

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.

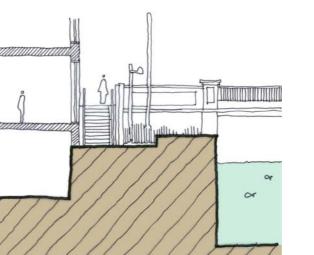


Existing lights to be replaced as part of a new lighting strategy and in consultation with CRT. CCTV camera to be removed and replaced to more appropriate location in consultation with owner.

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Existing Section AA. Not to scale.

Existing Plan. Not to scale.





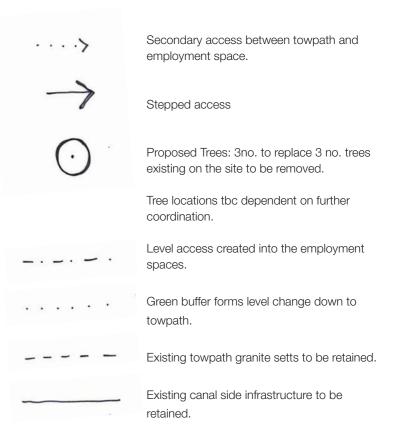
TOWN ROAD AREA E KENTISH

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.

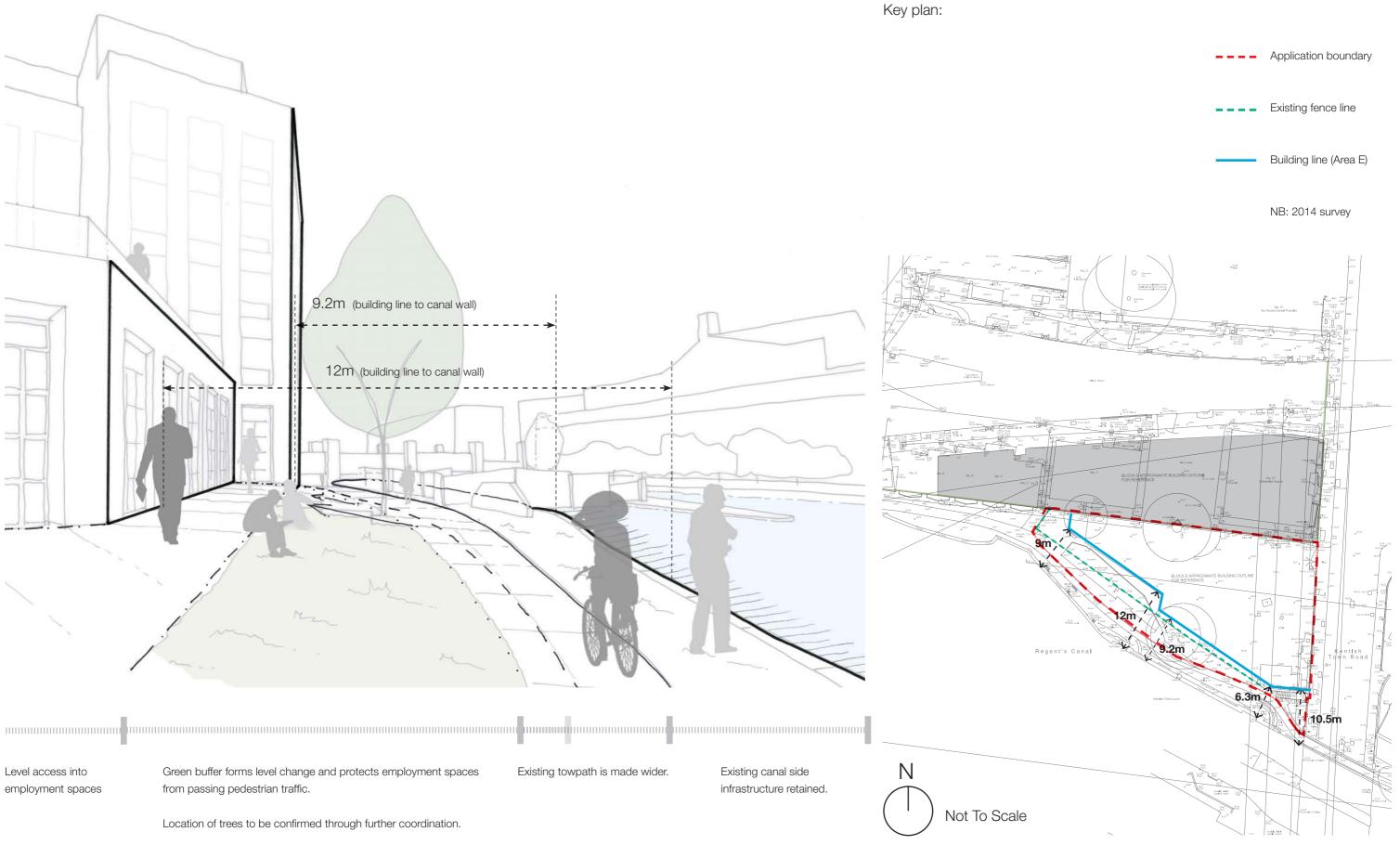
As well as forming a buffer between these zones and the building line to create an environment appropriate to employment uses inside the ground floor of building E.



Not To Scale

Ground Level Landscape

Strategic Approach



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.

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



Indicative image only.

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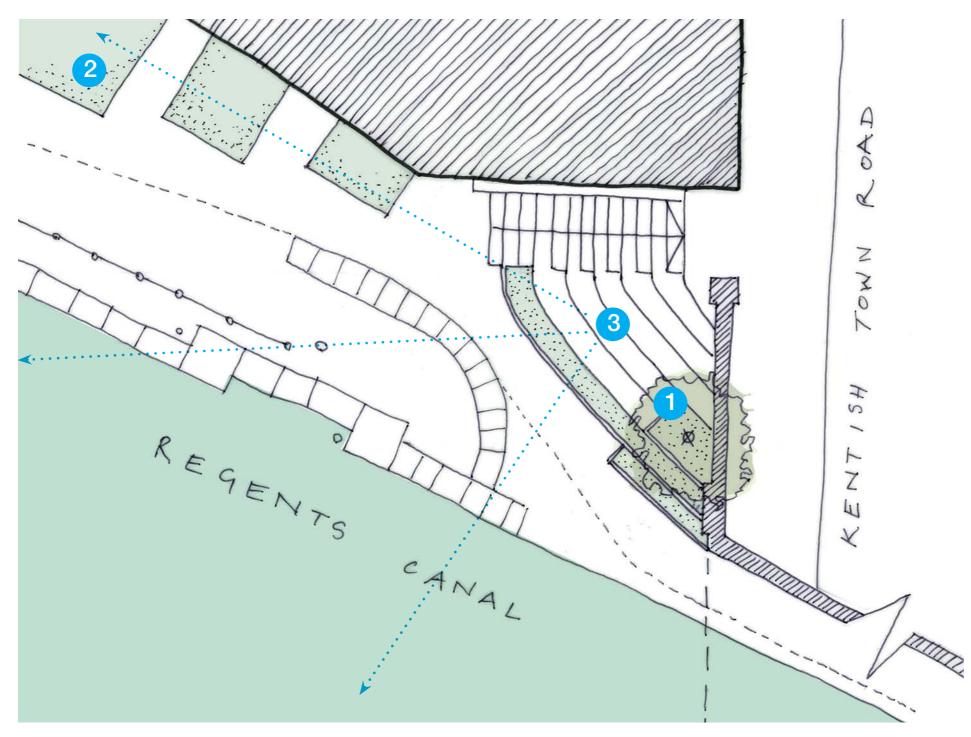
EXISTING TREE TO BE REMOVED. REFER TO ARBORICULTURAL REPORT FOR DETAILS +25.83ex 1:21 ALL DOORWAYS TO BE LEVEL ACCESS WITH PROPOSED FFL PT2 +25.83ex PT3 26.33 TOW EXISTING FIG TREE TO BE REMOVED. REFER TO HAWLEY WHARF ARBORICULTURAL DRAWING, TF 7527S/101 AND ASSOCIATED REPORT FOR DETAILS 26.33 N 26.30+ PROPOSED STEPS WITH 1.1m HT STAINLESS STEEL HANDRAILING AND GRANITE CORDUROY PAVING TO TOP AND BOTTOM (NOT SHOWN) TO MEET PART M. OF BUILD. REGS. -EXISTING NATIONAL GRID KIOSK TO BE DRESSED, AREA IN ABEYANCE PRIOR TO CONSULTATION WITH NATIONAL GRID REFER TO FABRIK DRAWING L.251 FOR LEVEL 1 EXTERNAL LANDSCAPE LAYOUT -EXTENT AND DESIGN OF ROOF LIGHT TO BE AGREED. REFER TO ARCHITECTS DRAWING FOR CORD PT3 PT2 +26.25 REFER TO FABRIK LEVEL 6 EXTERNAL LANDSCAPE LAYOUT DRAINAGE TO BASE OF UP-STAND ALL DOORWAYS TO BE LEVEL ACCESS WITH PROPOSED FFL +26.25 26.31 PROPOSED STEPS WITH 1.1m HT STAINLESS STEEL HANDRAILING AND GRANITE CORDUROY PAVING TO TOP AND BOTTOM (NOT SHOWN) TO MEET PART M. OF BUILD. REGS. - PROPOSED STEPS WITH 1.1m HT STAINLESS STEEL HANDRAILING AND GRANTIE CORDUROY PAVING TO TOP AND BOTTOM (NOT SHOWN) TO MEET PART M. OF BUILD, REGS. EXISTING ELECTRICITY CABLE AND LIGHTING COLUMNS TO BE RELOCATED AS PART OF EXTERNAL LIGHTING STRATEGY MASTERPLAN. PROPOSED STEPS WITH 1.1m HT – STAINLESS STEEL HANDRAILING, CYCLE CHUTE AND GRANITE CORDUROV PAVING TO TOP AND BOTTOM. LANDSCAPE DESIGN IS SUBJECT LANDSCAPE DESIGN IS SUBJECT TO ONGOING DISCUSSIONS WITH THE CANAL AND RIVERSIDE TRUST AND NATIONAL GRID. TO BE INTEGRATED WITH STRATEGIES SET OUT IN CLV MASTERPLAN REGENT'S CANAL FRONTAGE FOR BELOW GROUND BUILDJP REFER TO NATIONAL GRID SURVEY INFORMATION EXTENT OF PROPOSED PAVING TO MATCH EDGE OF EXISTING CONCRETE FLAGS PROPOSED PLANTERS SET WITHIN STEPS. REFER TO ENGINEERS SPECIFICATION FOR STRUCTURAL DETAILS EXISTING 1m METAL RAILING RETAINED EXISTING COBBLES TO BE RETAINE KEY LEGEND - HARD LANDSCAPE KEY LEGEND - SOFT LANDSCAPE Paving Type 7 - Natural Granite Setts 100 x Random x 80mm Colour: Light Grey Proposed FSC certified timber seating to match benches on approved application site Red - Suggested Application Boundary Blue - Site Boundary (Deeds) PT7 Paving Type 19 - Tactile Blister Paving 400 x 400 x 65mm Colour: Light Grey Paving Type 1 - Existing Canal Towpath PT19 Concrete Edging Kerb Yorkstone Flags Made good where necessary Paving Type 2 - Staffordshire Blue Diamond Chequered Paver 220 x 105 x 65 mm Boundary Type 3 - Retaining Brick Banding to match building facade, 215mm width Proposed Site Levels (Existing levels include an 'ex' Furniture Type 1 - Stainless Steel Handralls to 1.1m helght Paving Type 3 - Natural Granite Setts 450 x 150 x 80 mm Colour: Dark Grey Proposed Mixed Herbaceous PT3 FT1 and Low Shrub Planting

Ground Level Landscape

Proposed

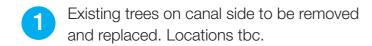
Extract from Fabrik Landscape Architect's design report.





Proposed Plan

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

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.





Potential types of cycle gully, clip on or embedded

