



6.0 LANDSCAPE STRATEGY



6.1 LANDSCAPE APPROACH AND PRINCIPLES

LANDSCAPE BRIEF & APPROACH

The brief set for the landscape design encompasses the entire site including new gardens, podium shared amenity space and public realm. Proposals accommodating access, parking, amenity and community play were sought to be achieved in attractive and durable spaces.

Currently, the site is 'back-land' nature in regards to the aspects of adjoining properties and single access. The landscape design aims to re-establish the site's sense of place and celebrate its story throughout time. Furthermore, it introduces green areas and tree planting to a site mainly comprised of hard surfaces.

The principles of landscape design are to be used to reflect the context of the area and balance the commercial and residential legibility within a character giving a sense of *local community*.

Concept

The language of design looks to reflect on the story of the site. From its use as a plant nursery in the 20th Century to a builders yard and eventually to a business park. This evolving identity of site as a 'yard' has been celebrated through the design concept, in the arrangement of space, whilst reflecting the local area in terms of materiality.

The planting beds will follow a block pattern and bold form to reflect the nursery history of the site. Whilst the green boundaries and existing tree species are species of native origin where wildlife value is high, the new proposal enhances the ecological identity of the site and encourages the creation of new habitats.



Existing site character

01 Facing north to Holly Road

02 Facing east to Penny Farthing Mews

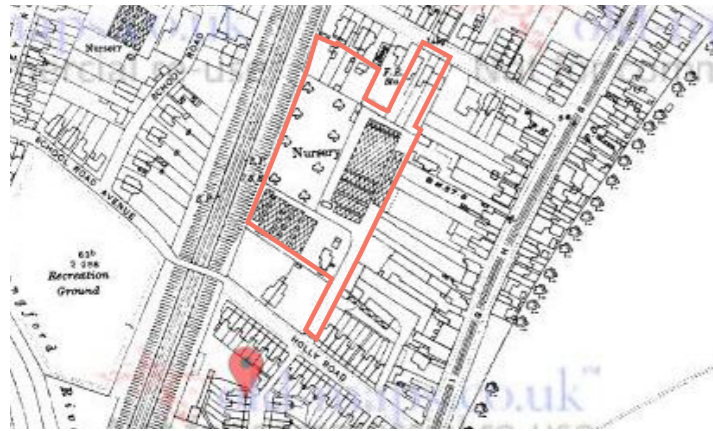
03 Facing West towards the railway

6.1 LANDSCAPE APPROACH AND PRINCIPLES

Landscape History



1894 Gravel pit



1915 Nursery

The 20th century saw the presence of several nurseries in the Hampton Area; indicating a gardening culture.



1961 Builder's Yard

'Yard' features



setting out,
new arrivals,
new species
import



uniform,
grouped,
block planting

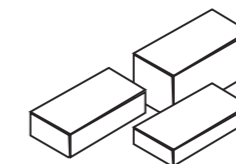
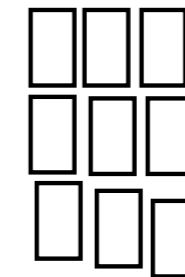
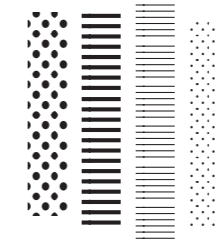


different
levels
'curated'
planting

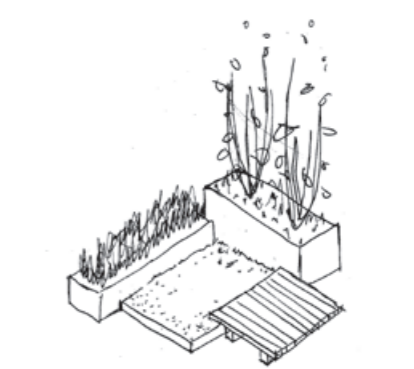
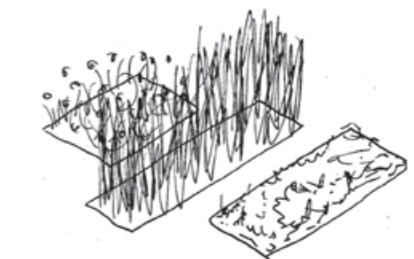
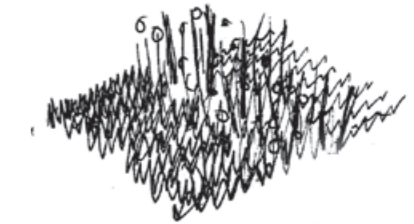


pallets
framework
stacking-up
movable,
shifting

Design language



Landscape features



6.2 LANDSCAPE CHARACTER AREAS

CHARACTER AREAS WITHIN THE SITE

As a whole the landscape character seeks to 'blend' into the local area. The main design objective is to create a balance between the commercial and residential use of the site, invite walkers to activate the space and create a secure and welcoming feel of the site for the community.

A proposed 'green link' has been considered as a key aspect to enhance access, ecology, to provide visual amenity, screen views to neighbouring properties and create a cohesive landscape of both commercial, local and residential use.

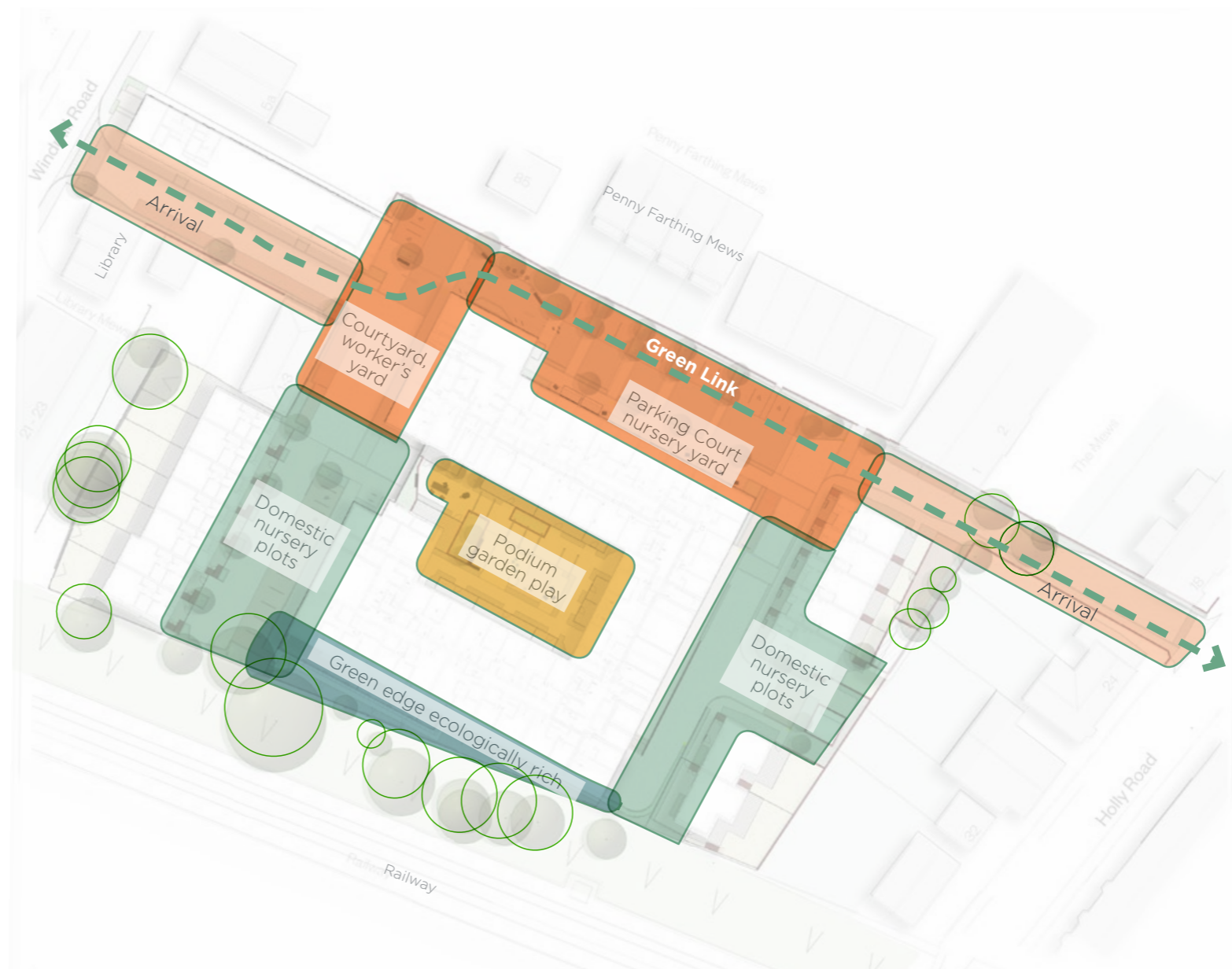
Along the green link, the hard and soft materials palette will ensure consistency through the site to unify the new and existing adjoining properties.

The domestic design character will be defined by use of space; housing thresholds, a change in hard landscape materials and plant species. This will offer a character similar to that of mews with pedestrian priority, and defensible space for the houses.

HIERARCHY OF SPACE AND LEGIBILITY

On arrival at the estate, it will become evident to visitors that they are passing into a shared landscape, where public route and private areas are clearly identified.

Residential entrance thresholds will be clearly marked with 'doormats' of a specific paving material which will sit within the wider site 'family' of hard materials.



Not to scale

6.2 LANDSCAPE CHARACTER AREAS



Parking Court, nursery yard: Examples of paved surface material

Podium: garden play - an example image of a structure that can add a vertical, playful character to the podium



Green link: Examples of avenue tree planting, allowing for cycle access and the integration of SuDS element

6.3 LANDSCAPE MASTERPLAN



6.3 LANDSCAPE MASTERPLAN

KEY DESIGN PRINCIPLES

01. Commercial Courtyard

- An open route to the building entrance marked by planting.
- A south facing area with shrub enclosures.

02. Northern & Southern Mews

- Consistent materiality
- Changes in surface tone and texture to mark parking, pedestrian priority and 'door mats'
- Blocks of plant species that vary from planter to planter
- Planting features to indicate entrances for residents

03. Parking courtyard

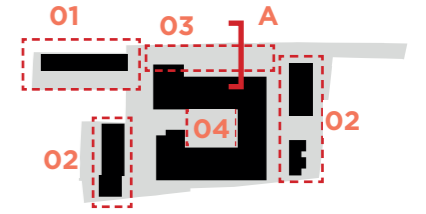
- Hedge planting to create a 'non-vehicular' sense of space
- Pedestrian priority and parking marked with paving bands. A paved carriageway varying in surface finishes to discourage traffic or speed.
- Consistent native tree species and lighting across the green route.
- A succession of levels in planting
- Blocks of plant species

04. Podium garden

- Trees in raised planters
- Opportunity for bold planting of grasses and herbs
- Planting at the podium edges which can be viewed at ground level
- Private terraces with access to the shared podium garden



Section A - Block 1 through parking court





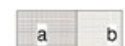




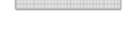


View A - Sketch of the parking nestled within the 'green link'

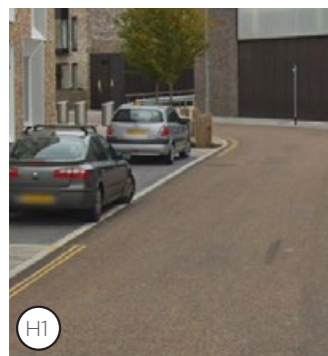
6.4 HARD LANDSCAPE

Surface treatments have been chosen to compliment the architecture and fit in with the local area in terms of tone and material. Carriageway surfacing will ensure a slow traffic communicating priority to a space that is pedestrian access only.

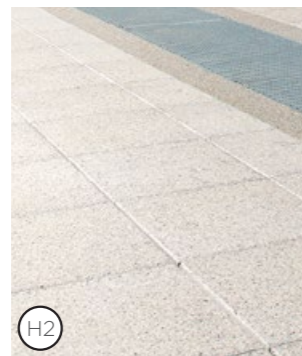
Lightweight and permeable material, such as resin bound is proposed to be used for the podium garden.



-  H1: Asphalt with exposed natural aggregate, Aggregate SuperColour Exposed or similar
-  H2: Pedestrian pavement, Flag paving with granite aggregate, Charcon Andover washed 600x600, 300x300 or similar
-  H3: Green-link parking court, Charcon Andover textured Infilta, cream Bands layed in different pattern, 200x100x80mm or similar
-  H4: Parking bays, Woburn Rumbled Infilta, 200x100x80mm, colour: Rustic (permeable) or similar
-  H5: Garden terraces, concrete slab with aggregate Charcon Academy or similar, 450x450x50mm
-  H6: Podium. Resin bound gravel, permeable, buff colour or similar
-  H7: Play-safe surface, permeable
-  H8: Set paving entrance mat - set paving 100x100x80mm Charcon Stone master Grey Setts or similar
-  H9: Tactile blister paving, 450x450x50mm colour Grey
-  Kerbs Charcon ECO Conservation kerb or similar



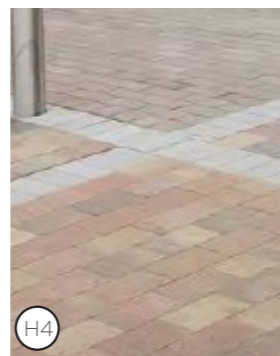
H1 Asphalt carriageway with exposed natural aggregate



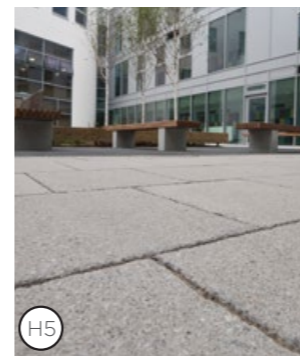
H2 Pedestrian routes, flag paving, colour grey



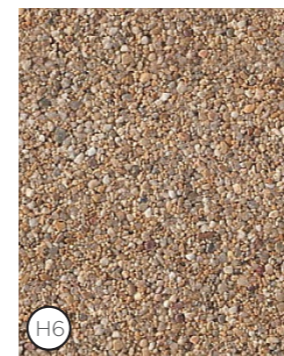
H3 Parking court, permeable paving, colour cream



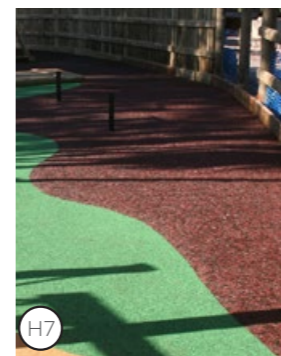
H4 Parking bays: permeable paving, colour 'rustic'



H5 Garden terraces: concrete flag paving with aggregates, colour 'rustic'



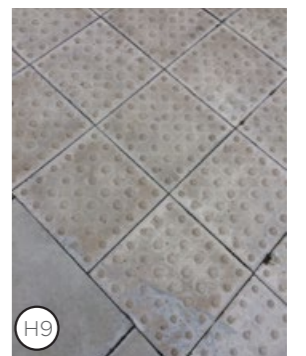
H6 Podium: resin bound gravel, permeable



H7 Podium play surface: tigermulch, colour mix



H8 Entrance: set paving, colour grey



H9 Tactile blister paving, colour grey







6.5 PARKING LAYOUT

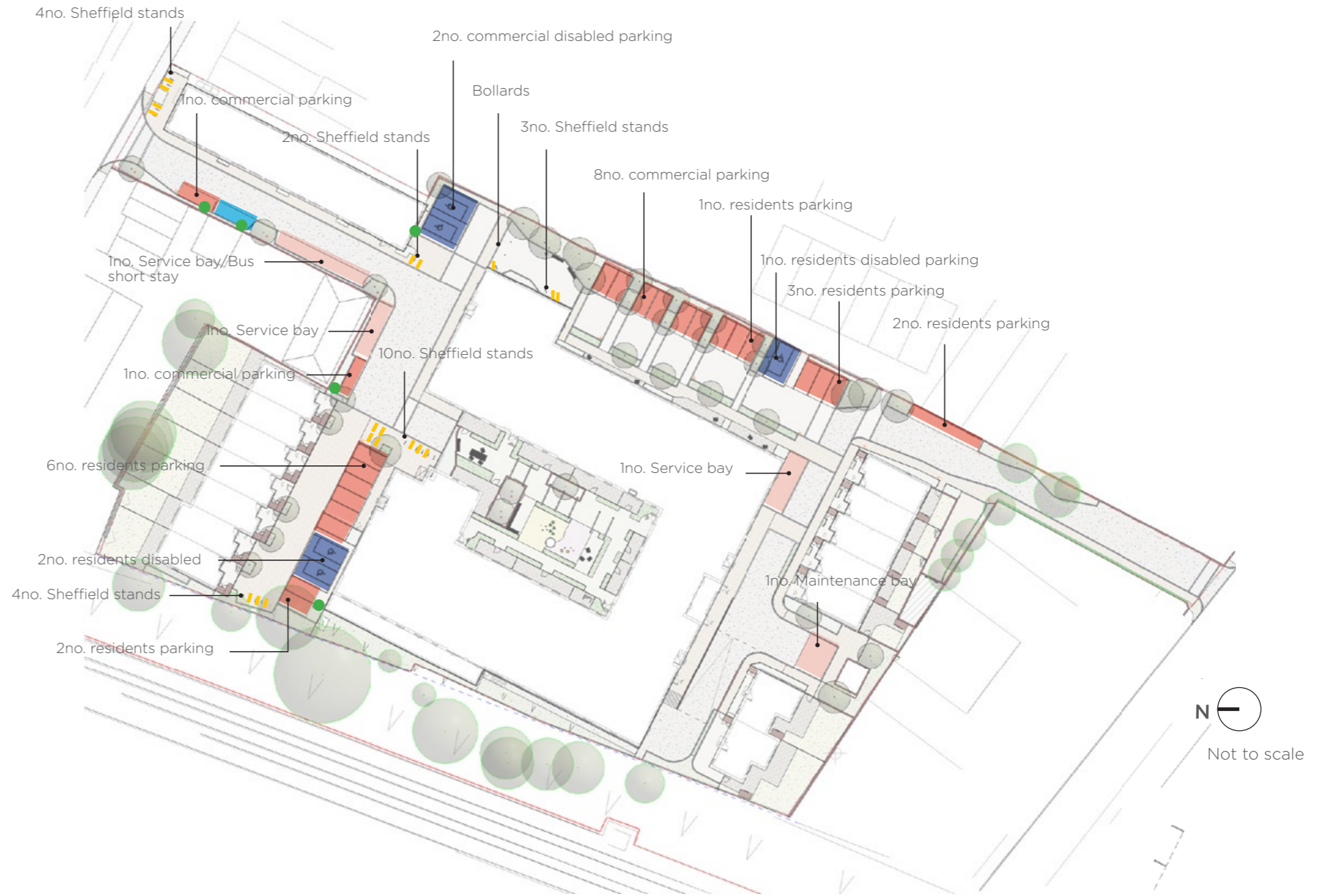
EXTERNAL PARKING

The PTAL for the site ranges between 1a and 2. The PTAL assessment does not consider the new connection through the site, therefore it is likely that in reality the whole site would achieve a PTAL of 2. The proposed basement parking within Block 1 will reduce the existing dominance of parking in the site. In total, 105 spaces are provided out of which 30 spaces are located externally.

Car parking is provided in line with the London Plan standards which have been adopted by LBRuT. 20% of car parking will feature electric charging points, with the remaining 80% provided with passive provision.

Cycling is allowed for and secure cycle storage provided for each house and inside the block also. Visitor bicycle stands are provided for both commercial and residential use. A total number of 46 spaces is provided in the site.

-  Standard parking bay, 24no
-  Disabled parking bays, 5no
-  Car club bay, 1no
-  23 no. Sheffield parking stand for 2no. bikes each, 46no. short stay cycle spaces
-  Service bay locations
-  EV charging point



Proposed removable bollards



Sheffield stands for cycle visitor parking

6.6 SOFT LANDSCAPE - ECOLOGY

The tree strategy aims to respond to the visual quality and vegetation of the local area. The plant species are chosen to be visually beneficial for adjacent existing and future residents. Furthermore, a selection of native tree species, such as Field Maple (*Acer campestre*), Silver Birch (*Betula pendula*) and other, will attract wildlife, create a 'green' corridor and will add ecological value to the neighbourhood.

In addition to enhancing site ecology, most of the existing trees are retained, minimising the impact of the development on the existing area ecology. Also, extensive biodiverse green roofs are located on Block 1. The scheme scores a 0.59 Urban Greening Factor (UGF) exceeding the target of 0.3-0.4 and a Biodiversity Net Gain of 69.04% exceeding the 10% target.



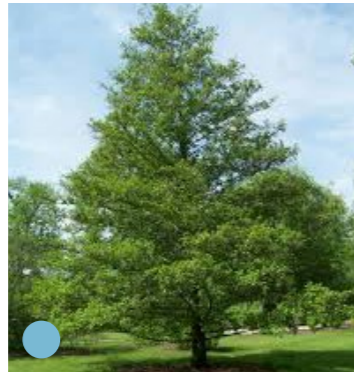
Prunus avium - Native, value for pollinators, Medium tree (MH)



Acer campestre - Native Medium tree (MH)



Malus domestica - Value for pollinators, Small tree (MH)



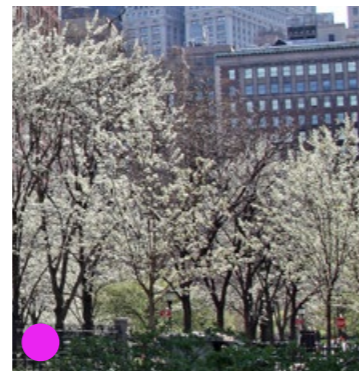
Alnus glutinosa - Native Medium tree (MH)



Acer palmatum Small tree (MH)



Betula pendula - Native, value for wildlife, Medium tree (MH)



Pyrus communis - Native, value for pollinators, Medium tree (MH)



Morus alba Small tree (MH)



Sorbus aria - Native, value for wildlife, Medium tree (MH)



Liquidambar styraciflua Medium tree (MH)



Amelanchier lamarckii - value for pollinators, Multistem tree

MH = Mature Height (Small: <10m, Medium: 10-15m, Large: 15-25m)



- Existing trees removed
- Existing trees retained

6.6 SOFT LANDSCAPE - ECOLOGY

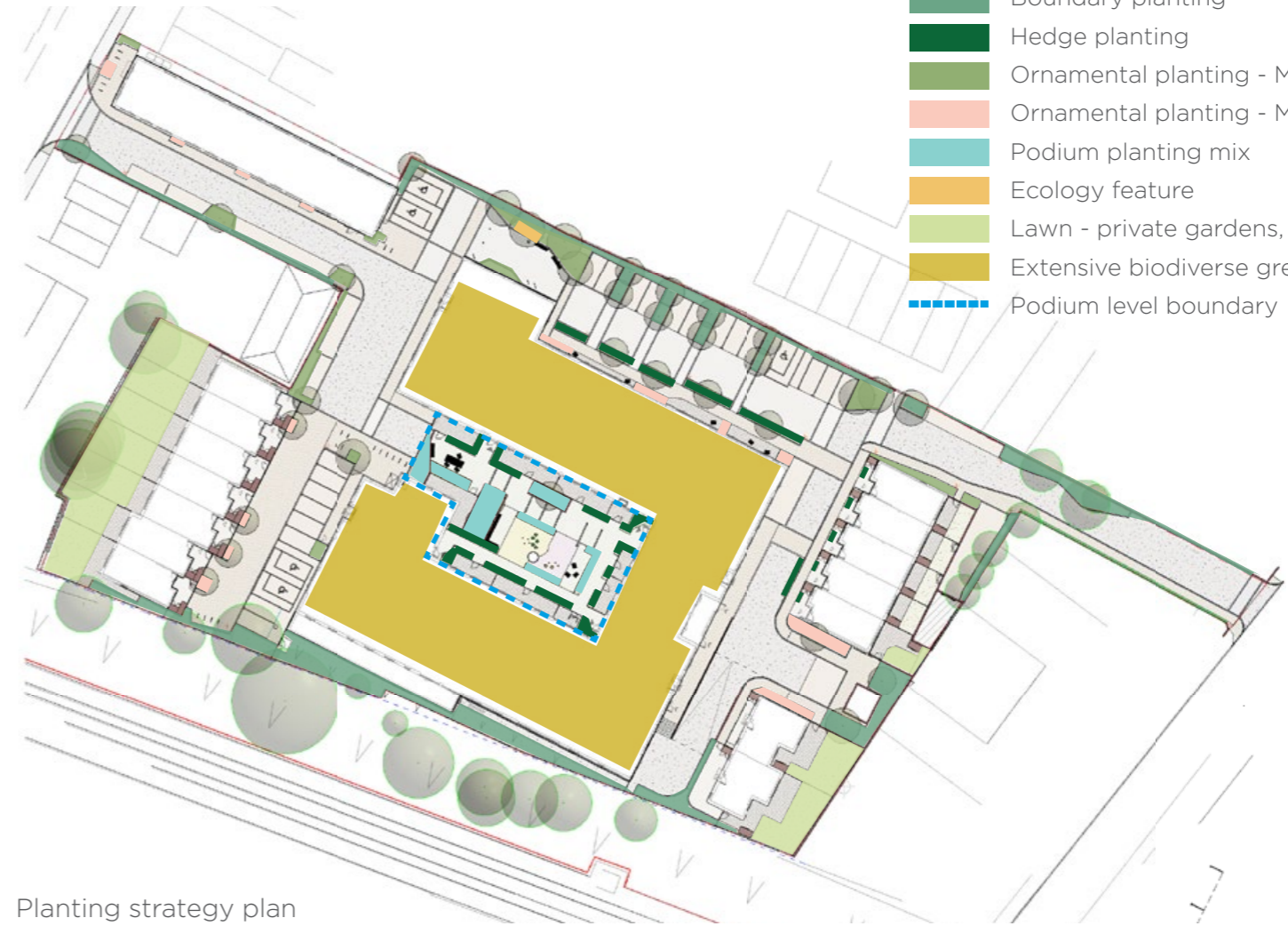
The planting strategy is formed by different planting mixes, with characteristics suitable for each location and design intent. In more detail, ornamental planting mixes are proposed around the main walkways and entrances, a boundary planting mix is located where screening is needed and hedge planting is proposed along the front gardens, to create a defensive space both at ground level and on the podium.

The planting palette is comprised of wildlife friendly species, to provide habitats for birds and pollinators. The species are selected to reflect the character areas of the site, providing scent and wildlife value.

In larger planted beds of the 'green link' and in the podium garden further herbaceous plant stock will be intermingled within areas of shrub with the intent of increasing seasonal colour and scent and to provide more domestic scale interest to pedestrian routes.

KEY

- Boundary planting
- Hedge planting
- Ornamental planting - Mix A
- Ornamental planting - Mix B
- Podium planting mix
- Ecology feature
- Lawn - private gardens, amenity
- Extensive biodiverse green roof
- Podium level boundary



Planting strategy plan

N
Not to scale

Hedge planting, indicative species:



Osmanthus x burkwoodii Pittosporum vulgare Fagus sylvatica 'Atropurpurea'

Boundary planting, indicative species:



Parking border of small shrubs supported with colour and texture in herbaceous borders; for example, Lavender, Choisya, Camelia, Liatris



Raised podium planters



Nestled ecological features



Example of front boundary planting, 'informal hedging'

6.7 PLAY STRATEGY

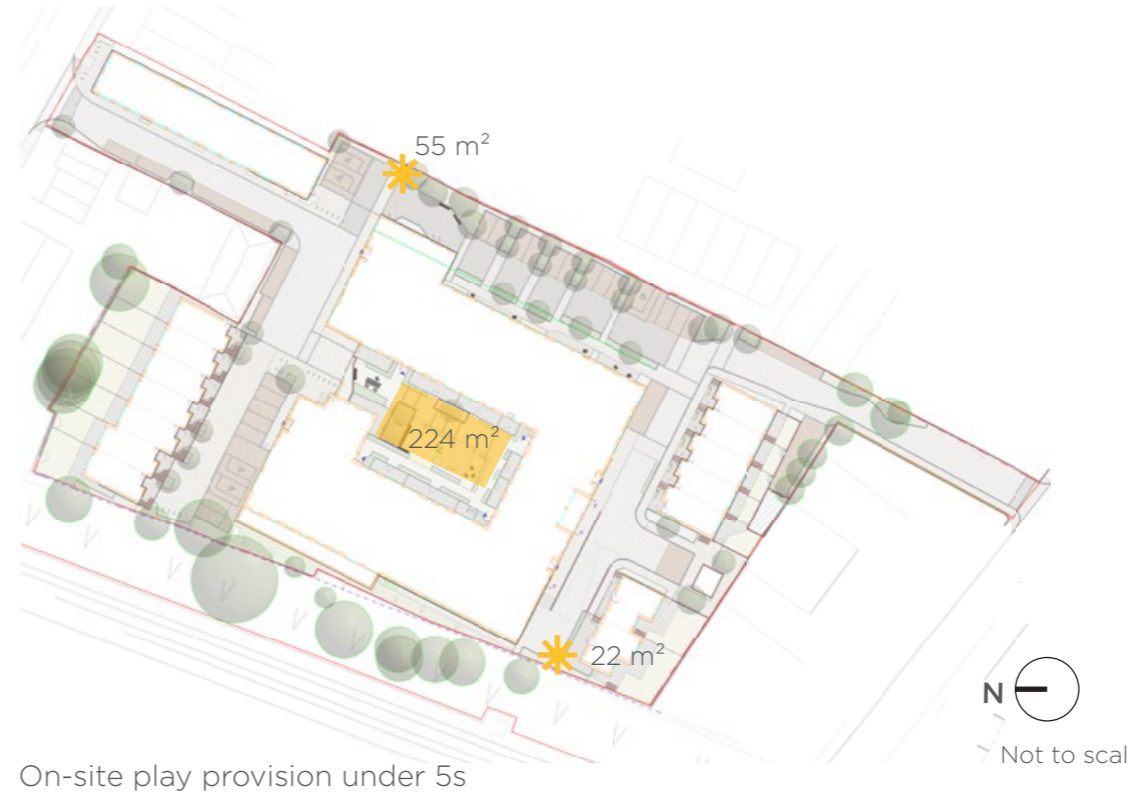
For under 5 year old group, the scheme will provide 224 m² in the Block 1 podium courtyard which will be secure to residents and accessible. Play equipment such as jumping disc, balance block etc. are located within a designated play area whereas informal play features at both podium and street level such as stepping stones, timber logs, boulders and colourful animals will engage children in imaginative play.

Play space suitable for ages 5-11 years will be provided off-site, to Holly rd. Recreation Ground. Children play provision for 12+ years old will also be off-set to Holly Road recreational ground, easily accessible from the development, within short walking distance. The distance is compliant with the SPG Accessibility to Play Space requirements for existing play areas (400m for 5-11 year old and 800m for 12+ year old).

Holly Road Recreational Ground, within 320m from the site, has an area of play equipment and playing fields for children 5-11 years and 12+ years. It has potential for informal play, a 7-a side football pitch and a grass running track.

The wider recreational Bushy Park located within less than 500m from the site, provides a cricket pitch for children.

Refer to the tables on the next page for more details on the play provision.



- Play space, 0-5 age group, 224 m²
- * Incidental play features

On-site play provision under 5s



Existing play spaces - Off-site play provision 5-11 and 12+ year old

- Play space location
- Walking route



Bushy Park - provides cricket ground for children 5-11 and 12+



Holly Road recreational ground - informal play, playground, running track and foot football pitch for all ages.

6.7 PLAY STRATEGY



1 Jumping disc



2 Wobble disc



5 Wooden animals



7 Colourful animals and boulders



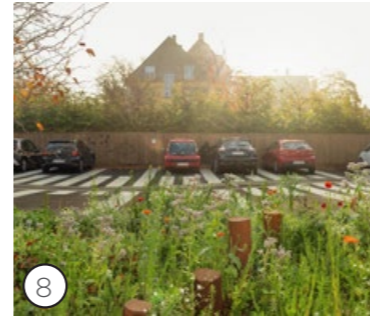
3 Timber window vegetable planter



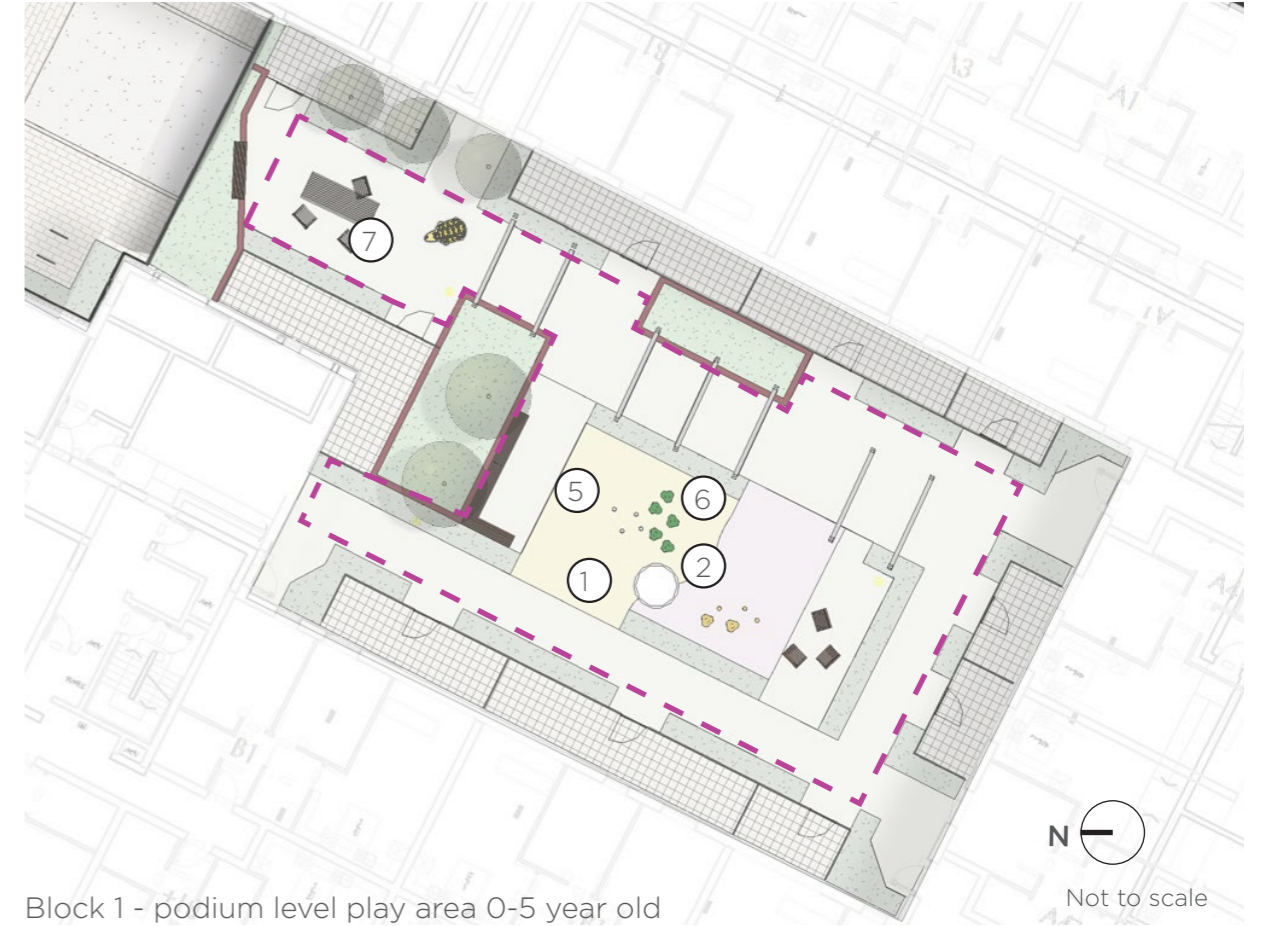
4 Tree trunk - stepping stones (recycle existing tree to be removed)



6 Balance block



8 Timber posts in ecology edge (recycle existing tree to be removed)



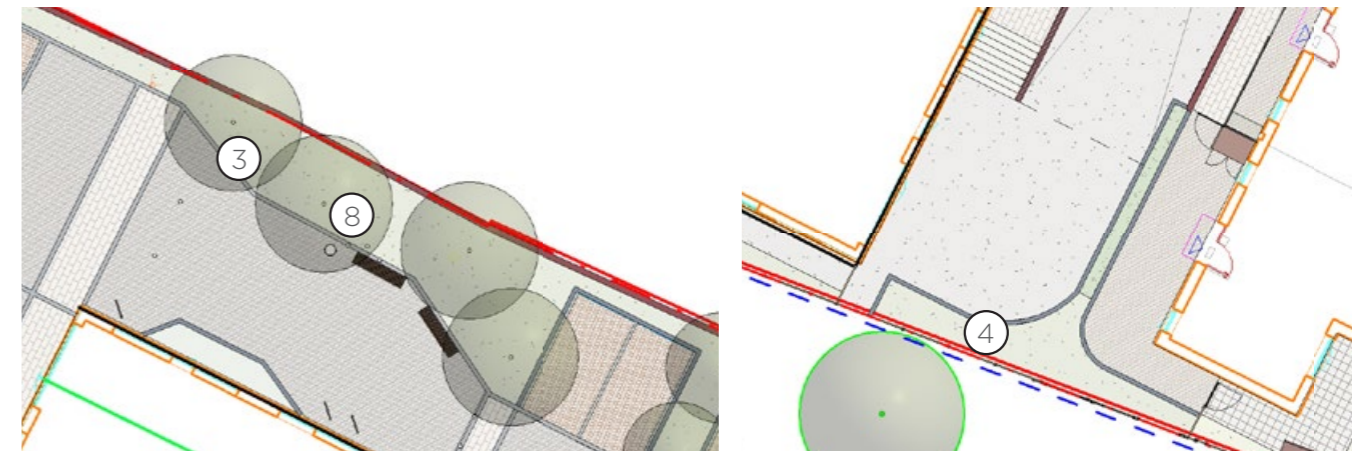
Age group	GLA Play requirement	Scheme Play provision		Total Play provision
		Play areas	Playable landscape	
Under 5s	274 m ²	106 m ²	189 m ²	295 m ²
5-11	197 m ²	off-site	off-site	n/a
12+	109 m ²	off-site	off-site	n/a

PLAY SPACE REQUIREMENTS - GLA POPULATION YIELD CALCULATOR

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	9.0	18.4	27.4
Ages 5, 6, 7, 8, 9, 10 & 11	6.2	13.5	19.7
Ages 12, 13, 14 & 15	1.8	5.3	7.1
Ages 16 & 17	1.0	2.8	3.8
18-64	95.9	82.0	177.9
65+	2.3	1.9	4.2
Total Yield	116.2	123.9	240.2

Play Space Calculator

Total Children	58.0	
	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	580.1



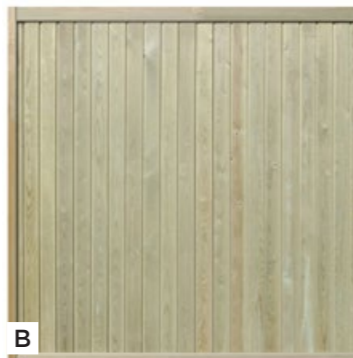
6.8 BOUNDARY TREATMENTS

The palette of boundaries are chosen for longevity and to be reflective of the history of the wider area with brick walls proposed around the site. Where the proposed walls meet existing, brick selection will match the building and ensure consistency throughout the site. On the western boundary (railway boundary), timber fencing is proposed to address noise and will be supported by existing vegetation (see Section C). The eastern boundary will be made consistent with brick work and a green route along this boundary will be created with shrub and ornamental planting. A regular rhythm of trees will be planted to screen views (see section A).

On the podium level, railings and raised planters are the type of boundaries proposed. Planting along the fences will soften the space and will create a 'garden' feel.



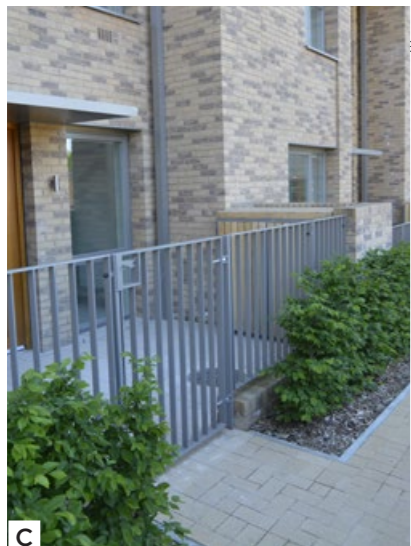
A
Existing brick boundaries retained
New secure boundary



B
Fence boundary
Option A: timber tongue and groove



Option B: timber hit and miss



C
Planted boundaries, planting with railings.
Railings to be powder coated in the same RAL as the architects window and door frames



6.8 BOUNDARY TREATMENTS

BOUNDARY STRATEGY

Across the development proposed boundaries will meet existing ones, to adjacent properties.

The proposed interfaces are as follows:

Northern boundary

2m high proposed brick wall to meet the existing brick wall in some parts, with buffer planting. Along the existing properties, the existing concrete wall and timber fencing will be retained.

Western boundary

The railway boundary will be defined by timber fencing 1.8m high. Ecologically rich planting will enhance the naturalistic character of the railway edge.

Eastern boundary

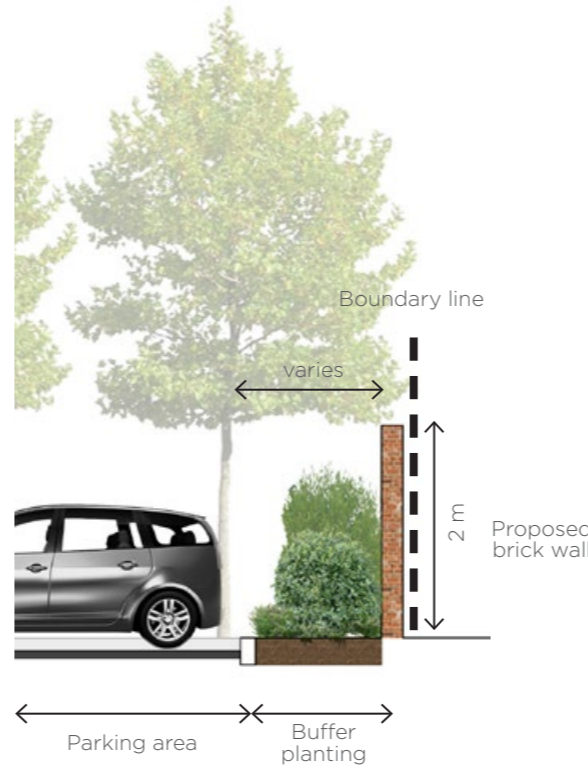
2m high proposed brick wall to meet the existing brick wall in some parts, with buffer planting.

Southern boundary

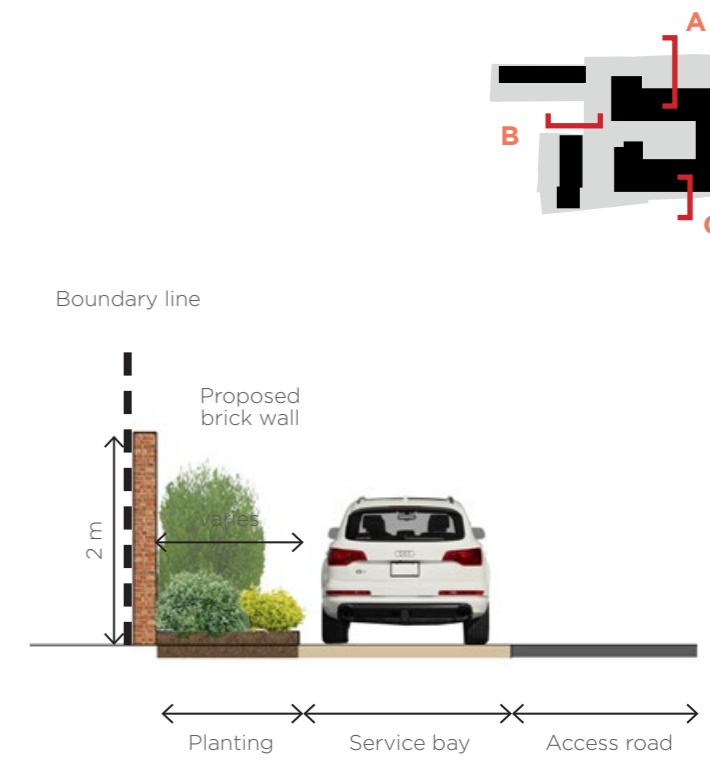
The existing brick wall will be retained.

Rear Gardens

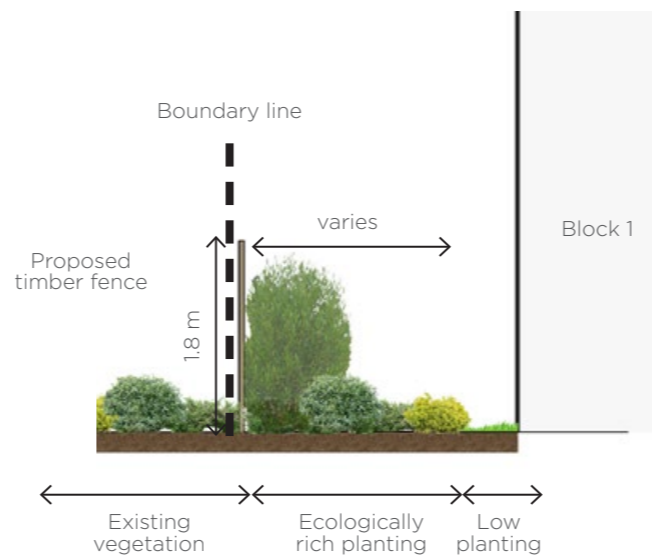
1.8m high timber fencing is proposed (hit and miss type).



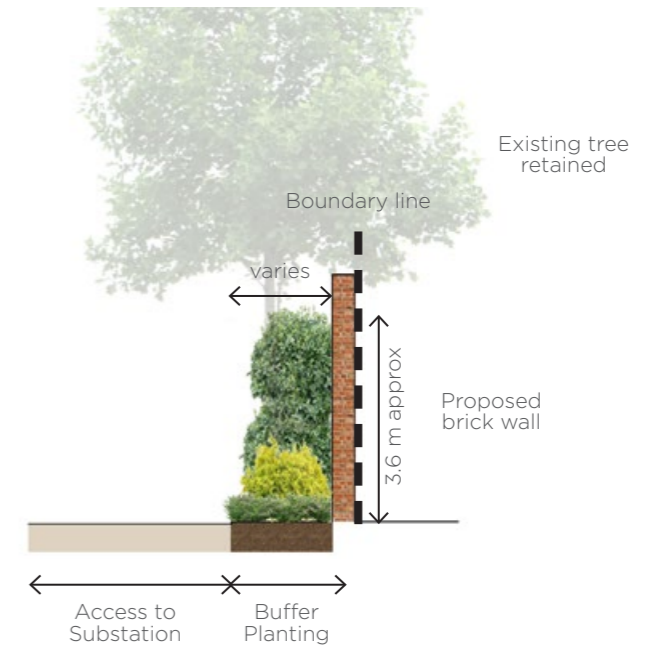
Section A - Eastern boundary



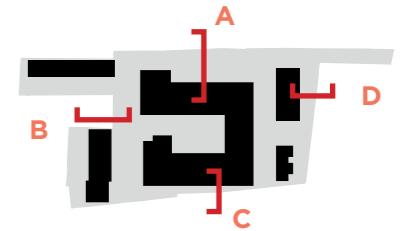
Section B - Northern boundary



Section C - Western boundary



Section D - Southern boundary



6.9 PODIUM GARDEN

KEY DESIGN PRINCIPLES

- Private terraces have gated access to the shared amenity space and are bounded by fencing with railings and areas of hedge planting
- Provide opportunities for informal play (stepping stones along footpaths, boulders etc.).
- Create visual interest by adding colour and variety in play surfaces (rubber surface and loose gravel)
- Provide seating in close proximity to the play features
- Allow for nature, wildlife attractive features as part of the play experience
- Footpaths and seating areas for the residents to walk, rest, relax and socialise
- Allow for nature, wildlife attractive features as part of the play experience
- Provide variety and interest. This will be achieved by including a number of different play features including natural play features and more formal prescriptive equipment, and features which promote a range of movement e.g. balancing, jumping and spinning.



Play surface and timber logs



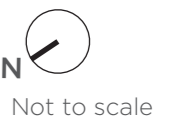
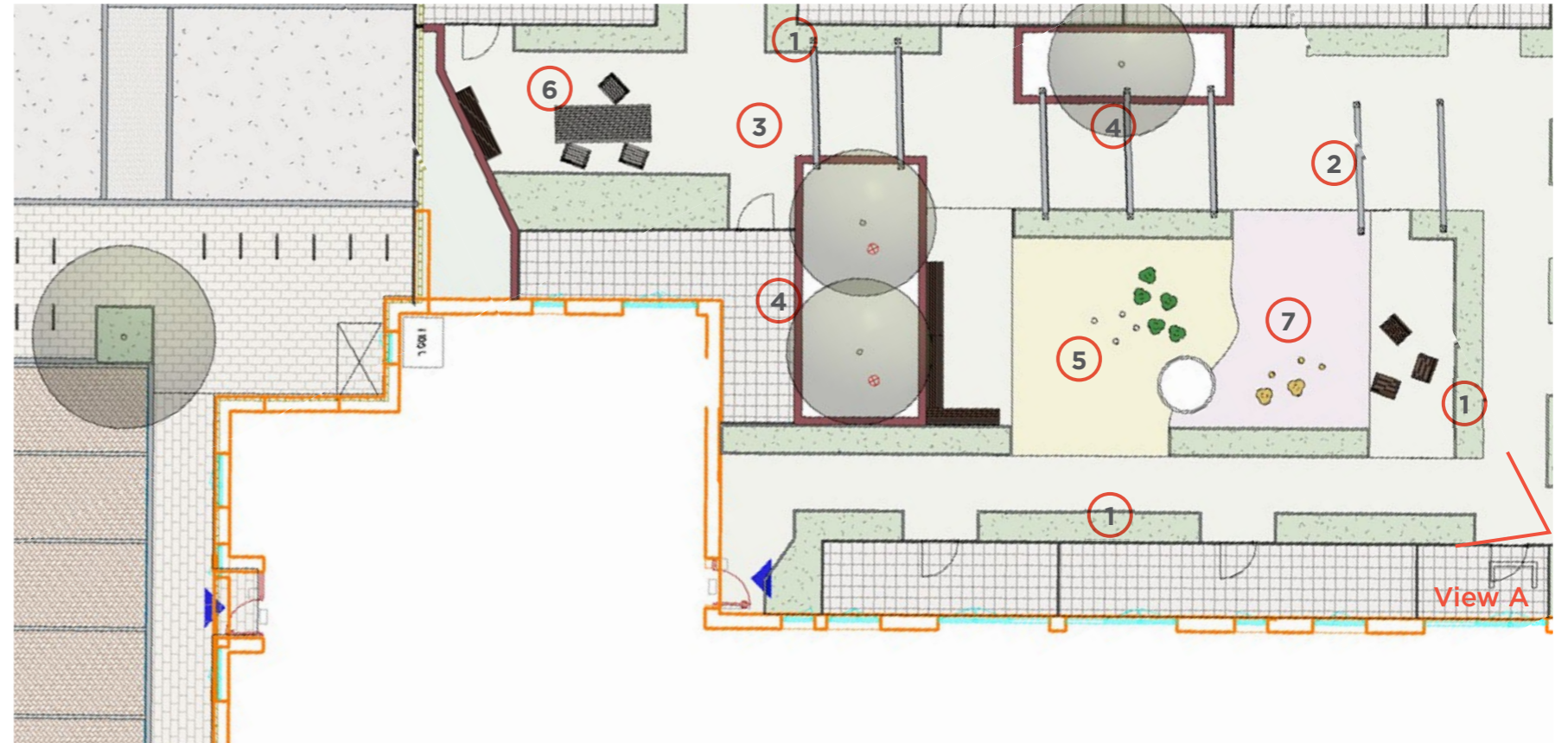
Hopscotch in resin bound



Balancing beams

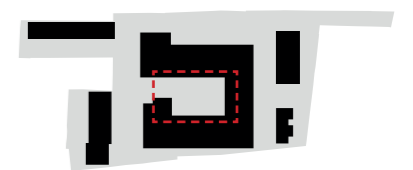


Infinity bowl

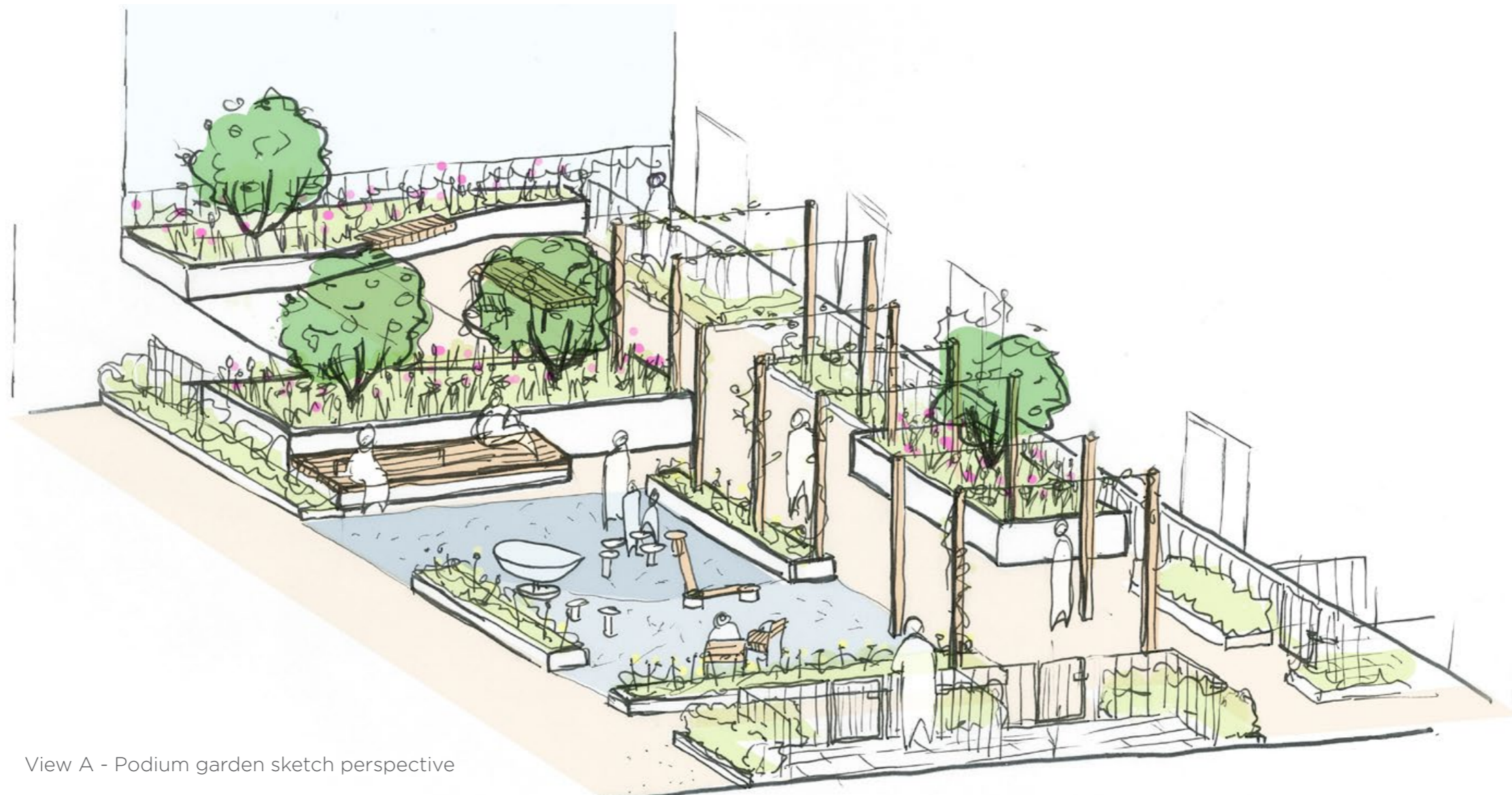


KEY

- ① Hedge planting at private terraces
- ② Pergola structure and hopscotch
- ③ Resin bound gravel - permeable surface
- ④ Raised planters
- ⑤ Lawn area - informal play
- ⑥ Seating area
- ⑦ Play area - play surface



6.9 PODIUM GARDEN



View A - Podium garden sketch perspective



6.10 STREET FURNITURE

The site will be as 'clutter' free as possible, avoiding civic qualities apart from two bollards that will clearly indicate that the parking court allows for no through route.

Some carefully located timber top seating will continue to soften the space and allow comfort and rest along the green link walking route.

On the podium garden benches, seats, decks, pic nic tables and a pergola feature will be suitable to the residential character of the site and create an open, interesting and usable space for all ages.



Bench at public realm



Timber seating - podium garden



Informal podium seating



Removalbe bollards

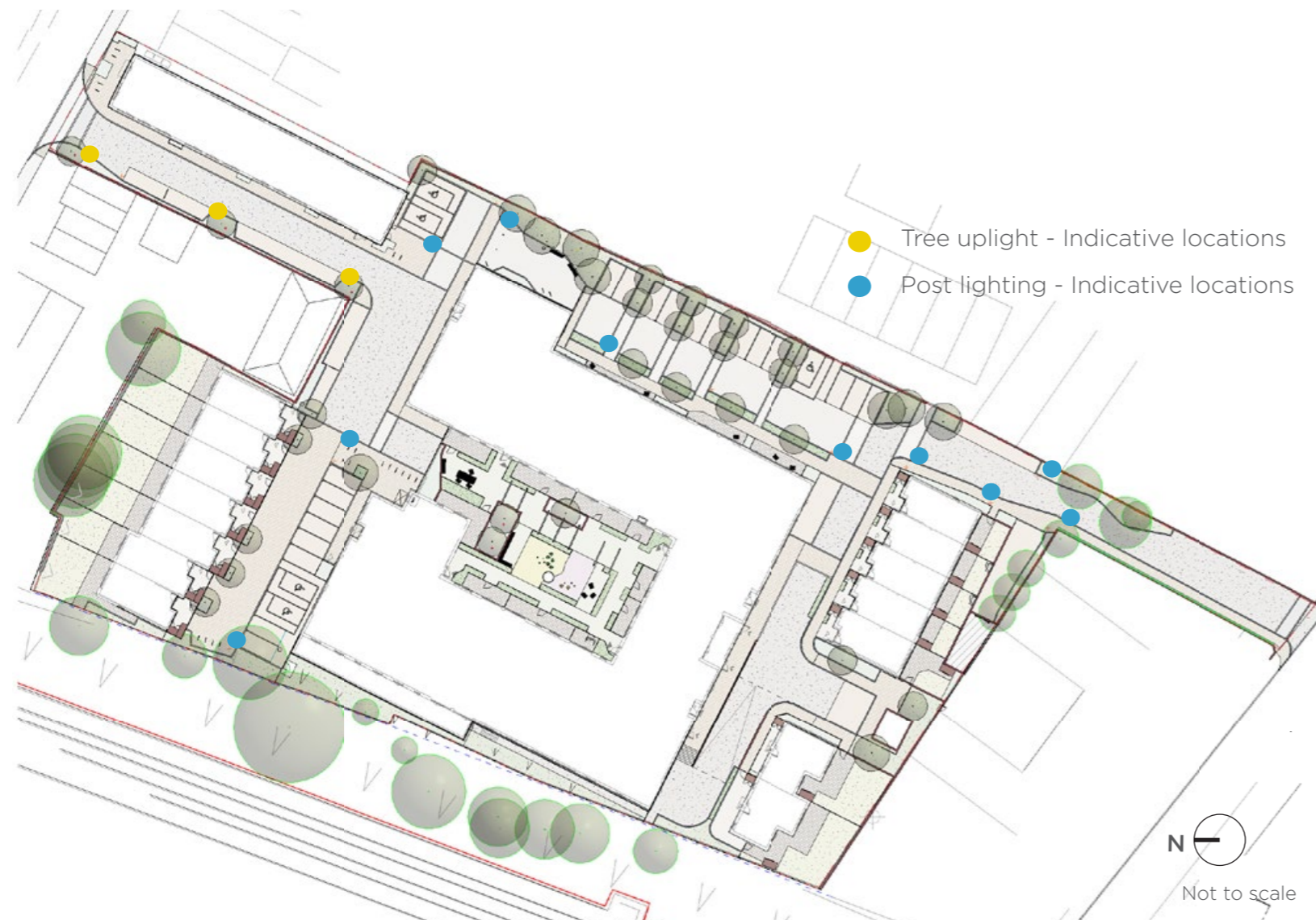
6.11 EXTERNAL LIGHTING STRATEGY

Post-top columns are proposed for areas of vehicular circulation and parking to reflect the increased levels of light required. Also, for the public route between Holly Road and Windmill Road, post luminaries are proposed so as the street is well lit alongside with tree uplights to highlight the entrances to the site.

Lighting positions are selected, creating a 'warm' atmosphere and a pleasant environment for residents to walk through. Lighting has been indicatively positioned and specified so as to reduce light spread to neighbouring properties, particularly along the green link along the eastern boundary.

New planting will be specified and maintained to a height which will allow light to be thrown across the width of footways. New trees will also have a clear-stem to ensure clear sight lines.

To ensure wildlife disturbance is kept to a minimum, existing trees will not be up-lit, and downward facing lighting will be specified.



External lighting diagram - design intent only



Examples of bracket mounted lighting unit



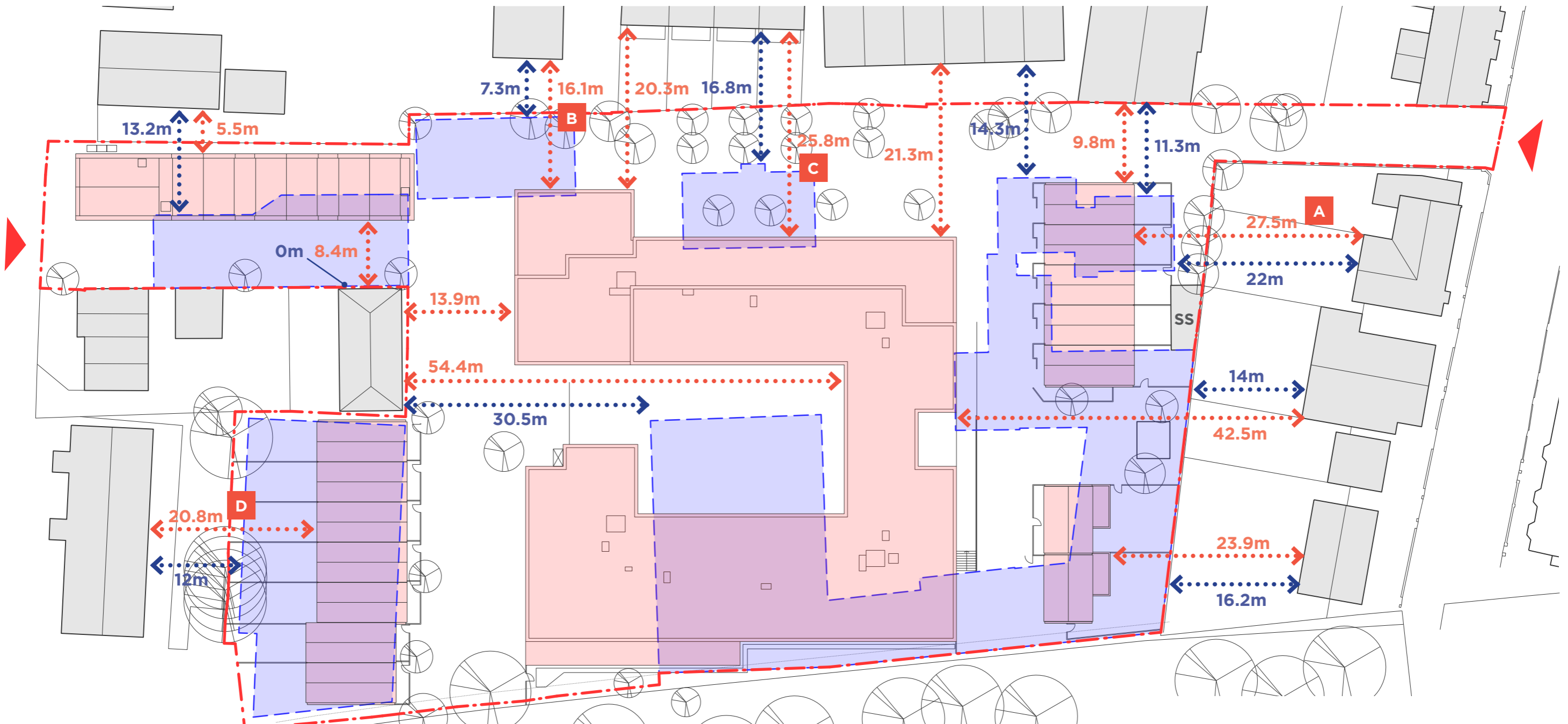
Post-top luminaire








An architectural line drawing of a multi-story residential building. The building features a grid of windows and balconies with vertical railings. In the foreground, a person is riding a bicycle on the left, and a group of people is walking on the sidewalk to the right. The drawing is rendered in a sketchy, hand-drawn style with light blue lines on a dark blue background. The text '7.0 SAFEGUARDING RESIDENTIAL AMENITY' is overlaid in the upper left quadrant.

7.0 SAFEGUARDING RESIDENTIAL
AMENITY

7.1 EXISTING AND PROPOSED FOOTPRINT



KEY

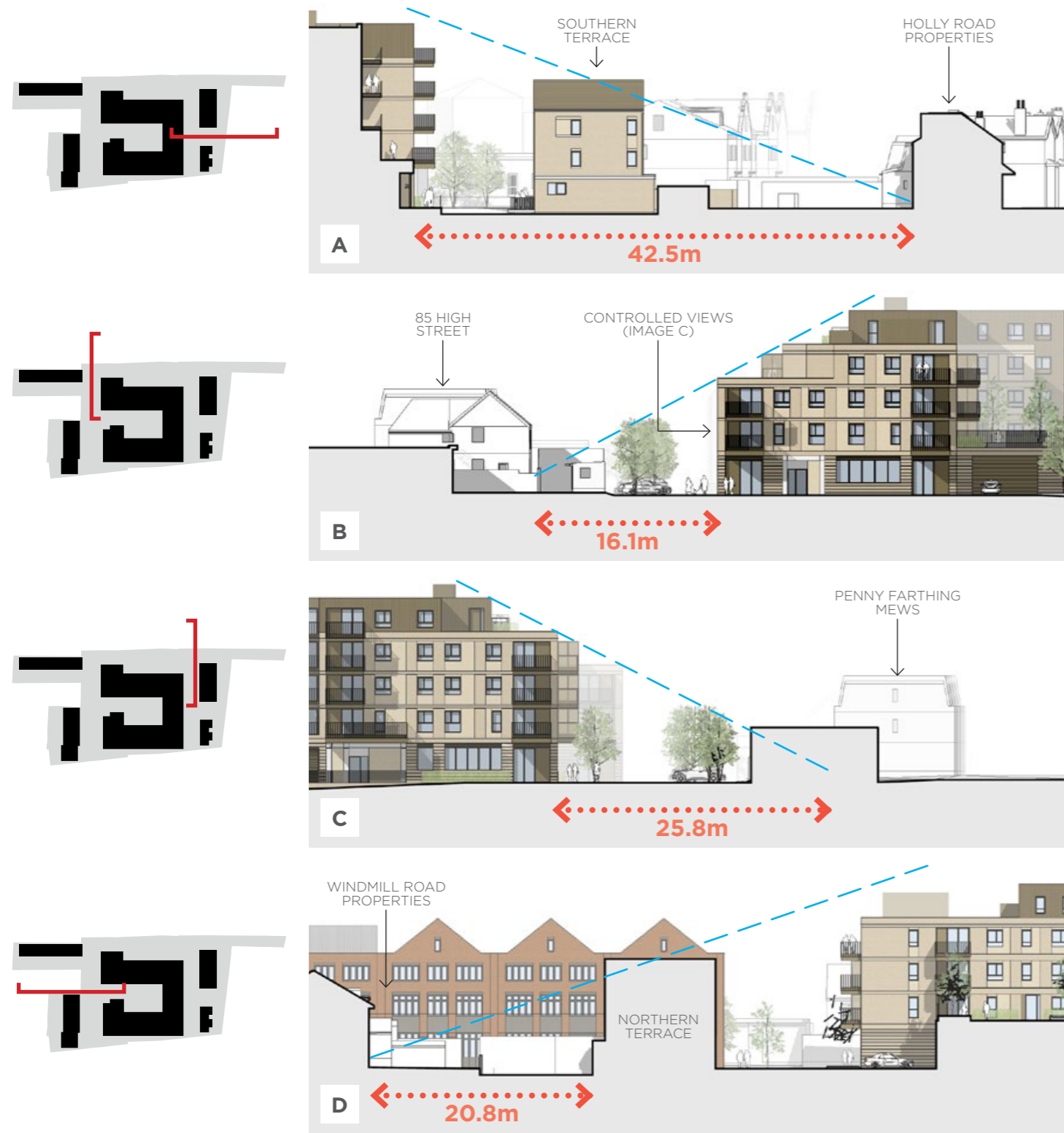
	EXISTING BUILDINGS
	PROPOSED DEVELOPMENT
	DISTANCE TO EXISTING BUILDINGS
	DISTANCE TO PROPOSED DEVELOPMENT
	EXISTING SUB-STATION

Comparison of existing and proposed buildings footprint reveals that distances to adjacent residential properties have been increased in most cases. Therefore, all crucial locations will benefit from improved amenity and views.

Refer also to section 7.2 for detailed site sections A-D illustrating crucial interference points.

7.2 PRIVACY PROTECTION

Detailed site sections highlighting relationship between the proposed development and existing residential properties. Blue lines indicate lower edge of visible sky from GF windows.

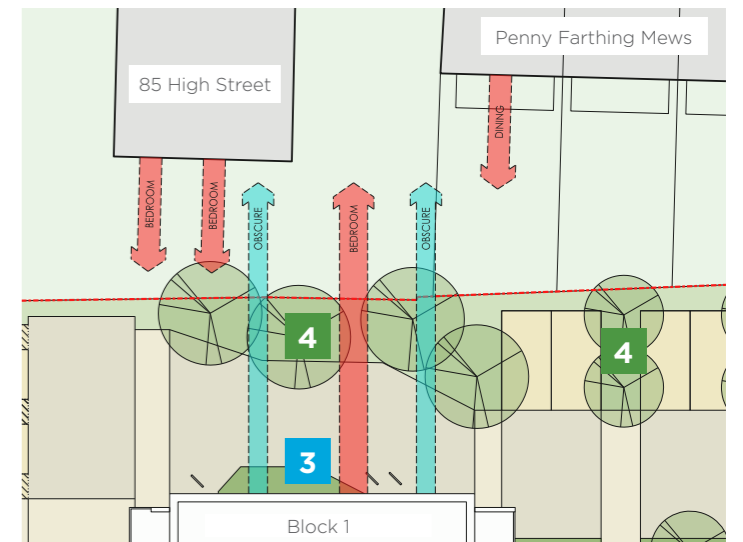
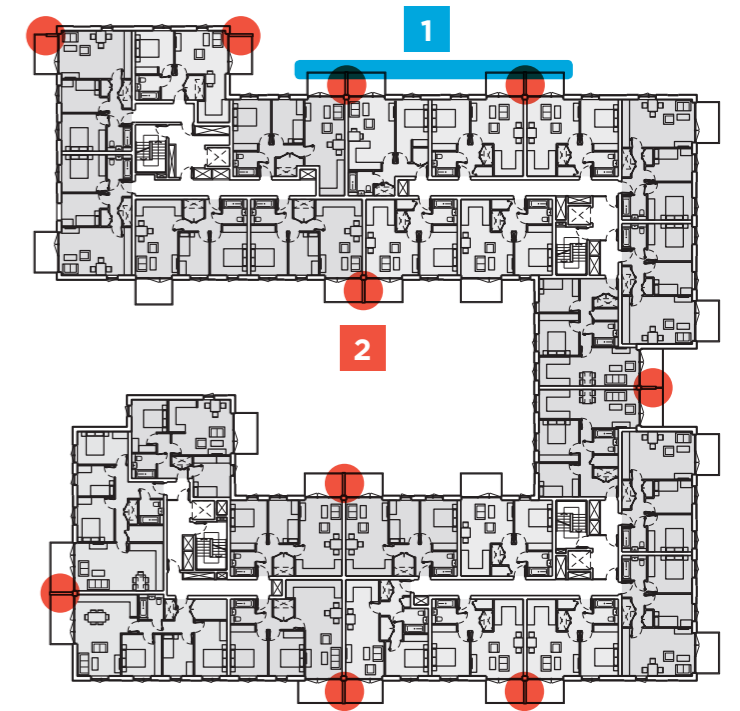


LBRT's planning policy seeks a distance of at least 20 metres between habitable room windows on neighbouring properties.

Due to the proximity to existing residential buildings, while detailing the proposal, particular consideration has been given to preventing overlooking of adjacent buildings.

Main measures adopted to mitigate overlooking are:

- metal mesh balustrades in sensitive locations in Block 1 (1)
- etched metal privacy screens adjacent to balconies in Block 1 (2)
- strategic locations of primary windows and obscure glazing to selected secondary windows (3)
- careful landscape design and strategic positioning of new trees to create visual buffers (4)
- smaller windows introduced to the rear of townhouses (5)



7.3 DAYLIGHT/SUNLIGHT ANALYSIS

The following surrounding properties contain residential accommodation and, due to their proximity to the development site, have been assessed in terms of the effects of the proposed development upon their daylight and sunlight amenity:

- 20, 18, 16, 14, 12, 10A, 10 & 8 Windmill Road
- Burnham House, Archer Mews
- 19A, 21, 21A, 23, 23A & 23B Windmill Road
- The Old Library, 13 Windmill Road
- 1-3 Library Mews
- 85 High Street
- 1, 2, 3, & 4 Penny Farthing Mews
- 1, 2, 3 & 4 The Mews, 53 High Street
- 14, 16, 18, 24, 26, 28, 30, 32, 34-36 & 38-40 Holly Road
- 43, 41, 39, 37, 35, 33, 31, 29, 27 & 25 Holly Road
- 2, 4, 6, 8, 10, 12, 14, 16 Myrtle Road
- 63-71 High Street

Point 2 and AHR architects have worked closely to ensure that all surrounding residential properties maintain sufficient daylight and sunlight amenity, developing a proposal which respects its environment.

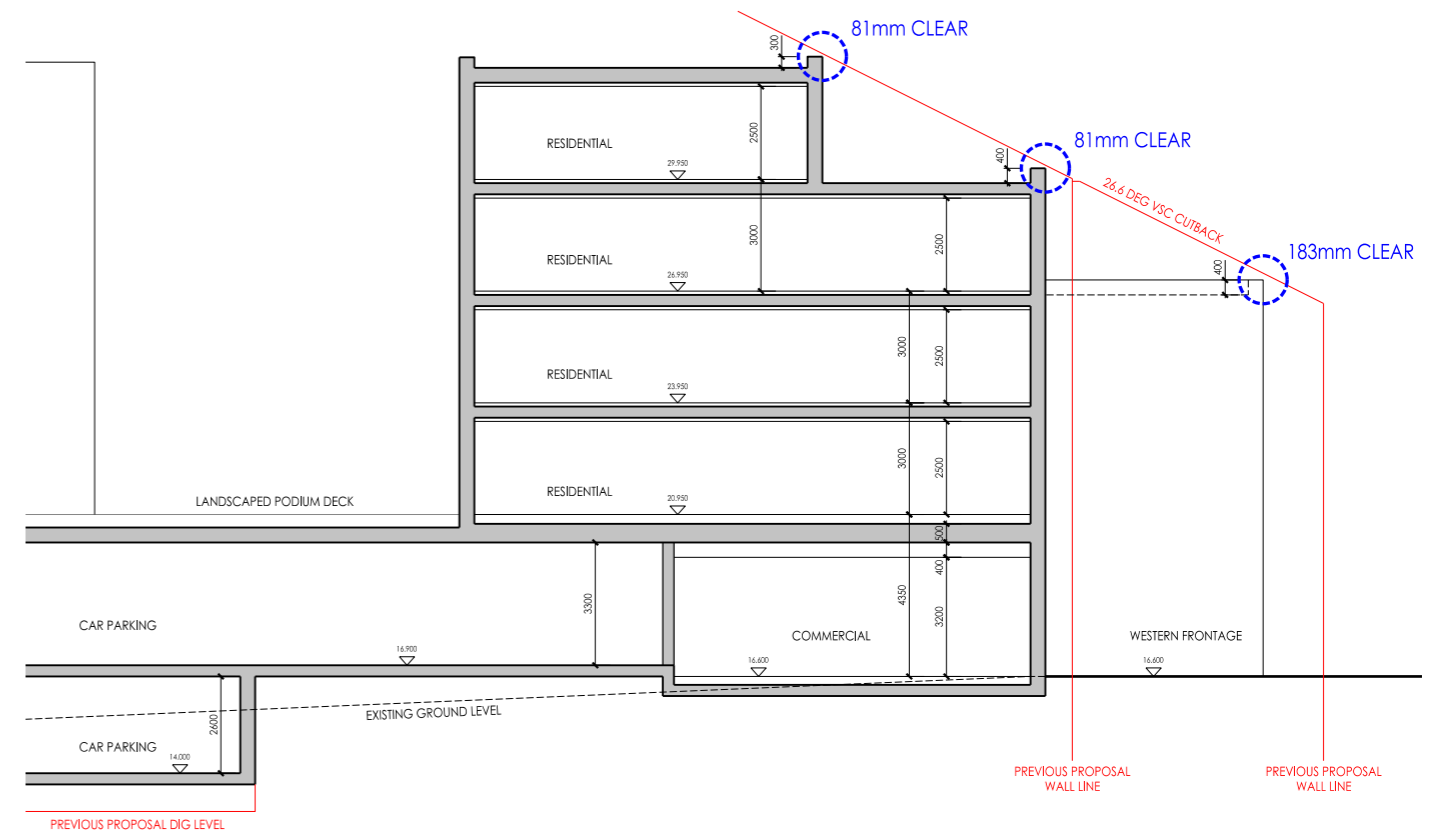
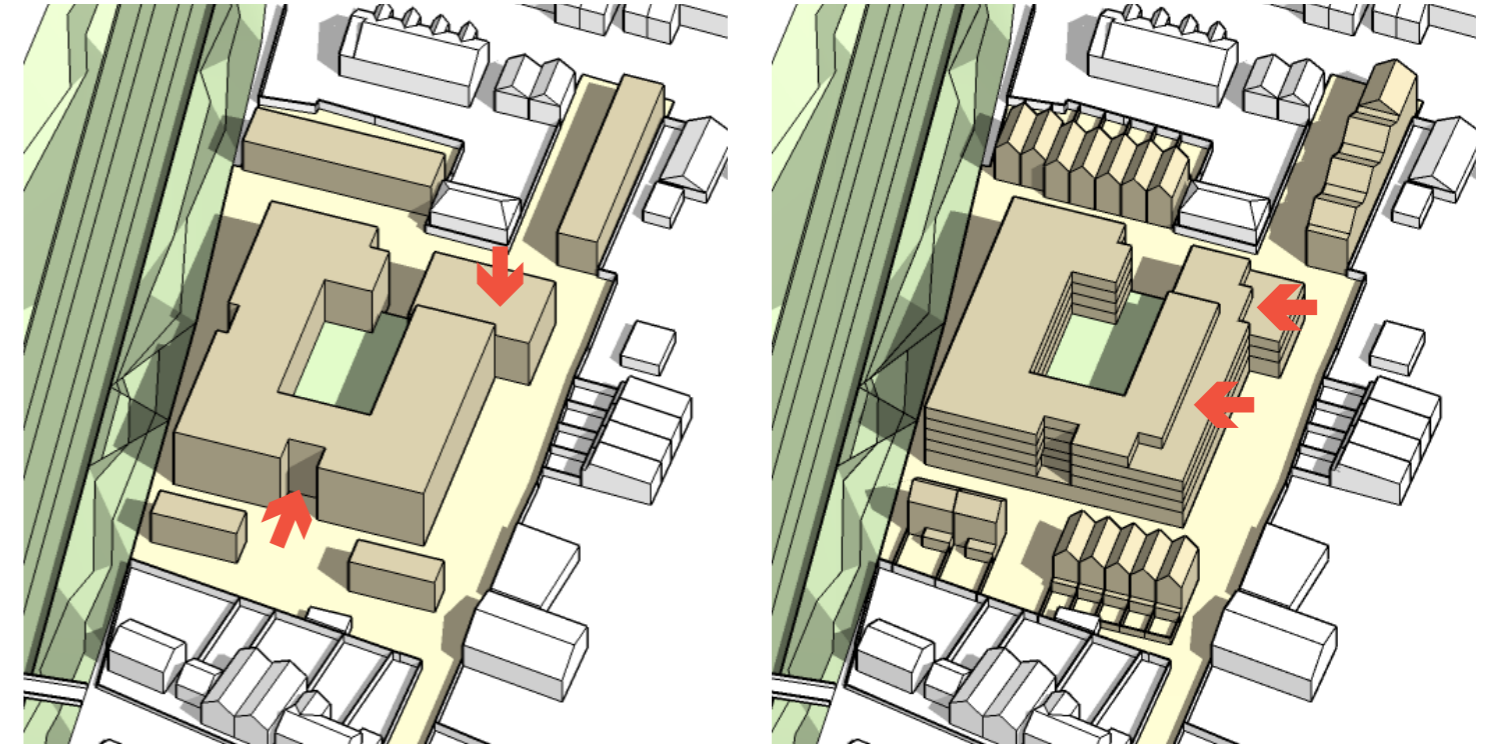
All rooms material for assessment remain fully BRE compliant for Annual Probable Sunlight Hours.

Throughout the design process, special consideration has been given to constraints resulting from proximity to existing residential properties and daylight provision.

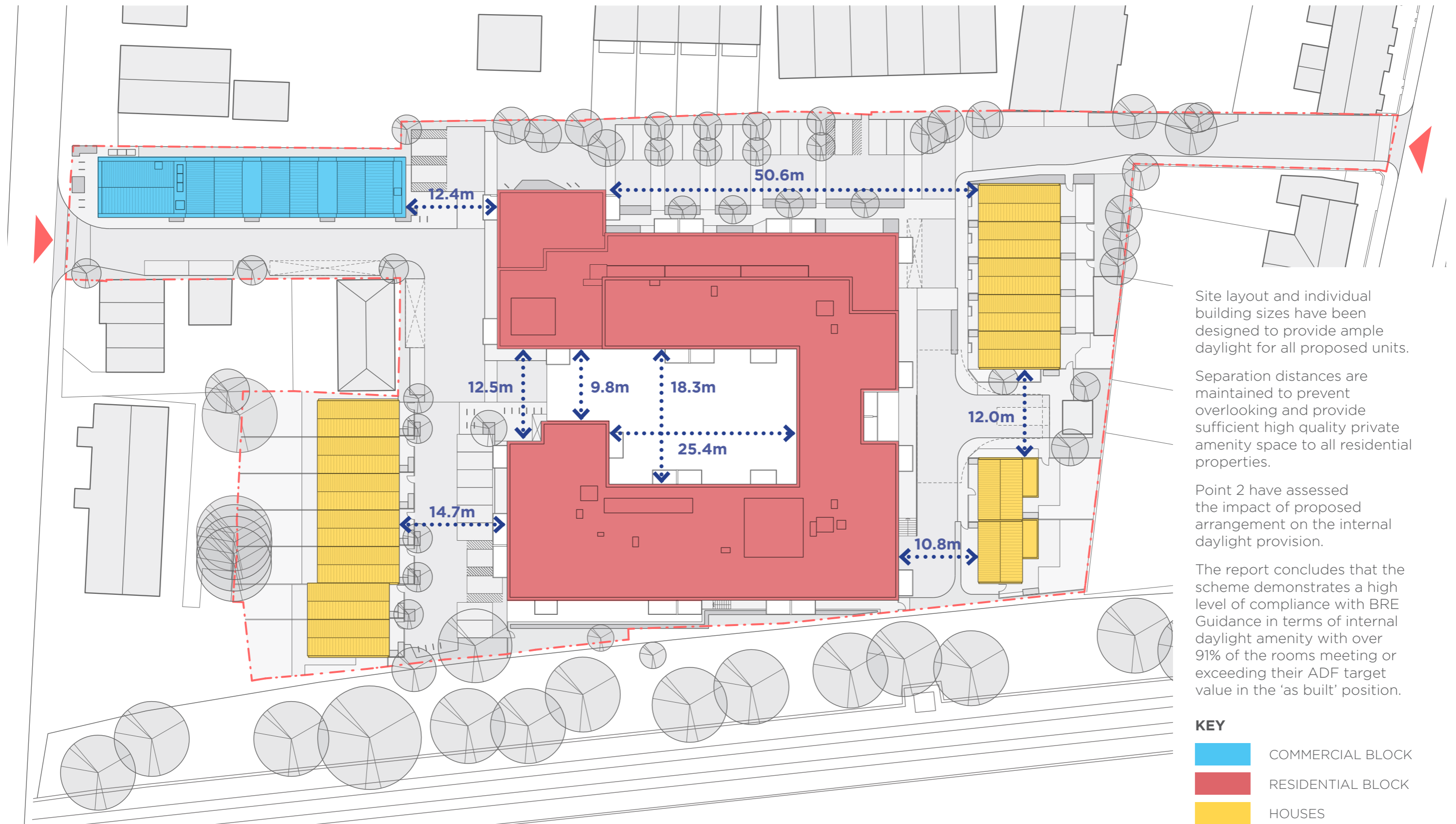
Block 1 underwent several stages of redesign to respond to feedback from local community consultation.

Setbacks were introduced on 3rd and 4th floors and detailed height studies have been carried out, ensuring any element does not obstruct the views from neighbouring properties.

Additionally, the proposed scheme takes advantage of existing level differences on site to accommodate Block 1 various uses (garage, commercial, residential) and required internal headheights, resulting in minimal ground works and optimal external volume.



7.4 DISTANCES WITHIN THE PROPOSAL



Site layout and individual building sizes have been designed to provide ample daylight for all proposed units.

Separation distances are maintained to prevent overlooking and provide sufficient high quality private amenity space to all residential properties.

Point 2 have assessed the impact of proposed arrangement on the internal daylight provision.

The report concludes that the scheme demonstrates a high level of compliance with BRE Guidance in terms of internal daylight amenity with over 91% of the rooms meeting or exceeding their ADF target value in the 'as built' position.

7.5 VISUAL ASSESMENT FROM SURROUNDING AREAS

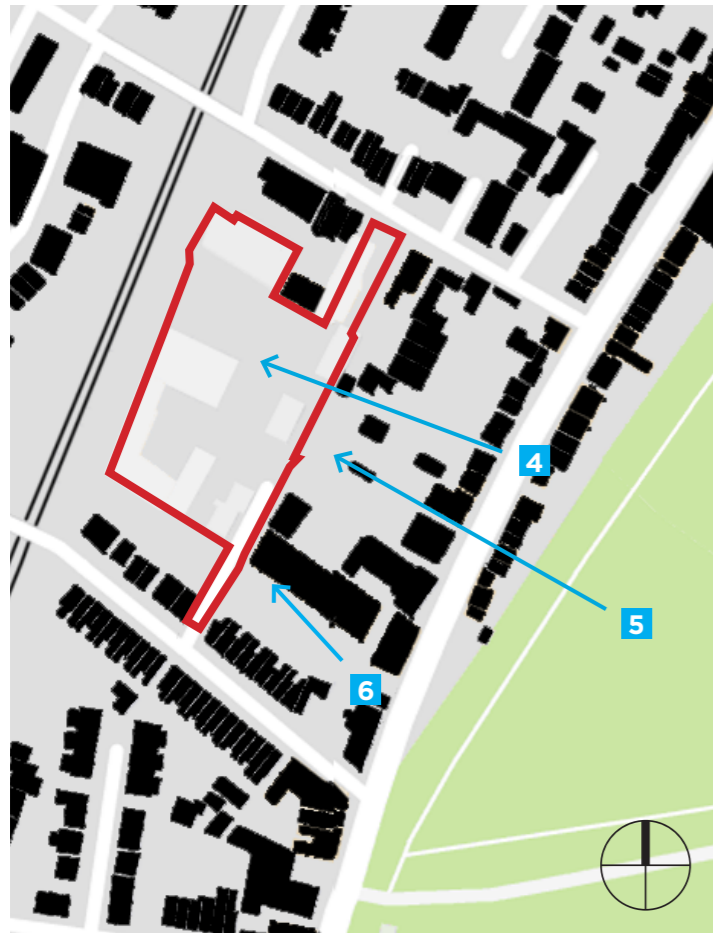
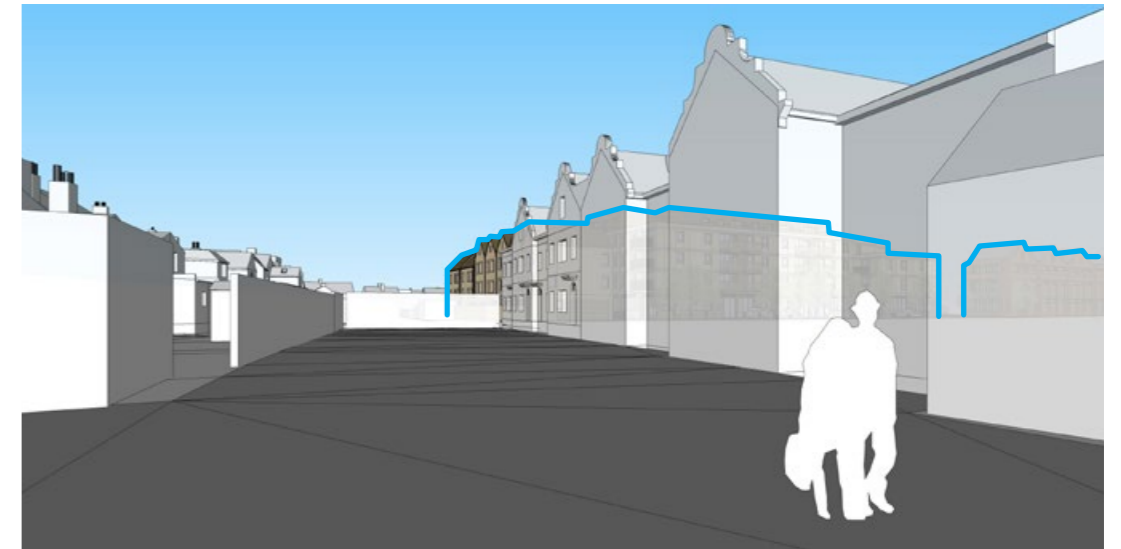
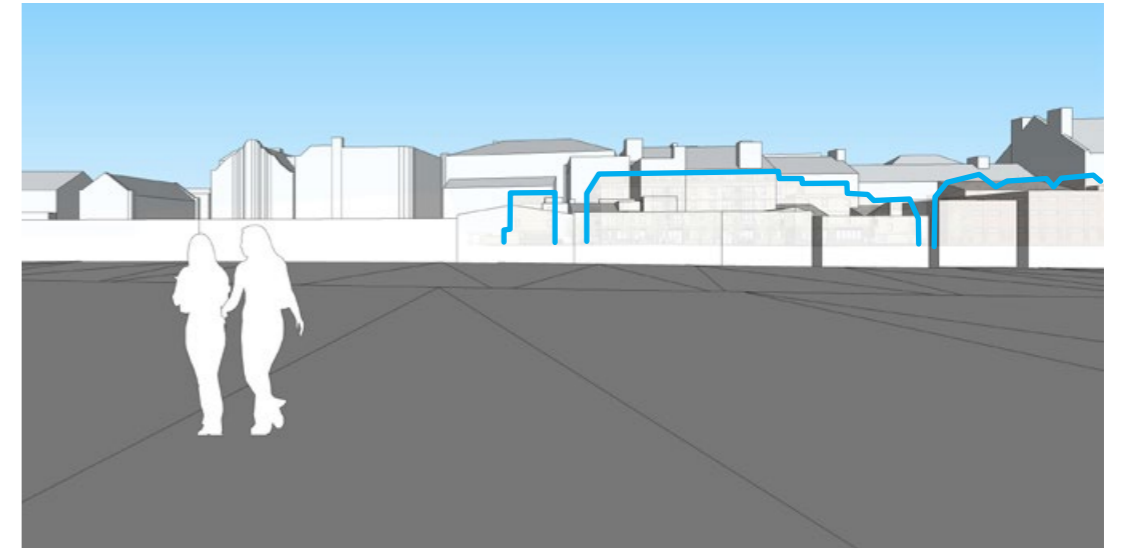
We have analysed a number of views from key points in the surrounding area.

Our studies and analysis show that the proposed development will not adversely affect any existing street scenes or key views.

Indeed, the development will replace the existing poor quality buildings on site with architecture designed to respect local character, and introduce new landscaping. The Holly and Windmill Road frontages, in particular, will be enhanced by these works.



7.5 VISUAL ASSESMENT FROM SURROUNDING AREAS

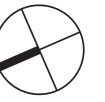




8.0 ACCESS

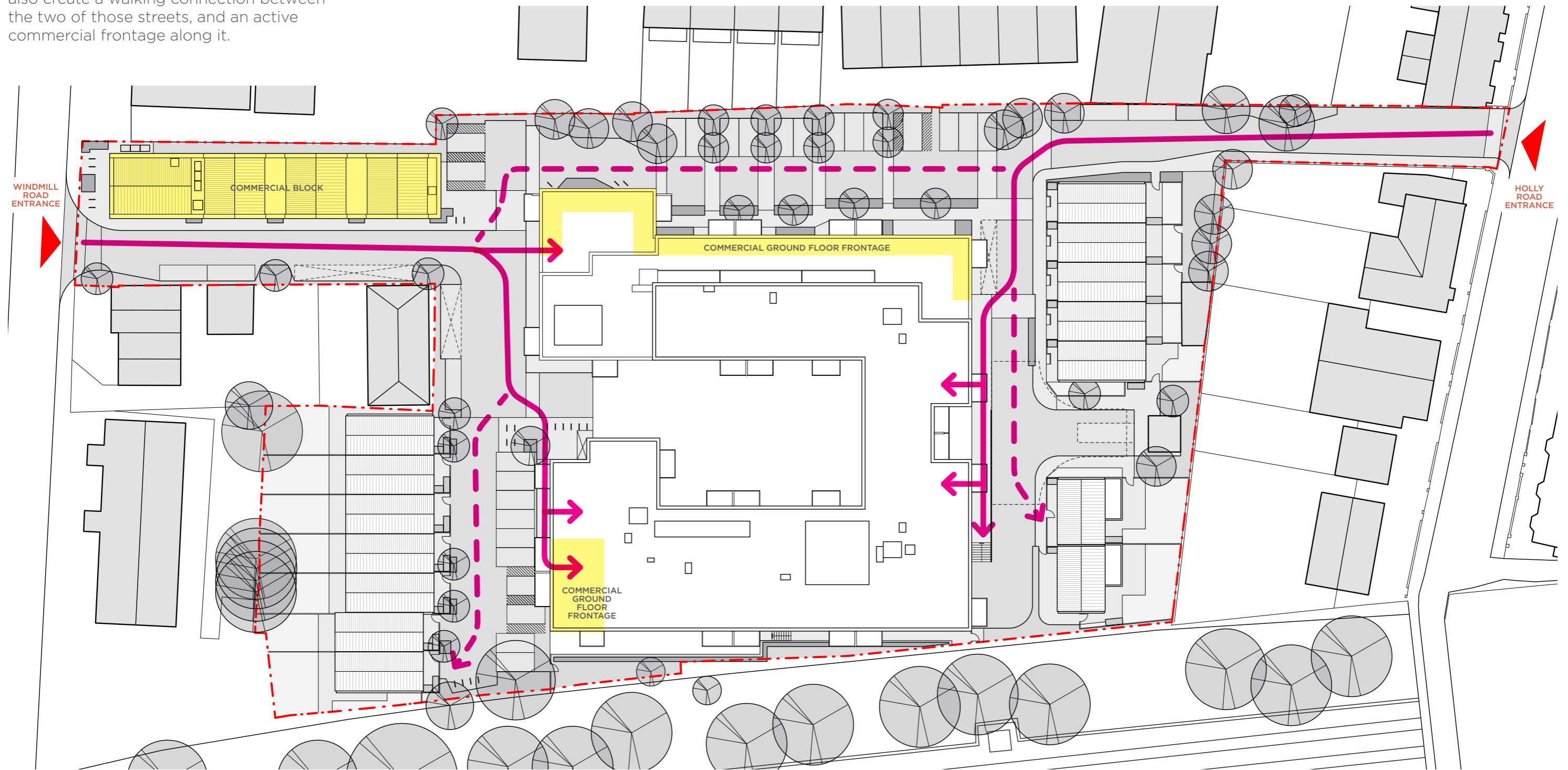


8.1 PEDESTRIAN ACCESS STRATEGY

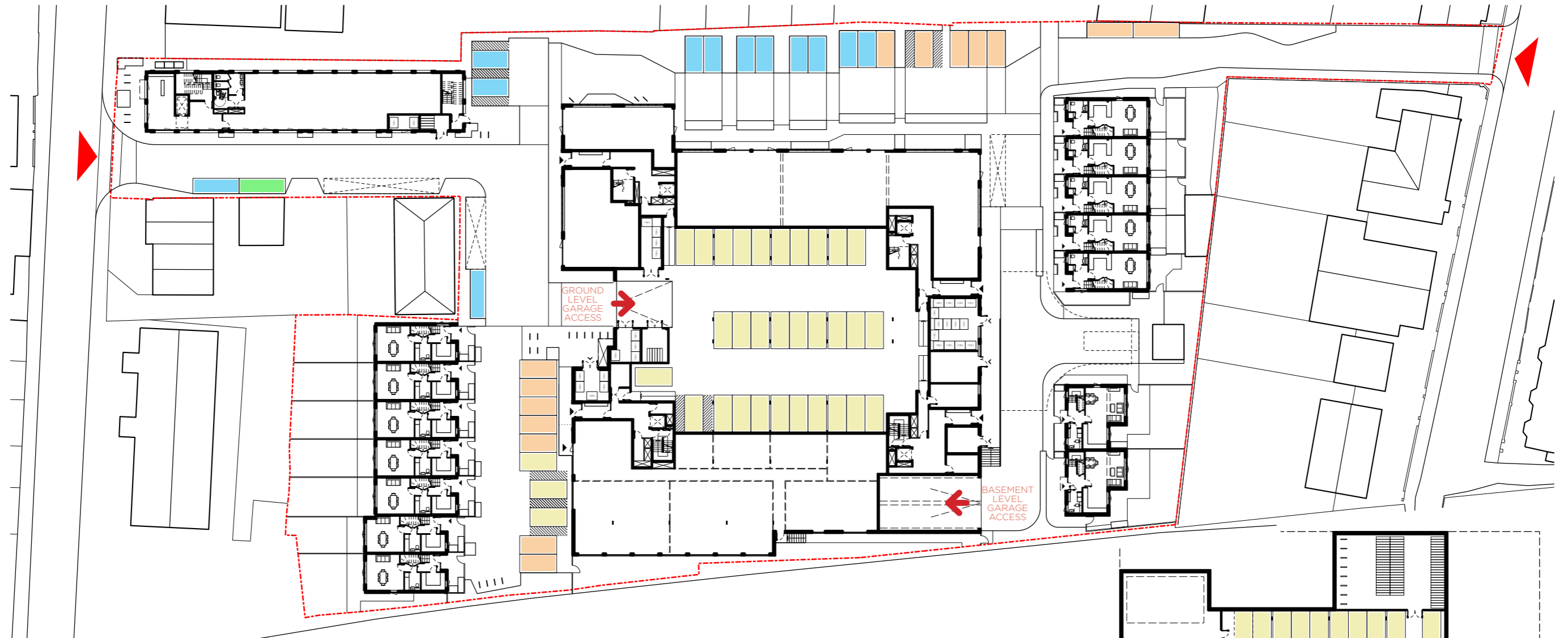
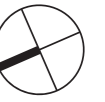


There is currently no public access to the site.

The proposed development will not only provide pedestrian access to the site from both Windmill Road and Holly Road, but also create a walking connection between the two of those streets, and an active commercial frontage along it.



8.2 CAR ACCESS AND PARKING STRATEGY








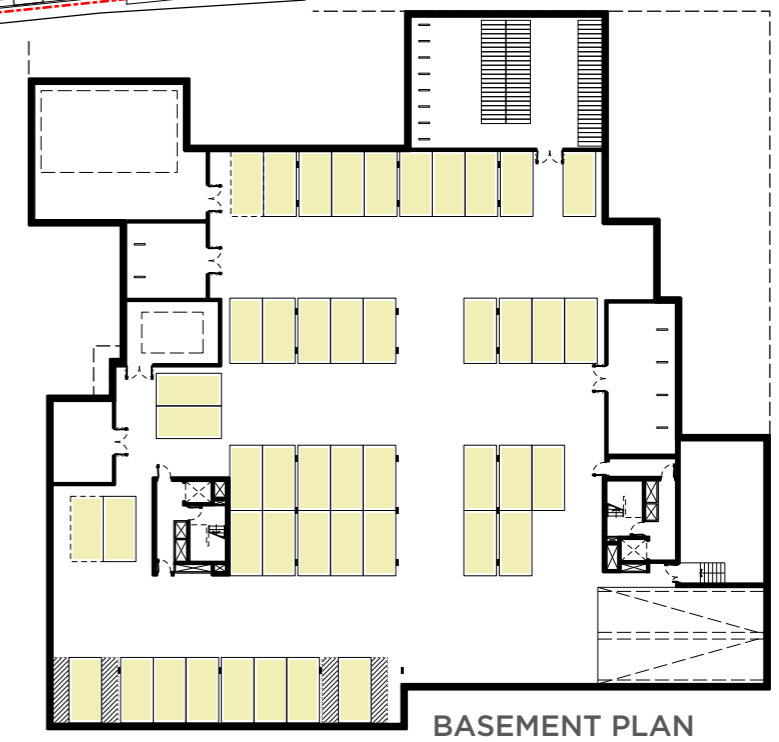
There are 106 car parking spaces in total provided throughout the site, both in basement and podium garages, and as surface parking.

Of those, 93 spaces are designated as residential, 12 as commercial, and one space dedicated to a car club.

In total, 8 of these spaces are wheelchair accessible.

For more information, refer to transport report by Curtins.

KEY	STD		SUM
 FLATS	74	5	79
 HOUSES	13	1	14
 COMMERCIAL	10	2	12
 CAR CLUB	1	-	1
TOTAL	98	8	106





9.0 RESIDENTIAL STANDARDS

