

Brunel Walk, Haringey, London, N155HQ and Turner Avenue Estate, Haringey, N155DG

Design and Access Statement- Landscape Design

5350-OOB-XX-XX-DR-L-5304_P08

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Introduction

This Statement has been prepared by OOBELandscape Architects and outlines the vision, principles and concepts which have guided the Brunel Walk redevelopment and Turner Avenue Estate improvements scheme to create a high quality place that is safe, accessible and inviting, through well laid out public realm and open spaces and the selection of high quality materials, furniture and planting.

The wider estate landscape improvements aim to achieve the following:

- Create attractive and usable amenity space for residents to relax, socialise and play; For the new residents, 'Pocket gardens' located between the new residential building blocks A, B, C and D are more intimate in nature providing seating within a quiet and tranquil setting. Larger amenity spaces for use by the community are located near site entry points and car parks. These larger areas are characterised by generous seating, 'walk on the way' play equipment and new naturalistic planting using community involvement wherever possible.
- Ensure that the site retains its existing domestic scale character yet is welcoming to the public and community.
- Restore the area as a place for community use which is accessible, inviting and safe;
- Maximise the use and function of the site so that no area is left feeling ambiguous or redundant;
- The transition between the semi-private; private spaces will be carefully considered in order to define ownership and ensure privacy for residents. Defensible planted buffers to gardens will be used to protect the privacy of occupants. Timber fences in conjunction with low garden hedges and planting strips will be used to define the edges to streets, car parks and communal paths.
- The predominance of existing hard landscape means there is little ecological value across the site with the exception of some mature trees which we will seek to retain where possible. This presents an opportunity to enhance the biodiversity and establish new habitats on the site. Planting, including native species, will contribute to greater biodiversity across the site.



View of Brunel Walk from Kirkton Road

01 Existing Site

The red boundary line includes three blocks and two Turner Avenue Estate Courtyards to North and the Brunel Walk extended to Elmar Road to South. The wider blue line boundary includes the Turner Avenue Estate Wider Masterplan with the open spaces to North to West Green Road. The site is located within a wider residential area with two main car parks adjacent to Turner Avenue and existing green spaces running along Elmar Road and West Green Road. There are also 2 play areas with existing play equipment to North of Brunel Walk. Existing boundary treatments define the private gardens of the ground floor homes which vary in materiality and height.

Redevelopment of Brunel Walk will provide new Council rent homes in four buildings with provision of associated amenity and play space, cycle and refuse / recycling stores and wheelchair parking spaces. Reconfiguration and enhancement of existing parking areas and outdoor communal areas and play spaces on the Turner Avenue Estate. Public realm proposals will include new ramped access with accessible car park to Braemar Road and offer additional new green space to local community.

Key Plan:

- Red boundary line showing the extent of the development
- Land for poposed improvements

Site Location Plan



1/1250 0m 10 20 30 40 50m

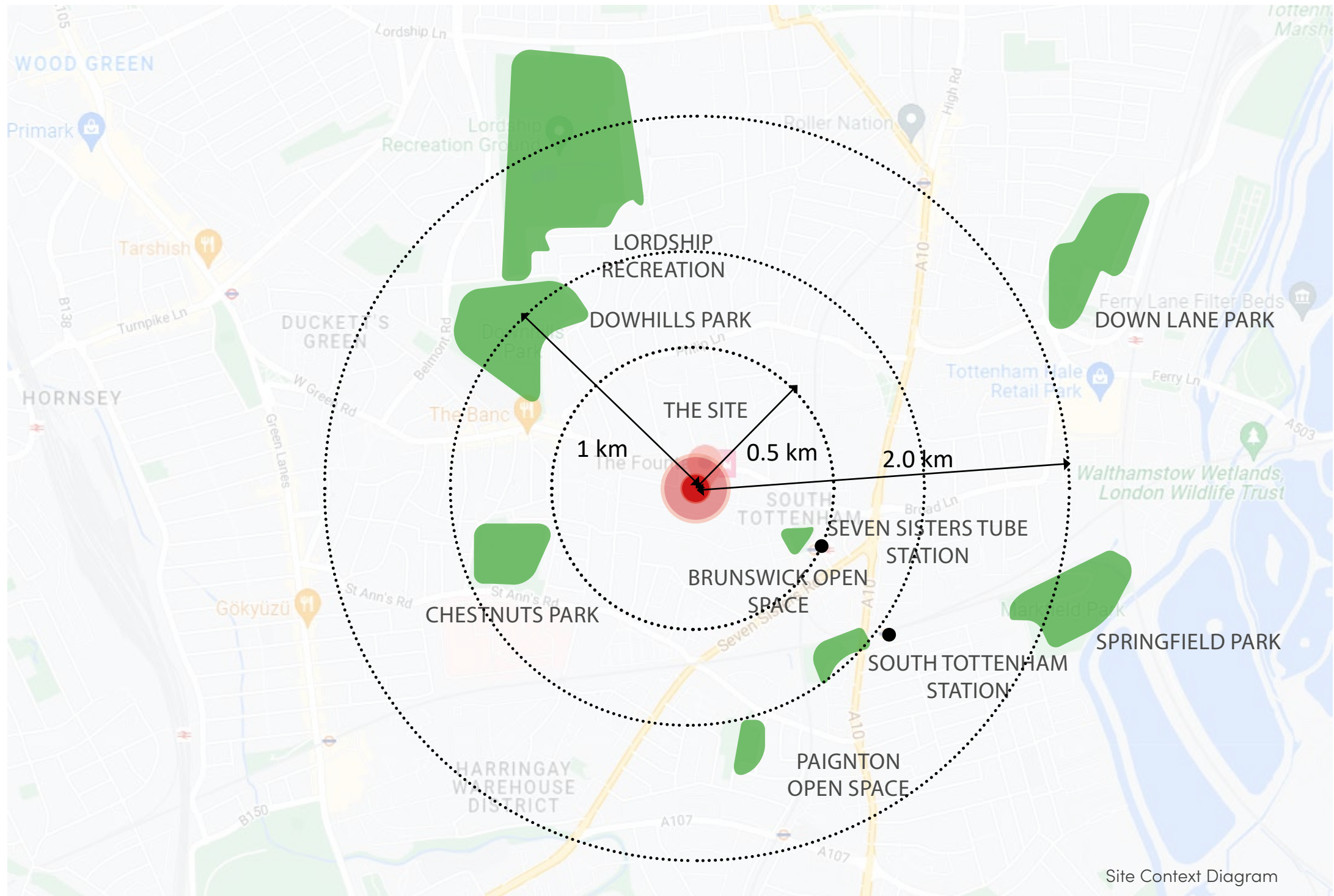
02 Existing Site Context

The site links into the existing and emerging network of parks within the wider Tottenham area.

These open spaces are located in close proximity to Brunel Walk, offering play areas, sport fields, long walks, community centres, gardens, cafes and other amenity facilities. Main roads are the West Green Road to the North and Seven Sisters Road to the South-West.

Key links in and around the site have been identified on the adjoining diagram and include:

- Brunswick Open Space
Brunswick Road Open Space is next to Seven Sisters Station and is located in Greater London, England, United Kingdom. Brunswick Road Open Space is 0.32 km I length.
- Seven Sisters Tube Station
- Chestnuts Park
Chestnuts Park is a park between the West Green, St. Ann's and Haringay neighbourhoods in the London Borough of Haringey. It is 5 hectares in size and is located on St. Ann's Road and Black Boy Lane, close to St. Ann's Hospital. It contains a café, community centre and tennis courts.
- South Tottenkham Station
- Downhills Park
Downhills Park is a park in the West Green area of Haringey. The park covers 12 hectares; it includes an open recreation space and a managed garden area that includes a rose garden, tennis courts and basketball courts.
- Paignton Open Space
The play area located in the centre of the park contains a small picnic area and there are large grass areas that are used largely for dog walking and football.



- Lordship Recreation Ground
The park is large and hilly with lovely views across the borough to Alexandra Palace. It has wide open green spaces for ball games and skateboard area, bike trails and relaxing and more wild areas for picnics.

- Springfield Park
The park is 14.73 hectares in size, with formal gardens and conservation areas and has extensive views across Walthamstow Marshes. The park holds a Green Flag award.

You can take a relaxing walk along the rustic path in the woodland and spinney or sit by the lake and enjoy the wildlife.

03 Analysis

Existing Site - Current issues

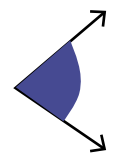
1. Narrow enclosed and intimidating pedestrian route along Brunel Walk
2. Predominantly vehicle areas to courtyard
3. Entrances to existing communal blocks are run down, hidden and not welcoming
4. Existing amenity and play areas are run down, not maintained and consequently not used
5. Existing bin stores create additional segregation to space creating 'hidden corners'
6. The existing wall and the configuration of buildings and bin stores create a series of blind corners which can be threatening and encourage antisocial behaviour
7. Existing block private gardens have a variety of fences/boundary treatment in varying conditions making the courtyards feel cluttered
8. The communal green space to the existing estate has a history of antisocial behaviour where gangs congregate
9. Western end has an open green space with poor surveillance



Current Issues Diagram

Existing Site - Current Strengths

1. Large areas of existing green amenity space
2. High quality existing trees throughout site, particularly attractive along West Green Road
3. Existing amenity space
4. Natural surveillance over courtyards
5. Large green buffer between existing northern Turner Avenue block and West Green Road



Natural surveillance



Current Strengths Diagram

Existing site – Current opportunities

The landscape design responds as a green link to all courtyards and shared green spaces. It allows for safe pedestrian circulation while the car parks remain closer to Turner Avenue.

1. Improve existing communal entrances and introduce link to West Green Road
2. Add buffer planting to ground floor units to give privacy from streets
3. Rationalise existing parking layout and create pedestrian focused environment to courtyards
4. Introduce fencing on top of existing garden walls to give unified palette of boundary treatment
5. Additional tree planting throughout site, in particular in fill avenue along West Green Road
6. Relocate existing bin store and where not possible create screen/ buffer planting
7. Raise crowns of existing trees and open up green space for amenity use
8. Opportunity to replace unattractive concrete boundary panels to the southern boundary with a suitable fence
9. Potential easement from Morlands Place towards the eastern end of the Brunel Walk
10. Replace and create new play spaces



Current Opportunities Diagram

Proposed landscape layout - Key design moves

The new building layout offers an arrangement for natural surveillance to the semi-private gardens and paths. It also acts as a divider to create private gardens in between buildings with seating and play elements. The transition between shared and semi-private open areas is supported by a series of gates fences and green buffers for privacy and to enhance safety.

The existing site offers the following opportunities:

1. Small green spaces next to proposed buildings to create private gardens
2. Create seating areas and introduce play elements in the new shared green spaces
3. Introduce a primary well lit pedestrian link from West Green Road and hierarchy of additional routes through the courtyards.
4. Remove blind corners and add focal features (such as tree) to guide you to next space
5. Reactivate the green space to encourage social interaction between the residents and provide a sense of community within the estate
6. Improve existing play elements and introduce play on the way strategy
7. Introduce semi-private garden spaces with additional play and amenity elements such as seating areas.
8. Opportunity for local resident groups to enhance/re-use/ complement the existing landscaping to this area by adding more green spaces



04 Vision

The vision for the landscape design at Brunel Walk and wider Turner Avenue Estate is set out in the landscape framework opposite.

The framework sets a vision for the development which aims to achieve three key objectives which are implemented through various interventions in the design and aligns with the vision of the Haringey Local Plan Strategic Policies 2013–2026 and Tottenham Area Action Plan 2017.

Landscape proposal to:

- Incorporate interventions throughout the estate
- Allow amenity and play space requirements to be met
- Incorporate upgrades to existing open space where required by planning policy
- Introduce unified boundary treatments which will be compliant with Secure By Design
- Provide safe spaces and mitigate antisocial behavior
- Enhance sustainability and biodiversity using relevant planting design and species selection

Vision
Objectives
Strategies

A sustainable and multi-functional landscape which is sensitively integrated into the context, providing a high quality environment for both existing and future residents with a strong sense of place for both Brunel Walk and wider Turner Avenue Estate.

Environmental



Environmental improvements focussing on climate positive design, sustainable water management and biodiversity net gain.

Climate

- Climate positive design
- Mitigate embodied carbon
- Carbon sequestration
- Management and maintenance techniques to reduce carbon emissions

Water

- Sustainable Drainage
- Rain Gardens
- On-site attenuation

Ecology

- Habitat provision
- Biodiverse net gain



Placemaking



Enhance the sense of place by accentuating the site's existing qualities and strengthening the relationship between the site and the end users.

Integration

- Existing interfaces between the site and surrounding neighbourhood
- Pedestrian and cycle links
- Architectural form and positioning

Safety

- Create welcoming and safe environment

Access

- Sense of arrival
- Spaces for users of all ages and abilities
- Visual/physical links to buildings/entrances



Amenity



Amenity provision for existing and new residents within a defined network of green and blue infrastructure.

Public

- Improvements to existing public realm within the site
- Shared amenity for residents including play provision
- Integrated SUDs strategy

Communal

- Communal gardens to proposed blocks with shared amenity

Play

- Dedicated Play Spaces
- Informal / incidental play throughout the site



05 Proposed Landscape Masterplan of Brunel Walk & Turner Avenue Estate



06 Proposed Landscape General Arrangement Plan



07 Proposed Open Space



The development proposals maximise the total amount of open space through improvement of the quality of landscape areas by making them more coherent, legible, accessible, and usable.

The total site area of the proposed development is 14,578 sqm.

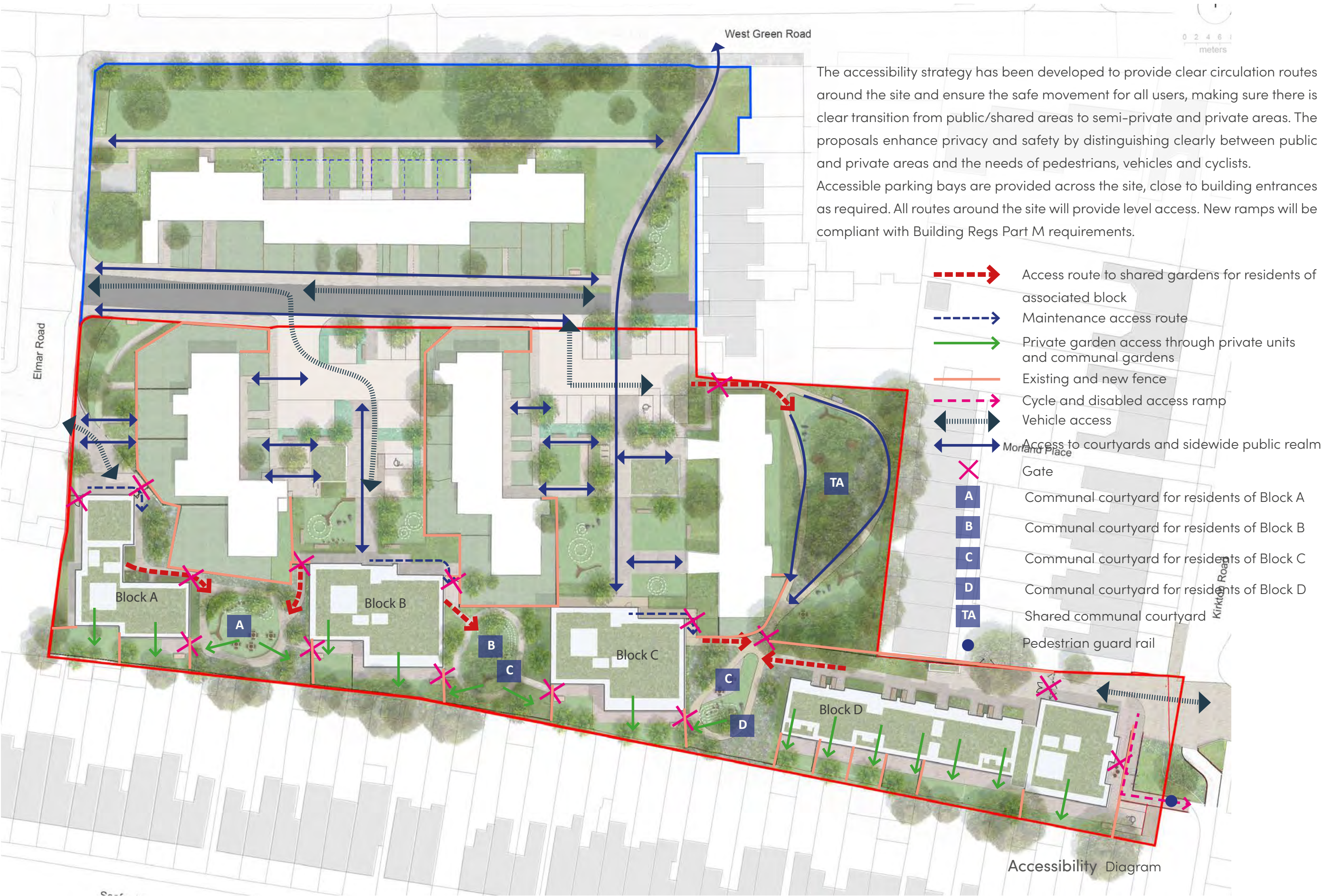
There is a net increase of the open spaces due to the new development as a significant amount of tarmac areas has now been utilised and replaced by amenity spaces and green spaces:

- Communal amenity space: Increased by 502sqm
- Play areas: Increased by 285sqm
- Shared semi-private amenity space: Increased by 575sqm

The private garden areas in total remain approximately the same.

Open Space Diagram

08 Accessibility



09 Proposed Character Areas



The overall landscape and public realm has been divided into a series of character areas. Each area will have its own distinctive character to create a legible and distinctive landscape scheme.

Public access and functions within the site are key components of the overall concept for Brunel Walk and wider Turner Avenue Estate.

Treatment of the public green frontages to West Green Road and Braemar Road help integrate the site into the wider public realm and adjacent neighbourhoods. The transition from semi-private to private amenity spaces creates an increasingly secure and domestic character as one moves further into the site.

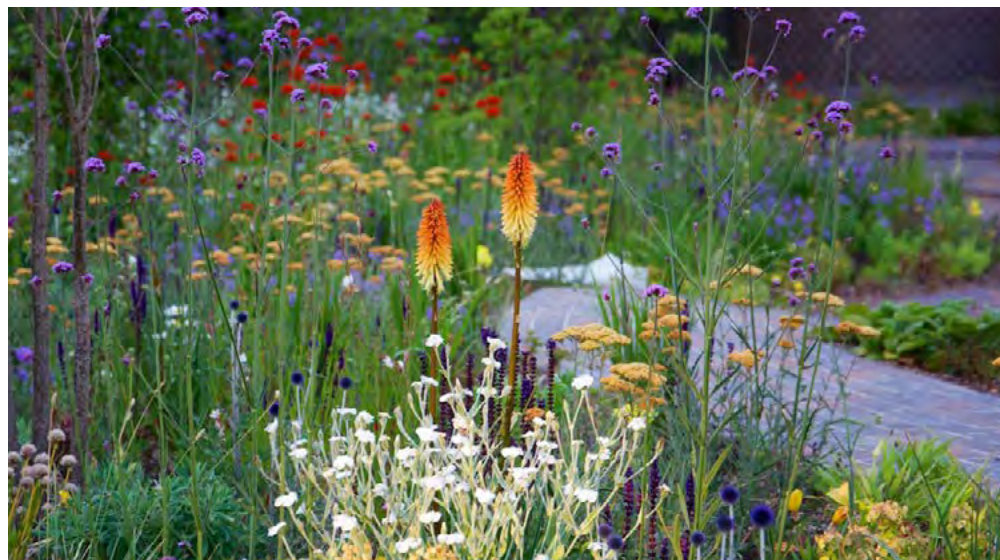
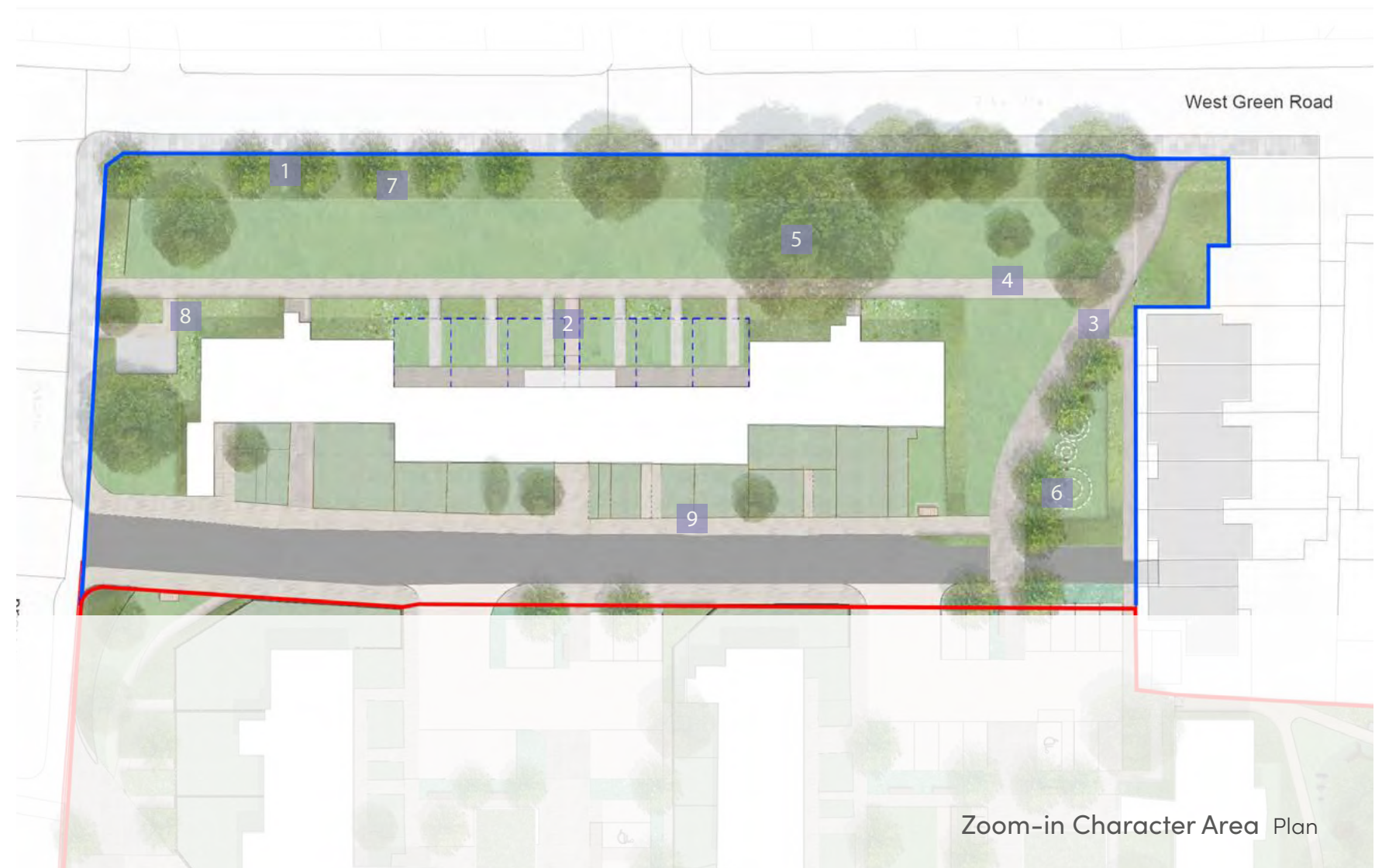
- 1. West Green Road
- 2. Parking areas
- 3. Communal amenity space
- 4. Garden space
- 5. Braemar/Kirkton Road public realm

Character Areas Diagram

09.1 Character area: West Green Road and site-wide existing landscape

This green space acts as a green buffer to West Green Road.

1. Tree planting along West Green Road between existing street trees creating a green avenue as requested by QRP
2. Proposed primary footpath to communal entrance enclosed by planting
3. Proposed primary pedestrian route into the estate from north east.
4. Proposed smaller secondary pedestrian routes/redirected existing routes.
5. Proposed biodiverse planting
6. Proposed additional open amenity space which will include informal play elements to
7. Proposed buffer planting where private dwellings interface with the public realm to give existing residents privacy
8. Introduce screening to existing bin area with planting/timber screens
9. Unify the boundary treatments to existing gardens with simple fence on top of wall



Colourful planting palette



Robust furniture



Play on the way elements



Seating for socialising

09.2 Character area: Parking areas

Parking areas remain closer to road accesses keeping amenity spaces and courtyards for pedestrian use only.

1. Provision of 29no. parking spaces with 4no. accessible spaces.
2. Pedestrian access route
3. Shared permeable surfaces
4. Rain gardens
5. Tree planting
6. Existing access to private car park
7. 7no. cycle stands
8. Bin stores



Rain gardens



Safe spaces



Well defined green spaces



Low maintenance planting