STUDIO
POWER

HARRINGTON SQUARE
DESIGN AND ACCESS STATEMENT

Camden Council

Salboy

July 2023

SP

7.0 LANDSCAPE

7.1 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

outerspace

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

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7.2 MASTERPLAN FIRST FLOOR

A bench is the central 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 privacy railing 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

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7.3 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

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7.4 URBAN GREENING FACTOR

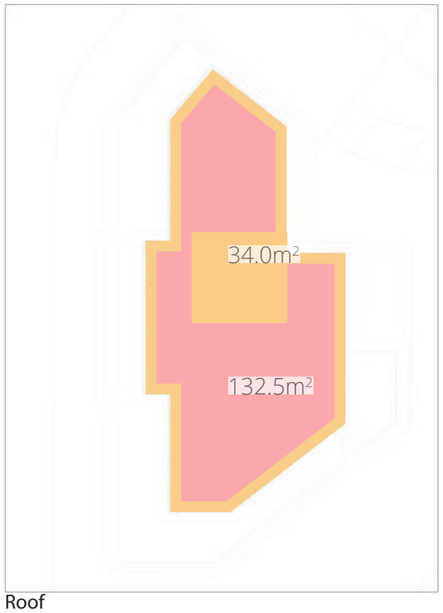
The UGF calculator is a tool that evaluates and quantifies the urban greening proposed in new developments. The UGF works by assigning a factor score to each surface typology proposed in a planning application.

It should have an overall score of at least 0.4.

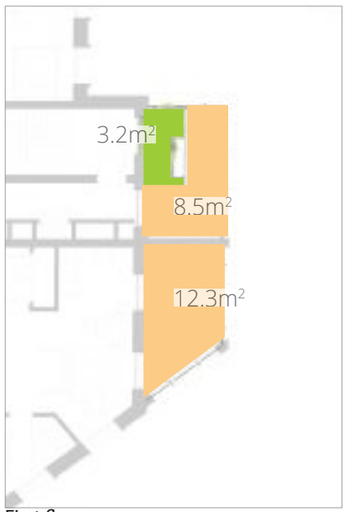
The following calculations for this site is an approximate calculation and considers the overall UGF score for all floor levels within the site boundary. The UGF for this arrangement is currently achieving 0.402

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

Ground floor



Roof



First floor

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7.5 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**	

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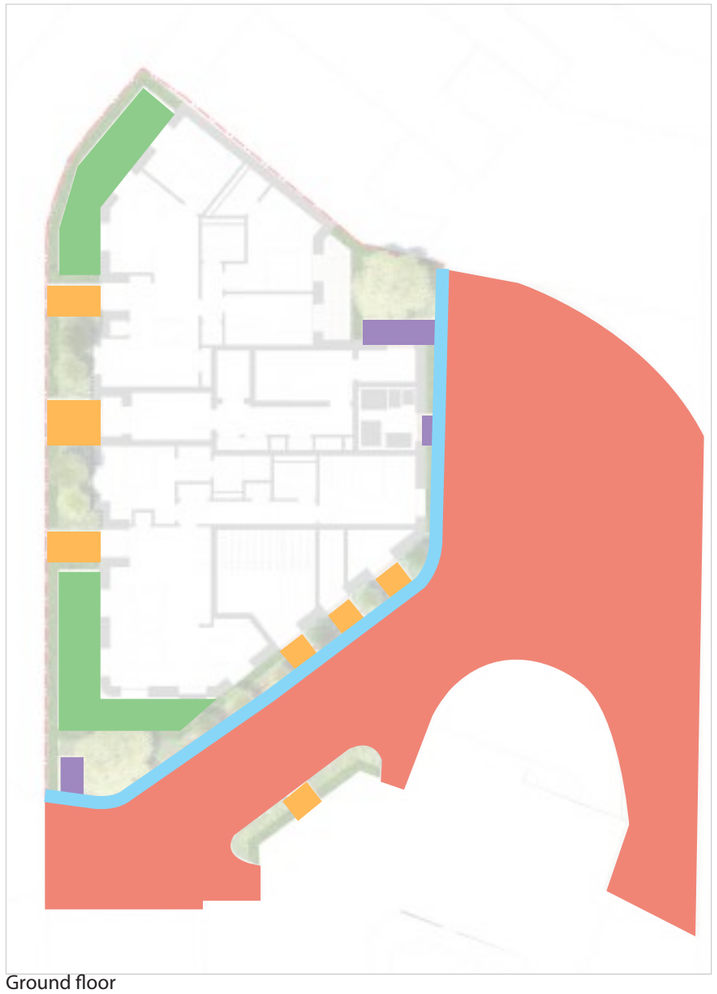
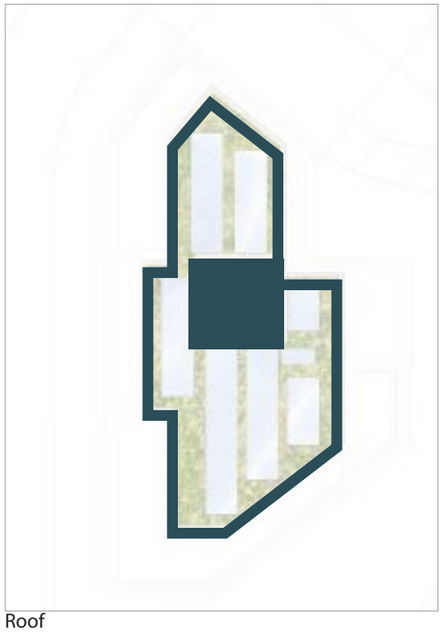
7.6 PAVING STRATEGY

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

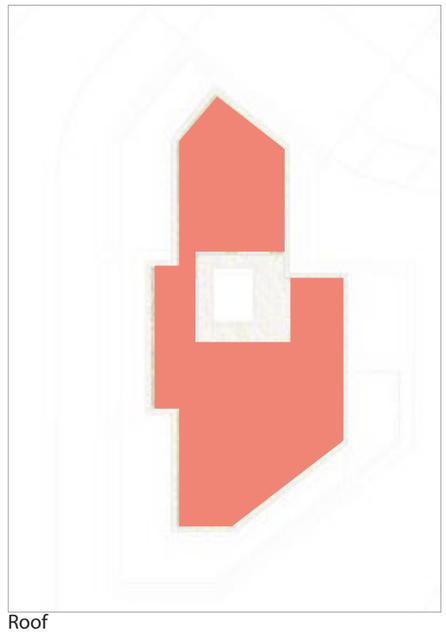
7.7 PLANTING STRATEGY

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 accomodate 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

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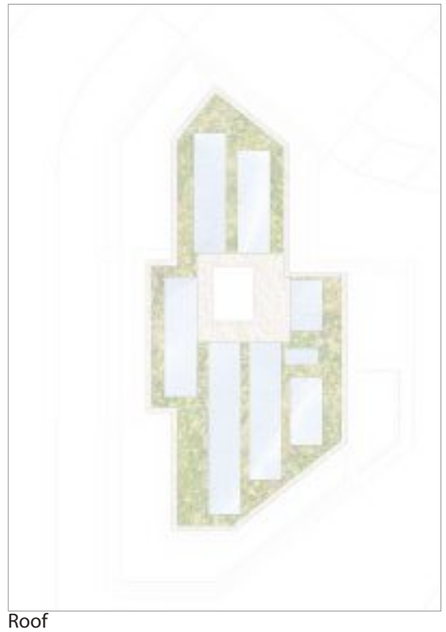
7.8 TREE PLANTING STRATEGY

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

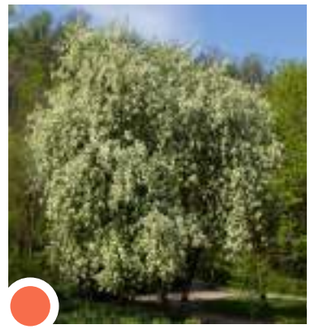


Roof

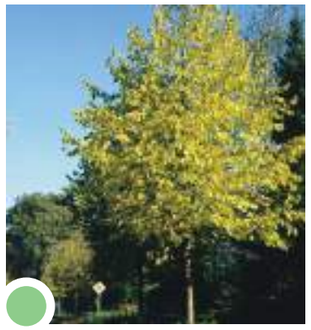
First floor

Amelanchier alnifolia 'Obelisk'

Betula pendula 'Fastigiata Joe'



Prunus padus



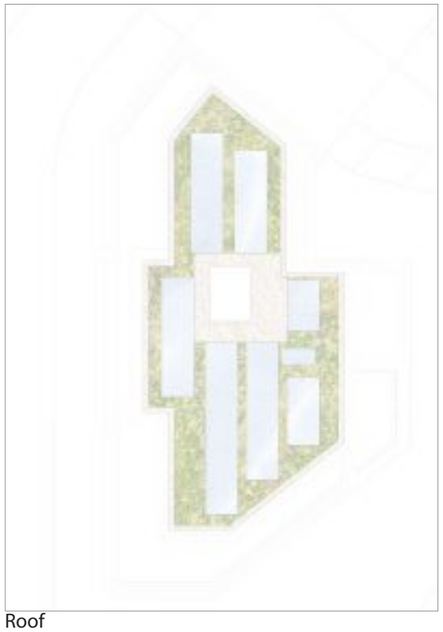
Acer campestre 'Streetwise'

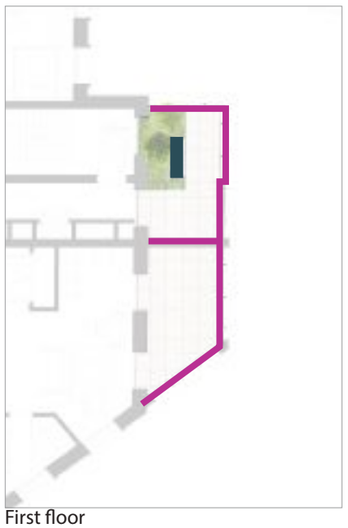
7.9 BOUNDARIES AND FURNITURE STRATEGY

WIthin the site, the boundaires 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 posible. The hedge will be clipped to 900mm tall.

The furniture strategy is simple; with a sleek choice of materials with seamlines 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
Bespoke sizes

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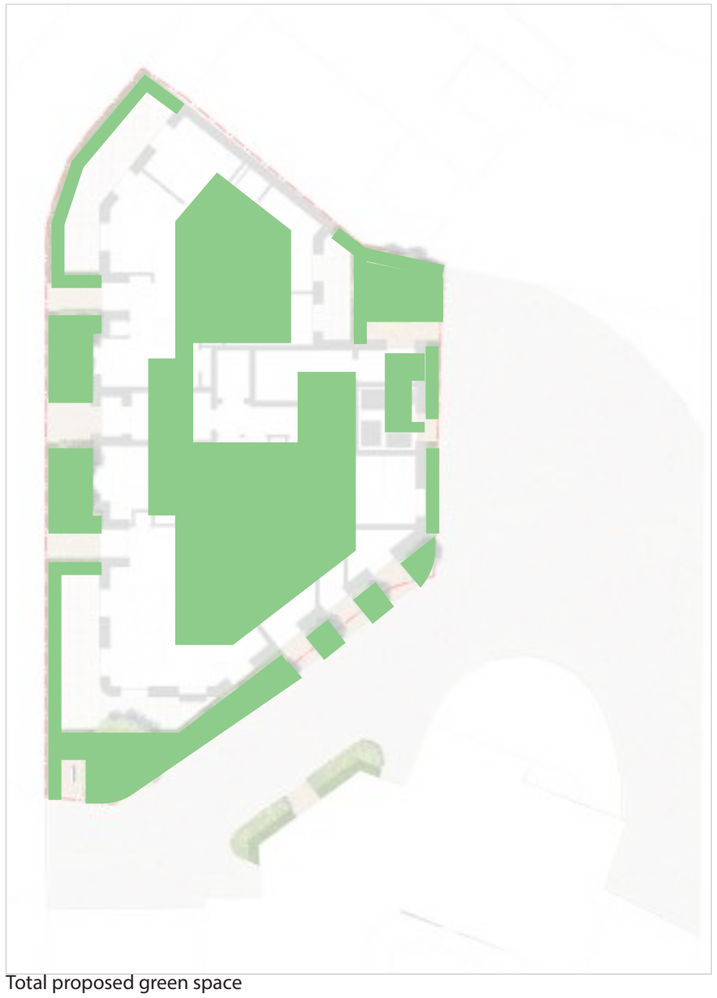
7.10 SOFT VS HARD SPACE

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

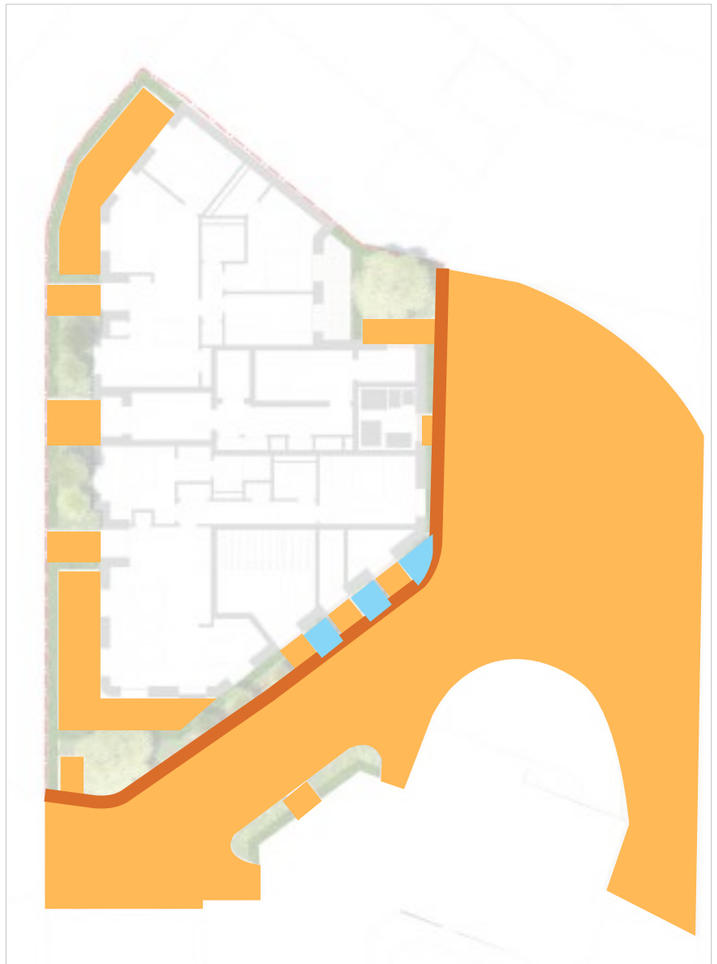


Total proposed green space

Total existing green space

7.11 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

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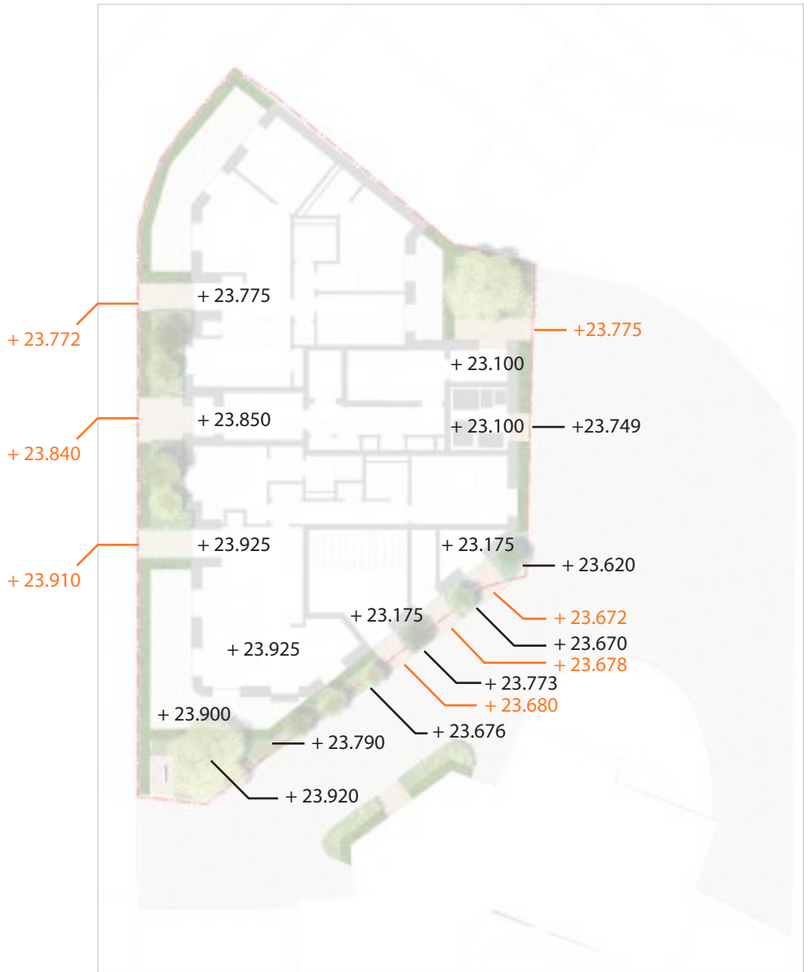
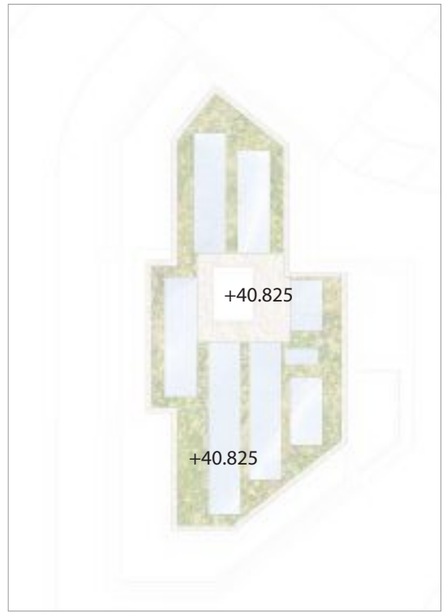
7.12 LEVELS STRATEGY

The proposed site levels will utilise the existing levels around the site boundary where possible. All slopes will be in accordance with DDA regulations and accommodate ease of access

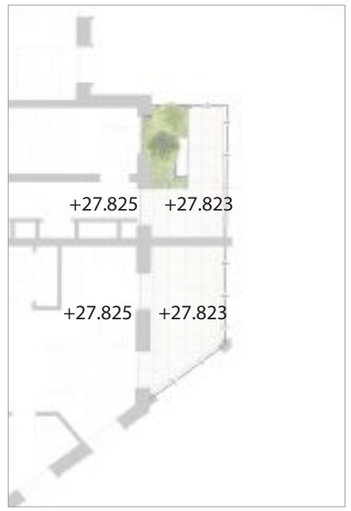
+ 23.672 Proposed levels
+ 23.670 Existing levels



Ground floor



Roof



First floor

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7.13 ILLUSTRATIVE SKETCH VIEW

The sketch view depicts the view from the entrance gate as denoted by the arrow on the rendered plan.

Ground floor plan

Illustrative sketch