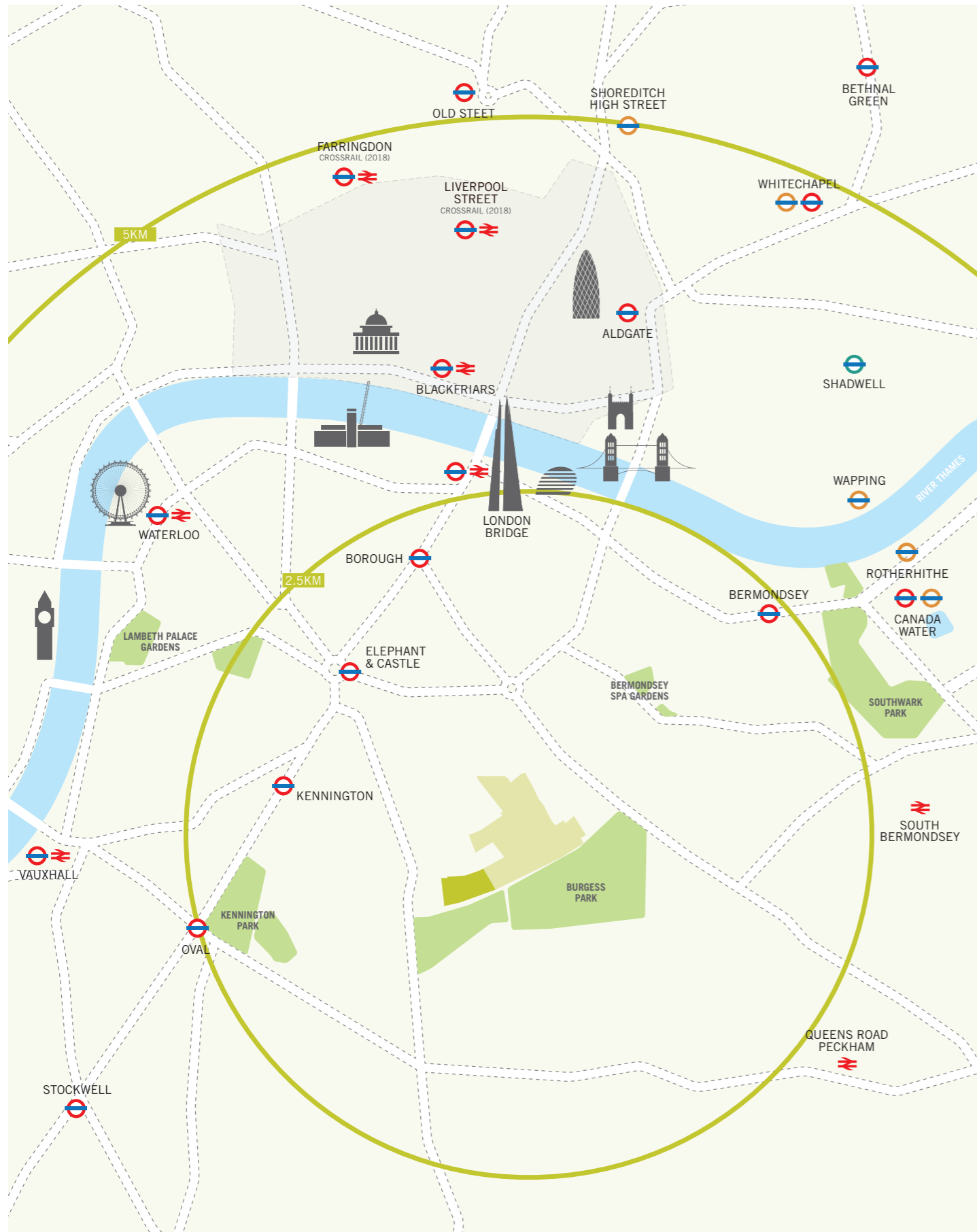


# First Development Site Application



# Landscape Statement



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**1.0**

**INTRODUCTION**

Artist's impression of overall masterplan area



## 1.1 PURPOSE AND STATUS OF THE DOCUMENT

The First Development Site (FDS) Landscape Design Statement has been prepared by HTA Design LLP on behalf of Notting Hill Housing Trust in support of the First Development Site (FDS) Detailed Planning Application for Sites 1B and 1C of the Aylesbury Estate regeneration, as defined by the Aylesbury Area Action Plan (AAP). This report sets out the detailed landscape design proposals for the FDS in accordance with the requirement of Policy PL5 of the AAP.

## 1.2 BACKGROUND TO THE APPLICATION

In 2010, LBS adopted the AAP which provides the planning policy context for the regeneration of the Aylesbury Estate. Early phases of the AAP regeneration area have already been redeveloped (Site 1a) or are under construction (Site 7). In January 2014, Notting Hill Housing Trust (NHHT) was selected by Southwark Council (LBS) as the preferred developer to work in partnership with the Council in delivering the remainder of the regeneration of the Estate.

Two applications are being submitted as follows:

- **First Development Site Application** (FDS Application): Detailed Application for sites 1b and 1c; and
- **Masterplan Application:** Outline Application for the remainder of the Estate (Phases 2, 3 & 4 and site 10).

An outline planning application for the proposed regeneration area masterplan is being submitted as a separate application and will provide the framework for the design and delivery of future development sites and phases. To ensure an integrated and consistent approach to design is achieved across the development within the regeneration area, the FDS design relates to, and is influenced by, the overarching proposals defined within the Aylesbury Estate masterplan. This approach will allow the FDS to be considered as both a stand-alone proposition within the framework of the AAP and also an integral part of the masterplan.

The statement is to be read in conjunction with the following documents:

- Masterplan Application Design and Access Statement
- Masterplan Application Parameter Plans
- Masterplan Application Design Code
- Masterplan & First Development Site Application Tree Strategy

Working names have been used for the new open space, based on existing street names. These will be re-named in the future following consultation with local residents.

**Aylesbury AAP Boundary with the Outline Masterplan and First Development Site highlighted**



Aylesbury Illustrative Masterplan



Key

- 1 Albany Road Park Edge
- 2 Park Edge Green Links
- 3 Thurlow Street
- 4 Aylesbury Square
- 5 Thurlow Park
- 6 Aylesbury Community Spine
- 7 Michael Faraday Square
- 8 Gaitskell Park
- 9 Planes Park
- 10 Bagshot Park
- 11 Missenden Park
- 12 Dawes and East Park
- 13 Inville Park
- 14 Alsace Park
- 15 Alvey Park
- 16 Westmoreland Square
- 17 Westmoreland Park
- 18 Portland Park



### 1.3 SUMMARY OF THE MASTERPLAN PROPOSALS

The vision for the new Aylesbury is to create a new part of London that is knitted seamlessly into the surrounding city. With safe streets, attractive and well maintained open spaces and great cycle access, Aylesbury will be a place that all households can make their home, right in the heart of London.

The public realm and landscape vision is to remove the physical and psychological barriers that signal the edge of the estate by creating a network of tree-lined streets that link to surrounding areas and attractive neighbourhoods around which communities will develop; focussed around their local park.

Creating attractive, legible and safe routes for pedestrians and cyclists that integrate into the surrounding streets is one of the key design principles of the Aylesbury masterplan. All streets have been designed to reflect the character of the surrounding 'traditional street' typologies.

Differences in the design character of the streets, parks and squares, coupled with the building typologies, will create interesting and legible neighbourhoods around which the residents will identify. Appealing, safe streets that are pedestrian and cycle prioritised and planted with regular street trees will link these neighbourhoods, encouraging movement within Aylesbury. In particular, east-west Community Spines and north-south Green Links will connect open spaces to destination locations within and beyond Aylesbury to create accessible, green and attractive places for residents and visitors.

### 1.4 REGENERATION CONTEXT: OVERARCHING MASTERPLAN STRATEGIES

#### Development of the Masterplan from the AAAP Masterplan

The Aylesbury Area Action Plan (2010) set in place the key issues to be addressed in the regeneration of the Aylesbury Estate. It provides guidance to achieve the following key changes:

- Better homes: A higher quality residential neighbourhood
- Public life: better and safer streets, squares and parks
- Connections: Improved transport links
- Community: Enhanced social and economic opportunities

The masterplan proposals have been through a number of stages in a rigorous and lengthy design development process. As part of this design process, the design team challenged some of the design approaches of the AAAP masterplan, namely the approach to public open space, block types and neighbourhoods.

The AAAP identifies that the new development must provide "a high quality network of public open spaces of different sizes and functions which link well together and contain good pedestrian and cycling routes". In addition, "small children's play areas should be integrated into the residential areas" (PL5 Public Open Space). The key open spaces within the AAAP masterplan was three 'green fingers' that extended from Burgess Park into the action area core to link the park with the development.

The AAAP also identifies an east-west 'Community Spine' within its masterplan to "connect public transport routes and town centres with the main schools and some of the community facilities in the action area core". The Community Spine shown on the AAAP Masterplan connects Walworth Road to Old Kent Road via a dogleg on Kinglake Street. The alignment of the AAAP's Community Spine was changed by the Site 1A development, pushing it north to the current Westmoreland Road alignment.

#### Public Open Space and Community Spine Strategy

During the evolution of the Masterplan, the benefit of retaining existing mature trees was identified as a key design principle as they provide a memory of the existing estate, provide mature trees whilst new trees establish, and retain habitat and ecological value.

Ensuring all residents have access to open space and providing a view of green from every home was also identified as a key design principle. This suggested that breaking up the 'green fingers' into a series of smaller and varied open space areas would provide more value to future residents.

The proposed parks and squares are located on strategic routes and connections throughout the development for ease of access, to enhance the experience of moving through the neighbourhood, and to connect to parks and key destinations beyond the Masterplan boundary.

The Masterplan also improves the Community Spine alignment identified within the AAAP by creating an open space, Gaitskell Park, that allows pedestrians and cyclists to diagonally cross so the Spine connects directly between Walworth Road via Westmoreland Road and the new Walworth Academy, Old Kent Road and the large Tesco store via Mina Road.

Additional east-west community spines along Merrow Street / Surrey Square via the proposed Aylesbury Square and East Street are also proposed to provide alternative east-west connections for pedestrians and cyclists to Walworth Road and Old Kent Road.

The key characteristics of the AAAP 'Green Fingers' included providing soft and hard landscaping, communal planting spaces, play spaces, seating areas and 'home zone' principles (identified as shared spaces within the Masterplan). These have all been included in the Masterplan design.

Within the FDS, the AAAP's proposed 'King William IV green finger' has been replaced by two parks: Westmoreland Park and Portland Street Park. The Green Link is maintained, connecting Burgess Park to Faraday Gardens.

**AAAP Green Fingers Strategy**



**Proposed Green Links and Open Spaces**



**AAAP Community Spine**



**Proposed Community Spines**



**Masterplan Concept: Open Space, Green Links and Community Spine Network**



- Key
- ▬▬▬▬ Albany Road
  - ▬▬▬▬ Community Spine
  - ▬▬▬▬ Green Link
  - ▬▬▬▬ Thurlow Street Green Link

### Character Area Strategy

The proposed masterplan has developed based on a series of framework principles, one of which being to create distinct and connected neighbourhoods.

Five character areas have been identified as part of the masterplan proposals. These areas have emerged through the distinct changes in density, massing, building type, street character and landscape proposals across the masterplan.

Their character has been designed in response to the edges of the site and they blend in with the context in terms of built form, open spaces and street layout so that they will create the framework for a new successful urban area.

The five character areas and their respective synopsis are:

- **The Park Edge:** A new and recognisable park edge for London
- **The Community Spine:** Connecting community through open spaces
- **Thurlow Street:** A green and dynamic boulevard
- **School Neighbourhood:** A contemporary extension to the conservation area
- **Surrey Square:** Formal streets and intimate mews

Within the FDS, the Park Edge and Community Spine character areas have influenced the response to the public realm design.

### Park Road Concept

Albany Road will be transformed from a wide, high speed, traffic dominated road to a 'Park' road with green edges, slow traffic, and frequent crossing points to facilitate pedestrian and cycle access to Burgess Park. The key design principles of the Park Road are as follows:

- Provide a multi-use, linear open space
- Introduce on-road cycle lanes
- Increase the number of crossing points
- Formalise parking along Albany Road
- Increase visibility and connectivity
- Follow the Burgess Park palette for street furniture and paving materials

### Building Typology Character Areas



### Public Realm Character Areas



### Albany Road 'Park Road' concept diagram





**2.0**

**FDS LANDSCAPE**

**DESIGN STRATEGY**

## 2.1 VISION STATEMENT

The First Development site will be a well connected neighbourhood composed of a network of distinctive open spaces linked together by tree-lined streets and Green Links. The proposal will provide a safe, green and appealing public realm that supports pedestrian and cycle connections within the regeneration area and to key destinations beyond.

The landscape design builds upon the urban design strategy to create the FDS as a new London neighbourhood that integrates into its surroundings. The key design approach is to create attractive, legible streets with a distinctive character that create a 'sense of place', rather than focused on vehicular access. Giving priority to pedestrians will create a place of social activity that is accessible and safe for all users and where interaction within the community is encouraged.

Recognizable elements like railings and hedged boundary treatments found in traditional London Squares have been used to develop an urban character at a scale which residents can relate, understand and navigate. In addition, the distinctive use of materials and elements will formulate an identity that will define the local character.

Access to the new homes is always at ground level, either directly to the private front doors of houses and maisonettes or to shared entrances at building cores. Facing the streets and squares, front doors provide an active frontage to all public areas.

### Key

- 1 **Westmoreland Square**  
Small urban square fronted by community facilities featuring high quality paving, retention of one existing tree, new tree planting, possible playable water feature and sculptural bench.
- 2 **Westmoreland Park**  
Local park featuring dense canopy with low planting, sculptural bench seating and a playable space.
- 3 **Albany Road/Burgess Park Edge**  
Burgess Park extends into the site, encompassing the length of Albany Road to the building frontage. On-road cycle lanes are introduced and parking formalised with new street trees.
- 4 **Portland Street Park**  
A local park with a playable space, sports facilities, feature seating and soft landscape enhancing the existing trees.
- 5 **Green Links**  
Local streets with a wider section that are enhanced with larger street trees and a raingarden to provide strong visual and ecological connections with Burgess Park.
- 6 **Communal Courtyards**  
Communal courtyards are a shared facility for residents of the associated block and will feature a Doorstep Playable Space, gardens, seating, decking, and colourful, seasonal planting. These spaces will be flexible in use to facilitate the varied requirements of the residents.
- 7 **Block 1 Courtyard**  
Block 1 features garden spaces for the maisonettes, community facility and the Extra Care units.
- 8 **Rear Gardens**  
Private rear gardens to houses.

FDS Illustrative Masterplan







**3.0**

**DETAILING THE PLACE:**

**STREETS**

### 3.0 DETAILING THE PLACE: STREETS

#### Introduction to Street Design

The streets within the FDS are an integral part of the landscape strategy to create safe and attractive green routes through the proposed development, in accordance with the requirements of the AAAP Principle PL1 'Street Layout'.

The street network has been designed to prevent the car from dominating the public realm whilst providing convenient vehicular access to all homes and community facilities. Extensive planting within the streetscape, including street trees, planting between parking and hedged boundary treatments, will make the streets attractive spaces in their own right.

Shared surfaces, with equal priority for pedestrians, cyclists and vehicles, have been located adjacent to the parks and squares, acting both as traffic calming elements and to improve pedestrian access to the open spaces. Clear markers or separation elements will be provided in all shared surface streets to ensure safe access for pedestrians with visual impairment. The markers will range from a change in level, material finish or colour marking in the paving. Separation elements will include street furniture such as lighting, seating or raised planting beds. All of these features contribute toward the creation of an environment which is safe and accessible to vulnerable and mobility impaired users.

All streets provide on-street parking and footpaths on both sides with regular crossing points to create a permeable pedestrian and cycle friendly neighbourhood.

#### LBS Street Design Standards

Southwark Council's brief for the regeneration of the Aylesbury estate requires that new and existing streets and squares to be designed to adoptable standards. The open spaces (excluding Westmoreland Square) will not be adopted. The Highway Authority's adoptable standards are contained in the Southwark Streetscape Design Manual (SSDM).

Aylesbury falls within the SSDM's \*General\* Specification area for which a basic palette of paving materials and street furniture is required as standard. Departures from the SSDM standards are allowed but must be formally agreed with the Highway Authority as a variation.

HTA Design LLP met with members of Southwark's Highway Authority to discuss issues relating to the design of the highways and public realm and the implementation of the SSDM on 28 March, 30 April, 06 and 21 May, and 04 and 14 June 2014. During these meetings, the arrangement of streets, street widths, kerb radii, cycle and pedestrian access, traffic calming devices, materials, street trees and the location of potential special placemaking opportunities were discussed. The outcomes of these meetings have been incorporated into the FDS street layout.

#### Materials, Furniture and Lighting

Materials for use within the streets of the First Development Site have been selected with reference to the SSDM 'General' surfacing materials palette. This coordinated range of materials have been selected for their robustness, attractiveness and ease of maintenance to ensure a quality appearance will be achieved and maintained in the future.

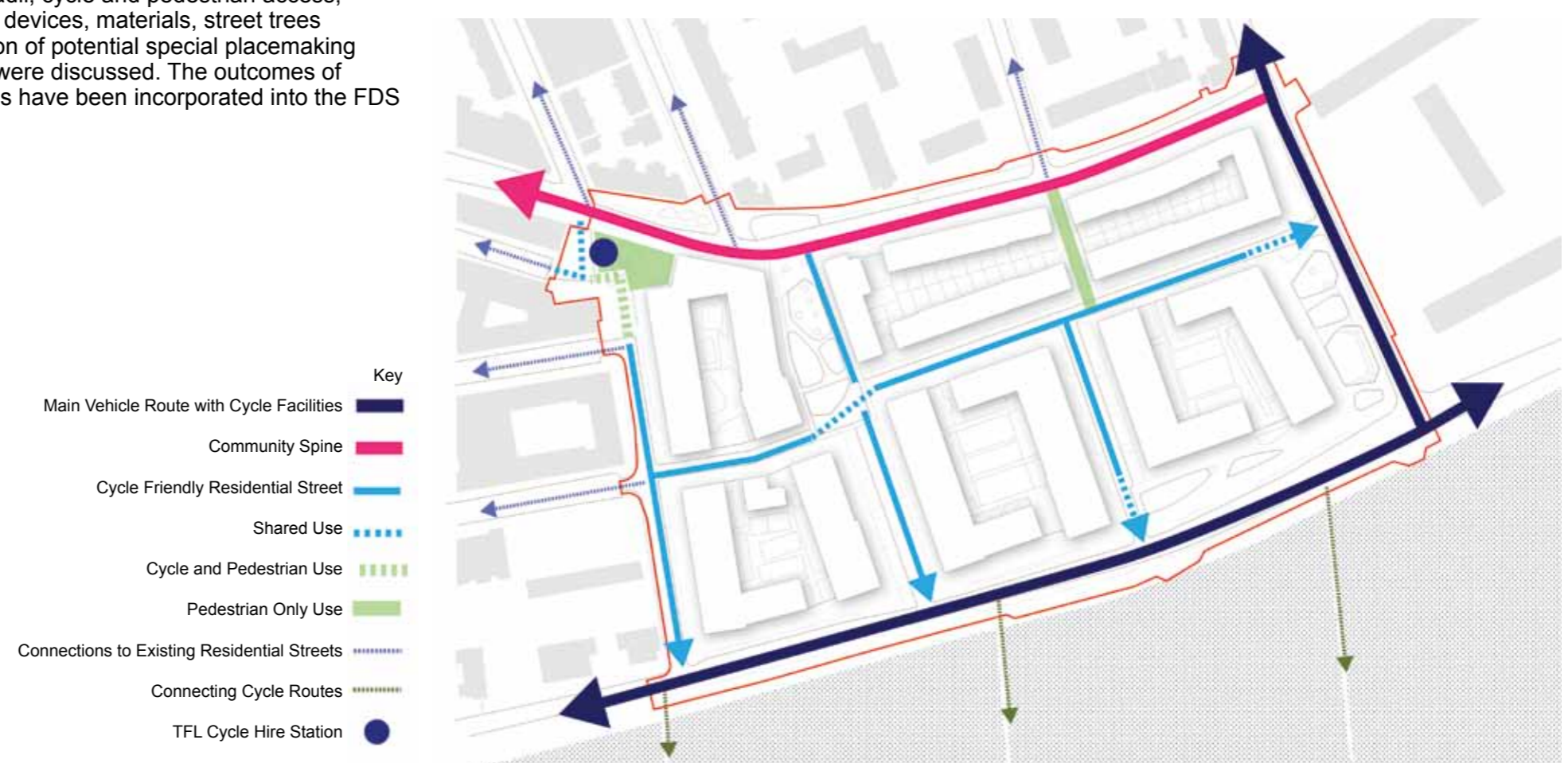
The proposed materials are widely available, ensuring that they can be easily reinstated after potential future maintenance and service disturbances, retaining the character and quality of the areas and spaces.

Furniture will be kept to a minimum within the streets to maintain a clear and uncluttered environment. Cycle stands will be of simple design and positioned as close to communal building entrances and non-residential building accesses to provide convenient facilities where there will be the most demand. Litter bins will be to LBS's standard specification.

Lighting in the adopted streets will typically be to LBS's standard specification requirements.

Refer to Appendix A for more detail on the FDS materials, furniture and lighting.

#### Movement and Street Hierarchy



**East-West Street Illustrative View**



**Proposed materials and street furniture**



Silver grey granite kerbs and channel units



Standard BS PCC flag paving to footpaths



Mid grey concrete block pavers to parking bays



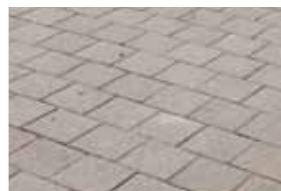
Mixture of mid and light grey concrete block pavers to traffic tables



Macadam surfacing to carriageway



Silver grey granite carriageway channel trim units



Bradenham Cose block paving



Standard LBS litter bin



Sheffield cycle stands



Standard LBS lighting columns and lanterns

### 3.4 WESTMORELAND ROAD

Westmoreland Road forms the first section of the Aylesbury Community Spine. It will be the key east-west access route through the FDS development, connecting Walworth Road to Portland Street and the remainder of the regeneration area.

A number of raised table junctions and crossings as well as a shared surface through Westmoreland Square will all contribute to creating a street where pedestrians and cyclists are prioritised. Parking is provided in parallel, inset bays to both sides of the street, maintaining a clear and well ordered streetscape.

Quality, mature existing trees have been retained and supplemented with new street trees between the parking bays. The proposed trees will be planted in generous, wide beds and underplanted with evergreen, perennial plants to create a green and pleasant character to the street.

The materials used will follow Southwark Council's 'General' surfacing materials palette. Further details on the proposed materials can be found in Appendix A.

#### Aycliffe House and Liverpool Grove Conservation Area

To the north-eastern corner of the site, bordering Westmoreland Road, is the Grade II listed Aycliffe House. It forms the southern extent of the Liverpool Grove conservation area and was built in the early Twentieth Century. The combination of the removal of the existing building with its associated ramped access and steps within the FDS, Chiltern House, and the upgrading and improving of Westmoreland Road will improve the setting of this important historic building.

#### Trees and Planting

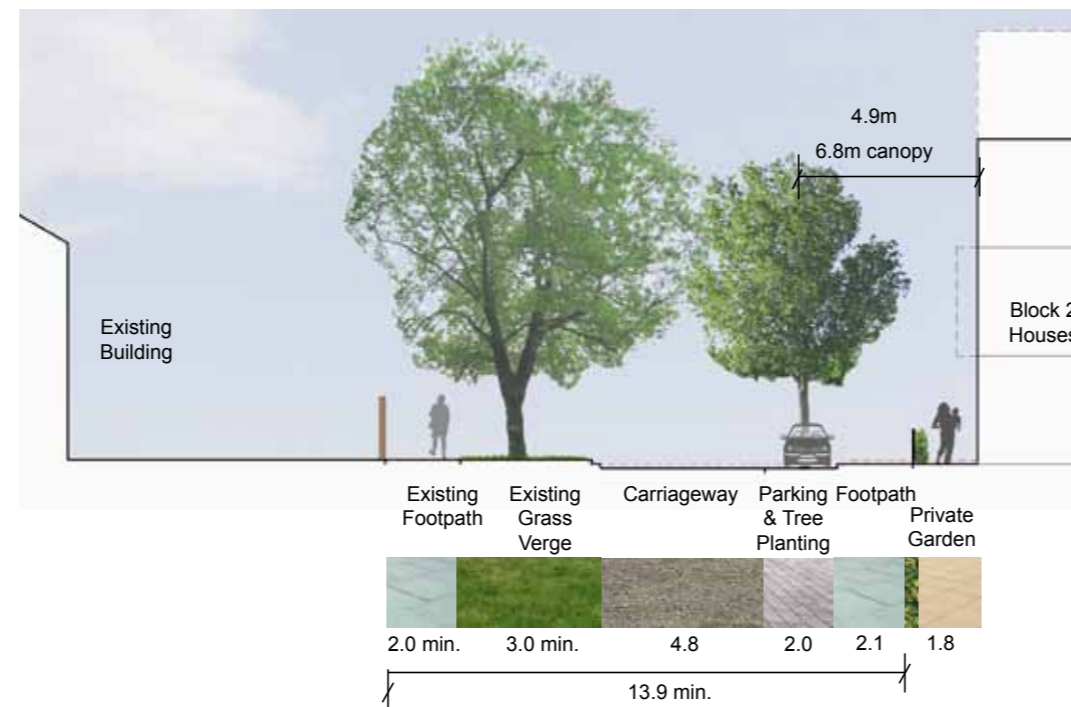
The proposed tree planting on Westmoreland Road is designed to create visual connectivity along the street through the use of fastigiate Beech trees in the beds against the new terraced houses. The junction with Phelp Gardens is enhanced with the addition of a raingarden planted with Silver Birches, visually expressing this feature. A mixture of species of retained trees to the northern side of the street provide further diversity and character.

#### Westmoreland Road Illustrative Plan

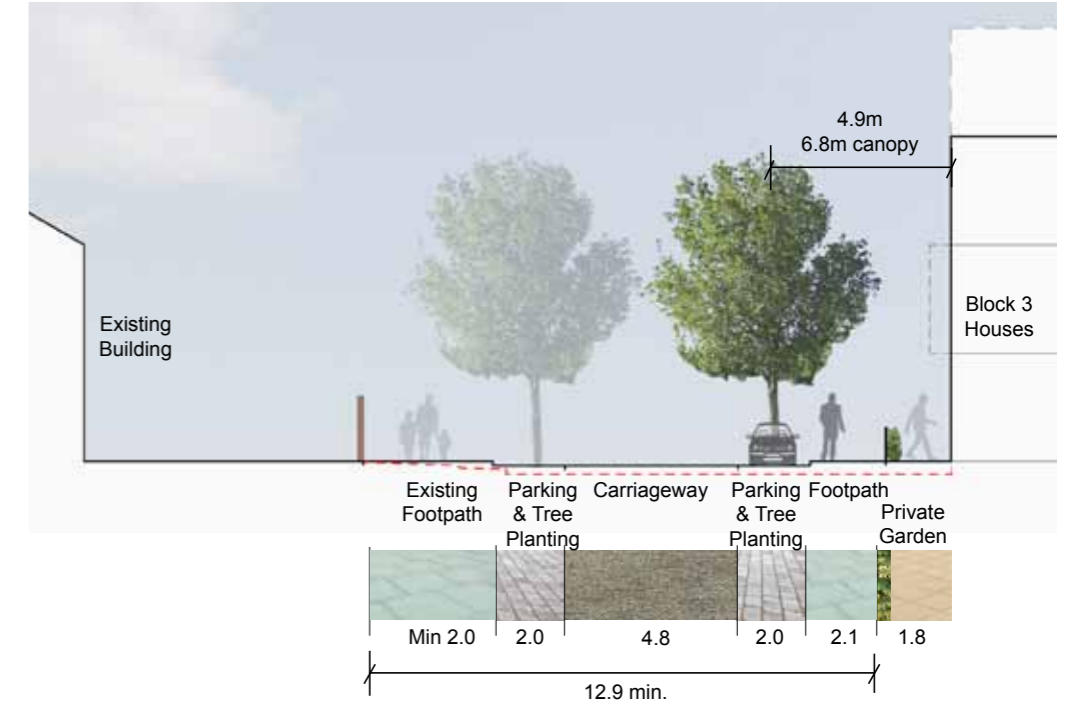


- 1 Shared surface
- 2 Road improvements by LBS
- 3 Retained existing trees
- 4 Raised pedestrian crossings
- 5 LD facility drop-off spaces
- 6 Raised table at junctions
- 7 Existing utility cabinets retained
- 8 Bio-retention/ rain garden
- 9 Extra Care Centre drop-off spaces
- 10 Proposed trees
- 11 Aycliffe House - Grade II Listed

#### Section A-A



#### Section B-B



Underplanting to the tree beds will consist of a mixture of flowering and evergreen perennial plants selected for their complimentary colours and attractive foliage and structural grasses to create a dynamic, colourful and softened street appearance.

Refer to Appendix B for further details of the plant species to be used in this area.



Fastigiate Beech



Silver Birch



Planting Mix 1

### 3.5 EAST-WEST STREET AND BOUNDARY MEWS

The East-West Street and Boundary Mews are designed to provide safe and convenient access through the FDS for pedestrians, cyclists and vehicles and are comparable to the 'Access Streets' outlined in the AAP. Frequent raised tables and crossings along the East-west street will keep traffic speeds low and allow for comfortable north-south pedestrian permeability. Well ordered parking with frequent tree planting will keep the space uncluttered and feel green and welcoming.

Boundary Mews will take the character of a typical London cobbled mews street with a reduced width and small unit paving to the carriageway. Buffer planting is provided along the building lines where possible with further greening provided by overhanging trees from the courtyard gardens of Blocks 1 and 6. Off-street parking and access the Block 1 communal garden is provided to the north side and service access to the Pressure Reduction Station (PRS) and pedestrian access to Block 6's communal garden provided to the south.

A shared surface square creates the key nodal point of the FDS as it forms the point where Westmoreland Park meets the street network. Pedestrians, cyclists and vehicles have equal priority through the space and a feature surface treatment is used around the perimeter to delineate a safe route for the vulnerable and visually impaired.

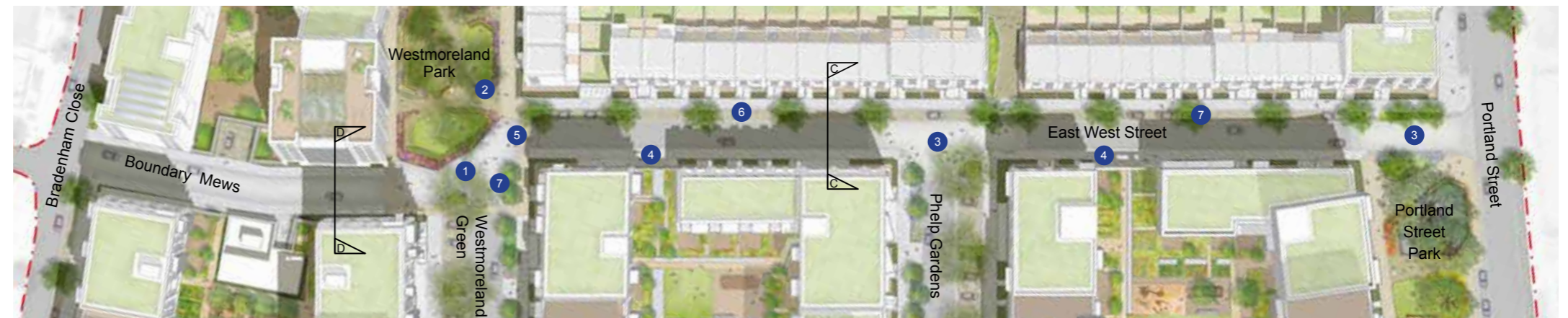
The eastern end of the East-west Street is also a shared surface to complete Portland Street Park. This extends the park character and allows for safe access to the park from the north. A raingarden delineates the southern kerb line and a tree planting bed the north.

#### Trees and Planting

Street trees are located between the parking bays on the northern side of the street to maximise their access to sunlight. The small scale of the adjacent terraced housing blocks is complemented by the planting of domestic scale Japanese Flowering Cherry trees. The north-south pedestrian crossings are accentuated with Honey Locust trees. The tree planting beds are underplanted with evergreen, robust groundcovers.

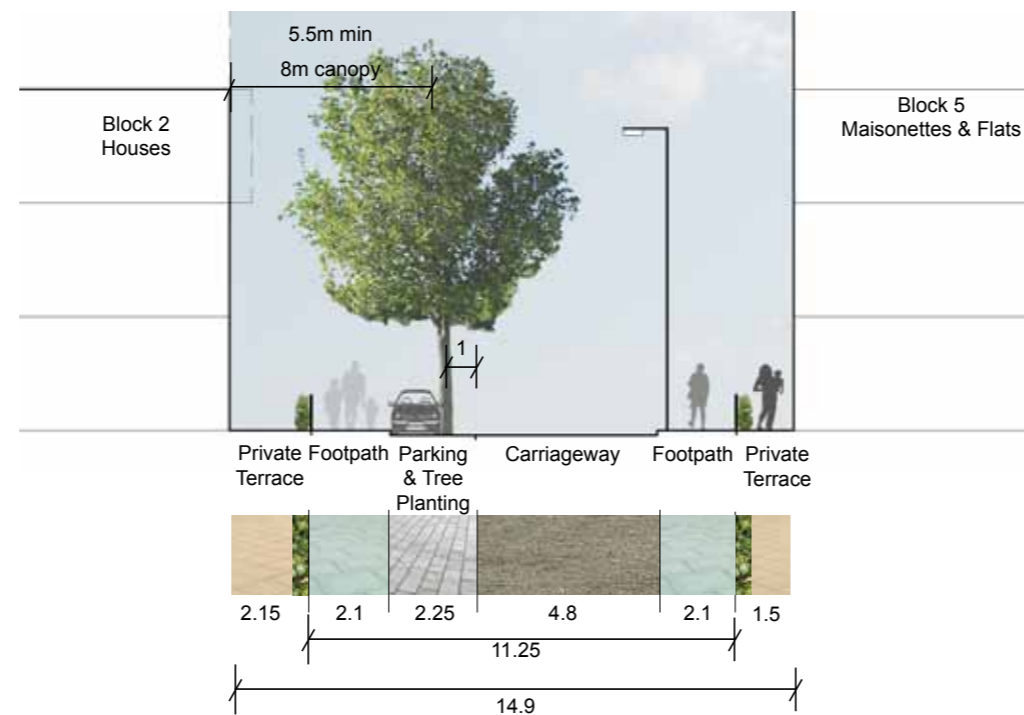
Refer to Appendix B for further details of the planting mixes to be used in this area.

#### East-West Street and Boundary Mews Illustrative Plan



- 1 Shared surface square
- 2 North-South cycle link
- 3 Raised table junction
- 4 Undecroft vehicular access
- 5 Raised pedestrian crossing
- 6 Parallel parking to North side
- 7 Proposed trees

#### Section C-C



Japanese Flowering Cherry trees

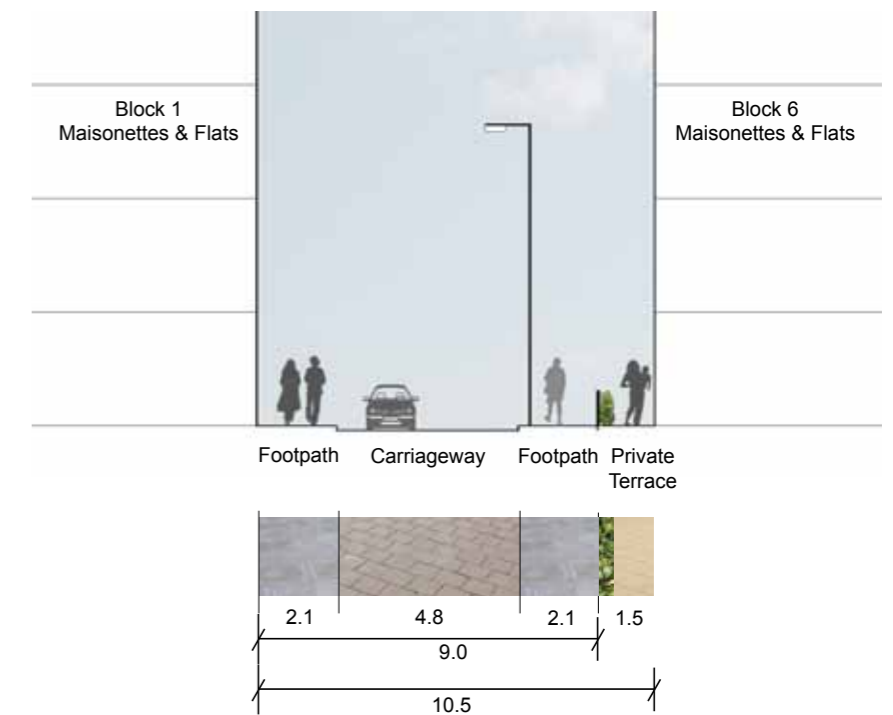


Gleditsia triacanthos as highlight trees to junctions



Tree Base Mix 1-5 - Single mat-forming evergreen species per tree pit

#### Section D-D



### 3.6 WESTMORELAND GREEN AND PHELP GARDENS 'GREEN LINKS'

Two Green Links are created, extending from Burgess Park into the FDS development area and to the existing neighbourhoods beyond. North-south pedestrian and cycle movements dominate although the streets have also been designed as social spaces with play opportunities and east-west permeability. Key features of the streets are large canopy trees over generous parking beds and linear raingarden bio-retention beds with tree planting. The more extensive planting gives the streets a garden-like character.

Westmoreland Green forms a visual connection between Westmoreland Park and Burgess Park. The Green Links also create a habitat link, drawing fauna into the FDS and enhancing biodiversity.

The design reduces vehicle speeds within the street and allows the green character to dominate. 60mm kerb upstands reduces the separation of the carriageway and breaks in the rain gardens promote informal crossing. To reduce vehicle speeds and traffic volumes, Phelp Gardens will be exit only for vehicles onto Albany Road whilst providing two way cycle access via a contra-flow cycle lane on the shared surface.

The materials used will follow Southwark Council's 'General' surfacing materials palette. Further details on the proposed materials can be found in Appendix A.

#### Trees and Planting

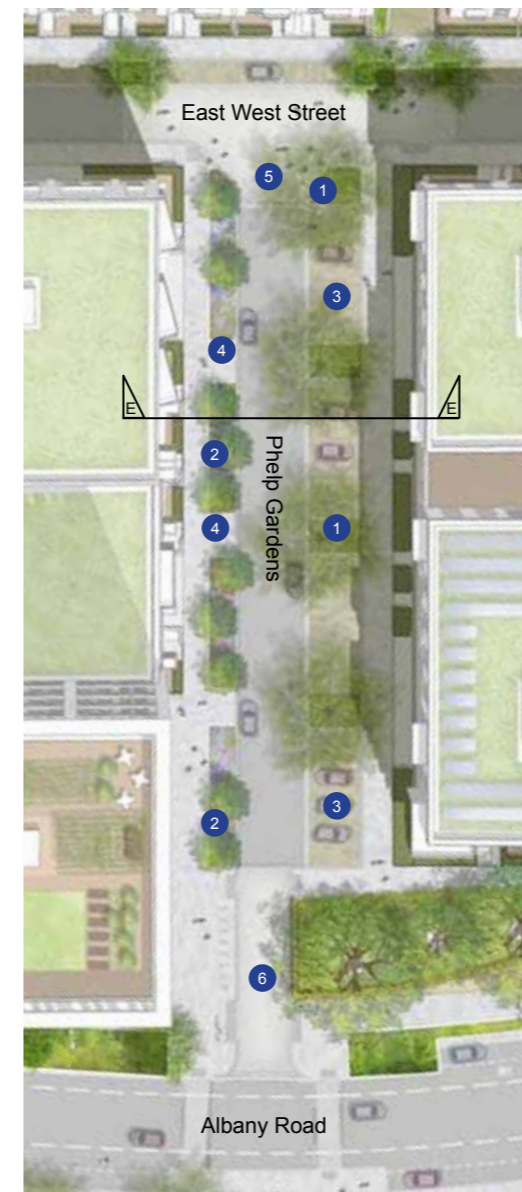
Large feature trees of Sweet Gum and Black Locust will be planted between the parking bays to create the green links to Burgess Park. In Phelp Gardens, the planting beds will be planted with a 60% structural evergreen shrub planting mixed with flowering perennials, while on Westmoreland Green a low profile bed planting of single evergreen species of ground covers will emphasise the ground level green link between Westmoreland Park and Burgess Park.

Refer to Appendix B for further details of the plant species to be used in this area.

Westmoreland Green Illustrative Plan



Phelps Gardens 'Green Link' Illustrative Plan



- 1 Large tree planting
- 2 Bio-retention/Raingarden
- 3 Perpendicular parking
- 4 Access between Raingardens
- 5 Raised pedestrian crossings
- 6 Shared surface

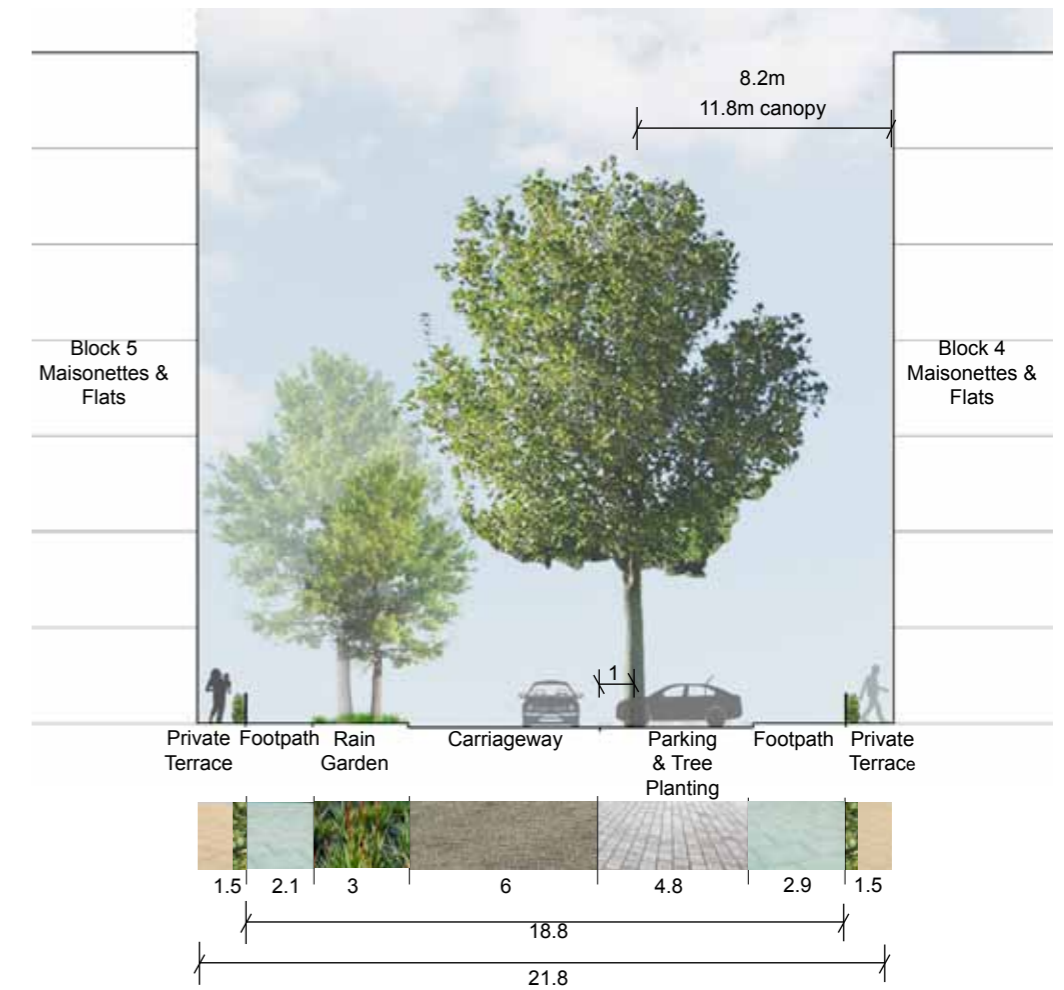


Black Locust Sweet Gum Silver Birch - Rain Garden Grey Alder - Rain Garden



Planting Mix 4 - Flowering perennials to tree planter in Phelp Gardens

Section E-E

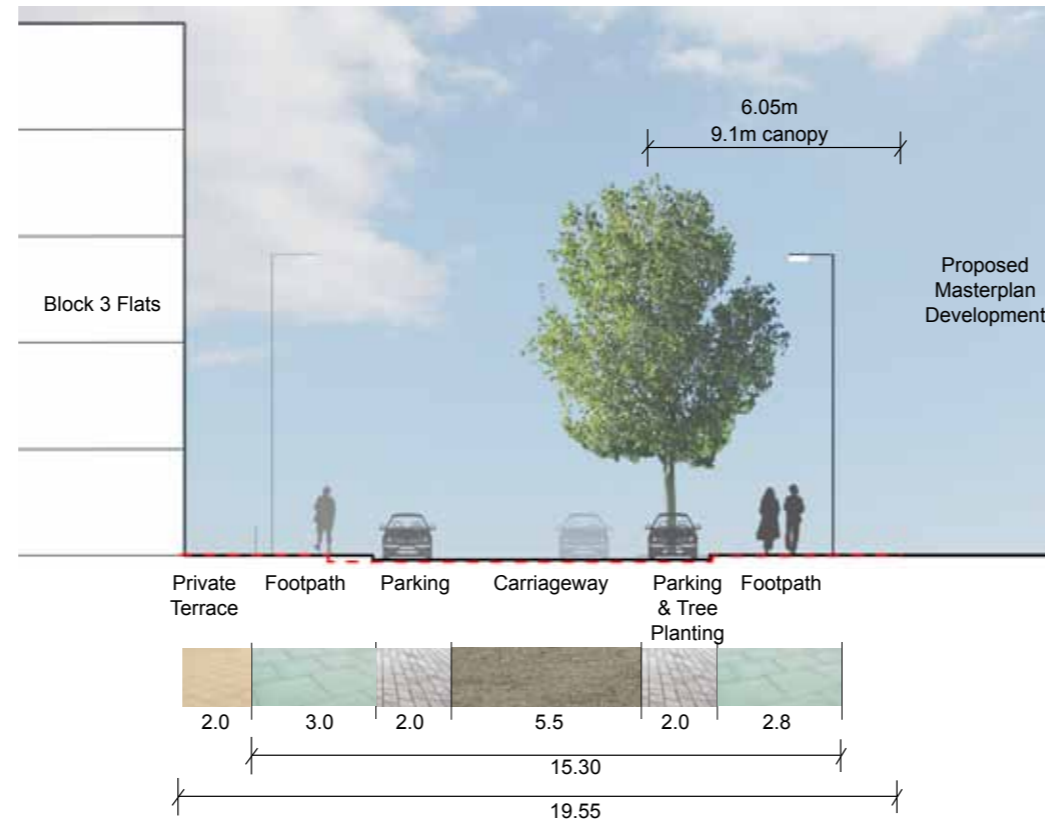


### 3.7 PORTLAND STREET

Portland Street is to be realigned as part of the FDS development. The junction with Albany Road will be reduced with the existing wide radius kerbs and turning lanes replaced with tighter geometry. The street links to Elephant and Castle and is part of the GLA's quiet way cycle network.

Formal inset parking bays will be installed with tree planting between runs of bays where services allow. Raised crossings at the new connections with Westmoreland Road and the East-West Street give priority to north-south pedestrian movements and to create a perception of vehicular separation between Portland Street and the adjoining streets.

**Section I-I**

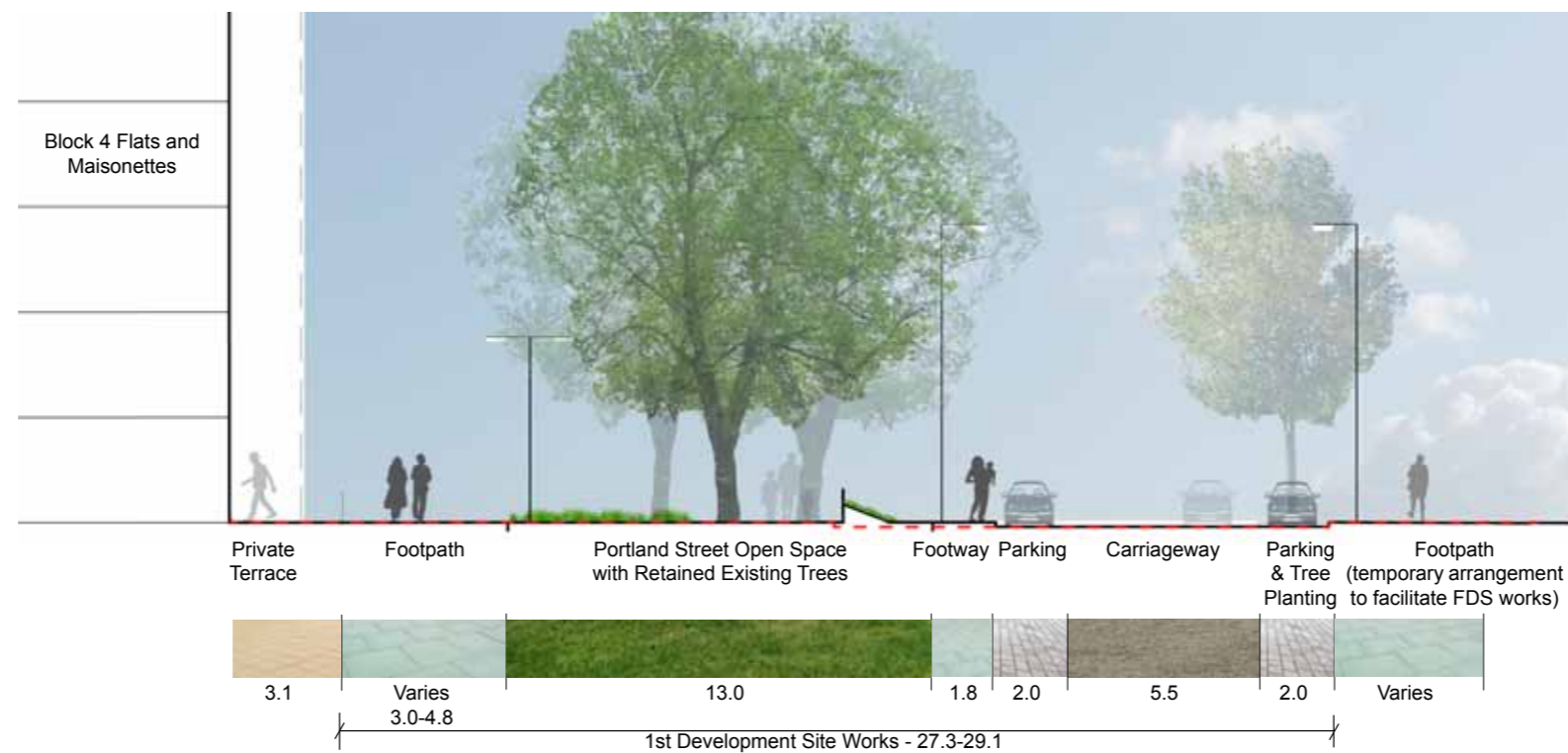


**Portland Street Illustrative Plan**

- 1 Remodelled junction with Albany Road
- 2 Narrowed carriageway
- 3 Raised pedestrian crossings
- 4 Widened footway
- 5 Parallel parking
- 6 Proposed Trees



**Section H-H**



### 3.8 BRADENHAM CLOSE

The development of the FDS will see the completion of Bradenham Close. The street was recently remodelled as part of the Site 1A works to the west of the FDS, with new parking bays, tree planting and block paved carriageway and footways installed. The newly built Site 1A buildings have few front doors on the street and some high boundaries, reducing the potential for activity and passive surveillance on the street.

The FDS proposals will provide parallel parking to the east side of the street as well as further tree planting where existing services allow. Pedestrian activity will increase as primary entrances to the FDS buildings address the street. At the northern end of the street, cycle and pedestrian only access is provided into Westmoreland Square.

The alignment between the Site 1A and proposed FDS buildings cause the street to taper slightly from south to north. A raised pedestrian crossing is located at the Albany Road junction to prioritise pedestrians along Albany Road and reduce the speed of vehicles entering the FDS.

The materials used will follow Southwark Council's 'General' surfacing materials palette except for the carriageway which will have the existing block paving reinstated. Further details on the proposed materials can be found in Appendix A.

#### Trees and Planting

Fastigate Beech trees will be planted between the parking bays. The tree beds will be underplanted with a perennial planting mix.

Refer to Appendix B for further details of the planting mixes to be used in this area.

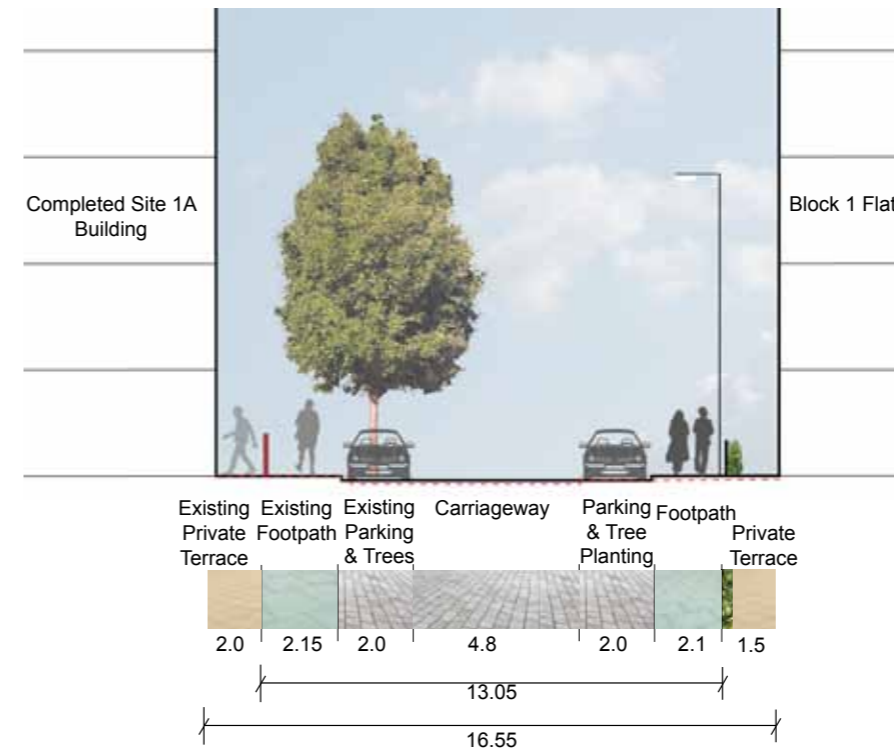
**Bradenham Close Illustrative Plan**



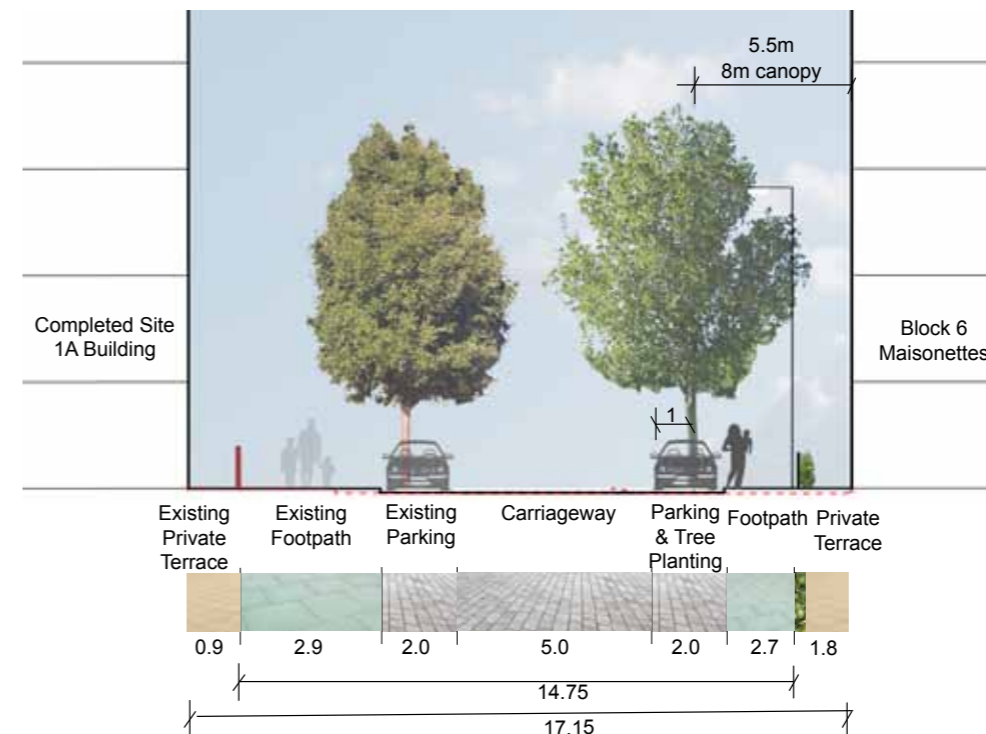
- ① Raised pedestrian crossing
- ② Parallel parking
- ③ Proposed tree planting
- ④ Pedestrian and cycle connection to Westmoreland Square



**Section G-G**



**Section F-F**





### 3.9 PHELP MEWS

Phelp Mews is located between the terraced housing blocks in a north-south alignment and is for pedestrian use only; creating a small space for social use with local amenity.

Two of the terraced houses are accessed directly from the Mews and all have rear garden gates into the street to encourage overlooking and increase use and activity in the street to ensure pedestrians feel safe and secure. Raised planting areas provide informal seating. There is an opportunity for the local community to maintain the planting to create a sense of ownership and community engagement.

The paving material will match the palette used in the parks to emphasise the reduced scale and relaxed, domestic character of the street. Lighting will be provided to ensure that the route is safe to use at all times of day.

#### Planting

The Mews will have a domestic character with flowering ornamental perennial planting. A Honey Locust tree will be planted to provide height and colour.

*Phelp Mews Illustrative Plan*



- 1 Raised planting beds
- 2 Feature surface material
- 3 Front access to houses
- 4 Rear garden access
- 5 Focal tree



Gleditsia triacanthos

Planting Mix 1

### 3.10 ALBANY ROAD

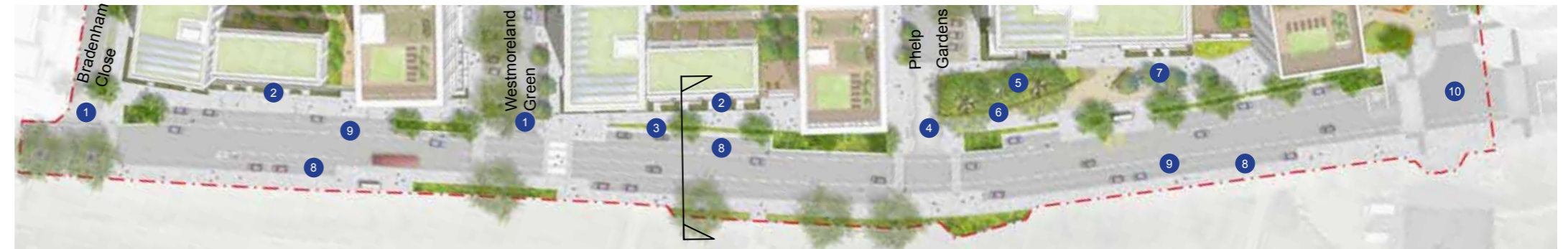
Albany Road is both the main East/West distributor road connecting Old Kent Road to Walworth Road and the interface between the Aylesbury regeneration area and Burgess Park. The proposed design maintains the road's connective function but reduces the scale to create a calmer 'park road' character.

Regular formal and informal crossing points will be introduced to increase the opportunities for pedestrians to access Burgess Park. The crossings will be paved in a contrasting block to alert drivers to the likelihood of pedestrians crossing. The remodelling of the carriageway and reduction in scale of the junctions will also slow traffic and encourage access to Burgess Park.

Parking will be formalised into inset bays, creating a well ordered street scene. Improved cycle facilities are provided with the inclusion of 1.5m wide advisory cycle lanes to both sides of the road.

The footpath has been widened and a grass verge and new street trees planted where services allow to improve the pedestrian experience.

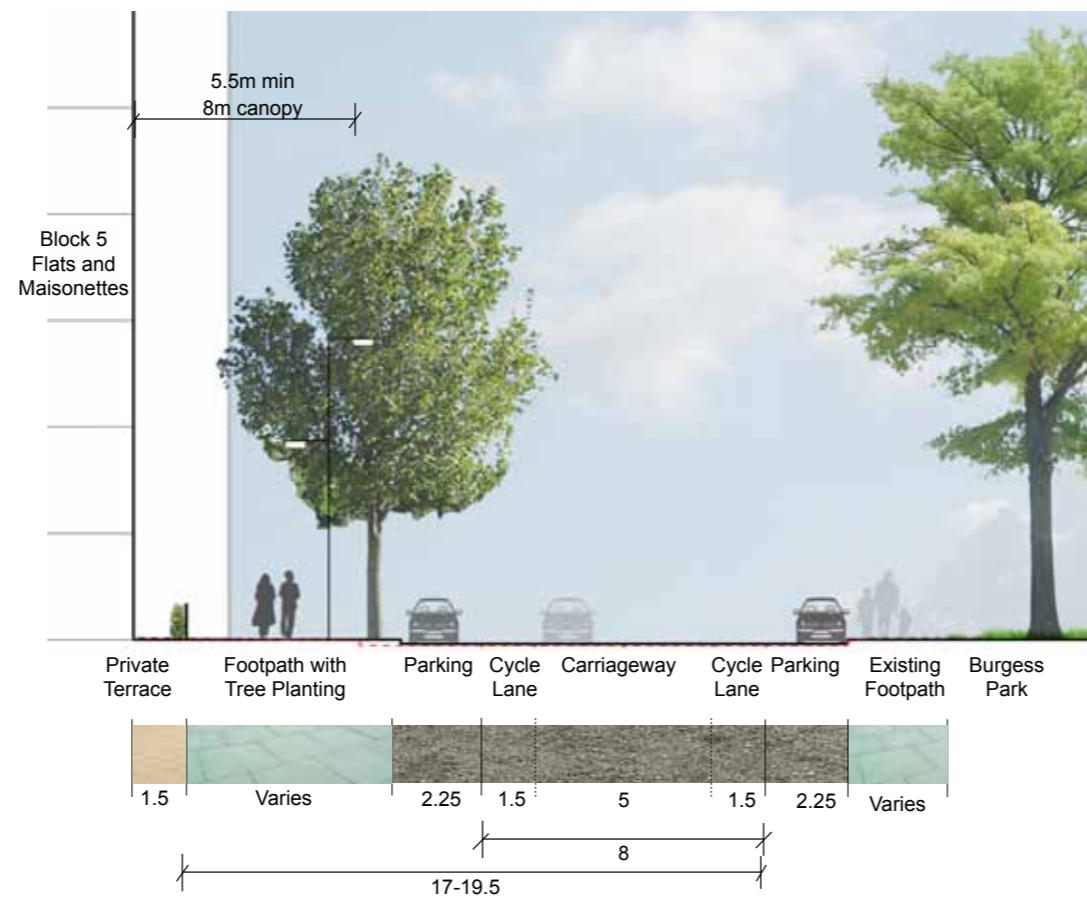
#### Albany Road Illustrative Plan



- 1 Raised pedestrian crossing
- 2 Hedge boundary treatment to ground floor maisonettes
- 3 New street trees in grass verge
- 4 One way out only onto Albany Road with two way cycle priority
- 5 Existing Plane trees retained
- 6 Seating element retains soil depth under existing trees
- 7 Bioretention area
- 8 Formalized parking
- 9 Cycle lane
- 10 Cycle priority at Portland Street



#### Albany Road Section



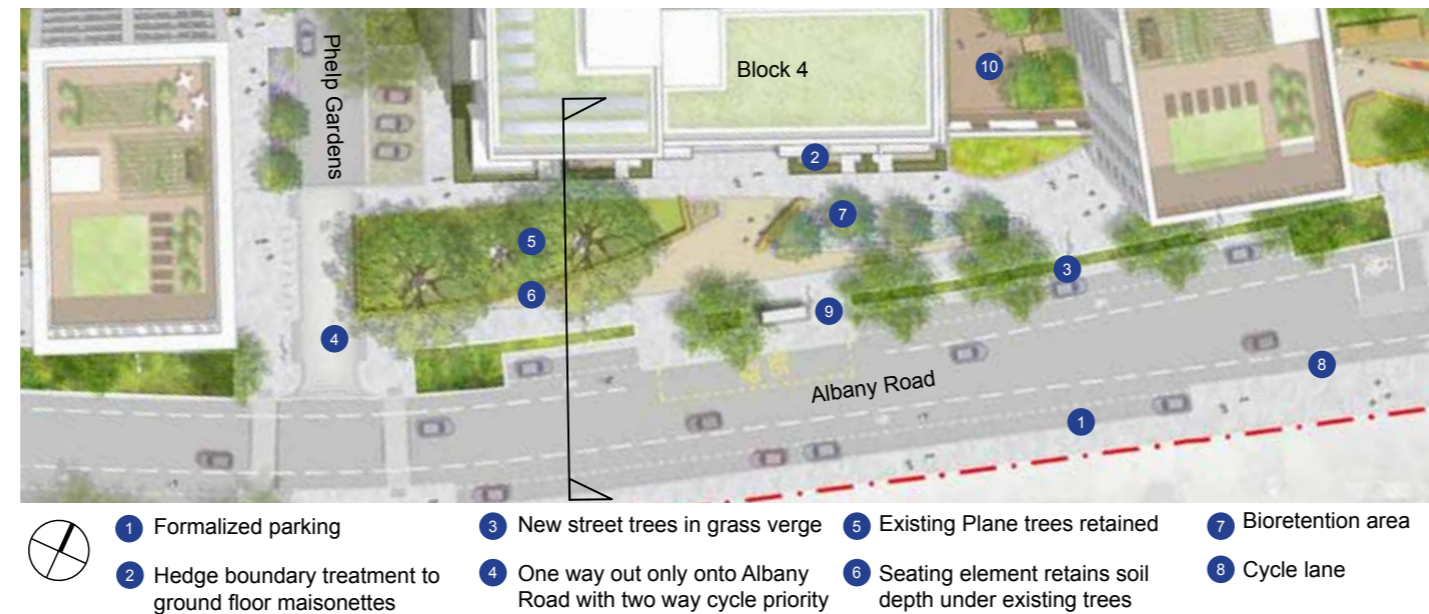
### 3.11 PARK ROAD FRONTAGE

The area to the frontage of Block 4 is the first of a series of linked open spaces in the wider masterplan that form a linear park to the northern side of Albany Road to create the Park Road character and integrate the development with Burgess Park.

The space is designed around the retention of three significant existing London Plane trees. Due to the level change between the rooting zones of the trees and the footpath, a concrete and timber topped seating edge similar to those installed at Chumleigh Gardens in Burgess Park is proposed to be used as a seating/retaining element to maintain the ground levels under the existing trees. The seat curves towards the new building, leading the eye and pedestrians through the space and into the FDS.

A raingarden bioretention area and buffer planting against the elevation of the proposed building below the viewing area in the first floor podium courtyard garden is also provided.

**Park Road Frontage Detail Illustrative Plan**



- 1 Formalized parking
- 2 Hedge boundary treatment to ground floor maisonettes
- 3 New street trees in grass verge
- 4 One way out only onto Albany Road with two way cycle priority
- 5 Existing Plane trees retained
- 6 Seating element retains soil depth under existing trees
- 7 Bioretention area
- 8 Cycle lane
- 9 Bus stop
- 10 First floor podium courtyard

#### Planting

The existing London Planes will be underplanted with shrubs, groundcovers and perennial planting. The raingarden will be planted with Silver Birches complemented by a diverse and colourful planting mix specially selected to adapt to the specific conditions and demands of the bio-retention areas.

Refer to Appendix B for further details of the planting mixes to be used in this area.

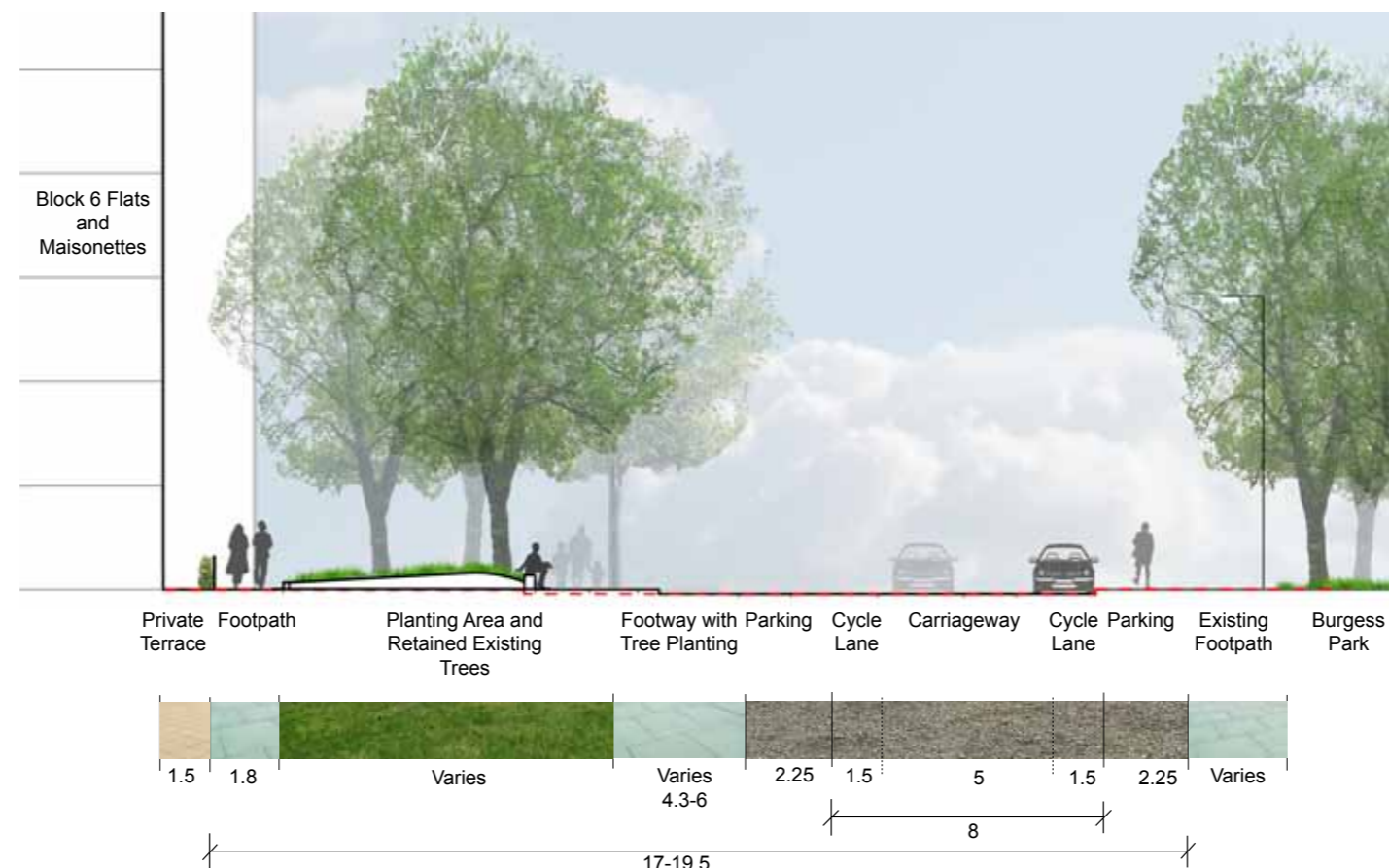
#### Materials

Materials and street furniture within the Park Road Frontage area will match the materials used within Burgess Park to provide continuity between the two areas and enhance the Park Road character of Albany Road.

Feature lighting will be used in the canopies of the existing trees to down-light the main stems/trunks and create a visual feature. Double lantern columns to the northern side of Albany Road is preferred to light both the carriageway and footpath to the linear park.

Refer to Appendix A for more information of the proposed materials, street furniture and lighting.

**Park Road Frontage Section**



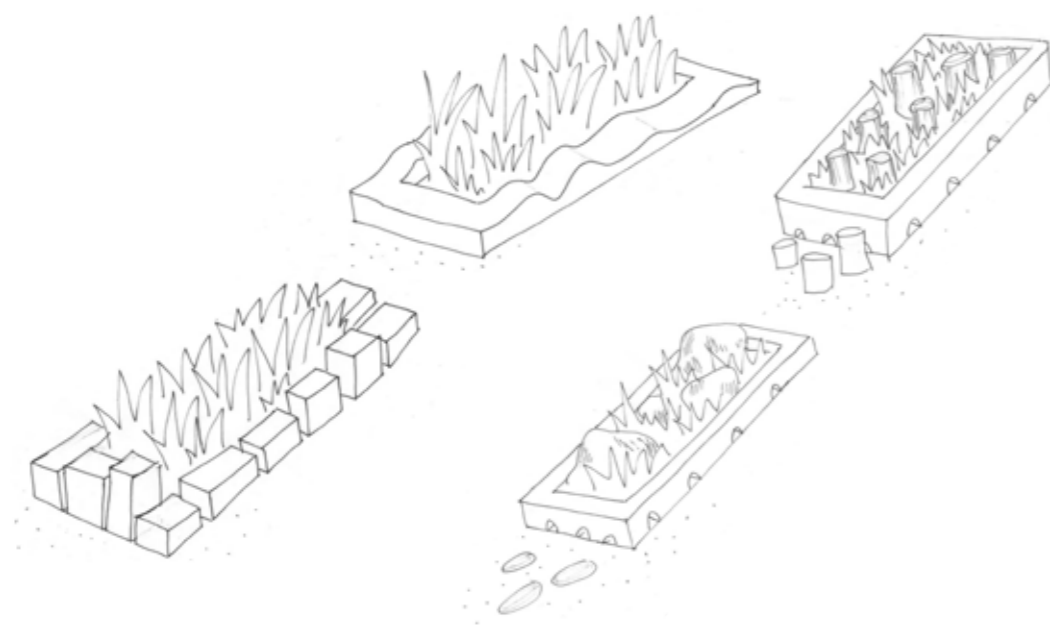
**Park Road Frontage Materials Precendent**



### 3.12 PLAYING IN THE STREETS

Low-key play opportunities are afforded by subtle interventions in the streets. Play routes are created through the rain gardens in the green link streets. Stepping-stones of various textures invite barefoot walking through the dense low planting, encouraging children and adults alike to immerse themselves in nature. Inlaid patches of textured materials such as metal and slices of logs provide interest and play opportunities along pavements, to be appropriated as points to hop between, obstacles to slalom around on a scooter or bike, or 'safe' bases for chasing games.

**Play experiences:** Active movement, explorative/ journeying, imaginative/fantasy



**4.0**

**DETAILING THE PLACE:  
PUBLIC OPEN SPACES**

**Public open spaces**



**Key**

- 1 Westmoreland Square
- 2 Westmoreland Park
- 3 Portland Street Park

## 4.1 INTRODUCTION TO PUBLIC OPEN SPACE DESIGN

Three key open spaces will be provided as part of the FDS:

- Westmoreland Square,
- Westmoreland Park, and
- Portland Street Park

The spaces will contribute significantly to the identity of the FDS. The concept for the spaces is based on reinterpreting the style and character of traditional London squares. The iconic constituents of London squares such as railings, benches, materials and planting have been used to create recognisable yet distinctively contemporary reimagining of the spaces between buildings that make up the urban realm of London.

The open spaces include equipped and informal play opportunities, informal sports spaces and dedicated spaces for sitting, shade, planting and relaxation. They have been designed to encourage residents to inhabit the external environment and promote a feeling of community. Lighting, clear and legible footpaths and direct access to the buildings will ensure a safe and secure environment.

The proposed soft landscape has been carefully selected to the specific character and local climatic conditions and amenity needs of each space. The design of the hard landscape and materials palette has been chosen according to the use of the space and proposed character.

*Westmoreland Park Illustrative View*



## 4.2 WESTMORELAND SQUARE

Westmoreland Square forms a key arrival point at the western end of the FDS and presents the opportunity to announce the regeneration of Aylesbury Estate. The Southwark Resource Centre, Extra Care facility and existing shops provide active frontage and reinforce the Square as an important civic space for the community. The Square extends the space created as part of the Site 1A works.

The Square will be a unique space that allows for a range of community activities and the possible location of temporary structures for community events. Tree planting, feature seating and a potential dynamic water feature will create an enjoyable amenity space for residents.

The granite surface treatment and arrangement of the specimen tree planting and furniture have been designed to ensure safe vehicle, cycle and pedestrian connections. Westmoreland Road will be treated as a shared surface to allow vehicles to pass through the space travelling east-west whilst ensuring they are restricted to very low speeds. Access for ambulance, refuse collection vehicles and fire engines as well as drop-off spaces for the Extra Care facility are provided. A raingarden bioretention area is located along the edge of the carriageway to contribute to the sustainable water drainage strategy across the site.

An area is dedicated to the Mayor's Cycle Hire Scheme with 24 cycles provided. An electrical supply will be provided to support events or other temporary uses in the Square.

### Planting

To maintain the simplicity of the space, a grid of Honey Locust trees will create an urban forest effect that contrasts with the granite surface. These trees have a loose canopy allowing light to penetrate to the ground, creating a dappled shade effect. The tree beds will be planted with different evergreen groundcovers chosen for their tolerance of shade.

Refer to Appendix B for further details of the planting mixes to be used in this area.

*Westmoreland Square Illustrative Plan*



### Key

- 1 Existing shops
- 2 Southwark Resource Centre
- 3 Entrance to Extra-Care facilities
- 4 Feature seating
- 5 Potential dynamic water feature
- 6 Grid of Honey Locust
- 7 Rain Garden
- 8 Raised platform outdoor cafe area
- 9 Drop-off parking
- 10 Ambulance parking
- 11 Mayor's Cycle Hire
- 12 Site 1A shared surface maintained
- 13 Shared surface
- 14 Pedestrian cycle shared surface



### Materials, Street Furniture and Lighting

High quality materials will be used in Westmoreland Square to reinforce its status as the main civic space within the FDS.

The materials palette is informed by the SSDM 'Town Centre' surface materials palette used along Walworth Road. Natural granite paving will be the predominant material to tie into the proposed improvement works to Westmoreland Road currently being undertaken by LBS.

The main furniture items within the Square will be modular concrete and timber benches and edging elements. An increased specification for litter bins and other site furniture will further help in the creation of a high quality space.

Feature lighting will provide the main source of illumination in the Square. Strip lighting mounted to the underside of the modular benches will wash across the ground and delineate the space at night. Column mounted flood lighting will project patterns onto the ground surface either through the use of gobos on the units or via shadows cast from the proposed trees.

The Square will be detailed to meet Southwark Council's adoptable standards. Further discussions regarding the materials choice are required to marry the the Square design with the soon to be refurbished Westmoreland Road. Information on the proposed materials for the Square can be found in Appendix A.

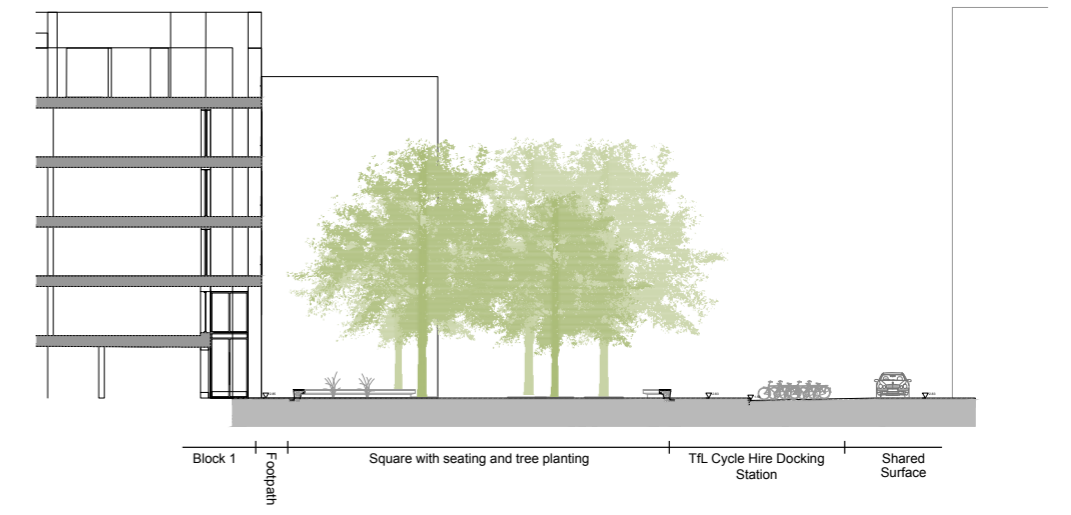
**Westmoreland Square Illustrative View**



**Westmoreland Square Section A-A**



**Westmoreland Square Section B-B**



### 4.3 WESTMORELAND PARK

Westmoreland Park is a pocket park that complements the hard landscape of the adjacent Westmoreland Square. It forms part of the 'Green Link' connecting Westmoreland Road and the existing neighbourhood to the north to Burgess Park. Positioned close to the Community Facility and the flats for adults with learning difficulties, the park forms a place for the community to meet and interact as well as relax, play and engage in other passive recreation activities. Groves of trees form an urban forest within which planting, paving and urban furniture elements are positioned to create distinctive areas that allow multiple and varied uses to co-inhabit the space.

Large canopy trees give high visual impact and reinforce the green character of the park. The shrubs, perennial and evergreen herbaceous planting frame the different areas of the park and form a biodiverse perimeter to the open lawn areas. These combined features add softness and seasonal interest, reduce light overspill into adjacent properties and direct pedestrians to the informal route which meanders through the middle of the park. A north-south cycle connection is provided along the eastern side of the park with dedicated access from Westmoreland Road and the shared surface square to the south.

**Westmoreland Park Illustrative Plan**



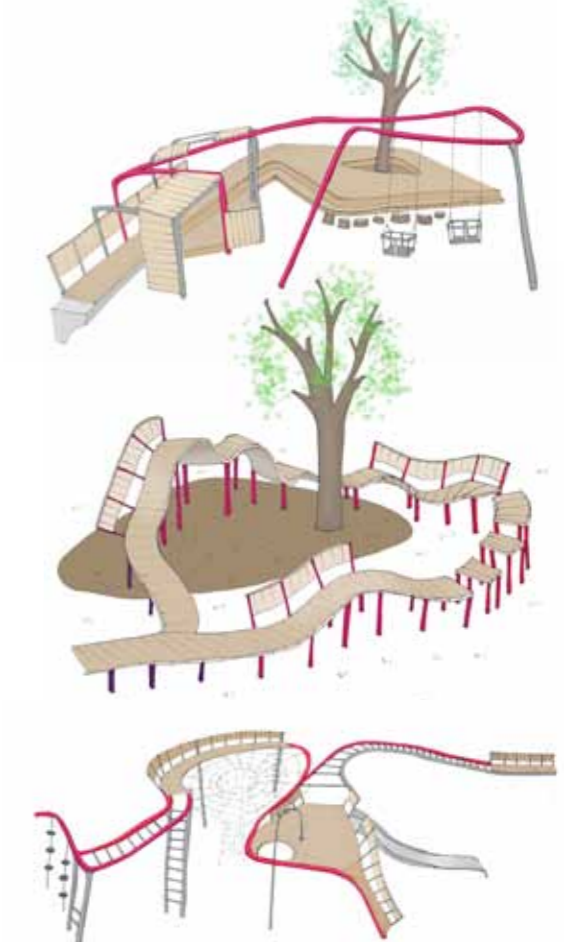
**Key**

- 1 Entrance to Community Facility
- 2 Flats for people with learning disabilities
- 3 Feature seating
- 4 Enclosed Play Area
- 5 Play - Undulating bench
- 6 Shrub and perennial planting
- 7 Lawn
- 8 In situ cast concrete paving
- 9 Small unit clay pavers
- 10 Shared surface square

**Westmoreland Park Illustrative View**



**Play Area Concept Sketches**



**Play Proposals: Subverting the Traditional London Square**

Formal play facilities for 5-11yrs are provided in a fenced area to the northern end of the park. 2-11yrs are catered for in one of the open lawn spaces. With a number of further lawns, mounds and elements to climb on and run along, the park provides a stimulating and challenging play space.

The play elements are based on the concept of subverting traditional park furniture. For example, the central play area has a bench that lines the perimeter of the park. It peels off, becoming a low-key climbing structure as it undulates around one of the trees, rising up to form a sliding surface with crawl spaces beneath. The structure fragments further to encourage jumping between sections. The bark tree pit used beneath all of the park's trees is enlarged under this particular tree to form a play bark safety surface around the highest section of the undulating bench.

The most challenging and exciting-looking structures are located to the north of the park where they greet and draw in passersby. The perimeter bench arches up as an inclined ladder/monkey bar to

provide access to a high timber platform that is the starting point for a long slide. The steel snakes around and becomes a high bench that forms the support for a lounging net, reached by climbing up through a vertical net tunnel. The structure twists and swoops to accommodate tethered swings and a lower climbing net, with activities becoming less challenging towards the southern end of the playground.

The southern end of the enclosed play space is aimed at the younger age range, with toddler swings and abstract play houses formed from a sinuous steel bar rising out of the edge bench. The seat of the bench merges into a stage area that incorporates a tree. Stepping logs also act as seats for an audience.

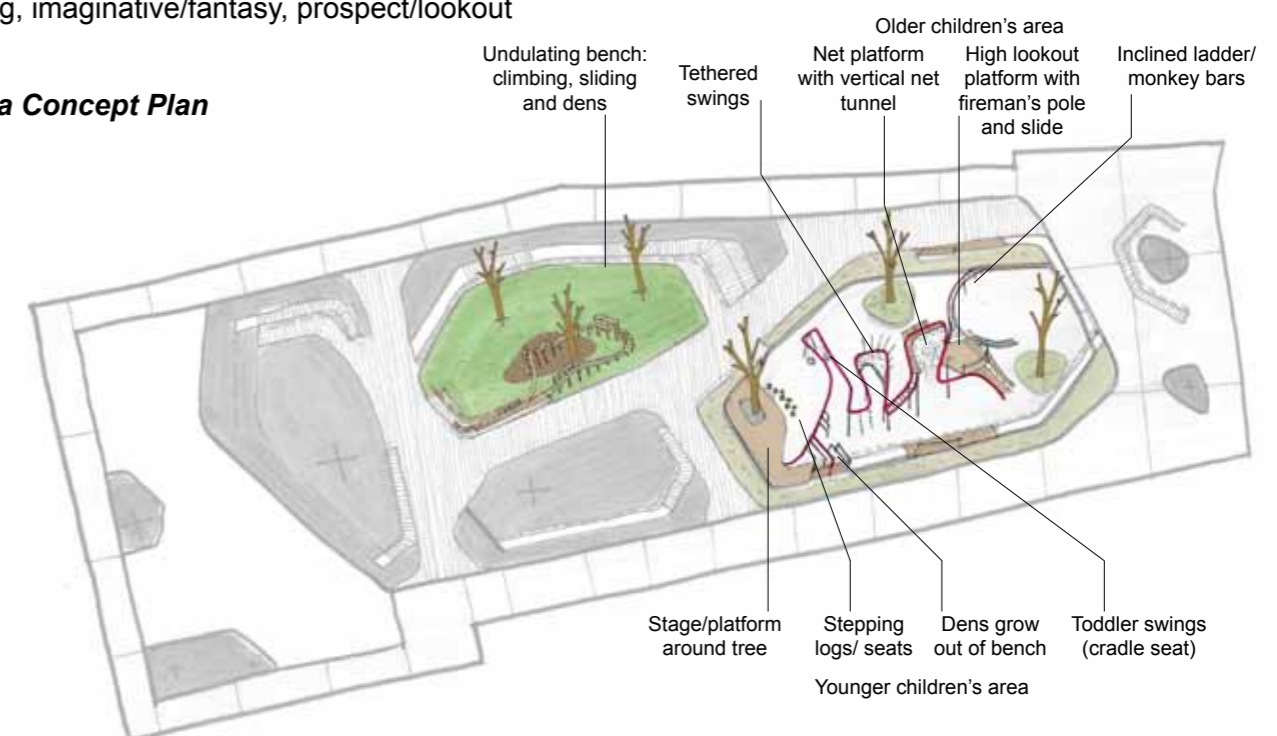
The proposed materials are powder-coated steel and machined timbers to tie in with the surrounding park furniture and also to ensure maintenance requirements are kept to a minimum. Wetpour safety surfacing is used in the formal play space for its low maintenance requirements and durability.

The play spaces of the public parks are colour-coded to provide each with its own identity. Westmoreland

Park uses shades of red and purple. Colour is used subtly as an accent on the steel structures.

**Play experiences:** Active movement, explorative/ journeying, imaginative/fantasy, prospect/lookout

**Play Area Concept Plan**



## 4.4 PORTLAND STREET PARK

The key strategic landscape features of Portland Street Park are the existing mature Plane trees and its location between Michael Faraday Primary School and Burgess Park. This park provides a convenient place for parents to sit whilst their children play on the nearby equipment en route to and from school. It is equipped with an informal open ball court with seating and climbing structures orientated for older children.

The four existing, mature Plane trees provide scale and character to the park as well as shade in the summertime. Space for relaxation is provided under the trees. The surrounding perennial and evergreen planting gives a sense of enclosure from the adjacent Portland Street.

Feature seating, paving and planting will define the different spaces, creating a structure that allows different generations and activities to co-exist and interact without conflict.

Portland Street will be reduced in scale with the carriageway narrowed and parking formalised. A shared surface on East-West Street ensures north-south pedestrian movements are prioritized and good levels of accessibility into the Park provided. Wide planted beds and a raingarden to the northern edge separate vehicles from the Park.

Cycle parking stands and litter bins are provided throughout the park.

**Portland Street Park Illustrative Plan**



### Key

- 1 Raingarden
- 2 Informal sports area
- 3 Feature seating
- 4 Play: Fence/Bleach/Climbing
- 6 Play: Climbing/Monkey bars
- 7 Shrub and perennial planting
- 8 Lawn
- 9 In situ cast concrete paving
- 10 Small unit clay pavers
- 11 Shared surface
- 12 Existing trees
- 13 Proposed Honey Locust tree

**Portland Street Park Illustrative View**



**Play Area Concept Sketches**



**Portland Street Park Play Proposals: Subverting the London Square**

Portland Street Park provides opportunities for active play for children ages 8 and up in two designated play areas. The play interventions in this park draw on the same theme as Westmoreland Park by playfully manipulating benches and railings.

The northern area prioritises ball sports with informal basketball courts formed from steel railings rising up to form a backboard enclosure and basketball hoops. The steel structure wraps around the existing tree to form an 'active' seating area, comprising bleacher seating to watch ball sports, monkey bars and pull-up bars for fitness, and a net for climbing/lounging.

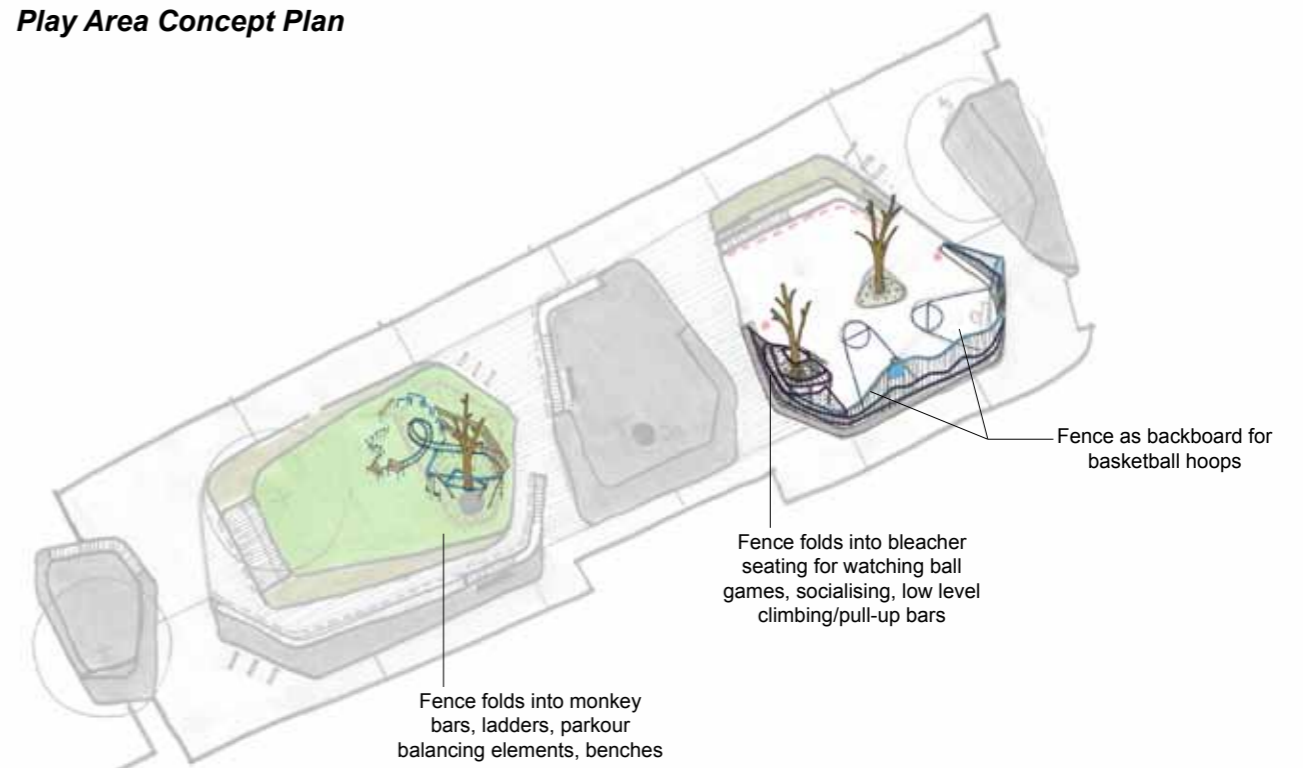
The theme of subverting the railings continues in the second play area where traditional park furniture of railings and benches contort in a continuous loop to provide opportunities for climbing, monkey bars, pull up bars, balancing and parkour activities. Similarly to the basketball area, the structure incorporates

an existing tree; encouraging proximity to nature. Around the tree, nets and tethered swings offer a place to pause and chat.

As at Westmoreland Park, contextual, robust and low-maintenance materials are favoured such as powder-coated steel, machined timber and wetpour safety surfacing. The colour palette for Portland Park will be blues and purples, transitioning from the reds of the Community Spine to the blues of Burgess Park.

**Play experiences:** Active movement, explorative/journeying, prospect/lookout

**Play Area Concept Plan**





**5.0**

**DETAILING THE PLACE:  
COMMUNAL SPACES**

*Block 5 Communal Courtyard Illustrative View*





## 5.1 INTRODUCTION TO COMMUNAL AMENITY SPACE DESIGN

The FDS contains high quality private and communal open space in the form of communal gardens, private gardens and useable balconies as outdoor amenity space plays a vital part in creating high quality living environments. There are five communal gardens in the FDS in Blocks 1, 4, 5 and 6 and Block 2 for the flats for adults with learning disabilities. The terraced houses of Blocks 2 and 3 are provided with private gardens.

The private and communal open spaces offer a great opportunity to provide a retreat from the activity of the street and public realm. Peaceful spaces have been designed which allow for relaxation, experiencing nature and the chance to interact with neighbours. The communal spaces will include more rugged, natural planting, with opportunities for small children to play amongst the more natural materials.

## 5.2 COMMUNAL GARDEN CONCEPTS

Each perimeter block features a central internal courtyard for communal use which will be overlooked by and accessible to the residents of each block. The design strategy for the communal gardens is to create a space that will be lived and inhabited by the residents; a place to relax, gather and entertain, or to grow vegetable and flowers. It will also be a safe playable space for children. Landscape features such as planting areas, structures for gathering, eating and barbequing and playable areas will structure the courtyards along with opportunities for sitting, relaxing and enjoying.

Within the communal courtyards, private terraces will be provided for the adjacent maisonettes. The boundary treatment between the private terraces and the communal courtyard are marked by the planting of shrubs, hedges and herbaceous perennial planting. These treatments will not exceed 1.2 metres in height.

Promoting a rich, biodiverse environment is also a key priority. Tree, perennial and evergreen planting dominate the design and create habitat. Refer to Appendix B for more information regarding the planting in each courtyard.

### Communal Courtyard Precedents



### 5.3 BLOCK 1 COMMUNAL COURTYARD

The courtyard of Block 1 is a long and narrow space, orientated North/South, and composed of four distinct spaces for different users:

- Garden for the Extra-Care facilities
- Terrace for Community Facility
- Back gardens for the private maisonettes
- Communal garden

The characteristics of this space create a unique atmosphere and environmental conditions that have shaped the design of the courtyard.

The Extra-Care garden will be a secure space, enclosed with high railings and hedging. Opportunities for sitting out and enjoying the garden are provided. A path wide enough for wheelchair access invites residents to wander through the garden. Planting beds with seasonal flowers and raised planters give the opportunity for gardening. The existing White Poplar tree will be retained and additional tree planting is proposed, softening the outlook from the surrounding dwellings.

The Community Facility terrace provides a space for occasional outside access as the Community Facility can also enjoy Westmoreland Park.

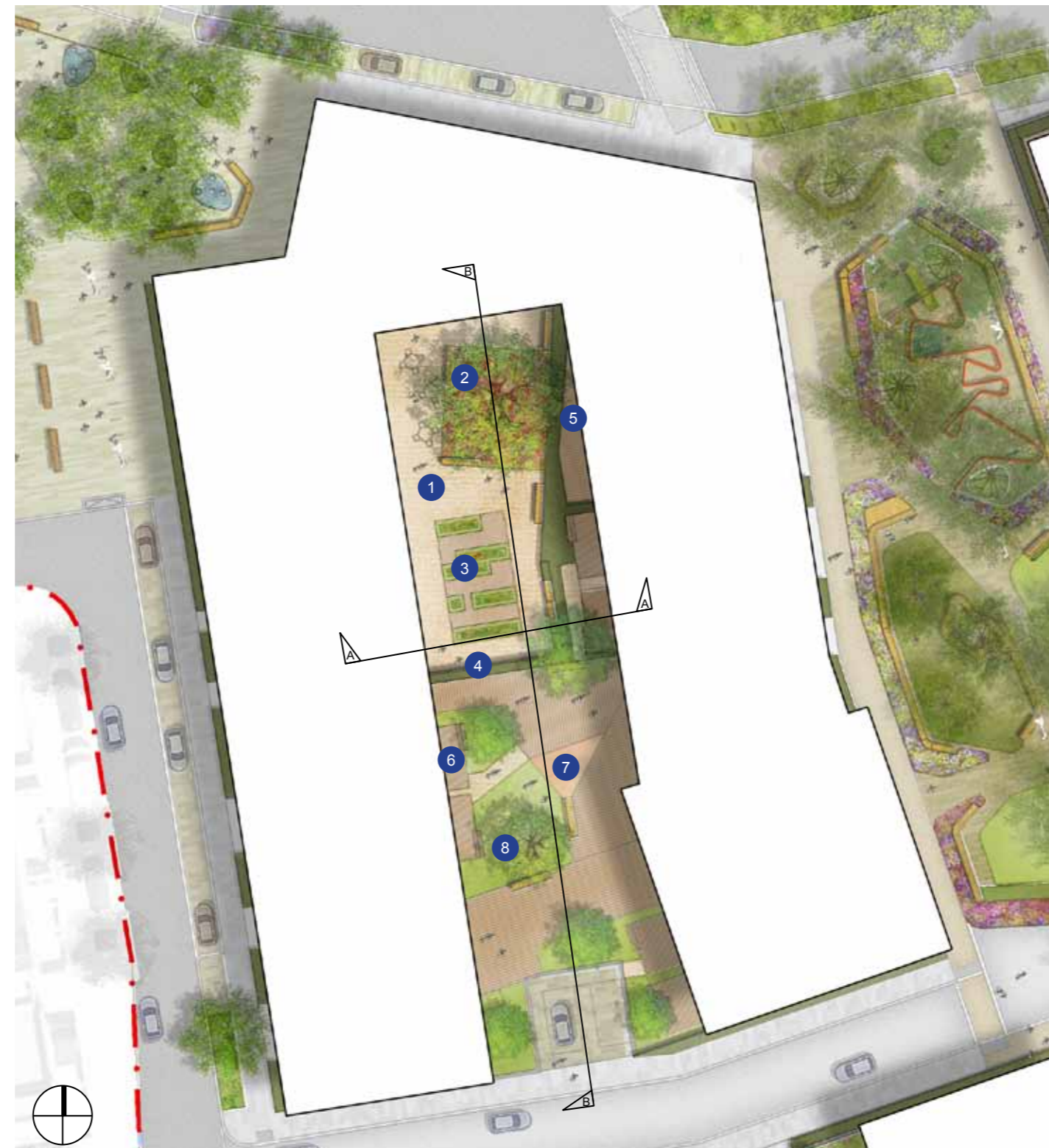
The communal garden for the residents is conceived as a series of interlocking timber decks allowing for free circulation and access to the bike storage areas and core entrances. The decks are slightly raised above ground level and surrounded by the dense foliage with lush shades of green.

Door-step play is provided in this courtyard, inviting children to imaginative play. A smooth coloured surface will be drawn on with chalk and vertical wooden structures will create opportunities for climbing, balancing and jumping.

The private back gardens of the maisonettes are designed as outdoor living rooms consisting of timber decks open to the communal courtyard yet enclosed and protected by a buffer of dense planting.

The different spaces will be defined and separated by tall hedges.

**Block 1 Communal Courtyard Illustrative Plan**



**Key**

- 1 Extra-care garden
- 2 Planting and sitting area
- 3 Raised planters
- 4 Railings and hedge
- 5 Community Facility terrace
- 6 Private decks
- 7 Play surface
- 8 Lush planting

**Block 1 Communal Courtyard Section A-A**



**Block 1 Communal Courtyard Precedents**



**Block 1 Communal Courtyard Section B-B**



## 5.4 BLOCK 6 COMMUNAL COURTYARD

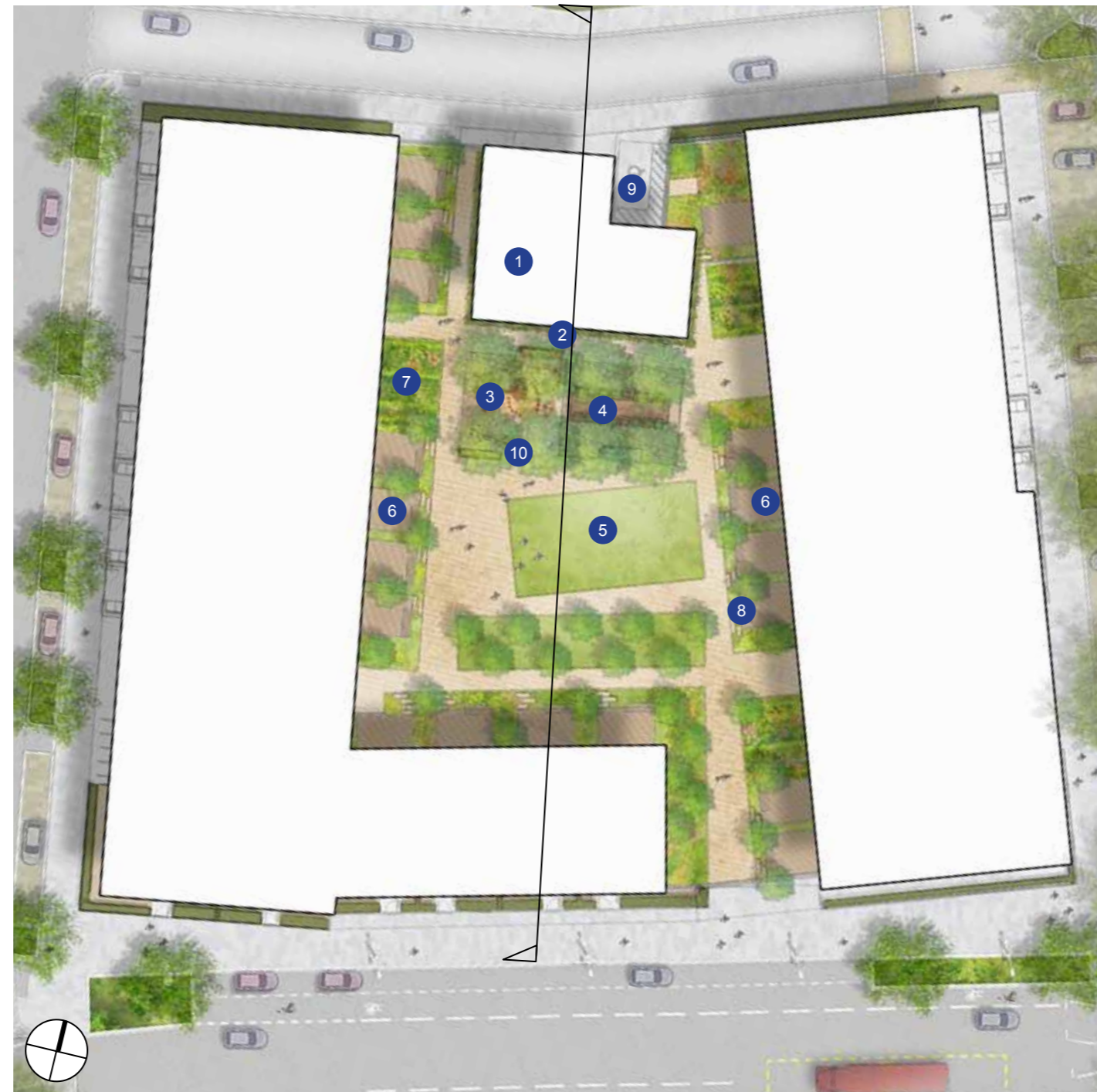
The courtyard of Block 6 is surrounded by maisonettes with private terraces edging the garden and the PRS compound on its northern edge. Internal access into the garden is provided from the terraces and from all cores to the upper floors. External access is provided from Boundary Mews to the north and Albany Road in the south via access controlled, secure gates. The PRS compound boundary will be treated with a sculptural wooden structure that will serve as an artistic installation and biodiversity wall, defining the overall character of the courtyard.

Along the facades of the buildings, the private terraces alternate with planting beds to create a soft privacy buffer between each of the maisonettes and the communal space.

A dedicated area for gathering and entertaining is furnished with a large fixed dining table and barbeque, located under the canopy of proposed trees. Next to this, a door-step playable space provides a cheerful and engaging atmosphere. A central lawn area is surrounded with a generous paved surface which encourages residents to wander through the garden or play around the lawn. Communal productive planting areas for the growing of vegetables by interested residents is also provided.

A grove of birch trees is located to the southern side of the garden, structuring the space and providing an opposing, natural vertical backdrop to the sculptural wall to the northern side.

**Block 6 Communal Courtyard Illustrative Plan**



### Key

- 1 PRS compound
- 2 Biodiversity wall
- 3 Play area
- 4 Barbeque area
- 5 Lawn
- 6 Private decks
- 7 Vegetable garden
- 8 Planting strip
- 9 Parking bay for wheelchair maisonette
- 10 Proposed trees

**Block 6 Communal Courtyard Illustrative View**



**Block 6 Communal Courtyard Precedents**



**Block 6 Communal Courtyard Section**



## 5.5 BLOCK 5 COMMUNAL COURTYARD

The communal garden for Block 5 is constructed on a first floor podium deck over undercroft parking.

The courtyard has been designed to provide a number of differing uses and opportunities in defined areas. Two open lawns are located at opposing sides of the garden, separated by a communal productive garden and a doorstep playable space. A grid of trees in a raised lawn on the southern side adds structure and will cast shade at times over the other spaces. To the north, a communal dining area is located within a gravel square. An oversized fixed timber table and chairs alongside a brick built barbecue hearth give the residents the facilities to host social gatherings.

Strips of paving run through the courtyard allowing ease of movement between the different areas. Horizontal metal gratings are set alongside the paving to provide venting to the undercroft parking area below. These grates will be located above the circulation aisles in the car park to avoid rain falling on parked cars.

Private timber decks for the adjoining maisonettes are situated around the perimeter of the garden. Raised and retained areas of vegetation with small staggered hedges and small multi-stemmed trees are positioned between the private decks, giving clear definition between communal and private spaces and providing a level of privacy without the need to introduce a hard boundary treatment. The retaining edges also allow a level change between the private and communal spaces for larger shrubs and trees to be planted in deeper soil volumes.

In the gap between the buildings along the southern elevation, a viewing terrace is provided with integrated seating and ornamental birch trees in containers. This area offers residents views across Burgess Park and also creates a level of interaction between the garden and the street below.

**Block 5 Communal Courtyard Illustrative Plan**



### Key

- 1 Private deck
- 2 Lawn
- 3 Barbeque and sitting area
- 4 Doorstep Play
- 5 Vegetable Garden
- 6 Deck overlooking Burgess Park
- 7 Car Park Ventilation
- 8 Stone Paving
- 9 Herbaceous planting
- 10 Proposed trees

**Block 5 Communal Courtyard Illustrative View**



**Block 5 Communal Courtyard Section**



## 5.6 BLOCK 4 COMMUNAL COURTYARD

The communal garden for Block 4 is also constructed on a first floor podium deck over an undercroft parking area below.

The main communal space has been designed as two distinct propositions; a large open area consisting of a lawn, doorstep playable space and timber decked communal dining space to the south-western side of the garden. This allows for the private terraces to the darker south and western elevations to benefit from a greater feeling a space beyond the limits of their private deck. To the northern and eastern sides of the garden, an alternating, varied linear feature contains micro garden spaces for flowers and productive gardens as well as raised tree planters with integrated seating. Tree planting follows the alignment of this feature providing shade to the more exposed north and east elevations.

Strips of paving run throughout the courtyard allowing ease of movement between the different areas. Similar to Block 5, horizontal metal gratings over the parking circulation areas are set alongside the paving to provide venting to the undercroft parking area below.

Around the perimeter of the garden are situated the private timber decks for the adjoining maisonettes. Raised planting beds with small staggered hedges and small multi-stemmed trees are positioned between the private decks, giving clear definition between communal and private space and providing a level of privacy without the need to introduce a hard boundary treatment. The retaining edges also allow a level change between the private and communal spaces for larger shrubs and trees to be planted in deeper soil volumes.

In the gap between the buildings along the southern elevation, a viewing terrace with framed 'windows' to Burgess Park is provided with integrated seating. As well as offering views across Burgess Park, it also creates a visual connection between the garden and the street below.

**Block 4 Communal Courtyard Illustrative Plan**



### Key

- 1 Private deck
- 2 Lawn
- 3 Barbeque and sitting area
- 4 Doorstep Play
- 5 Vegetable Garden
- 6 Deck overlooking Burgess Park
- 7 Car Park Ventilation
- 8 Stone Paving
- 9 Herbaceous planting
- 10 Proposed trees
- 11 Raised planters



**Block 4 Communal Courtyard Illustrative View**



**Block 4 Communal Courtyard Section**



## 5.7 COMMUNAL ROOF TERRACES

The towers to Blocks 1, 4, 5 and 6 will be provided with communal roof terraces to allow residents to gather, sit, relax and enjoy the views. Vegetation, pergolas and other built structures will be used to create sheltered areas to protect the users from potentially adverse weather conditions and encourage the roof terraces to be used all year long. Lawns, planted areas and lounge seating will encourage sun bathing and a barbeque facility will promote social activities.

### Blocks 4, 5 & 6 Roof Terrace Design

The design of the roof terraces to Blocks 4, 5 and 6 is based on one strategy that adapts to the different towers, creating a unifying character across the elevated garden spaces. At the core, a pergola creates the transition element between indoor and outdoor. Under this pergola, a raised planter will accommodate climbers that will spread through the structure. A large timber dining table allows for gatherings, additionally served by a counter with barbeque and washing facilities.

Facing south, a framed lawn area and fixed, timber sun lounging chairs will invite people to sun bath and play. Raised planters with small trees, shrubs and herbaceous planting will provide shade and wind protection. Hardwood decking will be used as a unifying surfacing material across the terraces. Windbreak screening and internal balustrades will allow residents to gain close proximity to the parapet to enjoy the views over Burgess Park, the First Development Site and north to Central London. The north side of the terrace will be ideal for entertaining against the backdrop of the city.

### Block 1 Roof Terrace Design

A Green House will be created on the Block 1 terrace to encourage green house community planting. Raised planters will enclose two areas facing north to invite residents to relax and enjoy the views over the city. To the south, outdoor planting opportunities will allow the residents to enjoy the sun while engaging in planting activities. A large dining table will also promote social interaction and community engagement.

### Roof Terrace Planting

The roof terrace planting will comprise flowering perennials, bulbs, grasses and small shrubs to provide year round colour and interest. Prairie plants are proposed as they are well suited to the sunny exposed conditions found in roof gardens. Amongst these are highlights such as cone flowers, *Rudbeckia fulgida* and *Echinacea purpurea* 'Magnus' which provide striking yellow and purple flowers that appear in early august and persist through to the start of autumn.

All planting areas will be irrigated.

Refer to Appendix B for further details of the planting mixes to be used in this area.

### Roof Terrace Materials Palette

The roof terraces will have a reduced number of materials to make these relatively small areas feel as spacious as possible.

Timber will be the dominant material, used for decking and seating. Also, timber clad planters with raised edges will define spaces and complement both the timber and the lush green of the proposed planting.

Lighting will be incorporated into the furniture to provide low level, ground washing effect. Access points onto the terraces will be well lit with bulkhead or canopy lighting to the architect's specification.

### Roof Terrace Precedents



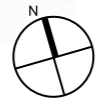
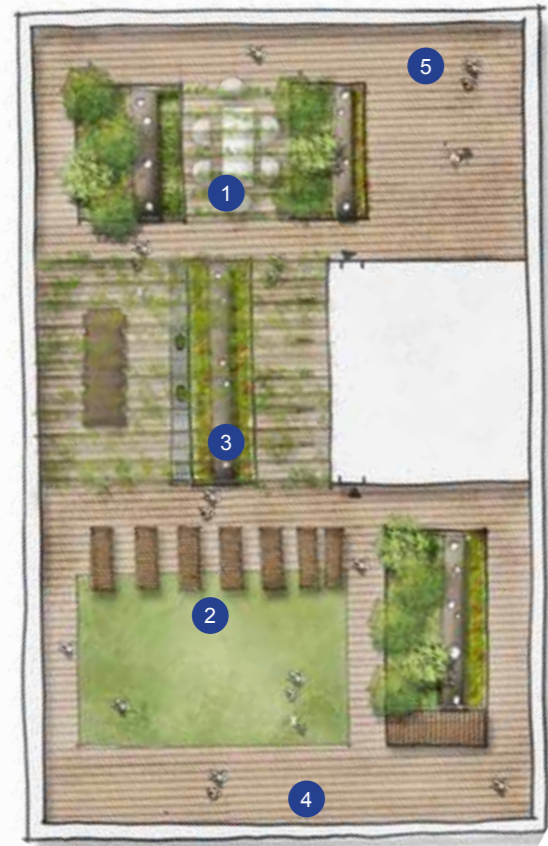
Block 4 Roof Terrace Illustrative Plan



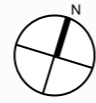
Block 5 Roof Terrace Illustrative Plan



**Block 6 Roof Terrace Illustrative Plan**

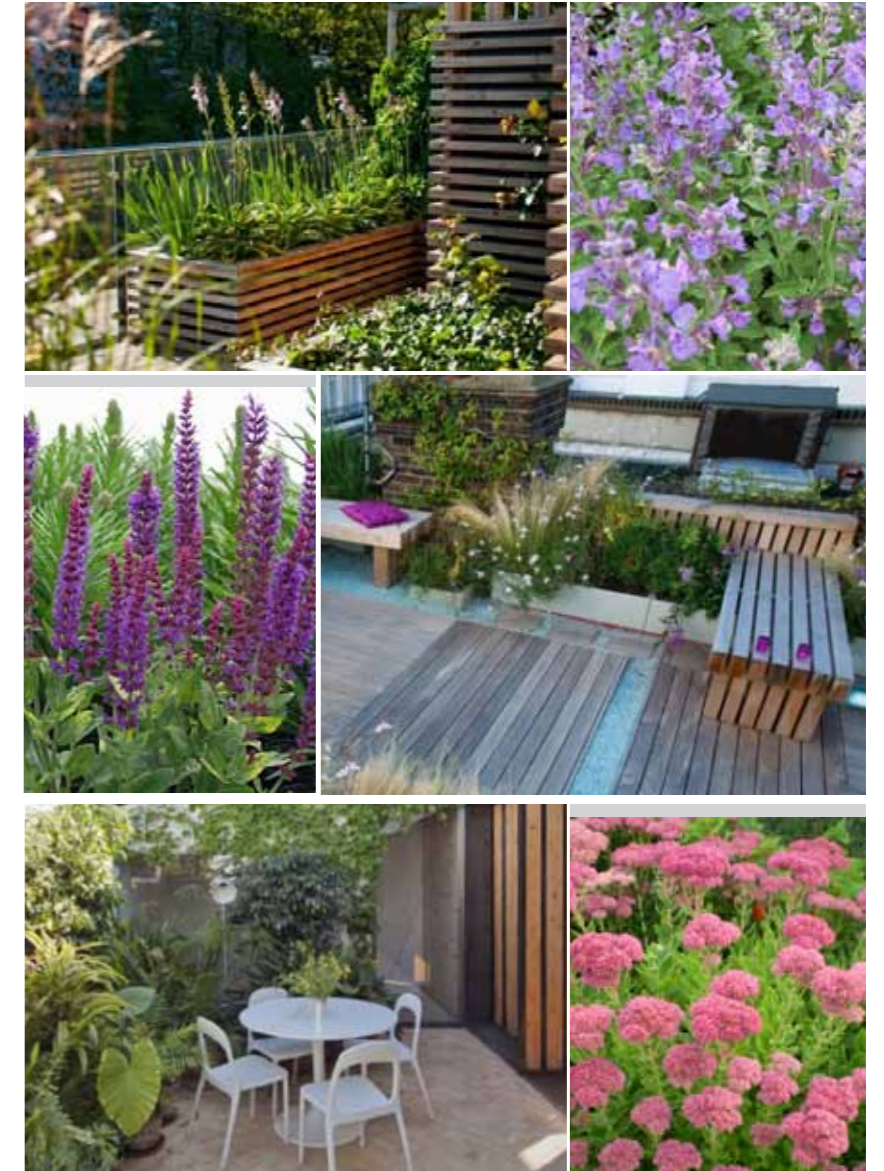


**Block 1 Roof Terrace Illustrative Plan**

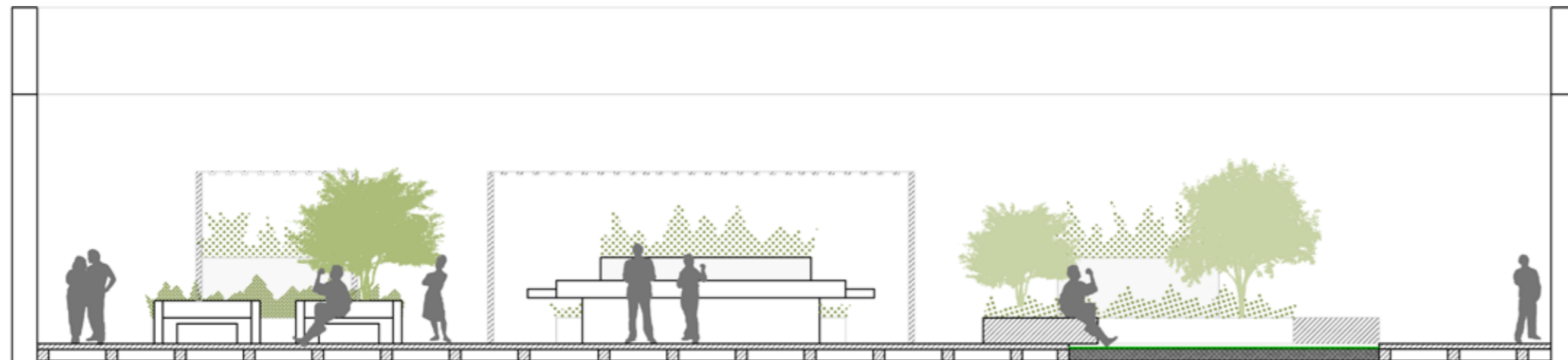


- 1 Barbecue and dining area
- 2 Sun bathing and lawn
- 3 Raised planter
- 4 View over Burgess Park
- 5 View over Central London
- 6 Green House

**Roof Terrace Precedents**



**Typical Roof Terrace Section**



## 5.8 PLAY PROPOSAL FOR COMMUNAL COURTYARDS: TAMED NATURE

Doorstop play for younger children (aged 2-8) is provided in each of the communal courtyards. Sculptural mounds of a similar design language to elements within the public realm are clustered together, forming an irregular pattern that playfully contrasts with the rectilinear forms of the wider context.

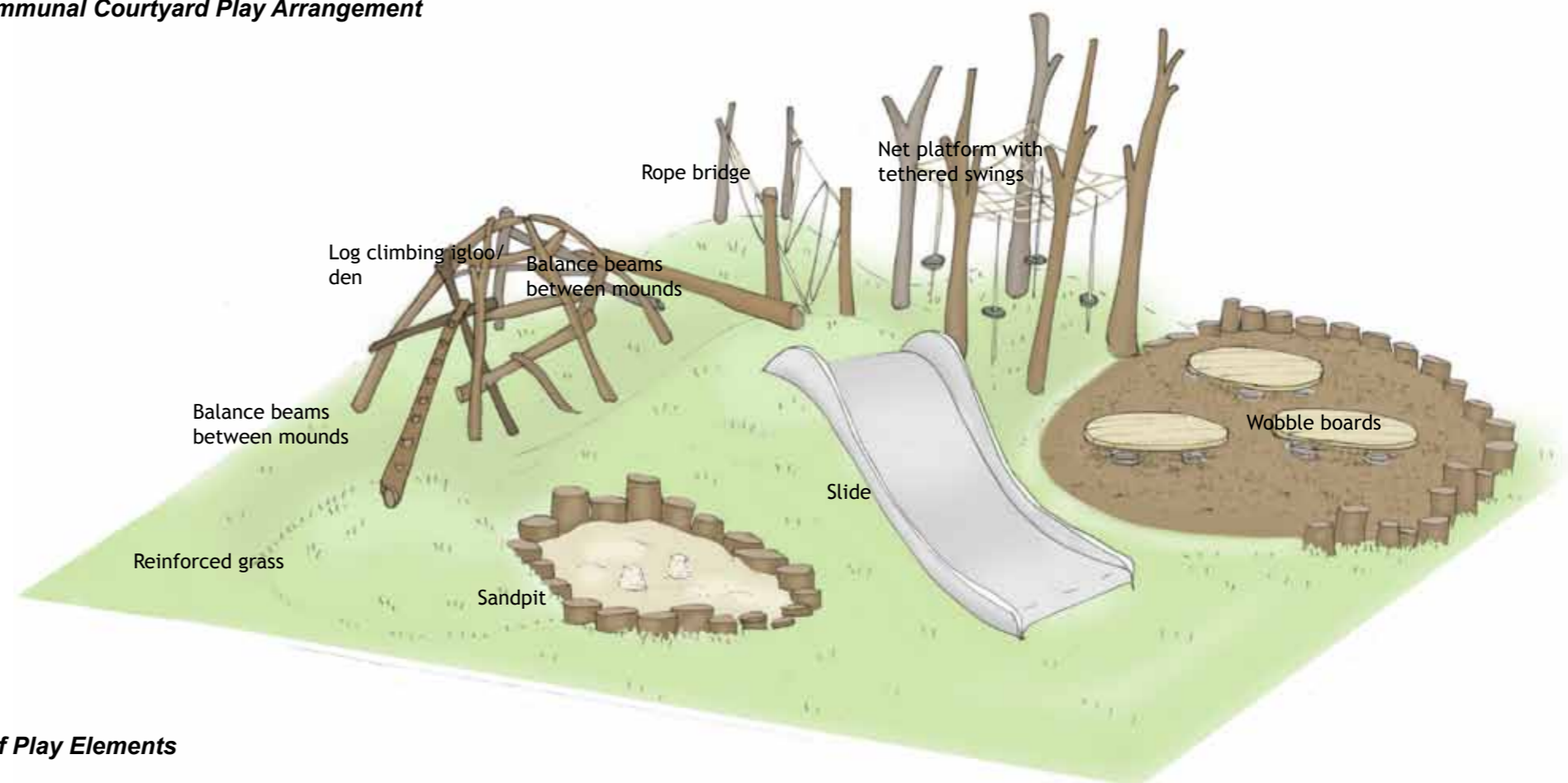
A mix of bespoke and off-the-shelf equipment (for example; slides, wobble boards, wobble dish) contribute to the ease of maintenance of these areas. Each courtyard has a similar provision slightly adapted to the size and dimensions of the specific play space.

The mounded landscape forms a base for a variety of play opportunities. The distinctive shape will become a sand pit, a bark pit, or the footprint of a climbing structure. The mounds provide play opportunities for a range of ages and abilities. Older children can climb to the top of the log dome whilst younger children crawl inside and use the same structure as a playhouse. Similarly, crawling to the top of a mound will challenge a less mobile child, whilst an older or more able child can attempt to jump between their summits. In addition to the main dense cluster of mounds, occasional mounds appear in the wider courtyard space to provide a greater range of play experiences and encourage children to explore and take ownership over a larger area. These dispersed features accommodate a mounded wildflower meadow, a playhouse formed from branches, and other experiences that benefit from distance from the dense play space.

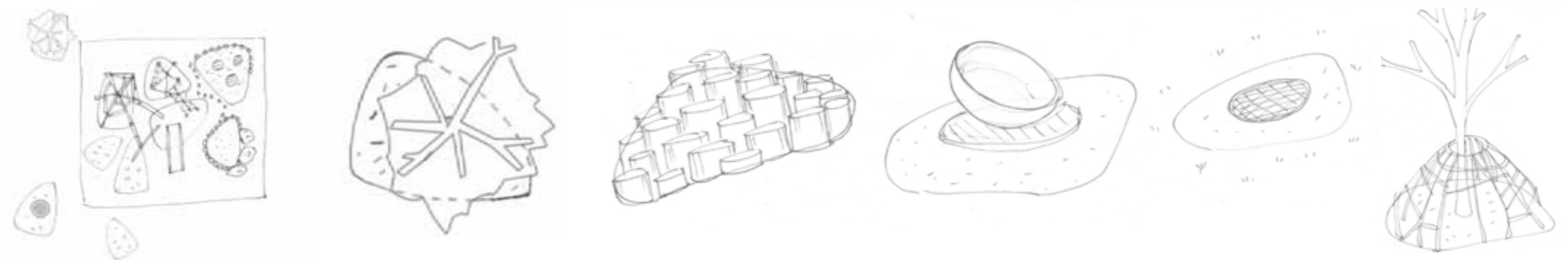
Materials used in the courtyards are predominantly natural materials: wiggly logs and branches, machined timbers, sand, playbark and boulders. Mounds are formed from reinforced grass to enhance the natural theme. These play spaces enable and encourage children to connect with nature in line with Play England recommendations.

**Play experiences:** Active movement, imaginative/fantasy, creative/transformative.

### Typical Communal Courtyard Play Arrangement



### Sketches of Play Elements



### Play Precedents



## 5.9 PRIVATE SPACES

The private spaces are categorised into two typologies:

- **Front Gardens** - for all terraced houses and ground floor maisonettes
- **Back Gardens** - for all terraced houses

### Front Gardens/Privacy Strips

A privacy strip defining the space between the building line and the adjacent street or public space is provided. The dimension, characteristic and boundary treatment of the privacy strip varies depending on the building use, street type and proximity to the open spaces. The private/public boundary will be clearly defined by either a brick wall, railings or/and hedges and planting to encourage residents to take pride and feel ownership over their front gardens. The entrance path to the homes will be concrete flags with the remaining garden surfaced in gravel. A cycle stand could be provided within the garden.

### Boundary Treatments Plan



**Type 1:** 1200mm high railing fence within continuous hedge



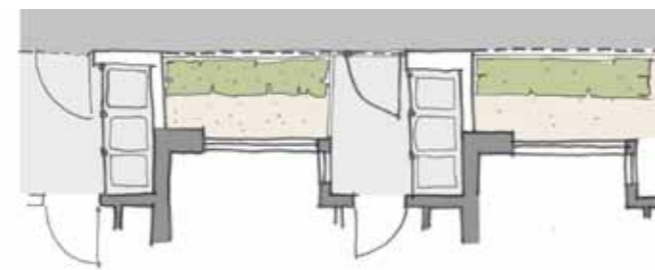
Typical Plan



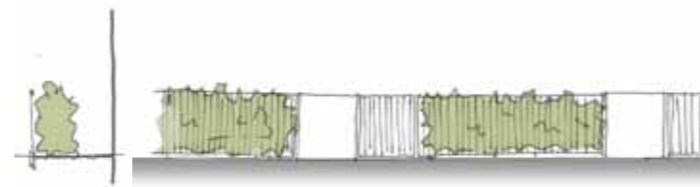
Typical Section

Typical Elevation

**Type 2:** 1200mm high railing fence with refuse store brick detail and hedge behind



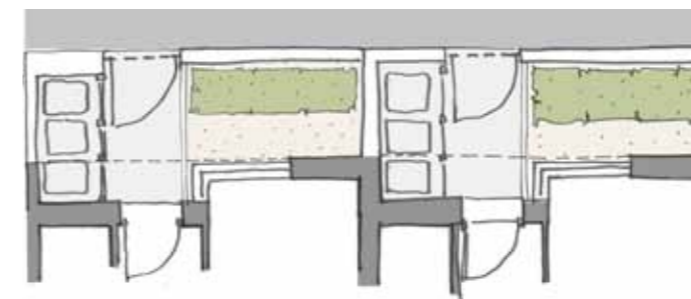
Typical Plan



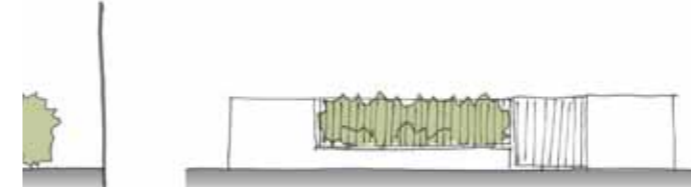
Typical Section

Typical Elevation

**Type 3:** 600-1200mm high brick wall with 600mm high railing insert and hedge or shrub planting behind



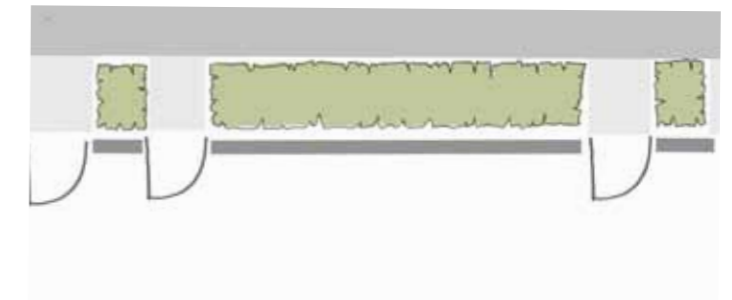
Typical Plan



Typical Section

Typical Elevation

**Type 7:** Hedge or planting adjacent facade



Typical Plan



Typical Section

Typical Elevation



**6.0**

# **STRATEGIC PROPOSALS**

## 6.1 STRATEGIC PROPOSALS

The appearance of the FDS has been influenced and defined by a number of strategies and detailed design decisions influenced by both policy and the wider masterplan. The strategic influences which helped to shape the final appearance and character of the new development are set out in the following pages.

## 6.2 PUBLIC AND PRIVATE SPACE STRATEGY

The quantity of amenity green space in the development has been influenced by Southwark Council's 'Residential Design Standards SPD' and the AAAP. Southwark Council also has specific requirements for the quantity of amenity space for the Extra Care Facility, Learning Difficulties Facility and Community Centre Facility. The requirements of each of these policies is outlined below and a summary of the amenity space provided in the FDS is identified in Table 6.2.1.

### Southwark Council's Residential Design Standards SPD

Southwark Council's Residential Design Standards SPD requires that all new residential developments provide an adequate amount of useable outdoor amenity space and that the nature and scale of the amenity space be appropriate to the location of the development, its function and the character of the area within which it is situated. In most developments, it advises that there should be a mixture of both private and communal amenity space and that these can take the form of private gardens, balconies, terraces and roof gardens.

The SPD identifies the following standards for the provision of amenity space in new developments:

#### New houses (Detached, semi-detached and terrace)

- A minimum of 50 sqm private garden space. The garden should be at least 10meters in length
- The private garden should extend across the entire width of the dwelling
- Measures to secure safety and security of habitable rooms on the ground floor are required.

#### New flat developments

- 50 sqm communal amenity space per development
- For units containing three or more bedrooms, 10 sqm of private amenity space
- For units containing two or less bedrooms, 10 sqm of private amenity space should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards

the communal amenity space requirement. For example, if a private balcony of 3 sqm can be provided, 7 sqm should be added onto the communal amenity space

- Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.

In addition, the SPD requires that communal amenity areas should meet the following standards:

- They should be located towards the rear of the property or as an inner courtyard
- They must be designed appropriately to be used by all the residents
- Dwellings within the development should overlook the amenity space to increase passive surveillance and make the amenity space a safe place for residents to use
- All units in the development must have access to the communal amenity area.

The SPD identifies that where a development is within immediate proximity of a substantial area of public open space, accessibility to the open space, combined with better outlook, may justify less amenity space as part of the development. In these circumstances a planning contribution may be required instead to provide off-site public amenity space.

In calculating amenity space the following will not be counted:

- Shared surfaces
- Driveways
- Vehicle parking areas or hard standing
- Cycle parking areas
- Footpaths
- Servicing areas
- Refuse storage areas.

### AAAP Amenity Space Requirements

The Aylesbury Area Action Plan follows the Residential Design Standards SPD, with the additional standard that 1 and 2 bedroom dwellings must have a minimum of 6 sqm of private amenity space.

### Extra Care Facility Space Requirements

Southwark Council's brief for the Extra Care Facility requires a private communal outdoor amenity area that provides stimulating views from within the building, with the potential for extending internal activities into the immediate surroundings and opportunities for physical exercise for some residents. It also suggests that the space could be divided into a sequence of activity zones. The garden boundaries must be designed to ensure security and avoid uncontrolled wandering. The garden should be accessed directly from the communal entrance lobby and, where possible, communal areas such as the dining room.

### Learning Difficulties Space Requirements

Southwark Council's brief for the flats for adults within the Learning Difficulties Facility requires that a private communal garden be provided for the exclusive use of the residents. The garden should be secure and accessed directly from the communal lobby area. The garden should be designed with sensory features as well as sufficient space for at least one adult trampoline.

### Community Facility Space Requirements

Southwark Council's brief for the Community Facility requires a private communal garden to be provided. It identifies that the garden should be secure, private and accessed directly from the community facility. It should be landscaped for general use and dedicated play equipment is not required.



**Table 6.2.1 Amenity Space Provision**

Amenity Space Typology	Detailed Typology	Amenity Space Provision (Sqm)
<b>Public Open Spaces</b>	Westmoreland Park	1,130
	Portland Park	880
	Westmoreland Square	1,350
	<b>TOTAL</b>	<b>3,360</b>
<b>Communal Amenity Space</b>	Block 1 Courtyard Gardens (incl' Extra Care and Community Centre)	815
	LD Facility Garden	93
	Block 4 Courtyard Garden	1,344
	Block 5 Courtyard Garden	1,366
	Block 6 Courtyard Garden	972
	Communal Roof Terraces	1,372
	<b>TOTAL</b>	<b>5,962</b>
<b>Private Amenity Space</b>	Block 2 Front and Rear Gardens and Private Terraces	1,349
	Block 3 Front and Rear Gardens and Private Terraces	896
	Block 1 Front Gardens and Rear Terraces	60
	Block 4 Front Gardens and Rear Terraces	192
	Block 5 Front Gardens and Rear Terraces	430
	Block 6 Front Gardens and Rear Terraces	510
	Balconies	5,405
	<b>TOTAL</b>	<b>8,842</b>
<b>Amenity Greenspace</b>	Albany Road Frontage	400
	Roadside greenspace	426
	Pedestrian only street	215
	<b>TOTAL</b>	<b>1,041</b>
<b>COMBINED TOTAL AMENITY SPACE</b>		<b>19,205 sqm</b>

**Amenity Space Provision**



### 6.3 TREE STRATEGY

Trees are an essential part of the design of the FDS proposals; with an urban forest character as the central aspiration of the Tree Strategy. Retention of existing trees has been a key feature that has influenced the design of the streets and open spaces in the FDS. New tree planting complements and extends the existing tree planting within the streets and is used to add distinctiveness and character to open space areas.

Full detailed proposals for the retention and removal of existing trees and the strategy and implementation for proposed tree planting are provided in the Tree Strategy report submitted in support of the FDS and masterplan applications. A summary of the Tree Strategy is provided below.

#### Existing Trees

Following Notting Hill Housing Trust's appointment as the Development Partner for the FDS and masterplan in 2014, Tamla Trees were commissioned to review and update the existing tree survey prepared by Elizabeth Greenwood in December 2012.

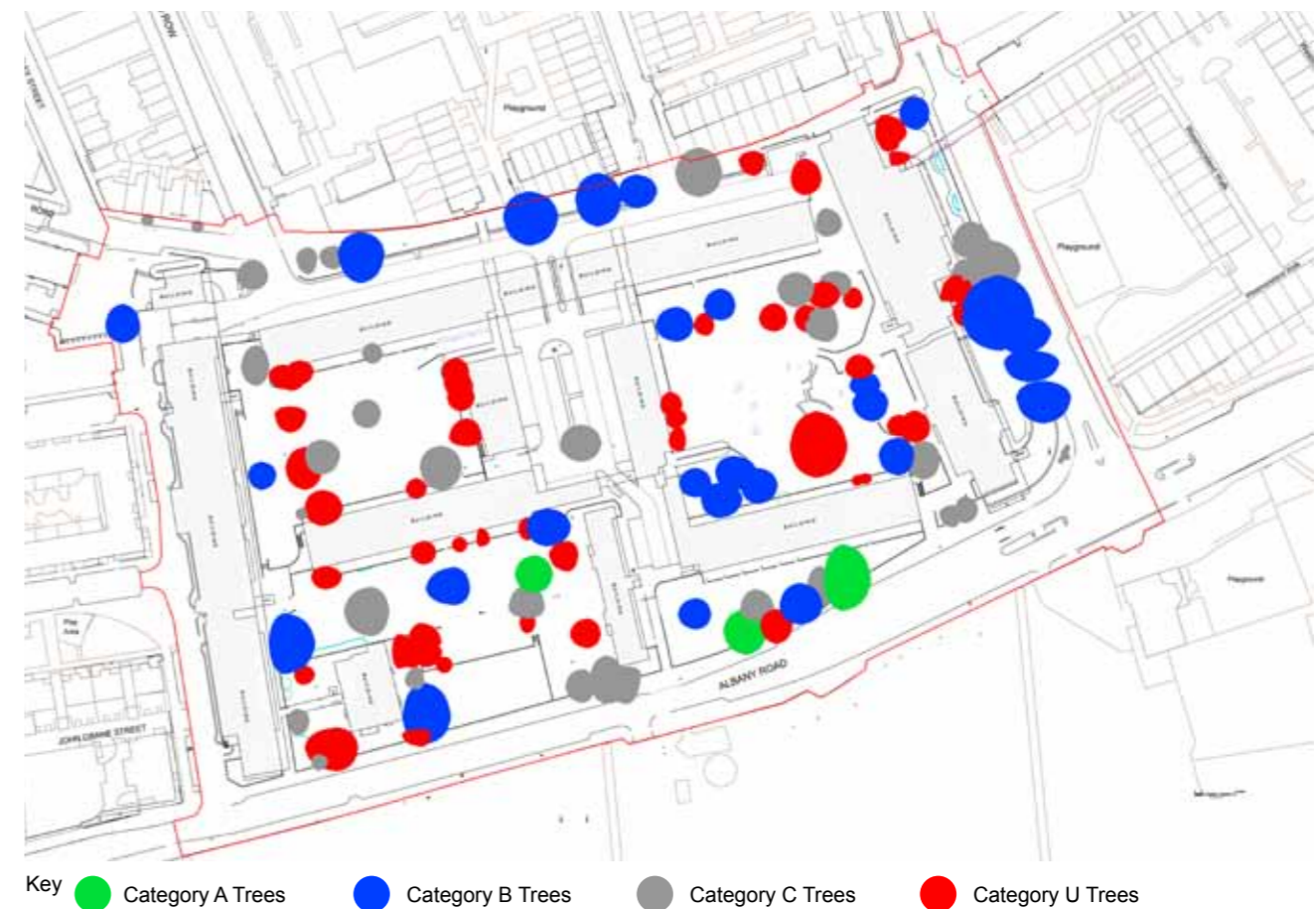
The survey identified that out of the 118 trees on the site, only three are classified as Category A and 26 Category B trees. The remainder of the trees are either Category C or U trees, revealing that the quality of the existing trees on the site are predominantly lower quality and mature.

Please refer to Tamala Trees 'Tree Constraints Plan' ref: 02027P\_TCP\_01 and 'BS5837 Arboricultural Impact Assessment' September 2014.

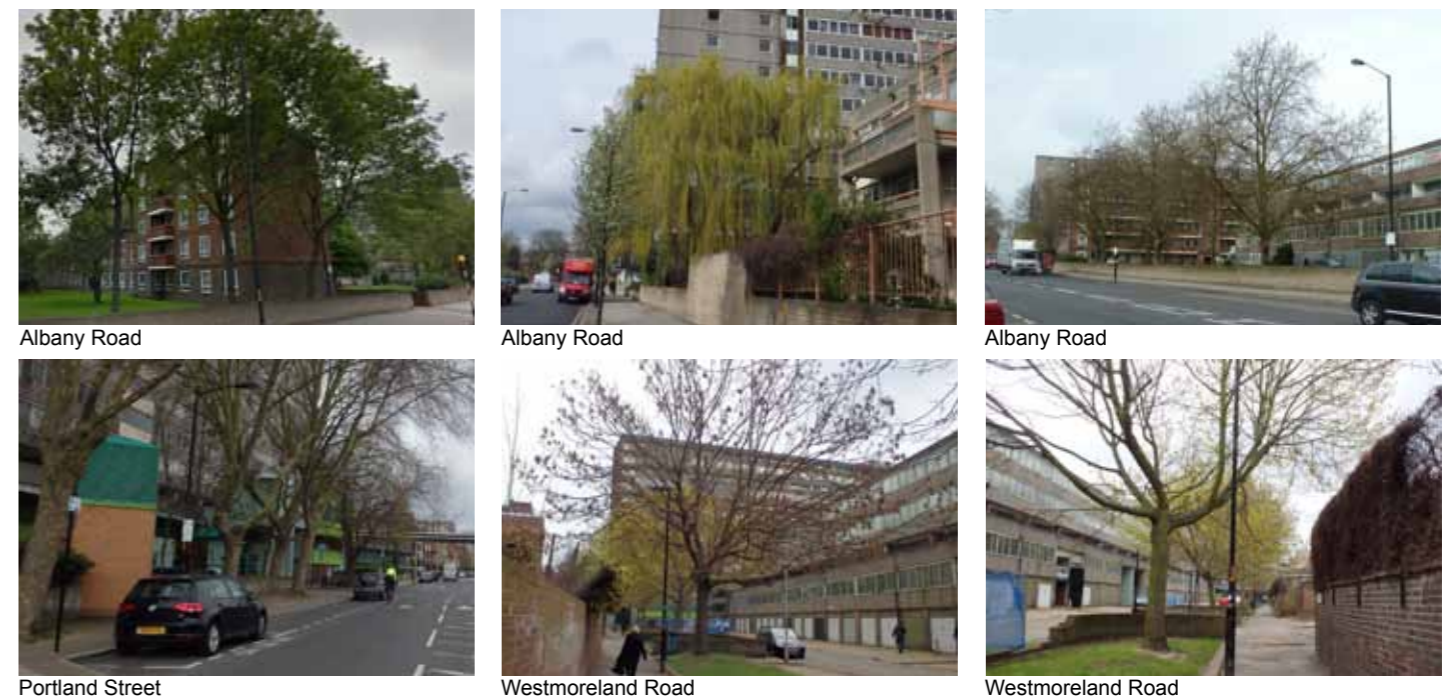
**Table 6.2.1 FDS: Existing Tree Survey Outcome**

Category	Tamla Trees Tree Survey 2014
Category A	3
Category B	26
Category C	33 individuals 2 groups
Category U	43 individuals 3 groups
<b>Total</b>	<b>118</b>

**FDS: Existing Tree Survey Outcome**



**Photographs of existing trees in the FDS**



### Existing Tree Retention and Removal

The existing trees were reviewed in relation to the value they provide to the local distinctiveness of the site, their current health, projected lifespan and location in relation to the proposed development. Site walkarounds were undertaken on 27 March, 27 June and 3 July 2014 with Oliver Stutter, Southwark Council's Tree Officer, Yvonne Lewis, Southwark's Council's Planning and Development Manager, Keiron Hart, Tamla Trees (Arborist), and Julia Finlayson, HTA Design LLP (Landscape Architect), to review and assess the existing tree categories as well as the trees to be retained and removed. The FDS design was adjusted following these walkarounds.

A review of existing and proposed underground services has also influenced the existing trees to be retained in the FDS.

The outcomes of these discussions, as identified in Table 6.2.2 and the accompanying diagram, is that 17 of the 66 non-U category trees on the FDS will be retained.

### FDS: Tree Retention and Removal Proposal



Key  
● Category A Tree Retained    ● Category B Tree Retained    ● Category C Tree Retained  
○ Category A Tree Removed    ○ Category B Tree Removed    ○ Category C Tree Removed    ○ All Category U Trees Removed

**Table 6.2.2 FDS: Existing Trees to be Retained and Removed**

	Category A	Category B	Category C	Category U	Total
Existing Trees Retained	1	11	5	0	17
Existing Trees Removed	2	15	32	52	101
<b>Total</b>	<b>3</b>	<b>26</b>	<b>37</b>	<b>52</b>	<b>118</b>

### Existing Tree Replacement Requirements

Compensation for the removal of existing healthy trees will be provided on a minimum like-for-like basis for both of the following:

- **Stem Diameter** - Except for U category trees, the stem diameter of the existing tree being removed at the time of removal is to be replaced with new tree stem girth.
- **Projected Canopy Area** – Except for U category trees, the lost canopy area of the existing tree being removed is to be replaced with the equivalent new tree canopy. The canopies of both the existing and new trees are to be projected to a date 15 years after planting out of the new.

215 new trees will be planted within the FDS, which, when including the 17 existing trees to be retained, is an additional 114 trees to the number of existing trees currently found on the site. Post development, there will be 232 trees planted within the street, parks, squares and communal courtyards.

The current proposal for species and stock replacement tree planting on the FDS will provide a significant increase in the quantity of tree stem diameter but falls slightly short of the required projected canopy coverage, as identified in Table 6.2.3.

Detailed coordination of the proposed tree planting and the retained and proposed services and drainage networks was undertaken during the development of the FDS design. To maximize the number of street trees, a review of the viability of moving existing services was undertaken to accommodate new trees. Areas where this has not been possible include locations of major strategic drainage infrastructure, Extra High Voltage electricity cables and retained fibre optic cable runs. The design of the proposed services and drainage networks has also considered the proposed tree planting.

Due to the physical constraints of the proposed site layout and the location of retained and proposed underground services, no further tree planting is possible in the FDS to compensate for the trees being removed.

The proposed tree planting within the FDS significantly increases the number of trees on the site and provides a proposed stem girth provision far exceeding the existing, suggesting that off-site compensation for the loss of projected tree canopy should not be required.

**Table 6.2.3 Tree Removal Compensation: First Development Site Projected Canopy and Stem Girth**

	Quantity	15 year Projected Canopy Cover from time of planting (area in m2)	Stem Girth/dia (cm)
<b>Existing Trees Pre-development</b>	<b>118</b>	-	-
Existing Trees Pre-development (excluding U category trees)	66	5,974	7,464
Existing Trees Retained	17	2,431	2,323
Proposed Trees	215	3,274	6,397
<b>Total Post Development Trees</b>	<b>232</b>	<b>5,705</b>	<b>8,720</b>
Difference between Pre and Post Development	+114	-	-
Difference between Pre and Post Development (excluding U category trees)	+166	(269)	+1,256
Potential Off-site Compensation	0	269	0

### Public Realm Tree Planting

The planting of new trees within the development will use the Tree and Woodland Framework for London 'Right Place - Right Tree' checklist to ensure new planting is appropriately located and designed. The trees will be selected to:

- Create interest and vary with the seasons
- Be appropriate to the site conditions
- Be low maintenance, and
- Enhance the ecological and biodiversity value of the site

It is proposed to plant 215 new trees within the public realm and private and communal courtyards of the FDS. Trees have been proposed within the public realm to create the desired urban forest character whilst reinforcing the street hierarchy and also providing continuity across the different areas of the development.

Generally, the tree species chosen for the public realm have been taken from Southwark Council's 'SSDM-SER.Tree Palette' which provides a list of tree species acceptable to be planted in adopted streets and open space.

### Examples of Tree Species proposed for the Public Realm



### FDS Public Realm Tree Planting Strategy



### FDS Public Realm Tree Planting Schedule

	Common Name	Species	Girth Size at Supply (cm)	Height at Supply (cm)	Form	Root Form	Ultimate Mature Height (m)	Total Number
●	Norway Maple	<i>Acer platanoides</i> 'Princeton Gold'	30-35	550-600	SM	RB	10-12	5
●	Grey Alder *	<i>Alunus incana</i>	16-18	450-500	EHS	RB	15-20	19
●	Fastigate Beech ***	<i>Fagus sylvatica</i> 'Dawyck'	20-25	500-550	SM	RB	15-20	14
●	Fern Leaved Beech ***	<i>Fagus sylvatica</i> 'Asplenifolia'	30-35	550-600	SM	RB	20-25	7
●	Silver Birch ***	<i>Betula pendula</i>	20-25	500-550	SM	RB	12-15	21
●	Sweet Gum	<i>Liquidambar styraciflua</i>	40-45	700-750	SM	RB	20-25	6
●	Honey Locust	<i>Gleditsia triacanthos</i>	20-25	500-550	SM	RB	15-20	17
●	London Plane *	<i>Platinus x hispanica</i>	40-45	700-750	SM	RB	20-25	13
●	Japanese Flowering Cherry	<i>Prunus serrulata</i> 'Kanzan'	30-35	550-600	SM	RB	8-10	9
●	Small Leaved Lime ***	<i>Tilia cordata</i> 'Green Spire'	40-45	700-750	SM	RB	15-20	12
●	Black Locust	<i>Robinia pseudoacacia</i> 'Frisia'	40-45	700-750	SM	RB	15-20	4

\* Species of high ecological value

\*\* Native Species

### Tree Planting to Private and Communal Areas

Tree planting within the private and communal areas within the FDS have been chosen to enliven and enhance these spaces whilst maintaining their usability. Species with lighter canopies and lower mature heights have generally been chosen to avoid creating too much shade during the summer months and blocking light entering dwellings. Trees with architectural forms and multi-stemmed specimens will be interspersed throughout the communal gardens to create interest and enhance the visual amenity for surrounding units.

### FDS Private Realm Tree Planting Strategy



### FDS Private Realm Tree Planting Schedule



*Gleditsia triacanthos* - Honey Locust



*Prunus serrulata* 'Kanzan' - Japanese Flowering Cherry



*Prunus* 'Accolade' - Ornamental Cherry

	Common Name	Species	Girth Size at Supply (cm)	Height at Supply (cm)	Form	Root Form	Ultimate Mature Height (m)	Total Number
●	Silver Birch * **	<i>Betula pendula</i> 'Dalecarlica'	30-35	550-600	SM	RB	12-15	1
●	Himalayan Birch	<i>Betula utilis</i> 'jacquemontii'	30-35	550-600	SM	RB	15-20	13
●	Snowy Mespilus *	<i>Amelanchier lamarkii</i>	-	300-350	Multi-Stem	RB	8-10	22
●	Magnolia *	<i>Magnolia stellata</i>	-	300-350	Multi-Stem	RB	8-10	18
●	Honey Locust	<i>Gleditsia triacanthos</i>	40-45	700-750	SM	RB	15-20	2
●	Hankerchief Tree	<i>Davidia involucreta</i>	-	400-450	Multi-Stem	RB	12-15	12
●	Maidenhair Tree	<i>Ginkgo biloba</i> 'Princeton Sentry'	40-45	700-750	SM	RB	15-20	10
●	Pear * **	<i>Pyrus spp.</i>	16-18	450-500	EHS	RB	15-20	5
●	Apple * **	<i>Malus spp.</i>	16-18	450-500	EHS	RB	15-20	6
●	Cherry *	<i>Prunus spp.</i>	16-18	450-500	EHS	RB	15-20	4

\* Species of high ecological value

\*\* Native Species

### Ensuring Successful Establishment and Longevity of Trees

To achieve the central aim of the public realm proposals for the creation of safe, attractive and green streets within the FDS it is essential to ensure that the newly planted trees establish and thrive.

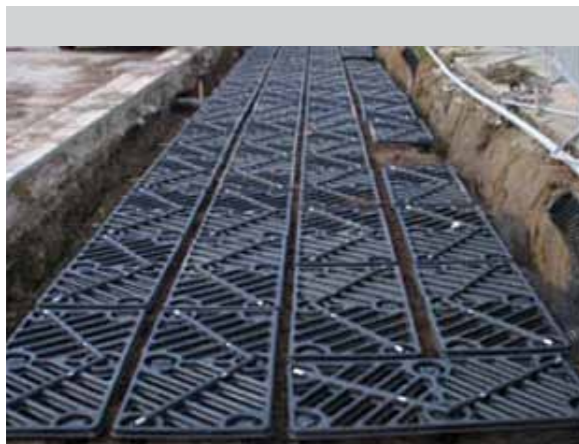
Trees are more likely to grow, be stable and generally healthier if they are planted into favourable soil conditions. This can prove difficult on regeneration schemes where extensive existing utilities and infrastructure can limit the potential for roots to successfully penetrate the surrounding ground and become established.

To provide the appropriate soil conditions for new trees within the public realm, geo-cellular 'soil vault' assemblies will be used within the tree pits. These systems create a structural void below ground, supporting the surrounding hard standing areas whilst allowing for an increased volume of uncompacted growing medium to be available to the trees.

### Extents of Tree Pits

Where possible trees will be planted into linked pits, sharing the available soil volume. The adjacent details also show that variations on the arrangement of the soil vault units, such as using double layering or width, can affect the volumes of growing medium in each pit and respond to the specific constraints of their location.

### Photographs illustrating propriety geo-cellular soil vault systems during installation



### Indicative Tree Planting Details

The typical tree pit details show the arrangement of the soil vault assemblies and their relationship to the pit openings and other accessories included within the pit design. Typical items within each tree pit include:

- Stabilisation guys
- Irrigation tubes
- Surface level root barriers.

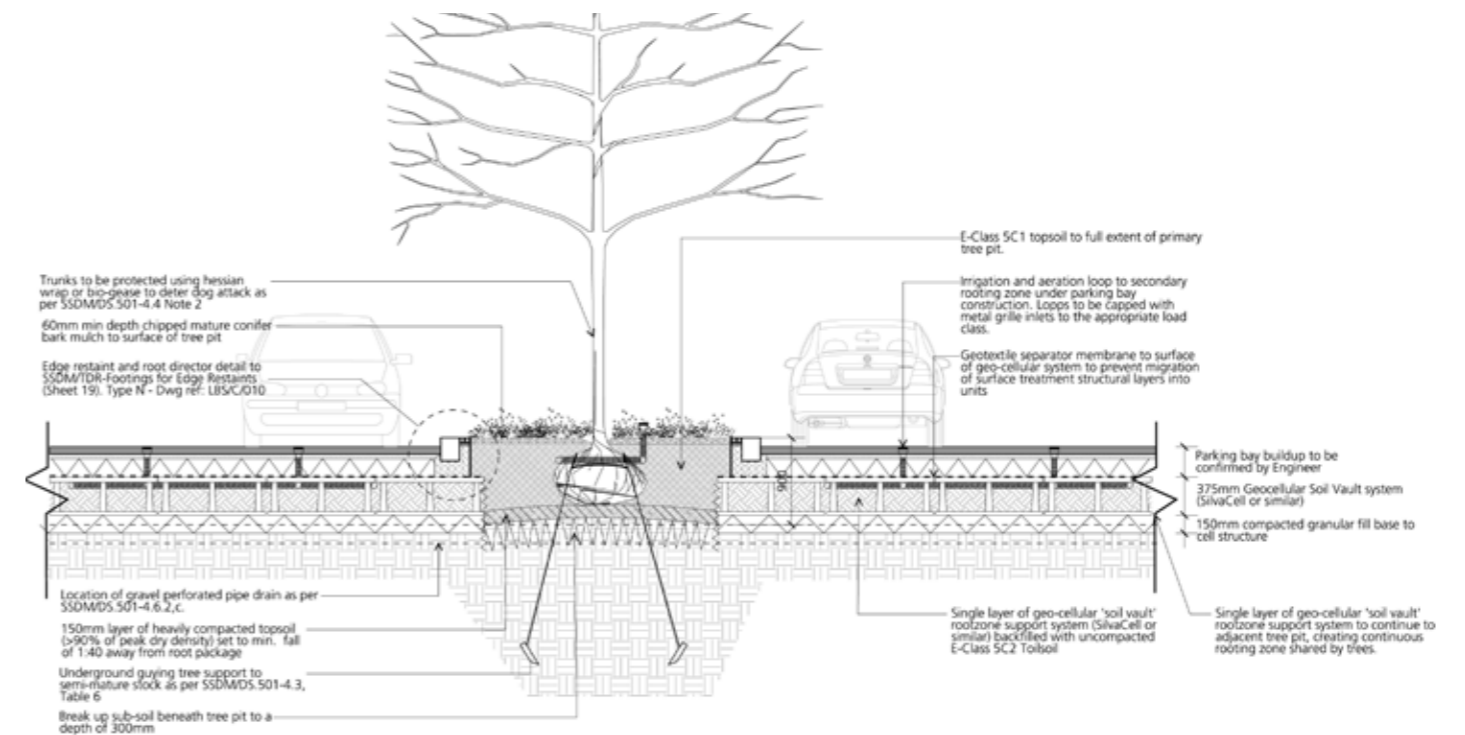
Also required as part of the geocellular structures are inlets that are remote from the pit opening for the conveyance of air and irrigation to the growing medium below.

Tree guards have not been included due to the large size of the proposed public realm trees and generous sizing of the tree planting pits.

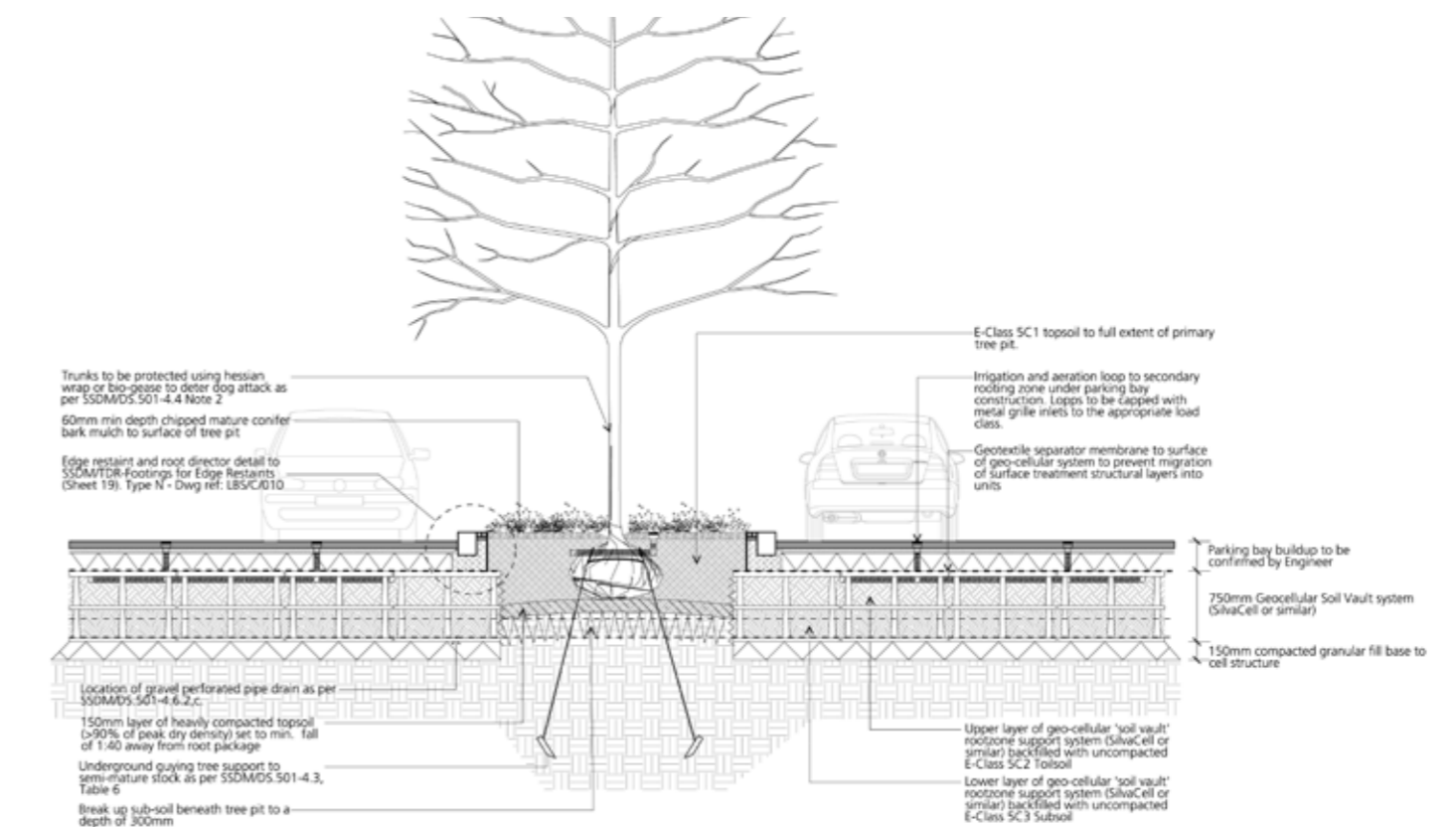
Final designs for both the tree pit arrangements and extents of the soil vault systems in highways will be agreed with Southwark Council.

Refer to the Tree Strategy for further information on new tree establishment.

### Indicative Tree Pit Detail: Single layer of Geo-cellular Soil Vault Units



### Indicative Tree Pit Detail: Double layer of Geo-cellular Soil Vault Units



## 6.4 PLAY STRATEGY

### Existing Play and Recreation Facilities

Within the FDS, there is currently one play space with dedicated children’s play equipment. The play space is located within the courtyard created by the Chiltern and Chartridge buildings and features equipment for younger ages. The play area is in poor condition, probably due to the area being decanted of residents and a reduced maintenance regime imposed. For older children and adults, there is a games courts located adjacent Albany Road. Both of these facilities will be removed by the development.

Within the wider estate, there a number of other play areas and games courts, including two games courts adjacent Thurlow Street that have been installed relatively recently and are well managed and well used. An outdoor gym has also recently been installed and is popular with residents.

Play and recreation facilities are also found in open spaces surrounding the Aylesbury Estate, including Burgess Park and Faraday Gardens which are both within easy reach of FDS residents.

### Existing Children’s Play Area in FDS



### Establishing Play Requirements

The AAAP’s PL6: Children’s Play Space requires:

*“All development proposals must provide 10 sqm of children’s play space / youth space per child bed space. Doorstep playable space should be provided within each of the housing blocks, whilst larger local playable spaces should be provided within selected housing blocks and within the green fingers and existing local parks.... New youth space should be provided within the larger areas of public open space.”*

This standard is in line with the Mayor’s ‘Shaping Neighbourhoods: Play and Informal Recreation SPD’ (2012). Therefore, the playable space requirement for the FDS site has been determined using the Mayor’s SPG child yield calculator, as shown in Table 6.3.1.

In order to shape the play proposals to meet the above requirements, the recommended playable space typologies contained within the Mayor’s SPD guidance have been used, as identified in Table 6.3.2.

**Table 6.3.1 FDS Child Yield and Play Provision Requirement**

	FIRST DEVELOPMENT SITE	
	CHILD YIELD	PLAY PROVISION REQUIREMENT
0-5	150	1,500 sqm
5-11	146	1,460 sqm
12+	111	1,110 sqm
<b>TOTAL</b>	<b>407</b>	<b>4,070 sqm</b>

**Table 6.3.2 Playable Space Typologies**

Source: ‘Shaping Neighbourhoods: Play and Informal Recreation SPD’ (2012)

	Doorstep Playable Space	Local Playable Space	Neighbourhood Playable Space	Youth Space
<b>Description</b>	A landscaped space including engaging play features for young children, and places for carers to sit and talk. Parental/guardian supervision	A landscaped space with landscaping and equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk. Flexible use No formal supervision	A varied natural space with secluded and open areas, landscaping and equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk, with some youth facilities. Flexible use May include youth space May be supervised	Social space for young people aged 12 and over to meet, hang out and take part in informal sport or physical recreational activities.  No formal supervision
<b>Minimum Size</b>	100 sq m	300 sq m	500 sq m	200 sq m
<b>Age Group</b>	0-5	0-11	all ages	12+
<b>Examples of Facilities</b>	<ul style="list-style-type: none"> <li>Landscaping</li> <li>Climbable objects</li> <li>Fixed equipment</li> <li>Seating for carers</li> <li>Sand and water feature (if possible)</li> </ul>	<ul style="list-style-type: none"> <li>Landscaping to create natural feel, including changes of level</li> <li>Equipment integrated into the landscaping, that allows children to swing, slide and climb</li> <li>Multigames/ball walls</li> <li>Kick about area</li> <li>Basketball nets</li> <li>Seating area away from equipment</li> <li>Sand (if possible)</li> </ul>	<ul style="list-style-type: none"> <li>Landscaping to create natural feel, including changes of level</li> <li>Equipment integrated into the landscaping, that allows children to swing, slide and climb</li> <li>Seating area away from equipment</li> <li>Bike, skate and skateboard facilities</li> <li>Kick about area</li> <li>Basketball nets</li> <li>Hard surface area if possible</li> <li>Sand if possible</li> <li>Water feature if possible</li> <li>Shelter plus basketball net, small wheeled facility or climbing wall/boulder for young people</li> </ul>	<ul style="list-style-type: none"> <li>Space and facilities for informal sport or recreation activity (e.g. table tennis table, multi-use sports areas (MUSA), multi-use games area (MUGA), climbing walls or boulders, wheeled sports area, skatepark or BMX track, traversing wall, exercise trails, outdoor exercise/fitness equipment)</li> <li>Kick about area</li> <li>Seating areas on the edge of the activity space</li> <li>Landscaping</li> <li>Outdoor stage</li> <li>Youth Shelter</li> </ul>
<b>Location</b>	<ul style="list-style-type: none"> <li>Residential areas including housing estates</li> <li>Pocket Parks</li> <li>Public Squares</li> </ul>	<ul style="list-style-type: none"> <li>Residential areas including housing estates</li> <li>Local Parks</li> </ul>	<ul style="list-style-type: none"> <li>Larger residential areas and housing estates</li> <li>Local Parks</li> <li>District Parks</li> <li>School playgrounds</li> </ul>	<ul style="list-style-type: none"> <li>Larger residential areas and housing estates</li> <li>Adjacent to community facilities</li> <li>Local Parks</li> <li>District Parks</li> <li>Town centres</li> </ul>



### Proposed Play Facilities

Play provision within the FDS is centred around the two Local Playable Spaces in Westmoreland Park and Portland Street Park. Facilities in these spaces will range from formal, sculptural multi-play structures to informal elements set within the landscape that encourage imaginative play. The play facilities for different age groups will be given their own defined space to allow the freedom to play without fear of interfering or encroaching into another age group's play space. The playable spaces will provide different challenges and activities as required by the AAAP, such as:

- Physical games and informal sport (chase games, hide-and-seek, ball games, throwing/catching games)
- Social interaction
- Cognitive play, such as swinging, sliding, hanging, climbing
- Provide opportunities for access to nature

The play facilities will be themed to match the character of the open spaces and will have bespoke designed play features to give a stimulating experience and contribute toward local distinctiveness. Further information on the play proposals within the open spaces can be found in the detail description of each open space in Section 4.

The play facilities within the communal courtyards will be a combination of natural play elements such as log dens and tunnels, stepping logs, sand pit, mounds and structures with some proprietary equipment.

The AAAP policy PL6 identifies that playable space for youth should be "provided within larger areas of public open space." Burgess Park is within the 800m accessibility requirement of the Mayor's SPG for 12+ age groups and provides a variety of high quality facilities that cater for older age groups. The improved number of crossings on Albany Road will increase access to the park for all children within the FDS. Due to the size, quality and proximity to Burgess Park, no specific youth space has been provided.

All the playable spaces are to be inclusive and designed to encourage access by foot and small wheeled transport such as bikes, buggies and scooters.

Table 6.3.3 identifies the location of each of the different types of playable spaces and their location in the FDS.

### Play Strategy



### Precedent images of Play Features for FDS Open Spaces



Subverting the typical elements found within a London Square to create play interest



Dynamic play facilities for older children which respond to their location and enhance local distinctiveness



### Access to Play Facilities

The SPG requires that playable spaces in new developments be located within easy access of all children. The adjacent diagram identifies the key locations of the existing and proposed play space facilities in and surrounding the FDS in accordance with the SPG’s Playable Space Typology. Also identified are the 400 metre (Local and Neighbourhood Play Spaces) and 800m (Youth Space) walking distance catchments from these facilities.

### Existing and Proposed Play and Recreation Facilities



- Existing Youth Spaces ●
- Youth Space Catchment (800m) ○
- Existing Neighbourhood Play Space ●
- Neighbourhood Play Space Catchment (400m) ○
- Existing Local Play Space ●
- Local Play Space Catchment (400m) ○
- Proposed Local Play Space ●
- Proposed Play Space Catchment (400m) ○

**Table 6.3.3 Proposed Play and Recreation Facilities**

TYOLOGY	LOCATION	PROVISION	TOTAL FOR TYOLOGY	REQUIREMENT	DIFFERENCE	ACCESSIBILITY REQUIREMENTS
Local Playable Space (5-11yrs)	Westmoreland Park	885sqm	1,494sqm	1,460sqm	+ 34sqm	Within 400m
Local Playable Space (5-11yrs)	Portland Park	609sqm				
Doorstep Playable Spaces (0-5yrs)	Communal Courtyard Gardens, Blocks 4,5 & 6	1,970sqm	3,771sqm	1,260sqm	+ 710sqm	Within 100m
Doorstep Playable Spaces (0-5yrs)	Private Gardens to Houses	240sqm *		240sqm		
<b>Total On-site Provision</b>		<b>3,704sqm</b>				
Youth Space (12+yrs)	Off Site Provision	1,110sqm	1,110sqm	1,110sqm	0	Within 800m
<b>Total - Playable Space Provision</b>		<b>4,814sqm</b>				

\* In line with advice set out in paragraph 4.32 of the Mayor’s SPG ‘Shaping Neighbourhoods: Play and Informal Recreation SPG’, the child yield for children under the age of five has been calculated for houses separately and the spatial requirements have been assumed to have been met in full.

**Proposed Play and Recreation Facilities**



**Courtyard Play**  
Age 2-8  
Doorstep Play

**Context:**  
Narrow courtyard surrounded by housing, close proximity to high block + dementia garden (bright colours, textures, contrast, activity)

**Play provision:**  
Active climbing and swinging  
Flexible low-key play  
Slide

**Courtyard Play**  
Age 2-8  
Doorstep Play

**Context:**  
Wide courtyard surrounded by housing, allotments, private terraces, community dining + recreation spaces

**Play provision:**  
Creative sand and water play  
Flexible low-key play  
Swing, slide

**Westmoreland Green Link**  
Age 2-11  
Informal play

**Context:**  
Wide local street with rain gardens and street trees

**Play provision:**  
Barefoot walk: balancing, being in nature, exploring, skipping game markings, patterns and textures inlaid into floor surface

**Westmoreland Park**  
Age 2-11  
Local Play

**Context:**  
Local park with dense tree canopy and sculptural bench seating

**Play provision:**  
Active climbing and swinging in enclosed 'pockets' through the park

**Courtyard Play**  
Age 2-8  
Doorstep Play

**Context:**  
Wide courtyard surrounded by housing, allotments, private terraces, community dining + recreation spaces

**Play provision:**  
Active climbing and swinging  
Flexible low-key play  
Slide

**Portland Garden**  
Age 8-13  
Local Play + Ball Court

**Context:**  
Local park forming edge of development, bounded by residential tower and school across the road

**Play provision:**  
Active climbing in-and-around trees  
Physical challenge  
Social space - seating, shelter  
Ball court

## 6.5 MATERIALS STRATEGY

A simple yet robust palette of materials will be used within the FDS to create consistency and legibility. They will be functional and low maintenance but also attractive and appropriate to the character of the development. As required by the AAP, the materials used in the public realm have been chosen to be complementary to and reinforce the local identity of the existing residential streets surrounding the development.

Materials and furniture will be selected from a coordinated palette in order to create a coherent identity. Landscape elements will also reinforce hierarchy and the transition between formal and informal spaces. In particular, the following principles will be applied:

- Furniture and materials will complement the surrounding landscape and architecture to enhance the sense of identity and place.
- Within a standardised range, there will be related forms, repeated key features and consistent materials, finishes and colours.
- Furniture and signage will be selectively placed so that they are an attractive addition to the scene and to avoid clutter.
- Products will be robust in construction, elegant in style and use component parts that are easily replaceable.
- Furniture will be constructed from sustainable sources, timber from accredited sustainable forests and recycled materials used if appropriate.
- Cycle parking will be provided at destination points such as at the parks and squares, community buildings, retail facilities and entrances to flat blocks

All public realm materials will be to adoptable standards.

### 6.5.1 SOUTHWARK COUNCIL STANDARDS

Materials within the adoptable and non-adopted public realm areas will be influenced by the standards and requirements of the SSDM. The SSDM Regulating Plan identifies that the First Development Site falls within the SSDM 'General' classification. It is adjoined by the 'Heritage' classification at Portland Street adjacent the Liverpool Grove Conservation Area. Contrary to the Regulating Plan, the SSDM 'Town Centre' surface materials palette is being used for Walworth Road and Westmoreland Road upgrades currently being implemented by LBS.

In principle, the materials proposed will follow the 'General' surface materials palette in accordance with the SSDM Regulating Plan. However, within the new neighbourhood of the FDS, deviations from this palette have been proposed in open space areas to differentiate them from the surrounding streets, reinforce and differentiate character areas and provide an appropriate standard for the new development. The proposed deviations include:

- **Westmoreland Square** - 'Town Centre' palette used to tie-in to the adjoining improved Westmoreland Road and Walworth Road upgrades
- **Westmoreland Park and Portland Street Park** - Bespoke palette of park materials
- **Block 4 'Park Road' Frontage** - Materials will respond to those specified within Burgess Park to reinforce the 'park road' character

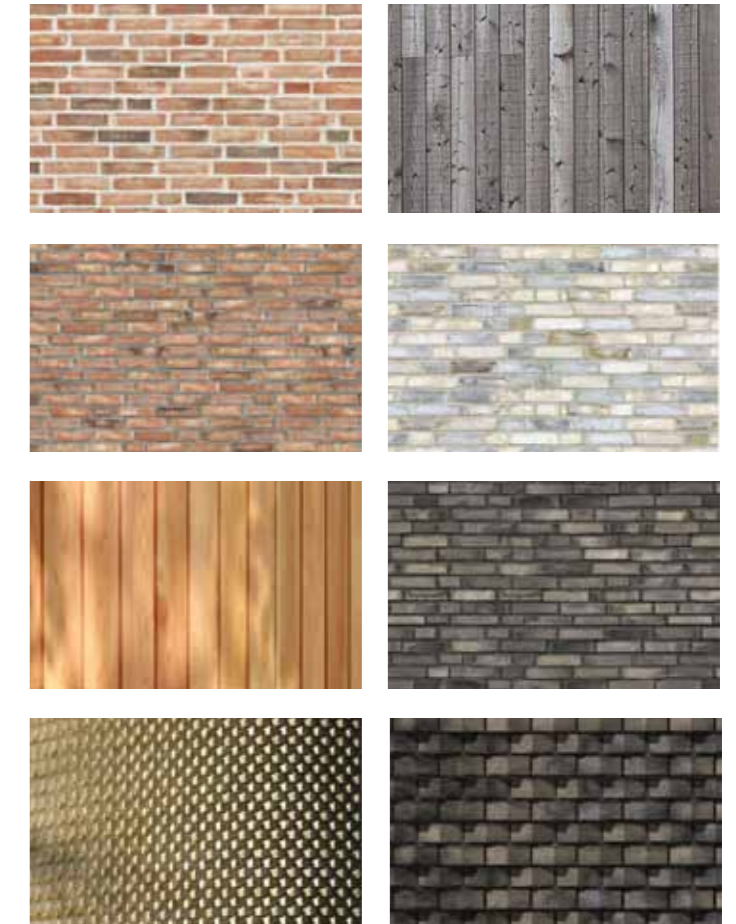
When extended into future phases of the Masterplan, this principle will create a coherent and cohesive network of streets with material continuity whilst allowing for open space areas to achieve their own character and local distinctiveness. Any changes to the surface materials palette will be subject to Southwark Council's Highway's approval process.

### 6.5.2 BUILDING ELEVATION TREATMENTS

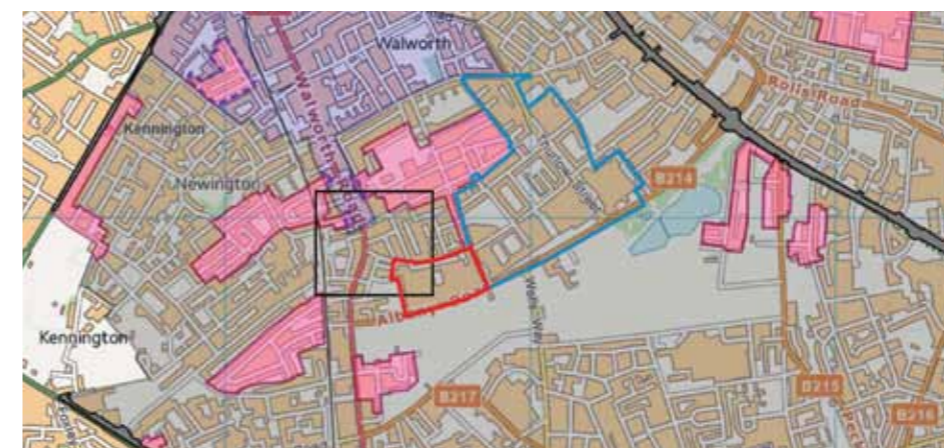
Brick is the main material used on the buildings throughout the FDS. A number of colours and varieties will be distributed across the Blocks to break up the volumes and enrich the external environment. Features such as balcony balustrades and elevations within recessed portions of the maisonettes will be picked out in contrasting materials such as powder coated steel and timber cladding. These materials will be familiar to the residents and lend a sense of permanence to the development.

The materials chosen within the landscape and public realm areas have been selected to work with and relate to the elevation treatments of the buildings to create a consistent design language through all aspects of the scheme.

*Images showing examples of materials proposed for use on the buildings*



*Extract of SSDM Regulating Plan with FDS Application and Masterplan Boundary*



- Key**
- SSDM Heritage
  - SSDM General
  - SSDM Town Centre
  - Masterplan Site Boundary

*Extract indicating extension of Town Centre designation to Westmoreland Road*



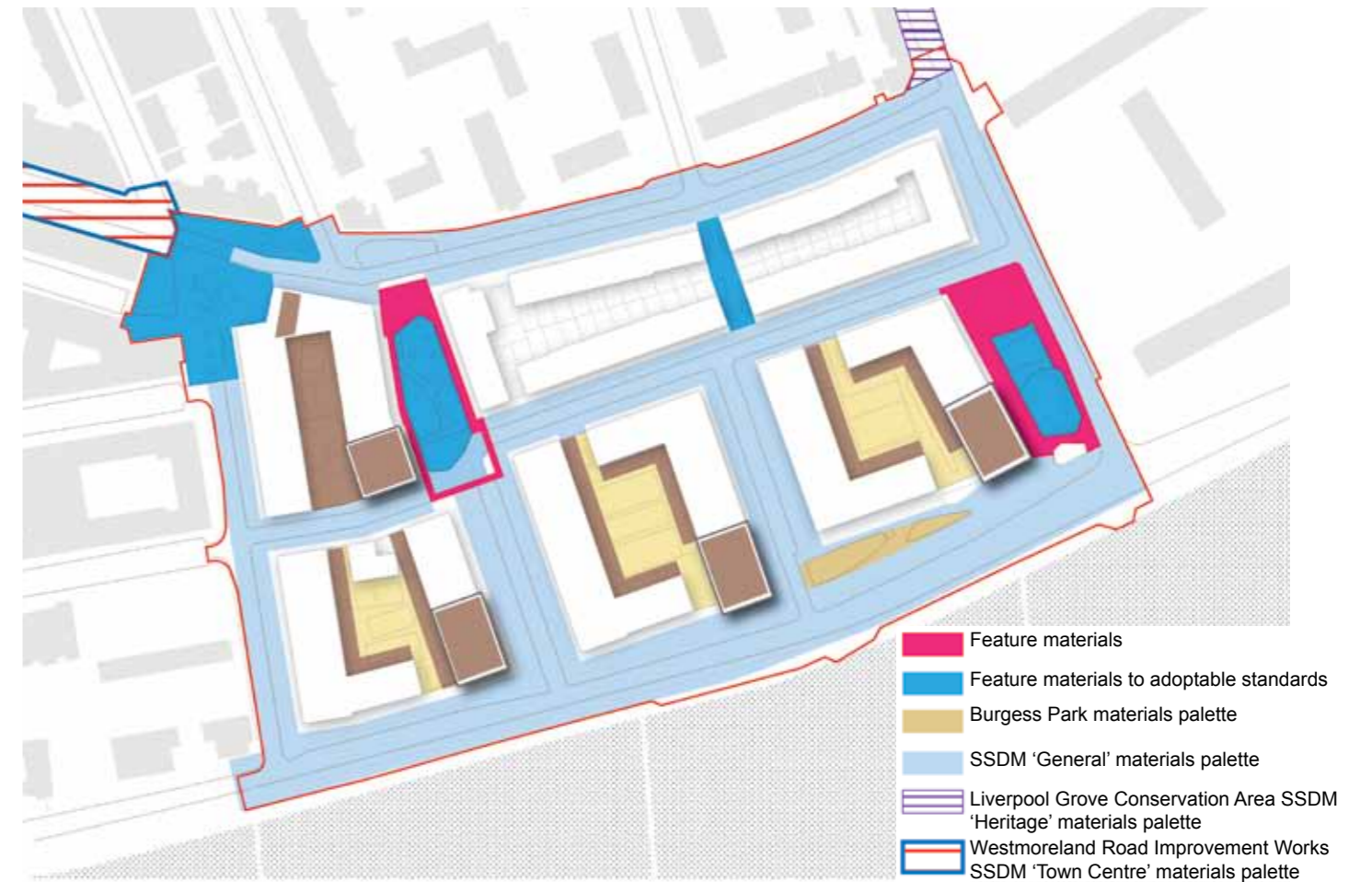
### 6.5.3 PAVING MATERIALS

The paving materials have been chosen to be complimentary to the surrounding architecture, appropriate in scale, robust and durable for the intended function. Subtle variation will emphasise changes in use and character without creating striking clashes of colour or aesthetic.

The images below provide an illustration of the palettes of materials being proposed for use within the varying types of space and character zone across the FDS site.

Refer to Appendix A for the details of the materials chosen.

#### Paving Materials Strategy



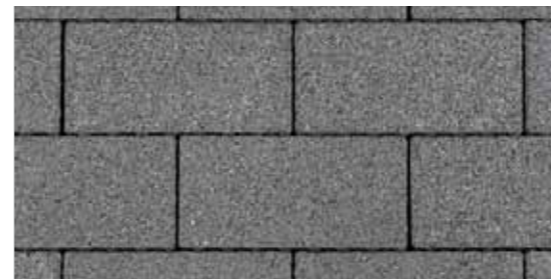
#### Examples of materials within the SSDM 'General' Surface Materials palette



Standard BS PCC flag paving



Silver grey granite kerbs



Mid and light grey concrete block pavers



Mixed mid and light grey concrete block pavers



Macadam

#### Examples of materials which deviate from the SSDM 'General' Surface Materials palette or require special agreement



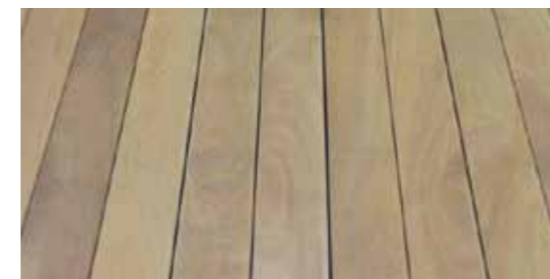
Resin bound gravel



Narrow pressed clay pavers



Aluminium edging



Hardwood timber decking



Site finished in-situ cast concrete paving

## 6.6 LIGHTING STRATEGY

In principle, the street lighting will follow Southwark Council's adoptable standards and will be designed and installed in accordance with Southwark's Public Realm Exterior Lighting Guide, BS 5489-1:2013 'Lighting of roads and public amenity areas' and BS EN13201-2:2003 'Performance requirements'.

LBS preferred lighting classes selected from Table 3 of BS EN13201-2:2003 and should be applied are as follows:

- a) Principal/Primary Routes – S1
- b) Major/Local Distributor Roads – S1
- c) Minor/Access/Amenity Roads – S2
- d) Footpaths/Cycle Paths/Open Spaces – S2/S3

As can be seen from Table 3 of BS EN13201-2:2003, all lighting levels are to be calculated in terms of illuminance with the unit of measurement being lux. Although the standards do not require a defined level of uniformity of the lighting scheme to be calculated, good lighting design practice should allow for a reasonably practicable level of light uniformity to minimise or prevent the lighting scheme from being patchy in appearance in terms of balance between light and dark areas.

Detailed lighting designs will be undertaken with due care and consideration. Although the FDS is an urban environment in which general levels of ambient lighting will be high, good lighting practices and techniques can be utilised that reduce or minimise the effects from new artificial lighting installations on the surrounding environment during

the hours of darkness.

The lighting design of the two parks and Westmoreland Square provide the opportunity to introduce feature and effect lighting to increase the visual amenity of these spaces.

The architectural lighting in these spaces will be located within the seating and wall features to give low level, navigable light and also at high level with column mounted lighting exploiting the canopies and branch structure of the existing and proposed trees to create the feeling of the 'Urban Forest' at night.

**Table 3 of BS EN13201-2:2003**

Class	Horizontal illuminance	
	E in lx (minimum maintained)	E <sub>min</sub> in lx (maintained)
S1	15(22.5)	5
S2	10(15)	3
S3	7.5(11.25)	1.5
S4	5(7.5)	1
S5	3(5.5)	0.6
S6	2(3)	0.6
S7	Performance not determined	Performance not determined

To provide for uniformity, the actual value of the maintained average illuminance may not exceed 1.5 times the minimum E value indicated for the class.

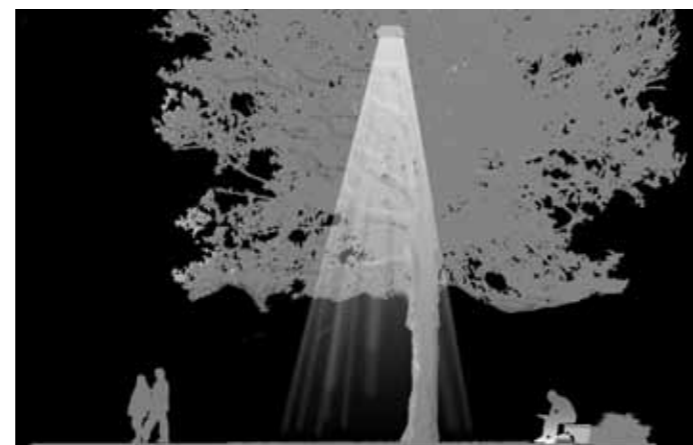
### Lighting Strategy



### Lighting Concept Ideas



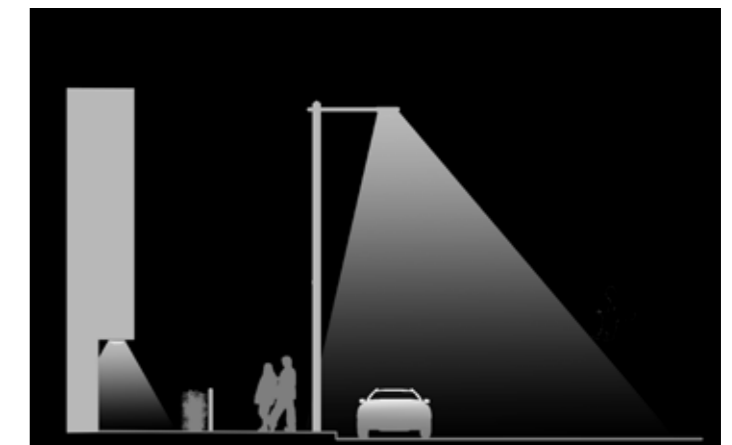
New trees in POS



Existing trees in public open space



Park Road Lighting



Street Lighting

## 6.7 STREET FURNITURE STRATEGY

Street furniture is an important design element of the public realm as it enhances the environment into which it is set and shapes the spaces by forming spatial divisions. The furniture has been chosen to be aesthetically interesting, simple, robust and uses a modular approach with limited materials and elements to make it easy to maintain.

Street furniture will be kept to a minimum throughout the streets to maintain a clear and uncluttered environment.

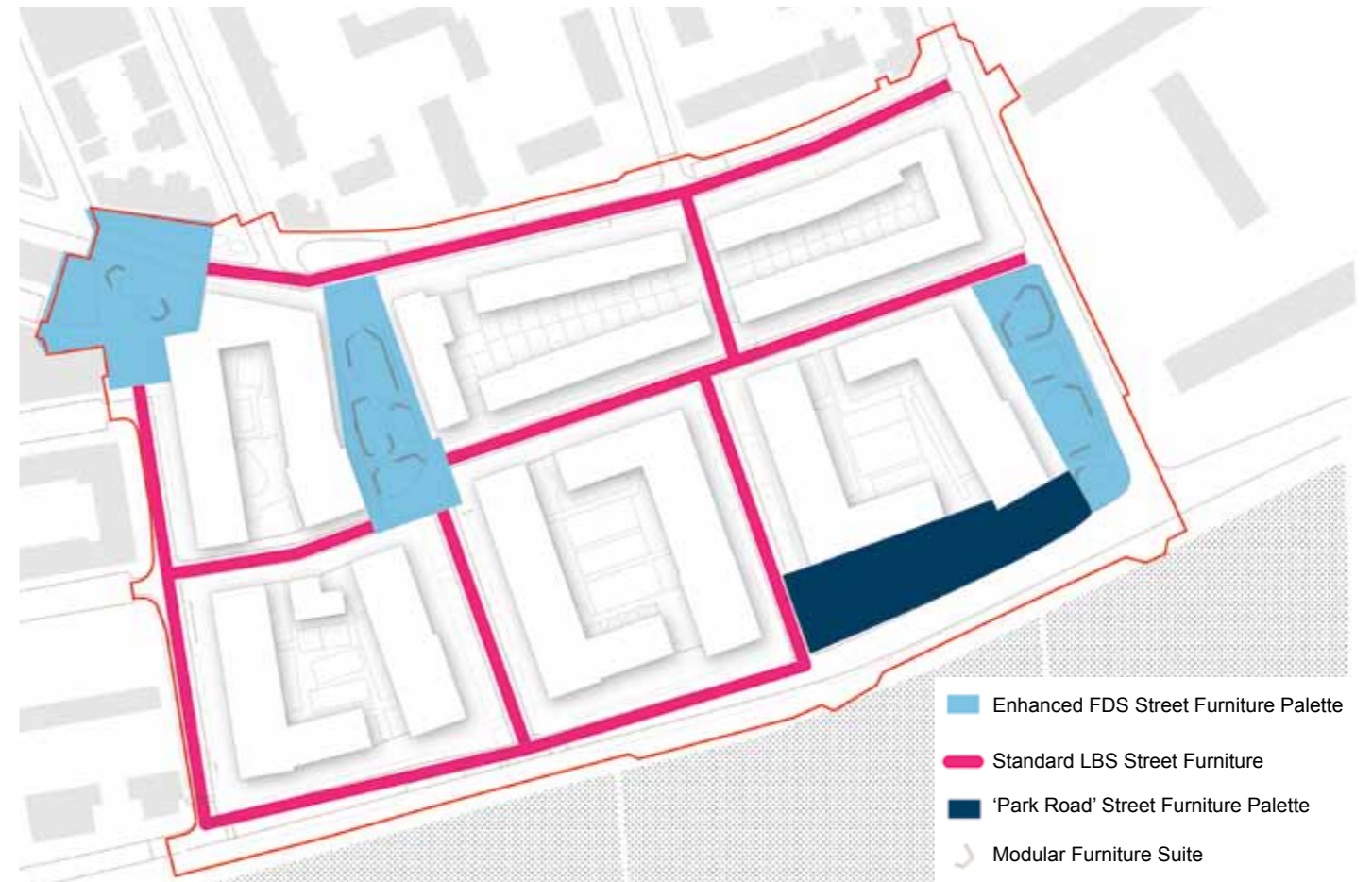
### Approach to Furniture Materials

The materials used will be of high quality and aesthetic value, while robust, pleasant to touch and easy to maintain. Precast concrete, wood and steel will be applied throughout the public realm, adapting to the local character and use of the space.

### Modular Furniture Design

Elements of traditional London Squares, such as benches and railings have been reinterpreted into the contemporary furniture in the open spaces to define the shape, function and character of the spaces. A flexible modular system has been developed that explores a variety of applications of standard modules. This dynamic system includes five elements: concrete edging to the open space, backed and backless benches, LED path lighting and railings. The railings are designed to protect spaces in an original, integrated and sculptural way.

### Street Furniture Strategy



### Furniture Precedents



Bespoke fencing precedent



Standard LBS litter bin



Bespoke signage precedent



Standard Sheffield cycle stand



Non standard bins to open space areas



Concrete and timber seating precedent



Legible London signage



Cycle Hire Scheme docking station

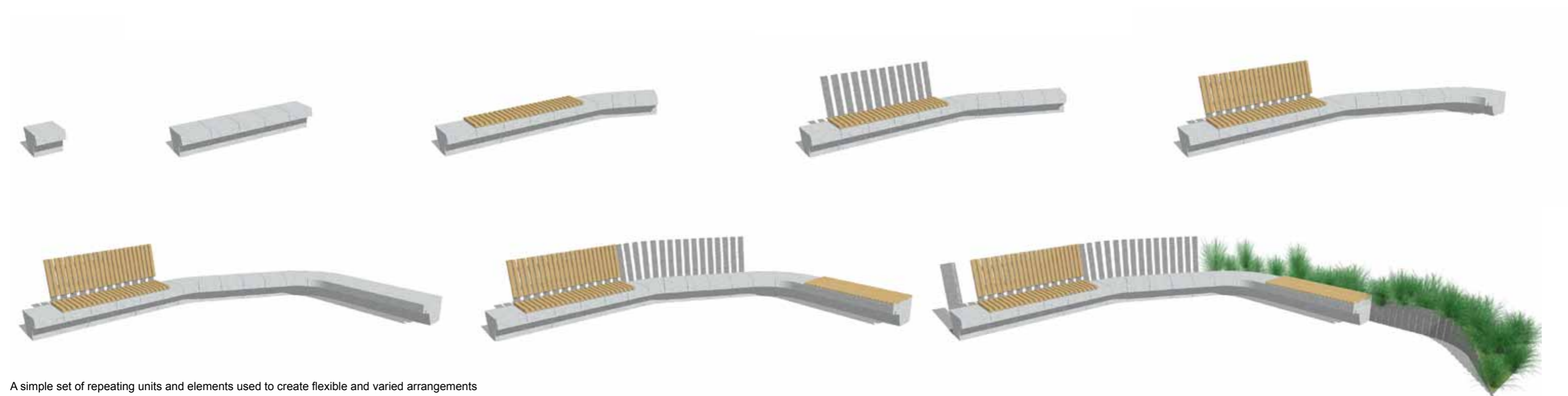
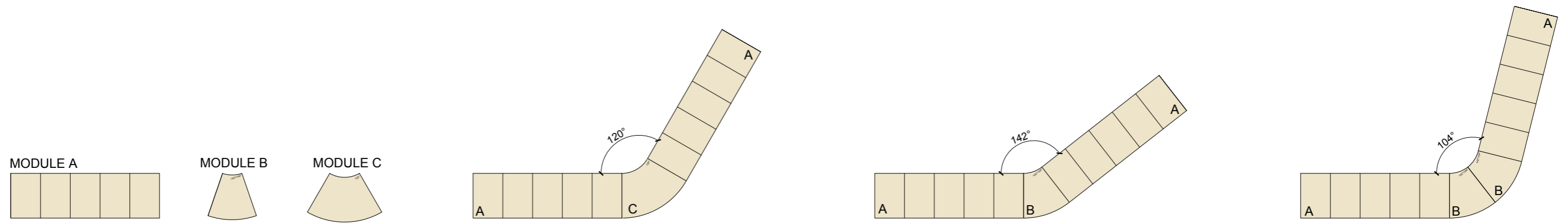
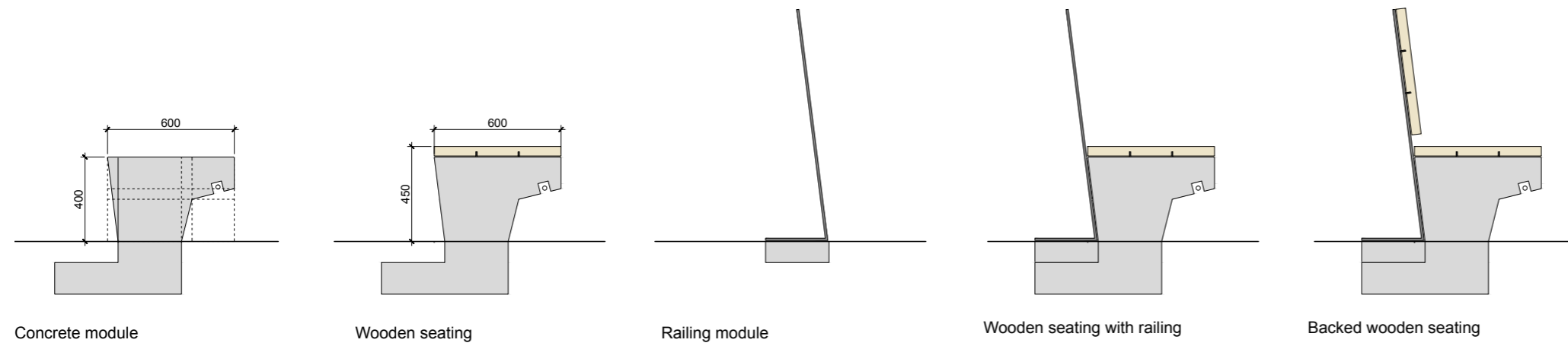


Bespke timber seating to courtyards



Steel edgings and retaining elements

**Design studies for the modular furniture suite**





## 6.8 PLANTING STRATEGY

Creating a soft and diverse landscape that complements the tree planting is a focus of the FDS design. The building density and height, together with the fact that the spaces will be very urban and intensely used, creates difficult conditions for plants to grow.

Fundamental to the success of the planting strategy is choosing plants that naturally grow well in the microclimate conditions of the site. Planting mixes will form recognizable communities that thrive in the combination of minimal light, moisture, soil and maintenance conditions found on site to create a sustainable garden.

The recognition of the planting structure is an important element of the definition of spaces in the FDS. Each area will have a predominant species that sets the character of the planting mix. Planting areas are organized by layers, starting with low level creeping species, moving to taller herbaceous plants, and ending with shrubs of various sizes. A certain repetition of species in the different planting mixes will also guarantee the consistency of the design proposal throughout the First Development Site to maximize the interest and legibility of the spaces.

The planting mixes will provide interest all year as they have a set percentage of evergreens. Although the majority of the planting will be herbaceous perennial species as the London climate tends to be very mild, a number of non-evergreen herbaceous species have been suggested which will be in leaf nearly all the year, such as Acanthus and Nepeta.

The planting strategy consists of different planting typologies including: raingarden mixes, tree bed planting, shrubs and hedges. Refer Appendix B for details of the planting mixes.

### Planting Strategy



### Examples of Shrubs and Perennial Planting



## 6.9 BIODIVERSITY STRATEGY

The biodiversity strategy for the First Development Site is set through a green infrastructure network of open spaces, green roofs and communal and private gardens linked by tree lined streets that will enhance the ecological and biodiversity value of the area whilst also improving the amenity value of the site.

To assess the existing natural conservation value of the site, in accordance with the requirements of Southwark Council's 'Sustainable Construction SPD', Greengage Consultancy produced the 'Ecological Extended Phase 1 Habitat and Protected Species Survey Report, October 2013'. No evidence of any priority species was detected. As required by the report, a bat survey was undertaken in August-September 2014. The survey identified that bat activity levels were generally low, with five species recorded. Recommendations were provided in relation to seasonal timing of demolition works to Arklow House, methods of construction working, and the creation of alternative roosting opportunities for bats.

The proposed increase in building footprint will result in the reduction in areas of low value amenity grassland and existing trees. The existing trees may have potential for nesting and breeding birds which will require any tree removal to be undertaken outside of bird breeding seasons. The net increase in the number of trees across the site will provide greater habitat potential for birds and bats. Refer to the Tree Strategy for more information on existing and proposed trees.

Tree and plant species will be selected to attract flora and fauna specific to the London region in order to enhance the local ecological resource. Trees will be carefully chosen to have a high ecological value

as well as being able to adapt to the harsh conditions and demands of this urban site, such as Grey Alders, Beeches, Birches, London Planes and Limes. The ground covers in the tree beds provide low level invertebrate habitat.

Within the open spaces and courtyards, planting of varied mixes of shrubs, grasses, herbaceous perennials and groundcovers will attract wildlife by providing flowers over an extended period. Plants with winter seeds and evergreens are included in the mixes to provide food and shelter for wildlife during winter.

Extensive green roofs will be installed on the medium rise flat blocks. They will be treated with a biodiverse wildflower planting mix, selected for a prolonged flowering period to provide habitat for bumblebees, butterflies, birds and invertebrates.

Bird and bat boxes will be installed on the extensive green roofs to provide nesting and roosting places where they will benefit from minimal disturbance. Deadwood hibernacula will also be included to provide habitats for invertebrates, particularly Stag Beetles.

The Green Link streets connecting to Albany Road will have raingardens and larger tree planting so they act as biodiversity corridors, linking with Burgess Park and drawing existing biodiversity from the park, into the centre of the FDS.

### Biodiversity Strategy



Bat boxes on extensive roofs



Drought tolerant species on extensive green roofs



Biodiverse wildflowers to extensive green roofs



Green Link create biodiversity corridors

## 6.10 SUDS STRATEGY

Sustainable Drainage Systems (SuDS) is to be provided throughout the FDS to reduce surface water discharge rates and improve water quality. The priority will be to collect, treat and store stormwater through measures that utilise green infrastructure and improve amenity.

Within the public realm, the SuDS design has been based on water sensitive urban design principles. This involves providing surface water retention and water quality treatment prior to discharge to the drainage network, rather than relying purely on underground storage tanks.

The key features of the SUDs methods employed within the FDS include:

### Bioretention Areas

These are shallow planted depressions that attenuate surface water after rainfall events. The specially chosen plants and engineered soil remove pollution from the stormwater before it is discharged into the surface water sewer.

### Tree Planting Geocellular Soil Vault Attenuation System

The use of geocellular soil vaults under the paving provides further rooting volume for street trees and allows attenuation and treatment of stormwater prior to discharge.

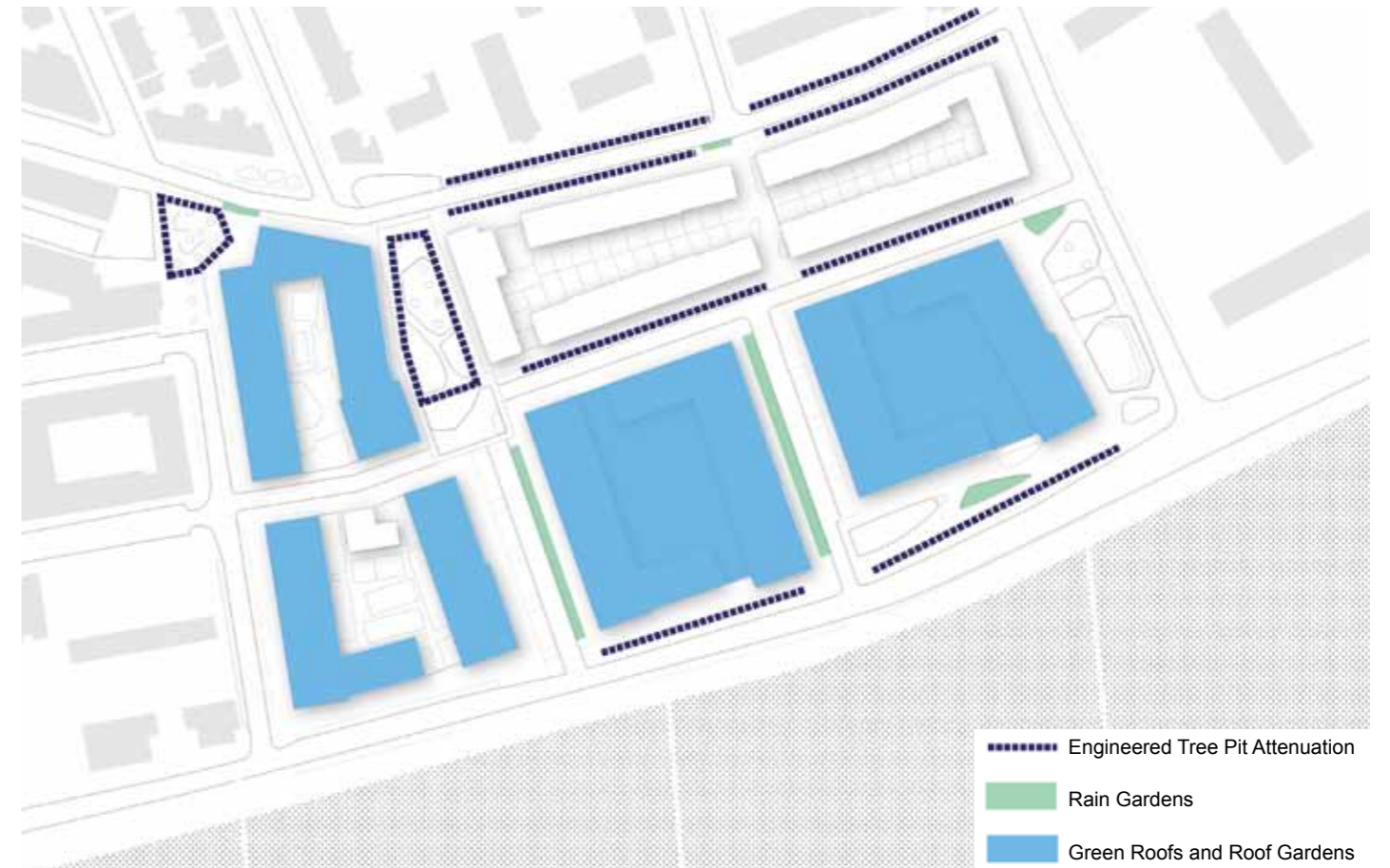
### Extensive and Intensive Green Roofs

Green roof drainage systems will be designed to provide short term attenuation of stormwater. The planting to the green roofs will also improve water quality.

### Permeable Surfaces

Within parks and open spaces, permeable surfaces such as grass, planting, self binding gravel and other permeable surfaces will be used to increase infiltration of surface water runoff.

### SuDS Strategy



### SuDS Precedents



Bioretention areas



Green roof attenuation



Raingardens to Green Links



Engineered Tree Pit Attenuation

## 6.11 RAIN GARDEN BIO-RETENTION AREAS

Bio-retention areas or 'Raingardens' are proposed throughout the FDS site. These are soft landscape depressions within the public realm designed to receive surface water run-off and act as attenuation features prior to discharge into the wider drainage network. The kerb surrounds will be designed to allow both footpath and carriageway surface water runoff to enter the beds, providing both irrigation for the trees as well as attenuating the runoff. The tree pits will be connected to the surface water drainage network to ensure the trees do not become water logged and flooding is avoided. The proposed planting within the raingardens will also provide the first level of treatment and filtration of surface water run-off.

### Trees and Planting

Due to the specific conditions within the bio-retention beds trees and plants have been chosen to be both drought and saturation tolerant. Structural shrubs and grasses will provide year round interest whilst being the hardest of the plants within the beds.

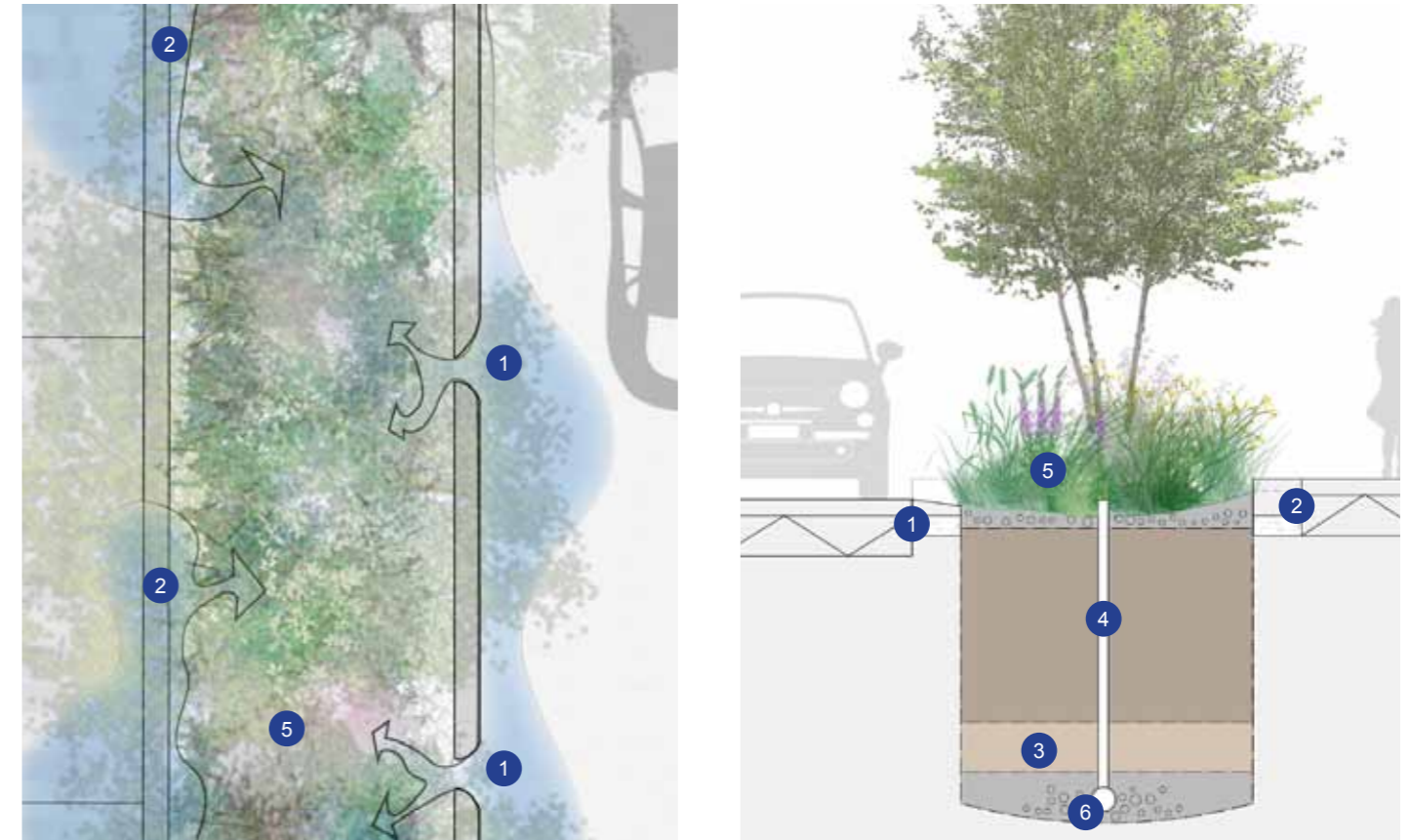
The mixed shade tolerant perennials will give colour and seasonal interest, softening the appearance of the street. The raingardens will be planted randomly with Silver Birches and Grey Alders.

Further information on the specific plants selected within the raingardens can be found in Appendix B.

### Location of Bioretention Areas



### Typical Bioretention Area Plan and Section



- 1 Inlets in upstand kerbs
- 2 Flush edging on footway side
- 3 Drainage medium
- 4 Overflow pipe
- 5 Planting
- 6 Connection to drainage network



Birch and Alder trees tolerant of drought and wet conditions



Rain Garden Mix 1



Rain Garden Mix 2

## 6.12 MANAGEMENT AND MAINTENANCE

### Approach to Management and Maintenance of Non Adopted Open Spaces

Initially the management and maintenance of non-adopted outdoor spaces will be overseen by a sub-group of the area management company called the Public Spaces Group. The Group will ensure that the public realm is effectively managed and maintained in line with the overall management strategy for the area and with local needs and interests. The Public Spaces Group will be the accountable body for the Open Space Land Management Company (OSLMC), a new wholly owned subsidiary of Notting Hill Housing Trust.

The Public Spaces Group will be directly linked to the Neighbourhood Forums and the new Local Scrutiny Panel (LSP). It will also be supported by the area management staff and the Creation Trust who will be able to signpost residents to opportunities to be involved in the Public Spaces Group.

Over time, the Public Spaces Group will consider whether these spaces (the ownership of which will initially sit in a subsidiary company of Notting Hill Housing Trust) would benefit from the establishment of a community land trust or similar vehicle.

### Management Development and Community Involvement

The OSLMC will have a Board which will include Council Officers, Notting Hill Neighbourhood Officers and residents. The residents will most likely be members of the Public Spaces Group which will be set up and operating before the first land is transferred to the company.

The objectives of the company will be set out in the business plan. These will include employment, training and community development commitments to be delivered through the delivery of the open spaces management.

Maintenance of public areas will be managed as locally as possible, with landscape teams working closely with housing staff and residents in each area to develop personal accountability for the service they provide.

The budget will also cover the costs of running training and employment events that introduce residents to the opportunities available in landscape maintenance and management.

Notting Hill will develop a long term maintenance and investment plan for the public areas, as part of the OSLMC business plan which will provide a proactive basis for keeping the public realm in good order.

For “day to day” maintenance and care, local teams will be employed. Ideally, staff will be people who live in the local area and who have a natural instinct to take care of their environment. Notting Hill will work with the Creation Trust to identify people with appropriate skills and support/encourage them to be successful in taking up these opportunities. This will include providing training / work experience with existing partners on our sites across London.

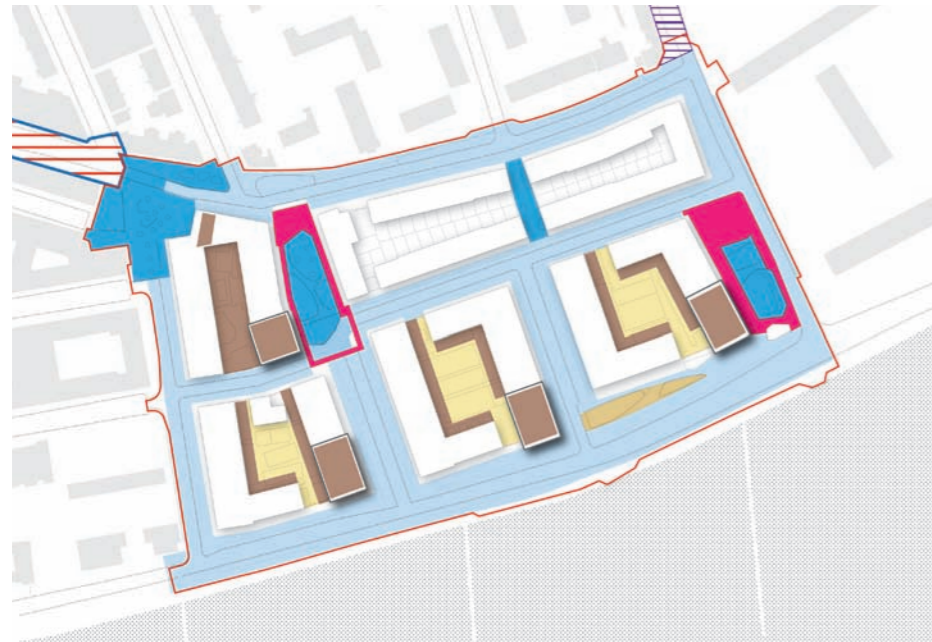


**APPENDIX A**  
**FDS LANDSCAPE**  
**MATERIALS, FURNITURE AND**  
**LIGHTING SCHEDULES**

## 1.0 INTRODUCTION

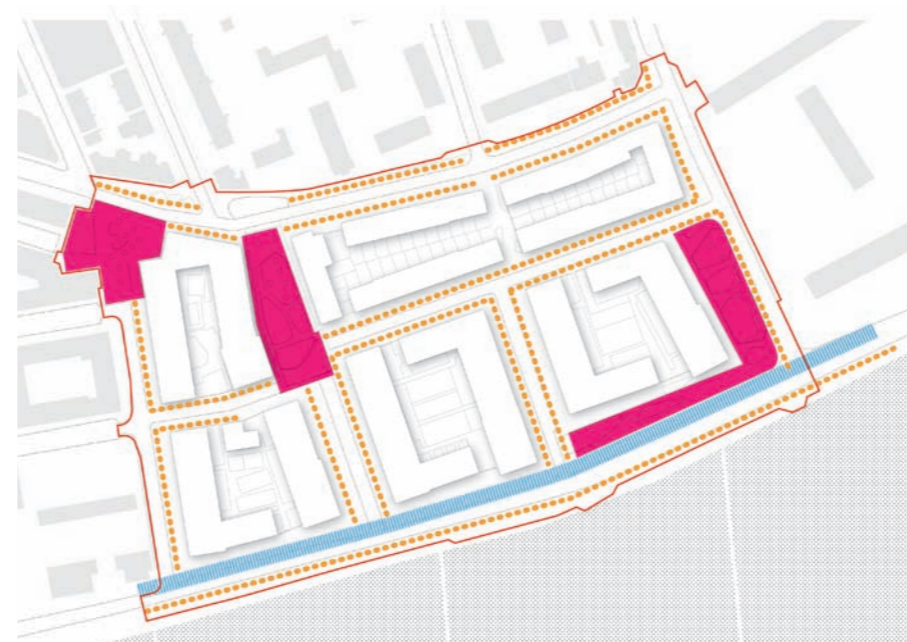
The following schedules identify the surface materials, furniture and lighting to be used in the different areas of the FDS, as summarised in the diagrams below. Please refer to the FDS Landscape Statement for further on information the materials strategies.

### Paving Materials Strategy



- Feature materials
- Feature materials to adoptable standards
- Burgess Park materials palette
- SSDM 'General' materials palette
- Liverpool Grove Conservation Area SSDM 'Heritage' materials palette
- Westmoreland Road Improvement Works SSDM 'Town Centre' materials palette

### Lighting Strategy



- Lighting to LBS Standards
- Park Road Concept Lighting
- Feature Lighting Areas

### Street Furniture Strategy



- Enhanced FDS Street Furniture Palette
- Standard LBS Street Furniture
- 'Park Road' Street Furniture Palette
- Modular Furniture Suite



## 1.1 STREETS

### Materials

Materials for used within the streets of the First Development Site have been selected with reference to the SSDM 'General' surfacing materials palettes. This coordinated range of materials are all to LBS adoptable standards and have been selected for their robustness, attractiveness and ease of maintenance. This will help ensure a quality appearance will be achieved and maintained for the future.






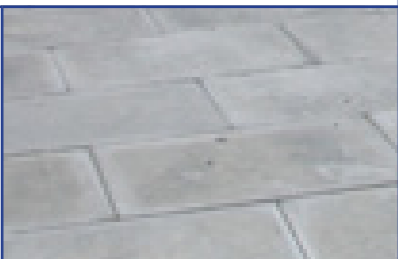
Materials will be widely available ensuring that future maintenance and disturbances following highways works will be easily reinstated, retaining the character and quality of the areas and spaces they are used within.





### Furniture

Street furniture will be kept to a minimum throughout the streets to maintain a clear and uncluttered environment. Cycle stands will be of simple design and positioned as close to communal building entrances and non-residential building accesses providing convenient facilities where there will be the most demand. Litter bins will be to LBS's standard specification, again allowing for any future replacement to not be detrimental to the streetscene.

### Lighting

Lighting in the adopted streets will typically be to LBS's standard specification requirements.

1.1 STREET MATERIALS, FURNITURE AND LIGHTING SCHEDULE:					
Ref/Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.1.1 Carriageway</b>					
Main surfacing	-	- Bitumous surface mixture to LBS specification - Black - n/a	-	-	
Modular unit edge channel features to all upstand kerbs	CED Ltd	- Imperial Setts - Silver grey - Sawn top and bottom face, cropped sides	100x200x80mm	Laid in 3 No stretcher courses to either side of carriageway	
Concrete block surfacing to Bradenham Close	Marshalls Ltd	- Metropolitan - Plum Brown - Standard	200x100x80mm	Reinstatement of existing surface treatment as required.	
<b>1.1.2 Parking Bays</b>					
Pre-cast concrete blocks. Anti-shift unit surfacing	Tobermore	- City Pave VS5 - Mid grey - Laid: Stretcher bond perpendicular to carriageway	300x150x100mm	Face mix including granite aggregates. Interlocking paving system	
<b>1.1.3 Pedestrian Crossings / Traffic Tables &amp; Carpets</b>					
Pre-cast concrete blocks. Anti-shift unit surfacing	Tobermore	- City Pave VS5 - 60% Mid grey, 40% Graphite - Laid: Stretcher bond perpendicular to carriageway	300x150x100mm	Face mix including granite aggregates. Interlocking paving system	
<b>1.1.4 Footways</b>					
British Standard pre-cast concrete paving flags	Marshalls	- BS PCC paving flag - Grey - Pimple finish	750x600x70/72mm	Fibre reinforced	

<b>1.1 STREETS MATERIALS, FURNITURE AND LIGHTING SCHEDULE:</b>					
Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.1.5 Kerbs</b>					
Natural stone kerb and edging units	CED Ltd	- Granite - Silver grey - Fine picked to all sides	300x225x800-1100mm  65x150x800mm	Kerbs and edging units to all roads and planting areas on streets	
<b>1.1.6 Seating</b>					
None	-	-	-	-	-
<b>Cycle Stands</b>					
Stainless Steel	Falco	- Sheffield Cycle Stand - n/a - Stainless Steel	750x1100mm	Stands mainly located on private land at building entrances.	
<b>1.1.7 Litter Bins</b>					
LBS Standard on-street litter bin	to LBS requirements	to LBS requirements	to LBS requirements	-	
<b>1.1.8 Signage</b>					
Standard highway and parking signage only	-	to LBS requirements	to LBS requirements	Refer to section 4.1 for details of typical mounting positions.	-
<b>1.1.9 Lighting</b>					
Column mounted luminaire to LBS approval	Urbis Schreder	- ZX3 - Grey - Column finished to LBS specification	Heights to LBS approval	Refer to engineers proposals for positions/ numbers.	
Feature lighting	None	-	-	-	-

## 1.2 ALBANY ROAD 'PARK ROAD'

### Materials

The 'Park Road' materials palette will correspond to those used within Burgess Park. Extending the continuity of the Park materials across Albany Road will enhance the creation of the 'Park Road' character. The materials will be warmer than the surrounding streets to create a natural and appealing streetscape.

### Furniture







The street furniture will match the furniture used in Burgess Park to extend the 'Park' character to the northern side of Albany Road.



### Lighting

initial consultation with Southwark Council regarding the lighting along Albany Road suggests that it will remain as existing. However, further development of a lighting strategy for the road will be undertaken to ensure the lighting matches with the proposed linear park character and sufficient pedestrian lighting is provided close to the proposed buildings. The installation of double lantern units with a lower pedestrian lamp to the rear, similar to that recently installed on Walworth Road, could be used to create a promenade character to the streetscape.

The existing retained London plane trees will have feature lighting placed within their canopies to downlight their stems and create a visual feature of these landscape features.

### 1.2 'PARK ROAD' MATERIALS, FURNITURE AND LIGHTING SCHEDULE:

Ref/Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.2.1 Open Space Areas</b>					
Park Road feature paving	Colas 'Fibredec' or similar	- Aggregate dressed macadam surface - Pigmented buff emulsion - 2-5mm golden pea gravel aggregate	2-5mm aggregate	Fibre reinforced	
Edging to aggregate dressed macadam areas	Kinley Systems - ExcelEdge	- Alu-Excel Aluminium Edging Type AE100M - n/a - Milled	150x75x2500mm 6.5mm thick bead to edge	Laid flush with adjacent paving	
<b>1.2.2 Seating</b>					
Bespoke seating tops to retaining walls	-	- Hardwood timber slats mounted to galvanized steel frame - In-situ cast concrete retaining walls with fair faced finish.	- 50x50x550mm timber slats - 400(h)x550(w) mm walls. Length as required to retain levels around existing retained trees	Units to match Burgess Park seating elements as far as possible.	
<b>1.2.3 Cycle Stands</b>					
Publically accessible cycle stands	Omos	- s71 Cycle Stand - Stainless Steel	875x950mm	To match products used in Burgess Park	
<b>1.2.4 Litter bins</b>					
Steel litter bins	To LBS specification	To LBS specification	To LBS specification	To match bin type used in Burgess Park.	
<b>1.2.5 Signage</b>					
Legible London signage with printed maps and street names	Woodhouse	- 'Minilith' - n/a - n/a	As standard	Positions to be agreed with LBS	

1.2 'PARK ROAD' MATERIALS, FURNITURE AND LIGHTING SCHEDULE:					
Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.2.6 Lighting</b>					
Highway lighting. Column mounted luminaire to LBS approval	Urbis Schreder	- Evolo - Colour to LBS specification - Column powder coated to match	Heights to LBS approval	For future agreement with LBS.	
Feature lighting to open space area	iGuzzini	- maxiWoody compact LED floodlight - Grey	-	Downlighting to retained existing trees in Block 4 frontage area.  Cowlling to shield unwanted light overspill into adjacent units.	

### 1.3 WESTMORELAND SQUARE

#### Materials

Westmoreland Square will use high quality materials to highlight its status as a main Civic Space within the FDS and future regenerated estate.

The materials are informed by the SSDM materials palette 'Town Centre' category with natural granite paving the predominant material. This will tie into the adjoining improvement works to Westmoreland Road currently being undertaken by Southwark Council and will create a direct link to Walworth Road to the west.

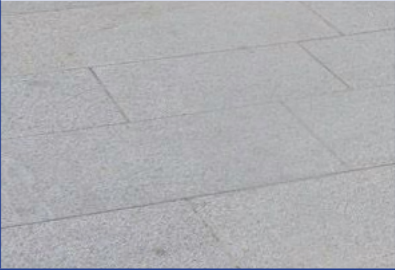





#### Furniture







The main furniture items within the Square will be modular concrete and timber benches and edging elements as described within the First Development Site Landscape Statement.




#### Lighting

Feature lighting will provide the main source of illumination in the Square. Strip lighting mounted to the underside of the modular benches will wash the ground and delineate the space at night. Column mounted flood lighting will also be used to project patterns onto the ground either through the use of gobos on the units themselves or via shadows cast from the proposed trees.

All lighting proposals will be designed to meet Southwark Council's minimum lighting requirements and use low energy fittings.

1.3 WESTMORELAND SQUARE MATERIALS, FURNITURE AND LIGHTING SCHEDULE:					
Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.3.1 Footway/Pedestrian Area Surfacing</b>					
Natural stone slab paving	CED Ltd	- Granite - *'Classic' - Silver grey - Fine picked	600x750x80mm	*Material to match LBS Westmoreland Road works.  Bound construction.	
Natural stone paving to water features	CED Ltd	- Granite - *'Classic' - Silver grey - Fine picked	200xRandom lengths (600-1200) x50mm	*Material to match LBS Westmoreland Road works.  Laid over rigid base.	
Porus Bound Aggregate	GreenBlue Urban or similar	- Arboresin - 5-20mm gravel aggregate - Porus binder	75mm depth layer	Used as flush tree pit surfacing to 3no. trees to shop frontages North of Westmoreland Square.	
<b>1.3.2 Parking Bays</b>					
Natural stone setts	CED Ltd	- Granite - *'Classic' - Silver grey - Fine picked	200x100x100mm	Bound construction	
<b>1.3.3 Traffic Table/Carpet</b>					
Pre-cast concrete blocks. Anti-shift unit surfacing	Tobermore	- City Pave VS5 - 60% Mid grey, 40% Graphite - Laid: Stretcher bond perpendicular to carriageway	300x150x100mm	Face mix including granite aggregates. Interlocking paving system	
<b>1.3.4 Kerbs</b>					
Natural stone kerb and edging units	CED Ltd	- Granite - Silver grey - Fine picked to all sides	300x225x800-1100mm  65x150x800mm	Kerbs and edging units to all roads and planting areas on streets	

1.3 WESTMORELAND SQUARE MATERIALS, FURNITURE AND LIGHTING SCHEDULE:					
Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.3.5 Edgings</b>					
Steel edging to raised tree pits	Kinley Systems - ExcelEdge	- Hi-Grade Steel Edging Type HG10 - n/a - Mild Steel	10x150x3000mm	Laid with 60mm upstand to adjacent paving	
Edging to aggregate dressed macadam areas	Kinley Systems - ExcelEdge	- Alu-Excel Aluminium Edging Type AE100M - n/a - Milled	150x75x2500mm 6.5mm thick bead to to edge	Laid flush with adjacent paving	
<b>1.3.6 Seating</b>					
Bespoke, freestanding modular wall and seating elements	Woodscape	- Bespoke pigmented modular concrete wall units with acid etched finish - Hardwood timber slats mounted to galvanized steel frame	Wall units: 600x390x400mm Timber slats: 50x50x500mm Steel frame: 10mm thickness	Wall units to accommodate intergrated lighting.  Assembly fixed down to mass concrete foundation	
<b>1.3.7 Cycle Stands</b>					
Stainless Steel	Falco	- Sheffield Cycle Stand - n/a - Stainless Steel	750x1100mm	Stands mainly located on private land at building entrances.	
Mayor of London Cycle Hire Scheme	TfL	n/a	24 No. Cycle Stands	Power supply required to kiosk unit.	
<b>1.3.8 Litter Bins</b>					
Litter Bin	Falco	- Cima litter bin with stainless steel ashtray - Dark grey - Polyester Powder Coated	406øx820mm  75l	-	

1.3 WESTMORELAND SQUARE MATERIALS, FURNITURE AND LIGHTING SCHEDULE:					
Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.3.9 Signage</b>					
Legible London signage with printed maps and street names	Woodhouse	- 'Minilith' - n/a - n/a	As standard	Positions to be agreed with LBS	
<b>1.3.10 Lighting</b>					
Feature lighting integral to seating	-	- Flexible LED Strip - Warm white light	6m strips	Extrnal use rating, IP68 or higher.  Electrical driver unit required for each 6m strip.	
Column mounted functional/feature lighting	Woodhouse or similar	- Gobo pattern projectors			

## 1.4 WESTMORELAND PARK

### Materials

Westmoreland Park is designed to be a green island adjacent to Westmoreland Square.

The materials used within the Park will be softer in terms of colour, texture and scale, with elements such as natural clay paver units and raw or unfinished edges and trims.

### Furniture







The main furniture items within the Park will be modular concrete and timber benches and edging elements as described within the First Development Site Landscape Statement.

Signage will be incorporated into the paving and the vertical components of the modular seating/fencing elements to reduce clutter and minimise the suite of elements within the space.








### Lighting

Feature lighting will provide the main source of illumination in the Square. Strip lighting mounted to the underside of the modular benches will wash the ground and delineate the space at night. Column mounted flood lighting will also be used to project patterns onto the ground either through the use of gobos on the units themselves or via shadows cast from the proposed trees.

All lighting proposals will be designed to meet Southwark Council's minimum lighting requirements and use low energy fittings.

1.4 WESTMORELAND PARK MATERIALS, FURNITURE AND LIGHTING SCHEDULE:					
Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.4.1 Footpaths &amp; Circulation Area Surfacing</b>					
Feature paving to Public Open Space areas	-	- Fair faced in situ-cast concrete - Pigmented mixture; warm grey-buff - Broom/brush finished	2000x2000mm max.	Final size to be determined with engineer.  Wayfinding and identity features to be incorporated, see 4.4.7.	
Small unit pavers to internal paths	Vande Moortel	- Ancienne Belgique clay pavers - Camel - Tumbled, unsanded	185x45x90mm	Joint mortar to be colour matched	
Wet pour safety surfacing to play area	Tiger mulch	- Tiger Mulch - Varies - As standard	Depth to be compliant with BS 1176-77	surfacing laid over permeable granular construction incorporating sub-base stabilisation matrix, GeoWeb or similar.	
<b>1.4.2 Edgings</b>					
Steel sheet edging and retaining elements	Kinley Systems	- Bespoke steel edges - Raw - Clear polyester powder coated hot rolled steel	100m thickness, height varies as required.		
<b>1.4.3 Fencing</b>					
Steel fence to play area	Kinley Systems	- Bespoke steel fence integrated into modular concrete wall - Raw - Clear polyester powder coated hot rolled steel	1100mm max. height	Fence component fully integrated with modular bench/wall element.	
<b>1.4.4 Seating</b>					
Bespoke, freestanding modular wall and seating elements	Woodscape	- Bespoke pigmented modular concrete wall units with acid etched finish - Hardwood timber slats mounted to galvanized steel frame	Wall units: 600x390x400mm Timber slats: 50x50x500mm Steel frame: 10mm thickness	Wall units to accommodate integrated lighting.  Assembly fixed down to mass concrete foundation	





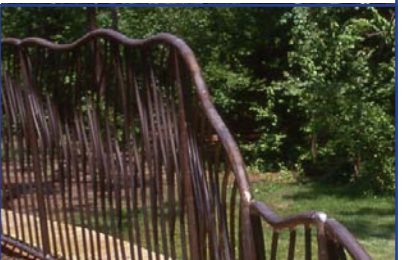








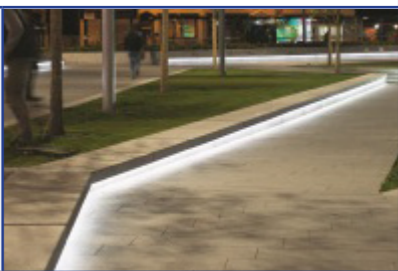

<b>1.4 WESTMORELAND PARK MATERIALS, FURNITURE AND LIGHTING SCHEDULE:</b>					
Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.4.5 Cycle Stands</b>					
Stainless Steel	Falco	- Sheffield Cycle Stand - n/a - Stainless Steel	750x1100mm	Stands mainly located on private land at building entrances.	
<b>1.4.6 Litter Bins</b>					
Litter Bin	Falco	- Cima litter bin with stainless steel ashtray - Dark grey - Polyester Powder Coated	406øx820mm 75l	-	
<b>1.4.7 Signage</b>					
Legible London signage with printed maps and street names	Woodhouse	- 'Minilith' - n/a - n/a	As standard	Positions to be agreed with LBS	
Wayfinding and identity	-	Wayfinding and identity nomenclature laser cut into steel panels attached to modular seating/fencing elements	n/a	-	
Wayfinding and identity	Solid Poetry	- Moisture activated concrete additive - n/a - as concrete	Applied to full surface area of Feature Paving to Public Open SPace Areas, see section 4.5.1	System allows patterns to emerge in solid concrete surfaces when wet. Final design to be determined through community consultation.	
<b>1.4.8 Lighting</b>					
Feature lighting integral to seating	-	- Flexible LED Strip - Warm white light	6m strips	Extrnal use rating, IP68 or higher	
Feature/funtional lighting	iGuzzini	- Multi-woody with associated gobo pattern shields - Grey lanterns and columns	10m Columns Lanterns mounted at varying heights	Lower lanterns to provide functional lighting. Upper lanterns to light canopies of trees and project gobo patterns onto paving	

## 1.5 PORTLAND STREET PARK

### Materials, furniture and Lighting

Portland Street Park is designed as a sister space to Westmoreland Park and will use the same palette of materials to give visual continuity between the spaces.

1.5 PORTLAND STREET PARK MATERIALS SCHEDULE:					
Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.5.1 Footpaths &amp; Circulation Area Surfacing</b>					
Feature paving to Public Open Space areas	-	- Fair faced in situ-cast concrete - Pigmented mixture; warm grey-buff - Broom/brush finished	2000x2000mm max.	Final bay size to be determined with structural engineer.  Wayfinding and identity features to be incorporated, see 4.4.7.	
Small unit pavers to Public Open Space areas	Vande Moortel	- Ancienne Belgique clay pavers - Camel - Tumbled, unsanded	185x45x90mm	Joints to be colour matched	
Porus macadam surfacing within ball court area	Lafarge Tarmac	- ULTIDRIVE porus macadam - Black macadam. - As standard	6mm nominal aggregate size surface course	Line markings to coordinate with play equipment and fencing colours	
<b>1.5.2 Edgings</b>					
Steel sheet edging and retaining elements	Kinley Systems	- Bespoke steel edging - Raw - Clear polyester powder coated hot rolled steel	10mm thickness	Edgings to be fixed to concrete footings as required.	
<b>1.5.3 Fencing</b>					
Steel fence to play area	-	- Bespoke steel fence intergrated into modular concrete wall - Raw - Clear polyester powder coated hot rolled steel	1100mm min. height 400mm max. height	Fence component fully integrated with modular bench/wall element.	
<b>1.5.4 Seating</b>					
Bespoke, freestanding modular wall and seating elements	Woodscape	- Bespoke pigmented modular concrete wall units with acid etched finish - Hardwood timber slats mounted to galvanized steel frame	Wall units: 600x390x400mm Timber slats: 50x50x500mm Steel frame: 10mm thickness	Wall units to accommodate intergrated lighting.  Assembly fixed down to mass concrete foundation	

<b>1.5 PORTLAND STREET PARK FURNITURE AND LIGHTING SCHEDULE:</b>					
Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.5.5 Cycle Stands</b>					
Stainless Steel	Falco	- Sheffield Cycle Stand - n/a - Stainless Steel	750x1100mm	Stands mainly located on private land at building entrances.	
<b>1.5.6 Litter Bins</b>					
Litter Bin	Falco	- Cima litter bin with stainless steel ashtray - Dark grey - Polyester Powder Coated	406øx820mm 75l	-	
<b>1.5.7 Signage</b>					
Legible London signage with printed maps and street names	Woodhouse	- 'Minilith' - n/a - n/a	As standard	Positions to be agreed with LBS	
Wayfinding and identity	-	Wayfinding and identity nomenclature laser cut into steel panels attached to modular seating/fencing elements	n/a	-	
Wayfinding and identity	Solid Poetry	- Moisture activated concrete additive - n/a - as concrete	Applied to full surface area of Feature Paving to Public Open SPace Areas, see section 4.5.1	System allows patterns to emerge in solid concrete surfaces when wet. Final design to be determined thorough community consultation.	
<b>1.5.8 Lighting</b>					
Feature lighting integral to seating	-	- Flexible LED Strip - Warm white light	6m strips	Extrnal use rating, IP68 or higher	
Feature/funtional lighting	iGuzzini	- Multi-woody with associated gobo pattern shields - Grey lanterns and columns	10m Columns Lanterns mounted at varying heights	Lower lanterns to provide functional lighting. Upper lanterns to light canopies of trees and project gobo patterns onto paving	

## 1.6 COMMUNAL COURTYARDS

### Materials

The courtyards will have a complimentary palette of timber, stone and metal. The private terraces and communal seating areas will be mainly timber to give a softer more tactile finish where people will spend time. The main circulation routes will be surfaced with small unit natural sandstone blocks; the warm tones blending with the timber elements. Metal grilles will be used over the ventilation voids to the underlying podium slab. This material extends to the vertical retaining and planter edges with its raw finish enhancing the effect of the proposed planting.

### Furniture

Encouraging social interaction between residents is a key principle of the furniture in the courtyards. Large, rugged timber sleeper tables and benches and fixed barbecue hearths are provided in outdoor dining areas. Further fixed seating and loungers are made from robust timber and steel components.

### Lighting





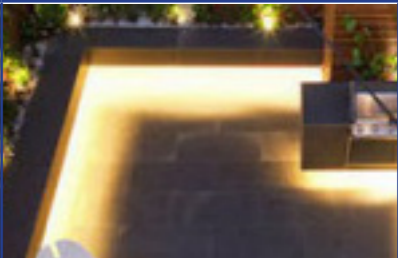

Lighting to the courtyards will be used to define the design of the spaces at night and provide a level of visual amenity for overlooking dwellings.

Feature trees will be highlighted with uplighting whilst the raised timber platforms and benches will be underlit to give the impression of hovering above the ground.

All core entrances will be well lit and the private terraces will be provided with external lighting to allow resident to sit out in the evenings, increasing their opportunities to enjoy the space.

### 1.6 COMMUNAL COURTYARDS MATERIAL, FURNITURE AND LIGHTING SCHEDULE:

Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.6.1 Surface Treatments</b>					
Private and communal timber deck	-	-Hardwood timber grooveless decking boards; Iroko or similar - Natural - Untreated	100x50x3000mm	Final size to be determined with engineer.  Wayfinding and indentivity features to be incorporated, see 4.4.7.	
Circulation paths	Royal Forest Pennant	- Sandstone Plank Paving - Buff mix - Sand blasted	Mixed gauges; 50, 100, 150, 200xRandm lengthx50mm	Paving units to be laid on rigid construction.	
Gratings to ventilation voids and viewing platforms	Lang & Faulton	- Barrot Heelsafe Pedestrian Grating - Galvanized steel	Max panel dimensions to manufacturers recommendations.	Final extent of grating and free air requirements to be coordinated to ensure building regs compliance. Anti-slip to DIN 51130 Class R9. Blocks 4 & 5 only	
Surfacing to play spaces	Play Bark	- Professional grade pine playbark mulch - Natural - Untreated, non-toxic	-	BSEN:1177 2008 Certified	
<b>1.6.2 Edgings and Raised Planters</b>					
Steel sheet edging and retaining elements	Kinley Systems	- Bespoke steel edges - Raw - Clear polyester powder coated hot rolled steel	100m thickness	All edges to be rounded	

1.6 COMMUNAL COURTYARDS MATERIAL, FURNITURE AND LIGHTING SCHEDULE:					
Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.6.3 Furniture</b>					
Communal fixed seating and table elements	-	- Fixed table and bench seats - New untreated oak sleepers	Table: 1600x900x7000mm Seats: 600x600x450mm	Void created in table to accommodate tree plating	
Seating platform	-	- Raised hardwood timber platform with seating edge, Iroko or similar	900x450x4000mm	Timber unit supported on concrete base.	
Bespoke timber sunloungers	Woodscape	- FSC Hardwood timber slats mounted to steel frame support. - Timber: Iroko or similar, untreated - Steel: Galvanized	1000x2000mm. Seating height: 450mm Backrest height: 1000mm	70x150x1000mm slats	
Fixed barbeque	-	Brick built embrasure with integrated steel fire plate shelf. - Brick to match surrounding architecture	1200(w)x800(d) x1500(h)mm		
<b>1.6.4 Lighting</b>					
Feature lighting integral to platforms	-	- Flexible LED Strip - Warm white light	6m strips	Extrnal use rating, IP68 or higher	
Uplighting to trees	iGuzzini	- iPro Mini Floodlight with ground spike - BK18 - Die-cast aluminium	81x81x86mm	2No. per feature tree within communal courtyard gardens.	

## 1.7 COMMUNAL ROOF TERRACES

### Materials

The roof terraces will use minimal types of materials to make these relatively small areas feel spacious.


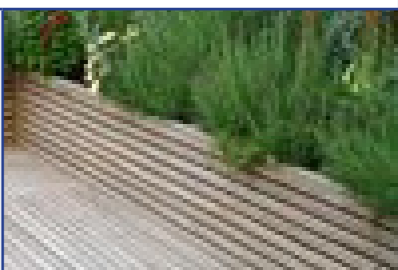



The terraces will be mainly used for passive recreation and enjoying the views out over Burgess Park and The City. As such, timber will be the dominant material of the terraces, used on the flooring and seating.

### Furniture

As stated above, timber will be used as the dominant material for the seating and sun lounge elements. Steel planter units will define spaces and complement both the timber and the lush green of the proposed planting.

### Lighting

Lighting will be incorporated into the raised metal edges to provide a low level, ground wash effect that will provide illumination to navigate around the spaces. Access points onto the terraces will be well lit with bulkhead or canopy lighting to the architects specification.

1.7 COMMUNAL ROOF TERRACES MATERIAL, FURNITURE AND LIGHTING SCHEDULE:					
Element	Suggested Supplier	Type/Colour/Finish	Size	Notes	Image
<b>1.7.1 Surface Treatments</b>					
Private and communal timber deck	-	- FSC Hardwood timber grooveless decking boards; Iroko or similar - Natural - Untreated	100x50x3000mm	-	
<b>1.7.2 Raised Planters</b>					
Modular steel planter edging incorporating seating elements	Woodscape	- Bespoke timber clad planters - FSC Hardwood timber slats mounted to steel frame. Iroko or similar. -Untreated timber	70x150mm timber slats. 450mm high. Plan size as per drawings	See below for details of integrated seating elements	
<b>1.7.3 Furniture</b>					
Timber seating units integrated into raised planters	Woodscape	- Bespoke timber bench seats - FSC Hardwood timber slats mounted to steel frame. Iroko or similar. -Untreated timber	70x150mm timber slats	-	
Bespoke timber sunloungers	Woodscape	- FSC Hardwood timber slats mounted to steel frame support. - Timber: Iroko or similar, untreated - Steel: Galvanized	1000x2000mm. Seating height: 450mm Backrest height: 1000mm	70x150x1000mm slats	
<b>1.7.4 Lighting</b>					
Recessed wall lighting mounted on raised planters	iGuzzini	- Ledplus 'all glass square' Type 2635 - Sodium-Calcium glass set in stainless steel casing	130x130x94mm	Units to be set into steel planter walls.  Bulkhead lighting by access points to architect specification.	

**APPENDIX B**  
**PLANTING STRATEGY**

## 1.0 PLANTING DESIGN STRATEGY

The planting within the First Development Site (FDS) complements the tree planting to create a diverse and interesting character on the site.

The building density and height, together with intense use of the open spaces, creates very specific conditions for the plants to grow. Therefore, choosing plants that naturally grow well in the microclimate conditions of the site is fundamental to the success of the planting strategy.

The planting structure is an important element to the definition of each space. It has been divided into five typologies as follows:

- Tree bed planting
- Perennial planting mixes
- Shrub mixes
- Raingarden mixes
- Hedges

Each typology will have a predominant species that sets the character of the planting mix. A certain repetition of species in the different planting mixes will also guarantee the consistency of the design proposal throughout the First Development Site.

Planting areas are organized by layers, starting with low level creeping species, moving to taller herbaceous plants and ending with shrubs of various sizes. The planting mixes also have a set percentage of evergreens so they provide interest all year long.

The majority of the planting will be herbaceous perennials, but, as the London climate tends to be mild, there will also be a number of non-evergreen herbaceous plants used which are in leaf for nearly all the year, such as Acanthus and Nepeta.

The planting mixes will form recognizable and predictable communities in accordance to the combination of conditions found on site and to minimize maintenance and irrigation requirements.

The following pages identify the species used within each planting mixes and their location around the site.

### Planting Strategy



- Raingardens
- Existing Soft Landscape Enhanced
- Amenity Lawn
- Feature Planting
- On-Street Amenity Planting
- Hedged Boundaries
- Planted Boundaries
- Communal Courtyard Amenity Planting:  
incl. Lawns, Flower and Productive Gardens
- Buffer Planting to perimeter of Courtyards
- Rooftop Planting

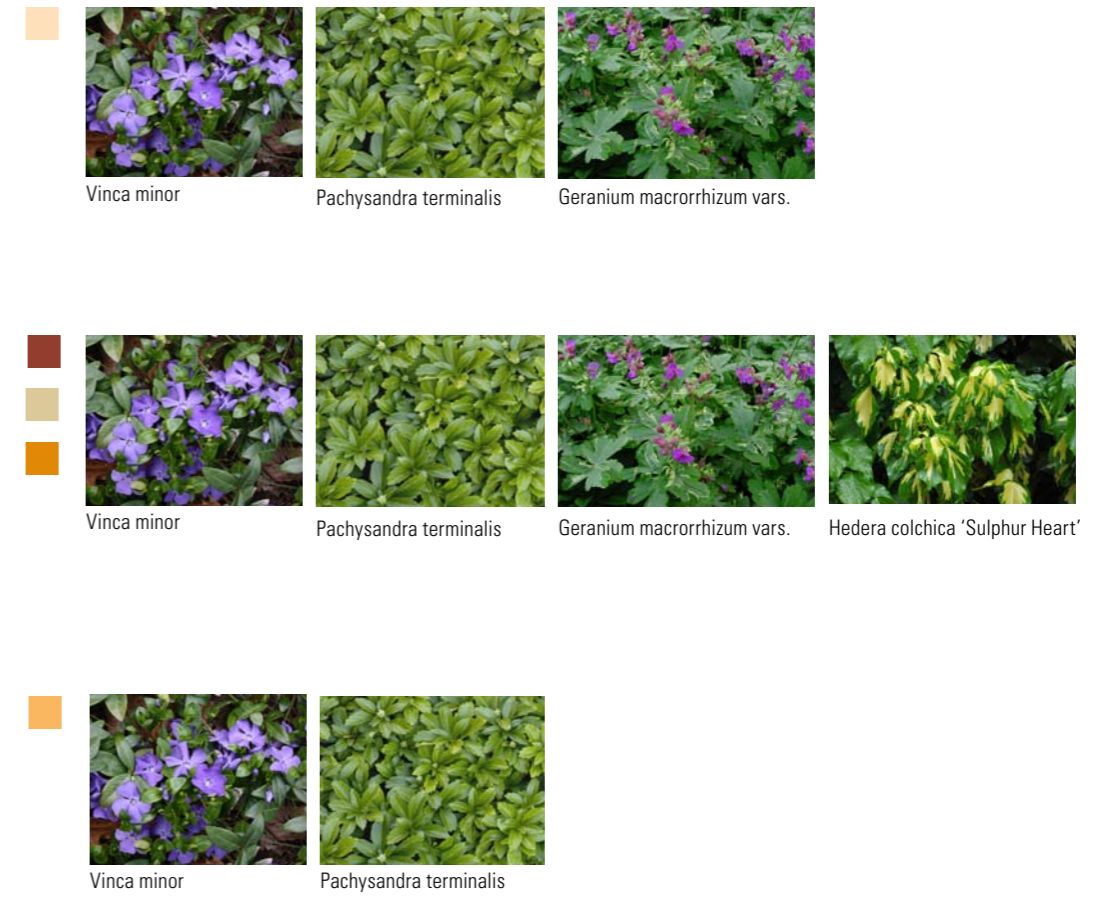


## 1.1 TREE BASE PLANTING MIX 1-5

Species	Common Name	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Min. No of Breaks/Branches	Density/m <sup>2</sup>	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
										Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
<b>T1-5</b>																	
Geranium macrorrhizum vars	Bigroot cranesbill	0.40	0.50	15-20	0.5L	5		nectar									
Pachysandra terminalis	Japanese pachysandra	0.30	1.00	15-20	2L	5		nectar									
Vinca minor	Periwinkle	0.30	1.00	15-20	0.5L	5		nectar									
Hedera colchica 'Sulphur Heart'	Ivy 'Sulfur Heart'	0.20	3.00	15-20	0.5L	4		nectar									



SINGLE SPECIES PER TREE BASE



## 1.2 PERENNIAL PLANTING MIX 1

Species	Common Name	% of Mix	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
									Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
<b>MIX 1</b>																
<i>Danae racemosa</i>	Alexandrian laurel	10%	1.2	0.6	20-30	1L										
<i>Bergenia vars</i>	Elephant's ears	40%	0.3	0.6		0.5L		nectar		+ white						
<i>Helleborus x hybridus</i>	Hybrid Lenten rose		0.5	0.6		0.5-1L		nectar								
<i>Anemone x hybrida</i>	Japanese anemone		1.2	0.8		1-2L							+ white			
<i>Astilbe chinensis tacquetii</i>	Astilbe		1.7	0.6		0.5-1L							seedheads		seedheads	
<i>Brunnera macrophylla</i>	Siberian bugloss	0.5	0.6		0.5L											
<i>Geranium endressii/ x oxonianum vars.</i>	Endres's crane's bill		0.6	0.8		0.5L		nectar								
<i>Geranium phaeum vars.</i>	Black widow		0.7	0.7		0.5L		nectar								
<i>Hakonechloa macra</i>	Japanese forest grass		0.3	0.6		0.5L										
<i>Hosta vars.</i>	Plantain lily		0.5	0.6		1-2L										
<i>Lamium vars.</i>	Spotted deadnettle		0.2	0.3		0.5L		nectar		+ white						
<i>Lysimachia ciliata 'Firecracker'</i>	Loosestrife 'Firecracker'		0.9	0.6		0.5L		nectar								
<i>Symphytum 'Goldsmith'</i>	Ornamental Comfrey		0.5	0.5		0.5L	Harmful if eaten.	nectar								



*Danae racemosa*



*Anemone x hybrida*



*Bergenia vars*



*Geranium endressii*



*Symphytum 'Goldsmith'*



*Hosta vars.*



*Astilbe chinensis tacquetii*



*Brunnera macrophylla*



*Geranium phaeum vars.*



*Helleborus x hybridus*



*Lamium vars.*



*Hakonechloa macra*



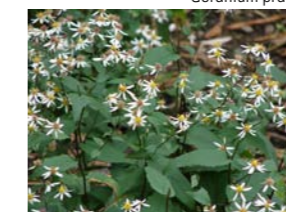
*Geranium x oxonianum vars.*



*Lysimachia ciliata 'Firecracker'*

### 1.3 PERENNIAL PLANTING MIX 2

Species	Common Name	% of Mix	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter		
									Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower	
<b>MIX 2</b>																	
Viburnum davidii	David viburnum	10%	1.50	2.00	20-30	2L		nectar/berries	Green	white	Green		Green		Green		
Epimedium vars.	Large flowered barrenwort	50%	0.30	0.40		0.5L		nectar	Green	Orange	Green		Green		Green		
Liriope vars.	Lilyturf		0.30	0.25		0.5L		nectar	Green		Green		Green		Green		
Luzula sylvatica	Great wood-rush		0.50	0.50		0.5L											
Acanthus mollis	Bear's branch		1.70	0.80		2L		nectar	Green		Green	Light Green	Green	seedheads		seedheads	
Anemone x hybrida	Japanese Anemone		1.20	0.80		1-2L		nectar					Green	+ white			
Aster divaricatus	White wood aster		0.60	0.50		0.5L		nectar			Green	white	Green	white			
Brunnera macrophylla	Siberian bugloss		0.50	0.60		0.5L		nectar		Blue	Green		Green				
Geranium pratense hybrids	Meadow cranesbill		1.00	0.40		0.5L		nectar N		Blue	Green	Dark Green	Green				
Geranium psilostemon	Armenian cranesbill		1.00	0.80		0.5L		nectar			Green	Pink	Green				
Symphytum caucasicum	Caucasian comfrey		0.40	1.00		0.5L		nectar	Green	Teal	Green		Green				



### 1.4 PERENNIAL PLANTING MIX 3

Species	Common Name	% of Mix	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter		
									Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower	
<b>MIX 3</b>																	
Fatsia japonica	Japanese aralia	20%	4.00	4.00	30-40	3L		nectar	Green		Green						
Bergenia vars	Elephant-eared saixfrage	30%	0.3	0.6		0.5L		nectar	Green	+ white	Green						
Aruncus dioicius	Goat's beard		1.60	0.80		0.5L					white						
Persicaria bistorta 'Superba'	Red bistort' Superba'		0.80	0.70		0.5L		nectar N	Green								
Geranium endressii/ x oxonianum vars.	Cranesbills		0.6	0.8		0.5L		nectar									
Geranium phaeum vars.	Dusky cranesbill		0.7	0.7		0.5L		nectar									
Geranium 'Rozanne'	Geranium [Rozanne]		0.30	0.80		0.5L		nectar									
Stachys macrantha	Betony 'Superba'		0.60	0.50		0.5L		nectar									
Hakonechloa macra	Hakonechloa		0.3	0.6		0.5L											



Fatsia japonica



Geranium phaeum vars.



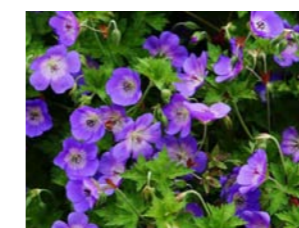
Persicaria bistorta 'Superba'



Geranium endressii



Stachys macrantha



Geranium 'Rozanne'



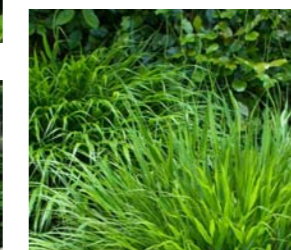
Geranium x oxonianum vars.



Bergenia vars



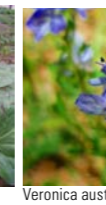
Arauncus dioicius



Hakonechloa macra

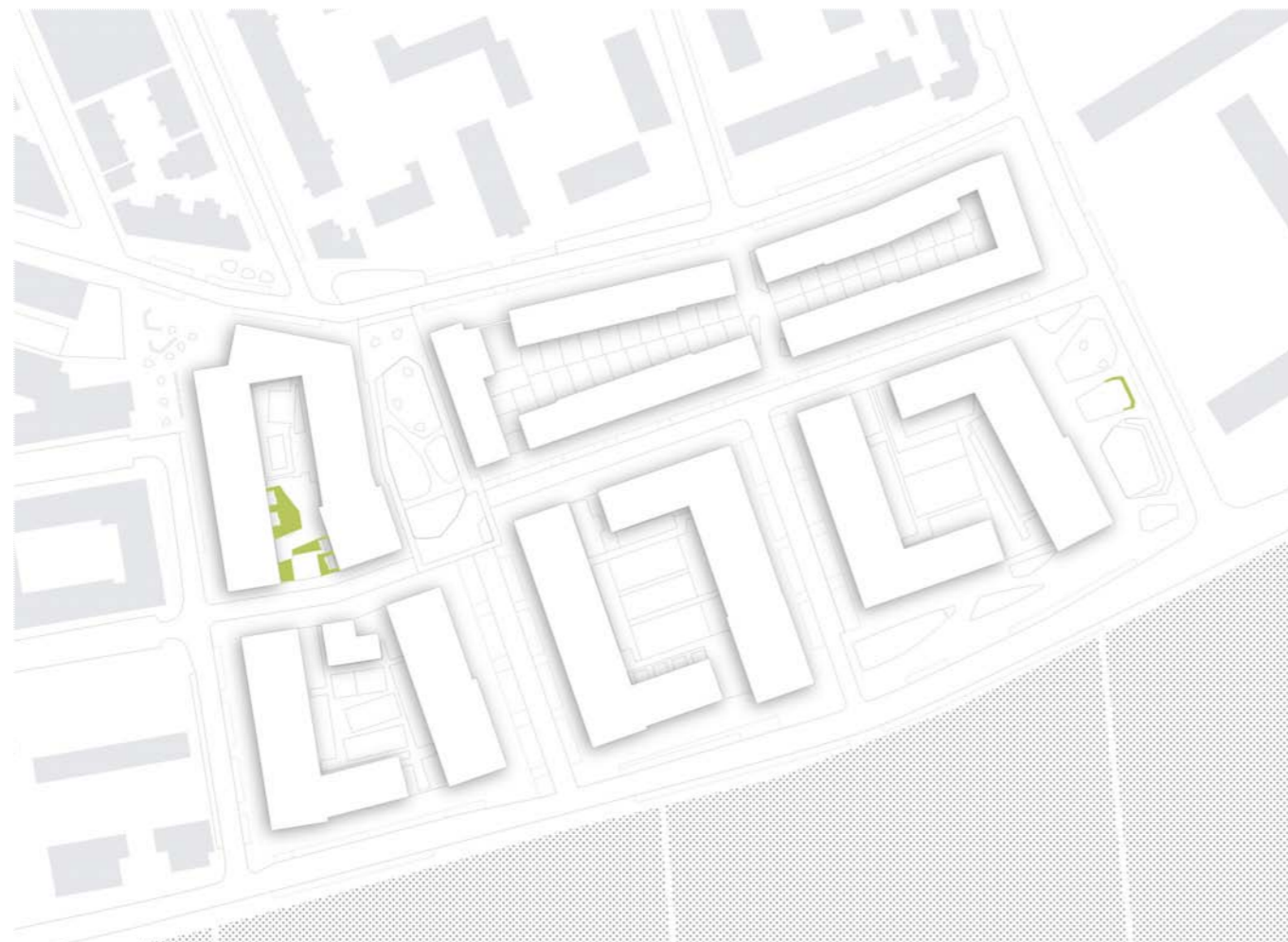
## 1.5 PERENNIAL PLANTING MIX 4

Species	Common Name	% of Mix	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter		
									Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower	
<b>MIX 4</b>																	
Buxus sempervirens – unclipped	Common Box	10%	4.00	3.00	30-40	2L											
Iris foetidissima	Stinking iris		0.50	0.60		0.5L	nectar										
Luzula sylvatica	Great wood-rush	60%	0.50	0.50		0.5L											
Phlomis russeliana	Turkish sage		1.20	0.80		1-2L	nectar/seedheads										
Vinca vars.	Periwinkle		0.30	1.00		0.5L	nectar										
Bergenia vars	Elephant-eared saixfrage		0.3	0.6		0.5L	nectar										
Geranium macrorrhizum vars.	Bigroot cranesbill		0.40	0.50		0.5L											
Mathiasella bupleuroides	Mathiasella		1.00	0.50		0.5-1L	nectar										
Origanum laevigatum	Oregano		0.50	0.40		0.5L	nectar										
Tellima grandiflora	Fringecups		0.60	0.40		0.5L	nectar										
Veronica austriaca	Saw-leaved speedwell		0.60	0.40		0.5L	nectar										



### 1.6 PERENNIAL PLANTING MIX 5

Species	Common Name	% of Mix	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
									Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
<b>MIX 5</b>																
Mahonia x media 'Charity'	Oregon grape 'Charity'	10%	5.00	2.50	30-40	2L		nectar								
Bergenia vars	Elephant-eared saixfrage	40%	0.3	0.6	30-40	0.5L		nectar		+ white						
Helleborus x hybridus	Hybrid Lenten rose		0.5	0.6		0.5L		nectar								
Luzula sylvatica	Great wood-rush		0.50	0.50		0.5L										
Epimedium vars.	Barrenwort		0.30	0.40		0.5L		nectar								
Aquilegia vulgaris	Common columbine		1.20	0.30		0.5L		nectar /seedheads		+ pink/white						
Aster divaricatus	White wood aster		0.60	0.50		0.5L		nectar			white		white			
Geranium macrorrhizum vars.	Bigroot cranesbill		0.40	0.50		0.5L		nectar								
Geranium phaeum vars.	Dusky cranesbill		0.7	0.7		0.5L										
Geranium psilostemon	Armenian cranesbill		1.00	0.80		0.5L										
Lysimachia ciliata 'Firecracker'	Loosestrife 'Firecracker'		0.9	0.6		0.5L		nectar								
Persicaria amplexicaulis vars.	Mountain fleece		1.20	0.80		2L		nectar								
Polystichum setiferum	Soft shield fern		0.50	0.60		0.5L										
Veronica austriaca	Saw-leaved speedwell		0.60	0.40		0.5L		nectar								



Mahonia x media 'Charity'



Geranium psilostemon



Veronica austriaca



Polystichum setiferum



Bergenia vars



Aquilegia vulgaris



Luzula sylvatica



Aster divaricatus



Persicaria amplexicaulis vars.



Epimedium vars.



Geranium phaeum vars.

Geranium macrorrhizum



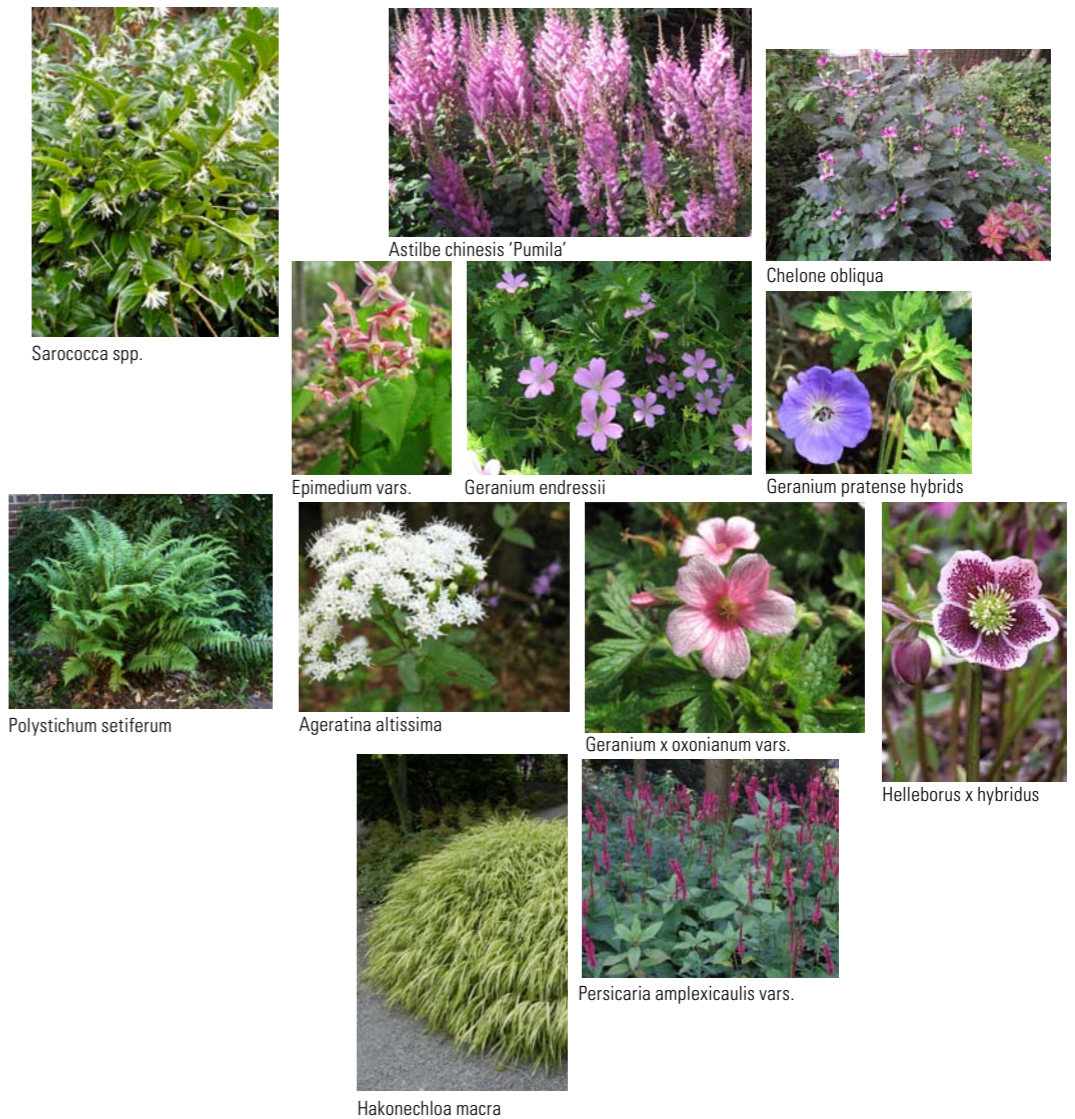
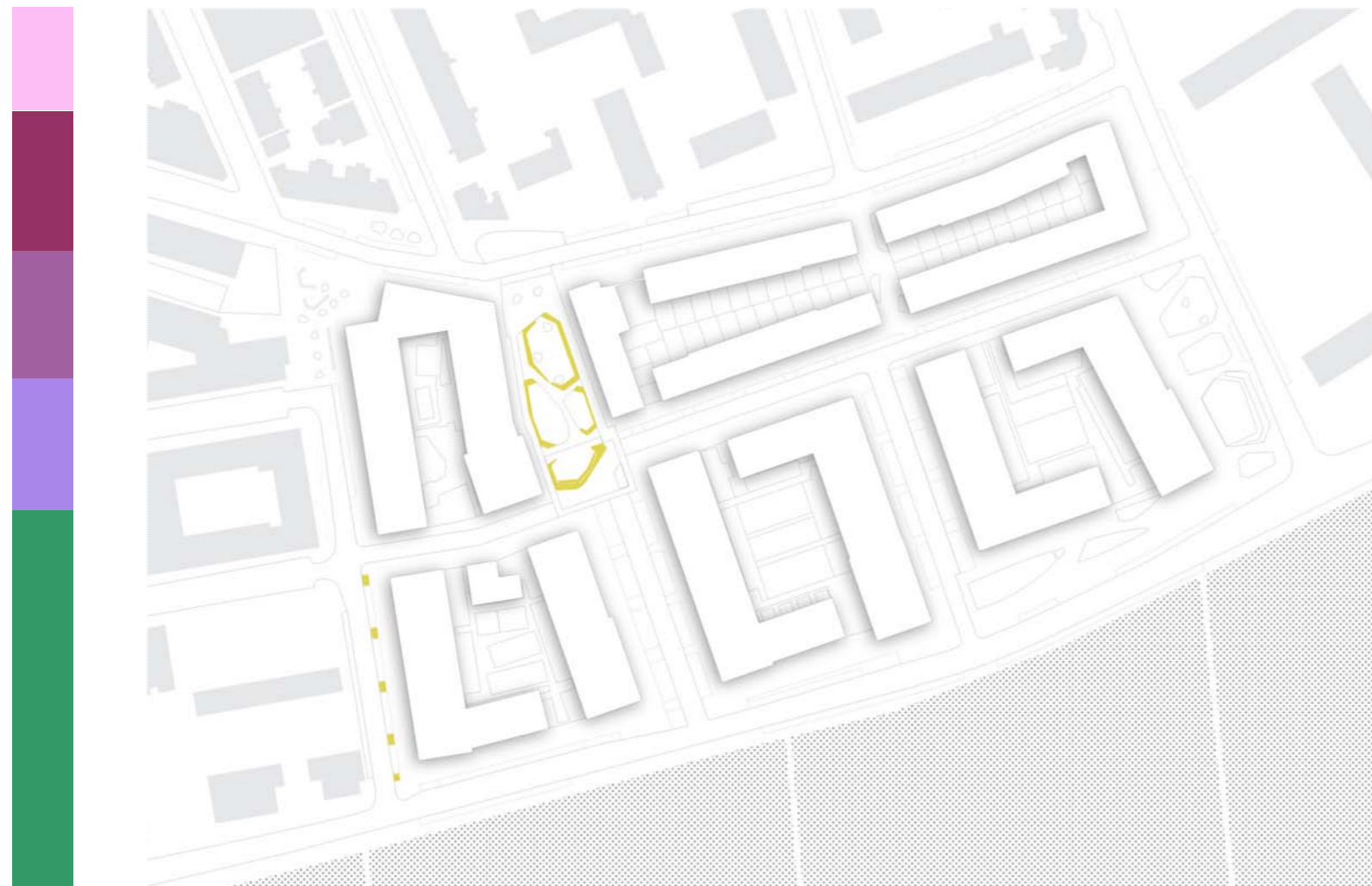
Helleborus x hybridus



Lysimachia ciliata 'Firecracker'

### 1.7 PERENNIAL PLANTING MIX 6

Species	Common Name	% of Mix	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
									Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
<b>MIX 6</b>																
Sarcococca spp.	Sweet box	10%	1.50	0.80	30-40	2L		nectar	Green	White	Green		Green		Green	White
Epimedium vars.	Barrenwort	50%	0.30	0.40	30-40	0.5L		nectar	Green	Pink	Green		Green		Green	
Helleborus x hybridus	Hybrid Lenten rose		0.5	0.6		0.5L		nectar	Green	Purple	Green		Green		Green	
Ageratina altissima	White snakeroot		1.00	0.50		0.5L		nectar	Green				White			
Astilbe chinensis 'Pumila'	Dwarf Chinese astilbe		0.40	0.40		0.5L		nectar	Green		Purple		Green	seedheads		seedheads
Geranium endressii/ x oxonianum vars.	Cranesbills		0.6	0.8		0.5L		nectar	Green		Pink		Green	Pink		
Geranium pratense hybrids	Meadow cranesbill		1.00	0.40		0.5L		nectar N	Green		Purple		Green			
Polystichum setiferum	Soft shield fern		0.50	0.60		0.5L			Green							
Chelone obliqua	Twisted shell flower		0.60	0.50		0.5L		nectar	Green				Green	+ white		
Hakonechloa macra	Hakonechloa		0.3	0.6		0.5L			Green							
Persicaria amplexicaulis vars.	Red bistort 'Firetail'		1.20	0.80		0.5L		nectar	Green		Purple		Green	Purple		



## 1.8 PERENNIAL PLANTING MIX 7

Species	Common Name	% of Mix	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
									Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
Phlomis russeliana	Turkish sage	10%	1.20	0.80	1-2L		nectar / seedheads						seedheads		seedheads	
Iris sibirica	Siberian flag		1.00	0.30	0.5L		nectar / seedheads								seedheads	
Sedum telephium vars.	Stonecrop	30%	0.50	0.30	0.5L		nectar								seedheads	
Agapanthus vars.	African lily		0.90	0.40	0.5L		nectar									
Anaphalis triplinervis	Triple-nerved pearly everlasting		0.30	0.30	0.5L		nectar			white						
Baptisia australis	False indigo		1.00	0.80	0.5L		nectar / seedheads								seedheads	
Calamintha nepeta	Lesser Calamint		0.30	0.40	0.5L		nectar			white						
Ceratostigma plumbaginoides	Hardy blue-flowered leadwort		0.30	0.60	0.5L		nectar									
Echinacea purpurea	Black samson		0.80	0.40	0.5L		nectar / seedheads									
Geranium pratense hybrids	Meadow cranesbill		1.00	0.40	0.5L		nectar									
Geranium endressii/ x oxonianum vars.	Cranesbills		0.6	0.8	0.5L		nectar									
Hemerocallis vars.	Daylily		0.90	0.30	0.5L		nectar									
Nepeta faassenii	Garden catmint		0.30	0.60	0.5L		nectar								seedheads	
Rudbeckia fulgida vars.	Orange coneflower		0.50	0.50	0.5L		nectar / seedheads									
Salvia nemorosa and related vars.	Woodland sage		0.60	0.40	0.5L		nectar									
Solidago rugosa	Goldenrod		1.40	0.50	0.5L		nectar									





## 1.9 PERENNIAL PLANTING MIX 8

Species	Common Name	% of Mix	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
									Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
<b>MIX 8</b>																
Euonymus fortunei vars	Bear's branch	85%	1.70	0.80		2L		nectar / seedheads						seedheads		seedheads
Hebe rakaiensis	Fortune's spindle		0.60	1.00	15-20	2L						white				
Mahonia repens	Rakai hebe		0.90	1.00	20-30	2L										
Pachysandra terminalis	Creeping mahonia		0.30	1.00	20-30	2L		nectar								
Phlomis russeliana	Japanese pachysandra		0.30	1.00	15-20	2L		nectar								
Viburnum davidii	David viburnum							nectar / berries								
Acanthus mollis	Turkish sage		1.20	0.80		1-2L		nectar / seedheads					seedheads		seedheads	
Spiraea x bumalda	Bumalda spirea		0.60	0.70	20-30	2L		nectar								
Stephanandra incisa	Stephanandra		1.00	1.50	20-30	2L		nectar		white						



### 1.10 PERENNIAL PLANTING MIX 9 - ROOF GARDENS

Species	Common Name	% of Mix	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
									Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
<b>MIX 9</b>																
Achillea 'Moonshine'	Yarrow					1.5L										
Agapanthus Headbourne Hybrids	African Lily					1.5L										
Agapanthus 'Windsor Grey'	African Lily Windsor Grey					1.5L					white		white			
Anemanthele lessoniana	Pheasant's tail grass					1.5L										
Echinacea purpurea	Black Samson					1.5L										
Eryngium yuccifolium	Button snakeroot					1.5L										
Gaura lindheimeri	White gaura					1.5L										
Geranium x Cantabrigiense Biokovo	Cranesbill Biokovo					1.5L										
Nepeta x faassenii 'Six Hills Giant'	Catmint Six Hills Giant					1.5L										
Phlomis russeliana	Turkish sage					1.5L										
Rudbeckia fulgida 'Goldstrum'	Coneflower Goldstrum					5L										
Salvia nemorosa 'Ostfriesland'	Balkan clary Ostfriesland					1.5L										
Sedum spectabile 'Brilliant'	Ice plant					1.5L										
Stachys byzantina	Lambs tongue					1.5L										
Stipa gigantean	Golden oats					1.5L										
Allium stipitatum 'Mount Everest'	Allium Mount Everest															12/+
Allium nigrum	Black garlic															12/+
Allium hollandicum 'Purple Sensation'	Dutch garlic															12/+
Narcissus 'Grand Primo'	Daffodil Grand Primo															10-14



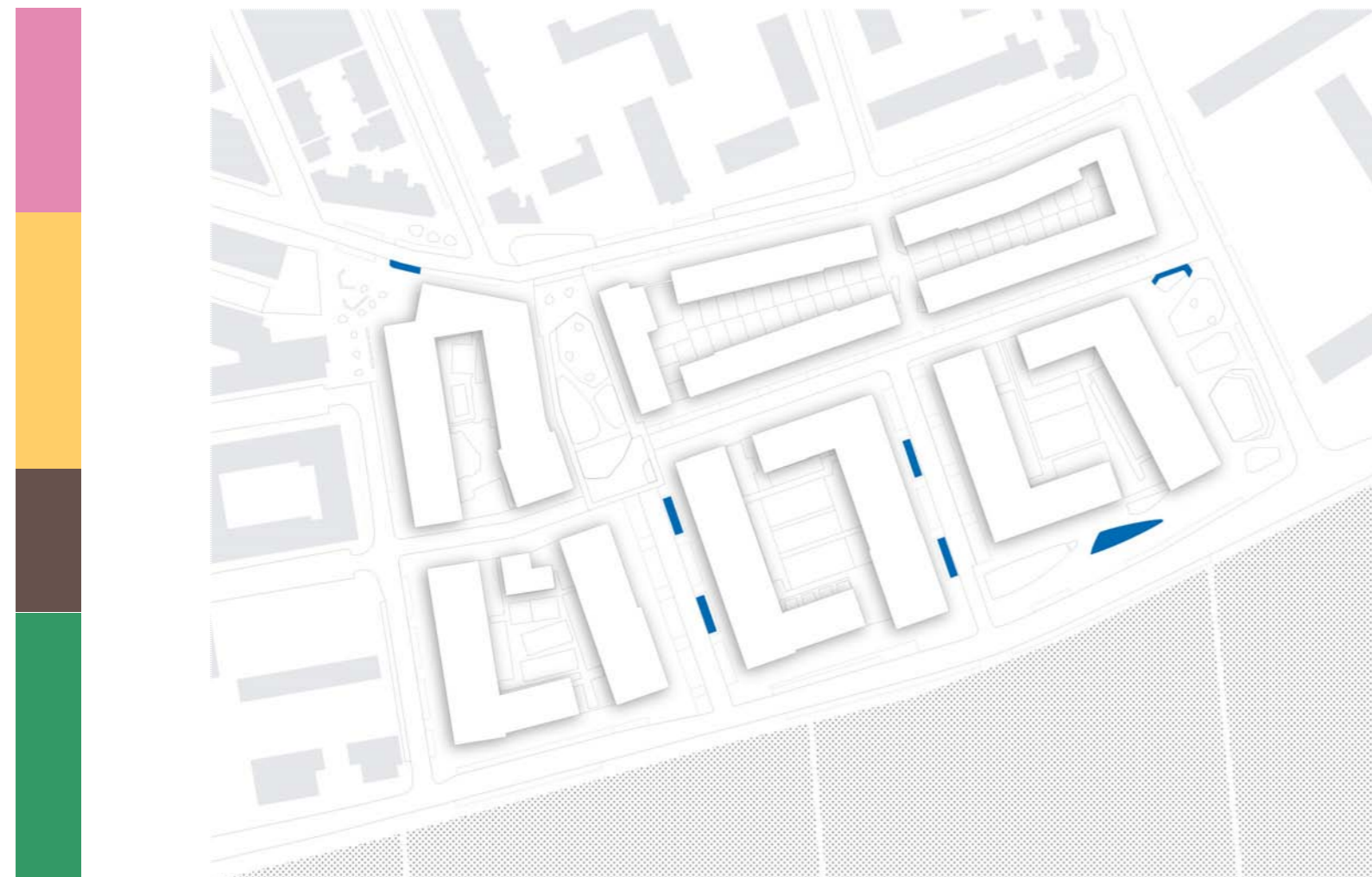
# 1.11 RAINGARDEN MIX 1

Species	Common Name	% of Mix	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Min. No of Breaks/Branches	Density/m2	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
											Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
RG 1																		
Carex glauca	Blue sedge	30%	0.30	0.60	0.5L					N								
Carex muskingumensis	Palm sedge		0.70	0.50	0.5L													
Aruncus dioicus	Goat's beard		1.60	0.80	0.5L					nectar			white					
Chelone obliqua	Turtle hedge		0.60	0.50	0.5L					nectar				+ white				
Eupatorium cannabinum	Hemp-agrimony		1.70	0.50	0.5L					nectar N								
Iris sibirica	Siberian flag		1.00	0.30	0.5L					nectar / seedheads					seedheads		seedheads	
Lysimachia ciliata 'Firecracker'	Loosestrife 'Firecracker'		0.9	0.6	0.5L					nectar								
Lysimachia clethroides	Gooseneck		0.80	0.60	0.5L					nectar			white					
Persicaria amplexicaulis vars.	Mountain fleece		1.20	0.80	2L					nectar								
Persicaria bistorta 'Superba'	Red bistort' Superba'		0.80	0.70	0.5L					nectar N								
Sanguisorba armena	Burnet		0.70	1.00	0.5L					nectar								



### 1.12 RAINGARDEN MIX 2

Species	Common Name	% of Mix	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Min. No of Breaks/Branches	Density/ m2	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
											Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
RG 1 RG 2																		
Carex glauca	Chinese astilbe		1.7	0.6	0.5-1L					nectar / seedheads					seedheads		seedheads	
Carex muskingumensis	Blue sedge	30%	0.30	0.60	0.5L					N								
Phlomis russeliana	Turkish sage		1.20	0.80	1-2L					nectar / seedheads					seedheads		seedheads	
Astilbe chinensis tacquetii	Palm sedge		0.30	0.60	0.5L													
Chelone obliqua	Turtle hedge		0.70	0.50	0.5L					nectar					'+ whtie			
Eupatorium cannabinum	Hemp-agrimony		1.70	0.50	0.5L					nectar								
Hemerocallis vars.	Orange daylily		0.90	0.30	0.5L					nectar								
Lysimachia ciliata 'Firecracker'	Loosestrife 'Firecracker'		0.9	0.6	0.5L					nectar								
Persicaria bistorta 'Superba'	Red bistort' Superba'		0.80	0.70	0.5L					nectar								
Rudbeckia fulgida	Orange coneflower		0.50	0.50	0.5L					nectar / seedheads								seedheads



### 1.13 SHRUB MIX 1

Species	Common Name	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Min. No of Breaks/Branches	Density/ m2	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
										Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
S1																	
Mahonia x media 'Charity'	Oregon grape 'Charity'	5.00	2.50	30-40	2L	3		nectar									
Fatsia japonica	Japanese aralia	4.00	4.00	30-40	3L	3		nectar									
Sarcococca confusa	Sweet box	1.50	0.80	30-40	2L	5		nectar									white



Fatsia japonica



Mahonia x media 'Charity'



Sarcococca confusa

### 1.14 SHRUB MIX 2

Species	Common Name	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Min. No of Breaks/Branches	Density/m2	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
										Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
<b>S2</b>																	
Buxus sempervirens	Common Box	4.00	3.00	30-40	2L	5											
Chaenomeles x superba 'Crimson and Gold'	Japanese quince 'Crimson and Gold'	2.00	2.00	40-60	3L	3		nectar/ fruit									
Hebe 'Great Orme'	Shrubby Veronica	1.00	1.00	20-30	2L	5		nectar									
Pittosporum 'Garnettii'	Pittosporum 'Garnettii'	4.00	2.00	30-40	3L	3		nectar									
Pittosporum tenuifolium 'Irene Paterson'	Tawhiwhi 'Irene Paterson'	4.00	2.00	30-40	3L	3		nectar									
Sarcococca confusa	Sweet box	1.50	0.80	30-40	2L	5		nectar								white	



Buxus sempervirens



Hebe 'Great Orme'



Berberis thunbergii 'Atropurpurea Nana'



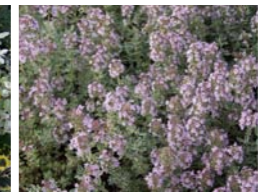
Chaenomeles x superba 'Crimson and Gold'



Pittosporum 'Garnettii'



Pittosporum tenuifolium 'Irene Paterson'



Thymus 'Silver Queen'



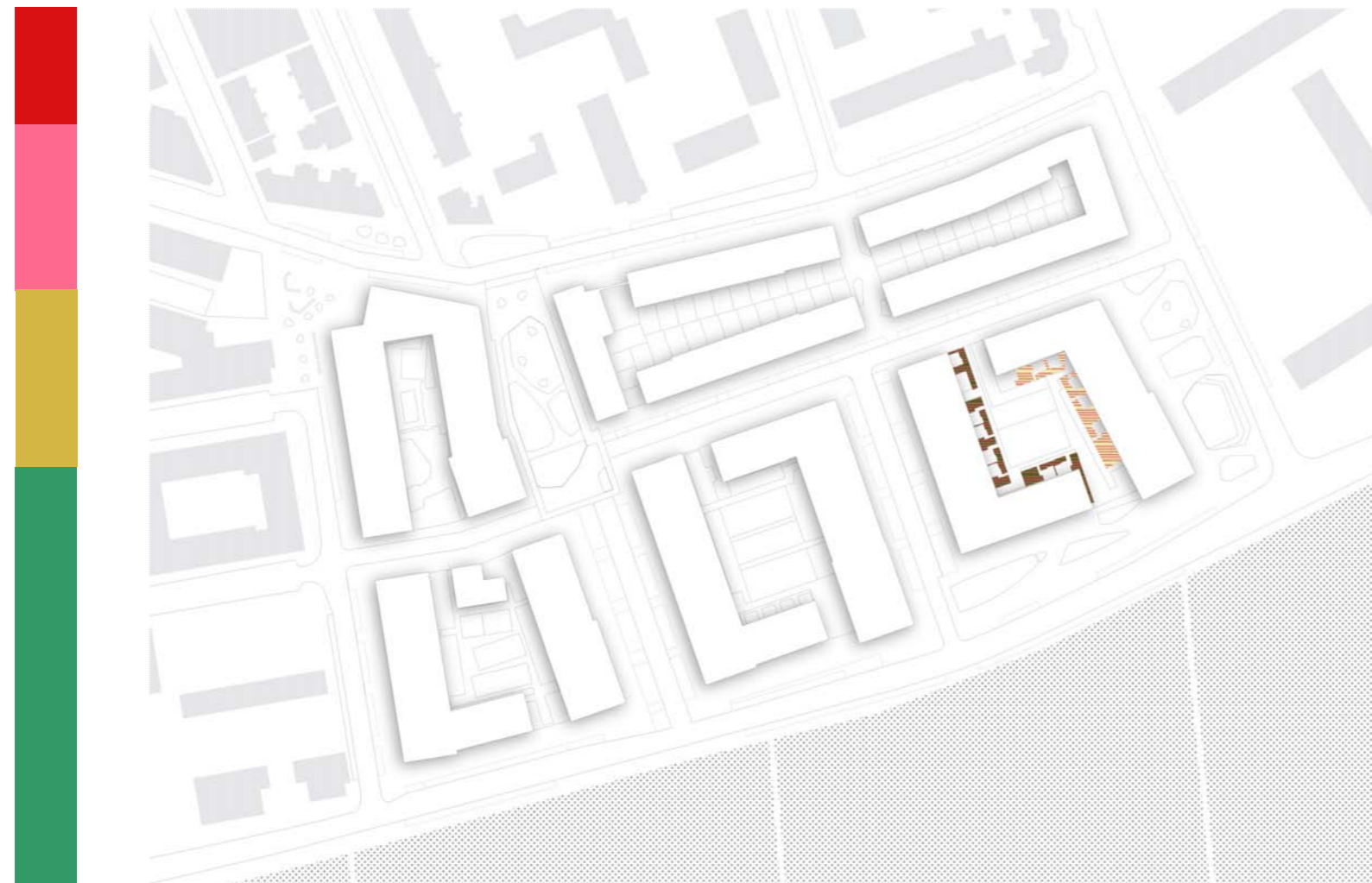
Satureja montana



Sarcococca confusa

### 1.15 SHRUB MIX 3

Species	Common Name	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Min. No of Breaks/Branches	Density/m2	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
										Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
<b>S3</b>																	
Buxus sempervirens	Common Box	4.00	3.00	30-40	2L	5				Green	Red	Green		Green		Green	
Chaenomeles x superba 'Crimson and Gold'	Japanese quince 'Crimson and Gold'	2.00	2.00	40-60	3L	3		nectar/ fruit		Green							
Hamamelis x intermedia 'Jelena'	Witch hazel 'Jelena'	4.00	5.00	40-60	4L	3		nectar									Yellow
Hebe 'Great Orme'	Shrubby Veronica	1.00	1.00	20-30	2L	5		nectar				Pink					
Philadelphus 'Virginal'	Mock orange	4.00	3.00	40-60	3L	3		nectar				White					
Pittosporum tenuifolium 'Irene Paterson'	Tawhiwhi 'Irene Paterson'	4.00	2.00	30-40	3L	3		nectar									
Sarcococca confusa	Sweet box	1.50	0.80	30-40	2L	5		nectar									White



Buxus sempervirens



Hebe 'Great Orme'



Hamamelis x intermedia 'Jelena'



Chaenomeles x superba 'Crimson and Gold'



Pittosporum tenuifolium 'Rene Paterson'



Sarcococca confusa

### 1.16 SHRUB MIX 4

Species	Common Name	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Min. No of Breaks/Branches	Density/m2	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
										Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
S4																	
Cistus x purpureus	Purple-flowered rock rose	1.00	1.00	30-40	3L	5											
Lavandula angustifolia	English lavender	0.5	1.00	30-40	5-7.5L	1		nectar/ fruit									
Lavandula 'Hidcote'	English lavender Hidcote	0.5	1.00	30-40	5-7.5L	1		nectar									
Ozothamnus ledifolius	Kerosene weed	1.00	1.00	30-40	2L	5		nectar									
Rosmarinus officinalis	Rosemary	1.00	1.00	40-60	4L	3		nectar									
Santolina rosmarinifolia	Lavender cotton	0.50	1.00	20-30	2L	5		nectar									



Cistus x purpureus



Lavandula angustifolia



Rosmarinus officinalis



Rosmarinus officinalis



Lavandula 'Hidcote'



Santolina rosmarinifolia



### 1.17 HEDGES

Species	Common Name	Ultimate height (m)	Ultimate spread (m)	Specified Height/Spread (cm)	Min. Container Size	Min. No of Breaks/Branches	Density/m2	Notes	Native (N), Ecological Value (E)	Spring		Summer		Autum		Winter	
										Foliage	Flower	Foliage	Flower	Foliage	Flower	Foliage	Flower
<b>H1-7</b>																	
Photinia 'Red Robin'	Christmas berry 'Red Robin'	to be kept cut as a hedge	40-60	3L	5 per linear metre			nectar		white							
Berberis darwinii	Darwin's barberry	to be kept cut as a hedge	20-30	2L	5 per linear metre			nectar/berries									
Pyracantha 'Orange Glow'	Firethorn 'Orange Glow'	to be kept cut as a hedge	60-80	2L	5 per linear metre			nectar/berries		white				berries			berries
Lonicera nitida	Honeysuckle	to be kept cut as a hedge	40-60	2L	7per linear metre												

