5.3 Landscape typologies & character areas

5.3.1 Introduction

The landscape will be divided into six distinct character areas, summarised below and in the adjacent diagrams:

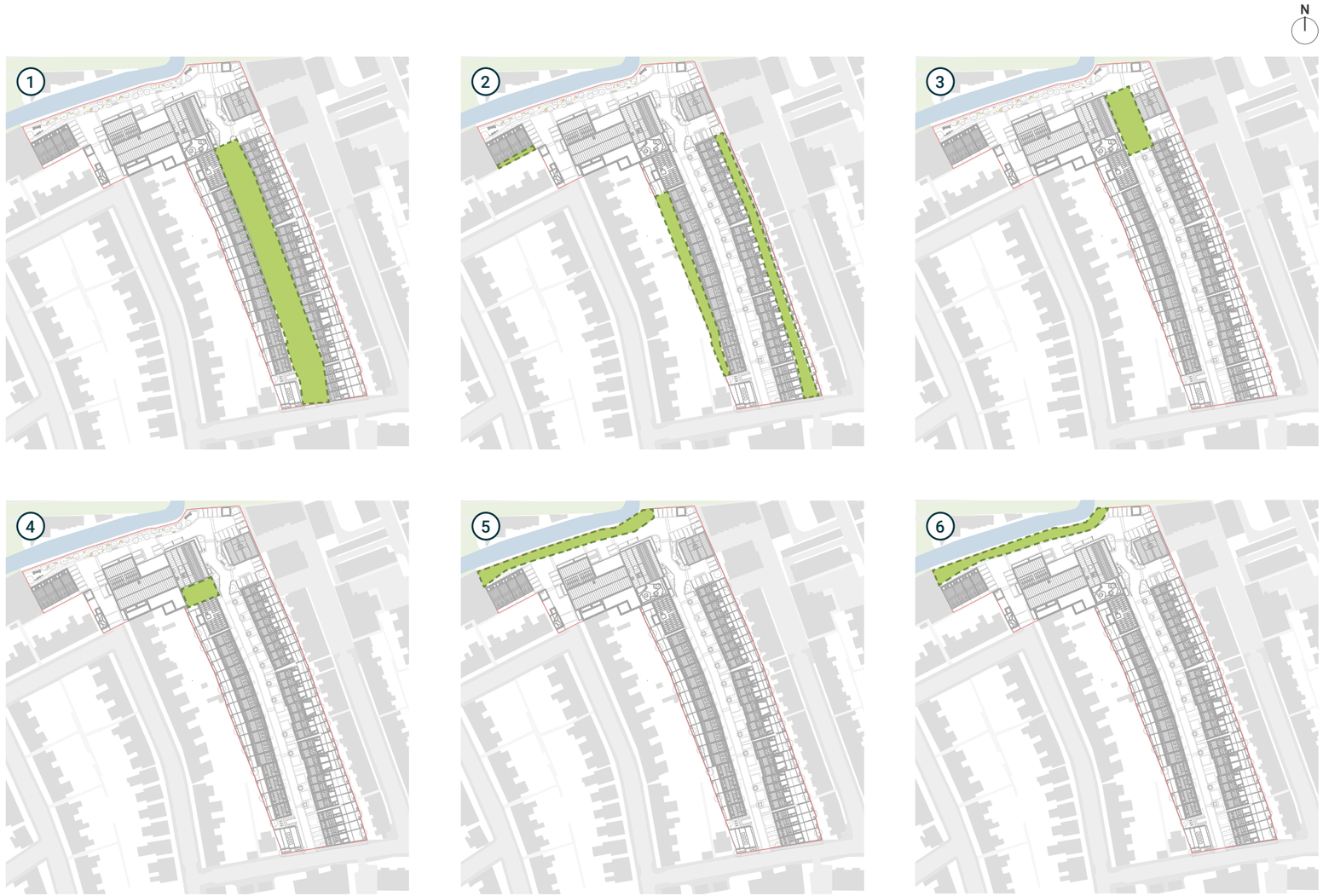
Key

1. Mews street
2. Private gardens
3. Green corridor
4. Communal roof terrace
5. Riverfront walkway
6. Amenity play area (dedicated and incidental play)

These character areas are designed to provide a variety of functional and enjoyable spaces for residents and visitors.

The largely residential nature of the site drives the landscape response with tree-lined streets for shade, shelter, nature and health and wellbeing. Private dwellings and ground floor apartments also include private gardens and terraces that front the streetscape, and pockets of scattered open space are provided throughout for community use.

The most significant open space is located along the riverfront.



Landscape

Landscape typologies

The adjacent diagram illustrates the character zones with further detail explaining the servicing and access are explained in further detail over the following pages.

Key

- Mews with private parking
- Private gardens
- Green corridor
- Roof terraces (private and communal)
- Riverfront
- Shared space with on-street parking
- Residential entrances
- Core entrances
- Commercial entrance
- Bin and bike entrances
- Residential car park entrance
- Substation entrance
- Private residential bike storage
- Private residential bin store

Character areas overlaid on proposed roof plan

5.4 Mews street

The residential mews street is designed as a surface shared by pedestrians, cyclists and vehicles. The hierarchy throughout the scheme favours pedestrian and non-vehicular access with traffic flow infrequent and slow-moving. This will be achieved with changes in paving orientation, contrasting tones and finishes.

The mews street character is defined with a varied mix of tree planning suitable for the street environment, creating a verdant tree-lined street with private residential entrances.

The flow of traffic through the street will be two-way. The street layout has been tracked and allows for maintenance and vehicle access.

Key features

- Defensible planting
- Car parking
- Street trees
- Shared surface zone
- Bin and bike stores with green roofs

Example of demarcated private entrances

Example of pedestrian surface treatment

Example of a typical Mews street

Example of planted entrances

Example of shared surfaces

Landscape

The street will be divided as shown in the illustrative section to the right. The 1.5m vehicle overrun allows pedestrians to reclaim a portion of the street. This, in turn, slows down traffic, creating a safe and attractive neighbourhood.

Outdoor storage and 1.5m buffer planting creates privacy screening from neighbours as well as an open playspace.

Key materials

Materials and planting have been selected to complement the architecture and provide a rich variety of textures.

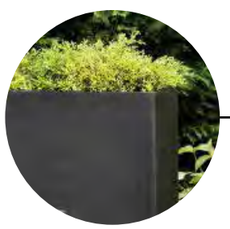
The key materials are shown in detail at the bottom right hand corner of this page.

Illustrative section of the Mews street

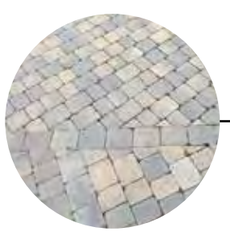
Paving edge flush with planting

Key plan

Metal channel

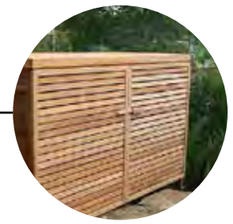


Metal planter boxes



Paving setts with accent banding

Mews street plan extract



Bike and bin storage

Ornamental Pear – Pyrus calleryana ‘Chanticleer’

Silver Birch – Betula pendula

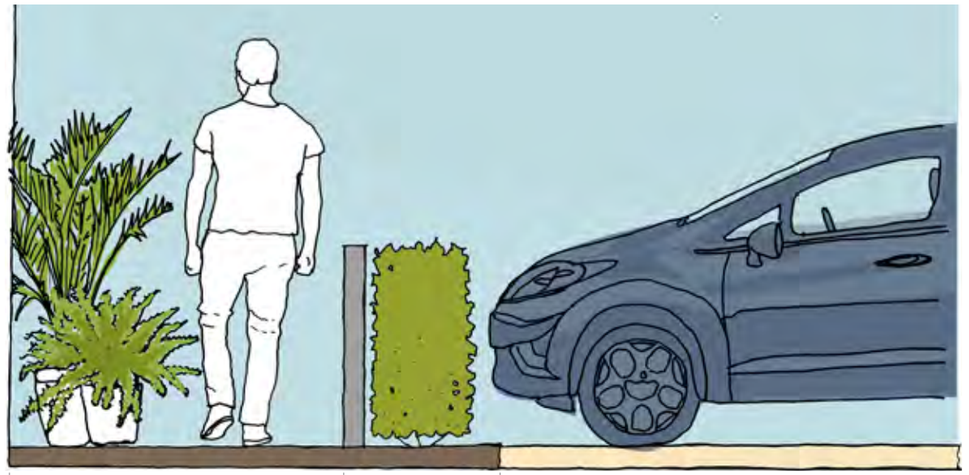
5.4.1 Defensible edges

Residences at ground level are provided with defensible zones to separate properties and private terraces from the public realm.

Boundary finishes are detailed with a 1m high railing and where possible, hedge and shrub planting up to 1m in height. This provides a secondary layer of defensible space between the private space and public footpath / carriageway.

To ensure compliance with Secure by Design guidance, boundary treatments will be no higher than 1m to ensure natural surveillance in and out of the properties and to mitigate spaces for loitering.

Soft planting will consist of native hedgerows, and where space permits, herbaceous planting.

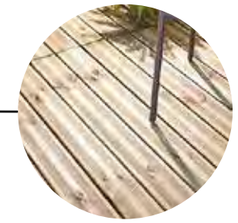


1.5m	300–700mm	4.8m
Private terrace	Buffer zone	Parking
Private		**Public**

Illustrative section of the defensible edges

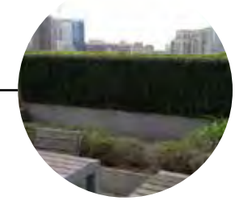
Key plan

Building F



Timber decking

Railing



Defensible hedging

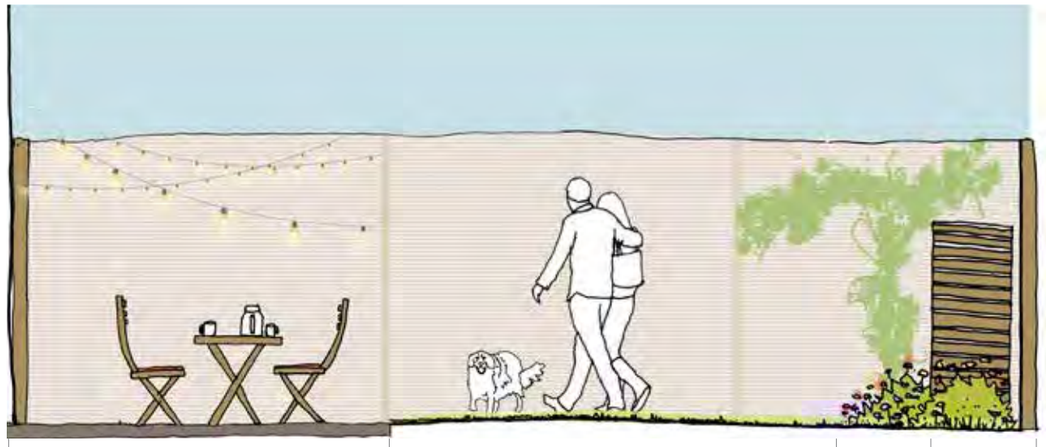
5.4.2 Rear private gardens

Every home along the mews street has a rear garden comprising a mixture of patio, lawn, planting and timber fencing.

An air source heat pump is also provided in each rear garden and is concealed with a timber clad screen, which also functions as an acoustic barrier.

In addition, planting beds will help soften the timber screen as well as providing a defensible space between the garden and boundary edge to help preserve privacy.

Paving will be permeable in nature to help reduce grey water run-off and improve the site's sustainable urban drainage strategy.

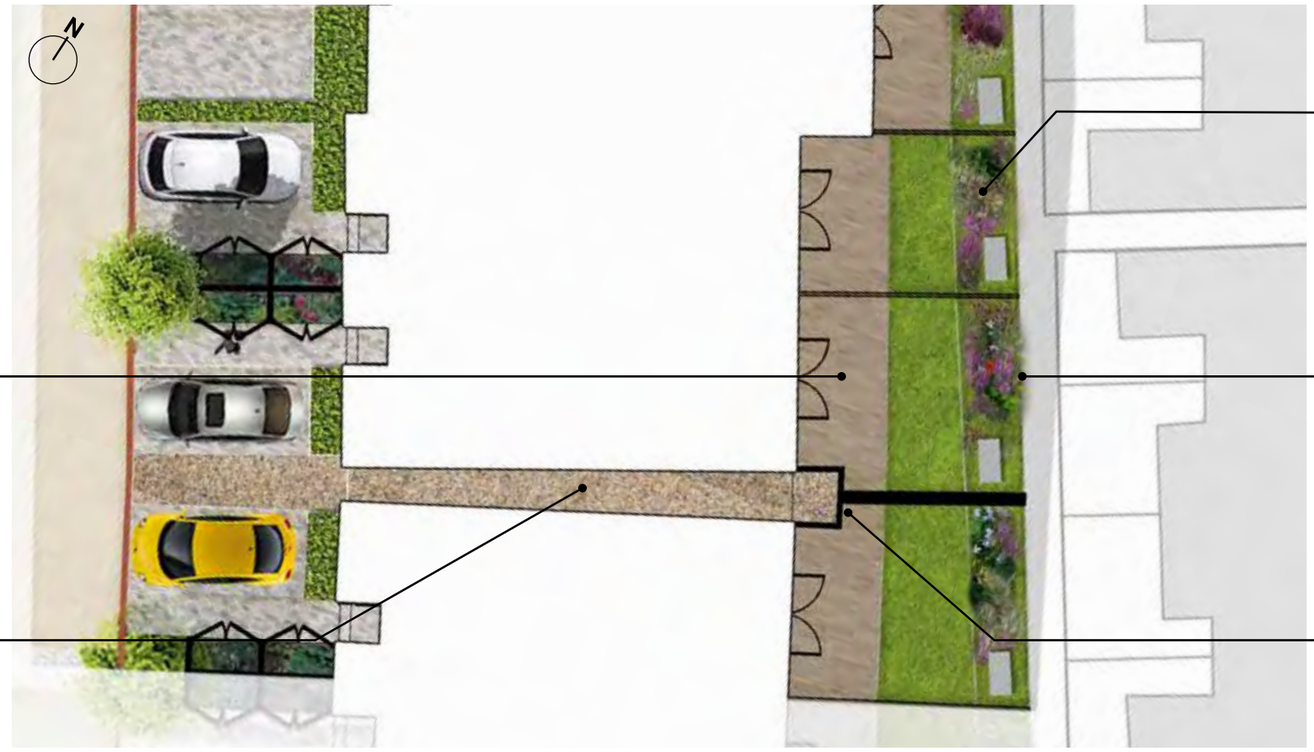


Illustrative section of a private rear garden

Key plan

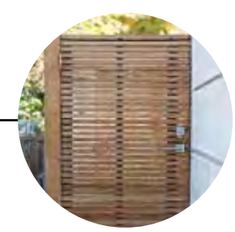
Patio flags

Gravel



Buffer zone

Acoustic barrier fence



Venetian gate

5.5 Green corridor

The street widths are reduced here with areas of lush planted borders and trees, creating chicane elements to slow down vehicle speed when approaching the riverfront.

Illustration of apartment building, viewed from the Mews street

Key plan

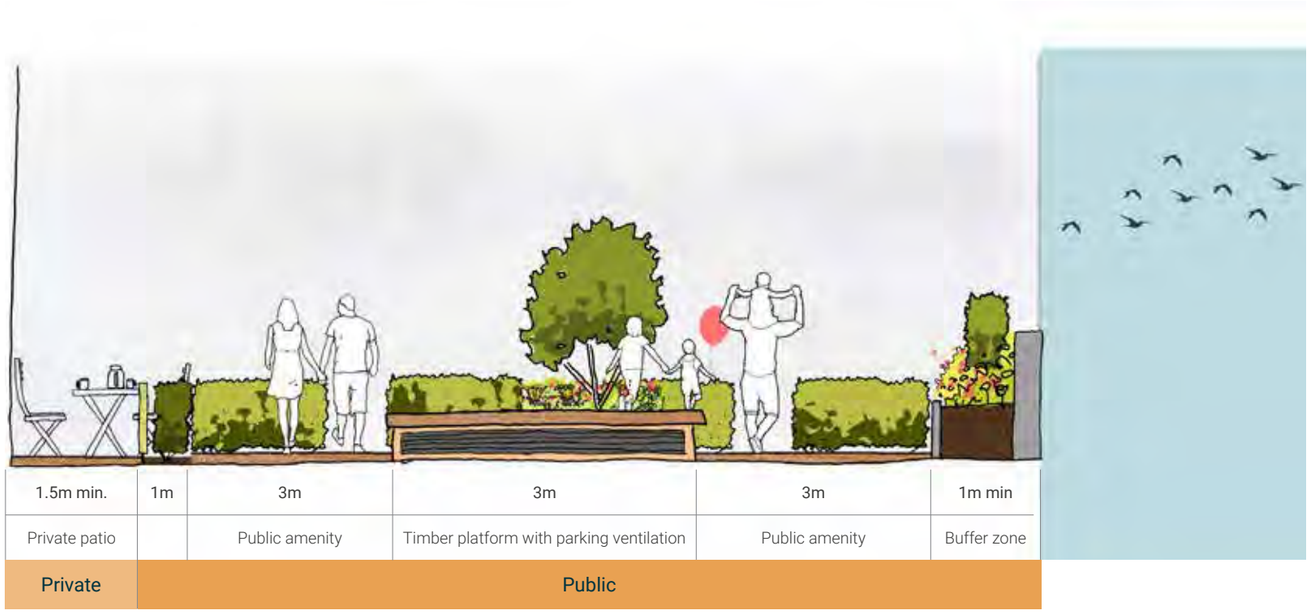
5.6 Communal roof terrace

A communal roof terrace is located on the third floor of Building F providing 124 sq m of multifunctional space for residents of that building.

The terrace is shared between the apartments on the entire floor, so its design is conducive to communal gatherings. The raised timber deck becomes a central feature.

A large seating area with small to medium-sized trees, appropriate to the podium location, will provide shade and rain cover and will allow for the terrace to be utilised throughout the seasons.

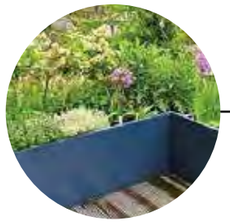
There is a 1m wide minimum planting buffer around the entire perimeter. Tall planting against the parapet will provide privacy by preventing overlooking from residents on the terraces above.



1.5m min.	1m	3m	3m	3m	1m min
Private patio		Public amenity	Timber platform with parking ventilation	Public amenity	Buffer zone
Private	Public				

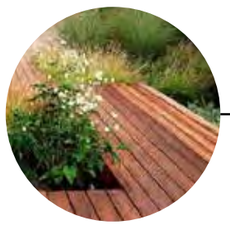
Illustrative section of communal roof terrace

Key plan



1m plant buffer

Private amenity space



Raised timber seating with vent below

Third floor communal roof terrace

5.7 Riverfront

The riverfront character is designed to complement the River Crane setting by providing physical and visual connections with nature. This can enhance both health and wellbeing for residents and the local community, and create a place for nature where birds, bats and insects can nest, forage and rest.

The aspiration along the riverfront is to utilise this natural asset and the surrounding green and blue character of the corridor.

A meandering gravel path is proposed along the waterfront, buffered with new trees and understory planting, dedicated playspace, incidental play in the form of stepping logs and balance beams, and places to stop, sit and relax.

Key features

- New tree and understory planting
- Frames the riverfront
- New and enhanced wildlife habitat
- Incidental and dedicated playspace
- Seating opportunities for all

Example of a planted riverfront

Example of gravel filled grasscrete

Example of play equipment

Example of planting

Landscape

The adjacent illustrations demonstrate a typical detail from the river's edge to the adjacent dwellings.

A 5m buffer zone is provided between the river and carriageway, and street lighting is set-back at a minimum of 5m, with luminaries angled away from the riverfront so as to not disturb bat and insect foraging.

New tree planting, such as Salix babylonica and Pinus sylvestris, are proposed along the river's edge with understory woodland and shrub planting.

Public amenity spaces consist of benches and a permeable gravel footpath that meanders through the trees.

A pedestrian-first environment is retained through material finishes, and a designated footway is provided adjacent to the carriageway which is delineated by a contrasting kerb. Parking spaces are also differentiated by using different tones and a banding.

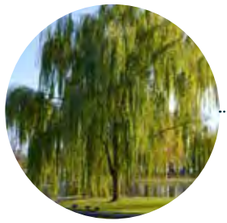
To ensure a safe environment, a 1.5m high fence and native hedge is proposed along the river's edge.

Key materials

Paving setts with contrasting materials to differentiate key zones, such as parking spaces.

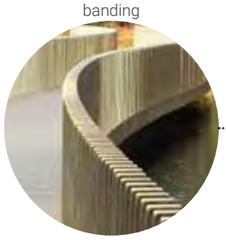
Illustrative section of the riverfront

Key plan



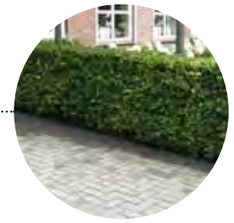
New tree and understory planting

Natural coloured gravel with banding

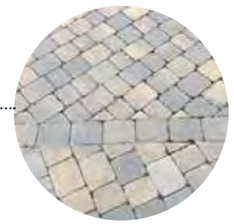


1.5m high bespoke railing and hedgerow

Riverfront plan extract



1m high hedge and railing



Paving setts and different tones / bands to delineate parking bays

5.8 Local play

The site benefits from numerous green amenity spaces within a short walking distance. Based on the analysis of the surrounding play areas, it is considered that there is sufficient playspace for 5+ year olds in the surrounding area. It is therefore proposed that playspace for 5 to 12+ year olds will be accommodated within the parks and greens listed below.

The walk times for each open space are listed below. These distances take into account severance from roads, infrastructure and water bodies.

A – Crane Park (10-15 minute walk)

The park is designed to encourage wildlife. The banks of the River Crane are home to a thriving colony of marsh frogs and the rare water vole. Crane Park Island is a designated Local Nature Reserve.

B – Kneller Gardens (5-10 minute walk)

A pleasant park that is part of the River Crane Walk and connects with Crane Park to the south west and Mereway Nature Park to the east.

Facilities include:

- Café and changing room
- One full-sized football pitch and two mini football pitches
- Four tennis courts / basketball court and table tennis
- Play equipment for under 13s as well as older children
- Outdoor gym equipment

C – Mereway Nature Park (9 minute walk)

Neighbouring Kneller Gardens, this conservation site provides varied grasses and bramble for a diverse range of species. Seating is available for those who want to stop and rest.

D – Craneford Way Recreational Park (10 minute walk)

A large area of grassland with a popular play area for younger children, Craneford Way forms part of the River Crane Walk.

E – Twickenham Green (5 minute walk)

The green is a great place for informal ball games, and with cricket matches often hosted during summer. There are changing facilities available, as well as a café.

F – Radnor Gardens (14 minute walk)

Housing several rare and beautiful trees such as the Indian Bean (Catalpa Speciosa), this open space provides a great educational opportunity for children.

Facilities include:

- A café
- Bowls club
- Play area
- Fishing is permitted with the appropriate licence

Text referenced from https://www.richmond.gov.uk/services/parks_and_open_spaces/find_a_park

Map indicating surrounding play areas

5.9 Enhanced playspace

GLA's playspace calculator gives a total of 72 children, which is broken down as follows:

- 0–4 playspace requirement: 330 sq m
- 5 –11 playspace requirement: 240 sq m
- 12–17 playspace requirement: 14 sq m
- Total playspace requirement: 719 sq m

Summary of proposed playspace requirement

Gives a total of 62 children, broken down as follows:

- 0–4 playspace requirement: 170 sq m (all townhouses are provided with a private garden, reducing the policy requirement for 0-3 playspace under Richmond SPD guidance. Four private terraces on the first floor of Building F are also discounted because of the oversized private terrace)
- 5 –11 playspace requirement: 110 sq m
- 12–17 playspace requirement: 50 sq m (ages 11-17 are to be accommodated off-site in larger play areas more suitable. A contribution via Section 106 will be made by the developer to facilitate this)
- Total playspace requirement: 344 sq m

Summary of proposed playspace provision

- Ground floor playspace: 452 sq m
- Communal roof terrace: 124 sq m
- Total proposed on-site playspace provision: 576 sq m
- Play equipment will be provided to suit the riverside setting, as well as being suited to the target audience of children up to the age of 12
- Except for five apartments, all residential accommodation is provided with at least the minimum external amenity space required by London Plan 2016

Landscape plan of riverside area

Key

Ground floor public realm dedicated & incidental playspace = Dedicated 112 sq m / incidental 340 sq m

124 sq m total semi private communal roof terrace

Landscape plan of play area along the riverfront

Listening water wall

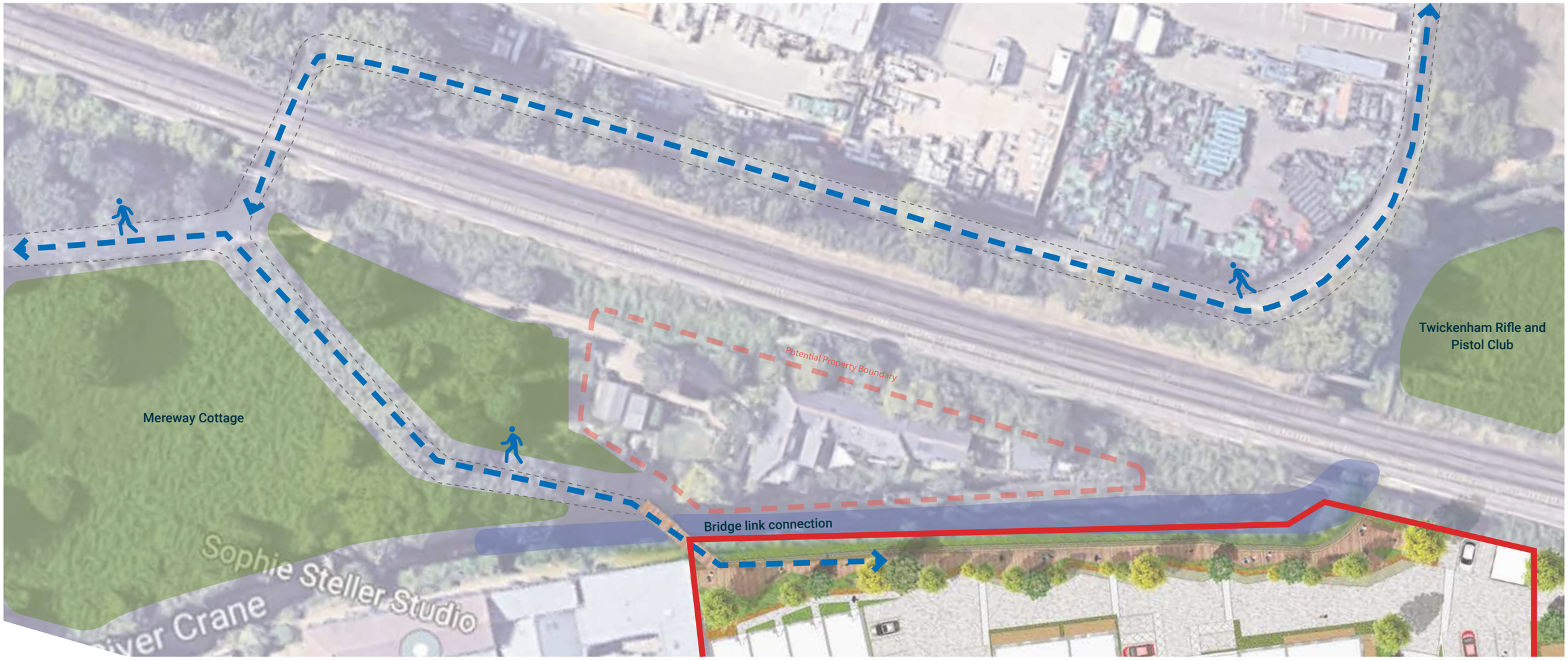
Chain walk

See-saw

5.10 Safe guarding of future bridge

The riverside walk proposal has been designed to allow future incorporation of a pedestrian footbridge across the river. This, however, is subject to funding, land access and necessary permissions, and surveys of the neighbouring riverbank by the London Borough of Richmond-upon-Thames.

The introduction of a bridge would increase the use to this newly created riverside walk and playspace, as well as improving connectivity to neighbouring amenity spaces. The proposed safeguarded area also facilitates the future bridge link without compromising the play area, which can be seamlessly linked into the proposed boardwalk



Playspace and bridge link area

5.11 Planting strategy

The existing site provides very little in the way of green infrastructure, primarily weeds with some poorly managed vegetation along the waterfront.

There is a great opportunity to significantly enhance green infrastructure across the whole site. With consideration to aspect, location and biodiversity the emerging landscape proposals include a variety of softscape typologies:

- Biodiverse green roofs
- Native hedgerows
- Ornamental and herbaceous flower beds
- Lawns and spring bulbs
- Intensive green roofs with raised beds and small to medium sized trees
- Riverfront trees
- Street trees

The variety of typologies will provide nesting and foraging opportunities for birds, bats and insects.

Native hedge

Ligustrum vulgare
Crataegus monogyna
Fagus sylvatica
Ilex aquifolium

Ornamental

Skimmia Japonica
Lonicera Nitida ‘Maigreen’
Escallonia `Apple Blossom’
Hypericum sp
Lavandula sp
Narcissus sp
Galantus nivalis
Dryoptis filix mas
Hedera sp
Rosmarinus Officinalis
Lavandula Augustifolia
Fatsia japonica
Photinia fraseri `red robin’
Hypericum androsaemum

Lawn & bulbs

Cynoglossum officinale
Silene dioica
Lychnis flos-cuculi
Stachys sylvatica
Galium verum
Leontodon hispidus
Leucanthemum vulgare
Lotus corniculatus
Primula veris
Prunella vulgaris
Ranunculus acris
Rumex acetosa
Trifolium pratense
Agrostis capillaris
Cynosurus cristatus
Festuca rubra
Phleum bertolonii

Roof terrace

Allium schoenoprasum
Anemone x hybrida
Kniphofia ‘Royal Standard’
Lamprocapnos spectabilis
Liriope muscari
Rudbeckia fulgida
Senecio cineraria
Verbena bonariensis

Key plan indicating planting strategy

5.12 Tree strategy

The emerging tree strategy comprises 69 proposed trees. The trees have been carefully located and selected with consideration to aspect, location, character aesthetic, seasonality and 'right tree right place' i.e. street-appropriate trees for the street environment.

The specimens will eventually mature to form green corridors along the riverfront and streets. The trees added along the river edge will enhance biodiversity and create nesting and foraging opportunities for birds, bats and insects. This will also enhance long-distance views of the proposals, with most of the massing obscured by tree cover.

Pinus sylvestris and Salix babylonica are generally confined to the riverfront with street trees lining the mews street, creating a green corridor that links to the existing River Crane green / blue corridor.

The trees are a mixture of native and non-native species, which have been developed with the Ecology Consultant, Richard Grave Associates.

There are also a number of feature trees, including pines, which will provide year-round interest.

Pinus sylvestris

Salix babylonica

Acer campestre

Pyrus calleryana 'Chanticleer'

Sorbus aucuparia

Betula pendula

Tree strategy - schedule

	Quantity	Botanical Name	Girth (cm)	Root zone	Installation height (cm)	Mature height / spread (m)	Canopy spread (m)	Specification	Native / non-native
7		Pinus sylvestris	n/a	RB	300-350	12	7-8	Leader with laterals; feathered to base; clear stem 150cm	Native
7		Salix babylonica	14-16	RB	400-450	12	10	Extra heavy standard, clear stem 175-200cm	Non-native
9		Acer campestre	10-12	RB	300-350	8-12	10-12	Standard, clear stem 200cm, four breaks	Native
19		Pyrus calleryana ‘Chanticleer’	14-16	RB	400-450	10-12	5	Extra heavy standard, clear stem 175-200cm	Non-native
6		Sorbus aucuparia	12-14	45-85L	350-425	10	7	Heavy standard, clear stem 175-200cm, five breaks	Non-native
18		Betula pendula	14-16	RB	400-450	15-18	8-10	Extra heavy standard, clear stem 175-200cm, five breaks	Non-native
3		Amelanchier		RB	200-250			Multi stem, three bushy; five stems minimum	Non-native

RB = Rootball
B = Bare rooted and bagged

Plan indicating trees strategy

5.13 Urban greening

In line with London Plan Policy G5 Urban Greening and with reference to the Urban Greening Factor for London, the proposal is required to achieve a target score of 0.4 for residential projects.

Via an integrated approach to green infrastructure, a number of 'green surface cover' typologies have been included that contribute to the Urban Greening score. They include new trees, hedgerows, soft planting beds, intensive and extensive green roofs, and permeable paving systems.

The scheme achieves a UGF score of 0.40 and is illustrated on the adjacent diagram.

Urban Greening schedule

Key	Surface cover type	Area	Contribution
	Semi-natural vegetation	270	270
	Intensive green roof	82	65.6
	Extensive green roof with 80mm min. substrate	706	494.2
	Flower rich perennial planting	281	196.7
	Trees in connected pits	2885	2308
	Hedges	335	201
	Amenity grassland	632	252.8
	Permeable paving	4230	4423
	Groundcover planting	284	142
	Total		4353.3
	Urban Greening Factor score		0.4

Urban Greening Factor plan