

5 MATERIALITY







5.0 PROPOSED MATERIALITY & SURFACES

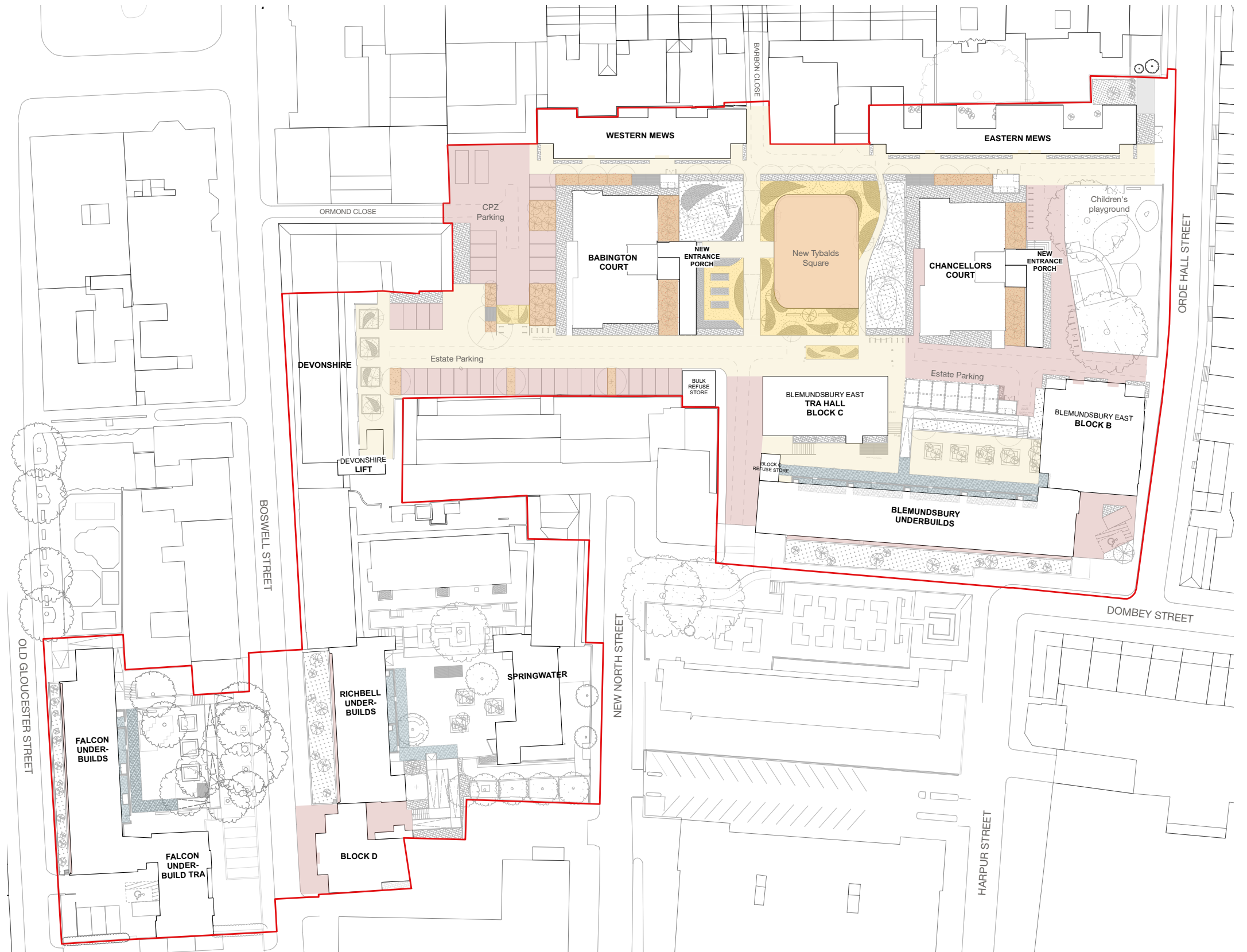
HARD LANDSCAPING

The existing paving and materiality of Tybalds Estate is quite bleak and rough with mainly vast expanses of dark tarmac covering the public realm.

Each component of the landscape design has a different type of hard landscaping to allow for spatial definition and clarity.

For example, in order to soften the dark tarmac existing look, resin bound gravel and surfacing is being proposed, to illuminate the spaces and create a differentiation between publicly accessible and promenading spaces with car parking zones.

-  Resin bound surface
-  New macadam tarmac paving
-  Sports surfacing
-  New concrete block paving
-  Resin bound surface with rain gardens
-  Compacted gravel for tree pits



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MATERIALITY

PAVED SURFACES

Macadam Paving:

P1. New macadam paving, sub-base and kerbs to new section of access road and seven car parking bays adjacent to south end of Chancellors Court.

P2. New macadam paving laid on existing institute concrete paving (car parking bays south of Babington Court)

P3. New macadam paving laid on patch work of existing paving (area behind Babington Court)

Macadam Paving with Terrabound Resin-Bound Surfacing Dressing:

P4. New macadam paving (including sub-base and edgings) surface dressed with Terrabound resin-bound surfacing by Addagrip or similar approved, to area in front of Babington Court and Mews Houses.

P5. New macadam surfacing laid on existing concrete paving and surface dressed with Terrabound resin-bound surfacing by Addagrip, or similar approved (road south of Babington Court)

Compacted Footpath and Tree-pit Gravel Surfacing:

P6. Golden Amber compacted footpath gravel by CED laid on hardcore sub-base to a compacted thickness of 50mm. To herbaceous gravel garden and rain gardens.

P7. SuperCEDEC Treepit gravel to all single and multiple tree pits, colour gold laid to compacted depth of 50mm.

Sports Surfacing:

P8. New sports surfacing to central events space.



KERBS AND EDGING

E1. Conservation setts, 100 x 100mm, colour silver grey by Marshals or similar approved

E2. PC CONCRETE EDGING 50 x 150 x 915mm set in concrete hunching

E3. PC Concrete kerb set in concrete hunching

E4. Hardwood retaining wall system with seating top coping by Woodscape

Site Furniture

F1. Bespoke SW timber planters with seating

F3. Cycle Sheffield stands

F4. Bike hangars

F5. Timber benches with back rests

Levels

- + red levels approximately as existing
- + pink levels significant change

EXAMPLE IMAGES:



P4. & P6. Terrabound Resin bound surfacing by Addagrip, Colour Hazelnut, aggregate size 6 & 10mm



P6. Golden Amber compacted footpath gravel by CED Laid on hardcore sub base to a compacted depth of 50mm.



P7. SuperCEDEC Tree pit gravel, colour gold, laid to a compacted depth of 50mm.



E1. Edging setts Conservation x Sett paving, colour silver grey, size 100 x 100mm by Marshals or similar approve



E4. Hardwood retaining wall system with seating top coping by Woodscape



F1. Bespoke soft wood timber planters and seating

5.1 MATERIALITY DETAILED AREAS

TYBALDS SQUARE

Tybalds Square

In line with the last round of consultation with residents in May 2021, an Events /Games space will be installed in the center of the square. Semi enclosed by low retaining /seating walls, and surfaced with sports surfacing, the space will provide a level pitch for informal games and community events. It is overlooked by the surrounding buildings and will provide a safe area to play. The TRA building nearby, will be able to store items such as portable goal posts, gardening equipment and play mats, to accommodate a wide range of community activities. Compacted gravel surfacing and island beds of herbaceous planting will maximise the limited space around the events area and soften its visual impact.

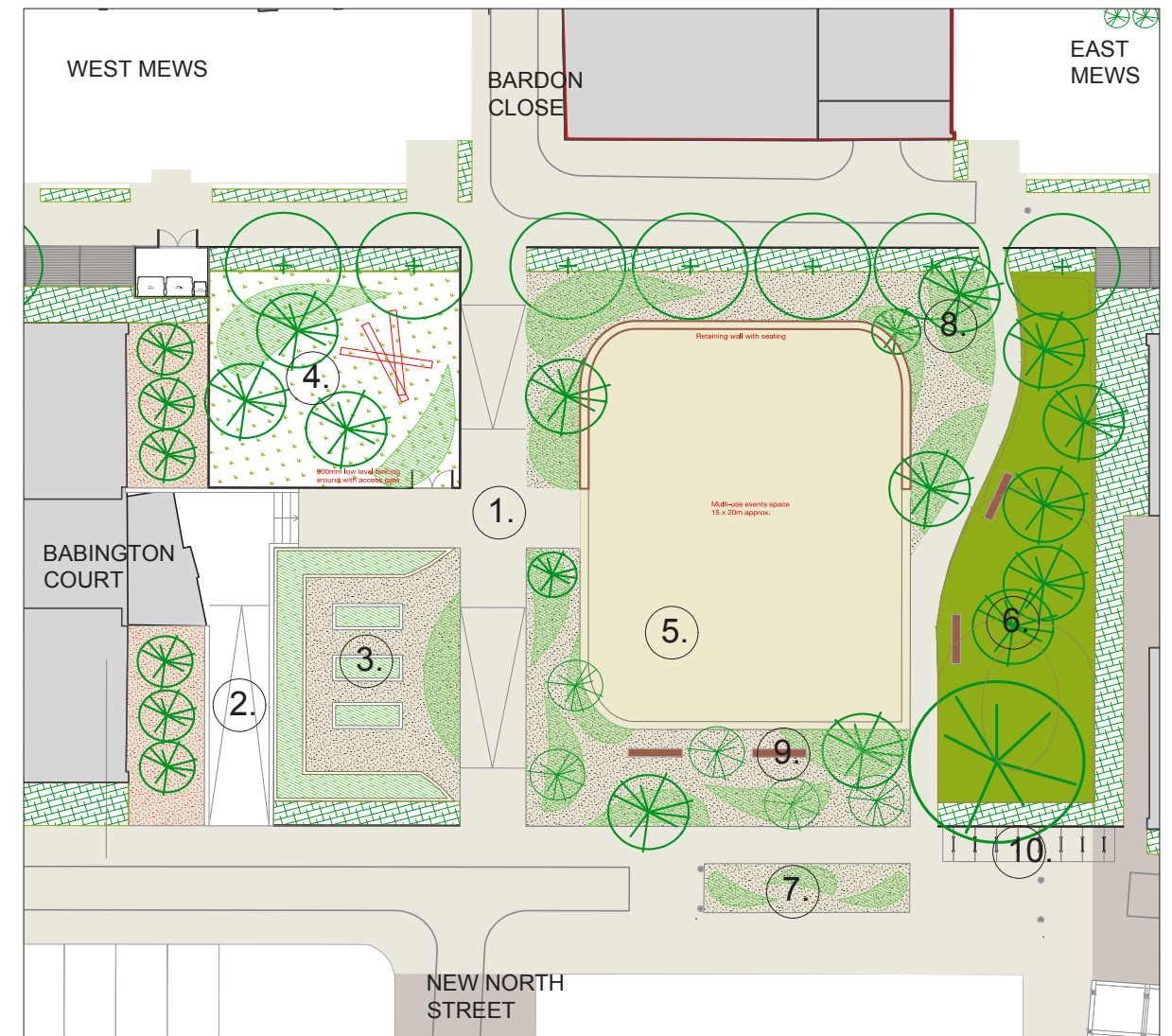
A quiet garden with raised allotment beds and compacted gravel surfacing is to be installed adjacent to the new access ramp. On the other side of the new entrance hall a grass lawn and bespoke timber play sculpture will provide a small play facility near home.

A section of the existing mown grass along the eastern edge of the site will be converted into a woodland glade with native trees and wild flower meadow.

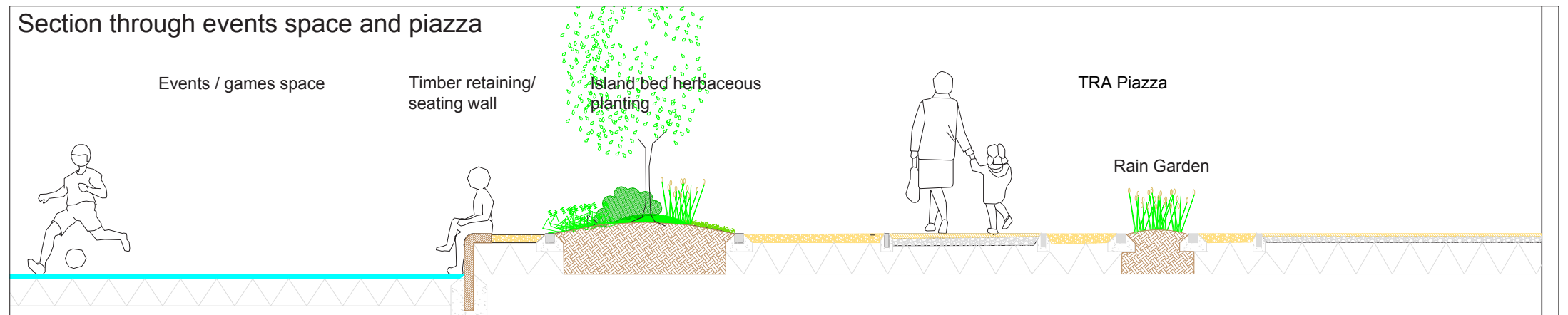
The new main footpath across the square links Barbon Street on the northern side to New North Street on the south. This new north - south route will increase access across the estate and improve connectivity with the surrounding neighborhoods.

1. New south-north pedestrian route across the square
2. New access ramp into Babington Court
3. New allotment garden with raised timber planters and porous compacted gravel surfacing
4. A new play lawn with timber play sculpture
5. New central events / games space
6. New woodland glade with native trees and wild flower meadow.
7. Rain garden
8. Island planting beds with herbaceous planting
9. Timber benches with back rests.
10. Bike stands

Plan of Tybalds Square



Section through events space and piazza



5.1 MATERIALITY DETAILED AREAS

CHANCELLORS COURT

Chancellors Courtyard

The pleasing architecture of Orde Hall Street and its familiar public realm make a positive contribution to the open space in front of Chancellors Court.

The playground is very popular, and is the estates primary play provision so will be retained and protected. Works will include realigning the west boundary to accommodate the new access route in to Chancellors Court, and three much needed benches will be installed into the playground.

The existing access road is extended to provide a 'home zone' shared surface, forming the first section of the main east-west route from Orde Hall Street to Devonshire House. A new ramp will provide seamless transition into Chancellors Court from the surrounding footpaths and seven new accessible car parking bays.

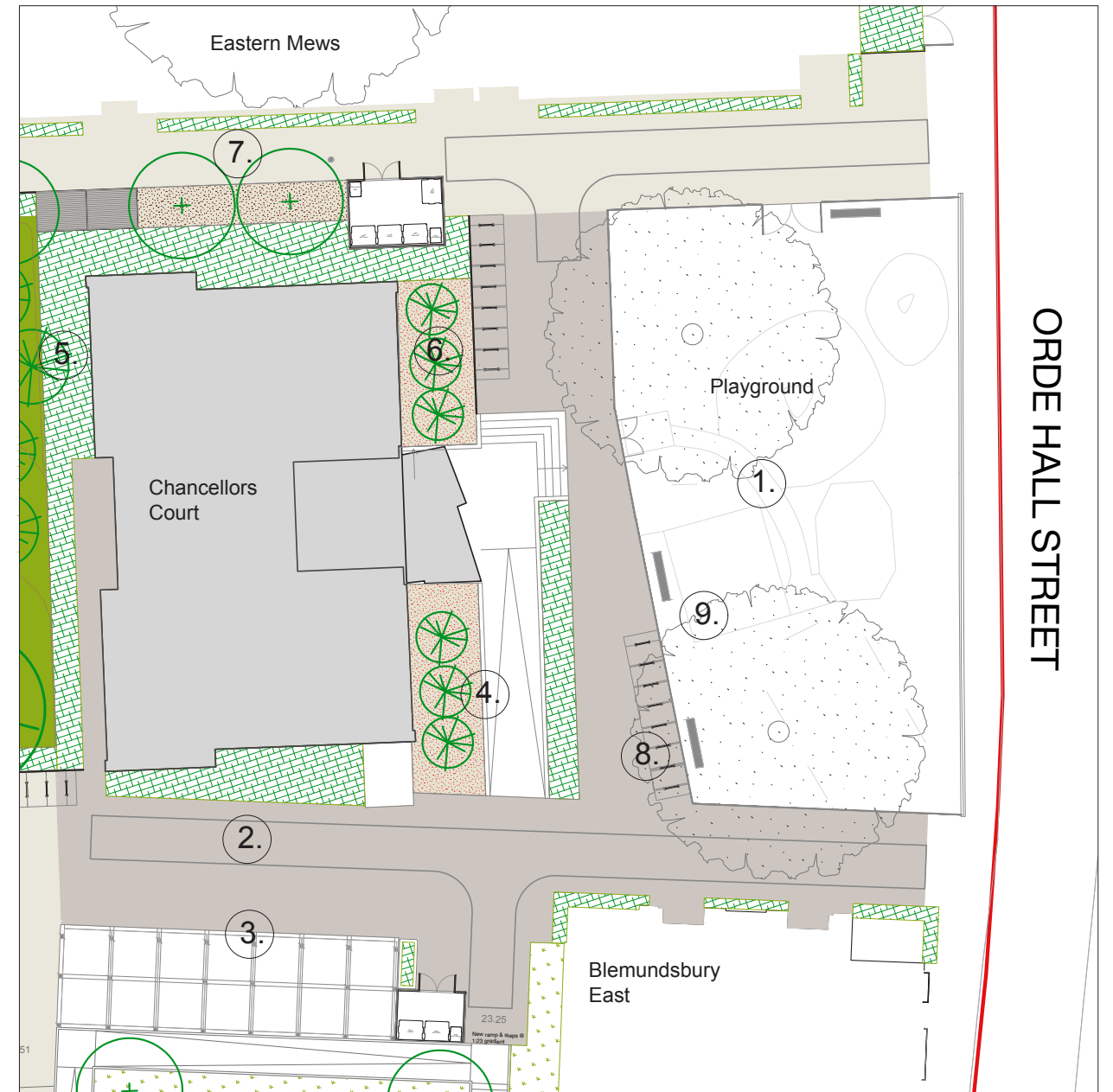
Planting proposals include flowering shrubs around the blocks south, west and north sides to provide privacy to the ground floor flats and define private space. As well as planting six trees in front of the block to soften it and frame the new entrance building.

New site furniture includes an additional sixteen bike stands.

1. Existing playground is to be retained and protected
2. Home zone, shared surface access route.
3. Seven new accessible car parking bays with timber pergola
4. New access ramp into Chancellors Court
5. Privacy planting to the south, west and north sides of Chancellors Court
6. New tree planting to the east elevation of Chancellors Court.
7. New tree lined east - west footpath with flowering hedges.
8. New bike stands. 9. New timber benches with back rests

Mews Footpath

A new direct footpath is to be installed in front of the new mews houses. This straight pedestrian route will provide clear sight lines and overlooked by the mews houses will provide a safe east-west route. The footpath is lined by a row of trees and flowering hedges.



1. New resin bound gravel footpath, overlooked by the mews houses with clear sight lines
2. Line of trees
3. Flowering hedge to provide screening to the lower floors of the mews houses and Blemundsby East building.



5.1 MATERIALITY DETAILED AREAS

BABINGTON & DEVONSHIRE COURT

Babington Courtyard

Improvements to Babington Courtyard include opening up the space by removing the central wall and installing new permeable macadam paving. The car parking bays are moved to the perimeter of the courtyard and softened with blocks of multi stemmed trees in compacted gravel surfacing. A band of flowering shrubs provides privacy for the ground floor flats and defines private space.

Proposals are as follows;

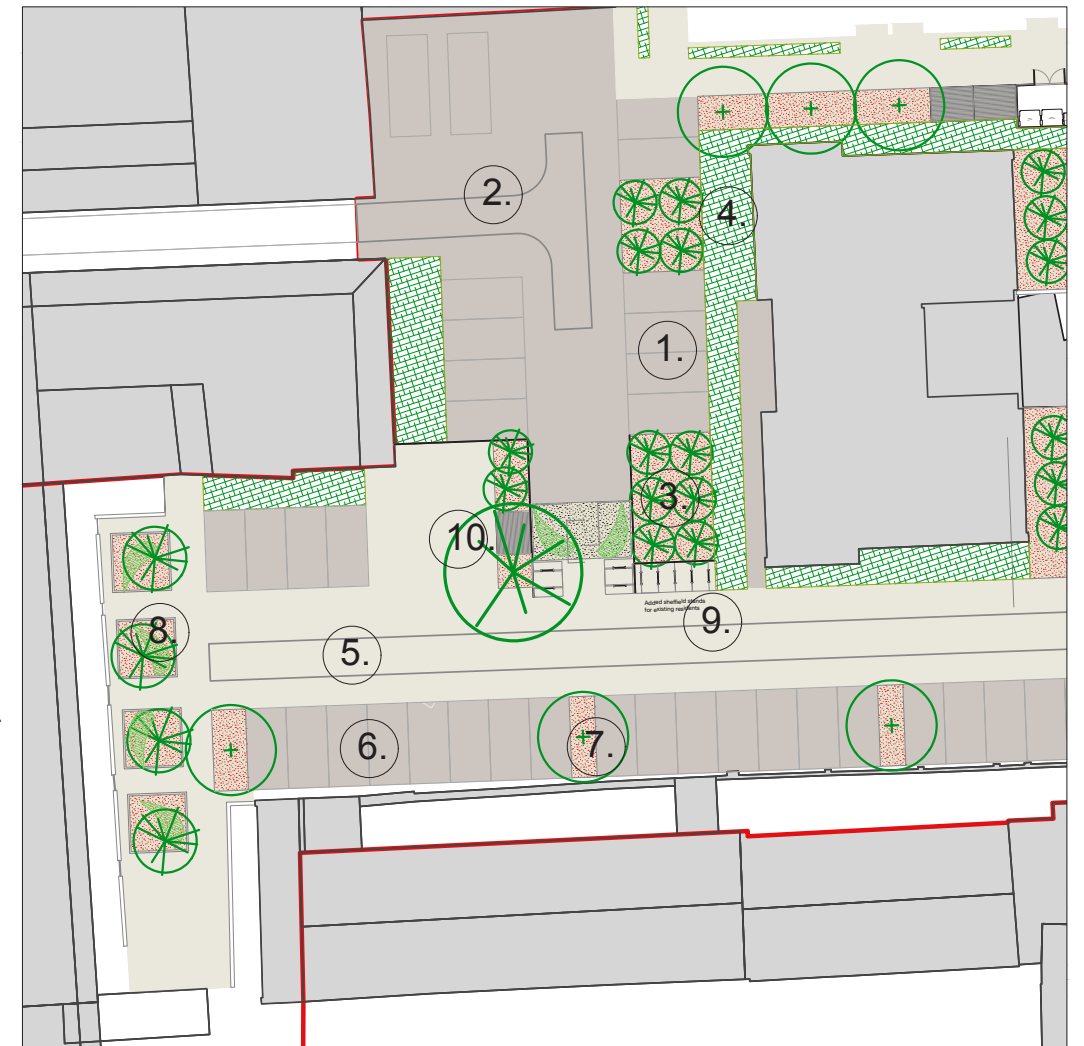
1. Existing car parking bays rearranged around perimeter of courtyard.
2. New porous macadam paving
3. Blocks of small multi stemmed trees in compacted gravel surfacing divide and soften the car parking bays.
4. Planting beds, planted with flowering shrubs are to be installed around the south, east and north sides of Babington Court providing privacy to the ground floor flats, defining private space and helping to green the area.

Devonshire Courtyard

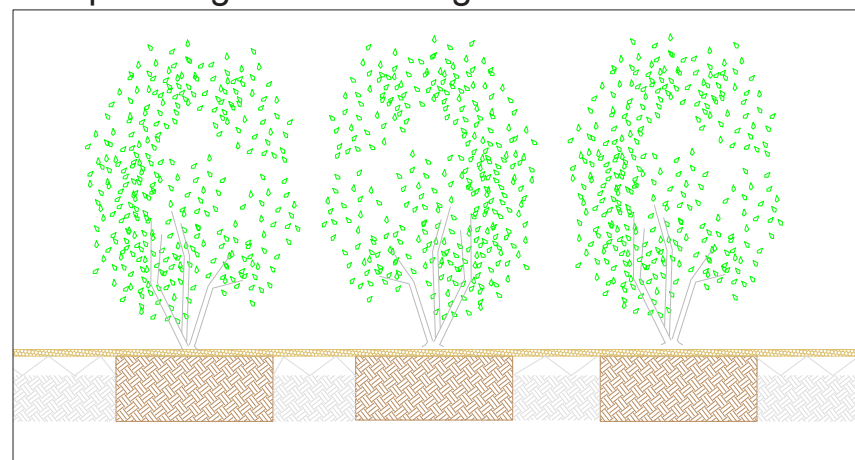
The resin bound gravel surfacing of the new piazza is to be extended along the access road to Devonshire House, linking these spaces together and providing a visually coherent east-west access route across the estate. This route is also reinforced by the rain garden / wayfinding planting features that are installed along the route, and contribute to the greening of the courtyard. New site furniture include nine bike stands and one secure bike storage unit.

5. Resin bound surfacing
6. New macadam paving to car parking bays
7. Flowering trees in compacted gravel to breakup car parking bays, with climbing plants to provide green walls.
8. Rain gardens with ground cover planting and ornamental grasses.
9. Bike stands.
10. Bike storage unit

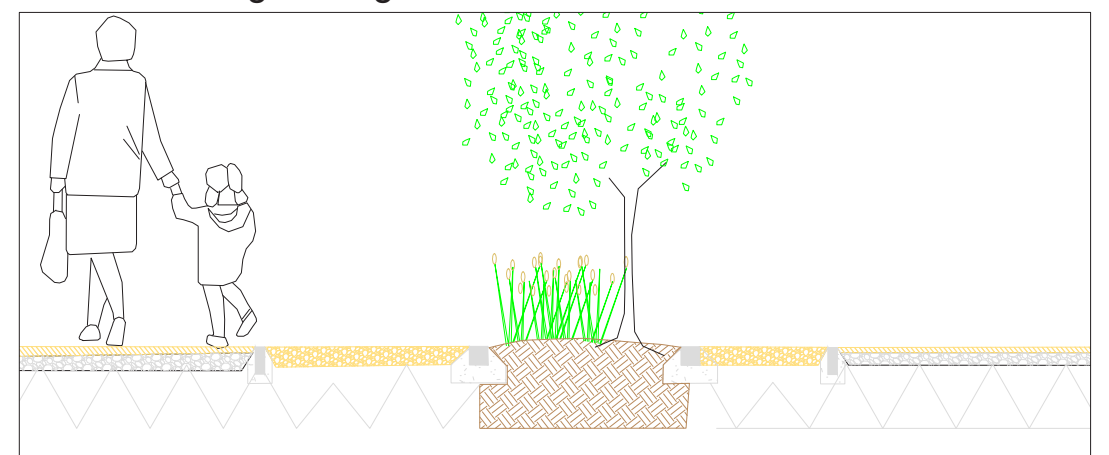
Plan of Babington and Devonshire Courtyards



Section through multi stemmed trees in compacted gravel surfacing



Section through rain-gardens next to Devonshire House



5.1 MATERIALITY DETAILED AREAS

RICHBELL & BLEMUNDSBURY

Richbell, Springwater and Boswell House Courtyard

This small courtyard provides private space for residents of Richbell, Springwater and Boswell House. The space is used for internal access between the housing blocks and is overlooked from the walkways and flats above. It currently provides space for refuse bins and bicycle storage. Existing landscape features include a large London Plane tree, two olive, two lime and two sorbus trees, plus a variety of small planters. Following discussions with residents enhancement works will include the following;

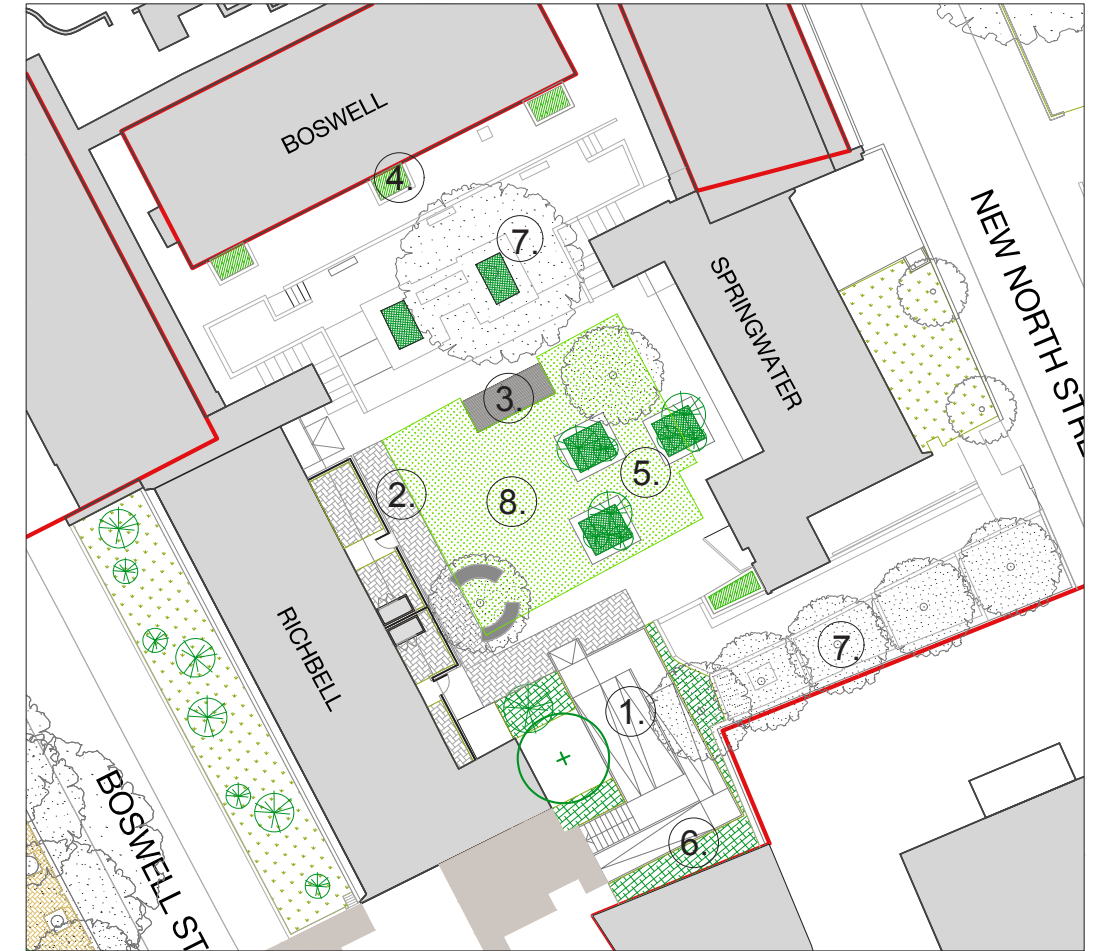
1. A new access ramp will be installed from the Boswell Street entrance into the center of the courtyard, replacing the existing patchwork of different paving surfaces and providing much needed access for all.
2. New block paving will be installed in front of the infill flats, providing seamless transition from the ramp to the flats.
3. Following concerns about security the existing bike stands will be replaced with two secure bicycle storage units for residents to use.
4. The redundant brick structures in front of Richbell will be converted into window boxes, providing residents with greater privacy and flowering plants.
5. Bespoke timber planters with seating will be installed on the eastern side of the courtyard, so both residents and plants can enjoy its sunny aspect.
6. Flowering shrubs will be planted to frame and soften the access ramp into the courtyard.
7. New bird boxes are to be installed into the London plane and cherry trees.
8. Artificial grass surfacing will provide an attractive surface for informal play.

Blemundsburry Courtyard

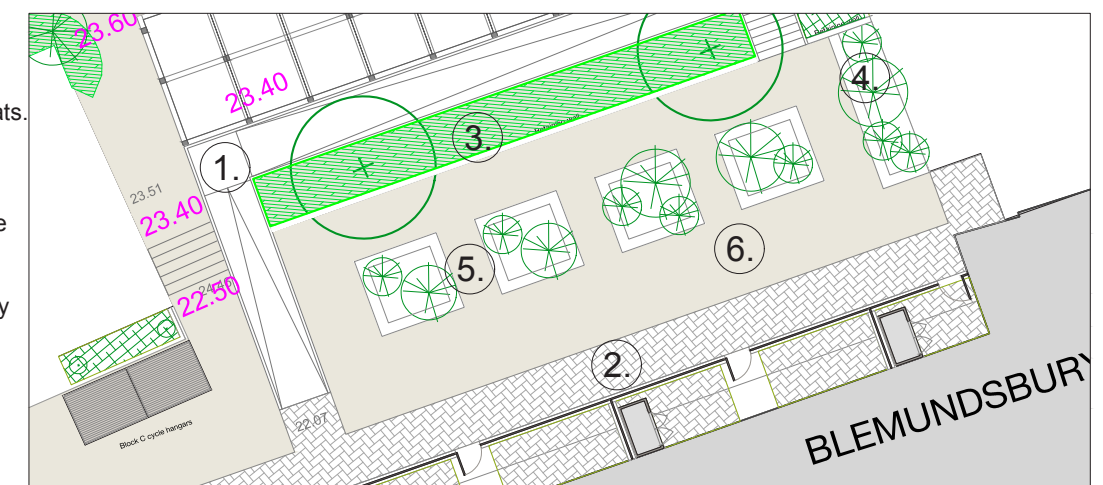
The hard landscaping of the area in front of Blemundsburry block, will be softened by the following enhancement works.

1. A new ramp will provide seamless access from the footpath and car parking bays to the new Blemundsburry flats.
2. New block paving will be installed in front the flats to provided a link from the ramp into the flats.
3. The existing brick retaining wall opposite the block will be reduced in height, allowing more direct light into the courtyard and increasing sight lines and views across the estate. The hard landscaping on top of the wall will be replaced with low planting and trees, further softening the space.
4. A raised planter will help provide privacy for the ground floor residents of the new Blemundsburry East building
5. Bespoke wheel chair friendly timber planters will be installed adjacent to the new flats, introducing a more domestic and softer landscape.
6. The existing tarmac will be surface dressed with resin bound surfacing, lighting the space and linking it to the central area.

Boswell, Richbell & Springwater Courtyard



Blemundsburry Courtyard



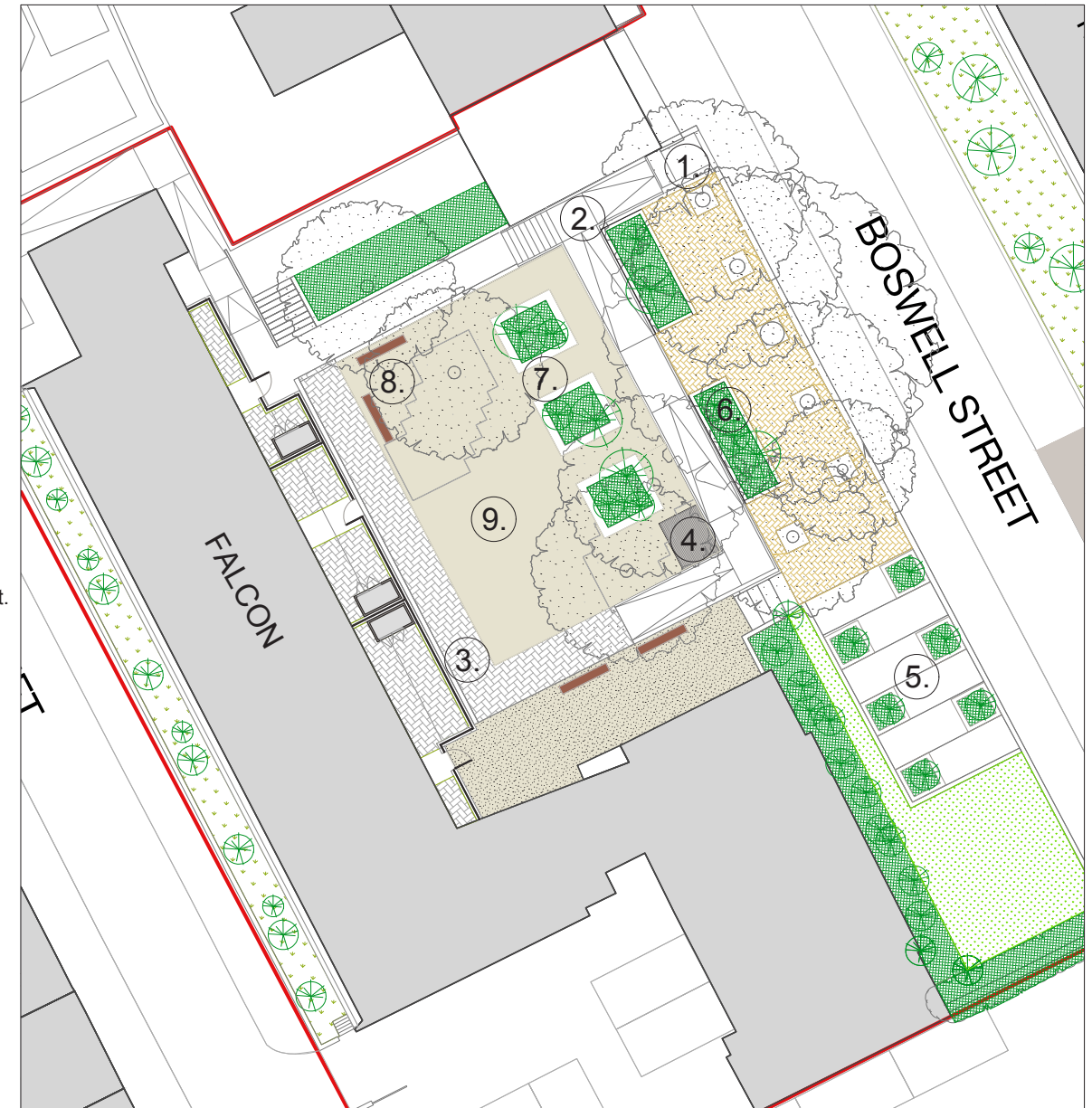
5.1 MATERIALITY DETAILED AREAS

FALCON

Falcon Courtyard

This courtyard provides secure outdoor space for the residents of the Falcon block. The courtyard is made up of a central paved space with a raised section of paving running along the eastern boundary with Boswell Street. On the southern side wide brick steps lead to a small enclosed garden and on the northern side steps lead to a raised paved area next to the power plant building. Many of the residents are keen gardeners as the number of potted plants in the courtyard shows. The proposed works improve access and circulation, and help facilitate gardening, socialising and play opportunities. Following discussions with residents proposals are as follows;

1. New entrance into Falcon Courtyard from Boswell Street.
2. New access ramp from Boswell Street to the southern end of the courtyard.
3. New block paving installed in front the infill flats, providing seamless transition from the ramp to the flats and stairwells.
4. A new secure bicycle storage unit, to replace the existing bike stands.
5. New raised allotment planters are to be installed on the brick steps, making use of the sites sunny aspect and providing a popular facility for residents.
6. Through residents interest in ecology and composting, a stumpy planting bed is to be installed on the raised paved area parallel to Boswell Street. Situated under the trees, the planting beds will include dead wood and leaf compost to create a rich growing medium for ferns, moss and woodland plants, and an oasis for wildlife.
7. Bespoke timber planters with seating to create a central feature, with ornamental planting.
8. Additional seating to the central space will include four benches with back rests to provide a range of seating opportunities.
9. New compacted gravel surfacing to central square. The gravel surfacing will bring additional light into the courtyard and will provide an attractive surface for gardening and play activities.
10. Watering point to facilitate community growing projects.



5.2 PRIVATE AND PUBLIC






FENCES & GATES

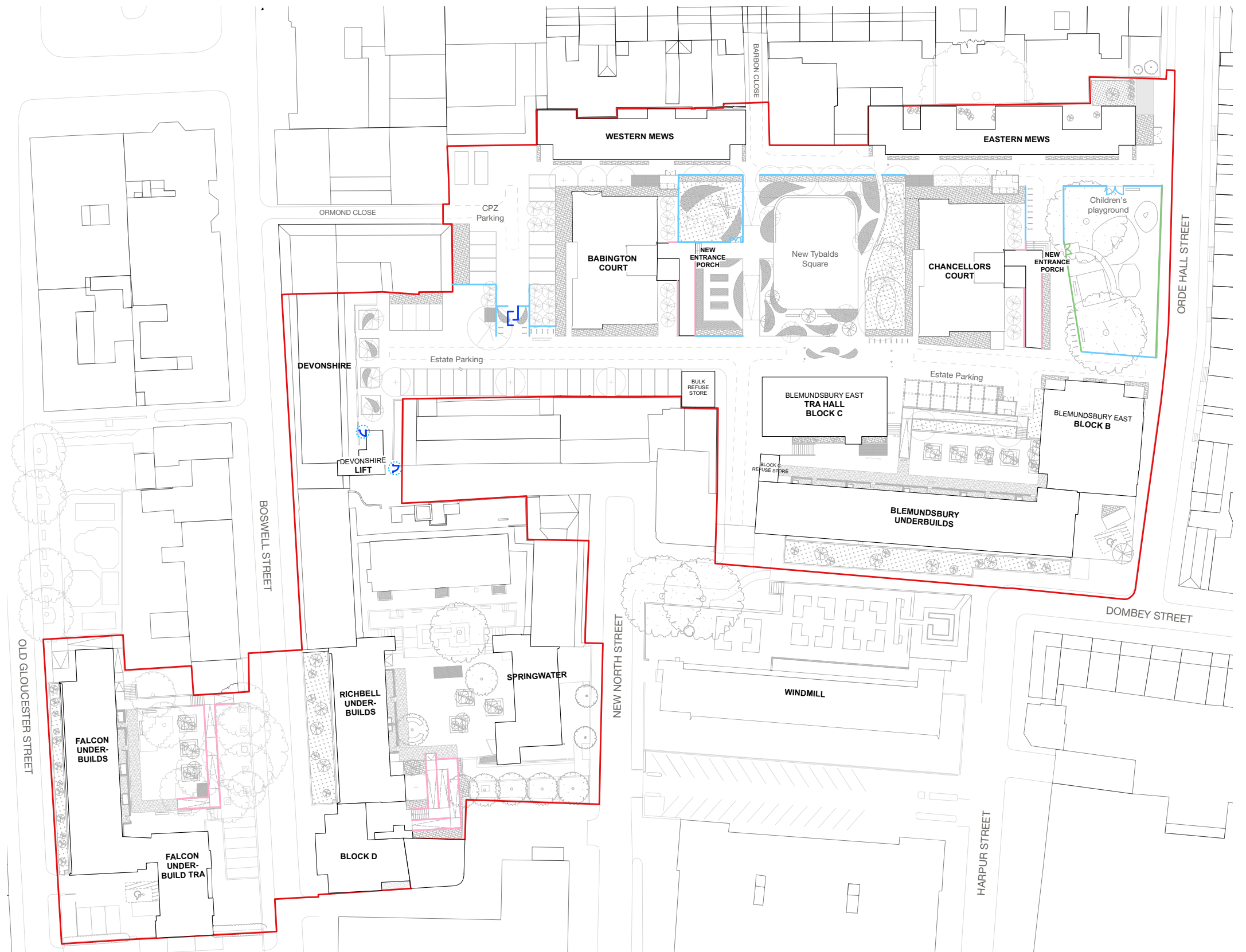
After numerous consultations both with local residents and Local Planning authorities, the use of gates in the Estate has been largely discouraged.

Instead, the new buildings that create frontages and the careful landscape design has been used to mitigate this by increasing sight lines and making use of dead zones.

A few low level fences are being proposed mainly to mark the Tybalds Square and to separate off the CPZ parking area.

New fobbed gates are being proposed at Devonshire Court's new lift for improved safety and security, and a 'kissing' gate to avoid vehicular and motorbike cut-through across the Estate.

-  Proposed low level 900mm fencing
-  Proposed ramps balustrades
-  Proposed kissing gate
-  Existing low level fencing
-  Proposed fobbed gate



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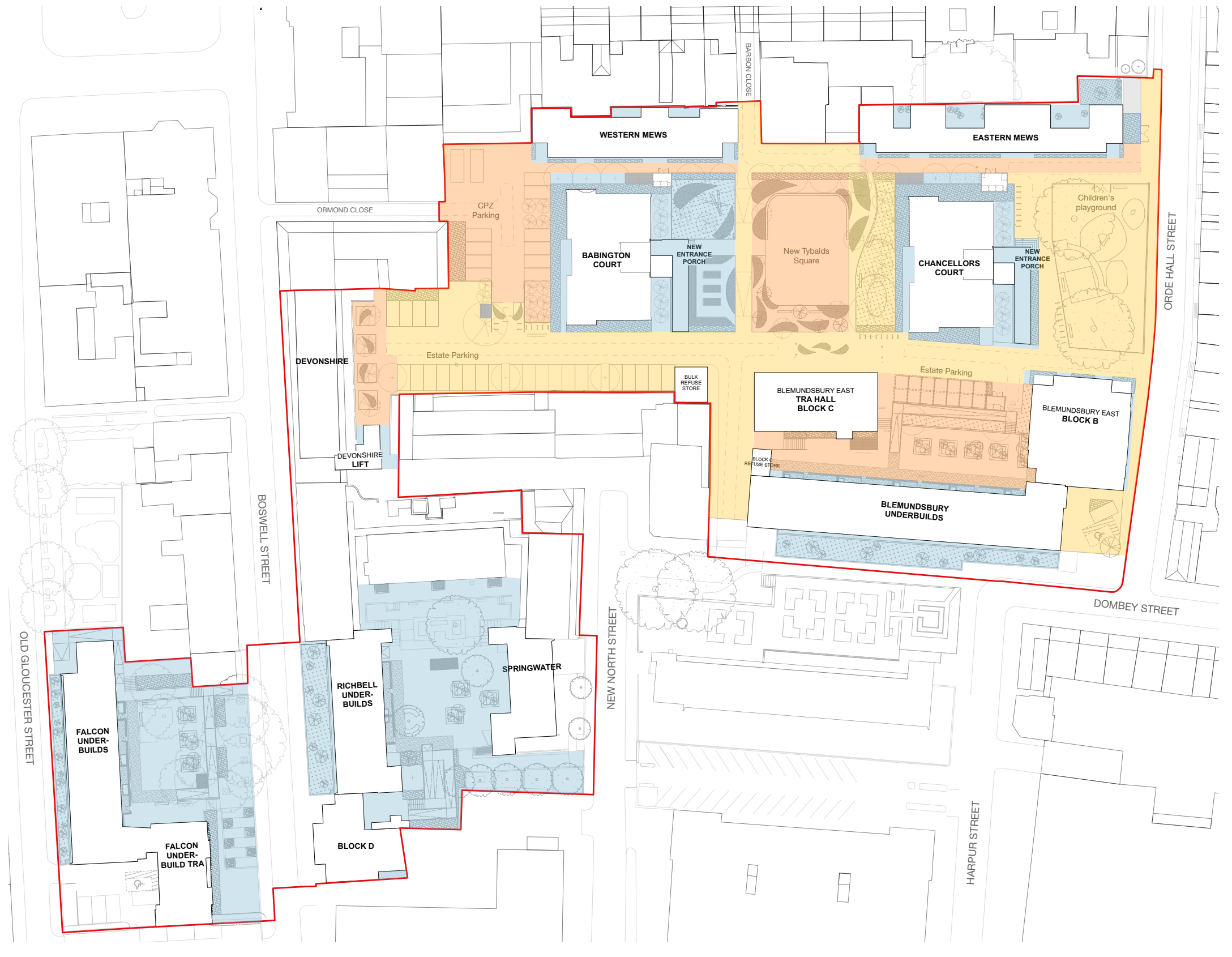
SPACE ALLOCATION

Due to the decision to not gate the Estate, the different types of landscaping and planting provide soft barriers defining the type of space.

For example, the areas around each block are planted with defensive planting creating private zones, whereas Ormond Close is semi-public as there is a kissing gate to one end to deter vehicular movement, and the Western Mews' defensive hedging on the other.

Blemundsby courtyard doesn't have gates into it but is designed in a way that looks inwards, and leads down to private underbuild patios, making the space semi-public.

The Falcon and Richbell courtyards are private as per existing situation.



- Public
- Semi-Public
- Private