

21 External Lighting and CCTV

External lighting to communal areas, and to the front and rear of properties is to be designed with due consideration to Secured by Design. The lighting must allow no up light and be very discrete. Primary and secondary routes should have functional lighting to provide a safe environment but draw less nocturnal focus than communal areas.

Lighting should reflect the relaxed nature of the neighbourhood of Brunel Walk and Turner Avenue; key areas include vehicle and pedestrian access, ramp access near Braemar Road, parking areas, cycle stands and bike hangar locations and should be well-lit, but should not have a negative effect on biodiversity and residential life.

A CCTV camera system is proposed to improve security and deter crime it is shown indicatively here and on the drawing 0552_PL_1001.

We are seeking to gain a Secured By Design Gold accreditation.



Lighting Strategy and CCTV Plan by KC+A Architects

22 Maintenance and Management Strategy

Materials will be chosen for their robustness, environmental performance and longevity, as well as their visual appearance. It is also important that materials are easy to replace if needed.

A key aspect of the maintenance with regards to planting is selecting appropriate species at the outset and selecting plants which are low maintenance and are attractive all year round. The planting has been developed to be adaptable to climate change. This planting will require little irrigation and is therefore suited to the potential increasing frequency of hot dry summers and associated water-use restrictions predicted by climate change. Selective hand weeding will be required during the establishment phase, but species will be selected that are vigorous and spreading to limit maintenance requirements.

Rain gardens are intended to capture surface water run-off and alleviate discharge rates, but the features will not permanently hold standing water. These beds will be planted with low maintenance species that can tolerate intermittent wet conditions and will be openly accessible to simplify maintenance.

The biodiverse extensive roof systems are very low maintenance and no irrigation will be required.

The key principles guiding the approach to maintenance are;

- Use species that are robust, vigorous and spreading
- Provide year-round interest using perennials and grasses with winter interest
- Include emergence shrub species to provide open canopy without becoming a surveillance issue
- Clear stem trees up to 2m high to provide good visibility
- Look to use native species and plant communities that are low maintenance where possible
- Use naturalistic style planting palettes where native species are not appropriate
- Create planting beds that require a similar maintenance regime – e.g., single cut at the beginning of the year
- Remove arising from beds and store on site for composting. Removal of material from beds will reduce nutrients and therefore weeds, but also reduce leggy plants which may need supports.
- Maintain bark mulch levels until gaps are closed – fewer gaps, fewer weeds.
- Tree roots can break up paved routes creating a tripping hazard and their leaves can create a slip hazard. Therefore, both of these issues will be factored into the detailed design.

23 Co-design Agenda

Co-design Agenda

Haringey Council’s home building programme is designed to meet the needs and aspirations of the local community: a fundamental part of this ethos is a commitment to work with the community to co-design the housing and other improvements that form part of each development site.

In the case of Brunel Walk and Turner Avenue, the Council and its architects will seek to bring together local residents to discuss the design of the proposed new open spaces, pedestrian areas, green landscaping and play facilities. Our aim is to create a shared communal hub that is attractive, safe and benefits local wildlife, and which is shaped by the experience and input of the residents who will use and interact with this area on a daily basis.

Practically, we will aim to produce a co-design process which includes surveying of residents, events and a feedback process that will allow the Turner Avenue community to have a real voice in the future of their estate.



Public Consultation Meetings

24 Conclusions

Conclusions

The landscape approach and proposals will provide well defined pedestrian and vehicle routes to the new buildings and existing facilities within the estate and neighbouring Moorland Place.

Great emphasis will be also be given to security and safety with carefully selected plant species and robust boundary treatments. The local crime prevention officer has been consulted on the proposals and the general arrangement accords with the principles of Secured by Design guidance.

Naturalistic planting species and space allowance for habitat creation will encourage wildlife. This is a masterplan that responds to pressing environmental concerns such as flooding, minimises landscape maintenance requirements, increases biodiversity, and connects to nearby green spaces.

The scheme has been designed to meet the target of net zero carbon on site and to deliver increased green space and a net increase in biodiversity.



CGI view from Elmar Road

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