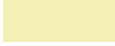

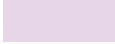


# 5.8.5 CHARACTER AREA 2 RESIDENTIAL BLOCK - PLANS

## SECOND FLOOR PLAN

### KEY

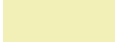


	1 BED UNIT	10
	2 BED UNIT	15
	3 BED UNIT	2



# 5.8.5 CHARACTER AREA 2 RESIDENTIAL BLOCK - PLANS

## THIRD FLOOR PLAN

### KEY




	1 BED UNIT	4
	2 BED UNIT	12
	3 BED UNIT	2

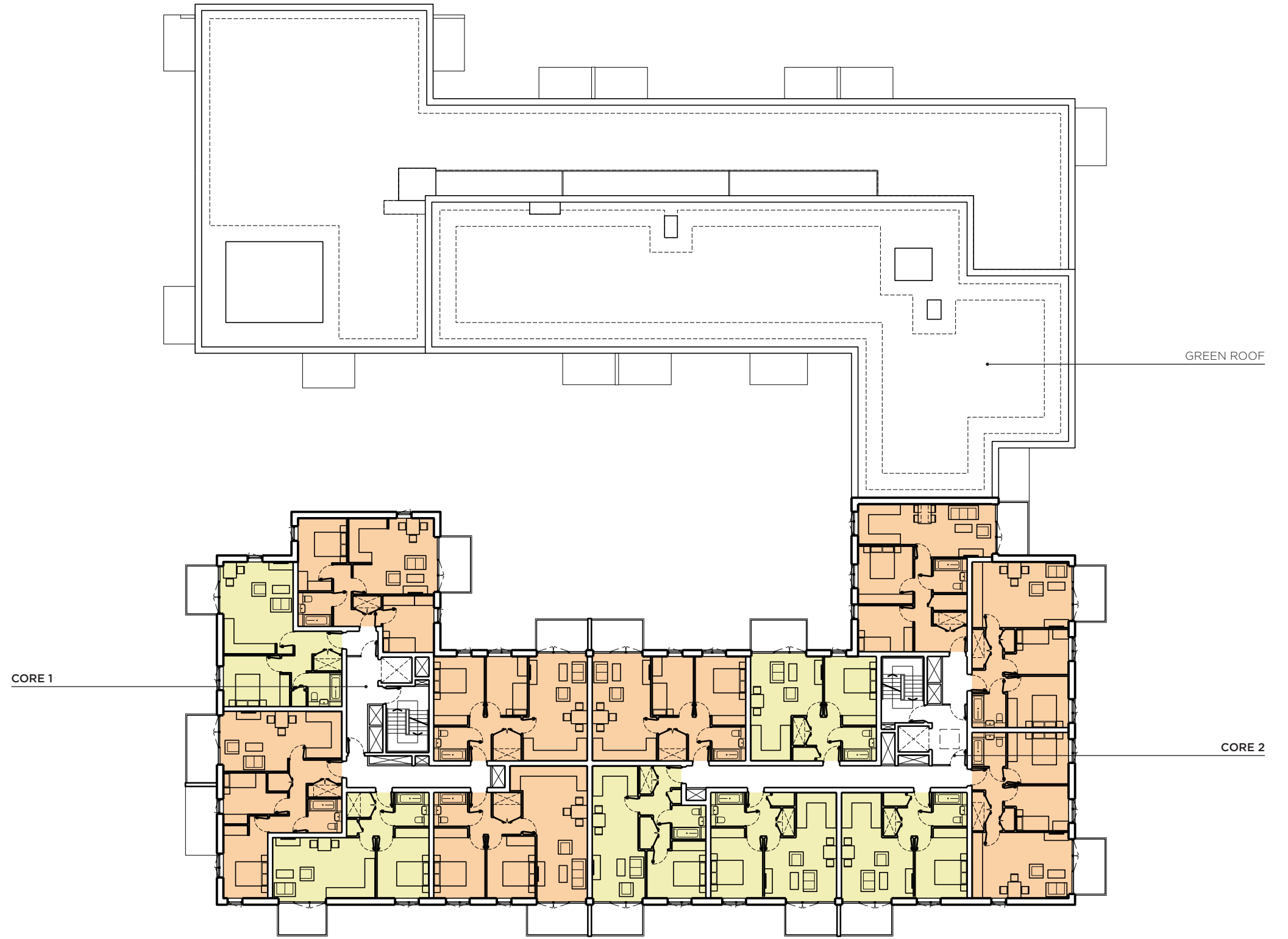


# 5.8.5 CHARACTER AREA 2 RESIDENTIAL BLOCK - PLANS

## FOURTH FLOOR PLAN

### KEY

	1 BED UNIT	6
	2 BED UNIT	8
	3 BED UNIT	-





## 5.9.1 CHARACTER AREA 3 HOUSES - ARCHITECTURE

### DESIGN APPROACH

Three storey terraced houses are located on the northern and southern edges of the site. Their design aims to visually break the elevations down to a series of individual elements and create a more granular site on the edges of the development, with roof forms taking references from local residential architectural vernacular of Holly Road and Windmill Road.

The elevation finishes, mainly two tones of yellow brick, corbelling to the plinth and warm brown metal elements create synergy with the residential block opposite.

Other details, such as stone effect cills and horizontal banding, are a modern interpretation of Georgian detailing. Soldier coursing is used to define key features of the elevation, such as windows and entrances.

On the rear elevations, which back onto Holly Road and Windmill Road properties, smaller windows have been used to enhance privacy and prevent overlooking.





### 5.9.2 CHARACTER AREA 3 HOUSES - ELEVATIONS

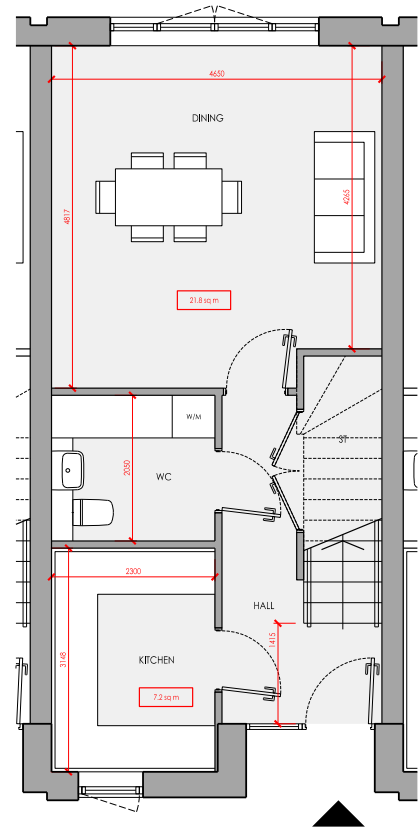


## 5.9.3 CHARACTER AREA 3 HOUSES - PLANS

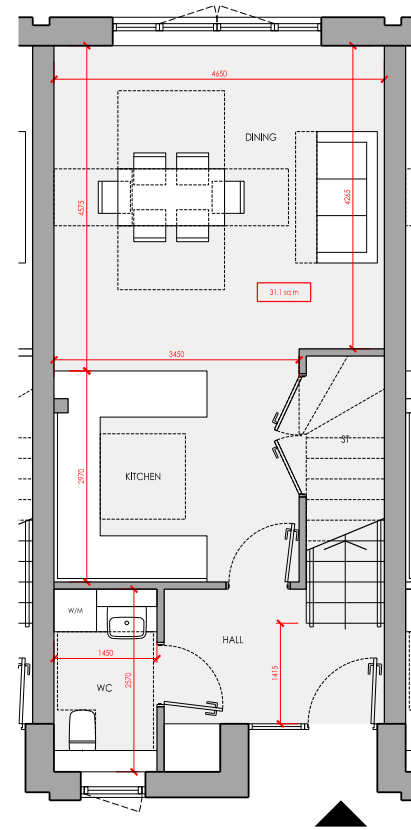
### H1 NARROW FRONTAGE HOUSE 3B/5P

area 130.4 m<sup>2</sup>

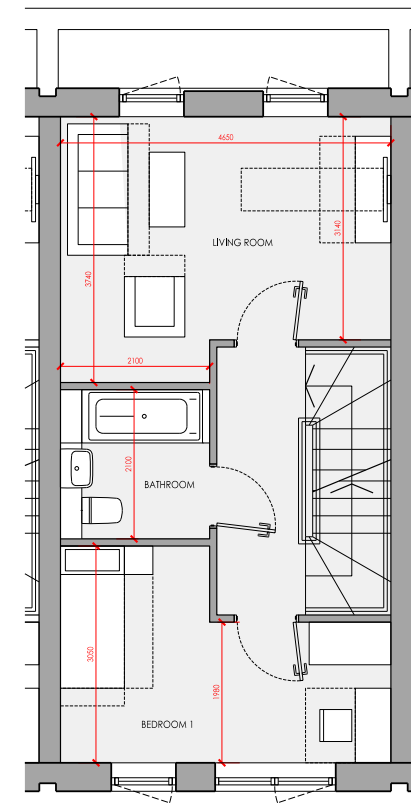
Narrow frontage houses have been laid out to take full advantage of the north-south orientation. A large number of bedrooms will enjoy morning sun, whilst large glass doors to the dining room will allow the most amount of light as possible into the ground floor, making it an inviting and airy family space. A separate living room has been located on the first floor. The design of the ground floor differs between the northern and southern terrace, to maximise the amount of southern light in the kitchen.



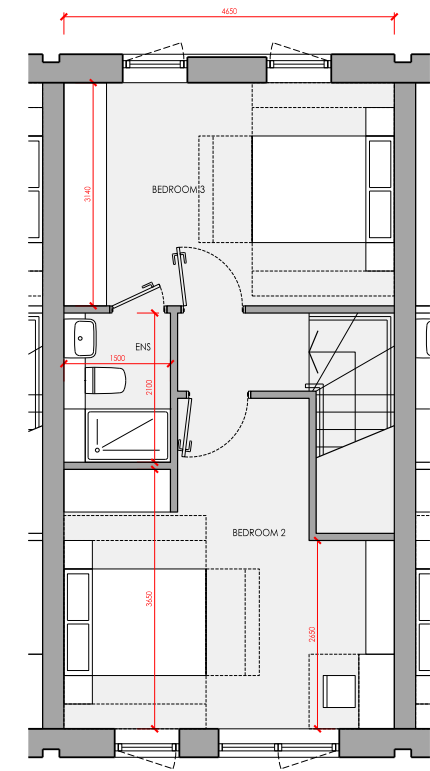
GROUND FLOOR (NORTHERN TERRACE)



GROUND FLOOR (SOUTHERN TERRACE)



FIRST FLOOR

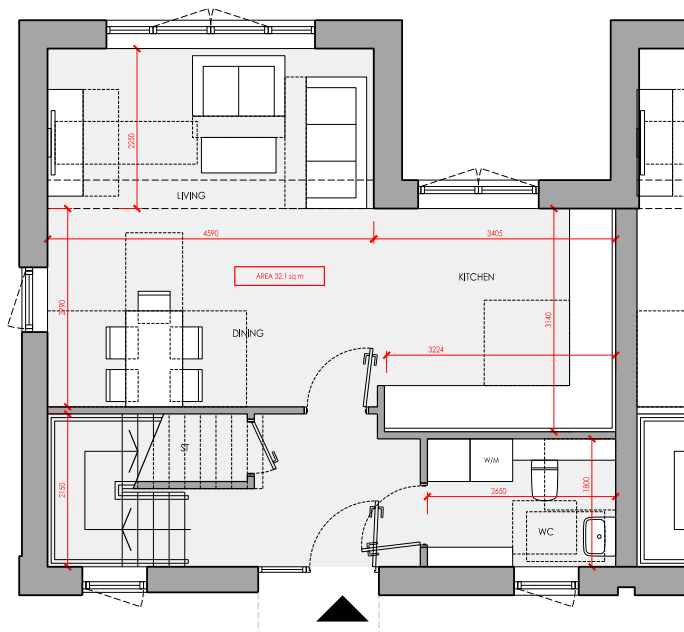


SECOND FLOOR

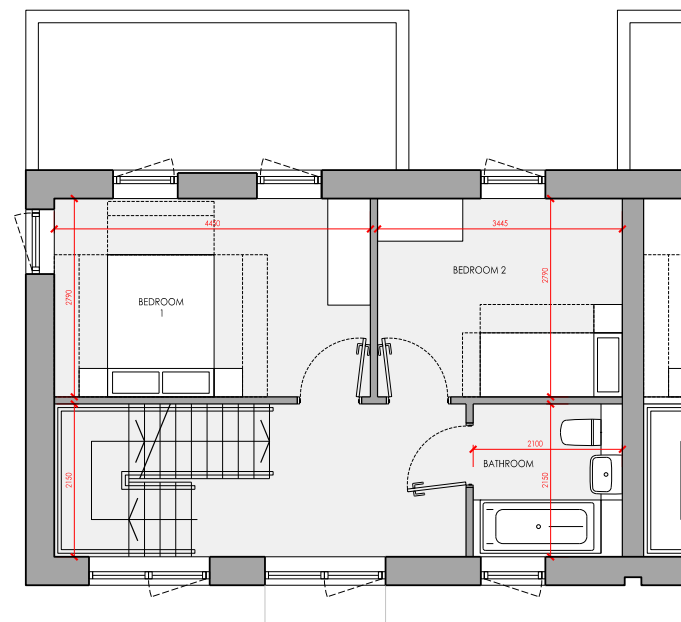
### H2 WIDE FRONTAGE HOUSE 3B/5P

area 131.2 m<sup>2</sup>

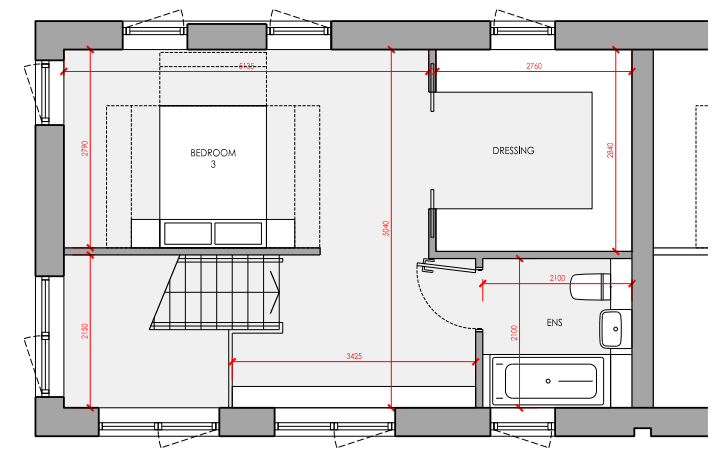
Wide frontage house layouts take full advantage of the geometry to introduce efficient, compact circulation zone in the corner of the plan and thus dedicating maximum space to living/dining/kitchen zone and bedrooms. Large glass doors to the living room and kitchen will create a generous and bright family space on the ground floor.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

For information regarding front amenity, bins and bikes, refer to sections 9.5 and 9.6.



## 5.9.4 CHARACTER AREA 3 HOUSES - PERSPECTIVE VIEW

Perspective view of the southern house terrace from within the site. Rich defensible space is provided to the front to clearly distinguish the private front gardens.







# 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

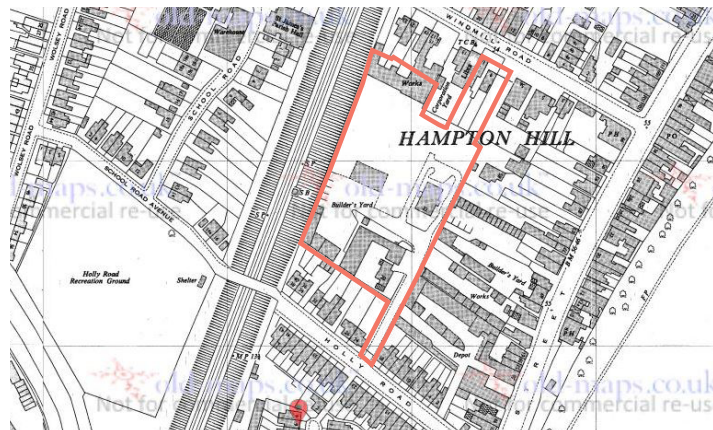


1894 Gravel pit



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

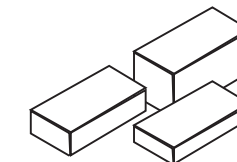
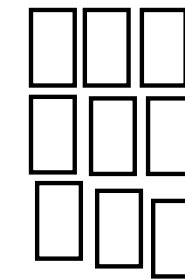
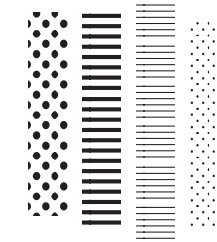
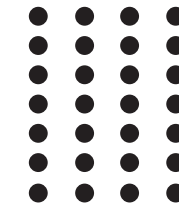


different  
levels  
'curated'  
planting

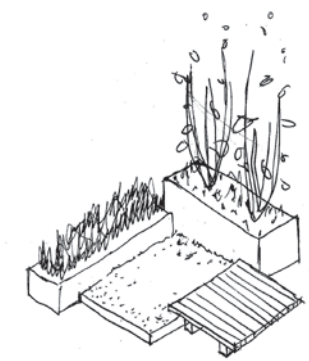
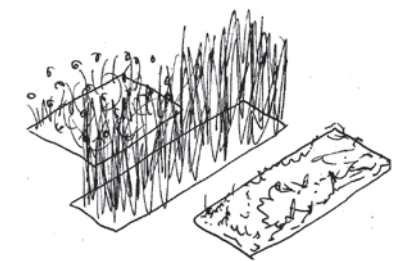
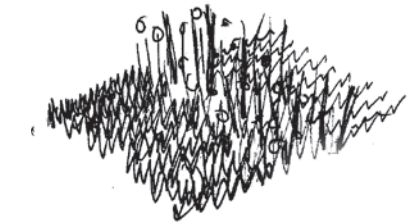
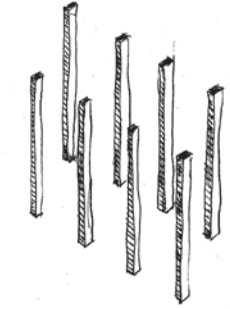


pallets  
framework  
stacking-up  
movable,  
shifting

## 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.

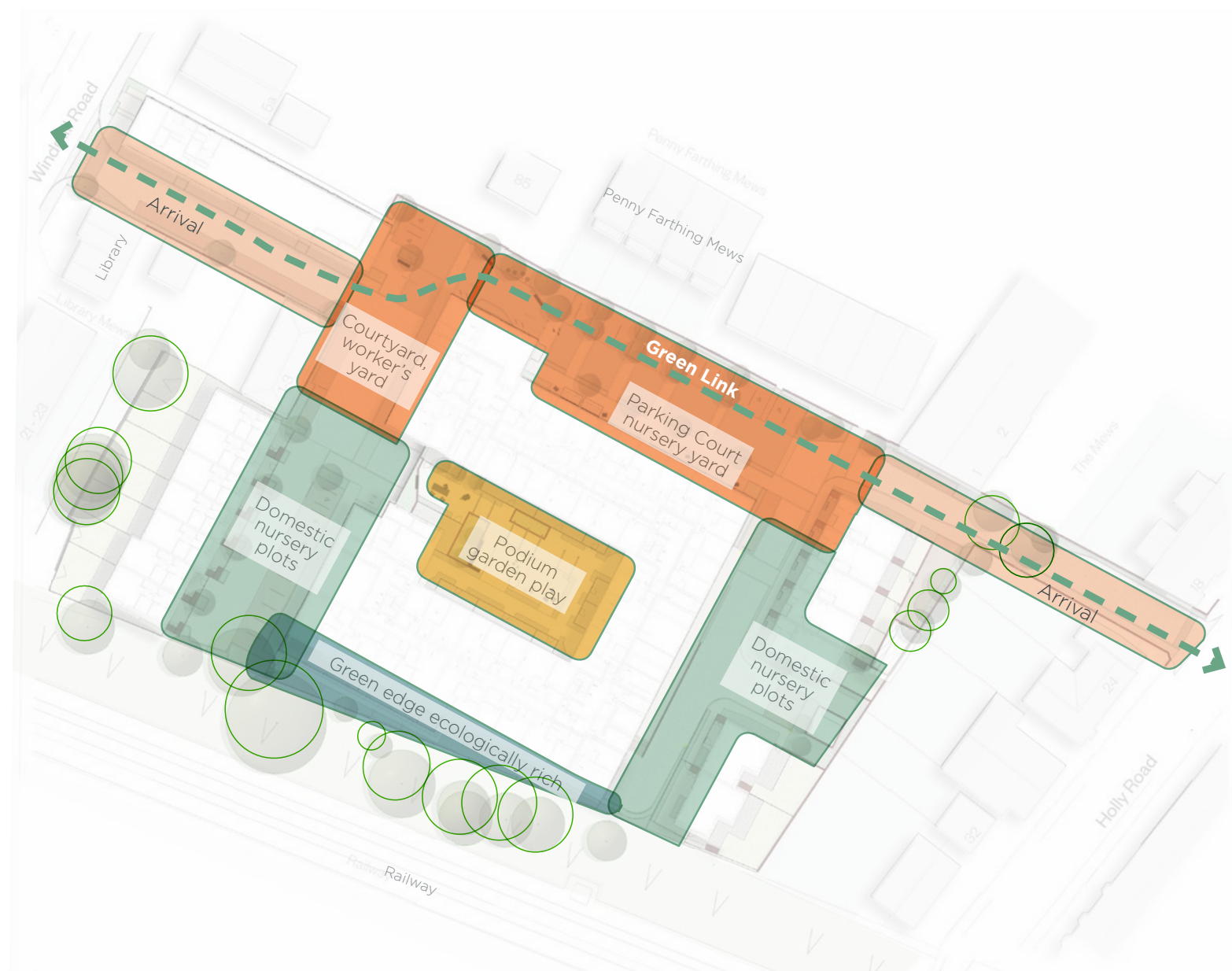
Along the green link, the hard and soft materials palette will ensure consistency through the site to unify the new and existing adjoining properties.

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.





## 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

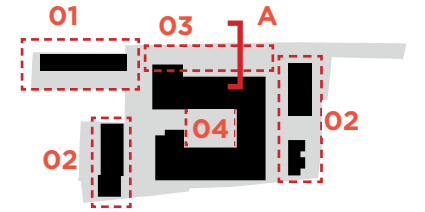
- Hedge planting to create a 'non-vehicular' sense of space
- Pedestrian priority and parking marked with paving bands. A paved carriageway varying in surface finishes to discourage traffic or speed.
- Consistent native tree species and lighting across the green route.
- A succession of levels in planting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



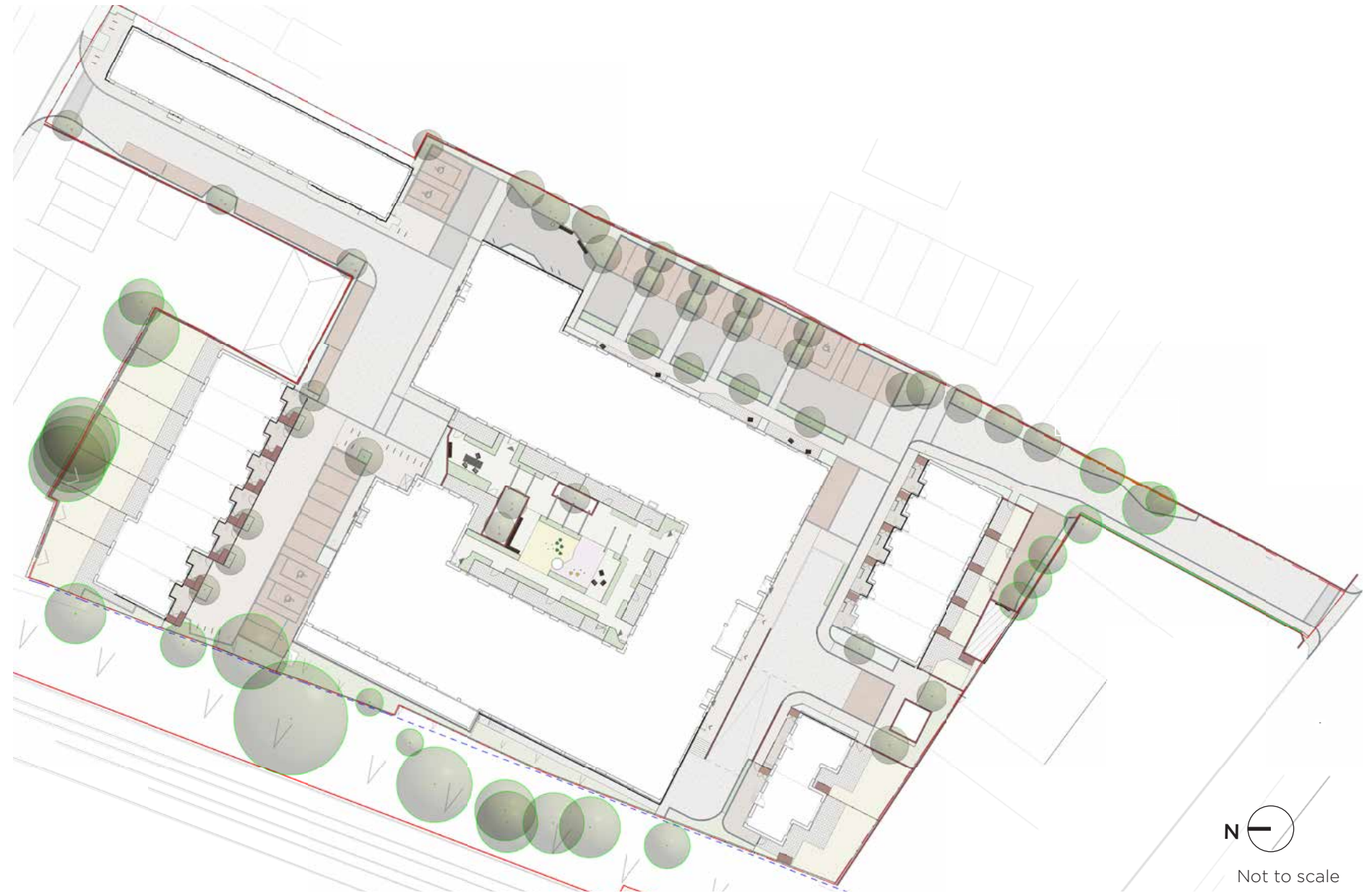
View A - Sketch of the parking nestled within the 'green link'













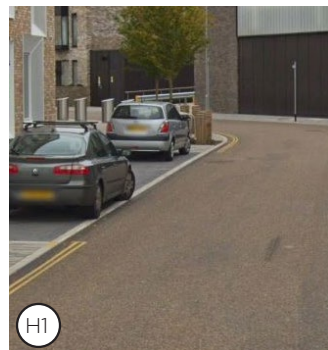
## 6.4 HARD LANDSCAPE

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.

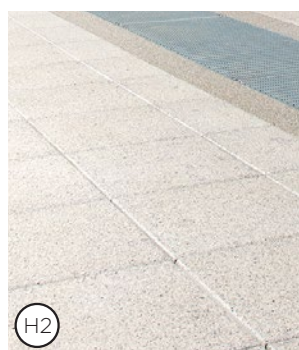
Lightweight and permeable material, such as resin bound is proposed to be used for the podium garden.



-  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



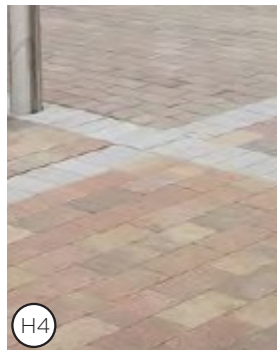
H1 Asphalt carriageway with exposed natural aggregate



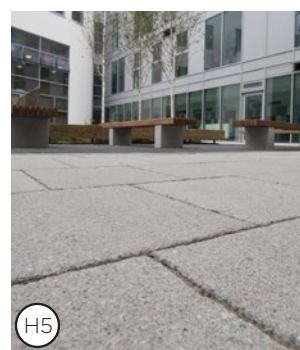
H2 Pedestrian routes, flag paving, colour grey



H3 Parking court, permeable paving, colour cream



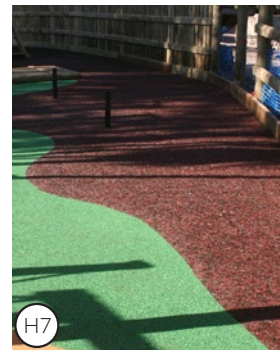
H4 Parking bays: permeable paving, colour 'rustic'



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



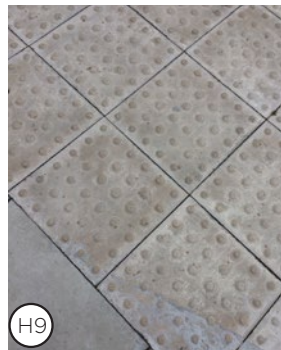
H6 Podium: resin bound gravel, permeable



H7 Podium play surface: tigermulch, colour mix



H8 Entrance: set paving, colour grey



H9 Tactile blister paving, colour grey



## 6.5 PARKING LAYOUT

### External car parking

The proposed basement and podium parking within Block 1 will reduce the existing dominance of parking in the site.

As the plan below, the parking will be 'nested' into a green boundary in order to break up the hard character and minimise the feel of vehicular use.

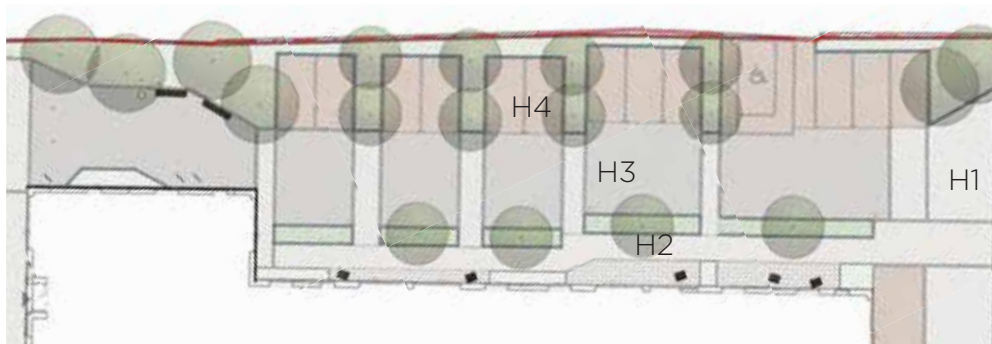
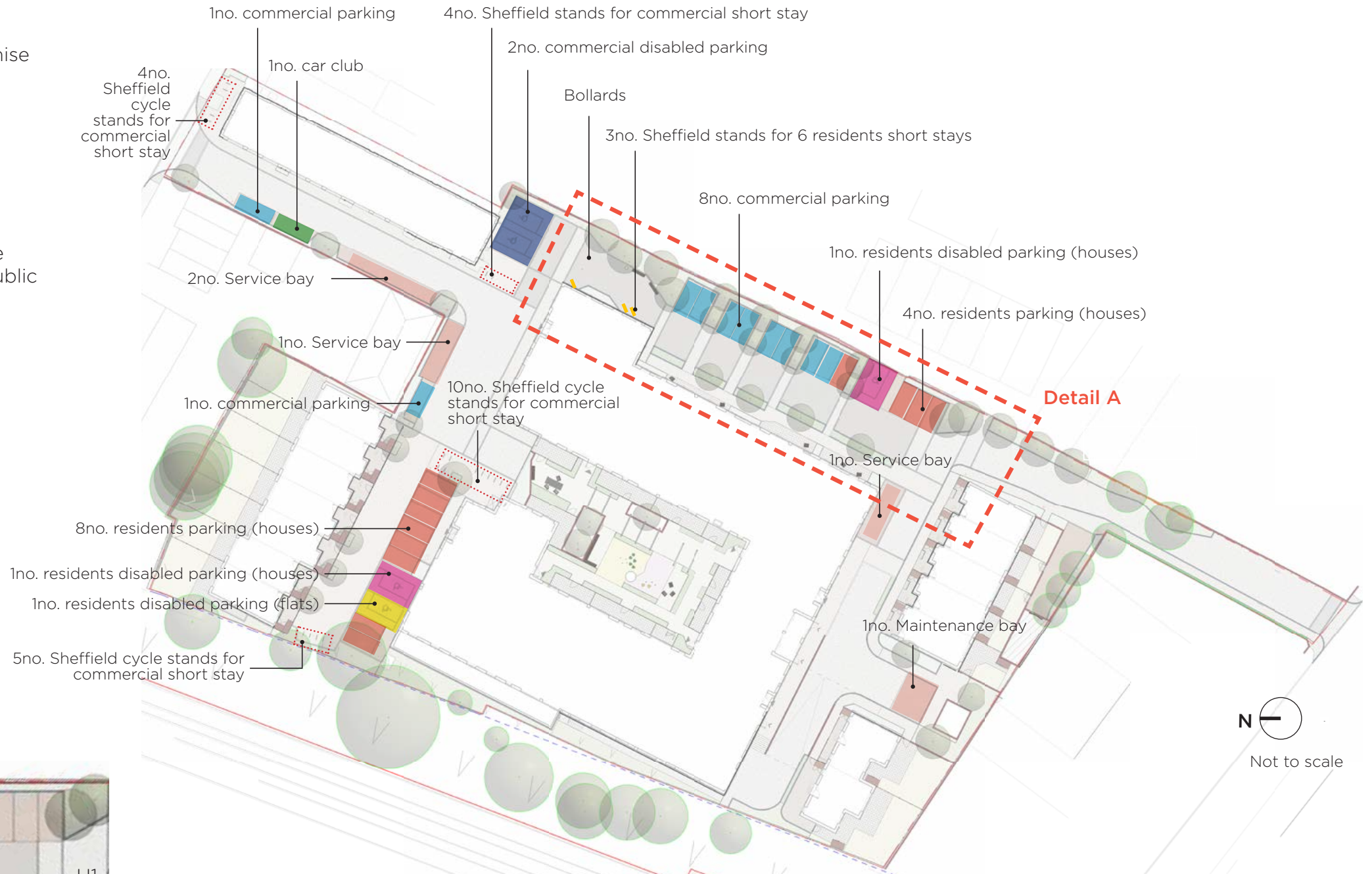
### External cycle parking

The long stay residential cycle parking is located within the building/private gardens and the short stay cycle parking is located in the public space.

The long stay commercial cycle parking is located within the building and the short stay cycle parking is located in the public space.

### External parking break down:

- Parking bay for houses (12no)
- Parking bay for commercial (10no)
- Disabled parking bays for houses (2no)
- Disabled parking bays for flats (1no)
- Commercial disabled parking bays (2no)
- 3no. Sheffield cycle stands for residents short stay (6no)
- 23no. Sheffield cycle stands for commercial short stay (46no)
- Service bay locations (4no)



Detail A - Parking court materiality



## 6.6 SOFT LANDSCAPE

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.



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



*Acer campestre* - Native Medium tree (MH)



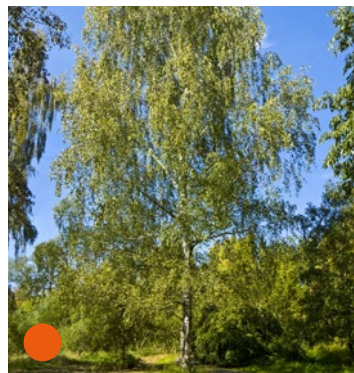
*Malus domestica* - Value for pollinators, Small tree (MH)



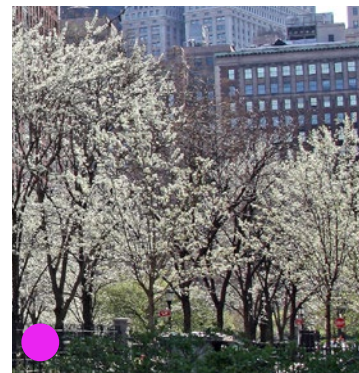
*Alnus glutinosa* - Native Medium tree (MH)



*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



Not to scale



## 6.6 SOFT LANDSCAPE

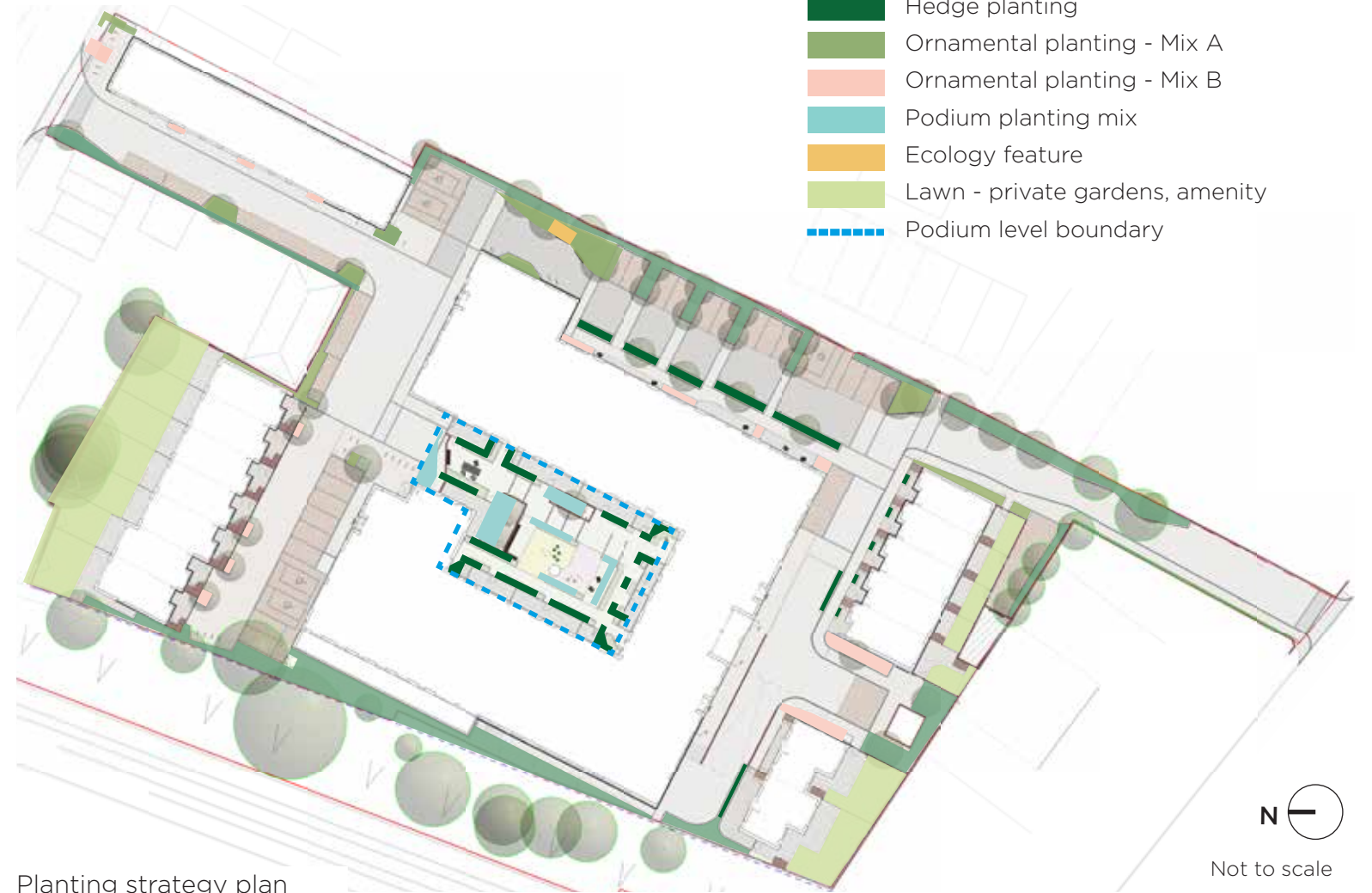
The planting strategy is formed by different planting mixes, with characteristics suitable for each location and design intent. In more detail, ornamental planting mixes are proposed around the main walkways and entrances, a boundary planting mix is located where screening is needed and hedge planting 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.

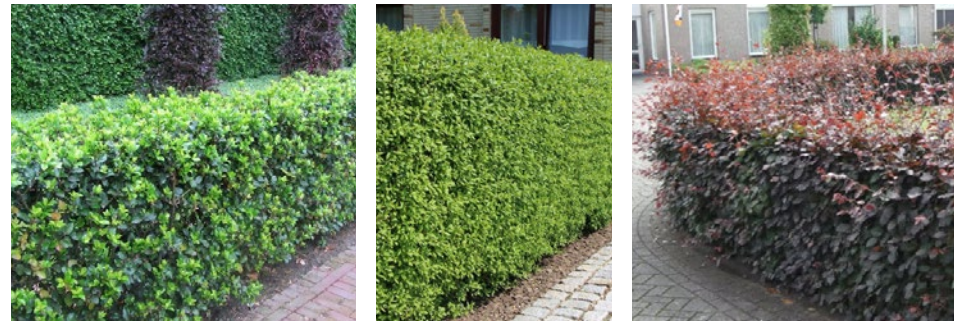
### KEY

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



Planting strategy plan

### 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

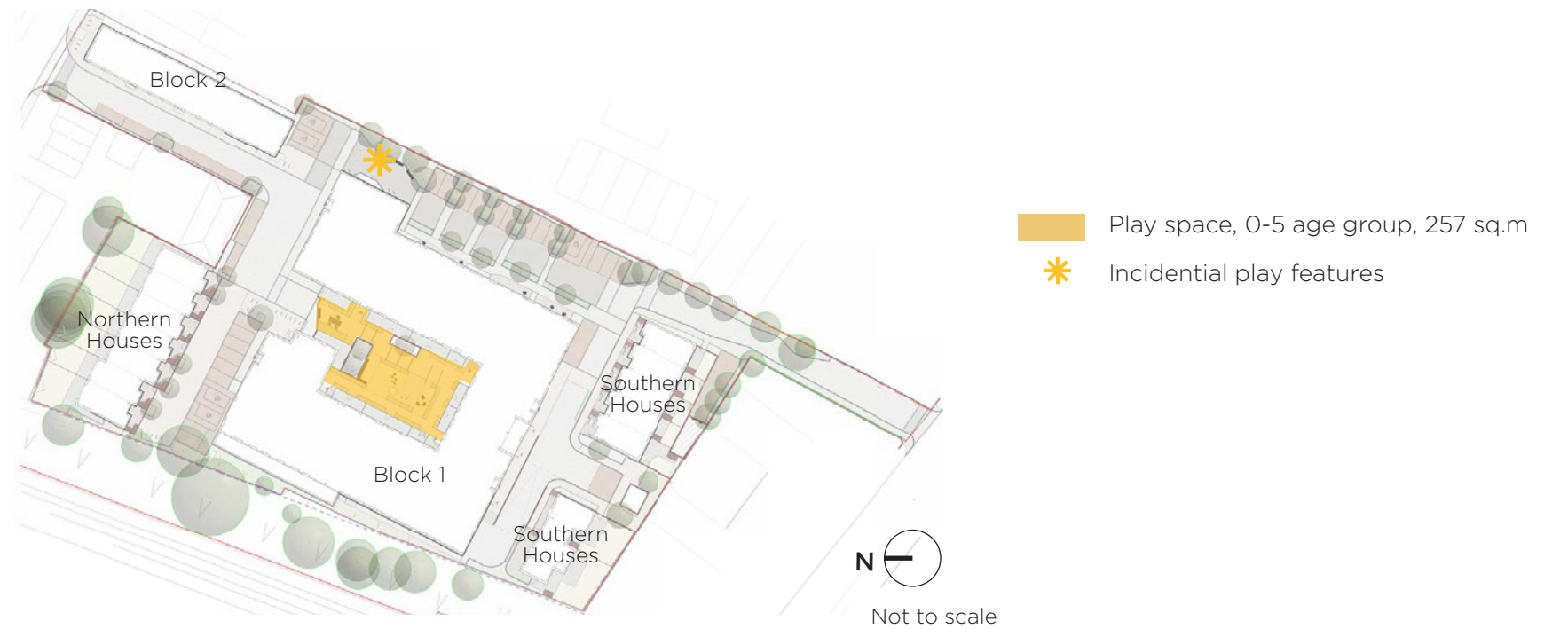
### PLAY PROVISION

Throughout the scheme, we are providing 248 m<sup>2</sup> play space (formal and informal play) for 0-5 year old. Play equipment for age under 5 years will be provided for in the Block 1 podium courtyard, which will be secure to residents and accessible. Formal play equipment such as jumping disc, balance block etc. are proposed within the designated play area. Informal play features such as stepping stones, boulders along footpaths and rubber balls are also included within the scheme. The areas outside the podium would be publicly accessible.

Play space suitable for ages 5-11 years and 12+ years will 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.



On-site play provision under 5s

**AREAS REQUIRED BY SPG\*\* - For whole site:**

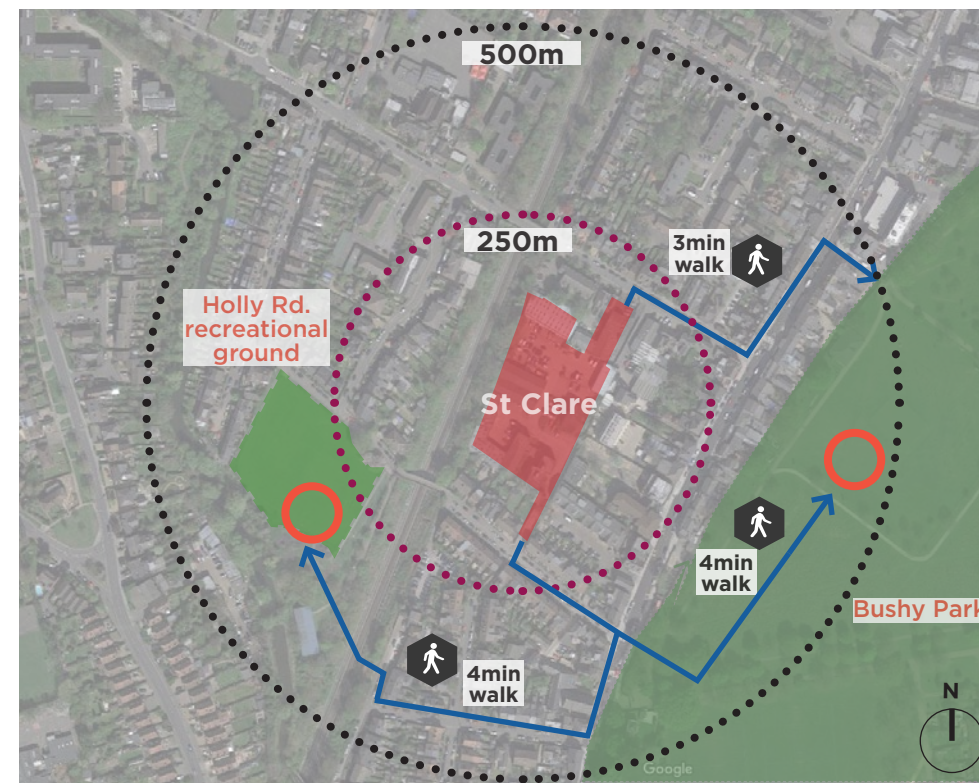
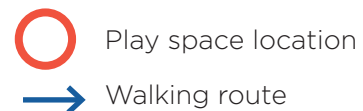
- 0-5: **248m<sup>2</sup>**
- 5-11: **188m<sup>2</sup>**
- 12-15: **83m<sup>2</sup>**
- 16-17: **44m<sup>2</sup>**

**Total Area Required: 563.3m<sup>2</sup>**

**AREAS PROVIDED BY PROPOSALS \*\*\* - For whole site:**

- 0-5: **257m<sup>2</sup>**
- 6-11: **Off site- Holly road Recreation ground**
- 12-15: **Off site- Holly road Recreation ground**
- 16-17: **Off site- Holly road Recreation ground**

**Total Area Provided: 257m<sup>2</sup>**



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



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



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



# 6.7 PLAY STRATEGY



1 Jumping disc



2 Wobble disc



5 Incidental play features, rubber balls



3 Timber window vegetable planter



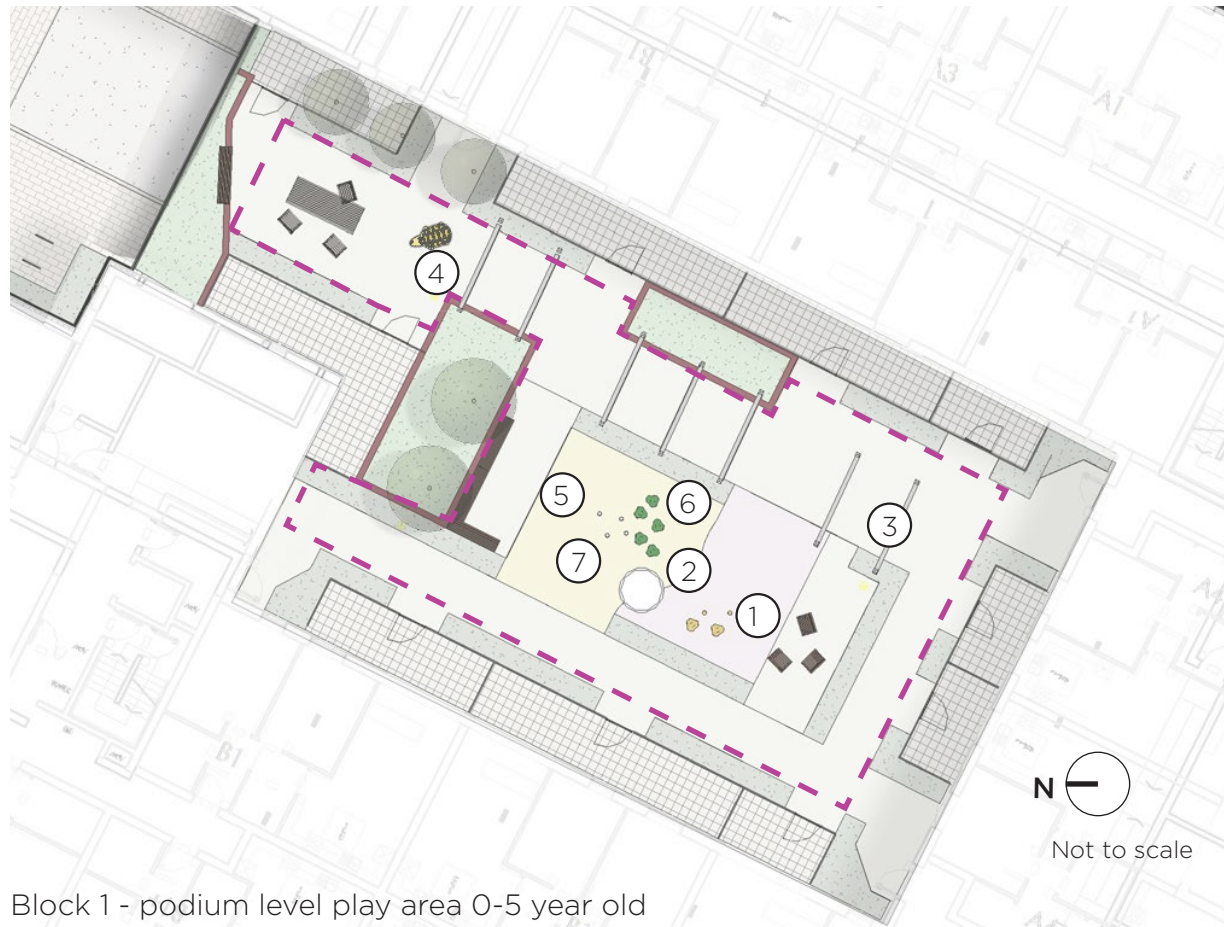
4 Sculptural animals



6 Balance block



7 Tigermulch play surface



Block 1 - podium level play area 0-5 year old

## PLAY SPACE REQUIREMENTS - GLA POPULATION YIELD CALCULATOR, JUNE 2019

### GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	22	22	27	14
Social Units	5	5	5	0

Total Units 100

Geographic Aggregation London

PTAL PTAL 0-2

#### Notes

Sample size of 46 sites  
 Shaded cells require user input  
 Select both geography and PTAL  
 For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

#### Yield from Development (persons)

	Market &	Social	Total
Ages 0, 1, 2, 3 & 4	18.6	6.2	24.8
Ages 5, 6, 7, 8, 9, 10 & 11	13.9	4.9	18.8
Ages 12, 13, 14 & 15	5.8	2.5	8.3
Ages 16 & 17	3.1	1.3	4.4
18-64	161.1	24.1	185.3
65+	3.8	0.6	4.4
<b>Total Yield</b>	<b>206.3</b>	<b>39.6</b>	<b>246.0</b>

#### Play Space Calculator

Total Children 56.3

	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	563.3



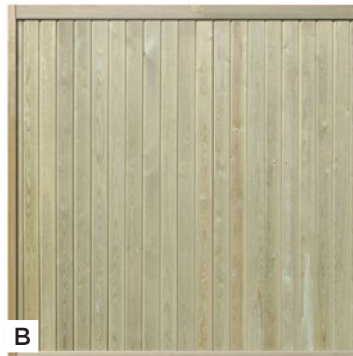
## 6.8 BOUNDARY TREATMENTS

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

