

8.18 Boundary Treatments

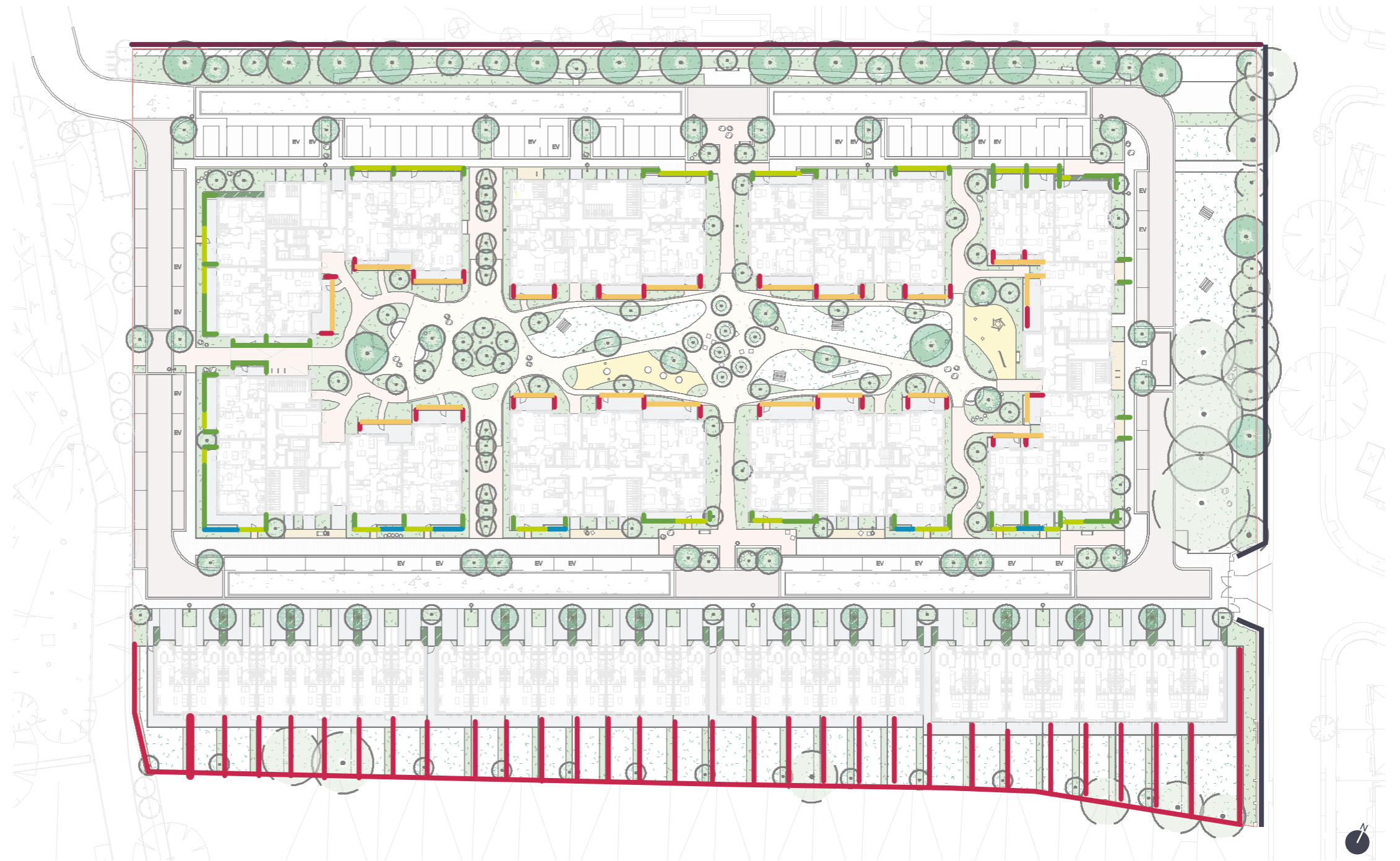
The choice of boundary treatments is important in successfully defining the different areas of private, communal and public external space. Consideration has been given to how the different boundary treatments will create a sense of privacy and comfort when using external spaces while also ensuring any walls, fences and railings contribute positively to the overall street scene.

Front garden boundaries

Boundary treatments to front gardens facing onto the streets will consist of a variety of powder-coated metal railings, brick walls and a hybrid of the two. The brick and railing design will match similar elements within the building architecture. The locations in which each boundary type is to be used has been informed by the depth of gardens and the distance of setback from the street and takes account of any additional boundary features such as planting or evergreen hedgerows.

Rear garden boundaries

Boundary treatments to rear gardens will be defined by timber fences. Courtyard facing gardens will have a 1.3m high horizontal slatted timber boundary to create a sense of enclosure while also allowing views of the adjacent greenspace. 1.8m high timber fences at either end will further reinforce the sense of privacy from within the gardens. The townhouse back gardens will be divided by 2.1m high tongue and groove fences to provide a clean and robust aesthetic.



Boundary treatments strategy



Boundary type 1 - Front gardens
Metal railing with powder-coated finish, to match architecture (1.1m height)



Boundary type 2 - Front gardens
Brick wall (1.1m height)



Boundary type 3 - Front gardens
Brick wall topped with powder-coated metal railing, brick and railing to match architecture (1.1m height)



Boundary type 4 - Back gardens
Timber horizontal slatted fence (1.3m height)



Boundary type 5 - Back gardens
Timber horizontal slatted fence (1.8m height)



Boundary type 6 - Northern boundary
Tongue and groove timber fence (2.1m height)



Boundary type 7 - Egerton Road
Refurbished brick wall upstand with metal railing topper (height as existing)

8.19 Boundary Treatments

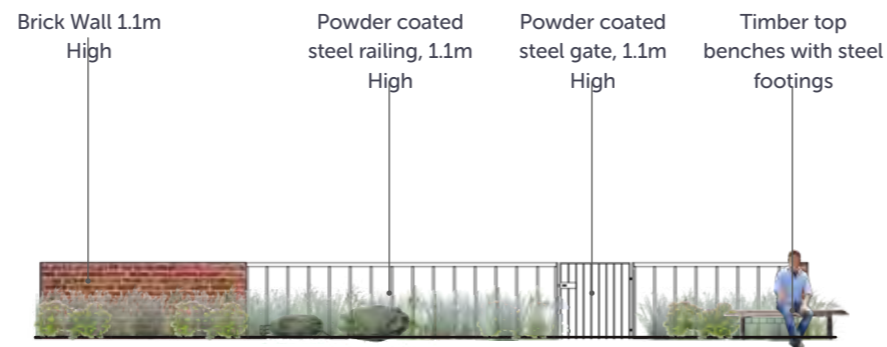
Typical illustrative boundary elevations for each street and courtyard frontage are shown opposite.



Garden boundary type 1



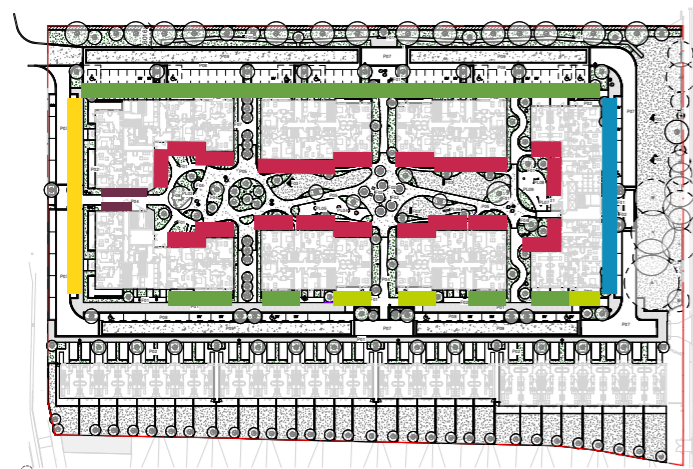
Garden boundary type 2



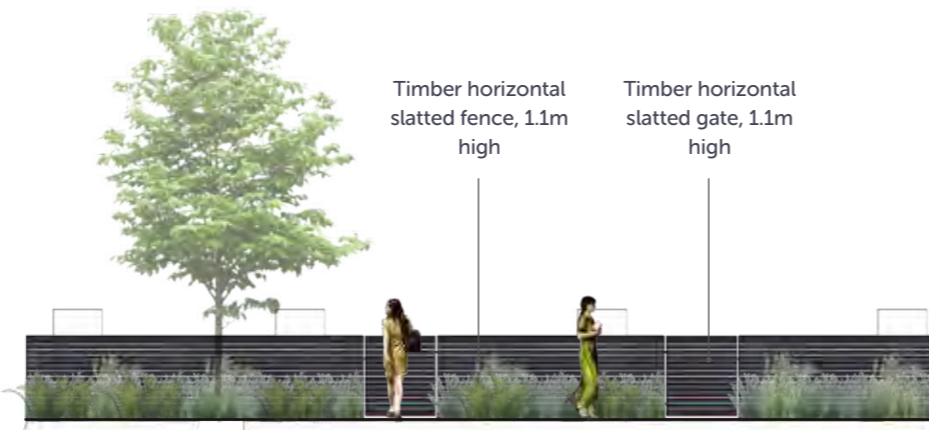
Garden boundary type 3



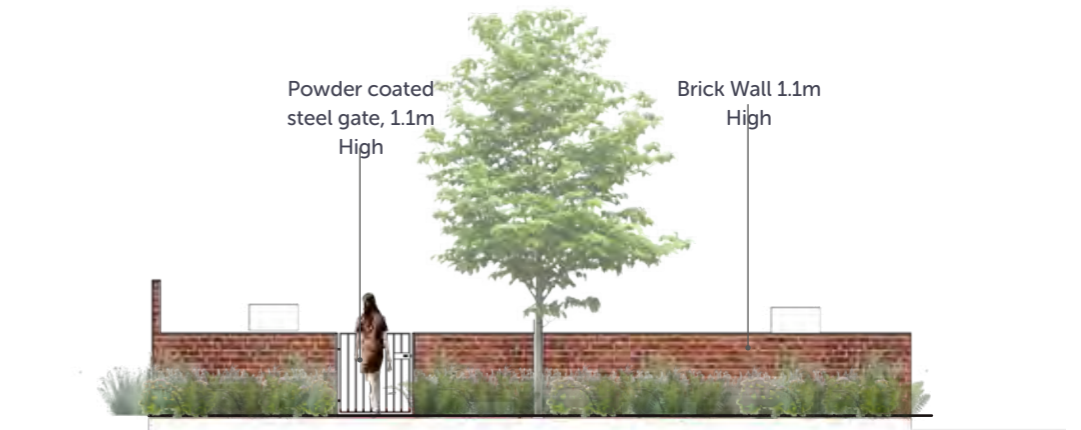
Garden boundary type 4



Key plan



Garden boundary type 5



Garden boundary type 6

8.20 Street Furniture and Lighting

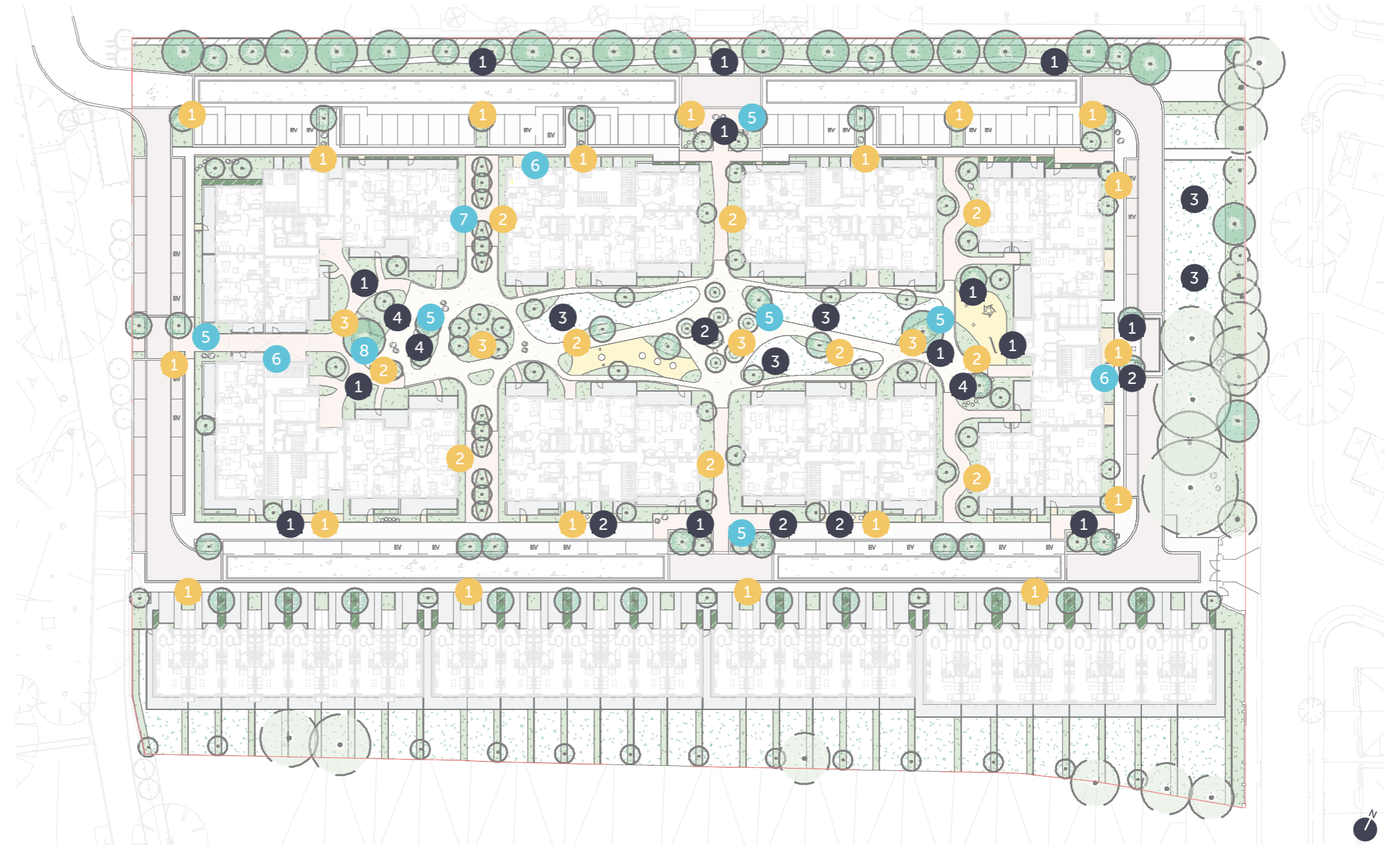
Street furniture and lighting has been chosen to complement the overall landscape design and contribute to the creation of safe, accessible and comfortable external spaces.

Street furniture

A palette of robust and contemporary street furniture has been proposed to provide residents with a variety of opportunities for seating, outdoor dining and working in different settings throughout the site. Discrete litter bins are located throughout the development to encourage residents to care for the external spaces. Visitor cycle stands and a Brompton bike docking station will also be provided to encourage visitors and residents to use sustainable modes of transport.

Lighting

A contemporary palette of lighting fixtures has been proposed to complement the aesthetic of the external spaces and ensure they are well lit and safe to use throughout all times of day. Column lights of differing heights will be used along the streets and within the courtyard while recessed in-ground lights will accentuate key elements of the landscape, such as ornamental trees and key pieces of furniture.



Street furniture and lighting strategy



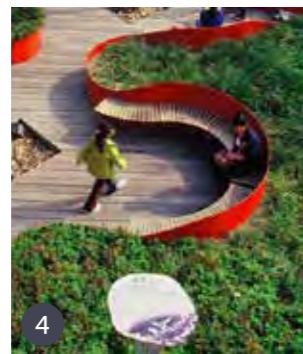
Furniture type 1
Slatted hardwood timber bench (curved and straight)



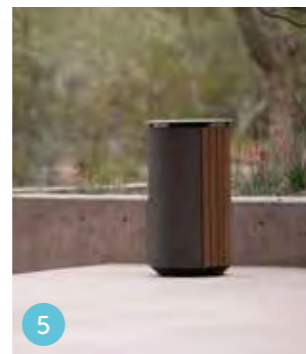
Furniture type 2
Slatted hardwood timber seat



Furniture type 3
Slatted hardwood timber picnic bench



Furniture type 4
Slatted hardwood timber seating booth



Furniture type 5
Steel litter bin with timber cladding



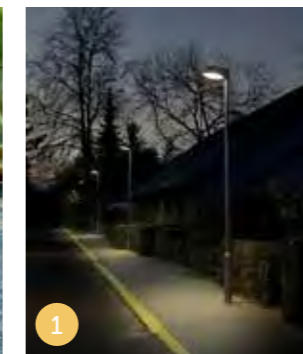
Furniture type 6
Powder-coated steel cycle stand (2 cycles per stand)



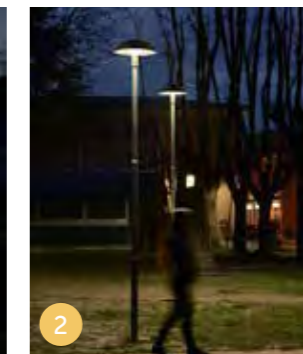
Furniture type 7
Brompton bike docking station (8 bays per dock)



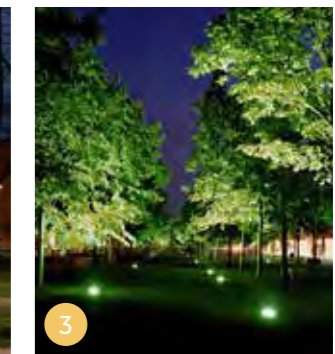
Furniture type 8
Concrete courtyard welcome plinth with etched wording



Lighting type 1 - Street
Lighting columns (4-5m height to engineer's specification)



Lighting type 2 - Courtyard
Lighting columns (3-4m height to engineer's specification)



Lighting type 3 - Courtyard
In-ground recessed uplighting (to engineer's specification)

8.21 Play Strategy

Under 5yrs

The play strategy focuses on providing play on-site for children under 5 years. Play features will include a variety of natural elements and trim trail equipment integrated within the landscape proposals to provide children with a stimulating play environment.

5 - 11yrs

Craneford Way Recreation Ground is the main local provision of open space and play within 400m of the site and provides a good selection of play for children aged 5-11 years. In addition, the play strategy includes provision of some more challenging equipment to accommodate play for children aged 5-11 years closer to home.

12yrs+

Play and recreation provision for children aged 12yrs+ is already accommodated off-site as a result of the site's close proximity to Craneford Way Recreation Ground, Kneller Gardens and Grimwood Road Recreation ground. The improvements to Marsh Farm Lane would improve access to these spaces and to Chase Green which will be within 800m walking distance from the site.

Incidental play

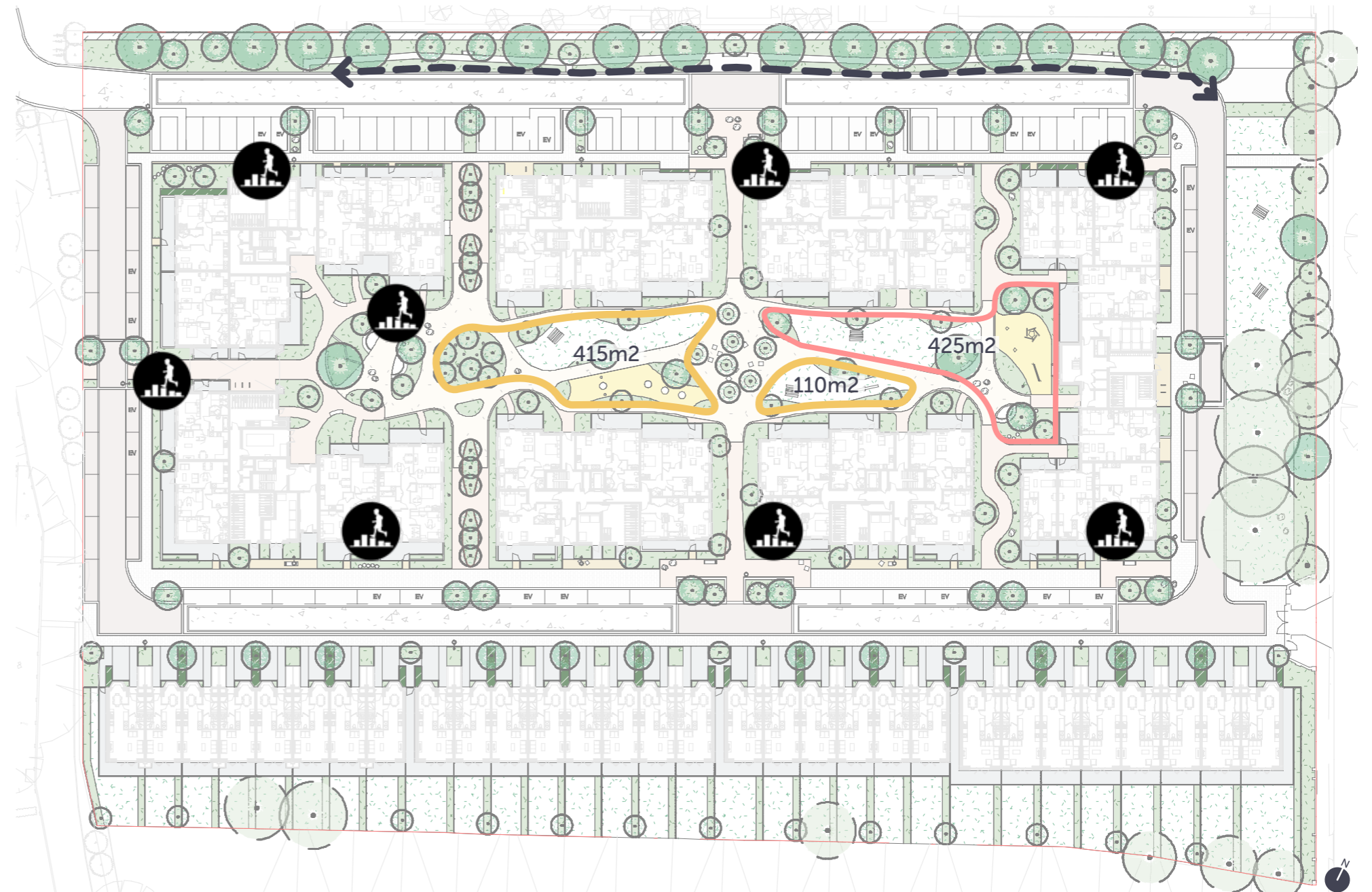
Incidental play features located along streets and pedestrian routes will offer transient moments of play while children navigate across the site.

Nature trail

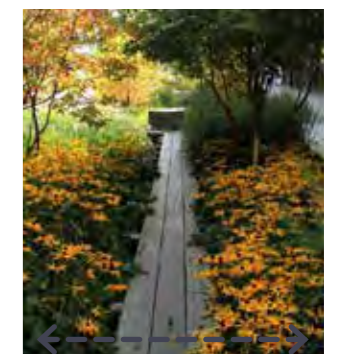
A timber nature trail along the ecological corridor will form an exploratory and playful route for children to discover the wildlife and planting that will develop over time.

Child age	Play requirements*	Play provision
Under 5yrs	335m ²	525m ²
5 - 11yrs	243m ²	425m ²
12yrs +	142m ²	Off site

* Calculation based on Accessibility to play space (London Plan, Play and Informal Recreation SPG, 20120. Assumed PTAL 3-4, London aggregation.



Play strategy



Incidental play

Examples of incidental play features located along streets and pedestrian routes to allow 'play on the way'.

0-5 play

Examples of safe and engaging play elements for 0-5 years.

5-11

Larger play equipment for 5-11 years that provides a more challenging play environment.

Nature trail

Informal trail allows children to explore and discover nature.