

Figure 33: N-S Section through the Northern Gateway



Cherry 'The Bride' (Prunus incisa)
Flowering trees in the car park planter



Japanese Cedar (Cryptomeria japonica 'Ben Franklin')
On planted mound



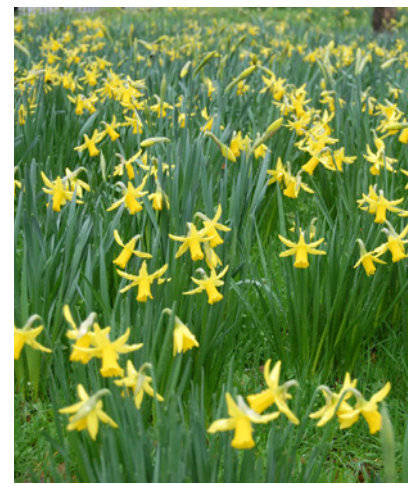
Pachysandra terminalis



Iris germanica 'Immortality'



Lavandula angustifolia 'Hidcote'



Narcissus cyclamineus 'February Gold'

Soft Landscape

Approach

The aspiration is to create a lush, green gateway at the northern end of the site, providing an attractive arrival sequence from the north for both pedestrians and drivers.

The generous space to the north of the access road will be extensively greened, with areas of mounded lawn planted with swathes of seasonal bulbs. Behind the lawns, pillows of low level planting with bold tree planting are proposed, using a combination of tall evergreen trees contrasted with lower level flowering multi-stemmed trees. Both the mounding and trees will help screen views from W1 to the north at low and higher level. The plant species selected to cover the mounds (shown in Figure 34) will form a soft carpet of green, out of which iris and daffodils will emerge in Spring.

To the south of the access road, the visitor and accessible parking bays will be bookended with shrub planting, creating a green focal point at the terminus of Canal Reach and filtering views of the service yard beyond. Incorporated into the shrub beds will be two sets of 4 Sheffield stands (16 cycle spaces), either side of the entrance to the car park. Further details on the cycle provision across the Triangle Site are provided in Section 3.4.

Tree Planting Strategy

Evergreen Japanese Cedar trees are proposed to ensure that the gateway is green year-round, while flowering Cherry trees will provide seasonal interest, as illustrated in Figure 34.

Planting Strategy

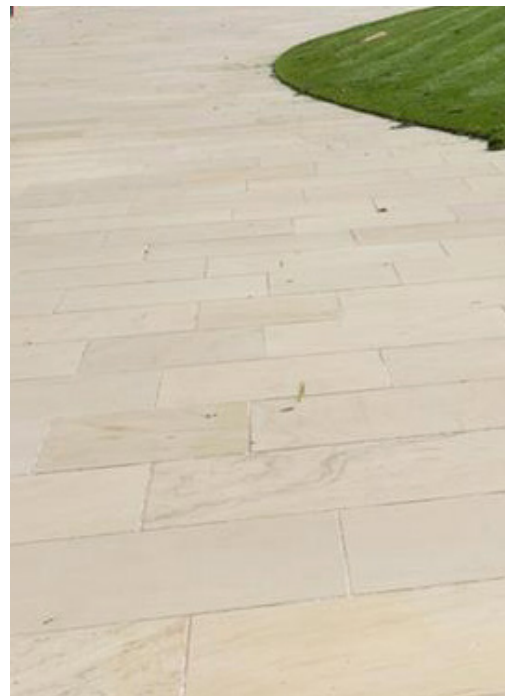
The chosen groundcovers comprise robust carpet-forming creepers, which will be combined with a selection of purple and white flowering shrubs for height and interest (see Figure 34). Yellow daffodils will create colour variation in the spring.

A full planting schedule forms part of the Drawing Package which accompanies this submission.

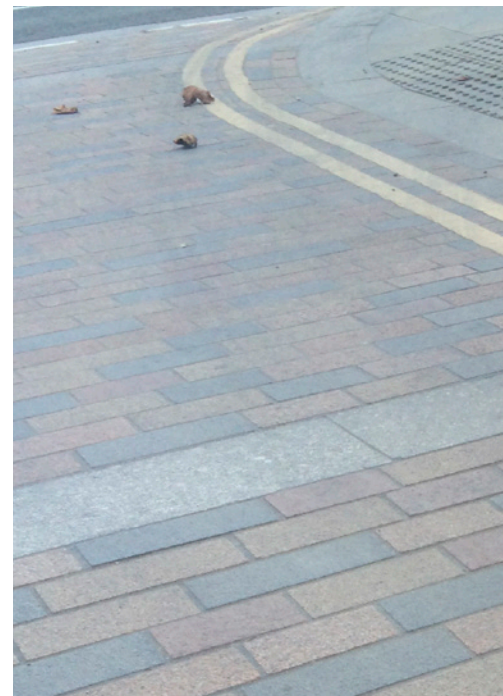
Figure 34: Precedent images showing a selection of the tree and plant species proposed for the Northern Gateway



Figure 35: Illustrative view of the Northern Gateway from York Way



Sandstone paving pedestrian routes



High quality granite setts to highlight the parking bays



Tarmac to service yard and access road



High quality granite sett detailing around Sheffield cycle stands and tree pits



Blister flag paving



Drop down bollards

Hard Landscape

The hard landscape for the Northern Gateway, as illustrated in Figures 25 (hard landscape plan) and 36 (hard landscape materials palette) applies a palette of high quality materials that have been used across the KXC development. The use of these materials on the Triangle Site ties it into the language of the wider improvements to the public realm along York Way (Section 3.3) and the new public realm on the Main Site.

In particular, a raised table with granite setts is proposed at the junction of the new access road with York Way which matches the materials used at the junction of York Way and Beaconsfield Street to the west. The access road and service yard will be tarmaced with granite kerb edging. High quality granite setts will highlight the parking bays and surround the stainless steel Sheffield cycle stands, such that they are clearly demarcated to pedestrians. Sandstone paving will provide the pedestrian access into the site, continuing the use of the same stone within the Podium Garden and along York Way.

Lighting

The Northern Gateway offers the opportunity to provide a lighting feature which will reinforce the sense of arrival to the site, as well as its connection to the wider KXC development. Architectural and sculptural interventions will create an effect that is visually engaging at night, whilst also providing the required illumination levels. Opportunities to strengthen visual connections with other public spaces across York Way will also be explored.

Functional illumination will also be provided through a series of discrete pole mounted luminaires. This solution is considered the most appropriate given the residential use proposed for W1, which overlooks the Northern Gateway, as it will avoid potential glare that could arise from building-mounted luminaires.

Figure 36 (left): Extracts from the hard landscape materials palette illustrating proposals for the Northern Gateway



Figure 37: Illustrative view of York Way public realm improvements looking towards Building W2

York Way Public Realm Improvements

3.3



Figure 38: Precedent images illustrating recent public realm improvements along the west side of York Way (looking west towards Saxon and Rubicon Courts) and the language of materials applied across the KXC site



Approach

Public realm improvements on the east side of York Way will follow the same approach and language of materials as the completed enhancement works on the western side of the street, shown in Figure 38. Robust, high quality materials will be used for ease of maintenance and longevity.

In keeping with those works, it is envisaged that the scheme will include:

- natural sandstone paving;
- granite setts around cycle stands and tree pits;
- tree planting;
- stainless steel Sheffield cycle stands; and
- granite kerb edges.

Figure 38 shows the application of these features along the western side of York Way, outside Saxon Court and Rubicon Court.

This scheme will be applied from the pavement edge up to the building facade, reinforcing the continuity of the street beyond the line of the highway boundary (as shown on submitted drawing KXC_WO_001_DMA569_PL_20_117) and to the building thresholds.

Each of the key elements of the York Way Public Realm improvements is set out in detail in the following paragraphs, specifically:

- Materials
- Street Furniture
- Lighting