

3.6 Landscaping

3.6.1 Public Realm

Overview

The masterplan aims to create a high quality public realm at the core of the development, with buildings that respond to and reinforce the public space through their activity, layout, form and massing.

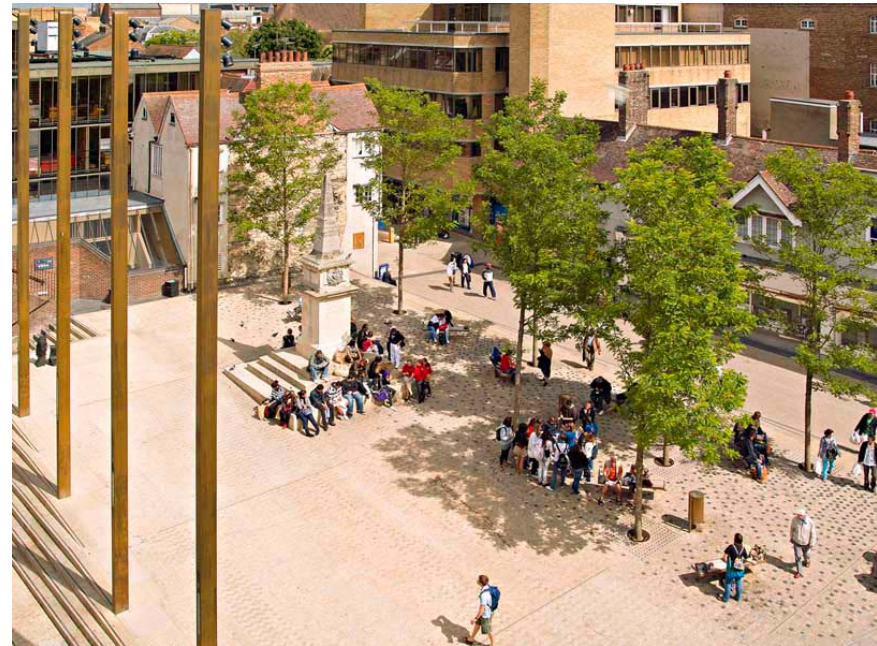
The proposal maximises the benefit of the existing landscape infrastructure establishing a public accessible pedestrian route through the site between Maygrove Peace Park to Maygrove Road. New trees are proposed along this route establishing a green link between the existing natural green spaces.

Maygrove Peace Park to the west of the site offers beneficial amenity space at the start and end of the school day with a formal playground, areas of natural play and a ball court.

The Maygrove Road woodland embankment of mature trees, and adjacent street trees are proposed to be retained and are considered essential to the green character of Maygrove Road and the relationship between the massing of the proposed residential terrace block and the existing houses opposite.

At the core of the development a new public space is defined by the relationships created between the different buildings proposed, establishing a sense of enclosure within the site, which is enriched by its surface treatment.

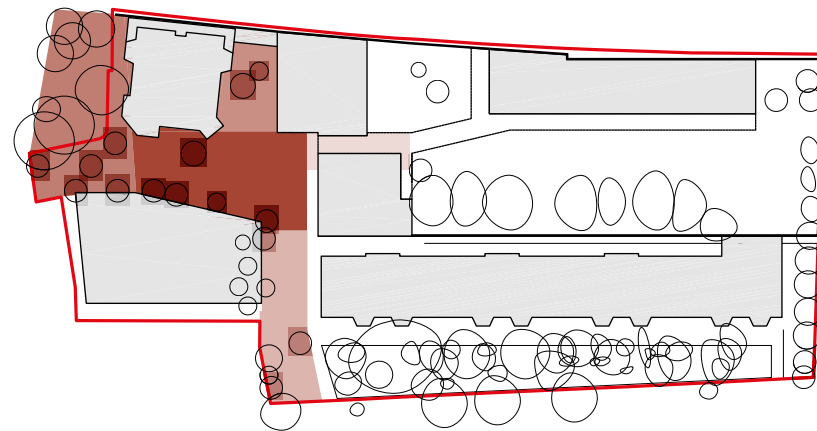
Pedestrians are given priority throughout the development through a shared surface configuring the new route. Limited vehicular access into the site will be possible for servicing, deliveries and emergency access, and limited surface car and cycle parking is provided adjacent to the public buildings proposed.



Bonn Square, Oxford - Graeme Massie Architects



Oozells Square, Birmingham - Townshend Landscape Architects



Public realm character



Kolumba Museum, Cologne - Atelier Peter Zumthor

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3.6.2 Landscape Strategy

Jonathan Cook Landscape Architects' 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.

Educational Environment

The school playground is designed to meet both educational and play requirements together. The layout provides: a sitting area/orchard at the entrance (available for out of hours community use); dedicated nursery and reception play areas; a dynamic all-age playground exploiting the topography of the site and its existing trees; and a quiet play area within planted glades by the school's nature garden. The school layout is designed to meet the requirements of Government Guideline BB103 as far as possible within the space available.

Surfacing

The new access road will be concrete paved with ancillary areas comprising resin bonded gravel. The playground will be tarmac surfacing (coloured or with playground markings) for general access and runabout areas, and soft play surfacing. The dedicated nursery and reception playgrounds will be entirely soft rubber wet-pour surfacing. Within the school nature garden, areas of looser resin bonded gravel will be provided as well as a small educational area of wildflower meadow turf. The secondary access from Maygrove Road will also be surfaced in resin bonded gravel.

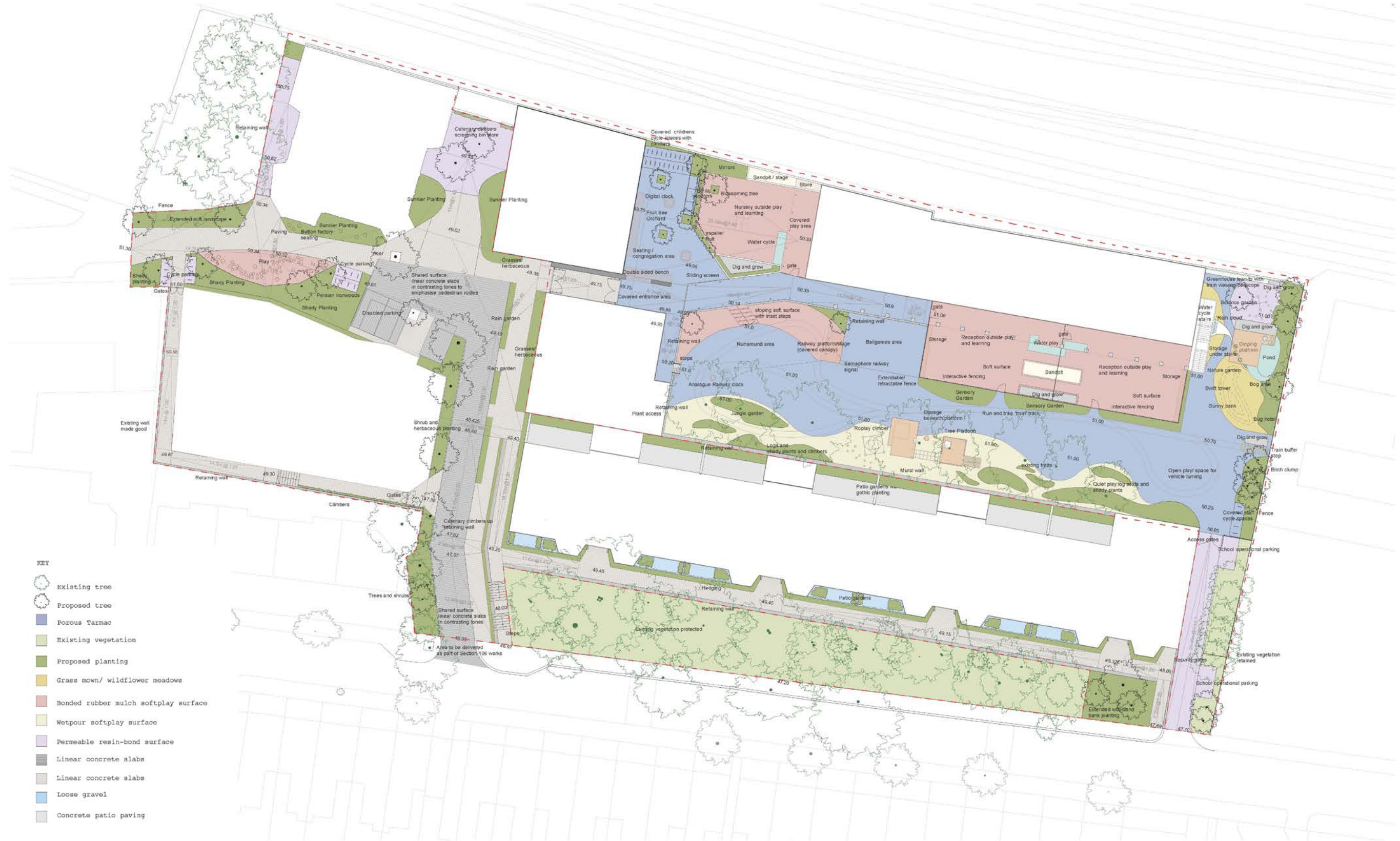
Railway and Local Interest

The presence of the railway is made an asset. Climbing wires in the public realm are proposed with catenary isolators, while a former button factory adjacent to the site is remembered with a series of 'button' seats and tables in the public square.



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3.6.2 Landscape Strategy



Landscape Masterplan produced by Jonathan Cook Landscape Architects

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3.6.2 Public Open Space

The masterplan has been developed to provide a variety of types of public open space. The development includes:

Amenity Open Space

A civic square facing the new school, workspace and residential buildings offers a new amenity open space for pedestrians, able to accommodate leisure uses and potential temporary events, whilst providing access and servicing to the new buildings. The amenity open space provides a mixture of hard and soft landscaping.

Natural Green Space

The existing natural green space adjacent to Maygrove Road Peace Park, including a significant group of silver maple and lime trees, is retained and opened to public access. The extent of the woodland is extended to the east in place of the previous, decommissioned substation and access road, off-setting the requirement to form a cutting through the western end of the woodland for the new shared surface access route. The scheme maintains the quantity of natural green space on the site.

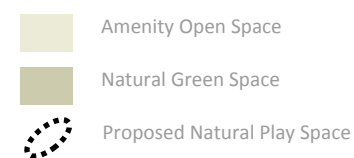
Brown roofs are proposed to the residential and workplace buildings and the roof of the school hall is proposed as a green roof, further enhancing biodiversity on the site.

Children's Play Space

Between the new residential tall building and workspace building, an area of informal play space is proposed, which will serve as an expansion of the existing park space to the west, providing an opportunity for play for local residents and children on their way to and from the new school.



Diagram illustrating areas of public open space



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3.6.3 Site Ecology & Sustainability

Ecology and Conservation

Key elements of the site are the wooded bank along Maygrove Road and the wild space to the north-west of the site adjacent the park's ballgames area. These will be conserved with a green link created through new planting to connect the Peace Park to the Maygrove Road woodland and thence back to the biological corridor of the railway via the school's proposed nature garden. The residential and workspace buildings will have brown roofs and the school hall will have a green roof.

Birdboxes will be provided in accordance with the ecologist's recommendations (additional features including bug hotel and pond are provided in the school's nature garden).

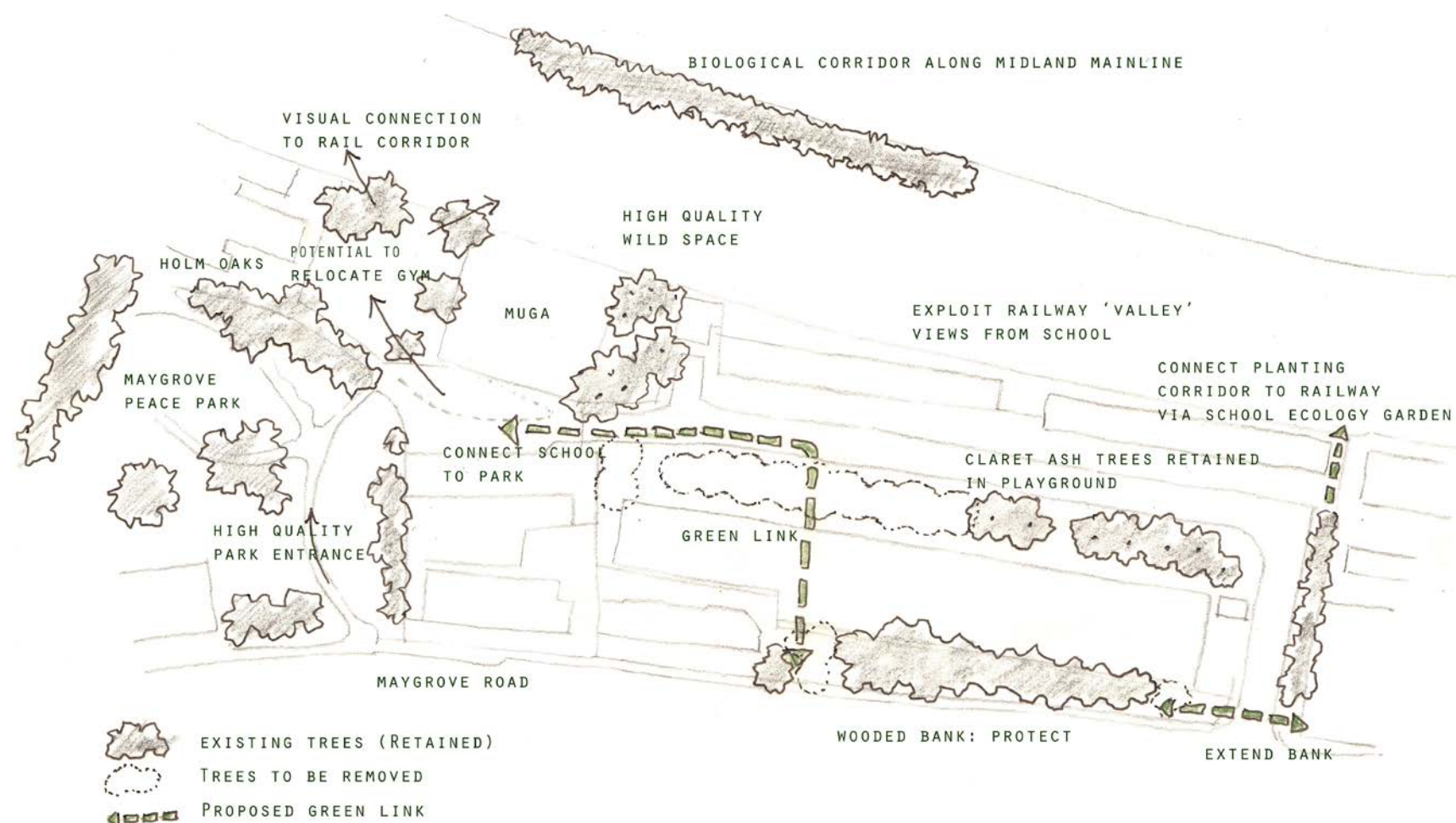
Further information regarding site ecology is provided in the separate report provided by The Ecology Consultancy.

Soils

The site is predominantly made ground dating back to the railway construction – including the Maygrove Road bank, as shown on the historical maps. Ground investigation reports have indicated a moderate risk of contamination linkage between the soil and sensitive receptors, which could result in a requirement for remediation work. Further testing is required in one area beneath the existing trees on the proposed school site. Additionally horticultural soil testing will be carried out in the next work stage to ensure successful planting. For further information refer to the ground investigation report accompanying the application.

Drainage

A sustainable drainage design for the site is proposed with the playground consisting largely of porous surfacing, while runoff from the concrete paved access road and public square is filtered by rain gardens and collected in an attenuation tank. Roof runoff from the school roof becomes an educational feature with water play and water cycle demonstrational features – with a roofwater-fed pond in the nature garden. A detailed description of the drainage strategy is provided in the separate flood risk assessment by Price & Myers.



Sketch of masterplan ecology strategy by Jonathan Cook

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3.6.4 Trees

The development has been carefully planned to minimise tree loss along Maygrove Road and to retain a significant proportion of the mature ash trees along Liddell Road, within the new school playground. A new planting strategy includes a diverse range of trees shrubs, grasses and perennials, blending seasonal interest and ecological value, rain gardens to filter runoff, and within the school, planting for educational benefit including edible, sensory and native species. It is proposed to utilise the 'Stockholm method' technique with extended tree planting trenches within the adjacent paving sub base to ensure long term successful growth. An overall increase in trees is proposed on the site. For further information regarding existing trees refer to the arboricultural report accompanying this application.

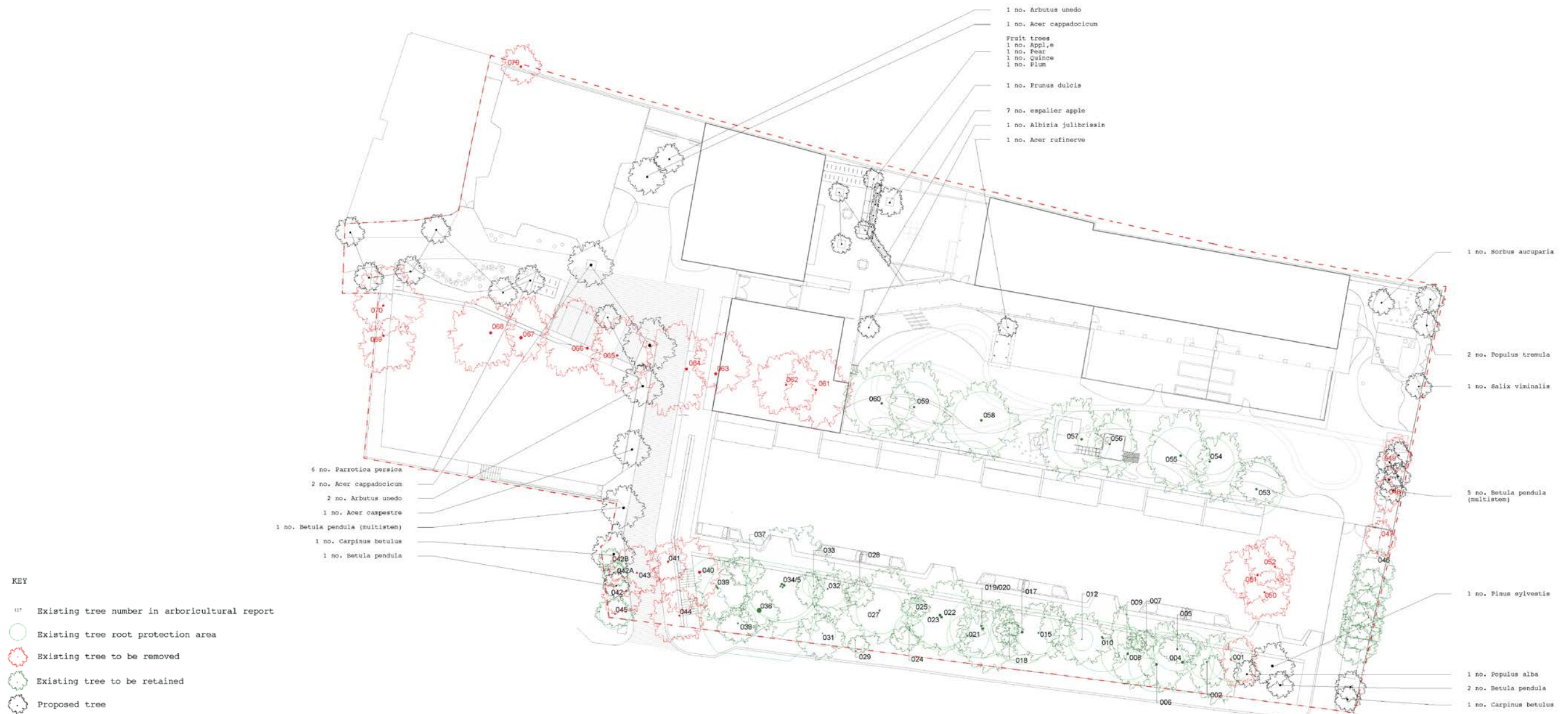


Diagram illustrating tree retention, removal and enhancement

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3.6.4 Lighting & Street Furniture

External lighting will be provided to ensure a safe and welcoming environment, whilst being carefully designed to avoid light pollution, keeping the wooded/wild spaces and the majority of street tree canopies dark for nesting birds and bats. Luminaires will be low level bulkhead, ground or column lights focussed downwards. Discrete feature lighting will include uplit trees within the public square, and low level bollards and playful features including fairy lighting within the school playground to illuminate the route to the secondary entrance.



Lighting fittings

Railwayana



- KEY**
- Columns (BEGA 9595)
 - Wall-fixed luminaires (BEGA 261)
 - Light bollards (BEGA 8659)
 - Uplights to trees (BEGA 8659)
 - In-ground luminaires (BEGA 8675)

3.7 Appearance

In order to strengthen the proposal's new sense of place the appearance and materiality of the buildings has been considered as a larger composition. Through consistent use of textured stock brick across the scheme, the buildings share a commonality both with each other and with the wider area, which is predominantly composed of London Stock or red brick built buildings.

Each of the new buildings have also been carefully designed to be of distinct character, with a legible typology that identifies their specific uses. The fenestration of buildings, their plan form, elevational treatment and scale all assist in defining the singularity of the buildings within the masterplan, which is further enhanced through different colours of brickwork.

The diagrams opposite demonstrate design exercises which were undertaken to test different brick tones to reinforce the legibility of the individual buildings from the proposed new public square. Further details of the specific appearance of each building are provided in the subsequent sections of this report.

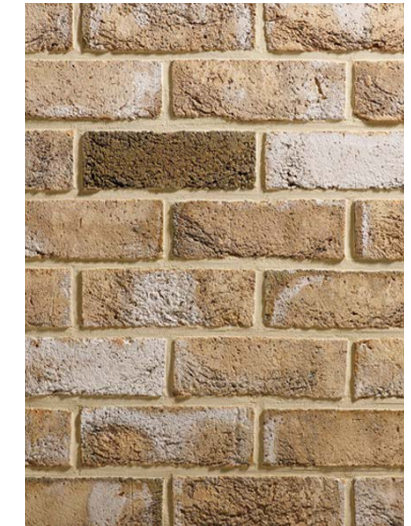
The proposed landscape materials have similarly been selected to work in harmony with the building palette, using a variety of tones and textures to identify routes and zones within the public realm.



1. Wienerberger Renaissance Residential buildings



2. Wienerberger Heritage Blend Residential and workspace buildings



3. TBS Mystique School building

