

5.20 Character area 4 - private gardens / terraces

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.

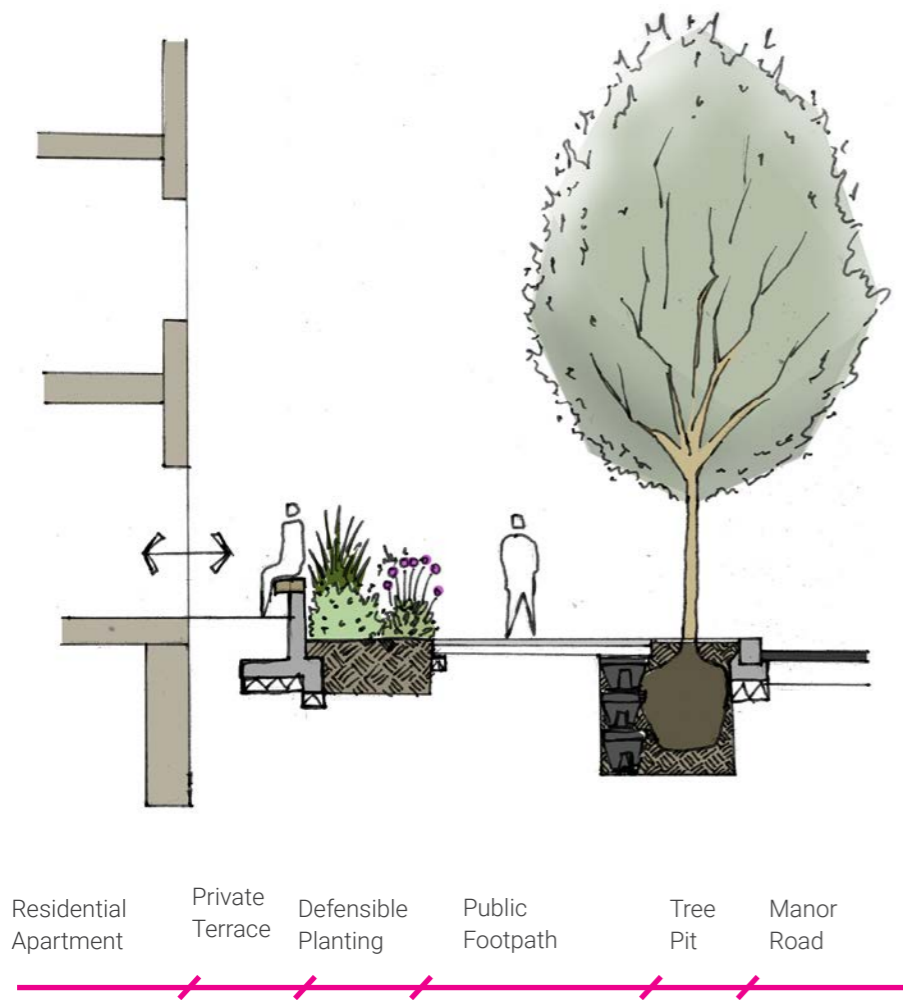
Upper floor units are provided with a balcony to suitable size based on accommodation within each unit (refer Architectural chapter).



5.21 Private streetfront terraces

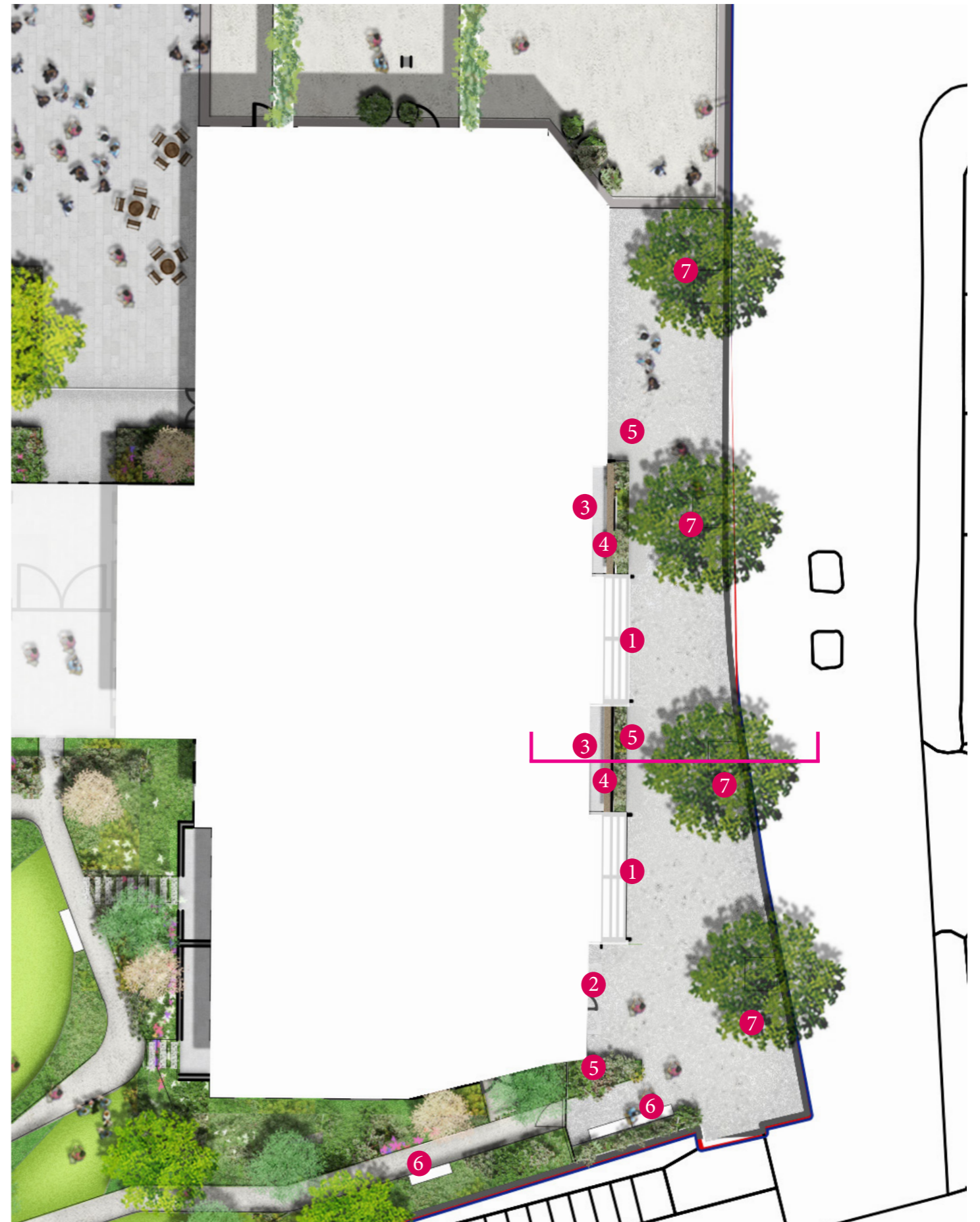
Streetfront and internal units in Blocks C and D are raised above the adjacent ground level by 600mm to separate the units from adjacent circulation and public access, and improve privacy and sense of defensible space. Each unit on Manor Road frontage has a defined entrance from the street and a terrace with planting area and a low brick wall / seat.

Access to Plant rooms /Substation to the corner of Block D is provided in the streetscape design.



KEY

1	Building entrances
2	Substation entrance
3	Private Residential Terraces
4	Seating element
5	Planting area
6	Benches
7	Tree planting



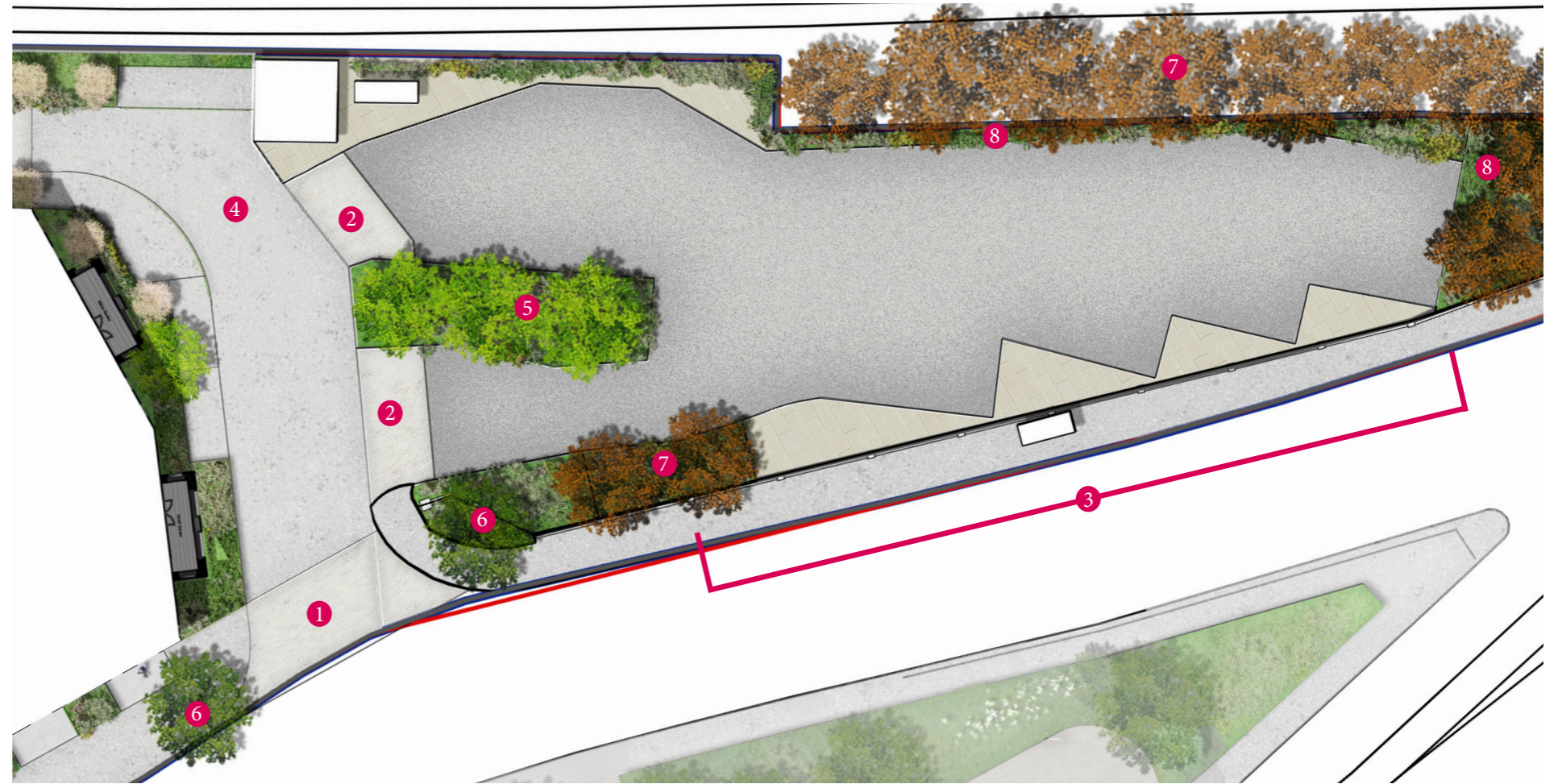
5.22 Character area 5 - northern bus layby

KEY

1	New Threshold Crossing
2	New Paving / Threshold
3	New Screening Panel Infill to Existing Wall
4	Service Access Road
5	New Trees to Traffic Island
6	New Street Trees
7	Existing Trees Retained
8	New Understorey Planting

Proposed landscape upgrade - bus layby

Landscape improvements to the TfL Bus Layby are proposed as part of the redevelopment of the site, including some additional understorey planting to provide a greener visual effect and to balance the visual impact of the large areas of pavement. Current use of the northern end of the site by Transport for London local buses has been maintained, with a number of landscape improvements proposed to improve the general appearance of this area, while maintaining current functionality for TfL.



Northern bus layby - proposed refurbishment



Northern bus layby - existing condition photographs

5.23 Northern bus layby - proposed infill to existing fence

KEY

1	Existing Wall with Metal Infill Panels
2	Hedge Infill
3	Timber Fence Infill
4	Vertical Fin Railing Infill
5	Horizontal Fin Railing Infill (Preferred option)

Existing trees and planting to the surrounds of the site are retained and reinforced with additional understorey planting, as an extension of the proposed planting palette on the main part of the site.

A replacement feature tree is proposed on the corner of Manor Road and the vehicle entry, to extend the line of street trees and frame the entrance. Planting to the central island will also significantly improve the visual enclosure of the layby and benefit the outlook from the main site development, especially those adjacent units facing north. New infill panels are proposed to the existing brick fence/wall along the Manor Road frontage to increase the height and visual screening benefits of this barrier.

Contrast paving is also proposed across the driveway entry and to both entrances to the layby area, to define the paved zone and access and to contain the Layby functional area.

All current operations and circulation within the bus layby area are to be maintained during refurbishment works.



5.24 Functional areas strategy

Courtyards and the central public space are defined by the built form and residential courts are enclosed with controlled access (fob key) to maintain privacy and secure private spaces.

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 to discourage general public access.

A 2.4m brick screen wall has been included at the southern edge to meet Acoustic report recommendation, and a timber fence infill has been proposed to replace the existing on the northern bus lay-by.

Examples of the partially enclosed areas:



Transition to semi-private areas

Key

	Public
	Semi-public
	Private
	Semi-private
	Service / Access
	Transition
	Gated
	Partially enclosed
	2.4m max brick screen wall
	Timber fence infill



Function areas






5.25 Access strategy

Clear circulation routes with a legible hierarchy and maximum permeability for the site have provided the basis for the Access Strategy, with multiple access points from the public realm into and through the site.

Controlled access points to residential lobbies and ground level access to private front doors provide legibility in the site plan and clarity and security to defensible private spaces.



KEY

	Public access
	Semi-public
	Ground floor residential access - building frontages
	Access to residential carpark
	Services/delivery access

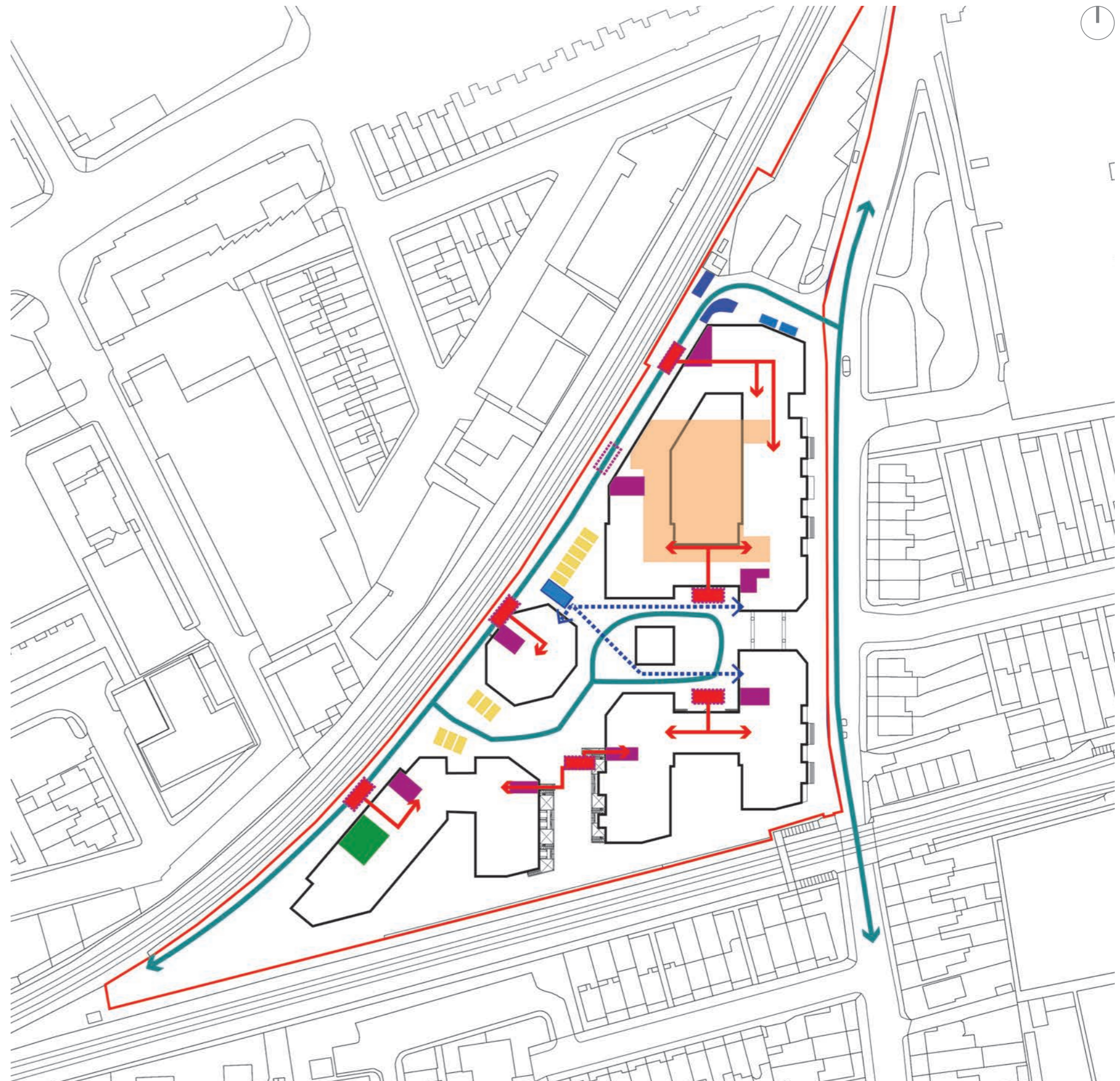
Access routes

5.26 Vehicle and service access strategy

Limited access for vehicles via the service zone provides a car-free environment for residents and restricts vehicles entering the new areas of public realm. Fire and emergency vehicles can use this route and pedestrian pathways will be designed for occasional traffic and required turning movements.

Waste collection is also along this route, with designated collection points at key bin store locations in Building A (basement Bin Store) and Building C (at grade bin store). A managed collection system will be implemented to facilitate an efficient collection process.

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



KEY

	Vehicle Access Routes
	Emergency Vehicle Stops & Access
	Waste Collection truck
	Bin Stores
	Bin holding area
	Deliveries
	Accessible Parking Spaces (12no)
	Bins/Cycles Basement
	Cycle store at groundfloor

Vehicle access - parking, service and emergency

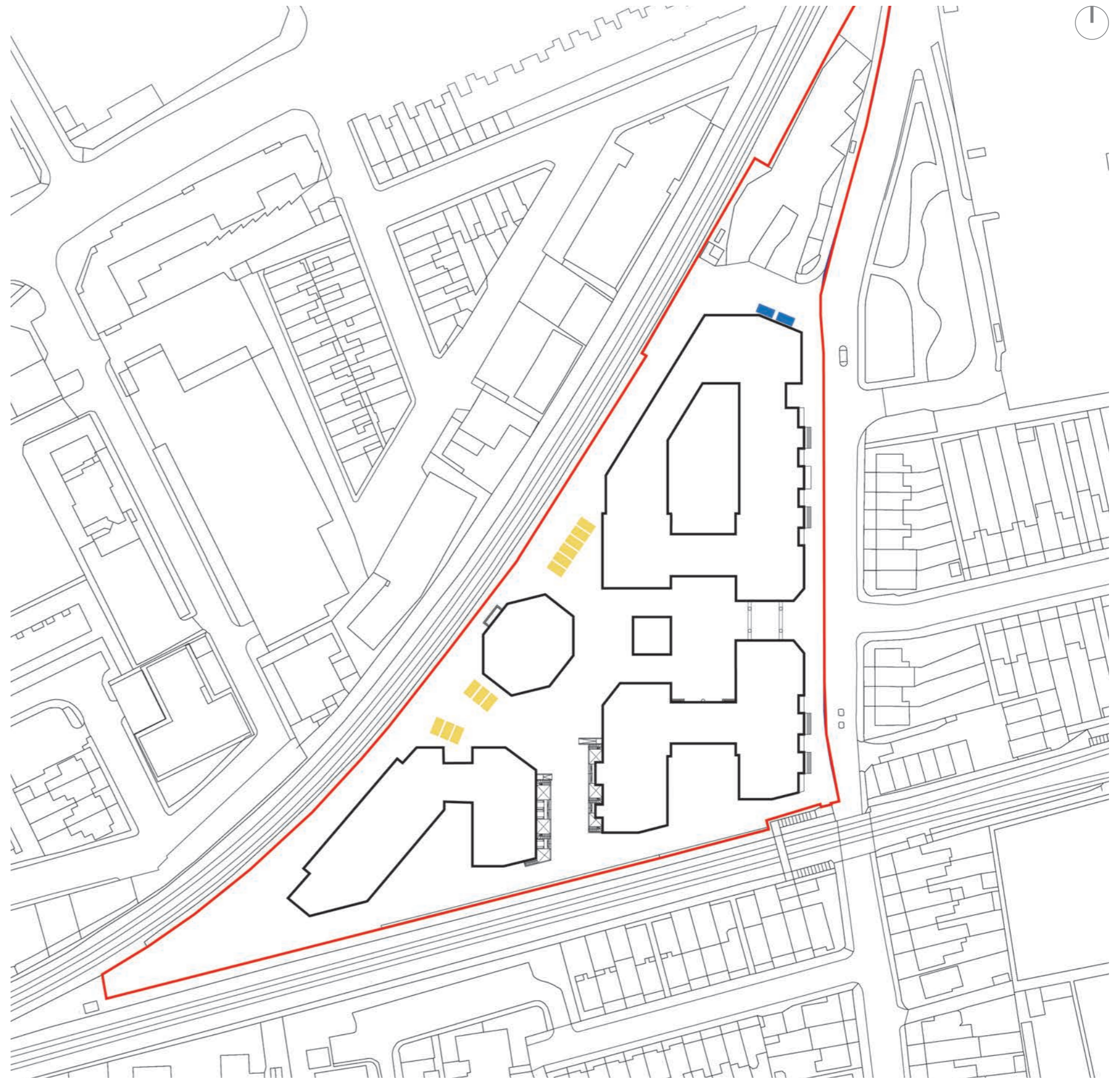
5.27 Carparking strategy - 3% provision

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 to comply with TfL recommendations for 3% of units (12 No spaces) to be provided with an accessible space.

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 section of this 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.



KEY

	Accessible Parking Spaces (12no)
	Car club spaces (2no)

Car parking layout (3% provision)

5.28 Carparking strategy - 10% provision

The Local Authority recommendations provide for allowance to expand the parking provision to accommodate 10% of units with an accessible parking space (39 No.). This has been considered in the site layout and can be accommodated if required in the future.

The additional parking spaces can be accommodated as indicated, with some loss of landscaped areas (lawn) in the southern corner of the site and some paved circulation space in the secondary public space between Buildings B, C and D.



KEY

	Accessible Parking Spaces (12no)
	Car club spaces (2no)
	Additional Accessible Parking spaces (27)*







Car parking layout (10% provision)

5.29 Cycle Strategy

The site allows cycle access through different points along Manor Road. It provides short and long term cycling parking, being the long-stay dedicated for residents within Block A basement and Block C cycle store at ground-floor. For the short term 35 bicycle spaces have been located in convenient locations along the site to cover both commercial and residential visitors. The commercial long-stay will be accommodated within each unit with a provision of a cycle hanger in a storage area.



KEY

	Cycle Access Routes
	Bins/Cycles Basement
	Cycle store at ground floor
	Main cycle access to the Basement and Cycle store at ground floor
	Secondary cycle access to the Basement
	Short-term cycle stands (18 no. - 35 cycle spaces)

Cycle strategy

5.30 Hardscape strategy

The landscape design aims to build upon the masterplan design 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 settings 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 Service Access Road 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.

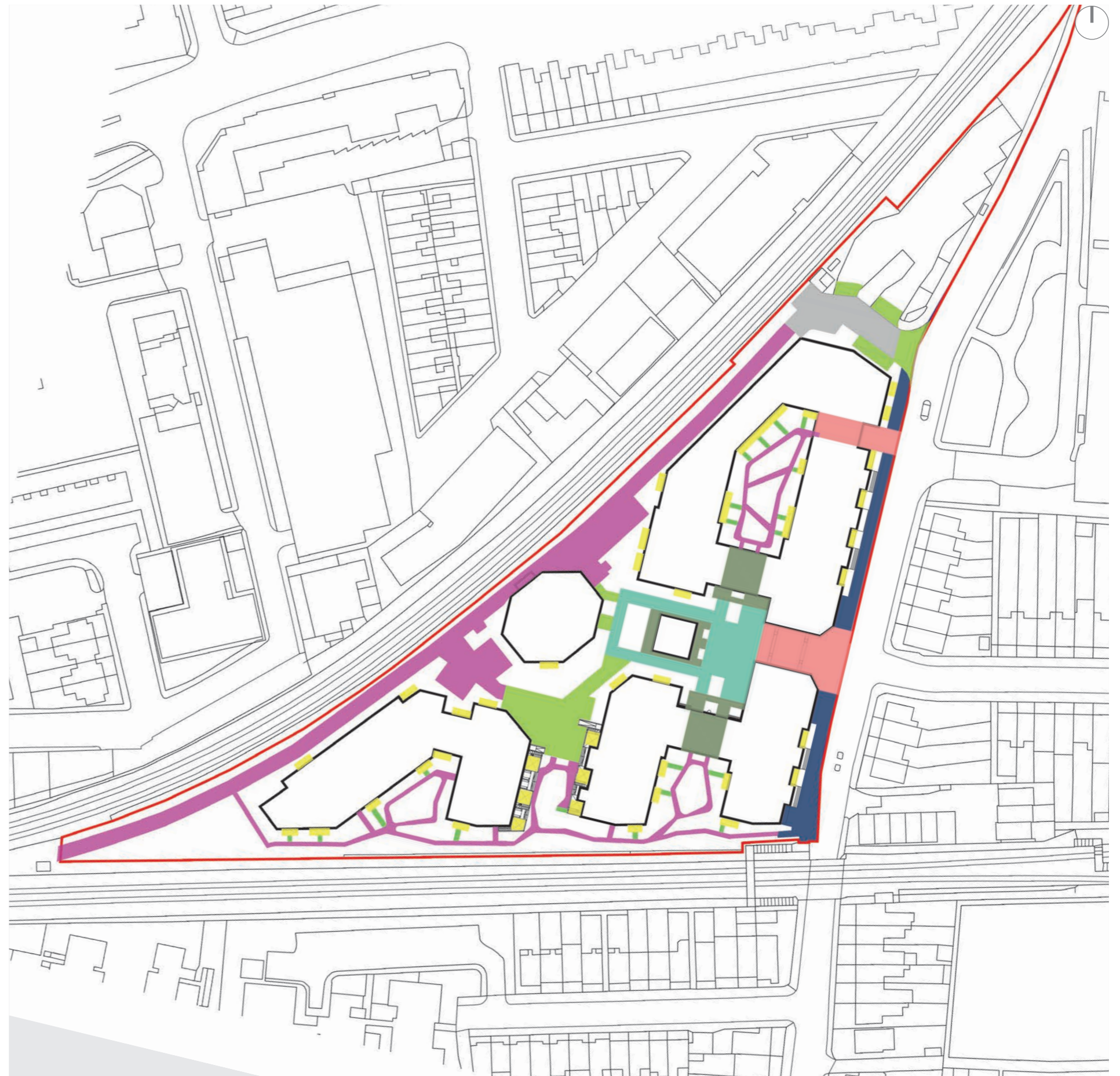
Pedestrian pathways through courtyards and soft landscape areas are also permeable resin bound gravel or stepping stone paths through planting.

The central public 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.

5.31 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



Materials layout



Concrete flags



Granite paving with frame



Granite slabs



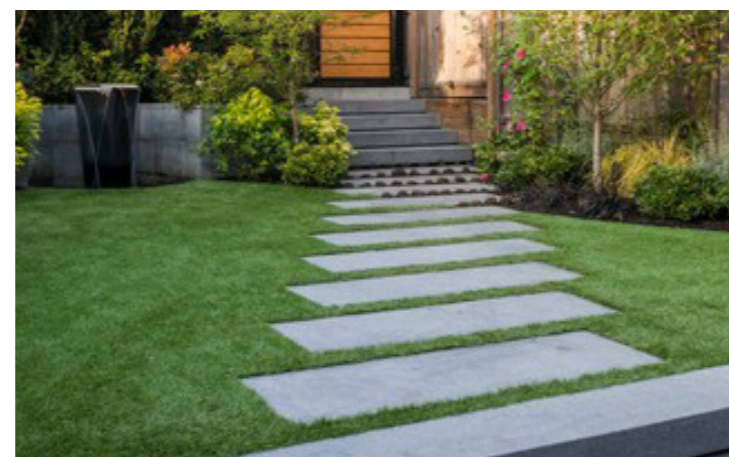
Granite setts



Granite setts (Coloured mix)



Resin bound gravel



Granite stepping stones



Decking



High quality block paving

5.32 Planting strategy

5.32.1 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)



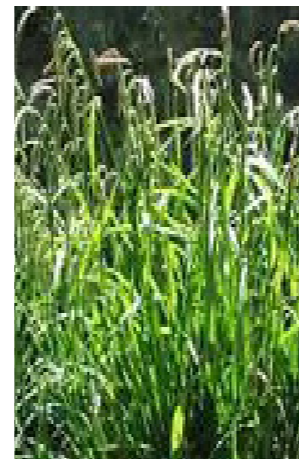
Euphorbia amygdaloides var. *robbiae*
(Mrs Robb's bonnet)



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



Carex pendula
(Pendulous sedge)



Pachysandra terminalis
(Japanese spurge)



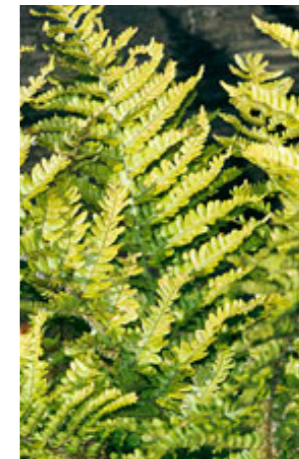
Polystichum polyblepharum
(Japanese lace fern)



Campanula trachelium
(Nettle-leaved bellflower)



Dryopteris affinis
(Golden shield fern)



Helleborus foetidus
(Stinking hellebore)



SHRUBS

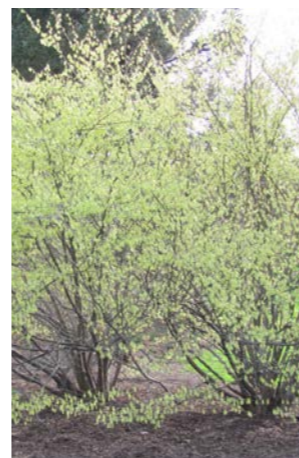
Sarcococca hookeriana 'Winter Gem'
(Sweet box 'Winter Gem')



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



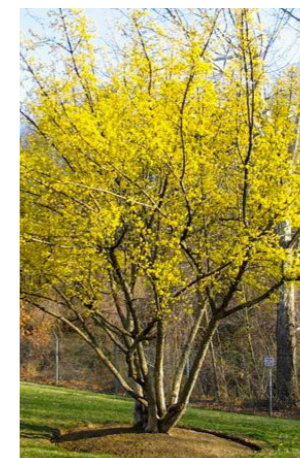
Corylopsis glabrescens
(Fragrant winter hazel)



Sarcococca confusa
(Sweet box)



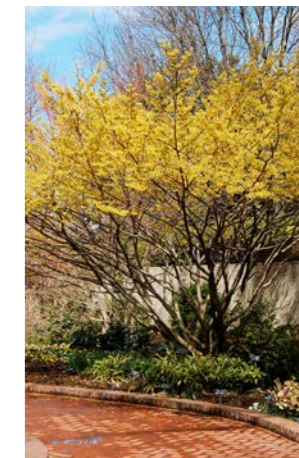
Cornus mas
(Cornelian cherry)



Viburnum opulus
(Guelder rose)



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



5.33 Tree planting strategy

Tree planting across the site relates closely to the character areas described above. 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 a grid of feature trees framing 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.



KEY

	Streetscape trees (Semi-mature trees - 5-7m height)
	Feature trees in Public square (Semi-mature trees - 5-7m height)
	Mix of medium size Single-stem and Multi-stem trees (3-5m height)
	Existing trees to be retained

Tree strategy plan



Amelanchier lamarckii



Acer ginnala



Malus everest



Prunus serrula



Betula nigra 'heritage'



Gleditsia triacanthos



Acer freemanii



Acer campestre 'Elsrijk'

5.34 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.



KEY

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

Living roofs and amenity terraces