

7.8 Masterplan Views

Entrance Lobbies (Plot A)

Entrances to the apartments will be celebrated with generous height and high quality materials. Finishes such as geometric tiling will be robust- but also add identity, richness and whimsy. The extra height allows for pendant lighting that will add a welcoming glow.

The double height lobbies link through to a residents' garden to the rear, so that there is a clear line of sight through the building and lots of natural light. This helps wayfinding and security, so that people in the lobbies can be seen clearly.



Image prepared by Hawkins\Brown.
This is not a verified photomontage view.

7.8 Masterplan Views

Lobbies and Maisonettes (Plot JKL)

As with Plot A, double height entrance lobbies to the apartments provide natural light and views through to the garden at the rear. Geometric tiling and feature lighting give the spaces a sense of identity and richness.

The maisonettes are identified as independent homes within the building and a double height recess gives them identity on the street. Residents have a view to the street from their kitchen sink, increasing passive surveillance. The recess and a bench that allows for plant pots and window boxes all help to define defensible space. A projecting bedroom window with an integral seat 'inhabits' the recess and provides elevated views along the street.



Image prepared by Hawkins\Brown.
This is not a verified photomontage view.

7.9 Landscape Design and Access Statement

Landscape masterplan

The 6 key landscape masterplan elements are described in Section 5.0 above and are summarised here as follows:

1. Public realm - streets and connections

Providing a new legible network of streets and squares which knit the site back into the urban fabric of the local context. Coherent connections and pedestrian priority spaces promote permeability both within the site and the adjacent neighbourhood.

2. Public realm - amenity space

Creating new spaces for public and community connected at street level with individual doorways and overlooked by active internal rooms, in which to feel safe and secure promoting relaxation, pleasure and play for all ages.

3. Public realm - play

Play for all ages is brought into the heart of the scheme with dedicated toddler playspace, primary and secondary school age play park focused within Lulworth Gardens. Doorstep play is provided within each communal courtyard. Creative play and natural play are both themes supporting the underlying desire to help connect young people with nature.

4. Communal Courtyards

Associated with each residential block are communal courtyards, accessed only by residents. Within Plot B courtyard access includes community use with spill out connected to the proposed new community hall at ground level. Each courtyard garden includes attractive flowering planting and climbing plants, seating and play. Other courtyard elements include community growing boxes, habitat boxes and bug homes, orchard tree groves, rainwater harvesting for hand pump irrigation of growing boxes and private gardens, communal garden storage space plus bin and bicycle storage.

5. Green Infrastructure

New tree planting with a coherent strategy supporting the concept of streets and squares provides a

framework for layers of native and semi-ornamental species of shrub, climbers, grasses, nectar rich flowering herbaceous stock, bulbs and ferns from roof gardens down to rain gardens providing a variety of habitats encouraging biodiversity across the site. This is further strengthened with a range of hibernacular to support the movement, nesting, roosting and feeding national and local target species of birds, bats and invertebrates. Drainage is designed to employ Sustainable Urban Drainage Systems.

6. Transport and parking

Transport and parking – Streets provide one way vehicle movement to and from the site via Agar Grove, connecting to the shared surface square at the heart of the scheme. Pedestrian priority to the shared spaces is encouraged via materiality, reduced carriageway widths, changes in direction and tabletops to slow traffic speeds. All parking is provided on street including Blue Badge spaces. A new cycle link connects along a green street shared surface between Wrotham Road and Camley Street cycle route.



Illustrative view showing playspace adjacent to Plot A