



Camden Lock Village Landscape Strategy



Contents

1. Introduction and Context.....2

2. Concept and Design Principles.....4

3. Landscape Masterplan.....5

4. Character Areas6

 Regent’s Canal Towpath.....6

 Area A - Market Space.....8

 Area A - Arches Space.....9

 Area C - Local Space.....10

 Area D - Communal Private Gardens12

 Green Roof Strategy.....13

 Public Roof Terraces14

5. Hard Landscape Strategy15

6. Lighting Strategy18

7. Soft Landscape Strategy19

 Indicative Tree Planting Palette20

8. Soft Landscape Strategy21

 Area B Strategy21

 Indicative Soft Materials Palette 22-24

9. Play and Amenity Space Provision.....25

Appendix 128

 Drawings28

1. Introduction and Context

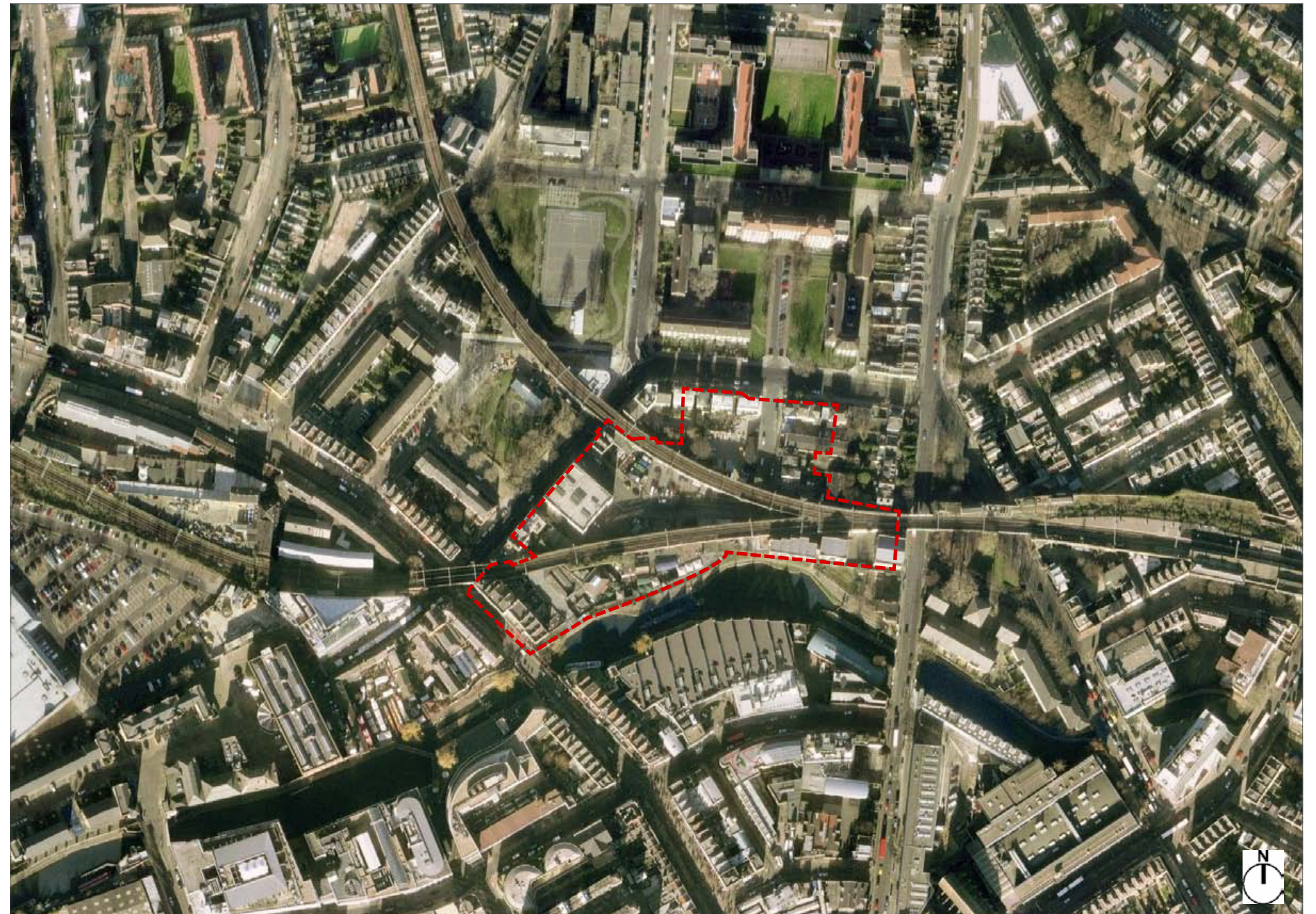
fabrik Chartered Landscape Architects, have been appointed to develop a landscape strategy and design proposal for Camden Lock Village (Hawley Wharf) in the London Borough of Camden.

The area is bounded loosely by Chalk Farm Road, The Regent's Canal, Castlehaven Road and Hawley Road is to be redeveloped to provide a mixed use environment. The site is divided into three parts by the railway viaducts which converge towards the eastern end of the site before they cross Kentish Town Road.

The proposed development includes employment, residential, retail, educational and leisure uses. The masterplan also includes the Grade II listed building at No.1 Hawley Road which will be refurbished and used for educational purposes.

This Landscape Strategy will provide information on the vision for the area and explain the approach for the individual exterior spaces in more detail. It will demonstrate how the landscape design is integrated into the overall scheme to create a suitable environment across the whole site.

----- Site Boundary



The site in its context

1. Introduction and Context

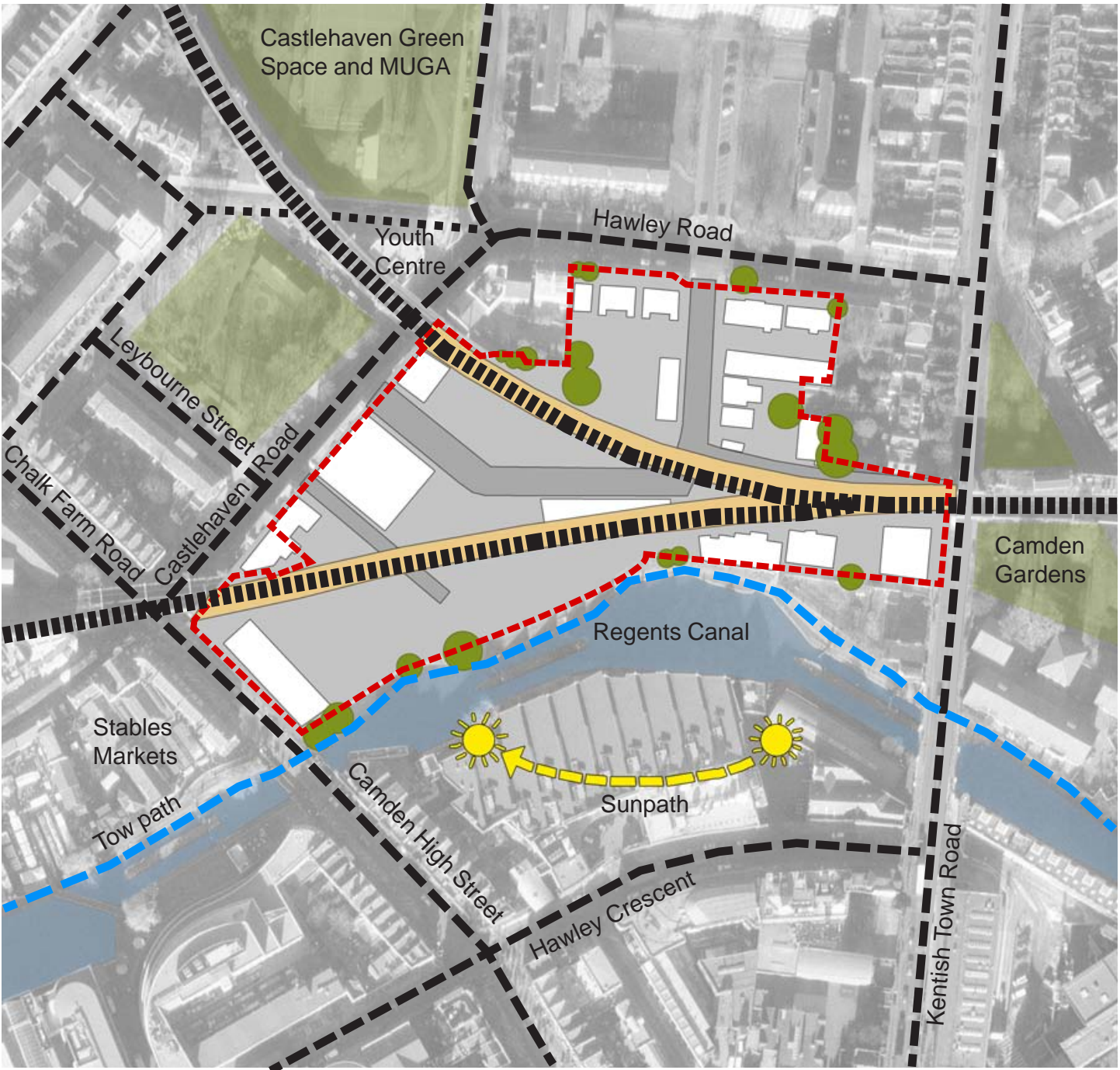
Existing Site Analysis

The Camden Canal Market sits behind the parade of shops that face Chalk Farm Road, running between the Canal Bridge and the junction with Hawley Road. The setting of the Market on the Regent's Canal gives the site its particular character, together with the activity generated by visitors to the Market and Chalk Farm Road. The combination of the Lock, with its associated change in level, and the bend in the canal as it swings south to pass under Kentish Town Road give this section of the canal a more open feel than experienced elsewhere in the immediate area.

The existing site is mixed use, comprising retail, employment, residential uses. A number of light, general industrial businesses occupy the arches under the viaducts.

The site frontage to Castlehaven Rd and Hawley Rd creates a low grade public realm, with the exception of the listed building at No 1 Hawley Road which is, never the less, in a poor state of repair and compromised by its surroundings.

The canal towpath drops from approximately 27.7m to 25.8m from west to east [from under Chalk Farm Road to under Camden Road]. The site rises gradually towards the North West. Torbay Street is approximately level, meeting Hawley Road at 25.7m. Hawley Street and its continuation as Castlehaven Road rise slightly from east to west, so that the junction with Leybourne Road is at 27.0m, that with Haven Street at 27.7 and the corner with Chalk Farm Road at 28.7. Chalk Farm Road continues to climb towards the Canal Bridge, reaching a level of approximately 30.4 on the site boundary.



2. Concept and Design Principles

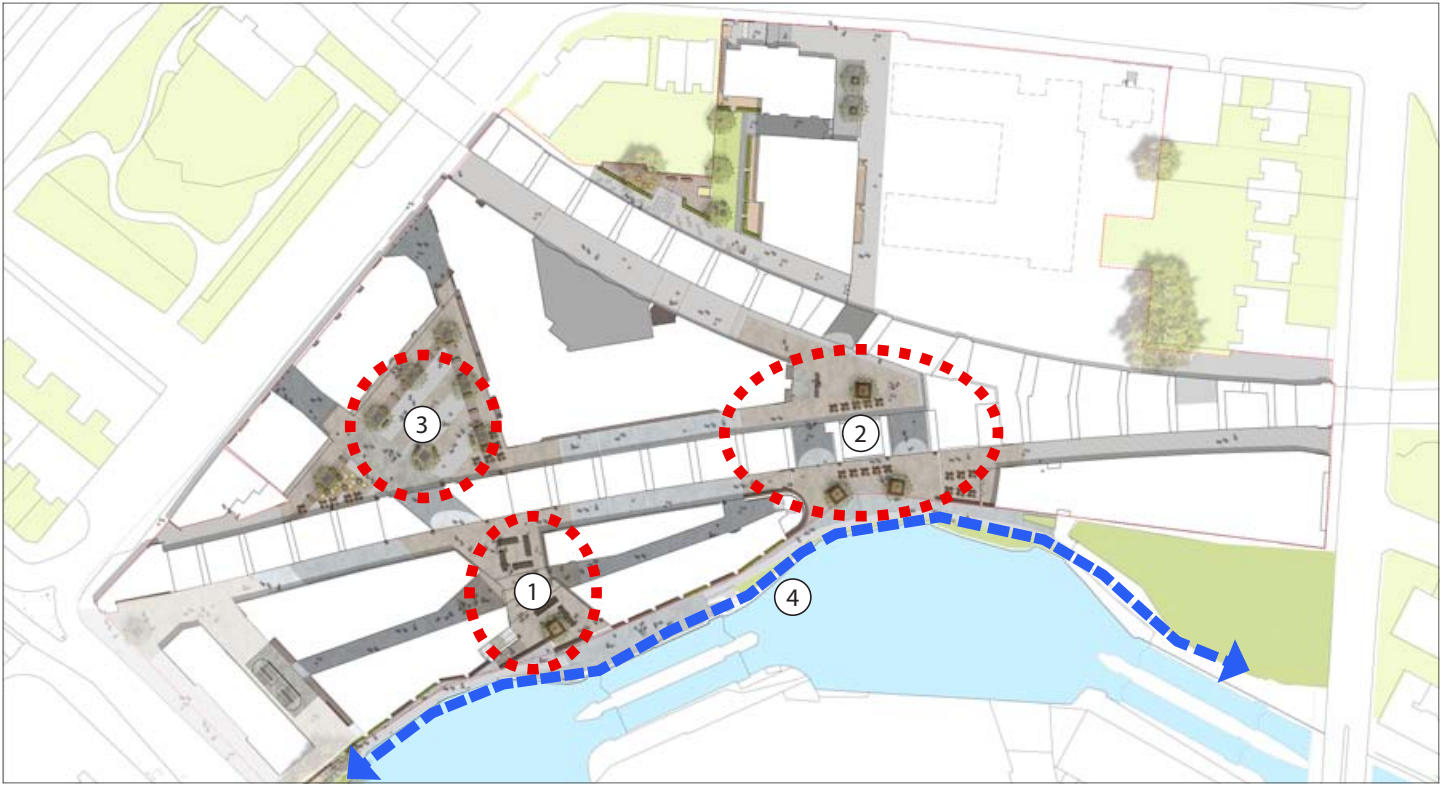
The landscape design for Camden Lock Village will provide a high quality public realm that responds to the differing uses of the buildings and creates an attractive setting for each main area while responding positively to the sites key assets.

The design creates a series of spaces allowing visitors and residents to meet, promenade or just people watch. The scheme creates new public spaces which back onto the towpath, allowing visitors the space to enjoy the Camden Lock Experience without interfering with pedestrians and cyclists who are using the towpath. The spaces and routes through the site and their connection to the wider public realm have been fundamental to the development of the masterplan and have been the subject of detailed analysis by Space Syntax and the subject of discussion with a wide range of stakeholders.

The design has been developed in accordance with the following principles:

- To create a series of individual spaces that are attractive when empty but capable of containing a large number of users at peak periods.
- To ensure that the spaces are safe, well connected, allowing easy wayfinding for occasional visitors and a variety of routes for regular users and residents. The routes are designed to be easy to use for users of Wheelchairs and other Disabled Users.
- To ensure that the scheme is well connected to the surrounding area, extending potential use from residents to neighbours who will be able to find their way to Camden Town Centre via Chalk Farm Road.
- To create an attractive setting, responding to the setting on Camden Lock itself and relieving pressure on the towpath immediately adjacent to the site. To ensure privacy for residents while maintaining easy access to the surrounding area.

- To use a limited palette of robust hard paving to indicate nature of spaces, guide users towards public areas and away from more private spaces.
- To delineate the towpath clearly and provide visual clues to separate it from the site
- To plant new trees in locations that will allow them to mature, creating an attractive setting for the scheme and eye-catching focal points in the sequence of views of the canal.
- To create attractive amenity spaces for future residents that provide them with secure outside space.
- To promote the use of green and brown roofs where appropriate to maximize improvements to the site biodiversity.
- To green buildings where possible with the use of climbing plants to soften the buildings and improve biodiversity.
- To improve the quality of the towpath immediately adjacent to the site



Key Public Spaces

1. Market Space
2. Arches Space
3. Local Space
4. Towpath

3. Landscape Masterplan

A landscape masterplan has been developed based on the design principles. The building layout creates four main public spaces:

Area A

Two squares back onto the canal towpath. The Market Space is the Western of the two spaces, and sits between Building A1 and A2. This Space leads directly through, under the railway viaducts, to the Lcoal Space adjacent to Buildings C1 and C2.

The Arches Space is the Eastern of the two spaces and sits between Areas A and D. The space is backed by the railway arches which will be opened up to enable access to Hawley Road.

Area B

North of the viaduct, the path to Hawley Road separates a school [to the east] from a residential area to the west.

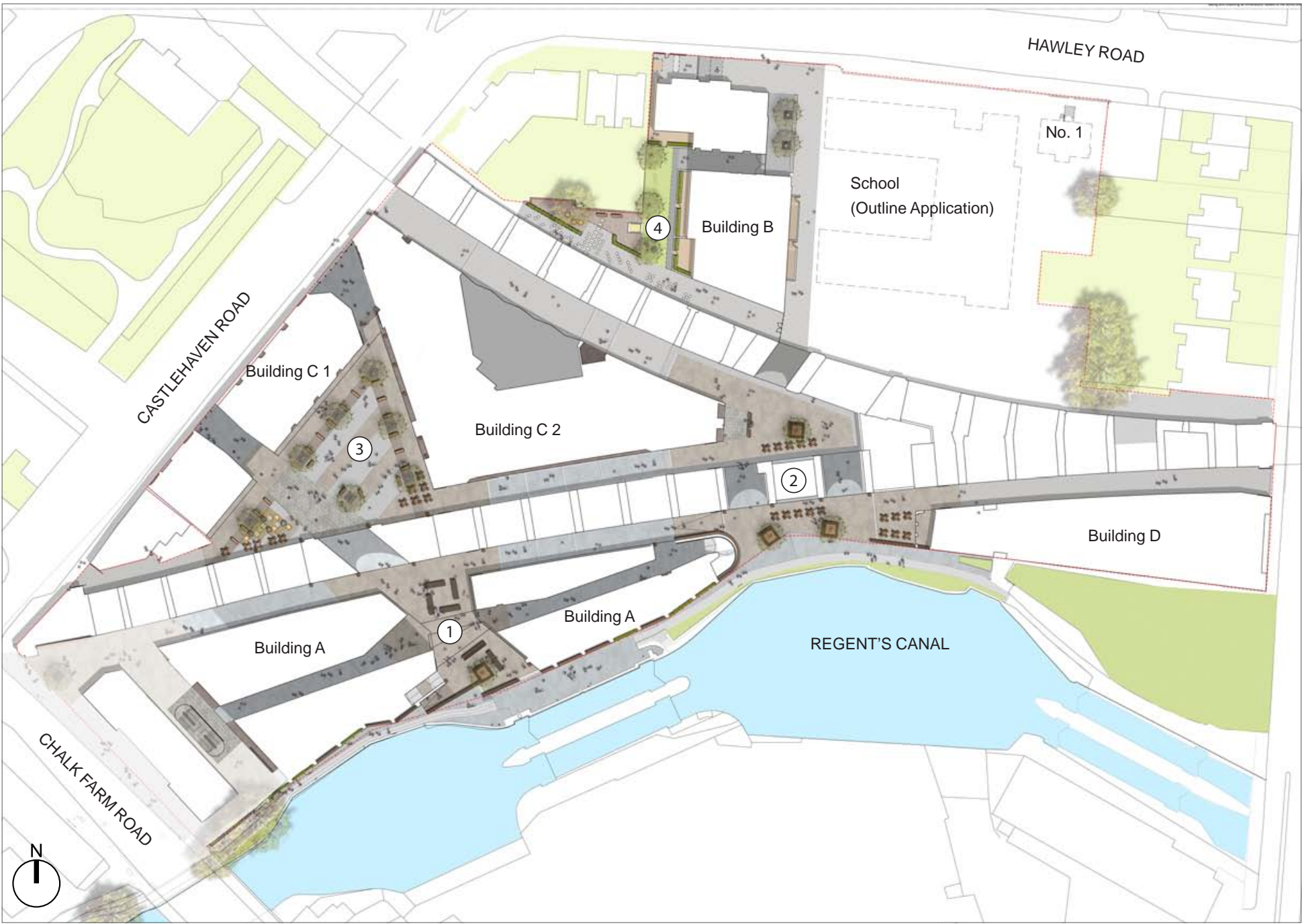
A communal private garden is containing a natural play area is created to the rear of Building B. The design of the play area will be integrated into the overall landscape composition.

Area C

The canal space in Area A leads directly under the railway viaduct to the local space at the heart of Area C.

Key

- 1. Market Space
- 2. Arches Space
- 3. Local Space
- 4. Communal Private Gardens



1:1000@A3

4. Character Areas

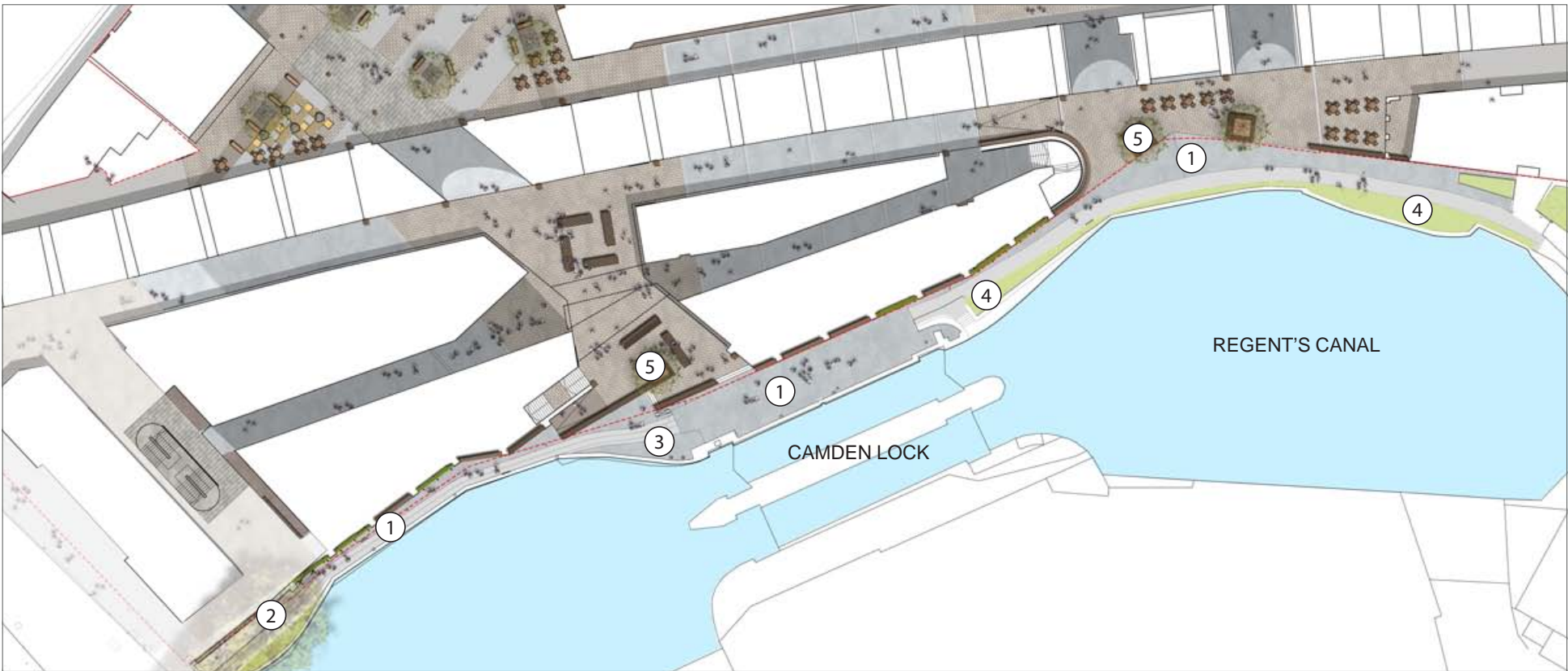
Regent’s Canal Towpath

The proposals seek to create improved links between the site and the towpath, opening up new spaces to relieve pressure and make improvements to the quality of the path in the area of the site. The proposals were discussed in detail with both LB Camden Tree Officer and with Canal and River Trust who commented on the choice of tree species.

Any new paving in the towpath area will use blue engineering bricks to match those already used in the area. The intention is to use the paving to indicate the towpath as distinctly separate to the open spaces within Areas A and D. The junction of the paving types depends on the design of the spaces rather than matching exactly the property boundary between the site and Canal and River Trust land.

Immediately below the Chalk Farm Road bridge, additional hard paving will replace a patch of worn grass to increase the pedestrian capacity of this section of towpath.

In discussion with Canal & River Trust, additional paving will be introduced to the west of the Lock Gates replace to the existing grass that is ground out by visitor pressure. The line of the railings that create a secure zone for Lock users will be extended to the west and mooring bollards will be added to improve the usability of the lock by boat owners.



- KEY
- ① Hard Surface
 - ② Existing trees retained
 - ③ Line of railings extended
 - ④ Grass restored
 - ⑤ Proposed tree planting

NTS@A3

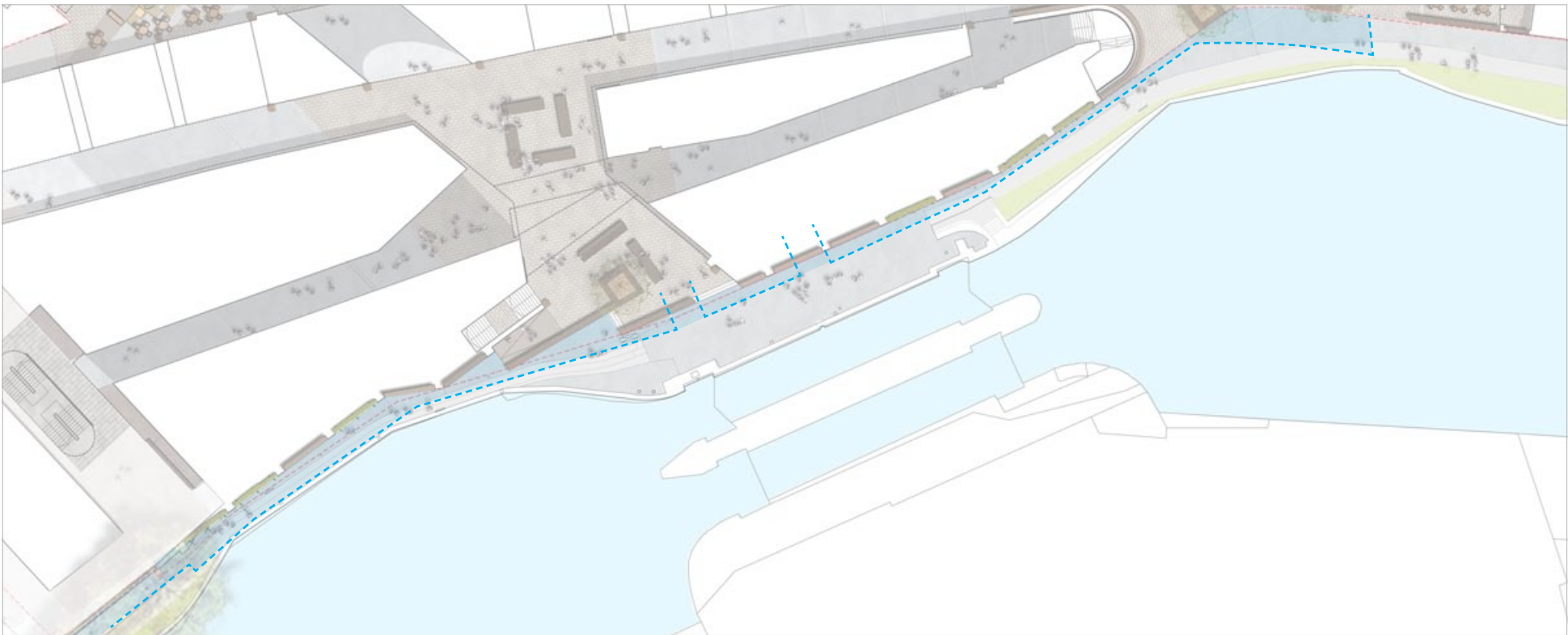
4. Character Areas

Regent's Canal Towpath

To the east of the Lock opposite Block D, the areas of grass between the slabs that mark the EHV high voltage cable and the canal wall will be retained and restored. This reflects the change in character of the towpath area as it moves away from the pressure of the proposal.

The existing trees along the canal make an important contribution to the area, balancing and softening the urban feel of the surroundings, they are however in poor condition, compromised by their proximity to the EHV cable route and other concrete structures which are constricting their root growth and compromising their future growth. The proposals therefore seek to remove and replace them, adjusting their locations [away from in-ground and above ground obstacles] so that they can act as the focal points of the new squares, allowing them to grow and reach maturity in a healthy condition.

The combination of change in material and benches identify a clear distinction between the towpath and the spaces behind it without creating any barriers. This approach has allowed the apparent area of the towpath to be increased, relieving pressure, particularly in the Lock Area.



- Existing edge of towpath framed by retaining wall
- Additional area of towpath



NTS@A3

4. Character Areas

Area A - Market Space

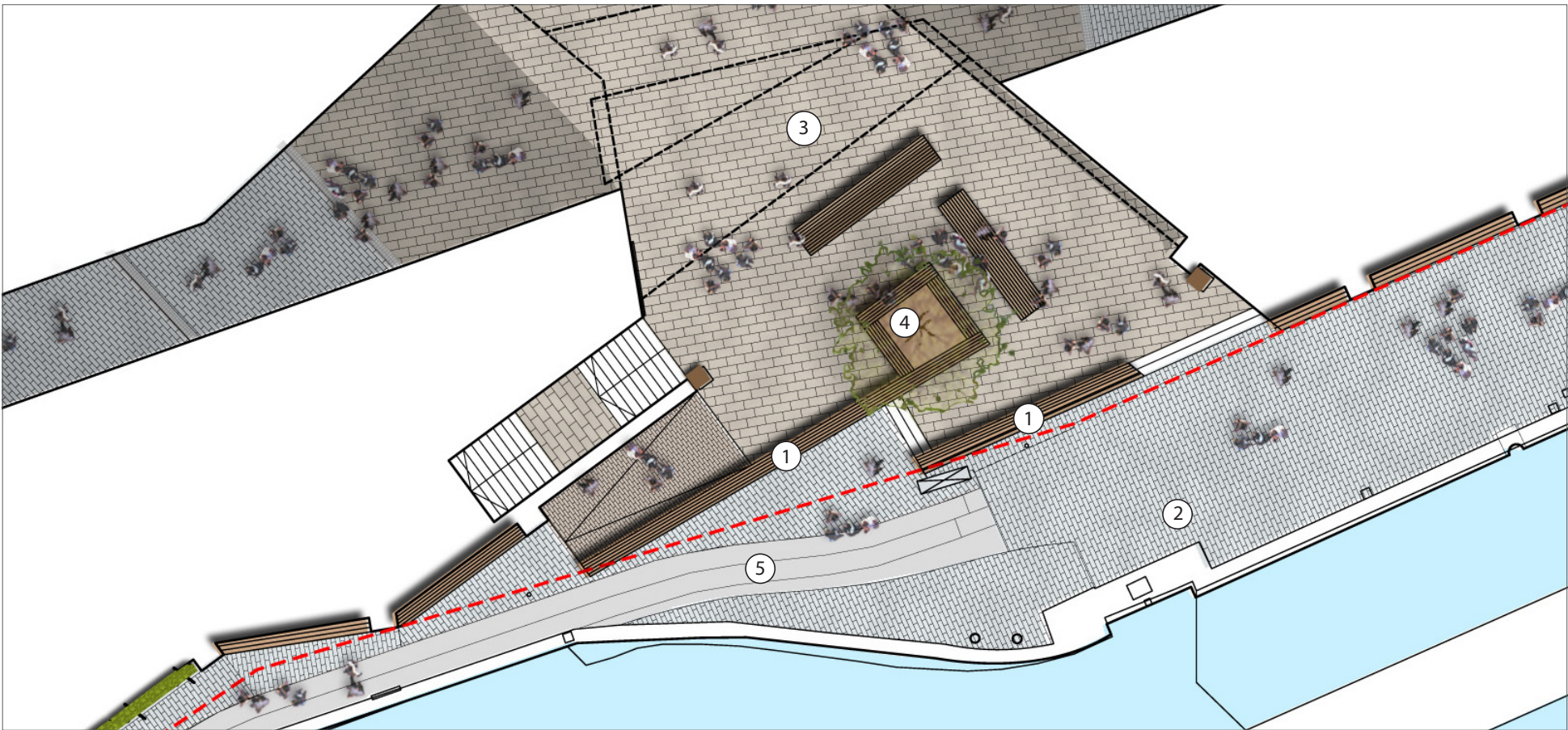
This space forms one of the key external areas for the market buildings. The space is readily accessible by a graded path leading directly from Chalk Farm Road and, via stairs through the centre of Building A1.

The connections between the space, the canal towpath and Chalk Farm Road have been the subject of extensive discussion and consideration to ensure that site accessibility is optimised. A detailed description of the proposals is contained within Arup Associate's Access Statement for Planning.

The space is set just below the towpath level. The change in level is controlled with an arrangement of steps, ramps and substantial timber benches to mark the boundary between towpath and square. The benches are intended to be monumental in scale, referencing a canal gate arm. This boundary is also marked by the change in paving from Blue Engineering Bricks [towpath] to stone [Market Space].

The space has been kept as open as possible to allow for high visitor numbers who will be able to enjoy a view of the criss crossing bridges at high level between the two parts of Building A.

A semi-mature tree will be planted to replace those removed and soften the character of the space. The tree acts as the focal point of the square and is positioned to be in the view of pedestrians who enter the site from Castlehaven Road to the North.



- ① Timber benches to edge of space
- ② Hawley Lock with existing railings
- ③ Stone surface with smooth joints
- ④ New Tree Planting
- ⑤ Towpath



Precedent image: Southbank



Precedent image: Southbank

4. Character Areas

Area B - Arches Space

The Arches Space is seen as the quieter of the two spaces next to the Canal. It sits between the eastern end of Building A and the western end of Building D. The treatment of the Space extends from the back of the towpath under the Southern Viaduct to the edge created by the B1 units set within the arches of the northern viaduct. The units will incorporate glass within the facades, allowing visitors to see the activity within the units and allow them to animate the space, possibly using the space immediately outside to display work.

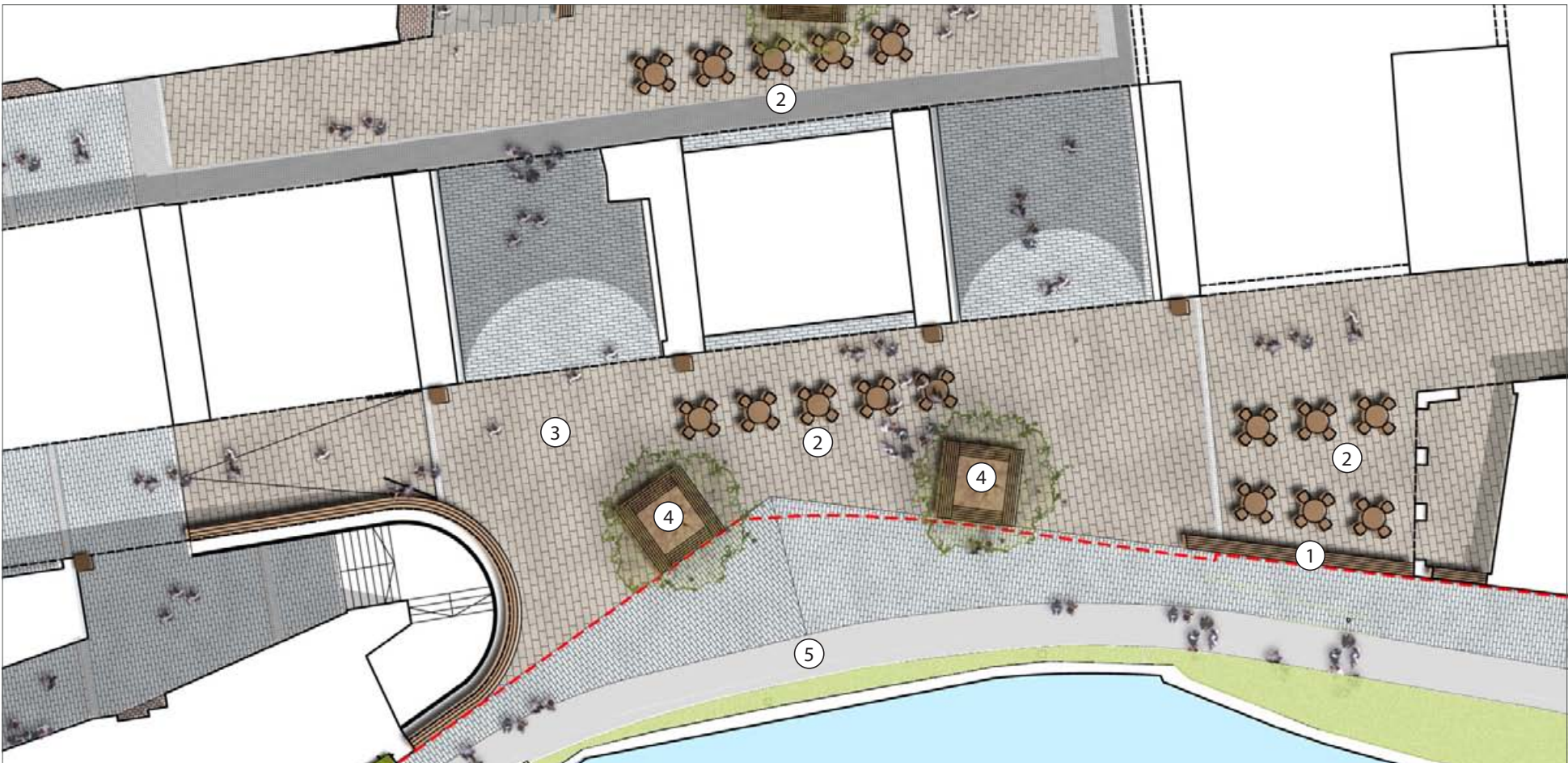
The treatment is kept deliberately simple to allow the space to be as flexible as possible. Two cafes are proposed. The first sits within the central arch of the viaduct, creating a focal point for the space. A second café is sited in the west end of Building D and will be able to spill out, allowing customers to enjoy the view west towards the lock and Chalk Farm Road Bridge. The square will be paved using diamond sawn yorkstone slabs to create a high quality, accessible surface. A band of rough granite setts will be used to provide a tactile warning of the presence of the brick arches.

A bench and tree planting similar to the main square are also proposed.

The open arches of the viaduct will be lit, emphasizing the special quality of the space at night. If the final selected scheme uses uplights, they will be set within the band of setts. A number of successful examples of this approach can be found near London Bridge



Precedent image:London Bridge



- ① Timber benches to edge of space
- ② Cafe/Restaurant spill-out space
- ③ Stone surface with smooth joints
- ④ New Tree Planting
- ⑤ Towpath



4. Character Areas

Area C - Local Space

The square forms the hub of Area C and has been treated as simply as possible to ensure that it can accommodate residents and staff employed in the businesses that form the edge to the space, making it an attractive environment in which to use.

The space is lined with trees which provide shade for the seating which also provides some informal separation between the space that could be used by the surrounding units, and the main square.

Stone paving will be used across the space, variations in size, grain and type will create subtle patterning that will also suggest a layout for the occasional market that is proposed.

To the south of the space, adjacent to the proposed cafe and entrance to Building C1, it is proposed to install sculptural elements and alter the design of the paving to include designs that will be attractive to children. The intention is to create a playful landscape which will be attractive to children by encouraging climbing and chasing, without providing traditional play equipment.

The paving will be paved in diamond sawn yorkstone slabs, matching the other main spaces. Paths into and out of the space will be paved in large element setts to emphasise the distinction between the square and ancillary spaces

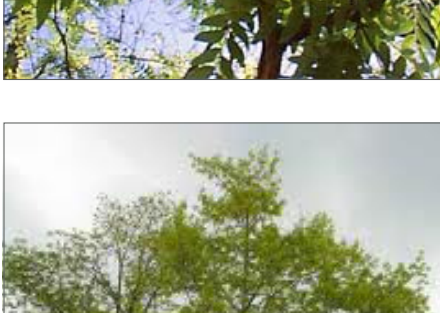
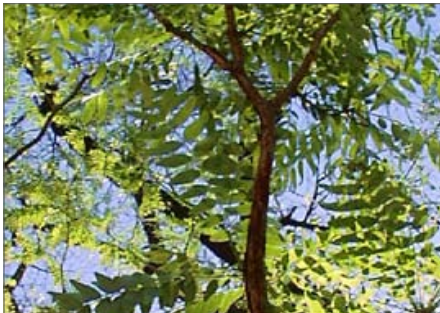
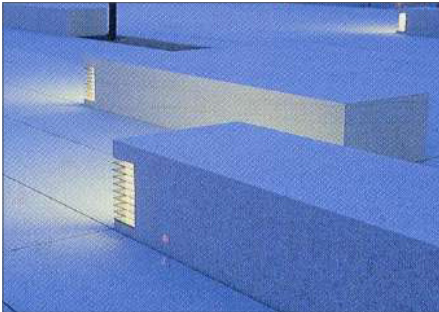
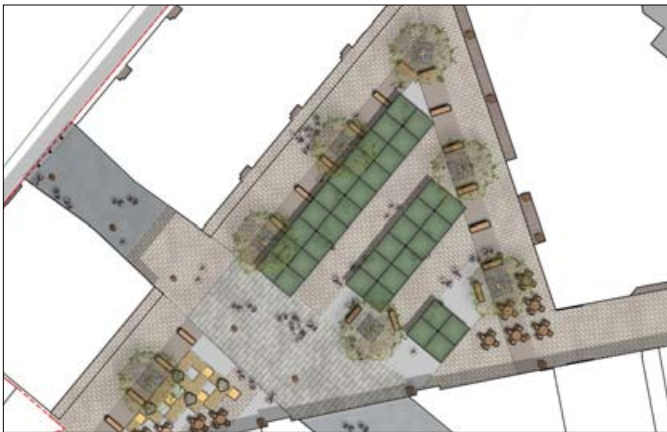
- ① Granite benches under tree planting
- ② Cafe/Restaurant spill-out space
- ③ Variety of stone surfaces with smooth joints
- ④ New Tree Planting
- ⑤ Play Area



4. Character Areas

Area C - Local Space

Following consultation with the local community, an area has been allocated for the introduction of a produce market. The precise operation of this market will be determined at a later date as part of the Section 106 agreement.



NTS@A3 - Local Square showing possible arrangement of Market Stalls

Examples of sculptural play equipment

Examples of integrated lighting and market stalls

Examples of proposed planting

Examples of proposed paving materials

4. Character Areas

Area D - Communal Private Gardens

The public part of Area B consists of a broad path linking Hawley Road with the Arches Space.

Communal gardens will be located behind Building B. A broad path leads through from the front of the buildings, giving access to lawns and benches which sit next to an informal play area designed to accommodate smaller children. Access to the Communal Private gardens will be restricted to future residents via a key fob entry system. The play area is intended to contain incidental play areas including natural features such as tree trunks and boulders rather than traditional, manufactured play equipment. Properties with rear terraces or patios will have direct access via a garden gate to the amenity space.

- ① Playable landscape with grassy mound, boulders and shrubs
- ② Sand pit with wide edge
- ③ Benches for parents
- ④ Play equipment
- ⑤ Surface material play bark (80m2)
- ⑥ Slabs set within blocks in patterns for play
- ⑦ Private terraces
- ⑧ 1.8m closed board fence with 0.3m trellis. Existing condition unclear. Existing boundary retained / replaced as necessary
- ⑨ Neighbouring property



Garden Space - 1:250@A3



Precedent images of incidental play areas

5. Roof Terraces

Green Roof Strategy

The development offers the opportunity to create green and brown roofs. These have significant benefits for providing a range of habitats not currently available on the site. The strategy provides green roofs which will be a mix of sedum and wildflower selected for appropriateness for the site. The roofs will use a substrate depth of approximately 150mm. The brown roofs in Area B will use selected rubble laid to a similar depth but lightly sculpted to create different aspects that will, over time, encourage different plant, insect and bird species to colonise the roofs.

On building A, the planters have been positioned to allow climbing plants to tumble over the edge of the parapet and cascade down the facades while not preventing visitors from having access to the edge of the building to enjoy the views of the Lock area.



Green Roof with PV panels (Wildflower-Sedum-Roof) (approx 1625m2)



Brown Roof with PV panels (approx 1099m2)

⑤

Level of Roof



5. Roof Terraces

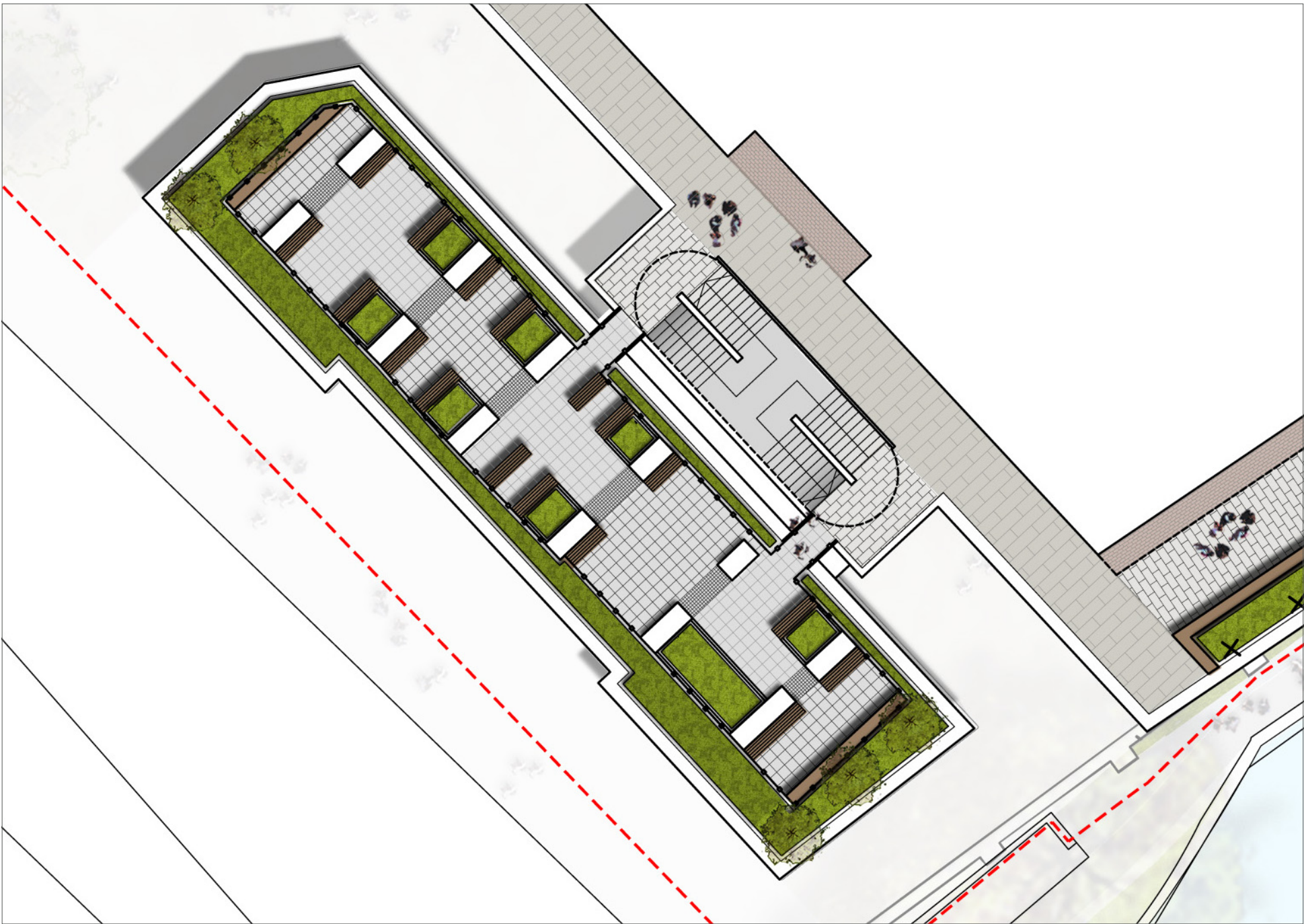
Area A Public Roof Terraces

The roofs of Building A are publicly accessible. Planting on the roofs has been set out to soften the roof-scape and facades of the building, allowing planting to cascade over the parapet to provide an attractive and enticing view for pedestrians at street level.

The roofs over the premises fronting Chalk Farm Road create a pocket park. The design for the park responds to the rhythm of the premises below to create a series of interconnected small spaces separated by raised brick planters. Some of the planters will directly correspond to the locations of the old chimneys – creating the sense that the roof has been adapted and grown by chance rather than design.



Precedent images: roof top planting



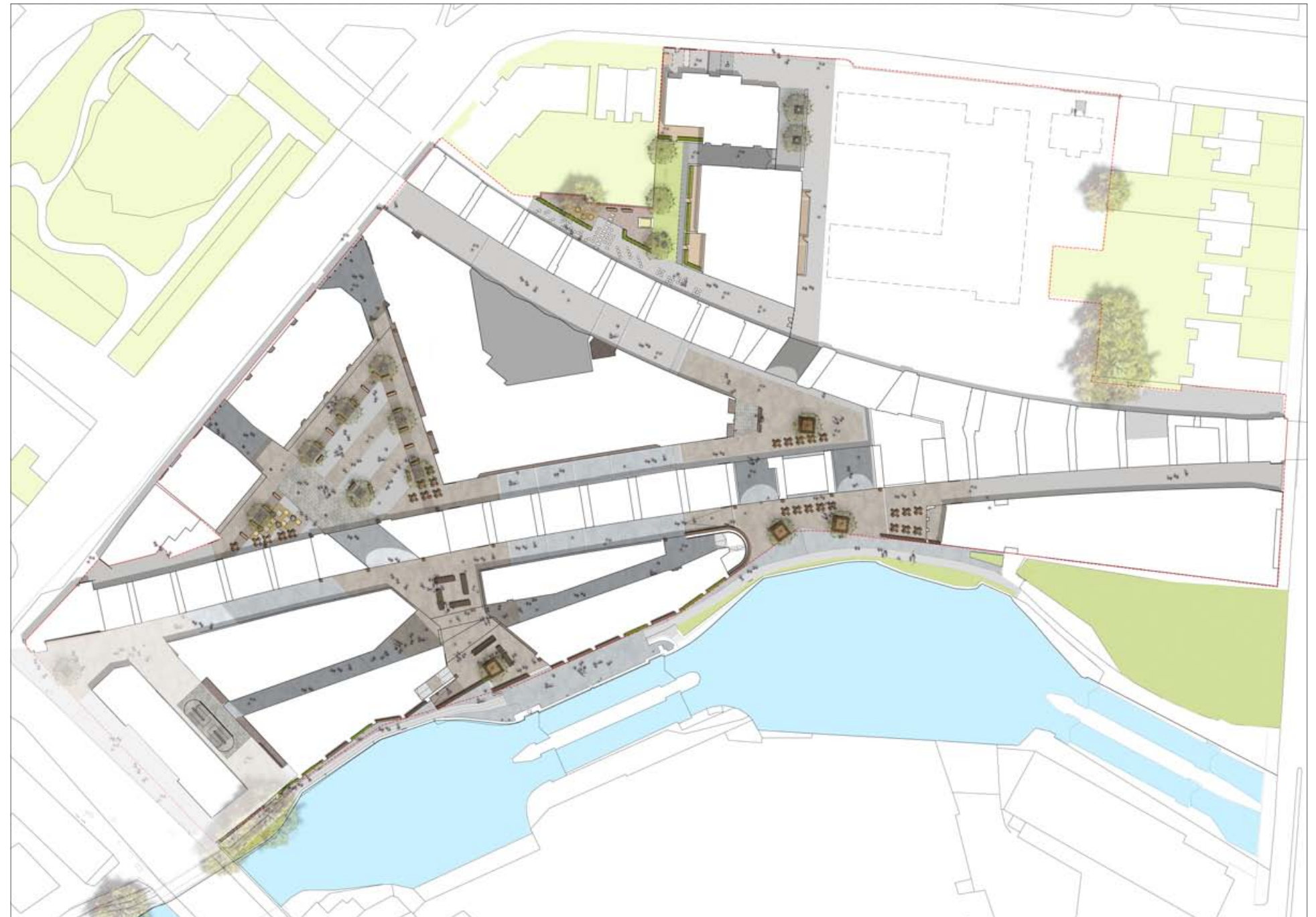
NTS

5. Hard Landscape Strategy

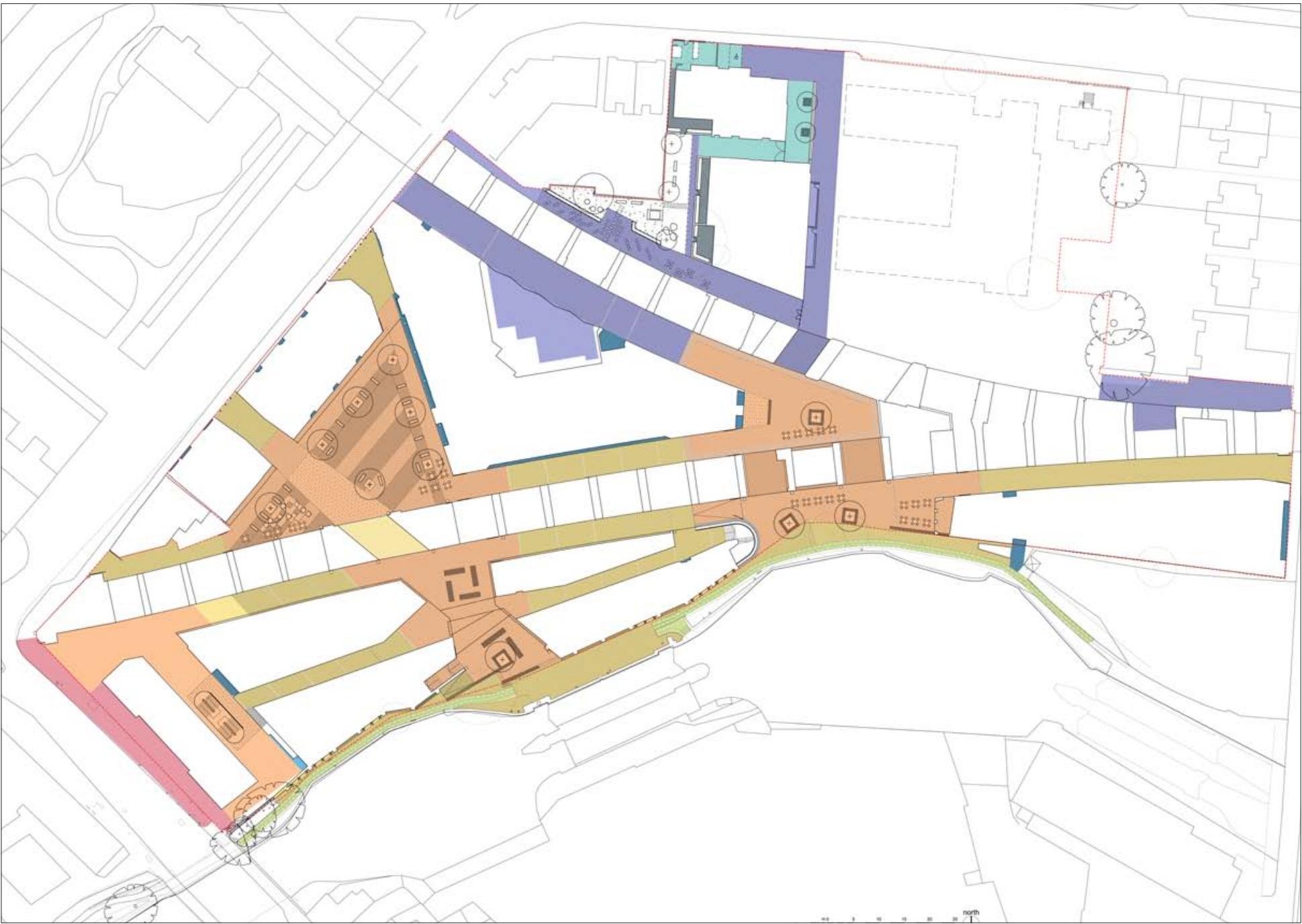
The hard landscape material palette has been selected to










- Create a high quality and robust scheme for all users to enjoy
- Respond to the key uses of the character areas, creating a clear visual distinction between routes and spaces.
- Provide clear routes to guide users through the site

Careful consideration has been given to define a simple robust palette of materials that will be accessible for all users. A review of the materials was carried out with the access consultants. The discussion resulted in the paving modules being kept as large as possible to minimise the number of joints within each area of paving. Granite setts will be larger than normal and laid with a flush joint. Bands of re-cycled setts will be used against buildings and structures. Their rougher texture will provide tactile guidance for pedestrians and create a zone where inground uplighters can be safely set away from areas of high footfall.



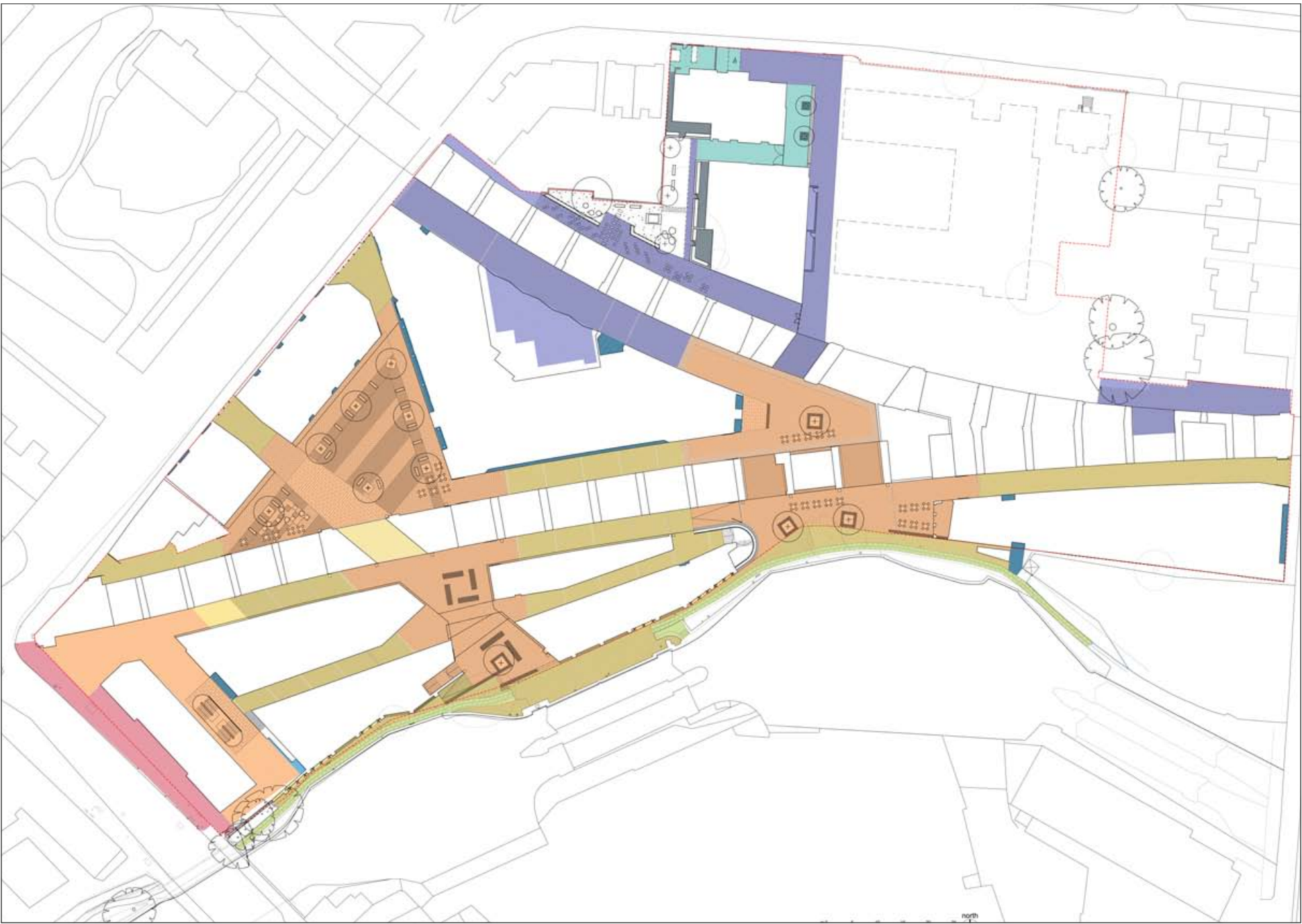
5. Hard Landscape Strategy













-  **CHALK FARM ROAD :**
Yorkstone Slab Paving on Chalk Farm Road to match existing: flamed finish

-  **NETWORK OF PUBLIC PATHS:**
Granite Setts / Cobblestones: flamed/ fine picked finish. Flush joints

-  **PUBLIC SPACES:**
Yorkstone Slab: flamed/sawn finish

-  **PUBLIC FRONTS TO BUILDING B:**
Brick paving to match building elevation

1:1000@A3

5. Hard Landscape Strategy



-  **RESIDENTIAL STREET / SECONDARY AREAS:**
Granite Agreggate Concrete Cobbles, (permeable where possible according to engineer's specification)

-  **PRIVATE TERRACES:**
Concrete Slabs: smooth finish

-  **BUILDING ALCOVES:**
Blue Engineering Brick

-  **TOW PATH:**
Blue Engineering Brick (As in building alcoves) /
Concrete Slabs / Lawn Areas along Tow Path to match existing

1:1000@A3

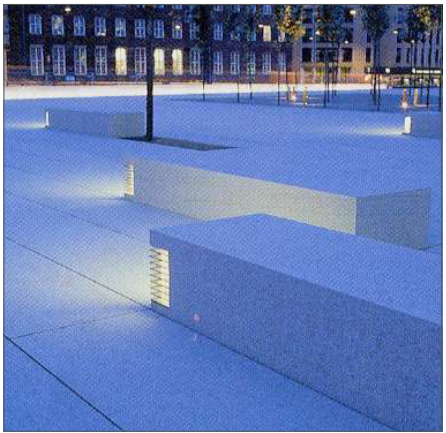
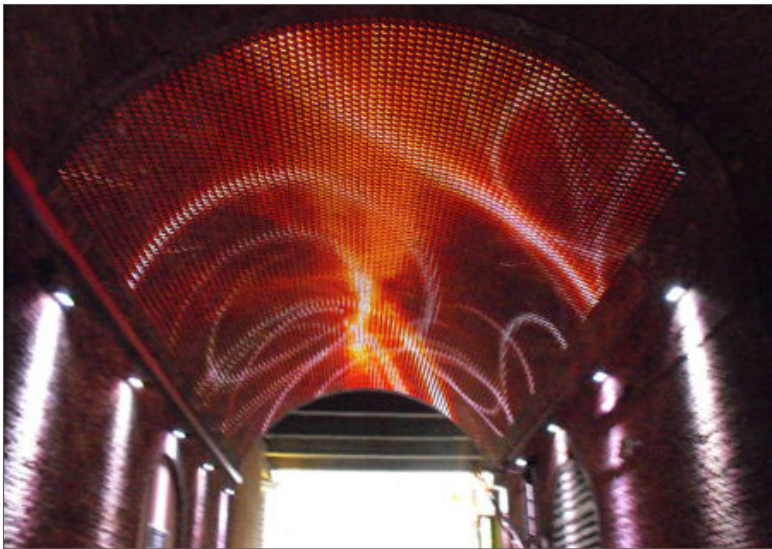
6. Lighting Strategy

The proposed lighting strategy seeks to create a safe night time environment. Time controls will be used to reduce the amount of lighting used over night consistent with the need to ensure comfort and safety.

The proposal takes advantage of the fact that many of the buildings on Areas A, C and D will have large open or glass elevations. These buildings will be lit at night, casting light onto the pavement outside. These lights obviate the need for additional column lighting which will reduce the amount of obstacles within the spaces. Uplighters will be used to light the trees within the Canal, Commercial and Arches Spaces and will also be used to emphasise and reveal the structures of both new build and the retained viaducts. In ground lighters will also be used to create dynamic and attractive lighting to highlight routes through the arches of the viaducts.

A more conventional approach with short columns will be used within the Area B residential Area.

A detailed light pollution study has been undertaken and is presented as part of the Application.



Precedent images showing lights integrated into arches and street furniture, uplighters for trees

7. Soft Landscape Strategy

A tree survey has been undertaken by tree:fabrik. A total of 30 individual trees were assessed within the survey schedule including 4 category 'B' trees, 19 category 'C' trees and 7 category 'R' trees. There are no category 'A' trees on site. 17 trees are located within or too close to the proposed new buildings and will need to be removed.

The category 'R' trees including those located on the Regents Canal will need to be removed. The trees along the Canal will be replaced by semi-mature trees to ensure that the character of the canal landscape is maintained and allowed to develop in harmony with the proposals.

The strategy for new tree planting, has been discussed with LB Camden Tree officers and additionally, where close to the tow path, with the Canal & River Trust.

The principle is that the trees have been positioned and selected to ensure that they will be able to grow to maturity within the spaces where they are planted. They have been sited so that they will not be affected by the underground cabling that has affected the existing trees.

The trees used within each area differ to reflect the different sizes, conditions and uses for each space. The variety will also assist in creating a particular character for each space.

An indicative list of tree species is provided in the Soft Materials Palette. They have been selected to enhance the character of the different areas, improve biodiversity and provide seasonal variation



Existing trees to be retained



Existing trees to be removed



Proposed trees

7. Indicative Tree Planting Palette

Trees

Proposed trees along Canal

- 1. Fraxinus oxycarpa ‘Raywood’

Proposed trees for Local Space

- 2. Robinia pseudoacacia

Proposed trees for Communal Garden / Torbay Street

- 3. Prunus avium ‘Plena’

Proposed trees for private back gardens

- 4. Sorbus domestica

Proposed hedge planting

- 5. Carpinus betulus



8. Area B Soft Landscape Strategy

**Planting schemes**

- 1 Planting in communal garden:
Raised planters with structural planting of fruit shrubs, herbs and low evergreens. Mixed border planting with low evergreen shrubs, herbs, perennials and grasses. The planting is intended to create a robust, low maintenance and attractive setting for the gardens. The planting will be selected to create a sequence of interest over a year.
- 2 Planting in the front gardens towards Hawley Road:
Mixed planting with low evergreen shrubs, perennials and deciduous specimen shrubs suited for shaded growing conditions.

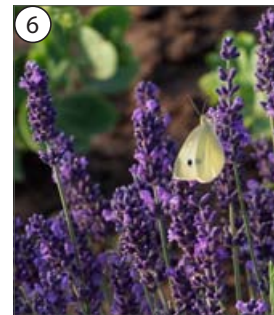


8. Indicative Soft Materials Palette

Proposed planting in communal garden in Area B

Proposed fruiting shrubs

- 1. Ribes (Blackcurrant, red and black varieties)
- 2. Ribes uva-crispa (Gooseberries)
- 3. Rubus idaeus (Raspberries)
- 4. Rubus fruticosus (Blackberries)



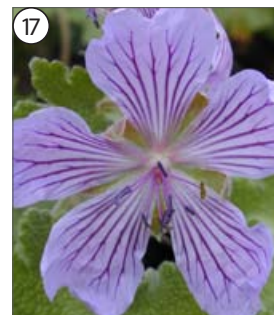
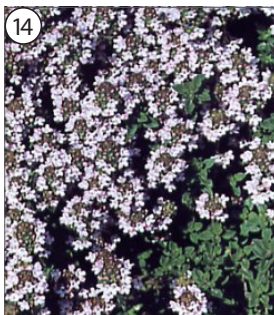
Proposed shrub planting

- 5. Buxus sempervirens 'Arborescens'
- 6. Lavandula angustifolia 'Hidcote Blue'
- 7. Deutzia gracilis
- 8. Potentilla fruticosa 'Abbotswood'



Proposed perennial planting

- 9. Alchemilla mollis
- 10. Salvia officinalis
- 11. Salvia officinalis 'Purpurascens'
- 12. Origanum vulgare
- 13. Thymus serpyllum
- 14. Thymus vulgaris
- 15. Pennisetum alopecuroides
- 16. Geranium himalayense 'Gravetye'
- 17. Geranium renardii
- 18. Hemerocallis 'Corky'



Proposed bulbs

- 19. Allium cristophii
- 20. Allium sphaerocephalum
- 21. Tulipa viridis 'Spring Green'

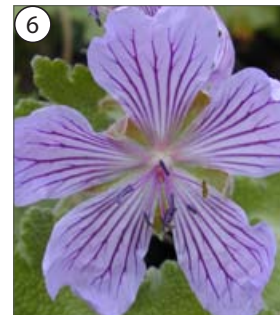


8. Indicative Soft Materials Palette

Proposed plating in shared garden space

Proposed shrub planting

- 1. Buxus sempervirens ‘Arborescens’
- 2. Potentilla fruticosa ‘Primrose Beauty’
- 3. Lavandula angustifolia ‘Hidcote Blue’



Proposed perennial planting

- 4. Pennisetum alopecuroides
- 5. Geranium ‘Johnson’s Blue’
- 6. Geranium renardii
- 7. Alchemilla mollis
- 8. Cares morrowii ‘Variegata’
- 9. Nepeta x fassenii
- 10. Aster dumosus - hybrid ‘Prof. Anton Kippenberg’
- 11. Aster dumosus - hybrid ‘Schneekissen’
- 12. Hosta crispula
- 13. Paeonia ‘White Wings’
- 14. Aquilegia vulgaris
- 15. Epimedium grandiflorum ‘Nanum’
- 16. Coreopsis verticillata ‘Moonbeam’
- 17. Echinops bannaticus ‘Blue Blow’
- 18. Hemerocallis ‘Corky’
- 19. Gypsophilla paniculata ‘Bristol Fairy’



Proposed bulbs

- 20. Allium christophii
- 21. Tulipa viridiflora ‘Spring Green’
- 22. Crocus tommasinianus

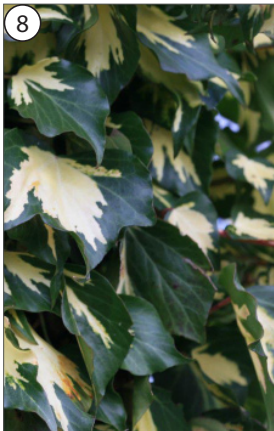
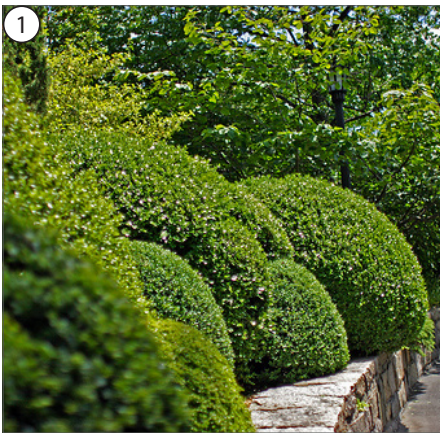


8. Indicative Soft Materials Palette

Proposed planting for front gardens at Hawley Road

Proposed shrub planting

- 1. Buxus sempervirens ‘Arborescens’
- 2. Lonicera nitida
- 3. Cornus alba ‘Elegantissima’
- 4. Prunus laurocerasus
- 5. Rosa arvensis
- 6. Viburnum burkwoodii
- 7. Amelanchier lamarckii
- 8. Hedera helix ‘Goldheart’
- 9. Vinca major



Proposed perennial planting

- 10. Symphytum officinale
- 11. Carex pendula
- 12. Brunnera macrophylla
- 13. Carex morrowii ‘Variegata’
- 14. Dryopteris filix-mas
- 15. Matteuccia struthiopteris
- 16. Pulmonaria saccharata ‘Sissinghurst White’



8. Maintenance and Management

The maintenance of the scheme as it progresses both on site and following the completion will be critical to its success. Every effort is being made in the detailed design of the project to choose the correct species but this effort will be wasted with poor maintenance.

At the master plan stage it is key to establish the principles of maintenance and the review procedures that the chosen Landscape Contractor will be required to undertake. Detailed maintenance specifications will be submitted and they will encompass the following:

Review Procedure

Timing and responsibility of reviews and method of reporting to ensure the correct communication channels are set up at the start of the project.

General Operations

The following principles will need to be established:

Working notice, reinstatement procedures, the use of any specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority and the use of rain water for irrigation means, depths required, watering times and removal of arisings as part of any operation on site. The protection of areas affected by maintenance operations and the safety of operatives and members of the general public will need to be explained in a method statement.

Semi-mature, Advanced Nursery Stock and Standard Trees

The planting, establishment, pruning and ongoing maintenance of these shrubs both generally and specifically will need to be clearly specified.

Ornamental Shrub Planting

The planting, establishment, pruning and ongoing maintenance of these shrubs both generally and specifically will need to be clearly specified.

Ornamental Grass and Herbaceous Planting

The planting, establishment, pruning and ongoing maintenance of these grasses will need to be clearly specified.

Grassed Areas

The planting, establishment and ongoing maintenance of grass areas and proposals for replacement will need to be clearly specified.

9. Play and Amenity Space Provision

Detailed calculations of the play space requirements for the site have been made using the GLA’s draft SPG ‘Shaping Neighbourhoods: Children and Young People’s Play and Informal Recreation’ methodology and are presented elsewhere. In summary, across all three residential areas, the child yield and therefore space requirement is as follows:

PLAY SPACE REQUIREMENTS		
Under 5	12No. Children	140m2 required
5-11yrs:	9No. Children	90m2 required
12+yrs:	6No. Children	60m2 required
		290m2 TOTAL

Provision has been made for Doorstep Play within the Residential Areas B and C. Within C, the Podium level courtyards combine low raised walls, changes in level, grassed areas and bold planting to create a stimulating environment for a small child without the design being solely for the benefit of children.

As noted earlier, Area B contains an informal play area using natural play elements creating an attractive opportunity in a very secure location. Patterning in the paving next to the Railway Arches will encourage children to use the space between the buildings and the Viaduct as an additional play area.

There is good provision of both equipped play areas and MUGA’s at the Castlehaven Youth Centre and adjacent play area which are within easy walking distance of the site.

It is intended that the MUGA within the school will be made available for community use outside school hours, providing accessible play space for older children.



Prince of Wales Rd. Green Space: Play + MUGA



Castlehaven Youth Centre: Play + MUGA



Camden Gardens: Amenity Green Space

9. Play and Amenity Space Provision

Communal gardens are found behind the blocks that face Torbay Street. A broad path leads through from the front of the site, giving access to lawns and benches which sit next to an informal play area designed to accommodate smaller children. The play area is intended to contain natural features such as tree trunks and boulders rather than traditional play equipment but would be the subject of detailed discussion during detailed design development. Properties with rear terraces or patios will have direct access via a garden gate to the amenity space.

To create a playful landscape a number of principles are used:

Variety of spaces:

Provide a variety of size of spaces.

Level variation:

Create flat areas for ball games. Use slopes, mounds, low walls for jumping, sitting, balancing etc.

Shapes and forms:

Create interesting spaces and shapes.

Textures and contrast:

Introduce a variety of textures and colours to provide visual interest and stimulation.

Single physical activities:

Allow for running, climbing, sliding, rolling, jumping, balancing etc.

Complex environments:

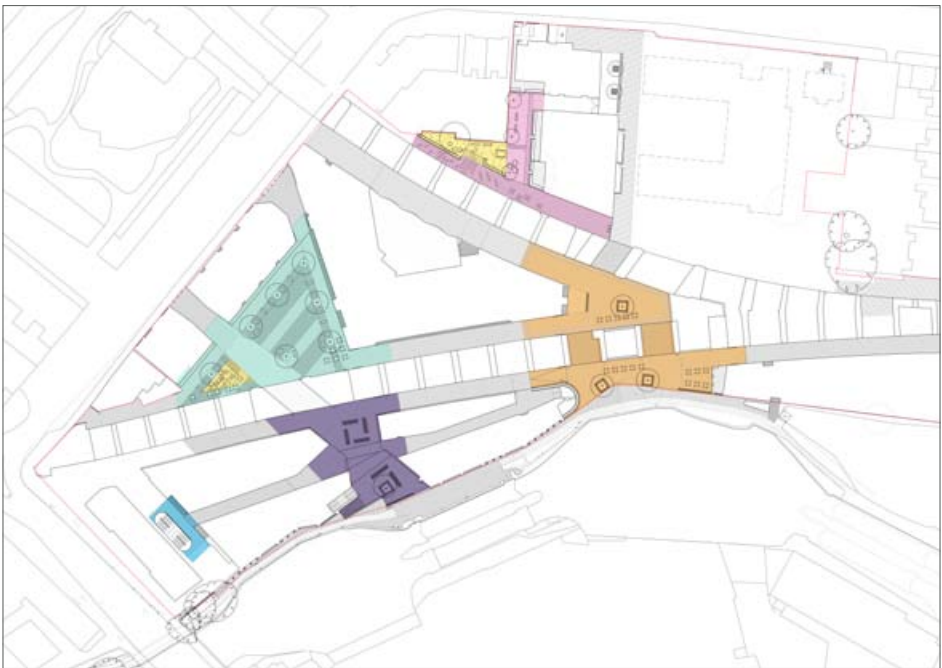
Combine single structures such as slides with complex features including different levels, combining natural and built features.

Planting:

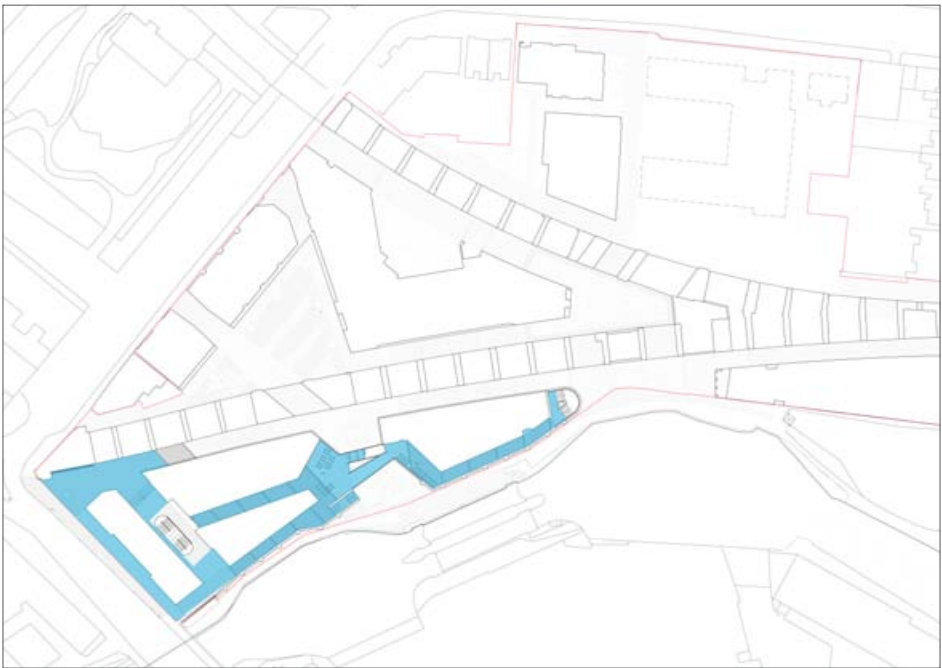
Provide high quality planting which provide variety of sensory experiences and introduce children to nature by encouraging insects and improving biodiversity.

Accessibility to all:

Create level access



Ground Level Amenity Space



First Floor Level Amenity Space

- Shared Private Amenity
- Local Space
- Arches Space
- Playspace
- Public Amenity
- Market Space

Appendix I - Drawings

Drawings:

D.1807 L.201 Roof Gardens: Hard and Soft Landscape General Arrangement
1:250@A0

D1807 L210 Lower Ground Floor: Hard and Soft Landscape General Arrangement
1:250@A0

D1807 L220 Upper Ground Floor: Hard and Soft Landscape General Arrangement
1:250@A0

D1807 L.100 Lower Ground Floor: Colour Masterplan
1:250@A0

D1807 L.101 Upper Ground Floor: Colour Masterplan
1:250@A0

D1807 L.102 Roof Gardens: Colour Masterplan
1:250@A0

D.1807 L.800 Lower Ground Floor: Indicative Lighting Strategy
1:250@A0

D.1807 L.801 Roof Gardens: Indicative Lighting Strategy
1:250@A0

D.1807 L.802 Upper Ground Floor: Indicative Lighting Strategy
1:250@A0

Note: not bound in this document