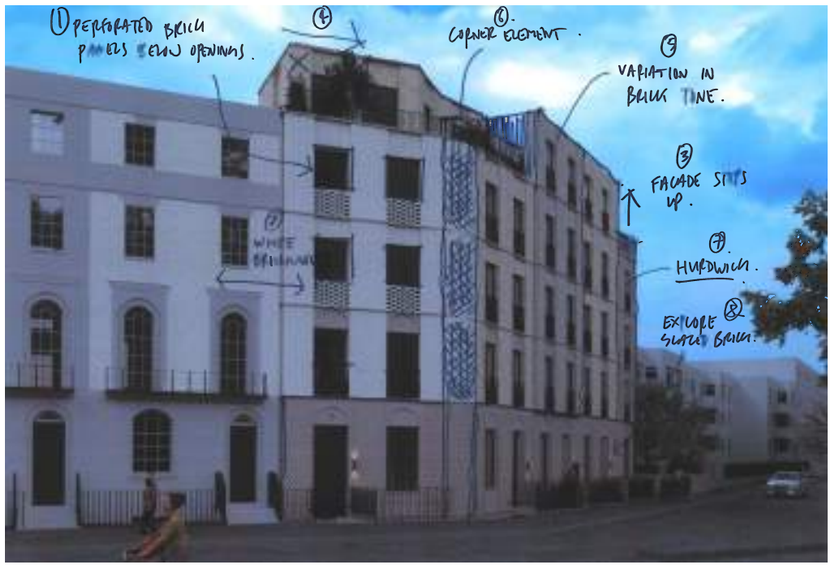
4.17 DESIGN REVIEW PANEL 01 RESPONSE

Following the DRP, a number of workshops were held with Camden where various facade iterations were explored in order to accommodate and test out DRP comments relating to facade design, these are explained on the next page.

1



2

3

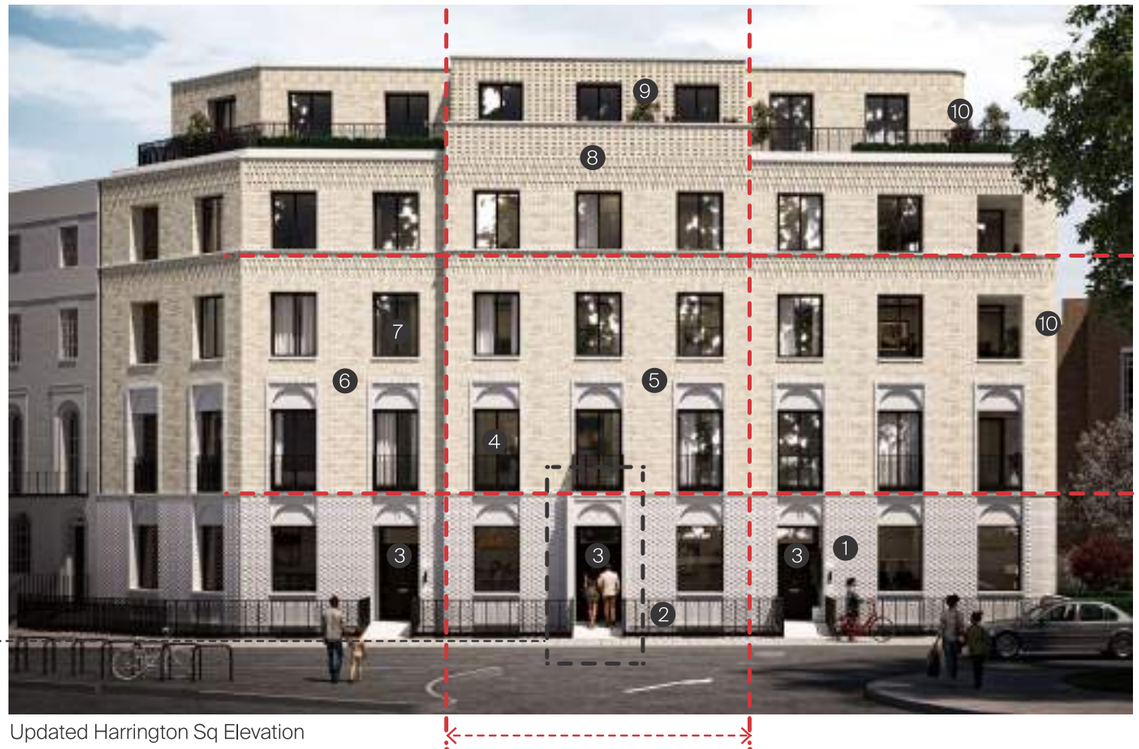
4

1. Profiled precast cladding replaced with glazed sawtooth brickwork at ground floor.
2. Ground floor level raised with the introduction of ramped entrance bridges to allow more light into basement lightwell.
3. All entrances at ground floor recessed to add greater depth and a covered entrance to the ground floor façade. Detailed reconstituted stone framing to central entrance with projected balcony above.
4. Decoration of full height windows added at first floor level with the introduction of projected white glazed window framing in reference to neighbouring terraces.
5. Variation of bay widths and added façade depth with the introduction of a projected central bay.
6. Horizontal banding removed at second floor. In reference to surrounding terrace typologies, horizontal elements emphasized at first floor through change in materiality and third floor through subtle change in brick bonding.
7. Variation of window heights introduced to add a vertical hierarchy to the façade and reduce the perceived ‘warehouse’ typology.
8. Raised parapet of central bay with brick detailing to signify central ‘crown’ and to create variation to the parapet across the Harrington Sq elevation.
9. Profile of top set back storey updated with central section forming a visual continuation of the celebrated central bay. Set back ‘wings’ either side.
10. Corner brickwork detail continuing up to top floor in reference to curved Hurdwick House balconies.

As previously presented

Historical site photo

Projected entrance



Updated Harrington Sq Elevation

The following amendments were made to the ground floor layouts:

- Disabled car parking space has been repositioned to allow additional landscaping to site boundary along Harrington Square

- Number of duplexes has reduced to two homes. This has led to improved living spaces, larger family units and improved entrances. All entrances are now recessed allowing for increased depth to the ground floor elevations as well as covered entrances

- 100% of homes are now dual aspect

- Ground floor level has been ramped up to allow for more light into basement bedrooms and better relate to neighbouring Hurdwick Place terraces

- Landscaping scheme has been developed with Outer Space to improve the outlook from Hurdwick House

Hurdwick House entrance view

As previously presented

Updated ground floor plan

SP

4.18 PUBLIC CONSULTATION (FEBRUARY 2023)

The engagement programme undertaken has met the requirements of the national planning policies and the general principles set out in London Borough of Camden's Statement of Community Involvement (SCI).

To engage on the scheme, the development team delivered a pre-application engagement programme, which included engagement with identified local stakeholders, the local community, Camden's Design Review Panel and statutory consultees.

The main objective of the public consultation was to provide key stakeholders and residents with information on the updated proposals and provide an easy and convenient methods to provide feedback.

The project team ensured that as much of the local community were engaged in the proposals and were able to provide their comments.

The public event was not as well attended as anticipated and subsequently led to very little feedback from local neighbours and the wider community. It could be suggested that the development site being in a very central area with a large transient population, meant that the proposals did not attract much interest at pre-application stage.

Public consultation boards

4.19 DESIGN REVIEW PANEL 02 (JUNE 2023)

Following the amendments made to the scheme, a second Design Review Panel presentation was held in June 2023. The updated scheme included:

- 11 residential dwellings

- 2 duplex dwellings at ground/basement levels

- Bridge access to entrances across light-wells

- Decorative reconstituted stone projecting portico to main entrance

- White sawtooth glazed brickwork to ground floor facade

- Decorative framing to windows at first floor level

- Windows decreasing in size moving up the elevation

- Horizontal emphasis at levels 1, 3 and 4 through decorative brickwork and reconstituted stone banding

- Raised decorative parapet to central bay consisting of three windows in length

- Set back brick top floor facade following the facade rhythm of floors below

Proposed street view 1

Proposed street view 2

Proposed street view 3

Proposed street view 4

SP

4.19 DESIGN REVIEW PANEL 02 (JUNE 2023)

Overall, the comments from the second DRP were very positive and a much improved facade from the initial DRP and an appreciation on the design progress were noted.

The additional comments from the second Design review panel can be summarised as follows:

Façade Treatment

1. Widen balcony terraces to allow a more external feeling to the external spaces

2. Widen main entrance into apartment lobby

3. Change glazed brick window surrounds back to reconstituted stone

4. Remove brick decoration to third floor spandrel

5. Remove raised decorative parapet of central section

6. Remove central projection from top floor set back

7. Open up rear terrace space - lighter frame structure

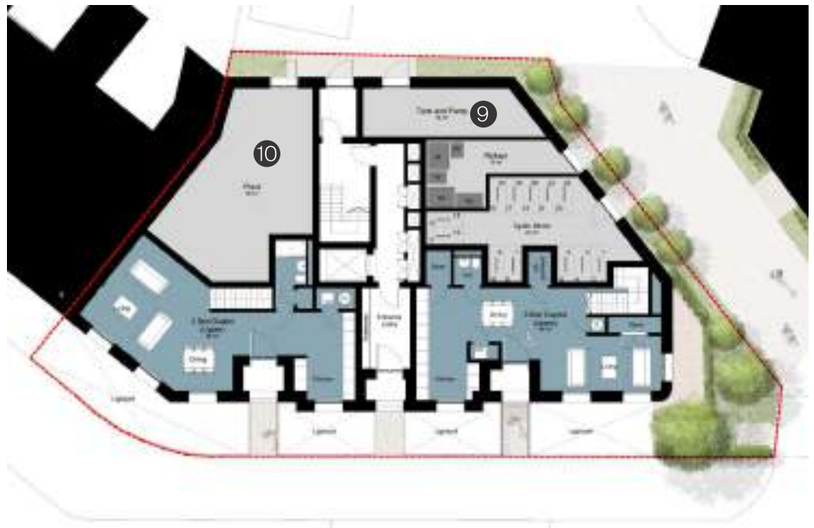
8. Add window into stair core at the rear

Layouts

9. Move plant, tank and pump into basement

10. Through apartments at ground floor

Suggested Harrington Sq facade amendments



Suggested ground floor layout amendments

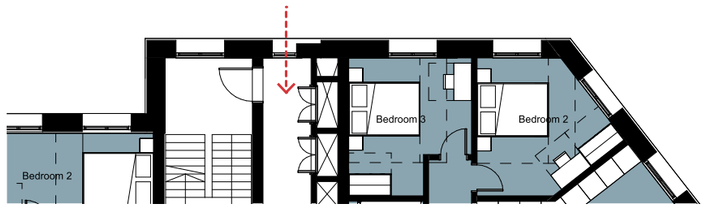
Suggested rear facade amendments

SP

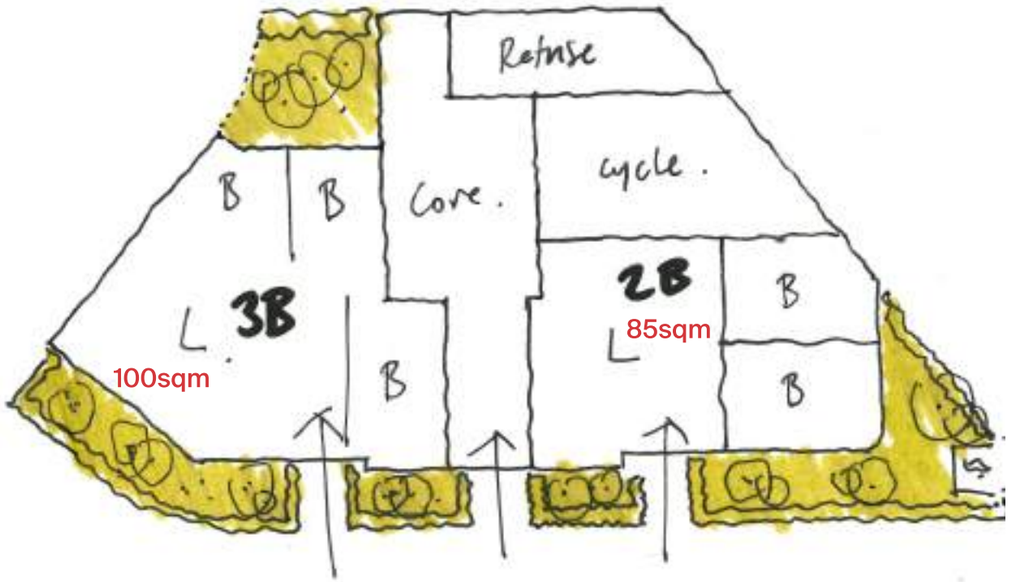
4.20 DESIGN REVIEW PANEL 02 RESPONSE

Following the second DRP, a workshops was held with Camden during which each of the suggested DRP02 amendments were explored and tested.

Natural light into core lobby



Window added to core



Through apartments at ground floor level

Amendments to rear massing

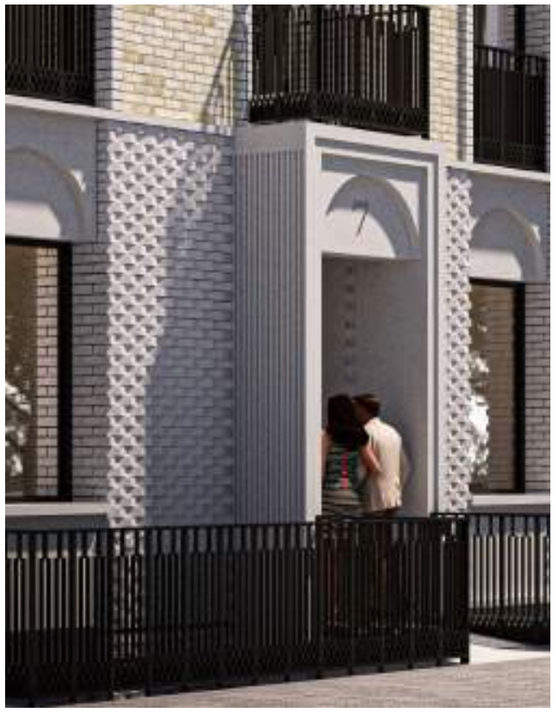
Testing all DRP02 comments to Harrington Sq elevation

SP

4.20 DESIGN REVIEW PANEL 02 RESPONSE

Entrance Study

A number of options were considered for the widened central entrance element. Various iterations can be seen in the adjacent images.



As previously presented

Option 01

Option 02

Option 03

Option 04

Option 05

SP

4.20 DESIGN REVIEW PANEL 02 RESPONSE

Harrington Square Elevation Updates

Following on from the design workshop with Camden, it was decided that each of the following comments from the DRP02 improve the scheme and were therefore implemented:

1. Entrance portico to apartment lobby widened
2. Front gardens introduced fronting Harrington Sq
3. Brick window surrounds replaced with reconstituted stone
4. Recessed brick pattern removed from third floor spandrel
5. Brick pattern removed from top floor

Harrington Sq elevation as previously presented

Harrington Sq updated elevation

SP

4.20 DESIGN REVIEW PANEL 02 RESPONSE

Ground Floor/Basement Layout Updates

1. Plant rooms moved into basement

2. Two through unit apartments added to ground floor

3. Light wells removed and replaced with front gardens onto Harrington Square

4. Rear massing reduced at rear to allow for private rear garden space

Ground Floor - As presented

Updated Ground Floor

SP

SP

5.0 PROPOSAL

5.1 SUMMARY

The proposal has evolved through an iterative design process through close collaboration with Camden and two design review panels.

The proposal seeks to respect and enhance the conservation area in which it sits and to provide much needed family housing to Camden.

A thorough character area study highlighted various architectural elements that make up the historic terraces façades that surround the site and conservation area. The proposed facade makes reference to these elements in a contemporary way.

An increased level of decoration to the ground floor facade and animated green gardens front onto Harrington Square Gardens and greatly improve the overall street scape from its existing condition.

A raised decorative parapet to the central bay helps signify the central entrance which is further celebrated through a projecting reconstituted stone portico. The raised parapet helps break up the horizontality of the facade and adds a playfulness to the elevation.

The facade rhythm is continued onto a proposed set back top floor facade which allows for a continuous garden terrace overlooking Harrington Square Garden.

Proposed Harrington Square Elevation

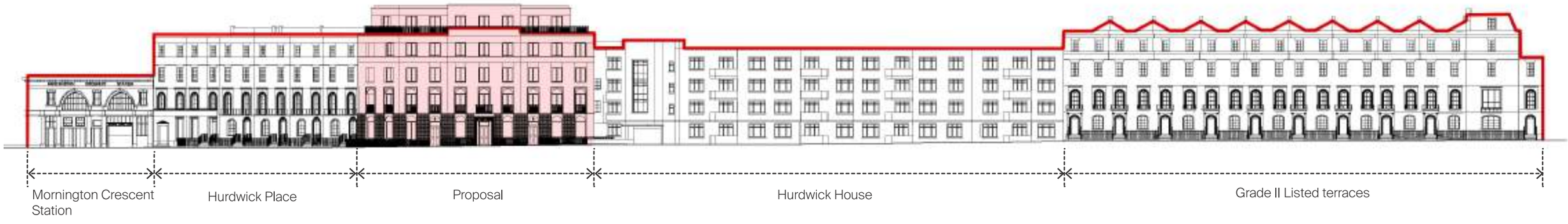
SP

5.2 HEIGHT IN CONTEXT

The proposal has been articulated to fit comfortably into its context. With the exception of Mornington Crescent Station, there is generally a four storey parapet line along the streetscape. This however varies slightly between Hurdwick Place, Hurdwick House and the listed terraces.

The proposed parapet line follows that of the adjoining Hurdwick Place terraces with a varying parapet to the central bay creating an interest to the front elevation. An increased ground floor level results in an alignment of levels with the neighbouring building moving up the facade.

Proposed Harrington Square Elevation



5.3 MASSING IN CONTEXT

The massing of the proposal has been articulated in a way to form an extension of Hurdwick Place terraces adjoining the site. This reintroduces the mass that historically existed on the site prior to bomb destruction during WW2.

The four storey parapet aligns with that of the neighbouring building. A decorative raised element of parapet highlights the central bay of the Harrington Square elevation and helps breaks up the horizontality of the facade.

A set back top floor storey containing a full length garden terrace onto Harrington Square is proposed following the rhythm of the facade below.

To the rear, the facade line follows that of the neighbouring Hurdwick Place before stepping out forming a number of shared and private external green terrace spaces

Proposed front massing

Proposed rear massing

SP

5.4 FACADE DETAIL IN CONTEXT

The following quote is from page 41 of the Camden Town Conservation Area Appraisal which has been used as part of the brief to influence the design of the proposed elevations:

'Surrounding characteristics must be identified in the design including the formality and regularity of surrounding streets. Surrounding context must be carefully assessed with the proposal responding to the form and qualities of surrounding buildings. Proposals must seek to enhance the conservation area'

All key architectural elements along with the materiality of the proposal makes a contemporary reference to façades and building forms surrounding the site and conservation area.

1. Decorative white glazed sawtooth brickwork to ground floor in reference to white rusticated stucco ground floors around the conservation area
2. Increase in window detailing at ground and first floors through arched reconstituted stone spandrels to window heads
3. Celebration of entrances through both recessed porches and projecting reconstituted stone portico to main central entrance
4. Window decoration continues up to first floor level through white reconstituted stone framing in reference to decorative stucco window mouldings around the site
5. Window hierarchy expressed through a reduction in detailing and reduced window proportions moving up the facade
6. Decorative black art deco balustrades takes inspiration from art deco balustrades within Greater London House opposite the site along with black balustrades evident around the conservation area
7. Raised decorative parapet helps emphasize the central entrance bay and breaks up the horizontality and uniformity of the Harrington Square elevation
8. Patterned soldier stacked brickwork is used to highlight horizontality at the parapet. This make reference to the horizontal banding at this level within the Hurdwick Place terrace façades

Proposed Harrington Square facade


7. Decorative raised parapet


8. Brick detailing


5. Window hierarchy


6. Art deco black metalwork


4. Decorative window framing


3. Celebrated entrance


2. Arched detailing above windows


1. Decorative ground floor

5.5 PROPOSED PLANS

Ground floor plan
The proposed ground floor contains two dual aspect dwellings each with individual front doors accessed off Harrington Square. Front gardens provide an element of privacy and defensible space to the living rooms and bedrooms facing onto the road.

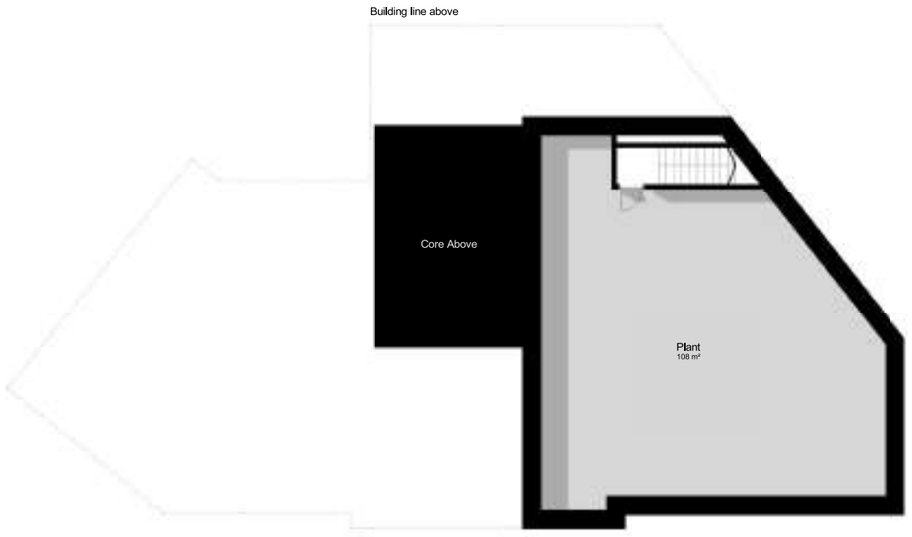
All entrances are recessed providing a covering to front doors. The entrance into the shared apartment lift lobby is located centrally. An increased width and a greater level of decoration is added through the introduction of a projecting reconstituted stone portico. This highlights and celebrates this as the central entrance.

Projected decoration around central entrance

5.5 PROPOSED PLANS

Basement floor plan

To maximise living areas and active frontages at ground floor level, the main plant and BoH spaces are located at basement level accessed via an independent stair.

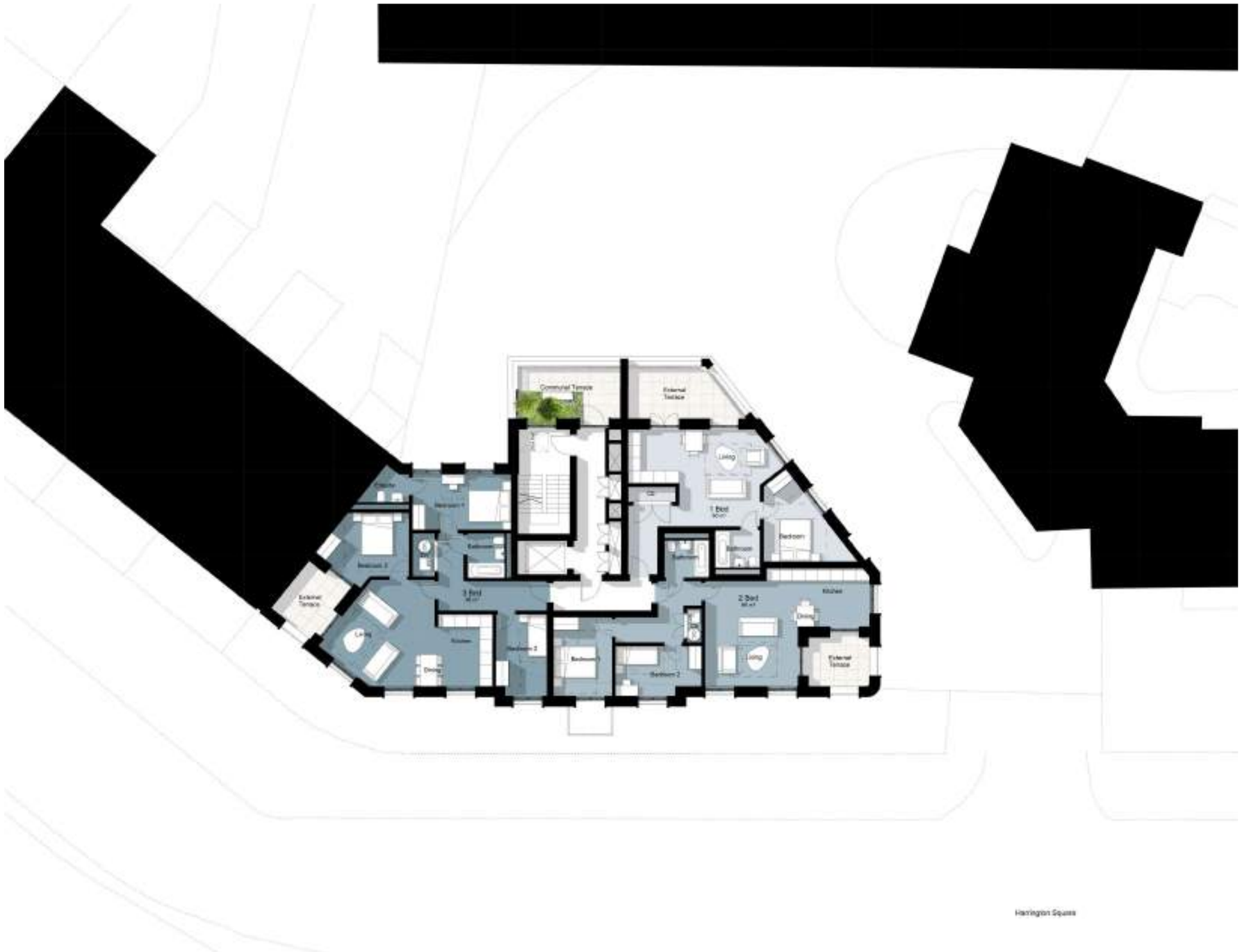


5.5 PROPOSED PLANS

First floor plan
The following dual aspect dwellings are proposed at first floor level:

- 3 Bed (5 person) dwelling
- 2 Bed (3 person) dwelling
- 1 Bed (2 person) dwelling

Each dwelling contains external amenity spaces matching or exceeding minimum space standards within the London Plan.



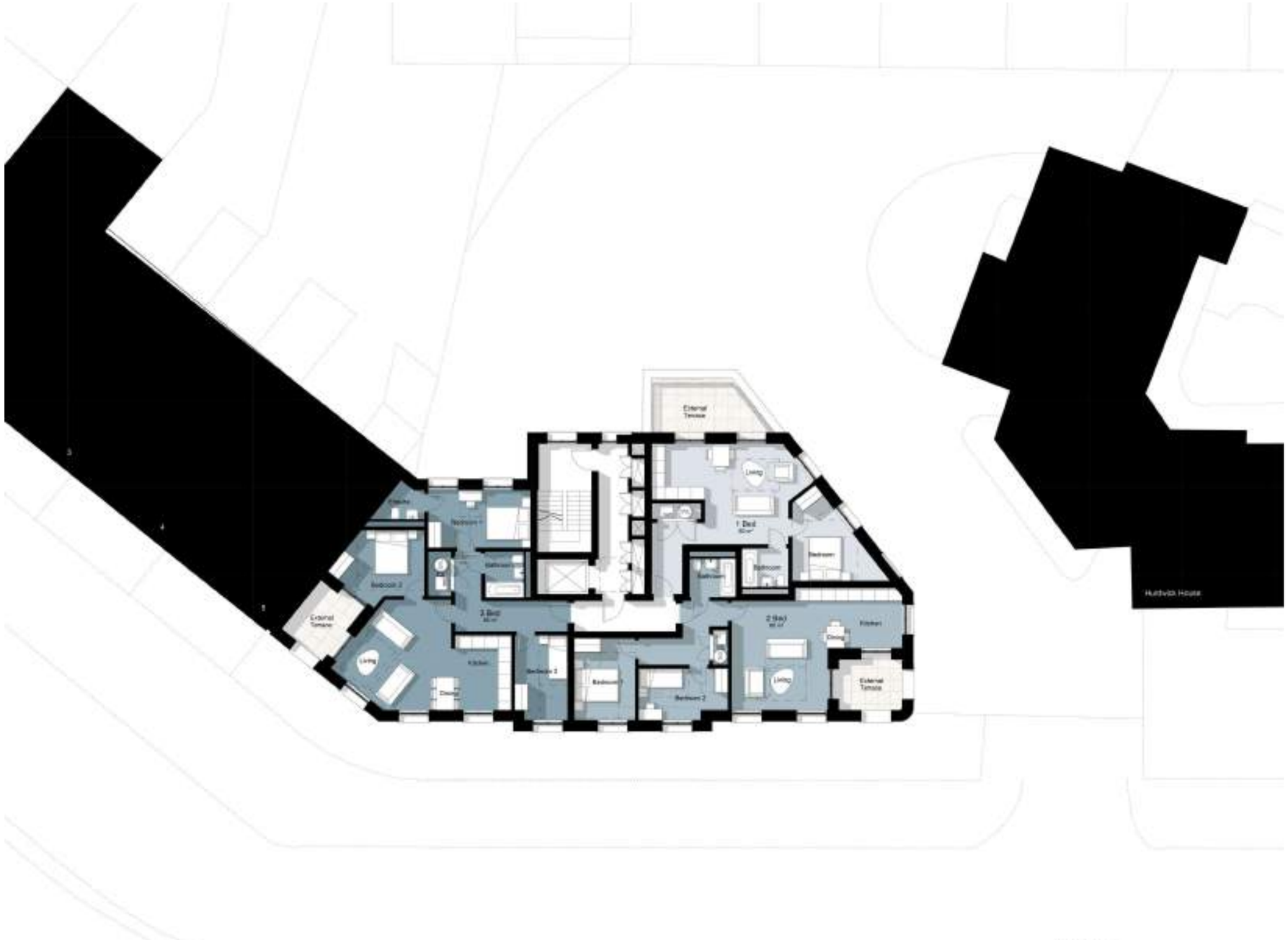
SP

5.5 PROPOSED PLANS

Second floor plan
The following dual aspect dwellings are proposed at second floor level:

- 3 Bed (5 person) dwelling
- 2 Bed (3 person) dwelling
- 1 Bed (2 person) dwelling

Each dwelling contains external amenity spaces matching or exceeding minimum space standards within the London Plan.



SP

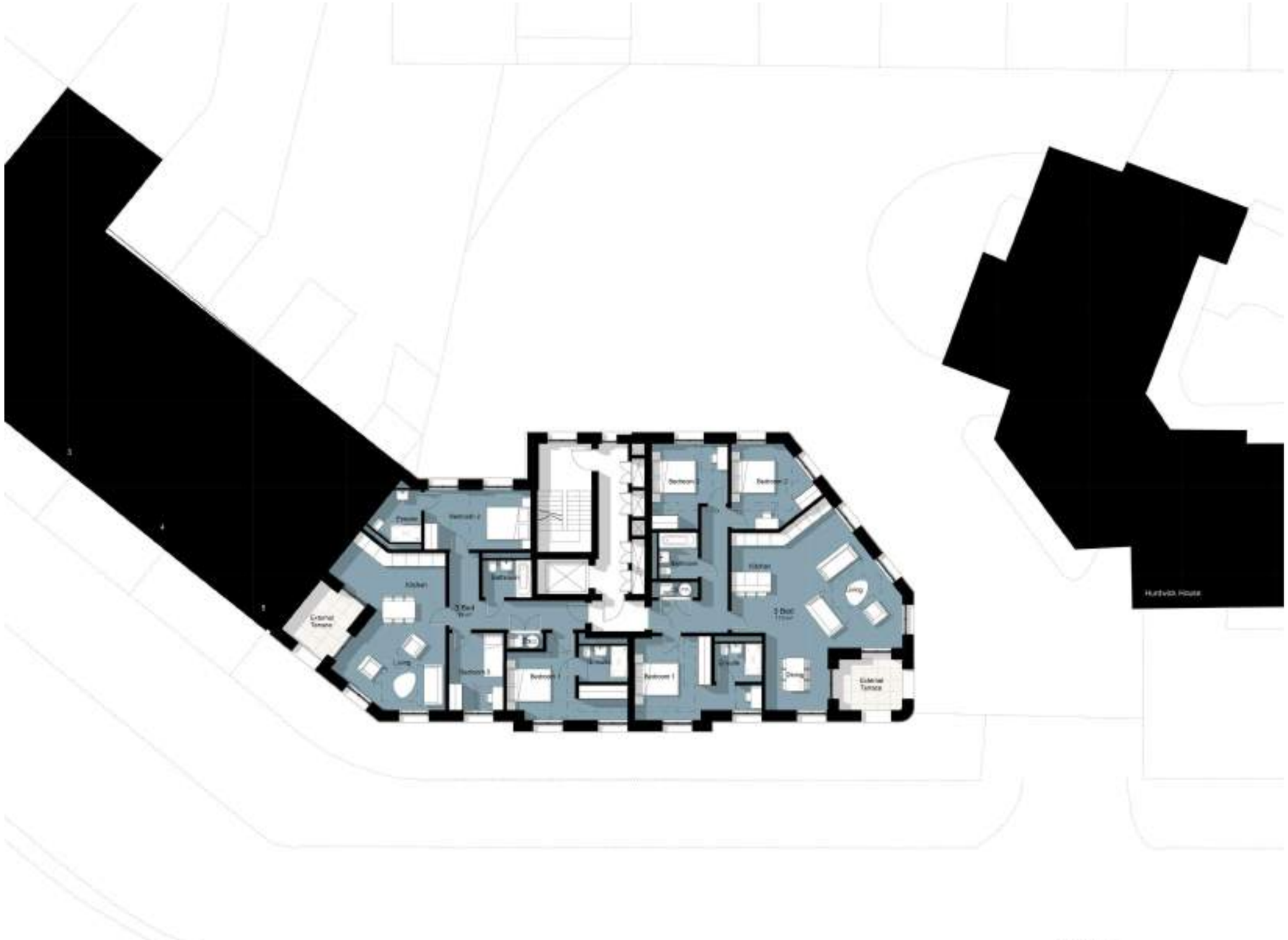
0m 1m 2m 3m 4m 5m

5.5 PROPOSED PLANS

Third floor plan
The following dual aspect dwellings are proposed at third floor level:

- 3 Bed (5 person) dwelling
- 3 Bed (6 person) dwelling

Each dwelling contains external amenity spaces matching or exceeding minimum space standards within the London Plan.



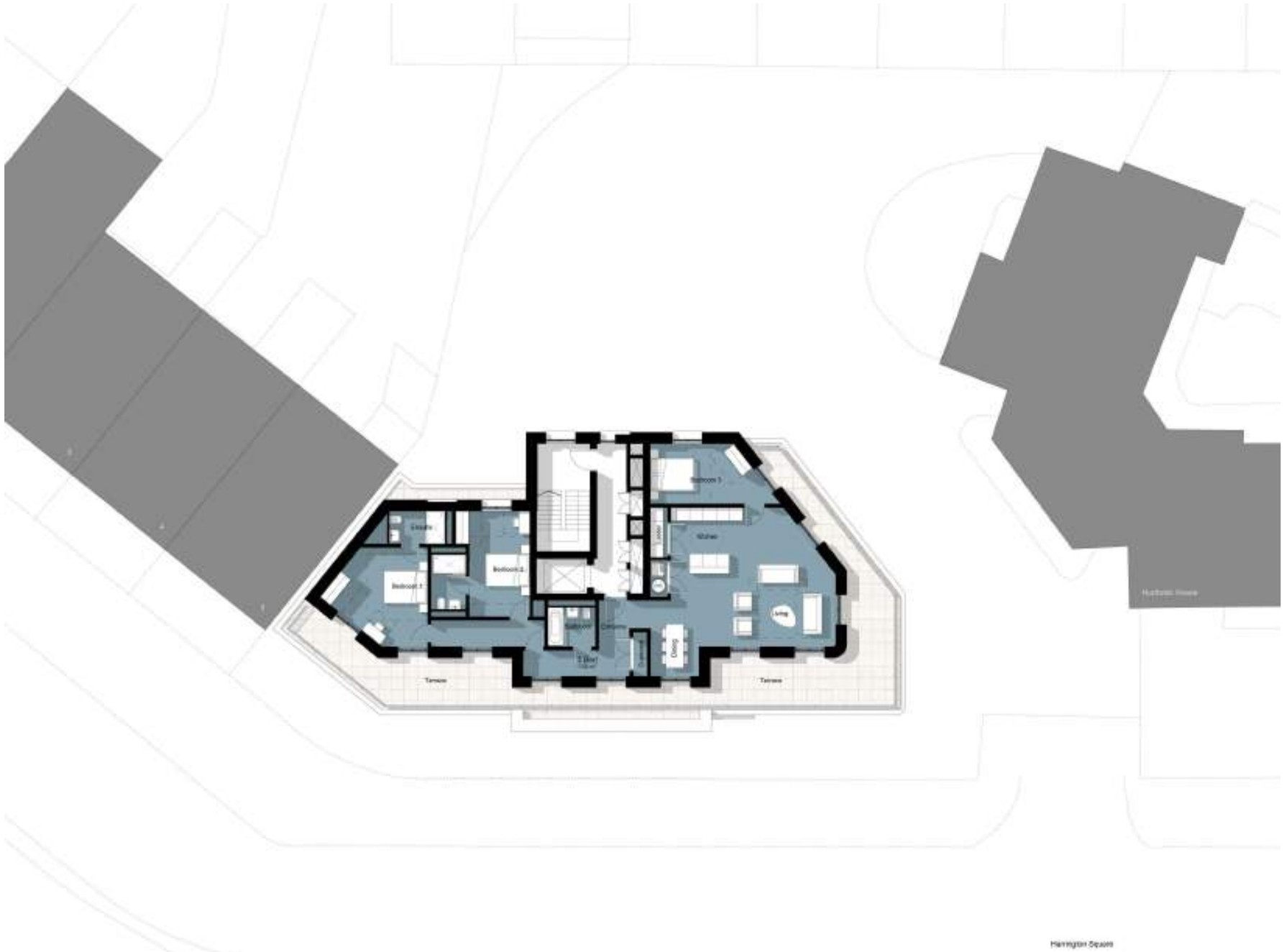
SP

0m 1m 2m 3m 4m 5m

5.5 PROPOSED PLANS

Fourth floor plan

A large family 3 Bed (6 person) dwelling is proposed at fourth floor level. This floor is set back from the line of the facade below allowing for a generous continuous external terrace overlooking Harrington Square Gardens.



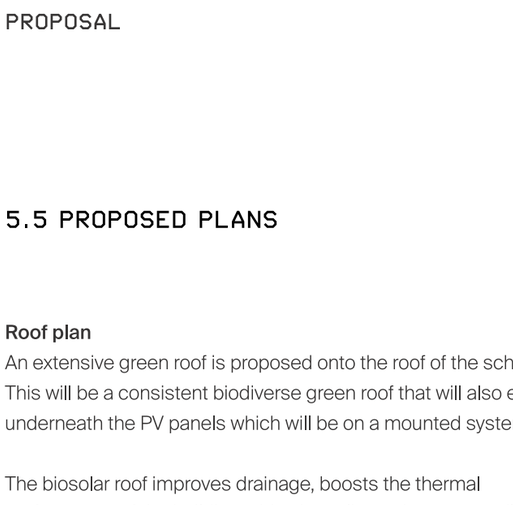
SP

0m 1m 2m 3m 4m 5m

5.5 PROPOSED PLANS

Roof plan
An extensive green roof is proposed onto the roof of the scheme. This will be a consistent biodiverse green roof that will also extend underneath the PV panels which will be on a mounted system.

The biosolar roof improves drainage, boosts the thermal performance of the building, aids air quality and supports wildlife habitats. It will also significantly boost the UGF rating of the development.



Biosolar green/pv roof

SP

5.6 RESIDENTIAL MIX SCHEDULE

Residential Area - NIA and GIA						
Floor Level	**Dwelling Number**	**Dwelling Type**	**Floor Area (NIA)**		**Floor Area (GIA)**	
			sqm	sqft	sqm	sqft
Basement	N/A	N/A	0	*0*	145	*1560*
Ground	1	3B 5P	96	*1033*	295	*3174*
	2	2B 4P	97	*1044*		
First	3	3B 5P	88	*947*	256	*2756*
	4	2B 3P	66	*710*		
	5	1B 2P	50	*538*		
Second	6	3B 5P	88	*947*	256	*2756*
	7	2B 3P	66	*710*		
	8	1B 2P	50	*538*		
Third	9	3B 5P	99	*1065*	256	*2756*
	10	3B 6P	112	*1205*		
Fourth	11	3B 6P	135	*1453*	173	*1861*
Total NIA			**947**	***10190***		
Total GIA					**1381**	***14863***
Net/Gross %			69%			

Harrington Square - Dwelling Mix					
Floor Level	**Dwelling Number**	**Dwelling Type**	**1 Bed**	**2 Bed**	**3 Bed**
Ground	1	3B 5P	0	1	1
	2	2B 4P			
First	3	3B 5P	1	1	1
	4	2B 3P			
	5	1B 2P			
Second	6	3B 5P	1	1	1
	7	2B 3P			
	8	1B 2P			
Third	9	3B 5P	0	0	2
	10	3B 6P			
Fourth	11	3B 6P	0	0	1
Total homes by Type			***2***	***3***	***6***
Total Homes			***11***		
Unit %			***18%***	***27%***	***55%***

SP

5.7 HARRINGTON SQ CONTEXT ELEVATION

The proposal sits comfortably within the current streetscape. The scheme proposes to reintroduce the historic residential mass onto the site. A generous ground floor height is allowed for which ensures all key levels including parapet level knit into and align with its neighbouring building.

Existing street elevation

Site

Mornington Crescent Station

Hurdwick Place

Proposal

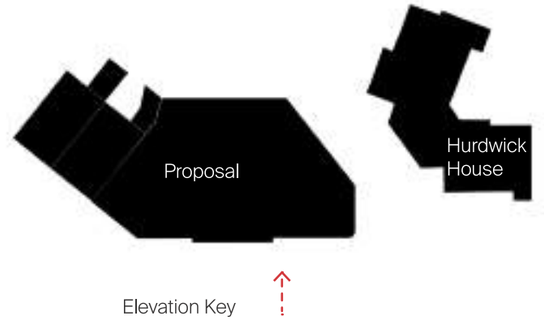
Hurdwick House

Listed Terraces

Proposed street elevation

SP

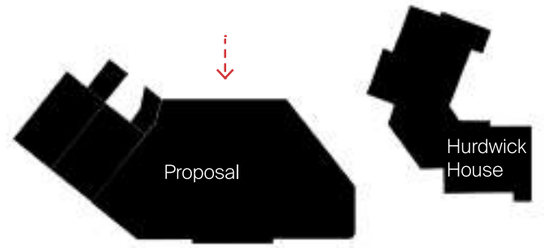
5.8 ELEVATIONS



Proposed South Elevation

SP

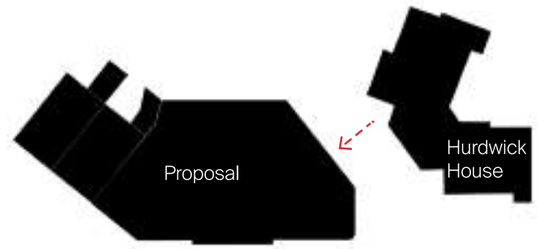
5.8 ELEVATIONS



Elevation Key

Proposed North Elevation

5.8 ELEVATIONS



Elevation Key

Proposed East Elevation

5.9 PROPOSED MATERIAL PALETTE

The proposed material palette of the scheme evolved following a character area study of materials evident around the conservation area.

A white glazed sawtooth brickwork is proposed at ground floor which makes reference to the heavy use of decorative rusticated stucco ground floor façades of neighbouring 19th century terrace façades.

Buff/yellow stock brick is the predominant material within the terrace façades of the Conservation Area and a natural choice as the primary facade material of the proposal. A high quality textured buff brick is to be specified ensuring a high level of quality to the scheme.

A white reconstituted stone is proposed for the detailed architectural elements of the facade such as the central entrance portico, horizontal banding, window sills and framing.

Black metalwork is proposed for window frames along with the decorative railings along the Harrington Square boundary and decorative juliette balustrades to first floor windows.

Proposed central entrance bay elevation

High quality buff textured brickwork

White reconstituted stone architectural detailing

Black decorative metalwork

White glazed sawtooth brickwork

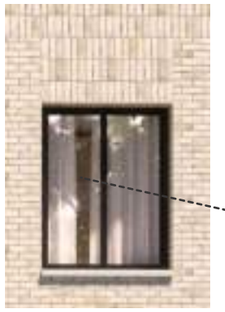
5.10 WINDOW HIERARCHY

The hierarchy of the facade is expressed through the changes made to the windows moving up the proposed elevation.

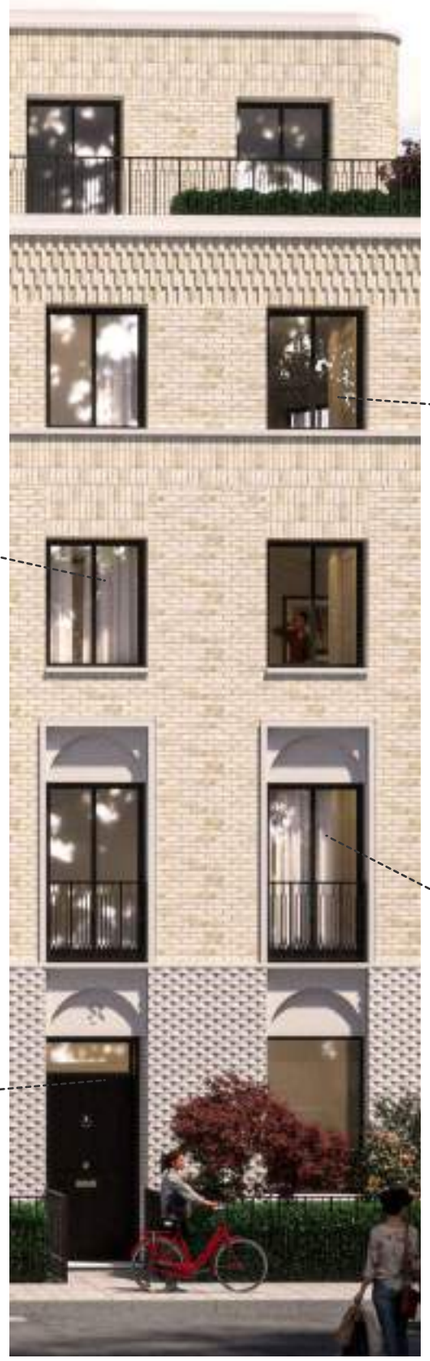
A high level of decoration is expressed within the ground floor facade through white glazed saw tooth brickwork which makes reference to the rusticated stucco detailing evident around the site. Entrances at ground floor are recessed with dwelling numbers moulded into arched reconstituted stone spandrels above.

Full height floor to ceiling windows continue up to first floor level with decorative reconstituted stone surrounds and black decorative balustrades.

From second floor upwards the height of the windows along with the amount of decoration reduces.



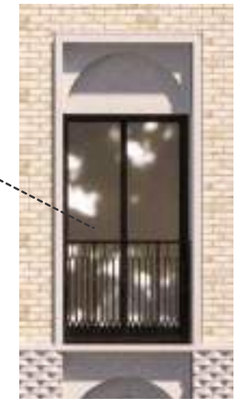
Second floor windows at a reduced height and reduced level of detailing



Proposed bay elevation

Third floor windows at a further reduced height

Recessed ground floor entrances with decorative arched spandrels above

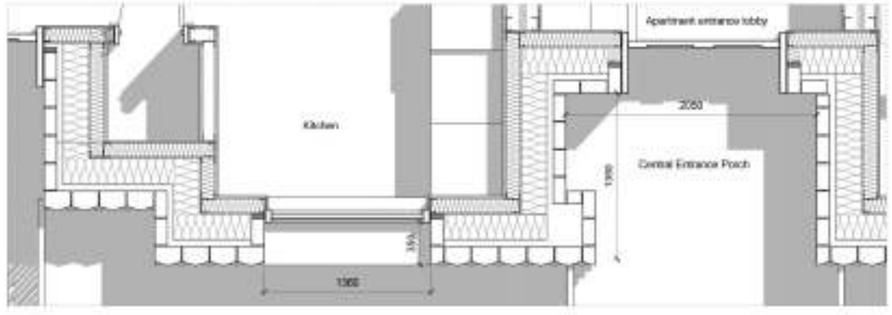


First floor juliette windows with reconstituted stone surround and decorative black balustrade

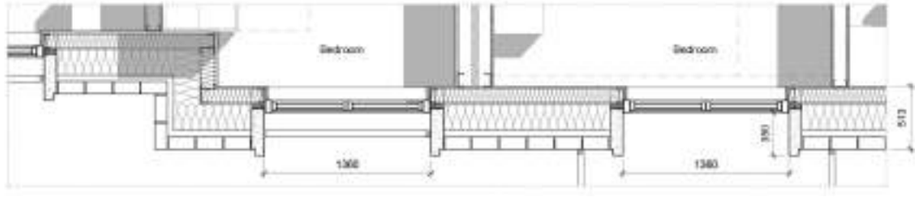
5.11 FACADE BAY STUDIES

Ground Floor Bay Study

Elevation



Level 00 Plan



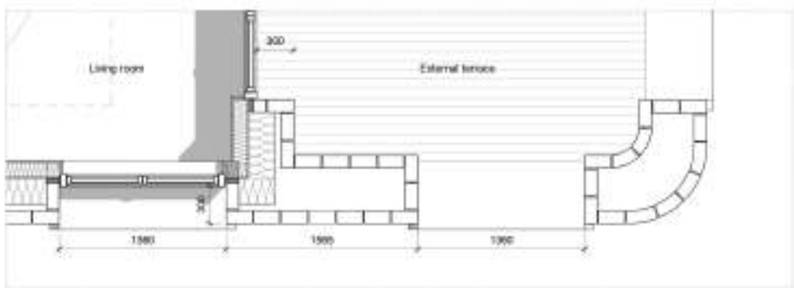
Level 01 Plan

SP

5.11 FACADE BAY STUDIES

Mid Floor Bay Study

Elevation



Plan

SP

5.11 FACADE BAY STUDIES

Top Floor Bay Study

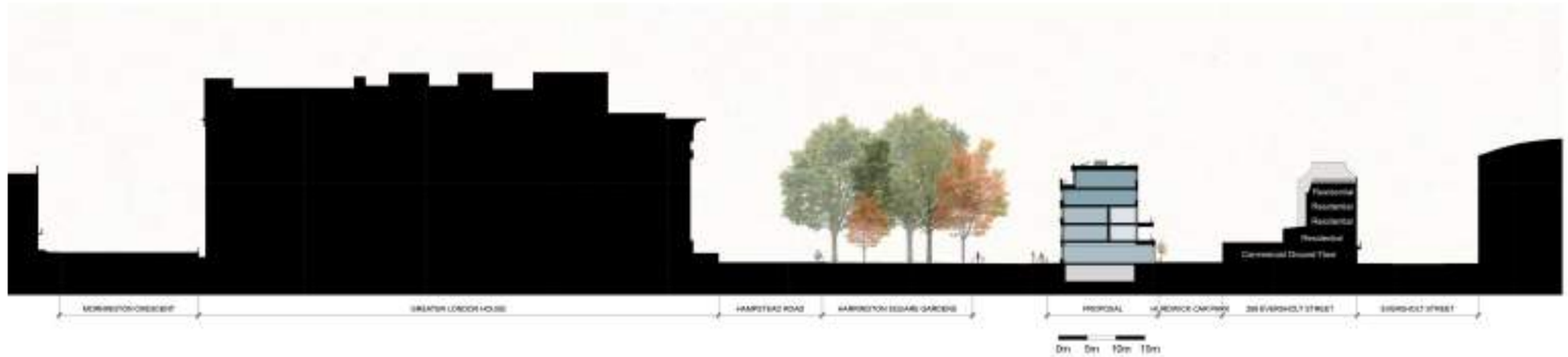
Elevation

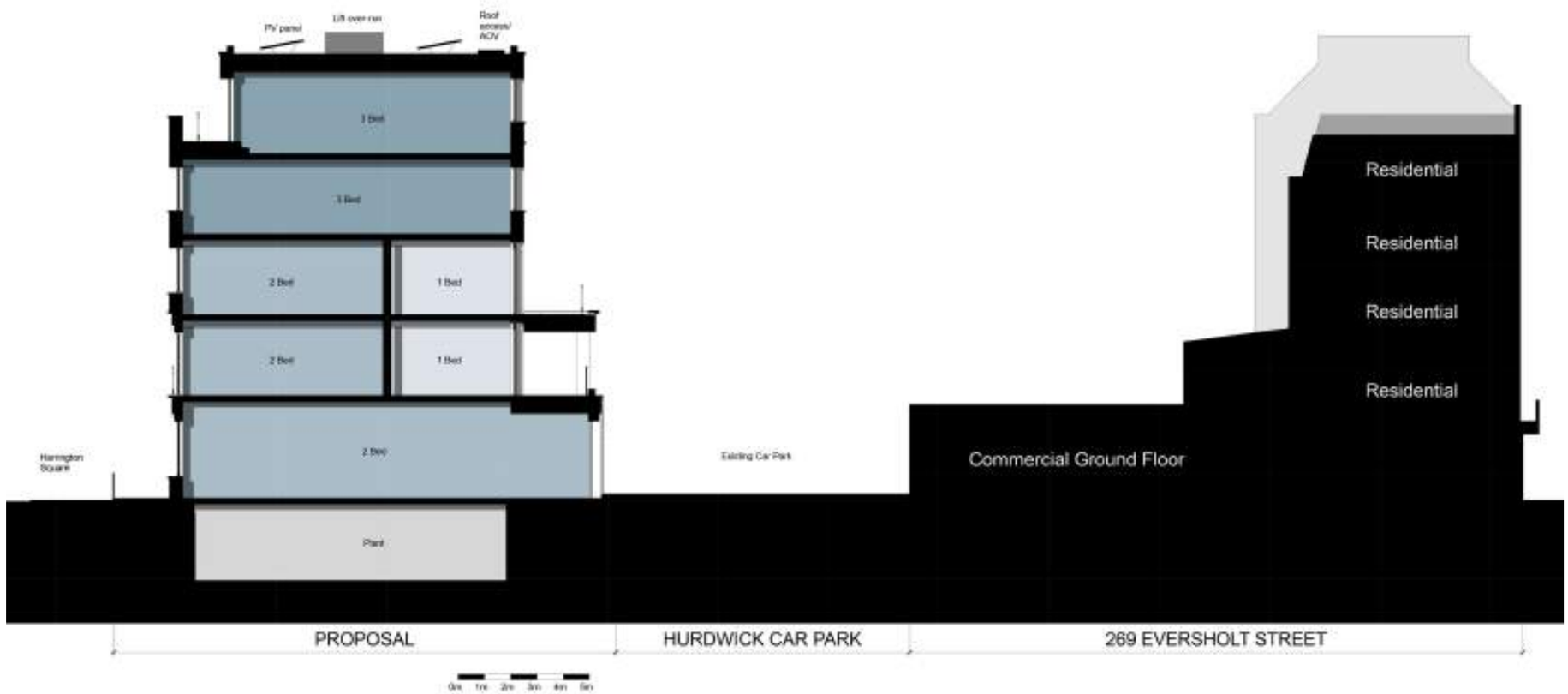
Plan

SP

5.12 SECTIONS

The massing of the proposal sits comfortably within the east to west context section. The section indicates the properties along Eversholt Street to the east of the site of similar scale to the proposal and Greater London House bounding Harrington Square Gardens to the west of the site.





SP

5.13 SUSTAINABILITY AND LOW CARBON DESIGN

Sustainability and energy efficiency have been forefront in all design decisions. Each home is designed to maximise daylighting and versatility of spaces, meeting modern day living standards and future requirements.

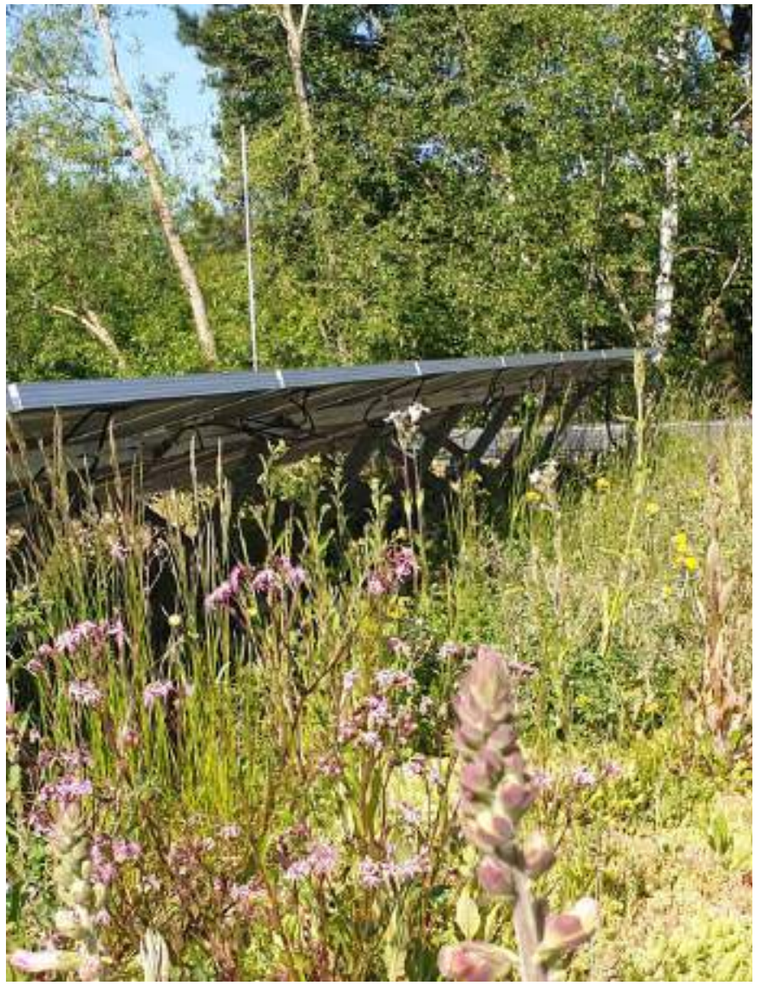
A fabric first approach minimises reliance on mechanical heating and ventilation, reducing CO2 levels and targeting a 56% reduction beyond Part L 2021 requirements.

Renewable technology is proposed in the form of a biodiverse, biosolar green roof with an M&E strategy following an all-electric approach.

A primary façade material of hand-laid brickwork allows for future re-use and a proposed primary structural frame of recycled steel further reduces the schemes carbon footprint.

More details can be found within the Energy Statement submitted as part of the application.

Proposed facade bay



Proposed biosolar green roof

SP

outerspace

6.0 LANDSCAPE

6.1 MASTERPLAN GROUND FLOOR

The core aim of this strategy is to create a new safe and inviting landscape that serves its future residents.

A legible and clear streetscape provides safe access into the site, whilst diverse planting promotes biodiversity and ecological enhancements.

Sheffield cycle stands are located close to the building allowing for larger green space as you enter through the gates. A hedge lines the perimeter of the gate along with ornamental style planting as you enter the site.

As you progress through, the planting allows for surface runoff with raingardens.

The 1.5m wide planters can accommodate either fastigiate trees or specimen shrubs.

The private terrace is bounded by a railing and hedge as a buffer for the residents.

The plan includes planting around the entrance of the adjacent building to green up the space and make it more visually appealing.

A hedge and low level planting would border the building edge by the access door.

Rendered plan

Sufficient evergreen planting for year-round greening to soften boundary

Raised planter edge

Single stem fastigiate tree

Colourful planting mix with varying heights

Bulb planting and specimen trees

Rain garden planting with surface drainage slots

6.2 MASTERPLAN FIRST FLOOR

A bench and planting to the first floor terrace to the rear forms the communal social zone for residents to enjoy socialising.

Colourful seasonal planting with specimen shrubs soften the building edge and create a garden for the residents to enjoy. A decorative white reconstituted stone wall separates the private terrace from the communal seating zone.

The private balcony is left blank for personalisation besides permeable block paving slab.

Rendered plan

Container planting

Integrated seating

Seating benches for socialisation

Mixed planting with seasonal interest

Specimen shrub planting

outerspace

6.3 GREEN ROOF

An extensive green roof is proposed for the top of the building. This will be a consistent biodiverse green roof that will also extend underneath the PV panels which will be on a mounted system.

Green roofs have a range of benefits including improving drainage, boosting thermal performance of the building, aiding air quality and supporting wildlife habitats. It will also significantly boost the UGF rating.

Rendered plan

Wildflowers extended under mounted PV system

Wildflower roof

Low maintenance planting

6.4 URBAN GREENING FACTOR

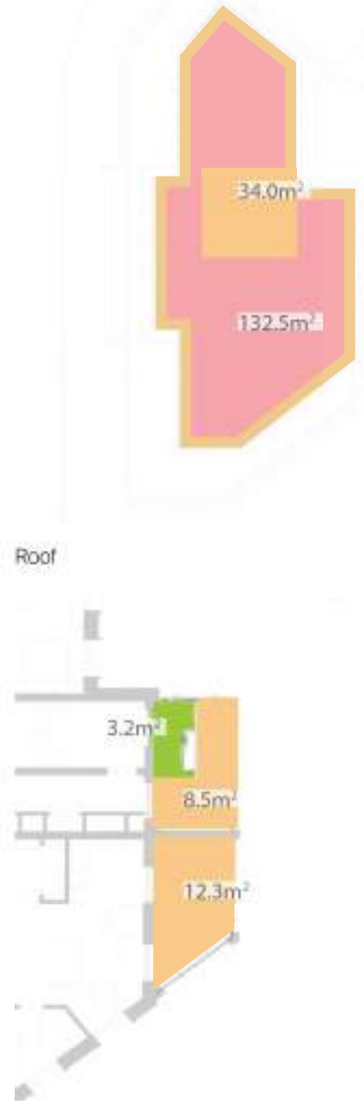
The UGF calculator is a tool that evaluates and quantifies the urban greening proposed in new developments. The UGF works by assigning a factor score to each surface typology proposed in a planning application.

It should have an overall score of at least 0.4.

The following calculations for this site is an approximate calculation and considers the overall UGF score for all floor levels within the site boundary. The UGF for this arrangement is currently achieving 0.402

- Standard trees
- Hedges
- Flower-rich perennial planting
- Rain gardens and vegetated sustainable drainage
- Extensive green roof
- Permeable paving

Ground floor



First floor

outerspace

6.5 URBAN GREENING FACTOR CONTINUED

Urban Greening Factor Calculator				
Surface Cover Type	**Factor**	**Area (m²)**	**Contribution**	**Notes**
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8		0	
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	33	26.4	
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	155	108.5	
Flower-rich perennial planting.	0.7	44	30.8	
Rain gardens and other vegetated sustainable drainage elements.	0.7	6	4.2	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	35	21	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6		0	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	126	12.6	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			**203.5**	
Total site area (m²)			506	
Urban Greening Factor			**0.402173913**	

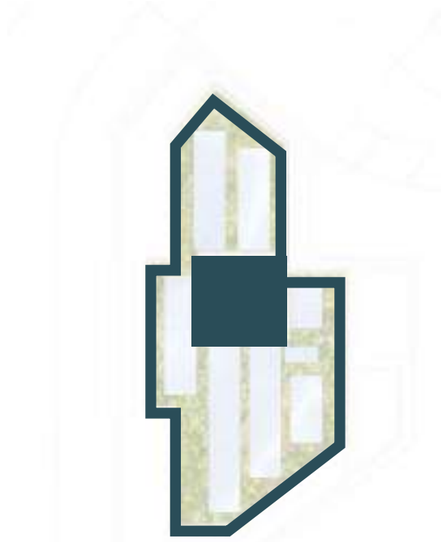
outerspace

6.6 PAVING STRATEGY

The intention behind the paving design is that it responds to the materials of the building so that there is a consistent design language that compliments the other components on site.

The paving will be fully permeable within the site boundary.

Ground floor



Roof

First floor

Adoptable Road Surface
Macadam with brindle chip

Conservation Kerb raised and flush
Tobermore or similar approved
Textured kerb, Natural
125x125x915

Fire access path
Tobermore or similar approved
Hydropave Tegula, Bracken
208/173x173x60

Paths to front door
Marshalls or similar approved
Drivesett Tegula Priora
120x160x60

Gravel Maintenance Strip
CED stone or similar approved
Granite, Silver Grey
30-50mm

Garden Flag Paving
Marshalls or similar approved
Conservation X Priora, SIlver Grey
400x400x40

outerspace

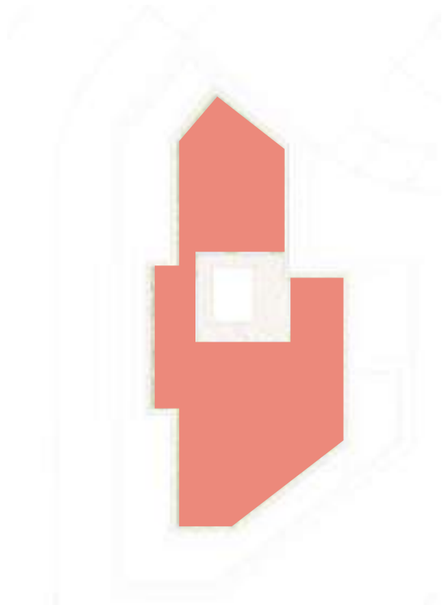
6.7 PLANTING STRATEGY

The planting strategy aims to create a highly ornamental visual interest and soften the building and road edge. The planting will have it's highest impact at the entrance to the site, with a wide planter and a mix of low to high species.

The planting within the SUDs features will be drought and floor tolerant to accommodate extreme weather and surface runoff from the road.

All planting palettes will respond to each other with similar colours and repeating species. The planting beds will be held together by the use of evergreen shrubs for year-round interest and form.

Ground floor



Roof

First floor

Ornamental planting mix - ground floor

Ornamental planting - first floor

Hedge planting

Biodiverse extensive green roof

Drought and flood-tolerant species-rich rain garden planting




















Rain Gardens - Drought + flood tolerant species

Ajuga reptans
Carex oshimensis
Campanula glomerata
Dryopteris affinis
Hydrangea arborescens ‘Strong Annabelle’
Persicaria bistorta
Iris siberica
Miscanthus sinensis ‘Yakushima Dwarf’
Rudbeckia fulgida
Verbena bonariensis

Ornamental planting

Euphorbia amydaloides
Echinacea pallida
Pennisetum villosum
Sedum album
Rudbeckia fulgida var. sullivantii ‘Goldsturm’
Asplenium scolopendrium
Alchemilla mollis
Hakonechola macra
Pachysandra terminalis
Pittosporum tenuifolium ‘Golf ball’
Liriope muscari
Thymus serpyllum

Hedge planting

Ligustrum vulgare

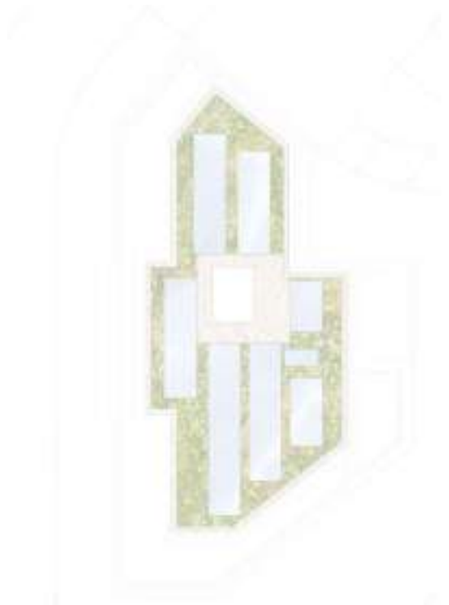
outerspace

6.8 TREE PLANTING STRATEGY

The tree planting strategy aims to respond to the site constraints. For example, drought and flood tolerant species have been selected for the rain gardens areas. Fastigiate trees offer interest in areas that are restricted by space.

Larger species have been placed by the entrance and at the rear for maximum impact on entry to the site.

Ground floor

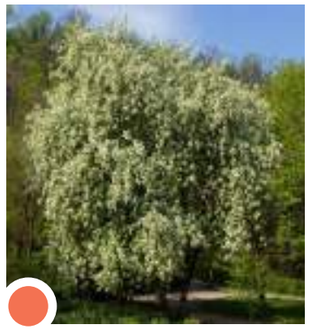


Roof

First floor

Amelanchier alnifolia ‘Obelisk’

Betula pendula ‘Fastigiata Joe’



Prunus padus

Acer campestre ‘Streetwise’

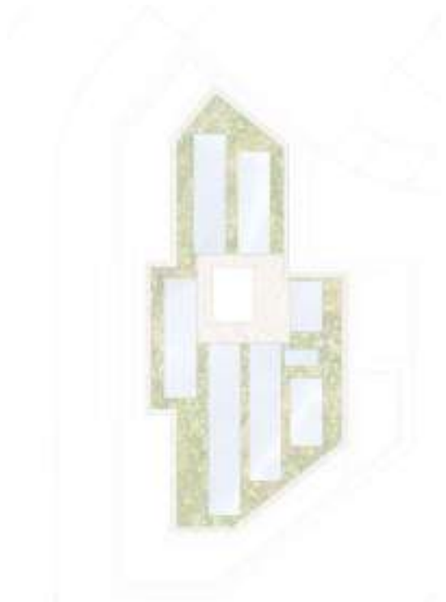
outerspace

6.9 BOUNDARIES AND FURNITURE STRATEGY

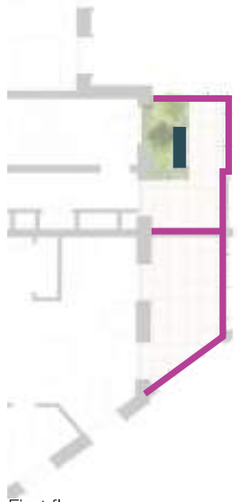
Within the site, the boundaries are defined by both soft and hard materials. In places, particularly by the road side, indicating a change in ownership from public to semi-private the boundary is defined by a railing to the architect's specification. This is softened by a privet hedge; selected to maintain the existing character on site, using the existing hedge wherever possible. The hedge will be clipped to 900mm tall.

The furniture strategy is simple; with a sleek choice of materials with seamless lines for a modern appearance. The cycle stand is simple stainless steel and the seating is timber set into the planter edge.

Ground floor



Roof



First floor

Railing for privacy
To match architect's specification

Hedge boundary
Ligustrum vulgare

Sheffield cycle stand
Broxap Street Furniture or similar approved
Galvanised

Integrated seating in planter
Logic or similar approved
UK Hardwood and weathered steel

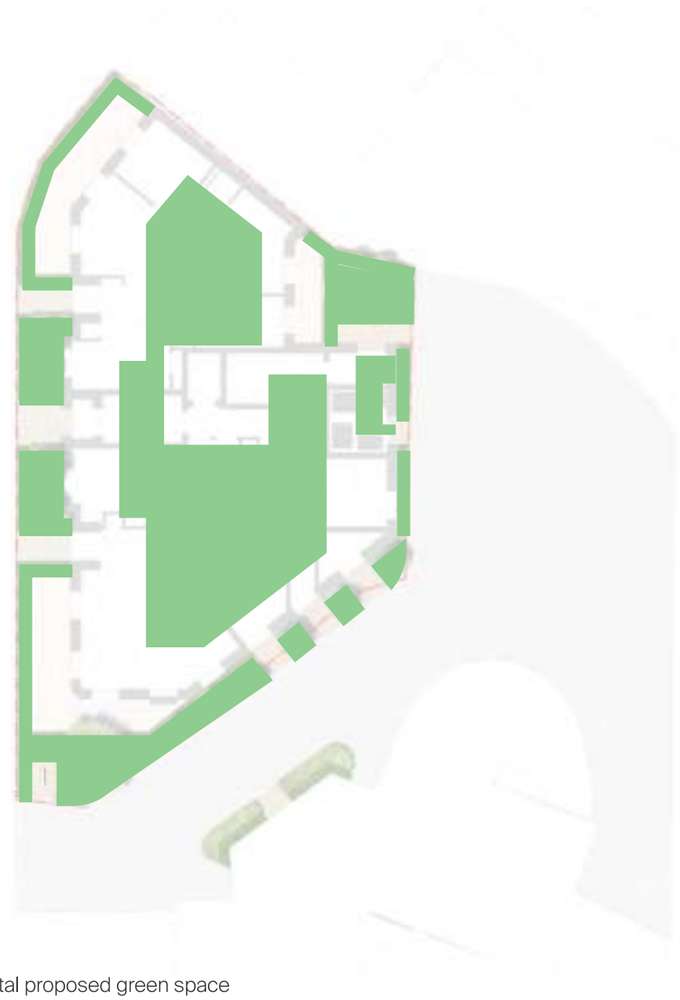
outerspace

6.10 SOFT VS HARD SPACE

The existing site has a total green space area of 214.1m2 and the proposed site has a total green coverage of 273m2.

214.1m2 - Existing green space (inc. 50.5m2 existing hedge) and two well-established Pyrus calleryana trees (Callery Pear).

240m2 - Proposed green space (inc. 35m2 proposed hedge)
33m2 - 12 Proposed trees



Total proposed green space

Total existing green space

6.11 SUDS STRATEGY

The site utilises permeable paving where possible to minimise surface water pooling. The paving will slope towards the decorative rain garden planting via a conservation kerb with sections that are flush with paving to allow water to drain into planting.

Permeable paving and SUDs planting

Conservation kerb with sections that are flush with paving

Drought and flood-tolerant species-rich rain garden planting

Permeable paving

outerspace