

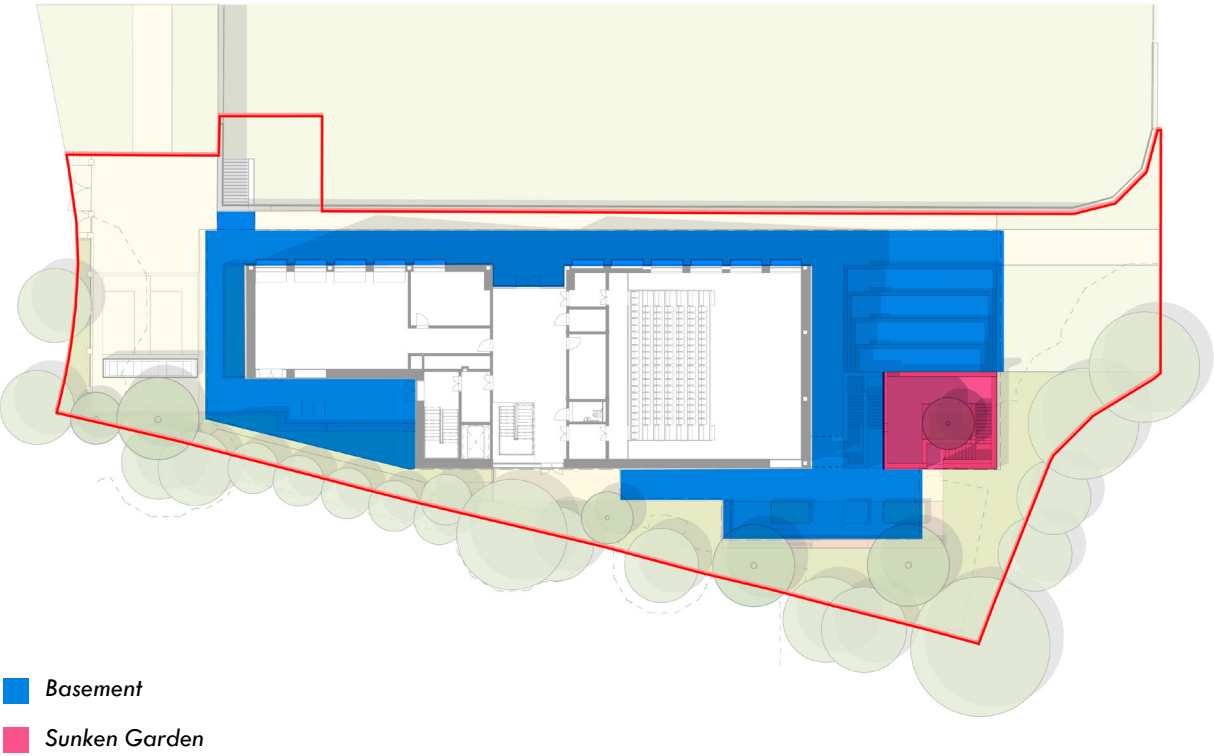


Figure 3: Basement + Sunken Garden

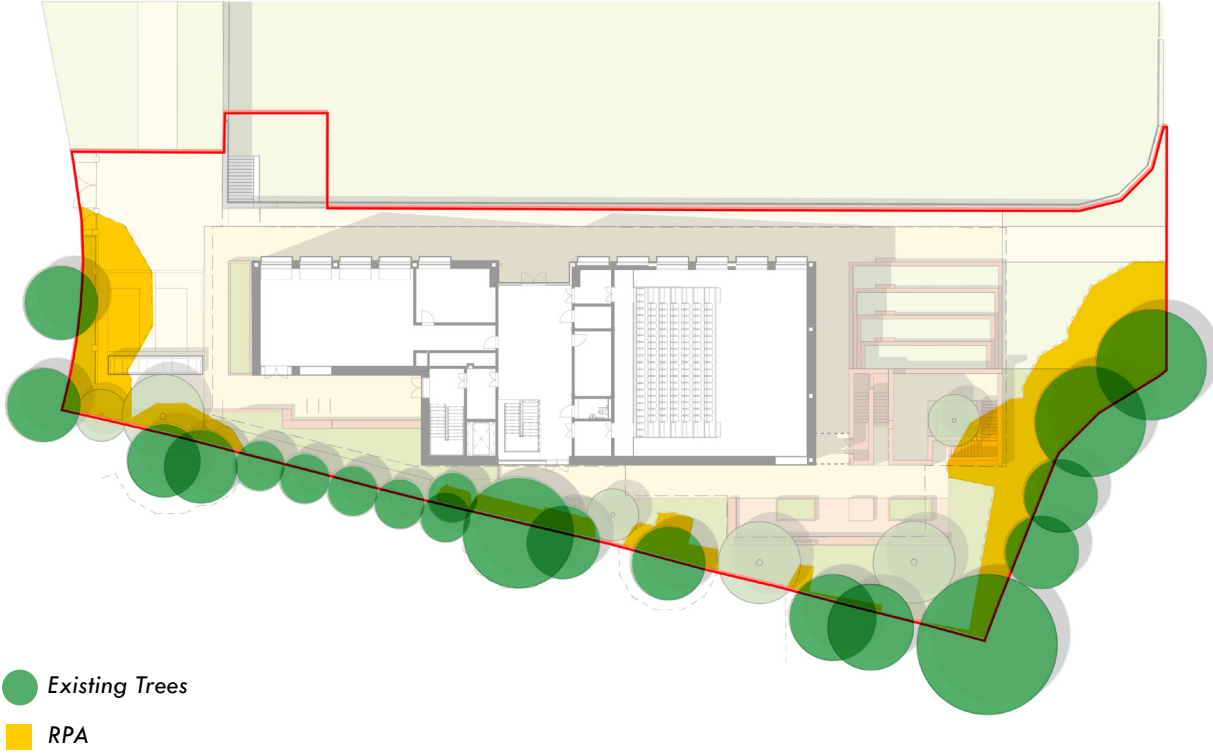


Figure 4: Existing Trees + Root Protection Zone (RPA)

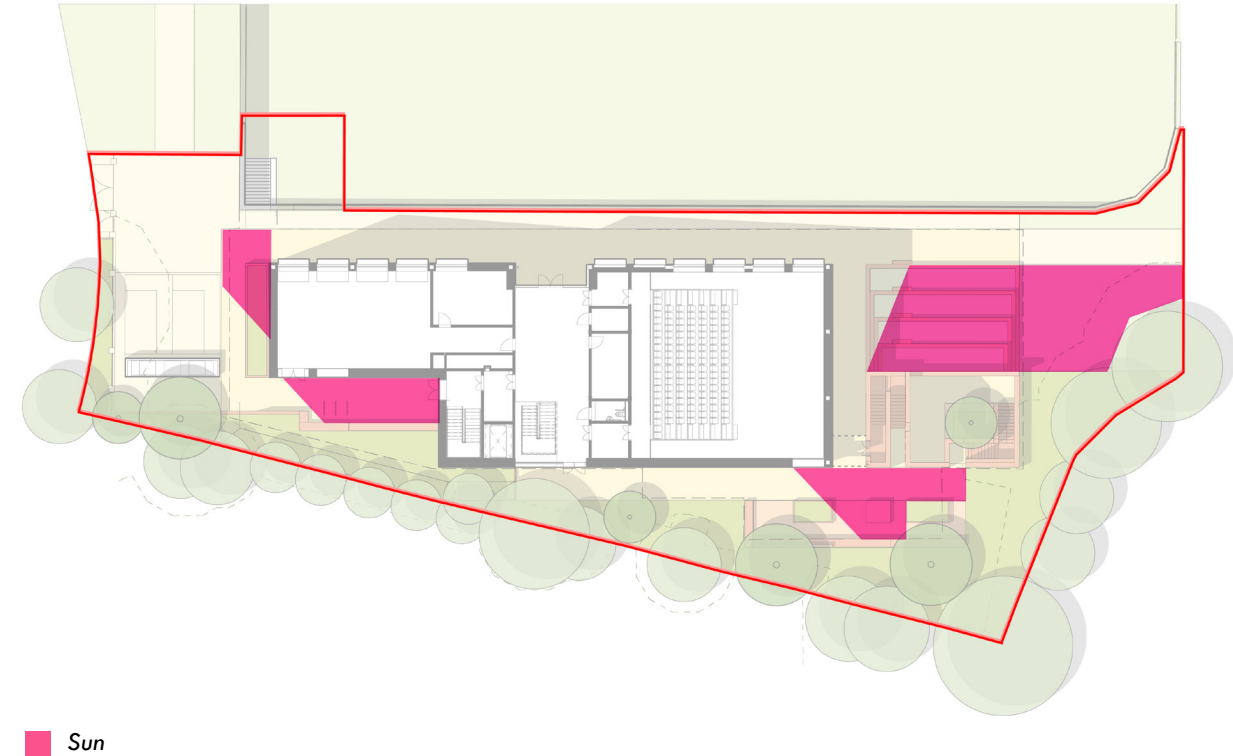


Figure 5: Areas of Consistent Sun

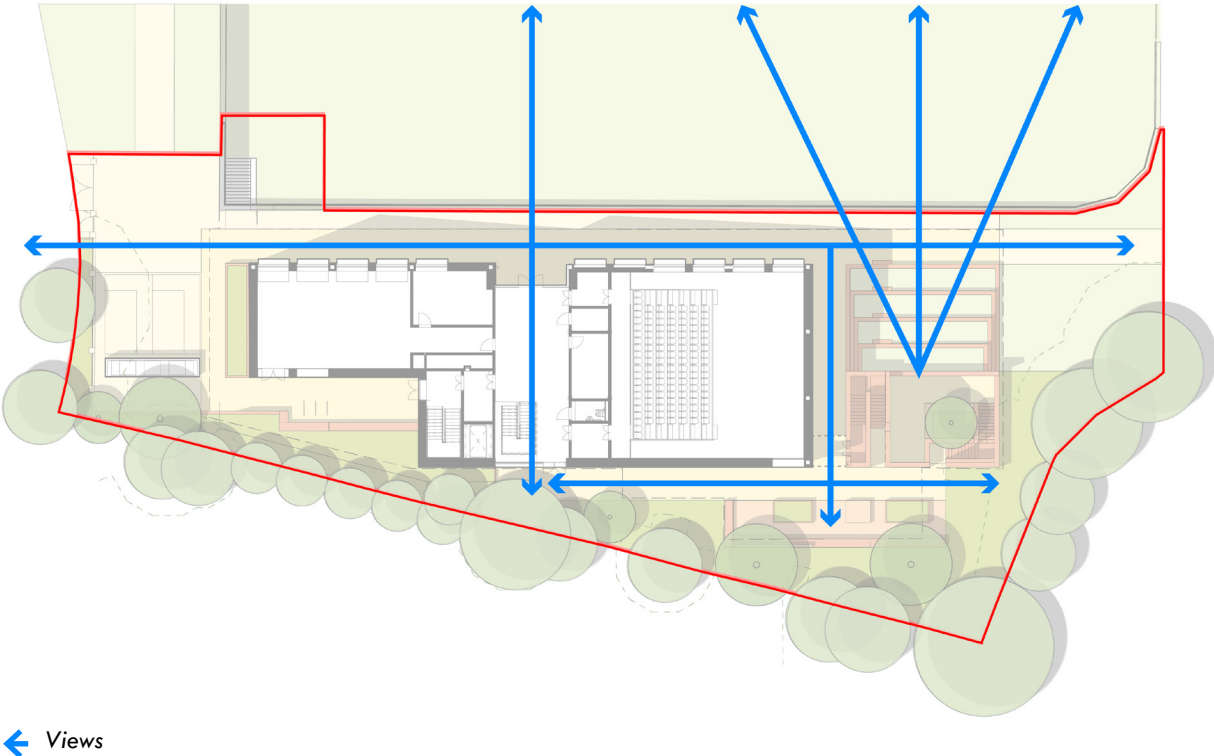


Figure 6: Prominent Views

3.0 Design Development

Access

Delivering good access is a fundamental requirement. Fire access, waste collection and maintenance access from Bishopswood Road are facilitated by the layout (Fig 7).

Primary pedestrian circulation (Fig 8) connects into the footpath network of the surrounding green space and also Bishopswood Road. Secondary pedestrian circulation connects the primary circulation to the rear garden, staff room terrace and sunken garden.

Space and Trees

The landscape masterplan also delivers clear distinction between the public access and semi-private access (Fig 9). The tree locations are determined by the gaps in the boundary trees (Fig 10)

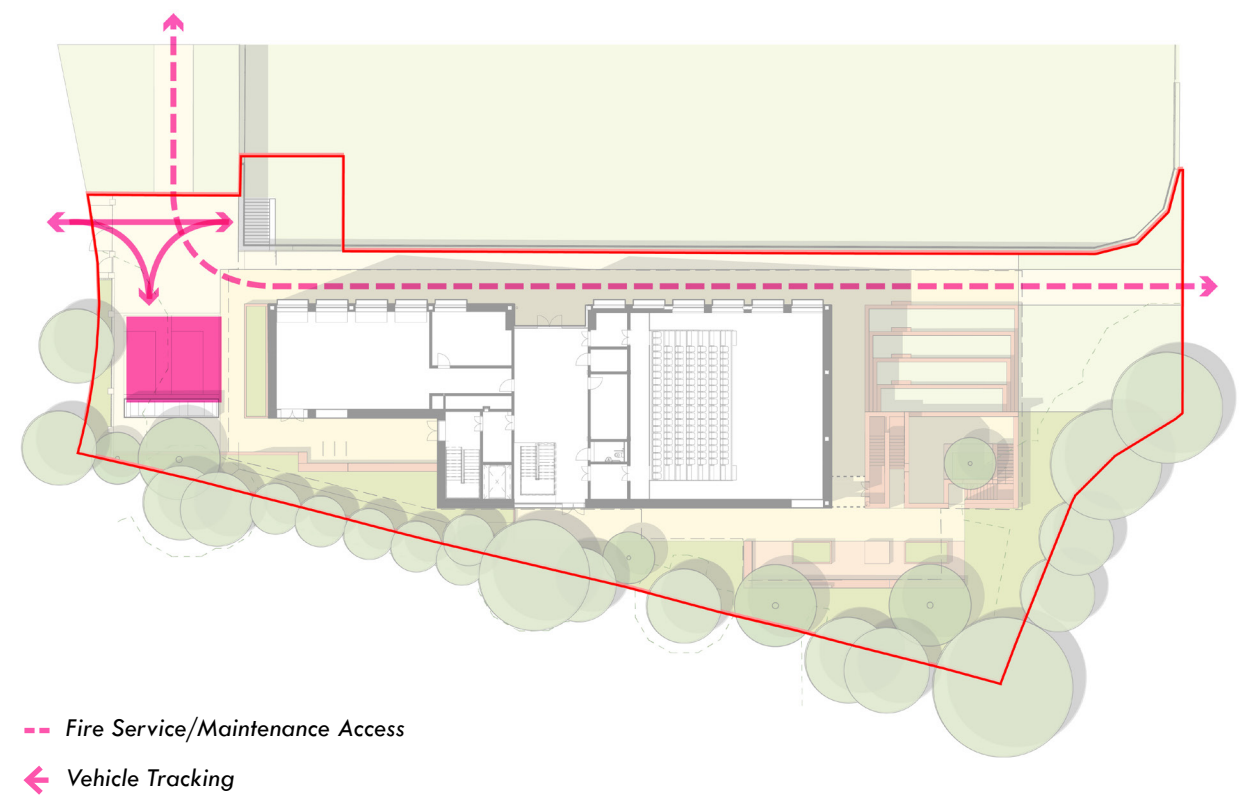


Figure 7: Movement

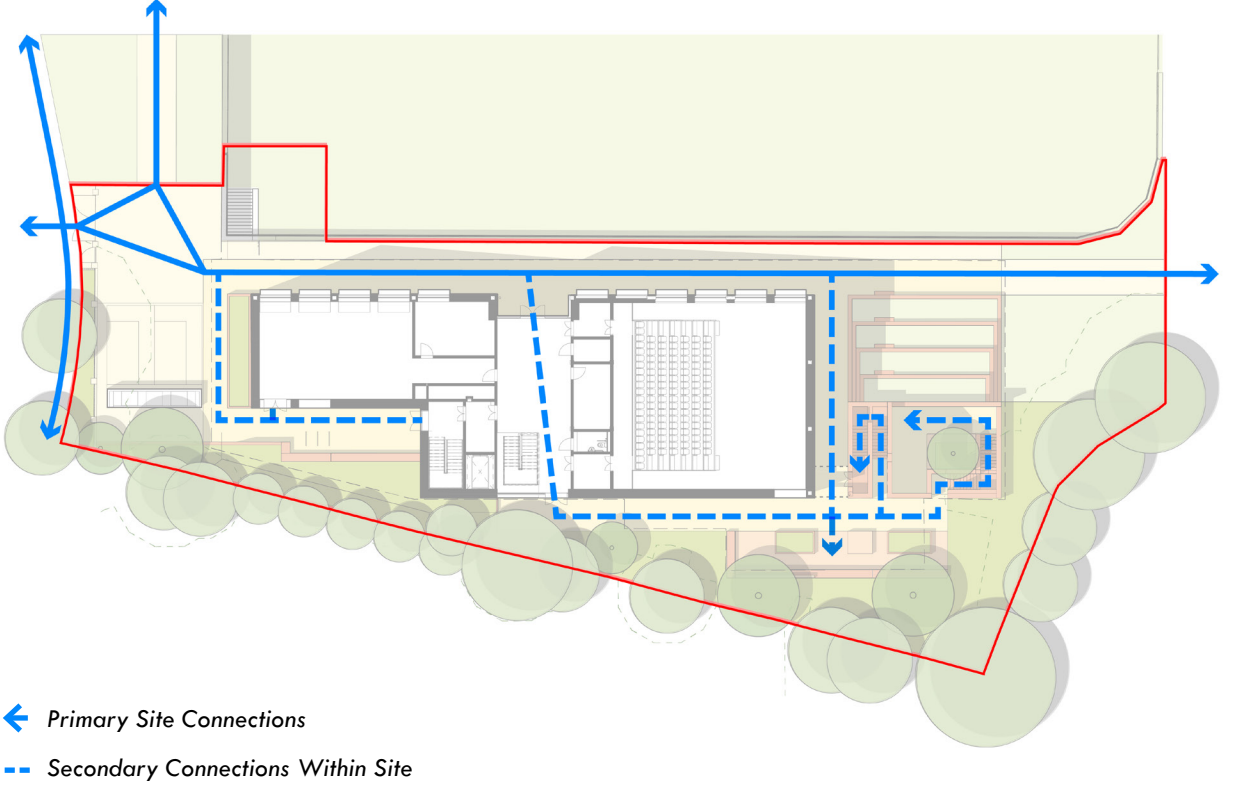


Figure 8: Pedestrian Circulation

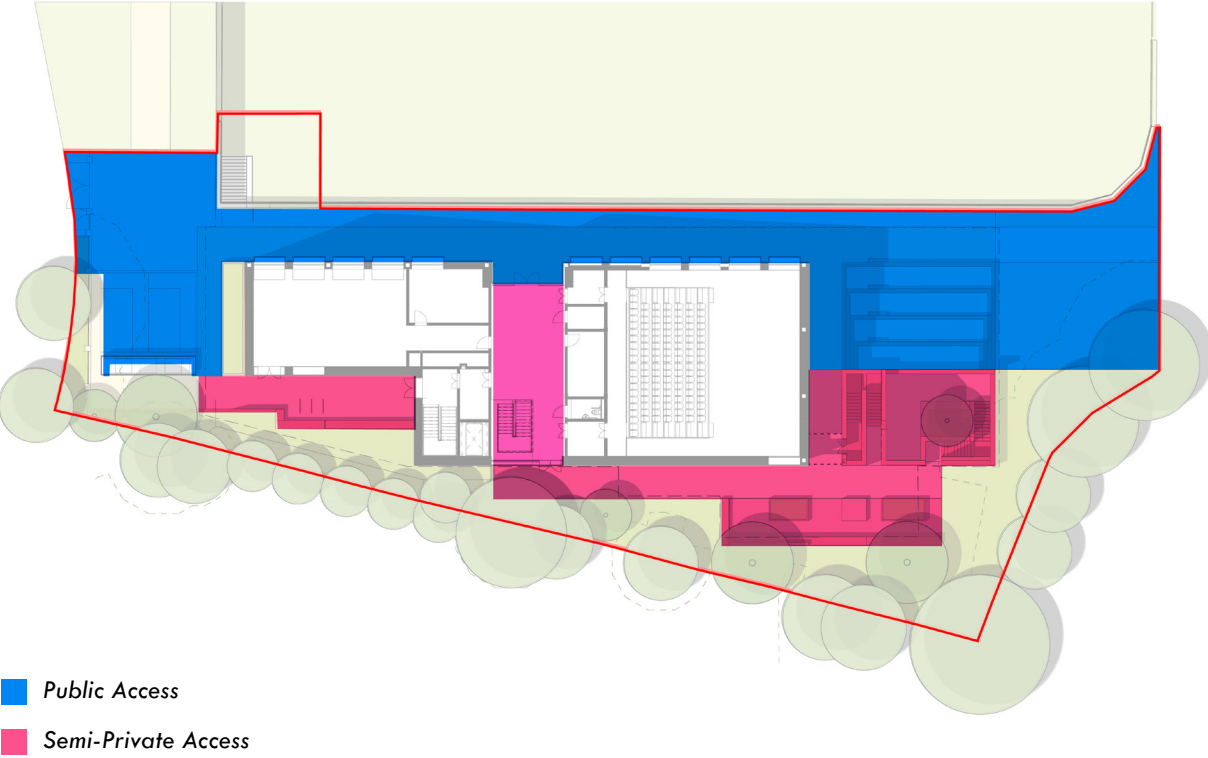


Figure 9: Public + Semi-private

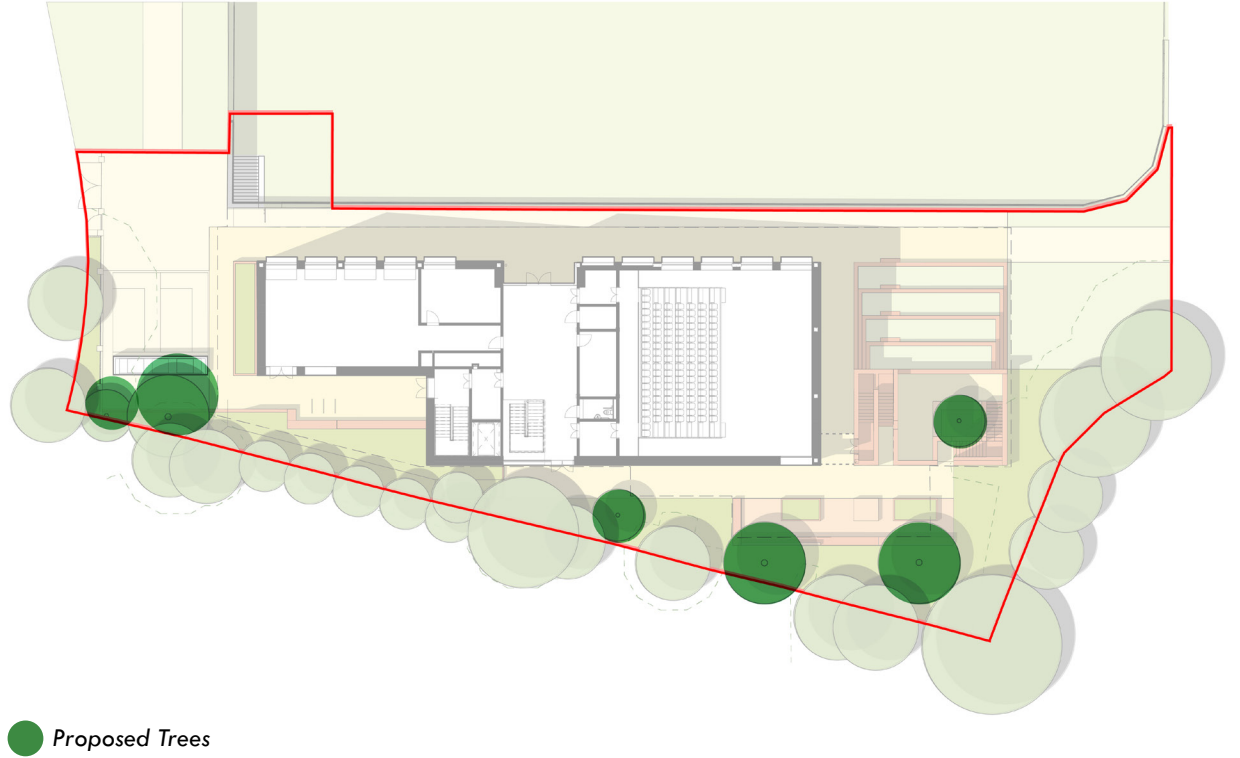


Figure 10: Proposed Trees

Hardscape

The yorkstone paving provides a link between the different parts of the landscape defining a coherent territory for the building (Fig 11).

Softscape

The planting (Fig 12) is limited to the southern boundary with the neighbouring residential properties. This creates a continuous planted edge that helps unify the landscape of the building and the rear gardens. The planting would be shade tolerant palette due to the location of the existing retained boundary trees. The lawn is located to the front integrating with the grass of the neighbouring green space and providing a useable sitting surface for watching sport or just gathering.

Walls, Edges and Seating

The brick of the building is used for walls and edges (Fig 13) which further reinforces the connection between the building and the landscape. These elements also support the seating strategy, which includes seating that is integrated into the front façade of the building (Fig 14).

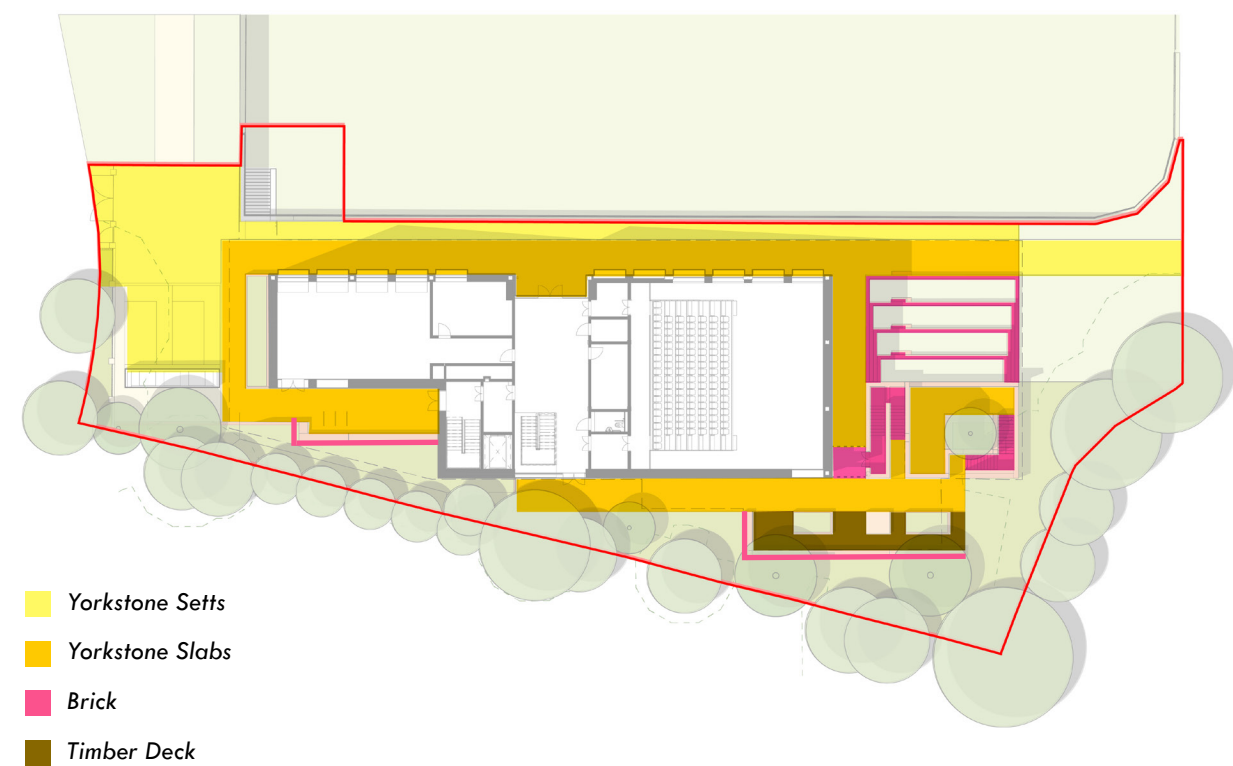


Figure 11: Hardscape

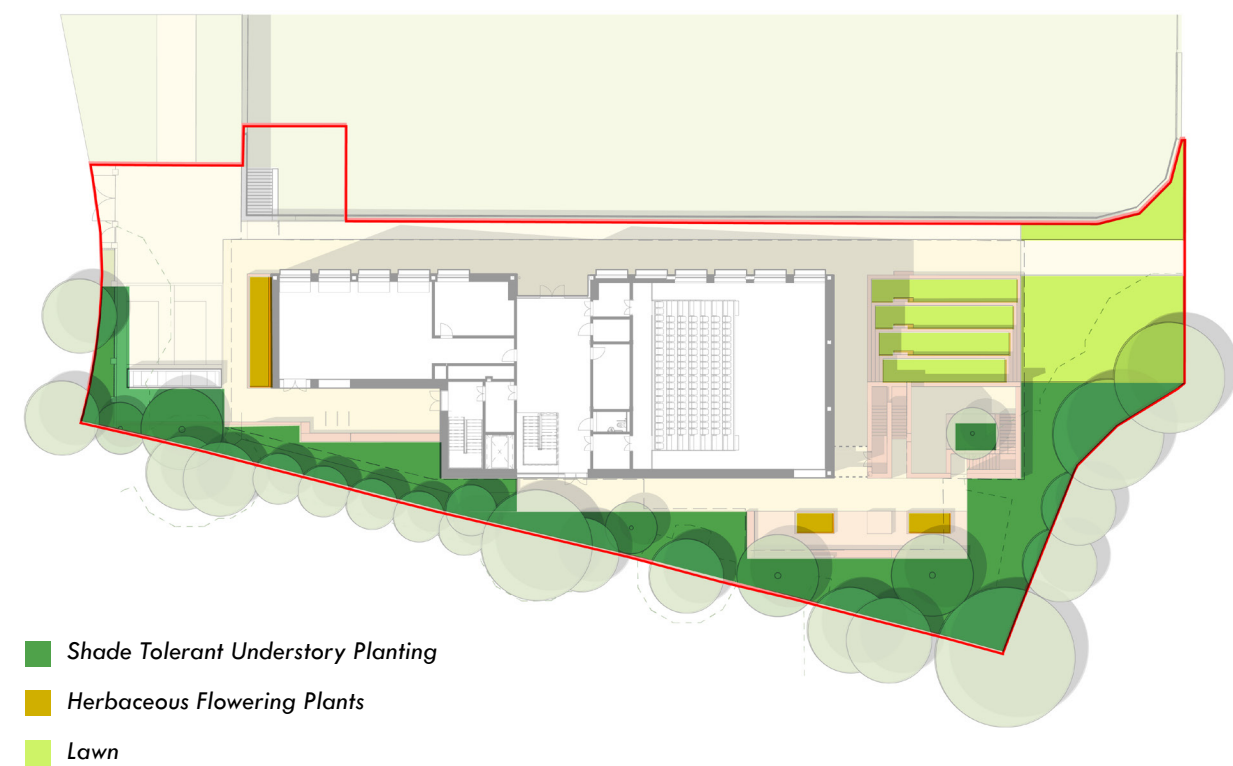


Figure 12: Softscape

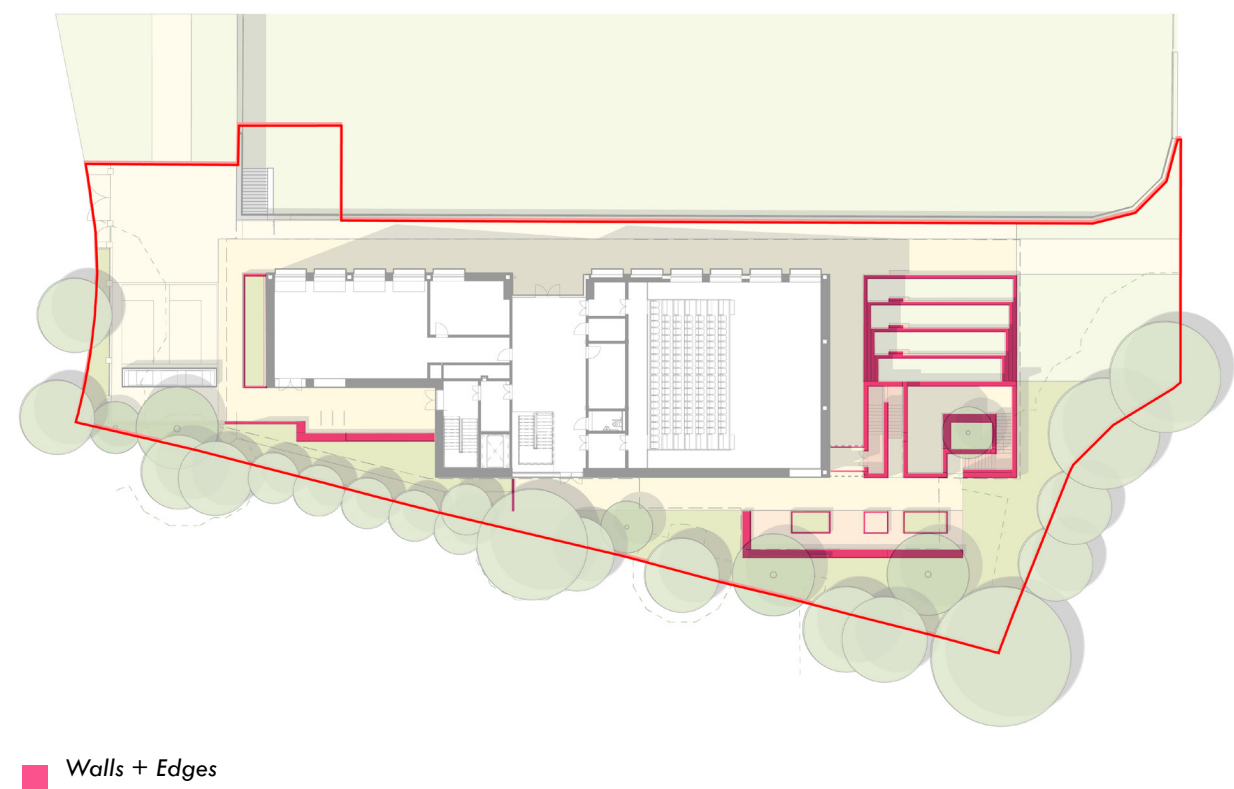


Figure 13: Walls + Edges

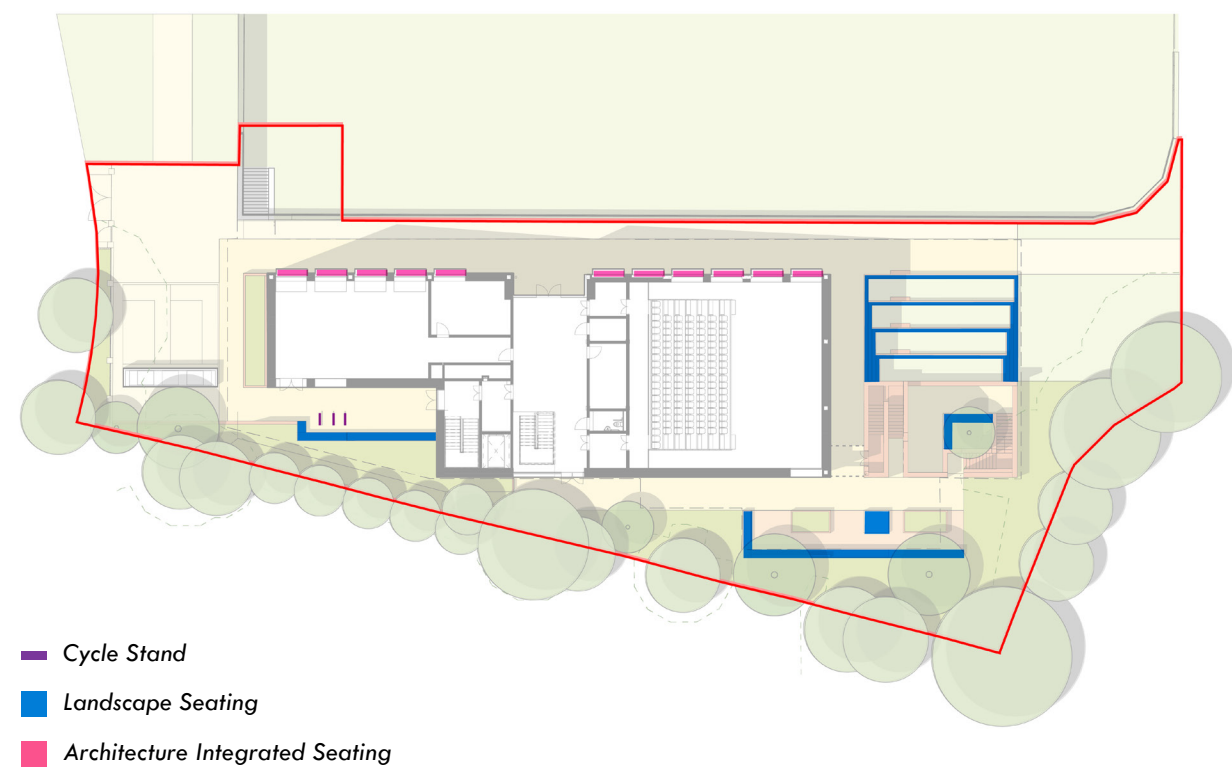


Figure 14: Seating & Cycle Stands

4.0 Planting

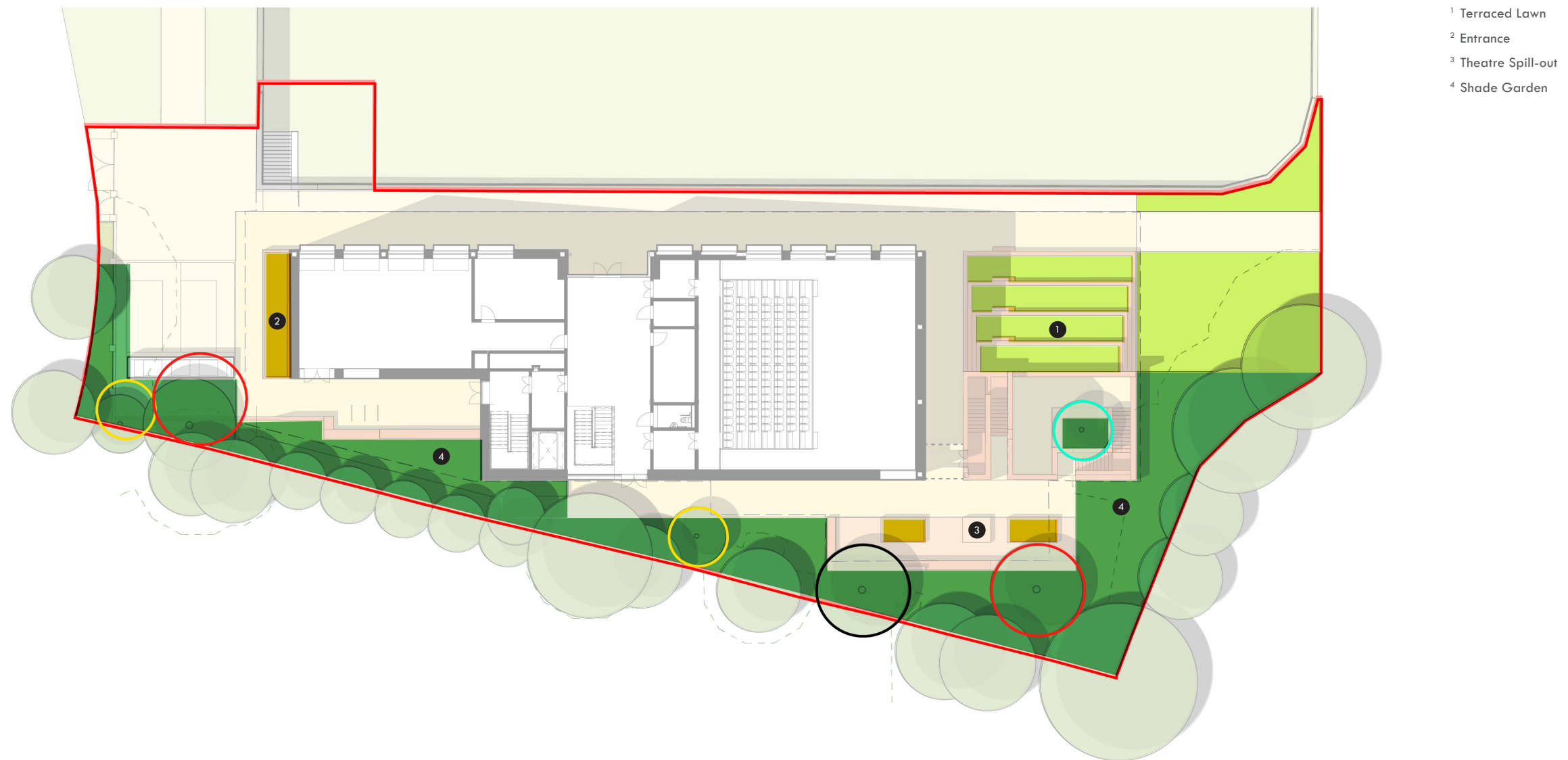


Figure 15: Planting Character Areas

Legend

	Platanus x acerifolia		Shade tolerant mix 1 - (green mix with some magenta and white flowers)
	Tilia x europaea		Shade tolerant mix 2 - (green mix herbaceous species with predominantly orange and yellow flowers)
	Laurus nobilis		Species rich amenity grass
	Magnolia grandiflora		

Planting Character

The planting character is divided into two typologies; Shade Tolerant mix 1 (shrubs and herbaceous planting with some magenta and white flowers) for the southern boundary planting and Shade Tolerant mix 2 (Herbaceous perennials with grass species) used for highlights to seating.

Structure Tree Planting

Tree species composition throughout the playing fields perimeter have been examined and 4 species selected, based on the continuation of characteristics around the boundary of the fields.

New speciemen trees are proposed to strengthen the character of the estate to the north and provide separation between Bishopswood Road and the sports pitches.

Dominant species *Platanus x acerifolia* (image 1) and *Tilia x europaea* (image 2) tie in with the existing planting boundary throughout the playing fields area, strengthening the edge of the fields.

Laurus nobilis (image 3) has been selected to tie in with the local character, along the edge of the field south of the Richards Music Centre, where two mature trees currently exist within the planting boundary. This evergreen species will retain its foliage throughout the winter, contrasting the surrounding decideous species whilst providing colour and shelter.

There is one instant of *Magnolia grandiflora* along the field boundary south of RMC (image 4). This tree is used soley within the sunken garden, to offer a point of interest looking out from the basement level of the building into the courtyard, and from above on the ground level looking down.

¹ *Platanus x acerifolia*

² *Tilia x europaea*

³ *Laurus nobilis*

⁴ *magnolia grandiflora*



- ¹ Digitalis purpurea
- ² Galanthus nivalis
- ³ Hyacinthoides non-scripta
- ⁴ Asplenium scolopendrium
- ⁵ Dropteris affinis
- ⁶ Euphorbia amygdaloides
- ⁷ Viburnum apulus
- ⁸ Viburnum lantana
- ⁹ Cornus sanguinea



Shade Torlerant Mix1- Understorey Planting

This planting palette is used is used along the Southern Boundary and Sunken Garden. Located on the northern side of the boundary trees these areas require the selection of shade tolerant species.

A selection of low growing herbaceous perennials combined with shade tolerant shrubs have been chosen to give variation of texture (fern and hosta) and scale (Viburnum and Cornus). They also offer diversity of seasonal interest during spring, summer and autumn. White, pink and blue flowers are complemented by autumn colours from berries and leaf coloration.

Understorey planting - Southern Boundary/ Sunken Garden



- 1. *Achillea* 'Walther Füncke'
- 2. *Achillea* 'Red Velvet'
- 3. *Calamagrostis brachytricha*
- 4. *Carex hachijoensis* 'Evergold'
- 5. *Miscanthus sinensis*
- 6. *Sanguisorba officinalis*
- 7. *Euphorbia characias* 'Glacier Blue'
- 8. *Euphorbia* 'Tasmanian Tiger'
- 9. *Hakonechloa macra* 'Aureola'



Shade Torlerant Mix 2 - Raised Planter

The raised planters are highlights in the planting scheme and are also located in sunnier locations than the boundary planting. It is therefore proposed that this planting contrasts with the boundary planting to accentuate the different purpose.

The grasses would be mixed with herbaceous perennials and bulbs to give highlights of colour, particularly darker reds. The softness created by the grasses would contrast with the darker foliage and more structured form of plants used along the southern boundary. The smaller scale of planting is more appropriate to the scale of the seating areas.

Herbaceous Perennial Planting



5.0 Urban Greening Factor

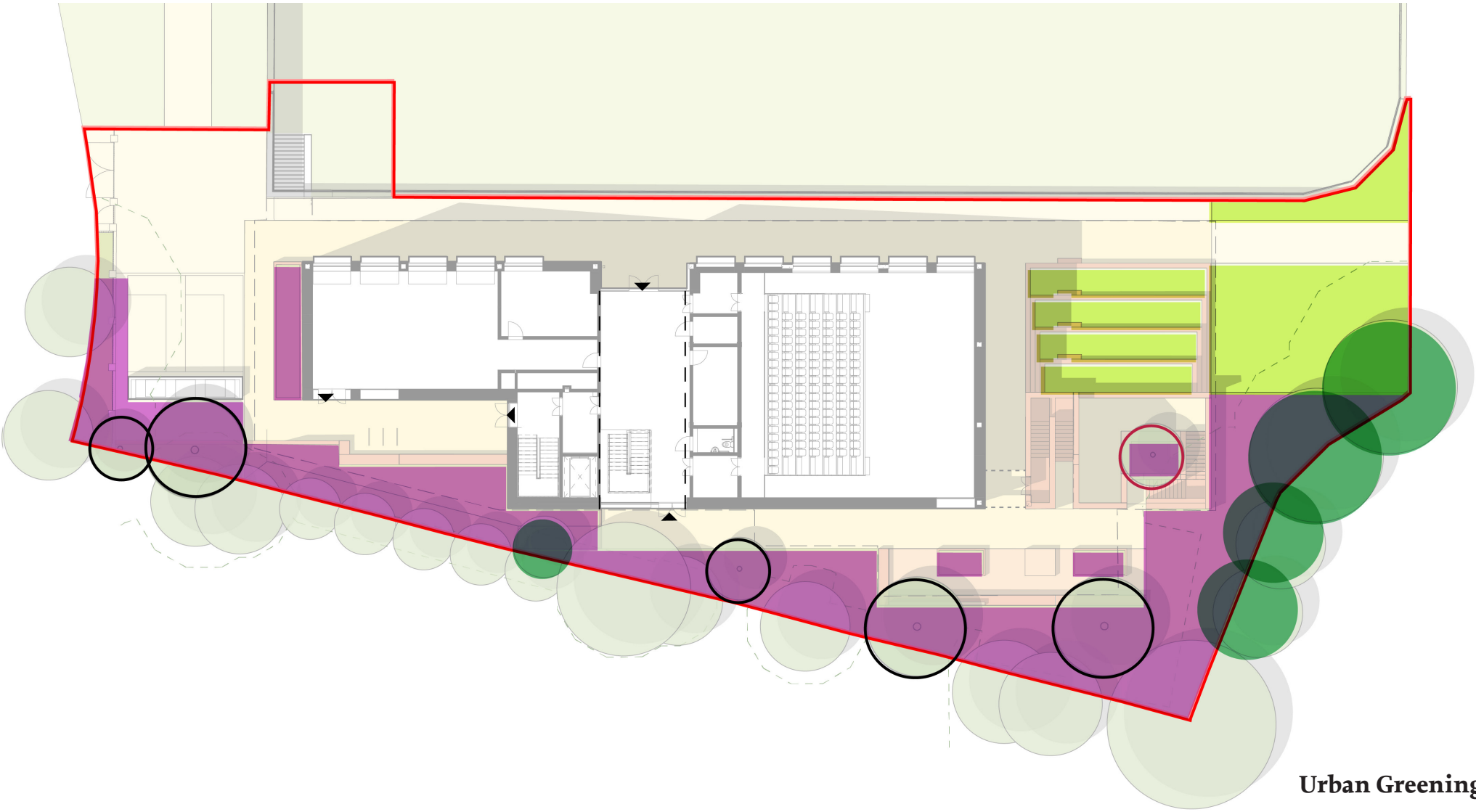


Figure 16: Urban Greening Factor

Legend

- Standard trees planter with less than 2/3 projected - 12m²
- Standard trees planter with 2/3 projected canopy area of the mature tree - 114m²
- Existing trees where trunk is within boundary line - 181m²
- Amenity grassland - 197.6m²
- Flower-rich perennial planting - 414m²

Urban Greening Factor Calculator			
Surface Cover Type	Factor	Area (m²)	Contribution
Amenity grassland (species-poor, regularly mown lawn).	0.4	197.6	79.04
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	295	236
Flower-rich perennial planting.	0.7	414	289.8
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	12	7.2
Total contribution			612.04
Total site area (m²)			1957.9
Urban Greening Factor			0.312600235

Urban Greening Factor

There are a variety of habitats on site including specie rich grassland, flower rich perennial planting, and a mix of proposed large and medium sized tree species.

The urban green factor, as required by the New London Plan for the site is 0.3 for commercial development, calculated using the Urban Greening Factor table and method below.

Urban green factor:(Factor A x Area) + (Factor B x Area) + (Factor C x Area) etc. Divided by Total Site Area
The diagram above illustrates the UGF of the Scheme and is calculated as follows: Amenity grassland (197.6 x 0.4) + Flower rich perennial planting (414 x 0.7) + Standard Trees in Soils more than 2 thirds projected canopy 295x 0.8) + Standard trees in pits with soil volumes less than 2 thirds projected canopy (12 x 0.6) = 612.04/ 1957.9 =**0.312**