



November 2022/ 0966-RFM-SR-XX-RP-L-0101

Southern Residential Development, Tottenham Hotspur Football Club Landscape Design Development Report

Rev: P02



SECTION 01: INTRODUCTION

01 Southern Residential Development Introduction

Purpose of Document

This Landscape Design Development document forms part of a reserved matters planning application for the landscape design of the Southern Residential Development, Tottenham.

The report has been collated to provide details of the developed landscape design and specifically to demonstrate compliance with the landscape-related Design Code requirements, set out as part of the hybrid planning application.

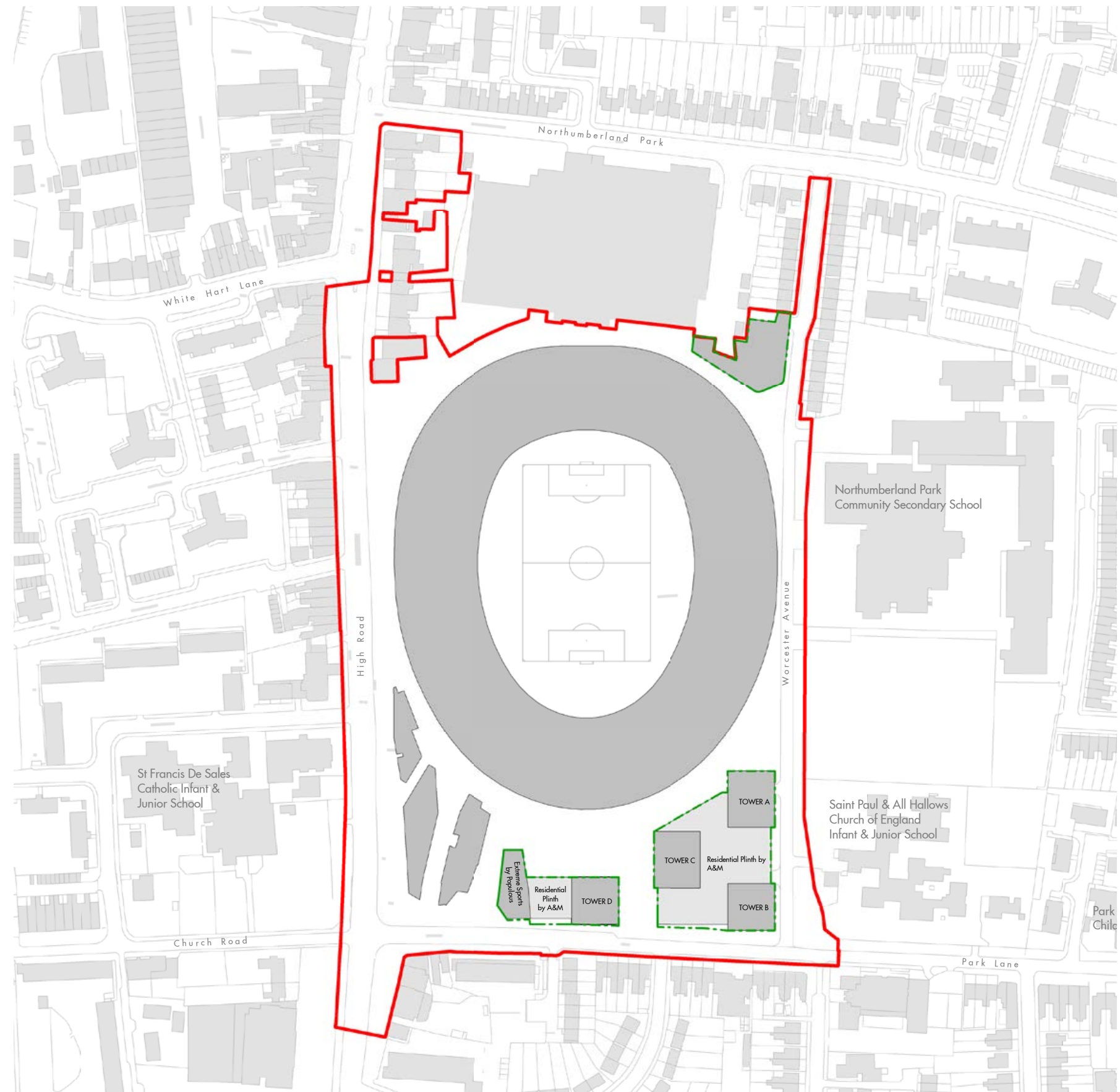
The document is to be read in conjunction with the accompanying landscape drawings and includes the following sections:

- Section 01 introduces the Landscape Design Statement and outlines its purpose.
- Section 02 provides an overview of the design principles established within the D&AS and Design Code for the southern residential zone, as well as summarising outcomes of key supporting reports. Any text extracted from these documents is quoted in *italics*.
- Section 03 details the design principles and developed landscape design.
- Section 04 illustrates the quality and appearance of the developed landscape proposals
- Section 05 demonstrates how the proposals comply with the hybrid planning permission Design Code.

The Site

The site is located to the south of the new Stadium and is titled Plot 5 as part of the wider Northumberland Development Project (NDP) hybrid planning permission (ref. HGY/2015/3000). It is bound by Park Lane to the south and Worcester Avenue to the east.

The extent of the reserved matters application site is indicated as a green line on the hybrid application parameter plan opposite.



Hybrid Boundary Plan (extract from outline application)

01 Southern Residential Development

Introduction

Planning Context

The Northumberland Development Project (NDP) hybrid planning permission (ref. HGY/2015/3000) consented the development of six plots in total, three in full (Plots 1-3) and three in outline (Plots 4-6). It comprises full planning permission for Plot 1 (the Tottenham Hotspur Football Club Stadium), Plot 2 (The Tottenham Experience) and Plot 3 (Hotel), and outline planning permission for Plot 4 (the Extreme Sports Building), Plot 5 (Residential and flexible B1/D1 space) and Plot 6 (a Community Health Building).

Plots 1 and 2 have been developed and the Applicant are now beginning to bring forward proposals for the remaining plots.

The enclosed Reserved Matters Application relates solely to 'landscaping' matters associated with Plot 5. Plot 5 is located to the south and south-east of the new Tottenham Stadium and will comprise four residential towers set above a plinth with supporting commercial uses (former B1/D1) at lower levels. Only matters of landscaping and appearance were reserved under the hybrid planning consent in respect of this plot.

The hybrid consent controls the form of development that can come forward within Plot 5 through planning conditions, Parameter Plans, a Residential Design Code and Section 106 obligations. The enclosed Reserved Matters Application has been prepared in full compliance with these controls in respect of their relevance to the proposed landscaping works.

Pre-app dialogue

A pre-application meeting was held in November 2022 to engage with planning offers on the emerging landscape proposals. At the time of presentation, design principles had been established and a sketch layout was prepared.

Written feedback to the pre-application meeting was not circulated, however the proposals were met with a positive response from officers at the time, and no comments were provided that required alterations to the scheme as proposed.

Since the meeting, the design has progressed on the basis of the principles and sketch proposals discussed.



SECTION 02: HYBRID APPLICATION OVERVIEW

02 Southern Residential Development Hybrid Application Overview

Overview

The Northumberland Development Project Design and Access Statement describes the proposals for the site as comprising a mixed-use development of 585 units arranged as cluster of four residential towers of varying height, ranging from 16 to 32 storeys above a three storey podium, providing up to 4000 sqm commercial and community space above a double basement.

A high level of detail was provided as part of the outline element of the hybrid application, which effectively fixed the footprint of the four residential towers alongside the provision of indicative (but detailed) internal layouts. The approved Parameter Plans also fix the communal and private access points to the buildings, and as such allow little flexibility for the future building design to have a significant bearing on the landscape layout and strategy developed within this document.

Landscape proposals:

The Design and Access Statement for the The Northumberland Development Project describes landscape and amenity at the residential development as follows:

The landscape proposals for the southern residential quarter seek to create a calming, multi-functional space in the centre of what is a relatively built up area.

A series of spaces are proposed, offering opportunities for play, passive recreation and community cooperation. Clear safe, legible routes are laid out giving access to the residential cores and flexible use frontage'. (ref 01)

The following sub-sections explain the landscaping parameters which are imposed by the hybrid planning permission through the Design and Access Statement, Design Code, Parameter Plans and Environmental Statement. These parameters have informed the detailed landscaping design subject to the enclosed RMA.



Illustrative CGI (extract from hybrid application)

02 Southern Residential Development

Hybrid Application Overview

Landscape and Amenity

The Northumberland Development Project Design and Access Statement defines a series of typologies, which are to be developed as part of this reserved matters application. These are described as follows:

Plinth level:

'Located between Towers A, B and C, and to the west of tower D, the community gardens provide a series of private spaces which residents and their children can enjoy'. (ref 02)

Roof level:

'A communal rooftop garden is proposed within the giant order chamfered roof form at the top of each tower to provide hard and soft landscaped external communal amenity space. Separated from the public areas by their location, the roof space offers a valuable private communal amenity space'. (ref 03)

Street level:

'Enclosed front gardens are to be provided at pavement level for the five maisonettes along Park Lane'. (ref 04)

The enclosed RMA relates to the landscaping details of the plinth, roof and street levels as noted above.



Landscape and amenity typology overlay

Ref 02: Northumberland Development Project Design and Access Statement
September 2015 - Pg 258. Ref 03 - Pg 260. Ref 04 - 261 .

02 Southern Residential Development Hybrid Application Overview

Landscape and Amenity

Level 3 Plinth:

A dedicated private communal amenity and play space is to be provided to the plinth level, which is to be shared by the residents of Towers A, B, and C. A separate amenity and play space is also to be provided for the residents of Tower D.

A series of broad zones are indicated including 'green roof' areas, 'ecological planting zones' and 'play provision, although there is no specific detail relating to some of these items within the Design and Access Statement.

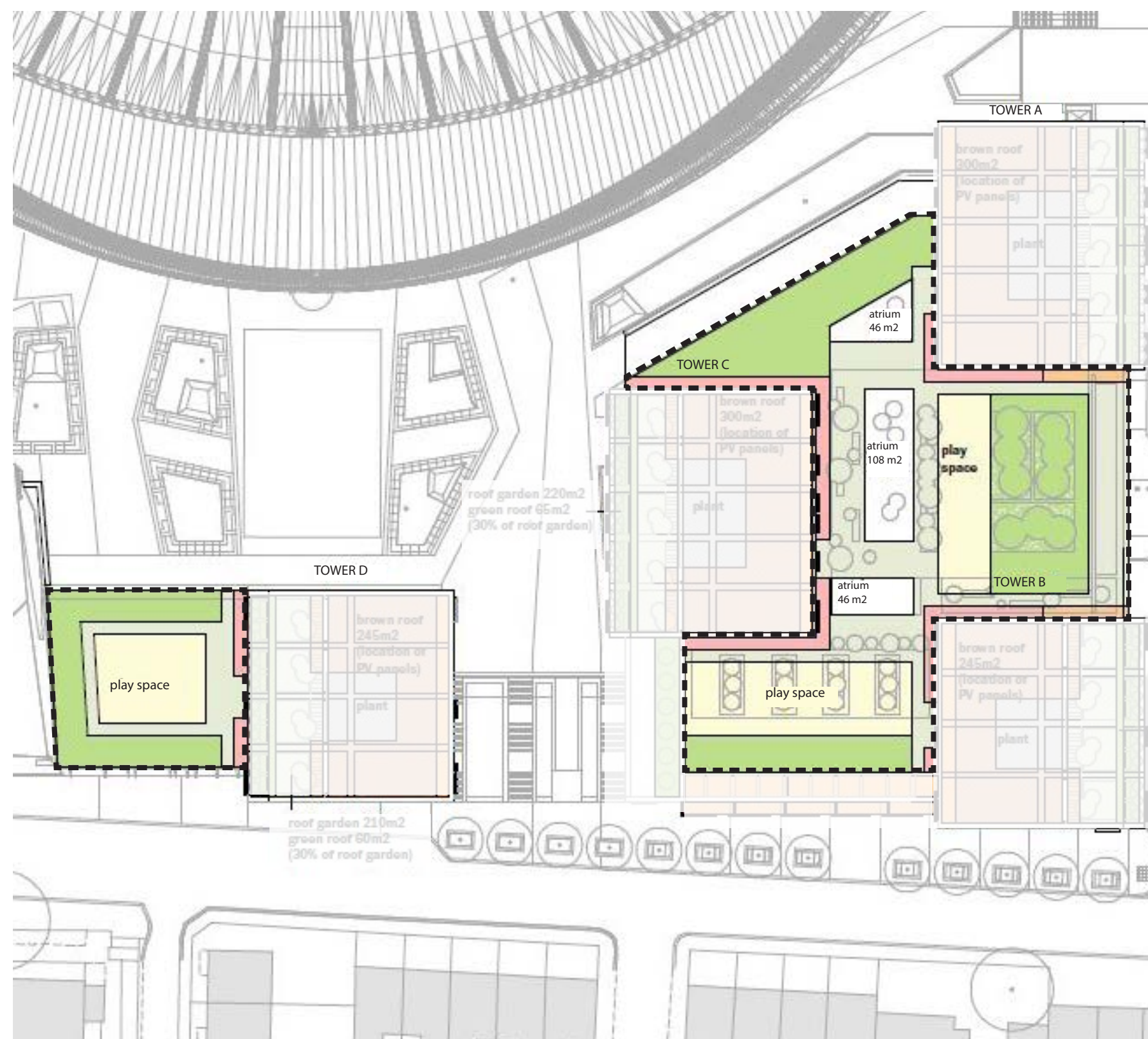
The communal spaces are described as providing the following within the design and access statement: (ref 05)

- A range of play facilities for the children of all age groups but focused on the 0-5 age range.
- Seating for parental supervision and general usage.
- The soft landscape will be simple and have a distinctively contemporary feel. Tree and shrub planting to green the space and give it a sense of privacy. The plant species will encourage wildlife by providing nesting opportunities, food and shelter.
- Defined areas of lawn will provide opportunity for informal play and sitting in the sun.
- Opportunities for growing gardens.
- The garden will be accessed only from the residents' lobbies and via private garden spaces for plinth level apartments.
- There is the potential to provide security gates, with two way access between gardens as and where required by the facilities management.

The play provision achieved at outline (in line with GLA guidance) is as listed below and is to be incorporated into the developed design. (ref 05)

- Under 5: 250 sqm
- 5-11: 90 sqm
- 12+: 70 sqm
- Total: 410 sqm

Ref 05: Northumberland Development Project Design and Access Statement
September 2015 - Pg 258



Site plan (extract from outline permission)

02 Southern Residential Development Hybrid Application Overview

Landscape and Amenity

Roof terraces to towers:

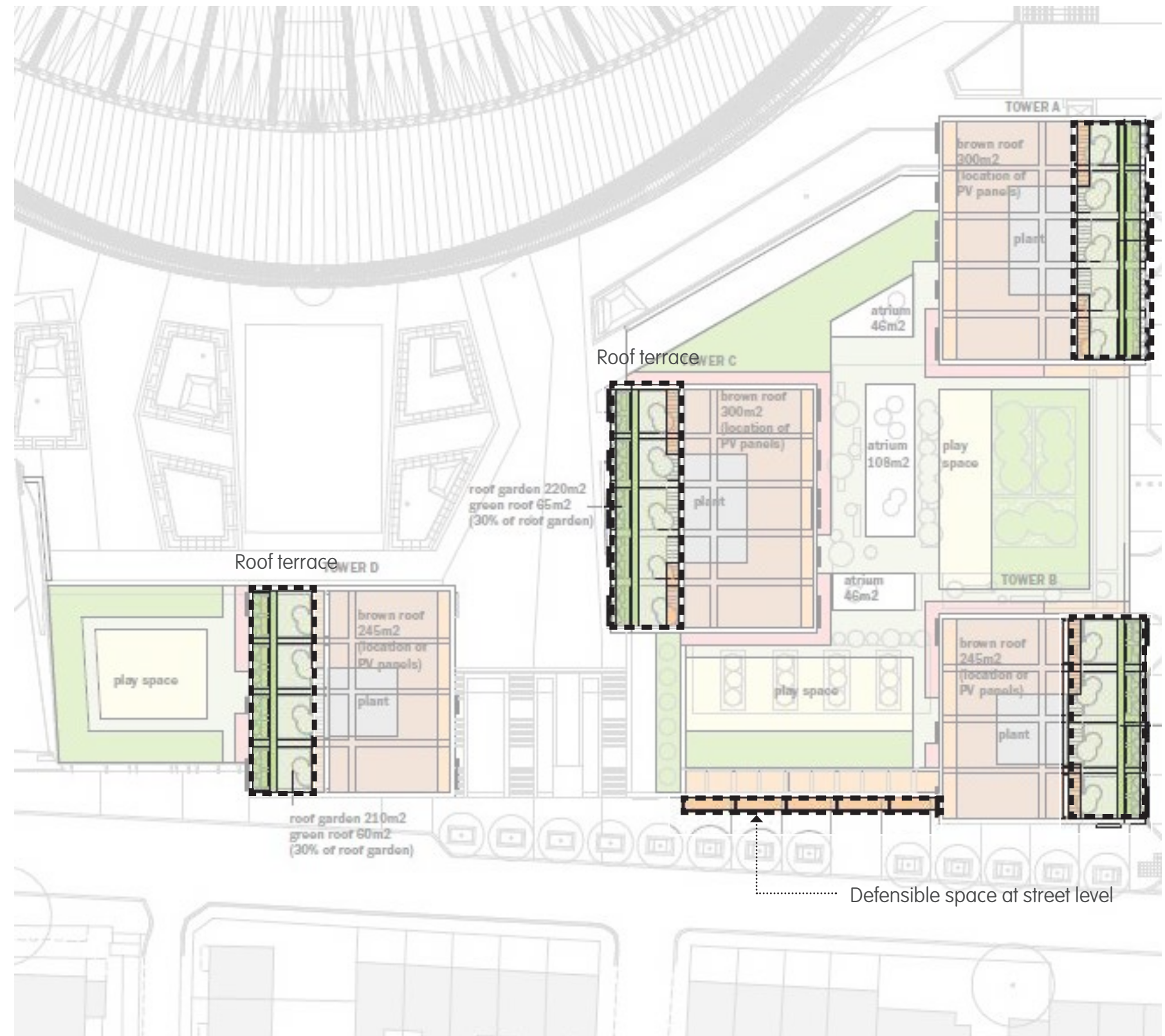
Overlooked by adjacent private terraces, these spaces are to include: (ref 06)

- East and West facing viewing terraces with raised planters and seating.
- Raised planters for shrubs or to provide communal growing spaces
- Sheltered from wind by metal and glazed windscreens
- Living roofs with wild flower planting to promote biodiversity and provide a green outlook to the accessible spaces
- Containerised specimen trees

Street level defensible space:

The street level townhouses are to be provided with a small front garden, which acts as a 'defensible space' providing privacy from passers by on the street level pavement.

They shall be defined by a low wall and railing assembly and shrub planting behind, to provide privacy for the private accommodation. Additionally, a 1200mm deep covered recessed area, or porch shall define a protected threshold to each entrance. This could contain bin storage and or/ cycle storage. Robust paving should be provided from the public pavement to the threshold, with soft landscaping adjacent. (ref 07)



Site plan (extract from outline application)

02 Southern Residential Development Hybrid Application Overview

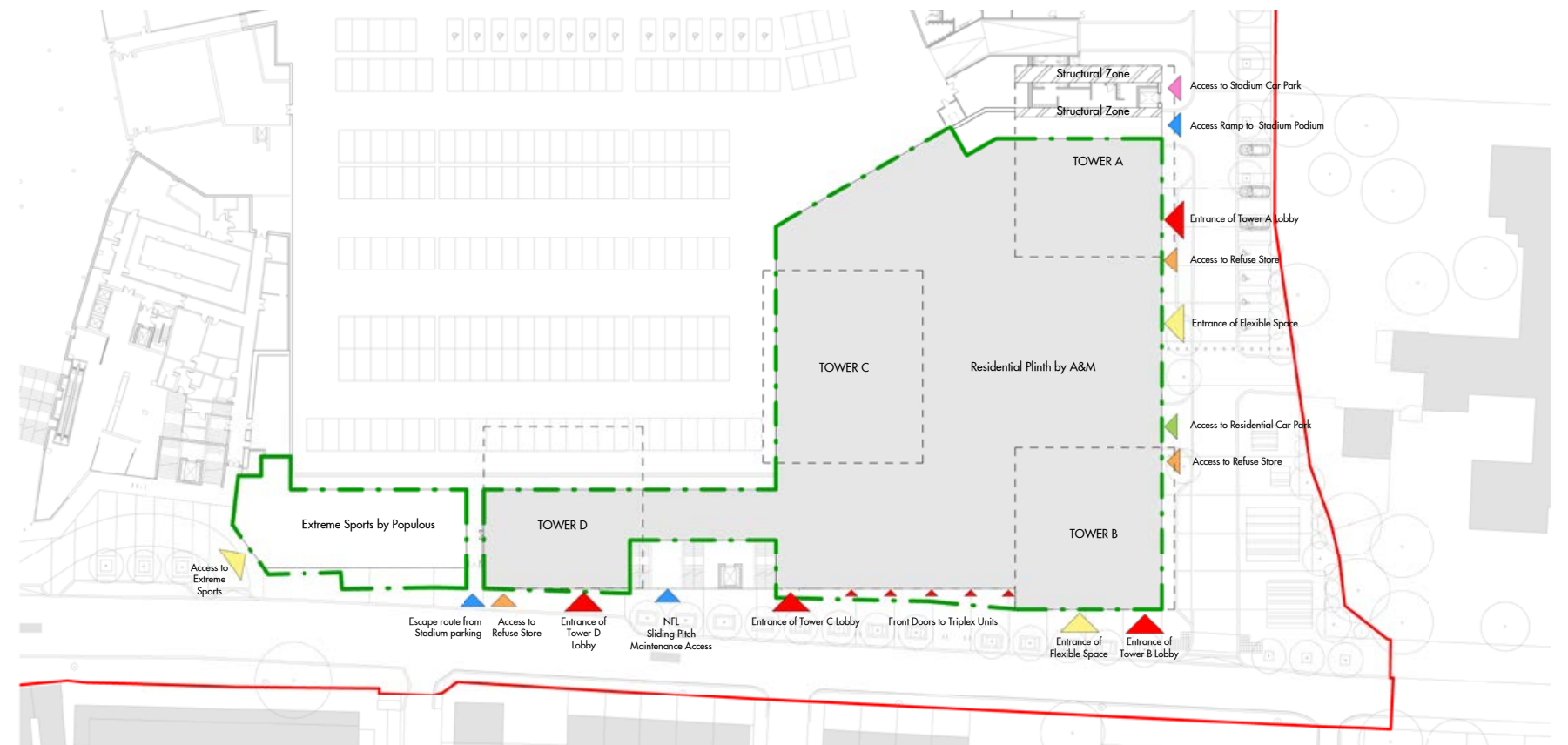
Building and External Space Access

Ground level:

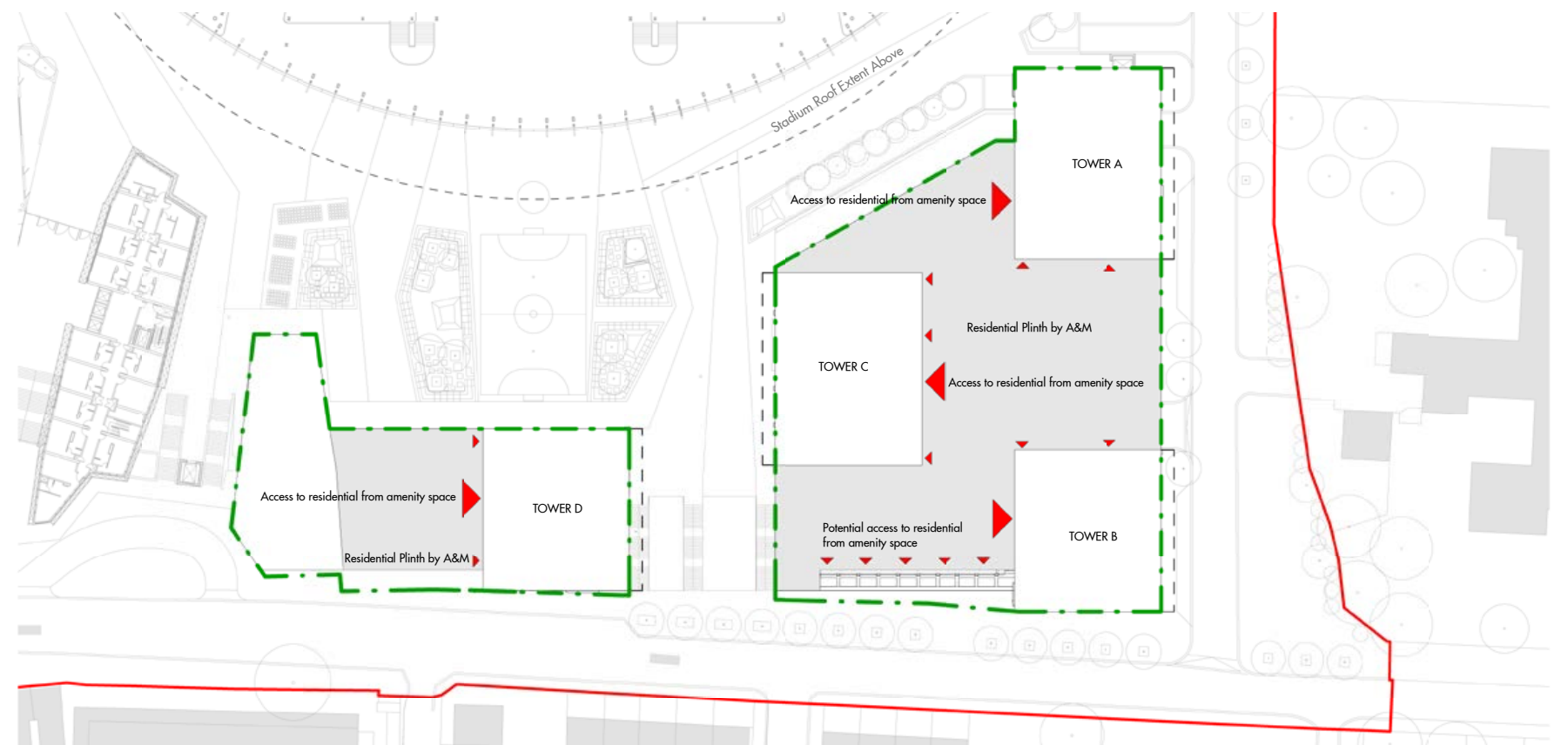
- Pedestrian access for residents into each tower is at street level via an entrance lobby off Park Lane or Worcester Avenue. Access into the Extreme Sports building is also off Park Lane.
- The five townhouses on Park Lane are accessed via a series of individual entrances with gated defensible space fronting the street.
- A number of ancillary entrances and vehicle access entrances into the basement are also provided at street level

Plinth Level:

- The communal plinth gardens are accessible via a shared entrance within each tower core
- A series of access points from individual units is indicated, providing access to associated private amenity terraces.



Ground level access (extract from hybrid application)



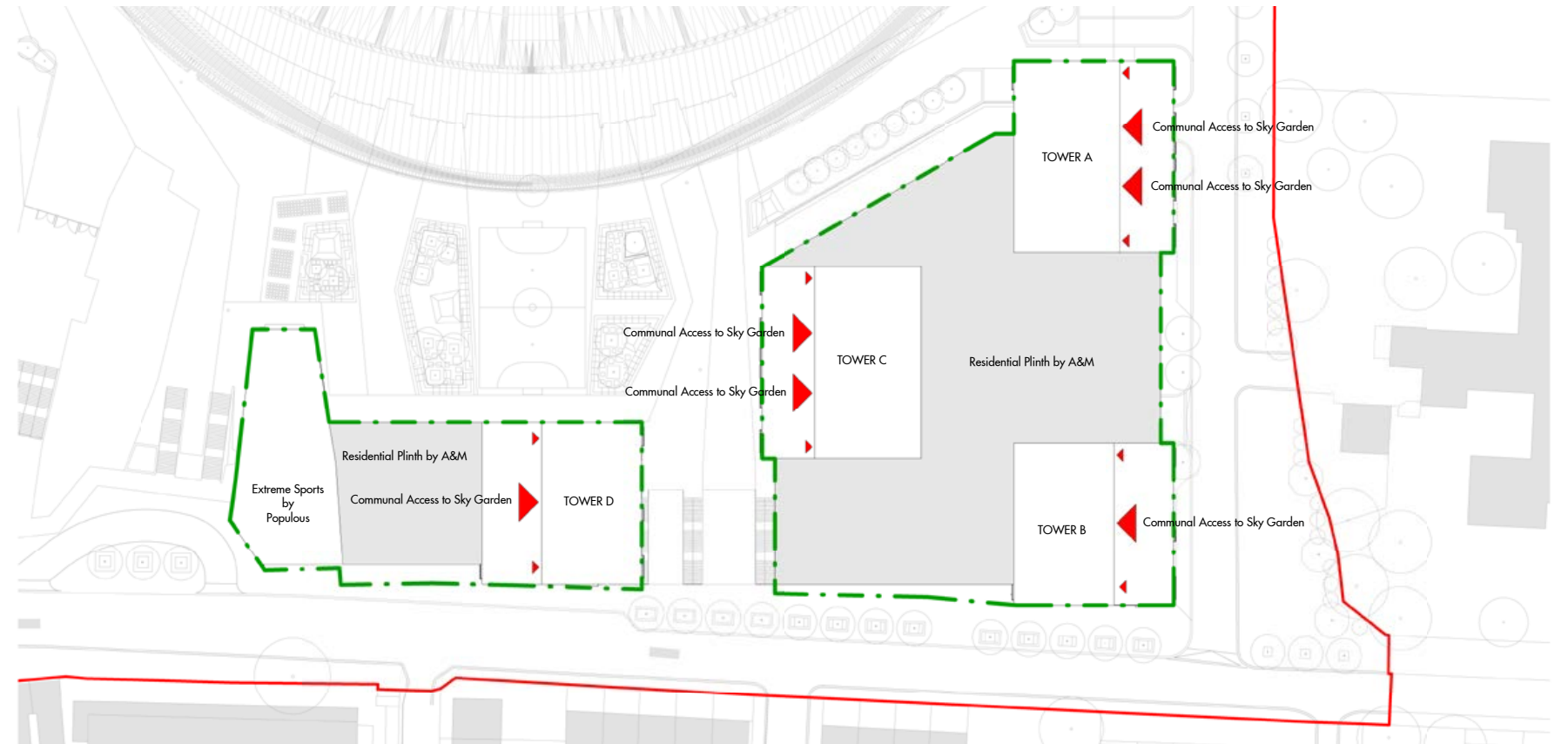
Level 3 plinth level access (extract from hybrid application)

02 Southern Residential Development Hybrid Application Overview

Building and External Space Access

Tower roofs:

- The roof terraces are accessible via a shared entrance within each tower core.
- A series of access points from individual units is indicated, providing access to associated private amenity terraces.



Tower roof level access (extract from hybrid application)

02 Southern Residential Development Hybrid Application Overview

Sun and shade

A daylight, sunlight and overshadowing report was produced as part of the ES for the stadium masterplan. It included an analysis of the plinth level between towers A, B and C. Below is a summary of the outcomes in relation to the reserved matters application area.

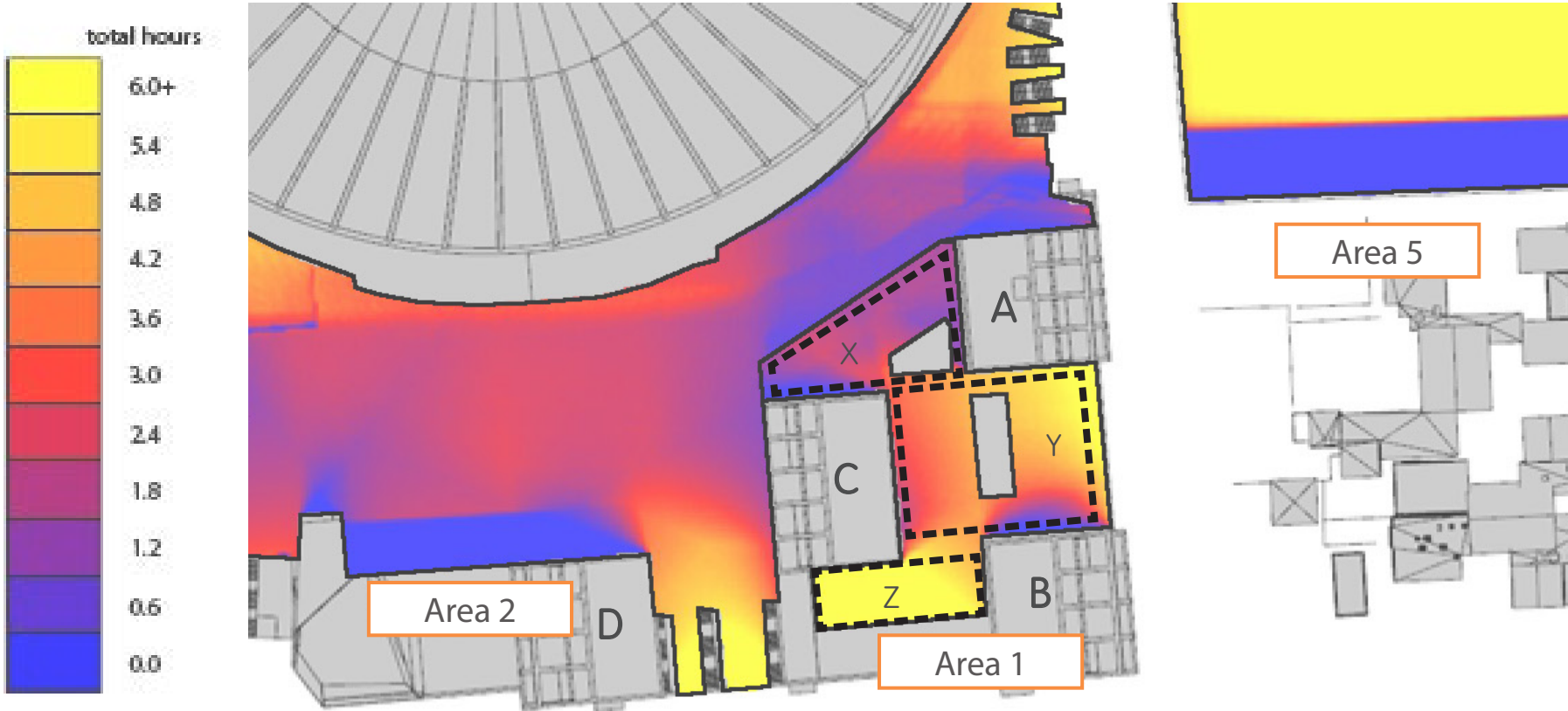
Plinth to Towers A, B and C

- The sunniest area will be to the south of tower C (marked Z for the purpose of this document)
- The central area (marked Y for the purpose of this document)) will experience extensive sun exposure, with some heavier shading to the north of tower B
- The area experiencing the least sun exposure will be to the north of tower C (marked x for the purpose of this document))

Tower D

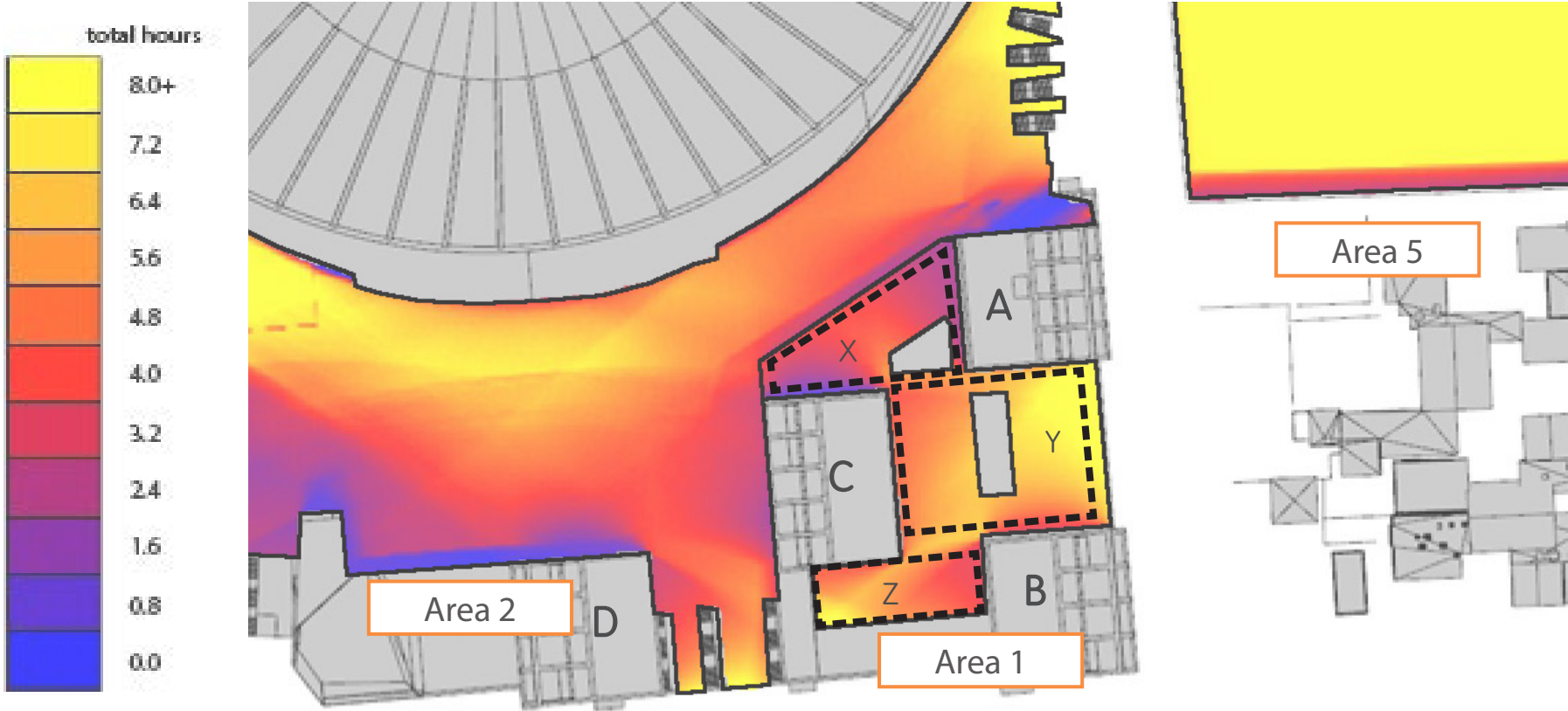
- It is anticipated that the plinth adjacent to tower D will experience similar sun exposure to area Z (to the south of tower C)

March sun exposure



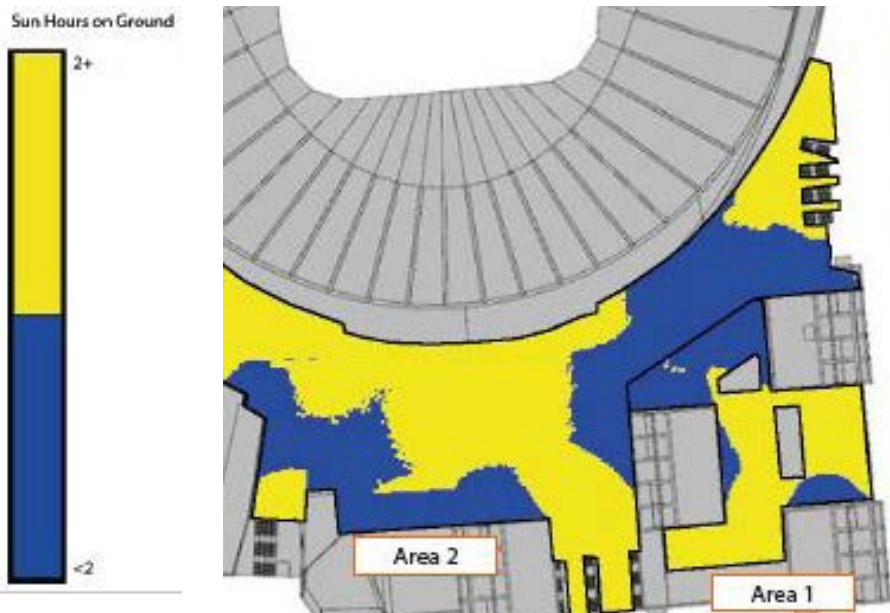
Plan extract from Daylight , Sunlight and Overshadowing report

June sun exposure



Plan extract from Daylight , Sunlight and Overshadowing report

Sun on ground



Plan extract from Daylight , Sunlight and Overshadowing report

02 Southern Residential Development Hybrid Application Overview

Wind

A microclimate report was produced as part of the ES for the stadium masterplan, which included proposals for wind mitigation included opposite.

Mitigation measures include a combination of hard and soft components including trees and hedges. Below are extracts from the report outlining the microclimatic conditions with mitigation measures in place.

Safety:

'With the introduction of the proposed soft landscaping and wind mitigation measures, wind conditions in and around the site are considered suitable, in terms of safety, for use by the general public'. (ref 08)

Comfort:

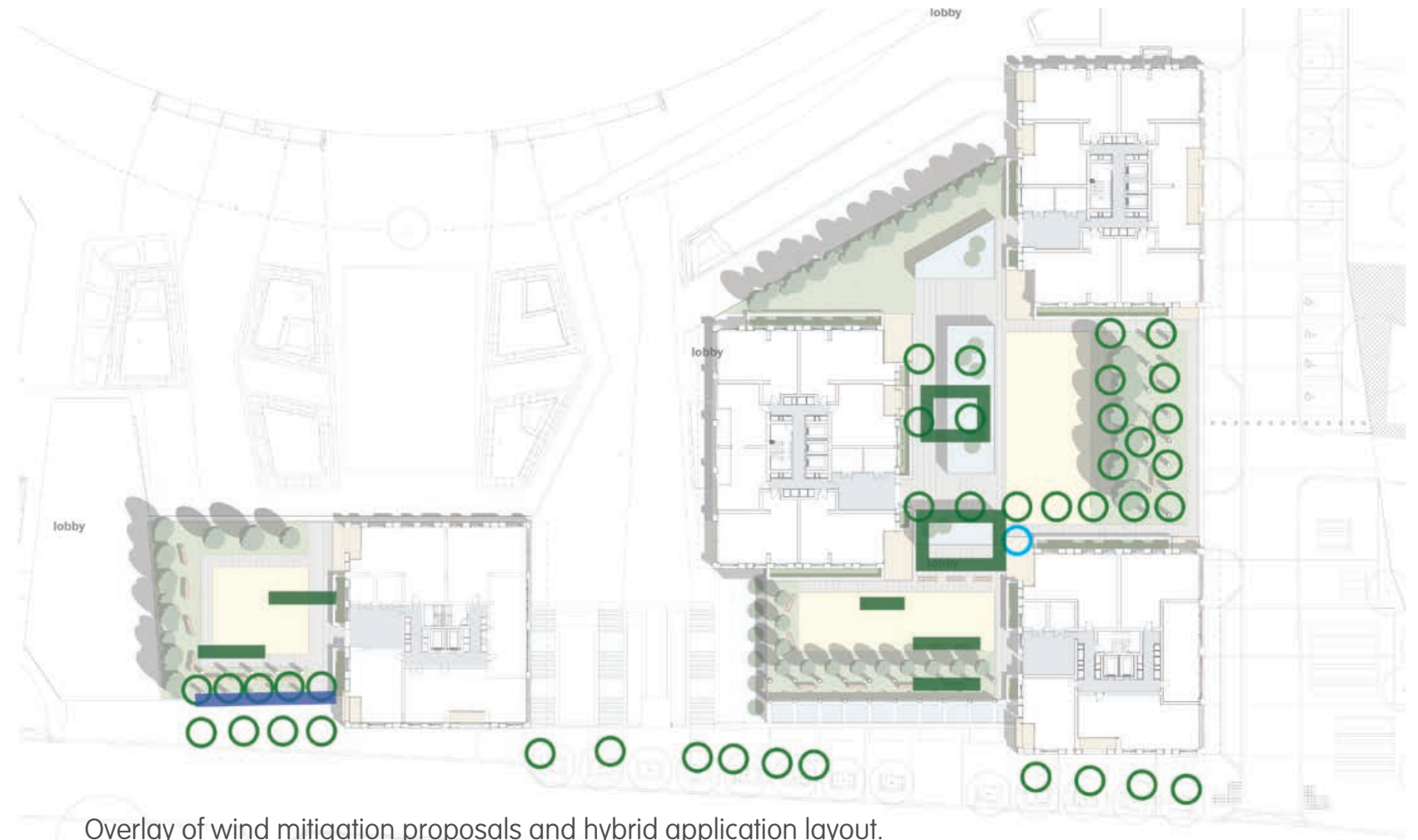
'With the introduction of proposed soft landscaping and wind mitigation measures, wind conditions at recreational spaces in and around the site are generally considered suitable, in terms of pedestrian comfort, for the intended use. A single exception to this remains between the residential towers [Location 71] where windier conditions prevail, and while conditions are suitable for general recreational uses during summer they are suitable only for strolling during spring and autumn.' (ref 09)

It is noted that there is some discrepancy between the wind mitigation proposals and the hybrid application layout for the plinth areas. In some instances there are clashes between the location of light well and wind mitigation measures, such as hedging. An overlay of the wind mitigation proposals and the outline application layout is included opposite.

For the purpose of this reserved matters application, the proposed mitigation measures have been considered and incorporated as accurately as possible, to ensure that the mitigation strategy assessed and outlined within the Environmental Statement is incorporated into the landscape.



Wind mitigation proposals (extract from microclimate report)





SECTION 03: DESIGN DEVELOPMENT

03 Southern Residential Development Design Development

Plinth level - Relationship with context

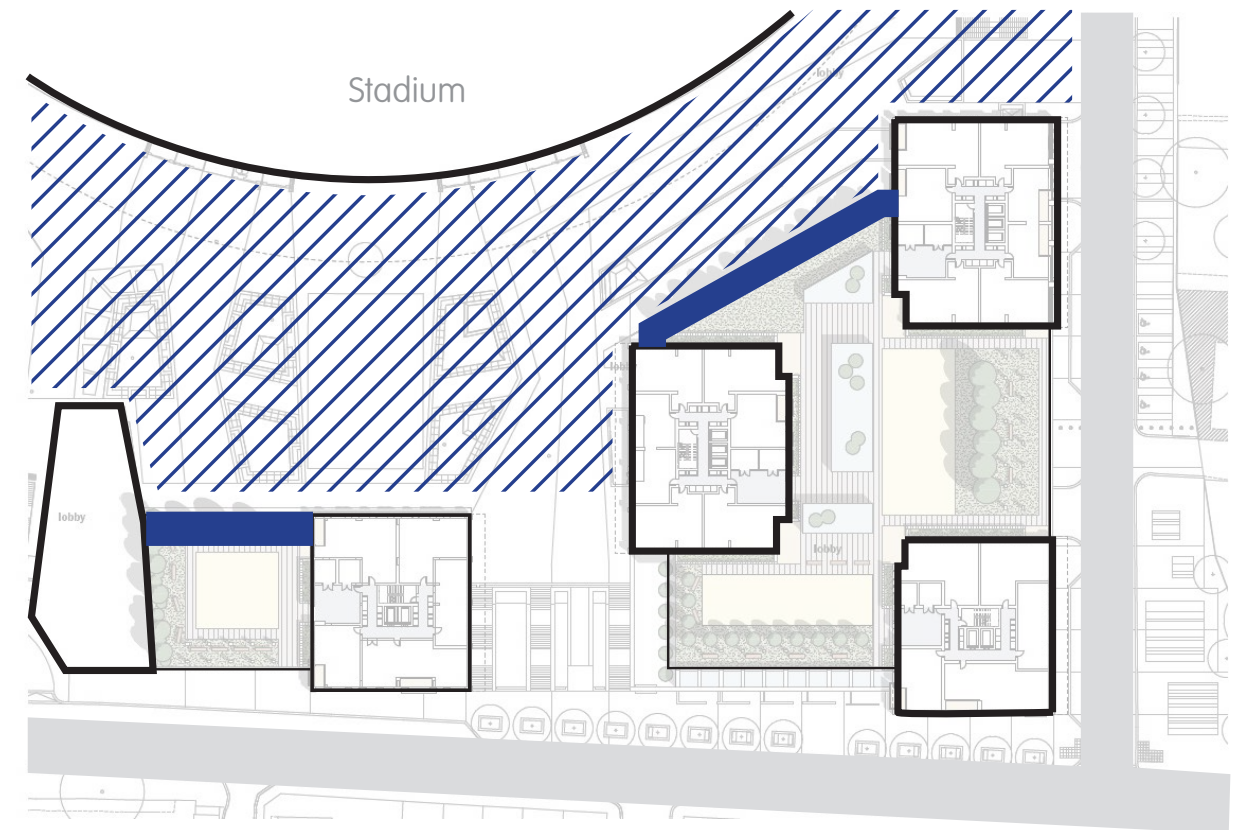
Aspect and the surrounding context are both key considerations in developing the design of the plinth areas. How they respond to views, sunlight and neighbouring activity are important in establishing their spatial arrangement, function and appearance.

Northern areas:

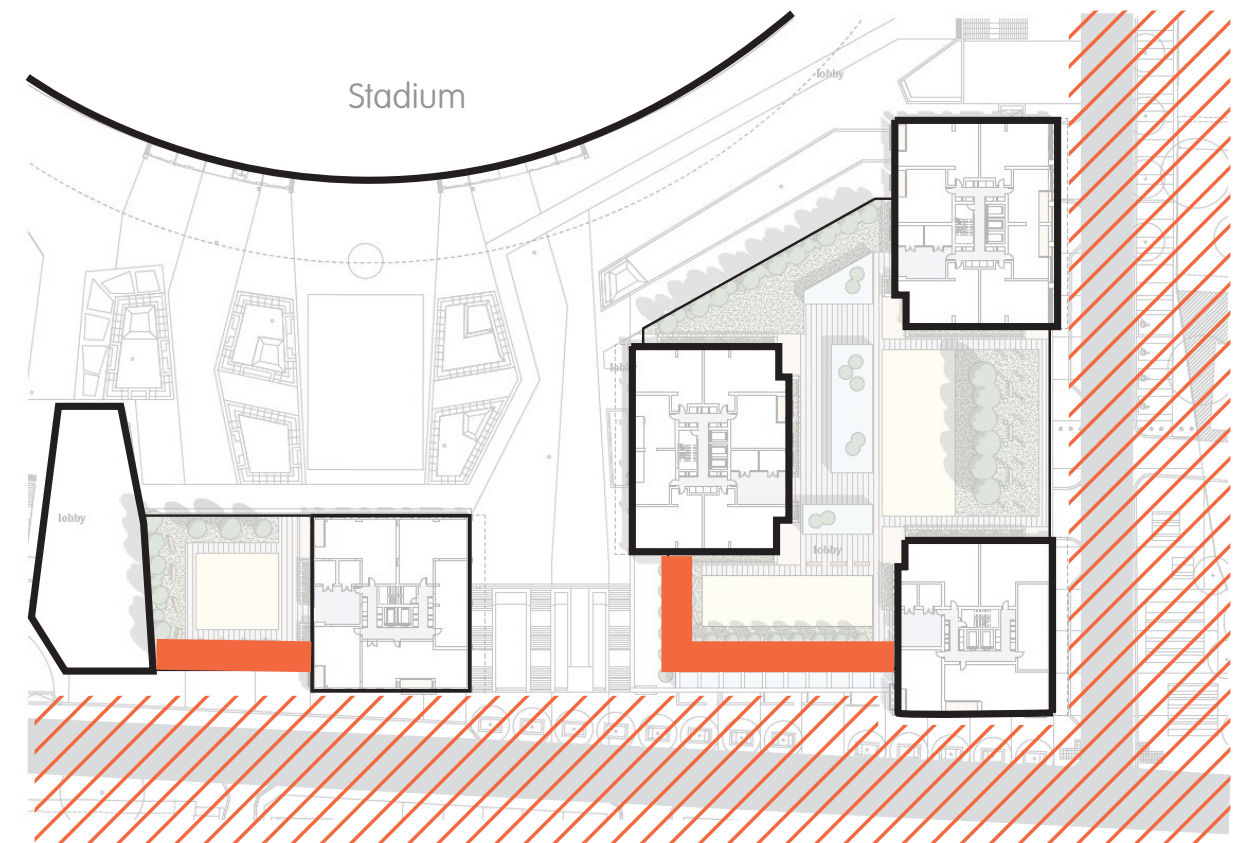
- Experiences more extensive shade from the towers
- Have a stronger relationship with the stadium and concourse

Southern and eastern areas:

- Experience more exposure to direct sunlight and are less shaded.
- Have a stronger relationship with the neighbouring community - schools and nearby homes



Northern edge and between blocks



Southern and eastern edges

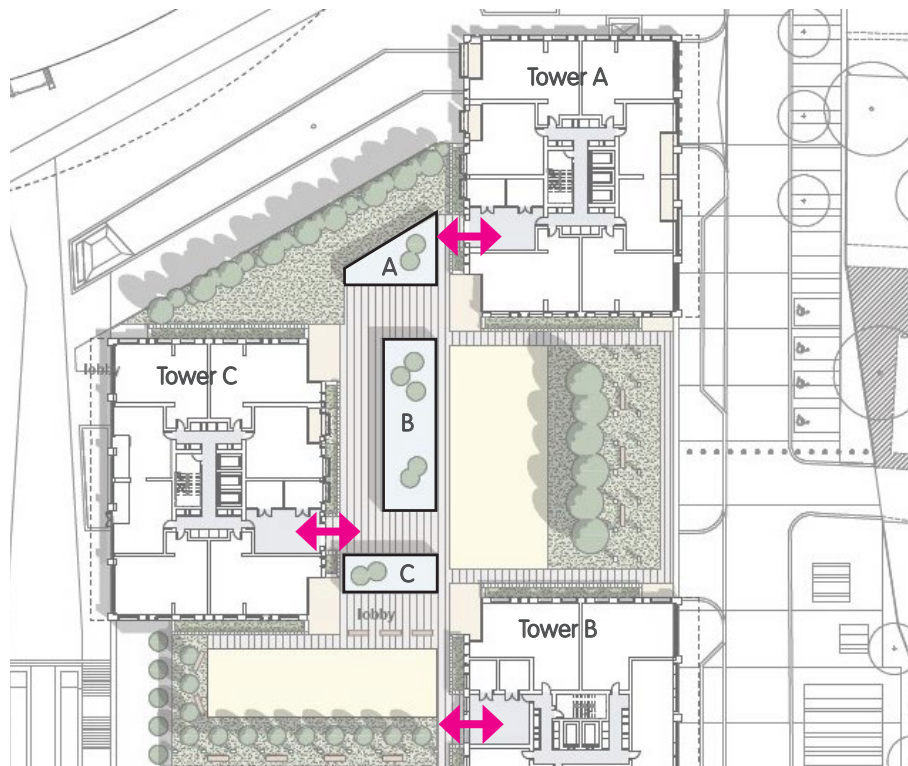
03 Southern Residential Development Design Development

Plinth level - Light well arrangement

The outline approval for the plinth level includes three light wells that extend from the floorplate below up to above the FFL of the plinth gardens. Details about the light well are limited within the design and access statement and there are no clear parameters or rationale for their size and location. Furthermore, the location of the three light wells is shown indicatively on the approved drawings only.

For the purpose of this reserved matters application, the location and size of the light well has been interrogated and developed. Below is a summary of the key issues in relation to the proposals within the outline approval.

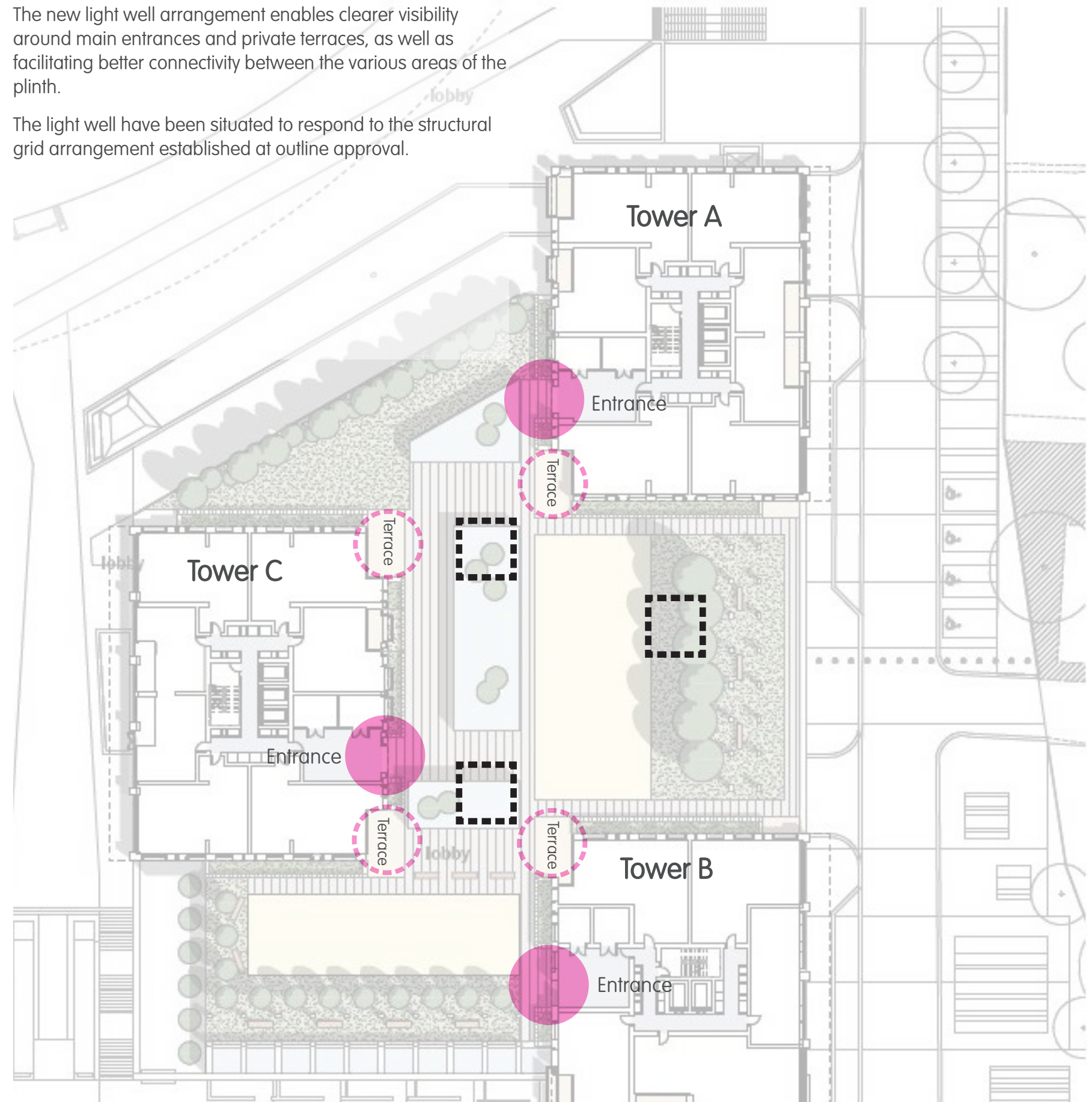
- Light well A is located directly outside the communal entrance to Tower A and a private terrace, disrupting visibility and movement
- Light well B takes up a lot of space within the north-south axis that connects towers A, B and C and disrupts views of the plinth gardens for residential units within Tower C
- Light well C creates pinch points adjacent to towers B and C and forms a barrier to views and movement
- The diagram opposite indicates a potential alternative arrangement of the light well to provide



Light well locations within outline approval

The new light well arrangement enables clearer visibility around main entrances and private terraces, as well as facilitating better connectivity between the various areas of the plinth.

The light well have been situated to respond to the structural grid arrangement established at outline approval.



Indicative light well relocation

03 Southern Residential Development Design Development

Plinth level - Green framework

The character of planting and spatial arrangement is to respond to the relationship with neighbouring edges.

The overall intensity of trees and planting will gradually increase and become more prominent to the north and less so to the south of the plinth.

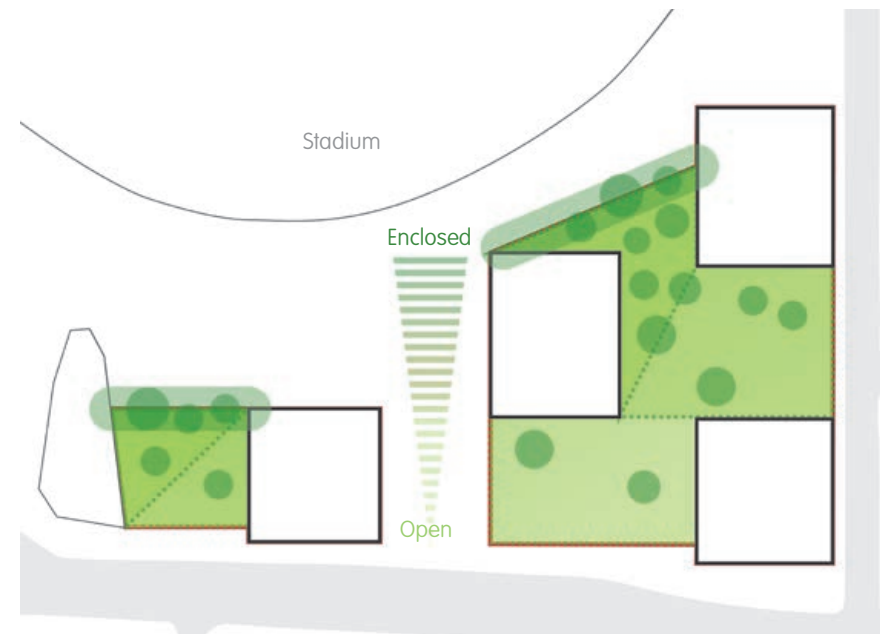
Northern areas

- Introduce more focused greening at plinth level to filter views and soften the scale of the stadium and reduce impacts of associated activity
- Create a shaded / dappled 'woodland' character that works with the reduced amount of direct sunlight

Southern and eastern areas:

- Create more open spaces that capitalise on the greater exposure to sunlight
- Provide softening to edges to create positive relationship with adjacent community and neighbourhood settings

The new arrangement of the light wells also begins to enable better visual connectivity and movement around the plinth gardens and to tower entrances.



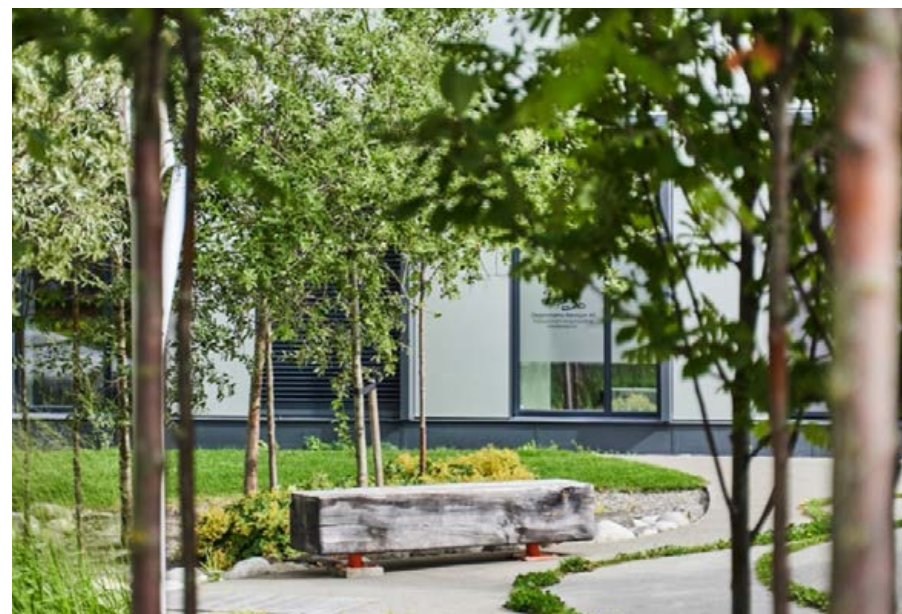
Intensity of planting and openness



Relocated light well and connectivity



MORE TREES AND PLANTING



MORE OPEN SPACE



SECTION 04: QUALITY AND APPEARANCE

04 Southern Residential Development Quality and Appearance

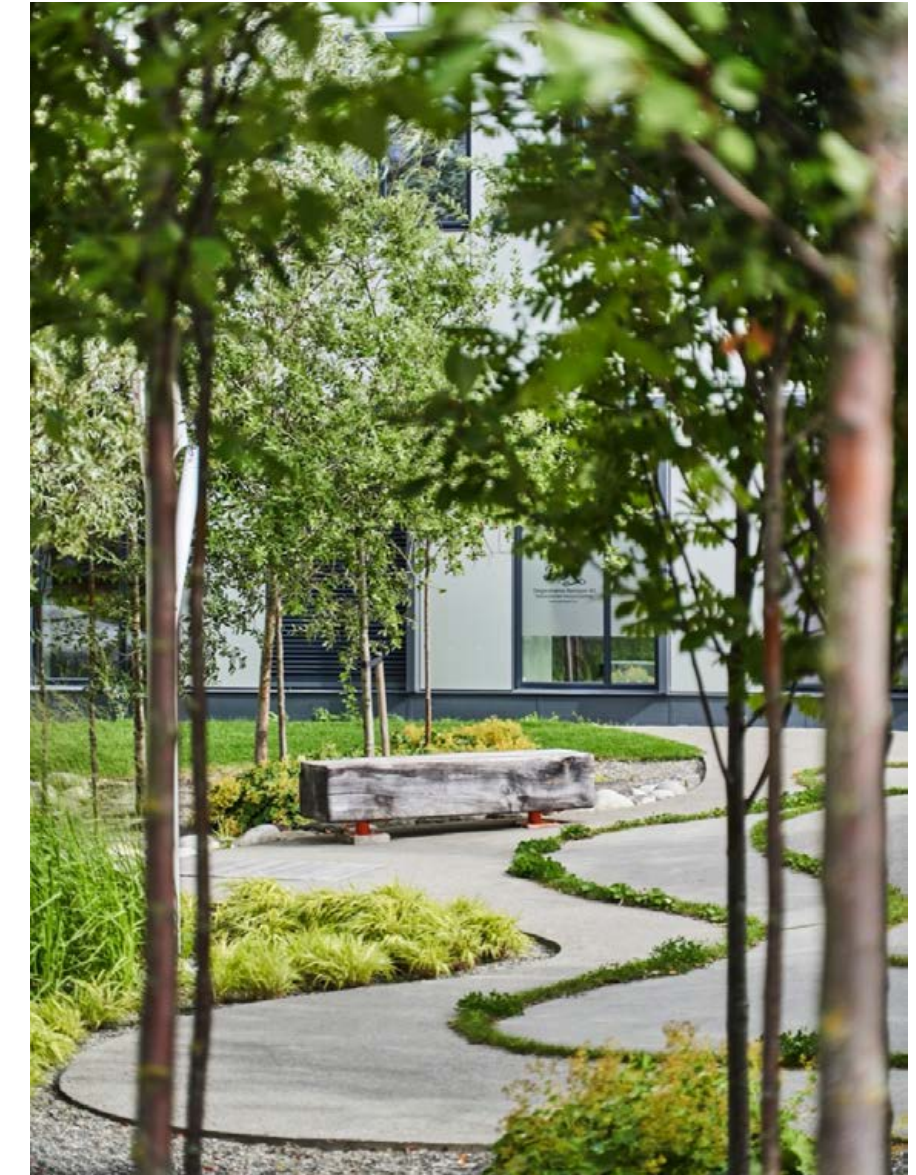
This section illustrates and describes the developed design proposals for the landscape areas of Southern Residential Development. Although the proposals are prescriptive and recognise the perimeters of the hybrid consent, they are flexible to respond to future building design

Character

There is opportunity to create a distinctively soft response to the plinth spaces that counteracts the scale and activity of the surrounding buildings, including the neighbouring stadium.

The plinth is to comprise a variety of spaces and routes that create an informal garden character, which offers a sense of calm and respite and place to experience joy and intrigue.

The extensive soft landscape proposals can also play a role in supporting wind mitigation recommendations and creating a comfortable, safe and usable external environment



04 Southern Residential Development Quality and Appearance

Level 3 Plinth - Landscape Masterplan

The illustrative masterplan translates the design considerations discussed previously within this document. It aims to create a landscape environment that will help residents build a community, socialise and enjoy being outdoors with family and neighbours.

The scheme responds to the neighbouring urban context and sun path. Extensive soft landscape contributes to creating comfortable microclimatic conditions and climate resilience, as well as a place for nature to thrive.

Key components of the scheme include:

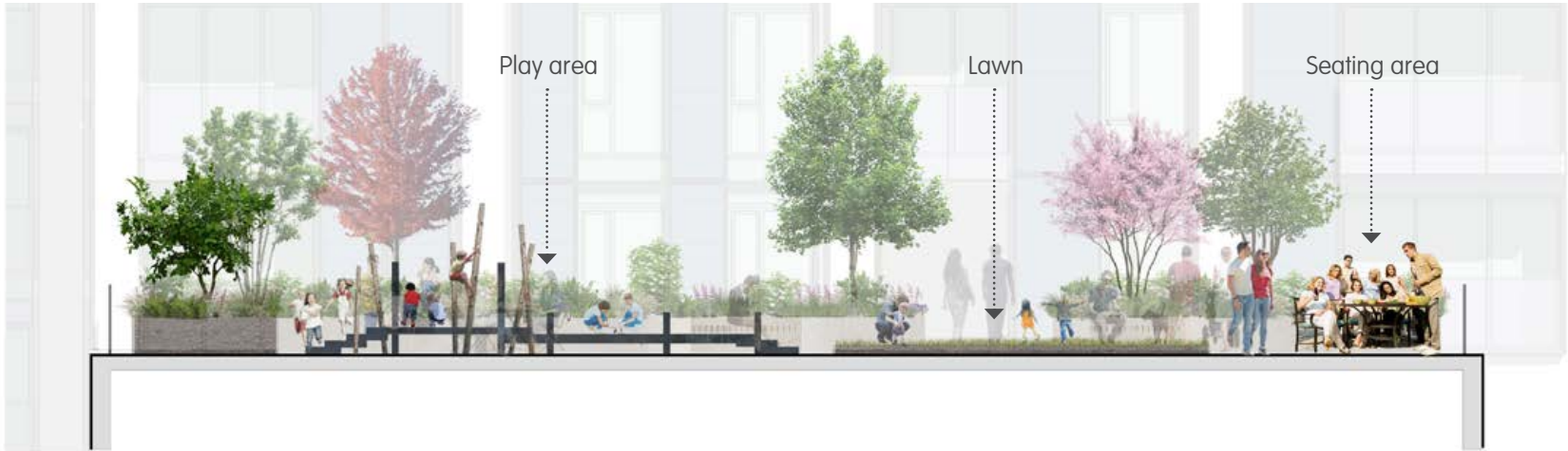
1. Meandering pathways amongst planting, lawns and play areas;
2. Extensive soft landscape areas of trees and mixed ornamental planting, including plants for wind mitigation;
3. Open lawns for informal recreation and seating;
4. Play spaces for different age groups;
5. Seating spaces of different sizes including individual benches and picnic tables; and
6. Private terraces separated from main communal garden by a low railing and a zone of buffer planting.



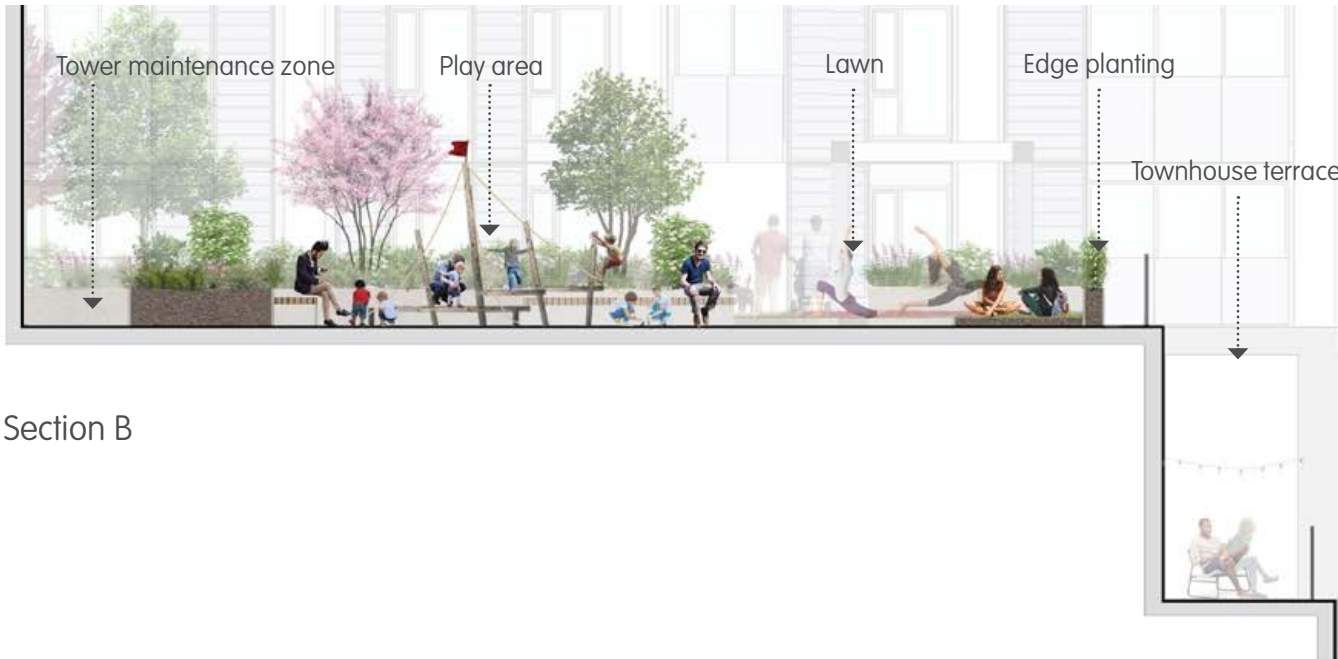
Level 3 plinth Illustrative Landscape layout

04 Southern Residential Development
Quality and Appearance

Level 3 Plinth - Illustrative Sections



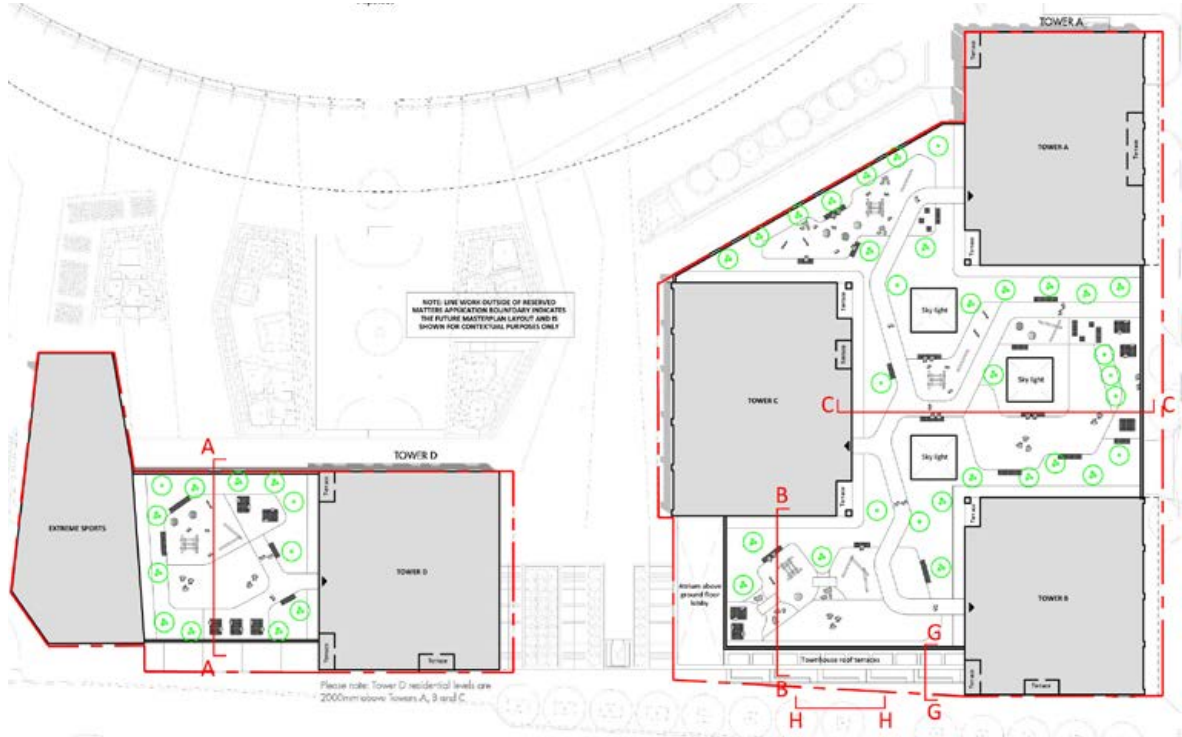
Section A



Section B



Section C



04 Southern Residential Development Quality and Appearance

Level 3 Plinth - Play and amenity

Areas for play and informal outdoor activity are provided across the extent of the plinth spaces.

Play areas comprise areas suitable for under 5's, 5-11 year olds and 12+ in accordance with the perimeters set out in the outline permission.

Spaces will include a mixture of elements that encourage various activities and creative play, as well as providing places for people to sit. Play will include a combination of natural features such as boulders and logs interspersed amongst more formalised play elements such as slides and climbing apparatus.

Planting and trees will form a key part of the play area character and experience, as will dynamically coloured play surfaces.

Play areas for under 5's will be in close proximity to areas suitable for 5-11 year olds, whereas elements for 12+ year old children will be more separate.

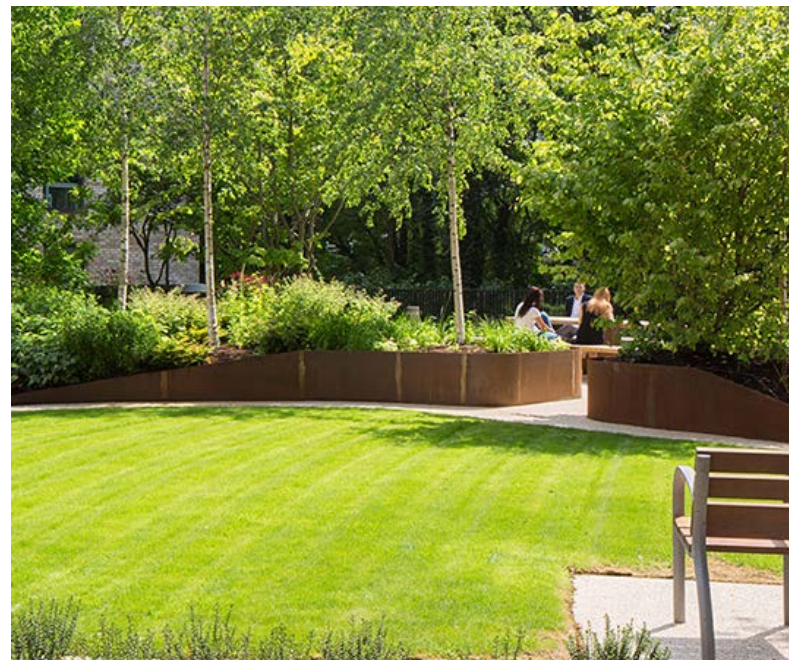
Play provision areas are as follows:

- Under 5: 260m² (250m² required)
- 5-11: 105m² (90m² required)
- 12+: 80m² (70m² required)
- Total: 445m² (410² required)

Areas of open lawn will be situated in close proximity to the majority of play areas, offering an extension of the play space and area for both informal and organised activity set up by the residents. Seating areas will be situated adjacent to lawns.



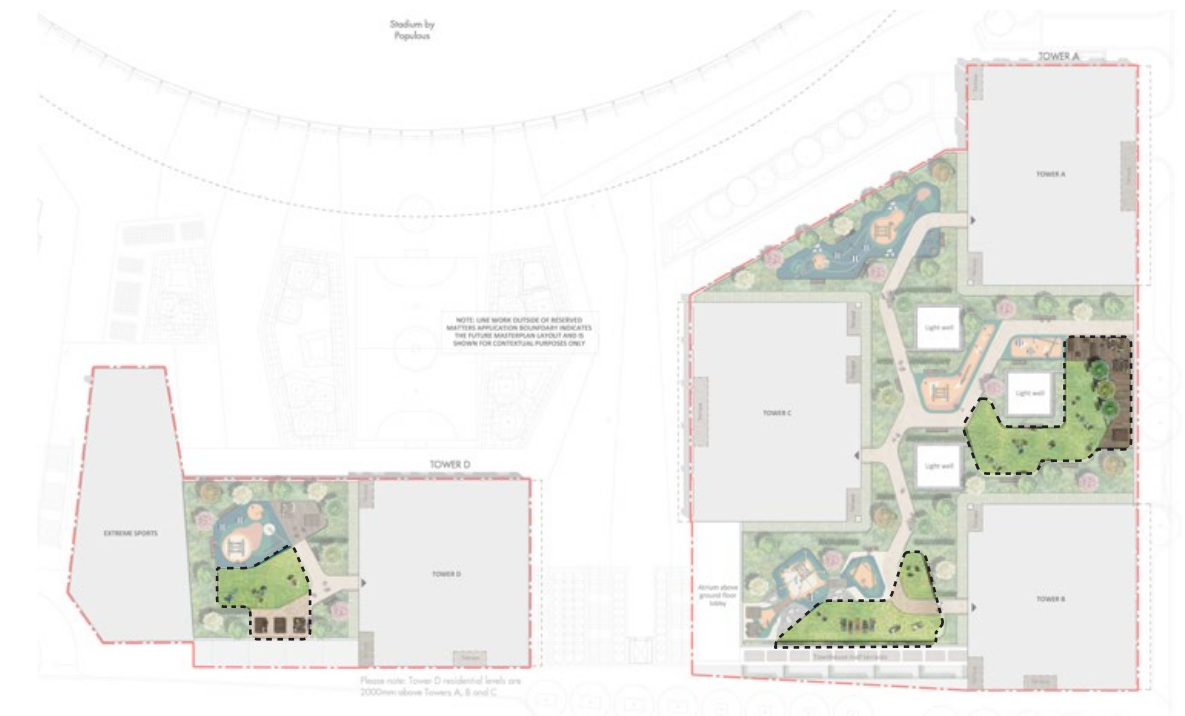
Indicative play area character



Indicative lawn area



Play provision



Lawns

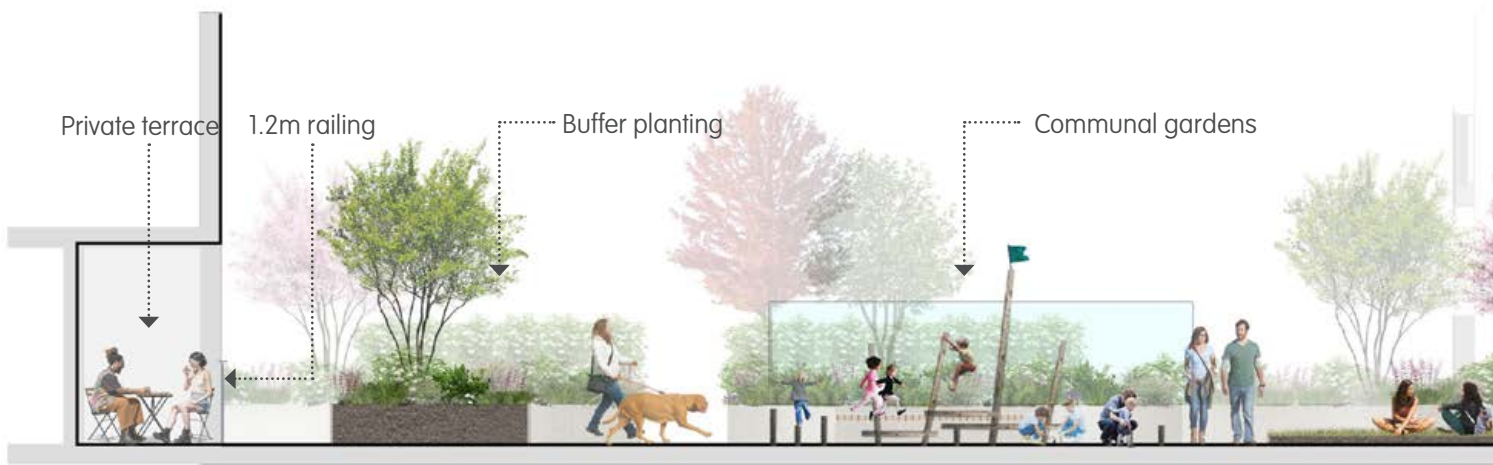
04 Southern Residential Development
Quality and Appearance

Level 3 Plinth - Private terraces

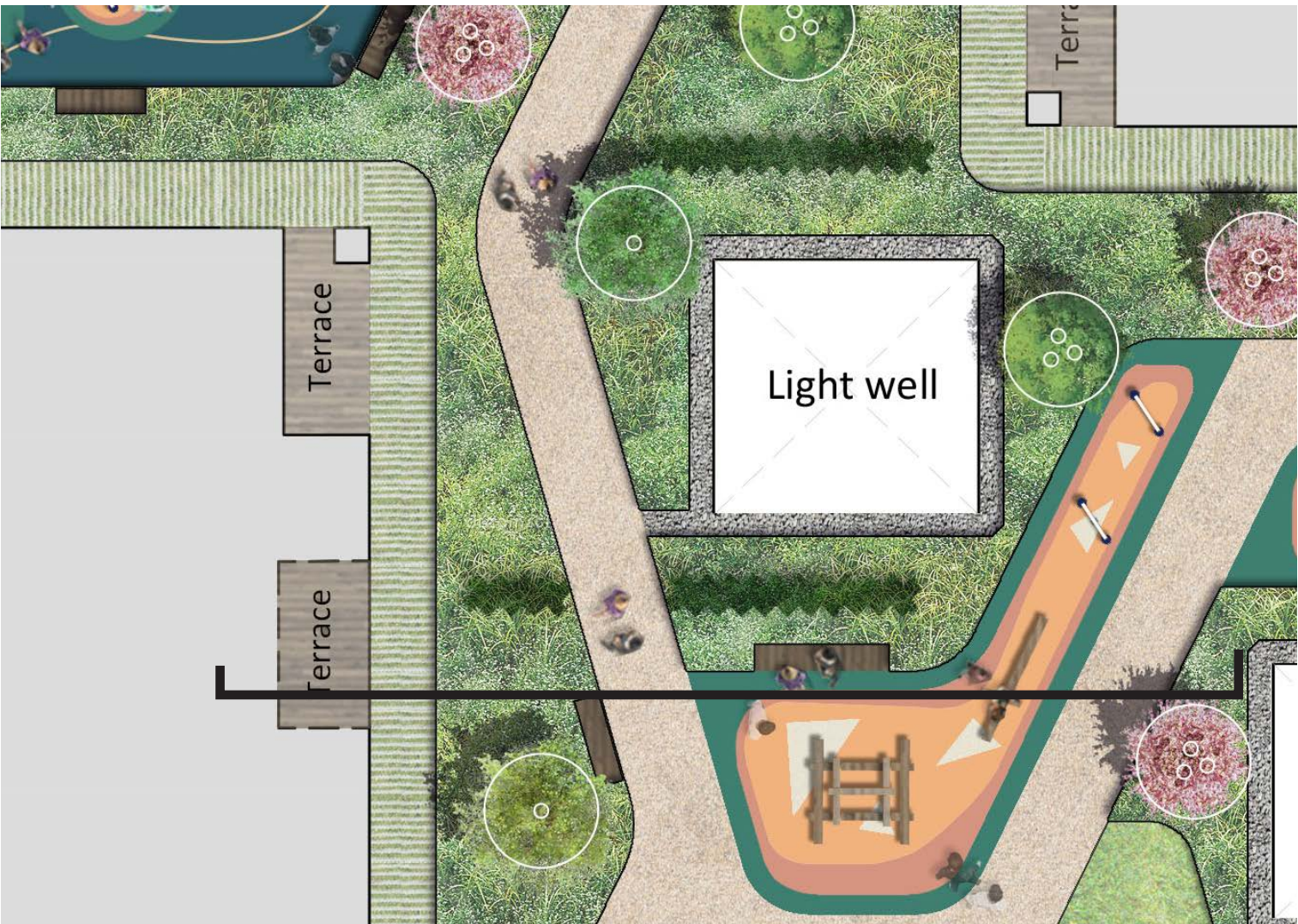
External private terraces to the plinth level will enable residents to enjoy their own private space directly outside their home, overlooking the communal gardens.

The private terraces will be enclosed by a 1.2m railing and separated from the communal gardens by an area of planting to provide privacy.

Between the private terrace and planting zone is a clear zone to enable tower facade access and maintenance (requirements subject to detailed building maintenance strategy).



Private terrace section



Examples of private terrace relationship with communal garden

04 Southern Residential Development
Quality and Appearance

Roof Level Landscape Masterplan

The roof terraces to the towers provide a communal space for residents to enjoy elevated views across the local area, whilst sitting amongst areas of planting.

Key components of the terraces include:

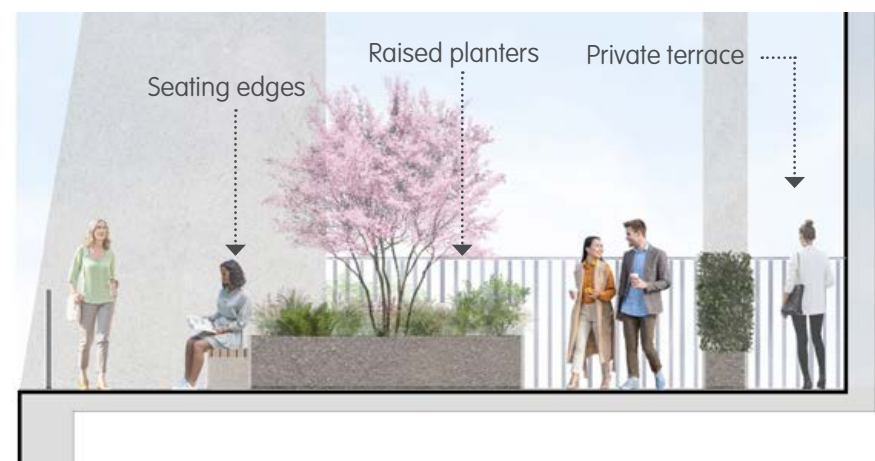
- 1. More open spaces opposite the main entrances to the roof terrace provide space for flexible seating and small gatherings
- 2. Raised planters with mixed ornamental planting, small trees and seating in different orientations
- 3. Private terraces separated from the communal areas by planting and railings



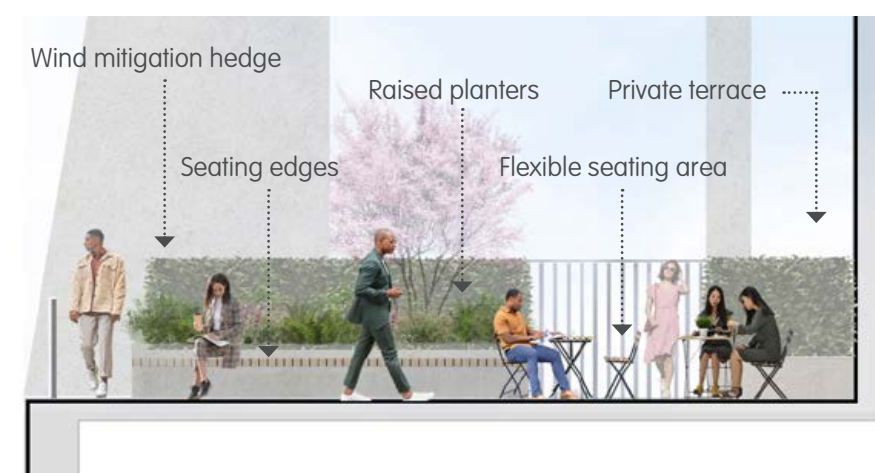
Roof level Illustrative Landscape layout

04 Southern Residential Development
Quality and Appearance

Roof Terraces - Illustrative Sections



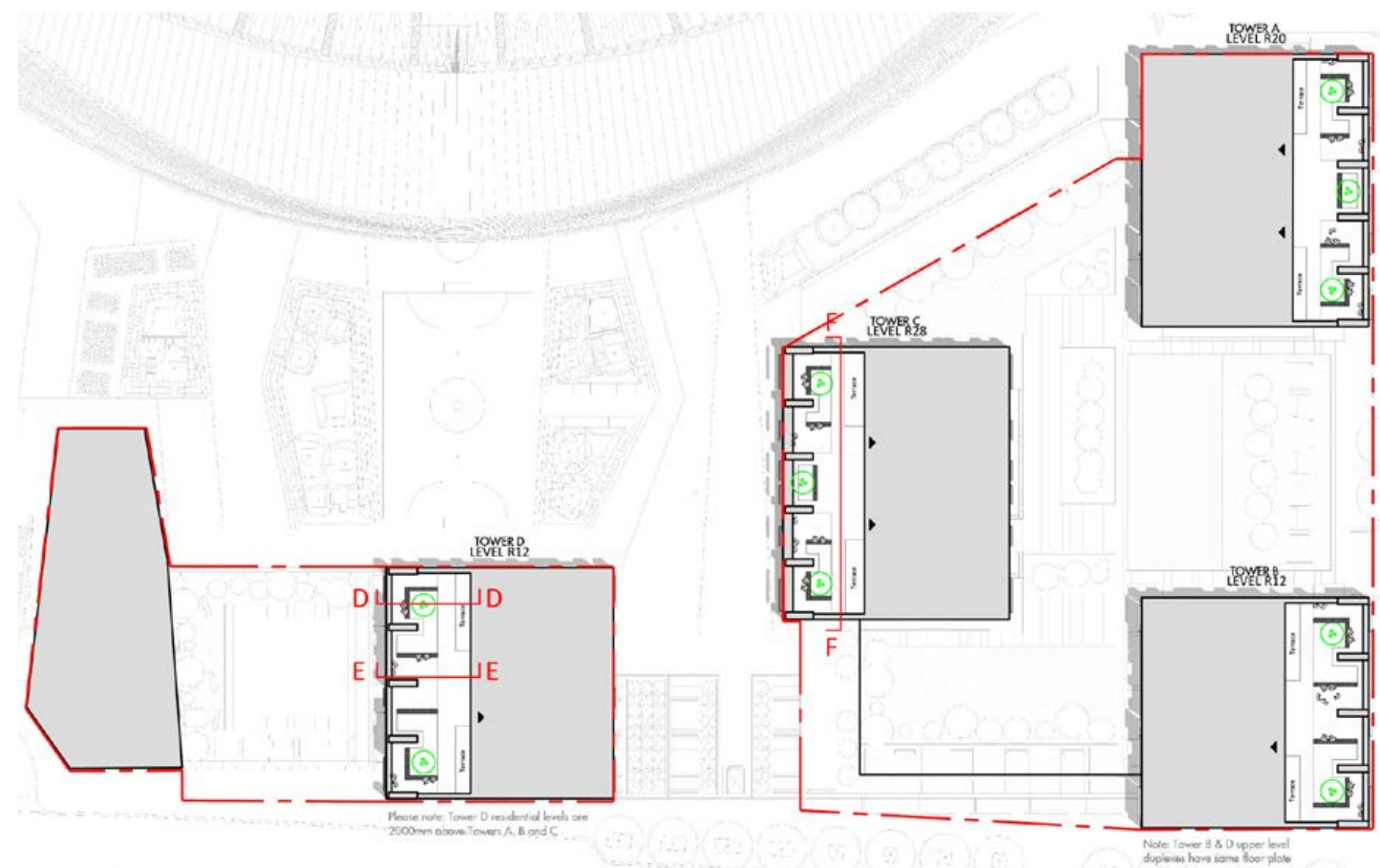
Section D



Section E



Section F



04 Southern Residential Development Quality and Appearance

Townhouse frontages

The five townhouses along Park Lane are to include a small defensible space that is to be a minimum of 1.5m depth, in addition to a 1.2m depth recessed entrance to the building.

Key components of the terraces include:

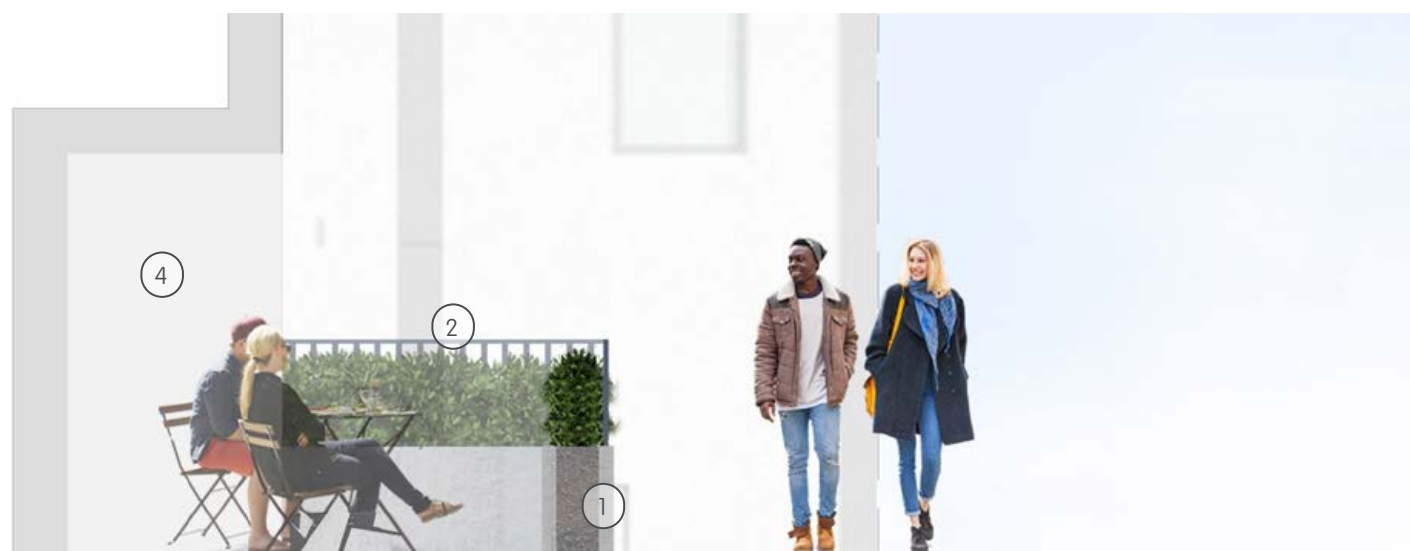
1. A low planter wall clad in a pale colour material to match the building façades (TBC subject to detailed design). Compact hedge species to situated in planter. Planter wall and railing to also form divide between properties.
2. A metal railing fixed to the top of the wall
3. A metal gate with potential for integrated address numbering
4. A 1.2m deep entrance recess to the building



Extract image from Design and Access Statement



Elevation of townhouse boundary



Section through defensible space

04 Southern Residential Development Quality and Appearance

Hard landscape

A palette of high quality and robust materials and finishes are to create a durable and visually attractive environment for residents. Focus will be on lighter colour tones, to be sympathetic to the surrounding tower character, and to provide a brighter aesthetic where areas experience more prolonged shade. Contrast will be created by decking and play surfaces to create variety and visual interest.

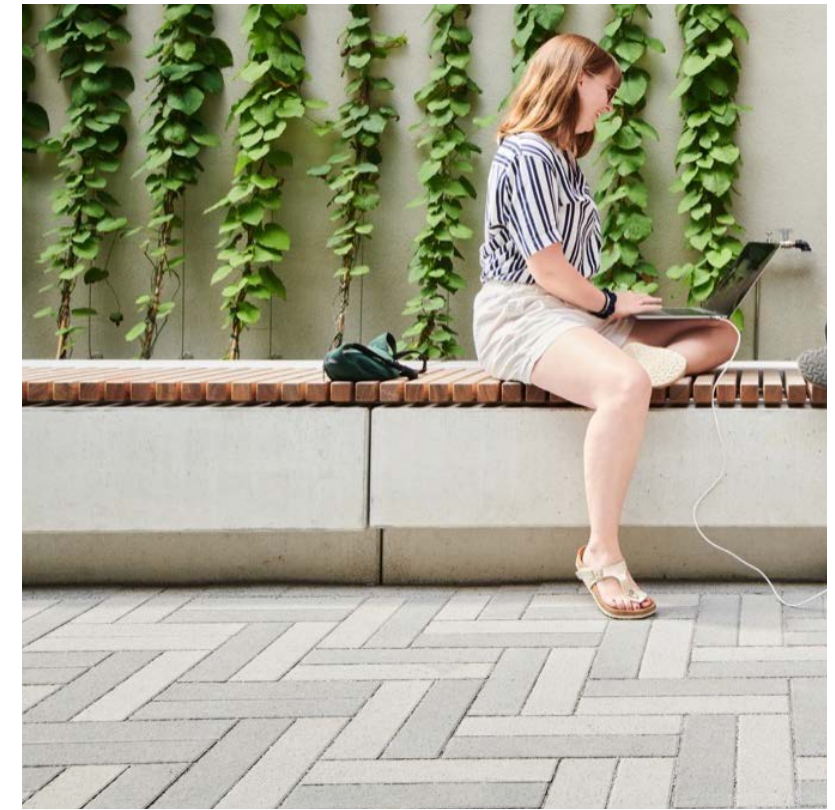
Surfaces will include a permeable resin bound gravel to the primary meandering route through the level 3 plinth gardens. At points of focal interest, such as seating areas and to the roof terraces, permeable concrete flag paving and decking will be used.

Play areas will primarily be finished with a recycled rubber play surface, with areas of variation including pebbles, boulders and decking.

All materials and build-ups are to be Class-A fire rated and developed in detail as part of the next design stages in conjunction with Building Regulations and a fire consultant.



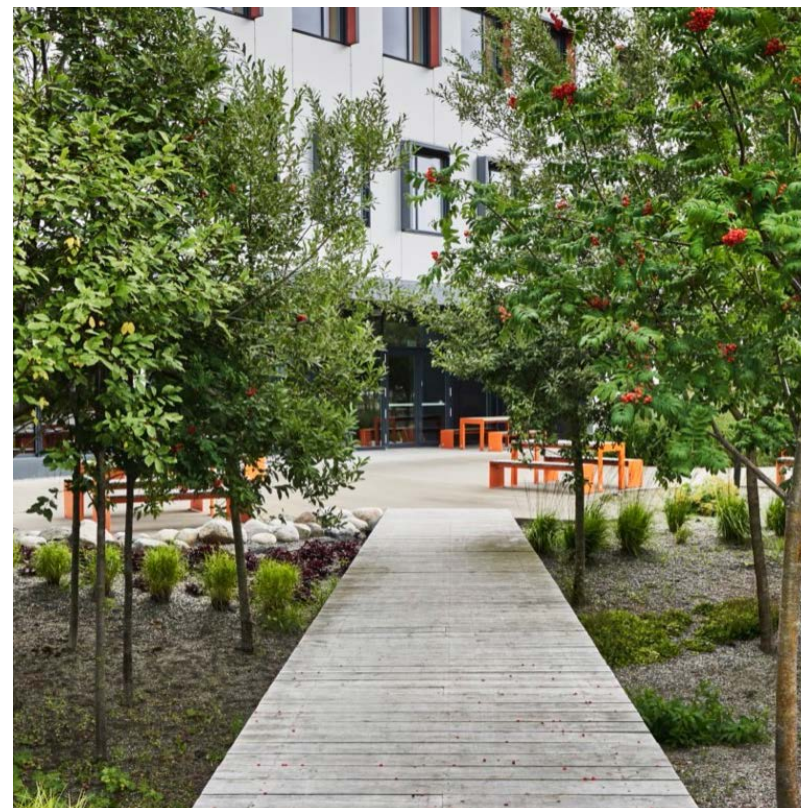
Permeable resin bound gravel to meandering paths



Permeable paving



The architectural material language is to form an influential factor in the landscape material palette. (D&AS extract)



Decking and board walks



Recycled rubber play surfacing

04 Southern Residential Development Quality and Appearance

Furniture

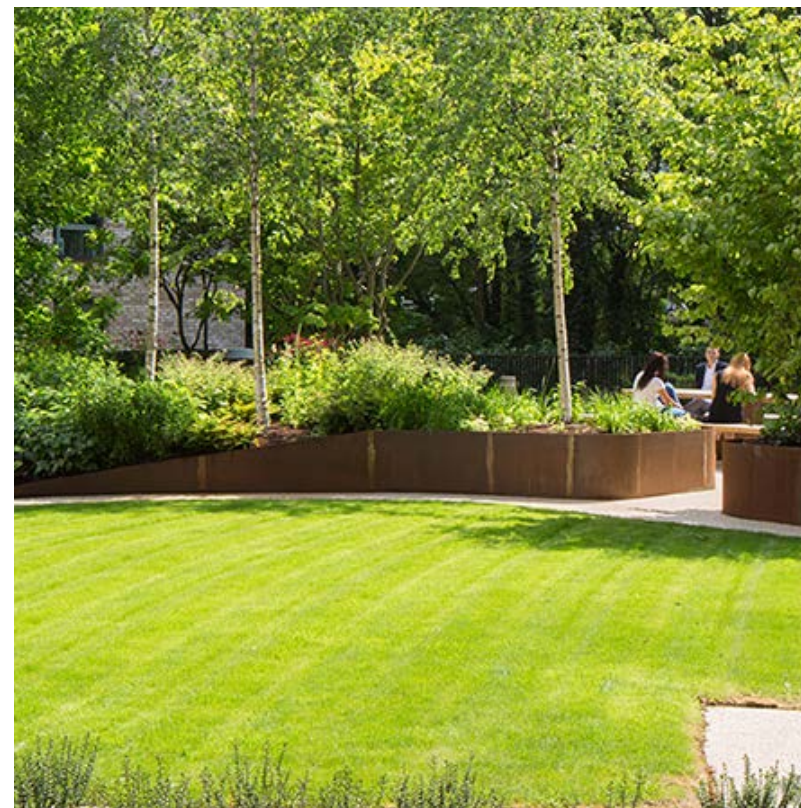
A key unifying element of furniture throughout both the plinth gardens and roof terraces will be raised planters. These will enable sufficient substrate depths to be achieved to support a variety of plants and trees.

The planters to the plinth gardens will include curved forms and varying heights to support the naturalistic and playful character of the spaces, whereas the roof terrace planter will have more geometric forms to tie in with tower fenestration and building grid.

Integrated seating will be included throughout and will be supported by areas of free-standing benches and tables.



Raised planters with integrated seating are to be used throughout the plinth gardens and roof terraces



Variation in planter height



Free-standing furniture

04 Southern Residential Development Quality and Appearance

Lighting Strategy

Lighting will be used to create a legible, safe and attractive environment. A hierarchical approach to lighting typologies, will define key routes and promote way finding.

Primary routes through the plinth gardens, such as the meandering pathway will be emphasised by low level pedestrian scale column lighting. Uplighting to key 'anchor' trees at the end of vistas and along route will also reinforce their directional qualities.

Within seating spaces, play areas and the roof terraces, where opportunities to dwell are promoted, a combination of low level amenity lighting, such as illuminated bollards, in ground lighting and tree uplighting will be used. These spaces are typically located in close proximity to primary routes and will benefit from additional light spill.



Pedestrian scale column lighting



Bollard lighting



Tree uplighters

04 Southern Residential Development
Quality and Appearance

Soft landscape for wind mitigation

The wind mitigation proposals outlined within the Wind Microclimate Study September 2015 have been incorporated into the developed design. Although not an exact duplication of the report, for the purpose of this reserved matters application the proposed mitigation measures have been considered and incorporated as accurately as possible, to ensure that the mitigation strategy assessed and outlined within the Environmental Statement is incorporated into the landscape design.

The microclimate report does not factor in non-mitigation soft landscape elements. The developed design as part of this application also includes additional areas of trees and planting, which may contribute to wind mitigation and microclimatic benefits.

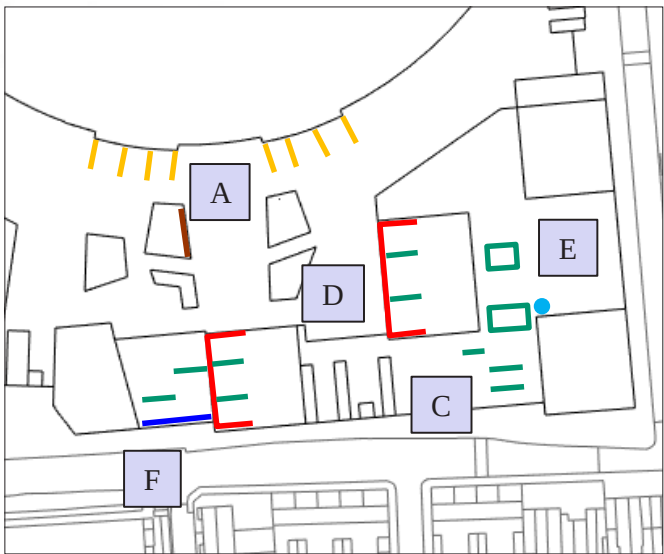
Mitigation measures incorporated into the building are not detailed within this document.

Plinth level

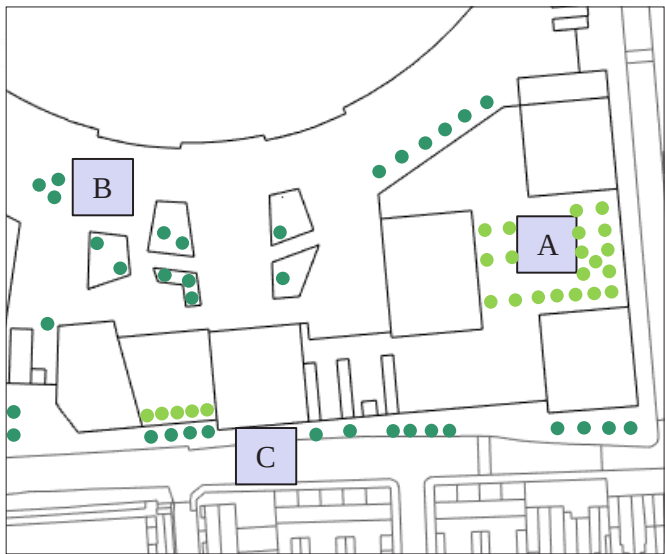
- 5m tall tree (at time of planting) in accordance with wind mitigation specification
- 2.5-3m tree (at time of planting) not for purpose of wind mitigation
- 1.6m tall evergreen hedge (at time of planting) in accordance with wind mitigation specification

Roof level

- 2.5-3m tree (at time of planting) not for purpose of wind mitigation
- 1.6m tall evergreen hedge (at time of planting) in accordance with wind mitigation specification



Windscreens, parapets and hedges mitigation measures tested



Soft landscaping mitigation measures tested

- parapet, 1.6m tall
- parapet, 1.2m tall
- hedge, 1m tall
- hedge, 1.6m tall
- trees, 5m tall
- trees, 10m tall

04 Southern Residential Development Quality and Appearance

Trees

A range of tree species are to be incorporated into the scheme to create seasonal variety and diverse aesthetic characteristics. All species will be selected for their tolerance to challenging urban environments and resilience to varying degrees of drought. All species will also be tolerant of shade or partial shade.

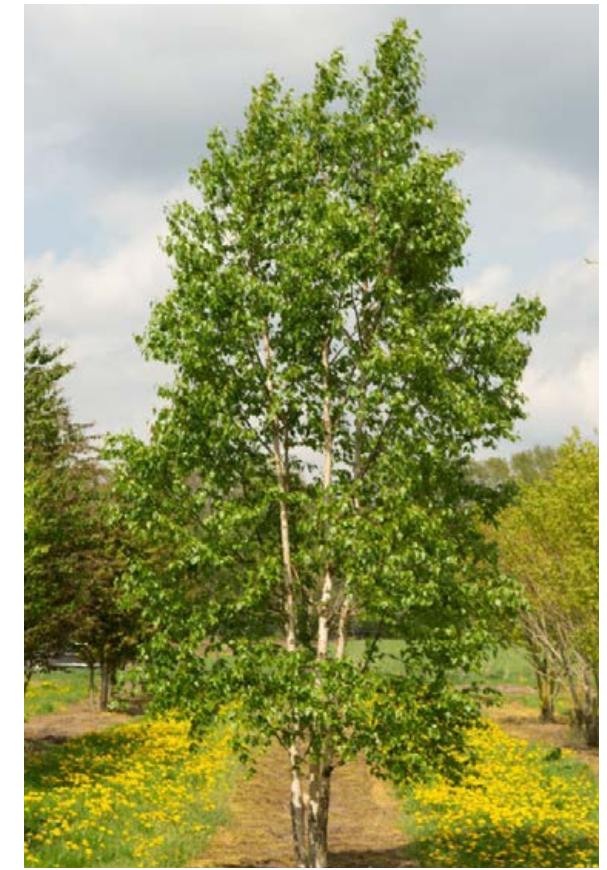
As all trees are proposed within the plinth and roof gardens, consideration has been given towards growth rate and eventual size. All species are to be of a small - medium size upon maturity.



Amelanchier 'Ballerina'



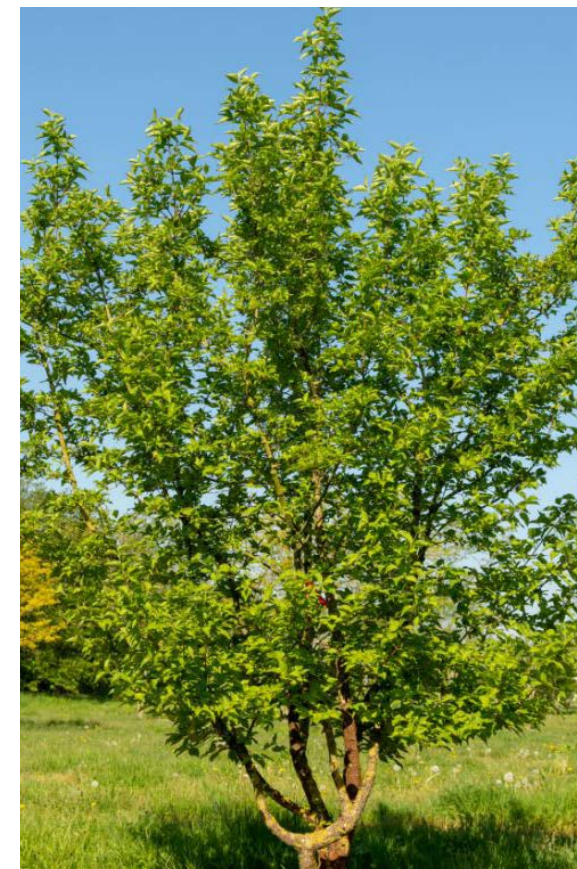
Acer campestre 'Elsrijk'



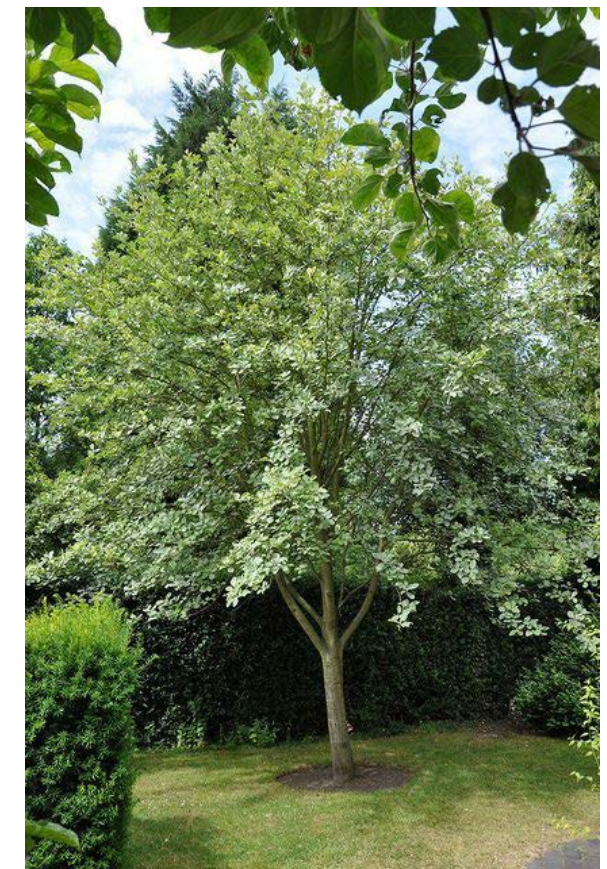
Betula utilis 'Fascination'



Crataegus x persimilis 'Splendens'



Liquidambar styraciflua 'Worplesdon'



Sorbus aria

04 Southern Residential Development Quality and Appearance

Planting

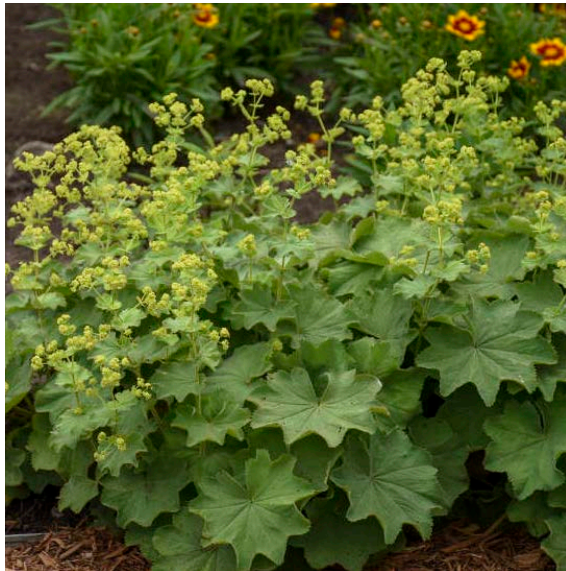
As with the proposed tree species, ornamental planting will comprise species tolerant of shade, drought and potentially windier conditions associated with urban environments.

Emphasis will be on structural planting, that includes a high proportion of low to mid height, hardy evergreen and semi-evergreen species. This bold and robust structure will be supported by interspersed herbaceous flowering species particularly attractive to pollinators. This will also introduce seasonal variety and interest.

Indicative compact to mid-size ornamental species are shown opposite.



Anemone x hybrida 'Honorine Jobert'



Alchemilla mollis



Bergenia sp.



Brunnera macrophylla



Deschampsia cespitosa



Geranium sanguineum (UK Native)



Luzula sylvatica (UK Native)



Ferns (including native species)



Skimmia x confusa 'kew green'



SECTION 05: DESIGN CODE COMPLIANCE

05

Southern Residential Development

Design Code Compliance

The proposed design for external spaces has been developed with the approved Design Code in hand. As described below, the minimum requirements of the code have been positively incorporated into the current design.

The dark text below is taken directly from the design code, with the compliance statement in light text.

Private Amenity Space

2.1.17

All dwellings at residential plinth level should have a private amenity space or a defensible planting zone (minimum 1.5 m).

All private terraces include a 1.2m high railing and a minimum 1.5m depth planting zone that incorporates mixed ornamental species and trees. Planting is set within raised planters, further contributing to privacy between private and communal areas.

2.1.10

High quality, low maintenance, privacy screens and planting zones between private and communal amenity spaces should be designed and considered ad hoc.

Fixed screens have not been designed as part of this reserved matters application, as the plinth level private terraces are not located directly adjacent to each other and are inset within the building envelope. Planting zones have been included next to all private terraces (at ground level, plinth and roof level) to provide separation between private and communal areas.

2.1.20

In residential buildings, the boundary between the private and the communal amenity spaces should be clearly defined.

A metal railing of a maximum height of 1200 mm to define the boundary and provide a screen for privacy

A gate through the metal fence or railing to allow access to communal amenity space

A high screen between adjacent dwellings, up to a maximum height of 1500 may be considered. The screen should not to be made of glass.

A differentiated deck level from the communal amenity space could be taken into consideration, preferably raised above the communal amenity

space

The listed elements have been incorporated into the design, except for gated access between private terraces and communal areas within the plinth and roof terrace gardens. Shared access points via the building cores have instead been prioritised to maximise legibility and security.

2.1.21.

Sunlight and daylight are paramount to the quality of the plinth communal amenity space and should be considered carefully in each aspect of the amenity space design.

Visual connectivity and the arrangement of spaces in relation to access to sunlight have been considered in the design process and described in this document. A lighting strategy has also been developed.

Roof Amenity Space

2.2.24

The space formed at the top of the towers should have a communal garden over at least half of its area. This amenity space for the residents of each tower should be fully integrated into the overall upper storeys’ facade composition of the proposed building.

Communal roof terrace spaces with seating, planting and flexible areas have been designed for each tower. The terrace layouts tie into the building grid and facade arrangement.

2.2.25

Private amenity spaces should be provided adjacent to the apartments overlooking the roof terrace.

Private terraces have been incorporated into the roof terrace design. These are separated from communal areas by raised planting areas and railings.

2.2.26

Surface materials of terraces should be high quality hardwood decking or masonry paving.

A material strategy has been developed, which applies a variety of material finishes including decking. All materials and build-ups are to be Class-A fire rated and developed in detail as part of the next design stages in conjunction with Building Regulations and a fire consultant.

Residential Maisonettes

3.1.6

Front garden spaces’ should be provided at ground level. The minimum width of each front garden should be 1.5m and should stretch the whole width of the maisonette. To provide a privacy zone, as ‘defensible space’ for all maisonettes.

Defensible spaces have been design and described within the document. They are a minimum of 1.5m deep and include a combined 1.2m high wall and railing with planting and a gate to each front door.

3.1.10

Private terraces for the maisonettes should be provided above ground floor level. They should exceed the minimum guidance of the Housing SpG for private outdoor amenity space.

To ensure adequate private amenity space of ample size and high quality.

These have been included in the design and considered as part of the design process.

3.1.11

If additional roof amenity space is provided at plinth level, there should be a landscape buffer between these spaces and communal spaces.

To protect the privacy of the private amenity space.

A planted edge is incorporated into the communal plinth gardens to provide an offset and prevent overlooking into the maisonette private roof terraces.

3.1.13

The maisonettes units should have defensible/ privacy areas at street level. The minimum depth to front gardens to maisonettes along park lane should

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Southern Residential Development
Design Code Compliance

be 1.5 m.

As detailed within 3.1.6.

3.1.14

The boundaries treatment of the front gardens and terraces should offer security and visual privacy.

As detailed within 3.1.6.

Flexible Space

3.1.15

Community or commercial flexible spaces for residents and local neighbours should be provided within residential plinth. This should be accessed directly from street level and main podium level.

It will feature landscaped courtyards or light wells to provide daylight and planted spaces within the deep plan of the plinth.

A communal garden has been designed for shared use by residents within the development. it includes a variety of spaces for informal recreation and amenity and is accessible via the tower cores.

The light wells have been integrated into the design of the gardens

3.1.16

On the roof of the plinth there should be landscaped communal gardens as amenity spaces.

As detailed within 3.1.15

3.1.17

A landscaped zone should be provided along the towers sides in front of the low level tower apartments.

A buffer of planting and trees a minimum of 1.5m deep is incorporated to the plinth gardens around all the towers to create separation between apartments and the communal gardens

3.1.18

Surface materials of terraces should be high quality hardwood decking or masonry paving.

A material strategy has been developed, which applies a variety of material finishes including decking. All materials and build-ups are to be Class-A fire rated and developed in detail as part of the next design stages in conjunction with Building Regulations and a fire consultant.

3.1.19

There should be play space provision in accordance with the Gla draft SpG, 2012 or as subsequently revised.

Play provision is incorporated into the design of the plinth gardens and is in accordances with the requirements set out within the Design and Access Statement forming part of the outline planning approval

3.1.20

The play spaces should be sized and located according to the Gla and play England Guidance. They should be well overlooked, safe and easily accessible. They should offer sunshine, shelter, shade and views where possible.

As detailed within 3.1.19. All play areas are well overlooked and situated within various parts of the plinth gardens to enable access to sunlight at different times of day.

3.1.21

All play spaces should be accessible to children and carers who use wheelchairs. Doorstep play areas should be fully accessible to wheelchair users, but play features and equipment should not be limited to those which are wheelchair accessible.

All play spaces are to be designed at grade with adjacent paths. The design of play features is subject to detailed design at the next work stages and in coordination with specialist suppliers.

3.1.22

The landscape design of the plinth communal gardens should provide wind mitigation features and should be designed to provide safety and comfort levels suitable for short periods of outdoor

standing and seating, recreation and play.

The proposed planting strategy considers and incorporates soft landscape mitigation to the specification detailed within the micro climate report produced as part of the Hybrid Planning Application. Details of wind mitigation are included within this document

3.1.23

Mature trees, wind screens also including pergolas, shrubs (up to 1 m), hedges, raised planters, clerestory roof lights etc. should be provided especially on the southern part of the communal amenity spaces.

Soft landscape mitigation measures have been incorporated into all amenity spaces and are detailed within this document.

3.1.24

Further wind tunnel testing should be provided.

No additional wind tunnel tests have been carried out as part of this reserved matters application process.

Landscape

3.1.28

The soft landscape design and planting proposals should adhere where possible to local planting palettes, extending the local range of native flora on the site.

A planting strategy has been developed and described within this document. Although not a detailed planting design, consideration is given towards introducing a variety of species attractive to wildlife. Additionally, both native and non-native species will be used to provide a palette of plants that are resilient to the challenging urban context of the site.

3.1.29

Shrub and perennial species should be selected for their fitness for the specific location and function. Where feasible, native species (or their varieties)

should be given preference.

As detailed within 3.1.28.

3.1.31

All planting on plinth roof or podium structures should have low water demand. Away from biodiverse roof areas, planting at podium level should be served by an automated irrigation system.

A variety of shrubs and perennial species are to be included which are resilient to challenging urban conditions and able to withstand a degree of wind, draught and shade. A detailed landscape maintenance strategy should be produced as part of the next stages of design which detail irrigation requirements.

3.1.32

Proposed trees should have clear stems up to a minimum height of 2.5m (or 3.0m for species with horizontal or descending lower branches) when planted.

Single stem trees have been specified with a 2.0-2.2m clear stem in accordance with typical nursery stock provision. All trees within the plinth and roof terraces spaces are situated in raised planters, further increasing visibility beneath.

Multi-stem trees are also proposed to introduce variety.

3.1.33

A mix of evergreen and deciduous plants should be used.

A mixture of evergreen and deciduous plants are proposed as part of the planting strategy

3.1.34

Trees should be planted to form a delicate canopy over the space.

Trees are interspersed across all amenity spaces.

3.1.35

Trees should be selected with preference given to

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native species. Only where selected forms of native species are not well suited to the specific location, feature or function, should non-native varieties be specified.

A combination of native and non-native species are proposed that are appropriate for the challenging urban environment of the plinth gardens and roof terraces (which experience deep shade and potentially occasional higher wind conditions). This will create a resilient and diverse tree cover across the site.

3.1.36

Tree and shrub planting should form part of the strategy for the reduction of wind speeds at ground level.

Areas of public realm identified as potentially at risk of accelerated wind speeds should be designed so the use of the space are appropriate for the anticipated wind speeds.

Only wind mitigation requirements at plinth and roof level have been addressed as part of this reserved matters application. The proposed planting strategy considers and incorporates soft landscape mitigation to the specification detailed within the micro climate report produced as part of the Hybrid Planning Application.

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