

6.0 Landscape

6.8 Roof Top Play

Roof Top Play Area

The roof top on the south block of the site has been dedicated to offering play for resident children. The space measuring 110m² has been designed with play elements for 0-5 year olds in line with the child occupancy and play space requirements.

The roof garden includes safety surface areas with integrated play equipment. These spaces provide doorstep play space for the residents. Wobble boards, stepping stones and balance beams provide play objects for children aged 0-5 years in order to help improve balance, coordination and courage. These areas are open and seating has been placed nearby to allow for surveillance by parents and guardians.

The south side of the roof includes a flush timber deck with integrated vertical timber posts, climbing equipment, cargo nets and stage space. This palette

of equipment provides additional play for 0-5 year old and helps improve strength, agility, courage and social confidence.

The roof garden comprises of a central artificial grass lawn which provides space for both active and passive recreation. All ages and abilities can access the roof spaces providing a vital area for interpretive play as well as socialising and relaxing.

The space is surrounded by a reinforced glass balustrade of 1.8 meter height which is framed by 500mm GRP planters to the outside of the balustrade. Users of the space will have views out over Camden's residential skyline from withing safety of the balustrades.

The space outside the balustrade has been vegetated with a palette of grasses.



Artistic Impression - Roof Top Play - Level 04



Illustrated Plan - Roof Top Play - Level 04

6.0 Landscape

6.9 Communal Roof Terrace

Communal Roof Terrace

The roof top toward the centre of the site on the 6th floor is a dedicated communal roof terrace. This space is where people will enjoy the best views from site towards London and Camden town. Elegant corten steel structures emerge from the roof accompanied by rich planting beds and ornamental specimen plants that provide height and strong colour in the space. Two square turfed lawns are designed at both ends of the roof allowing users to have an open sunny side and a slightly smaller and shaded intimate side.

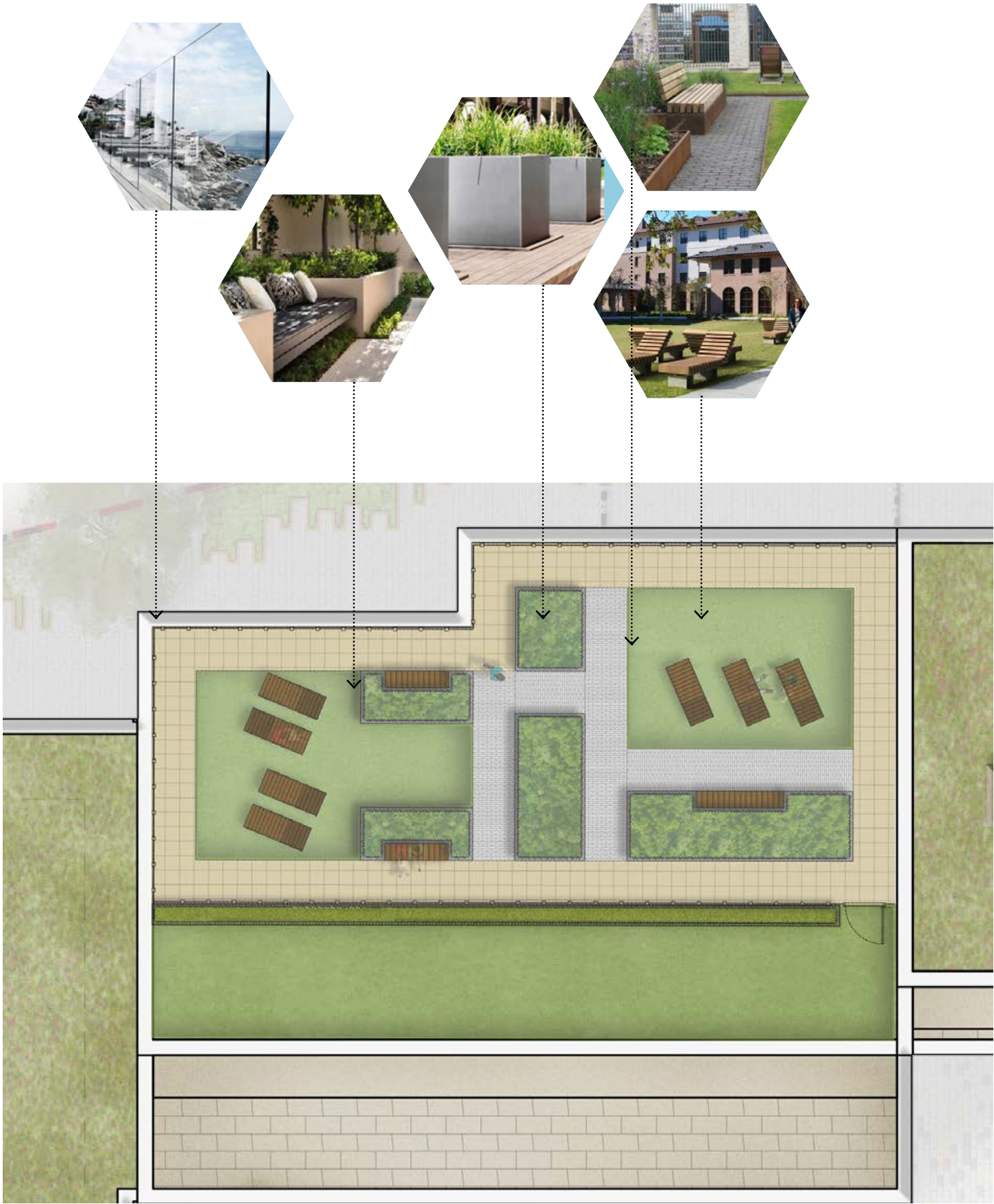
The shape and form of these elements create a flexible space demarcated by a change in surface material from flag paving surrounding the space to a smaller grain concrete ‘brick’ like paver in the centre of the space.

A small amount of play has been integrated around the space providing play elements for 0-5 years.



Artistic Impression - Communal Roof Terrace - Level 07

The roof top space as a whole provides a restful area with visual amenity and a palette of furniture accommodating a variety of uses from lounging, sitting, playing and socialising.



Illustrative Plan - Communal Roof Terrace - Level 07

6.0 Landscape

6.10 Play Strategy

Play Strategy

Centric Close is located within close proximity to many key amenities. Restaurants, supermarkets and cafés are plentiful in the area. London’s key outdoor spaces including Primrose Hill, Regents Park and London Zoo are located within a short 10min walk distance from the site. These off site green spaces and amenities in close proximity to Centric Close will form the off site provision for children 5-11 years and 12+ years to play.

The approach to play within the scheme is to provide formal rooftop play for the children 0-5 years.

The communal roof garden on the 6 storey block to the centre of the development provides informal play space around the garden. Integrated into the turfed lawns, stepping logs and timber balance beams offer play opportunity for 0-5 years.

The combination of the formal and informal play provision on the roof tops provides a range of opportunities for active and passive play, which is inclusive of all abilities.



Off site play

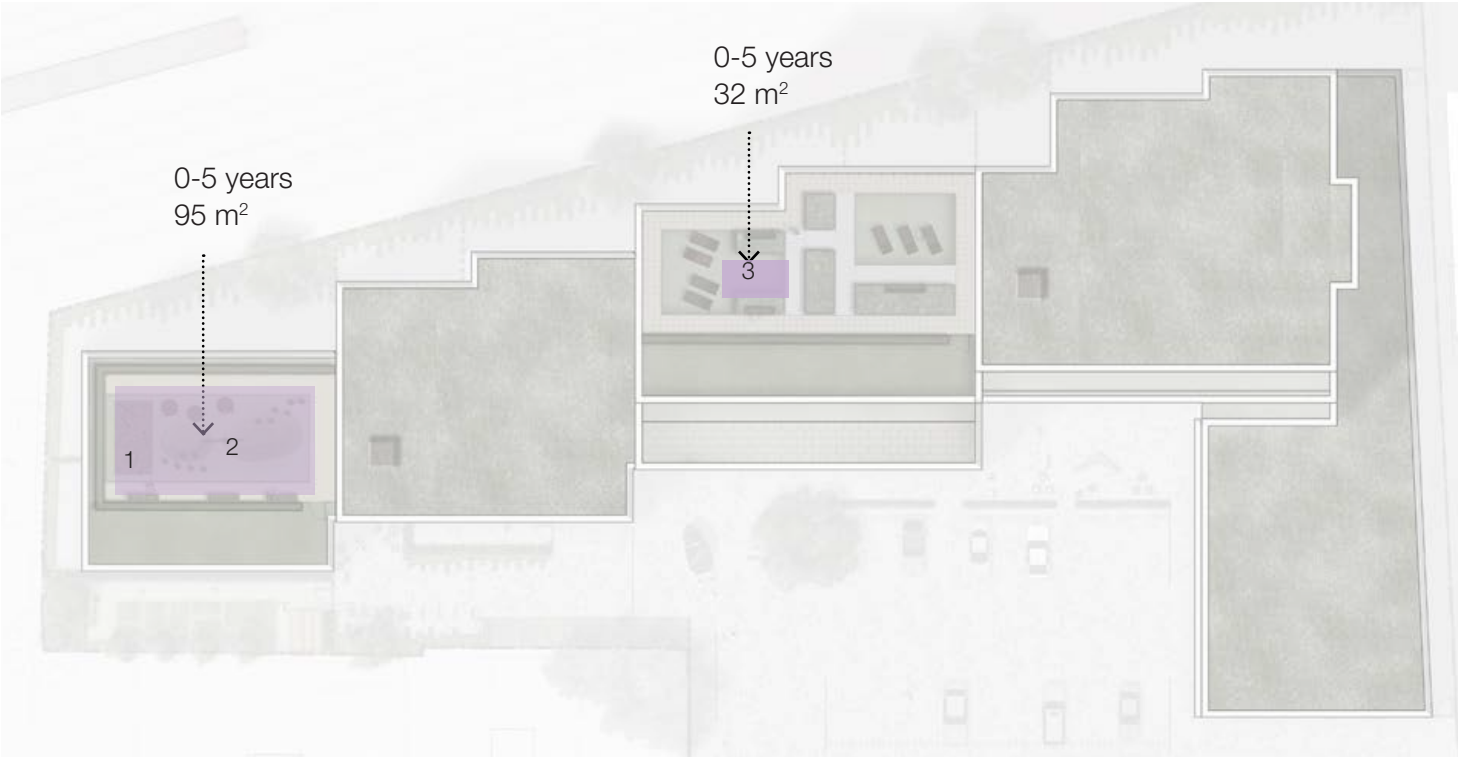
GLA Quantum

Age	Required	Provided
0-5 years	126.75 m²	127 m²
5-11 years	89 m²	0 m²
12+	53.94 m²	0 m²

TOTAL PROVIDED ON SITE 127 m²
TOTAL OFF SITE CONTRIBUTION 143 m²

LEGEND

- Play space suitable for children aged 0-5 years
- 1 Timber play deck
- 2 Artificial turf grass with play equipment
- 3 Informal play equipment in natural turf lawn



6.0 Landscape

6.11 Planting Strategy

Planting Strategy

The development of Centric Close provides a platform for the enhancement of green infrastructure within the site and in the wider context. These enhancements create ecological benefits such as attracting flora and fauna into the site for feeding, roosting and breeding, and controlling sustainable water management.

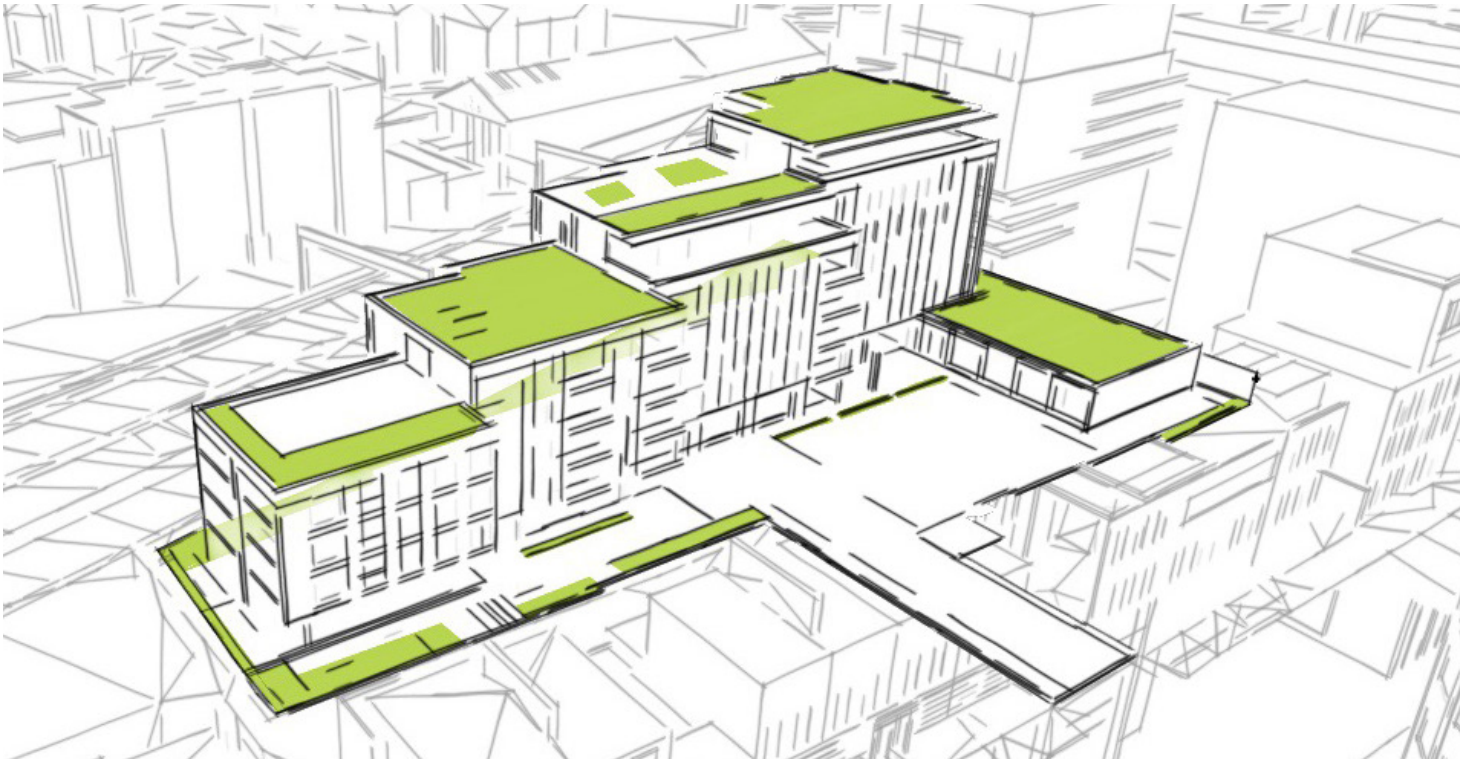
Green Infrastructure

The proposed green infrastructure strategy introduces vegetation onto the site for the first time in over 100 years. Vegetation is brought to the site through new planting, trees and the development of green roofs. Significant green roofing on three of the blocks encourage green links to local green pockets. Trees, planting, habitat areas and elements encourage local wildlife such as birds, bees, invertebrates and small mammals to inhabit the space enhancing local ecology.

The planting palette for Centric Close has been developed to enhance the concept of a London Courtyard and add character to the development. Species have been selected to match the anticipated microclimate, to define spaces and gateways, to enhance ecological diversity and provide visual interest and colour throughout the seasons.

The planting palette has been divided into mixes that define certain areas of the scheme. The following principles have been applied to the landscape design:

- The selection of particular species considers the form and eventual scale of the planting in relation to the elevation of the buildings. The future maintenance requirements of vegetation and their impact on building, pedestrian access routes and access points have also been taken into account;
- The species selection will enhance the concept and the design of the buildings. The use of planting forms and habits respond to the articulation of spaces by framing and terminating views, and celebrating entrances and thresholds; and
- The use of plant species that will increase the biodiversity potential of the site through the use of locally indigenous species will be planted to increase biodiversity.



Green infrastructure diagram

The Centric Courtyard

The courtyard takes a minimalist approach to planting with a simple planting palette. The space is presented with a semi mature Copper Beech tree off centre in the courtyard. Beech hedge buffers define the parking arrangement and pedestrian route along the front of the building.

Residential Mews

The southern linear part of the space take the form of a Mews and is decorated with raised potted plants and a palette of perennial bulbs and ornamental ground cover. This arrangement of plants highlight this area as a welcoming space to the main building entrance.

Self Grow Allotments

The residential mews becomes a communal self grow allotment area giving residents the opportunity to plant and manage a planting palette of their own choice.

Roof Gardens

The roof garden plant species have been selected for their form, interest and colour diversity. Allium and Lavandula provide structure and form, whilst larger specimens Fern species and Dogwood create pockets of shade for the residents in the summer.

The roof gardens are both decorated with raised GRP planters that sit outside of the glass balustrades. These will contain Ilex crenata for structure, with Ophiophogon and Carex grasses that wave in the wind, creating movement and texture.



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6.11 Planting Strategy

Tree Planting

The development proposes six trees to be planted along the private terrace gardens to the rear boundary of the site. Constrained by the rail corridor, the tree planting has been kept to a minimum and species selection limited to slow growing small leaf Judas tree and a single Cherry Tree will feature outside the window as residents stand at the elevator.

A cluster of fruit trees are proposed at the southern end of the site in the self grow allotment area.

A single Copper Beech Tree will feature in the courtyard



Tree strategy diagram



Copper Beech



Fruit Trees



Cherry Tree



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6.12 Material Palette

Materials and Furniture

The hard landscape materials and furniture palette have been chosen to complement the proposed architecture as well as fit into the site's context. Materials and landscape elements have been selected and designed to be robust, easy to maintain, permeable and to enhance the design concept and aesthetic appeal.

Surface Materials

The scheme has a limited surface palette [high quality paving blocks in three varying colour mixes; one charcoal, one buff and one grey, which are laid in a 70:15:15 mix]. The paving will be in natural and warm hues to harmonise with the architectural facade treatment. A raised metal railway track and change in paving colour define the entrance way from Oval road. The use of materials help define the pedestrian side from the vehicular side.

In the courtyard, the use of raised paving blocks act as wheel stops in the parking bays while the railway track bars inlaid into the paving define the edge of parking area and also add character to the courtyard.

Furniture

The seating elements within the project are important part of the scheme as they provide restful spaces for both observing the activities within the scheme and for looking out over the creek. The seats and benches are made with a steel and chunky timber top batons to introduce a softer material into the scheme. High quality raised planters will provide sufficient soil depth, allowing vibrant planting to the roofs.

Grey steel planted pots sit in clusters at the ground level, highlighting the entrances and areas for people to sit.

Boundary Treatments

The ground floor landscape is wrapped with a 1.8 metre double sided close boarded timber fence. This boundary will be a decorative timber fence to create an aesthetically pleasing edge. The form and shape of the timber fence will echo the forms used within the ground plane. It particularly important at the rear of the site to dampen sounds from the active train traffic. This fence will in time be covered in climbing plants.

In order to further enhance connectivity and plug the scheme into its wider context, main entrance gate/railings will be replaced with appropriate style that marks the entrance to Centric Close from Oval Road.



Illustrative Ground floor plan

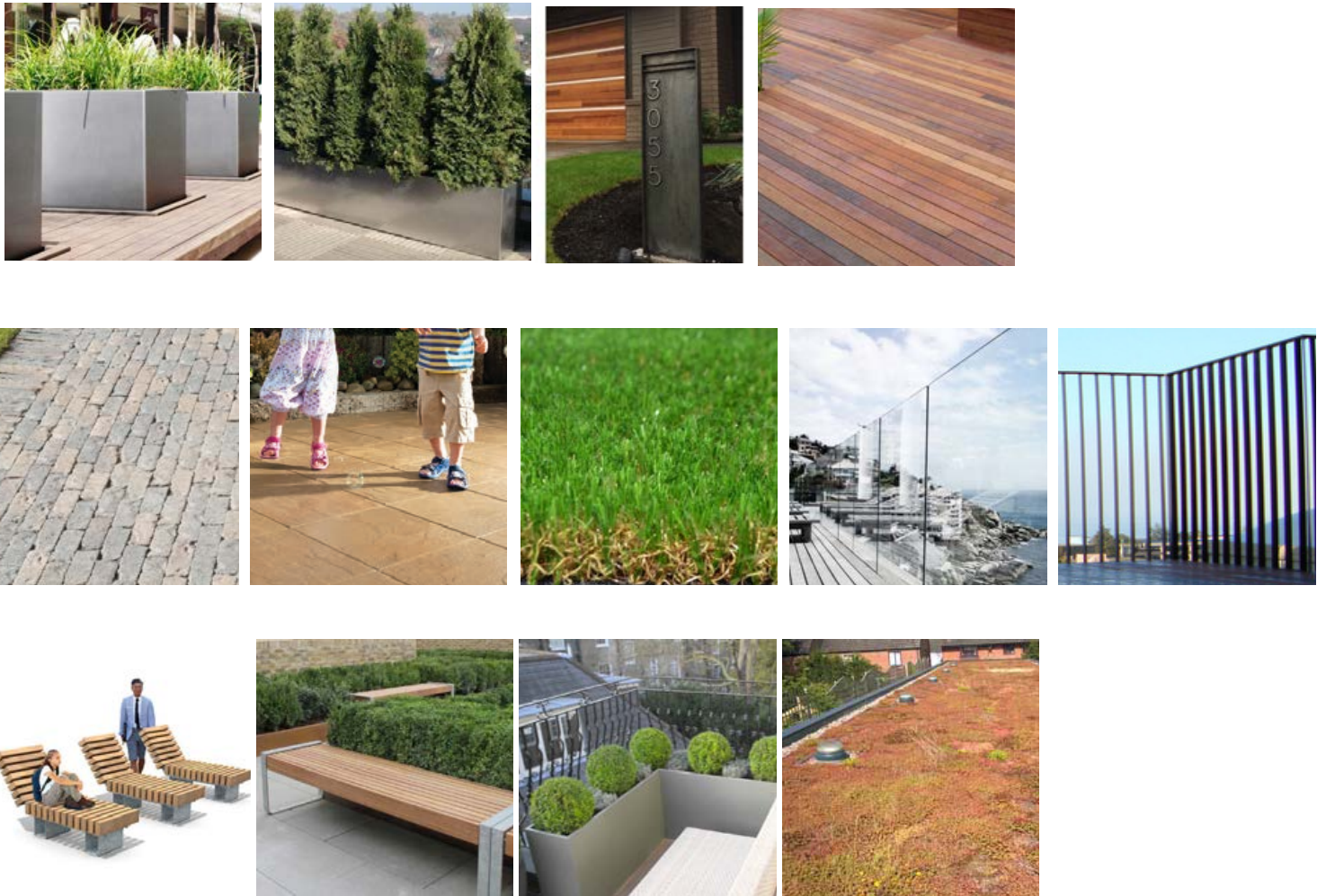


6.0 Landscape

6.12 Material Palette



Illustrative Roof plan



6.0 Landscape

6.13 Lighting Strategy

Landscape Lighting

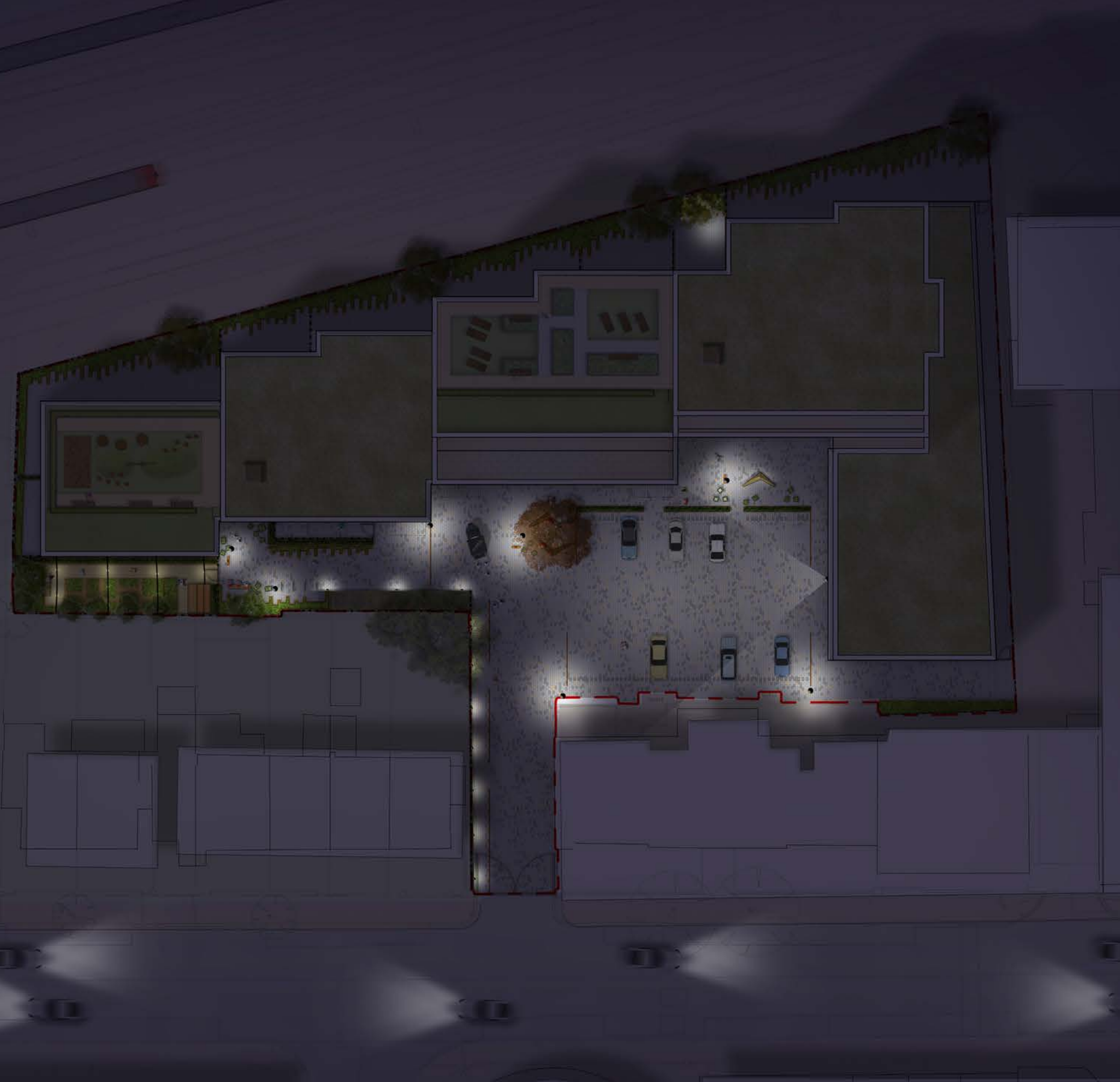
The lighting strategy has been designed to be sensitive and to provide an interface between the proposed development and the surrounding context. It is intended to highlight elements and routes, as well as illuminate the scheme during evening hours for safety.

Care and attention has been given to ensure the quality of lighting is elegant and adds visual value to the locality. The new lighting is specified to be of high quality and designed to function at human scale, whilst intentionally mitigate stray light or sky spill.

Sympathetic lighting helps to foster a feeling of safety at night. The lighting is designed to be of natural warm tone, which is soft and balanced to appropriate low and functional levels. The proposed fittings are robust, elegant and well made to provide an excellent service life.

Tree uplights create a natural ambience and ensure that the trees remain visible to residents and workers during the darker hours, ensuring that the courtyard may still be utilised. Integrated furniture strip lights provide an additional aesthetic dimension to the furniture elements and retain legibility throughout the scheme.

Further information on the lighting proposals will be provided as details via conditions pursuant to a planning consent.



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