

## 4.9 Softworks Palette

### TYPICAL TREE PALETTE



Betula utilis. jacquemontii



Carpinus betulus



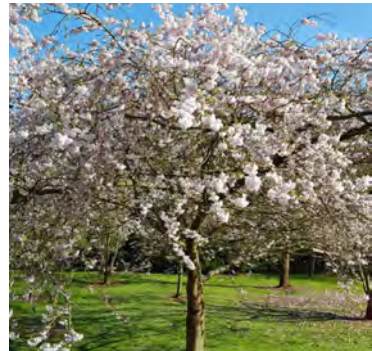
Castanea sativa



Fagus sylvatica purpurea



Ilex aquifolium



Prunus serrulata

### LAWN AND BULBS



Bluebells



Amenity Grass Lawn

### FEATURE TOPIARY



Topiary Balls



Topiary Rings

### TYPICAL ORNAMENTAL PALETTE



Aruncus aethusifolius



Bergenia cordifolia



Dahlia coccinea



Deschampsia cespitosa



Echinops ritro



Persicaria bistorta



Salvia nemorosa



Vinca minor f. alba 'gertrude jekyll'

### TYPICAL WOODLAND UNDERSTOREY



Sweet woodland grass



Dryopteris filix-mas



Galium odoratum



Geranium macrorrhizum

### TYPICAL HEDGE PLANTING



Ilex aquifolium



Hebe 'Red Edge'



## 4.10 Vegetated Wall System

### Cost Effective:

- Flex MSE is 60% of concrete's cost installed.
- Flex MSE is a simple two component system that often installs in half the time of concrete block walls.
- No specialized equipment, labour, cranes, forms, footings, or rebar.

### Sustainable:

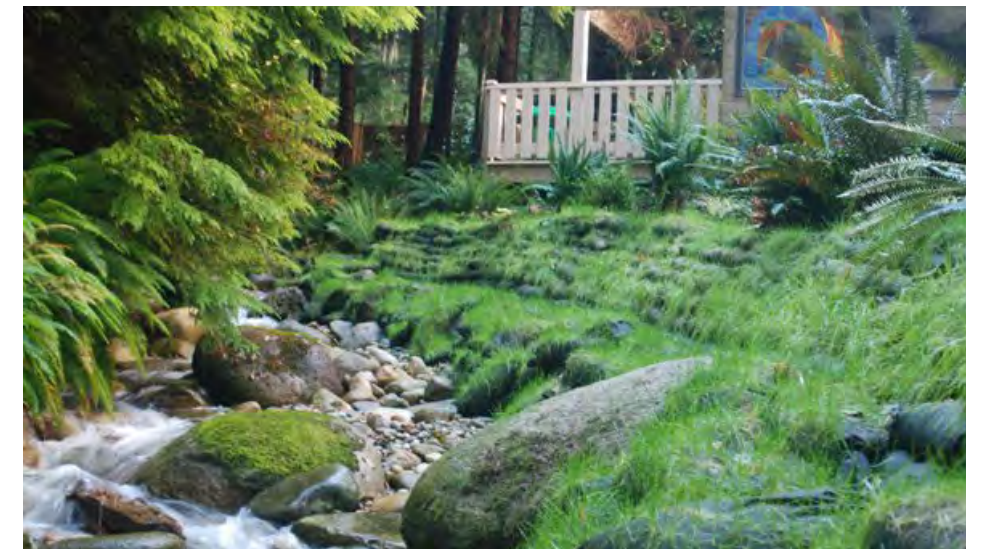
- Flex MSE walls require minimal initial leveling or subgrade embedment.
- The flexible, easily adjusted units conform perfectly to trees and unexpected bedrock
- Flex MSE is a recycled, non-toxic product that conforms to LEED (Leadership in Energy and Environmental Design) qualifications.
- Flex MSE vegetated walls are graffiti proof.
- Flex MSE installations use 97% less Green House Gases (GHGs) over comparably sized concrete blocks.

### Permanent:

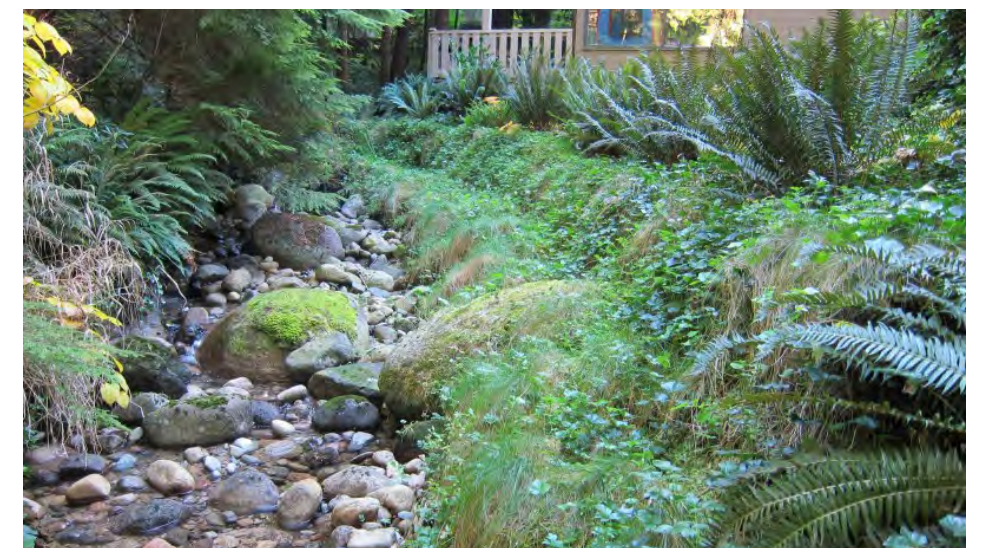
- Flex MSE lasts almost twice as long as concrete (120 year ASTM System Life rating).
- A light weight soft armour product that integrates easily with other proprietary systems and has great performance in limited access, tough or unstable terrain.
- Settlement and water ruin concrete walls. Flex MSE has a very high settlement tolerance and excess water drains through the system. The drainage aspect eliminates the need for chimney drains and pipe behind the wall, while feeding the vegetation.



Flex MSE is a unique soft building material that exhibits hard material qualities...



...gets stronger and greener with time





## 4.11 Service Strategy

The route along the southern boundary of the site will be a shared surface, giving priority over to pedestrian and cycle movement.

### FIRE

Spedan Close is the primary route for fire access to the development with two points of access into the development at shared entrances. The arrival gardens allow for fire tenders to turn and return back up Spedan Close if needed.

The proposals allow for a fire tender parking position to be provided within an 18m distance of a dry riser inlet.

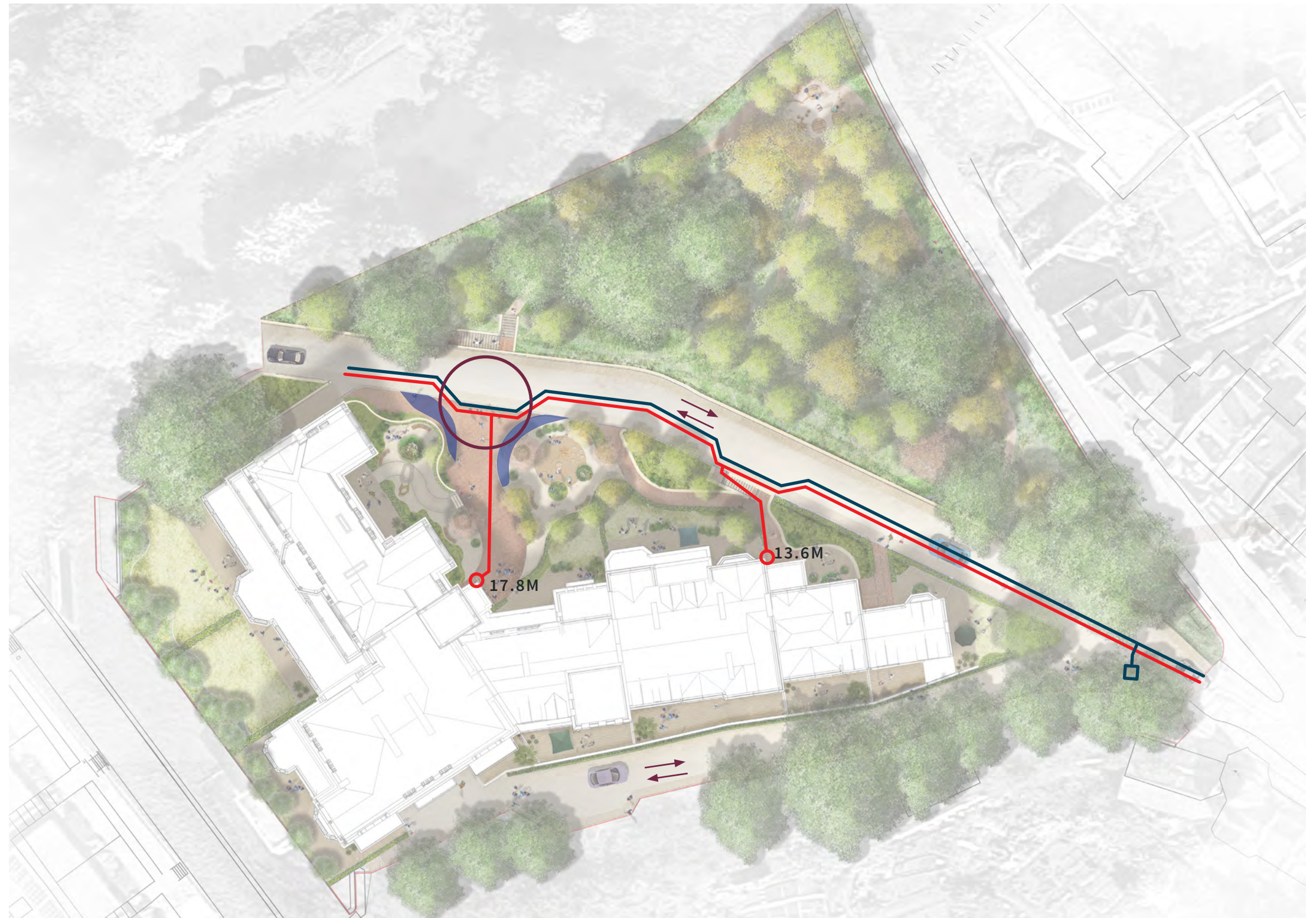
For more information refer to the fire strategy.

### REFUSE

The refuse strategy uses Spedan Close as the primary route into the site with the turning circle in the Arrival Gardens allowing for vehicle turning and potential overrun.

A bin store will be located at the entrance to the site on Spedan Close for convenient bin collection operations.

For more information refer to refuse strategy document.







# 5.1 Levels

The site is challenging in terms of its existing topography and levels and creating functional and accessible routes to the proposed building.

The existing levels do provide the scheme though with a unique response and sense of character giving it a real sense of place.

There is an approximate level difference of 10 metres between the very north and south of the site.

The lowering of the entrance road in order to make it a more compliant 1:20 slope to the main building entrance necessitates the introduction a retaining wall to the edge of the SINC.

Every care has been taken to ensure the root protection area of the existing trees not compromised.



**KEY**

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**Extent of Proposed Landscape Works**

**+(00.00) Existing Spot Height**

**+ 00.00 Proposed Spot Height**

**Proposed Contours**

**Existing Tree to be Retained**  
 Note: Trees to be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendation. Subject to Arboricultural Survey.

**Existing Tree RPA**  
 Refer to drawing SHA 681 RPA for more information

**Proposed Tree Planting**  
 Refer to drawing 1926-PLA-00-GF-DR-L-0004 for more information



# Section A - A'





# Section B - B'





# Section C - C'





# Section D - D'





# Section Elevation of Southern Access Road









## 6.1 Access Statement

Inclusive design that accommodates all, including people with disabilities, has been a fundamental part of the public realm design process on Branch Hill House.

A selection of guidelines, British Standards and Acts have been referred to in order to achieve this which include:

- BS 8300:2009 - Design of buildings and their approaches to meet the needs of disabled people.
- The Equality Act 2010
- Approved Document M&K, The Building Regulations 2010
- The London Plan 2015
- Shared Space, Local Transport Note 1/11, Department Of Transport
- Lifetime Homes 2010
- Principles of Inclusive Design, CABE

### ENTRANCE ROAD

This road approximately follows the line of the existing road.

It will be regraded so that it a continuous accessible 1:21 slope from the site entrance down to the main entry point of the existing building.

Where stepped access is provided to the new proposed building entrances, an alternative step free route is also provided for accessibility.

The road will not have defined paths as the predicted traffic volume is low and the path is to be considered a predominately generous pedestrian and cycle route.

### WOODLAND TRAIL WITHIN THE SINC

The proposal is to invite residents into the protected woodland area to be able to engage with it and explore it. This woodland also forms part of the play strategy where children and families could engage with nature and naturalistic play items. It should be noted it is a steep existing site, so the opportunity to make it fully accessible is constrained.

A sensitive informal woodland path, which will be stepped in areas, would be created on site to find the most ideal route.

As with all the main public spaces trees will be specified to have a clear 2m stem so that clear views will be maintained beneath the canopies. This also assists in providing good passive surveillance. The space is open and accessible with seating provided with back and arm rests provided for resting points.

As elsewhere across the site, spaces have been left alongside seating areas so that people in wheelchairs may also be positioned with them. Raised planting and trees with seating create a restful and verdant area.

### MATERIALS

Paving materials to access routes have been selected to avoid loose material that may be difficult for wheelchair users and people walking with walking aids to navigate.

Gaps between paving units will be specified in accordance to BS 8300:2009 so that they are not too wide.

Tactile paving will be introduced at crossing points that start 400mm from risers at the head and foot of stairs and be 800mm deep at the direction of travel.

### PLANTING









Seating amongst raised planting beds ensures that all are able to enjoy the sensory planting and experiences provided and that raised planting also allows for those in wheelchairs or with disabilities to gain a more immediate view into planting without bending down.



## 6.2 Access Plan



### ACCESS, ENTRIES AND CIRCULATION KEY

-  Main entrances to buildings.
-  Private garden entrances.
-  Steps with level change. Step free alternative provided nearby.
-  Sloped pedestrian access areas 1:21 or shallower.
-  Pedestrian access to proposed building and existing Spedan Estate. Levels and route as existing.
-  Informal woodland trail to SINC area. Exact path to be determined on site. Levels vary. Gradients vary, but mostly steeper than 1:21 due to existing conditions and trees.
-  Location of seats with back and arms rest. All seating provided every 20 metres.
-  Location of main play area to be inclusive in design.





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