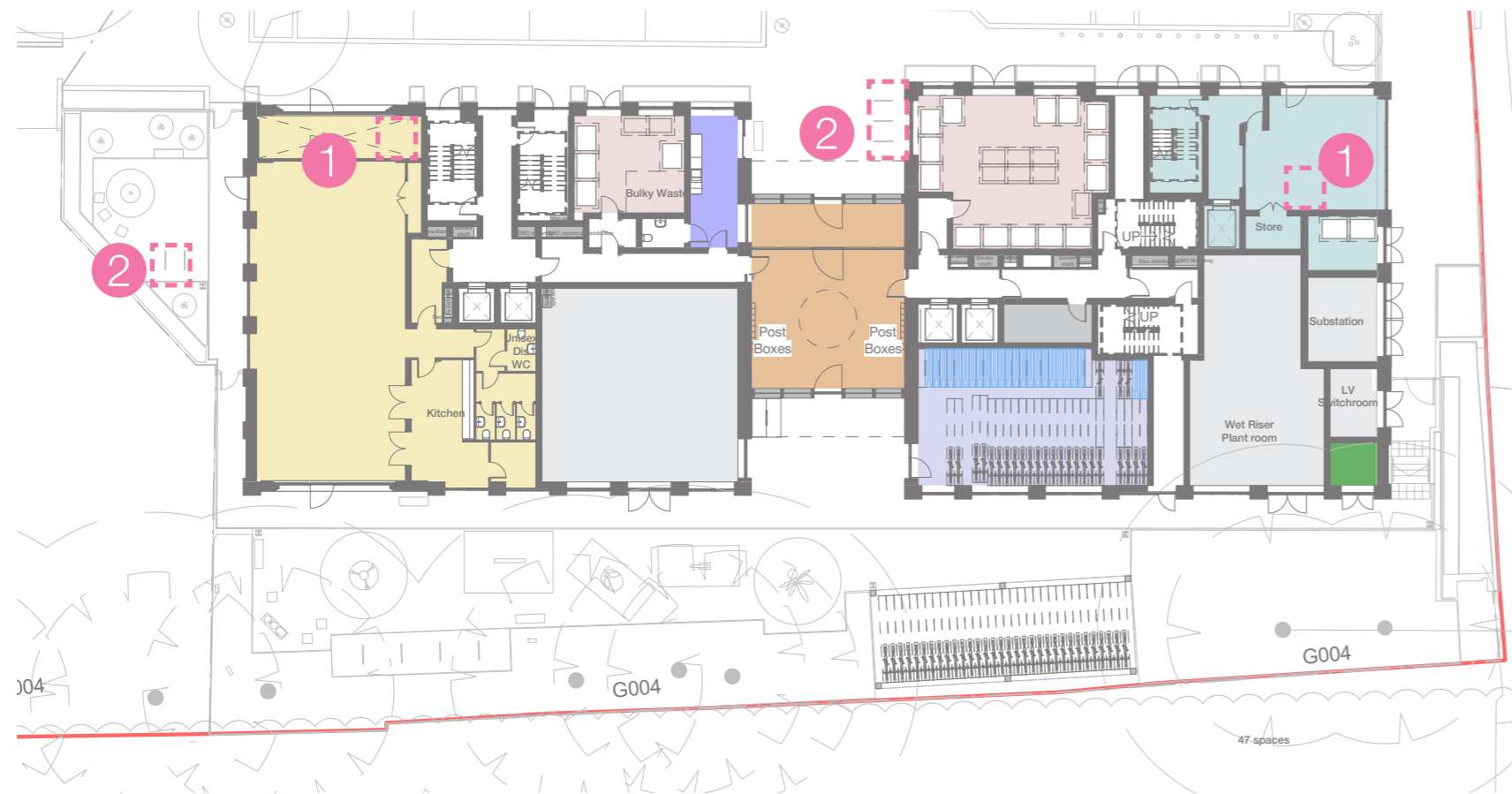


4.2 Cycle Storage Strategy

Cycle Store Capacity- Non Residential

The non residential spaces cycle spaces are based on ‘The London Plan 2021, Table 10.2 - Min Cycle Parking Standards.’ Long stay spaces are provided internally and short stay spaces are provided in the landscape with sheffield stands.



Key:

- 1 Long stay- wall racks
- 2 Short stay- sheffield stands

Non-Residential - Long Stay Breakdown				
	Area sqm		No. of bike spaces total	Wall Racks
B1	534	1 space per 150 sqm (GEA)	4	4
D1	418	1 space per 8 FTE staff	6	6

Non-Residential - Short Stay Breakdown				
	Area sqm		No. of bike spaces total	Sheffield Racks
B1	534	1 space per 500 sqm (GEA)	2	1
D1	418	1 space per 100 sqm	4	2

5.0 Landscape

5.0 Landscape Design Summary

Phase 2A red line boundary is shown within the context of the approved illustrative masterplan (right).

The landscape proposals accord with the approved masterplan, with the following revisions:

- Public realm adjusted to accommodate minor building footprint revisions including increased communal space, circulation arrangements to the east and west elevations and street furniture to the streetscape;
- New level access route provided to/from the communal courtyard along the western elevation of Block B1;
- Level access to the proposed substation and eastern elevation of the building provided from Camley Street;
- Resident's cycle storage provided in lieu of the previously approved storage facility;
- Roof level extensive living roof proposals are updated to reflect the proposed building and MEP proposals.

The above revisions are reflected in the revised landscape strategies incorporated in this section of the Design & Access Statement.



5.0 Landscape

Phase 2A Landscape

Legend:

- 1 Future phase development shown indicatively
- 2 Block B
- 3 Vehicle access (one way street)
- 4 Disabled parking
- 5 Proposed street tree planting
- 6 Arrivals space to main lobby
- 7 Community hall entrance
- 8 Community garden
- 9 Level access route to/from the courtyard
- 10 Doorstep play (for 0-5 year olds) and seating in communal courtyard
- 11 Access to courtyard from atrium
- 12 Resident's covered cycle parking
- 13 Existing tree group retained, with new woodland character planting
- 14 Secure access point to courtyard
- 15 Proposed hedgerow and planted boundary with fence line, adjacent to existing network rail boundary
- 16 Level access to substation and building facade from camley street
- 17 Camley street
- 18 Walking and cycling access to/from Camley street
- 19 Existing Camley street cycle route
- 20 Existing railway wall



— Red Line Boundary

5.0 Landscape Existing Trees

Existing tree group G004 to be retained. Please refer to the refreshed AIA report prepared by Hayden's Arboricultural Consultants. Detailed design proposals will be developed in conjunction with specialist advice from the arboricultural consultant.









5.0 Landscape

Hard Landscape Strategy

The proposed hard landscape palette follows the principles of the approved masterplan to give continuity with phases of the development which have been delivered. Materials are attractive and hard wearing to provide an enduring public realm.



-  Permeable block paving - laid Herringbone
-  Permeable block paving
-  Non-permeable block paving
-  Asphalt
-  Self-binding gravel
-  Red Line Boundary

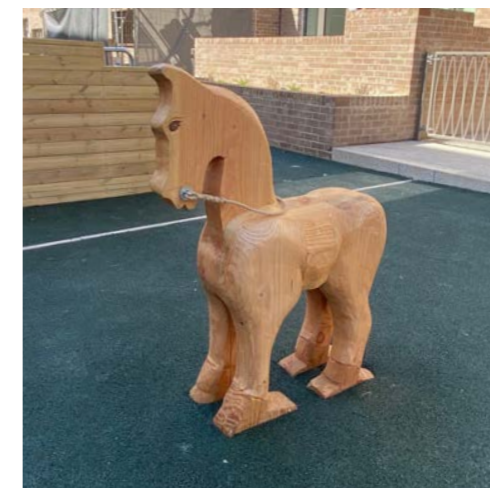


5.0 Landscape

Street Furniture & Doorstep Play Equipment



The proposed street furniture and play palette follows the principles of the approved masterplan to give continuity with phases of the development which have been delivered. Doorstep play for 0-5 year olds is included in the communal courtyard








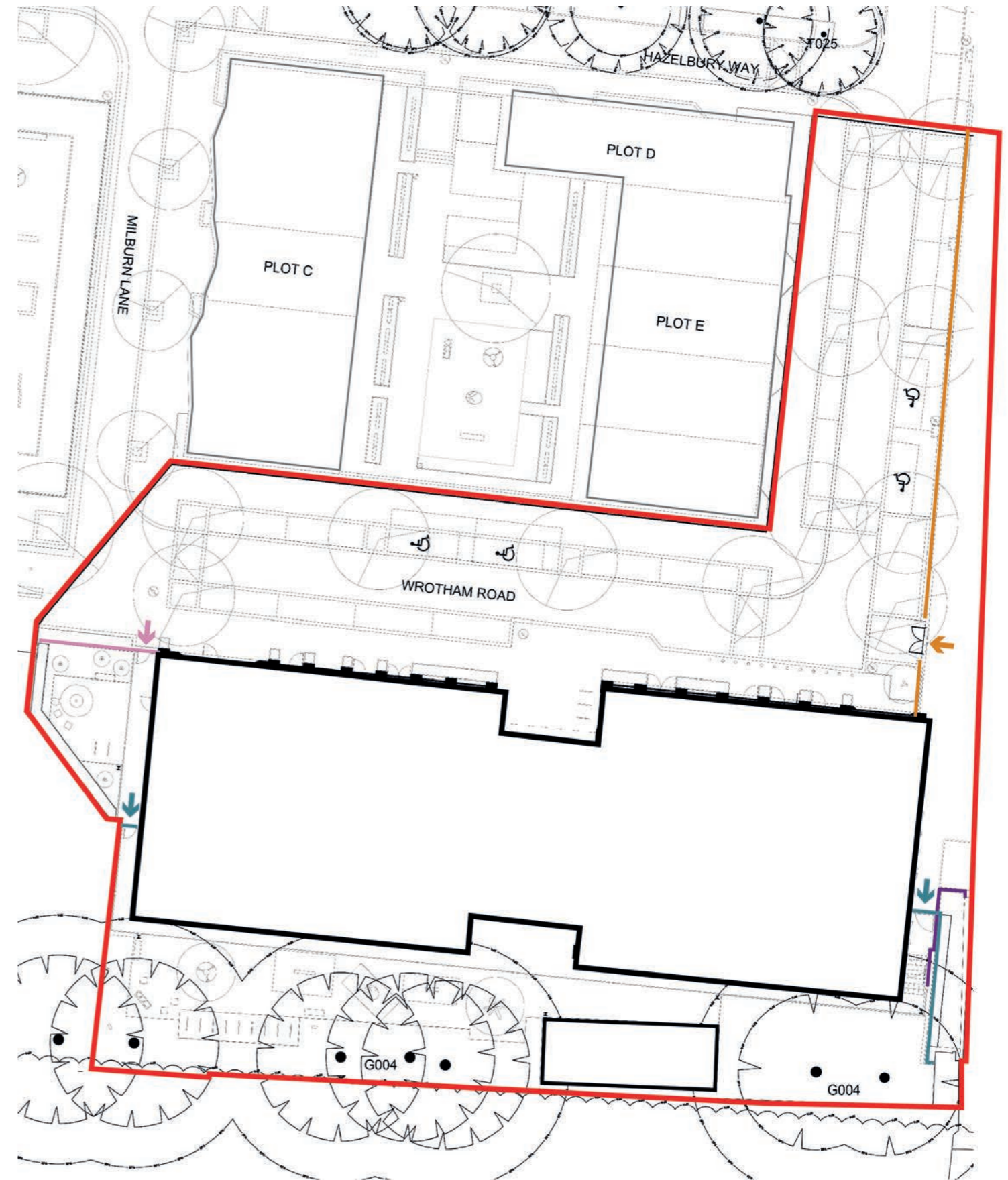
5.0 Landscape Boundaries & Edges

The existing Camley Street boundary is a continuous solid brick wall up to 2.5m high which separates the site from the adjacent cycle route. This scheme proposes to open up views along the boundary to the cycle route to make a safer more inclusive relationship between the cycle route and the new development. Metalwork railings between brick piers set up a rhythm with street trees, shrub planting and climbing plants to provide new greening of the edge. A new gateway to the cycle route is proposed adjacent to Plot B2 with bespoke gated access.

Low level railings and gate provide access from the street to the new community garden, with the secure gated access to the communal courtyard beyond.

Along the east elevation of the building, a local modification to the existing boundary walls are proposed, to open up the building facade to Camley Street. Proposals will be coordinated with land ownership extents including Network Rail.

-  1.1m high railings and gate to community garden
-  1.8m high courtyard boundary fence and gates
-  New camley street boundary
-  Refurbishment of boundary wall with new plant room access
-  Red Line Boundary








5.0 Landscape Tree Strategy

The replacement tree strategy provides a coherent green framework to support the concept of streets and squares; a principle maintained by the revised Phase 2A proposals.

Streets are lined with robust and reliable Lime and Italian Alder providing strong spines to reinforce the new Agar Grove public realm connections.

Within the new community garden a fruiting/flowering tree will form the focus of the break-out space.

Within the communal courtyard, the existing retained tree Group 004 (pollarded London Planes) provides a strong green framework.

-  Native Species Woodland Edge
-  Street Tree
-  Fruit Garden
-  Feature Tree
-  Red Line Boundary

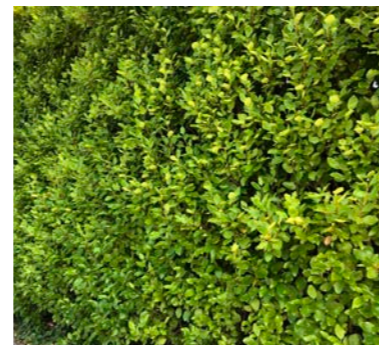


5.0 Landscape Soft Landscape Strategy

The soft landscape strategy is updated to reflect the revised Architectural proposals but masterplan principles including the evergreen shrub mix to streetscape planters and building facade, living roofs and woodland character planting to the communal courtyard are maintained.

A new community garden provides the opportunity for hedgerow, shrub and flowering plants with specimen shrubs and ornamental 'forager's orchard' style tree planting.

An evergreen hedgerow is proposed, in conjunction with the new east elevation arrangement, to provide privacy screening to the communal courtyard from Camley Street.



Griselinia littoralis



Polypodium vulgare



Luzula sylvatica



Ilex crenata

Example planting references

- Evergreen shrub planting mix
- Woodland floor planting mix
- Evergreen hedgerow
- Sedum mix extensive roof
- Biosolar seeded mix
- Lightweight Sedum blanket
- Climbing plants
- Red Line Boundary















5.0 Landscape Habitat & Biodiversity Strategy

The proposed habitat and biodiversity strategy follows the principles of the approved masterplan with living roofs to the two Plot B blocks and lightweight Sedum mat green roof to ancillary structures. Extents are updated to reflect the current Architectural & MEP roof layouts.

An alternative extensive green roof typology is proposed to the atrium roof, based on a proprietary Sedum mix. The alternative mix is proposed to a durable, drought tolerant, low maintenance living roof cover.

Habitat box provision is based on the previous Ecological advice by MKA Ecology, using integral bird box designs where possible in the building facade (ref. example below).

-  Bat Box
-  Peregrine Nest Box/Ledge (Roof Level)
-  Black Redstart Box (Roof Level)
-  Swift Bricks
-  Starling Box
-  Hedgerow planting
-  Evergreen shrub planting mix
-  Woodland character planting
-  'Biosolar' Living Roof habitat, shown indicatively combined with proposed PV/Solar Thermal Panels
-  Green Roof Areas: Sedum Mix
-  Climbing plants
-  Red Line Boundary

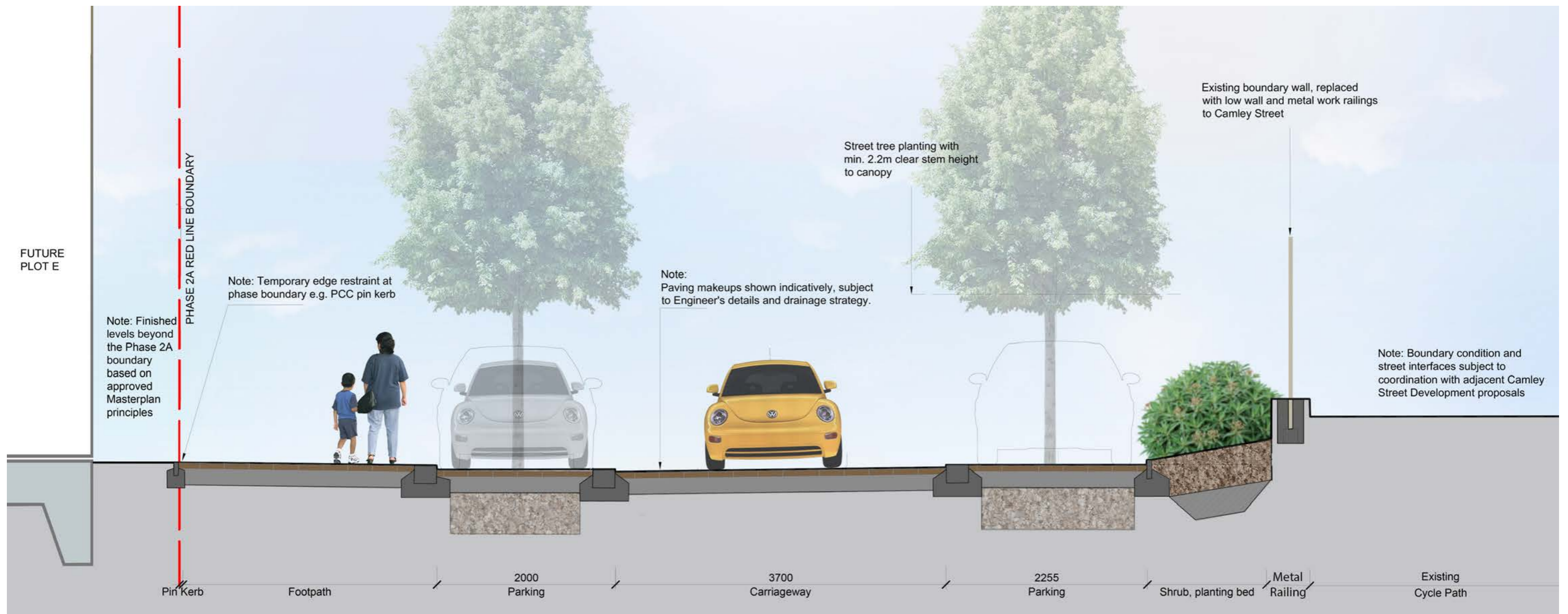
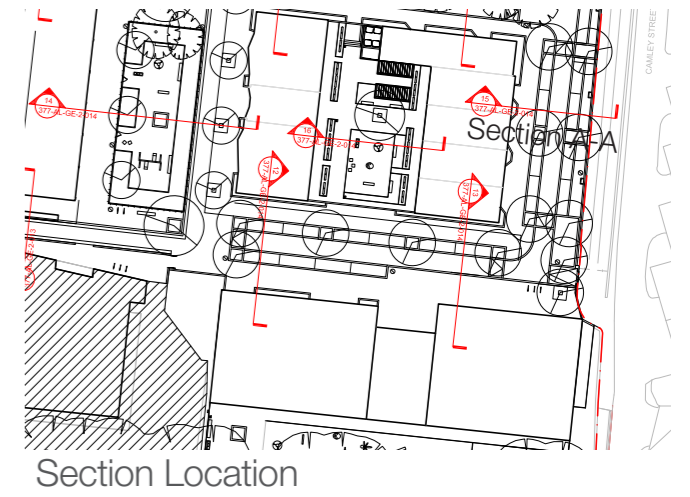


Ref. image: Example of an integral bird box



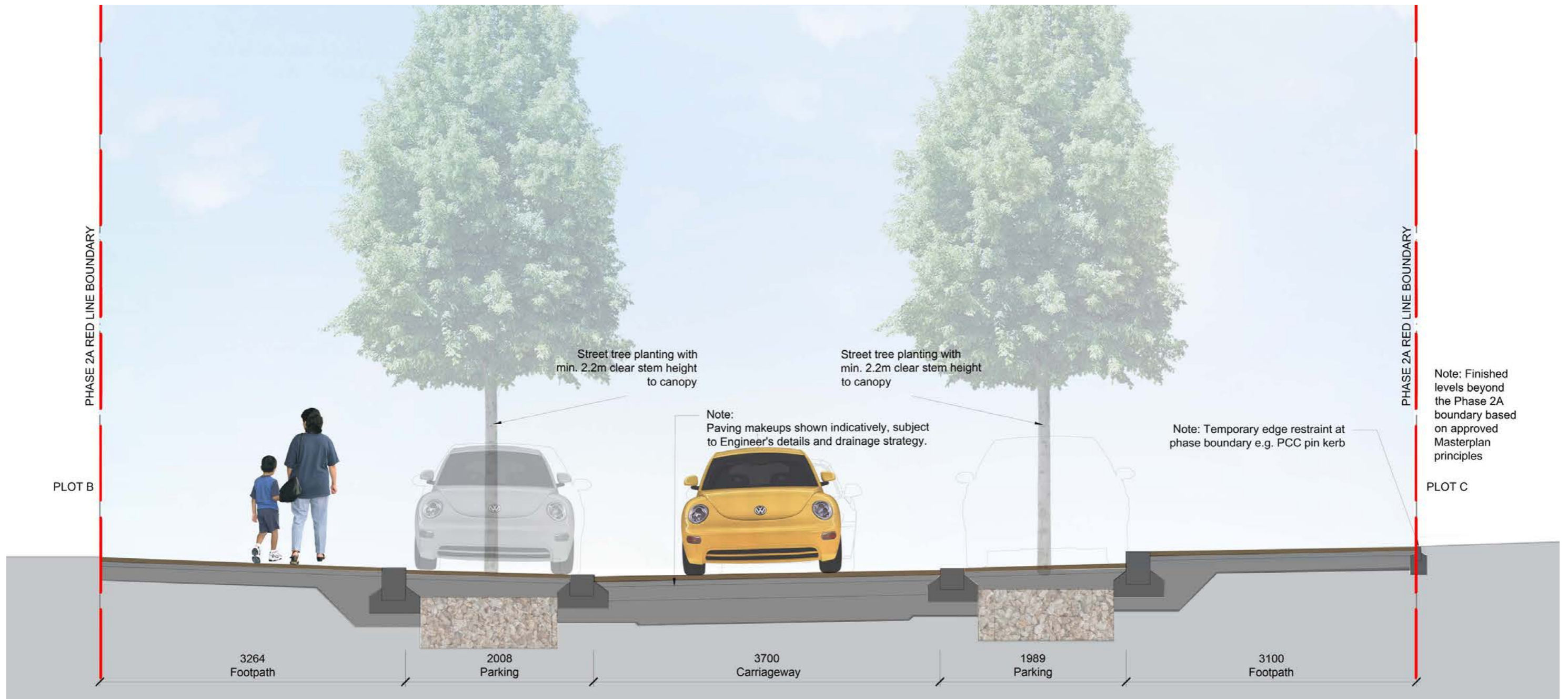
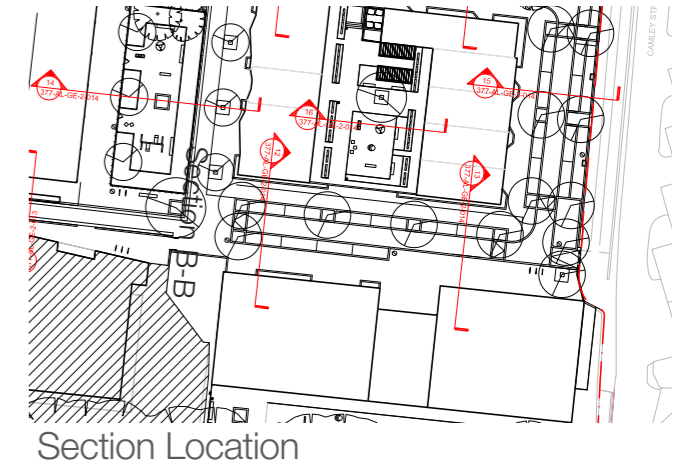
5.0 Landscape Streetscape Sections

Cross Section A-A (approved masterplan section reference 15)



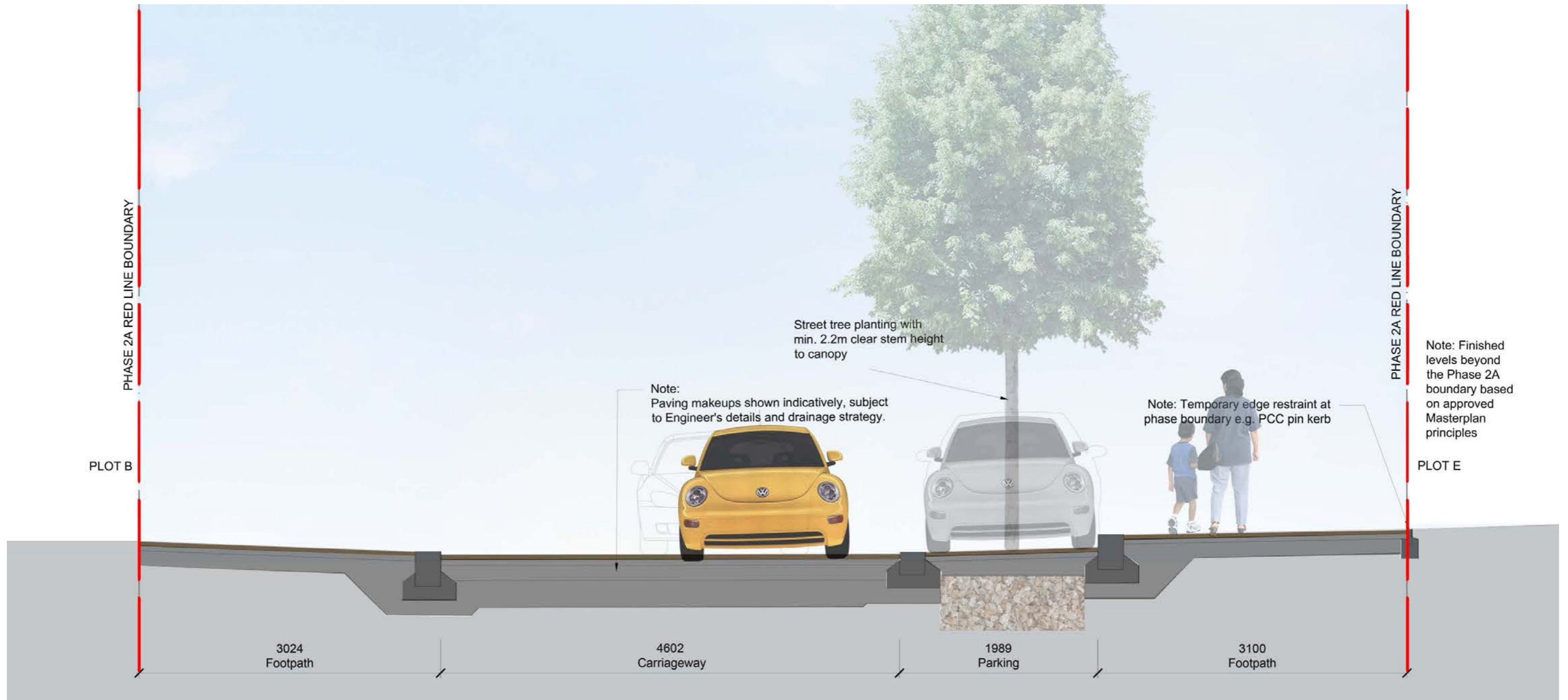
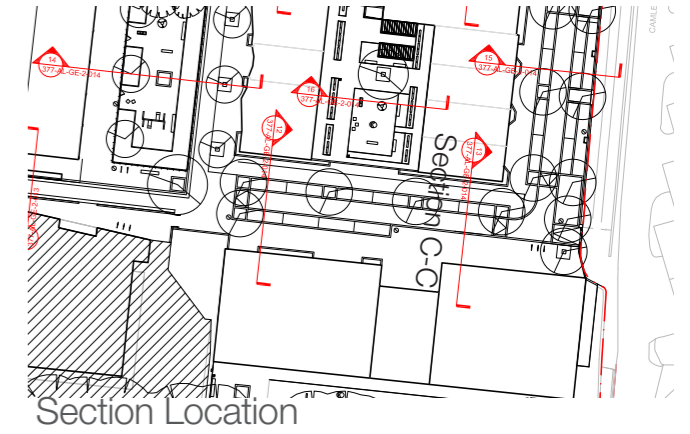
5.0 Landscape Streetscape Sections

Cross Section B-B (approved masterplan section reference 12)



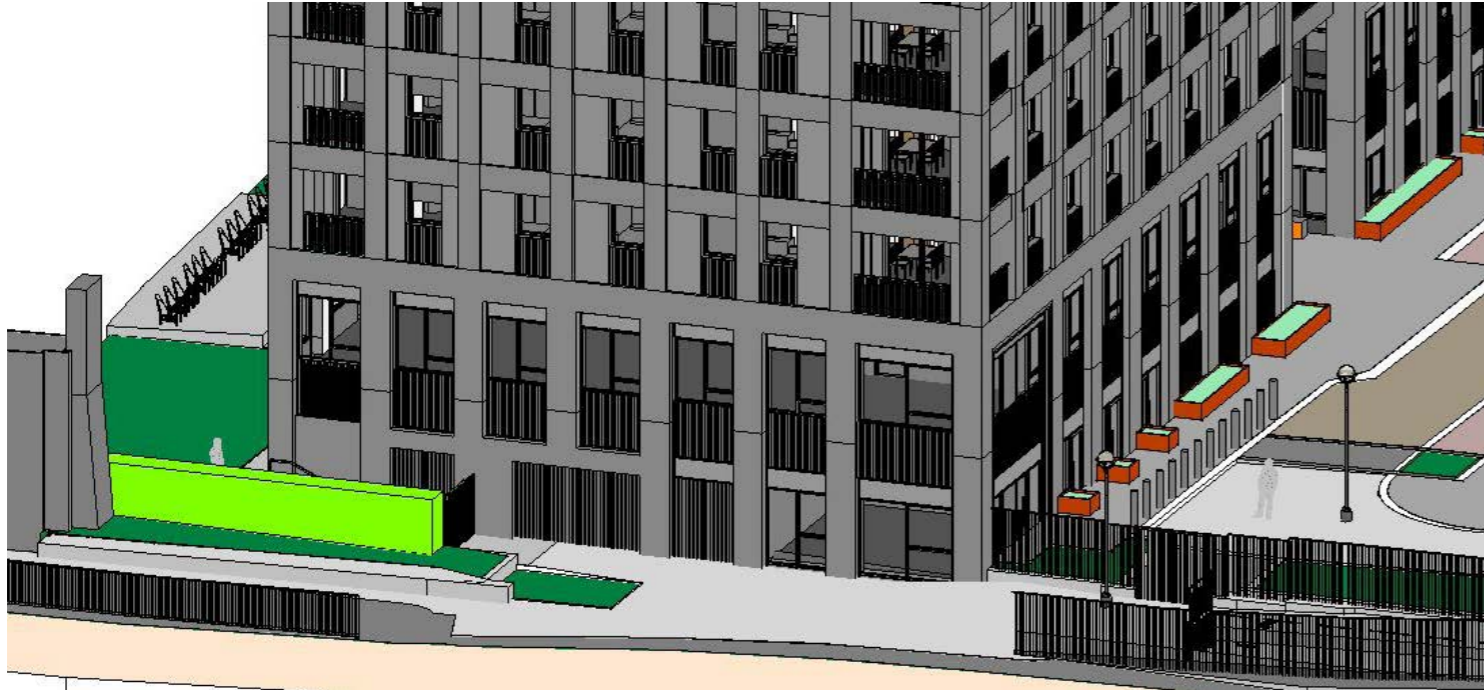
5.0 Landscape Streetscape Sections

Cross Section C-C (approved masterplan section reference 13)

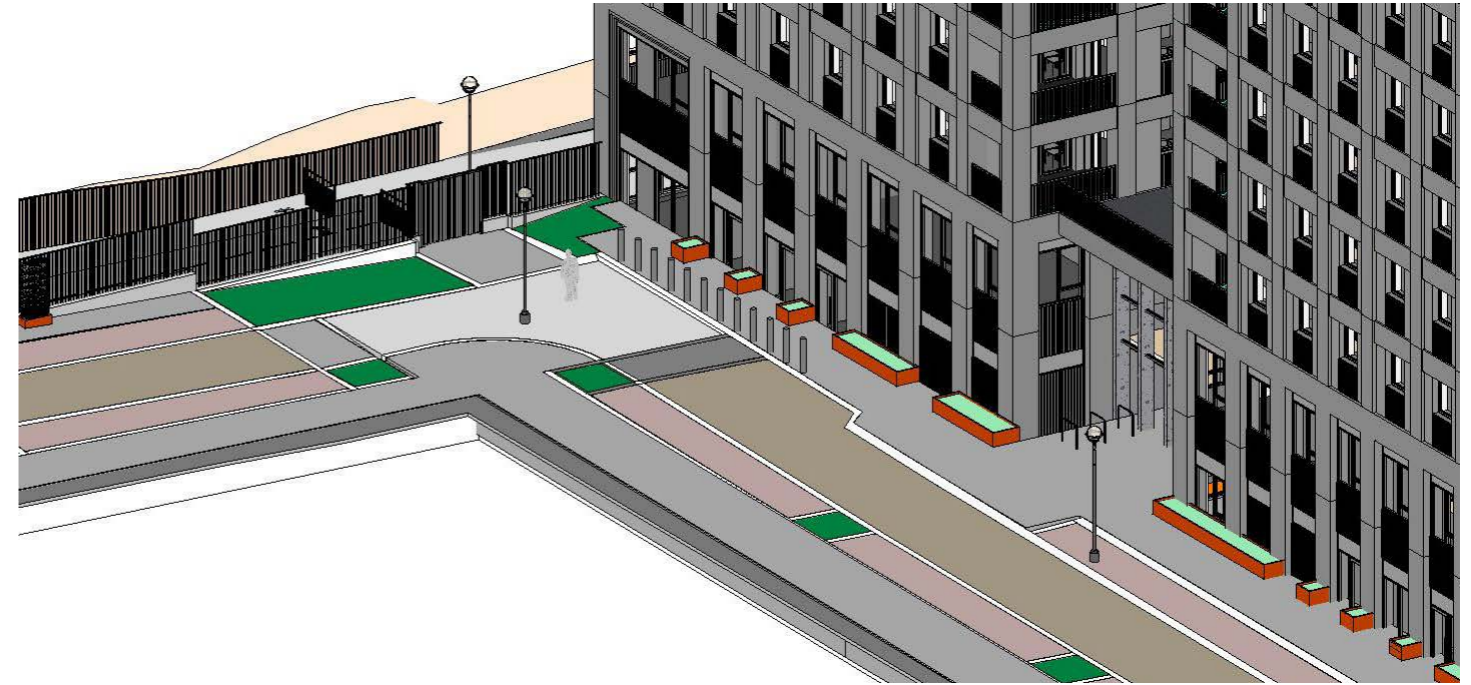


5.0 Landscape

Camley Street Interface



3D Model view looking west to Plot B east elevation






3D Model view looking south-east to Plot B north elevation
(Note: street trees are not shown in this view)

5.0 Landscape Parking Strategy

On-street resident's parallel parking spaces are proposed on Wrotham Road, aligned with the approved masterplan provision.

Accessible parking bays are provided in accordance with current policy and in line with the quantum defined in the approved masterplan.

-  Disabled parking
-  On-street residents' parking bay
-  Red Line Boundary

