

4. The Approach to the Public Spaces

The public spaces are formed by two main areas - the pavements and the street. The pavements form the edge of the site surrounding the buildings and the new pedestrian street created between the two blocks.

The Footways

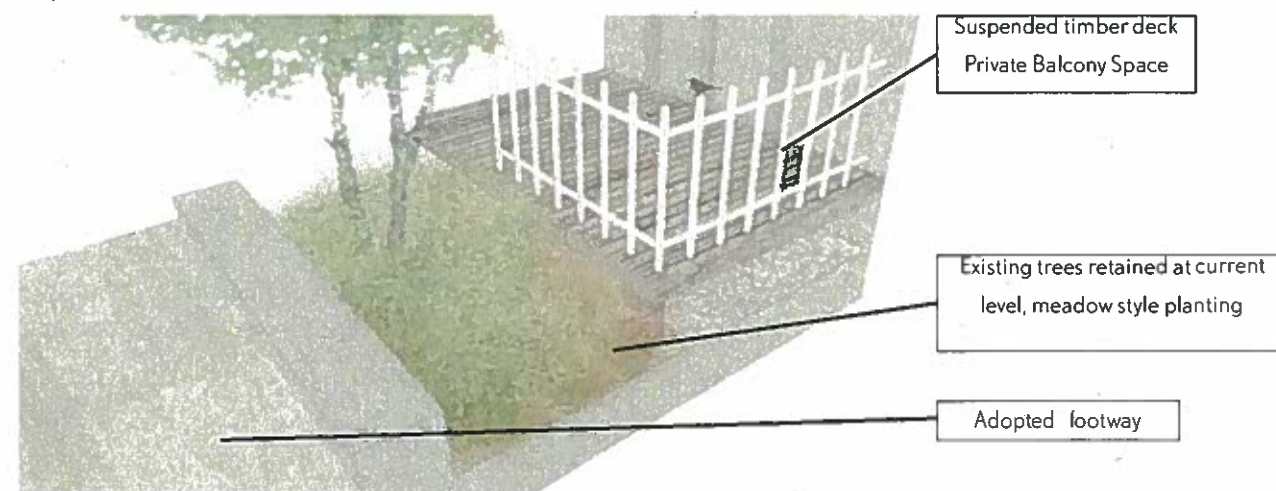
Treated simply throughout the scheme, where possible adding trees to provide additional elements in the existing rich tree canopy.

We are proposing slabbed pavements with wider than standard kerbs and organized uniform crossing points with the associated hazard warning paving etc.

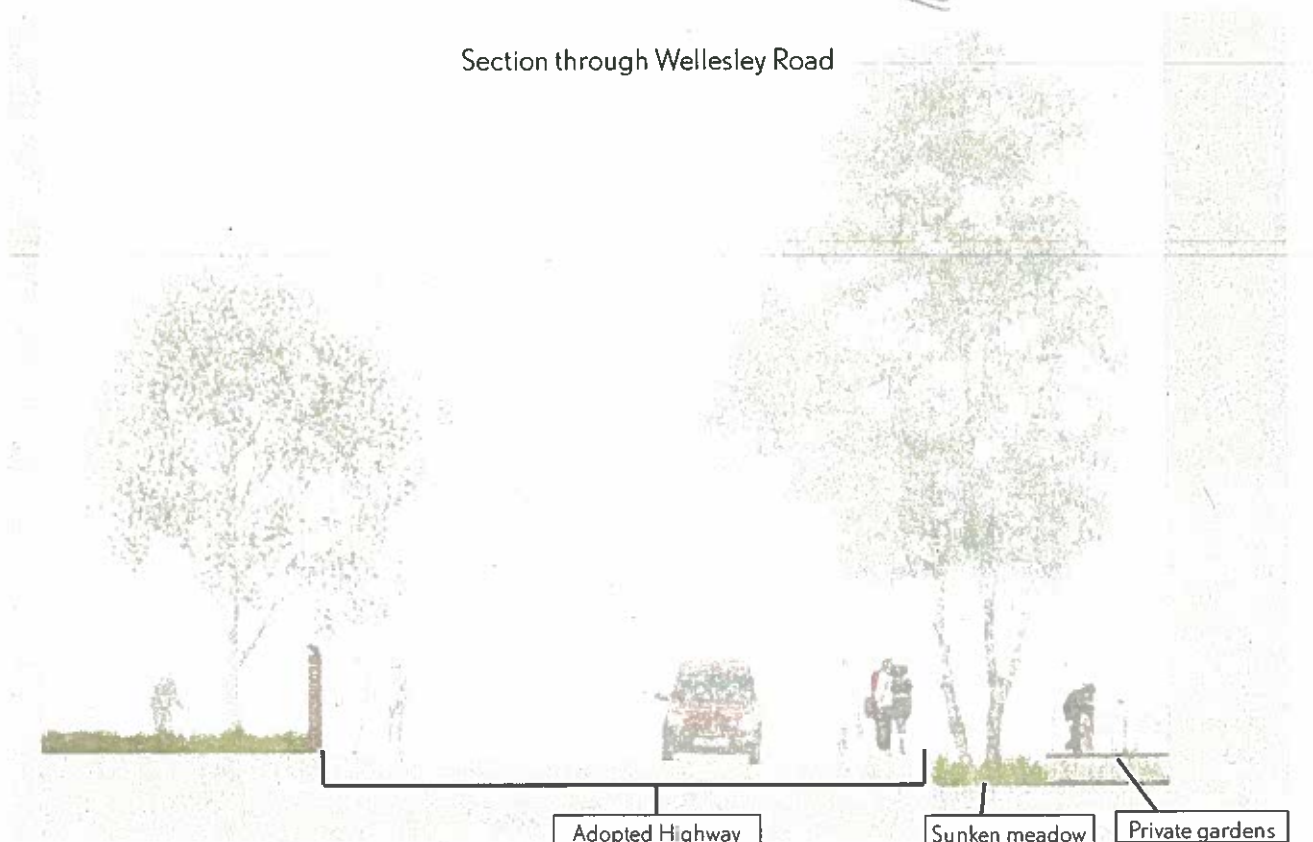
Trees will be planted in generous pits utilizing specialist compactible load bearing tree soils, the surrounding slabs will be taken to the nearest unit within 500mm of the tree trunk and the tree pit opening will then be dressed with a self binding porous gravel.

The main variant to this treatment is along Wellesley Road where we have the same treatment to the paving but the existing trees are retained at a lower level and suspended decking 'bridges' provide the access to the building over the sunken meadow. The step down to the tree level is no more than 500mm at its greatest drop at the western end of the road. This space is not intended to act as a visual garden, not a pedestrian route or play space.

Suspended Deck over root zone and sunken meadow



Section through Wellesley Road



The Street

Seen as a pedestrian only environment designed as a contemporary Home-zone, it is designed to allow emergency access and the occasional maintenance vehicle but not general vehicle access.

Bacton is an area with a diverse range of public spaces, all displaying an individual palette of materials and furniture, some of which are of better quality than others but all show signs of wear and tear. Having analysed the surrounding places, we suggest that a palette of materials is created that is special to the new development and sets a standard for future development.

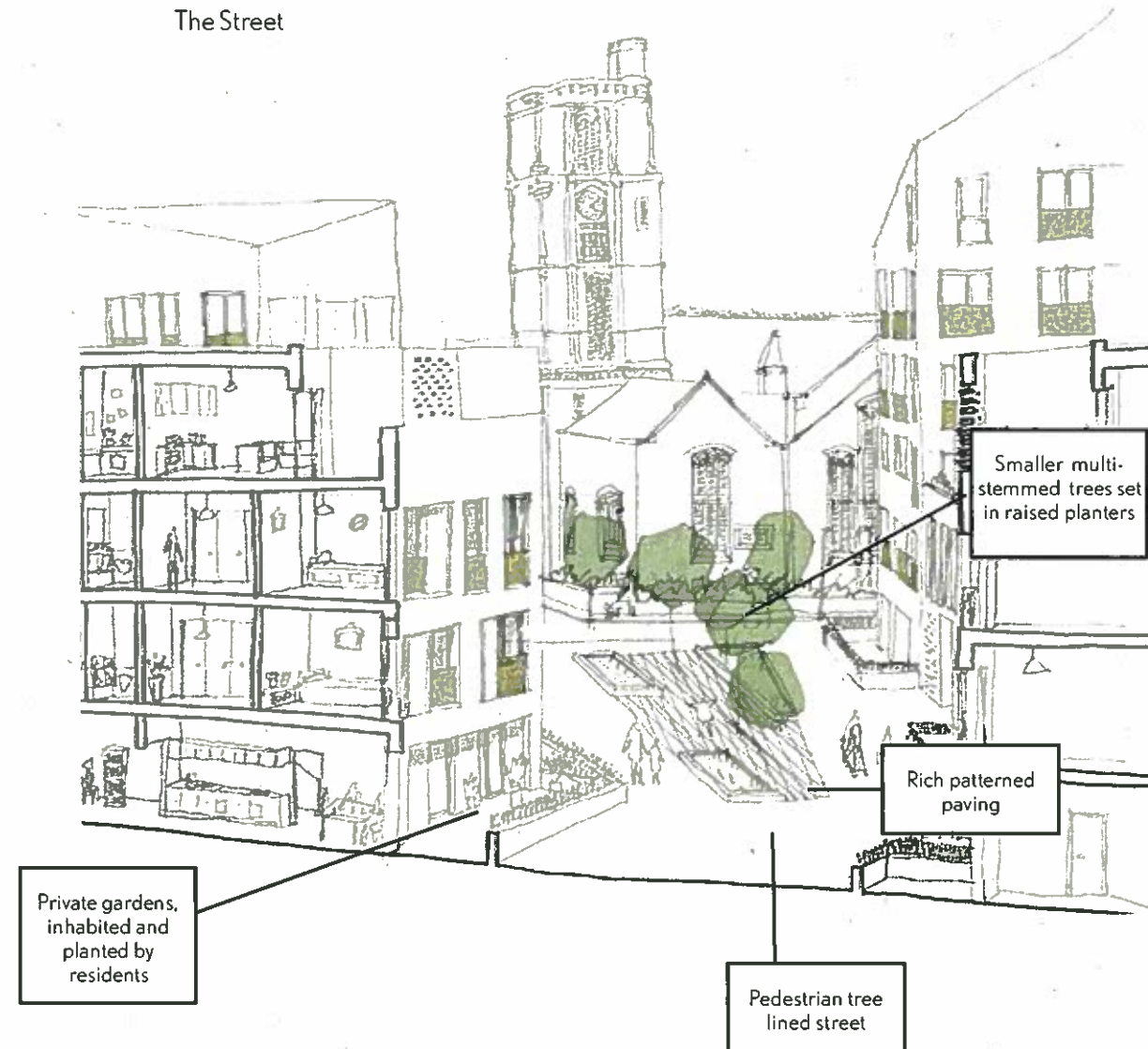
Within the Street we propose to use a medium scale format paving material with an area of rich decoration where the Street widens and contained by the planting beds. Pathways to communal stair doors and private front doors will be paved, making a clear definition between the public and the private spaces.

Following consultations with the residents it is clear that seating and play features in this space are considered undesirable as they tend to attract groups or gangs. The residents noted that they have sitting out spaces and as such do not need seating in the space.

At the opening of the street to the space opens to address the Church of St. Martin. The floorscape at this point changes to a rich decorative covering referencing stained glass windows or a Persian carpet bound by raised planters adding to the extent of Urban Green.

We have proposed a formal tree line of a larger tree species along the straight section of the street that becomes more scattered as it moves out into the splay of the streets volume. The trees are intended to add to the rich canopy structure of the area, but be of a light airy canopy so not to shade out the lower flats and apartments. The trees in the street shall be surrounded by flush edging and the tree pit finished with a porous resin bound gravel. More information on the species and form is contained in the tree strategy section.

The Street



Informal, safe play area



Light canopied multi-stemmed trees



Trees set flush with surface.

Larger Street trees in formal central line, canopies managed to prevent overshadowing.



Planter design

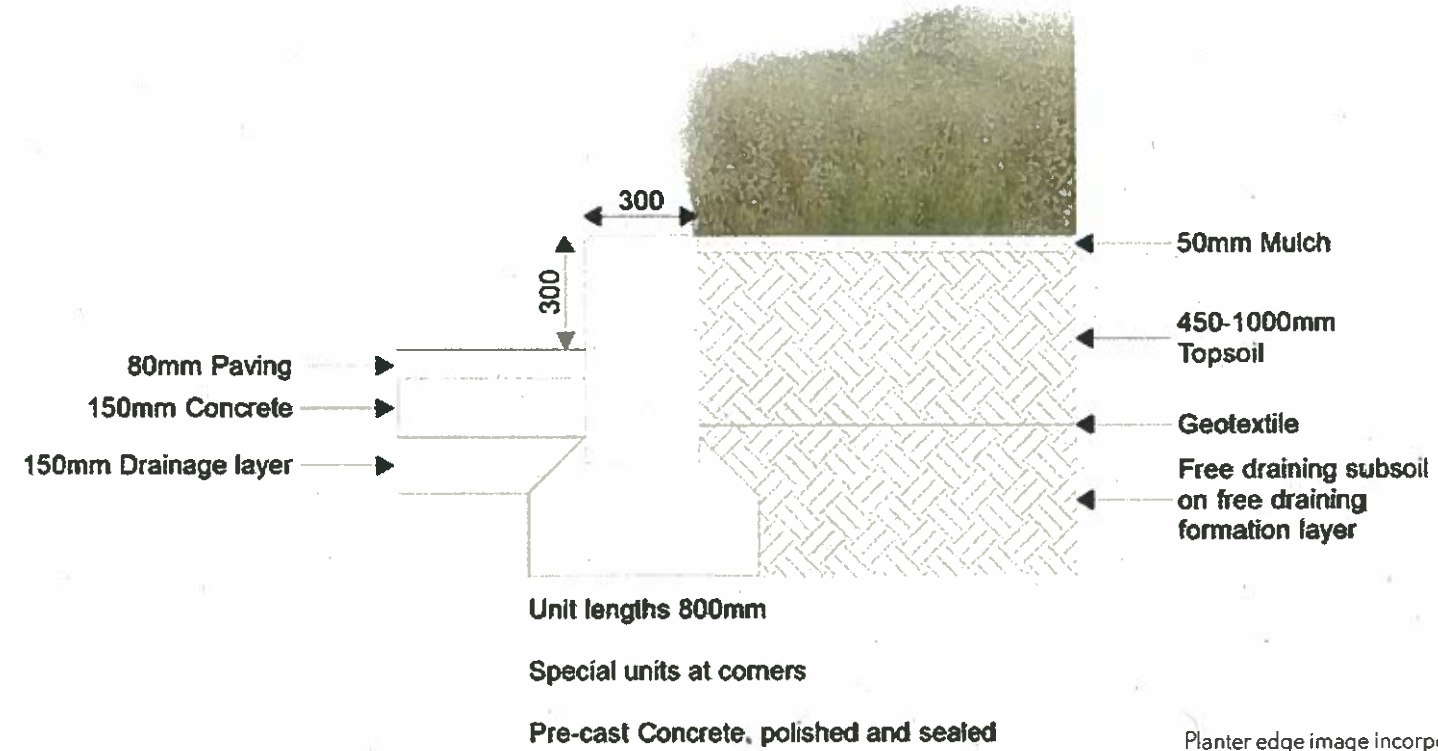
The planters within The Street are designed to discourage short-cutting through their height and the nature of the planting within them.

The detail illustrated provides an indication of their form. The photographs illustrate where similar structures have been used in Public spaces.

The planting will be a 'Prairie Style' planting made up of robust grass species and perennial plants and bulbs. It is envisaged that this style of planting, being lighter in form will prevent the repetition of the current use of the surrounding shrubbery as depositories of drugs and weapons.

The maintenance of such planting once established is also less onerous than the existing trimming and shaping of shrubs that is undertaken in the surrounding areas at present.

The planters will also contain a number of multi stemmed trees with light decorative canopies. More information on the proposed species can be found later in this report.



Planter edge image incorporating grasses and perennials



Materials and Use

The choice of materials throughout the external environment will be selected to fulfill a number of roles in the design and development of the spaces.

The choices of materials and their use shall be detailed to provide clear and legible spaces with clear indications of their uses and functions.
The materials will be:

Quality. Materials will be selected to reflect the investment in the place and to raise the standard of the existing material palette in the vicinity.

Robust. The choice of materials and their detailing will be such that the lifespan of their use will be maximised thereby reducing waste and expense with consideration of 'whole life costs'

Accessible. The materials chosen will have an appropriate Slip resistant value and be laid to ensure access can be achieved to all areas.

Bound gravel in the Street



Cube setts in Mews Courtyard



Steps and walling



Dramatic floorscape - Inspiration



Suspended deck access



Bound gravel (Detail)



Timber terraces overlooking courtyards



Simple well detailed paving



Ivanka tile floor - colour swatches



Courtyard seating



Pattered paving colour options



Path to front door through private gardens



Robust materials



Ivanka tiles - colour swatches 2



Materials Accessibility and Noise

All ramps and steps will be designed to the appropriate British Standards (8300 Design of buildings and their approaches to meet the needs of disabled people - Code of practice).

The provision of handrails along the stepped seating provides both a spatial divide and facilitates ease of movement between the levels of the Courtyards. The creation of gentle slopes between each level provides an alternative for wheelchair users and prams.

It is intended that all areas are accessible to all users.

Materials proposed have been tested in other environments and are all suitable for use in a busy built environment, tolerances of materials and in the specification of the laying ensures that the surface underfoot are even and without any hazards.

Rebound Noise from Play

The Courtyards focus are as play areas for children, this entails a certain level of noise, whilst this is entirely to be expected we have designed the space to reduce the extent of large single planes of hard materials to aid in diffusing noise rebound.

Inclusion of trees and areas of planting will also aid in the reduction of the noise, in addition to this the use of recycled rubber material as the choice of safety surfacing will provide the appropriate levels of protection from falls from height whilst also providing an element of sound deadening in the play spaces.



Sound absorbant safety surfacing



Fully Accessible Spaces and Surfaces



Multi faceted form dispersing reflected sound

6. The Approach to the Private Spaces

The private spaces within both the BLR and the DHO site consist of out door spaces attached to the apartments, houses and flats, these act as clearly defined defensible spaces and provide valuable places for the residents to grow their own plants, sit out and in some cases store bikes in a garden bike store.

The treatment is simple as it is intended that the residents adopt these spaces and make their own mark on them.

The finish to the gardens at the DHO site will provide a path to the door and the balance of the soil below a geotextile membrane over soil with gravel over.

Timber decked spaces will be provided to the spaces looking into the courtyards with a contrasting hard surface treatment to the outward facing private spaces.



Wellesley Road - sunken meadow and bridge access



Private gardens



Low wall and rail creating private spaces



Defensible spaces allowing private gardens to be established

7. The Approach to the Semi-Private Spaces

There are three key semi-private (communal) spaces within the development and a fourth less intense space within the BLR site

Two courtyards within the BLR site.

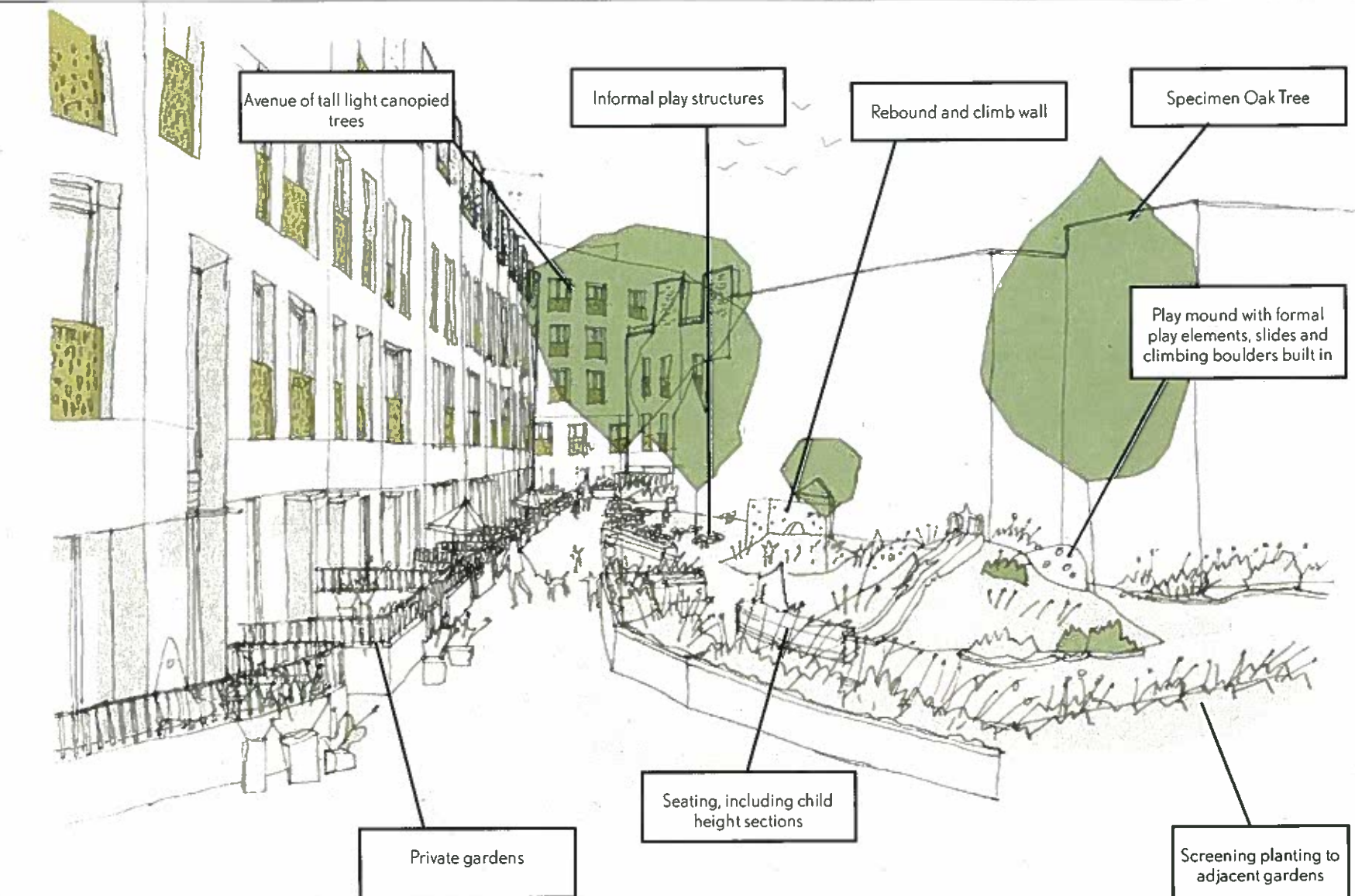
The design of the courtyards evolved in response to the requisite for secure outdoor play places and as a provision of a practical social court for the residents to meet and socialise. The intensity of use within the space precludes the use of grass and large areas of soft ground covers, but slightly raised enclosing beds of shrubs and screening plants are provided between the public spaces and the private garden terraces. Seating areas allow parental supervision and use by other residents for recreational purposes. The inclusion of decorative tree species with broad seasonal interest will provide blossom, shade and scent to the courtyard spaces.

The play garden at the DHO site.

The play garden within the DHO site forms a secure and attractive place for children and adults to meet, socialise and play. A range of age focussed play equipment and features have been incorporated into the garden along a series of three linked spaces. The gardens have two access points and are focussed around two play mounds. A border of decorative perennial planting backed by railings to match the houses garden rails shelter long sweeping benches designed to allow old and young to use in comfort.

The surface of self binding gravel provides a suitable surface for informal play and is traditionally utilised in parks throughout Europe.

The inclusion of a row of large trees with lighter canopies provides a structure to the walkway and play park, whilst the addition of a specimen Oak tree will provide shade and provide a beautiful focus for the park.



DHO gardens



Age zoned play interconnected by landscape



Informal play structures in the landscape



Climbing boulders setting challenges for play



Interactive play structures

The Courtyards

The courtyards are intensively used spaces designed to provide formal play spaces for the residents and as a place to socialise.

The spaces are surrounded by the private gardens of the adjoining apartments, these all have access through gates into the courtyards, encouraging use of the space and allowing a high degree of passive surveillance.

Light canopied multi stemmed trees are included, providing flowers and scent in the spring with autumn colour later in the year. The trees are part of the mitigation for the loss of the previous courtyard trees removed to allow for the building reconfiguration.

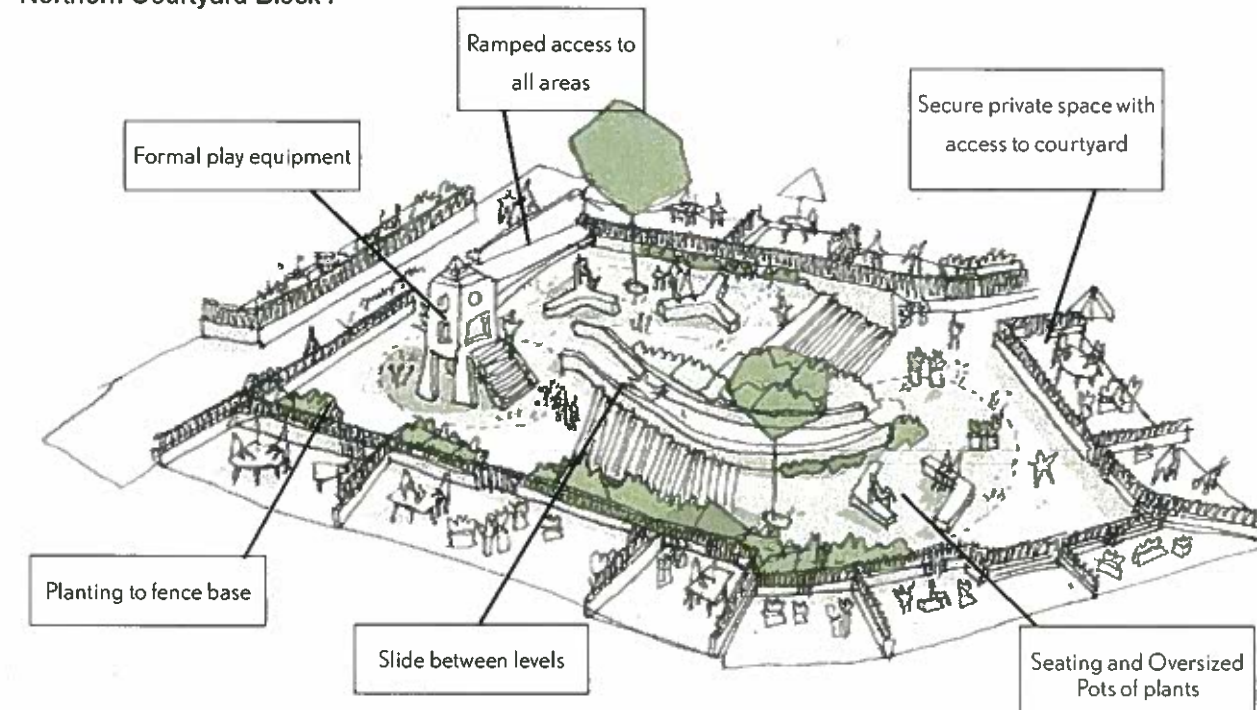
The spaces have ramped access between the levels as well as generous steps that act as informal seating, the changes in level between the surrounding building floor levels result in some complex issues, the design intent is to rationalise the ramps to avoid too much space being given over to circulation. Both courtyards have two level plateaux providing a subtle separation between the target age of the play equipment and also allowing a vantage point for any supervising adults.

The Mews Courtyard

The mews courtyard contains a series of green roofed bike stores with multistemmed trees between. The surface material is proposed to be a simple treatment of small block setts, creating a fine texture reflecting traditional setted mews streets. Defensible spaces at the front and to the rear allows the residents to create container gardens at their doorsteps adding an individual touch to each of the properties.

Lighting would be incorporated into green roof structures or added as pea lights in the tree canopies.

Northern Courtyard Block F

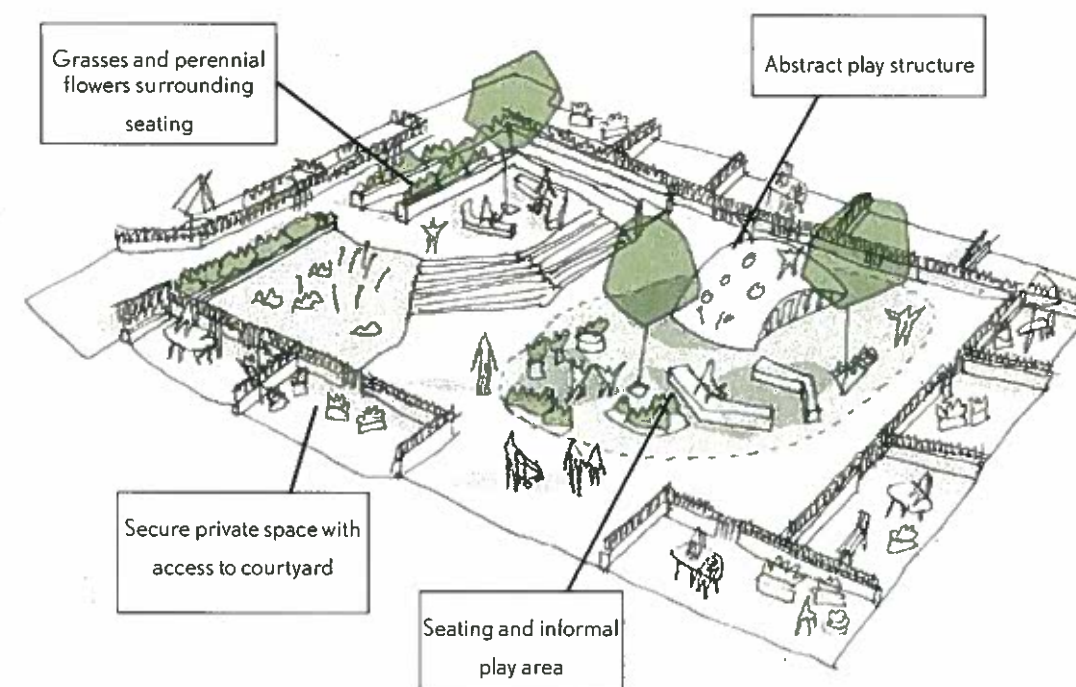


Built in slides



Light canopied multi stemmed trees

Southern Courtyard Block E



Lighting incorporated into structure and furniture



Light attractive planting



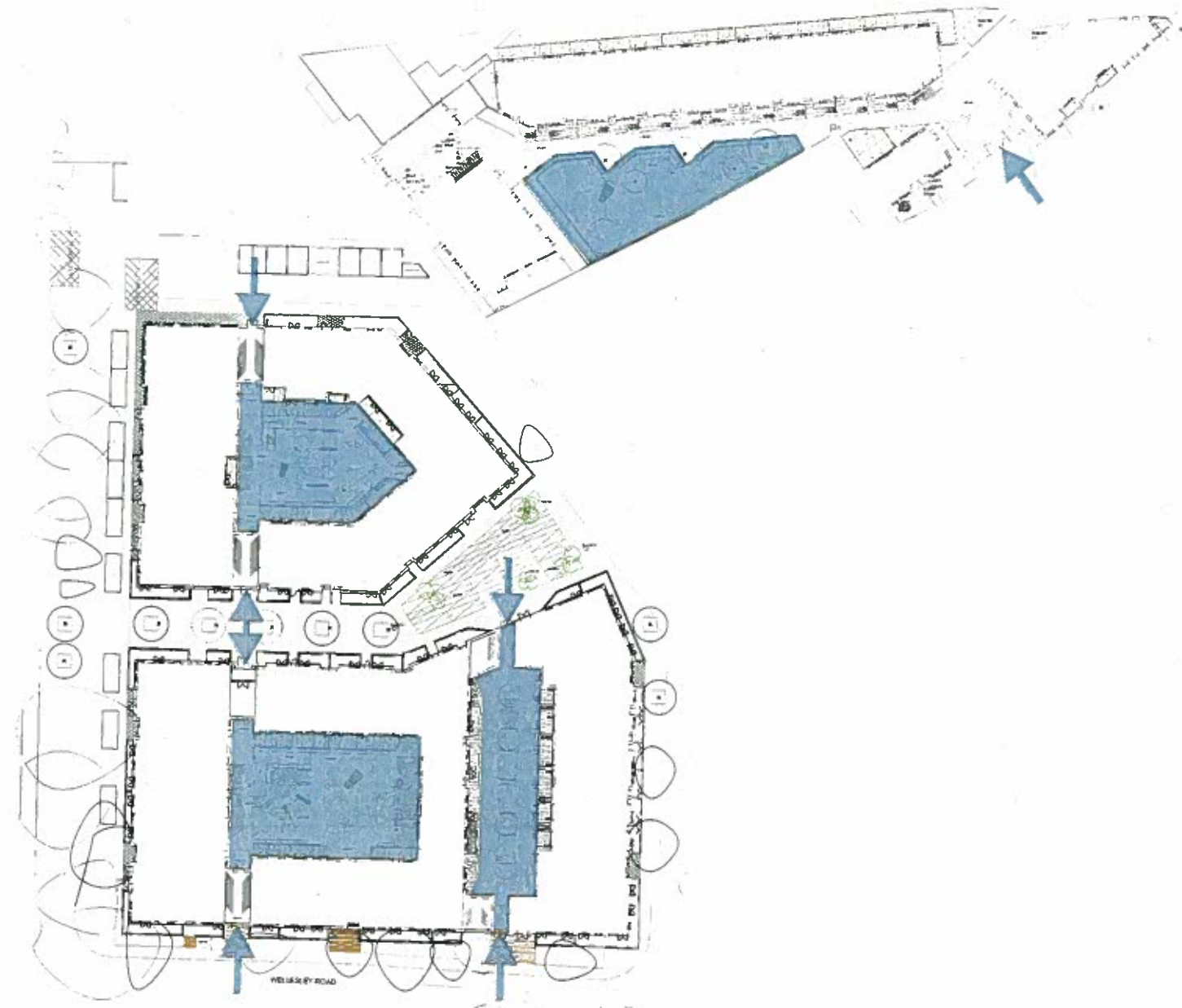
Level changes taken up with step / seat combination

Courtyard Maintenance and Access

Access to the Courtyards for maintenance will be via the bike stores, the double door access points will allow for wheel barrow access for day to day maintenance. The spaces are designed to minimise the need for intensive maintenance such as grass cutting, the omission of grass from these spaces is also influenced by the anticipated intensive use of the spaces by the residents.

The planting will be designed to require a minimum of routine maintenance and a low volume of material being removed from site. There will be the need for autumnal leaf removal to prevent the build up of fallen leaves, we have proposed small leaf tree species within the courtyards to make this task easier.

The access points are wide enough to accommodate certain scissor lifts or spider lifts if required, also assisted barrows and mini dumpers could also fit through the access points.



Courtyard Maintenance - Primary Access Points

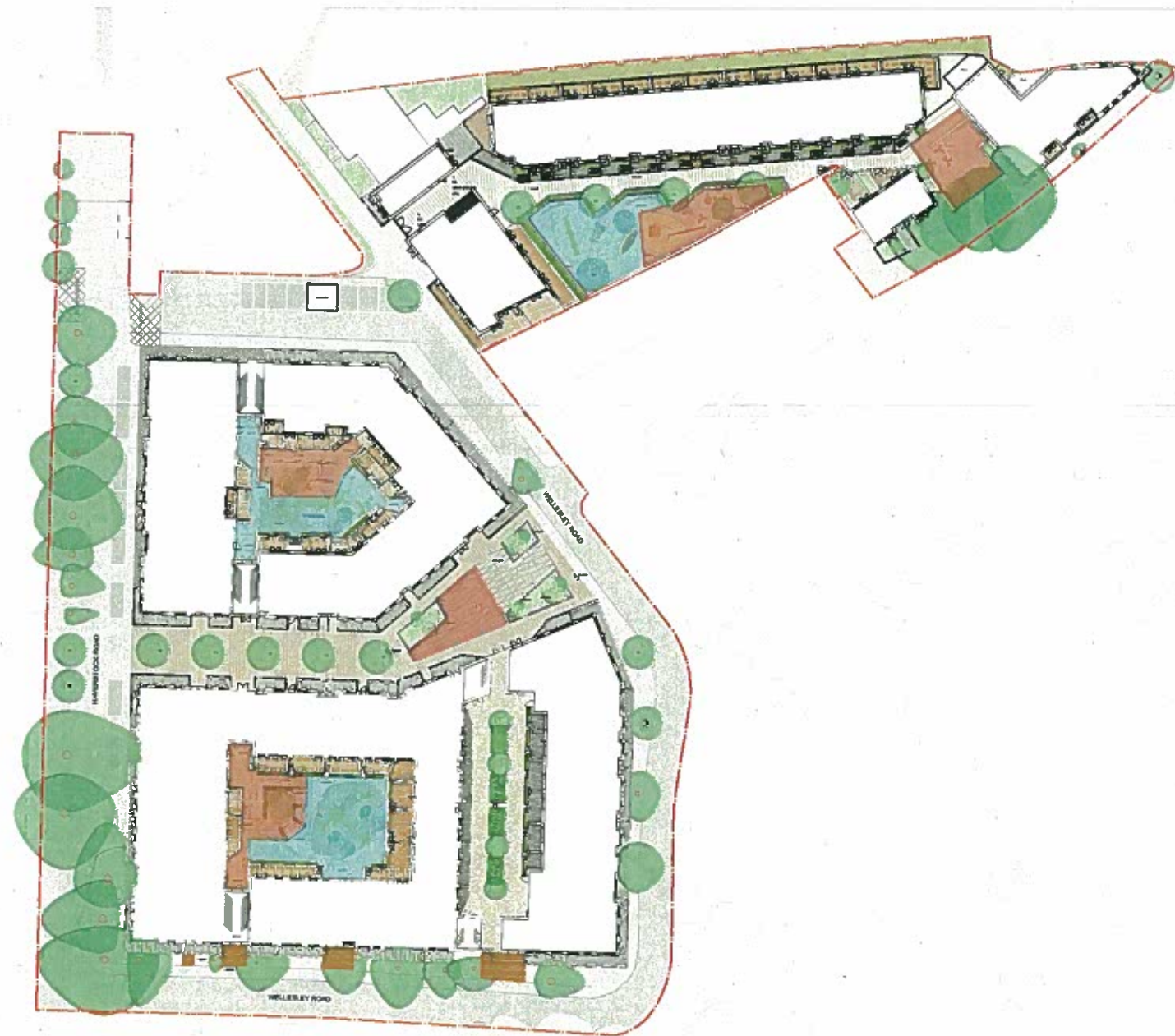
Play Space Provision

Structured formal play equipment has been identified by the residents and will be incorporated into the designed formal play zones in the courtyards. The changes in levels between the properties surrounding the courtyards have influenced the design as full accessibility from all the entry point will be provided. The careful positioning of ramps to form structured terraces linked by steps ramps and in the northern courtyard a play slide maximizes the usable available space with recourse to mere functionality.

	DHO	BLR
Child Yield Under 5	24	47
Required	240m ²	470m ²
Provided	245m ²	530m ²
Child Yield 5 - 11 years	26	40
Required	260m ²	400m ²
Provided	300m ²	440m ²

These areas represent the amalgamated areas for structured and informal play in sq. metres based on 10m² per child. Provision will comply with the requirements within GLA's Supplementary Planning Guidance 'Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation'; and Camden's Core Strategy Policies and Guidance (CS15, DP31, CPG1, 2 and 6).

The diagrams here note the proposed provision of age based play spaces within the development and an indication of the play provision in the areas surrounding the site.



■ Doorstep Play Space - Age Group 0-5
■ Local Play Space - Age Group 5-11
 Illustrated as Local Play space as equipment and features more challenging and aimed toward an older child play range.

Play Space Allocation