

Section 5

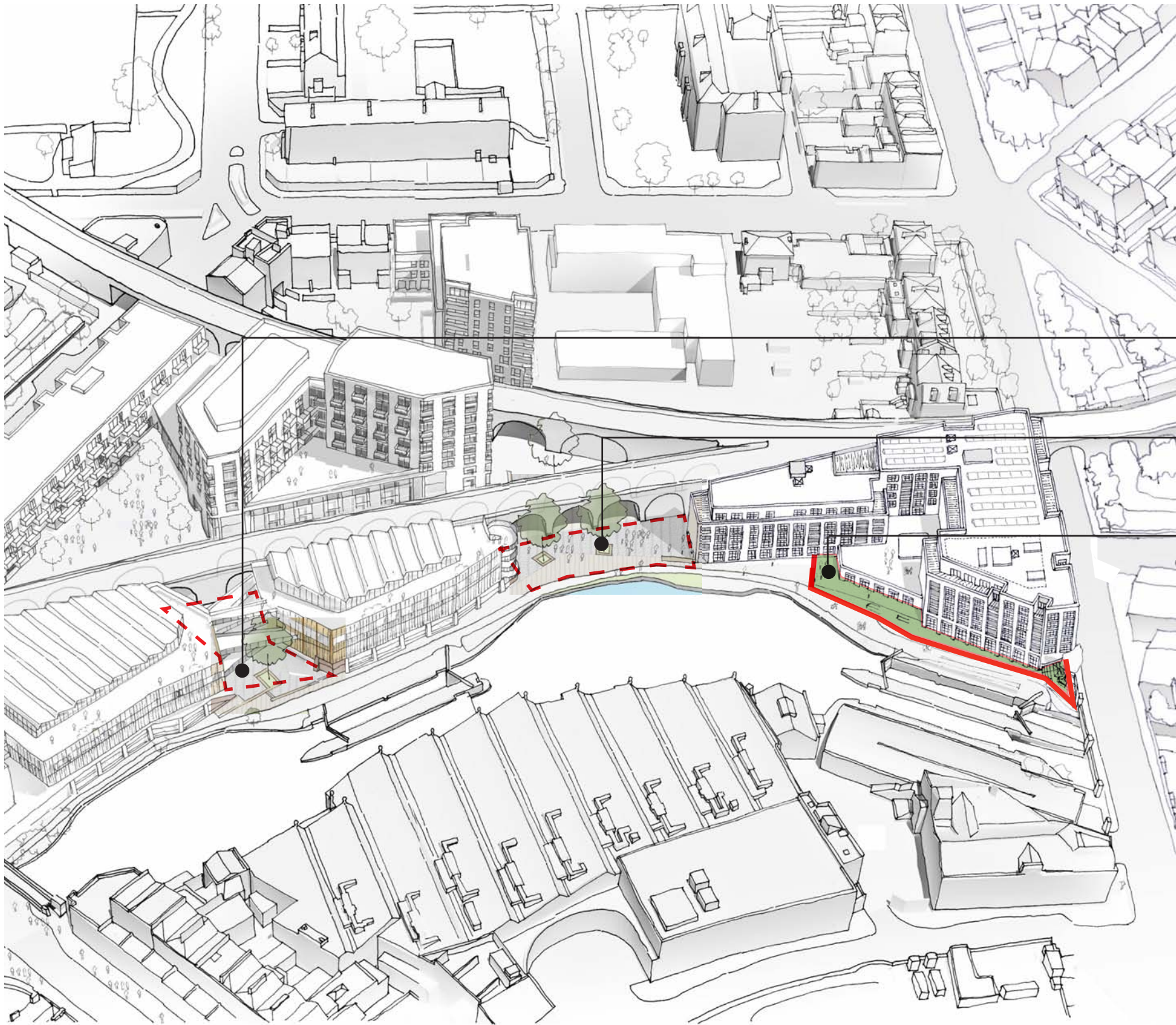
Landscape Proposals

Public Open Space

Comparative areas

The public open space offered by the Area E design, is comparable to the Market space in the Hawley Wharf masterplan.

By creating this space for the public along the elevation of Building E, we are able to increase the width of the towpath and create extra space to the side which allows for places to meet and rest that are separate to the path and therefore do not create obstacles to what is a popular route.



Approx. areas:

Approved Market space (area between blocks)	325m2
Approved Arches space (from arches to towpath)	420m2
Area E Public space within application boundary:	330m2

Towpath and Access

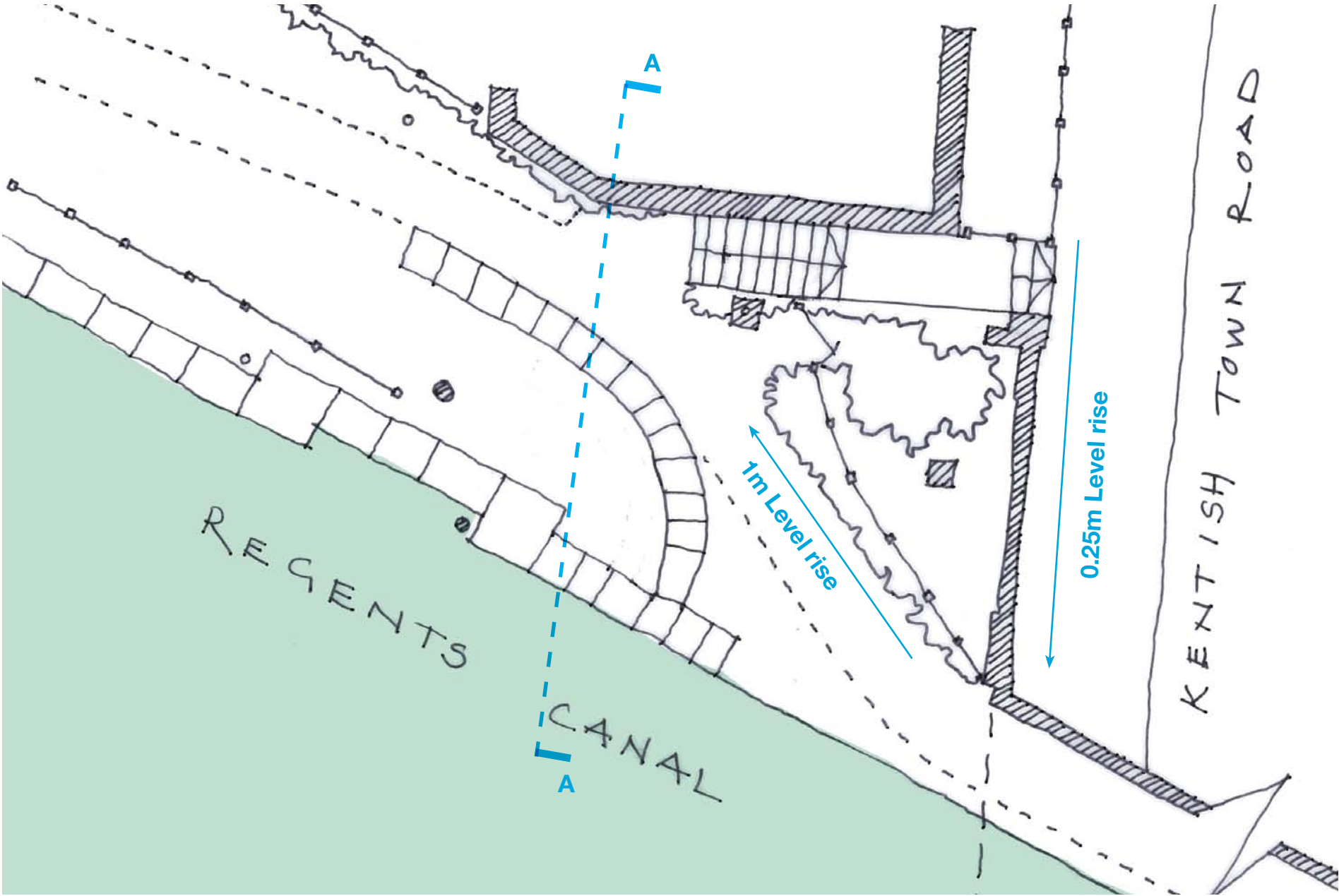
Existing



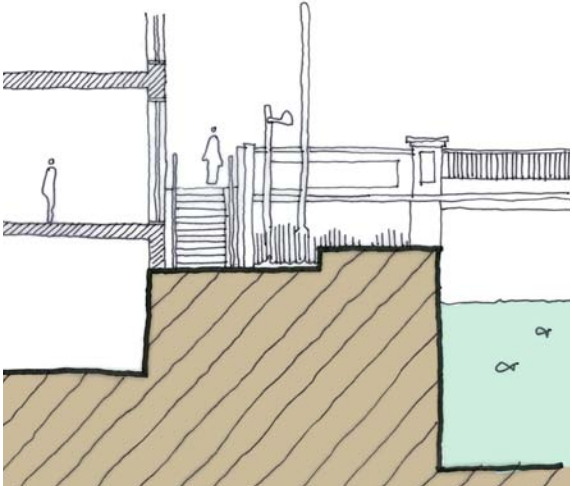
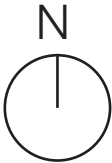
Existing towpath condition. Looking west.



Existing lights to be replaced as part of a new lighting strategy and in consultation with CRT. CCTV camera to be removed and replaced to more appropriate location in consultation with owner.



Existing Plan. Not to scale.



Existing Section AA. Not to scale.

Ground Level Landscape Strategic Approach

The ground level landscape strategy for Area E involves zones of activity; to protect the existing frequently heavy pedestrian movement along the towpath, the likely slower pace meeting/lunchtime movement in and out of the employment spaces and the quicker pace of cyclists.

As well as forming a buffer between these zones and the building line to create an environment appropriate to employment uses inside the ground floor of building E.



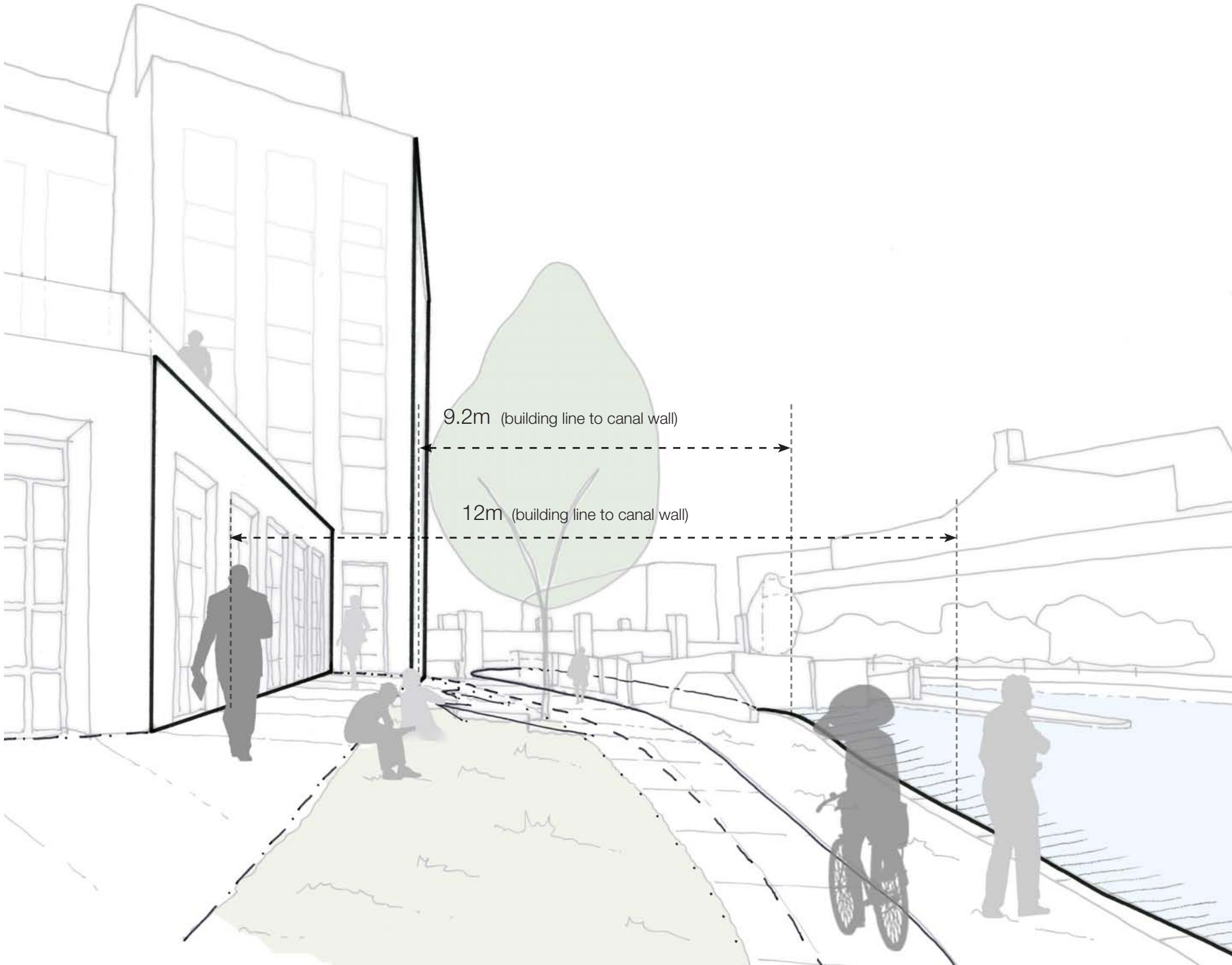
- Secondary access between towpath and employment space.
- Stepped access
- Proposed Trees: 3no. to replace 3 no. trees existing on the site to be removed.
Tree locations tbc dependent on further coordination.
- Level access created into the employment spaces.
- Green buffer forms level change down to towpath.
- Existing towpath granite setts to be retained.
- Existing canal side infrastructure to be retained.

Ground Level Landscape Strategic Approach

Key plan:

- Application boundary
- Existing fence line
- Building line (Area E)

NB: 2014 survey



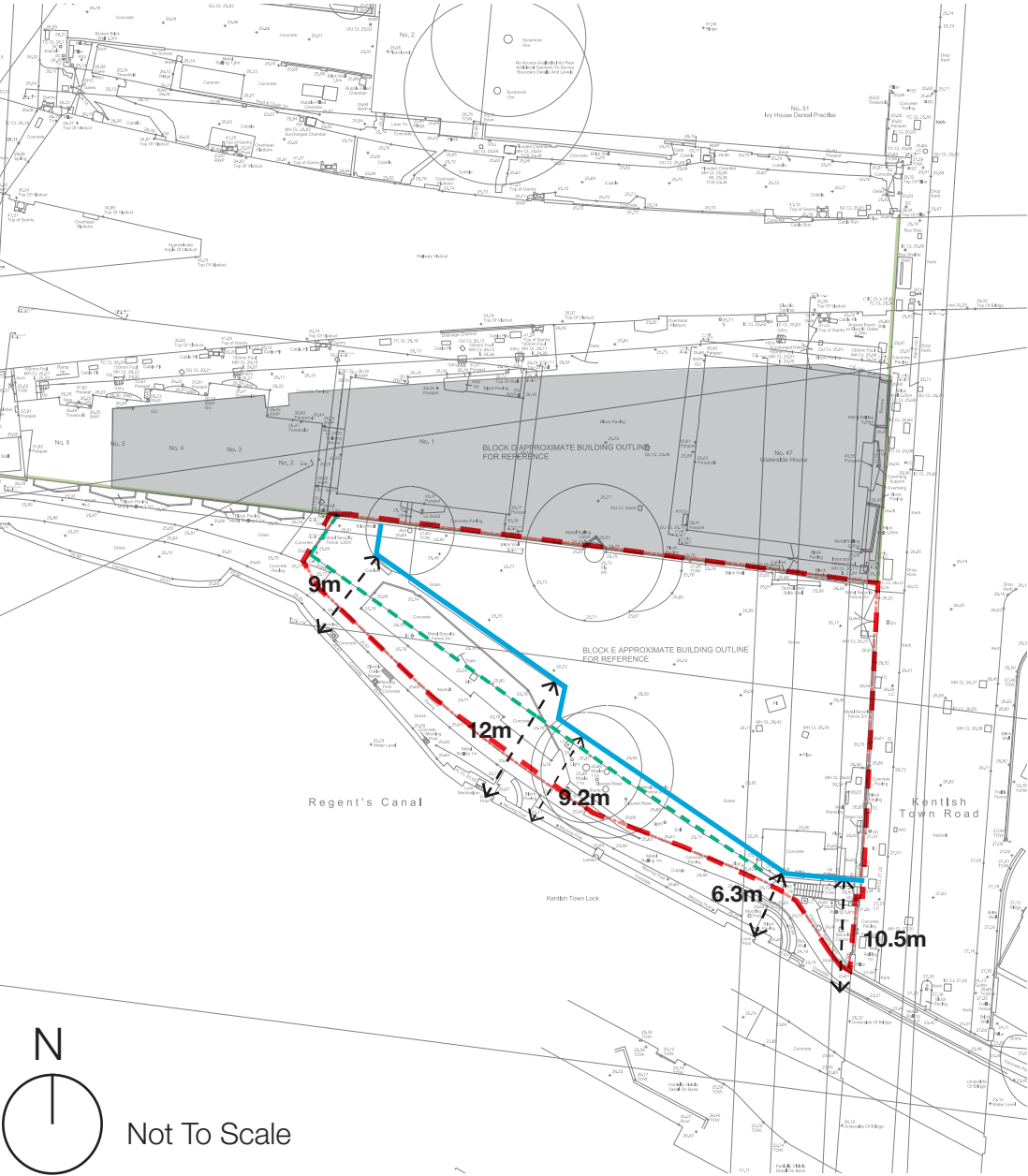
Level access into employment spaces

Green buffer forms level change and protects employment spaces from passing pedestrian traffic.

Existing towpath is made wider.

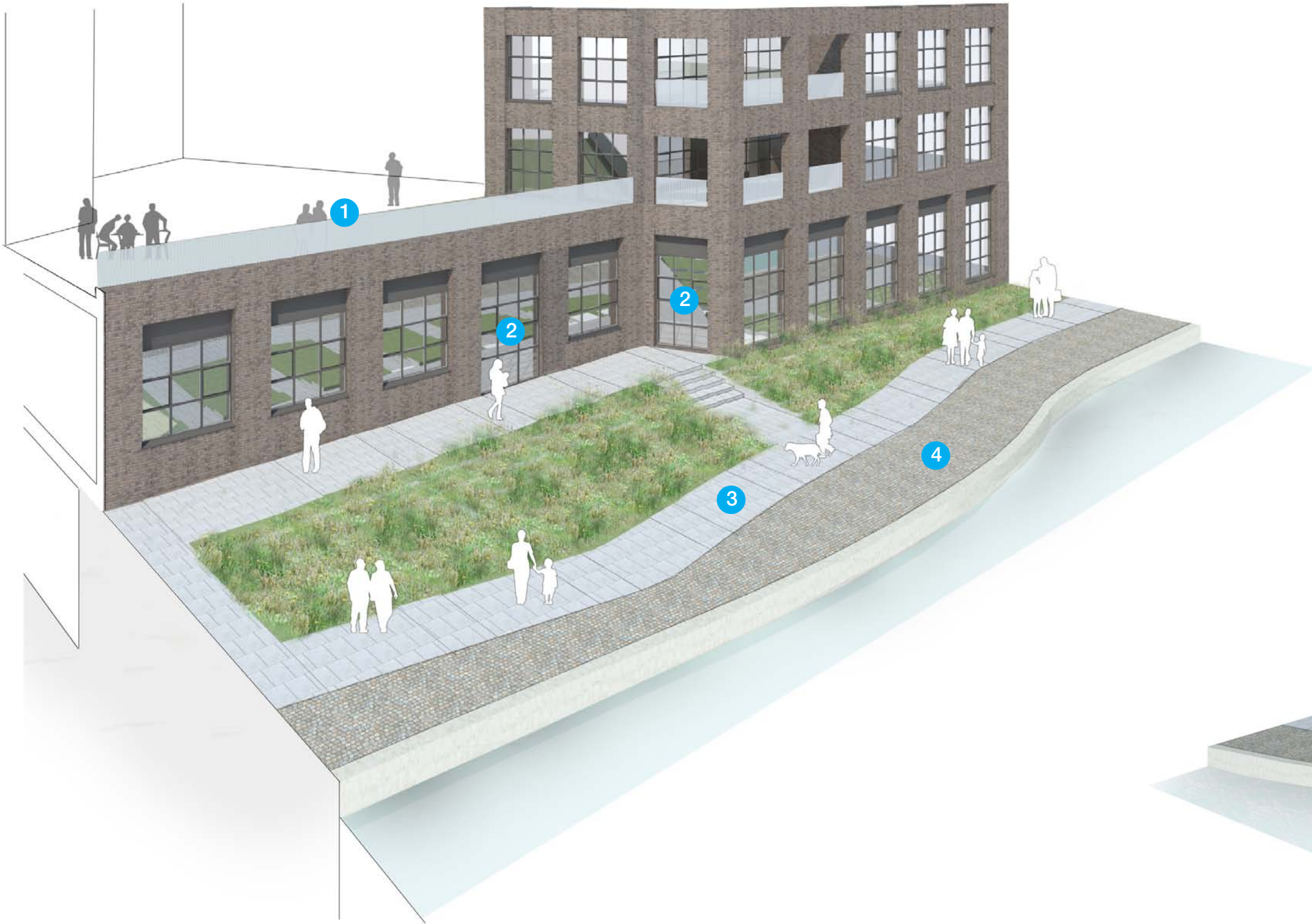
Existing canal side infrastructure retained.

Location of trees to be confirmed through further coordination.



Ground Level Landscape Strategic Approach

The landscape has been designed to create a green buffer zone in front of the employment space. This will create a reasonable level of privacy for the uses inside Building E, whilst the low level of the planting will still allow passive surveillance over the towpath.



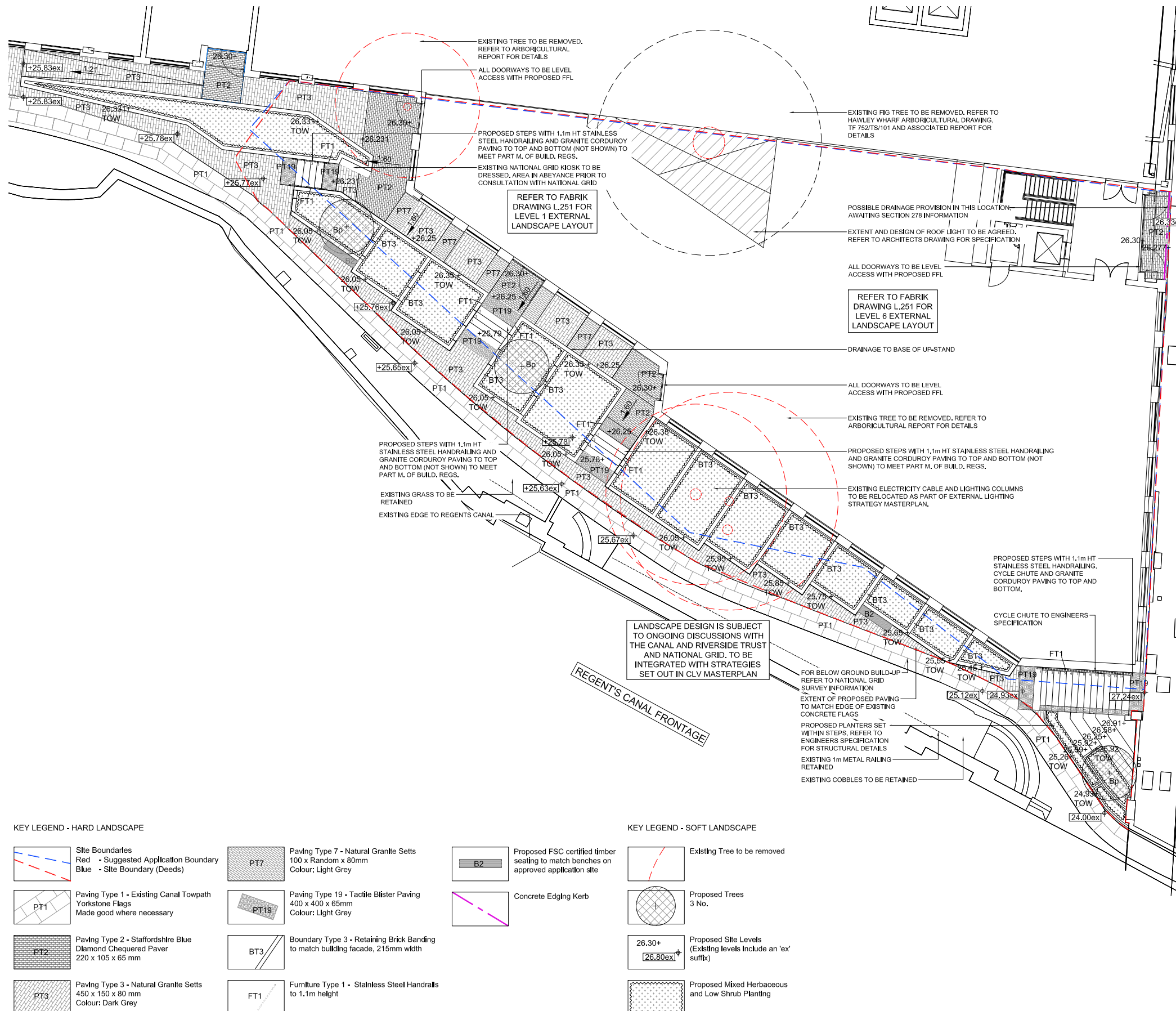
- 1 The towpath benefits from passive observation from residential terraces.
- 2 Secondary access to employment space
- 3 Towpath retained with improvements
- 4 Existing cobble area and canal side infrastructure retained



Ground Level Landscape

Proposed

Extract from Fabrik Landscape Architect's design report.



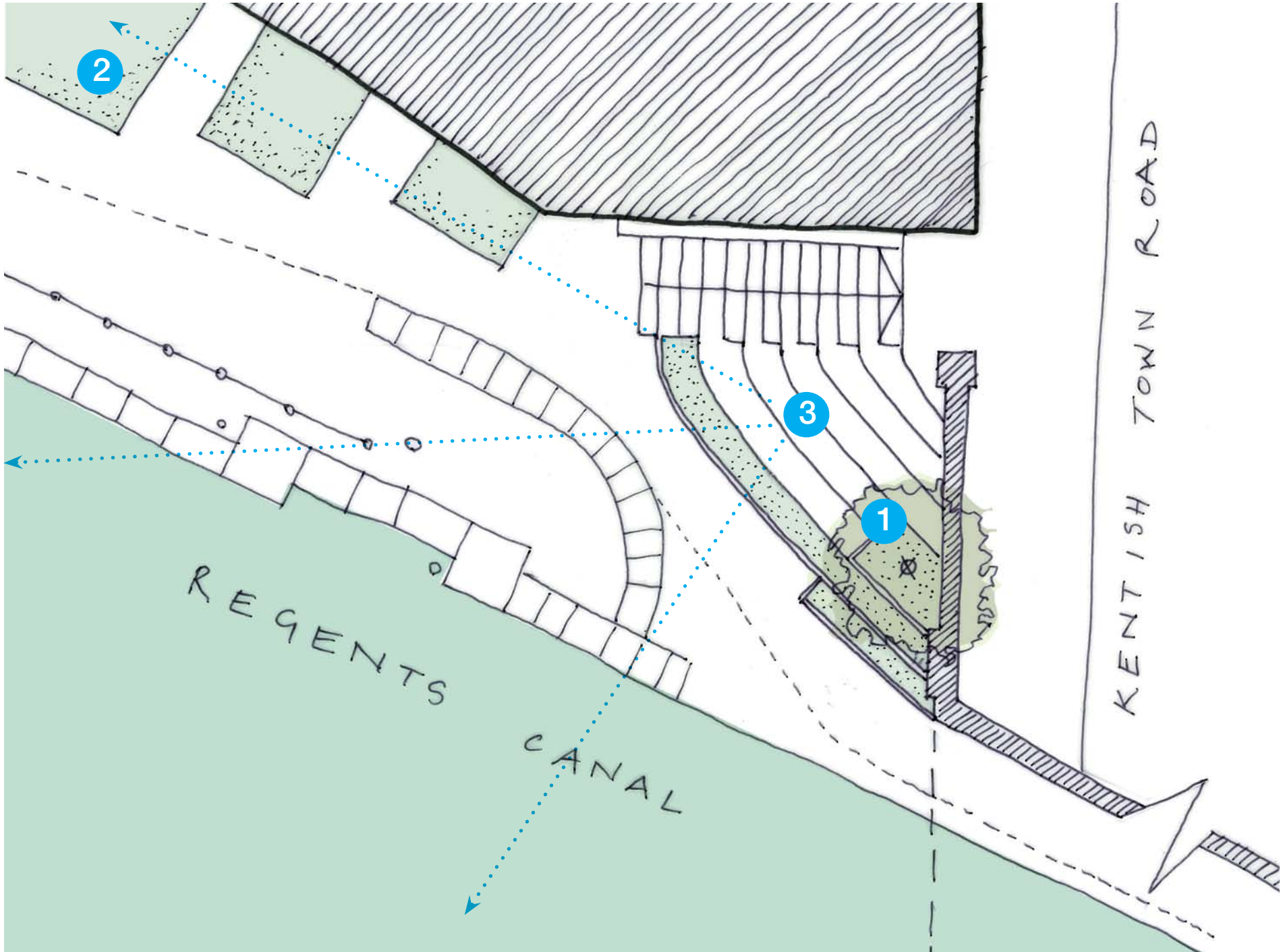
Improved Towpath Access Proposed

The applicant has been liaising with the Canal and River Trust to enhance the public realm surrounding the site. The vision is to:

1. Upgrade the steps
2. Provide a cycle gully
3. Improve the appearance of the towpath
4. Ease pinch point
5. Create a safer environment

A summary of public realm enhancement proposals are as follows:

- Increase visibility down to the towpath.
- Improve feeling of security by removing dead end condition.
- New trees (re-provision, location tbc)
- Increase width of steps from 1.2m to 2m.
- Handrail added to side of steps.
- Add cycle gully.



Proposed Plan



- 1

Existing trees on canal side to be removed and replaced. Locations tbc.
- 2

Landscape strategy to be developed in consultation with the national grid and CRT.
- 3

The terrace seating in-fills an area disused and prone to crime and anti-social behaviour. The proposal offers seating facing the canal to make the most of good views and create an opportunity for passive surveillance during the daytime.



Potential types of cycle gully, clip on or embedded