

7.9 Landscape Design and Access Statement

Detail Studies - Lulworth Gardens East

Lulworth Gardens East is located to the eastern side of Lulworth Tower and is a key focal point in the public realm as it forms the hub and confluence of all new streets. The space is a principal node on the north-south pedestrian spine connecting Agar Grove to Lulworth Tower and the Surestart Children's Centre and forms the eastern part of the garden square wrapping around Lulworth Tower. As such the circulation routes are pedestrian priority shared surface spaces which allow one way vehicle circulation from south to north along the eastern edge of the space. Controlled vehicle access spurs off to Lulworth Gardens West in the south-west corner of site, with the returning one way traffic entering the square in the north-west corner.

The ground floor B2 retail units at the ground floor of Lulworth open out onto the square, with private residential doorways from blocks C and JKL fronting the northern and eastern edges.

Paving treatments are proposed as high quality concrete block forming a single unifying ground plane within which street tree planting and street furniture help to define circulation routes and plot frontages. The natural stone edge and setts banding which defines the perimeter of Lulworth Gardens encloses the toddler play space in the centre of the square.

The toddler play is an enclosed, gated facility incorporating dedicated 0-5 years play equipment and seating with 2 no. access points connecting the north-south pedestrian spine, opposite the eastern doorway into Lulworth Tower. Close proximity to the Surestart Children's Centre encourages the space to be utilised as a useful stopping off point for visiting parents as well as Agar Grove residents.

A clipped hedgerow provides the perimeter backdrop and shelter to the play space supplemented by ornamental grasses, flowering shrubs and herbaceous species which bring nectar rich, colourful plants into the centre of the square.

Ornamental flowering street trees characterise plot frontages around the square as well as providing canopy shelter to the play space adjacent to the Lulworth Tower. The scale of the square allows for the inclusion of two mature specimen trees e.g. Oak

species to provide long term mature canopy cover and structure in the public realm.



Lulworth Gardens East

7.9 Landscape Design and Access Statement

Detail Studies - Lulworth Gardens West and Agar Place

Lulworth Gardens West

The public realm to the west of Lulworth Tower is referred to as Lulworth Gardens West and this forms the single largest area of open and green space within the scheme. The broadly triangular space is formed by new residential blocks (A and F) to the north and south, and Lulworth Tower to the east. The western end of the space connects to the streetscape of Wrotham Road and Agar Place.

The Camden model of public gardens overlooked by adjacent buildings, perimeter circulation and boundary enclosure has been used to inform Lulworth Gardens West. Boundary definition is provided by landform and landscape structures with associated planting of rain gardens, climbing trellis and rose arbor to maximise the opportunity for greening of the space.

The internal layout of the gardens is arranged as a series of broad use types which form a progression of quieter to more active spaces moving westwards away from Lulworth Tower. Rain gardens form a green buffer to ground floor residential units within the tower. Bridge access from the tower spans over the rain gardens to land onto the Garden Terrace. The terrace includes a rose arbor planted with a mix of climbing and trailing species which provide sheltered seating colour, height and a semi-permeable screen to Lulworth ground floor units. The terrace connects at the north and south to garden gateways which each accommodate large scale specimen tree, and floats above the adjacent species rich amenity lawn. The lawn provides valuable green play space for informal games, a space to run.

The existing London Plane tree provides a focus for the play park, with a proposed play deck to protect the rootzone of the tree. The deck is a bespoke element which will incorporate informal play and seating, folding down to form seating steps overlooking the adjacent half MUGA to the south. New large scale trees are proposed within the lawn and play park as well as a grove of flowering Cherry trees. Play equipment and surfacing proposals are described in the Play Strategy.

Agar Place

The garden space of Agar Place comprises a raised lawn below a grove of flowering multi-stemmed specimen trees. A clipped hedgerow to the western edge of the lawn will provide shelter and a semi-

permeable protected backdrop to the space. The raised edge is proposed as a profiled natural stone element providing informal seating and encouraging spill-out use onto the lawn amongst the grove of trees. A species rich turf mix is proposed suitable for amenity use to help increase biodiversity. Connected to the southern edge of the lawn is a raised deck wrapping under a gateway specimen tree such as an Oak whose canopy will in time fill out into the open space between built form. The deck provides a seating and meeting point at the junction of Wrotham Road, Agar Place and the new shared surface streets connecting east-west through the site.

The junction with Agar Grove is marked by the existing Sycamore tree (Ref T043) which is retained in a large raised planter. The ground cover, fern and edge planting mix within this planter provides a termination of the linear plant beds along Agar Grove below the existing TPO tree line. The planter edge is formed using the profiled natural stone on three sides, with the fourth side facing the proposed retail unit within Plot G being a timber slat seat wrapping over the planter edge to address the potential retail spill-out space. Cycle parking is included adjacent to the retail. Privacy strip planters are incorporated into the Plot G elevation treatment to provide separation between the public circulation and private residential entrances.

The raised planter arrangements have been developed to maximise the area of green space along Agar Place, retain an important existing tree and define the primary pedestrian circulation from Agar Grove into the western part of the site.



Lulworth Gardens West & Agar Place