

## Part Two - Application Two

### Landscape



# Part Two - Application Two

## 7.0 Landscape

### 7.1 Phase 2 Landscape Strategy

#### Relationship to Public Realm

The landscape strategy aims to achieve a coherent approach bringing together public space and accessibility requirements with the site’s considerable ecological potential and its innate qualities – the green spaces and the adjacent ‘big space’ of the railway corridor.

#### Public Realm

The building and landscape designs are complementary, arranged to achieve an enjoyable, attractive, accessible and safe public realm. A new public space is proposed at the interface between the Peace Park and the new developments of school, residential and workshop buildings, exploiting the key vistas to the park and the space of the railway line, and including planting, innovative street furniture and an informal play area, for use by residents and families en route to and from school.

#### Access

Level access routes, via ramps/steps compliant with accessibility standards, will connect Maygrove Road and the Peace Park with all key entrances of the proposed buildings. Cycle parking and accessible parking spaces will be provided in accordance with Borough requirements. The new access road will be a shared surface route with pedestrian priority (a portion of the surface will be paved in contrasting material and lined with planting as a pedestrian-only route during busy times).

Refer to the Transport Assessment prepared by Alan Baxter Associates LLP

#### Surfacing

The new access road will be concrete paved with ancillary areas comprising permeable resin bonded gravel. The paving will be linear concrete slabs and will form a continuous link connecting the school to the entrance to the Peace Park. The play area in the public square will be permeable soft rubber wetpour surfacing. A surfacing palette is included adjacent for information



Phase 2 landscape plan highlighting Areas A-C

- KEY
- Existing tree
  - Proposed tree
  - Porous Tarmac
  - Existing vegetation
  - Proposed planting
  - Grass mown/ wildflower meadows
  - Bonded rubber mulch softplay surface
  - Wetpour softplay surface
  - Permeable resin-bond surface
  - Linear concrete slabs
  - Linear concrete slabs
  - Loose gravel
  - Concrete patio paving



Concrete slabs



Permeable resin bonded gravel

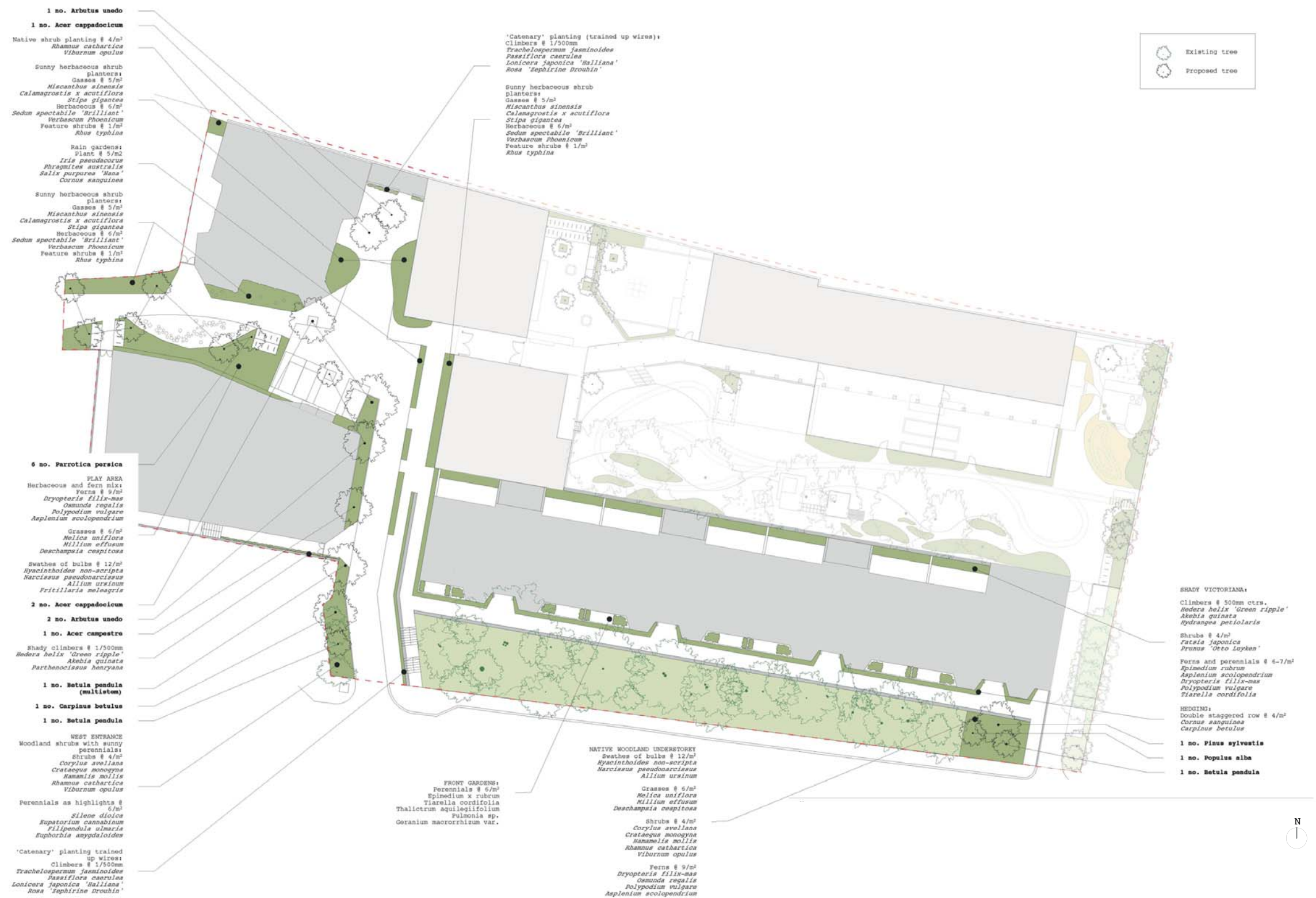


Porous wetpour soft play surface



# 7. Landscape

## 7.2 Phase 2 Planting



Park threshold trees



Woodland planting



Feature trees



Rain Gardens



Catenary Climbers



Shady Planting



Sunny beds



# 7 Landscape

## 7.3 Area-By-Area Analysis

### Area-by-Area Analysis Area A: Maygrove Road Woodland and Access Path to Mansion Block

Although not a designated conservation site or open space, the wooded bank along Maygrove Road is an important local wild space popular with nearby residents who have carried out planting adjacent to the pavement.

The bank contains principally grey poplar and sycamore, with field maple, red oak, a lombardy poplar and with a mixed under storey, including holly and a stand of Japanese knotweed.

Works affecting this bank will be limited to the creation of the new access road (see B below) and a compensatory extension at the eastern end (as the existing Liddell Road entrance is much wider than the proposed secondary entrance to the school).

A new retaining wall will be built at the top of the bank, along the line of the existing buildings on site – the arboriculturalist confirms that this will not adversely affect the trees on the bank. To enable this work the Japanese knotweed area at the top of the bank will be treated and/or buried 5m within the new building footprint.

A new accessible footpath will serve the front entrances of the residential mansion block. This will be concrete paved and lit by low-key bulkhead luminaires set within the retaining wall to the bank. On the building side, a hedgerow of shade-tolerant native species (including dogwood and guelder rose) will complement the vegetation of the bank and include front ground level patio gardens of gravel and shady herbs and ferns.

To the east of the mansion block a gated secondary entrance to the school, surfaced in permeable resin bonded gravel and including two parking spaces, will provide operational/emergency access. During the Phase 2 construction phase, when the residential and workspace buildings will be constructed, this will be the main school drop-off and pick-up point for pupils.



Existing bank

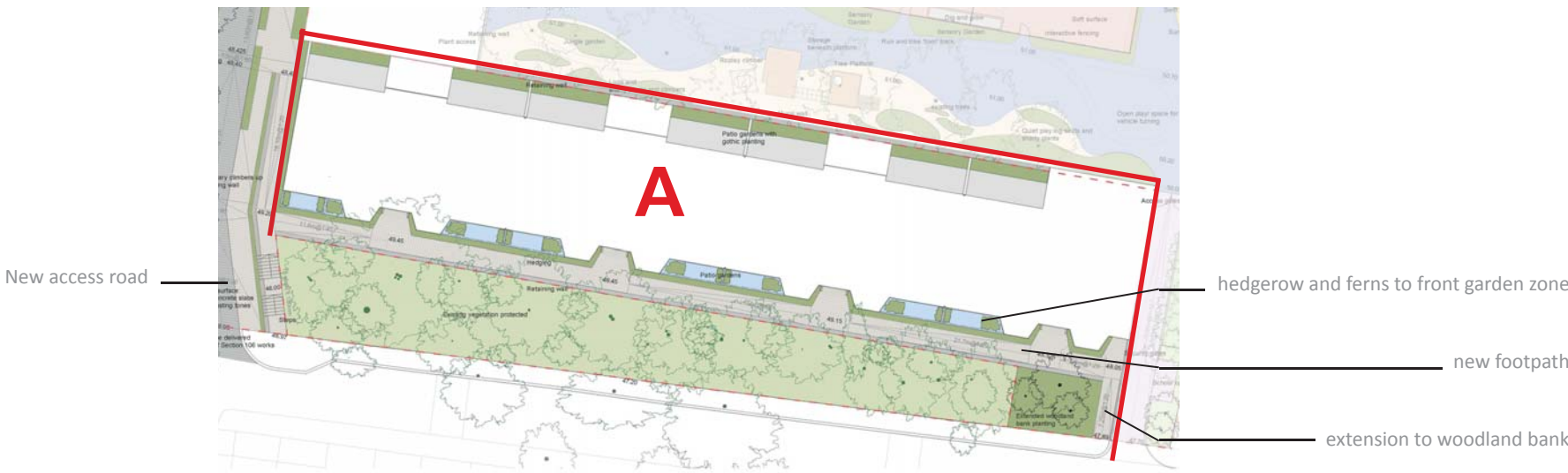
Woodland planting



Native hedgerow



Existing bank





## 7 Landscape

### 7.3 Area-By-Area Analysis

### Area-by-Area Analysis Area B: Access Road to School, Residential Block and Workspace

The new Liddell Road access has been designed to take up as little of the existing woodland bank as possible – 5 trees require removal, and adjacent street trees and woodland vegetation will be protected. Native trees and shrubs will be planted on the western side of the access leading up to the workspace building, to bring the woodland across the street.

The access road will be paved with linear concrete pavers and will be a shared surface road. To avoid conflict with vehicles during busy periods the eastern side of the road will be defined as a pedestrian only space defined by contrasting colour paviors, and by linear 'rain garden' planting towards the school.

On the eastern side of the new road a flight of steps up the bank will provide direct access to the mansion block – the retaining wall to the upper level path will be clad with climbing plants.

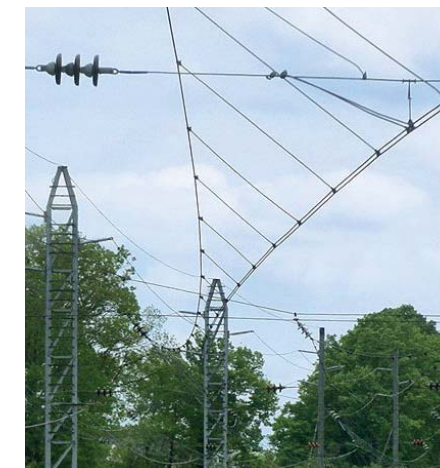
Beneath the access road an attenuation tank is proposed as part of the drainage strategy. The road build up will be designed to include an extended root zone for newly planted trees to ensure their long term success.

The access road will be lit by a combination of discretely located columns and ground luminaires. All lighting will be designed to minimise light pollution.

A secondary, gated footpath will access the rear entrances and service parts of the workspace building. This will be concrete paved with shade-tolerant climbers growing against the outer retaining



## Catenary climbers



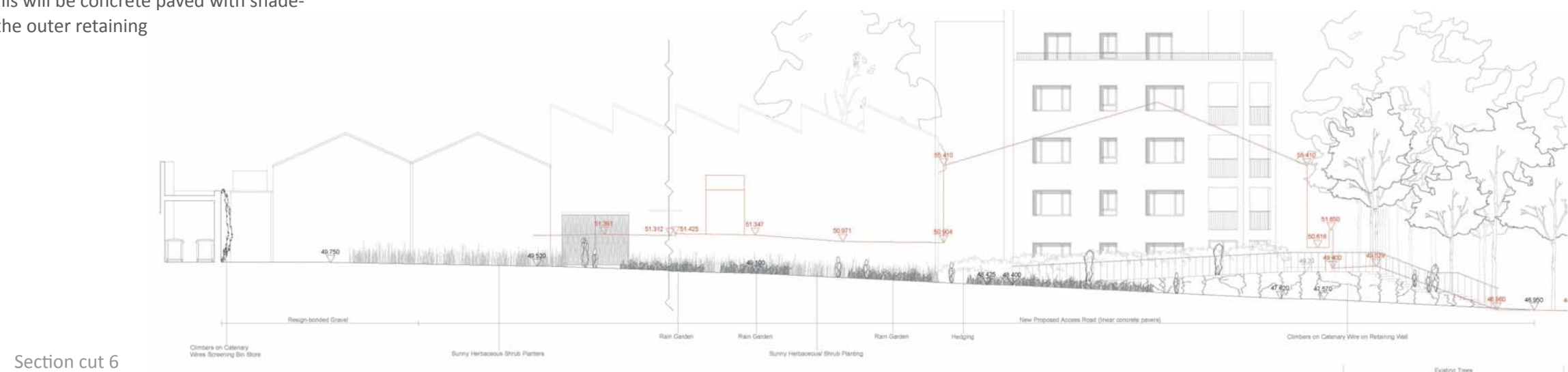
## Rain Gardens



## Rain Gardens



### Shared Surface





# 7 Landscape

## 7.3 Area-By-Area Analysis

### Area-by-Area Analysis Area C: New Public Square and Link to Peace Park

A new public space is proposed at the interface between the Peace Park and the new developments of school, residential and workshop buildings, exploiting the key vistas to the park and the space of the railway line, and including planting, innovative street furniture and an informal play area, for use by residents and families en route to and from school.

The central, open part of the public square, located between the school entrance, residential tower and the workspace building, will be a paved shared surface space with *Acer cappadocicum* as the principal tree, accompanied by Strawberry trees (*Arbutus unedo*) as smaller companion trees. The design allows vistas through to the Peace Park and down to Maygrove Road. Planting beds, with shade-tolerant herbaceous species and ferns on the southern side shaded by the workspace, and sunnier grasses and perennial planting on the northern side and flanking the school, will define the areas accessible to vehicles - for parking (3no. accessible spaces) or deliveries/bin collection and associated turning circles. The surfacing will be concrete linear slats – in two colours: one for shared surface areas and one for pedestrian-only routes including access to school and the link to the Peace Park. Towards the network rail boundary an area of resin bonded gravel with *Acer* and *Arbutus* trees provides a relaxed sunny corner; the school's bin store is screened by climbing plants growing up 'catenary' wires – reflecting the design language of the railway.

The threshold to the Peace Park is defined by a grove of Persian Ironwood (*Parrotia persica*) trees in ferny ground cover, through which the concrete paving extends to the park – passing a new play area, surfaced with rubber wetpour soft play surface and featuring simple play equipment such as stepping stones and spinning disks.

External cycle parking is provided for the workspace building, and street furniture will be designed to remember the former button factory on the site, as will some special manhole covers along the route to the school entrance.

The existing wild space to the north-west of the site, between the residential block and the existing ballgames area, will be protected and does not form part of the application. Improved fencing will be provided to permit views through the space to the railway beyond.



References to Historical Button factory  
Special Manhole Covers



Play: stepping stones



Persian Ironwoods



Bike stand covered climber structure



Woodland planting

