

Aylesbury Estate Regeneration Phase 2B Planning Application

Landscape DAS

May 2022



**MACCREANOR
LAVINGTON**

East



AYLESBURY ESTATE REGEN PH2B

Landscape

23 MAY 2022

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1 INTRODUCTION

1.1. EXECUTIVE SUMMARY

THIS REPORT
Purpose

This report describes the landscape and public realm proposals for Phase 2B of the Aylesbury Estate Regeneration project. It is structured to provide detail on context, strategy and proposals pertinent to the planning application associated with this phase.

It provides a breakdown of the ‘anatomy’ of the proposals by type (surfaces, planting etc) and describes the technical background and considerations sitting behind the proposals including relevant LB Southwark and GLA policies.

Summary of proposals

The landscape and public realm proposals aim to provide the spatial infrastructure for a sustainable, robust and enjoyable residential neighbourhood that is actively rooted in its local context. The aspiration is to provide a landscape that supports the lives of those living within Phase 2B and enhances the experience of those visiting or passing through en route to surrounding neighbourhoods and amenities.

The proposals are structured around two new public spaces – a neighbourhood square and a neighbourhood park – providing over 4,000m2 of new public space and retaining an increased number of existing trees compared with the extant Outline Planning Permission.

Around the edges the proposals tie in with existing uses and spaces, especially cycle routes and the strategy for an improved Bagshot Street that provides a green connection between Burgess Park and Surrey Square Park.

The proposals are knitted together with a network of new SSDM compliant tree-lined streets. The new streets connect existing and new routes with an emphasis on providing a high-quality environment for pedestrians and cyclists.

The development plots are served by a suite of new communal amenity spaces, each tailored to the potential and architectural ambitions of their specific location within the site. Collectively these spaces will offer a unique identity to each block and contribute to a rich and diverse landscape offer across the neighbourhood.

Headline figures	
• Public spaces:	4,030 m2
• Additional publicly accessible areas:	1,320 m2
• New streets:	4,970 m2
• Improved existing streets:	4,490 m2
• Communal courtyards:	4,275 m2
• Retained tree canopy:	1,838 m2
• Proposed tree canopy:	3,149 m2
• Urban Greening Factor score:	0.39
• Total play provision:	3,202 m2



Phase 2B landscape and public realm masterplan.

2 LANDSCAPE CONTEXT

2.1. THE PLACE

THE EXISTING PLACE Landscape qualities

The existing Aylesbury Estate, including the site of Phase 2B, is composed of a series of landscape spaces. Whilst not always useful and often under-maintained, these spaces contain both physical content that can be celebrated in the new landscape scheme and particular qualities – specific to the place – that can be reinterpreted and reworked.

Mature trees

There are a number of trees on the site that can be retained in the current scheme. Most notably, larger retained specimens include a cluster of London plane trees along Thurlow Street and a particularly attractive London

plane marking the junction of Thurlow Street and Albany Road.

Topography

Level changes, platforms, ledges, retaining walls, mounds and access decks contain rich experiential potential. Whilst, at the time, not designed with accessibility in mind, the spatial and social ambitions of topography can be inherited with an emphasis on views and datums, relationships between homes and landscape, balancing overlooking and privacy and adding a playful dimension to the landscape arrangement.

The existing topography also presents a number of challenges with regards to the integration of existing trees.



Room-like green spaces between existing blocks.



Mature London plane trees at junction of Thurlow Street and Albany Road.



Existing mature trees and complex levels on Thurlow Street.



Curious topographic elements off Bagshot Street.



Calm building silhouette and climbing plants.



Deck access manifest as a promenade and colonnade.



Existing buildings tend to have a tentative relationship to the ground.

EDGES
Thurlow Street

Thurlow Street is a major north-south route running – with different names – from Elephant Park to Albany Road and Burgess Park. There is a wider Aylesbury Estate masterplan ambition to articulate this street as a boulevard, complimenting existing trees with new tree planting and ‘street gardens’ taking advantage of the often wide spaces between the kerb line and development plots. Adjacent to Phase 2B the street is particularly broad, but with surprisingly limited footway capacity owing to complex levels around trees, and adjacent ramps, car parking and retaining walls between the street and the existing building thresholds.

Albany Road

This busy east-west route, linking Walworth Road to Old Kent Road, offers Phase 2B a frontage onto Burgess Park. The northern footway is currently limited, and has remained so to the east following the development of the Approved Premises Facility (APF). A mature London plane tree at the junction with Thurlow Street sits behind a retaining wall at a slightly higher level than the pavement. This condition sets limits to increasing footway capacity immediately next to the junction.



Thurlow Street looking south.

Bagshot Street

A quiet street on the eastern edge of Phase 2B with terraced houses and parade of shops. To the south more recent developments prevent increased footway capacity. The street has undergone a small scale planting scheme and, more recently, a temporary vehicle barrier has been introduced as part of a Low Traffic Neighbourhood (LTN) scheme.

Kinglake Street and the Kinglake Estate

The northern edge of Phase 2B borders Kinglake Street. The north-west extent will be developed in a future phase, whilst the east of the street marks the entrance to the Kinglake Estate. The Kinglake Estate is formed of linear blocks, mostly with a parallel relationships along the street, set back with low walls and grassed areas. Clumps of mature trees, and occasional decorative species, are choreographed along the street.

Smyrk’s Road and Mina Road

Running east from Bagshot Street to Old Kent Road, these two streets have terraced houses to their west and a courtyard formatted estate to the east between Mina Road and Upnor Way. Each courtyard of this estate contains a distinct civic topographic element.



Albany Road looking west.



Bagshot Street looking north.



Kinglake Street looking east.



Flowering trees mark shifts in geometry on Upnor Way.



Flowering trees mark corners on Kinglake Street.



Ziggurat object in Upnor Road courtyard.



Cobble landform in Upnor Road courtyard.

2.2. OPEN SPACE CONTEXT

TWO PARKS

The Phase 2B project area sits between two important parks: Burgess Park being of major significance and Surrey Square Park playing an important local role.

Burgess Park

At around 56Ha Burgess Park is the largest park in Southwark. It contains a vast array of landscape conditions, activities and social opportunities, including:

- Cafe and toilets
- Sports facilities including games areas a BMX track
- Play spaces
- BBQ spaces
- Themed gardens
- Areas of varied vegetation and planting
- A lake

Surrey Square Park

Surrey Square Park sits between a number of existing and emerging local communities, and has the entrance to the Surrey Square Primary School opposite its north-east corner. At around 1.5ha it serves a more local role with a sizable grassed area in its southern portion and clusters of play and exercise equipment close to its western and northern edges.

The closest access points from the Phase 2B area are via Alvey Street/Surrey Grove or directly north from Bagshot Street through the car park between Tenterden House and Southborough House at the western edges of the Kinglake Estate.



Diagram showing proposed Phase 2B open spaces in the context of Burgess Park and Surrey Square Park.



Surrey Square Park: south-west play space looking west.



Burgess Park: extensive social landscape.



Surrey Square Park: south-west play space looking south.



Burgess Park: Folly and wild grasses.



Surrey Square Park: wild interface with Grove Food & Wine.



Burgess Park: BMX track.

2.3. POLICY CONTEXT

KEY RELEVANT POLICIES

The public realm and landscape proposals are subject to a number of policies set by both LB Southwark and the GLA. The following paragraphs summarises the most relevant to the Phase 2B proposals.



Southwark Streetscape Design Manual (SSDM).

LB Southwark

- The Southwark Plan 2022 and Residential Design Standards SPD 2011 (with Technical Update 2015): sets out borough specific standards for private and communal amenity space. Specific Southwark Plan policies relevant to the landscape scheme include:

Policy P13 (Design of Places).

Policy P14 (Design Quality).

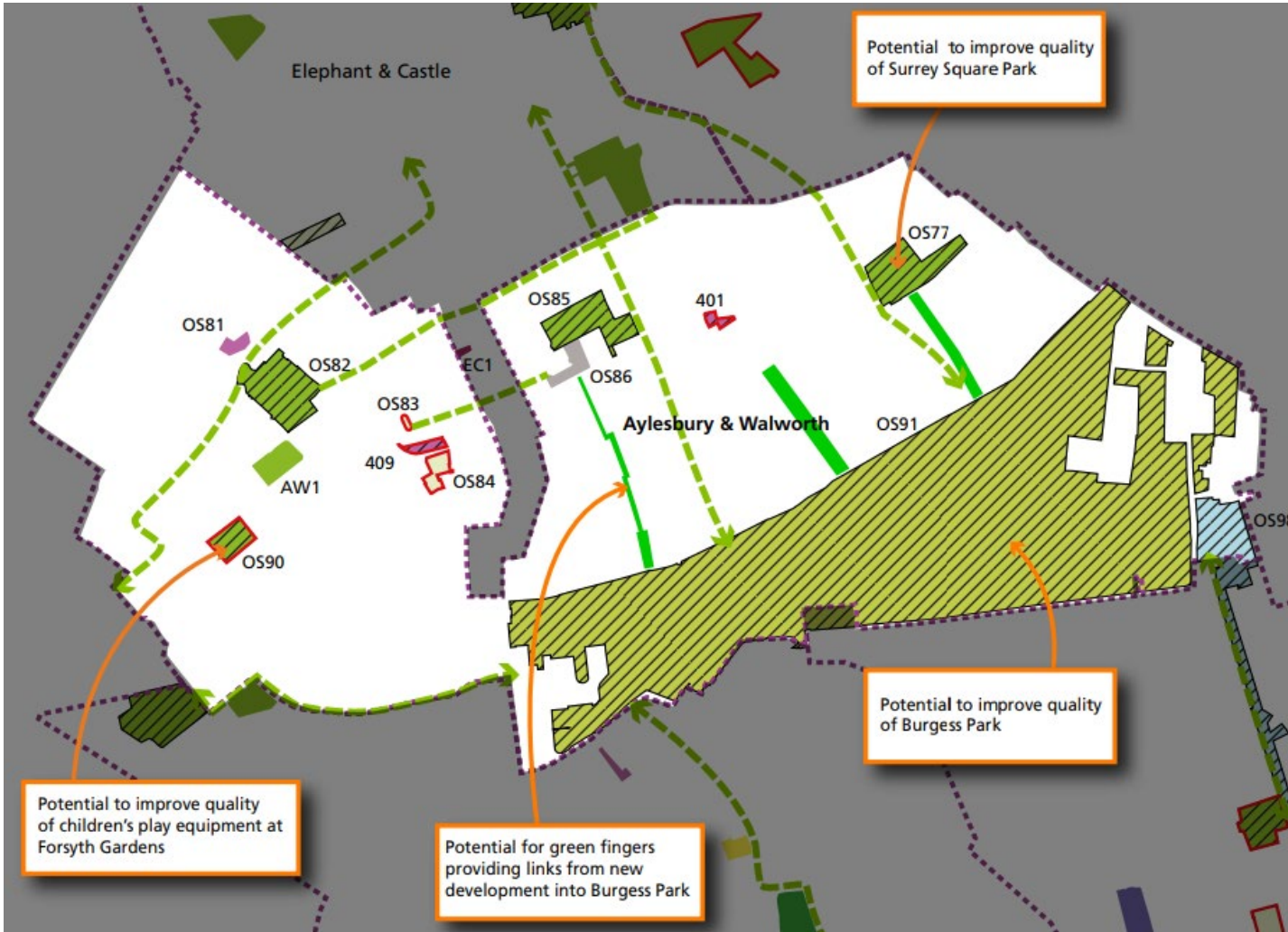
Policy P15 (Residential Design).

Site Allocation NSPo1.
- Southwark Streetscape Design Manual - Revision May 2020 (SSDM): provides guidance and technical standards regarding a wide-range of streetscape design elements such as pavements and sub-bases, crossings, kerbs, drainage and road markings. Of particular note compared to other boroughs, the SSDM includes particular requires for street setting-out (clear footway widths, centre of tree to building facade, furniture zones etc). The diagram across the shows the overarching SSDM setting principles informing the streetscape design of Phase 2B.
- The Southwark Nature Action Plan (2020): outlines visions and recommendations for improving biodiversity borough-wide. The document notes that a Biodiversity Net Gain (BNG) calculation has become a mandatory requirement of the planning process based on DEFRA guidance. Biodiversity proposals are summarised in this report and described in a separate Biodiversity report as part of this submission.
- Southwark’s Open Space Strategy (2013) designates Bagshot Street as a ‘Green Finger’, with strategic importance in connecting Burgess Park to Surrey Square Park.

GLA

- The New London Plan contains a number of policies specifically related to public realm and landscape design, including:
- Policy D6 (Housing Quality and Standards).
- Policy D8 (Public Realm).
- Policy G4 (Open Space).
- Policy G5 (Urban Greening).
- Policy S4 (Playspace).
- Play space: the GLA play space calculator is used to determined the projected child yield of the scheme on the basis of the proposed tenure mix. The proposals contained within this report are based on this calculation method.

- Urban Greening Factor (UGF): a recent policy addition that measures the urban greening contribution of schemes against a series of greening categories. Each category is given a weighting factor against which the square-metre area of that category is multiplied. The sum of these sub-scores is calculated against the overall site area to provide the projects Urban Greening Factor score. For residential-led developments the target is 0.4. Discussion with the GLA early in the design development of Phase 2B noted a score of 0.375 would be considered acceptable given the specific limitations of the scheme with regards to access and adoptable highways. Nevertheless, the scheme has sought to maximise the opportunities for urban greening in accordance with London Plan Policy G5 and has achieved a score of 0.39. Please refer to section 9.5 of this report for details.



Green Fingers within Sub-area strategy for Aylesbury and Walworth Southwark Open Space Strategy (2013).

3 LANDSCAPE STRATEGY

3.1. URBAN FRAMEWORK

SPATIAL HIERARCHY Public spaces

Phase 2B is structured around two new distinct public spaces: Thurlow Square to the west and Bagshot Park to the east.

Thurlow Street gardens

Thurlow Street extends the boulevard ambition of the wider Aylesbury Estate masterplan as a series of street gardens incorporating existing and new street trees and planted areas taking advantage of the breadth of the space.



Open space hierarchy.

The green spine

Recent attempts to green Bagshot Street are amplified through new street planting and the presences of Bagshot Park to provide a calm green link between Burgess Park and Surrey Square Park.

Interior streets

A network of tree-lined streets give structure to a verdant residential neighbourhood, tying-in with existing streets and connecting new amenities.

Communal amenity

Four new communal amenity spaces for residents are provided at grade/podium level. Each has a special character relating to the block it serves. Plot 5C is complimented with a roof terrace for residents.

3.2. CHARACTER

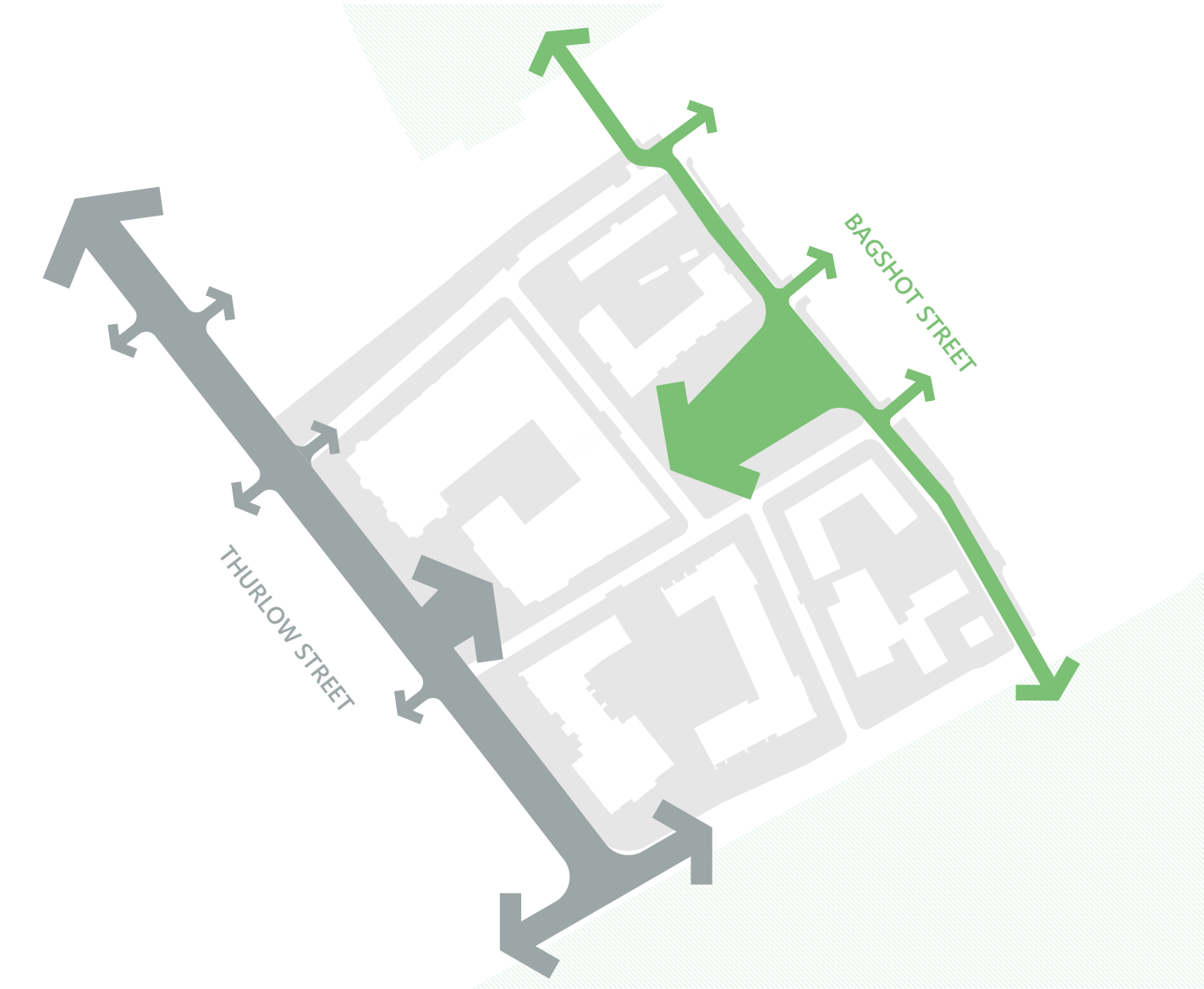
TWO SPACES

The landscape strategy works with two distinct but complimentary characters to the west and east. The two new public spaces that amplify these characters are linked by the proposed extension of Mina Road as a ‘Community Spine’.

Thurlow

The west side of the Phase is characterised by the ambition to re-articulate Thurlow Street as a green urban boulevard. The area of the street adjacent to Phase 2B is the south-most link in the boulevard as it meets Burgess Park, giving it a special status in the wider route.

This atmosphere pushes deeper into the site at Thurlow Square; envisaged as a community square.



Public space characters.

Bagshot

Led by the policy designation of Bagshot Street as a ‘green finger’ linking Burgess Park and Surrey Square Park, and the quieter quality of this side of the area in proximity to smaller-scale residential areas adjacent, the east of the Phase is envisaged with a more relaxed, park-like character.

A new neighbourhood park on this side of the site provides a green stepping-stone halfway between the two existing parks.

4 PUBLIC ENGAGEMENT

4.1. LANDSCAPE SPECIFIC INPUT

FORMAL PUBLIC CONSULTATION

A comprehensive series of public consultation activities have taken place from June 2021 to March 2022, including pop-up exhibitions and discussions on-site, exhibitions and drop-in sessions as Surrey Square Primary School and Pemboke House – both close-by Phase 2B – and suite of online events. The landscape and public realm has been a key discussion point throughout, with strong support for the overall ambitions of the landscape and important comments that have helped steer the design process.

Comments and feedback

Key areas of support:

- Support for two new public spaces with different characters.
- Support for tree planting and soft landscaping approach.
- Support for green streets with good shade.
- Support for a car-free junction on the extension of Mina Road.
- Support for multi-generational play.
- Support for varied types of seating in locations with different qualities.
- Support for rain gardens and sustainable drainage.

Key areas of input that have been reviewed through the design process:

- Accessibility in terms of pavement widths, arrangements of crossings, planting and street furniture.
- Requests for increased traffic calming including localise carriageway narrowing.
- Support for the formalisation of the LTN barrier on Bagshot Street.
- Requests for resident growing beds.
- Include some trees in clustered arrangements.

Areas that have received contradictory feedback from different groups include:

- Some calling for less street parking and others for more.
- Some perceiving cycle parking as a waste of space while others consider it essential.
- Some have raised concerns about the risks of antisocial behaviour associated with MUGAs, while others have stated the positive impacts of such facilities and have called for increased provisions.

Landscape specific workshops

Further to this, a range of landscape specific activities have been conducted – partly set-out in the original engagement ambitions of the project and partly instigated by specific discussions and themes raised at other consultation events. These includes:

- Play space design workshops with local youth club ran by NHG.
- Play space design workshops with students at Surrey Square Primary School.
- Play space and MUGA design workshops with the InSpire youth club.
- Biodiversity workshops with local steering groups.
- Street design workshops and walkarounds with Living Streets.
- Landscape design workshops with Friends of Burgess Park.

These events have allowed the team and participants to scrutinise important aspects of the scheme, as summarised on the following pages.



Pop-up event on Thurlow Street.

4.2. PLAY WORKSHOPS

PLAY SPACE DESIGN WORKSHOPS Overview

- Four play and ball court design workshops with local young people between June-November 2021.
- Additional sessions with Surrey Square Primary School planned for December 2021.
- Input and feedback on types of play, arrangement, relationship to other uses and age groups, and role of ball court.

Findings

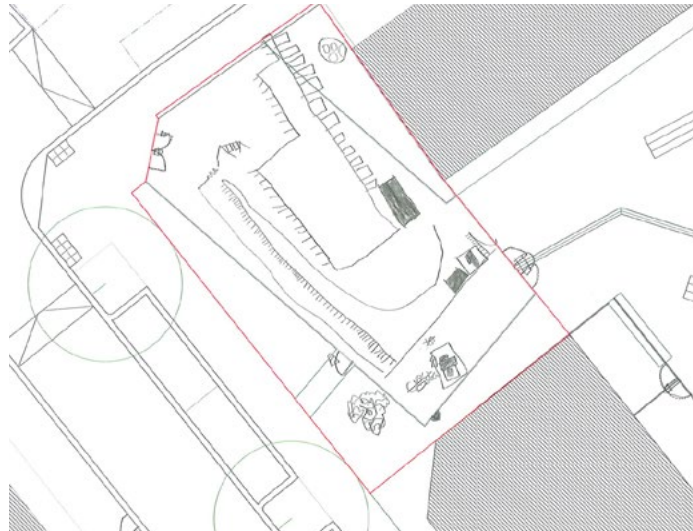
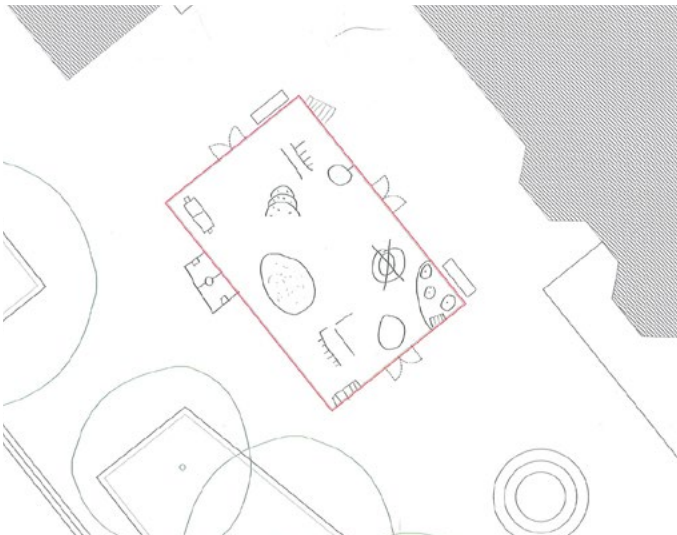
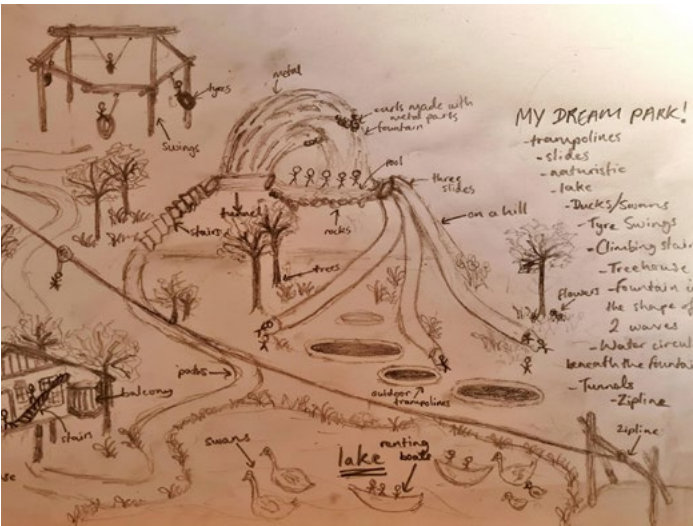
These sessions have been instrumental in the team’s understanding of play preferences across a range of age groups, as well as what is already popular or lacking in the local context. The diagram overleaf summarise the finding of these sessions in terms of popularity and feasibility of different kinds of play – which have helped to inform the content of Bagshot Park, Thurlow Square and the Kinglake playground.



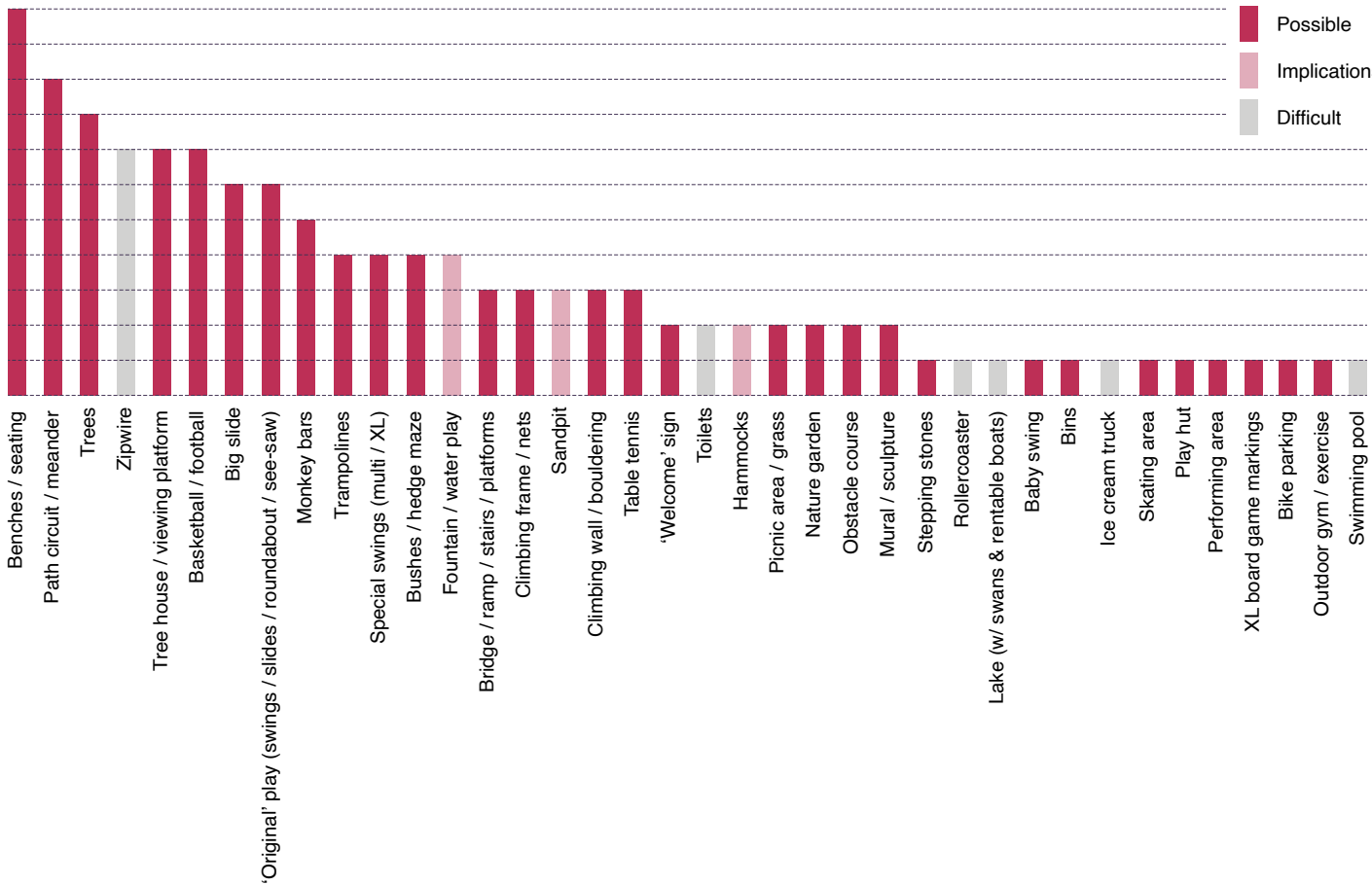
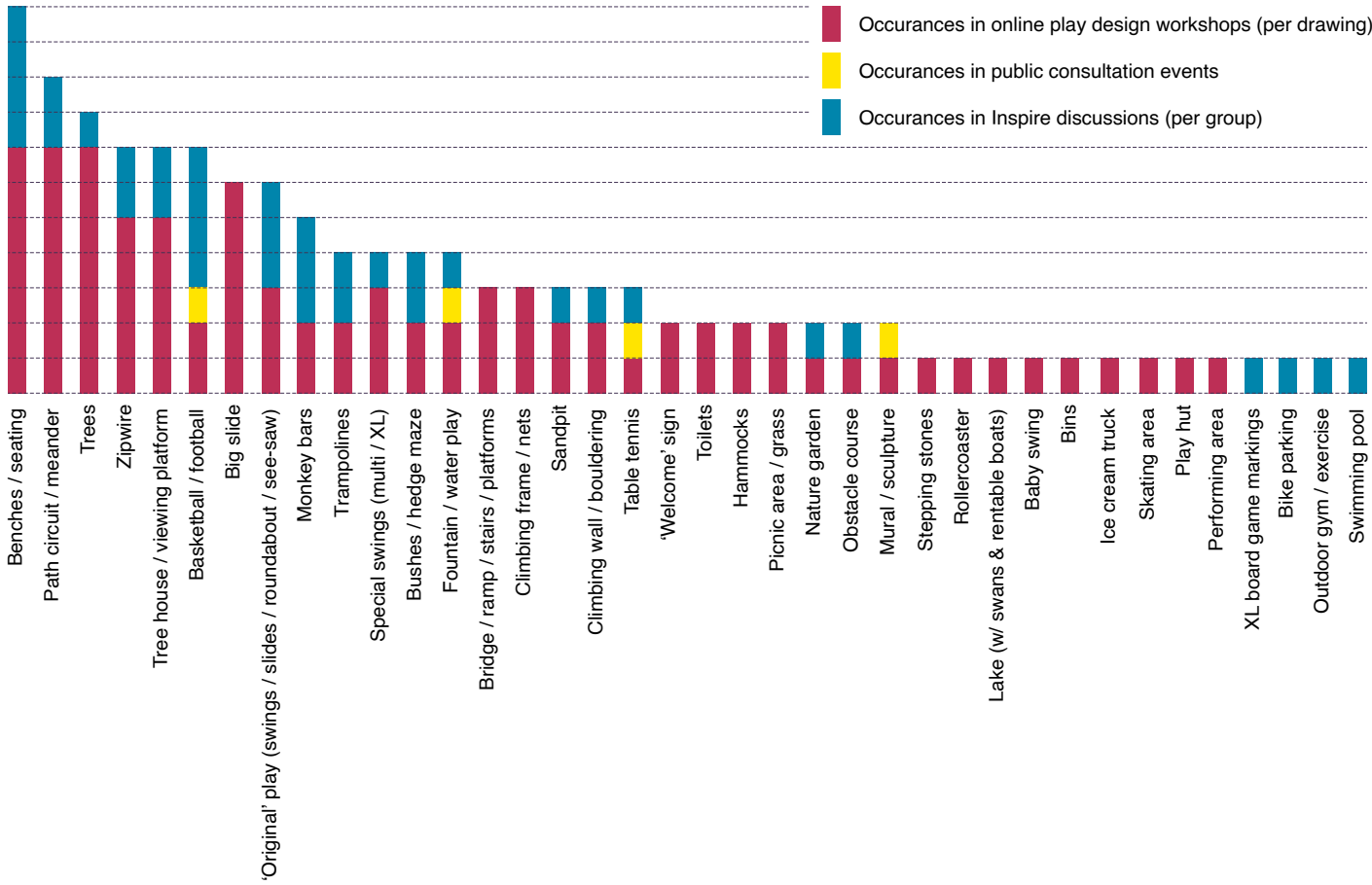
Play design workshop at Surrey Square Primary School.

Other key takeaways include:

- The significant social role of sports pitches for teenagers.
- The need to provide spaces for teenagers who do not want to play sports.
- The need to provide spaces that appeal to girls.
- That high-quality spaces to socialise and meet friends are as important as the number of pieces of play equipment.
- A surprising number of participants of all ages simply wanted green places to sit in the sun.
- The popularity of objects arranged in circuits that include climbing, balancing, jumping and swinging.



Play design workshop examples.



Analysis of play workshops to November 2021 in terms of popularity and possibility within the project constraints.

4.3. SOCIAL VALUE

THE EVERYDAY LIFE OF PLACES

Further to the project consultation process, the team also conducted a one day social value event called “The Everyday Life of Places”. This was intended to share skills and insights with local participants regarding the team’s specific approach to public realm design, as well as general knowledge on the parameters and considerations informing the design process.

This event began with a “looking” exercise in three locations around the edges of Phase 2B, to carefully understand, as objectively as possible, what already existed. The groups findings where then discussed in terms of what had been discovered and where there were similarities or differences in perception. This was followed by a practical exercise in which a street bench was tested in various locations identified by the participants in order to critique the impact it had, or might have, in spatial and social terms.

While this was not a formal consultation activity, it did provide the team with valuable information regarding specific parts of the site, as well as spatial configurations not previously considered. These observations and discussions have since informed the landscape scheme in terms of:

- Specific street furniture arrangements that suport sociability, publicness or intimacy.
- Proximities and relationships between seating and planting.
- The pleasure of differing views from one location (near and far).
- The significance of experiencing the landscape from different levels.
- Subtleties of physical and visual accessibility.



Following instructions



Glancing between trees.



Overlapping benches

5 DESIGN DEVELOPMENT

5.1. INPUT AND FEEDBACK

PRE-APP PROCESS
GLA Pre-app: 25 March 2021

- Support for increased public space provision vs. the extant permission for the site.
- Support in principle for the majority of play for the Phase being provided in the new public spaces (Bagshot Park and Thurlow Square) alongside communal garden.

LB Southwark Pre-app: 03 June 2021

- MUGA and playspace distribution to be considered with regard to usability of spaces and age groups.
- Queries regarding how to make the “green spine” on Bagshot Street truly green given the limited nature of the existing street.
- Queries regarding the ratio of hard to soft landscape.
- Support for increased public space provision vs. the extant permission for the site.



May 2021.

LB Southwark Design Review Panel: 12 July 2021

- Support for increased public space provision vs. the extant permission for the site.
- Support for proposed strategy for Thurlow Street.
- Queries regarding the relationship between Thurlow Square and Bagshot Park.
- Recommendation to pursue multi-generationality in both spaces.
- Supportive of the increased retention of existing trees vs. the extant permission for the site.
- Recommendation to consider long-term biodiversity value of propose tree species.
- Recommendation to pursue improvements to Bagshot Street in support of existing businesses.

LB Southwark Pre-app: 28 July 2021

- Encouragement to pursue improvements to the landscape between Plot 5C and Faversham House.
- Query regarding the design of defensible spaces / privacy strips / front gardens.

LB Southwark Pre-app: 04 August 2021

- Queries regarding the feasibility of retained trees adjacent to plot 4D.
- Note that streets will need to comply with LB Southwark’s Streetscape Design Manual (SSDM).
- Note regarding need to consider servicing and access of courtyards.
- Discussion regarding play space age group distribution: younger children to be catered for in courtyards, but comfortable with older ages being provided for in public spaces.
- Discussion regarding the relationship between any publicly accessible routes through courtyards and the potential impacts on the value/status of such spaces as amenity.
- Queries regarding the position of the loading bay on Albany Road relative to the Plot 4A/D courtyard entrance.
- Query regarding the width of accessible routes on Thurlow Street.



September 2021.

LB Southwark Tree Officer Meeting: 22 November 2021

- General support for overall tree approach.
- Support for approach of measuring tree canopy on a site wide basis.
- Support for approach to tree rooting areas connected with permeable parking areas.
- Suggested that pruning retained trees is acceptable but that crown reduction is more contentious.
- Support for general landscape approach.

LB Southwark Pre-app: 24 November 2021

- Support for reworked Thurlow Square / Plot 5A arrangement.
- Support for retention of tree in Plot 5A courtyard.
- Recommendation to review central position of MUGA in Bagshot Park; other positions to be tested.
- Recommendation for mixed age play spaces over rigid split of age groups.

GLA Pre-app: 07 December 2021

- Supportive of reworked plot/public space arrangement.
- Query regarding the community role of Mina Road as a “Community Spine”.
- Recommendation to review central position of MUGA in Bagshot Park; other positions to be tested.

LB Southwark Design Review Panel: 14 December 2021

- Support for car-free junction on the extension of Mina Road in supporting community activity.
- Request for more information on courtyard spaces and their rationale.
- Recommendation to pursue “playability” over formal play provision in all spaces.
- Support for play consultation process and subsequent play offer in the scheme.
- Encouragement to consider design of entrance portals to plot 4A/D courtyard.

- Discussion around managed access to plot 4A/D courtyard vs. public access.
- Recommendation to clarify narrative for Plot 4B courtyard.
- General note to consider usability of courtyards vs. visual amenity.
- Recommendation to review central position of MUGA in Bagshot Park; other positions to be tested.

LB Southwark Pre-app: 11 February 2022

- Role and design of Plot 5A lower-level courtyard queried, including inclusion of edge planting.
- Support for space at junction on Kinglake Street and the extension of Alvey Street being primarily a play space.
- Recommendation to provide public access to landscaped space in front of Plot 4D on Albany Road.



December 2021.

5.2. KEY CHANGES

SUMMARY

In response to comments received through the GLA and LB Southwark pre-app processes, LB Southwark Design Review Panel and public consultation, the following key design developments have been made.

Arrangement and hierarchy of public spaces

In collaboration with the masterplanning architects the arrangement of public spaces has been extensively scrutinised. The current arrangement addresses LB Southwark comments regarding spatial hierarchy while retaining as large an increase in public open space as possible.

Design of privacy strips

The type and hierarchy of privacy strips and front gardens has been reviewed and rationalised across the Phase, leading to clear strategy of four types, tailored to specific conditions around the site.

Albany Road loading bay

The position of the loading bay has been moved to the west, eliminating the centralised relationship between the bay and the Plot 4A/D courtyard entrance, while also maintaining good footway widths.

Pedestrian routes

Desire lines in the public realm have been reviewed and the position of street furniture, planting areas and crossing points refined to increase legibility and convenience. The width of pedestrian routes and footways has been monitored throughout the process, with good clearances provided across the Phase in line with LB Southwark’s SSDM requirements.



March 2022.

Quantity of planting

Opportunities to increase greening while balancing accessibility, play requirements and general usability have been constantly sought. In particular, the quality of street trees has increased and the introduction of horizontal traffic calming measures have increased the capacity for planting in the public realm.

Early in the development process the greenness of Bagshot Park was amplified and measures for increasingly planting in the limited extents of Bagshot Street were sought through proposing a “shuttle” working arrangement, allowing reduced carriageway widths.

Further, the quality of planting has been refined through the design process to balance robustness, biodiversity and enjoyment.

Traffic calming measures

As noted above, a range of traffic calming measures have been introduced beyond the raised junctions originally proposed throughout the scheme. These include a car-free junction at the centre of the scheme allowing cycle and pedestrian movement, but preventing through vehicular traffic onto Mina Road. Through consultation this space has also been extensively greened with tree and low-level planting.

Additional horizontal traffic calming measures have been introduced in the form of localised carriageway narrowing in mid-street sections. This move has allowed for further increases in street greening.

The LTN barrier recently added to Bagshot Street is proposed to be formalised through a mix of tree planting and bollards.

Attitude to street furniture

The “Everyday Life of Places” social value workshop has stimulated specific thoughts about the position, orientation and relationship of benches and places to sit. Various compositions tested in the 1:1 workshop have found their way into the layouts and the relationship between seating, social opportunities, visual focus and view have been carefully considered.

Play provision

A multi-generational approach has been taken to the design of all spaces. In terms of play provision, this means that while the play offer includes provisions for different ages, interests and abilities, the vast majority of playable arrangements are designed to appeal across age groups. The need for separation of younger children in particular has been recognised and proposals related 0-4 years doorstep play is more clearly defined and grouped.

Similarly, an approach has been taken that emphasises “playability” as much as the definition of “play space”, and includes elements that are interpretive, supporting imaginative open-ended play, with an emphasis on “play-on-the-way” arrangements between spaces such as Burgess Park, Surrey Square Park and the proposed Bagshot Park.

Position of MUGA

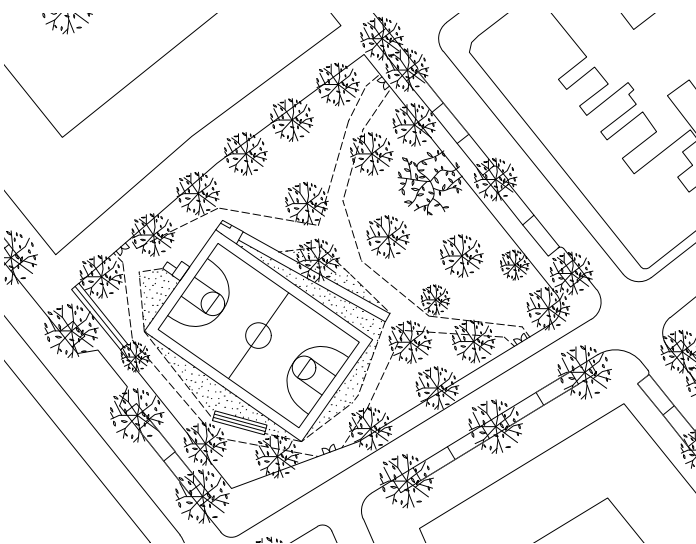
The position of the MUGA has been extensively studied, both within Bagshot Park and potential positions in other spaces in the Phase. Through testing and discussion it has been determined that Bagshot Park offers the greatest potential in terms of scale, buffering and play mix. A position has been found that increases the usability of the main park space, provides access to the MUGA from the Community Spine of Mina Road, allows increased overlooking but also allows a degree of screening with edge tree planting.

The four diagrams opposite critique the primary possibilities tested within Bagshot Park.



Option 1: Central

- MUGA central to park layout.
- Circular path network in garden square arrangement.
- Layered tree planting on all sides.
- Visual presence of MUGA reduced from surroundings.
- Reduced overlooking from surroundings.
- MUGA central to SUDS strategy.



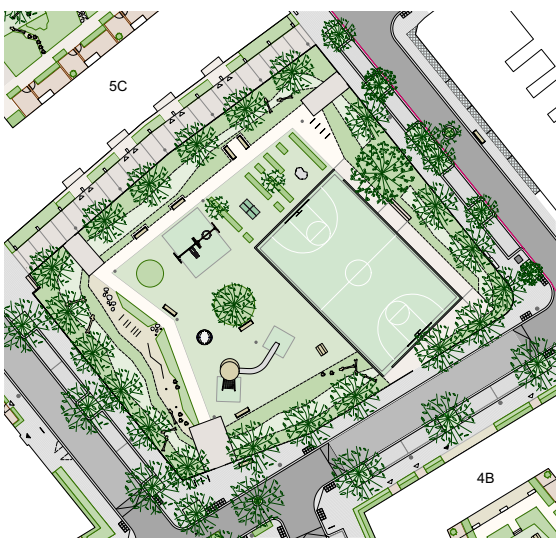
Option 2: Offset

- MUGA offset in park layout.
- Circular path network with larger clear space to east.
- Reduced tree layering on west and south sides.
- Reduced amenity of park.
- Visual presence of MUGA reduced from surroundings.
- MUGA central to SUDS strategy.



Option 3: Junction

- MUGA related to park edge.
- Reduced tree layering on west and south sides.
 - MUGA visually dominant junction.
 - MUGA contributes peripherally to SUDS strategy.



Option 4: Bagshot Street

- MUGA related to park edge.
- MUGA accessible from Community Spine.
- Single layer of tree buffering possible on east and south edges.
- Increased visibility of activity within MUGA.
- MUGA contributes peripherally to SUDS strategy.

6 PROPOSALS

6.1. OVERVIEW

HIGH-LEVEL PROPOSALS

Edges

The landscape and public realm proposals are principally led by an active engagement with the site's edges, and the opportunities to tie Phase 2B firmly into its local context.

Public spaces

Two new public spaces, and improvements to two key north-south routes, provide a distinct green character and amenity offer to the neighbourhood.

- 1. Thurlow Square and Thurlow Street
- 2. Bagshot Park and Bagshot Street

Streets

The existing streets at the north and south of the Phase are improved to connect existing, current future amenity and development.

- 3. Albany Road
- 4. Kinglake Street

A network of tree-lined streets connect the interior of the site, supporting cycling, walking and on-street car parking.

- 5. Extension of Mina Road
- 6. Haywood Street
- 7. Extension of Alvey Street

Communal amenity

Communal spaces are tailored to the specific characteristics and qualities of each block.

- 8. Plot 5A courtyard and podiums
- 9. Plot 5C garden and roof terrace
- 10. Plot 4A & 4D garden
- 11. Plot 4B garden



Phase 2B landscape and public realm overview.

6.2. PUBLIC REALM

THURLOW SQUARE AND THURLOW STREET Concept

Thurlow Square and Thurlow Street are envisaged as the most urban areas of Phase 2B. Thurlow Street is designed as a boulevard, extending the Aylesbury Estate masterplan ambitions for the street and taking advantages of the large mature trees that exist on this street, and the subsequent street width resulting from their canopy offset. A row of new London plane trees are proposed to the south of the street to extend the boulevard down to Albany Road. Both existing and new trees are provided with planted ‘street gardens’ – extensive areas of understory planting shared between a number of trees – extending this language from Elephant Park. The privacy strips associated with Plots 5A and 4A fronting onto Thurlow Street are treated with a consistent planting strategy, giving a strong sense of walking through the ‘street garden’.

The existing levels and gradients on Thurlow Street will necessitate that a stepped kerb is provided to accommodate surface finishes whilst minimising excavations, as well as raised planted areas in proximity to the tree bases. The scale of these is based on existing limiting features adjacent to the existing trees, such as retaining structures.

Thurlow Square extends this approach into the site to provide a neighbourhood square supporting non-residential uses in the ground floor of Plot 5A. Special threshold paving is proposed demarcating a forecourt to these uses, defined by a row of new trees providing a green background to the square.

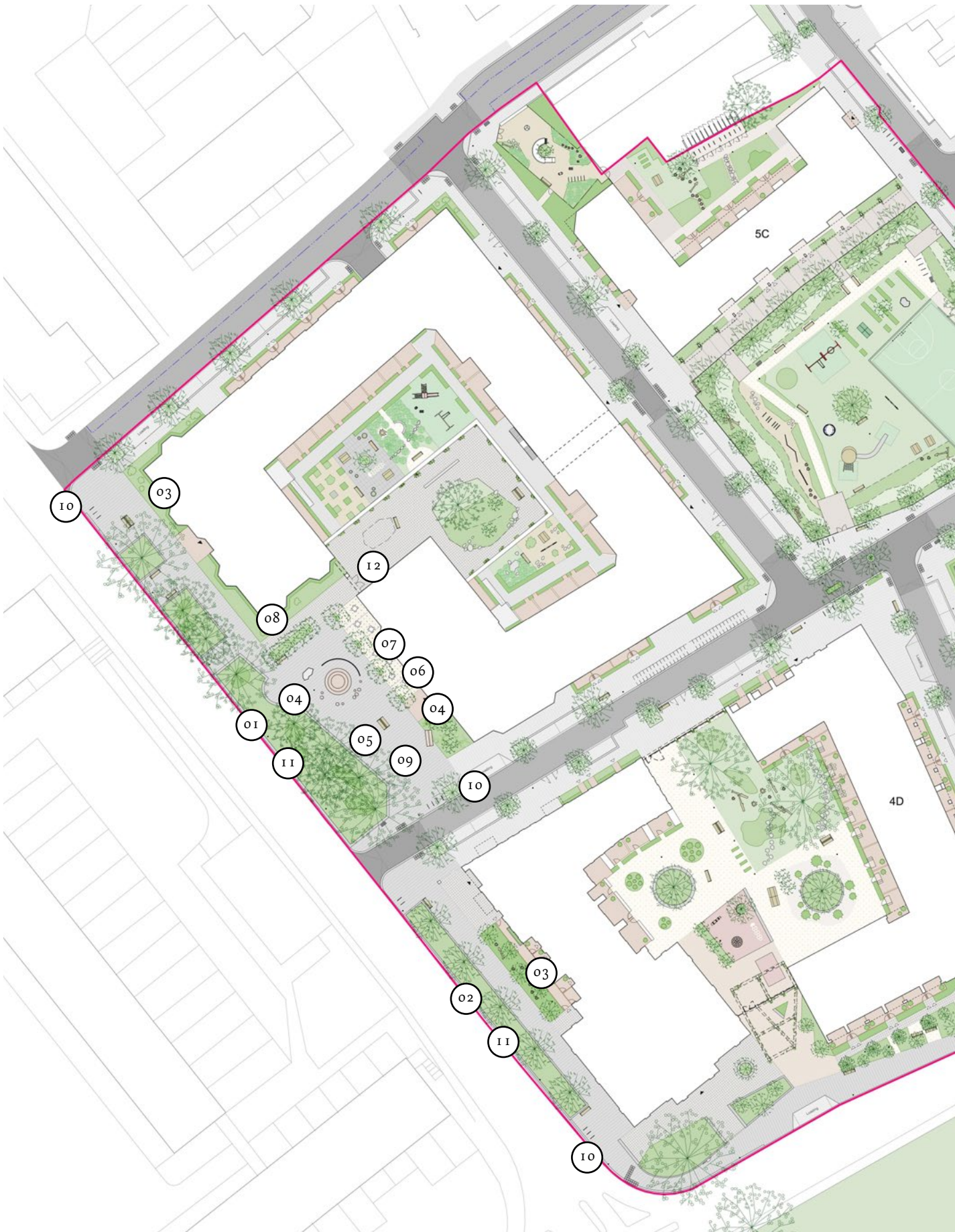
At the centre of the space a cluster of ‘social’ objects provide an area of meeting, socialising, sitting in the sun and informal, interpretive play overlooked by the adjacent non-residential ground floor. A row of pleached trees to the north of the square provide a further theatrical planted backdrop and offer additional privacy to the homes facing onto the space.

Constraints

- Complex levels around existing tree root protection areas.
- LB Southwark design for Southwark Spine cycle route on Thurlow Street in-progress.

Proposals

1. Existing trees retained with new planted ‘street garden’ understory planting.
2. New street trees to extend boulevard to south with new planted ‘street garden’ understory planting.
3. Plot 4A and 5A thresholds with deep planting to match street gardens.
4. Interpretive play and social seating elements.
5. Timber and steel street benches with arms.
6. Special threshold paving to plot 5A ground floor uses.
7. A row of trees providing a green background to the square.
8. Row of pleached trees providing privacy to adjacent homes.
9. Granite flag paving as primary surface material on Thurlow Street and Thurlow Square.
10. Cycle racks.
11. Public space lighting and enhanced street lighting.
12. Access to plot 5A courtyard.



Thurlow Square and Thurlow Street proposals.



Indicative Thurlow Square section looking north.

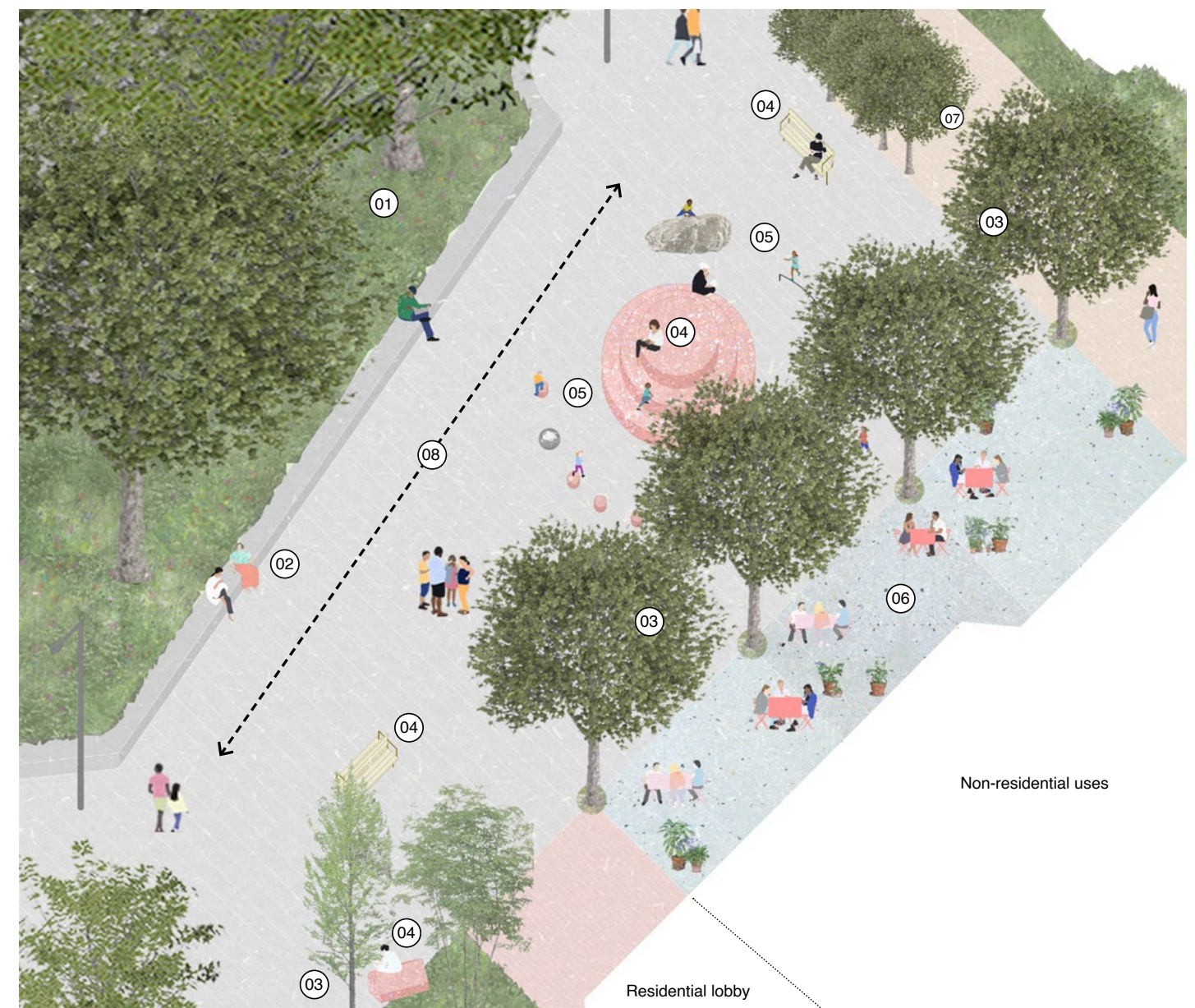


Indicative Thurlow Square section looking east.



View key.

1. New large planters at existing trees
2. Long seating ledge looking into square
3. New tree planting to contain space
4. Seating elements
5. Interpretive play elements
6. Space outdoor seating at non-residential use
7. Deep planting to residential frontage
8. Main pedestrian route north-south

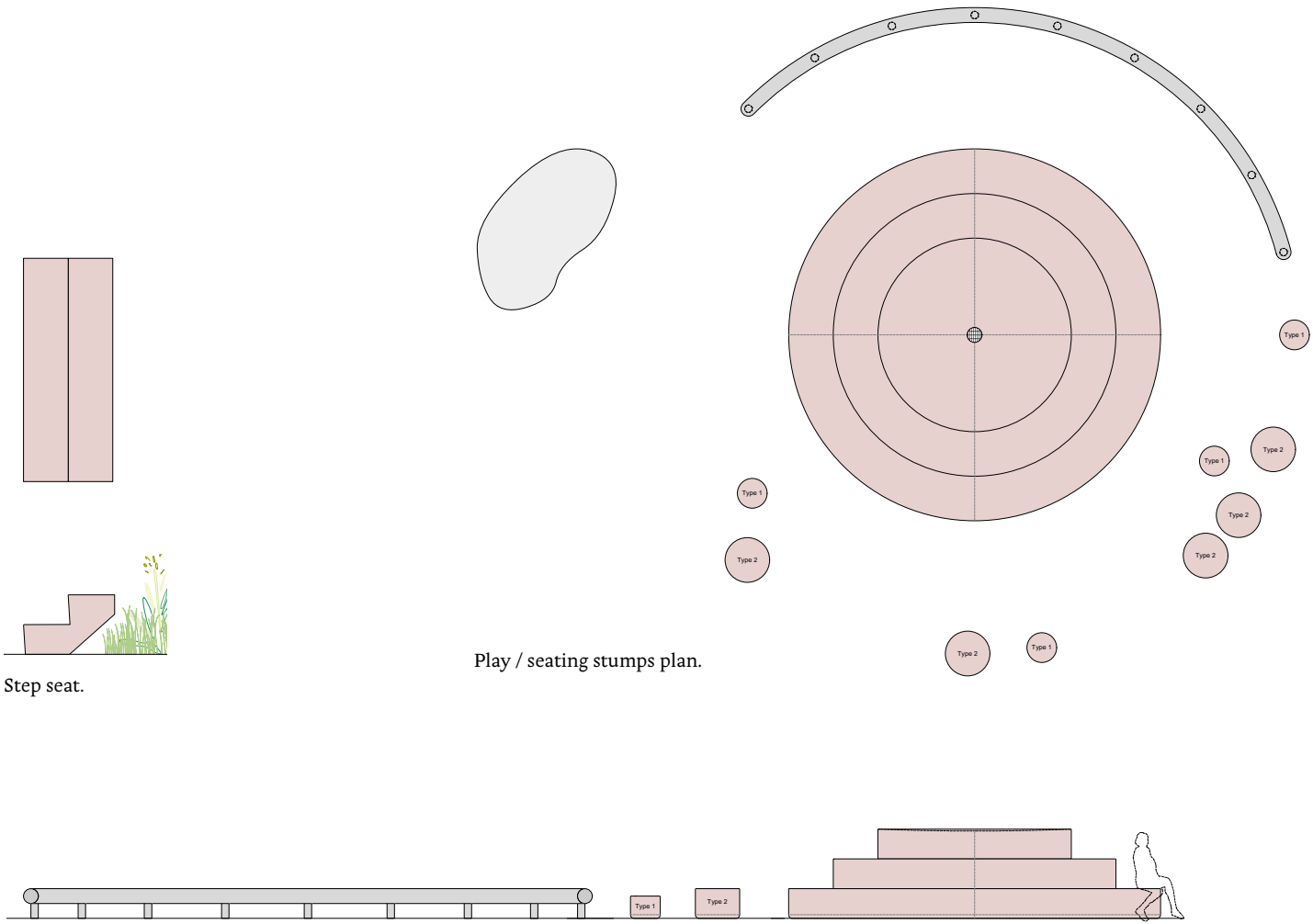


Overview illustration of Thurlow Square.

Social seating and play

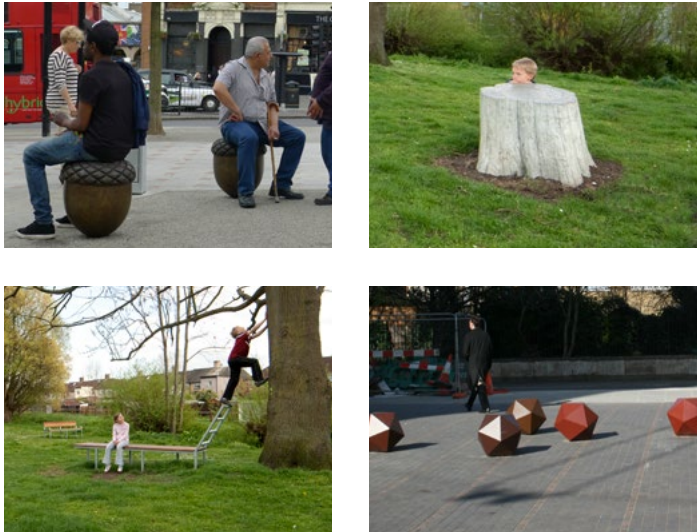
Within the space a number of special elements are proposed, including a large social seat surrounded by a cluster of interpretive objects, and a step-like element beside a group of new trees. This ensemble of pieces is intended to offer varied social groupings and curate a range of open-ended play scenarios.

It is proposed that the final design of these pieces is developed through a co-design project with local artists and/or community groups, investing them with care and local relevance.



Balancing Elevation.

Play / seating stumps and zigurat seat elevation.



Examples of special objects and play furniture East have developed for places in London in collaboration with local communities and artists.



Social seating elements.



Street gardens.



Sketch collage looking north-east across Thurlow Square.



Existing trees adjacent to retaining wall towards centre of Thurlow Street / future entrance to Thurlow Square.



Existing trees adjacent to car park ramp towards Thurlow Street / Kinglake Street junction.



Example double-step kerb adjacent to existing trees at Elephant Park.



Proposed sections through retained trees on Thurlow Street.



Street gardens at Elephant Park.

BAGSHOT PARK AND BAGSHOT STREET Concept

This area is proposed with a relaxed, park-like atmosphere. Bagshot Street will be improved to better connect Surrey Square Park and Burgess Park, fattening out into Bagshot Park as a new neighbourhood park, acting as a green stepping-stone in between.

Bagshot Street will build-upon and expand the street planting and traffic calming programme that has been undertaken over recent years by adjusting kerb lines to enable a 'shuttle' working arrangement with reduced carriageway widths and passing places. This strategy will allow additional tree planting in clusters along the street's length, offering a more casual planting strategy than other more formal streets in the Phase. Further, the existing rain garden arrangement is proposed to be expanded to accommodate longer areas with more varied planting. As part of these upgrades the existing on carriageway parking provision is proposed integrated as inset bays with sett paving. The current LTN barrier is proposed to be formalised through a new permanent tree planter in the carriageway.

Generally footways in this area are proposed in concrete flag paving with new granite kerbs. New forecourt paving to the existing parade of shops invests value in this asset and encourages bistro seating adjacent to the park.

Bagshot Park is conceived around the principles of a traditional garden square, with denser planting around the edges giving way to a clear, useful space towards the centre. Further, in the tradition of such spaces, specific focal elements are placed within the main body of the park such as special trees, clusters of plants and play elements. The more densely planted outer edge includes a collection of new trees, gently enveloping the space and giving it a strong green presence from the street, and a SUDS attenuation swale. The swale supports dense, varied and biodiverse planting in the outer perimeter of the park, as well as shaping small locations of undisturbed habitat – accessible only for maintenance – such as log piles and unmown grasses. A circular route around the inner periphery of the park is served by regular seating.

A key requirement of Phase 2B is the provision of a new MUGA. Through extensive dialogue with planners, client, local young people and formal consultation a location towards the junction of Bagshot Street and the extension of Mina Road is proposed. This position allows the MUGA to be accessed directly from the "Community Spine" of

Mina Road, allows it to be overlooked by adjacent shops and homes and passers-by on the streets, as well as leaving enough space for a fringe of tree planting with clear stem heights to reduce the MUGA's visual dominance. A small level change to the east of the MUGA, adjacent to an existing tree, supports bleacher seating looking onto the ballcourt. The MUGA has been designed to provide play and social opportunities in addition to its core use.

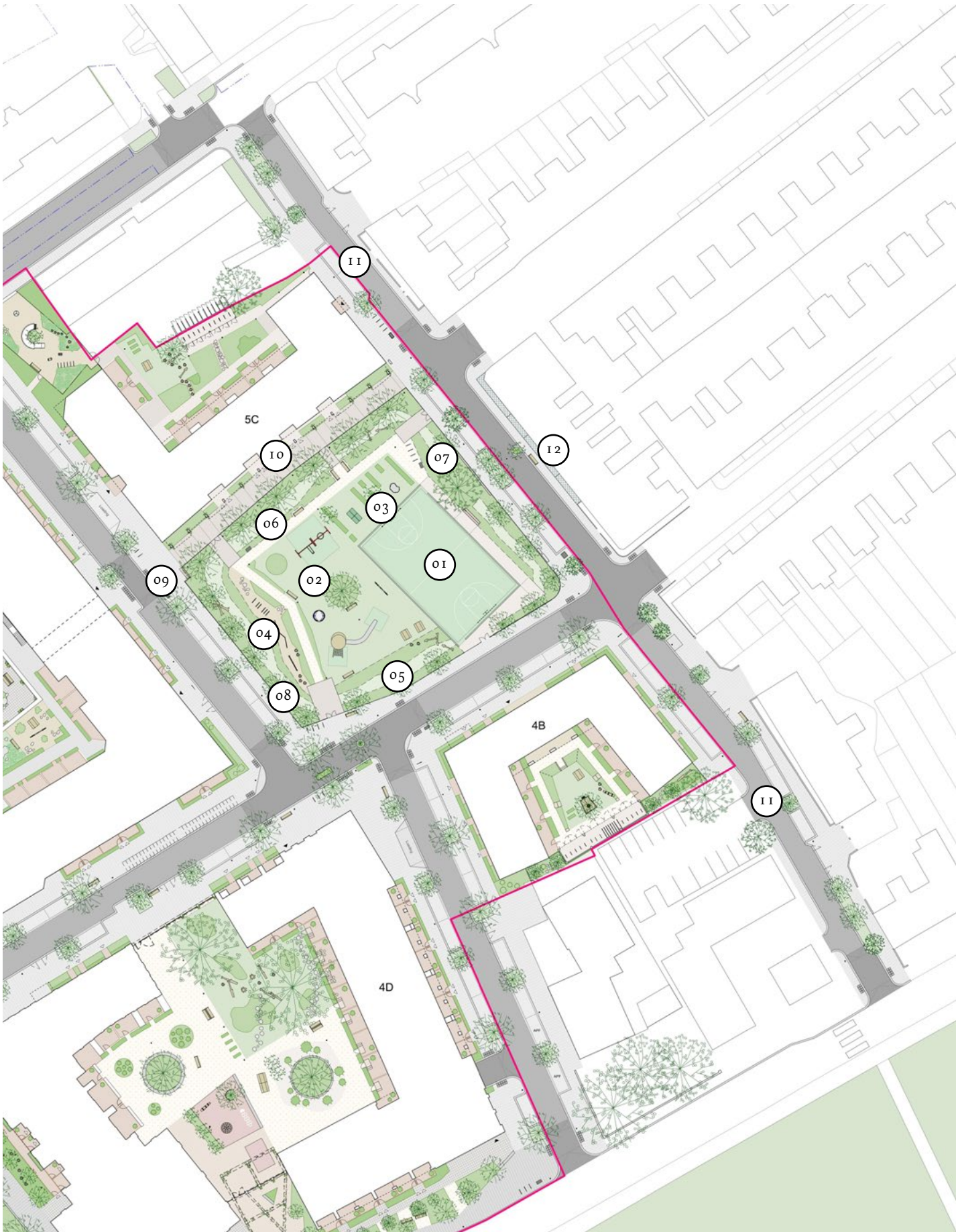
The park is bounded towards the surrounding streets with a simple, recognisable fence with gates located on corner each corner. At the junction of Mina Road and Alvey Street, the fence line pulls back to offer a generous entrance space adjacent to the proposed vehicle-free junction. On the corner of the Mina Road and Bagshot Street the fence is curved to rhyme with the residential boundary on the opposite side of Bagshot Street. On the west side of the park a seating element is integrated into the boundary making a little place halfway along the new street. The public realm associated with plot 5C is conceptually arranged as a parkside walk, providing both an entrance route to the maisonettes and a new east-west pedestrian link.

Constraints

- Limited capacity for new tree planting on Bagshot Street.

Proposals

- MUGA over attenuation tank.
- Mix of traditional and destination play elements around lawn area.
- Hedge 'maze' with games and climbing areas.
- Adventure trail in planted edge.
- Attenuation swale and habitat planting.
- Extensive semi-mature tree planting and low-level planting around park boundary.
- Existing mature tree to east retained.
- New fence with entrances on all corners.
- Social seating element on Alvey Street.
10. Parkside path adjacent to plot 5C.
11. Bagshot Street adjusted to shuttle working with integrated parking, repaved footways, new rain gardens and increased tree planting.
12. Shop forecourt improvements.



Bagshot Park and Bagshot Street proposals.

- | | | | |
|------------------------|------------------------|--------------------|----------------------------|
| 1. MUGA | 8. Four-seater see-saw | 15.Stepping stones | + |
| 2. Exercise area | 9. Big slide | 16.Crawling tunnel | New tree planting |
| 3. Bike racks | 10.Roundabout | 17.Monkey bars | Varied low-level planting |
| 4. Bouldering | 11. Picnic benches | 18.Logs and stumps | Seating and picnic benches |
| 5. Table tennis | 12.Sunny grassy area | 19.Social seat | |
| 6. Hedge garden 'maze' | 13.Multi-swing | 20.Swale | |
| 7. Bleachers | 14. Scented garden | 21.Existing tree | |



Sketch arrangement of Bagshot Park.



Bedford Square - Dense edge planting.



Fitzroy Square - clearings and focal planting.



Sketch within park.



Indicative Bagshot Park section looking east.

MUGA

The MUGA is designed as an integral landscape component of the park. Openings are located to provide access and connectivity in multiple directions and the surrounding spaces have opportunities for informal play and seating. This adds a layer of multi-functionality and purpose to the MUGA as a place for sport as well as social opportunities.

The lower portion of the structure is a conceived a socle, with a small solid upstand to absorb the impact of balls at low-level. This base forms part of topographic arrangement on the east and south, where the path around the MUGA navigates adjacent level changes, incorporating a raised area of 'bleacher' seating. On the north and west sides, the socle is textured, appearing like a rusticated base when seen from the main lawn of the park.

A post and mesh ball court fencing system is installed above the base. The fence is designed to be visually light, both in materiality and tone, sitting neutrally amongst the surrounding tree canopies. The upstand base reduces the physical height of the fence and visual scale of the MUGA.

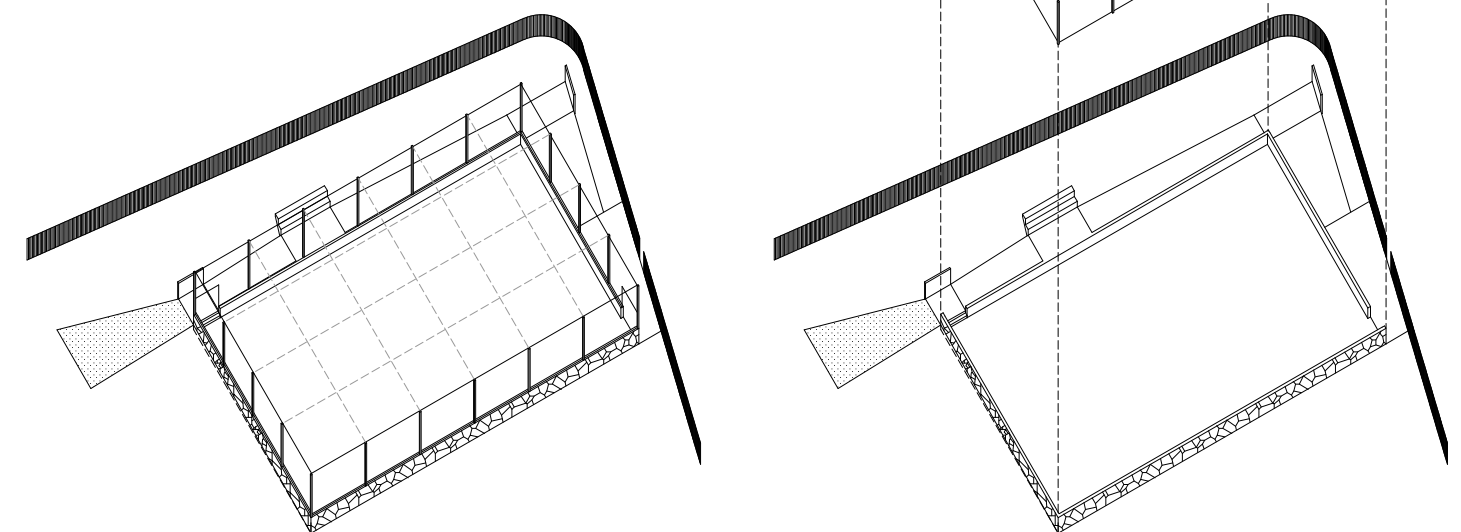
Inside, the MUGA is proposed with polymeric sports surfacing with combined markings and goals for football, basketball and netball.



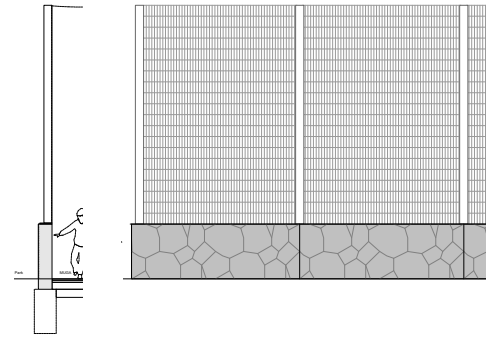
MUGA in park setting with carefully proportioned post and mesh fencing.



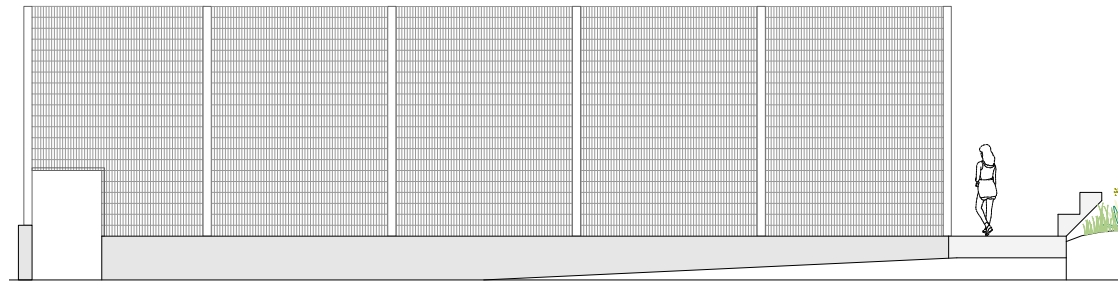
Indicative Bagshot Park section looking north.



Indicative diagram of proposed MUGA arrangement.



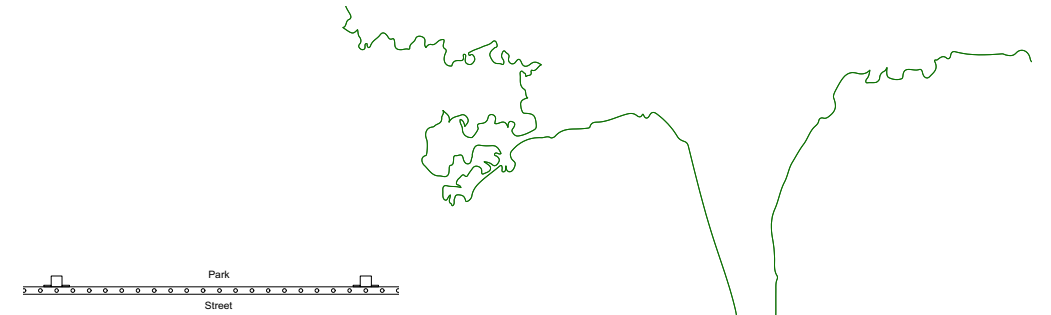
Indicative section and western part-elevation of MUGA with "rusticated" base.



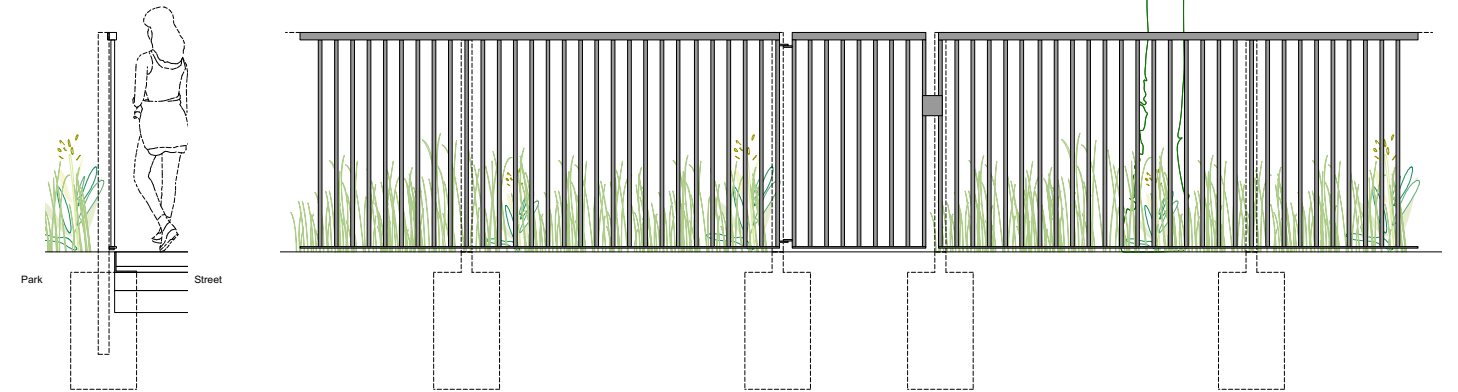
Indicative south elevation of MUGA.



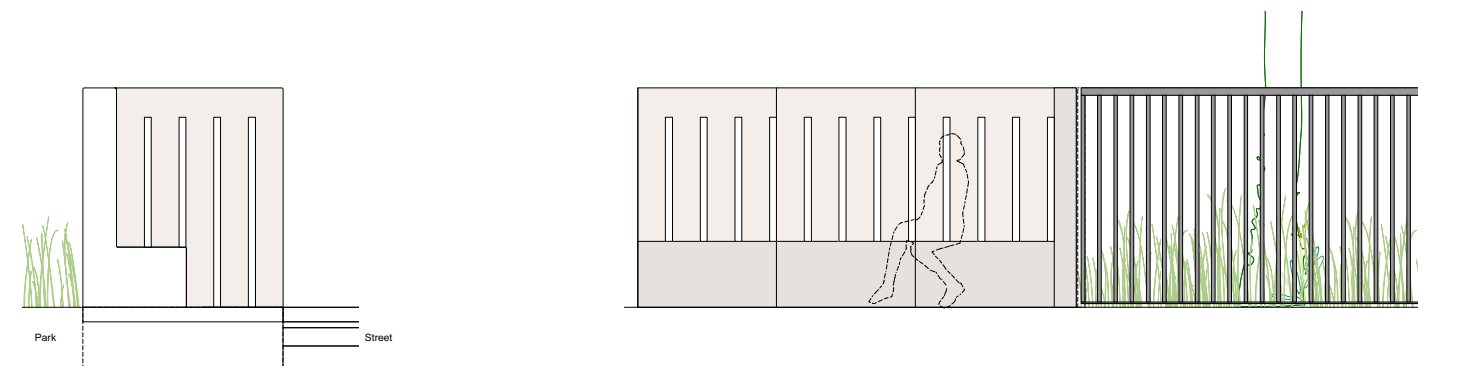
Sketch collage looking north across Bagshot Park.



Indicative plan arrangement.



Indicative section and elevation of Bagshot Park boundary.



Indicative details of Bagshot Park boundary seat.

1. Street trees with planted pits

2. Connected tree pits under parking bays with permeable paving

3. Hedge planting

4. Diverse tree planting in park

5. Lawn

6. Bush and shrub planting

7. Flowering meadow grasses
8. Unmown habitat areas

9. Log pile habitats

10. Bird boxes

11. Planted sustainable drainage swale / basin

12. Tall grasses

13. Climbing plants

14. Fruit trees



Example of biodiversity and habitat provisions in Bagshot Park.

Habitat, Biodiversity and SUDS

As a key new public space within the neighbourhood, Bagshot Park has many social, leisure and play roles to fulfil. By arranging the park with corner entrances and a deeply planted edge, providing the main activity spaces towards the centre, it is possible to make space for nature.

The most visible feature of this edge from the street and within the park will be a collection of new trees and dense edge planting, giving the park clear spatial definition. Within this zone, a swale – encircling the majority of the park like a moat, crossed by “bridges” at the four entrances – contributes the SUDS strategy, collecting surface water runoff from the surrounding streets. The swale is connected to an attenuation tank under the MUGA, increasing the overall SUDS capacity.

The mix of planting within this zone – robust edge planting towards the interior of the park, swale planting and habitat planting towards the fence line – allow for a biodiverse planting strategy and the creation of specific habitats. Areas of undisturbed (but maintainable) habitat such as unmown grasses and log piles are proposed around the park edge.

On Bagshot Street, it is proposed to be expanded the existing planting and kerbside greening into more extensive raingardens, building on and evolving the recent investments put into this street – and supporting its proposed status as a “green finger” between Burgess Park and Surrey Square Park.



View key.



Example kerbside raingarden in Tottenham.



Bagshot Street: existing kerbs to be adjusted and raingardens expanded.

ALBANY ROAD Concept

A short but significant stretch of Albany Road sits within the Phase 2B boundary, adjacent to the southern façades of plots 4A and 4D. The presence of a mature London plane tree at the junction with Thurlow Street and the subsequent set back of the street alignment – combined with the relationship to the cluster of trees to the immediate east adjacent to the Approved Premises Facility (APF) – give the opportunity to shape a generous, well planted territory opposite Burgess Park. This is combined with a wider footway along the road, providing both a sense of relaxed movement and the possibility of extensive greening and increased social opportunities.

Plot 4A has a resident’s room facing onto Albany Road. The existing mature trees, associated levels and an existing retaining wall presents the opportunity to provide an outdoor space associated with the resident’s room, shaded by the existing tree and gently protected from the road at a slight elevation. New understory planting at the existing tree and complemented with additional areas of planting to the east. This arrangement offers the possibility to short-cut across this space avoiding the junction if desired.

Next to this, the entrance to the plots shared courtyard is marked by a planted portal structure (please refer to the “Communal Amenity” section of this report for details). South of plot 4D, a deeply planted area provides a green buffer to the road and shelters a series of front gardens to the ground floor maisonettes.



Existing retaining wall and level difference at junction with Thurlow Street.

Constraints

- Complex levels around existing tree.
- LB Southwark design for Southwark Spine cycle route on Thurlow Street in-progress.

Proposals

1. Existing London plane tree retained with new understory planting.
2. Levels adjusted and kerb introduced to omit existing retaining wall.
3. “Pocket park” outside residents’ room.
4. Entrance to shared courtyard with pergola entrance structure.
5. Front gardens with hedge planting.
6. Planted area with publicly accessible path and seating opportunities.
7. Forecourt to plot 4D lobby.
8. Granite flag paving to footway.
9. Integrated loading bay.



Albany Road proposals.



View key.

1. Albany Road.
2. Footway.
3. Loading bay.
4. Pocket park and entrance to plot 4A & 4D courtyard.
5. Private front gardens with hedge planting.
6. Publicly accessible path.
7. Areas of seating facing towards path and footway in alternating arrangements.
8. Planted areas with varied tree, shrub and low-level planting.



Indicative Albany Road section looking west adjacent to plot 4D.



Illustration of privacy planting.

KINGLAKE STREET Concept

This section of Kinglake Street sits at the interface of Phase 2B and Phase 2C to the west and the Kinglake Estate to the east. At its western end the public realm adjacent to Plot 5A is designed to function in the current condition, with the northern block of Wendover and Wolverton in situ, and set the context for the completion of this section of Kinglake Street when Phase 2C comes forward.

A new footway will be installed with concrete flag paving, integrated parking bays finished in sett paving and new street trees as per SSDM guidance. Plot 5A will be interfaced with hedge planting and front gardens for privacy to the up-and-over maisonettes.

To the east, it is proposed to repave the footway outside of Faverhsam House to be of a consistent quality. At the junction of Kinglake Street and the extension of Alvey Street, as well as at Kinglake Street and Bagshot Street, raised junctions are proposed, improving access back-and-forth to Surrey Square Park.

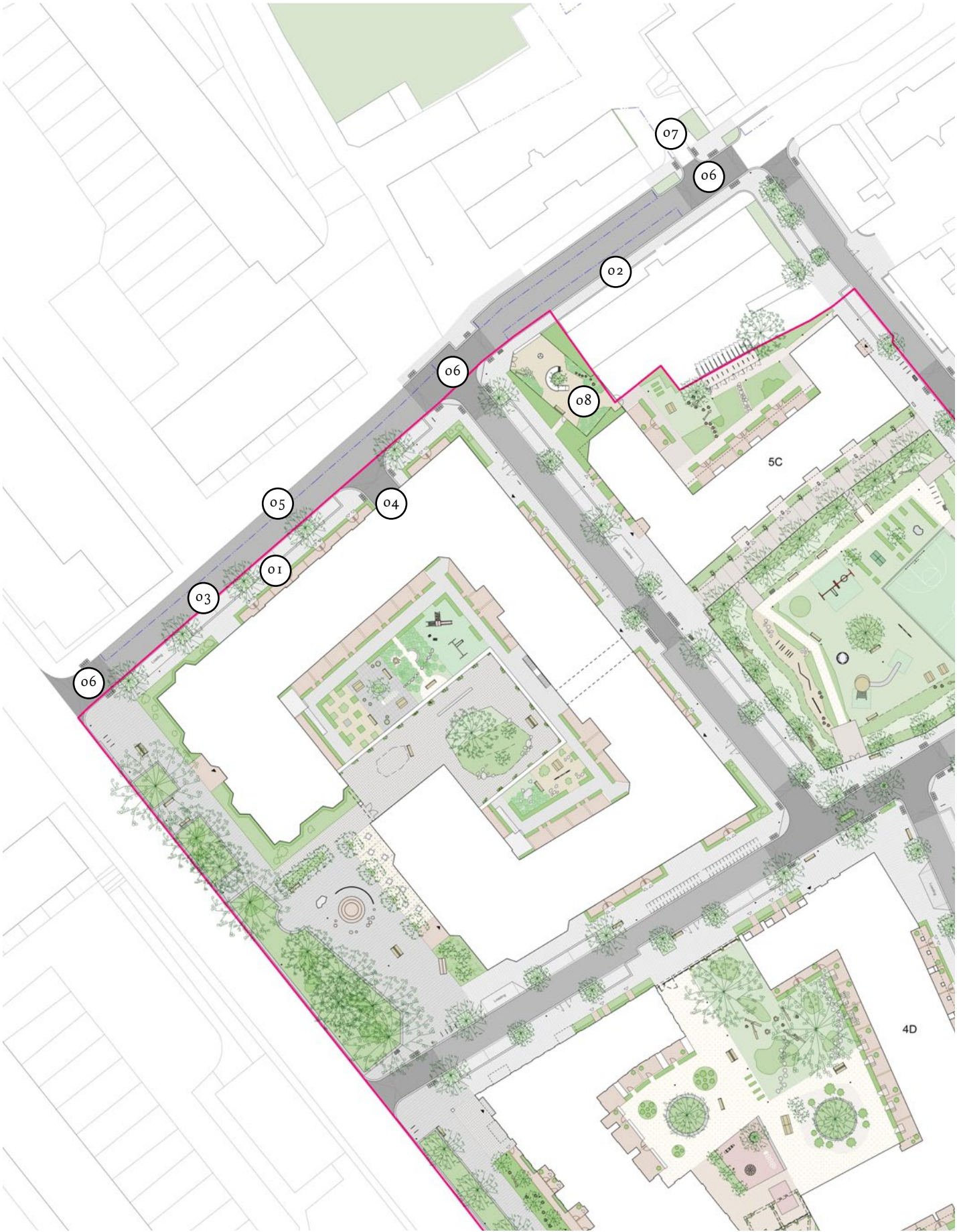
The existing playground along Kinglake Street is modified to enable the proposed extension of Alvey Street to extend from Kinglake Street to Albany Road via the extension of Mina Road and Haywood Street. The playground is conceived as a local 'play-on-the-way' opportunity, offering a stepping stone of doorstep play halfway between Surrey Square Park and Bagshot Park. The space is extensively greened with generous edge planting and a new tree. The existing access to the playground from the car park of Faversham House is proposed to be retained, and a similar fobbed access from the communal garden of Plot 5C is proposed.

Constraints

- Partial delivery of street between Phases 2B and 2C.

Proposals

1. New footways in concrete flags paving.
2. Existing footways repaved in concrete flag paving.
3. Inset parking bays in granite sett paving.
4. Plot 5A podium car park access.
5. New street tree planting.
6. Raised junctions.
7. Improved vehicle crossover arrangement.
8. Doorstep playground.



Kinglake Street proposals.

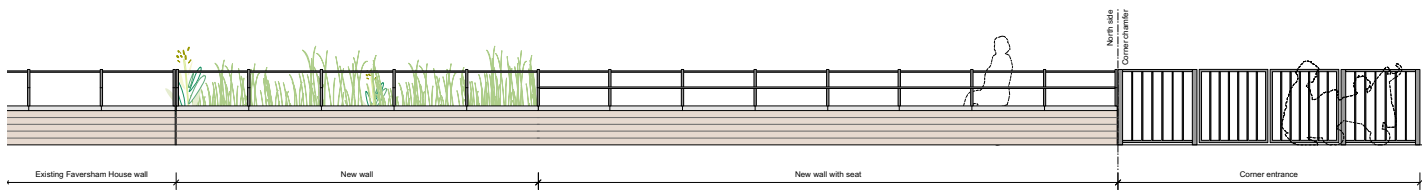
Playground

The boundary of the playground is treated as a contextual edge: extending and linking the frontages of Faversham House and plot 5C at the junction. Along the northern edge, the existing knee wall and raked railing of Faverhsham is replicated, at first as a wall adjacent to planting, and then as a seat for parents watching their children in the space. In order to manage the relationship to the flank wall of Faversham House and the north elevation of plot 5C planted buffers are proposed at those interfaces. A deep planted edge between the playground and the footway expands on this theme and conceptually extends the privacy planting on the western facade of plot 5C further along the street.

As with other public play spaces in Phase 2B, the content of the Kinglake Street playground has been informed by extensive workshops with local young people. These discussions have led to proposals about the kinds of play elements proposed as well as their layout and possible use scenarios. This space is set-out on the basis of play trail with central focal element in the form a platform and slide that wraps around the edge of a proposed evergreen tree.



Sketch sections through typical wall and wall/seat.



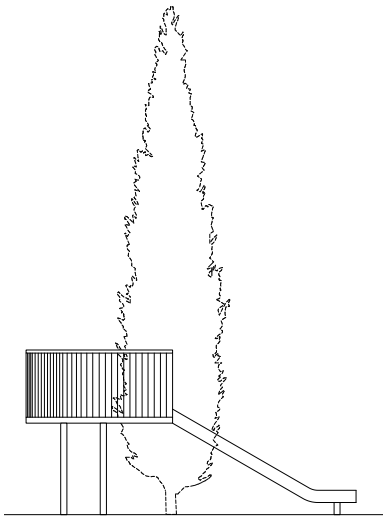
Unfolded north and north-west elevation.

Sketch details of proposed playground boundary.



Existing wall

- 1. Special boundary seat
- 2. Corner entrance
- 3. Carousel
- 4. Tree house / climbing frame / slide
- 5. Crawling frame
- 6. Faversham House garden
- 7. New communal residential garden
- 8. Adventure trail
- 9. Scented flower garden
- 10. Hedge planting
- 11. Entrance to Alvey Street



Proposed slide platform sketch.



Conceptual sketch of Kinglake Street playground.

INTERIOR STREETS
Concept

The ‘interior streets’ of Phase 2B comprise the proposed extension of Mina Road, extension of Alvey Street and the completion of Haywood Street. A series of general proposals apply to these streets as part of a strategy to deliver good SSDM compliant background spaces as part of the borough’s wider street network. All streets are set-out on the basis of two-way working, with raised junctions to add crossing and traffic calming. A regular rhythm of street trees provide a calm, legible arrangement with pairs of inset parking spaces or occasional loading bays organised between. Footways are finished in concrete flags with granite kerbs and parking bays in granite setts.

Within this network, the extension of Mina Road is designated as a “Community Spine” within the wider Aylesbury Estate masterplan. It extends the existing Mina Road (currently to the immediate east of the phase linking through to Old Kent Road) in the area, and will continue into Phase 4 in the future. At the junction between Mina Road, Alvey Street and Haywood Street a car-free junction is proposed, allowing cycle only through connection to prevent rat-running and contribute to the safe cycling aspirations of this street. This junction will also aid pedestrian movements between Bagshot Park and Haywood Street or through to the courtyard been plots 4A and 4D. In line with conversations during the consultation process, build-outs are proposed at mid-way points on the streets providing additional horizontal traffic calming.

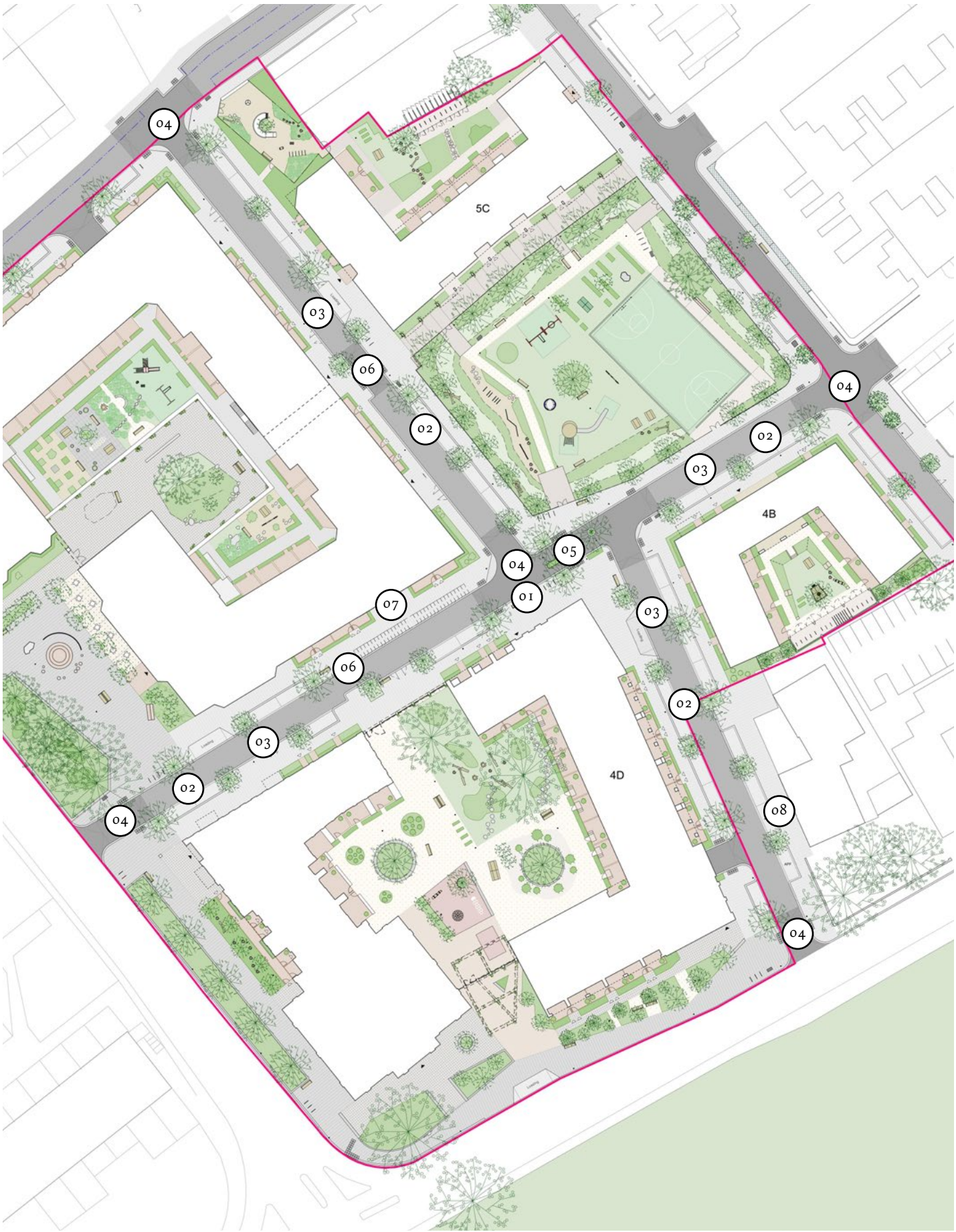
Haywood Street is a new street provided between plot 4D and the recently delivered Approved Premises Facility (APF) to the east. As part of the Phase 2B work a footway adjacent to the APF will be delivered including parking bays for that development. The setting out of this street allows for new trees to be planted on both sides of the street.

Constraints

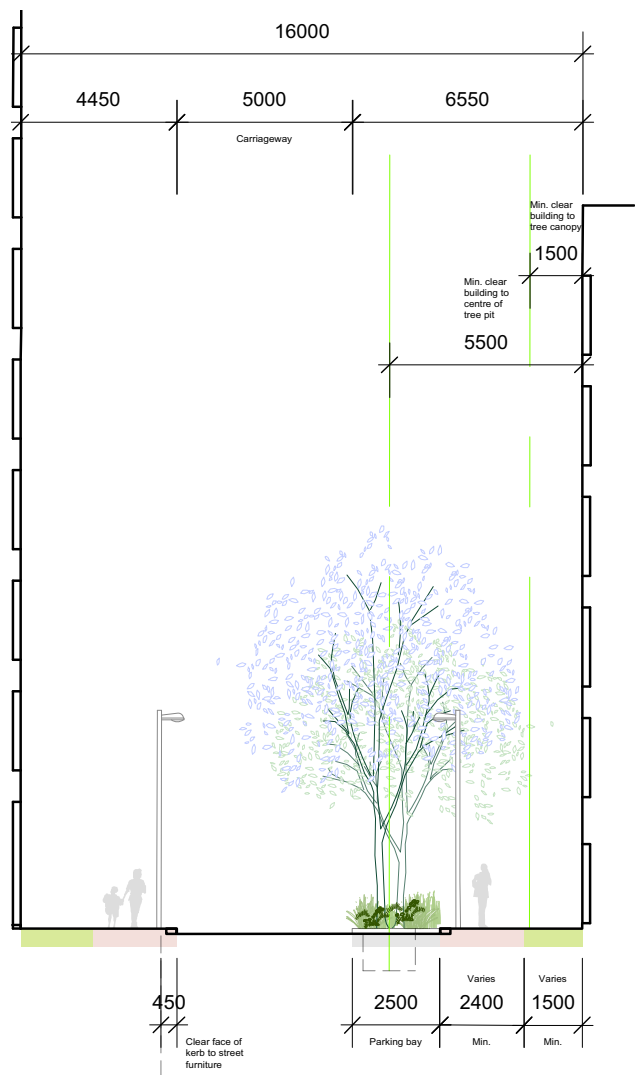
- Layout informed by SSDM criteria for adoptable streets.
- Final street lighting design to be developed.

Proposals

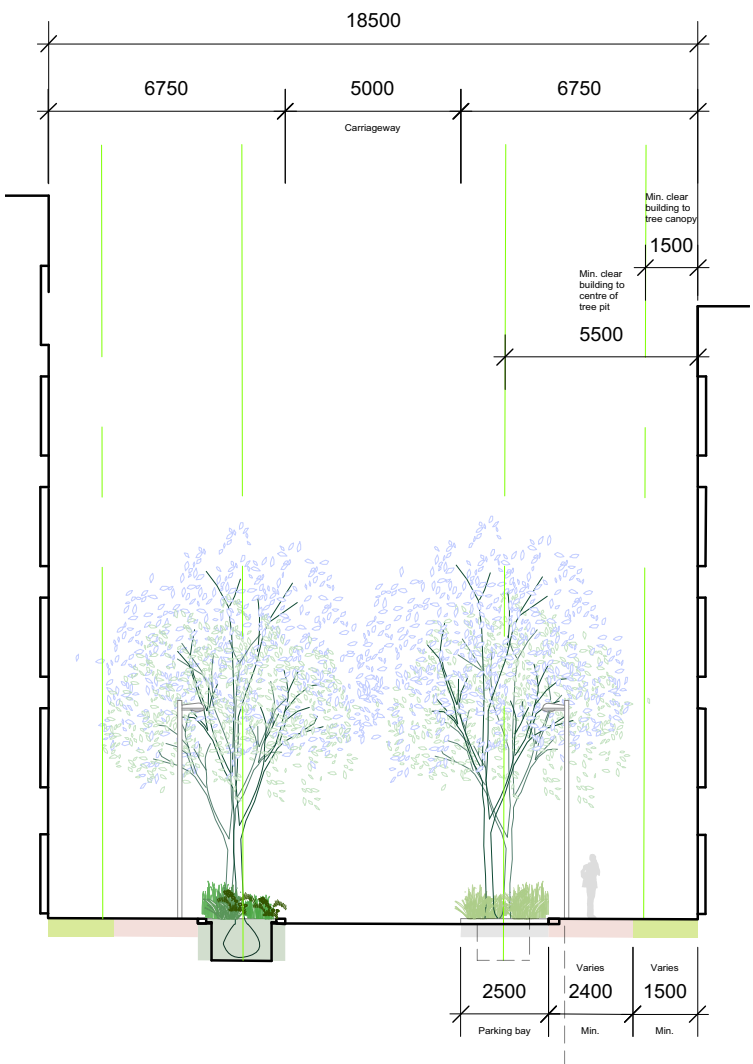
1. New footways in concrete flags paving.
2. Inset parking bays in granite sett paving.
3. New street tree planting.
4. Raised junctions.
5. Car free junction with bollards and planting.
6. Build-out in kerb line at regular intervals.
7. Cycle hire dock.
8. Parking spaces for APF.



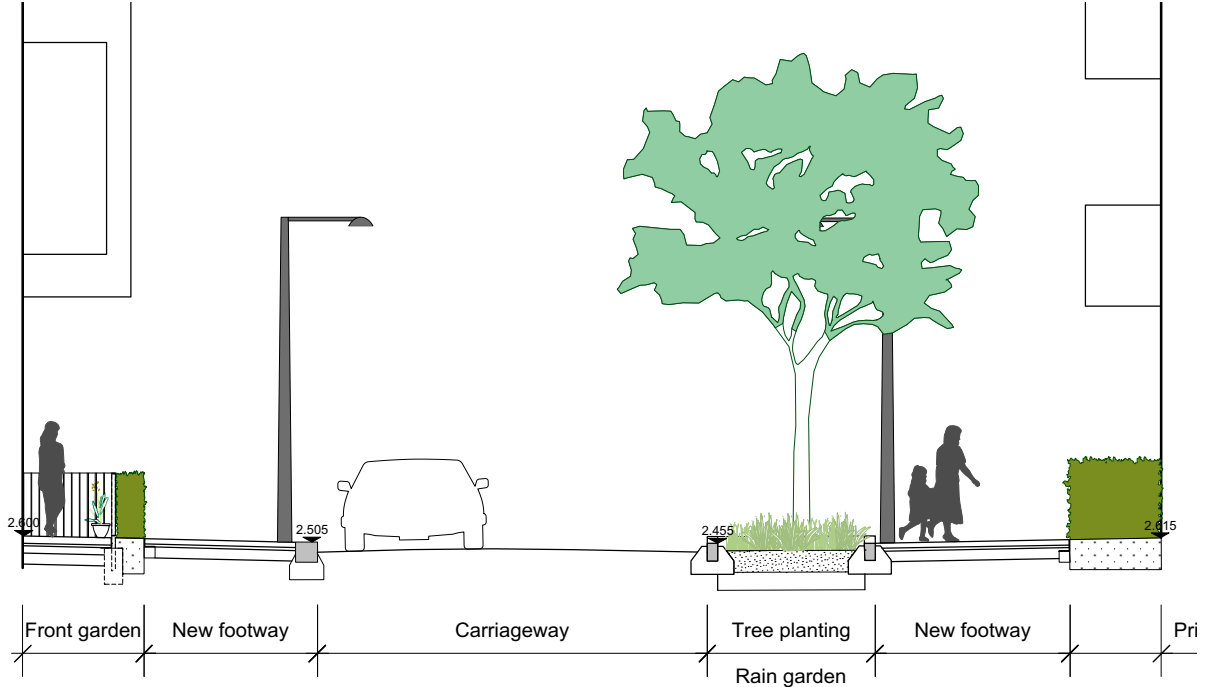
Mina Road, Alvey Street and Haywood Street proposals.



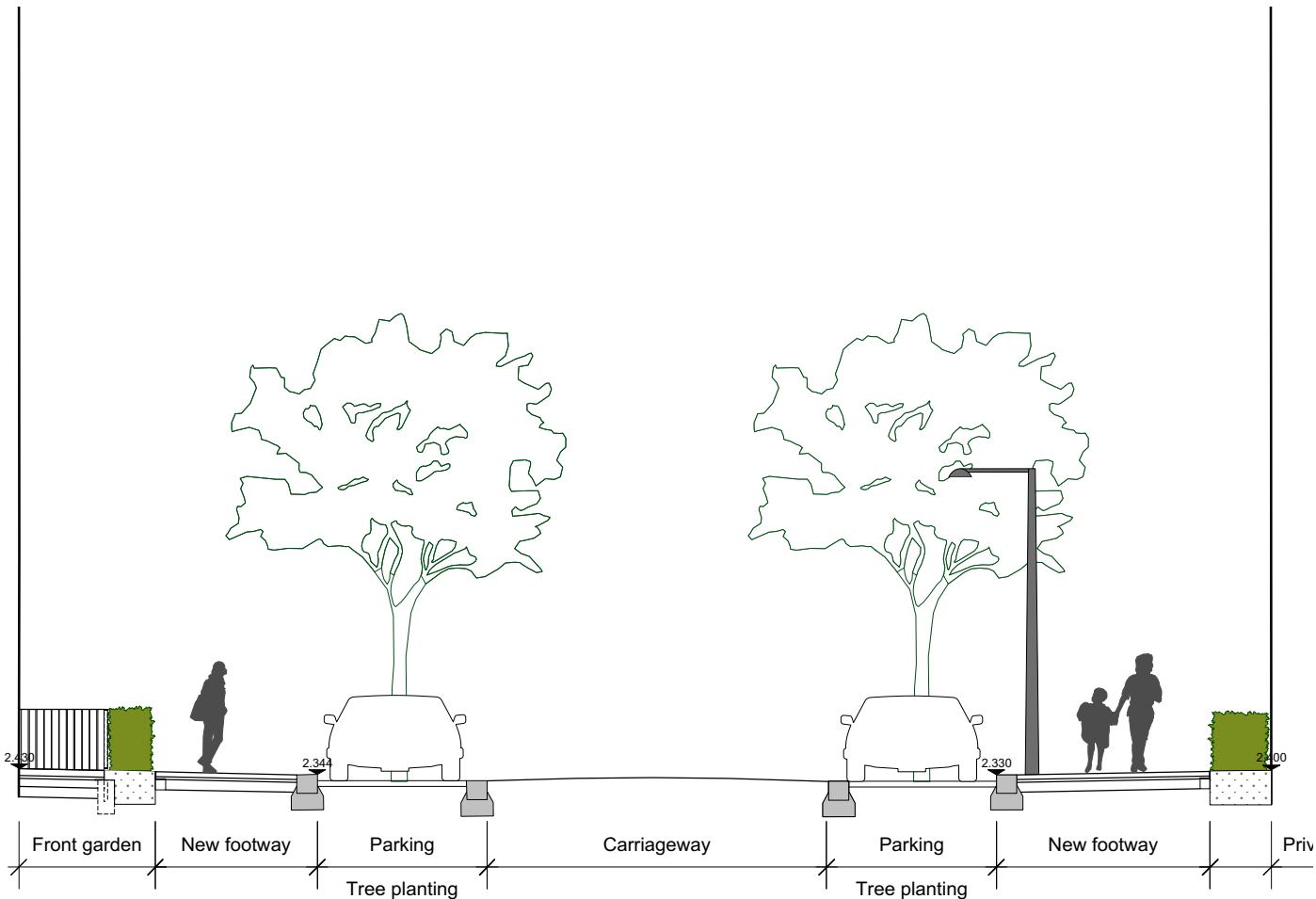
Typical SSDM street setting one with parking on one side.



Typical SSDM street setting one with parking on both sides.



Indicative section on Alvey Street looking north.



Indicative section on Haywood Street looking north.



1. Wide, high-quality pavements
2. Crossings with tactile paving
3. Raised-junctions
4. Car-free junction with planting and bollards (accessible to cycles)
5. Vehicular movements
6. Cycle parking
7. Street lighting
8. Street trees with planted pits

View key.



Example car-free junction in Hackney.



Illustrative view of car-free junction.

6.3. COMMUNAL AMENITY

STRATEGY Overview

Each plot is served by a communal garden, podium or roof terrace providing social opportunities and door step play provisions for residents. Owing to the scale and proximity of the two new public spaces provided by Phase 2B it is proposed that the play provision for the Phase is delivered in courtyards as well as across Thurlow Square, Bagshot Park and the Kinglake playground – easily accessible from adjacent homes. Please refer to the ‘Play Strategy’ section of this report for more details.

Equally, these two neighbourhood spaces will offer additional and unique social and amenity opportunities for residents of Phase 2B – on their doorstep – as well as neighbours from adjacent communities and those passing through the area.

Approach

In terms of content, arrangement and atmosphere each amenity space has been approached as a distinct character, responding the specific architectural qualities and spatial opportunities of each plot. In summary the follow provision is associated with each plot:

- Plot 4A/4D: shared courtyard garden.
- Plot 4B: courtyard garden.
- Plot 5A: courtyard and podium.
- Plot 5C: courtyard garden and roof terrace.

Requirements

LB Southwark’s communal amenity space requirements are understood as follows:

The Residential Design Standards SPD 2011 (with Technical Update 2015) and Southwark Plan 2022, Policy P15 set requirements for:

- 50m2 communal amenity space per development.
- For units containing three or more bedrooms: 10m2 of private amenity space.
- For units containing two or less bedrooms: 10m2 of private amenity space should ideally be provided. Where it is not possible to provide 10m2 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.
- A minimum of 50m2 private garden space. The garden should be at least 10m in length (for new houses (detached, semi-detached and terrace)).

Based on this, the following table compares the calculated communal amenity space requirement for each plot to the amount of communal space physically available to each. All plots have access to significantly more communal spaces than required by policy.

Plot	Required	Available space
4A	251.4 m2	845 m2*
4D	111.8 m2	845 m2*
4B	50 m2	250 m2
5A	267.6 m2	1835 m2
5C	56.6 m2	500 m2

* Please note: plots 4A and 4D shared a courtyard of 1690 m2, all of which is accessible to residents of both plots. The figures above quote half of this measure each for simplicity

Sunlight

Where possible doorstep play within communal amenity spaces has been located to sit at least 50% within areas receiving 2 hours on sunlight on 21st March. However, it should be noted that the majority of the play provision is proposed to be located in Thurlow Square and Bagshot Park (accessible to all residents and receiving excellent levels of sunlight).

Please refer to Waterslade’s Daylight and Sunlight report for further details.

1. Plot 4A/4D shared courtyard garden.
2. Plot 4B courtyard garden.
3. Plot 5A courtyard and podium.
4. Plot C coutyard garden and roof terrace.



Communal gardens diagram.

PLOT 4A/4D Concept

This courtyard is envisaged as a shared garden between the two blocks: a garden made of gardens, with a number of specific spatial characters. An overall arcadian atmosphere will be curated with dense, robust planting and a variety of places to sit, meet, walk and play in sun or shade. Dedicated food growing planters are proposed. The entrances to the garden are delineated with scenographic entrance structures, providing managed access and a strong public gesture to the adjacent streets that matches the scale of the buildings.



Illustrative plot 4A / 4D garden plan.

Proposals

1. Private gardens to maisonettes.
2. Wild grasses, informal routes and natural play around existing trees.
3. Two patio spaces with distinct themes of ornamental and scented planting.
4. Door step play in sunny southern area of garden.
5. Precast concrete entrance portal with gates and climbing plants to north.
6. Precast concrete entrance pergola with gates and climbing plants to south.



Example pergola entrance structure with climbing plants.



Natural and interpretive play within planted areas.



Green and varied arcadian atmosphere.



Opportunities for resident social gatherings.

Entrance Portals

Two distinct scenographic precast concrete structures are proposed at the entrance to the plot 4A and 4D courtyard.

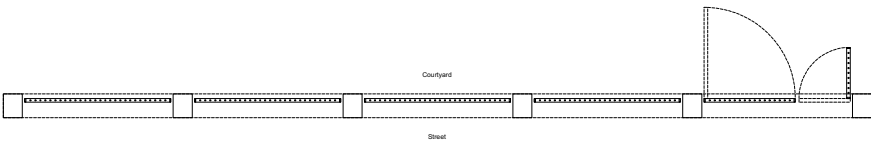
The northern portal is a single line arcade structure responding to the scale of the street and provide visual base to the retained London plane trees.



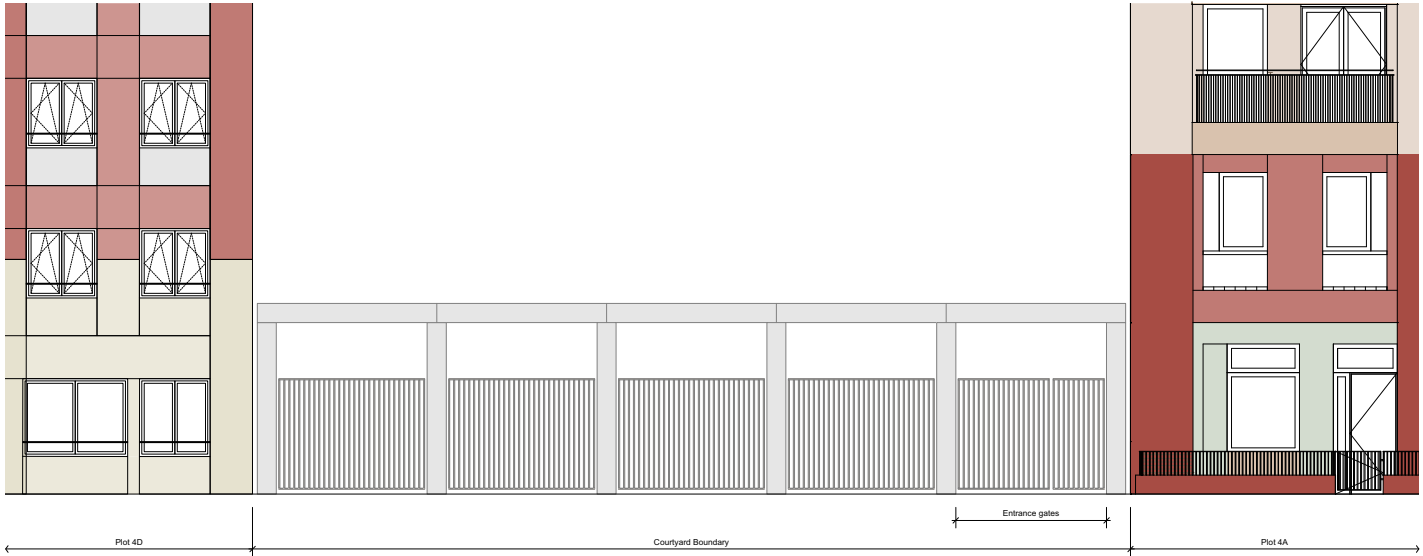
Example garden entrance portal structure.



Conceptual sketch inside courtyard looking north.



Illustrative plan of northern portal structure.



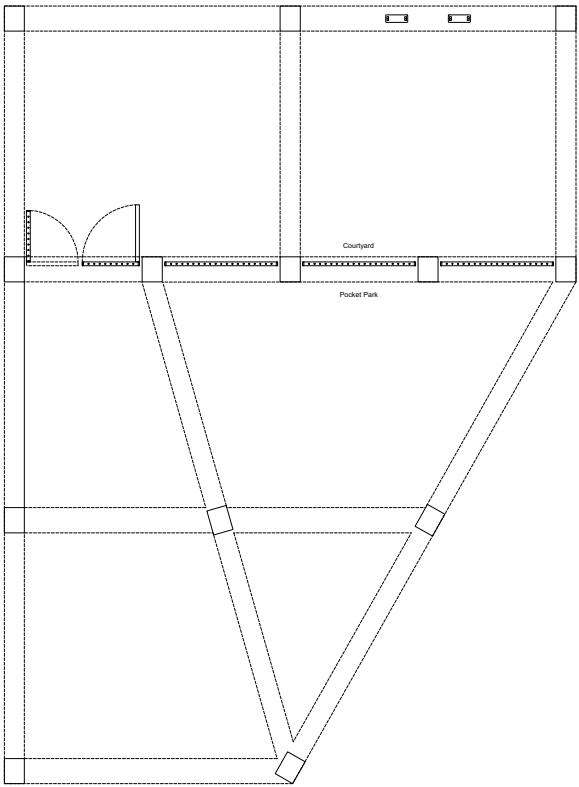
Illustrative elevation of northern portal structure.

The southern portal is a frame structure making a generous entrance space, casting playful shadows and responding to the geometries of 4A and 4D and the scale of the road space/park landscape adjacent. This structure also contributes to the pocket park along the 4A/4D frontage.

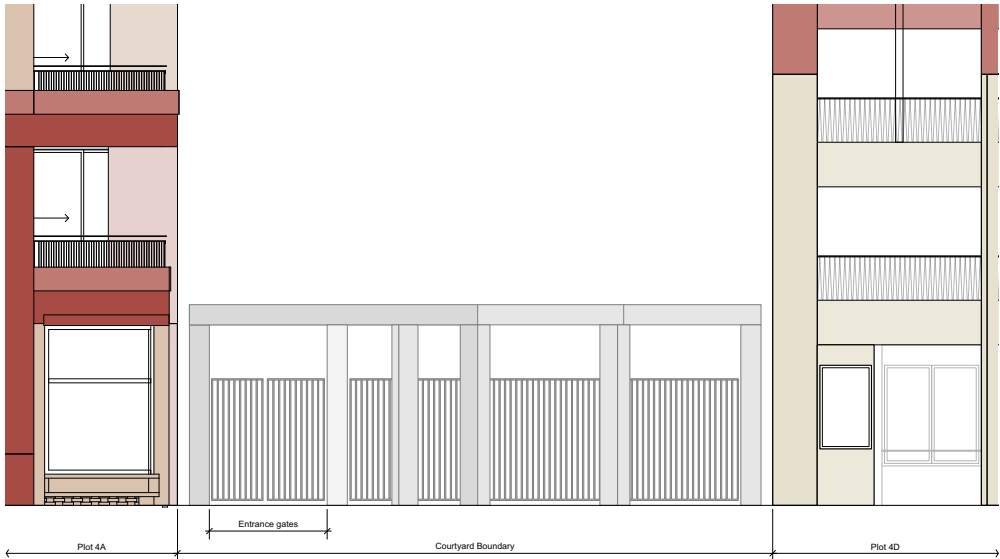
Planting to both structures contribute to the sense of green network, green streets and courtyards.



Southern entrance portal looking north from the proposed pocket park on Albany Road.



Illustrative plan of southern portal structure.



Illustrative elevation of southern portal structure.

PLOT 4B Concept

The garden space for Plot 4B is relatively compact with a complex southern boundary, but benefits from good levels of sunlight. The design intent is to make an asset of the space's intimacy and orientation with deep, robust edge planting and a grassy slope facing the sun. A new tree and tree house structure creates a focal point for the doorstep play, and the southern boundary is proposed as a planted habitat corridor with a green screen closing off the garden.



Illustrative plot 4B garden plan sketch.

Proposals

1. Paved entrance mat to through-lobby.
2. Dense, robust edge planting at building threshold.
3. Rear gardens with hedges.
4. Sunny south-facing slope.
5. New tree and tree house with doorstep play.
6. Communal seating elements and picnic tables for residents.
7. Resident growing beds.
8. Cycle storage to plot architects design.
9. Green screen fence with climbing plants at garden boundary.
- 10.Habitat corridor within site boundary towards APF.



Interpretive play and ornamental planting.



South facing sloped lawn.

PLOT 5A Concept

Plot 5A is served by a courtyard at grade and a podium at first floor level. The courtyard is conceived as a yard-like space with access to bike stores and lobbies, providing a calm place on the way home. Towards the centre of the space an existing tree is retained. The levels around this tree include a small mound which is also retained, shaping a large naturalistic planting area. Large seating elements and natural play objects offer additional social opportunities at this level.

The podium is connected via the cores and an external stair from the courtyard leading to a central landing. From this, the north and south podiums are accessible, each wrapped in maisonette back gardens. A second layer of hedges delineate shared social spaces and provide additional buffers to the homes. Within the shared spaces a series of outdoor ‘rooms’ are defined providing distinct and varied areas for play, food growing, and relaxation.



Illustrative plot 5A courtyard plan.



Lower courtyard: a yard-like space with a large retained tree.

Proposals

1. Square granite sett paving.
2. Existing tree and mound retained with understory planting.
3. Informal play boulders.
4. Varied seating opportunities.
5. Climbing plants.
6. Stair to upper level landing.
7. Rear gardens with hedges.
8. Hedge boundary to theme gardnes.
9. Herb/kitchen garden for residents with platform seat.
- 10.Patio with tree in pot, large plantings pots, picnic tables, benches and hopscotch markings.
- 11.Hazel grove with clearings for intimate seating, informal play routes and a lookout over existing tree.
- 12.Play mat with swings, slide and spring rockers.
- 13.Soft garden with bark mulch, picnic table, see saw, natural play and large sculptural scented shrubs.



Podium: a collection of distinct garden spaces.



Illustrative plot 5A podium plan.

PLOT 5C
Concept

Plot 5C forms a larger block with Faversham House to the north. The approach to this plot's garden aims to build relationships between the two plots.

A new planted boundary is proposed, providing a green backdrop to the 5C garden and an improved outlook from Faversham House. Two further proposals conceptually make a 'mirrored' relationship across the boundary: a bike locker for the ground floor maisonettes of 5C is a twin of the existing residents lockers in the Faversham House car park, and a new tree sits diagonally opposite the existing tree on the car park side. Faversham House's existing access arrangements to the improved corner play spaces are retained and fobbed access is also provided from the 5C garden.

5C's garden is envisaged with a relaxed atmosphere, supporting informal occupation and play. An edible hedgerow further adds to convivial nature of the space.



Illustrative plot 5C garden plan.

In addition a roof terrace is provided on the eastern wing of 5C accessible from both cores. It offers a sunny alternative and a place to watch life go by on Bagshot Street that is easily accessed from the upper flats and maisonettes as it is tied in with the 4th floor access walkway.

Proposals

1. Deep threshold planting to pedestrian route.
2. Hedges along Alvey Street.
3. Rear gardens with hedges.
4. Communal garden with planting, social opportunities and doorstep play.
5. Improved boundary to Faversham House with green screen and bike locker for ground floor maisonettes.
6. Roof terrace.
7. Improved corner play space.
8. Bagshot Park.



Existing Faversham House car park.



Planted boundary structure and meadow grasses.



Relaxed relationship between homes and shared garden with opportunities for informal play.

6.4. PRIVATE AMENITY AND PRIVACY

OVERVIEW

Private amenity around the neighbourhood is provided in one of two ways: private rear gardens for ground floor (or up-and-over) homes and balconies for upper floor homes (please see architectural chapters for information on balconies). Further to this, all ground floor homes are provided with privacy areas between the home and the public realm.

The following pages outline the approach to each.

Rear gardens

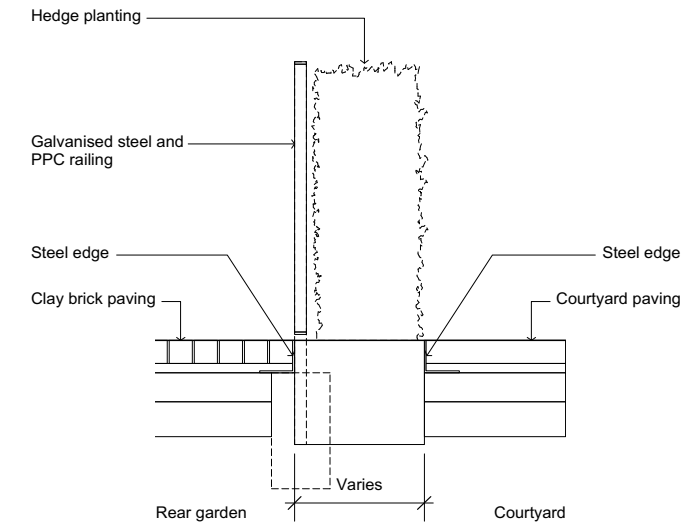
Rear gardens are provided to ground floor maisonettes. They face onto the secure communal amenity space associated with the particular plot (courtyard or podium, depending on the arrangement). The typical arrangement for these areas constitutes (from the home outward):

- A paved rear garden.
- Metal railings and gates (to plot architect design).
- Hedge planting towards the communal amenity space.

This arrangement provides good privacy to homes and allows hedge planting to be maintained from the communal side, reducing the need to access private spaces to tend to these.



Plan locating rear gardens across maserplan.



Typical rear garden section.

FRONT GARDENS
Types

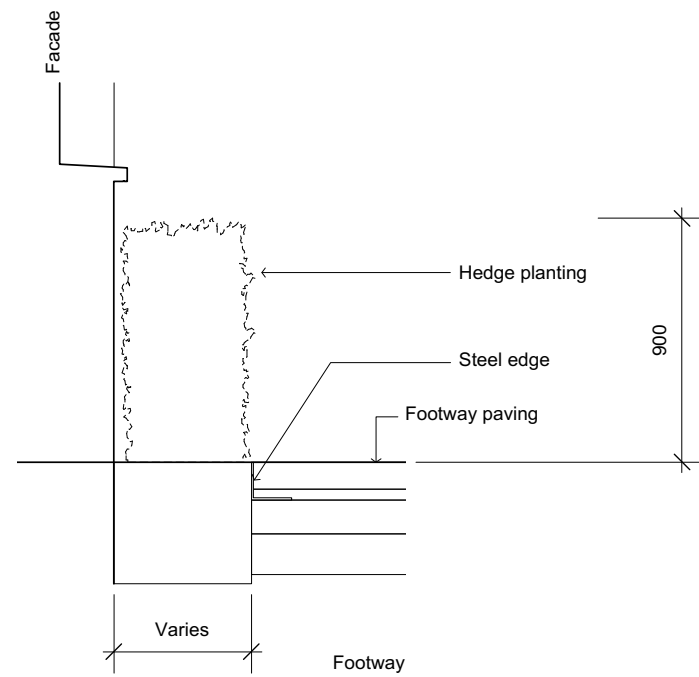
Four types of front garden/privacy planting have been developed, responding to specific contextual and typological opportunities and constraints around Phase 2B. In overview:

- Type 1 - Privacy hedge planting along building threshold: this is utilised where privacy planting is required on residential streets.
- Type 2 - Planted buffer and maintenance access: this is utilised where privacy planting is required adjacent to busier, more public spaces, increasing privacy to the home.

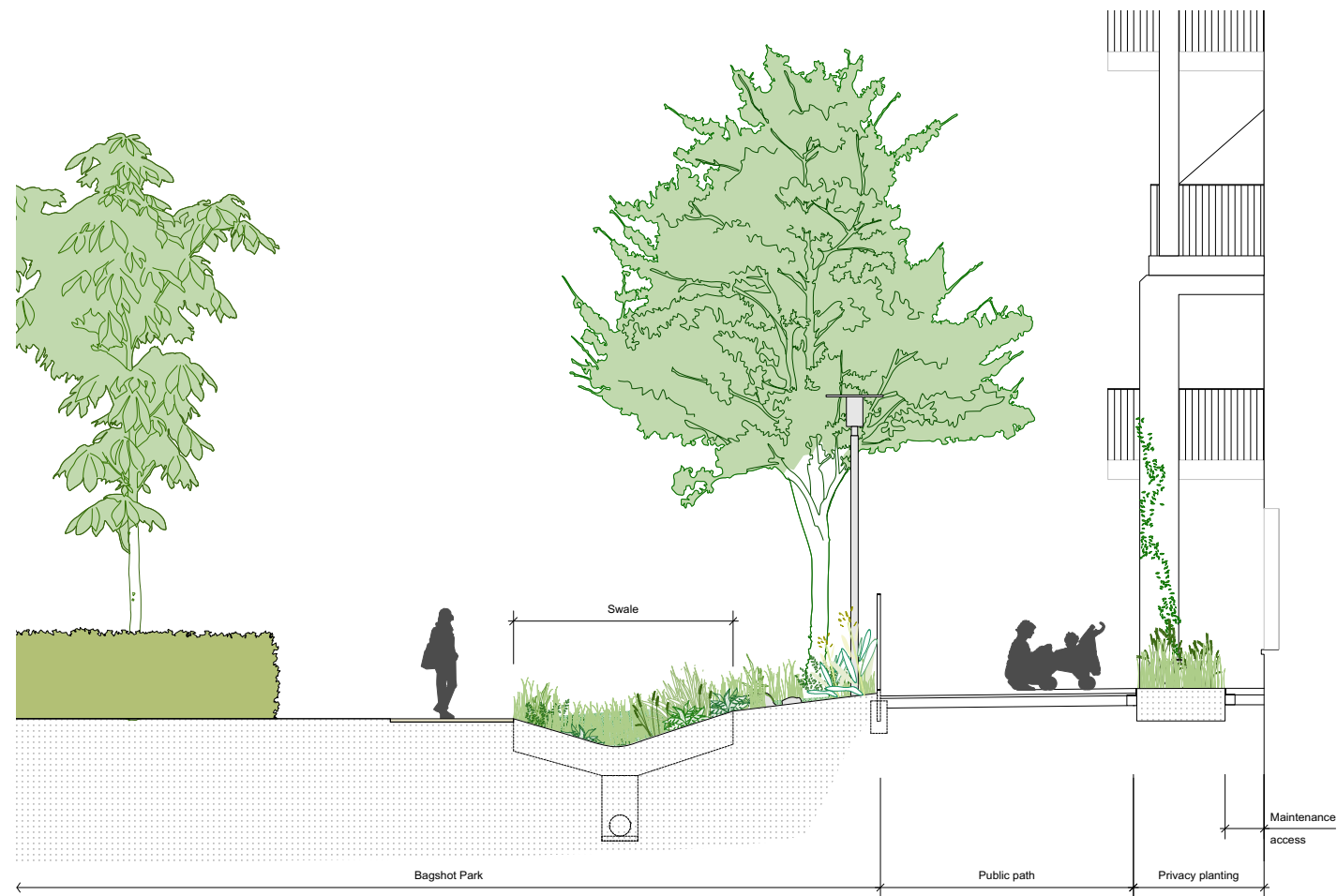
- Type 3 - Hedge, railing and paved front garden: this is a variation of “type 1”, used on residential streets where there is the possibility of a small front garden accessible from the home.
- Type 4 - Planted buffer, hedge, railing and paved front garden: is a combination of “type 2” and “type 3”, where there is the possibility for a front garden adjacent to a busier, more public space, increasing privacy to the home.



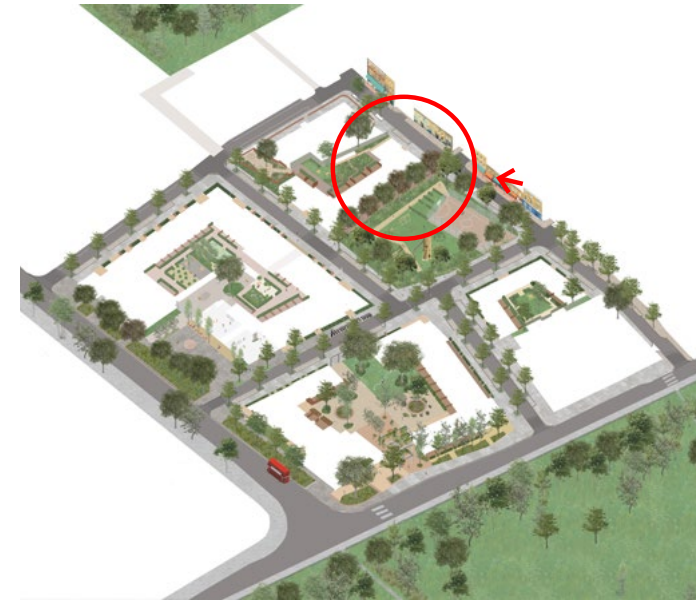
Diagram of front garden / privacy planting types across the scheme.



Type 1: Privacy hedge planting along building threshold.



Type 2: Planted buffer + maintenance access.

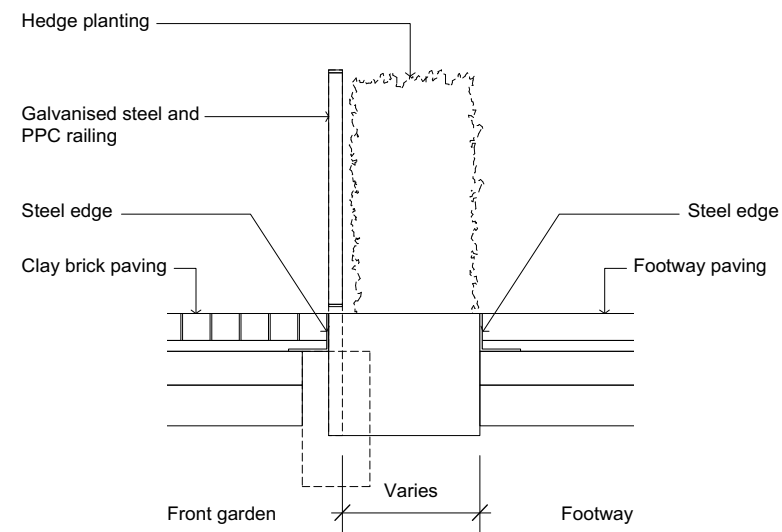


View key.

1. Park pavement.
2. Street lighting.
3. Bagshot Park fence.
4. Bagshot Park swale.
5. Deep planted buffer to public realm.
6. Narrow gravel maintenance strip.
7. Twinned entrance paths to maisonettes.



Illustration of privacy planting along 5C.



Type 3: Hedge + railings + paved front garden.



Type 4: Dense planting + hedge/raised planter + railings + paved front garden.

PRIVACY PLANTING

1. Albany Road.
2. Footway.
3. Loading bay.
4. Pocket park and entrance to plot 4A & 4D courtyard.
5. Private front gardens with hedge planting.
6. Publicly accessible path.
7. Areas of seating facing towards path and footway in alternating arrangements.
8. Planted areas with varied tree, shrub and low-level planting.



View key.



Illustration of privacy planting.

7 SOFT LANDSCAPING

7.1. SOFT LANDSCAPE CONCEPT



Locality

- Tree species make reference to the historic route of the Grand Surrey canal and timber trade links to the Baltic and North America, rooting the site in its local heritage.
- The streetscape is imbued with a sense of calm and simplicity, an extension of the adjacent mature, biodiverse parkland character of Burgess Park and cherry tree lined route of the Grand Surrey Canal.



Drama & Seasonality

- Drawing inspiration from Ada Salter and the beautification of Bermondsey into a ‘garden suburb’. A diverse mix of deciduous, evergreens, fruiting trees, bulbs and carefully curated flowering species provide dramatic contrasts in colour throughout the seasons to animate the key moments within the landscape.
- Pockets of exoticness and colour extend from the vibrant multi-cultural surroundings such as local food markets, Walworth road, nearby pocket parks and various cultural activities.

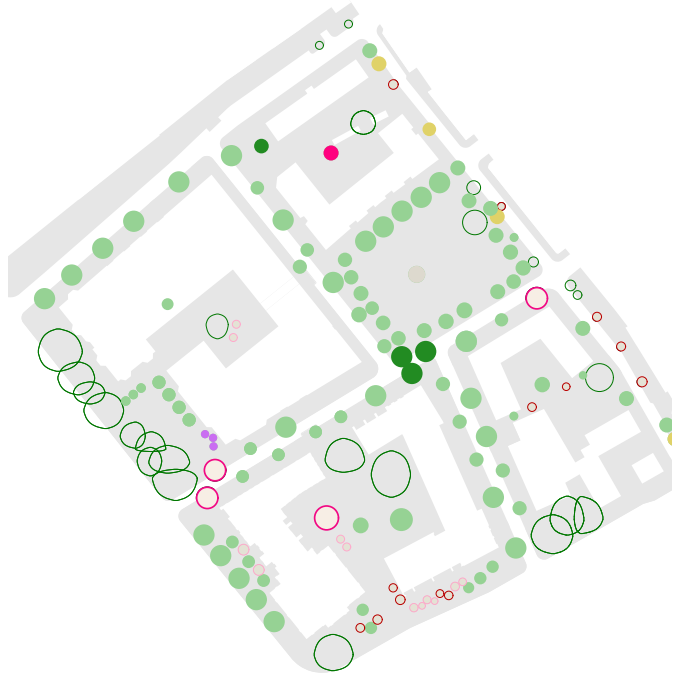


Playfulness

- Playful, peculiar and unexpected moments within the landscape create an enjoyable and memorable environment.
- Nature is invited into the site to enhance ecological links across the area and bring a sense of wildness.
- Playful tree species form beacons and points of recognition as part of wayfinding and placemaking strategy.

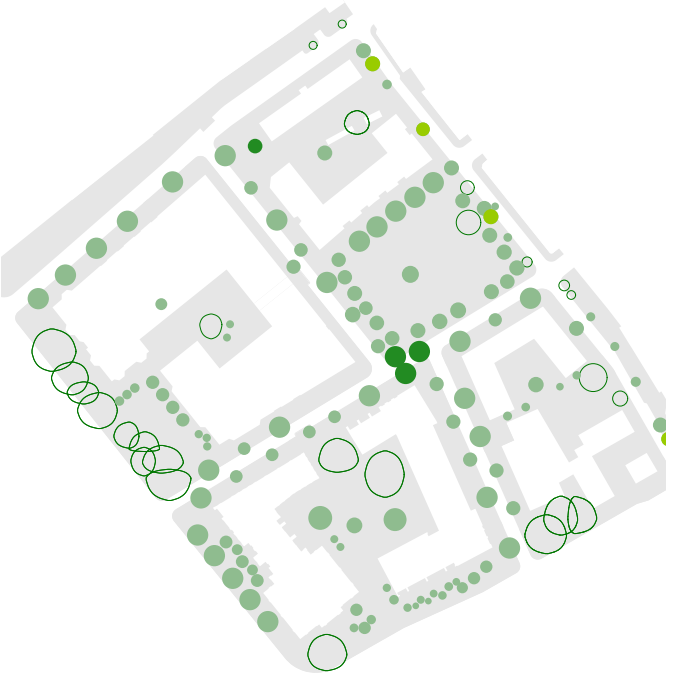
DRAMA AND SEASONALITY

A diverse mix of deciduous, evergreens, fruiting trees and carefully curated flowering species provide dramatic contrasts in colour throughout the seasons to animate the key moments within the landscape.



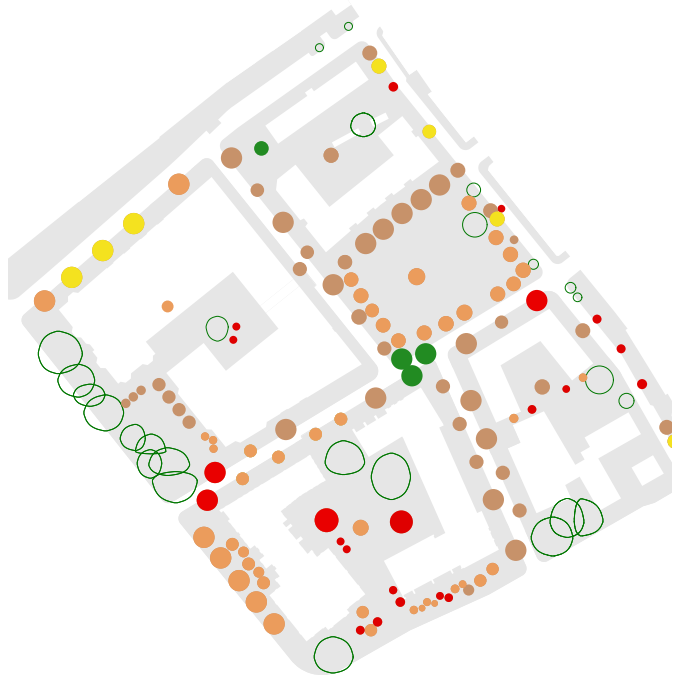
Spring

- Evergreen
- Flowering/colourful foliage (deciduous)
- Green foliage (deciduous)



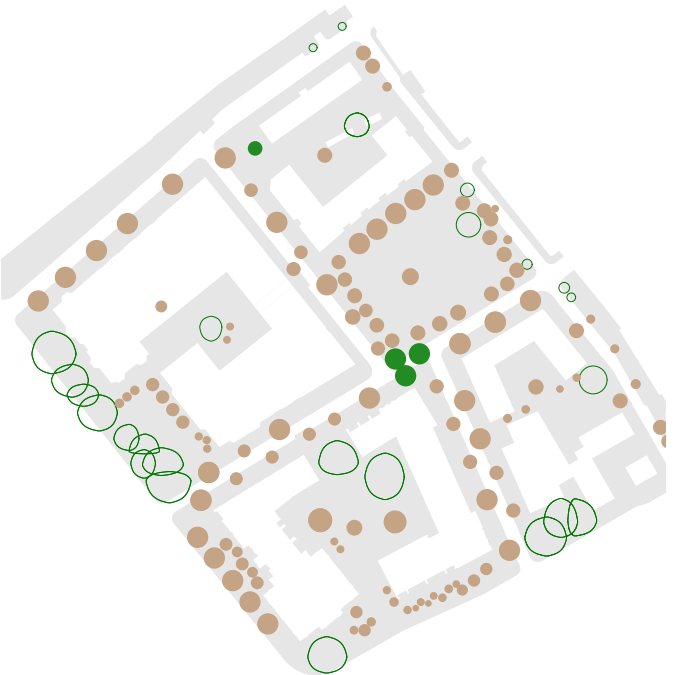
Summer

- Evergreen
- Green foliage (deciduous)



Autumn

- Evergreen
- Deciduous (leaf colour tones)



Winter

- Evergreen
- Deciduous

7.2. TREE PLANTING

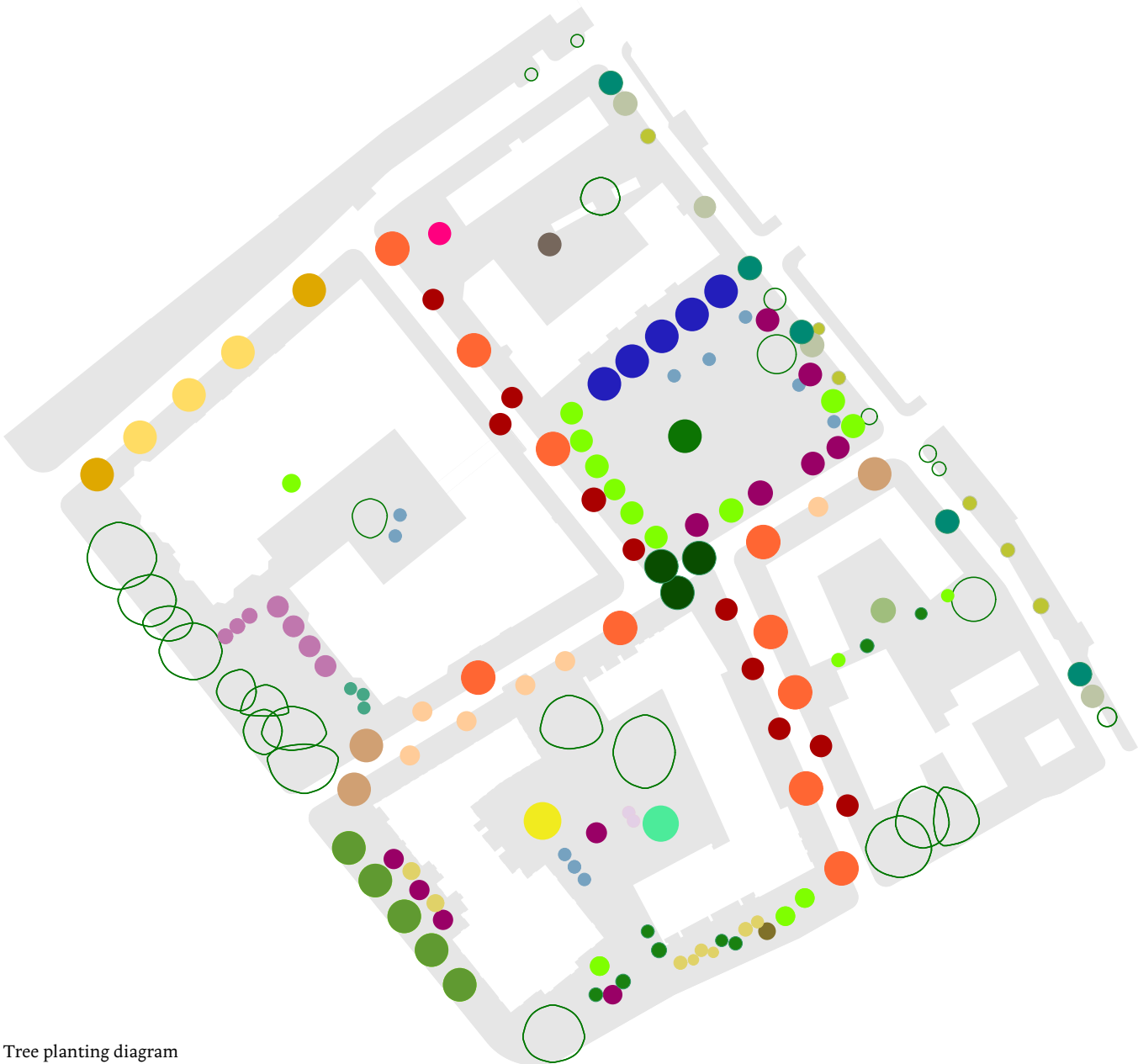
The tree planting strategy has five tiers:

1. Street Trees:

A diverse mix of robust trees with calm and simple infrastructural qualities. Complimentary signature species identify each street, including an extended boulevard of London Plane trees on Thurlow Street.

2. Burgess Park Edge Trees:

Native trees & species beneficial to local wildlife extending the Burgess park character.



Tree planting diagram

3. Bagshot Park:

Trees characterised by a seasonal wetland character, line the swale edge and give the park a strong riverine identity.













4. Character Trees:

Rarer tree species with interesting characteristics including colourful flowering species marking key points of orientation.

5. Podium & Courtyard Trees:

A mix of retained existing mature trees and companion species suited to scale and aspect.

1. Street Trees (informed by LB Southwark's SSDM)

			
Existing trees	Pollarded London Plane (Platanus x hispanica) Family: Platanaceae	Maidenhair (Ginkgo biloba 'Tremonia') Family: Ginkgoaceae	Tulip (Liriodendron tulipifera) Family: Magnoliaceae
			
Grey Alder (Alnus incana) Family: Betulaceae	Honey Locust (Gleditsia triacanthos 'Sunburst') Family: Fabaceae	Small-leaved Lime (Tilia cordata 'Greenspire') Family: Malvaceae	Field Maple (Acer campestre 'Elsrijk') Family: Aceraceae
			
Hornbeam 'Frans Fontaine' (Carpinus betulus) Family: Betulaceae	Rowan (Sorbus aucuparia) Family: Rosaceae	Scots Pine (Pinus sylvestris) Family: Pinaceae	Double Glean (Prunus avium 'Plena') Family: Rosaceae

2. Burgess Park Edge Trees

			
Hazel (Corylus avellana) Family: Betulaceae	Downy Birch (Betula pubescens) Family: Betulaceae	Rowan (Sorbus aucuparia) Family: Rosaceae	Crab Apple (Malus sylvestris 'Evereste') Family: Rosaceae
			
		Juneberry (Amelanchier lamarckii) Rosaceae	Cornelian Cherry (Cornus mas) Cornaceae

3. Bagshot Park Trees

			
Common Alder (Alnus glutinosa) Family: Betulaceae	Downy Birch (Betula pubescens) Family: Betulaceae	Silver Birch (Betula pendula) Family: Betulaceae	Willow (Salix babylonica 'Tortuosa') Family: Salicaceae

CHARACTER TREES

A collection of character trees offer enjoyable, unexpected and peculiar moments within a calm and formal structure provided by a back drop of street trees. Uncommon species with interesting foliage, seeds, bark, flowers, form and sense of scale sit in contrast to their surroundings and create focal points within the landscape.

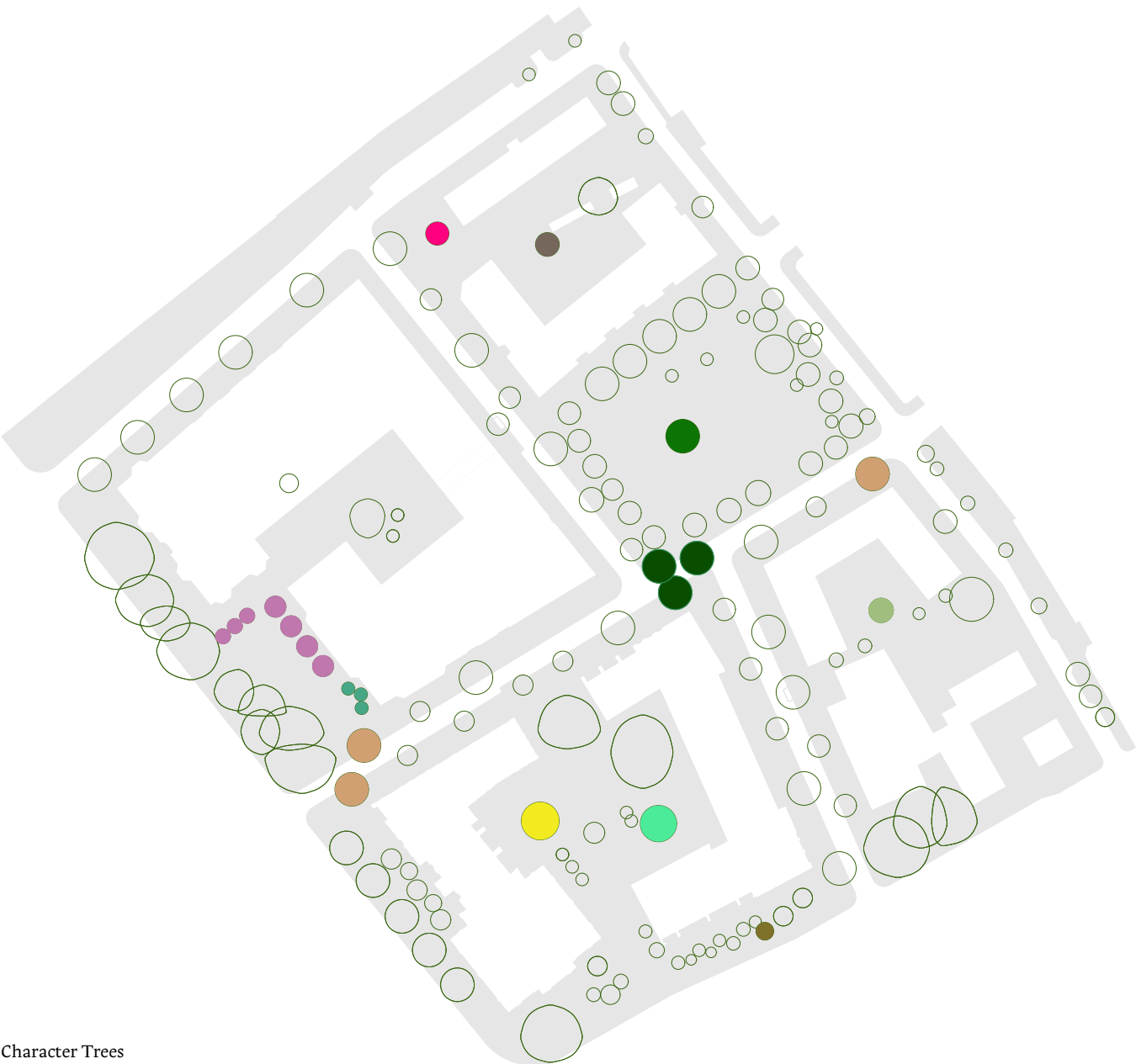
Seasonality is a key feature with colourful flowering species such as cherry trees marking key points of orientation such as street thresholds and glimpses into courtyards.

A group of evergreen pines trees give a dramatic sense of scale at the heart of the development, marking the central pedestrian intersection, with reference to the historical Baltic imports on the Grand Surrey Canal.

A conifer offers a continuous evergreen presence in the Kinglake play area in contrast to a deciduous backdrop.

Species such as the Corkscrew hazel and dragons claw willow are recognisable by their sculptural and playful form. Formal rows of pleached and box limes in Thurlow square bringing an ornamental and civic quality in contrast to the existing London planes.

Fruiting and flowering species such as apple, juneberries and cherry trees animate courtyards and gardens.



Character Trees

4. Character Trees



Corkscrew hazel
(*Corylus avellana* 'Contorta')
Family: Betulaceae



Dragons Claw willow
(*Salix babylonica* 'Tortuosa')
Family: Salicaceae



Scots pine
(*Pinus sylvestris*)
Family: Pinaceae



Double Gean
(*Prunus avium* 'Plena')
Family: Rosaceae




Pleached limes
(*Tilia x europaea* 'Pallida')
Family: Malvaceae




Judas tree
(*Cercis siliquastrum*)
Family: Cupressaceae


5. Courtyards & Podiums




Morello cherry
(*Prunus cerasus* 'Morello')
Family: Rosaceae




Great white cherry
(*Prunus* 'Tai Haku')
Family: Rosaceae



Katsura
(*Cercidiphyllum japonicum*)
Family: Cercidiphyllaceae



Apple
(*Malus domestica*)
Family: Rosaceae



Incense cedar
(*Calocedrus decurrens*)
Family: Cupressaceae

7.3. PLANTING STRATEGY

KEY PRINCIPLES

- Natural borders and edges with generous mixed hedgerows, create a mix of relaxed wild spaces and extension of Burgess park character.
- Relaxed lawns and borders with mown paths, edible herbs and berrying plants.
- A diverse mix of robust low maintenance species suitable for the site specific conditions.
- Inviting local wildlife from Burgess Park, a core habitat area, including birds, bees, butterflies and small mammals, by offering food sources throughout most of the year, as well as shelter and protection from predators.
- A layered naturalistic planting scheme, enhancing sensory qualities, biodiversity and seasonal value.
- Shallow vegetated swales and rain gardens, sown with grasses and perennials and wetland flora to collect and attenuate road and footway runoff. Species tolerate periodic inundation, whilst providing evergreen structure and a relaxed natural aesthetic.
- Bulb planting such as Narcissus (daffodils) and Galanthus (snowdrops) provide swathes of colour across the seasons whilst attracting pollinators.



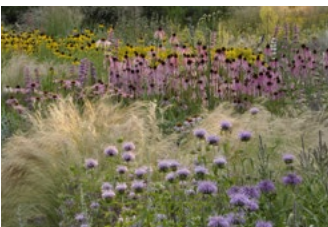
Soft landscape diagram



Amenity Grass



Mixed herbaceous planting



Biodiverse planting



Tree pit planting



Raingarden planting



Swale planting



Hedge planting



Climbing plants



Bulbs

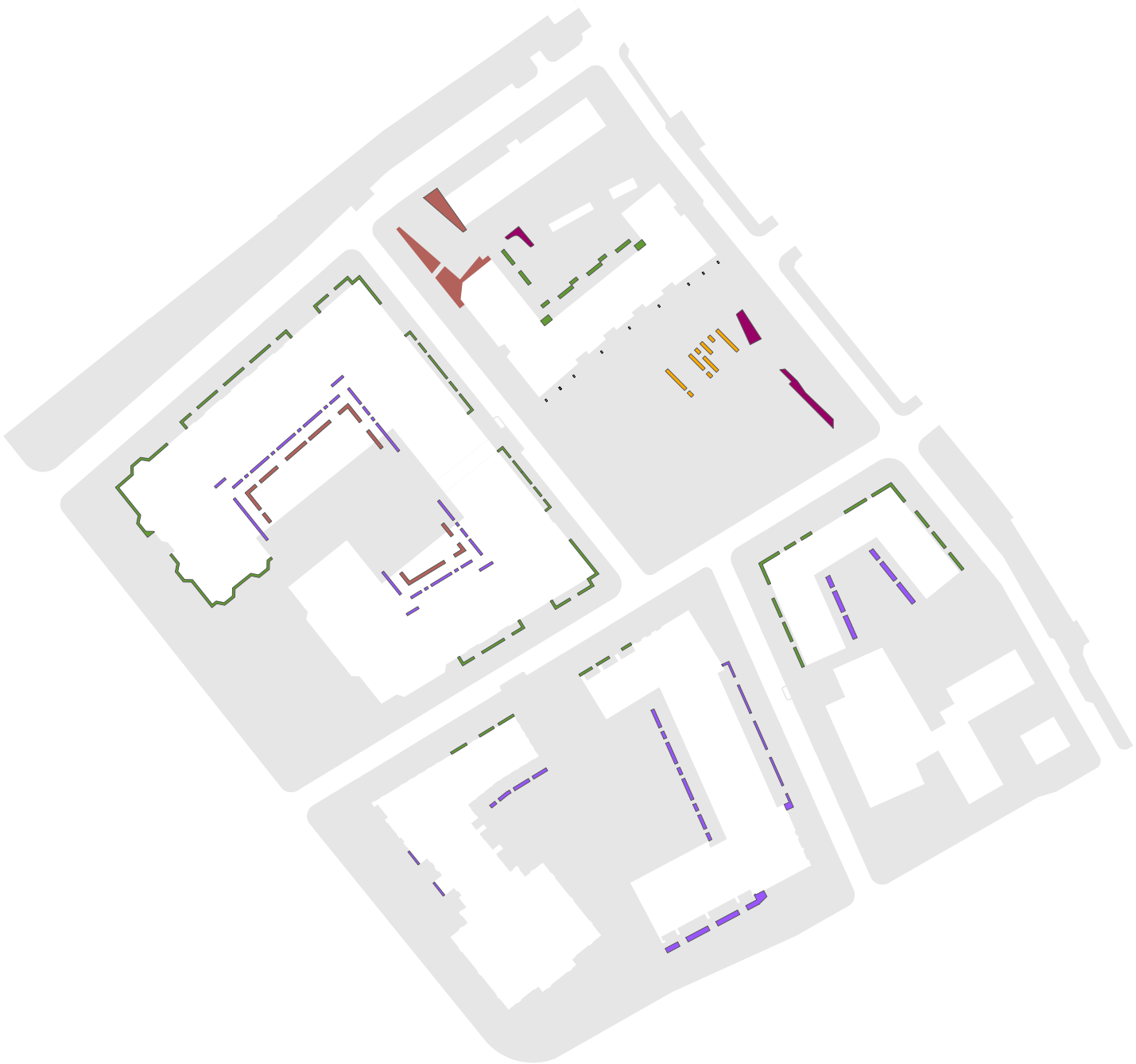


Open mosaic habitat



HEDGES & EDGES

A variety of hedge types for different situations across the spaces, building on the themes of playfulness, seasonality and locality. Hedge types provide connected linear habitats, and foraging opportunities for wildlife and people, frame and envelop spaces, and provide screening/defensible edge planting to the base of building blocks.



Hedges & Edges diagram

TYPE A - Formal hedges, defensible edge:
A continuous buffer and presence with evergreen / all year round structure provided by species such as *Acer campestre*, *Fagus sylvatica* and *Ligustrum vulgare*.
A taller and more visual presence.



Beech
(*Fagus sylvatica*)

TYPE B - Hedges to private gardens:
Predominantly native species such as *Acer campestre*, *Coryllus avellana*, *Prunus spinosa* and *Malus sylvestris*.
Includes a mix of flowering and fruiting species beneficial for wildlife.



Crab apple
(*Malus sylvestris*)

TYPE C - Hedge borders to play/communal areas:
A dynamic, seasonal and scented palette with fruit and flowers and edible qualities. Includes species such as *Ligustrum vulgare*, *Sarcococca confusa*, *Rosamrinus officianalis* and *Lavandula angustifolia* 'Hidcote'.
Allow for maintenance access to larger sections of hedges, refer to area planting plans.



Sweet box
(*Sarcococca confusa*)

TYPE D - Hedges as play features (evergreen):
Ilex crenata provides a dense, robust and manageable structure.
To be maintained at 0.8m height to allow for sightline requirements.



Box leaved holly
(*Ilex crenata*)

TYPE E - Edible hedge/shrubs:
Edible species with soft fruits to 'pick and eat' such as *Ribes sanguineum*, *Rubus ideaus*, *Ribes uva-crispa*, *Ribes nigrum*, *Ribes rubrum* and *Rubus x loganobaccus*.



Blackcurrants
(*Ribes nigrum*)

7.4. STREETS

KEY PRINCIPLES

- The trees and planting scheme will be carefully considered from a management and maintenance perspective, taking into consideration LB Southwark’s existing maintenance operations, and Southwark Streetscape Design Manual.
- New species have been selected for their ability to thrive in semi-urban conditions, including drought and pollution tolerance, as well as their amenity benefits. Increasing seasonal variety will ensure the planting looks good year round, and enhances the biodiversity value of the site, and its links to Burgess Park.
- Retaining a number of existing trees along Thurlow Street and within courtyard spaces will give immediate character and maturity to the landscape, as will planting new trees that include species with the potential to grow large to meet future canopy cover requirements. Increasing tree canopy coverage helps mitigate the urban heat island effect, providing shade & shelter, intercepting rainfall and improving air quality.
- A diverse tree palette is proposed with varying species, genus and family provenance, with different trees being mixed within the streetscape composition, typically a minimum of 2 species from different provenance per street to create a clear identity as well as diversity.



Existing rain gardens and tree pits on Bagshot Street

MAINTENANCE

The following outlines key maintenance operations for the soft landscape, that will need to be considered in line with LB Southwark’s existing management arrangements during the next stage:

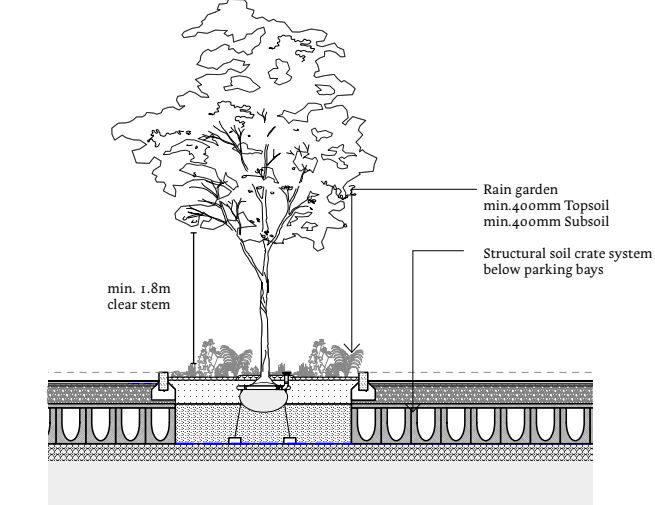
- Watering as required during the establishment period, to ensure successful establishment, growth and development. Watering points to be allowed for. Note: Any raised planters will potentially require on-going watering during prolonged dry periods, also following establishment.
- Regular check for health and performance; removal of dead and/or damaged/ill limbs, conforming to 7.3.2 of BS 3998 2010.
- Removal of dead plants if required, and replacement planting in the next planting season.
- Species appropriate formative pruning of shrubs and trees, to maintain desired form, and to ensure they do not grow to obstruct roads or pavements. Tree work to be maintained in line with good arboricultural practice BS 3998.
- Compost/mulch; check and top up once a year.
- Weeding as required/ litter clearance as required.
- Mowing/strimming of grass & wildflower areas as required.
- Functionality checks for swale/rain garden attenuation areas.

Refer to Soft landscape maintenance plan for further detail.

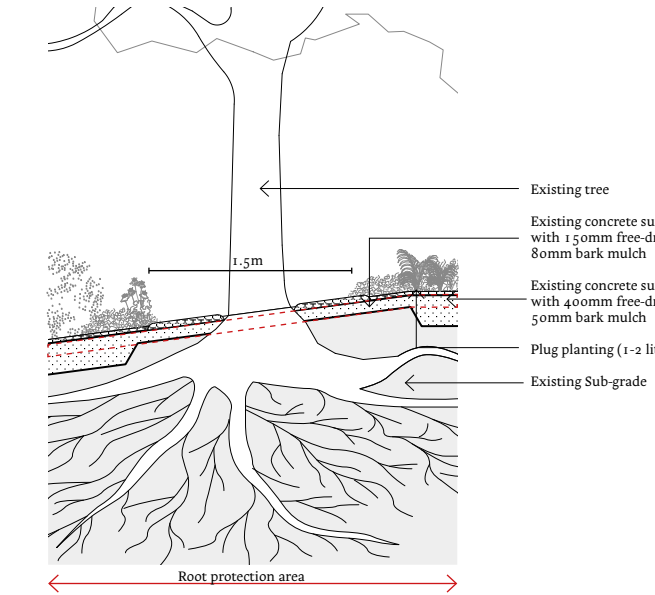


Proposed enhanced understory planting to existing London plane trees on Thurlow street

7.5. TYPICAL TREE PIT DETAILS



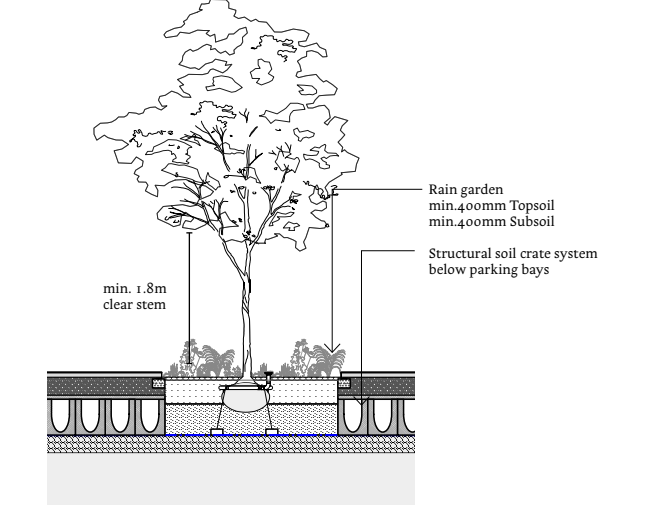
SUDs Tree Pits (between parking bays)
Linear continuous tree pits with crate systems run below proposed parking bays to maximise rooting volume and protect roots from compaction.



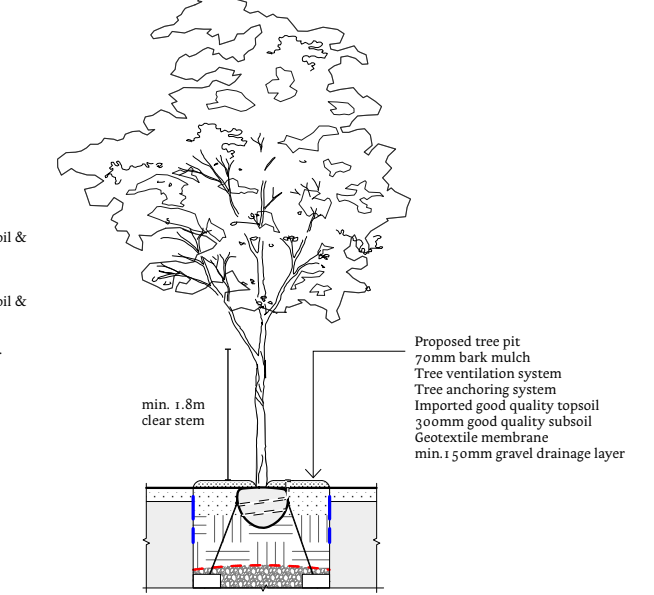
Existing retained trees within raised section of footway (Thurlow Street) Proposed 150mm depth of free-draining sandy loam topsoil + 50mm bark mulch on top of existing levels (after removal of concrete surface) to avoid compaction. Allow for min 1.5m bark mulch ring around existing trunk.

TREE PITS:

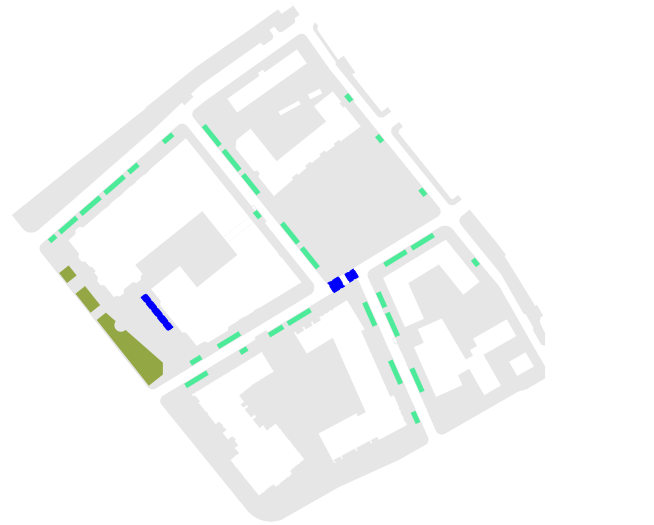
- Generous rooting volumes are achieved through continuous connected tree pits, using structural crate systems where necessary.
- All new tree pits to include: min. 70mm bark mulch, Tree ventilation system, Tree anchoring system, Imported good quality topsoil, Good quality subsoil, Geotextile membrane, Root barrier (where required). A minimum 150mm gravel drainage layer is required.



SUDs Tree Pits
Tree pits with min. 100mm freeboard capture and attenuate surface water run-off. Soil crate system maximises rooting volume and attenuation capacity.



Typical Tree pit in soft landscape

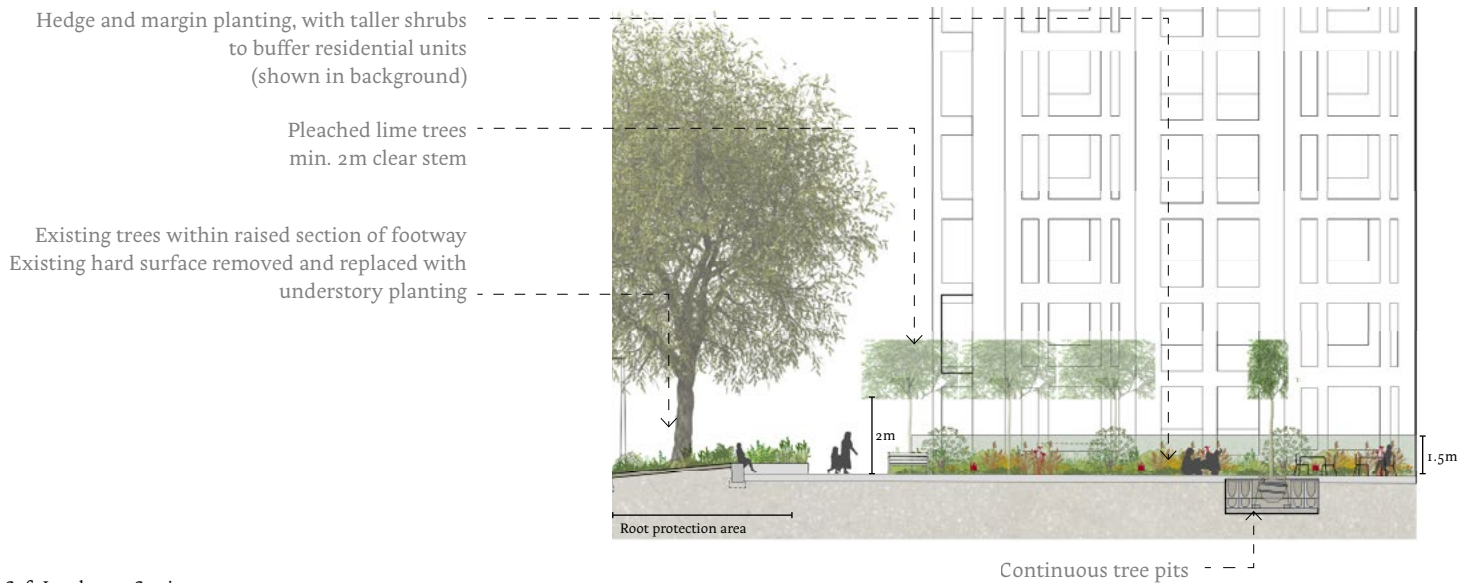
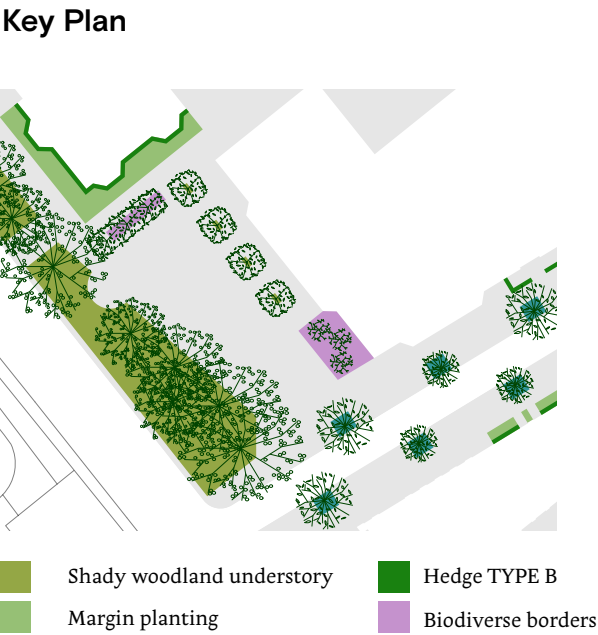


Tree pit types: Key plan

7.6. PUBLIC SPACES

THURLOW SQUARE
Key Principles

- London plane trees along Thurlow road retained and extended to form boulevard and provide generous canopy cover and mature landscape character.
- Robust low maintenance species suitable for roadside conditions and valuable for interception of pollution and attenuation of surface water, where applicable.
- A new woodland understory character with shade and drought tolerant species introduced below existing trees.
- Formal rows of pleached limes define central square and de-lineate public thresholds.



Soft Landscape Section



Pleached lime trees
(*Tilia x europaea* 'Pallida')



Judas tree
(*Cercis siliquastrum*)



Textural understory planting below existing London planes

Shady Woodland understory



Soft shield fern
(*Polystichum setiferum* 'Herrenhausen')



Jungle Beauty Carpet Bugle
(*Ajuga reptans* 'Jungle Beauty')



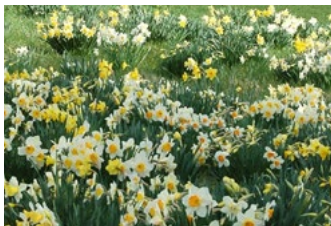
Mock orange
(*Philadelphus* 'Belle Etoile')



Stinking hellebore
(*Helleborus foetidus*)



Dusky cranesbill 'Album'
(*Geranium phaeum* 'Album')



Daffodil
(*Narcissus*)
Planted in drifts



Dwarf sweet box
(*Sarcococca hookeriana* var. 'humilis')



Snow-rush
(*Luzula nivea*)

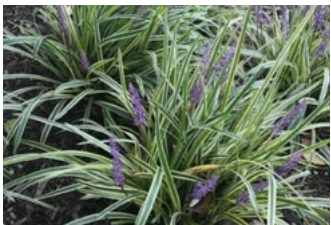
Margin Planting & Biodiverse Borders



Tufted hair grass
(*Deschampsia cespitosa*)



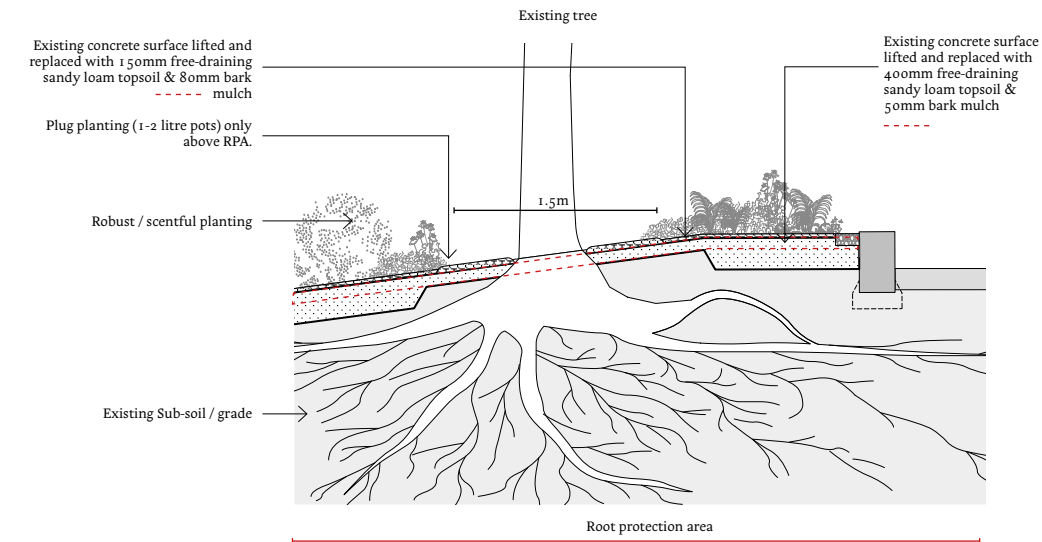
Wild carrot
(*Daucus carota*)



Lily turf
(*Liriope muscari*)



Round-headed garlic
(*Allium sphaerocephalon*)



Existing London plane trees within raised section of footway (Thurlow Street)
Proposed 150mm depth of free-draining sandy loam topsoil + 50mm bark mulch on top of existing levels (after removal of concrete surface) to avoid compaction. Allow for min 1.5m bark mulch ring around existing trunk.

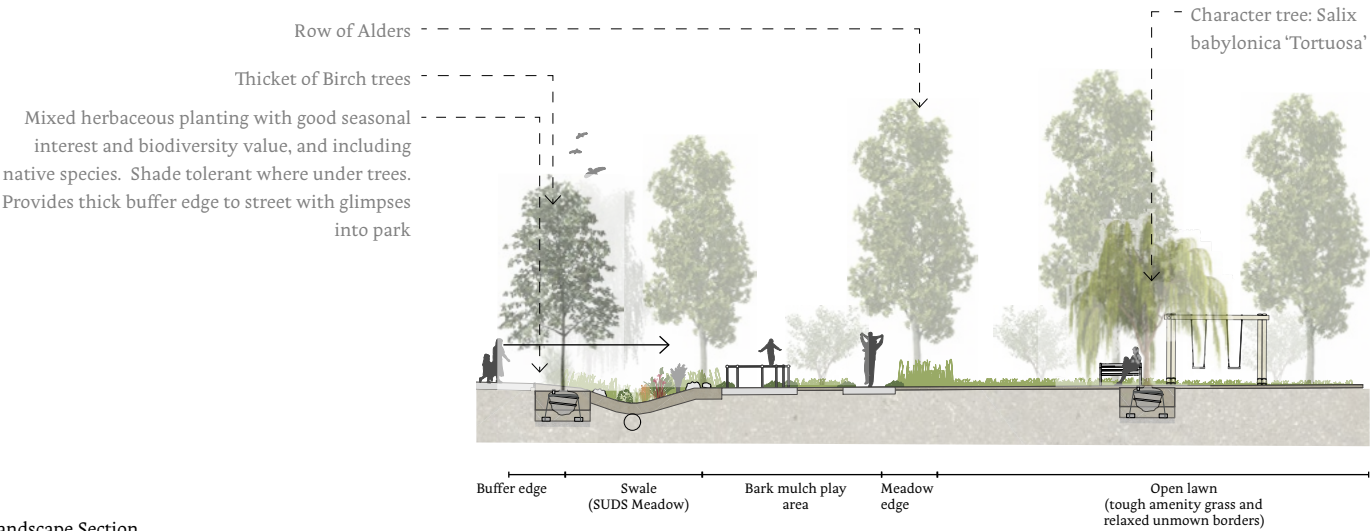
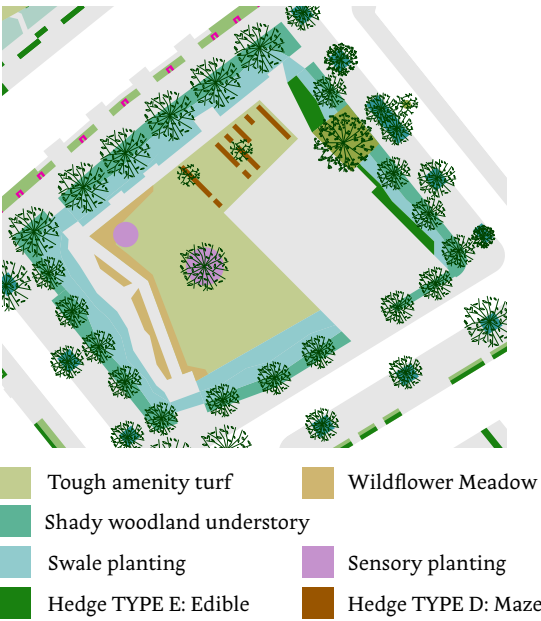


Existing London planes on Thurlow street to be retained

BAGSHOT PARK
Key Principles

- A generous planted border, including semi-mature trees, swale and extensive herbaceous planting lines the perimeter of the park.
- A series of bridge crossings lead to the central lawn area, containing areas for play, relaxation and multi-use, with pockets of character planting including a feature tree, scented flower garden and hedge maze.
- A feature swale sown with SUDs meadow and wetland flora collects and attenuates runoff, providing an attractive instant appearance. Species tolerate periodic inundation, whilst providing evergreen structure and a relaxed natural aesthetic.
- A large mature lime tree (T178) is retained along the eastern edge of the park, and edible fruit bushes face the new MUGA.

Key Plan



Soft Landscape Section



Common alder
(*Alnus glutinosa*)



Thicket of Birch trees
Betula pendula & *Betula pubescens*



Swale, wildflower SUDs meadows and amenity lawns with natural play elements

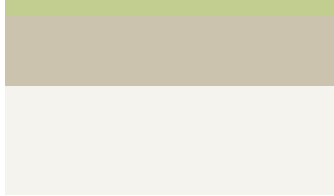
Tough Amenity Turf



Tough, amenity grass
- suitable for high traffic, multi-use environments

Species including:
30% Perennial ryegrass (*Lolium perenne*)
30% Slender creeping red fescue (*Festuca rubra litoralis*)
15% Strong creeping red fescue (*Festuca rubra rubra*)
15% Chewings fescue (*Festuca rubra commutata*)
10% Smooth-stalked meadow grass (*Poa pratensis*)

Soils



Sandy loam soil
Fertile and free draining to mitigate wear and tear in play areas

Shrubs



Dogwood
(*Cornus sanguinea*)



Oakleaf hydrangea
(*Hydrangea quercifolia*)

Wildflower meadow



Wildflower Meadow
Mixes to be developed based on aspect and Biodiversity Action Plan



Shade tolerant wildflower turf

Swale Planting



Wildflower Turf SUDs meadow, including species such as: Sheep's Fescue (*Festuca ovina*), Crested Dogtail (*Cynosurus cristatus*), Yellow Oatgrass (*Trisetum flavescens*), Betony (*Stachys officinalis*), Cowslip (*Primula veris*), Common Knapweed (*Centaurea nigra*).



Cowslip
(*Primula veris*) BAP species

Iris siberica
(Siberian flag)

Shady Woodland Understory



Mixed herbaceous planting with good seasonal interest and biodiversity value, and including native species. Shade tolerant where under trees.



Common hazel
(*Corylus avellana*)



Snowy wood-rush
(*Luzula nivea*)



Tufted hair grass
(*Deschampsia cespitosa*)

7.7. COMMUNAL AMENITY

PLOT 4A & 4D
Key Principles

- A playful and relaxed courtyard, includes natural play, grassy mounds, shade tolerant understory planting and colonisation of 'broken' ground and gravel edges.
- New landscape set around two existing mature London plane trees to be retained. Below which is a heavy shade grass mix and patches of wild naturalistic planting reminiscent of the adjacent Burgess park character.
- Relaxed gravel flora and shrubs blur boundaries between hard and soft.
- Threshold structure is shrouded with climbers well suited to sunnier conditions such as Honeysuckle (*Lonicera periclymenum*) and Star jasmine (*Trachelospermum jasminoides*) providing a scentful and flowering route into the courtyard.
- A Katsura (*Cercidiphyllum japonicum*) tree in raised planter provides an attractive focal point, turning yellow, orange and pink in autumn, and producing a smell of burnt sugar.

Key Plan



- | | |
|---|----------------------------------|
| Shady wildflower meadow | Taller shady understory planting |
| Sensory and tactile planting | Playful tactile edge |
| Approximate area receiving min. 2 hours of sunlight | Defensible edge |
| Climbing plants at entrance | Gravel flora |

Shady wildflower meadow



Shady understory to existing trees



Potential for existing stones to be re-used within landscape



Great wood rush (*Luzula sylvatica*)



Snowdrops (*Galanthus nivalis*)

Taller shady understory planting



Dwarf sweet box (*Sarcococca hookeriana* var. *humilis*)



Japanese aralia (*Fatsia japonica*)



Male fern (*Dryopteris filix-mas*)



Soft shield fern (*Polystichum setiferum*)

Sensory and tactile planting



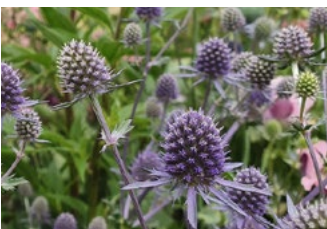
Rosemary (*Rosmarinus officinalis*)



Catmint (*Nepeta x faassenii*)



Nest moor grass (*Sesleria nitida*)



Blue eryngo 'Blaukappe' (*Eryngium planum* 'Blaukappe' *wulfenii*)



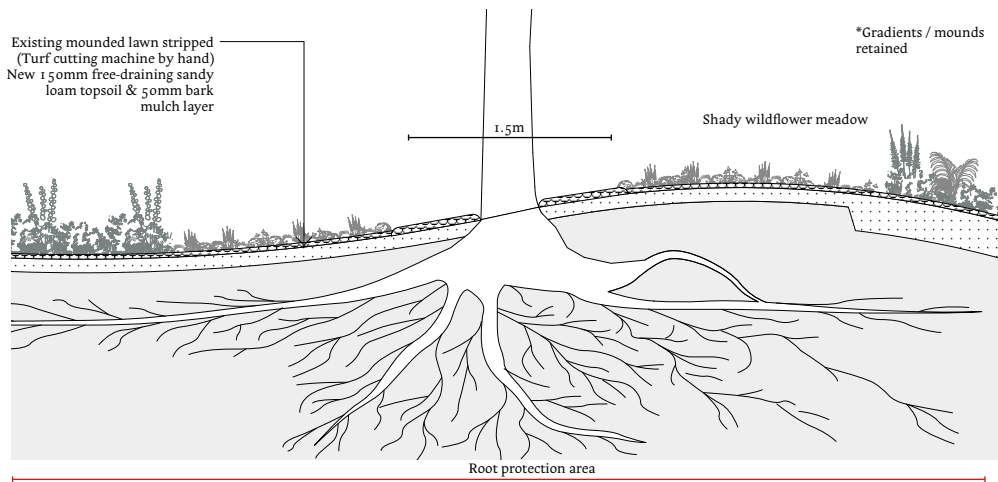
Katsura (*Cercidiphyllum japonicum*)



Great white cherry (*Prunus* 'Tai haku')



Gravel flora and paths



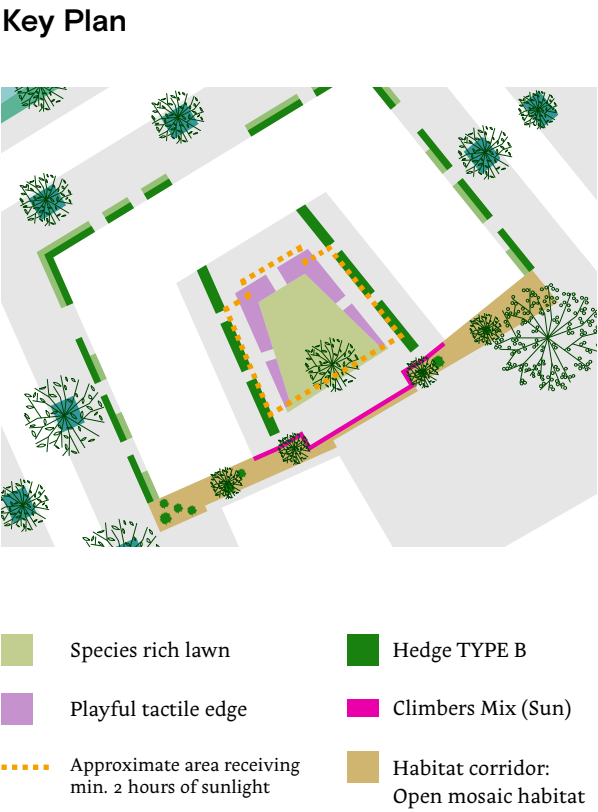
Existing tree retained in new soft landscape (Courtyard 4a / 4d / 5a)
Existing lawn stripped. 150mm of new free-draining sandy loam soil + 50mm bark mulch
Trees are positioned within graded / mounded landscape. Area to be decompacted. Turf cutting machine by hand. Plug planting only within the RPA, 1 – 21 pots max.
Allow for min 1.5m bark mulch ring around existing trunk.



Existing London plane - retained

PLOT 4B Key Principles

- A central lawn area bordered by varying heights of ornamental grasses, scentful and flowering perennials, offering a picturesque, seasonally interesting, resilient and biodiverse palette.
- A layered naturalistic planting scheme, enhancing sensory qualities, biodiversity and seasonal value, attracting pollinators.
- Robust species such as Carex caryophyllea ‘beatlemania’ planted in more frequently accessed areas facing onto main lawn area such as next to paths and play features.
- Fence line and cycle shelter shrouded with flowering and edible climbers which will thrive in south facing conditions.
- Habitat Corridor: An incidental and undisturbed open mosaic habitat providing habitats for wildlife including log piles, biodiverse meadows, bird, bee & bat homes.



Playful Tactile Edge



Tufted hair grass
(Deschampsia cespitosa)



Chinese silver grass
(Miscanthus sinensis)



Coneflower
(Echinacea purpurea 'White Swan')



Carex
(Carex caryophyllea 'Beatlemania')



Marigolds
(Tagetes)



Fennel
(Foeniculum vulgare)



Sunflower
(Helianthus annuus)



Species rich lawn

Habitat Corridor



Shade tolerant wildflower turf



Habitat boxes



Log piles



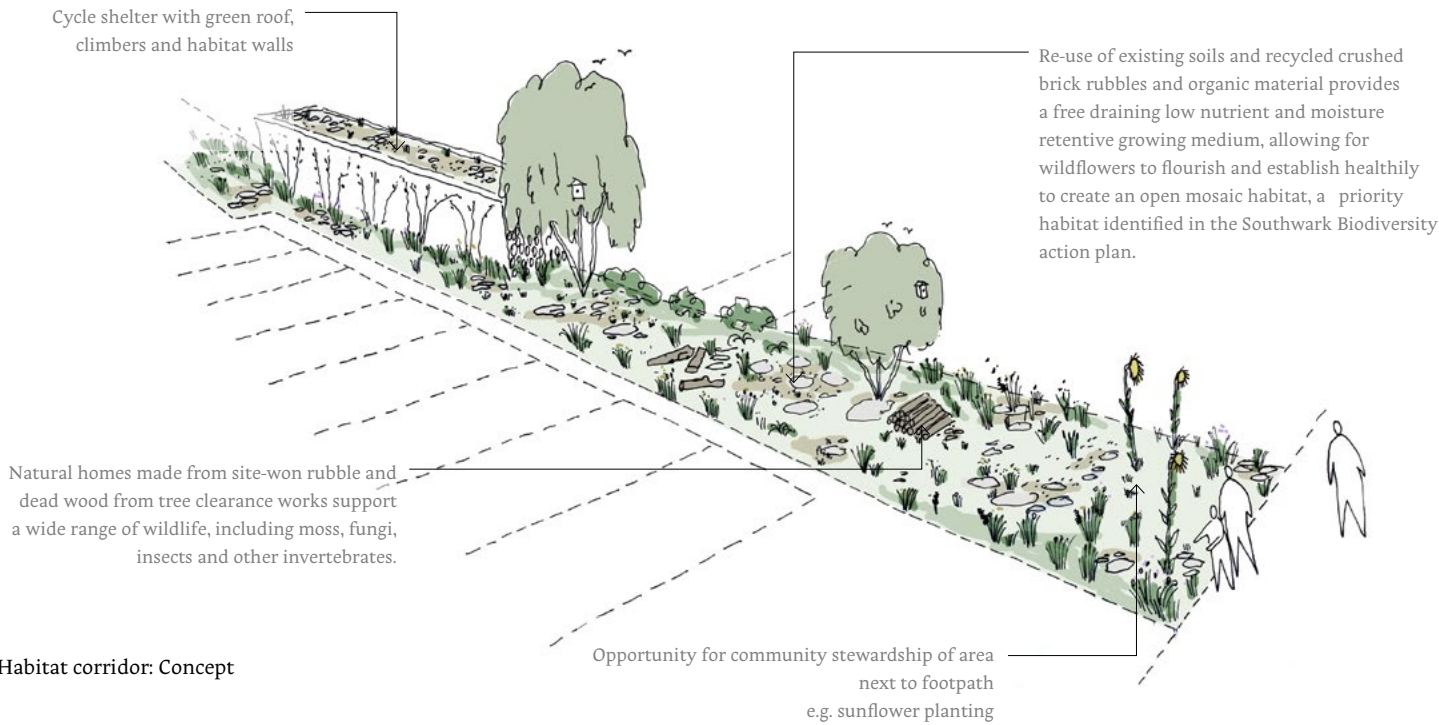
Ivy (Hedera helix) to existing fence



Flower rich biodiverse meadow with birch and rowan trees



Apple tree
(Malus domestica)



PLOT 5A COURTYARD
Key Principles

- An ‘as found’ landscape character, generally harder surfacing punctuated with fragments of vegetation both new and existing.
- A retained Horse chestnut tree sits within mounded shady understory planting offering a focal point and piece of the old landscape which has been encouraged to re-colonise.
- A textural woodland understory palette is well suited to the shaded courtyard conditions.
- Shade tolerant climbers soften the arcade edges and sit flush with adjacent paved areas to encourage natural irrigation from surface water run-off.
- Two Juneberry (*Amelanchier lamarckii*) accompany the existing Horse chestnut, bringing a light and attractive canopy and delicate stems. In autumn their leaves erupt into beautiful shades of orangey reds and salmon pink. In spring they bloom with delicate white flowers.

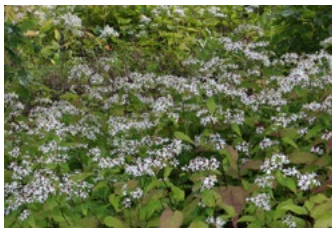
Key Plan



Shady Understory



Great wood-rush
(*Luzula sylvatica*)



White wood aster
(*Aster divarcticus*)



Mrs Robb's bonnet
(*Euphorbia robbiae*)



Male fern
(*Dryopteris filix-mas*)



Sweet woodruff
(*Galium odoratum*)



Japanese anemone
(*Anemone x hybrida*)



Japanese forest grass
(*Hakonechloa macra*)



Soft shield fern
(*Polystichum setiferum*)

Shrubs



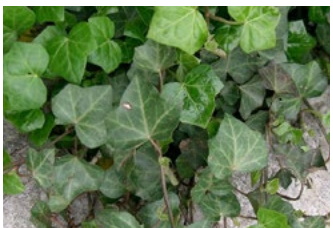
Common dogwood
(*Cornus sanguinea*)



Sweet box
(*Sarcococca confusa*)



Chocolate vine
(*Akebia quinata*)



Ivy
(*Hedera helix*)

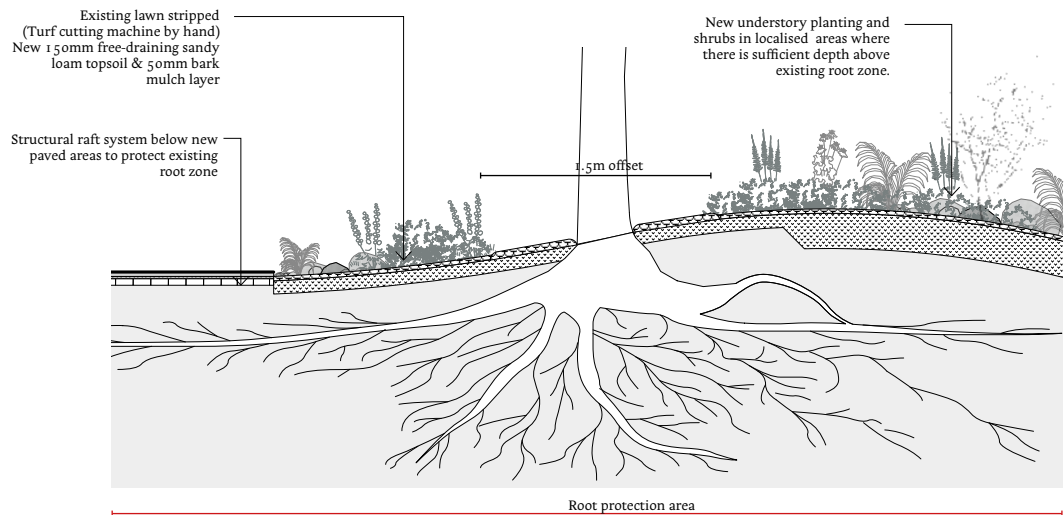
Climbing Plants



Companions trees within 'as found' vegetated area
Juneberry (*Amelanchier lamarckii*)



Carved surfaces and re-use of materials for edging to planter



Existing tree retained in new soft landscape

Existing lawn stripped. 150mm of new free-draining sandy loam soil + 50mm bark mulch
Trees are positioned within graded / mounded landscape. Area to be decompacted. Turf cutting machine by hand. Plug planting only within the RPA, 1 – 21 pots max, offset min. 1000mm from tree



Existing Horse chestnut tree to be retained in courtyard.

PLOT 5A PODIUM
Key Principles

The podium comprise of a series of garden rooms divided by formal hedgerows, including:

- A dense and attractive hazel grove with shady understory planting creates intimate spaces and a sense of enclosure and privacy. Multi-stem hazel shrubs provide structure whilst working with loading and soil depth constraints at podium level.
- A single birch tree in raised planter set within a hardstanding area creates a focal point to the garden.
- Raised growing beds with a mix of edibles and opportunities for residents to grow and look after their patch of herbs and vegetables, alongside sensory beds, which provide a permanent presence.
- A simple yet robust open lawn area with play elements.

Key Plan



Key Plan

- Hedge TYPE C & TYPE B
- Approximate area receiving min. 2 hours of sunlight
- Hazel grove & underplanting
- Sensory & edible planting
- Residents grow beds

Hazel Grove and Shade
understory



Perennial honesty
(Lunaria rediviva)



Cranesbill
(Geranium phaeum 'Lily Lovell')



Mrs Robb's bonnet
(Euphorbia robbiae)



Male fern
(Dryopteris filix-mas)

Sensory & Edible Planting



Rosemary
(Rosmarinus officinalis)



Sage
(Salvia 'Amistad')



English lavender
(Lavandula angustifolia)



Fennel
(Foeniculum vulgare)

Hedges



Common thyme
(Thymus sp)



Ground clematis
(Clematis recta)



Hedge TYPE B



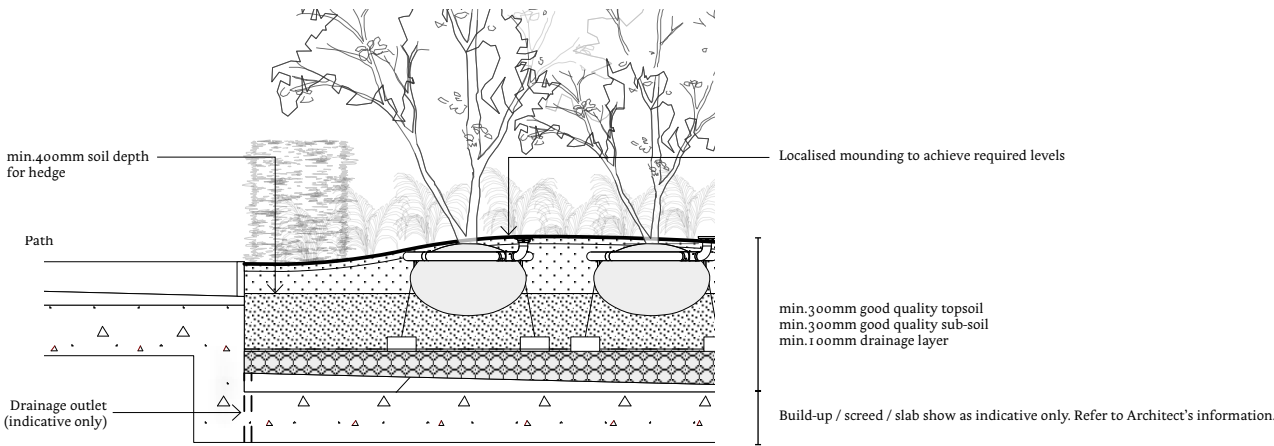
Hedge TYPE C



Hazel grove with shady understory planting



Garden rooms



Proposed Hazel grove above slab

Step in slab creates continuous tree pit and provides min.600mm soil depth required for dense planting.

Note: Rootball anchoring at podium level to be provided against wind uplift.

PLOT 5C Key Principles

- A sun and shade palette ensures planting mixes are robust and well suited to more heavily shaded areas next to the building and overhanging balconies.
- To the south of the space species such as *Acanthus mollis* (Bear's breech), various tall ferns and large shrubs provide a layered woodland understory character. Structural planting discourages frequent use of these areas, focusing movement to paths and the open lawn area in the sunnier part of the garden.
- To the north of the space is a shade tolerant tough amenity lawn area framed by climbers to the boundary.
- Purple beech hedges provide privacy to the rear gardens, turning a striking deep purple hue in the summer. A hardy species well suited to the heavily shaded areas next to the building and below balconies.
- A single Morello cherry, which is shade tolerant and fruiting sits to the north boundary as a focal point within the edible edge.

Key Plan



Shady Understory Planting



Shady understory planting
(Ferns & Hazels)



Dwarf sweet box
(*Sarcococca hookeriana* var. *humilis*)



Scaly male fern
(*Dryopteris affinis*)



Bear's breech
(*Acanthus mollis*)

Edible Woodland Edge



Blackcurrants
(*Ribes nigrum*)



Gooseberry
(*Ribes uva-crispa*)



Wild Strawberries
(*Fragaria vesca*)



Wild elderberry
(*Sambucus nigra*)

Defensible Edge



Copper purple beech
(*Fagus sylvatica* 'Atropurpurea')



Hops
(*Humulus lupulus*)



Sour Cherry
(*Prunus cerasus* morello)

Climbers

Raised Grow Beds

- Raised grow beds line part of the northern, sunnier wall planted with various herbs and edibles with the potential for residents to take on maintenance if they wish. Species include: *Allium schoenoprasum*, *Asparagus officinalis*, *Crambe maritima*, *Fragaria vesca*, *Rheum rhabarbarum* and *Salvia officinalis*.



Timber sleeper growing beds to north boundary



Simple open lawn area



Woodland understory groundcover with paths

8 HARD LANDSCAPING

8.1. SURFACE MATERIALS

The hard paving palette for adoptable streets follows LB Southwark’s SSDM specifications. Footways are proposed paved in flag paving (granite on main roads and concrete elsewhere) with granite kerbs and sett paving in inset parking bays (laid with permeable bases).

Bagshot Park is primarily a soft landscaped space with permeable bonded gravel paths and exposed aggregate concrete entrance ‘mats’. The MUGA is proposed with a polymeric sports surface.

Each courtyard is composed of a mix of materials specific to its spatial and architectural qualities.



Surface materials diagram.

● = SSDM Spec in public realm



Polymeric rubber



Silver-grey fine-picked granite kerbs
300mm wide (typ)



Silver-grey fine-picked granite kerbs
Quadrants



Asphalt



Charcoal grey blister tactile paving
400x400mm



Grey granite flag paving
750x600mm



Grey concrete flag paving
750x600mm



Mixed grey sett paving
100x200mm



Granite sett paving
100x100mm



Clay brick paving
100x200mm (permeable where possible)



Natural stone tiles
600x600mm



Insitu cast concrete paving
with exposed brick aggregates



Terrazzo paving



Silver-grey bound gravel



Silver-grey resin bonded gravel



Play safe wood mulch



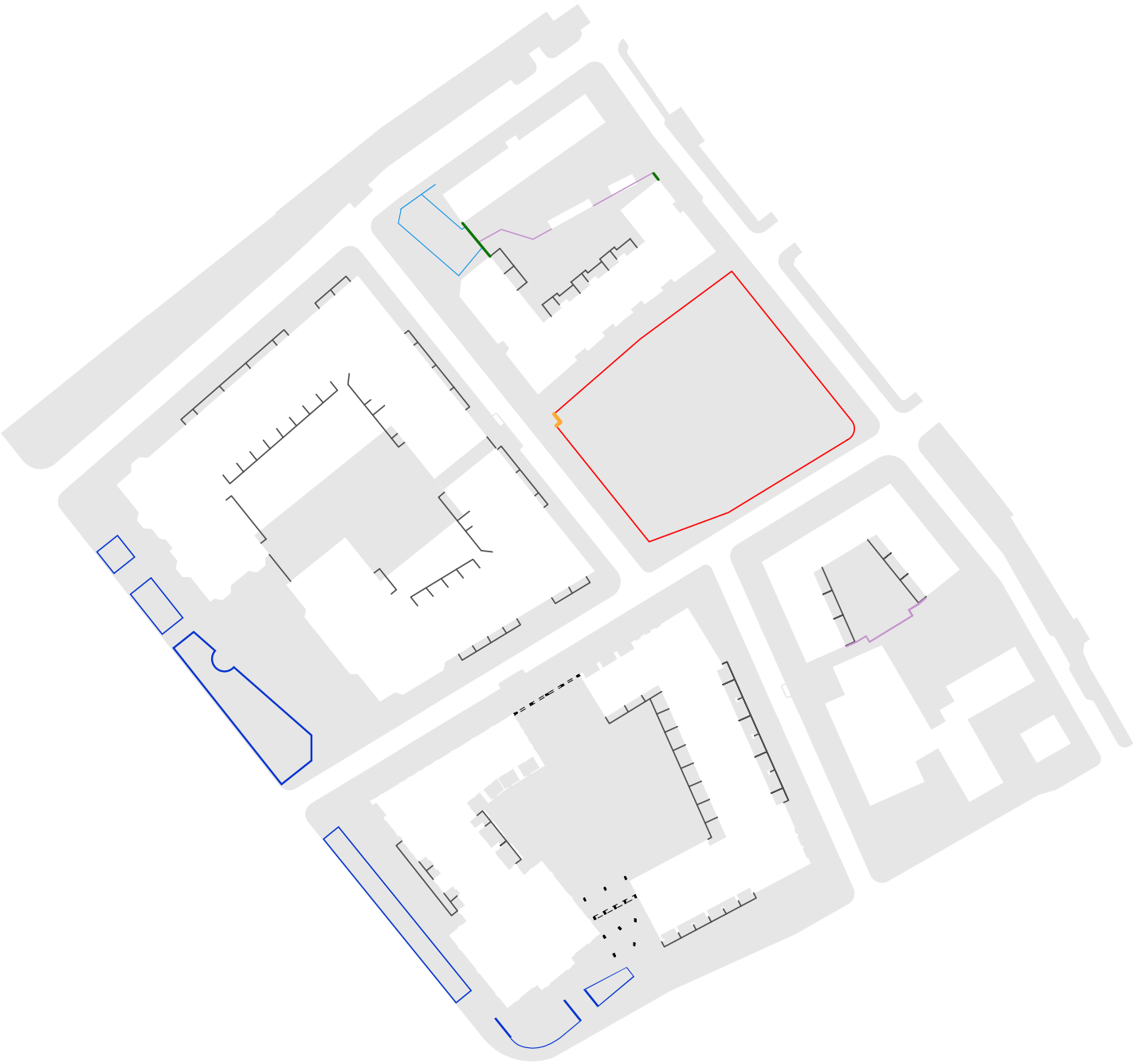
Fall safe rubber play surfaces

8.2. BOUNDARIES

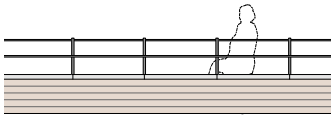
The scheme contains essentially four boundary types:

- Entrance gates/portals to communal courtyards.
- Park fencing.
- Railings to front and back gardens.
- Upstands/edges to planted areas where required.

As much as controlling access and offering security, the arrangement and design of boundaries is intended to contribute positively to the defenition and experience of the area: shaping clear spatial extents and being materially enjoyable.



Boundaries diagram.



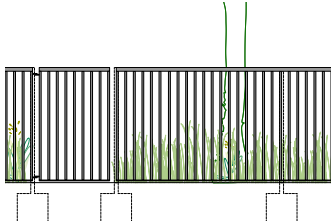
Plot 5C/Faversham House
precast concrete kneewall
and railing



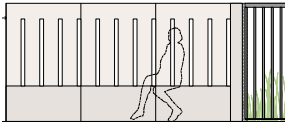
Raised granite tree pit
surround



Boundaries with climbing
plants



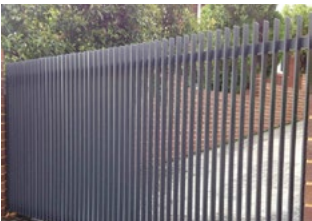
Bagshot Park railing



Bagshot Park bench wall



Plot 4A/D courtyard entrance
arcade



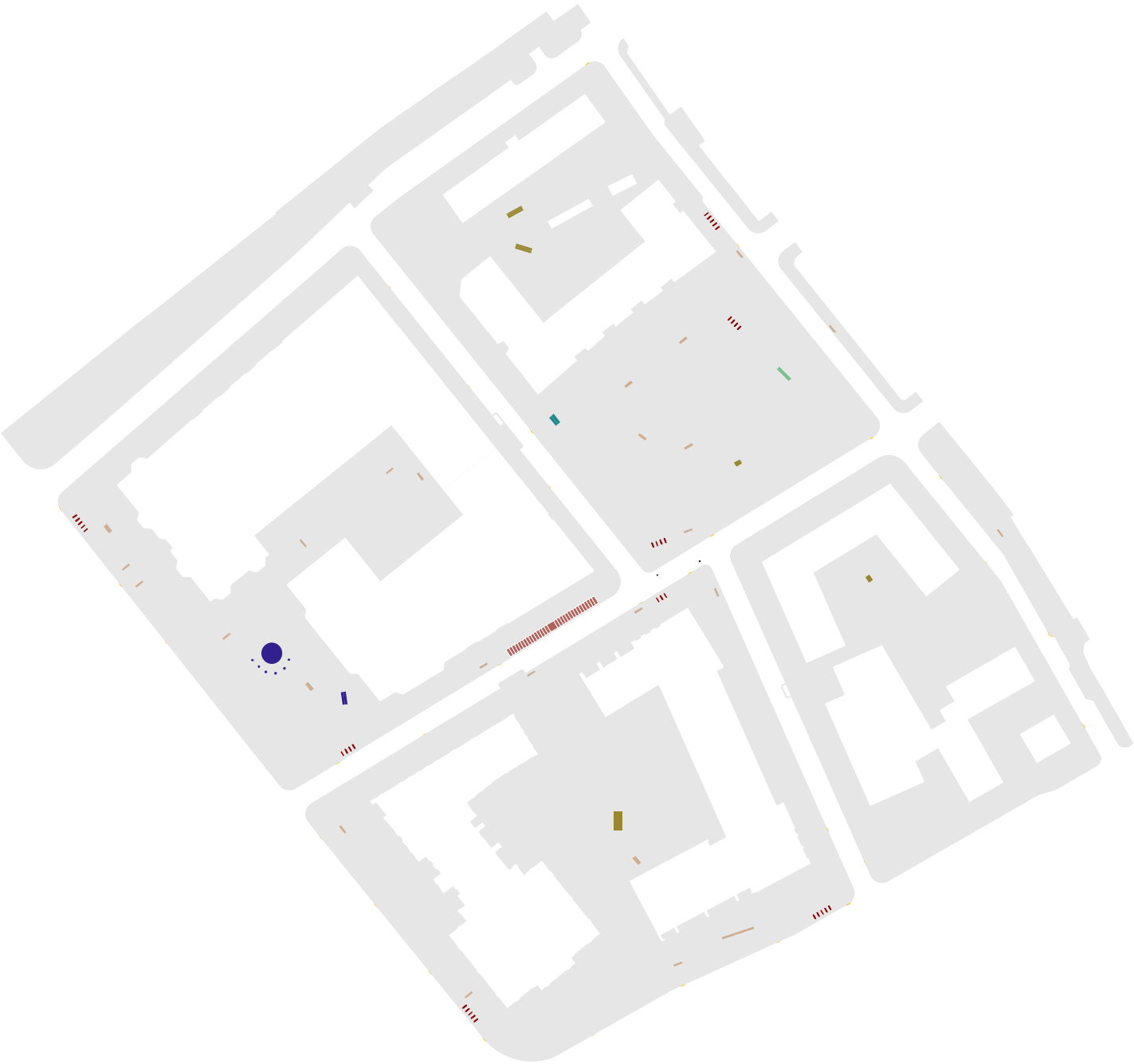
Courtyard railings

8.3. FURNITURE AND OBJECTS

The furniture palette is intended to be relatively consistent across the neighbourhood with variations for specific spaces and localised focal elements and idiosyncrasies. The streets have a regular distribution of cycle stands (located in proximity to entrance, destinations and points of orientation), street benches and litter bins.

Thurlow Square and the pocket park on Albany Road include special, robust social furniture elements suitable for their outward facing locations. Bagshot Park has a recognisable park-like palette with timber and steel benches around along paths, oriented towards focal points in the space. Communal amenity spaces include a mix of benches and picnic tables.

All spaces include benches with backs and arms.



Furniture and objects diagram.



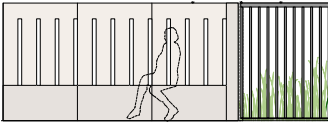
Cycle Hire Dock



Cycle stands



Thurlow Square seating elements



Bagshot Park edge seating



Bagshot Park social seating



Timber and steel benches



Timber and steel picnic benches



Bollards



Litter Bins



Drinking fountain

9 STRATEGIC SUMMARY

9.1. PLAY STRATEGY

PROPOSALS
Calculation

The proposed mix requires a total of 3,201.5 m2 of play space as per the GLA Play Calculator across. The proposed scheme meets the policy requirement, providing a total of 3,202m2 broken down into age groups as per the table across, and corresponding the three categories in the diagram below as follows:

- 0-4 year old = 1186 m2
- 5-11 year old = 1033 m2
- 12+ year old = 983 m2

Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	26.1	92.5	118.6
Ages 5, 6, 7, 8, 9, 10 & 11	16.9	86.4	103.3
Ages 12, 13, 14 & 15	3.5	60.8	64.3
Ages 16 & 17	1.8	32.1	33.9
18-64	736.9	340.4	1077.3
65+	17.6	7.8	25.4
Total Yield	802.9	620.0	1422.8

Play Space Calculator	
Total Children	320.2

	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	3201.5

GLA Play Calculator extract for Phase 2B.



Phase 2B play requirements per age group (as of 30.07.21).

Distribution

Multi-generational play has been pursued across the Phase 2B area, with an emphasis on doorstep play (0-4 years) in communal spaces for each plot. Further play provisions for the neighbourhood are provided through three public play spaces.

Thurlow Square provides play for all ages, with a bias towards 0-4 years interpretive play, mutually supporting outdoor seating areas at the non-residential ground floor uses proposed in Plot 5A.

Bagshot Park’s mix provides increased opportunities for 5-11 and 12+ years play. A new MUGA located in the south-east corner of the park is complemented with a range of traditional, natural, adventurous and interpretive

play elements developed with local young people through a number of play workshops (see page 26 for details).

At the corner of the Alvey Street extension and Kinglake Street a reconfigured play spaces is proposed. This space is significantly greened compared to the existing arrangement and its accessibility improved. The space is focussed on 0-4 years doorstep play, offering a “play-on-the-way” opportunity. As per the existing arrangement, this space is accessible from the grounds of Faversham House via a gate. A similar arrangement is proposed to the communal garden of Plot 5C.



Exercise



Natural play



Traditional play



Adventure play



Interpretive play



Doorstep play

9.2. EXTERNAL LIGHTING

STRATEGY

The proposed external lighting strategy is composed of three spatial sub-types with differing criteria: adoptable streets, public spaces and communal amenity spaces.

Adoptable Streets

It is proposed that existing streets around the edges of Phase 2B (Kinglelake Street, Thurlow Street, Albany Road and Bagshot Street) will remain within LB Southwark Highways management, and that the new streets (Haywood Street and the proposed extensions of Alvey Street and Mina Road) will be adopted. As with the

general streetscape in these areas, the lighting scheme will be designed to SSDM requirements, using columns and fittings from within the Council’s standard palette. A consistent and simple approach to column and luminaire selection is proposed to support long terms continuity on Thurlow Street and Albany Road, as well as within the new streets.

The diagram below shows an indicative column layout assuming 5-6m tall columns, including the potential to install lower columns on Thurlow Street, with a more sympathetic arrangement with the existing trees.



Indicative lighting strategy diagram.

Public Spaces

In Thurlow Square, two lighting columns with multiple luminaries are proposed, providing good lighting across the space and highlighting special moments and objects in the square. The row of new trees along the east of the space are proposed with tree lighting, providing atmospheric ambient lighting.

Bagshot Park has been designed with a continuous fence line and gates, allowing it to be locked at night. Futher to this a suite of specific lighing elements are proposed to support use in the winter months and general, safe ambient lighting to the space when not in use:

- Rows of mid-height columns illuminating key routes through the space.
- A columns with multiple luminaries towards the centre of the park, highlighting special moments and reducing dark spots in the clearing at the middle of the space.
- Lighting to each of the four park entrances.
- Lighting of the MUGA. This lighting is not intended to enable evening use of the ball court, but rather to provide safe, ambient lighting during evenings.

A special consideration of lighting within the park will be reducing impact on the space’s habitat value. Illumination levels, colour and direction will be considered to maximise the habitat value of the space, especially with regard to the swale - the park’s planted edges.

The play space on the corner of Alvey Street and Kinglelake Street will be well lit by surrounding street lamps. It is proposed to compliment this with entrance and tree lighting.

Communal Amenity

A distinct approach is taken to each amenity spaces – accounting for its particular architecture, arrangement and qualities – while employing a limited and consistent range of lighting types.

- The lower level courtyard of 5A is proposed with soffit lighting around the arcade, entrance lighting towards Thurlow Square ,and building mounted lighting and tree lighting within the space. The upper level terrace are proposed with a limited number of low-level lighting columns with multiple luminaries.

- The garden of 5C has a row of low-level columns lighting a path towards the north of the space, illuminating the space without impacting windows facing on the garden. A special column in the north-west corner marks the route to the Kinglelake Street play space and building mounted lights mark the entrances to the residential lobbies.
- The intimate garden of 4B is gently lit in-the-round, with an even distribution of building mounted lights on the building columns and ambient lighting to the bike store in the south of the space.
- The garden of 4A and 4D includes architectural lighting to the northern and souther entrance portals, a row of low-level columns lighting the north-south route through the space, low-level lighting columns with multiple luminaries lighting the main activity spaces and tree lighting in the two new trees within the garden. Around the edges of the plot, low-level columns provide ambient lighting to the deep planted buffer spaces, and building mounted lights on 4A illuminate the new pocket park on the corner of Albany Road and Thurlow Street. Tree lighting in two new trees provide further ambient lighting along this portion of the Albany Road.



Example luminaire and multi-lamp column for communal spaces.



Example of roadside ambient tree lighting.

9.3. TRANSPORT AND MOVEMENT

PEDESTRIAN Accessibility

The public realm is arrange to maximise pedestrian accessibility. The scheme features generous footways in line with LB Southwark’s SSDM setting-out, and the levels around the site are being developed to appropriate street gradients and crossfalls, and to provide level thresholds to relevant doors at each plot.

Routes

The primary walking routes are anticipated to be Thurlow Street – as a major route through the local area – as well as Bagshot Street as a key link between parks, and the Alvey Street Extension/Haywood Street as part

of a local north-south route. The Mina Road Extension will provide continuous east-west connectivity from Old Kent Road through Phase 2B.

Crossings

All junctions within Phase 2B are designed with raised junctions at intersections, enabling level access across all streets. All crossing areas will feature tactile paving as per LBS SSDM requirements. Existing crossings on Thurlow Street will have new replacement tactile paving as part of the streetscape improvements (please note that the junction of Thurlow Street and Albany Road is subject to review in light of the borough’s forthcoming proposals for the Southwark Spine cycle route on this street).



Street hierarchy diagram.

CYCLING Routes

LB Southwark are proposing that the Southwark Spine cycle route will be provided as a segregated track on Thurlow Street within the current carriageway extents. The possibility of a quiet route is also noted on the Alvey Street Extension and Bagshot Street. With this in mind, junction improvements are proposed at the junction of Bagshot Street and Albany Road to aid cycle movements parallel to the existing zebra crossing.

The extension of Mina Road is designated as a ‘Community Spine’ with an emphasis on cycle movement east-west through the area. To aid this, a planted car-free junction is proposed at the intersection of the Mina Road, Alvey Street extensions and Haywood Street, to prevent

rat-running and support safe cycling as well as pedestrian movement to Bagshot Park..

Racks

Short stay cycle racks are proposed in convenient locations around the site. These are typically arranged in clusters of five to provide visibility whilst avoiding excessively long arrays of stands causing physical obstructions.

Hire dock

A 30 bike cycle hire dock is proposed on the extension of Mina Road. Its position has been discussed with TfL in terms of proximity to the Southwark Spine, but especially its central position within the neighbourhood, providing convenient access for residents and visitors.



Pedestrian and cycle movement diagram.

VEHICULAR
Movement

The primary vehicular movements through the site will be access for parking, loading and servicing and through movements to Kinglake Street, Smyrk’s Street and Mina Road. To enable this, but prevent opportunities for rat-running through the site two access loops are proposed: one running around Kinglake Street, the extensions of Alvey Street and Mina Road, to and from Thurlow Street; and one running around Haywood Street, the extension of Mina Road and Baghsot Street, to and from Albany Road.

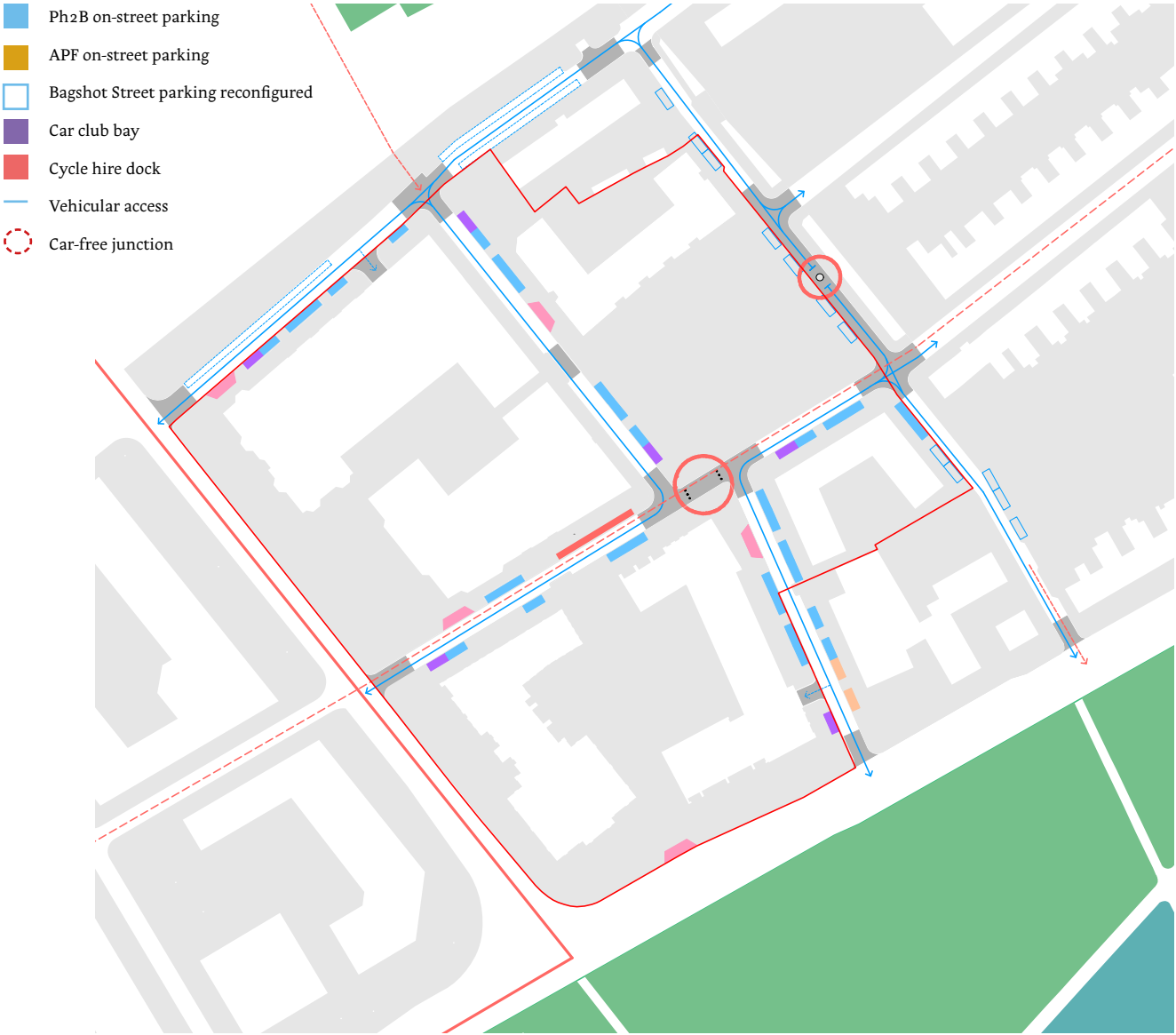
The existing LTN barrier on Bagshot Street is proposed to be formalised with tree planting.

Parking

The scheme contains 32 new on street parking spaces in integrated parking bays. In addition, 12 spaces on Bagshot Street are reprovided and 2 spaces for the APF are included on the east side of Haywood Street. In addition, 6 car club bays are provided.

Loading

The scheme requires 5 loading bays. These have been located on Kinglake Street, Alvey Street and Mina Road, with a double length bay on integrated into the footway extents on Albany Road.



Vehicular movement, parking and loading diagram.

9.4. DRAINAGE

STRATEGY
General approach

The site wide drainage strategy is supported by a range of SUDS features. Streets and open spaces are being developed with appropriate drainage crossfalls to take advantage of these provisions, and opportunities to reduce reliance on the local drainage network are being pursued wherever possible.

SUDS

The following SUDS features are proposed across the scheme:

- A swale within Bagshot Park, connected to an attenuation tank under the MUGA.
- An attenuation tank under the central area of Thurlow Square.
- Permeable paving in on-street parking bays supporting connected tree pits between street trees.
- Tree pits to street trees planted with rain garden planting.
- Extended rain gardens on Bagshot Street.
- Permeable paving where possible in communal/amenity areas.
- Extensive planted areas and unpaved surfaces.



SUDS features diagram.

9.5. URBAN GREENING AND BIODIVERSITY

URBAN GREENING FACTOR Approach

The scheme seeks to maximise urban greening potential within the parameters of the phase and competing spatial and policy demands. The current proposals include a wide range of contributors including intensive green roofs, an attenuation swale, rain gardens, areas of semi-natural habitat planting, areas of flowering, ground cover and grass planting, climbing plants, permeable paving where possible and appropriate and extensive new tree planting.

Scoring

The GLA target for residential-led schemes is 0.4. The potential score for the Phase 2B area is impacted by the inclusion of areas of carriageway associated with adoptable highways. The material palette for these is set by SSDM. As per UGF guidance we have therefore worked hard to maximised Urban Greening elsewhere and based on an ambitious planting palette, we have achieved a projected score of 0.39 within the planning boundary.

Constraints

- Quantity of adoptable highway within the scheme with fixed non permeable material palette.
- Quantity of play space required.
- Access, servicing and vehicle requirements.
- Plant/MEPH requirements.

Provisions

- Attenuation swale.
- Rain gardens.
- Large extents of intensive green roofs combined with PV system.
- Diverse and extensive low-level planting across the scheme.
- Retained mature trees.
- Extensive new tree planting with connected tree pits.
- Climbing plants on suitable structures.
- Permeable paving wherever possible.

BIODIVERSITY Approach

Biodiversity improvements are being pursued through a wide-ranging mix of planting species across the scheme as well as consciously making space for wildlife within the landscape. This includes both tailoring the mix of and distribution of planting species (hedges and trees in particular) to support local wildlife – including supporting established local habitats in Burgess Park – and establishing habitat areas within the scheme. The latter includes dedicated areas with restricted human access (other than maintenance) to enable undisturbed areas of unmown grass and logpiles.

Further to this, nectar-rich flowering species are proposed in both the low-level and climbing plant palettes. Greenroofs on all blocks further support invertebrate life across the scheme.

Biodiversity Net Gain

Thomson Environmental Consultants have conducted a Biodiversity Net Gain calculation for the proposed landscape scheme, showing a 38.97% net gain in area based habitats and 100% gain in hedgerows habitats.

Please refer to Thomson Environmental Consultants report for more details.

KEY

Semi-natural vegetation

Wetland or open water

Intensive green roof or vegetation over structure (substrate minimum settled depth of 150mm)

Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.

Extensive green roof with substrate of minimum settled depth of 80mm

Flower-rich perennial planting

Rain gardens

Hedges

Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree

Green wall

Ground cover planting

Amenity grass

Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014

Water feature

Permeable paving

Sealed surface

Urban Greening Factor Calculator			
Surface Cover Type	Factor	Area (m²)	Contribution
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	1049	1049
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	3191	2552.8
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	4592	3673.6
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	0	0
Flower-rich perennial planting.	0.7	1866	1306.2
Rain gardens and other vegetated sustainable drainage elements.	0.7	771	539.7
Hedges (line of mature shrubs one or two shrubs wide).	0.6	664	398.4
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	184	110.4
Green wall –modular system or climbers rooted in soil.	0.6	186	111.6
Groundcover planting.	0.5	204	102
Amenity grassland (species-poor, regularly mown lawn).	0.4	846	338.4
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0
Water features (chlorinated) or unplanted detention basins.	0.2	0	0
Permeable paving.	0.1	4315	431.5
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	7035	0
Total contribution			10613.6
Total site area (m²)			27200
Urban Greening Factor			0.390205882

Urban Greening Factor Score.



UGF categorised scheme within planning boundary.

9.6. TREE CANOPY COVER

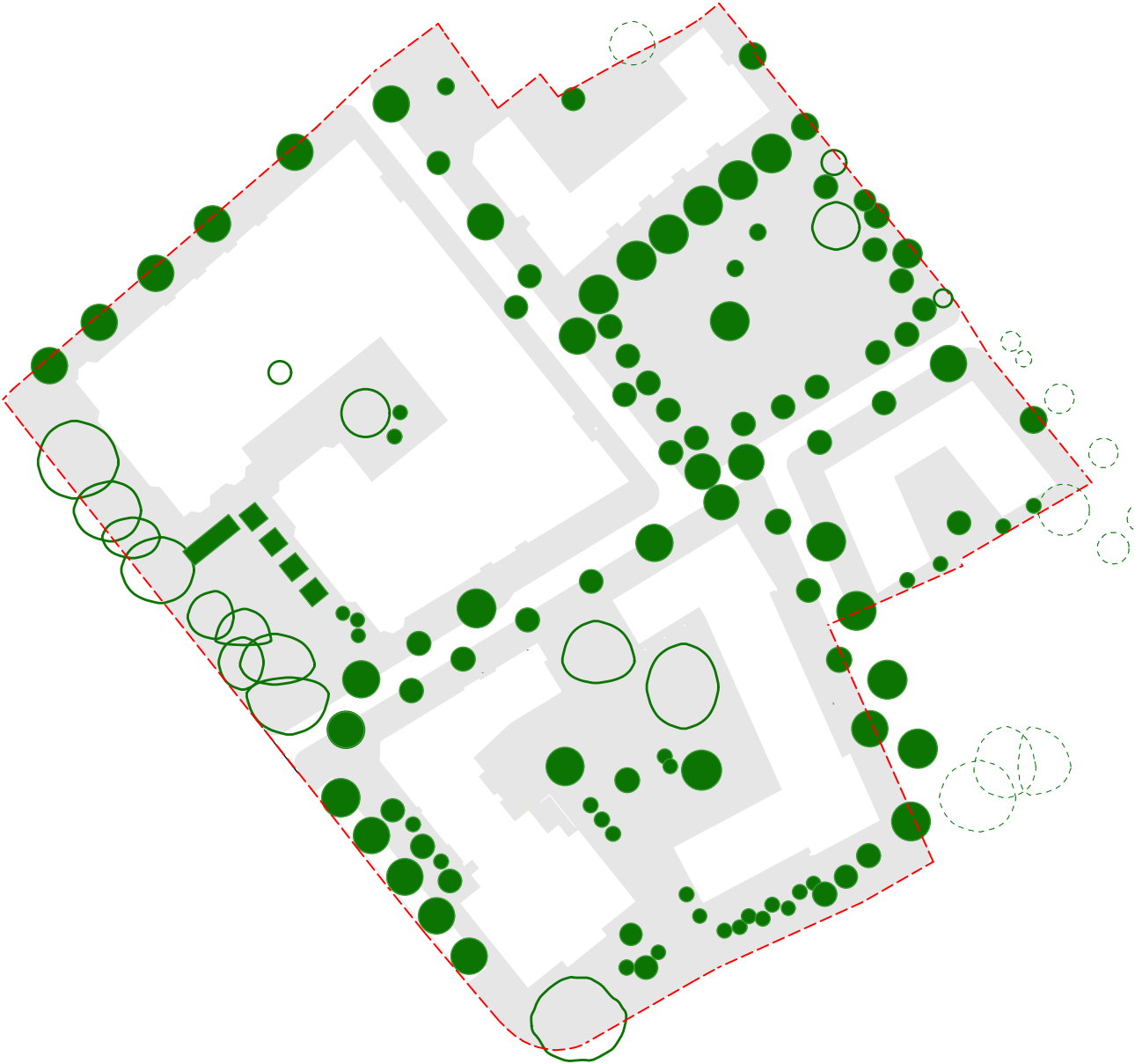
SITE WIDE TREE CANOPY COVER
Existing tree canopy cover

The following figures have been calculated by the Arboriculturalist based on the existing tree survey and proposed tree species palette. This shows a significant increase in the proposed tree canopy area across Phase 2B. Please refer to Tamla Tree’s report for further details.

Existing tree canopy cover:	3,044 m2
Retained tree canopy cover:	1,838 m2
Proposed additional tree canopy cover:	3,149 m2
Total tree canopy cover:	4,987m2



Removed and retained tree canopy diagram.



Retained and proposed tree canopy diagram.

STREET TREE CANOPY COVER
LB Southward SSDM tree canopy cover

SSDM document DS501, Section 3 para. 3.1.1 states the following requirements for canopy cover in new streets or spaces that are to be adopted by LB Southwark’s Highways department:

“Where Projects create new streets or spaces that are Highways they should include enough street trees of an appropriate size to provide the following levels of canopy cover:

- i. 25-40% if > 12.5m wide.
- ii. 20-35% if ≤ 12.5m wide.

This is estimated 30 years after proposed planting works are completed. Street Fronting trees within areas close to the Highway boundary may contribute partly towards.”

Proposed tree canopy cover in adoptable streets

The diagram below illustrates the proposed level of canopy cover in new adoptable streets (all > 12.5m wide) as follows:

	Highway area	Canopy area	%
Alvey Street	1,280 m2	240 m2	19%
Mina Road	2,380 m2	570 m2	24%
Haywood Street	1,280 m2	395 m2	31%
Average			25%

Please note: these figures are based on tree sizes after approx. 15 years. Canopy coverage is expected to increase further after 30 years.

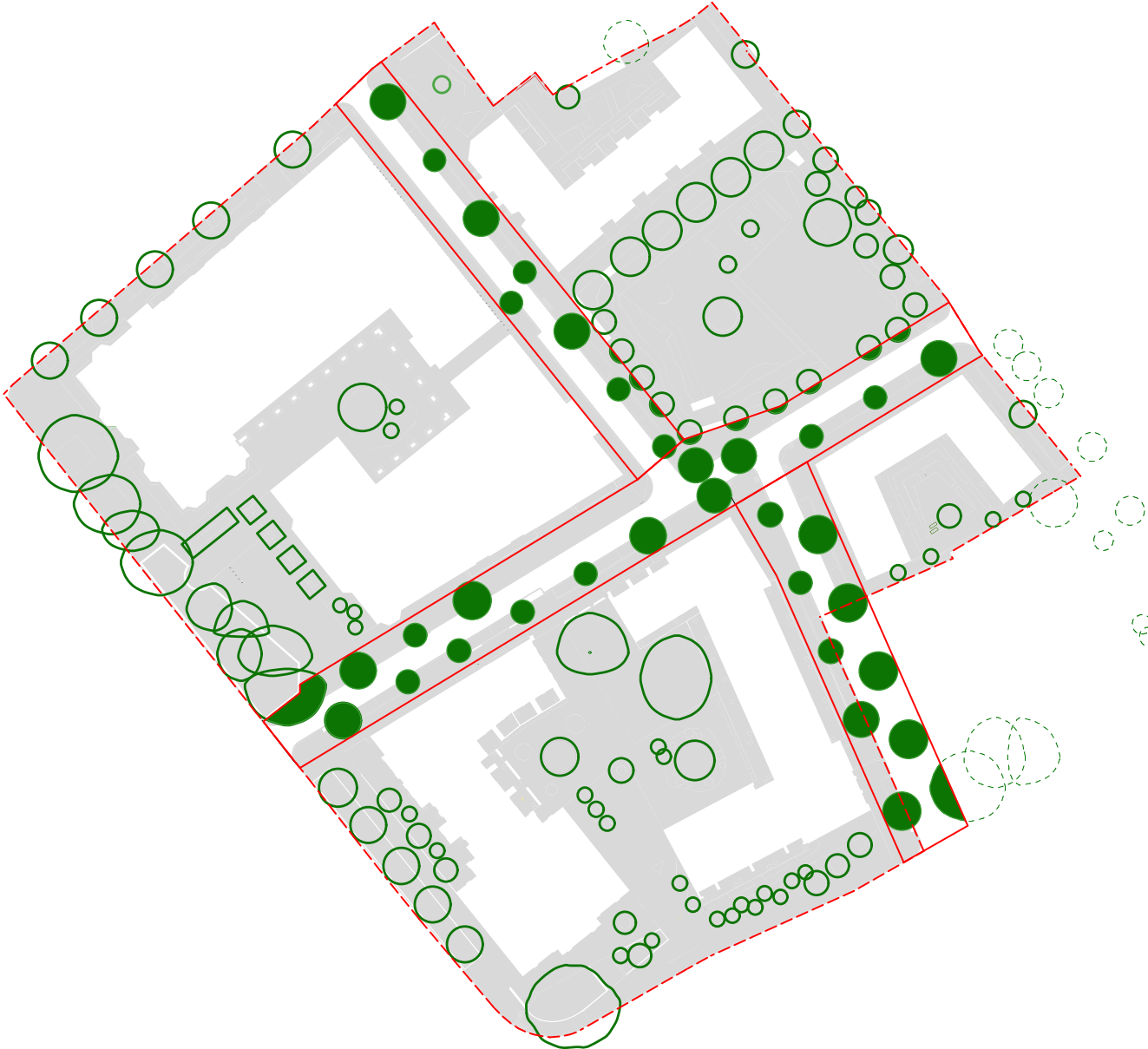


Diagram of proposed tree canopy cover in new adoptable streets.