

Play Equipment

The design provides amenity space that provides a secure and safe environment for play. The intention is to create a playful landscape that uses ‘off the shelf’ natural play equipment and colourful soft recycled material for the floor finishes. The below list of items show the play equipment selected for Brunel Walk and wider Turner Avenue Estate.

Equipment

- 1. Balancing timber logs
- 2. Stepping timber steps
- 3. Boulders
- 4. Trim trail
- 5. Seesaw



11 Boundary Treatment

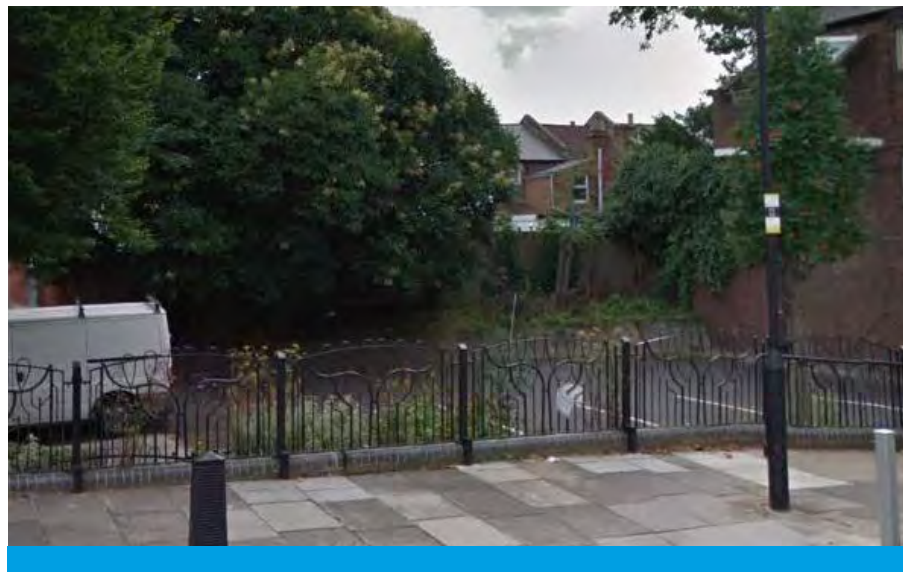
A significant number of trees are retained and reinforced with additional planting to create a green buffer along road frontages.

Existing concrete panels along Brunel Walk and interfaces with private gardens to South will be replaced with timber panels.

New brick walls with timber panels on top are proposed adjacent to buildings to match the existing brick fence/walls, ensuring visual continuity and enhanced privacy.

Play areas for over the age of 12 will be open and not fenced, acting as shared green spaces with informal-natural play equipment. Play areas for below the age of 12 will be fenced and retained within the fencing of shared semi-private amenity spaces (1.8m high).

- Proposed timber fence on existing/proposed brick wall, total height: 1.8m (subject to existing wall conditions)
 - Gate
 - Existing feature railing to be reused
 - Replace existing concrete panel fence with timber panel enhanced with planting, total height: 1.8m
 - ||||| Structural shrub planting to act as green buffer along road Elmar Road and West Green Road, total height: 1.2-1.5m
- Indicative tree species proposed for the green buffer:
Prunus padus, Sorbus aucuparia, Acer campestre
- Indicative shrub species proposed for the green buffer:
Elaeagnus pungens, Euonymus europaeus, Ilex aquifolium



12 QRP Comments

This page has been created to refer to the landscape comments from the Chair’s Review of the Haringey Quality Review Panel Report on the design team’s presentation of the proposals made on Wednesday 20 April 2022.

Summary

The panel welcomes the response to its comments at the previous review, largely supporting the improvements made to the scheme, and commenting that the overall relationship between the landscaping and the proposed residential blocks is positive.

The panel also welcomes the ambition of the proposals given such a challenging site, with the scheme having the potential to set a standard for the development of new homes on other council estates in the borough. Further consultation with residents and the local community will be essential in addressing some of the detailed issues informing the proposals, such as the removal / replacement of existing trees, overlooking, and the care and maintenance of the gardens. It will be essential that the security and long-term maintenance of the estate and its landscaping is clearly understood and agreed to, both by residents and the local authority.

Landscape

- *The panel applauds the landscape strategy for the scheme, which it believes could be an exemplar for similar schemes in the borough.*
- *It acknowledges the strategy’s likely high maintenance requirements but emphasises the importance of following through on the scheme’s ambition, with commitments made to the ongoing upkeep of the landscape.*
- *The panel suggests exploring the potential for garden clubs or twinning with local schools to form part of the landscape maintenance strategy.*
- *Similarly, consultation could help inform the use of the smaller garden / play spaces between blocks, solutions to potential overlooking. It is also essential that residents understand the rationale for the proposed removal and replacement of trees.*
- *The panel notes the intention to increase the number of biodiverse species proposed as part of the landscape strategy and recommends that details of this should form part of the planning submission.*
- *Similarly, further detail on the shared garden and play areas proposed for new and existing residents should be provided.*
- *The panel highlights the importance of the landscape proposals having flexibility, as well as longevity, to take into account the changing requirements of the community over time.*
- *The smaller spaces between buildings could also benefit from further consideration. One possibility might be their use as ‘growing spaces’ for residents.*

Landscape design response to address comments:

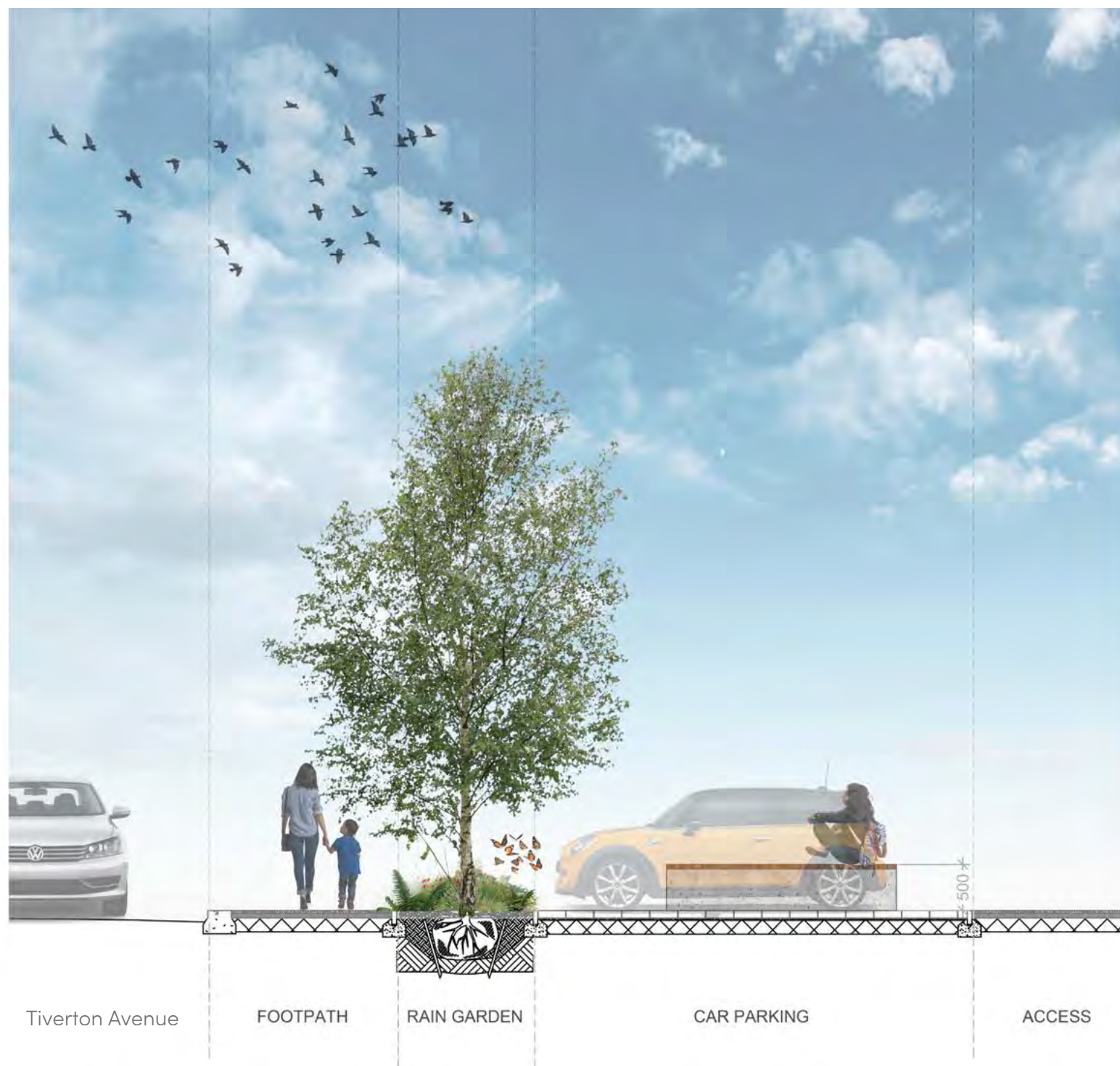
- Tree mitigation following tree removal will include 68 new trees across the site
- Trees are included as part of a green buffer to screen views from road frontages, shared gardens, public pedestrian paths and private neighbouring gardens
- Low maintenance planting has been proposed with native species and pollinators to enhance biodiversity
- Robust materials and play equipment which is easy to maintain are included in the proposals

13 Sections

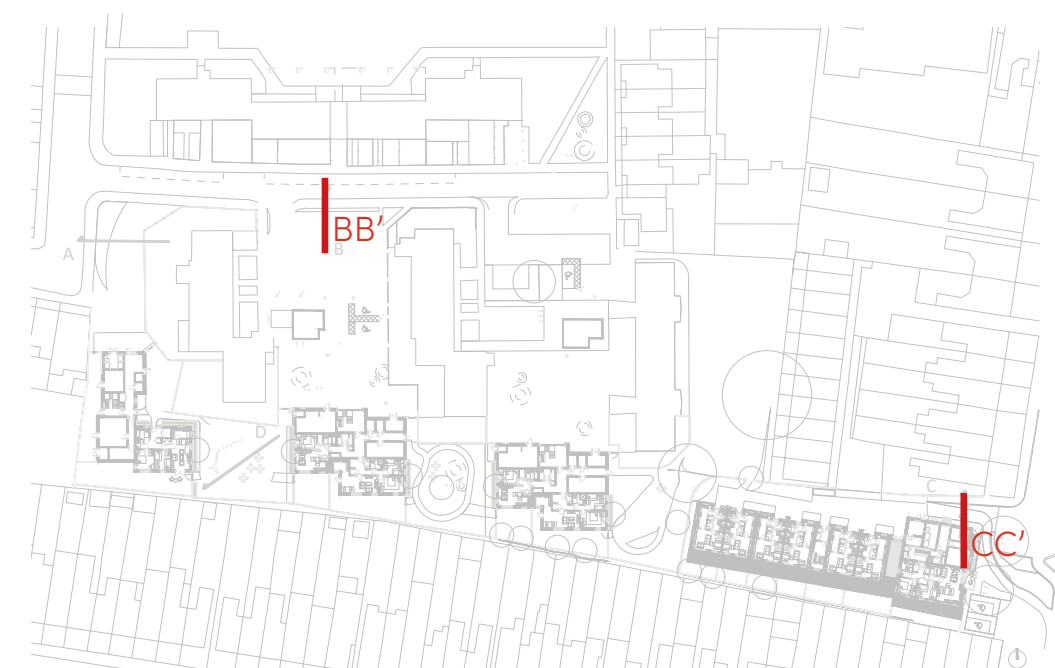


Section AA is a West section through Elmar Road and the patio, shows the relationship between garden boundary treatments and the circulation routes adjacent to it. It also shows the structure of the proposed green buffer.

A-A' Section through Green Buffer from road level and boundary treatment to private garden

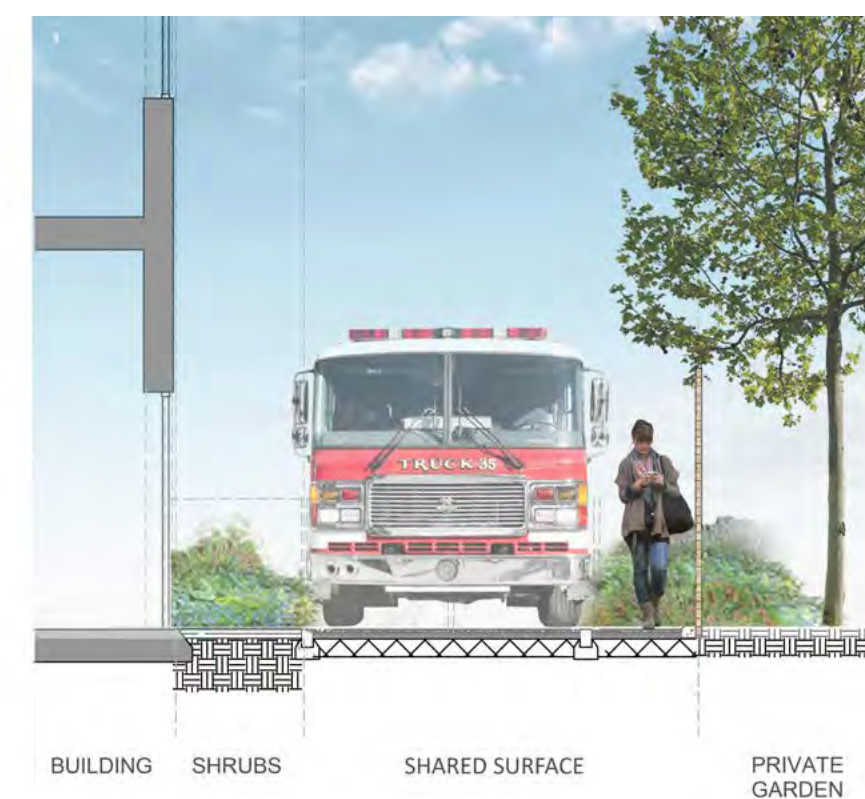


B-B' Section through rain gardens and parking

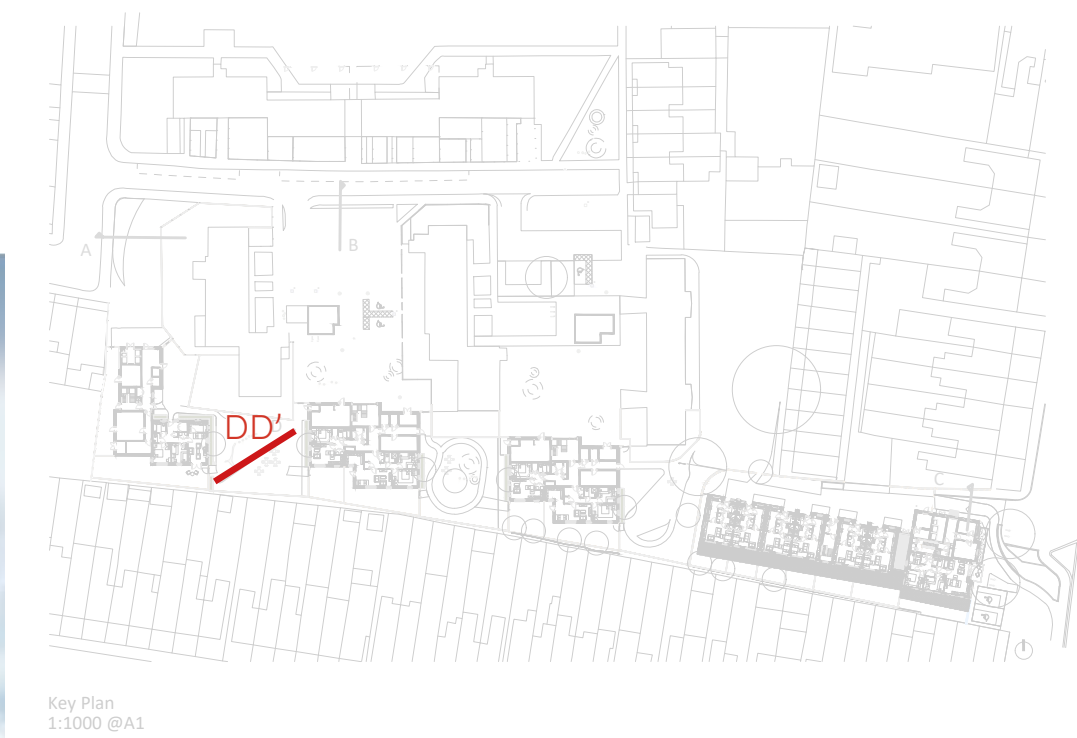


Key Plan
1:1000 @A1

Sections BB' and CC' are showing the interfaces between vehicle accesses, parking areas and the circulation spaces adjacent to them on Turner Avenue and Brunel Walk respectively.



C-C' Section through entrance from Kirkton Rd



Section DD' is a South-West section through Blocks A and B private shared garden, showing the green screening to ground floor homes and the proposed play elements surrounded by colourful planting.

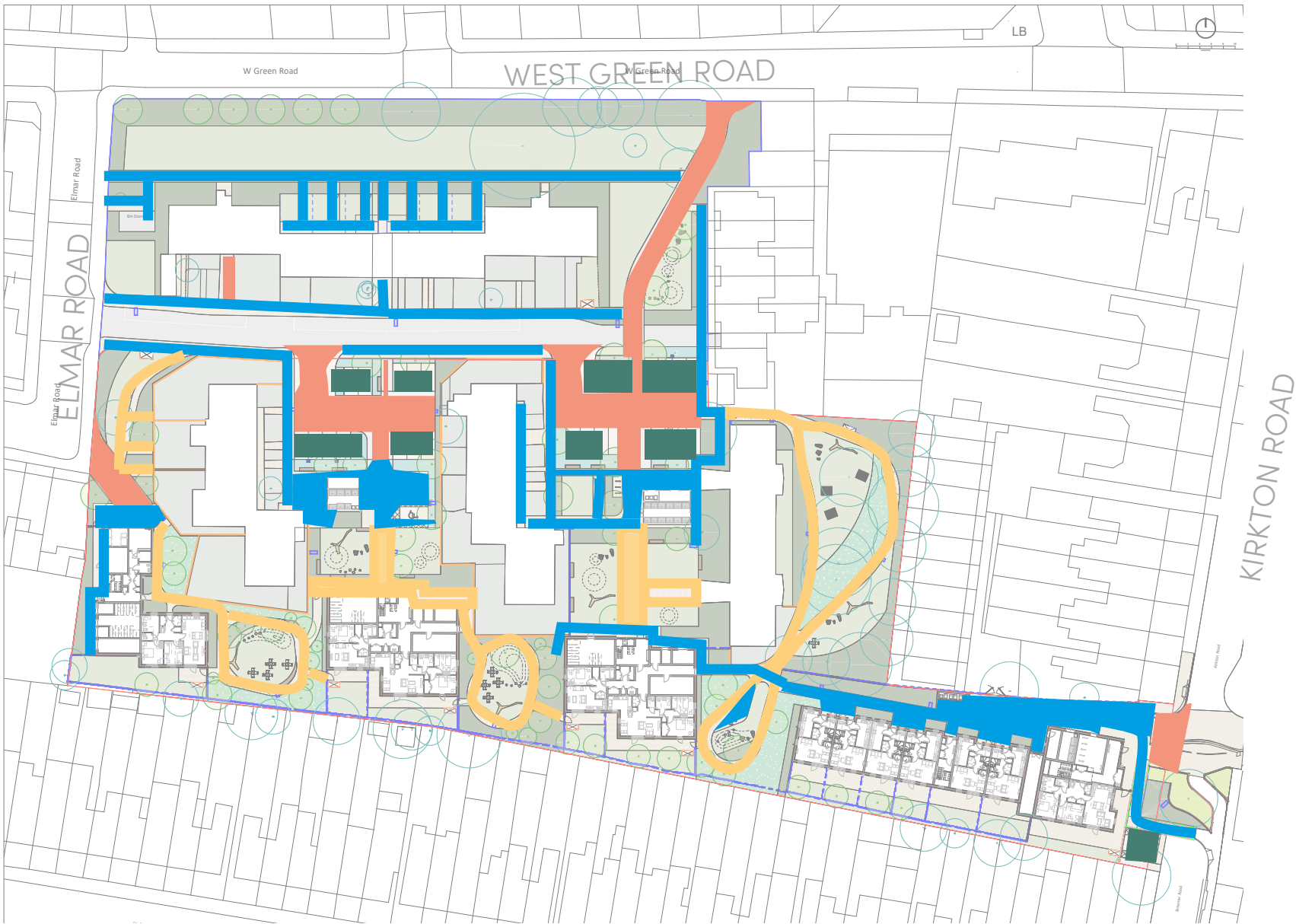
D-D' Section through block A shared garden

14 Hard Landscape

The proposed palette of hard materials is intended to be simple and high-quality to compliment those found within the building façades and within the surrounding context. The aim is to create a cohesive and coordinated palette of hard landscape materials which are easy to lay, maintain and replace if required. To incorporate SUDs, we need to ensure that the paving finishes and materiality will be permeable.

The design and construction of the hard landscape will follow the principles as set out below:

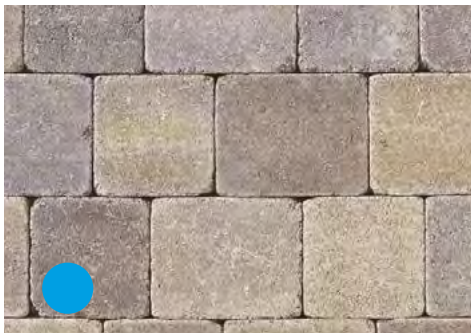
- High quality of workmanship used throughout.
- Robust enough to withstand the location and the anticipated amount and type of vehicle and pedestrian use for the area.
- Ensure street furniture, manhole covers and gullies are at right angles to the direction of the paving units to avoid awkward cuts and junctions.
- Ensure that manholes and inspection covers are concealed with recessed access covers and filled with the same material as the surrounding areas.



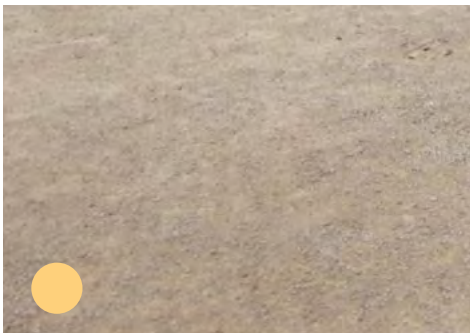
Hard Landscape Diagram



Tegula paving - slate



Tegula paving - cedar



Hoggin / lose bond gravel / park feel



Permeable coloured tarmac



Kerb upstands with flush kerbs to allow water through around rain gardens



Flush pin kerbs