



Design and Access Statement Appendix

Landscape Proposals

Boyton Road

Land adjacent Wat Tyler house - Boyton Road, Hornsey, London, N8 7AU

prepared on behalf of
London Borough of Haringey
31 October 2022

Content

1.0 Introduction

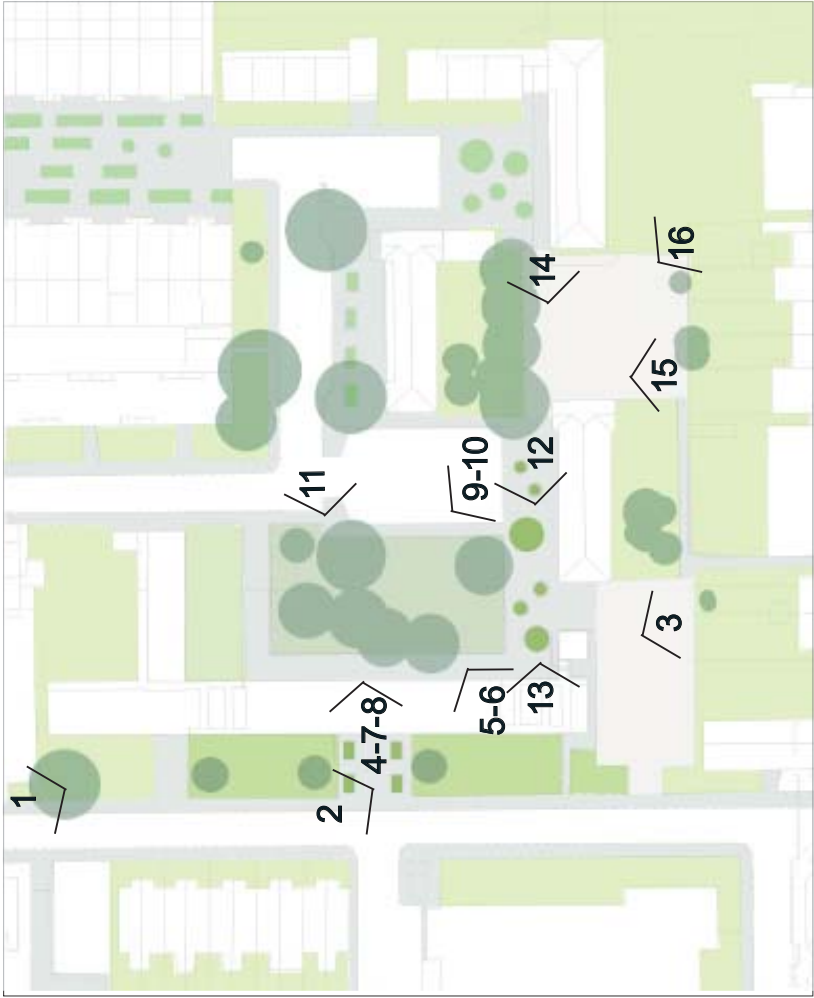
1.0	Introduction	2	Project Description:
2.0	Wider Context	3	Redevelopment of the car park adjacent Wat Tyler House to provide 15 new Council rent homes in a part-4, 5 and 7-storey building. Provision of associated amenity space, cycle and refuse/ recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate.
3.0	Existing Local Context	4	
3.0	Existing Site Analysis	5	
4.0	Existing Site Plan and Proposed Site Boundaries	6	The site is formed of two areas: the red line boundary area where the new building construction work will be undertaken, and the green line enhancement area where new and additional landscape enhancements and improvements will be undertaken. The red line site boundary area is approx. 0.06ha, and the enhancement area approx. 0.22ha.
5.0	Microclimate Study (based on 3D model)	7	
6.0	Proposed Landscape Plan and Key Design Principles	8	The red line area will include new extensive green roofs, and private garden areas for the new housing development. New public realm and landscaping improvements will be concentrated within the green line site area, including 18 new trees, new planting and new turf, with enhanced children's play spaces also proposed to the rear of Wat Tyler House and Gillett House.
7.0	Proposed Tree and Planting Strategy	9	
8.0	Proposed Trees for Removal	10	
9.0	Proposed New Trees	11	These proposals also include both the retention and creation of new habitat areas, and the new tree and planting strategies have achieved scores beyond the required targets for both BNG and UGF - for scores see Executive Summary on page 18, and refer also to the Ecology, UGF and BNG Reports by Eight Associates.
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	Proposed Landscape Plan 2.02		

• **NB:** Please also refer to:
Architects Drawings and DAS by KC+A Architects
Tree Survey, and Tree Protection Measures by Arbtch
SuDs Strategy by Eight Associates

2.0 Wider Aerial Context: Campsborne Estate, London N8



3.0 Existing Site Analysis



Site Analysis Conclusions:

The frontage to Wat Tyler

- The limited available space still has the potential for enhanced planting with new trees and a boundary hedge in front of the retained boundary fence
- The existing SuDs/ swale system is proposed to be retained and re-stored

The site of the proposed development

- The existing car park offers the potential for 15 new Council owned housing units

The existing communal garden

- The existing green character could be further enhanced with more seasonal varieties of trees and shrubs, which could also create greater enclosure from the adjacent car parking.
- The low walls are currently used as sitting walls by residents, and therefore new benches could also be proposed
- The larger timber climbing frame is well used, and could be restored. Other smaller items of timber play equipment are in poor condition
- The degraded condition of the existing grass suggests the area is intensively used

The existing play area

- The surfaces are in very poor condition, with drainage issues
- There are existing areas of planting to retain and enrich
- The provision of play equipment, and quality of playable space, are very poor. There is bench provision, as a precedent for providing more.



1



limited potential for new planting within frontage

2



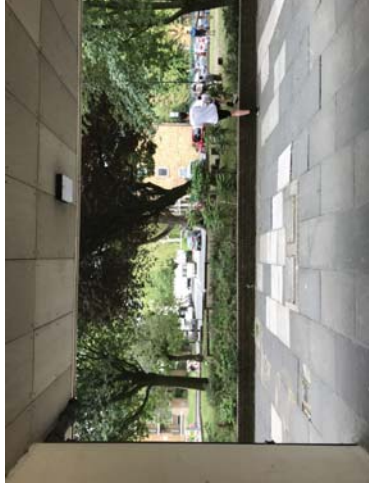
the existing SuDs and swale system

3



the existing car park: proposed site

4



desire lines suggest new entrances

5



existing bin store

6



opportunities to enclose and rich with planting

7



timber play stumps also provide seating

8



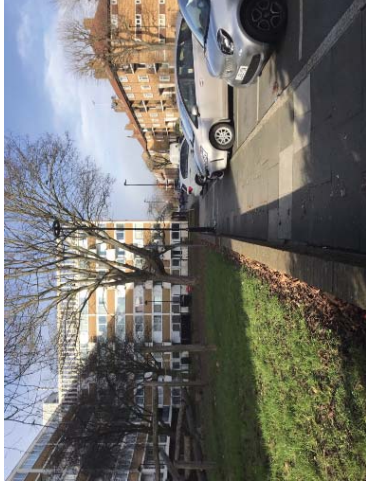
rotting stumps and worn grass

9



low boundary wall is used as sitting wall

10



the communal garden: no buffer to car park

11



the existing car park and sitting wall

12



raised circular beds and sitting wall

13



existing bin store

14



drainage issues within existing play area

15



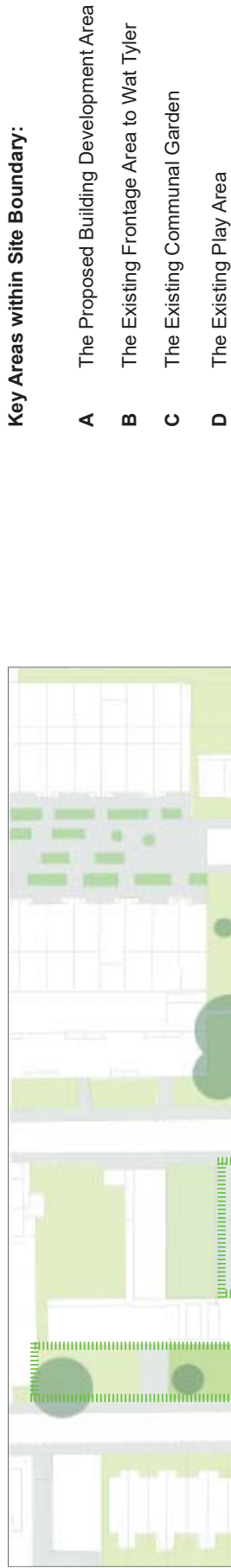
opportunities to retain and enrich planting

16



poor provision of play items and playable space

4.0 Existing Site Plan with Red / Green Line Site Boundary Areas

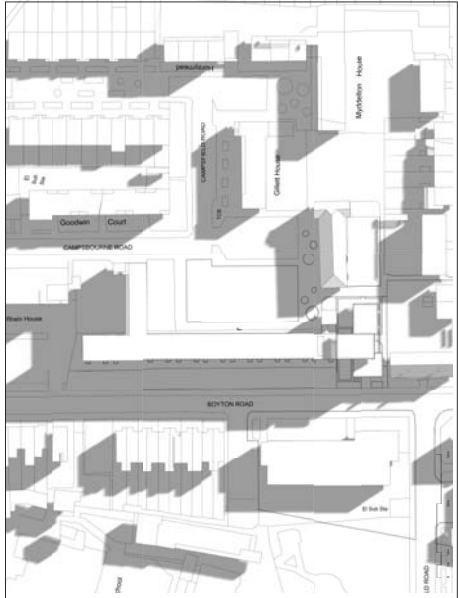


the red line boundary area: the new building development area

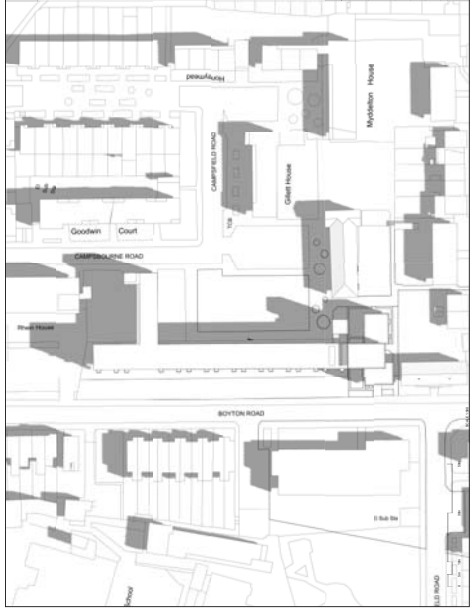
the green line boundary area: new landscape enhancement area

NB: The red line site area is approx. 0.06ha, and the green line area is approx. 0.22ha.

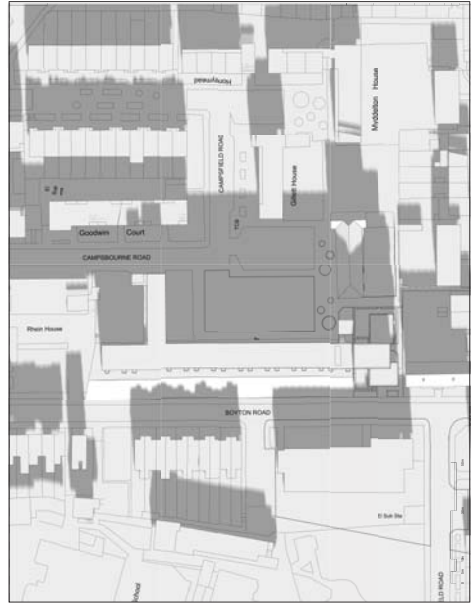
5.0 Microclimate: Seasonal Sun/ Shade Studies (based on 3D site model)



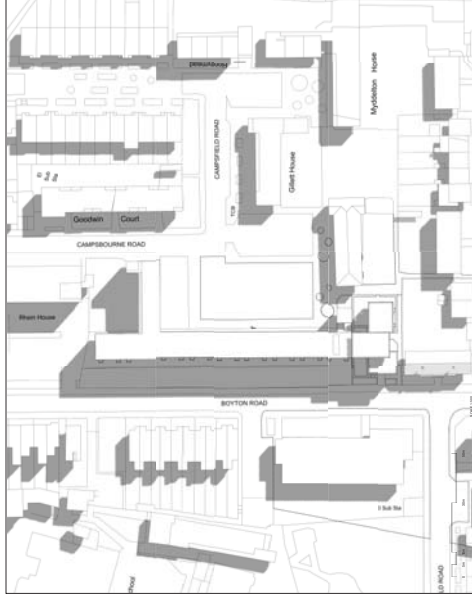
21 March 9 am
21 September 9 am



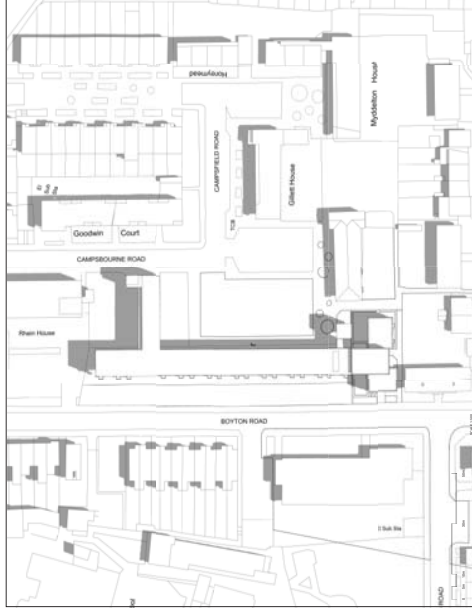
21 March 12 noon
21 September 12 noon



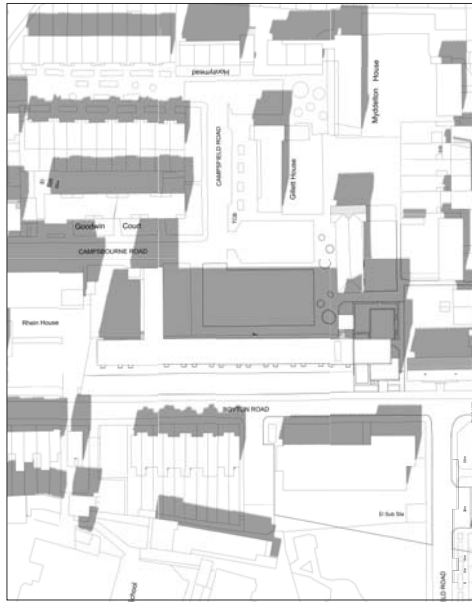
21 March 4 pm
21 September 4 pm



21 June 9 am



21 June 12 noon

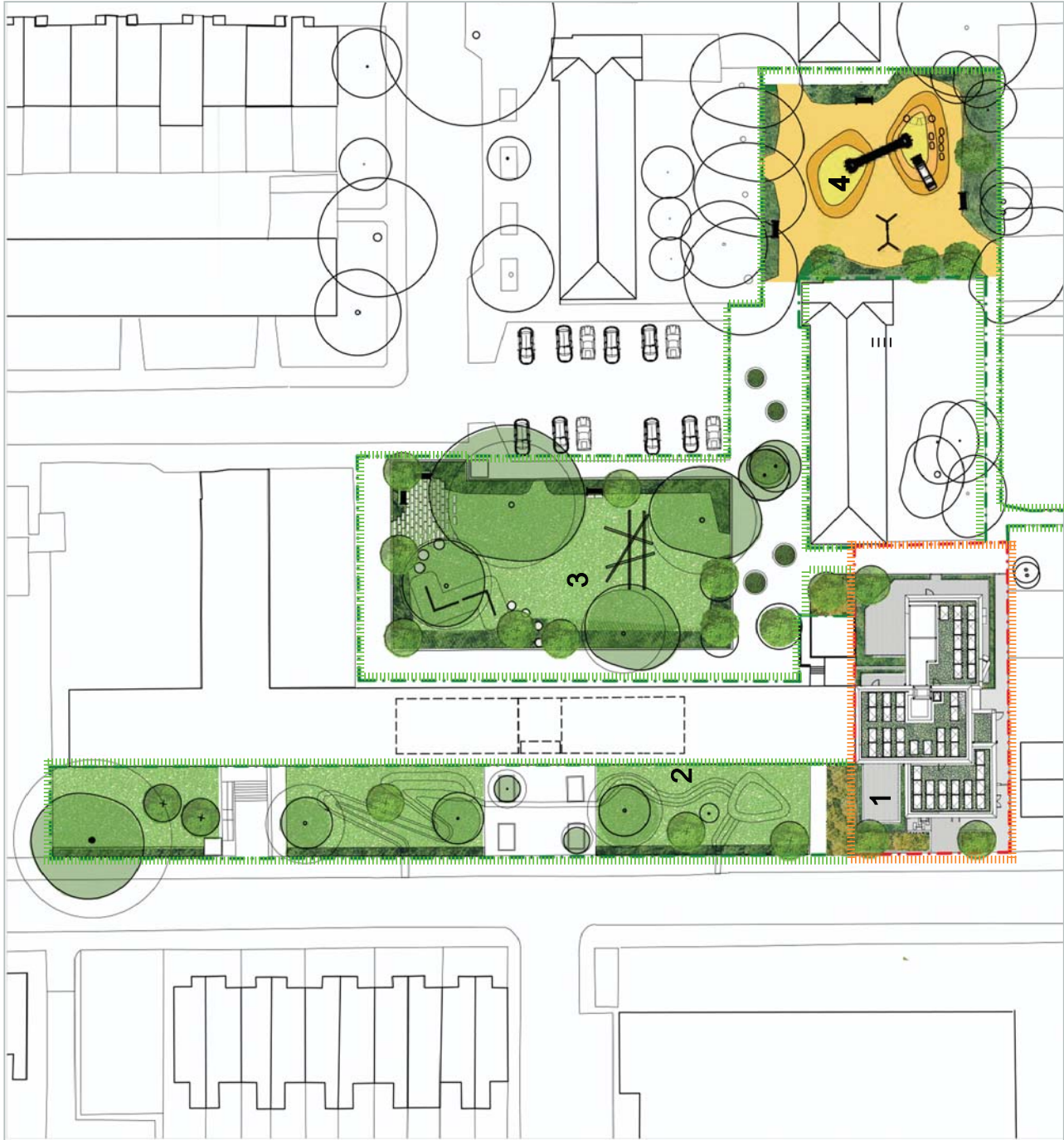


21 June 4 pm

- New Private Gardens will be substantially in shade (requiring shade tolerant planting species).
- Existing Communal Garden and New Play Area have a substantially sunny aspect to west, so that a more biodiverse new range of planting species could be established.



6.0 Proposed Landscape Plan and Key Design Principles



Key to Areas:

- 1

The Proposed Building Development

 - Enhanced biodiversity, with proposed tree and shrub planting, and defensive evergreen hedge to secure boundaries to proposed private gardens
 - Proposed CCTV/ Secured by Design strategy: refer to KCA DAS
 - Proposed Bird and Bat Boxes: refer to Ecology Report
 - Proposed SuDs: refer to Eight Associates Report
 - Proposed green roofs: refer to KCA drawings and DAS
- 2

The Existing Frontage Area to Wat Tyler

Proposed enhancements:

 - Existing implemented SuDs scheme retained + restored
 - New trees to enhance biodiversity
 - Existing boundary fence retained with new biodiverse boundary hedge
 - Dense evergreen shrub planting proposed to boundary with new lower private garden area
- 3

The Existing Communal Garden

Proposed enhancements:

Retain and enhance the green character and biodiversity with new tree and boundary shrub planting for more seasonal colour, fragrance and structure - including the existing circular planters

NB: existing west boundary planting retained and enhanced

New evergreen shrub planting to also enclose and separate the communal garden from the adjacent car parking, whilst maintaining clear sightlines

Reinstate grass area with a robust drought tolerant new turf, and maximise available area for flexible functions, like kick about and BBQs

Replace timber balancing beams and stepping logs

Retain/ repair existing timber climbing structure – widely used by all ages

Provide 3 no. benches, with a small area of paving to north entrance which would also provide level access at ground level for prams & wheelchairs
- 4

The Existing Play Area

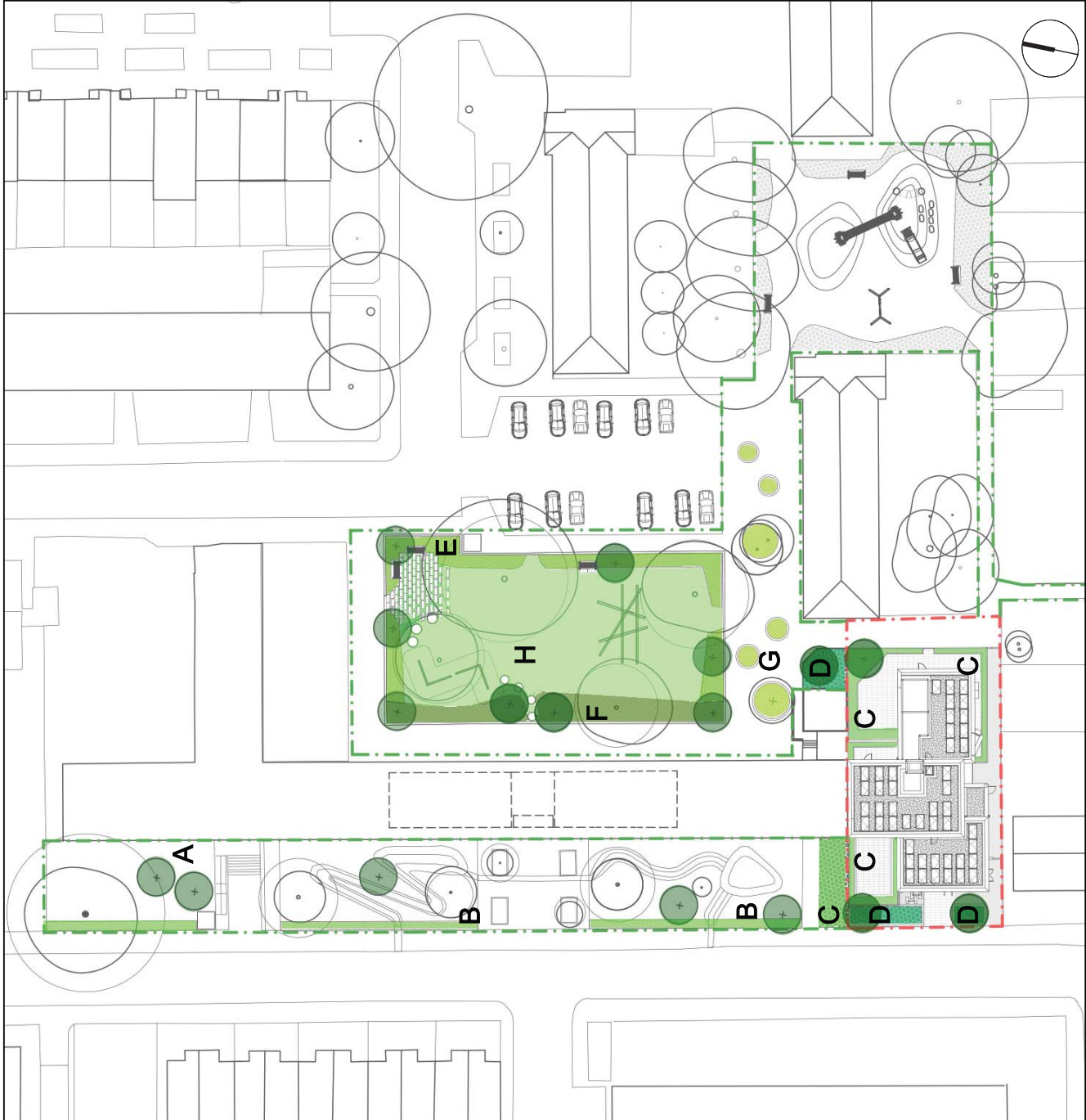
Proposed play area improvements to be delivered with the Assets Team in consultation with local residents
- NB:**

Refer also to the Planting & Tree Strategies

3 no. existing trees proposed for removal, as agreed with LBH Tree Officer

18 no. New Trees Proposed (refer to page 12)

7.0 Proposed Tree and Planting Strategy

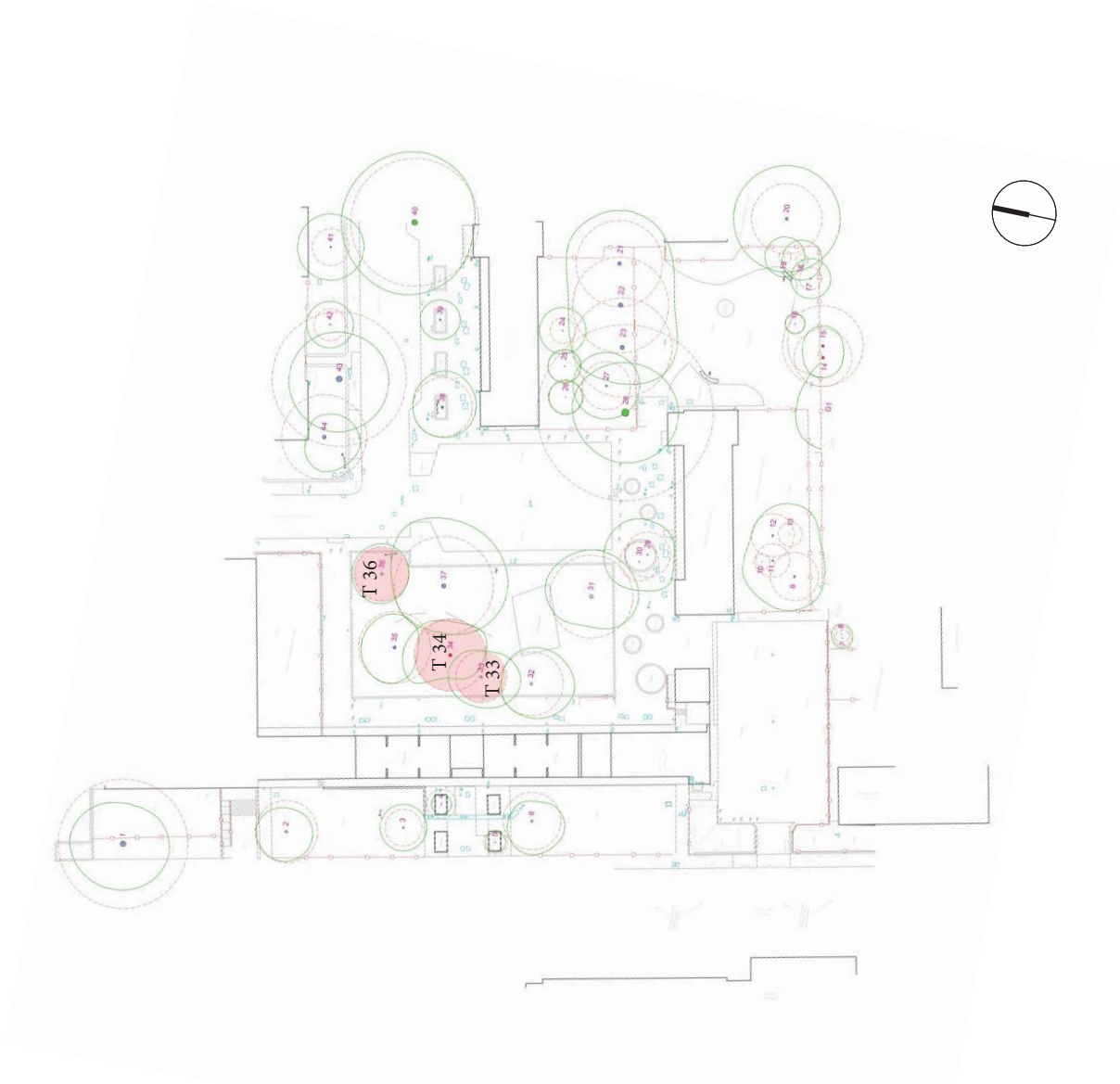


The proposed tree and planting strategy proposes new species to enhance biodiversity, and provide seasonal and enriched character for both the communal and private gardens.

Key:

- A Proposed New Trees**
18 new trees are proposed - refer to Tree Strategy
- B Proposed Boundary Hedge to Wat Tyler frontage**
A new clipped 1.2m high boundary hedge proposed - with mix of deciduous and evergreen, native species, flowering and fruiting to also provide plants for pollinators and wildlife habitat.
- C Proposed Boundary Shrubs**
The fenced boundaries to the private gardens of the new development are proposed to be planted with defensive evergreen shrubs. To be clipped to 1.2m height to integrate with proposed boundary hedge B.
- D Proposed Planting Areas**
New planting with 15mm raised paved edge to existing and proposed paved areas, including the front entrance space to the new building development - mixed evergreen drought tolerant shrubs, with multi stem trees.
- E Proposed Boundary Hedge**
New shrub mixes create enclosure from the adjacent car park, providing also seasonal flowering colour and fragrance
- F Proposed Boundary Shrubs**
The existing evergreen shrub planting to be retained and thickened up with new and appropriate species mixes.
- G Proposed Planting To Raised Planters**
New planting mixes proposed to enliven the raised planters with low growing fragrant shade tolerant flowering shrubs
- H Proposed Replacement Turf**
A new robust and drought tolerant grass turf mix proposed, to replace the degraded existing grass. The existing soil would be decompacted, and any existing turf in a viable condition aerated, scarified and fertilised.

8.0 Proposed Tree Strategy: Proposed Trees for Removal



The proposed tree strategy includes the proposal to remove 3 no. existing trees in the area of the communal garden t the rear of Wat Tyler. These trees are 2 x Category C and 1 x Cat U. The removal of these 3 trees would facilitate the new provisions within the communal garden, including the planting of new trees - and following a site meeting this strategy has also been agreed with the LBH Tree Officer.

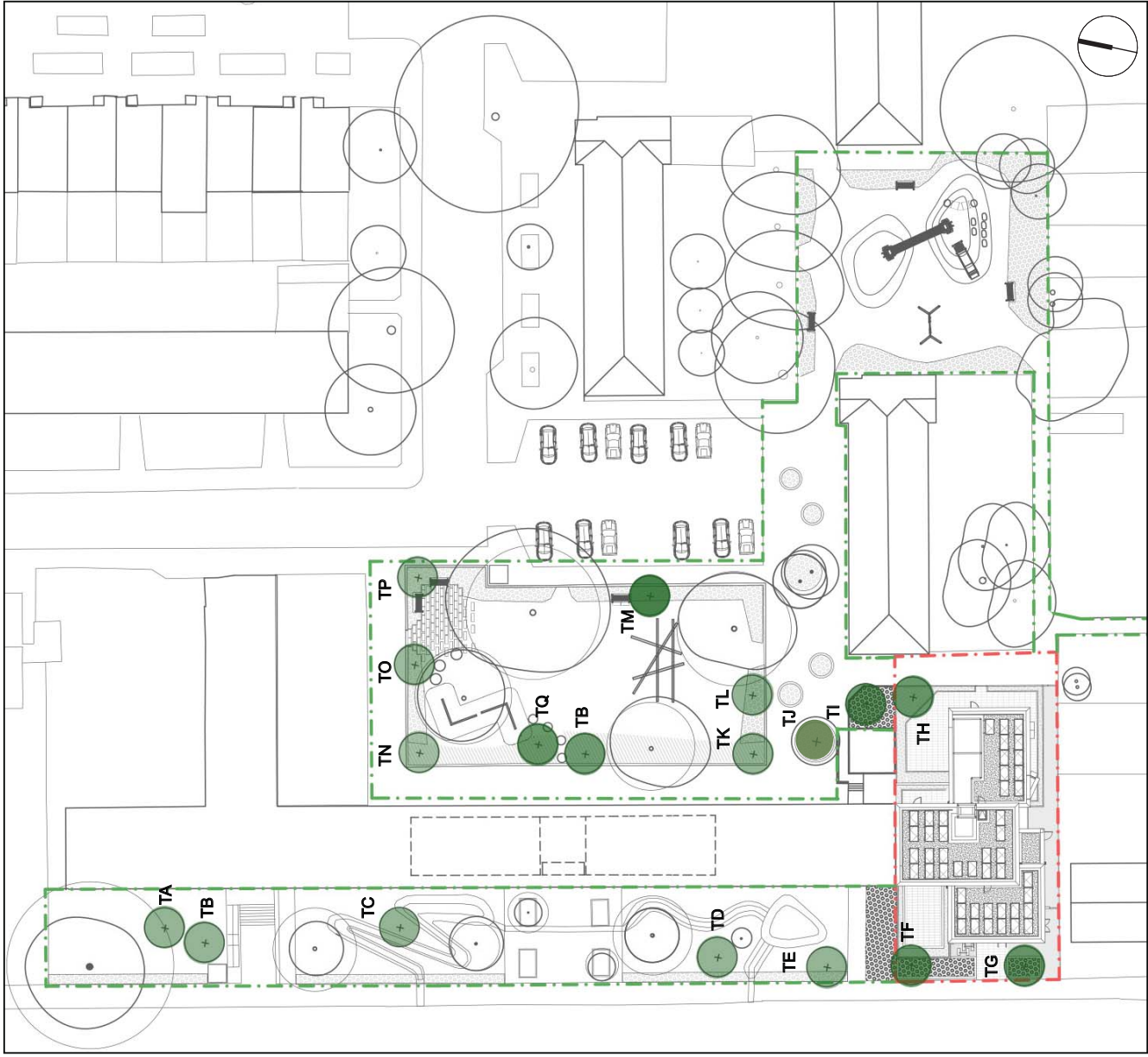
Key:

- T 36 Flowering Cherry
Category C
- T 34 Purple Cherry
Category U
- T 33 Whitebeam
Category C

All other existing trees to be retained and protected during construction

NB: Please also refer to the Arboricultural Survey by Artech, 2022

9.0 Proposed Tree Strategy: 18 no. Proposed New Trees



The tree strategy includes the proposal to plant **18 new trees**, both native and non native, with seasonal variations from fragrant spring blossom to autumn colour.

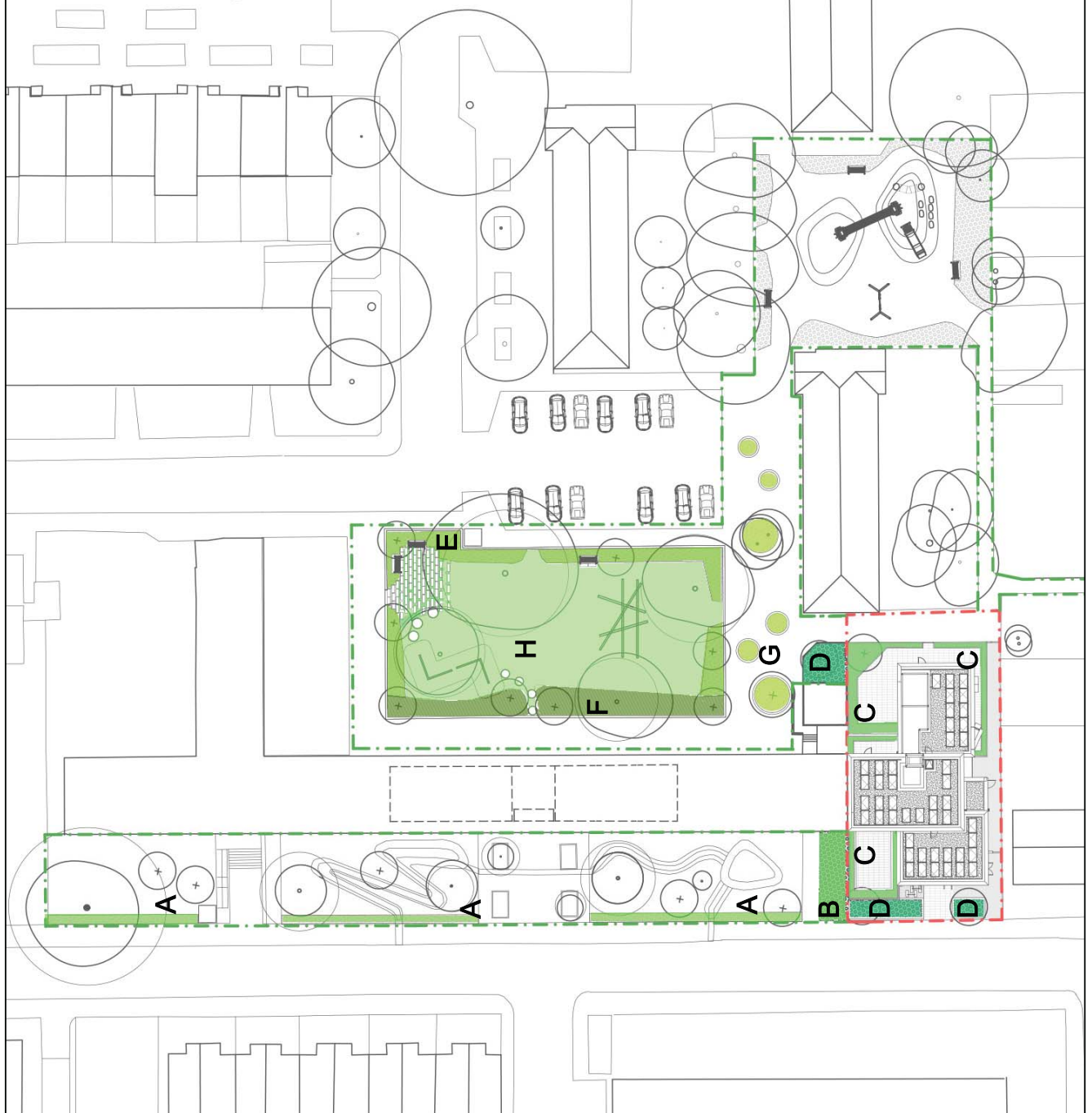
Key to Species, Types and Sizes:

TA	Prunus padus	14-16 cms girth
TB	Sorbus aucuparia	14-16 cms girth
TC	Sorbus aria lutescens	14-16 cms girth
TD	Prunus avium	14-16 cms girth
TE	Liquidamber styraciflua	14-16 cms girth
TF	Cercis siliquastrum	multistem: 5 stems, 2m
TG	Cercis siliquastrum	multistem: 5 stems, 2m
TH	Prunus avium	multistem: 5 stems, 2m
TI	Malus sylvestris	multistem: 5 stems, 2m
TJ	Cornus florida	multistem: 5 stems, 2m
TK	Cornus kousa	multistem: 5 stems, 2m
TL	Cercidiphyllum japonicum	14-16 cms girth
TM	Magnolia x soulangiana	multistem: 5 stems, 2m
TN	Nyssa sylvatica	14-16 cms girth
TO	Arbutus unedo	14-16 cms girth
TP	Acacia dealbata	multistem: 5 stems, 2m
TQ	Acer campestre	14-16 cms girth
TR	Crataegus monogyna	14-16 cms girth

NB: Please also refer to the following information by Arbrech:

- Arboricultural Survey and Tree Protection Measures, 2022
- Arboricultural Impact Assessment, October 2022
- Arboricultural Method Statement, October 2022
- Tree Protection Plan, October 2022

10.0 Proposed Planting Strategy



The proposed tree and planting strategy proposes new species to enhance biodiversity, and provide seasonal and enriched character for both the communal and private gardens.

Key to Indicative Species Mixes:

- A Proposed Boundary Hedge to Wat Tyler frontage**
A new clipped 1.2m high boundary hedge proposed - with mix of deciduous and evergreen, native species, flowering and fruiting to also provide plants for pollinators and wildlife habitat.
- B Proposed Boundary Shrubs**
The fenced boundaries to the private gardens of the new development are proposed to be planted with defensive evergreen shrubs. To be clipped to 1.2m to integrate with proposed boundary hedge B.
- C Private Gardens : Proposed Boundary Shrubs**
Indicative species: Pyracantha
- D Proposed Planting Areas**
New planting with 15mm raised paved edge to existing and proposed paved areas, including the front entrance space to the new building development - mixed evergreen drought tolerant shrubs, with multi stem trees.
Indicative species:
- E Proposed Boundary Hedge**
New shrub mixes create enclosure from the adjacent car park, providing also seasonal flowering colour and fragrance
- F Proposed Boundary Shrubs**
The existing evergreen shrub planting to be retained and thickened up with new and appropriate species mixes.
- G Proposed Planting To Raised Planters**
New planting mixes proposed to enliven the raised planters with low growing fragrant shade tolerant flowering shrubs
- H Proposed Replacement Turf**
A new robust and drought tolerant grass turf mix proposed, to replace the degraded existing grass. The existing soil would be decompacted, and any retained turf in good condition aerated and scarified



11.0 Proposed Planting Strategy: Indicative Hedge and Shrub Species

Indicative Species for Hedge and Shrub Mixes (NB: please refer to Key Plan on page 13):
Including a high percentage of low maintenance drought tolerant evergreen species, with native species, pollinator species, and species for varied seasonal colour and fragrance, and wildlife habitat areas

Mix A : hedge to front boundary of Wat Tyler

Native hedge mix with 70% deciduous and 30% evergreen species

Mix B-C: defensive evergreen planting to boundaries of new private gardens

- Berberis spp
evergreen, flower and berry colour, low maintenance
- Choisya ternata
aromatic evergreen shrub
- Choisya Aztec Pearl
evergreen, native species, low maintenance climber
- Hedera helix
evergreen shrub, pollinator species, flower and berry colour
- Pyracantha coccinea

Mix D : 3 new ground level planters around new development

- Euphorbia species
evergreen shrub
- Pittospermum tobira nanum
compact evergreen shrub, with fragrant white flowers

Mix E : new shrub boundary planting to rear garden of Wat Tyler

- Carpinus betulus
deciduous hedge, native species/ wildlife habitat, autumn colour
- Choisya ternata
aromatic evergreen shrub
- Choisya Aztec Pearl
aromatic evergreen shrub
- Euonymus europaeus
native species
- Fatsia japonica
large leaf evergreen shrub
- Rosa canina
native climbing rose

Mix F : thicken up existing boundary planting to rear garden of Wat Tyler

- Choisya ternata
aromatic evergreen shrub
- Choisya Aztec Pearl
aromatic evergreen shrub
- Fatsia japonica
large leaf evergreen shrub



12.0 Proposed Play Strategy



GLA Population Yield Calculator

Markets and Intermediate Units	1 bed	2 bed	3 bed	4 bed
Social Units	6	8	1	
Total Units 15				
Geographic Aggregation				
Outer London				
PTAL				
PTAL 3-4				

Notes
Sample size of 17 sites
Shaded cells require user input
Select both geography and PTAL
For developments in Outer London with PTAL 5-6 use [London PTAL 5-6] or [Outer London/3-4] to calculate yield

Yield from Development (persons)	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	0.0	4.9	4.9
Ages 5, 6, 7, 8, 9, 10 & 11	0.0	3.5	3.5
Ages 12, 13, 14 & 15	0.0	1.2	1.2
Ages 16 & 17	0.0	0.6	0.6
18-24	0.0	23.8	23.8
25+	0.0	0.5	0.5
Total Yield	0.0	32.5	32.5

Play Space Calculator	
Total Children	10.2
Personnel (PP)	10
Play space requirement	101.6

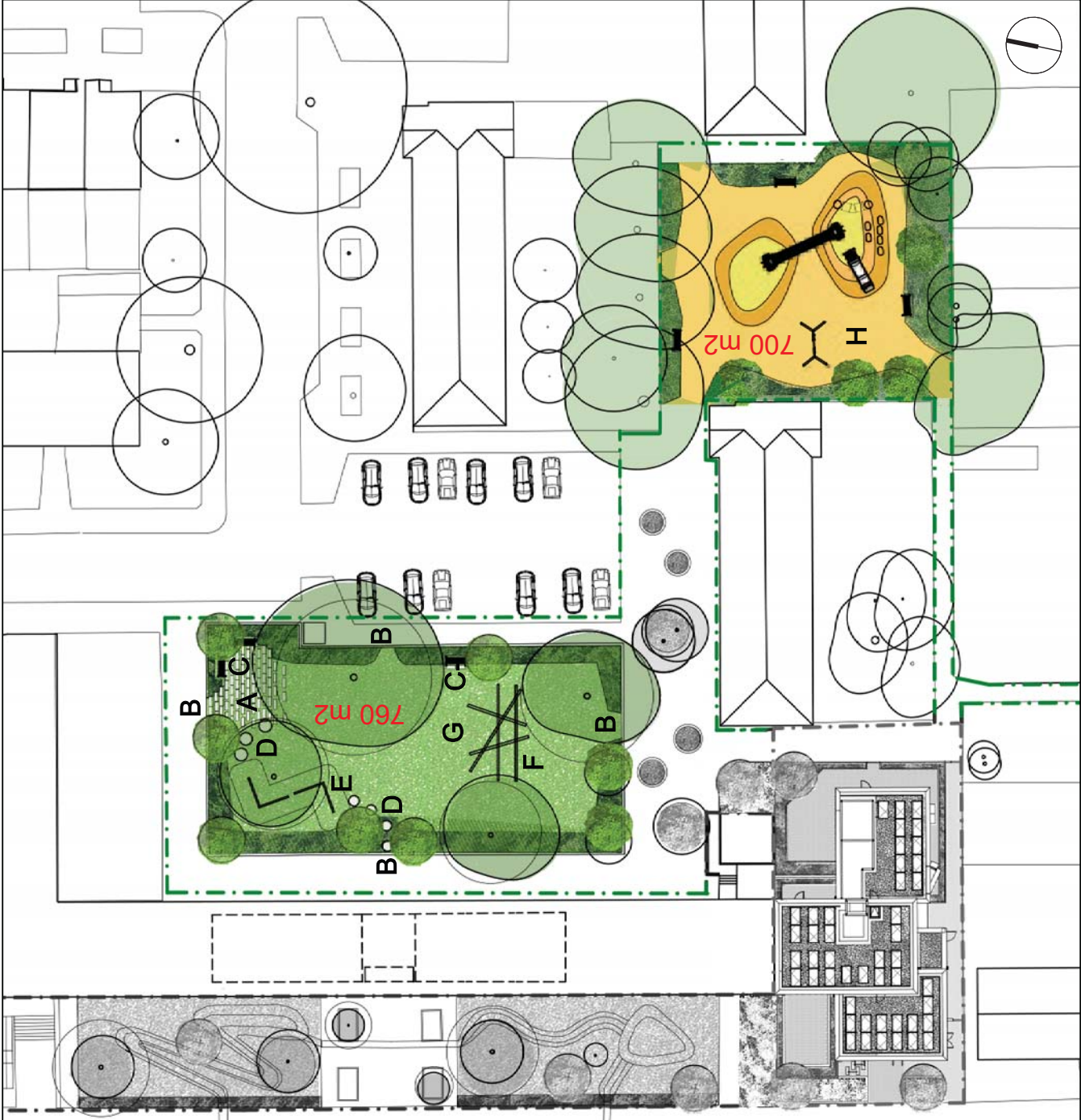
Projected Playable Space Requirements = 101.6 m2
Although we are not providing new play area as part of these specific proposals, we are proposing enhancements to the **700 m2** existing play space (Gillett House) and adjoining **760 m2** communal garden (Wat Tyler House), for the benefit of both new and existing residents. The existing play spaces do not provide either high-quality amenity or play facilities. These improved play spaces will benefit all ages groups. NB: refer to the Landscape Plan, Page 15.

The wider context also provides a variety of play and sport provisions for all ages, within walking distance: at Alexandra Park and Priory Park, both within a 3/4 mile radius - refer to wider context map on page 3.

NB:
GLA Playable Space typologies defined as:

- 'Neighbourhood/ Multifunctional Space'
 - 'Local Playable Space'
300 m2 minimum
 - 'Doorstep Playable Space'
100 m2 minimum
- (SHAPING NEIGHBOURHOODS: PLAY AND INFORMAL RECREATION SUPPLEMENTARY PLANNING GUIDANCE GLA SEPT 2012, LONDON PLAN 2011)

13.0 Proposed Communal Garden Improvements and Play Strategy



The existing green character of the communal garden behind Wat Tyler will be maintained and enhanced with new trees and planting, and with new replacement play equipment and sitting places. For the play area adjacent to Gillett House refer to item H below.

Key to Proposed New Items:

- A Proposed New Paved Area**
A new paved area, with wide joints seeded with grass, provides a sitting area with level access from the surrounding pavement for prams and wheelchairs
- B Proposed New Entrances**
The new boundary hedge has 4 openings for access
- C Proposed New Benches**
Three new benches are proposed to replace the use of the low boundary wall for sitting (the boundary wall will be planted with a new hedge to create a buffer to the car park). The benches will be positioned within the hedge, and will not be visible from the street.
- D Proposed Replacement Stepping Stumps**
The proposed new timber stepping stumps (tree trunks) will be relocated to maximise the available grass area, for flexible use, and provide informal seating.
- E Proposed Replacement Balancing Beam**
The proposed new balancing beam is relocated to maximise the available flexible grass area, and provide informal seating.
- F Existing Timber Climbing Structure**
The existing climbing structure is popular with residents, and will be retained and locally repaired where necessary to comply with ROSPA regulations.
- G Existing and Proposed Grass Area**
The existing mown grass area is well used by residents for a variety of activities from kickabout to BBQs. New equipment is relocated to maximise this flexible use, and a new robust and drought tolerant turf is installed.
- H Enhanced Play Area beside Gillett House**
NB: the proposals shown here are only indicative:
proposed play area improvements to be delivered with the Assets team, in consultation with local residents

The proposed play strategy will be guided by The New London Plan (2021) regarding Policy S4, Play and Informal Recreation, and Shaping Neighbourhoods: Play and Informal Recreation SPG (Sept 2012).

14.0 Perspective: Proposed Communal Garden Improvements



Key to Areas:

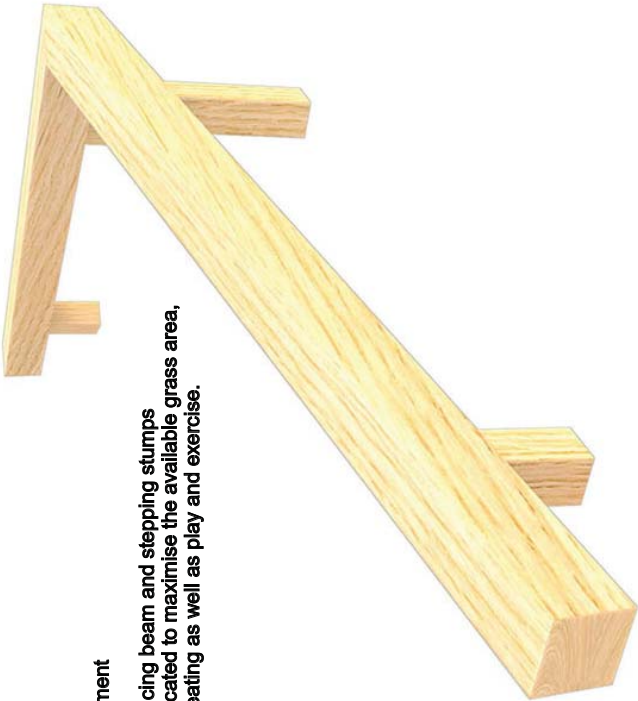
- 1 New boundary planting**
Enhanced biodiversity, with proposed tree and shrub planting, Provides a buffer between the communal garden and car parking With access entrances from surrounding pavement
- 2 New paved area**
With level access to the external pavement Permeable grass joints to integrate paving with the turf With benches
- 3 New tree planting around boundary**
Providing seasonal variety and biodiversity
- 4 New timber play equipment**
Located to maximise grass area, and provide both play and informal seating
- 5 New grass turf**
Providing an enlarged flexible mown grass area Robust and drought resilient turf
- 6 New planting to existing circular planters**
Providing seasonal variety and biodiversity
- 7 Existing trees retained and protected.**

15.0 Proposed Play Strategy for Wat Tyler Communal Garden



Replacement Play Equipment

The existing timber balancing beam and stepping stumps will be replaced, and relocated to maximise the available grass area, providing also informal seating as well as play and exercise.



Proposed New Furniture

The proposed garden bench specification has been recommended by HfH as being robust, and would contribute to the garden uses and functions.

3 no. Recycled Plastic Sloper (Three Seat)
<https://marmaxproducts.co.uk>



16.0 Executive Summary

Executive Summary, including compliance with relevant policy and guidance:

The National Planning Policy Framework (NPPF) (2021) recommends Local Planning Authorities (LPAs) should seek a net gain for biodiversity (BNG) when assessing any new planning applications. In addition, The Environment Act (2021) introduced a mandatory requirement for BNG as a condition of planning permission in England (Schedule 14, Section 92). Though not mandatory until winter 2023 the guidance is that all developments should aim for a 10% BNG.

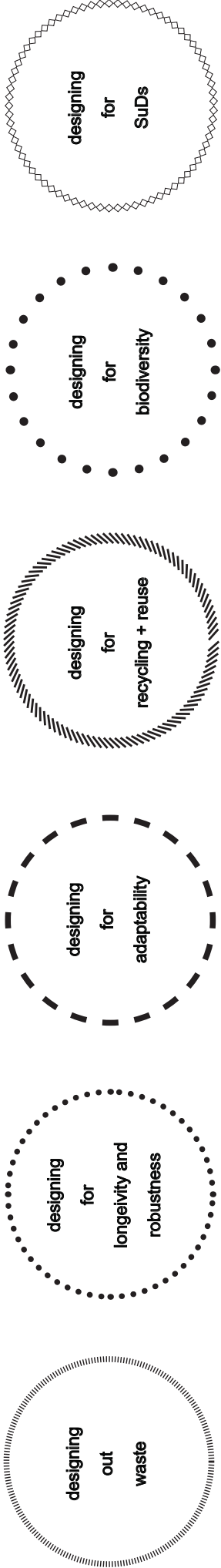
The new landscape strategy proposed for this development would result in an increase of 15.5% habitat units and 100% hedgerow units.

Policy G5 of The New London Plan (2021) sets out the requirement for Urban Greening Factor (UGF) in new developments. For developments that are predominately residential the Mayor recommends a target score of 0.4.

The new landscape strategy proposed for this development would result in a UGF score for the site of 1.63.

Regarding the proposed play strategy the new landscape strategy is also guided by The New London Plan (2021) regarding Policy S4, Play and Informal Recreation, and Shaping Neighbourhoods: Play and Informal Recreation SPG (September 2012).

Circular Economy Principles:



ALL DIMENSIONS SHOULD BE CHECKED ON SITE
- ANY DISCREPANCIES SHOULD BE BROUGHT TO
THE ATTENTION OF THE PROJECT MANAGER.

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A

- A B C D



existing trees protected & retained:

PROPOSED TREES

(refer to DAS Appendix/ Tree Strategy for

spp.) to create biodiversity, habitat, enclosure

as above, mix 2 as owner to car park

defensive boundary to private garden areas

proposed new stepping stones - see DAS for

for a given α and β is $\frac{1}{2}(\alpha + \beta)$. The variance of $\hat{\theta}$ is $\frac{1}{4}(\alpha - \beta)^2$.

existing SuDS/planted swale system retained

Only see DNA equipment. Full spec. see DNA

proposed reinstatement of grass area with drought resilient new turf sward - see DAS

2 no. proposed bike hangars - refer to DAS b

Z no. proposed take mangals - refer to DWS of

LEMPER
LANDSCAPE ARCHITECTS

LONDON BOROUGH OF
HARINGEY

BOYTON ROAD
LONDON N8

PROPOSED LANDSCAPE
PLAN: NEW DEVELOPMENT

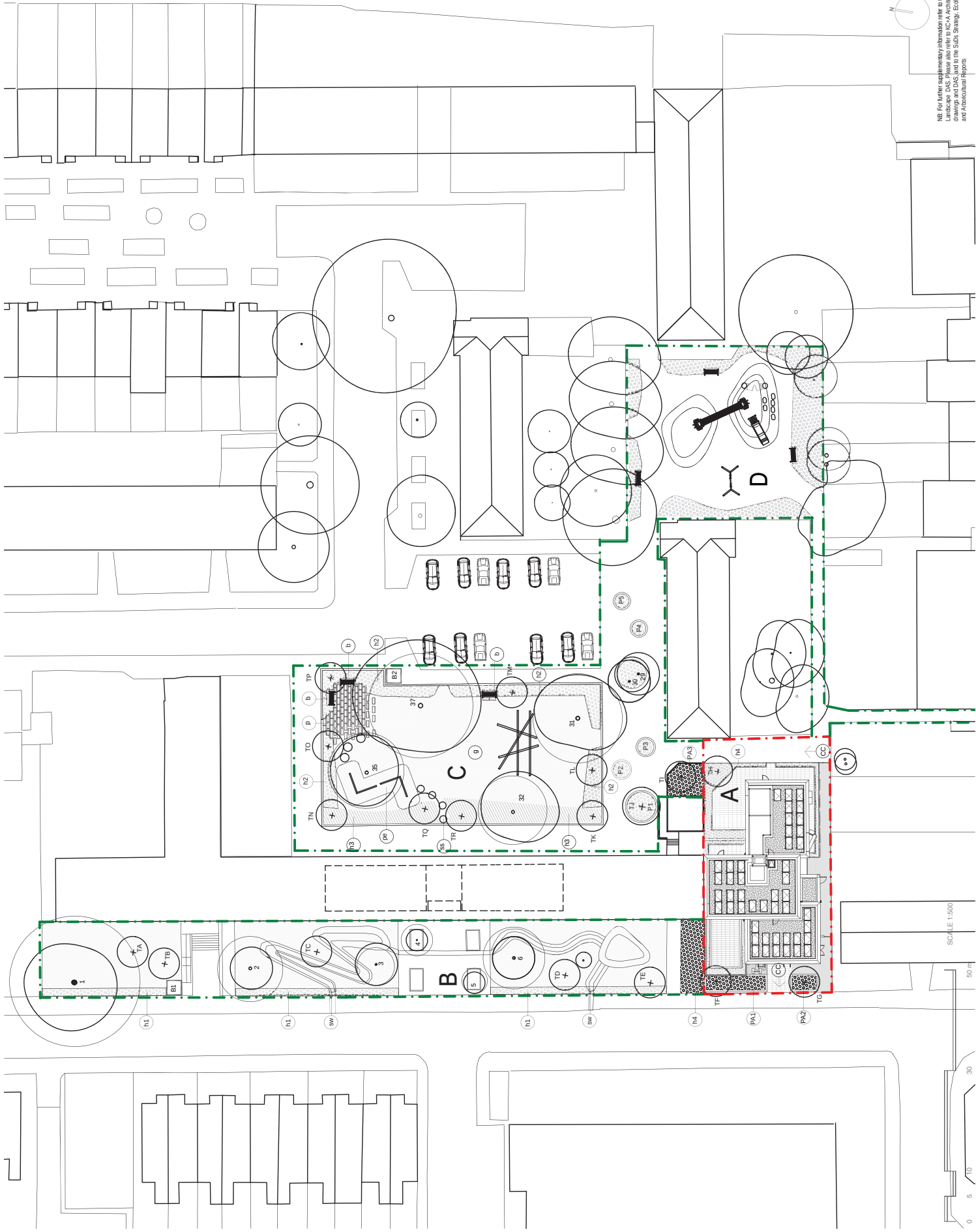
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Work State	Demission No	n
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RIBA 3	2.02	-
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NB: For further supplementary information refer to the Landscape DAS. Please also refer to KC+A Architects drawings and DAS, and to the SuDs Strategy, Ecology and Arboricultural Reports.



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