



## 6.0 LANDSCAPE

## 6.1 LANDSCAPE VISION

The landscape vision looks to soften and enhance the public realm, improving pedestrian access, movability and creating a greener, healthier environment. The adjacent diagram depicts the various areas of landscape provision with key principles for each listed below:

### PRIVATE GARDEN

- Create a communal space which responds to internal uses within the building.
- Design the spaces to be flexible and facilitate a range of different activities.
- Provide areas which are calm and tranquil for rest and relaxation.
- Design the space so it can accommodate different group sizes and be used by a range of different people at the same time.
- Provide opportunities for residents to work with the garden, like food production and flower arranging.
- Ensure the landscape design promotes a healthy agenda, ensuring the external spaces can be used for recreation and socialising.
- Ensure the garden responds to visitors as well as residents as it is important that they too feel welcome and relaxed.
- Provide a safe child friendly area as relatives will often arrive with grandchildren.

### GREEN STREET FRONTAGE

- Look at opportunities to soften the street, adding to and enhancing existing street trees and planting.
- Improving the experience for the pedestrian and visitors arriving by car
- Maintain good visibility and sight lines to make the public realm feel safe and welcoming
- To provide an enhanced setting for the building, ensuring ground floor uses can activate the street
- Create a legible landscape which is clear, uncluttered and safe both during the day and at night.

### SUNKEN GARDEN

- Design the space to be flexible and facilitate seating/ furniture.
- Create a verdant outdoor space, softening the edges with shrub beds and green wall planting.

### COMMUNITY WALK

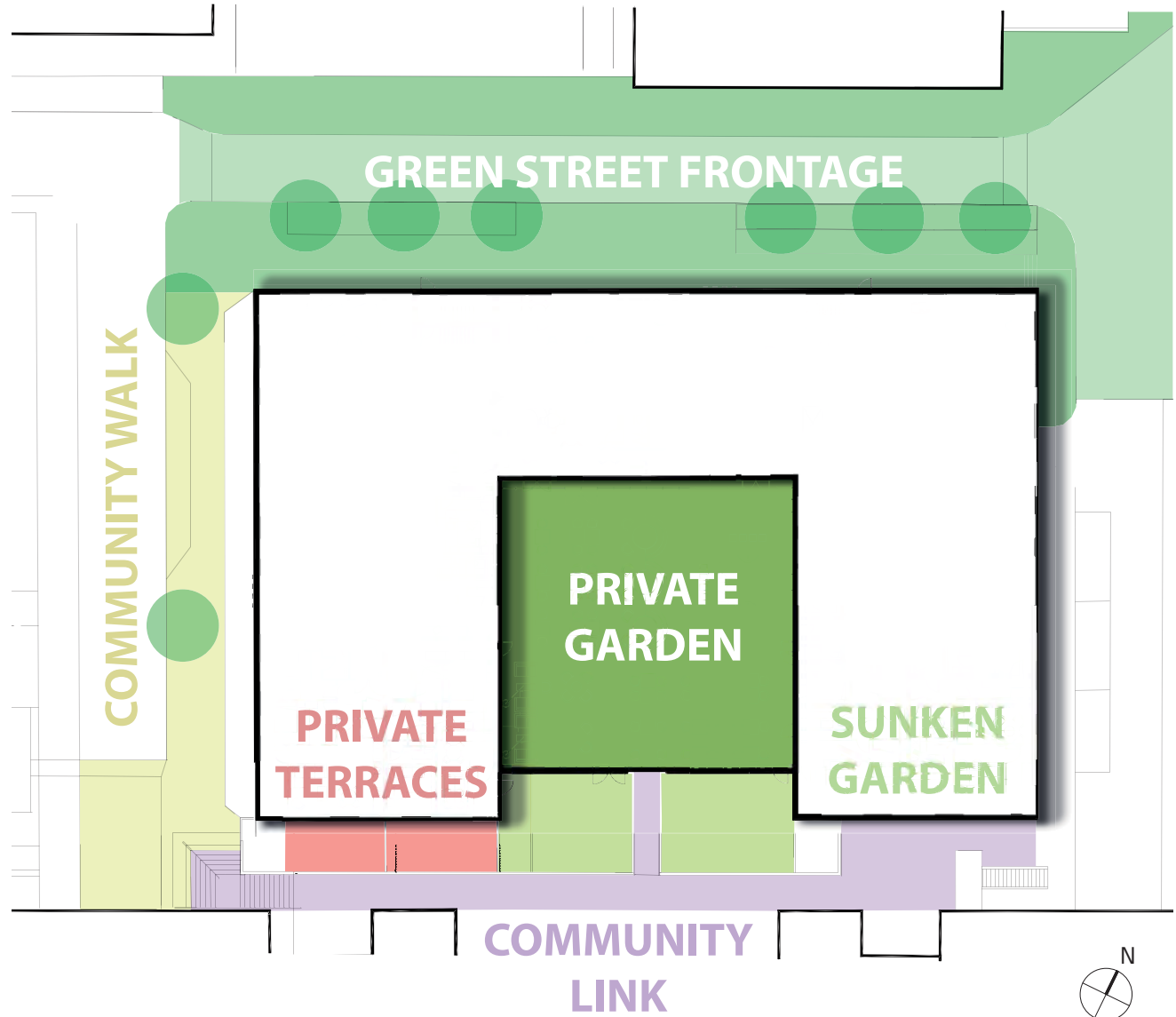
- Improve route legibility for public access.
- Create a well lit, safe environment for pedestrians.
- Improve landscape aesthetic and enhance usability.

### DESIGN REVIEW PANEL

Barton Willmore met with the Camden Design Review Panel on the 11th May 2018 following previous reviews to present the later living facilities new U-shaped design. The design was largely approved, supporting the “generously public realm now proposed” with suggestions to improve both the Architecture and Public Realm. Public Realm suggestions;

- Access from Ingestre Road to the community centre should be improved as much as possible along the west side of the building.
- The design team should ensure sufficient space for trees between the facade of the building.
- Ingestre Road and the internal courtyard should include benches with armrests, suitable for older residents.

These suggestions have been addressed accordingly and are illustrated in the following document.



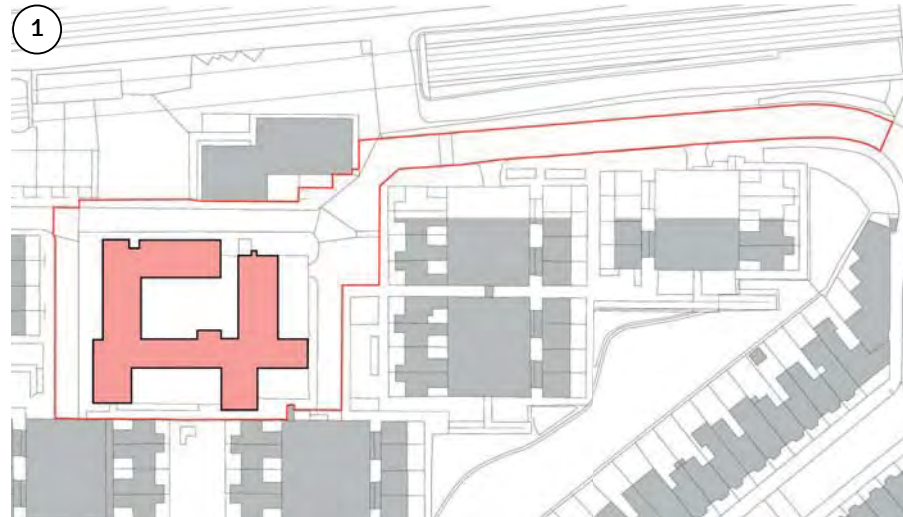
## 6.2 DEFINING THE PUBLIC REALM

To allow for an enhanced public realm the building footprint steps back from the existing, creating space and defining spaces within the public realm. The following diagrams illustrate how the proposed footprint has defined spaces surrounding the building from an improved public realm.

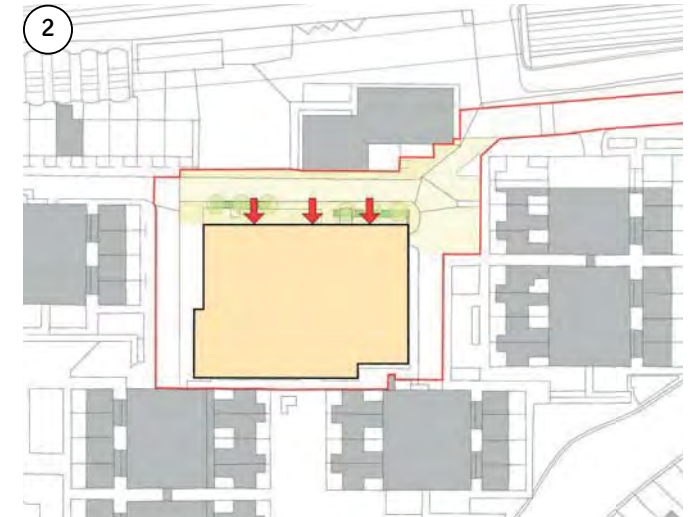
— Planning extent of public realm improvements

### PLANNING EXTENT

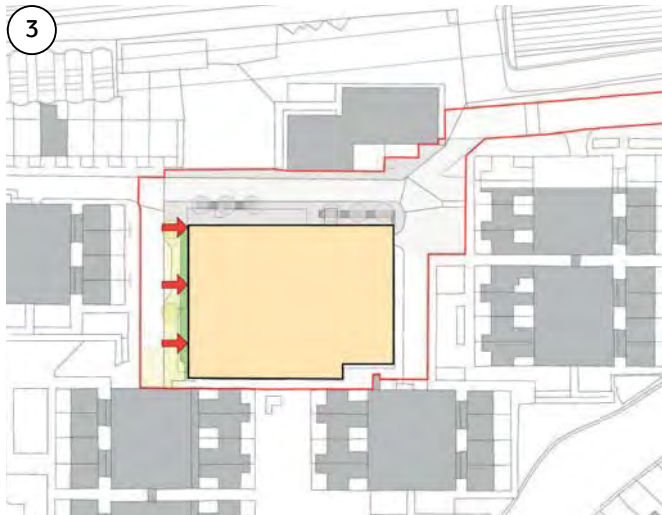
Responding to the interest from the Planners at Camden Council, the developer has agreed to consider an increased area of public realm improvements beyond the site ownership boundary. These improvements will include soft and hard landscaping, furniture, lighting, re-surfacing of existing footways and roads to improve the public realm experience.



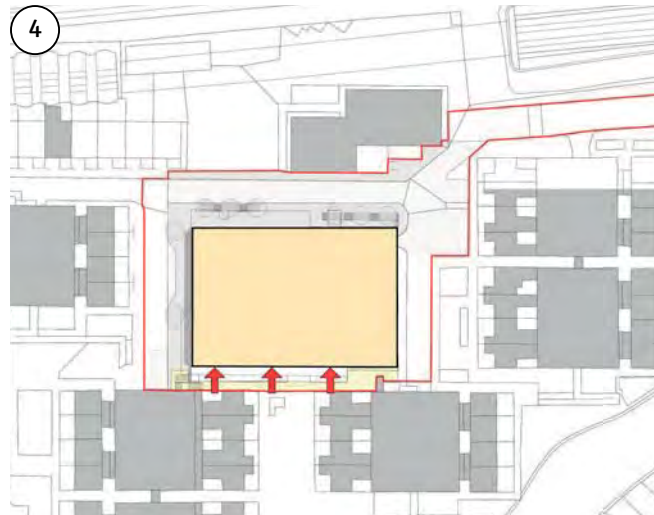
Footprint of existing building



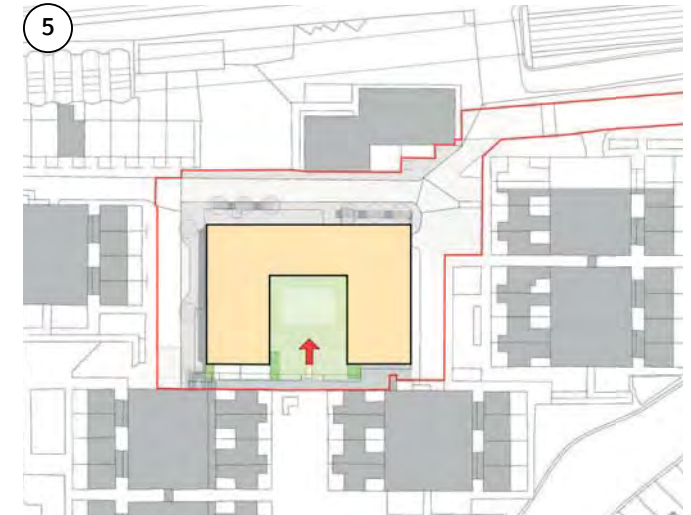
Building line stepped back from Ingestre Road to allow creation of tree lined street, pedestrian movements and active frontage



Building line stepped in to improve long views of staircase to community centre, drop off area and pedestrian movement.



Building line stepped back in from southern boundary to improve west-east link



Courtyard formed to maximise southern aspect



### 6.3 ILLUSTRATIVE MASTERPLAN

The improved public realm enhances both hard and soft landscape within the planning extent boundary creating a greener street environment by introducing a series of new street trees, shrub beds and softer tones of high quality paving. 8 new street trees; 6 set within two generous planting beds and 2 set within the footway. The combination of trees and beds will continue the green avenue of Ingestre Road bringing life into the street environment, mitigate against wind and provide for local wildlife. The hard landscape proposals look to soften the public realm bringing warmer tone of pavers to the street and improving pedestrian movement by creating a raised road surface that suggests pedestrian priority to passing vehicles.

Other public realm improvements include an enhanced connection to the community centre via an improved set of stairs, widened and enhanced with sufficient lighting to create a safe and usable connection.

Two private communal spaces for the residents of the later living facility are integrated into the southern aspect of the development. Spread across two levels both spaces provide amenity spaces for the residents with each offering separate opportunities for social interaction, recreation, relaxation, play, gardening and dining. The Private Garden acts as the main central outdoor space for the later living facility with large lawn area, petanque pitch, sheltered seating spaces, seating terrace and water feature bench. Clear and direct footways will allow for easy access through the garden and generous planting beds lining the space create opportunities for residents to have growing space for roses or produce gardening. The Sunken Garden will act as a space for more intimate social interactions. Sheltered from noise and wind the seating area will provide a space to sit and chat with loved-ones, bask in the sun whilst enjoying the lush backdrop of shrub planting and large green wall.

- 1

Street Trees
- 2

Planting bed
- 3

High quality paving
- 4

Vehicle drop-off
- 5

Pedestrian priority crossing
- 6

Improved stair connection
- 7

Lawn
- 8

Seating terrace
- 9

Grow beds
- 10

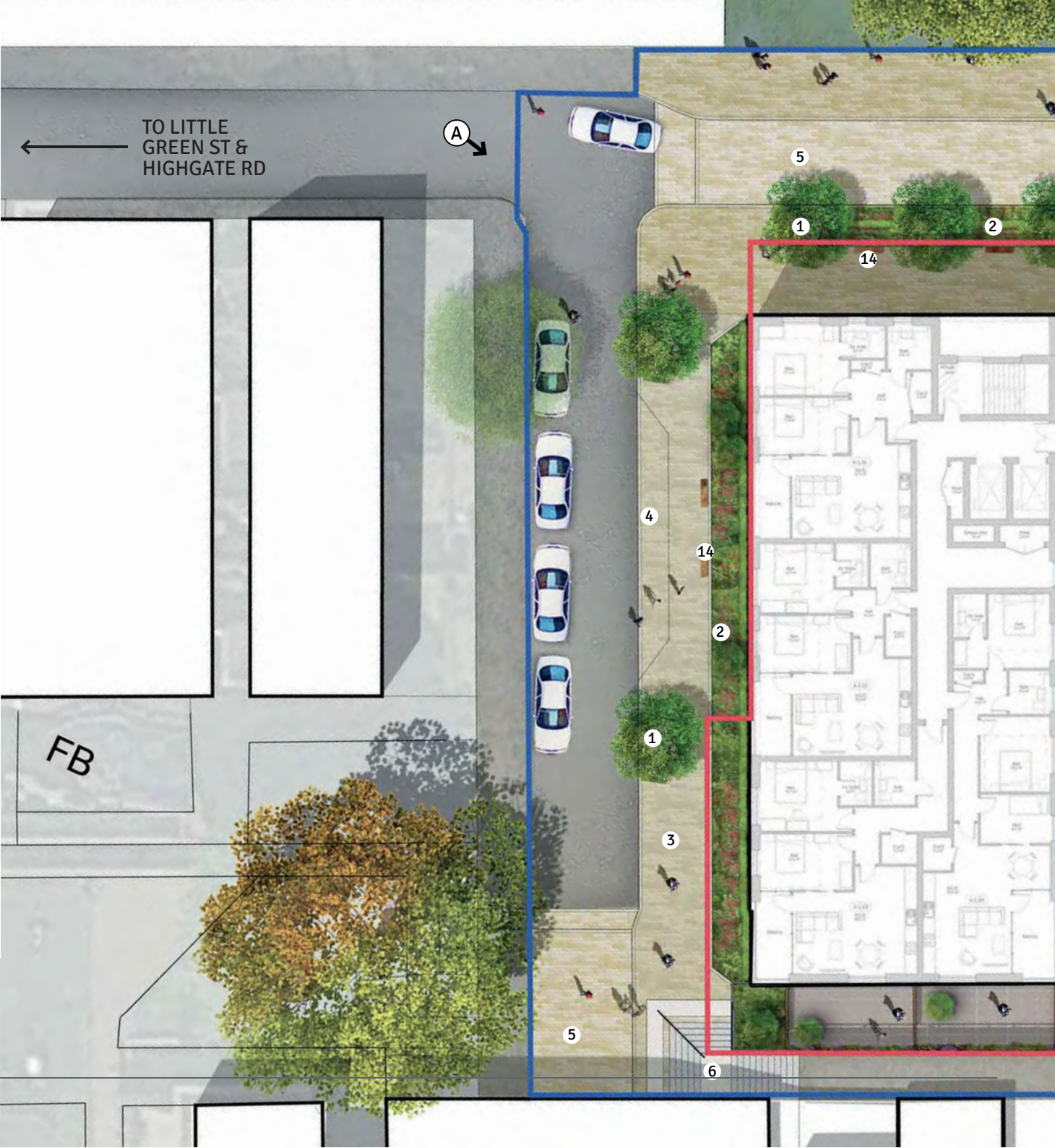
Sheltered seating
- 11

Water feature bench
- 12

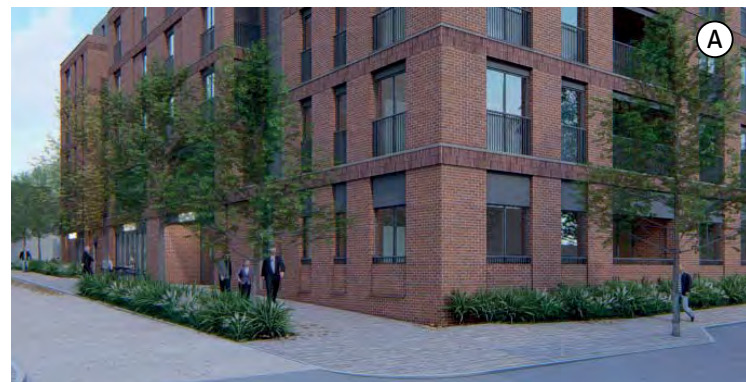
Sunken seating area
- 13

Green wall
- 14

Seating
- Ownership boundary
- Planning extent of public realm improvements









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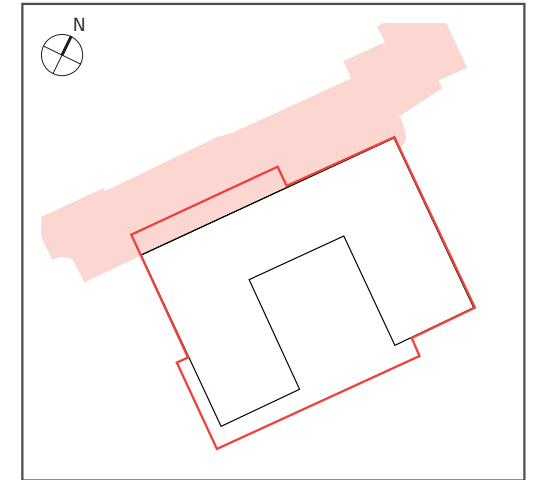
## 6.4 GREEN STREET FRONTAGE

Continuing the green avenue of trees along Ingestre Road, the street incorporates 8 new street trees in two large areas of shrub planting. The spacing of footpaths, roads, planting beds and location of crossing points have been carefully considered to create a usable and attractive public realm. The street environment maintains good visibility, is legible and clutter free but also provides areas for sitting with active frontage on the ground floor. A raised surface treatment creates an environment more suited to allowing pedestrians to cross the road to and from the later living facility. The use of high quality materials, with a combination of hard and soft landscape improvements, ensures a greener, safer environment for both residents and the public.

### KEY PRINCIPLES

- To soften the street, enhancing existing street setting with trees and planting.
- Improved pedestrian experience allowing for ease of movement.
- Maintain good visibility and sight lines with a legible uncluttered public realm.
- A safe and welcoming public realm, both during the day and at night.
- Space for activate street frontage.

Location diagram

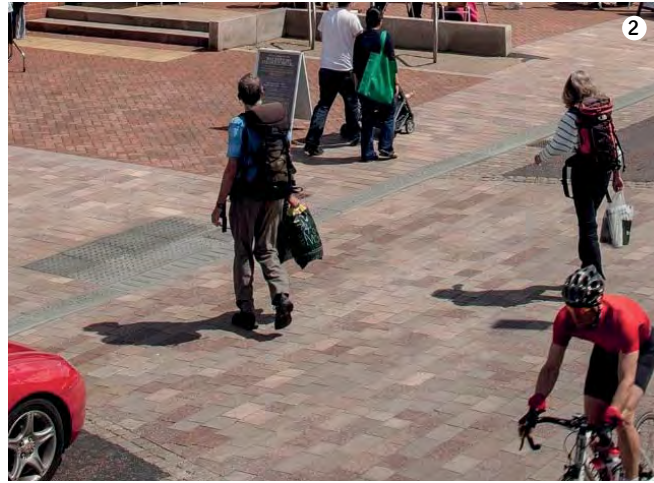




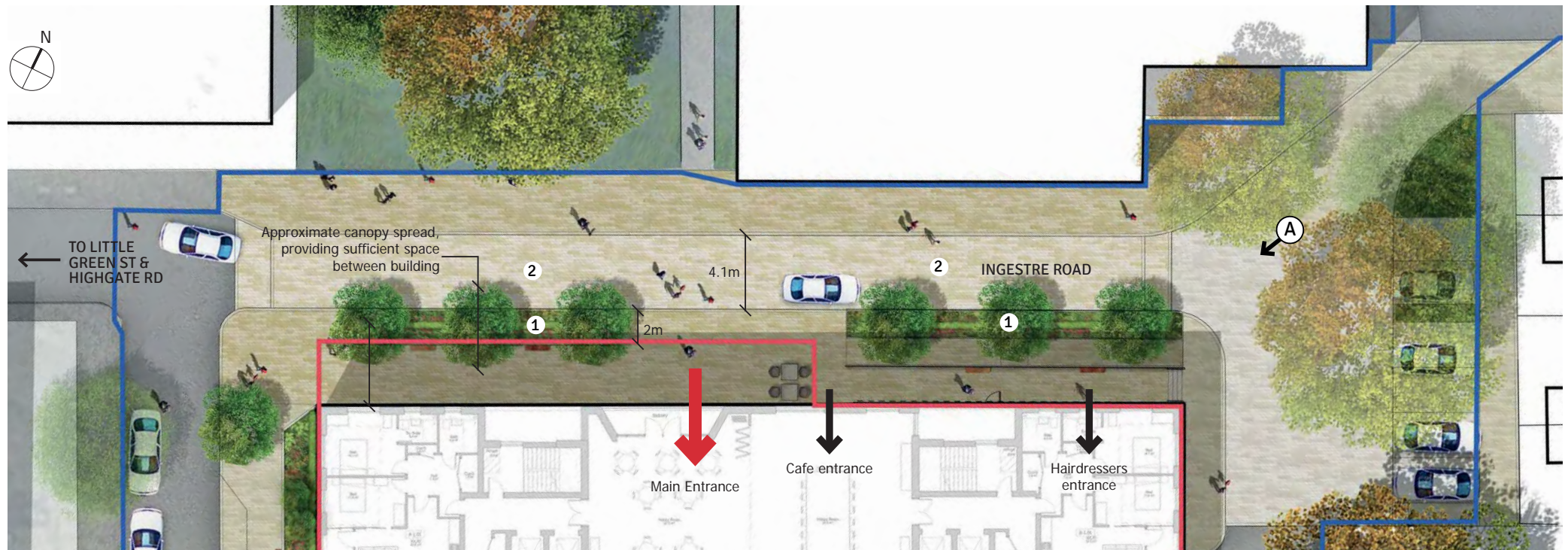
## Precedent images



Street trees in planting bed



Raised shared surface, pedestrian priority crossing





# 6.5 COMMUNITY WALK

Providing the community with an improved pedestrian connection to the Community Centre the south/west public realm has been designed to create a clear and legible route. Sight-lines to the stepped access have been enhanced and the addition of a community art wall can further enhance the route. The existing stair access has been improved, widening the stair flight and ensuring the steps and risers conform to British Standards. A raised pedestrian priority shared surface has also been included to ensure safe crossing locations. Lighting and visibility will be important to ensure the environment feel safe both at day and night with incorporated lighting into handrails ensuring the steps are well lit.

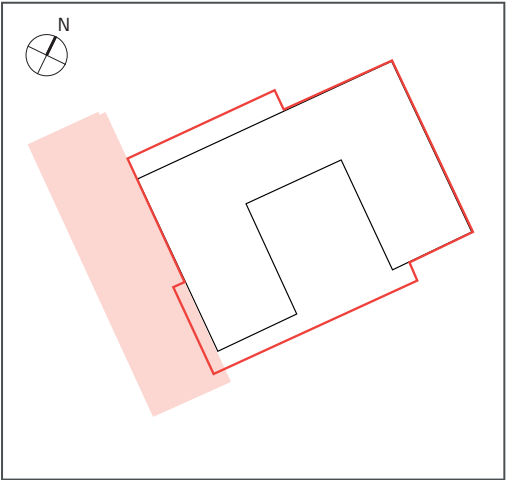
A drop off and short stay lay-by has also been allowed for, located close to the building entrance whilst not blocking views of the front elevation.

Two new street trees are proposed in sensible and credible locations where they have room to grow without over shadowing the adjacent apartments. The tree species have been carefully selected to ensure they are suitable.

## KEY PRINCIPLES

- Clear, legibility route for public access.
- A safe well lit environment for pedestrians.
- A softer improved public realm.
- Safe pedestrian priority crossing.

Location diagram







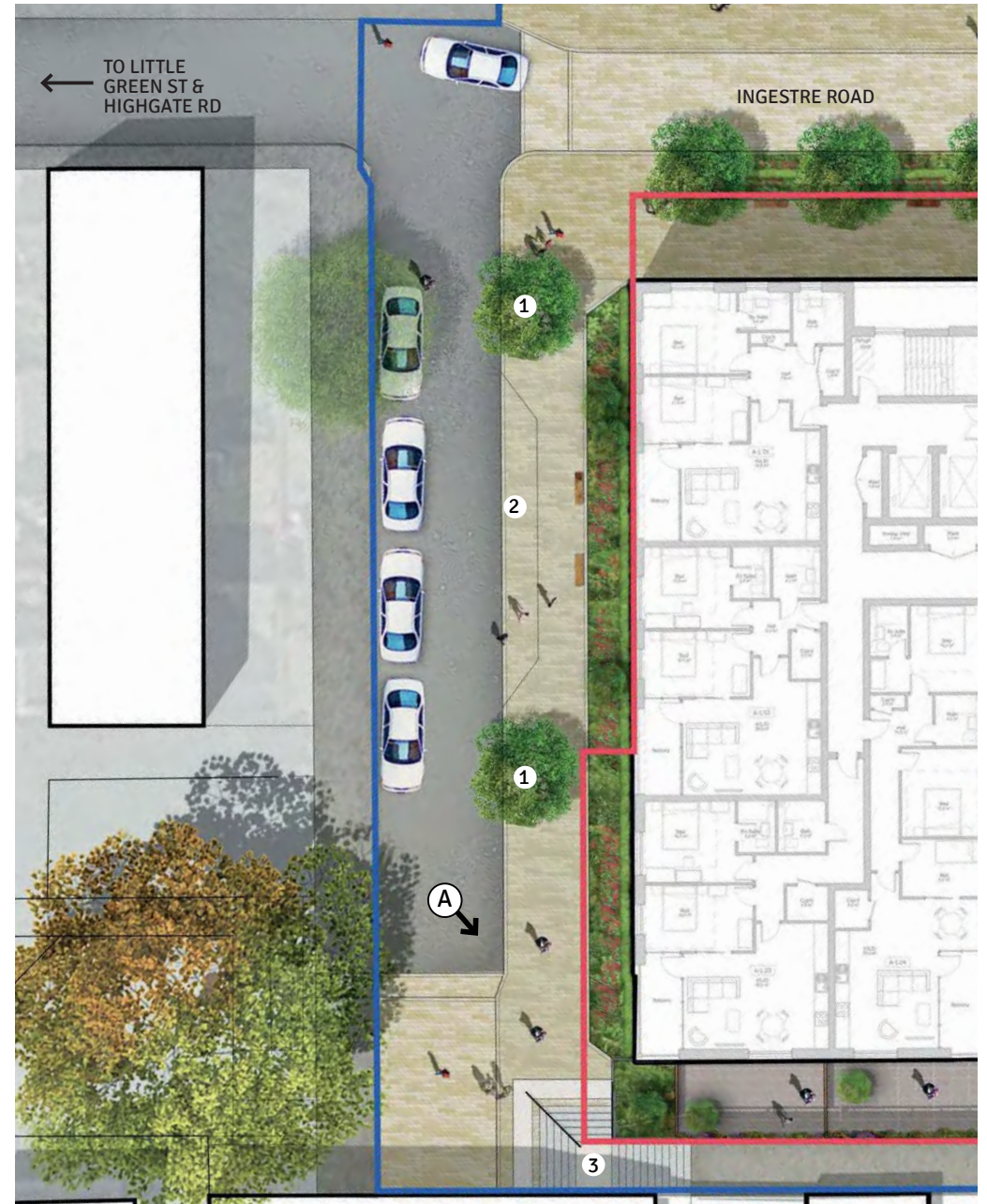
### Trees set within footway



Pedestrian priority shared surface &amp; vehicle drop off



### Corner staircase form





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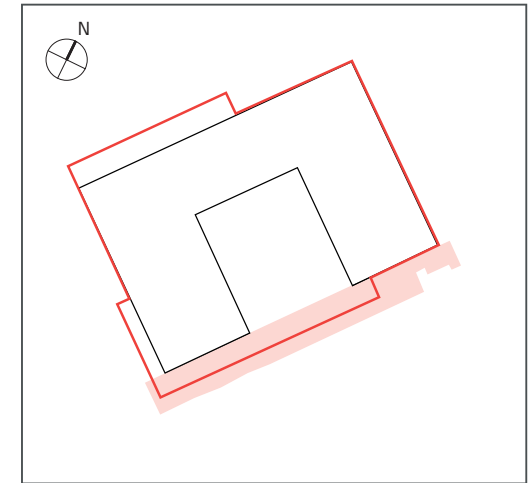
## 6.6 SUNKEN GARDEN

Interacting closely with the ground floor, the Sunken Garden provides a green backdrop to the internal environment as well as ensuring a generous amount of natural light in to the ground floor. The outdoor environment will be a lush, verdant space with a high quality surface. Adorned with furniture the space is an opportunity for residents, staff and visitors to socialize and relax in the sheltered environment.

Planting within the Sunken Garden will bring the space to life with deep planting beds filled with a range of shade tolerant planting and a large green wall providing a lush green backdrop and softening the retained wall the community link.

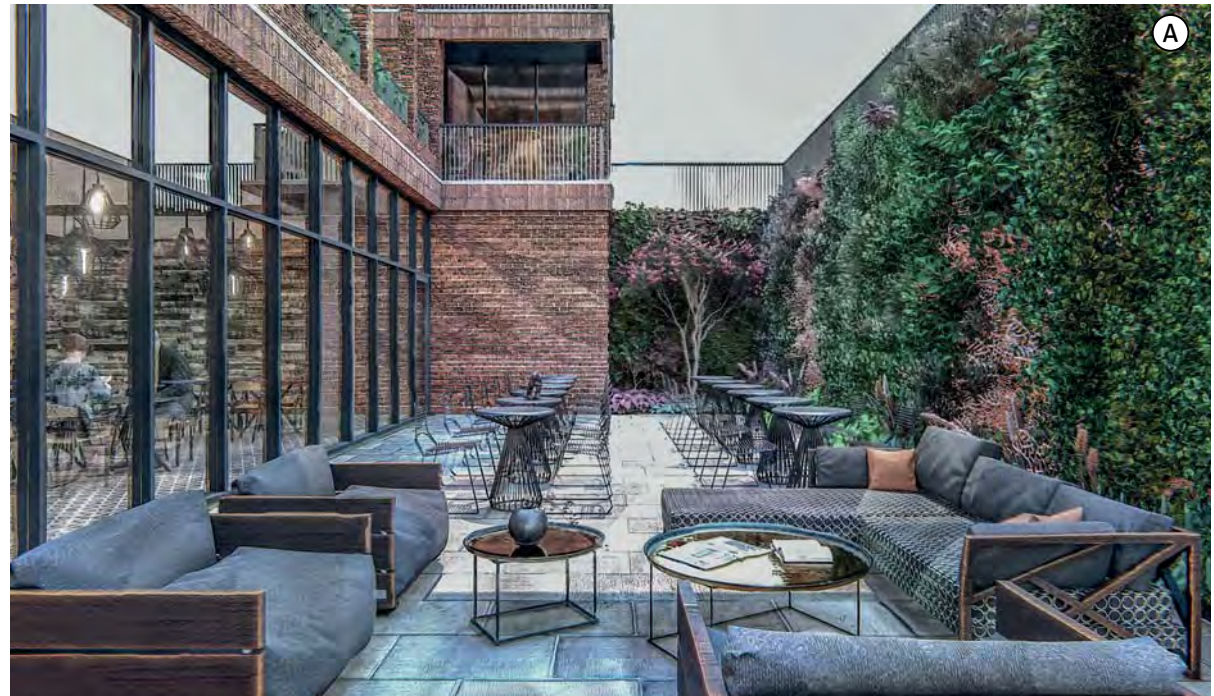
Options were explored to relocate the bridge access for the private garden to an alternative location. However, on reflection the proposals retain the bridge access across the Sunken Garden, but reconsider the scale, design and materiality of the structure itself. The result is the scale of the bridge is minimized and the availability of sufficient sunlight into the garden is not unduly compromised.

Location diagram



### KEY PRINCIPLES

- A flexible space for day to day, event and social interaction.
- A verdant outdoor space, comfortable and visually appealing.
- Maintain levels of natural light.







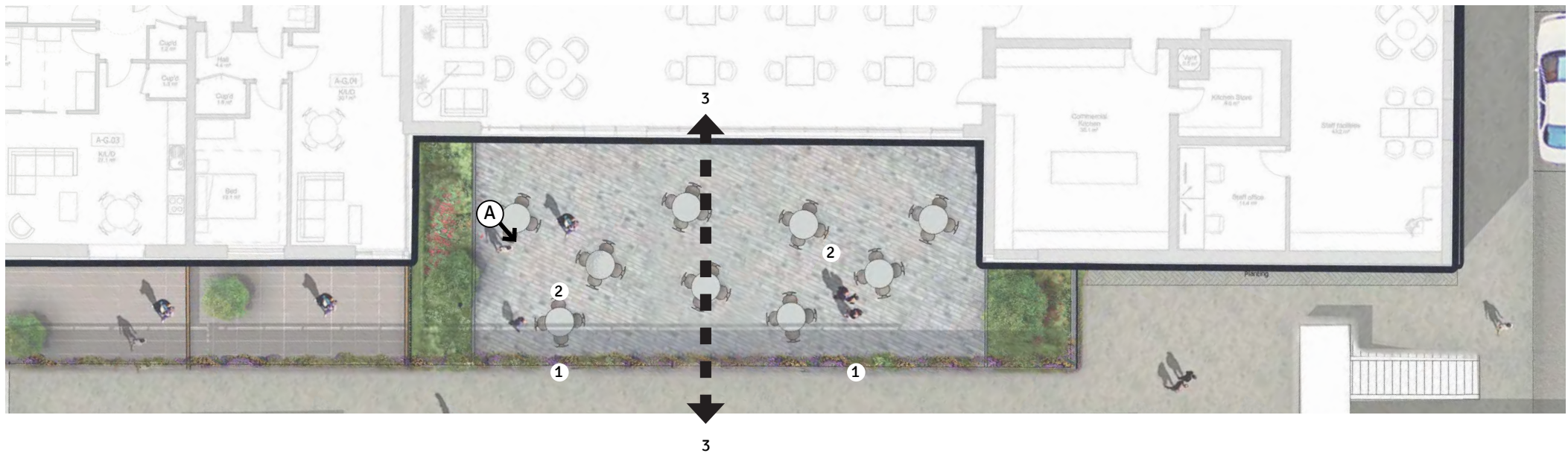
Green wall planting



Flexible seating space



Lightweight bridge





# 6.7 PRIVATE GARDEN

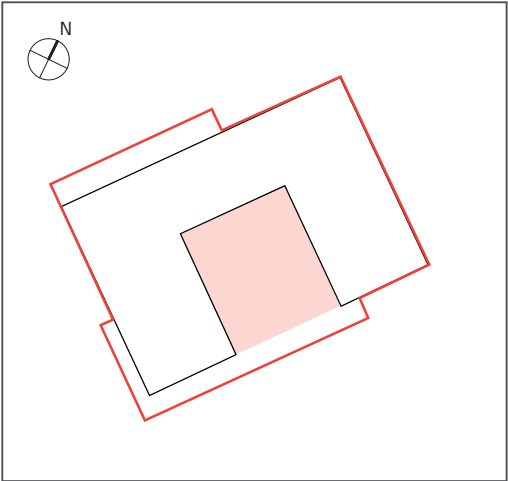
The Podium Garden will offer a refuge to residents, providing a variety of social spaces and areas for passive and active recreation. The space has been designed with flexibility of uses in mind, with a seating terrace to encourage social interaction and dining and host small events and gatherings. The large lawn area is ideal for relaxation, play, yoga and pilates classes.

The subtle introduction of a petanque court, with its adjacent long bench and water feature highlight the consideration and inclusiveness of this space. When not in use the area is tactile, providing a variety of texture, sound and colour to the garden.

Seclusion or privacy, if so desired, can be obtained in the intimate seating area beneath the arbor. Generous shrub beds are filled with ornamental shrubs, but these beds are more than just visual amenity, they also provide opportunities for interaction and ownership in the form of raised beds for growing, to maintain topiary or care for rose gardens.

The perimeter of the garden has been designed to provide a degree of privacy from the south, whilst also allowing adequate natural light. This collectively creates a calm and tranquil environment for residents and their guests.

Location diagram

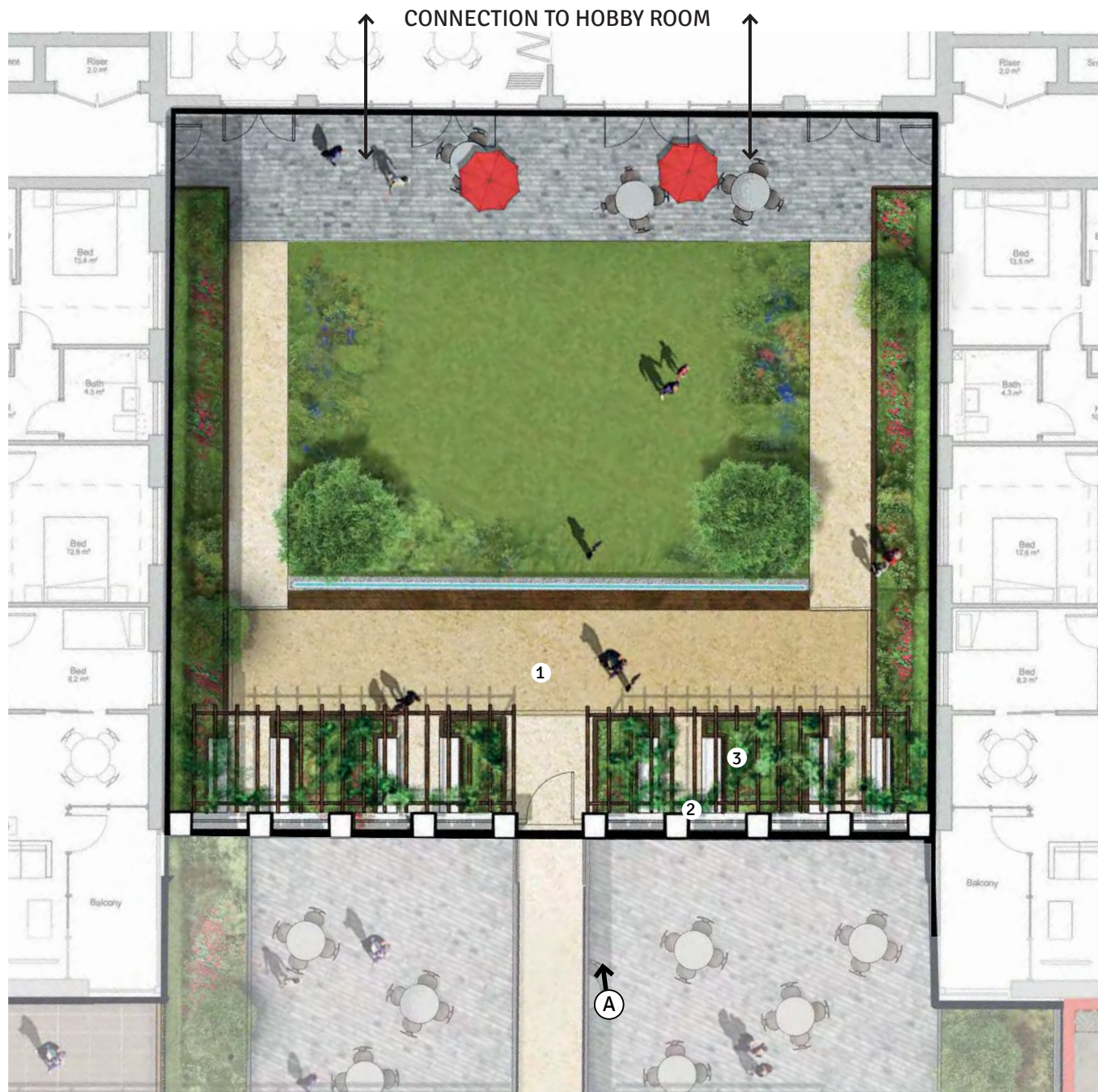


## KEY PRINCIPLES

- A close connection to the internal uses of the building
- Flexible use to facilitate a range of different activities for different sized groups.
- Promoting a healthy lifestyle
- Provide areas which are calm and tranquil for rest and relaxation
- Grow your own and community planting beds.
- An inviting, child friendly and safe environment to residents and their visitors.





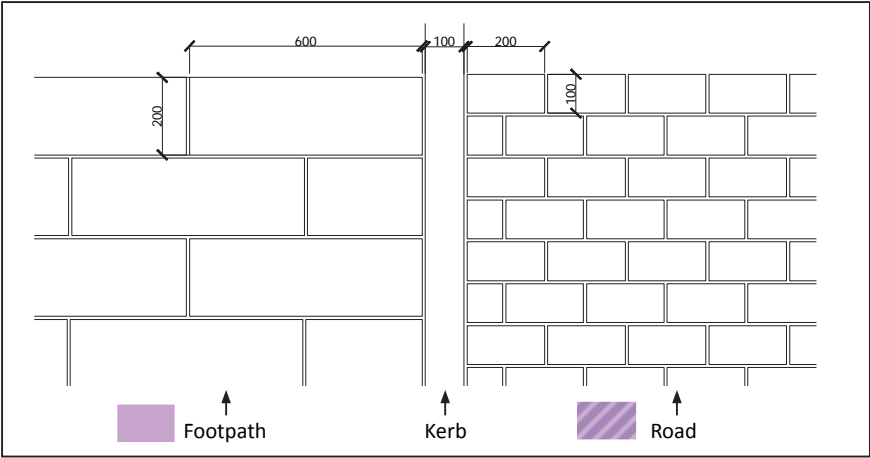




# 6.8 HARD LANDSCAPE STRATEGY

The material selection for the landscape creates a varied palette, ranging from high quality surfacing used in areas of high footfall, to more affordable but hard wearing materials for side roads and secondary access. High quality natural stone will surface the public realm along the green street bringing a warm feeling to the space, with flush kerbs suggesting a pedestrian priority environment. In private gardens a softer approach creates a more homely feel whilst the layout of the surfaces responds to the entrances to the buildings and routes through the spaces.

## CONCRETE PAVERS; FOOTPATH, ROAD PAVING SIZES



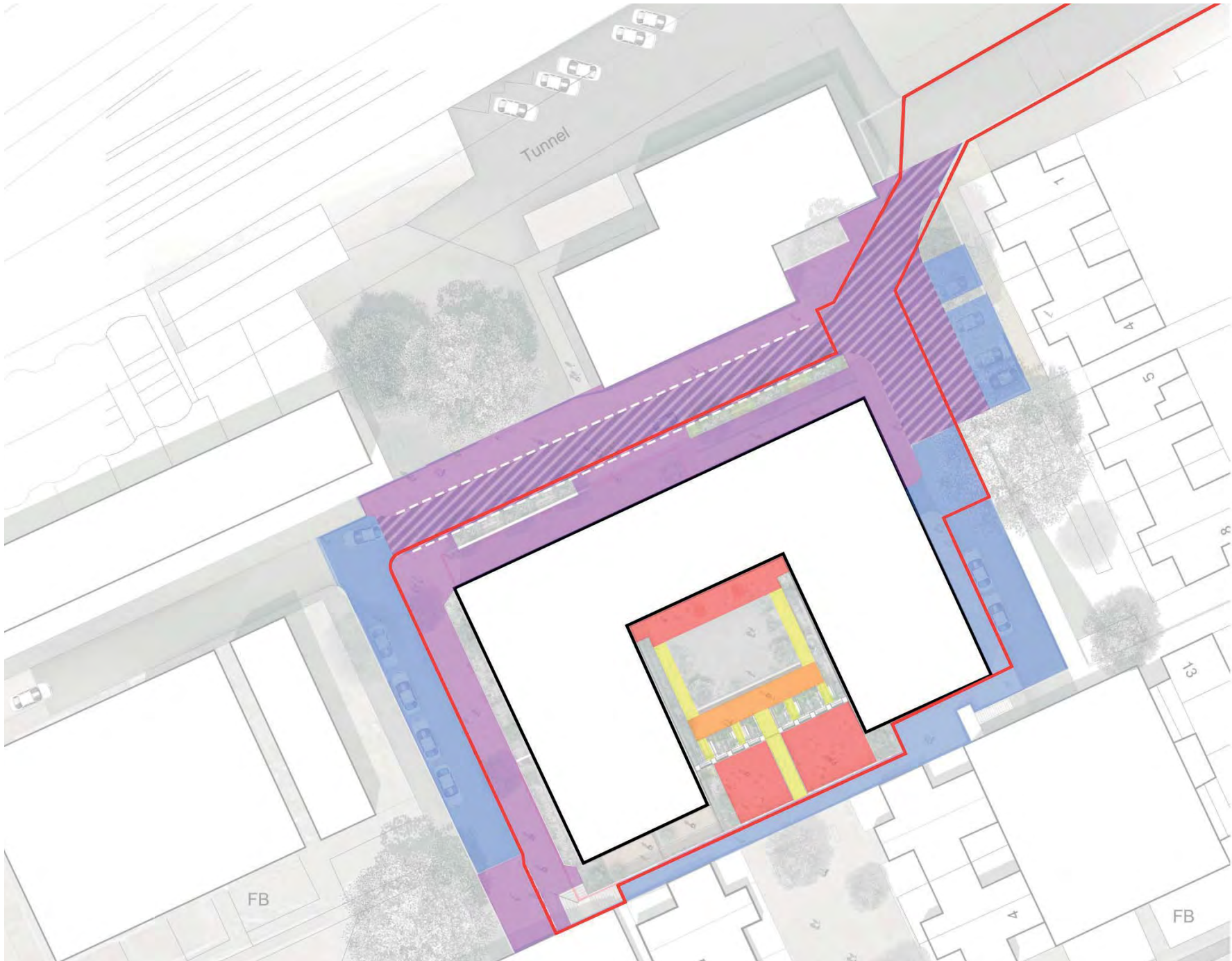
- Planning extent of public realm improvements
- Concrete flags with natural stone aggregate top, Grey, 200x500mm
  - Loose aggregate, 0-4mm wearing course, buff colour
  - Resin bound gravel, buff colour
  - Concrete pavers with natural stone aggregate top, Kellen or similar approved. Buff mix, 200x600mm
  - Concrete pavers with natural stone aggregate top, Kellen or similar approved. Buff mix, 200x100mm
  - 25mm Upstand kerb
  - Tarmacadam, damaged existing to be repair or replaced.

## CONCRETE PAVERS; BUFF MIX SAMPLE



## SAMPLE MATERIALS







## 6.9 SOFT LANDSCAPE STRATEGY

The soft landscape strategy looks to incorporate six new street trees into the northern street frontage, enhancing the public realm and continuing the green street. *Tilia cordata* (Small-leaved Lime) have been chosen due to their attractiveness to insects, bees and together with generous beds of shrub planting maximizing the feeling of a green living. Two *Prunus padus* (Bird Cherry) will replace the existing cherry trees on the west side of the site. This will enhance the street scene giving seasonal interest with white blossoming flowers. Two different shrub mixes are proposed with a hardier but attractive mix for the street environment and ornamental mix for use in the private gardens.

Appropriate soil volume has been provided for all beds and all species selected are to be suitable for their intended environment. This requires plants to typically be more tolerant of the urban micro-climatic conditions, tolerant of shade, exposure to sun, radiated heat and wind.

### GREEN WALL PRECEDENT



### LAWN PRECEDENT



### SAMPLE STREET PLANTING MIX



Bergenia Bressingham Ruby



Hedera helix Green Ripple



Carpinus betulus Frans Fontaine (Hornbeam)



Multi-stem Acer x Freemanii

### SAMPLE ORNAMENTAL PLANTING MIX



Rosa



Hydrangea blue wave



Skimmia japonica 'Rubella'



Liriope muscari 'Big Blue'



Polystichum aculeatum

### HEDGE



Ilex crenata Hedge





Planting Schedule

TREE PLANTING

Species
<i>Acer x freemanii</i> 'Autumn Blaze'
<i>Carpinus betulus</i> <i>Frans Fontaine</i> (Hornbeam)
<i>Prunus padus</i>
Allow approximately 15 cubic metres of sifted top soil for each tree.

STREET SHRUB PLANTING MIX

Species
<i>Bergenia</i> <i>Bressingham Ruby</i>
<i>Cornus alba</i>
<i>Hedera helix</i> <i>Green Ripple</i>
<i>Helleborus orientalis</i> <i>Red Hybrids</i>
<i>Liriope muscari</i> 'Big Blue'
<i>Polystichum aculeatum</i>
<i>Skimmia japonica</i> 'Rubella'

ORNAMENTAL SHRUB MIX

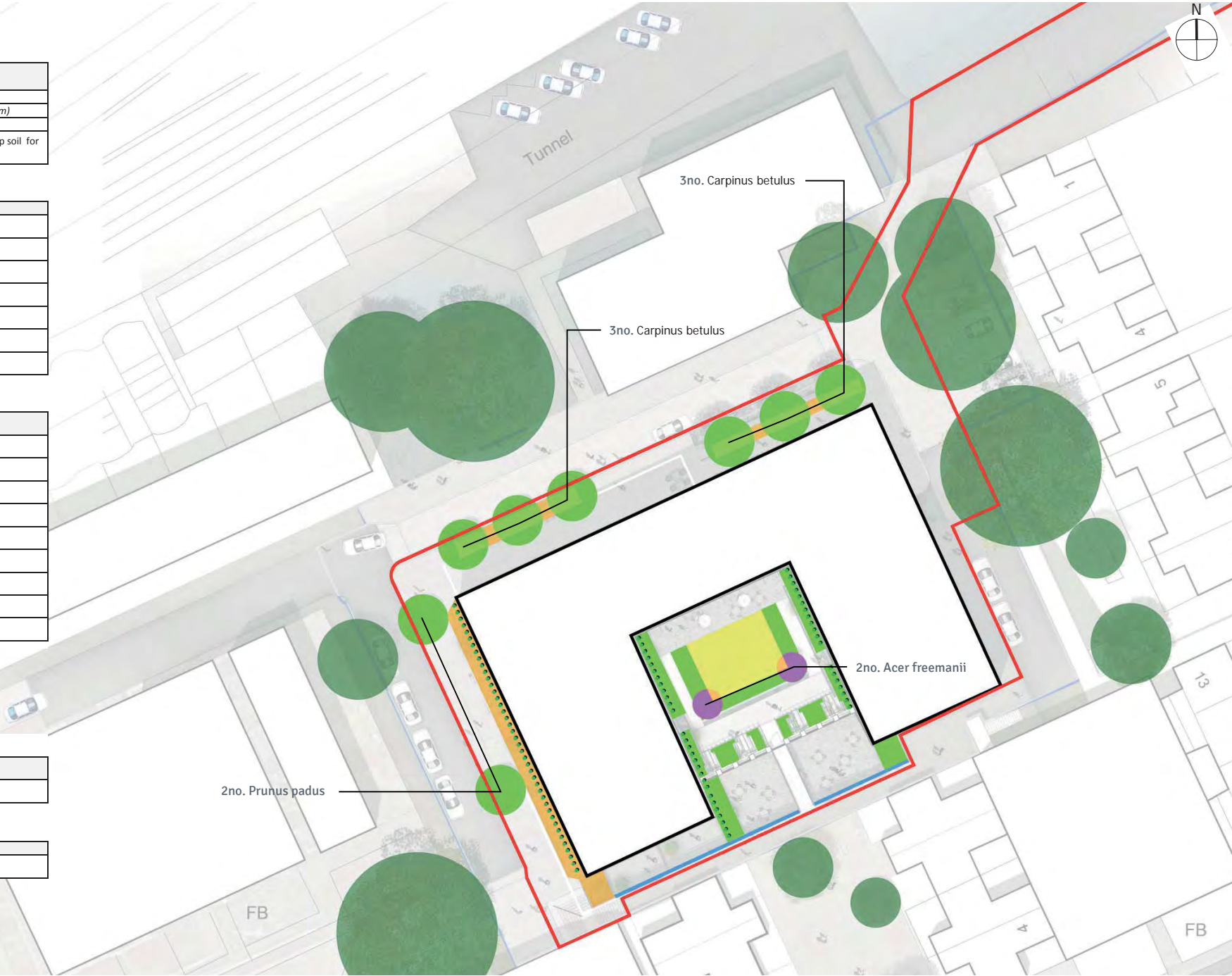
Species
<i>Berberis thunbergii</i> 'Rose Glow'
<i>Hebe</i> 'Autumn Glory'
<i>Hebe</i> 'Mrs Winder'
<i>Hydrangea</i> 'Blue Wave'
<i>Lavandula angustifolia</i>
<i>Liriope muscari</i> 'Big Blue'
<i>Rosa</i> 'Sunshine Flower Carpet'
<i>Skimmia japonica</i> 'Rubella'
<i>Viburnum davidii</i>

CLIMBERS

Species
<i>Trachelospermum jasminoides</i>

HEDGE PLANTING

Species
<i>Ilex Crenata</i>



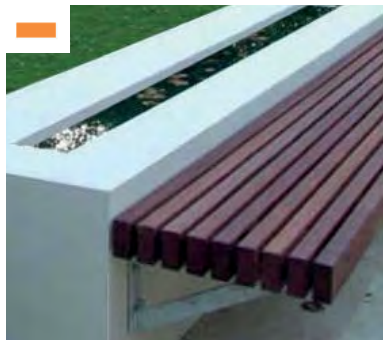


# 6.10 LIGHTING & FURNITURE STRATEGY

A light touch approach to furniture and lighting within the public realm will create a safe and stylish environment, well lit with strategically located seating opportunities. Bench seating with back support and arm rests suitable for the elderly are located in key areas outside entrances, waiting areas and drop-off zones. Bike stands will provide for short stay cycle parking located in an area of good surveillance.

Existing street lighting will be retained where possible whilst new wall mounted down lighting will enhance the public realm environment, maintaining a safe level of street lighting whilst being sensitive to surrounding residents.

## FURNITURE



Hardwood timber seating edge with water feature



Hardwood timber bench with back and arm rest



Stainless steel Sheffield bike stand

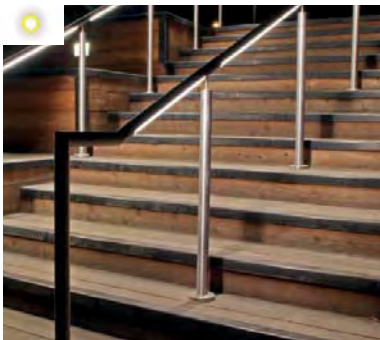


Hardwood top pre-cast concrete seat with back and arm rest

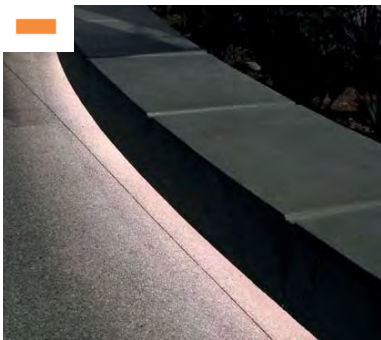
## LIGHTING



Wall mounted down lighters



In handrail lighting

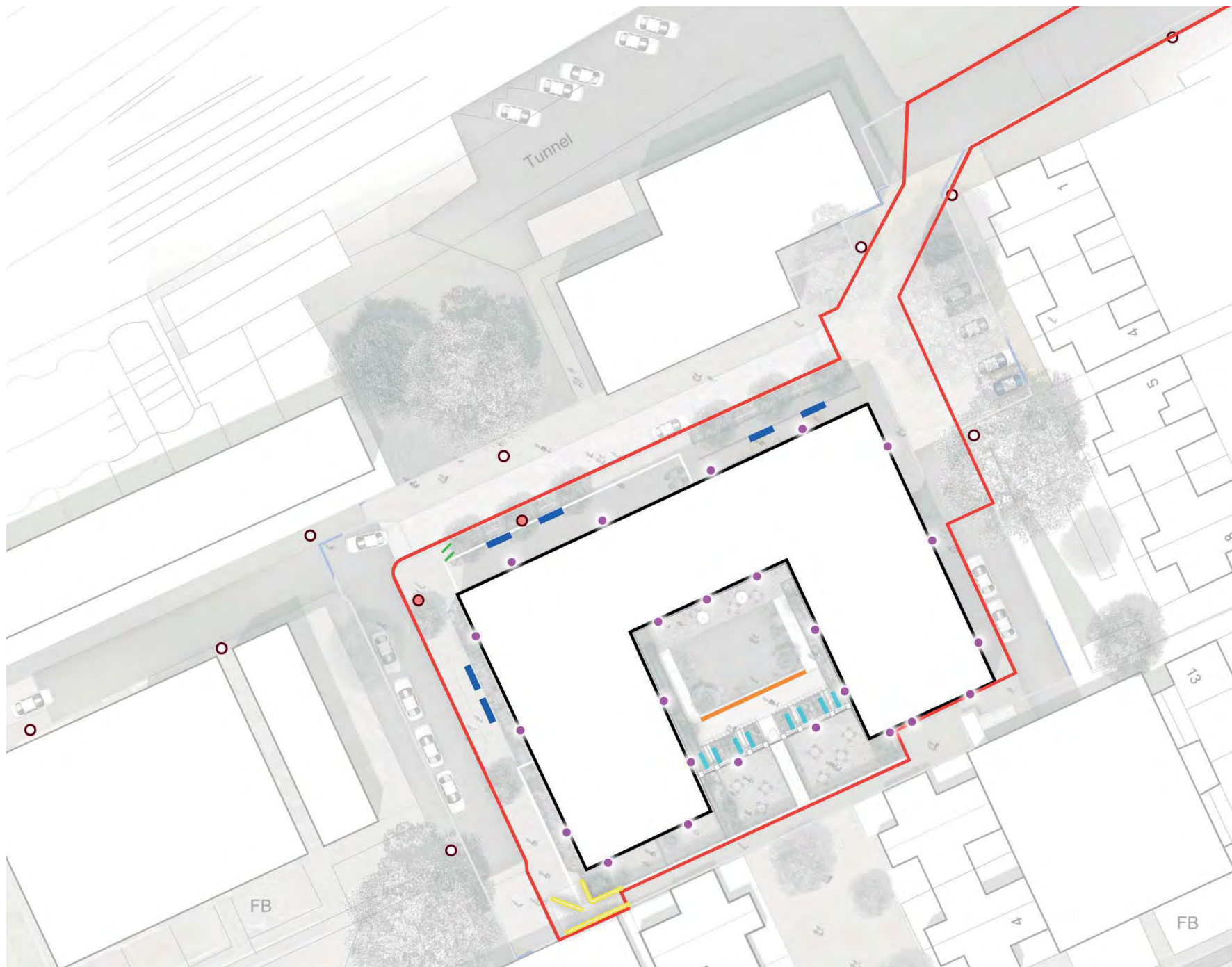


Recess seat lighting



Existing column lighting

- Furniture
- Bespoke water feature bench
  - Bench seating
  - Cycle stands
  - Pre-cast concrete seat with back and arm rest
- Lighting
- Wall mounted down lighting
  - Handrail lighting
  - Removed street columns as part of public realm improvements
  - Existing street columns







## 7.0 ACCESS