.22 Access Strategy

Clearly defined circulation strategy with a legible hierarchy of routes supports wayfinding and maximises site permeability.

The main entry from Manor Road into the Central Courtyard is clearly defined by the design of the threshold and relationship to surrounding street pattern. Immediately within the Courtyard, a wide circulation space with clearly defined paths and views to entrances serves to orientate visitors.

Secondary access points from Manor Road allow residents to directly access Block A, C and D courtyards via fob controlled gates.

Within communal courtyards, circulation routes convey users to building entrances and direct access paths to ground level units.

The existing bus layover is re-provided to the north of the site adjacent to Block E.



ACCESS STRATEGY PLAN



KEY

	Primary circulation
	Secondary circulation
	Direct ground floor residential access
	Residential lobby access

1.23 Vehicle Access and Servicing Strategy

The Homezone street is designed to accommodate all everyday vehicle access. Accessible parking bays are integrated into the street design along with loading bays for servicing and refuse collection.

A managed waste collection allows all refuse to be collected from designated pick up points along this route.

Fire and emergency vehicles are able to access via the homezone but can continue and turn around in the Central Courtyard allowing them to reach all cores.

Loading and deliveries for the residents is centred on the Concierge location in Building B with centralised collection or managed distribution throughout the site.

The existing bus layover is re-provided to the north of the site. Buses will enter the site via the existing junction from Manor Road with layover spaces provided behind Block E. Buses will the exit via a new junction to the north of the existing.

KEY

	Vehicle access routes
	Emergency vehicle only
	Emergency vehicle access
	Waste Collection point
	Bin stores
	Bin holding area
	Deliveries
	Bus access



VEHICLE ACCESS AND SERVICING STRATEGY PLAN



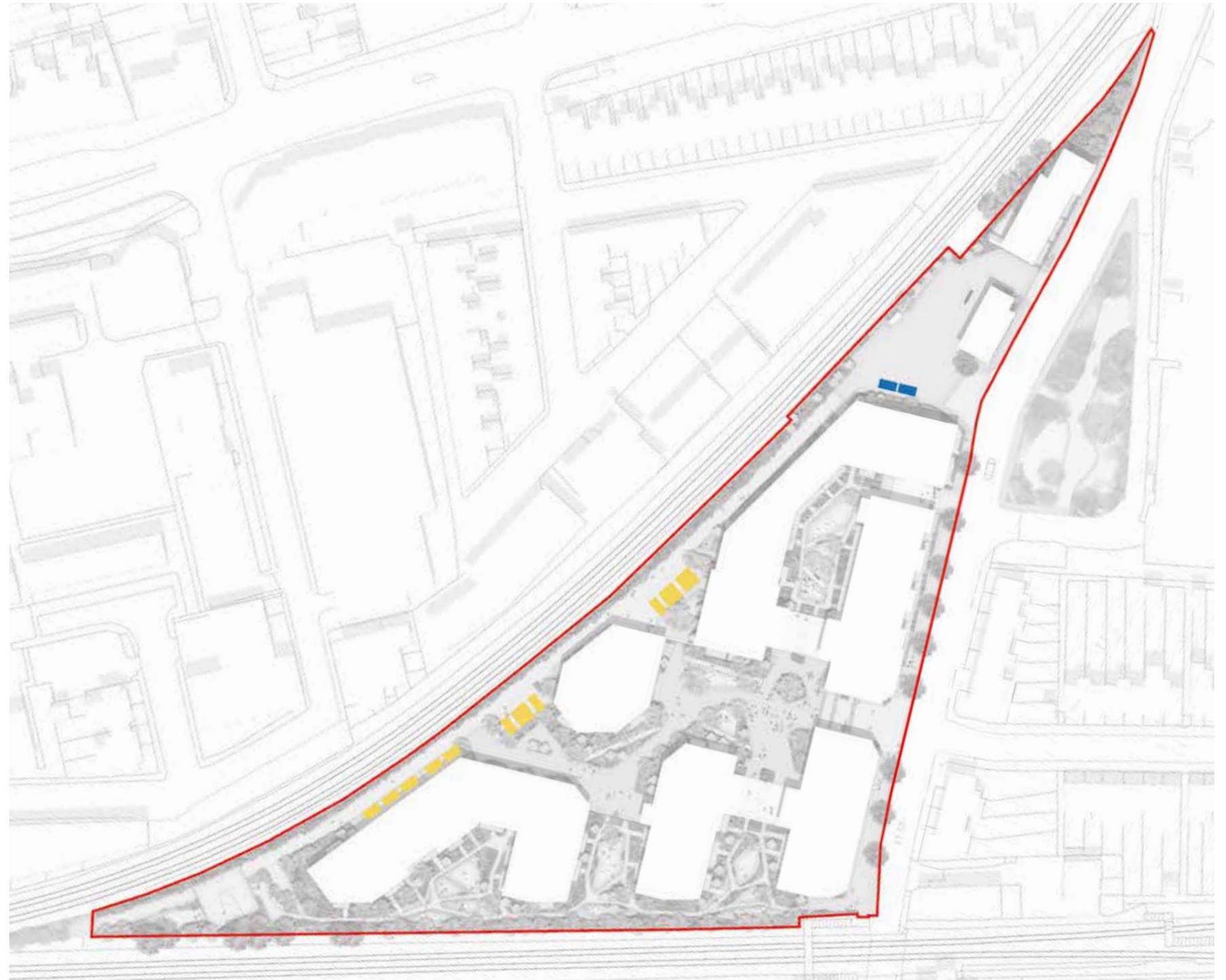
1.24 Carparking Strategy - 3% Provision

The site design is effectively car free, reducing congestion and air pollution, in accordance with the preferred direction of the local authority (LBRuT), GLA and in consideration of the high PTAL rating for the site (PTAL 5).

Accessible car parking spaces are provided on site for 3% of units (14 No spaces) to comply with Draft London Plan (2019) requirements.

There are also two Car Club spaces provided adjacent to the entrance to the site, and discussions are underway with local Car Clubs to deliver this option for the site and surrounding residential area.

Electric vehicle charge points (EVCP) will be provided in carpark areas, including Car Club spaces (1 No.) as outlined in Electrical Services Report, with the capacity to increase the number of charge points in the future, with expanded provision of parking spaces or increased prevalence of electric vehicles. Bus stands will be designed with passive electric vehicle provision available to all stands as requested by TFL.



PARKING STRATEGY PLAN - 3% PROVISION

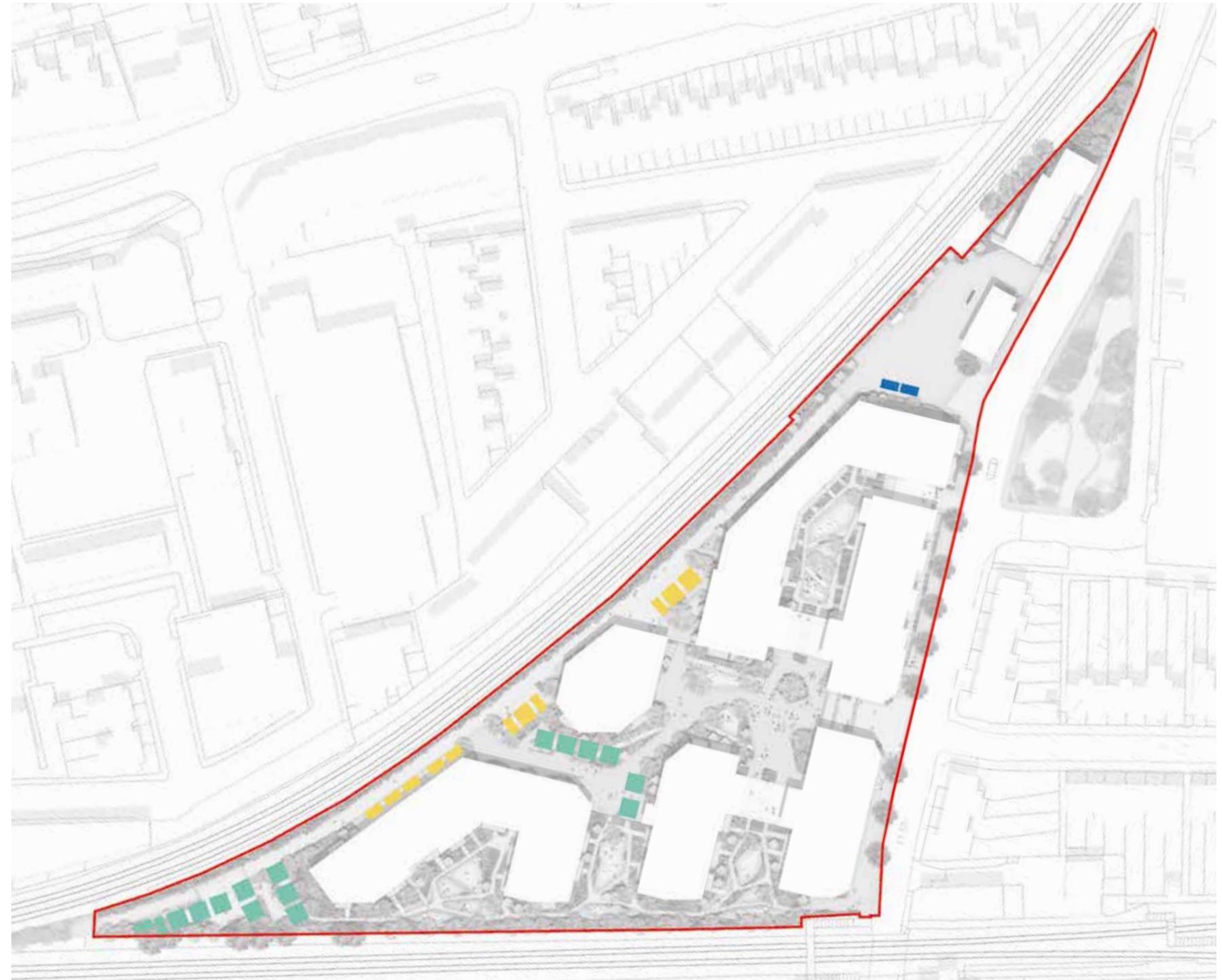


KEY	
	Accessible Parking Spaces (14no)
	Car club spaces (2no)

1.25 Carparking Strategy - 10% Provision

The design allows for future expansion of accessible car parking provision to 10% of units (30 No. additional spaces) to comply with Draft London Plan (2019) policy. This has been considered in the site layout.

The plan opposite indicates space for potential addition of new bays, this would result in some loss of landscaped areas in the south west corner of the site and adjacent to Block C however the layout has been considered to minimise the impact of this change. Furthermore the potential additional car parking would have no impact on designated play provision.



PARKING STRATEGY PLAN - 10% PROVISION



KEY

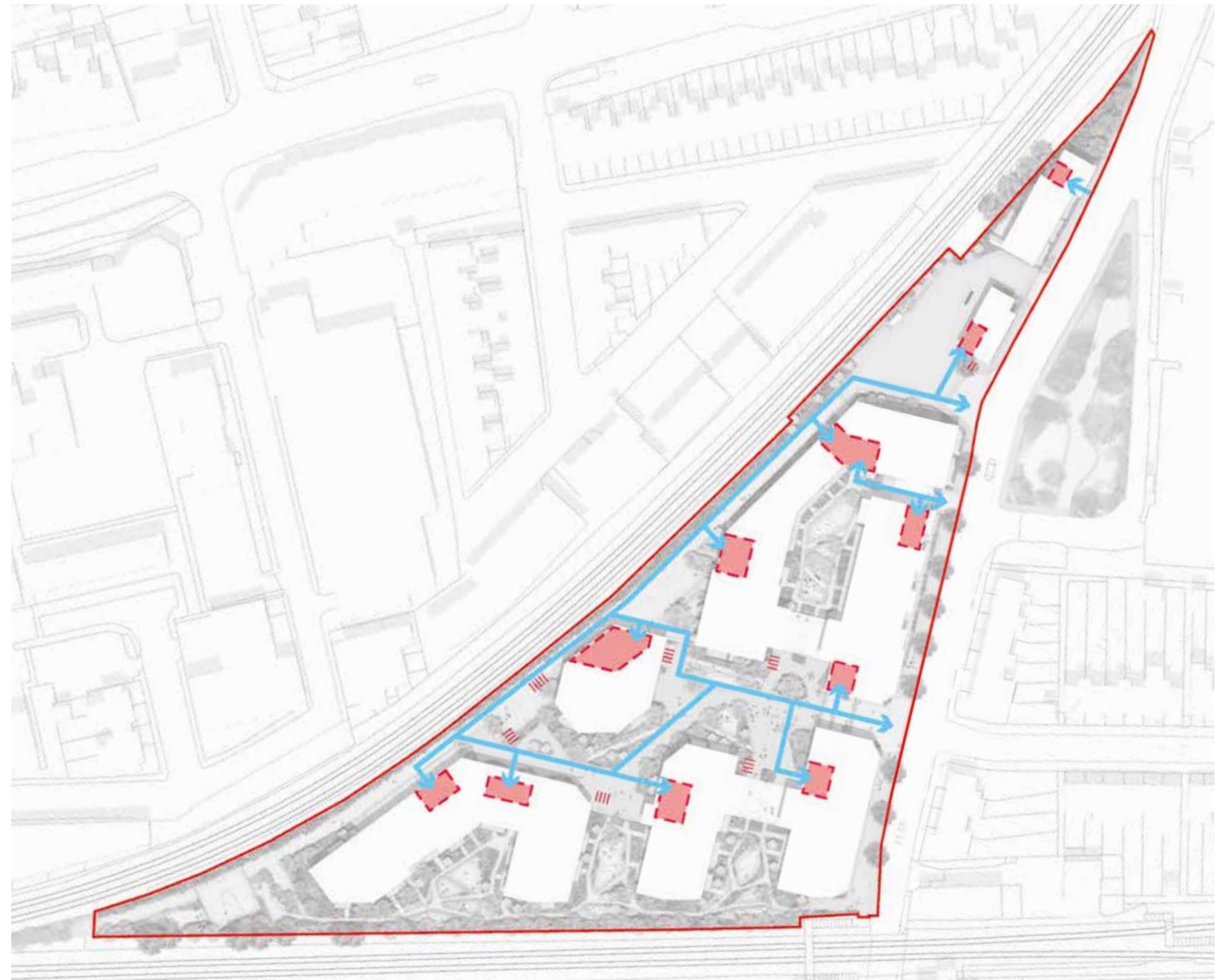
	Accessible Parking Spaces (14no)
	Car club spaces (2no)
	Additional Accessible Parking spaces (30no)

1.26 Cycle Strategy

The site can be accessed by cyclists from several points along Manor Road, either via the Central Courtyard, directly into Communal Courtyards or via the Homezone.

The previous application housed long stay cycle parking within the basement. As part of the design development this has been relocated to the groundfloor within spaces that would not provide sufficient quality as residential units. This change has also allowed accessible parking to be removed from key areas of public realm and relocated adjacent to cycle storage along the Street.

40no. short term cycle spaces are provided in the public realm for residential units, commercial space and police facility in accordance with New Draft London Plan standards.



CYCLE STRATEGY PLAN



KEY

	Cycle Access Routes
	Cycles stores - ground floor
	Short-term cycle stands (40 cycle spaces)

1.27 Hardscape Strategy

The landscape design builds upon the masterplan concept to ensure that both the public and private realm are of a quality and robustness that is appropriate to the physical disposition of the site, as well as conveying a unifying character within the context of the existing surroundings. Importance is given to the appropriateness of the materials with regard to place making and their long term performance, including the selective use of high quality materials to enhance the setting of the buildings and footways.

DESIGN PRINCIPLES:

- Elements in the public areas reflect the different uses, assist orientation around the site and tie the space together into a cohesive whole.
- The design and placement of all the elements respond to the architecture of the development through sympathetic, appropriate and consistent materials, textures and scales.
- The combined suite of high quality elements create a positive, inclusive and inspiring residential environment.
- The designed components of the residential realm include an appropriate level of lighting and contribute to the creation of a secure environment by minimising the potential for concealment.
- All elements are suitably robust and able to tolerate the stresses of a residential environment over a long period of time.

All elements are to provide a sufficient level of comfort and amenity but also aim to minimise clutter and visual confusion. The broader public realm offers continuous, distinct civic spaces. High quality landscaping will carry across all aspects of the urban realm within the site. A palette of materials is identified which, together with the streetscape elements specified, define the character of the area. Surface treatments will be continuous across the scheme to unify the area and assist in orientation. The materials and finishes will complement the paving materials.

TYPICAL HARD MATERIALS

A robust palette of materials is proposed. The materials selected are hard wearing, easy to maintain, and responsive to the site design concept. The durability of materials is vital due to the high levels of anticipated footfall, vehicular movements and regular cleaning of the hard landscape areas. Vehicle access routes (service and emergency) into the site will use a consistent finish to link between the Homezone and Central Courtyard, while prioritising pedestrian movement along these routes. These shared surfaces are proposed as permeable (resin bound gravel) to increase permeability of overall site and improve water infiltration as well as delineate shared areas for pedestrian use.

Pedestrian pathways through courtyards and soft landscape areas are also permeable resin bound gravel or stepping stone paths through planting.

The Central Courtyard which forms the 'front entrance' to the development will be paved using high quality paving linking with the predominant public realm pavement materials. Communal courtyard areas and private terraces will use complementary paving. Furniture within the public realm will be simple and solid, capable of withstanding large amounts of wear and tear. The materials and finishes will complement the paving and building materials palette.

1.28 Hardscape Strategy - Materials Palette

KEY

	Concrete flags
	Granite paving with frame
	Granite slabs
	Granite setts
	Granite setts (colour mix)
	Resin bound gravel (permeable)
	Granite stepping stones
	Decking (private terraces)
	High quality block paving
	Porous asphalt games court
	Reinforced grass



HARD MATERIALS STRATEGY PLAN





CONCRETE FLAGS



GRANITE PAVING WITH FRAME



GRANITE SLABS



POROUS ASPHALT GAMES COURT



GRANITE SETTS



GRANITE SETTS (COLOUR MIX)



RESIN BOUND GRAVEL



REINFORCED GRASS



GRANITE STEPPING STONES



DECKING



HIGH QUALITY BLOCK PAVING

1.29 Planting Strategy

SOFT LANDSCAPE STRATEGY

TREE PLANTING

Planting softens the built form, humanises space, mitigates the microclimate and provides a seasonal sense of place. Tree planting can respond to residential structures and the choice of a particular tree species for an area is intended to establish an association for each. Planting plays a central role in softening the structure of outdoor spaces. The contrasts between soft and hard materials create diversity of experience.

Street tree planting forms a key element within the public realm. The selected tree species are located long the length of the frontage to provide a coherent streetscape and have been carefully located to ensure that they make a positive contribution to the public realm without impeding pedestrian flow or conflict with existing services.

The trees within the public realm have been specified sufficiently large to resist vandalism from day one and also provide an immediate visual impact.

Trees within the site courtyards will be established at smaller sizes and will be selected from a palette of smaller growing, more ornamental trees with attractive forms, good flowering, autumn colour or winter bark colour to provide residents with interest through the year by giving a sense of changing seasons and to improve biodiversity. The tree species proposed are illustrated in the palette on the following pages.

DESIGN PRINCIPLES

- Suitability in the form and eventual scale of the planting in relation to the spaces and elevations.
- The use of tree, shrub and perennial planting to enhance the design by strengthening the articulation of the space through helping to frame views and provide wayfinding.
- Appropriate in terms of settings and not pose threat or nuisance, for example with the specification of clear stem trees adjacent to public routes.
- Use of planting for wildlife enhancement
- The planting will be designed to promote a low maintenance regime that requires minimal attendance and watering once established.
- Follow National Joint Utilities Guidelines requirements when planting trees in the vicinity of services and buildings.

ORNAMENTAL PLANTING

Distinct plant lists have been prepared to support the aspirations of the character of each space and are selected to be suitably robust and appropriate to the specific microclimate of the spaces. Native plants will be used where possible, and supplemented by additional drought, shade and wind tolerant species as the conditions dictate.



PERENNIALS

Carex laxiculmis 'Bunny Blue'
(Creeping sedge 'Bunny Blue')



Phlox divaricata 'Blue Moon'
(Sweet william 'Blue Moon')



Carex divulsa
(Grey sedge)



Tiarella cordifolia
(Foam flower)



Liriope muscari 'Ingwersen'
(Big blue lilyturf 'Ingwersen')



Hakonechloa macra
(Japanese Forest Grass)



Euphorbia amygdaloides var. *robbiae*
(Mrs Robb's bonnet)



Penstemon digitalis 'Husker Red'
(Penstemon 'Husker Red')



Carex pendula
(Pendulous sedge)



Pachysandra terminalis
(Japanese spurge)



Polystichum polyblepharum
(Japanese lace fern)



Campanula trachelium
(Nettle-leaved bellflower)



Dryopteris affinis
(Golden shield fern)



Helleborus foetidus
(Stinking hellebore)



SHRUBS

Sarcococca hookeriana 'Winter Gem'
(Sweet box 'Winter Gem')



Hydrangea quercifolia 'Sikes Dwarf'
(Oak-leaved hydrangea 'Sike's Dwarf')



Corylopsis glabrescens
(Fragrant winter hazel)



Sarcococca confusa
(Sweet box)



Cornus mas
(Cornelian cherry)



Viburnum opulus
(Guelder rose)



Hamamelis x intermedia 'Arnold Promise'
(Witch hazel 'Arnold Promise')



1.30 Tree Planting Strategy

The addition of Block E will require the removal of an additional four individual trees and one group in the northern corner of the site.

These will be replaced by four new street trees along the Manor Road frontage to either side of the new block.

Overall the revised scheme will provide 141 new trees - an increase of 28 from the previously submitted scheme.

Tree species will be selected from the recommended palette to suit the purpose and situation within each location and to achieve the desired effect. Street trees will comply with Local Authority recommendations.

Central courtyard tree layout is based on an informal scattered rhythm of feature trees weaving through the space and supported by a secondary range of planting to the edges, containing the visual extent of this area.

Screen planting trees have been used to augment retained existing trees and hedge vegetation along the rail corridors and to create a visual buffer to the edges of the development.

Courtyards contain a range of colourful deciduous trees to add feature and colour to the landscape and to shade and frame use areas.



Amelanchier lamarckii



Acer ginnala



Malus everest



Prunus serrula



Betula nigra 'heritage'



Gleditsia triacanthos



Acer freemanii



Acer campestre 'Elsrijk'

1.31 Living Roof Strategy

The architectural forms of the buildings across the site are based on perimeter block forms around a central courtyard, offering a number of elevated spaces for residential amenity for private and communal use. The link buildings provide a landscaped terrace space for relaxation, active and passive recreation at fourth floor level, retaining a visual and physical connection to the ground level and adjacent landscape.

A number of taller buildings step back as they rise, creating additional private terraces at upper levels, typically facing south. The majority of these are private terraces for the contiguous units, while the larger space on Building B provides communal amenity for the residents of the development. Roof terraces are combined with building plant and equipment and sustainable energy devices (photovoltaic cells), as well as areas for living roofs.

The living roofs across the site contain wildflower mixes, which provide a large biomass with a range of plant species, offering biodiversity in flowers, habitat and food sources for a variety of local fauna.



LIVING ROOF STRATEGY PLAN



KEY

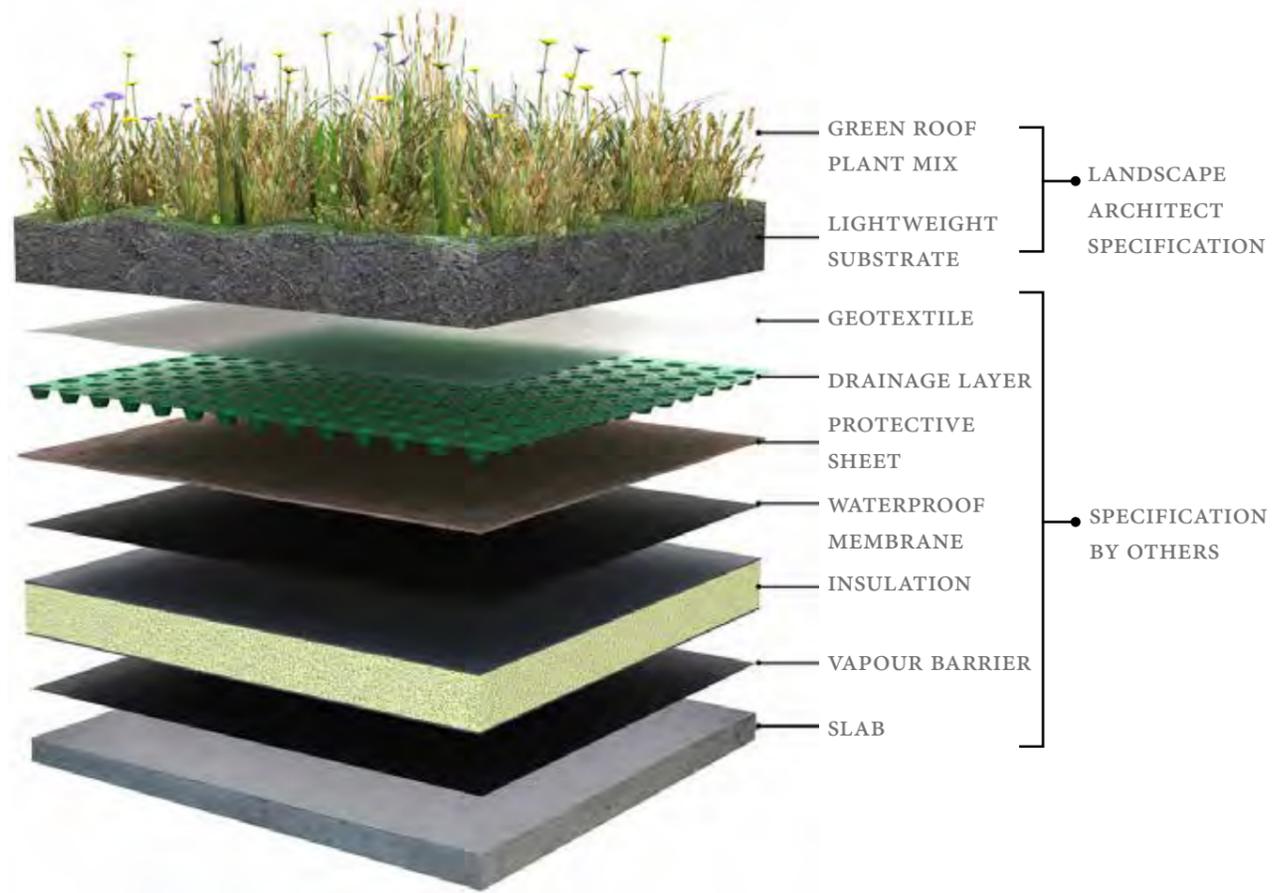
	Living roof
	Flats/Townhouses Private Terraces
	Communal Residential Amenity
	Photovoltaic cells with brown roofs
	Core/Plant area



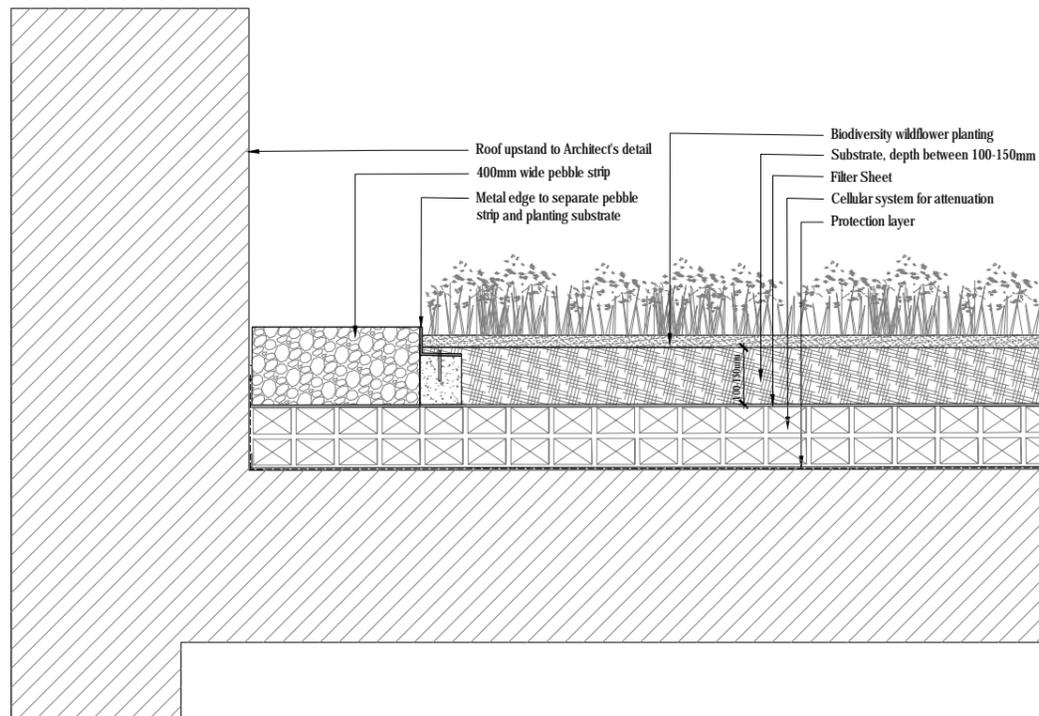
Botanical Name	Height	Blossom	Flowering Season
<i>Achillea millefolium</i>	8-40 cm	White	June-August
<i>Armeria maritima</i>	5-20 cm	Pink	April-October
<i>Bellis perennis</i>	3-12c m	White / Yellow	March-October
<i>Campanula glomerata</i>	3-30 cm	Blue	June-October
<i>Campanula rotundifolia</i>	15 cm	Blue	July-September
<i>Centaurea cyanus</i>	20-50 cm	Blue	June-August
<i>Centaurium erythraea</i>	10-40 cm	Pink	July-August
<i>Dianthus deltoides</i>	15-30 cm	Pink	April-October
<i>Echium vulgare</i>	30-60 cm	Blue	June-September
<i>Galium verum</i>	15-60 cm	Yellow	July-August
<i>Geum rivale</i>	20-40 cm	Pink	April-August
<i>Linaria vulgaris</i>	20-40 cm	Yellow	July-September
<i>Lotus corniculatus</i>	10-20 cm	Yellow	June-September
<i>Lychnis flos-cu-culi</i>	50-60 cm	Pink	May-August
<i>Papaver rhoes</i>	20-60 cm	Red	June-August
<i>Pilosella aurantiaca</i>	20-60 cm	Orange	July-October
<i>Prunella vulgaris</i>	5-20 cm	Purple	June-October
<i>Rhianthos minor</i>	30-50 cm	Yellow	May-August
<i>Saponaria officianalis</i>	20-40 cm	Light Pink	July-September
<i>Scabiosa columbaria</i>	15-50 cm	Blue	July-October
<i>Sedum acre</i>	5-10 cm	White / Yellow	July-August
<i>Silene uniflora</i>	8-25cm	White	June-August
<i>Silene vulgaris</i>	25-50 cm	White	June-August
<i>Thymus polytricus</i>	4-10 cm	Mauve	May-August



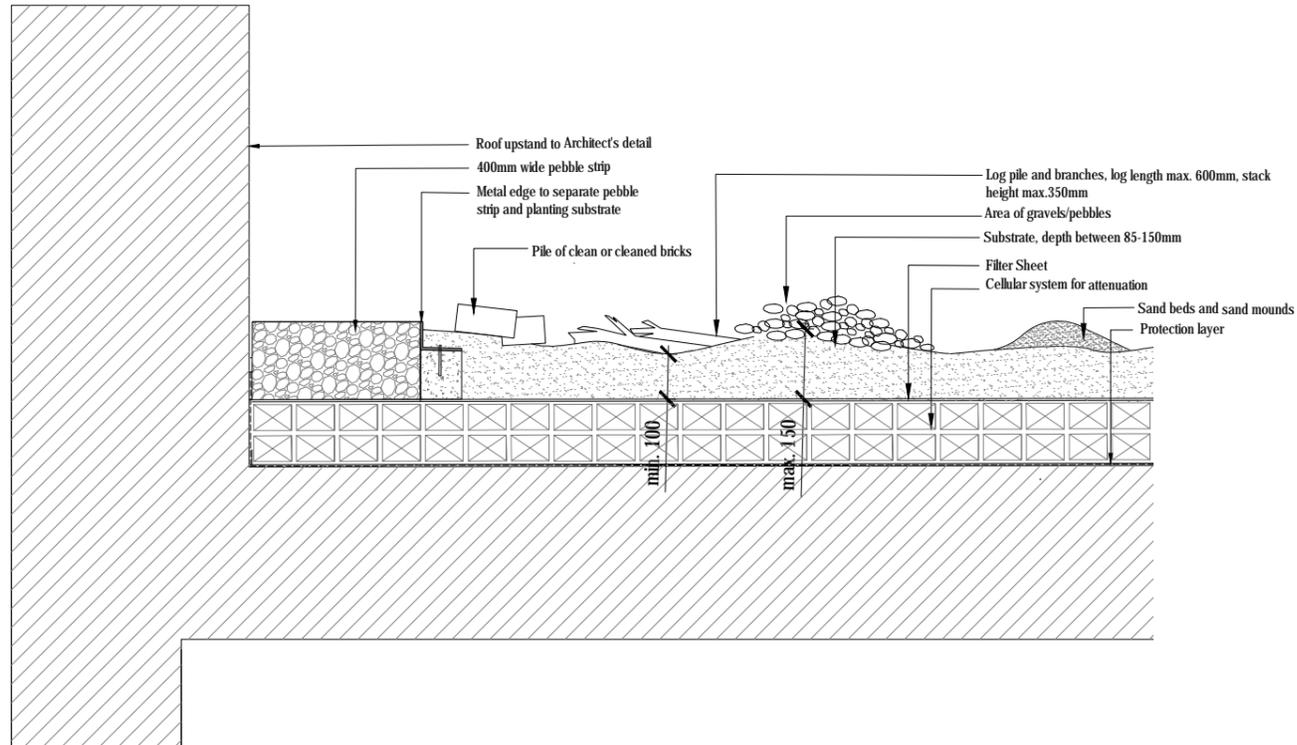
GREEN ROOF PLANTING INDICATIVE SPECIES LIST



GREEN ROOF PLANTING TYPICAL BUILD UP



GREEN ROOF TYPICAL DETAIL



BROWN ROOF TYPICAL DETAIL



ALLIARIA PETIOLATE



ECHIUM VULGARE



PAPAVER RHOES



GALIUM VERUM



BROWN ROOF PRECEDENT IMAGES



DAUCUS CAROTA



PRUNELLA VULGARIS



SILENE VULGARIS



RHIANTHOS MINOR

NATIVE WILD FLOWER SPECIES

1.32 Communal Roof Terraces

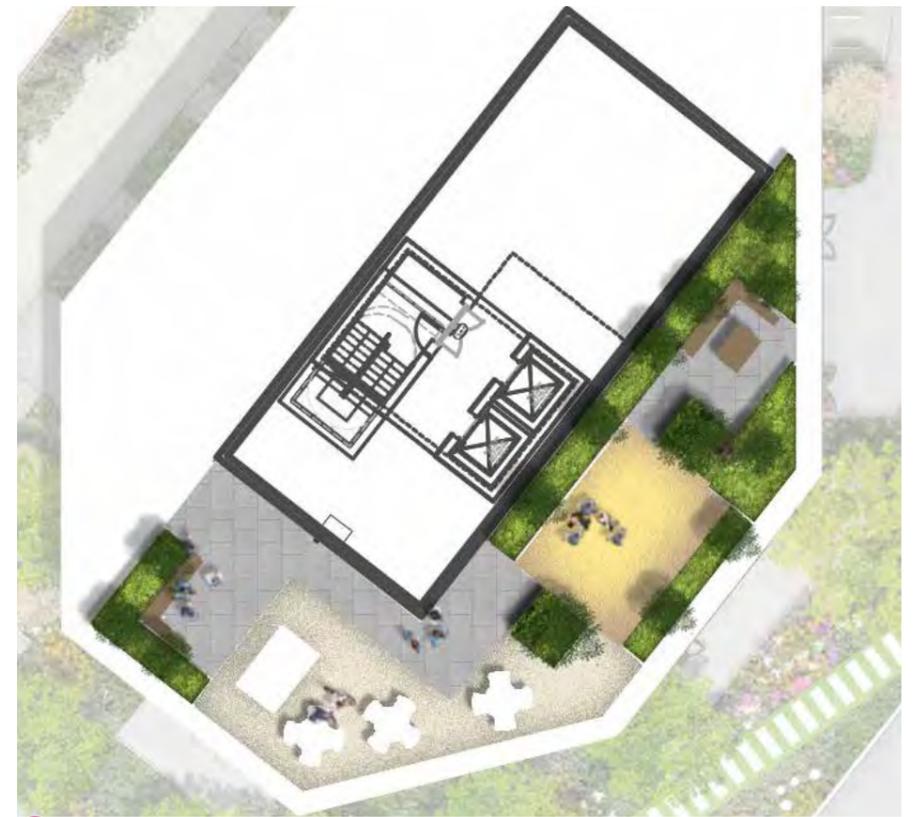
The roof terraces offer a private outdoor amenity space for residents, providing a unique and tranquil place on the top of the buildings. The design of each, feature a series of enclosed spaces defined for different uses. The simplicity of shapes is delineated by the disposition of raised planters which will provide protection from the wind while adding seasonal interest.

A combination of dining areas, with flexible spaces that could be either dedicated for yoga classes or other types of sports, or either as a stage for small theatre shows for children, is proposed. Calm spaces are provided with chaise longues to contemplate the view, or enclosed spaces with seating elements.

The material palette is simple, with the use of timber decking, concrete textured paving on pedestals, and timber in all the furniture.



1 BLOCK A COMMUNAL ROOF TERRACE



2 BLOCK B COMMUNAL ROOF TERRACE



3 BLOCK A AND C COMMUNAL ROOF TERRACE



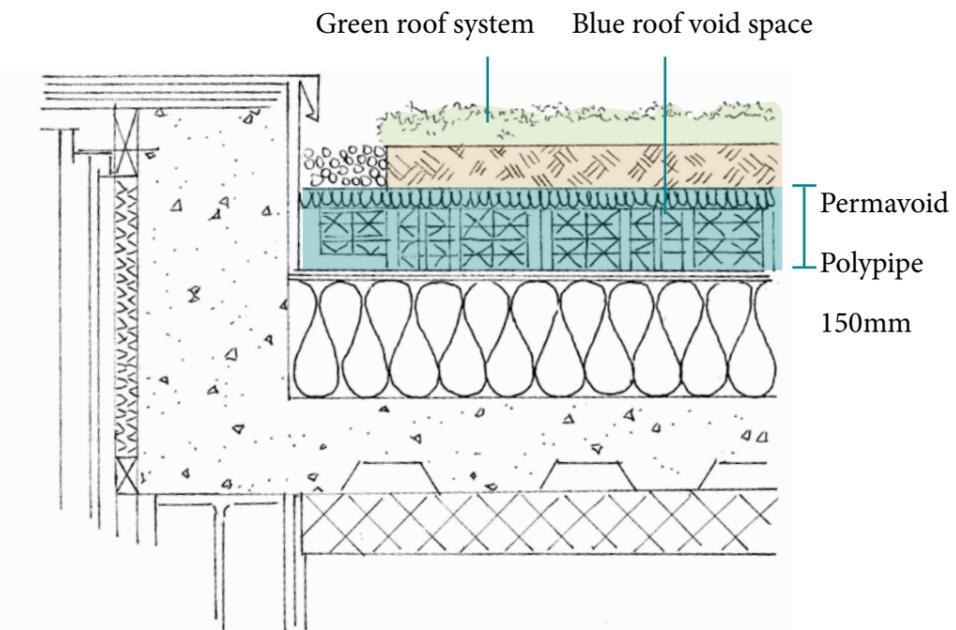
4 BLOCK D COMMUNAL ROOF TERRACE



1.33 Rain water attenuation

The drainage strategy for the site is predicated on the lack of a connection to Mains Sewer and the need to capture and infiltrate all storm water on site. (Refer Building Services section of this report)

All building roofs contain a blue roof storage capacity and two Attenuation tanks are provided in locations as shown to hold and infiltrate captured storm water. The blue roof storage extends under all other roof finishes - Living roofs, plant areas or communal terrace pavements and planting.



ATTENUATION STRATEGY PLAN



KEY

	Blue Roofs
	Attenuation tank

1.34 Existing Local Play Provision

KEY

	Site Boundary
	Allotments
	Recreational Green Spaces
	Park/Gardens
	Multi-sports Pitches
	Golf Courses
	Rugby Pitches
	Cricket Pitches
	Archery Pitches
	Tennis Pitches
	Pool
	Cemetery
	Woodland
	Actual Walking Distance
	Playgrounds



1.35 Play Strategy

The addition of Block E and overall increase in affordable housing provision has led to an increase in predicted child yield from the original application. Play requirement has also been recalculated in line with the revised GLA calculator.

Extra play equipment is proposed within Communal Courtyards to provide additional playable space. The change in character of the Central Courtyard to a softer space has allowed it to support increased play throughout. As described, a play terrace for younger children is also proposed on the roof of Block E.

Overall the scheme provides sufficient play space for the 0-4 and 5-11 age groups. The site is not deemed suitable for provision of more active play space for older children, this will be provided via off-site contribution.

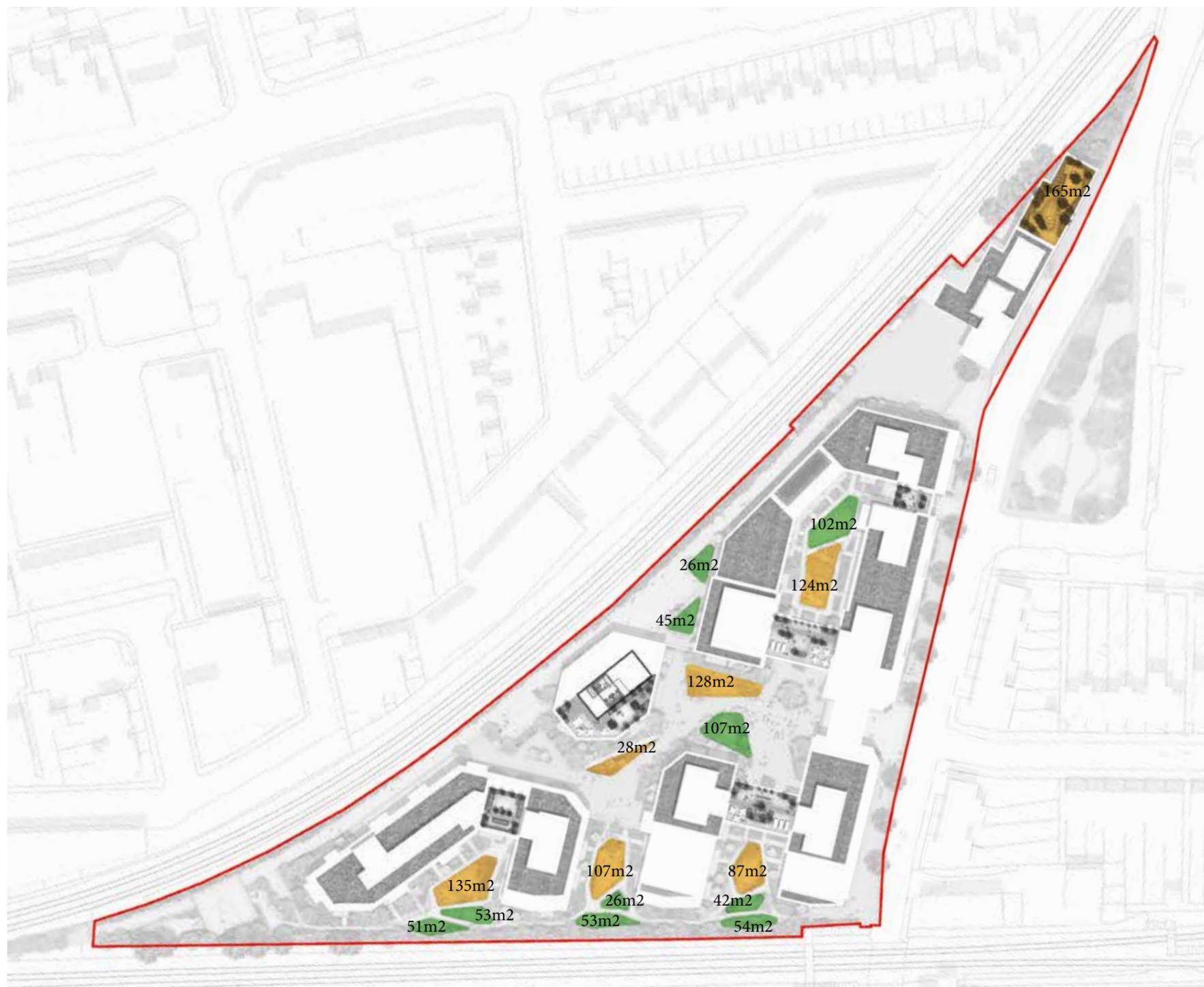
The following pages describe play provision throughout the scheme in more detail.

KEY

	Age Group	Required	Proposed
	0-4	749 m ²	774 m ²
	5-11	544 m ²	559 m ²
	12-15	158 m ²	0 m ²
	16-17	109 m ²	0 m ²
	TOTAL	1609 m ²	1333 m ²

Play space benchmarks used :

Play - 10 sqm per child



PLAY STRATEGY PLAN



Open Space and Play

The site lies in close proximity to a number of open spaces and recreational facilities in the immediate area. Extensive open space and recreational grounds south of the canal can be readily accessed from the site and offer a variety of sporting facilities for the older children (11yrs +) from the site. The preceding diagram indicates locations and travel distances from the site to each of these open spaces and details the facilities available at each location.

Site Play Provision:

Allocation has been made within each courtyard, including the public central space, for provision of play facilities and a playable landscape treatment incorporating a range of furniture and play elements for children aged from 0-11yrs. The designated areas (as recommended by SPG 'Shaping Neighbourhoods: Play and Informal Recreation') have been distributed across the site to suit current unit numbers.

0-4 Play:

- Required within 80M of all units front doors
- Climbable / balancing elements
- Playable landscapes
- Informal play in public spaces
- Fixed equipment
- Seating for carers

This age group is fully catered for, at required 10 Sqm / child with on-site areas distributed through the courtyards as indicated.

5-11 Play:

- Required within 400m of unit / site
- Landscaping to create natural feel, including changes of level
- Equipment integrated into the landscaping, that allows children to swing, slide and climb
- Seating area away from equipment

The design includes recommended space for this age group within the site distributed in private courtyards and common spaces, including the central public courtyard. In addition to this, some public playgrounds exist within proximity of the site as indicated on plan - at Raleigh Road (500m walk) and North Sheen Recreation Ground (550m walk) – just outside the recommended travel distances for this type of facility.

12+ Play:

- Required within 800m walk of the site
- Adventure playgrounds, Sport and recreation space – ball courts, pitches, MUGA fitness trails etc

No 11+ Play Space is provided on site due to restrictions in available site area and the intent to cater for a more organised sports form of recreation for this age group, as well as casual gathering spaces and informal play activities.

Wider Context Open Space:

Consideration has been made of the existing available play and recreational facilities for older children (11 yrs +) in the local area and the Context Plan indicates existing facilities within the recommended travel distances for the site and the current recreational and play facilities included at each location. These facilities predominantly cater for older children (10yrs +) with organised sports and recreation (cricket, rugby, archery, golf, swimming classes etc).

It is considered that a wide range of facilities exist in the locality and these are generally accessible from the site via local streets, with proposed improvements to the existing cycle path network assisting in providing safer and easier access.

Given the constrained nature of the site layout and the creation of a series of private courtyards wrapped by built form, the strategy for play is based on the following provisos and the current unit mix and numbers:

Existing Facilities within the catchment of the site:

- Richmond Cricket/Archery/Tennis Clubs
- Richmond Green
- Little Green
- Old Deer Park Pool
- Richmond Athletic Association
- Richmond Rugby
- Royal Mid Surrey Golf Club
- Royal Botanic Gardens Kew
- Richmond Park



SWINGING / CLIMBING

PLAYFUL TRAILS AND ROUTES

VARIED SURFACES



IN-GROUND TRAMPOLINES

SOUND PLAY ELEMENTS

PLAY INTEGRATED INTO LANDSCAPE

1.36 Play Strategy - Residential amenity courtyards - Block A design



PLAY SPACE PROPOSALS



1 INFORMAL PLAY FEATURES FOR YOUNG CHILDREN



2 IN GROUND TRAMPOLINES



3 PLAY LOGS



4 SLIDE



5 PLAY BOULDERS

1.37 Play Strategy - Residential amenity courtyards - Block C design



PLAY SPACE PROPOSALS



1
PLAY BOULDERS



2
PLAY LOGS



3
BALANCING FEATURES



4
IN GROUND TRAMPOLINES



5
SWINGS

1.38 Play Strategy - Residential amenity courtyards - Block D design



PLAY SPACE PROPOSALS



1
SWINGS



2
BALANCING BOARDS



3
BALANCING FEATURES



4
SEE-SAW



5
PLAY BOULDERS



PLAY SPACE PROPOSALS



SEE-SAW



INFORMAL PLAY FEATURES FOR YOUNG CHILDREN



PLAY LOGS



PLAY BENCHES



STEPPING STONES



BALANCING BOARDS

1.40 Play Strategy - Central Courtyard design



PLAY SPACE PROPOSALS



SCULPTURAL PLAY BOULDERS



STEPPING STONE TRAILS



SCULPTURAL PLAY FEATURE

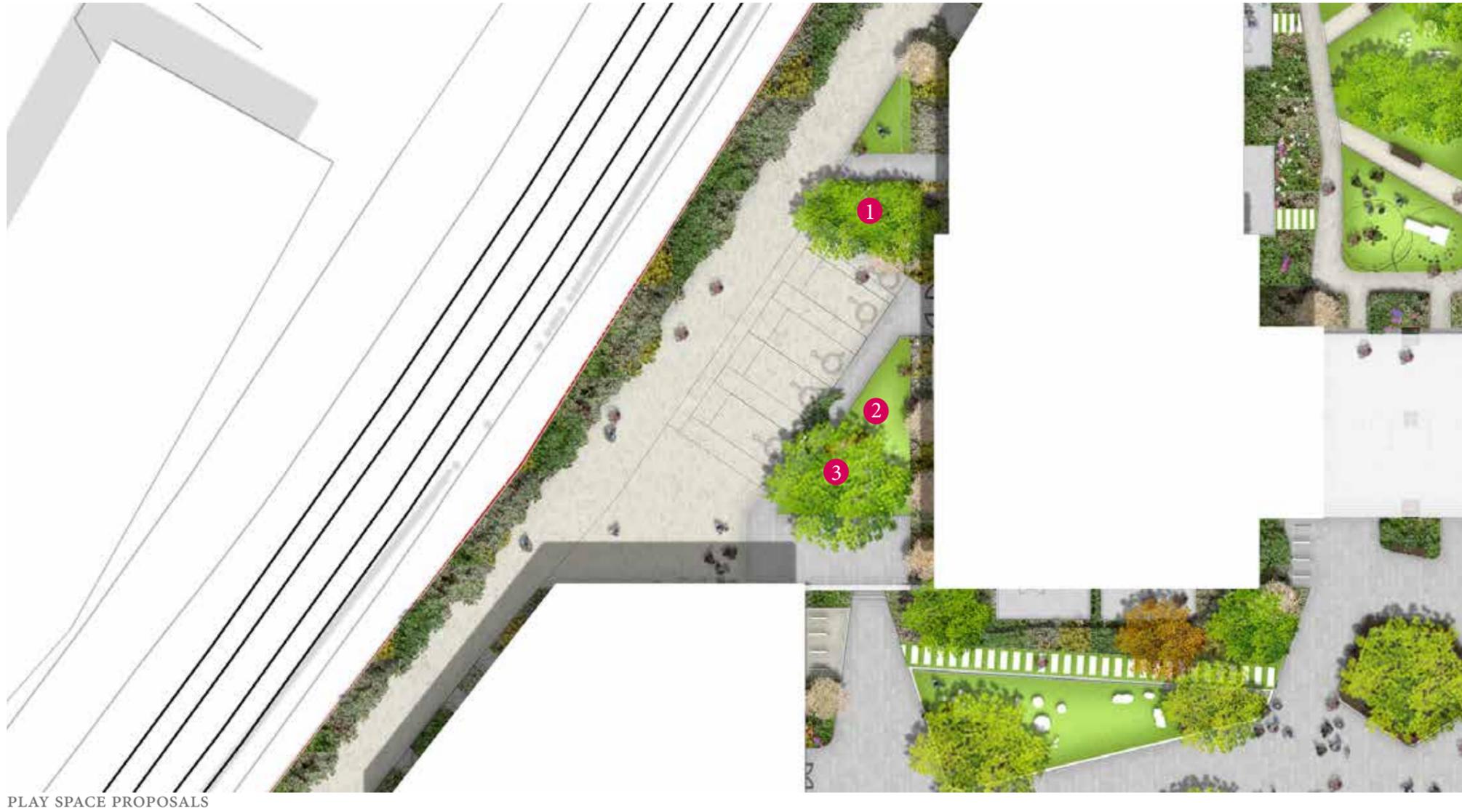


LARGE CLIMBING BOULDER



LOG TRAILS THROUGH PLANTING

1.41 Play Strategy - Residential Street (North) design



1

PLAY BOULDERS



2

BALANCING FEATURES



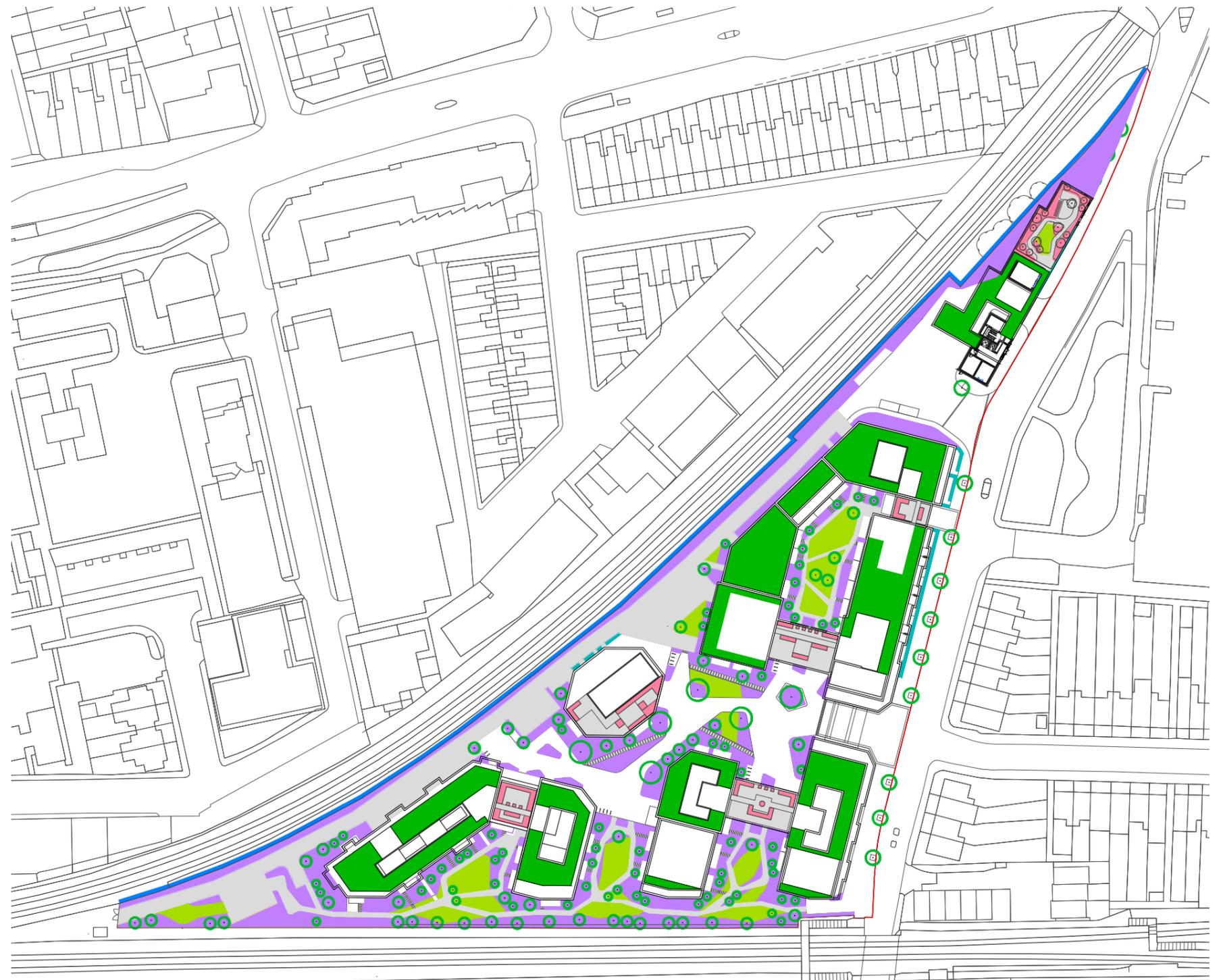
3

SOUND PLAY FEATURE

1.42 Urban Greening Factor

The sites Urban Greening Factor (UGF) has been calculated in line with the Draft New London Plan (2019). The diagram opposite indicates categories of surface cover type for ground floor and roofs. Total areas for each are given in the table below.

The scheme gives a total UGF factor of 0.347 in comparison with the Mayors interim target score of 0.4 for predominantly residential developments. The re-provision of a bus lay-over on site and uplifts to existing highways pedestrian footway are included in the overall site area and by necessity required to be hard landscaped which reduces the overall score. Greening and permeable surfacing are maximised elsewhere on site.



URBAN GREENING FACTOR PLAN



Category	Factor	Area m2	Score
 Intensive green roof or vegetation over structure	0.8	293	234
 Standard trees with soil volume two thirds of the projected canopy area	0.8	858.5	686.8
 Extensive green roof with substrate minimum settled depth of 80mm	0.7	2630	1841
 Ornamental planting of which:			
50% Flower-rich perennial planting	0.7	1847	1292.9
50% Groundcover planting	0.5	1847	923.5
 Hedges	0.6	76	45.6
 Green wall – climbers rooted in soil	0.6	1134	680.4
 Amenity grassland	0.4	998	399.2
 Permeable paving	0.1	2940	294
 Sealed surfaces	0	Remain-	0
		der	
TOTAL SCORE	6397.8		
SITE AREA	18416 m2		
UGF	0.347		



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