5.2.2 Landscape character areas & access

The adjacent diagram illustrates the character zones and access and servicing. Access ad servicing are explained in detail in the following pages.

Key

- Mews / Residential street with private parking
- Private gardens
- Green corridor
- Communal roof terrace
- Riverfront
- Residential street with parking
- Residential entrances
- Core entrances
- Commercial entrance
- Bin and bike entrances
- Residential car park entrance
- Vehicle refuse access
- Loading bay access
- Residential vehicle access
- Commercial vehicle access
- Substation entrance
- Car parking for commercial units
- Commercial units yard
- Private residential bike storage
- Private residential bin store
- Sheffield cycle stands

Character areas overlaid on proposed ground floor plan

5.3 Mews street

The residential mews street and thoroughfares are designed with surfaces shared by pedestrians, cyclists and vehicles.

The hierarchy throughout the scheme favours pedestrian and non-vehicular access. Traffic flow count is infrequent and slow moving which is achieved with changes in orientation and paving material types.

The mews street character is defined with a varied mix of tree planning, creating a verdant tree-lined street with private residential entrances. The private or defensible zones to residential entrances are delicately demarcated with an orientation change in paving and a flush border with space for new planters.

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

The street will be divided as shown in the adjacent illustrative section.

A shallow angled kerb helps create a pedestrian-first environment which encourages slow vehicle movement.

Outdoor storage and a 1.5m of buffer planting with residential street appropriate trees creates a level of privacy between neighbours as well contributing to amenity, urban greening and biodiversity.

Key materials

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

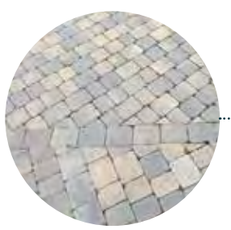
The key materials are shown in detail on the right hand side of this page.

Illustrative section of the Mews street

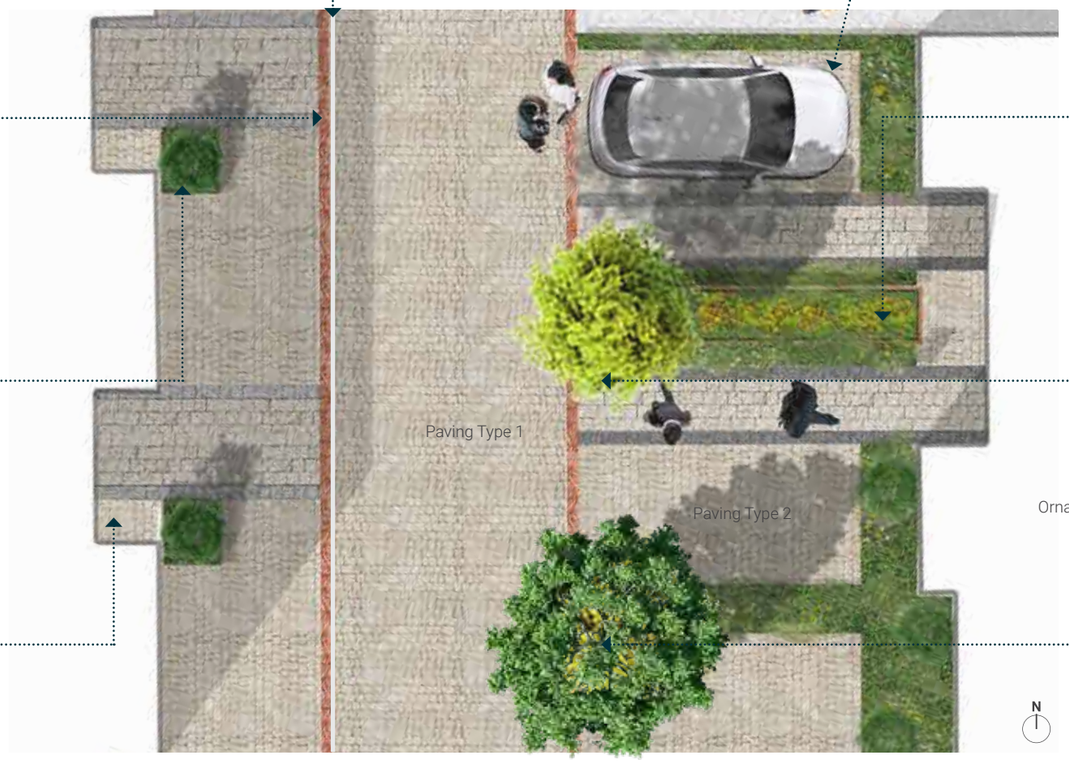
Key plan

Metal channel

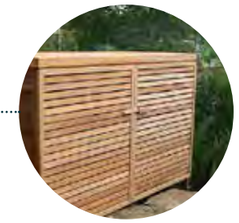
Metal planter boxes



Paving setts with accent banding



Mews street plan extract



Bike and bin storage

Paving edge flush with planting

Ornamental Pear – Pyrus calleryana ‘Chanticleer’

Silver Birch – Betula pendula

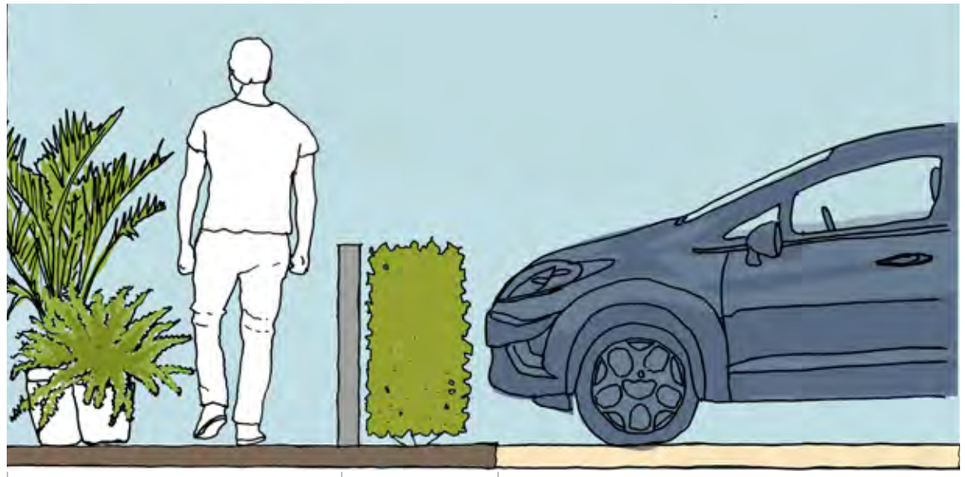
5.3.1 Defensible edges

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.

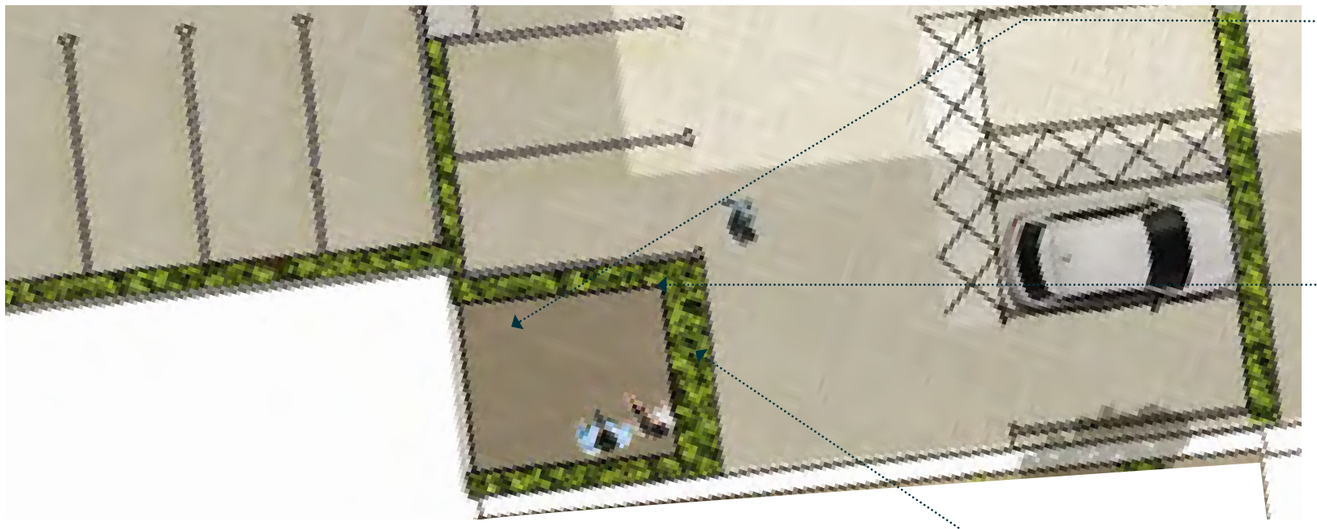
To ensure compliance with Secure by Design guidance, boundary treatments will be no higher than 1m to ensure natural surveillance in and out of the properties and to mitigate spaces for loitering.

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

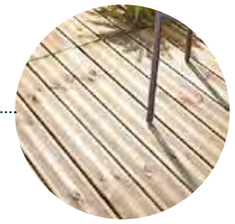


Illustrative section of the defensible edges

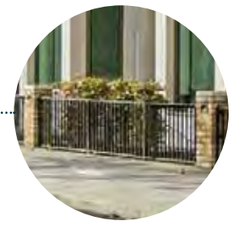
Key plan



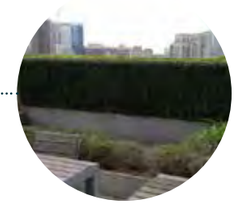
Mews street plan extract



Timber decking



Railing



Defensible hedging

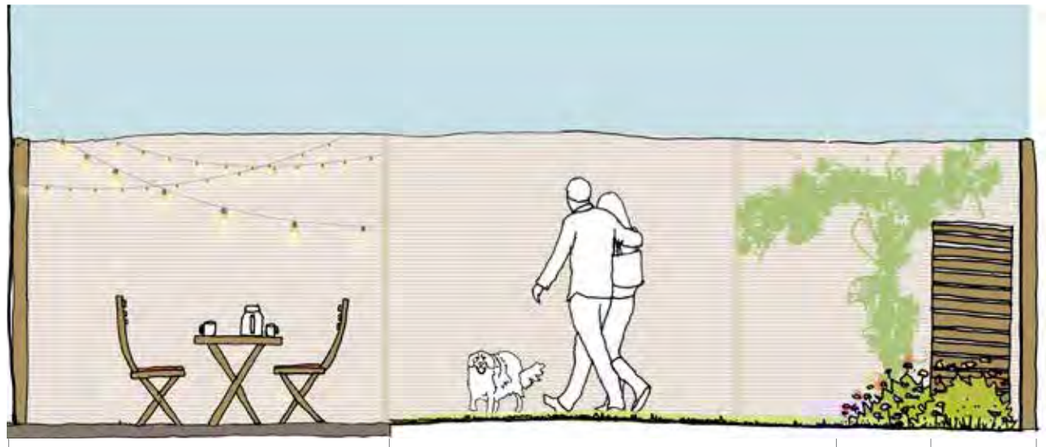
5.3.2 Rear private gardens

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.



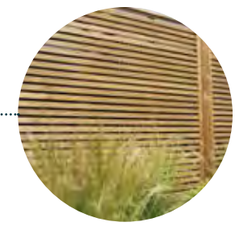
Illustrative section of a private rear garden

Key plan

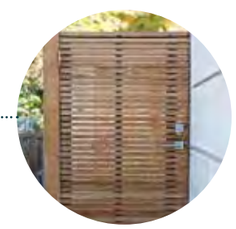
Platio flags

Gravel

Buffer zone



Acoustic barrier fence



Venetian gate

5.4 Communal roof terrace

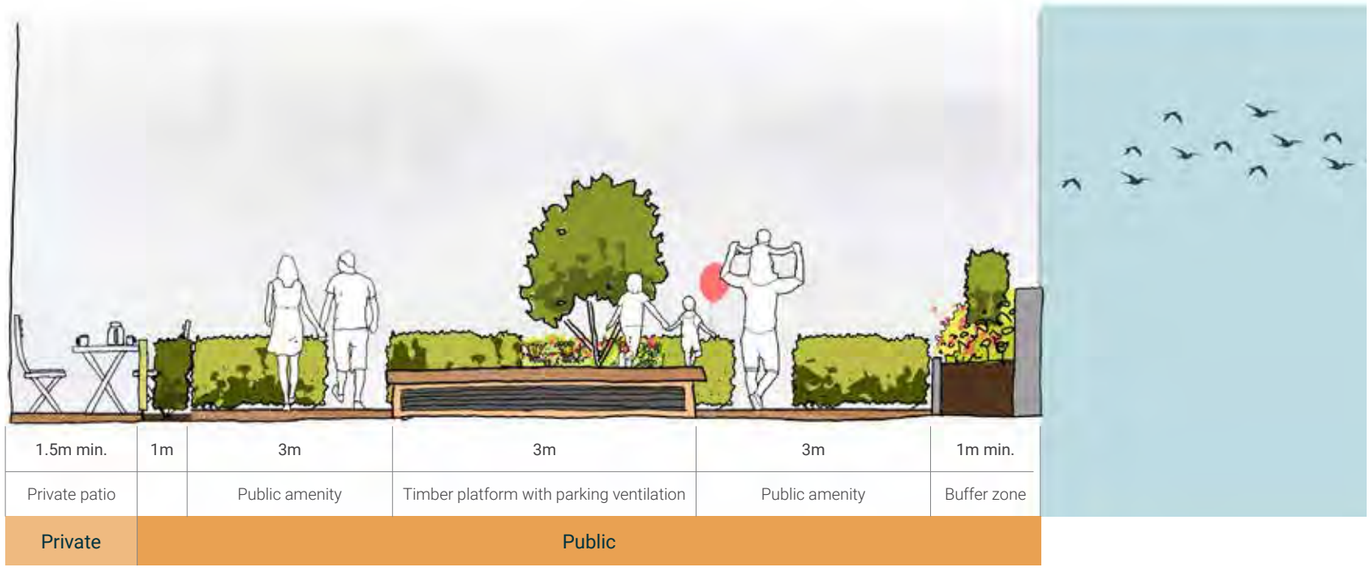
Building F provides a communal terrace on the third floor.

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, with large seating areas and small to medium-sized trees that provide shade, as well as improving the amenity value of the space.

The communal amenity provision is:

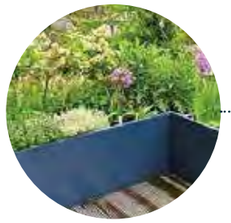
Terrace = 124 sq m

There is a 1m wide planting buffer around the perimeter, abutting the parapet walls. The soft landscape buffer will soften boundary edges, creating a more aesthetically pleasing environment whilst also contributing to urban greening, biodiversity and sustainable urban drainage.



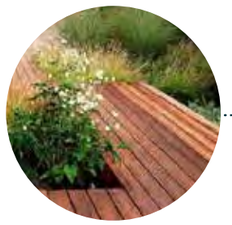
Illustrative section of communal roof terrace

Key plan



1m plant buffer

Private amenity space



Raised timber seating with vent below

Third floor communal roof terrace

5.5 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 a raised timber platform

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.

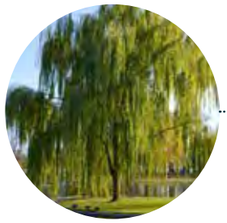
To ensure a safe environment, a 1.5m high fence and native hedge is proposed along the river's edge.

Key materials

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

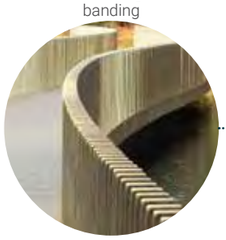
Illustrative section of the riverfront

Key plan



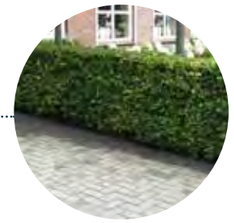
New tree and understory planting

Natural coloured gravel with banding

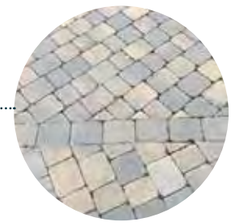


1.5m high bespoke railing and hedgerow

Riverfront plan extract



1m high hedge and railing



Paving setts and different tones / bands to delineate parking bays

5.6 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, with cricket matches often hosted during summer. There are changing facilities available, as well as a cáfe.

F – Radnor Gardens (14 minute walk)

It is believed that the first Weeping Willows were planted at Radnor Gardens, which also houses 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 cáfe
- 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

5.7 Enhanced playspace

GLA's playspace calculation gives a total of 44 children which is broken down as follows:

- 0–4 playspace requirement: 220 sq m
- 5 –11 playspace requirement: 150 sq m
- 12–17 playspace requirement: 70 sq m
- Total playspace requirement: **440 sq m**

Summary of proposed playspace requirement

Gives a total of 44 children broken down as follows:

- 0–4 playspace requirement: 130 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: 84 sq m
- 12–17 playspace requirement: 0 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: **214 sq m**

Summary of proposed playspace provision

- Ground floor playspace: 452 sq m
- Communal roof terrace area: 124 sq m
- Total proposed on-site playspace provision: **576 sqm**
- Play equipment will be provided to suit the riverside setting as well as being suited to the target audience
- 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

Landscape plan of play area

Listening water wall

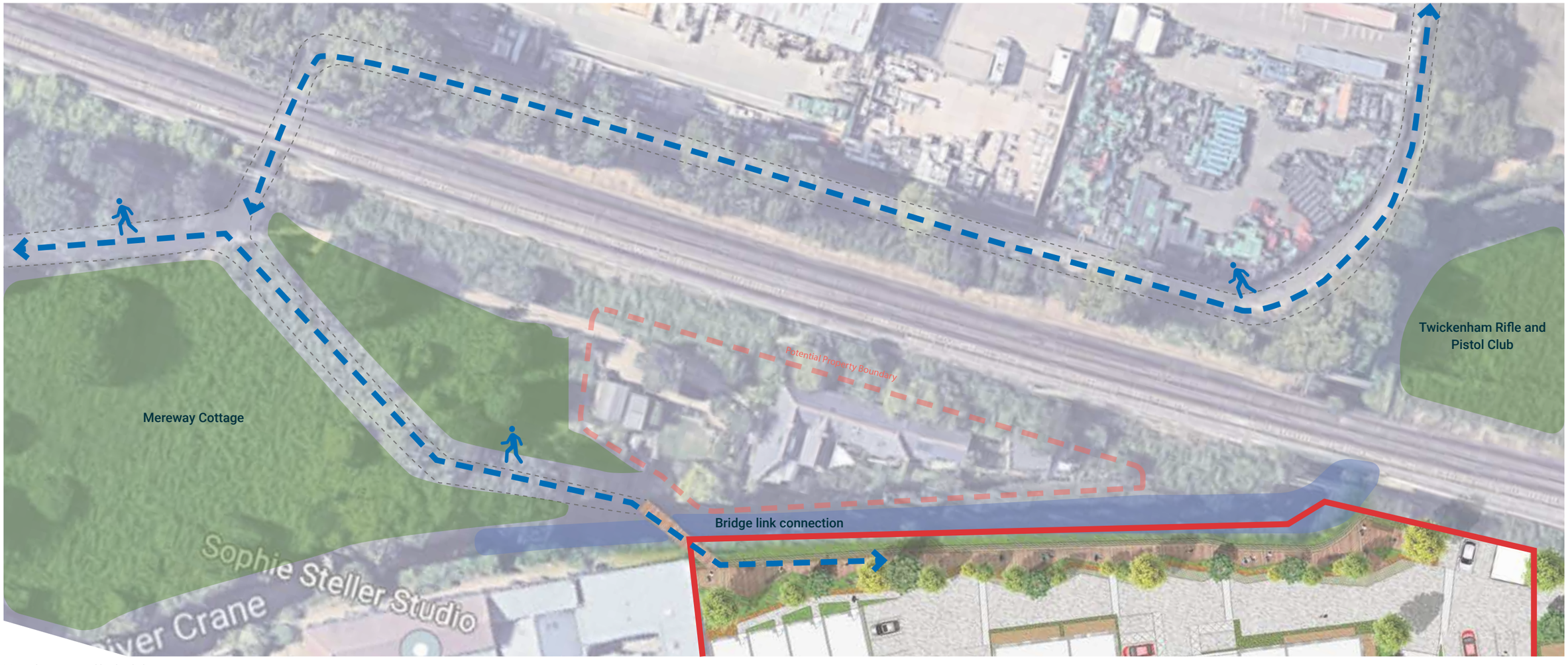
Chain walk

See-saw

5.8 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 facilitates the future bridge link without compromising the play area, which can be seamlessly linked into the proposed boardwalk



Main playspace and bridge link area

5.9 Planting strategy

The existing site provides very little in the way of green infrastructure, primarily consisting of weeds and some natural vegetation along the waterfront.

There is a great opportunity to enhance and increase green infrastructure across the 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 plant typologies will provide nesting and foraging opportunity 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

Plan indicating planting strategy

5.10 Tree strategy

The emerging schemes comprises 72 proposed trees. The trees have been carefully located and selected with consideration to aspect, location, character aesthetic, and seasonality.

The specimens will eventually mature to form green corridors along the riverfront and streets, creating nesting and foraging opportunities for birds, bats and insects.

Pinus sylvestris and Salix alba 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 colour.

Pinus sylvestris

Salix alba

Acer campestre

Pyrus calleryana ‘Chanticleer’

Sorbus aucuparia

Betula pendula