

Flexibility in the Design Guidelines

As there could be either lobbies, maisonettes, or a combination of the two on the Park frontage, the Design Guidelines have been written to allow this flexibility by:

- Not permitting the road to run hard up to the building line, requiring a pavement to serve entrances on the Park side;
- Requiring a minimum 4.1m offset between the building line and the roadway to provide flexibility for either frontage type; and
- Requiring the provision of entrance lobbies on both the street and park sides of the buildings.

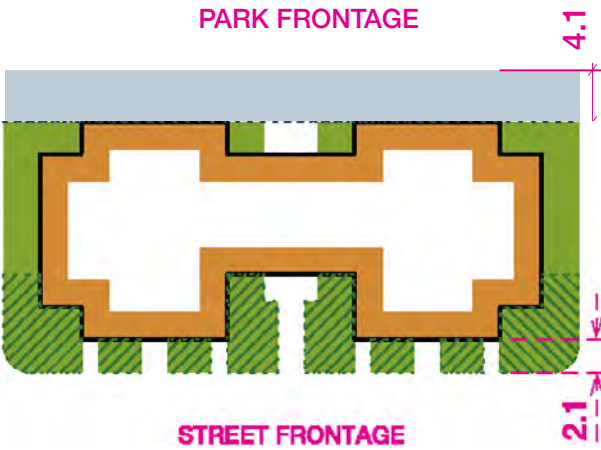


Figure 117: Permeability diagram

8.0 Open space and landscape



8.18 The Avenue

This is the primary street now connecting a previously severed and isolated community to the surrounding community of Colindale. This logical spine runs from the northern to southern edges of the site and provides clear wayfinding to allow permeable movement to and through the site.

A bold and ordered tree planted avenue uses a consistent palette of tree planting on the western side of the street to create a congruous visual appearance. On the eastern side of the street the style of trees proposed varies according to the differing characters found between the northern and southern portions of the avenue as the urban layout of the plots allows for a variation in widths of the street to create different uses of green spaces focusing on SUDS, ecology, play and amenity. This also is reflected by the various ground floor uses including: semi-private front garden defensible spaces for homes, community uses, commercial uses, office spaces.

Urban greening is maximised underneath trees by the addition of ornamental and native ground-cover planting to use for ecology and SUDs purposes while also adding visual and amenity value.

Future discussions with the council will promote adoptable standards for street materials and to keep on-street parking as parallel spaces.

Informal crossings create permeability and ease to move either side of the street and bus stops are located in proximity to key junctions and at the corner of the park. Ramped tables at the central junction provides key moment of traffic calming creating pedestrian priority.



Figure 118: Sketch typical view of 'Avenue'

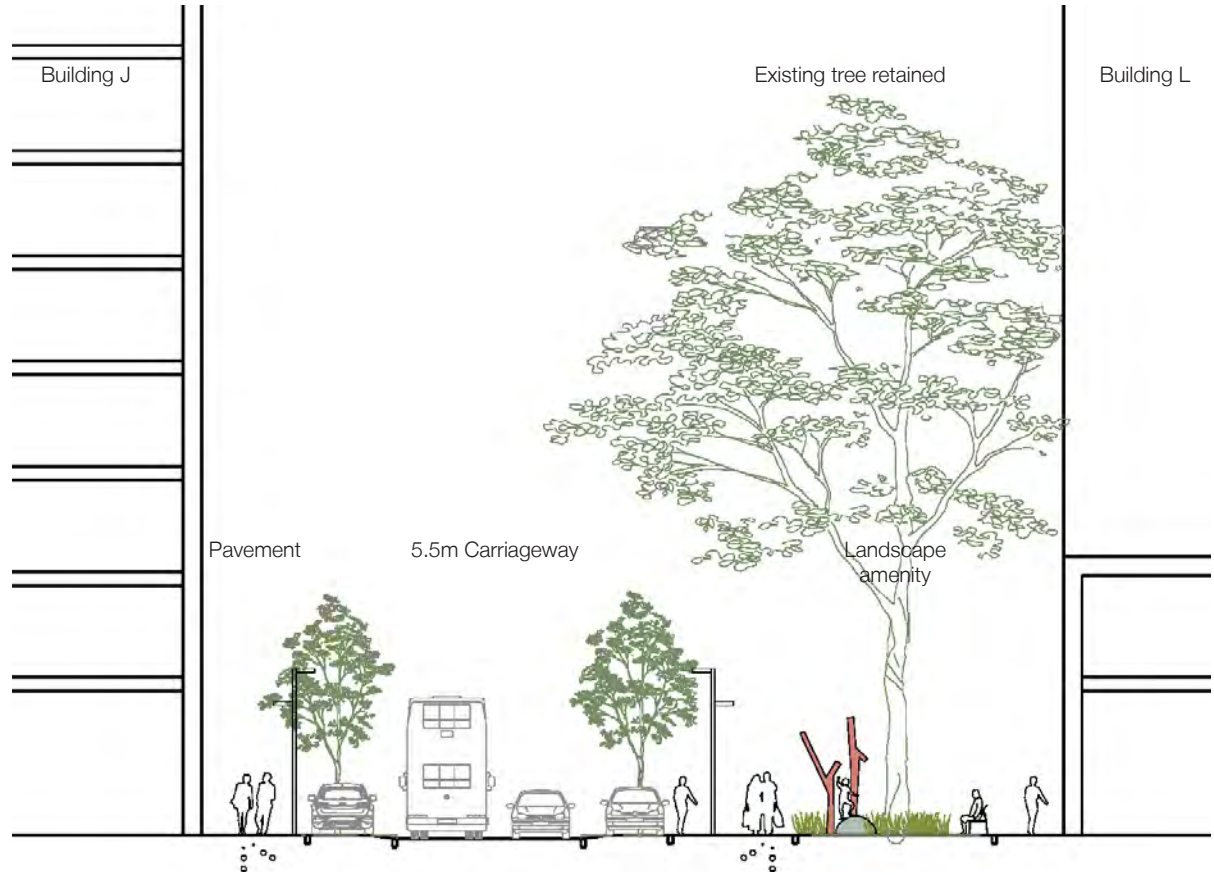
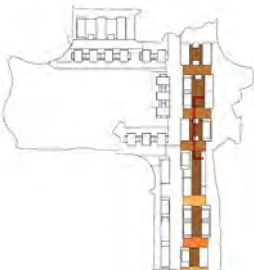


Figure 119: Typical section



Figure 120: Character area precedents

8.0 Open space and landscape



8.19 The Neighbourhood ladder

Comprising of plots D, E, F, H, L and K and running the full length of the site, the ladder is a key wayfinding and character spine that provides east west connections and permeability through the site.

There is a series of one-way streets contain front garden SUDS and bridges. Homes with front garden defensible spaces to overlook adding safety and security. Interspersed is a mixture of parallel and 90 degree parking along with access to the ground floor parking courts hidden within the active frontage buildings.

The proposed 'play street' redefines the street as a area for children and residents where cars are prohibited. There is some flexibility for occasional parking for servicing and loading but it is primarily pedestrian. This is an important area providing a close option for residents in the southern most part of application and not having direct access to Heybourne Park.

Located on the 1st floor above the parking areas are semi-private landscaped courtyards. A key driver will be a focus on ecology with dense planting and earth mounding to allow for large tree planting. Natural play intertwined within also provides another amenity space option for residents.



Figure 121: Sketch typical view of 'Ladder' courtyards



Figure 122: Sketch typical view of 'Ladder' streets

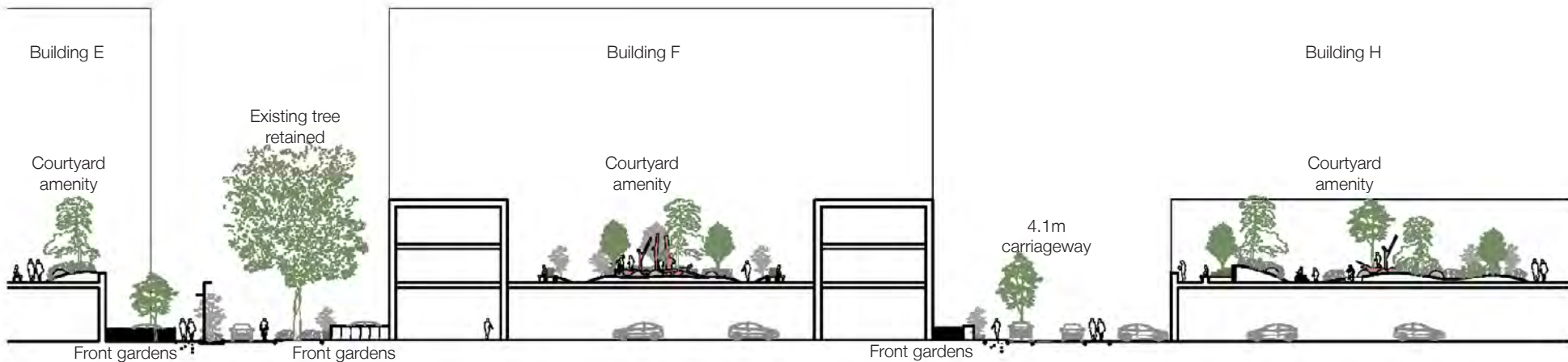




Figure 124: Character area precedents

8.0 Open space and landscape



8.20 The Woodland Walk

Along the eastern site boundary and running the full length of the site, the Woodland Walk is a natural edge to the proposals.

A mix of existing mature trees consisting of London Planes, False Acacia, Ash, Common Oak, Turkey Oak, Lime, Bird Cherry and Sweet Chestnut in various range of qualities from A-U according to the arboricultural survey. Many have been retained along this walkway and around the previous energy centre and reinforced with further proposed planting.

A series of secondary and tertiary streets stagger along the north/south route to promote Home zone playful streets, using ramped crossovers, narrow carriageway widths and paving materials which promote a pedestrian/cycling focus with occasional vehicle access for homes and servicing. All of which to be designed to an adoptable standard.

There are vital pockets of green space such as St Margaret's Church and areas underneath existing retained trees where hard paved and retaining walls are removed where possible to maximise native planting under-storey grasses and ground-cover with potential to explore wildflower and perennial mixes for creation of ecological habitats for animals such as bats, birds hedgehogs, stag beetles and invertebrates. Front gardens to homes with new tree and shrub planting will also play a part in creating a natural landscaped SUDS areas to add another benefit to the walk.

At the northeast end of the walk and the site, the former energy centre has been reclaimed as a green space with potential to be used by residents and children spilling across Corner Mead from Saracens High School. This natural play area and landscape amenity area has a retained sunken area to retain existing trees which provides some buffering to the adjacent roads. This could also form part of fitness trail network around the site and also a key node along the journey for children to the new sports pitches at Lanacre Avenue.



Figure 125: Sketch typical view of The Woodland Walk

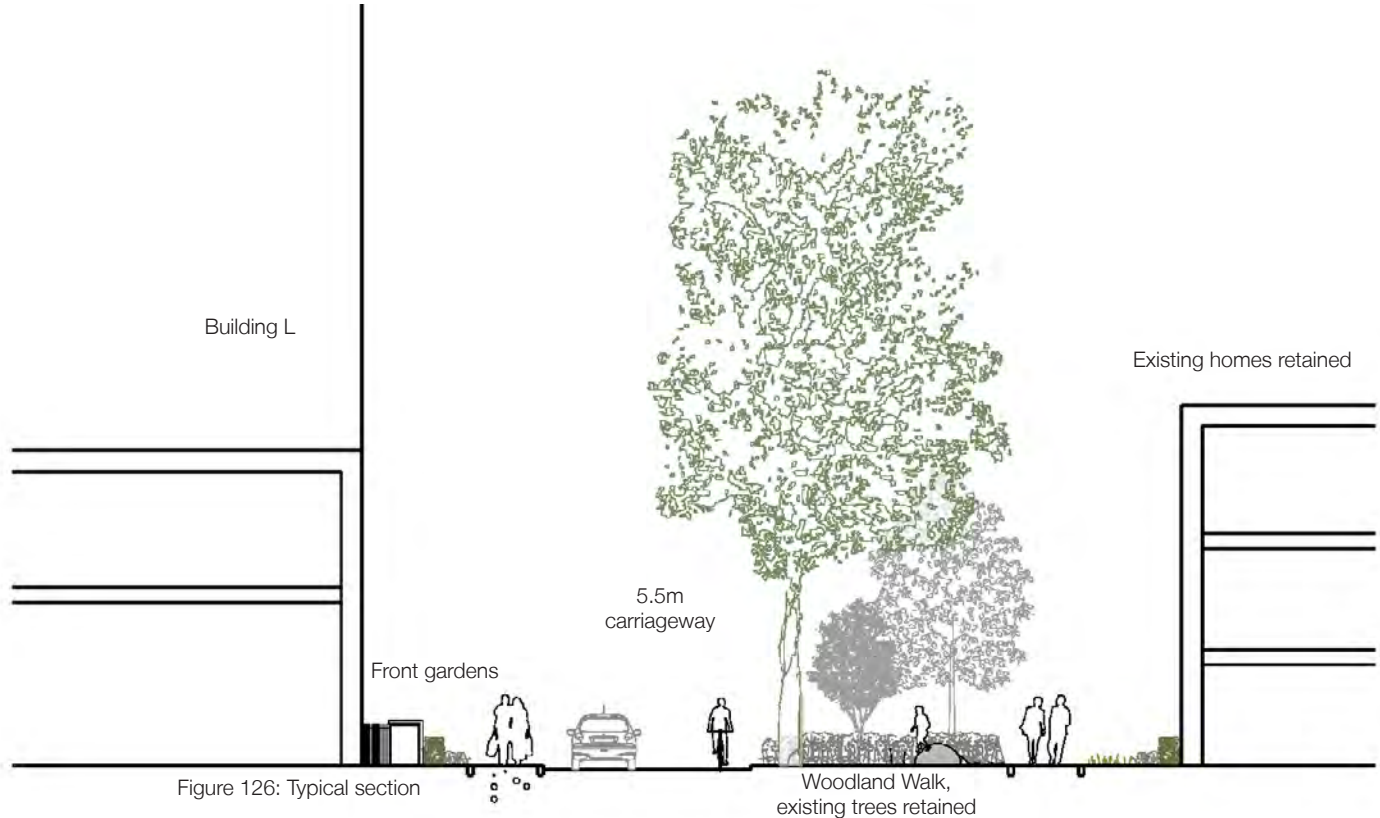


Figure 126: Typical section

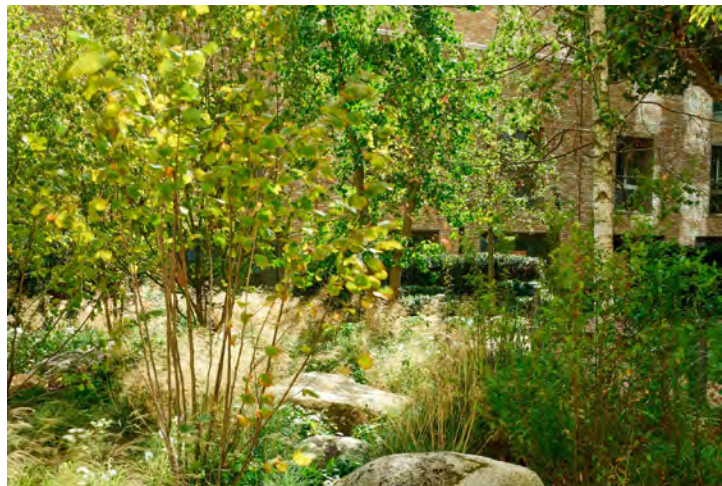


Figure 127: Character area precedents

8.0 Open space and landscape

8.21 Soft landscape - Planting

The site has many differing character areas where various styles and qualities of planting are required. There is an overlapping of themes and species to help bring together the site as a holistic and verdant place.

Ecologically friendly planting helps to create a mind-set of sustainability and pride in the neighbourhood. Planting areas are maximised and also have functional biodiversity gains to promote corridors of movement for fauna to thrive.

Functional amenity spaces are hard wearing yet allowing for a variety of flexible uses. All of these are interconnected by a series of ornate planted streetscapes, front gardens and walkways that make for a wonderful accessible green grid and infiltration of nature into the site

Longevity and ease of maintenance has been planned to correspond with the areas where parking podium are located below the planting and could cause issues if not considered early in the design process. The size of shrub and perennial planters allows for proper growth while potential water irrigation usage has been considered for potential impacts of global warming. Planters also integrate into ramps and steps at level changes to soften the experience and journey.

Seasonal interest has been considered to ensure a year round quality experience with colour, flower and leaf types of various heights and sizes.

For safety and security, planting next to a footpath should start with grass and low growing plants with taller shrubs and trees to the rear. This is to avoid the potential for anti-social behaviour and the ability to conceal illegal items such as weapons and drugs. If planting next to a path is required in tight areas it should have a clear and visible ground plane to deter concealment.

- Podium courtyard
- Biodiverse roof planting
- Park landscape
- Grass, hedges and ornamental planting
- Front garden amenity grass

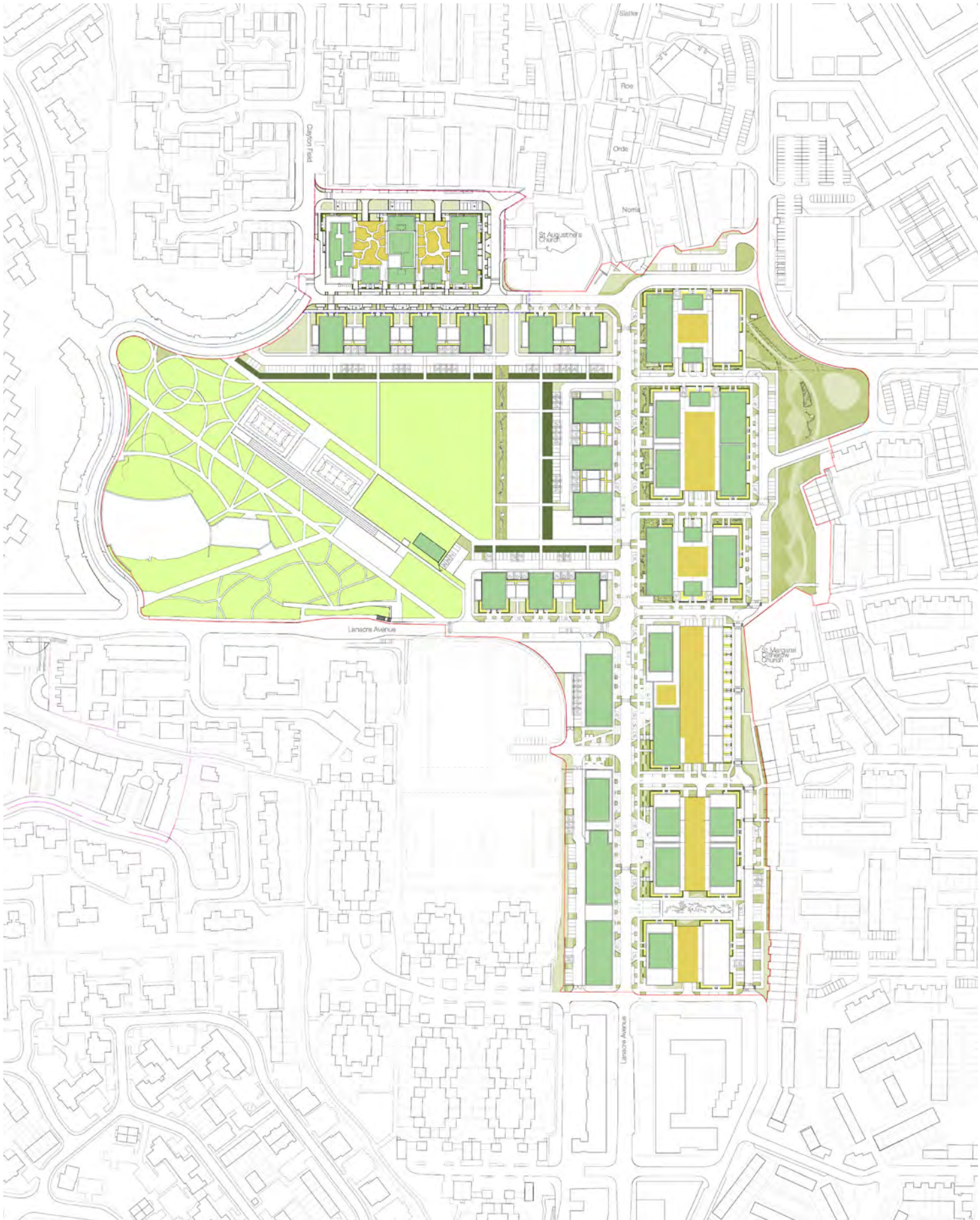
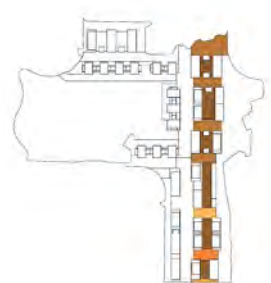


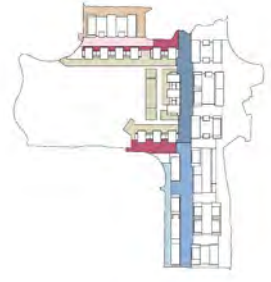
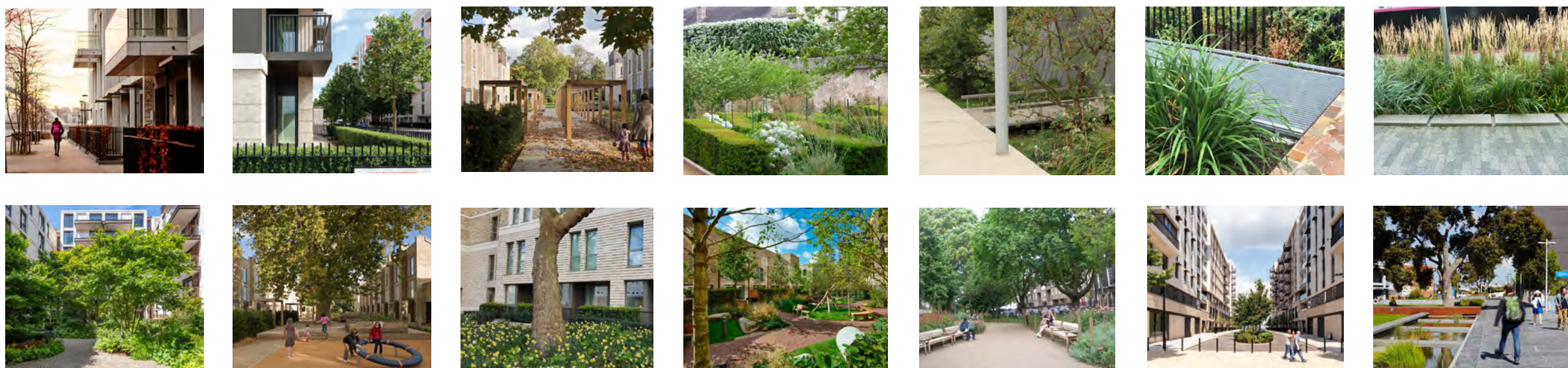
Figure 128: Softscape strategy plan



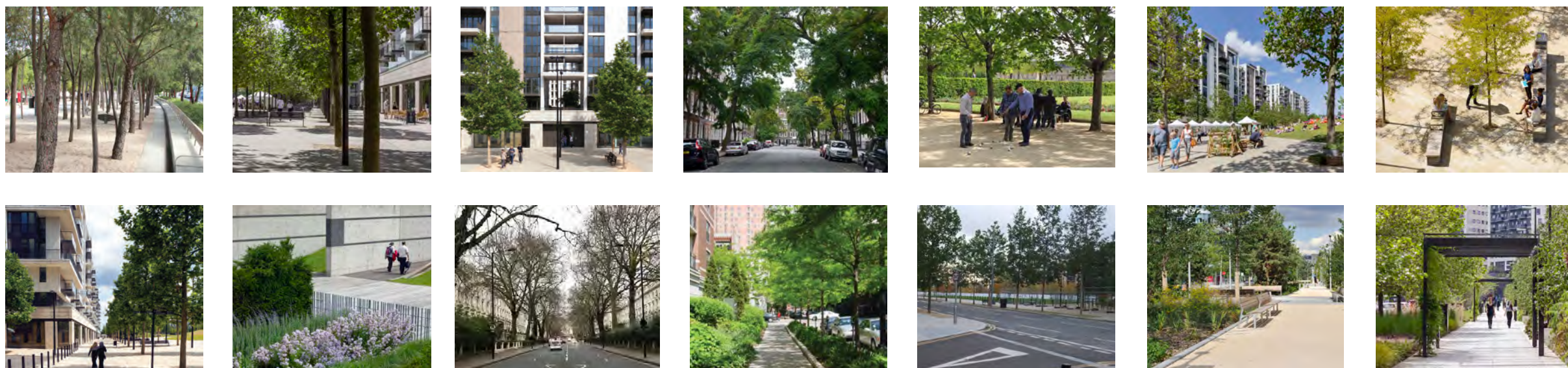
Soft landscapes



Garden streets



Avenue and active paved areas



8.0 Open space and landscape

8.22 Soft landscape - Existing tree strategy

The tree retention / removal / planting strategy has been designed to provide a robust layer of greenery affirming the structure of the proposed public realm and helping to define identity and distinctiveness across different areas of the site.

Existing tree planting

In advance of development, and to inform the design, a survey of the existing trees was carried out in Spring 2019, by Arboricultural Consultants following the methodology within BS 5837:2012.

The purpose of this survey was to identify each existing tree on the site and record the species, age, size, and importantly the condition and expected lifetime of each tree.

Table 1 of the BS classifies individual specimens and tree groups according to their scale, age and condition, with three categories suitable to be considered for retention:

Category A

Trees of a high quality with an estimated remaining life expectancy of at least 40 years

Category B

Trees of a moderate quality with an estimated remaining life expectancy of at least 20 years

Category C

Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm

The standard also describes a fourth category of poor quality trees not suitable for consideration for retention:

Category U

Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

It is not necessary to remove Category U trees, but they are disregarded in our retention calculations as they would very likely be dead through natural means within the development construction time-line.

GLA guidance

The GLA has current (**LP Policy 7.21.C**) and emerging policy on best practice for development in relation to existing trees. **DNLP Policy G7.C** notes:

“Development proposals should ensure that, wherever possible, existing trees of quality are retained. If it is imperative that trees have to be removed, there should be adequate replacement based on the existing value of the benefits of the trees removed.”

Existing tree features surveyed

The survey identified a total of 423 trees and tree groups likely to be affected by the proposed development.

Tree replacement strategy

Without rebuilding to the exact same footprint as the existing buildings and roads currently on the site, it would be impossible to retain all of the trees surveyed, and the proposed development. It is therefore proposed to remove a number of existing trees to enable the regeneration of the Estate.

In order to deliver a sustainable natural environment, trees will be replanted in the development at a ratio equating to the quality of trees being removed:

- Category A/B trees will be replaced at 2:1
- Category C/U trees will be replaced at 1:1

Replacement in this way will ensure significant canopy cover and an extended lifetime of benefit.

Retention and removal of Category A/B trees

| | |
|--|-----|
| Cat. A/B specimens / groups surveyed | 201 |
| Cat. A/B specimens / groups to be retained | 126 |
| Cat. A/B specimens / groups to be removed | 75 |
| Replacement trees required | 150 |

Retention and removal of Category C/U trees

| | |
|--|-----|
| Cat. C/U specimens / groups surveyed | 222 |
| Cat. C/U specimens / groups to be retained | 133 |
| Cat. C/U specimens / groups to be removed | 89 |
| Replacement trees required | 89 |

Retention and removal of all existing trees

| | |
|---|-----|
| Total specimens / groups surveyed | 423 |
| Total specimens / groups to be retained | 259 |
| Total specimens / groups to be removed | 164 |
| Total replacement trees required | 239 |

Tree and root protection

Of the trees proposed for retention, some specimens may be at risk of damage during demolition and construction. These trees have been identified and a protection plan will be submitted during the next stage of development.

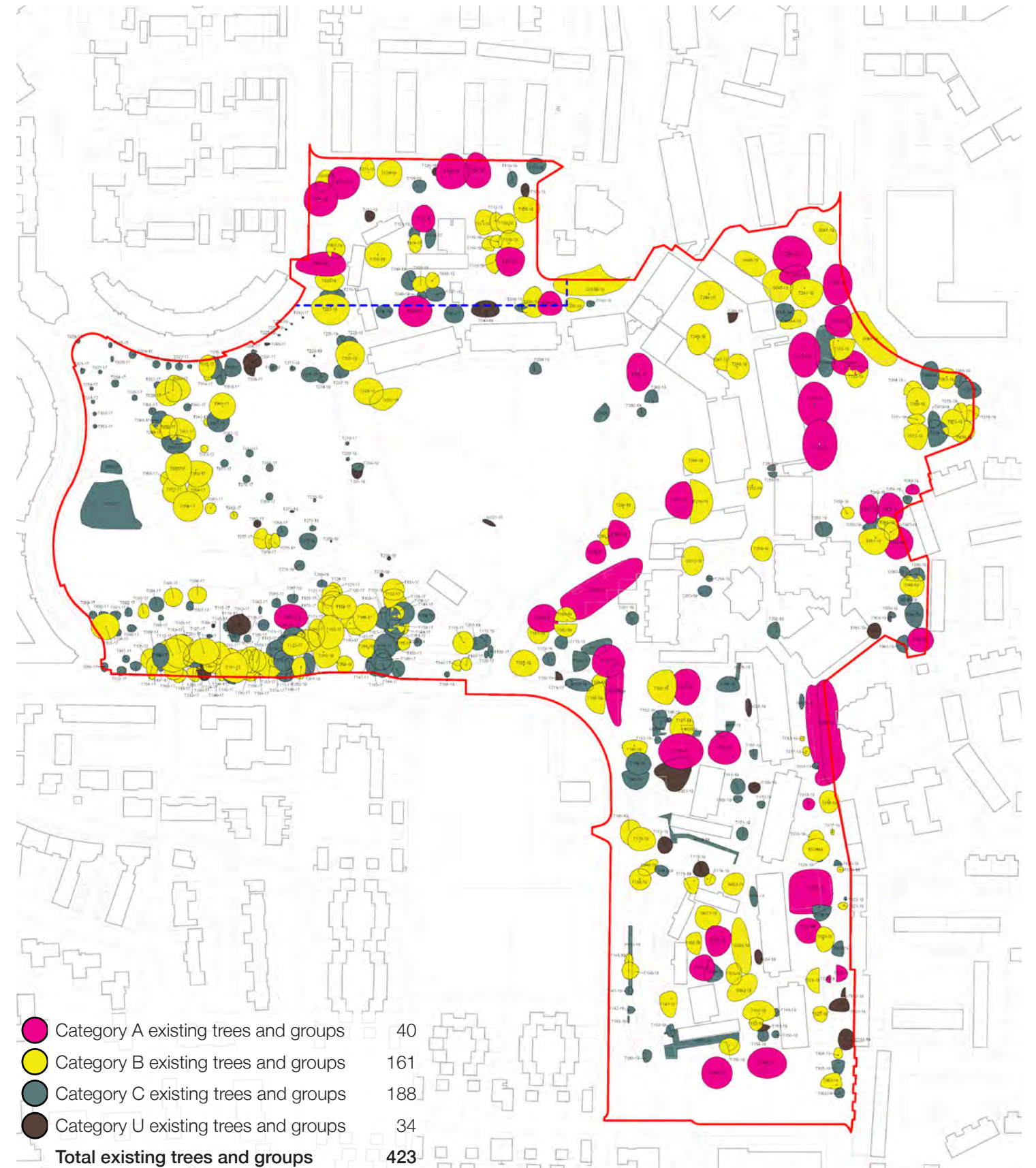


Figure 129: Existing tree survey - classification by BS:5837 quality category

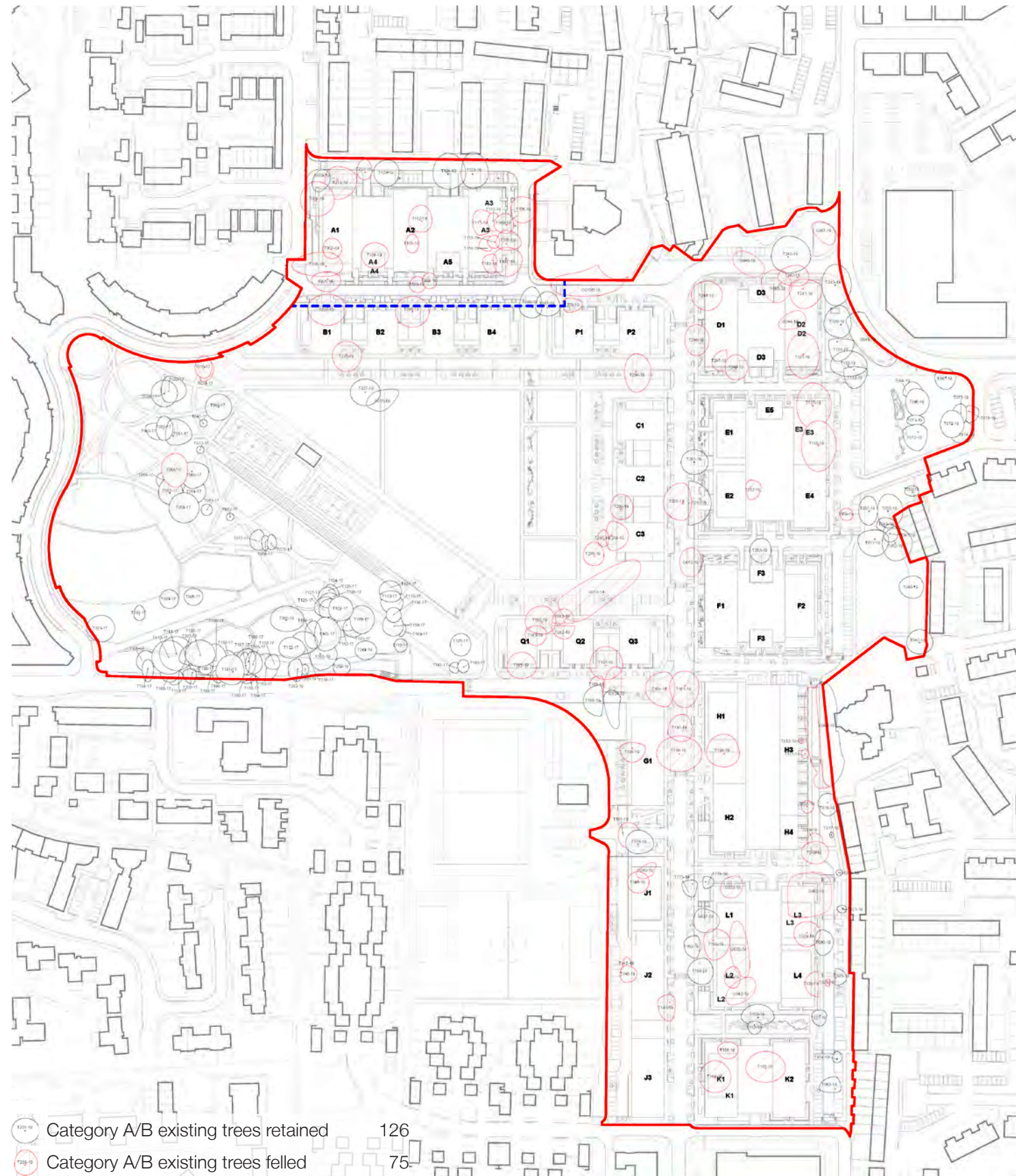


Figure 130: Existing tree survey - retention and removal of Category A/B trees

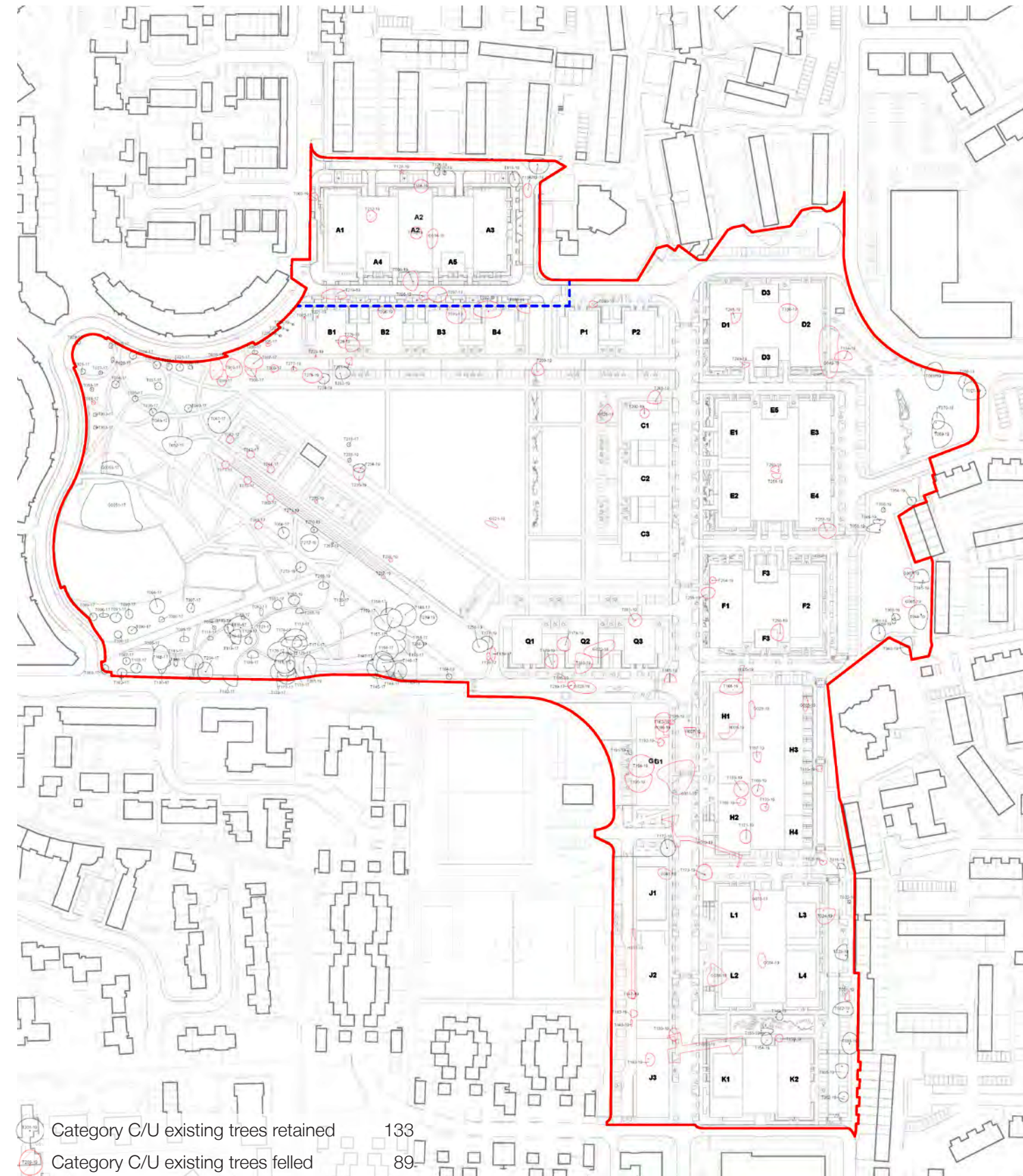


Figure 131: Existing tree survey - retention and removal of Category C/U trees

8.0 Open space and landscape

8.23 Soft landscape - Proposed tree strategy

The tree planting strategy has been designed to provide a robust layer of greenery affirming the structure of the proposed public realm and helping to define identity and distinctiveness across different areas of the site.

London and National Guidance, including DEFRA's Urban Tree Manual, has been consulted in the selection of species.

LBB's Tree Officer has been consulted in the preparation of this strategy, and expressed a desire for species particular to Grahame Park, such as Japanese Pagoda (*Sophora japonica*), to be reinforced with additional planting. Within the site boundary, 3/4 of the identified *S.japonica* instances have been identified for retention, clustered in the east of the site by Long Mead.

Additional new locations for *S.japonica* planting have been identified within Heybourne Park

Pests or diseases which are affecting existing trees in the site and wider area have been taken into consideration.

Existing tree specimens and groups have been classified by 'Style' in alignment with proposed trees in order to compliment the existing planting, increase diversity, and reinforce the character of different areas of the development site.

Species selection

The tree species have been selected according to the following criteria:

- Ensure long term durability, with robust species capable to resist and adapt the possible consequences of climate change (e.g. long periods of drought and heavy rain falls).
- Offer human comfort, providing dense shaded areas and a strong structure with the capacity to mitigate the negative effects of high temperatures and strong winds.
- Provide seasonal visual amenity during the whole year with attractive ornamental qualities.
- Promote local biodiversity by increasing the overall population of native species and attracting the local fauna, offering an ecological niche and refuge.

Styles

Different species have been grouped by 'Style' to characterise their key characteristics. Individual specimens of different species will be selected from the Style groups during the detailed design of each landscape area.

Number of trees

There are 668 trees proposed for planting, ranging in styles appropriate to the character areas of the scheme. Of the new tree planting, 179 are within Heybourne Park and 120 are on podium courtyards within the masterplan.

When subtracting these 299 from the total number proposed, there are 369 trees proposed for planting in the public realm or private front gardens, meaning that the proposal is not dependent on the park and podium.

The number proposed is well above the 239 identified as required for compensation in the masterplan.

The balance of retained and newly planted trees on site (259 retained + 668 newly planted) will be a total of 927 individually identified trees or groups; an average of 70 trees per hectare.

| | |
|-------------------------------------|------------|
| ● Autumn colour interest trees | 58 |
| ● Broadleaved parkland trees | 125 |
| ● Wetland habitat and swale trees | 61 |
| ● Structural deciduous trees | 84 |
| ● Specimen trees | 138 |
| ● Native trees | 23 |
| ● Ornamental street trees | 99 |
| ● Structural street trees | 48 |
| ● Structural evergreen trees | 32 |
| Total proposed planted trees | 668 |

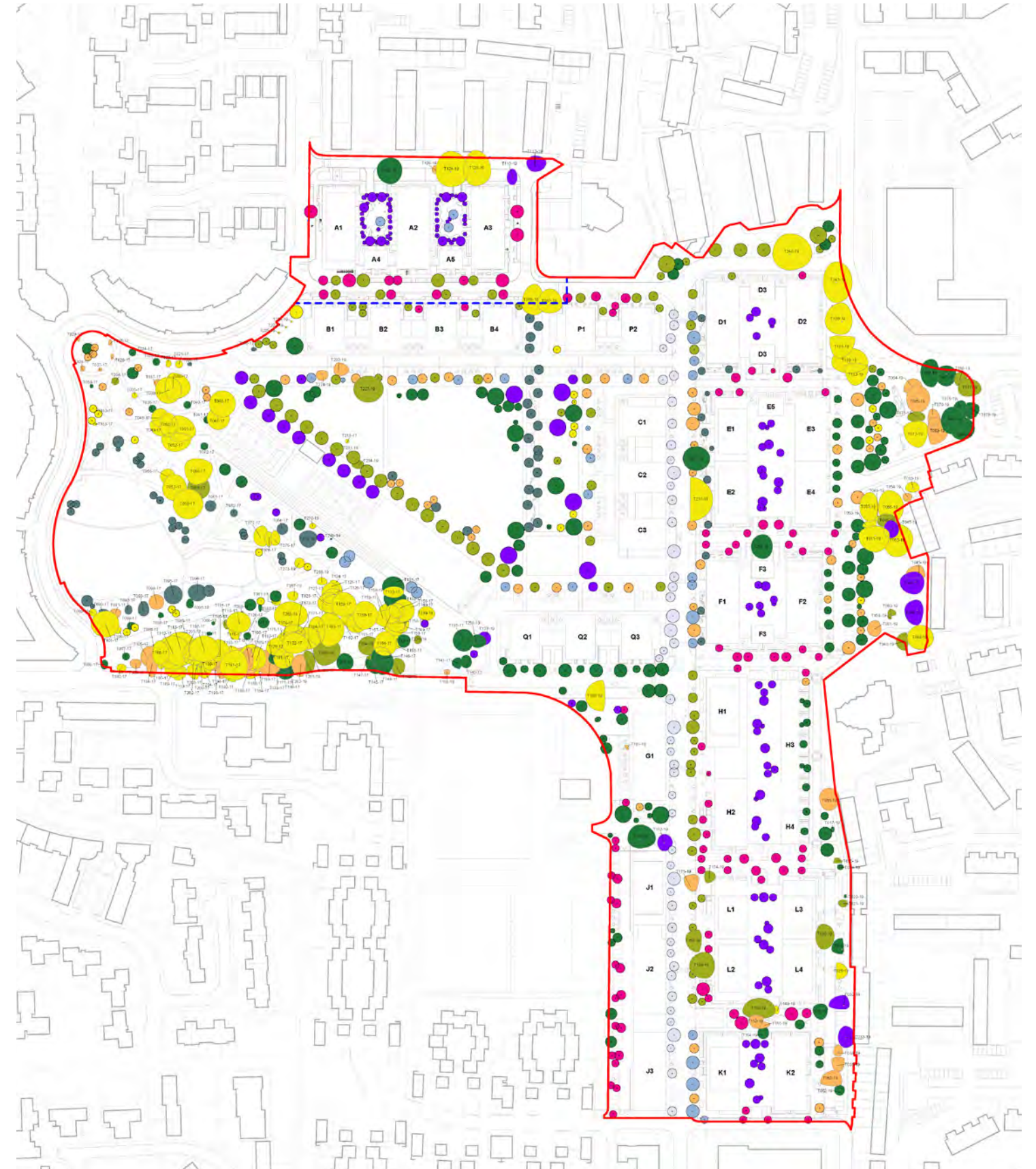


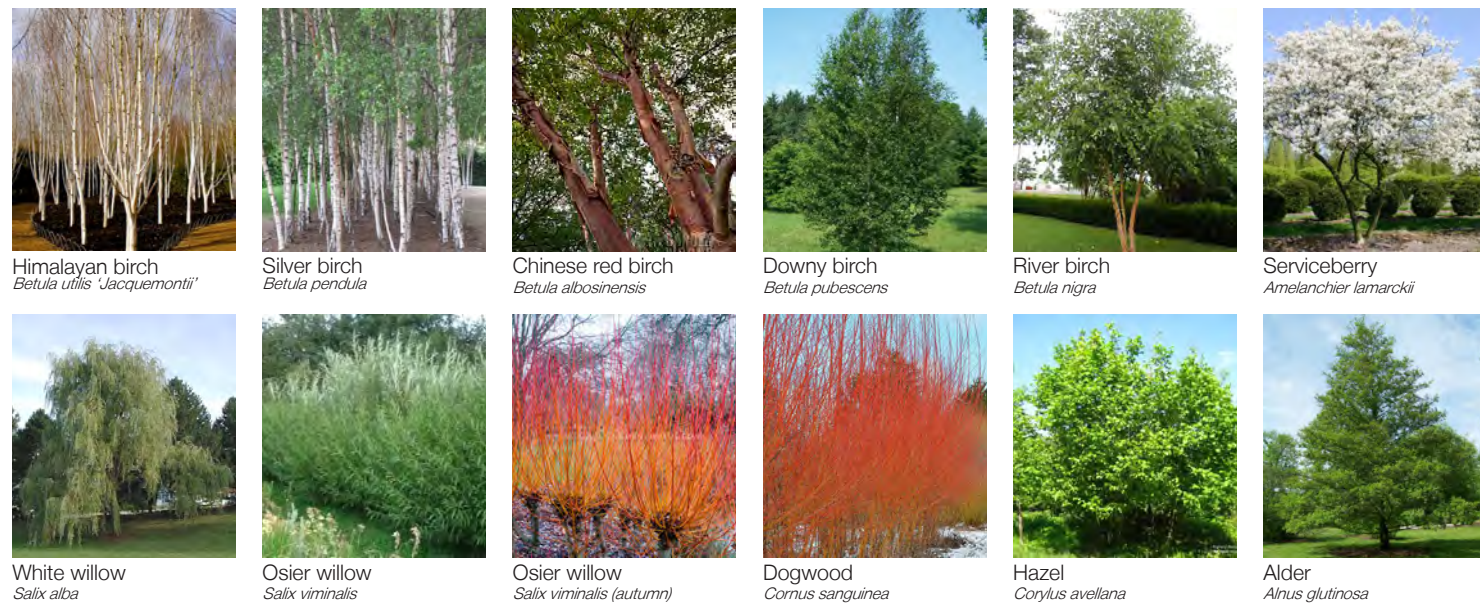
Figure 132: Consolidated tree strategy plan (Existing and proposed)

Autumn colour interest trees



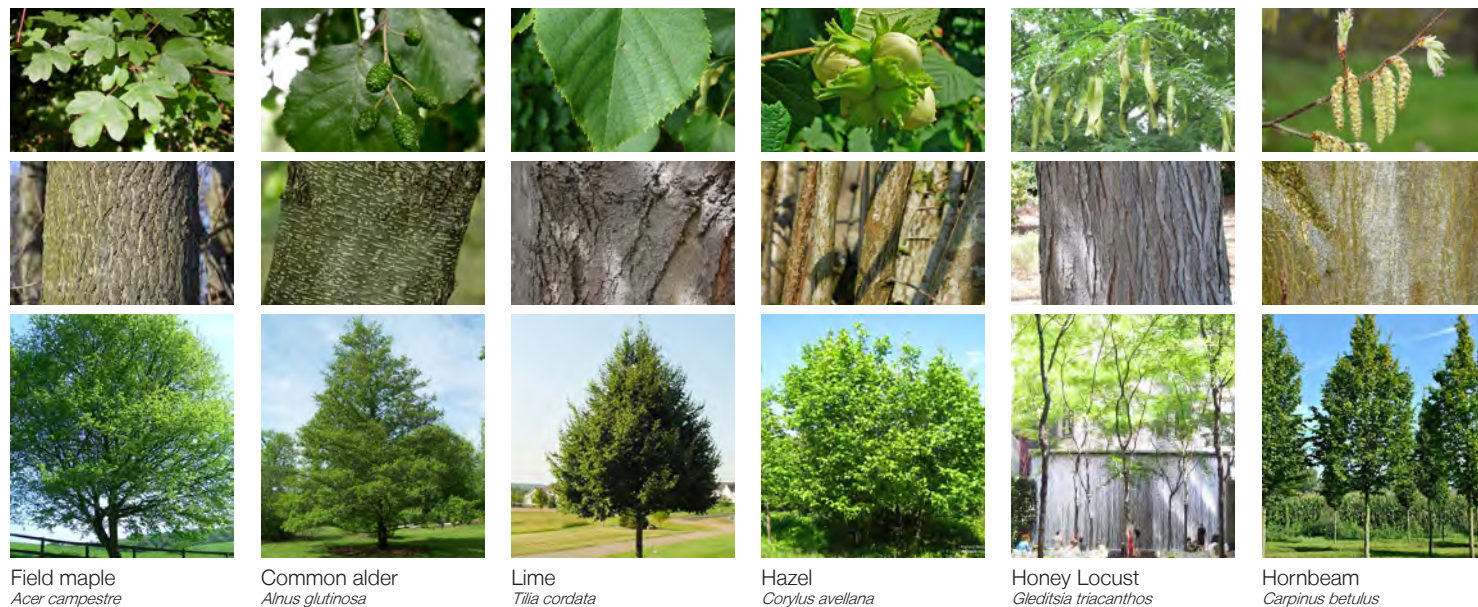
Katsura *Cercidiphyllum japonicum* Red maple *Acer rubrum* Ginkgo *Ginkgo biloba* Sweet gum *Liquidambar styraciflua* Paper bark maple *Acer griseum* Rowan *Sorbus aucuparia*

Wetland habitats and swale trees



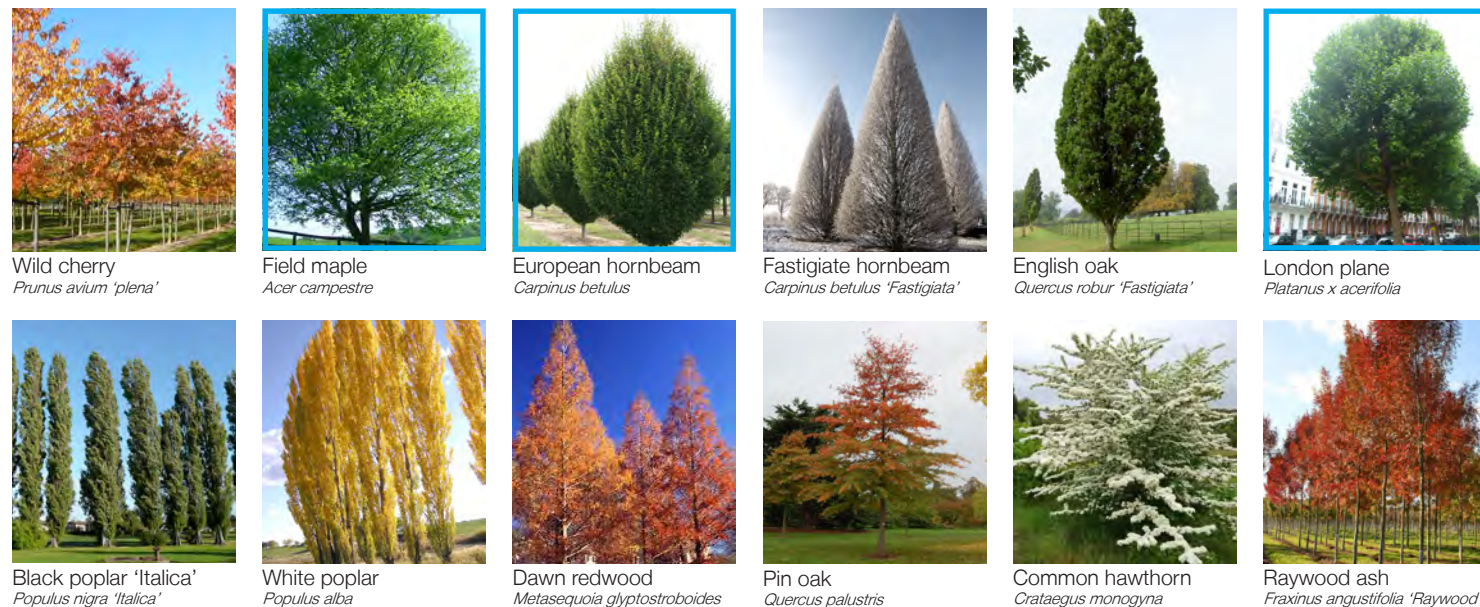
Himalayan birch *Betula utilis 'Jacquemontii'* Silver birch *Betula pendula* Chinese red birch *Betula albosinensis* Downy birch *Betula pubescens* River birch *Betula nigra* Serviceberry *Amelanchier lamarckii* White willow *Salix alba* Osier willow *Salix viminalis* Osier willow *Salix viminalis (autumn)* Dogwood *Cornus sanguinea* Hazel *Corylus avellana* Alder *Alnus glutinosa*

Broadleaved parkland trees



Field maple *Acer campestre* Common alder *Alnus glutinosa* Lime *Tilia cordata* Hazel *Corylus avellana* Honey Locust *Gleditsia triacanthos* Hornbeam *Carpinus betulus*

Structural deciduous trees



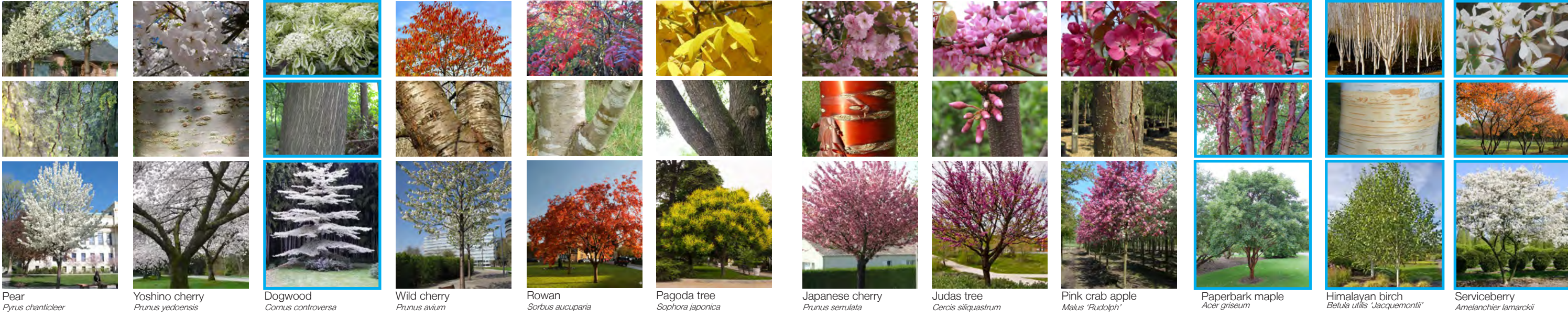
Wild cherry *Prunus avium 'plena'* Field maple *Acer campestre* European hornbeam *Carpinus betulus* Fastigate hornbeam *Carpinus betulus 'Fastigiata'* English oak *Quercus robur 'Fastigiata'* London plane *Platanus x acerifolia* Black poplar 'Italica' *Populus nigra 'Italica'* White poplar *Populus alba* Dawn redwood *Metasequoia glyptostroboides* Pin oak *Quercus palustris* Common hawthorn *Crataegus monogyna* Raywood ash *Fraxinus angustifolia 'Raywood'*

Tree species bounded by a blue line were also specified for Stage A Phase 1A Heybourne Park Open Space

COMMON NAME
Latin name

8.0 Open space and landscape

Specimen trees



Pear *Pyrus chanticleer* Yoshino cherry *Prunus yedoensis* Dogwood *Cornus controversa* Wild cherry *Prunus avium* Rowan *Sorbus aucuparia* Pagoda tree *Sophora japonica* Japanese cherry *Prunus serrulata* Judas tree *Cercis siliquastrum* Pink crab apple *Malus 'Rudolph'* Paperbark maple *Acer griseum* Himalayan birch *Betula utilis 'Jacquemontii'* Serviceberry *Amelanchier lamarckii*

Native trees



Alder *Alnus glutinosa* Beech *Fagus sylvatica* Hazel *Corylus avellana* Hornbeam *Carpinus betulus* Field maple *Acer campestre* Populus nigra *Black poplar*

Structural street trees



Maple *Acer campestre 'Streetwise'* Hornbeam *Carpinus betulus 'Streetwise'* Sweet gum *Liquidambar styracillua* Tulip *Lirodendron tulipifera* Oak fastigiate koster *Quercus 'Koster'* Greenspire lime *Tilia cordata 'Greenspire'*

Ornamental Street trees



Rowan *Sorbus aucuparia 'Streetwise'* Swedish aspen *Populus tremula 'Erecta'* Cherry *'Sunset Boulevard'* *Prunus 'Sunset Boulevard'* Flagpole cherry *Prunus 'Amanogawa'* Corsican pine *Pinus nigra* Evergreen magnolia *Magnolia grandiflora*

Structural evergreen trees



Cypress *Chamaecyparis obtusa cloud form* Monkey puzzle *Ucarea araucana* Dwarf pine *Pinus mugo 'Columnaris'* Stone pine *Pinus pinea umbrella form* Corsican pine *Pinus nigra* Magnolia *Magnolia grandiflora*

Tree species bounded by a blue line were also specified for Stage A Phase 1A Heybourne Park Open Space

COMMON NAME
Latin name

8.0 Open space and landscape

8.24 Proposed tree pit strategy



Figure 133: Typical tree planting detail precedents, soil cell systems

Too often, trees are planted in cramped planting pits and poor subsoil, resulting in stunted growth, with roots tending to colonize immediately underneath the paved surface, causing pavement damage.

Soil cell tree systems are proposed to provide trees and plants in urban environments with the correct nourishment and suitable conditions that promote healthy growth, without disturbing the structural integrity of paved surfaces above.

Linked tree pits will also be utilised to maximise growing areas of trees in relation to streets where possible.

View visual splays will also be reviewed in relation to road safety audits which may affect tree placement. To mitigate this the tree species and size specification may be altered with fastigate and crown lifted tree types which allow better views under and around trees.

A range of sizes of trees will also be reviewed in future phases to provide varying levels of interest and status based upon the importance of placement. A percentage or proportion of larger trees creates an anchor for smaller trees to group with creating a varied tree planting experience.

Larger semi-mature trees should be used for potential wind mitigation and to provide instant landscape impact to the quality of the scheme. There is an opportunity to explore the creation of meanwhile tree and planting nurseries to provide almost 6 years of tree growth and fit in with the construction phasing programme.

The tree planting proposals work to allow proper long term growth while working with ecology and SUDs to provide mutual benefit for residents and sustainability.



Figure 134: Typical tree planting range of sizes to be used



Figure 135: Example meanwhile tree and planting nursery

8.0 Open space and landscape

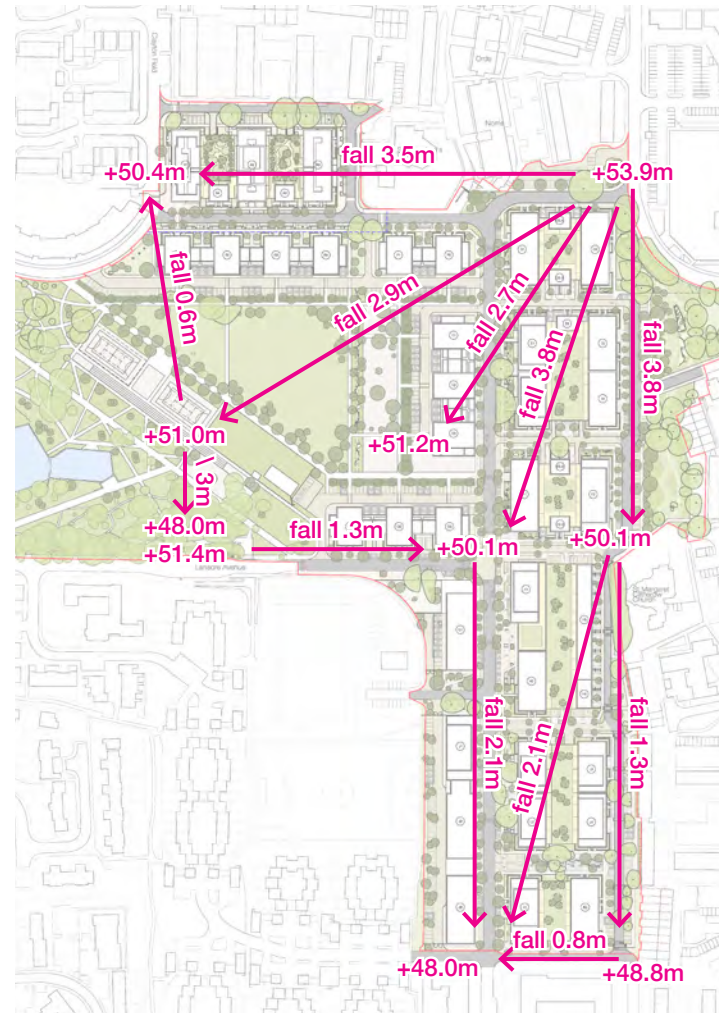
8.25 Surface water drainage strategy

Approach

Surface water drainage and the potential for flooding provide significant challenges, but also the opportunity to use water as an underlying aesthetic and ecological advantage for the Site. By evaluating the topographic levels where water may flow across the site in major flood events or typical daily flows, our team of designers and engineers has created a network that binds together with the streetscape, landscape and public realm making spaces useful and visually appearing

Key design considerations

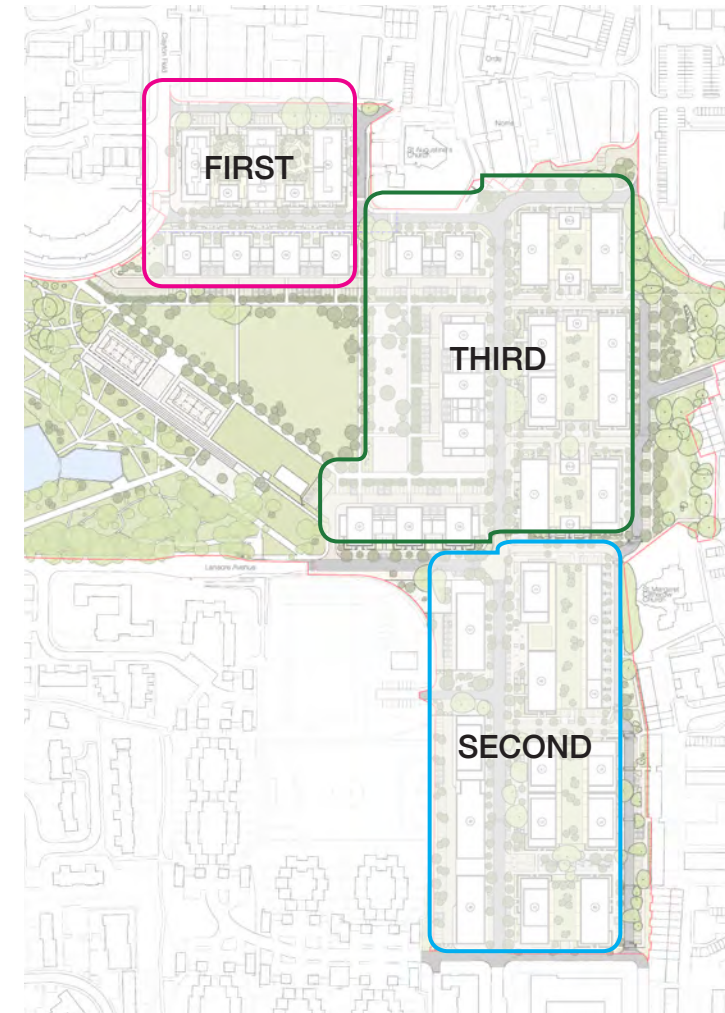
In developing a strategy for surface water drainage on the site, it was important to consider a number of key constraints and design factors



Topography

Existing site falls from high point in the north east of the site; sharply within the upper half of the site and more gently to the south of the Park.

As a result, the area north of the park could make use of SUDs within the landscape, but the area south of the park must rely more heavily on artificial, buried measures.

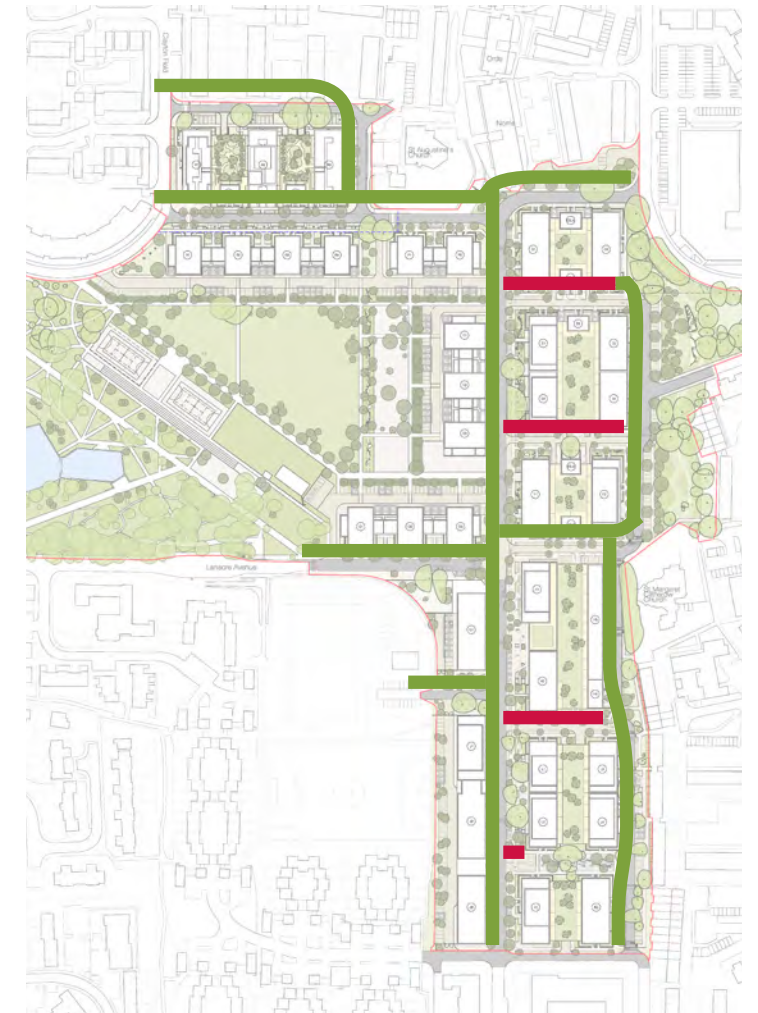


Construction phasing

A key component of the strategy will be the phased delivery of the scheme.

Starting at the top of the site in Plot A, it will be important to contain investment in landscape work until adjoining plots around the park are due for construction.

The first and second tranches of development will therefore rely more heavily on artificial measures.



Maximised road adoptability

The design intent is for as much of the road network to be adopted by the local authority. Due to different design performance and servicing needs, it is the working assumption that adoptable roads are unsuitable for SUDS though this will be discussed going forward.

Two neighbourhood roads in the north and two in the south are currently identified for SUDS.



Figure 136: Sustainable urban drainage systems keyplan

- Swales
- Porous paving/planting
- Attenuation
- Typical falls/SUDs connections

London Plan 2016 Policy 5.13 - Sustainable drainage

SUDS hierarchy

1. Store rainwater for later use
2. Use infiltration techniques, such as porous surfaces in non-clay areas
3. Attenuate rainwater in ponds or open water features for gradual release
4. Attenuate rainwater by storing in tanks or sealed water features for gradual release
5. Discharge rainwater direct to a watercourse
6. Discharge rainwater to a surface water sewer/drain
7. Discharge rainwater to the combined sewer.

Detailed strategy

A detailed SUDs strategy has been prepared in support of this application, describing a phasing approach to SUDs.

Figure 137: Typical sustainable urban drainage systems

Site conditions and policy context

As the site is located over London Clay subsoil, rainwater falling on surfaces within the site will not infiltrate deep into below ground water courses, but will instead perch above the clay.

Where rainwater falls on hard surfaces, including buildings, it risks overloading the drainage network and must be reused or attenuated (temporarily held on site) for gradual release to its final destination.

GLA current and draft policy (**LP Policy 5.13 / DNLP Policy SI13**) requires that a balanced solution is provided, with over-reliance on one method (e.g. crated storage) being unacceptable.

Proposed multifunctional strategy

The impact of surface water will be addressed by a combination of the following methods:

- **SUDS Hierarchy 1**
Rainwater harvested from buildings will be stored in water butts for use in irrigation of podium landscaping on a plot-by-plot basis.
- **SUDS Hierarchy 2**
Where rainwater falls on soft landscaping, it will for the most part be used by the planting for self-irrigation. This applies to green and brown roofs as well as planted areas at ground floor and podium level. Rainwater will also be diverted below the root-balls of street tree pits to be used by the trees.
- **SUDS Hierarchy 3**
Using permeable pavements and channels, a combination of swales, rain gardens and a new pond in Heybourne Park, rainwater will be attenuated in open water features to be held before evaporation or release into sewers at greenfield rates.
- **SUDS Hierarchy 4**
Where open water features are not appropriate or desirable in the landscaping strategy, for example where larger hard paved areas allow greater on-street activity, crated storage will be buried below ground to be held before release into sewers at greenfield rates.
- **SUDS Hierarchy 6**
Where surface water falls on an adopted street, it must be discharged directly into the surface water drainage network.

8.0 Open space and landscape

8.26 Hard landscape

The proposed paving materials have been selected for their appearance and durability. The predominant paving types are concrete slabs and pavers utilising permeable paving where possible. A combination of these materials could be used for pavements, roads and pedestrian priority areas.

The remainder of carriageways can be tarmac lined with concrete conservation kerbs. All of the paving will work to complement the architectural typologies while building upon the character areas.

Materials will be reviewed with the local authority highways for suitable specification for adoption of the public highways and pavements.

Images provided opposite provide typical references for the desired design quality throughout the illustrative masterplan. Further information of hardscape design and materiality can be found within the Design Code: Landscape Design Guidelines.

- Pavements - concrete pavers
- Secondary streets - concrete pavers
- Private amenity - concrete pavers
- Play/amenity - play surfacing and hoggin
- Courtyard amenity - concrete/bound paving
- Roof terrace - concrete pavers
- Park sport/play

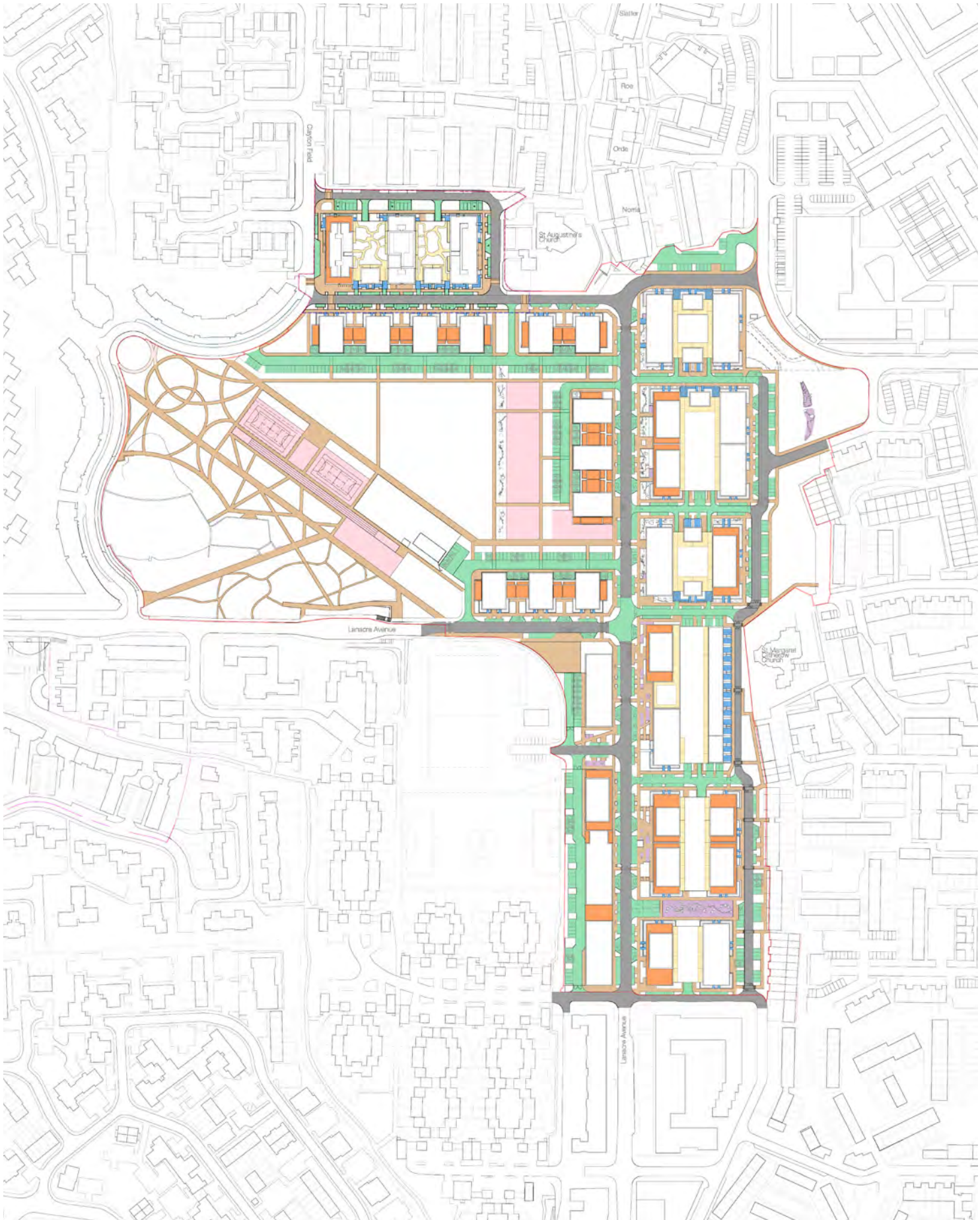
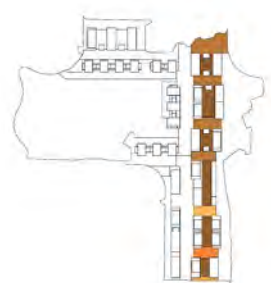


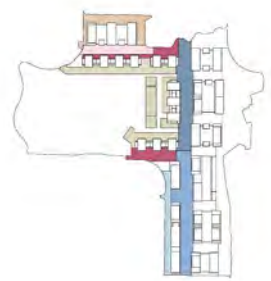
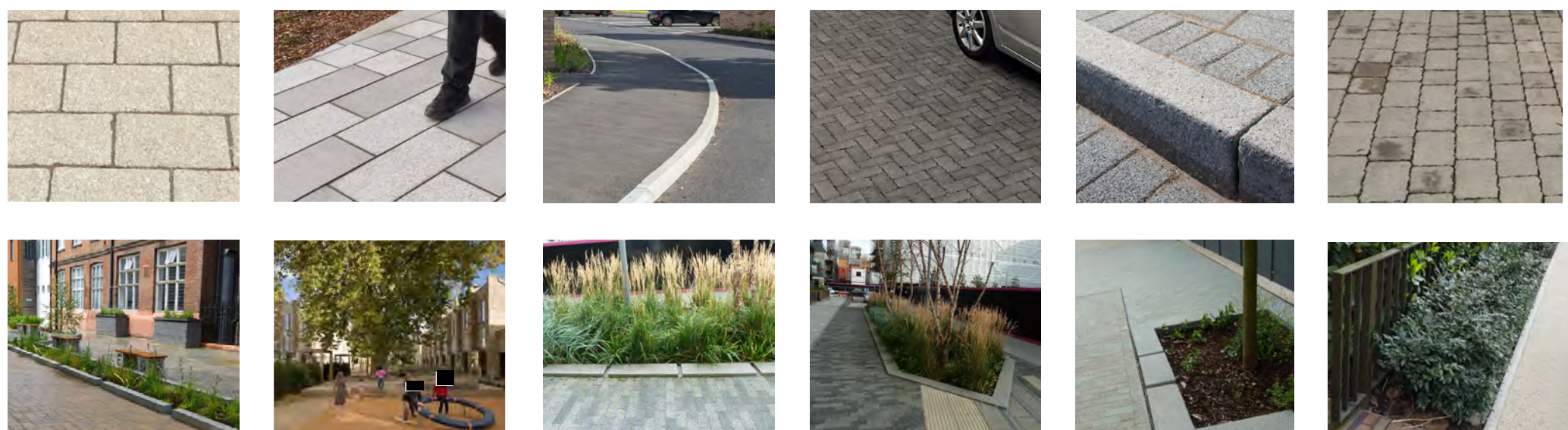
Figure 138: Softscape strategy plan



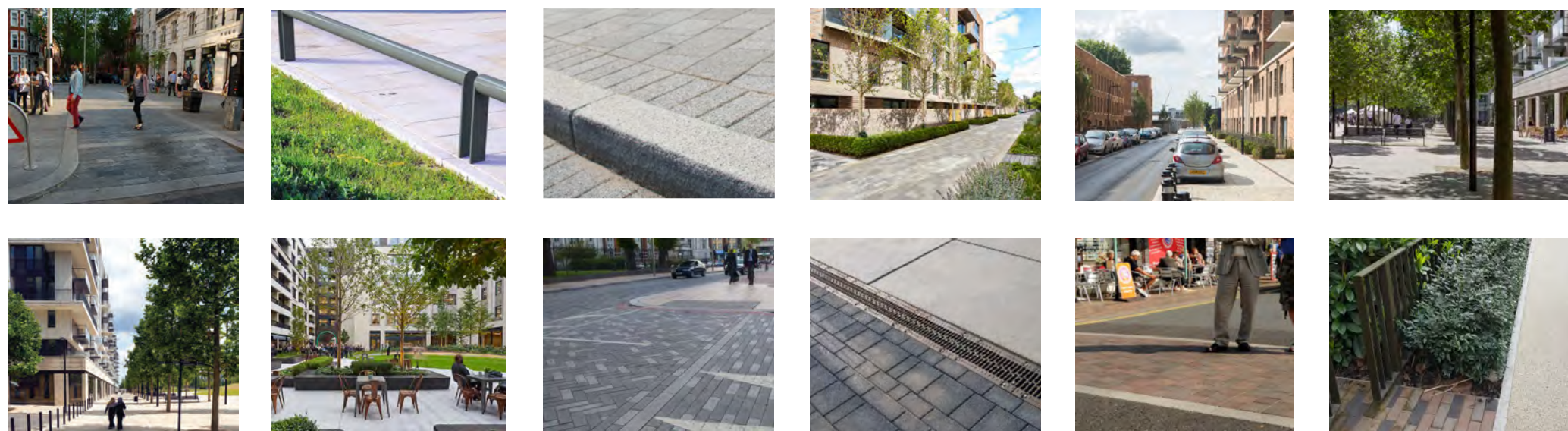
Soft landscapes



Garden streets



Avenue and active paved areas



8.0 Open space and landscape

8.27 Street furniture and lighting

A well designed furniture and lighting scheme will enhance the resident and visitor experience while providing function and purpose. The character areas are enhanced by a palette of suitable types of furniture and lighting bringing together the landscape, public realm and architecture.

Proposed equipment will be robust and easily maintainable to work with adoption standards and maintenance requirements.

Providing flexibility in the furniture specification, size and arrangement will allow for different uses and sizes of groups to find multiple ways to enjoy the outdoor spaces. Appropriate seating is provided at key locations for restful interaction with the park and garden environments.

The proposed lighting types will make a safe and pleasant night time environment. It will also reinforce the way finding and circulation strategies, giving emphasis to the primary circulation routes and highlighting special features.

Wayfinding strategy

Embedding a clear logic into the masterplan through the use of key marker buildings and the cultural arts strategy provides an alternative solution to typical estate signage. Clear linear avenues provide strong permeable wayfinding connections while blending the estate into the surrounding community. This passive approach works to reinforce Healthy Streets principles. Clearly marked street names with numbered homes and building entrances lining the streets provide traditional wayfinding logic.

As an active approach, at key locations minimal signage is proposed based upon Legible London principles helping to identify proximity distances to key aspects such as Heybourne Park, Colindale station, Burnt Oak station and Mill Hill Broadway station. Six potential locations for maps are proposed at the top and bottom of the Avenue, the junction with Lanacre Avenue, and three entrances to Heybourne Park.

Another light touch approach then uses details found on the buildings such as brick colours and paving choices also promote a hierarchy of character areas by adding distinct look making each recognisable and part of a mental map. Variation in the tree strategy also guides users and adds scale variation with large and small trees which all enhance journeys.

The journey to your home from transport hubs such as Colindale station is likely up Lanacre Avenue with intermittent green spaces but options like the Woodland Walk also provide options of unique experience. Either passing to or through the large Heybourne Park adds a key part to the remembered journey where amenity is key. Finer touches such as the colour of the railings and door knobs, airy corridors and lobbies also makes wayfinding and enjoyable experience where final arrival at home relaxation is surpassed with calm views to green streets and spaces.

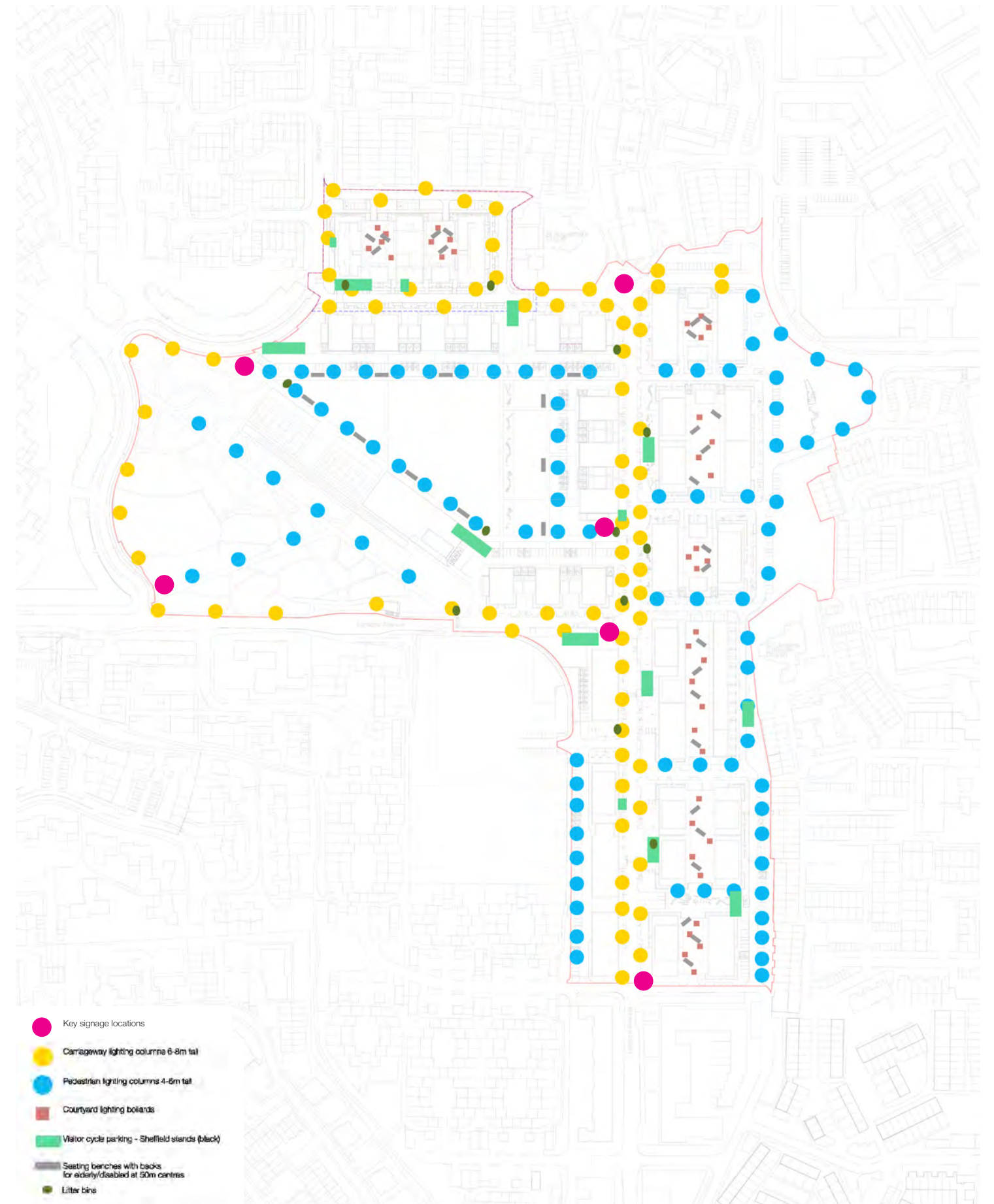
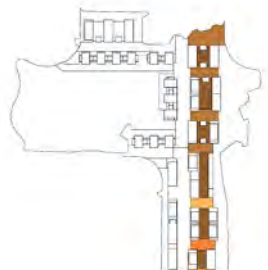


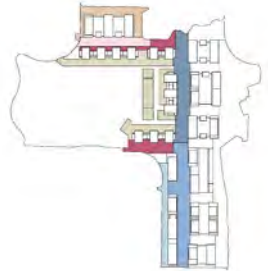
Figure 139: Furniture and lighting strategy plan



Soft landscapes



Garden streets



Avenue and active paved areas



8.0 Open space and landscape

8.28 Ecology strategy

The Landscape masterplan has been designed to reinforce the strength of the park while creating linkages throughout the Site. By utilizing green/brown roofs, bird/bat boxes and the proposed green network, habitats have been indicatively designed with a 'landscape vision' of promoting biodiversity, encouraging the contribution of London Biodiversity Action Plans for the benefits of both people and wildlife.

8.29 Urban Greening Factor

In line with the current London Plan (LP Policy 5.10) and draft GLA policy (DNLP policy G5), **Urban Greening** has been used as a tool to contribute to the installation of high quality landscape and green infrastructure within the site and in the London context.

A formula to appraise the current site and assess the proposals to ensure the appropriate amount of greening has been proposed to meet Mayoral targets.

Baseline

Precluding Heybourne Park open space, the existing site is predominantly hard landscaped, with poor quality lawn areas in leftover spaces between buildings.

A calculation of the baseline UGF shows a score of 0.28 which is well below the DNLP target of 0.40 for a large residential area.

Proposals

The proposals ensure ample planting occurs across the site, with a range of measures across the spectrum.

Measuring the same area as the baseline study, the proposals achieve a compliant score of 0.40. The masterplan provides an abundance of green space that works to maximise viable tree retention, and provide suitable enhanced ecology and green amenity space.

When adding Heybourne Park itself to the calculation, the score can rise to 0.55, reinforcing the positive greening impact of the scheme as a whole and improving upon the existing score of 0.54.



Figure 140: Existing Urban Greening Factor plan

| Drawing Notes | Urban Greening Factor | Area | Ratio |
|--|-----------------------|-------------|----------|
| Park (SINC) | 1.0 | 35,553 Sq.m | 35,553 |
| Biodiverse roof (Greentops) | 0.7 | 178 Sq.m | 123 |
| Planted areas - Grass, hedges, ornamental planting | 0.5 | 21,169 Sq.m | 10,585 |
| Existing trees | 0.8 | 32,841 Sq.m | 26,273.0 |
| Total Ratio Area | 72,544 | | |
| Total Site Area | 132,510 | | |
| Urban Greening Score | 0.5474 | | |

Figure 141: Existing Urban Greening Factor calculation

| Drawing Notes | Urban Greening Factor | Area | Ratio |
|--|-----------------------|-------------|----------|
| Floor terraces - hard landscape | 0.3 | 3,452 Sq.m | 1,035.6 |
| Biodiverse roof | 0.7 | 15,289 Sq.m | 10,888.3 |
| Park (SINC) | 1.0 | 20,483 Sq.m | 20,483.0 |
| Podium courtyards | 0.8 | 8,284 Sq.m | 9,811.2 |
| Planted areas - Grass, hedges, ornamental planting | 0.5 | 16,586 Sq.m | 8,293.0 |
| Proposed trees on ground level | 0.8 | 11,677 Sq.m | 8,946.2 |
| Proposed trees on podium | 0.8 | 1,212 Sq.m | 727.2 |
| Retained trees | 0.8 | 15,880 Sq.m | 12,712.0 |
| Total Ratio Area | 73,501.5 | | |
| Total Site Area | 132,510 | | |
| Urban Greening Score | 0.5546 | | |

Figure 142: Proposed Urban Greening Factor calculation



Figure 143: Proposed soft landscape strategy plan

8.0 Open space and landscape



Figure 144: Biodiverse roof areas



Figure 145: Integrated facade bat boxes

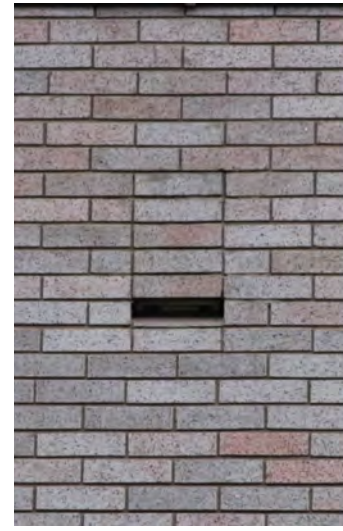


Figure 146: Tree bat boxes



Figure 147: Insect hotels



Figure 148: Biodiverse roofs with photo voltaic panels



Figure 149: Existing trees along Great Field



Figure 150: Landscape reducing the impact of temporary hoarding

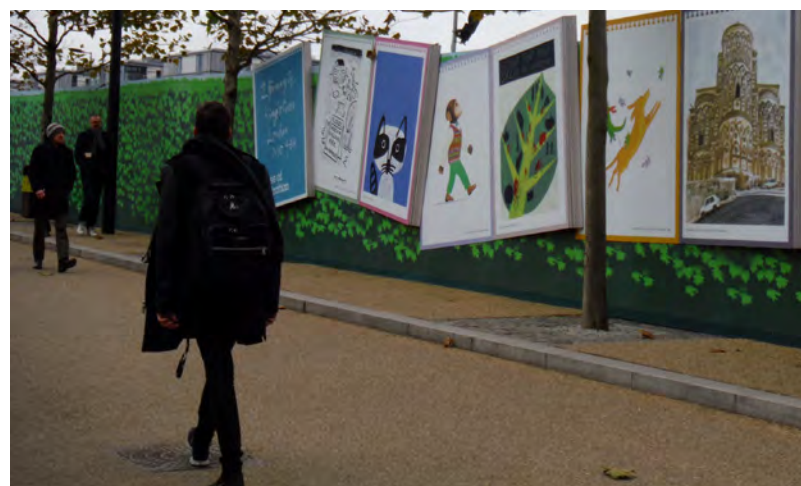


Figure 151: Landscape reducing the impact of temporary hoarding

8.30 Landscape management strategy

On-going maintenance and management of the public realm is vital to both the establishment and long term success of the Proposed Development.

It is envisaged that an Estate Management Company will be established to maintain aspects of the buildings, landscape and unadopted streets.

The dedicated management company will ensure that the development is maintained to the highest standard at all times. Typical duties include:

- Weeding of hard landscaped areas
- Maintaining and pruning of shrubs, flowers and trees
- Litter collection and removal
- Maintaining external and communal internal lighting
- Facade cleaning and maintenance
- Maintaining public art / sculptures
- Cleaning of external glazed areas

The 'Estate Management Strategy' will ensure a seamless change from a construction environment to a successful living and working environment by monitoring the following:

- Maintenance and security of the existing estate whilst the development proceeds
- Liaison on construction progress with existing occupiers and surrounding neighbours. Appropriate procedures will be in place to respond to any complaints and concerns if they arise from the actual development works being undertaken.

8.31 Landscape implementation strategy

High quality landscape provides instant impact and good impressions to future homeowners. For this reason, a balance of good sized tree and shrub planting with proper spacing will be used to establish a more mature landscape and public realm.

Future phasing will consider the use of temporary landscapes to hide construction hoarding as and when required. Public spaces within the phase will be built in progression with the completion of each building rather than all the landscape spaces left at the end of each parcel.

8.0 Open space and landscape

8.32 Sitewide livery

The streets of the development have been considered to have a common design approach and palette to reinforce the overarching sense of neighbourhood.

The key elements in this design strategy are:

Tree canopy

Providing a natural bird corridor and shading during the summer months, the consistent canopy of trees across the site will mature as the scheme develops.

Connection to planting

All pedestrian areas are bounded by street planting, in both raised planters and with the boundary of hedges and low shrubs which buffer residential dwellings from the public realm.

Resilient boundaries

Residential terraces at ground floor are enclosed by a mix of solid garden walls and fences which sit behind a line of low planting. This clearly defines the public and private realm with defensible space.

Gates and fences

All metalwork in the ground level public will be black painted to allow for a range of different architectural and planting expressions to be stitched together with a consistent framework



Figure 152: CGI, typical livery view



Figure 153: Front garden planted and gated precedent



Figure 154: Low level brick wall precedent



Figure 155: Metal railing and hedge precedent