
Cornwall Road

Landscape DAS

London Borough of Haringey/ Homes for Haringey

18 March 2021



ME Landscape Studio



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Existing Site - Development Area



- Key points:
- 1. Area is primarily hard surfacing with tarmac, with a series of brick walls which were part of original external buildings;
 - 2. There is vehicular access from Cornwall Road;
 - 3. There is a raised brick planter within the site, which contains two Ash trees;
 - 4. The eastern end of the site has a series of Bay trees that have been chopped back at a height of approximately 2.5 metres.



Relationship to neighbours



Entrance from Cornwall Road

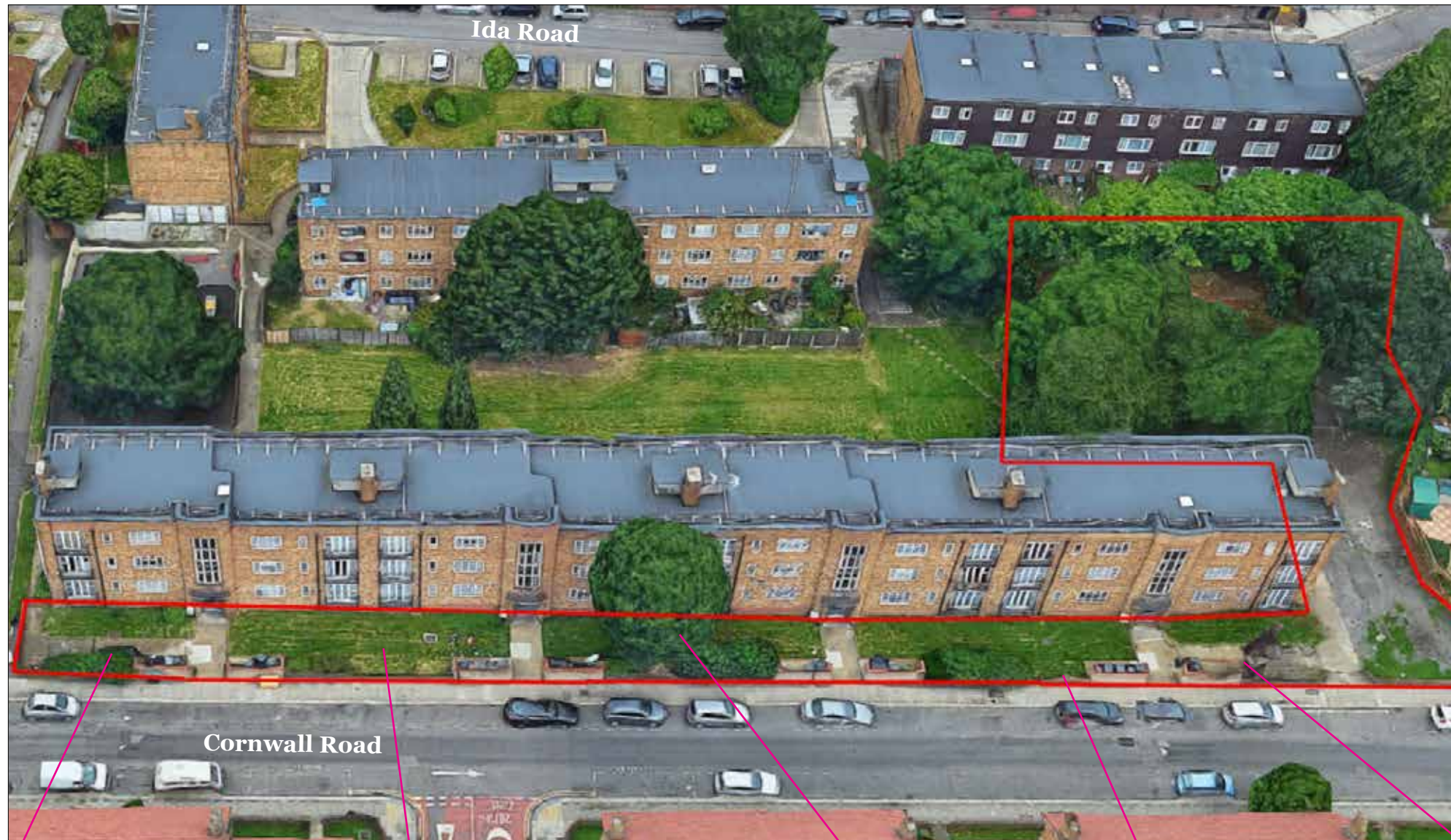


Trees in raised planter



Eastern edge of the site

Existing Site - 38-84 Cornwall Road Frontage



Key points:

1. Bin holding areas either side of the entrance pathways in to each block of 38-84 Cornwall Road;
2. Grassed areas along the frontage running up to the ground floor units;
3. Some areas of overgrown shrubs, together with one existing tree and some recently-planted small trees;
4. A number of tree stumps along the low boundary wall.



Paved area



Grass and new tree



Shrubs



Tree stump

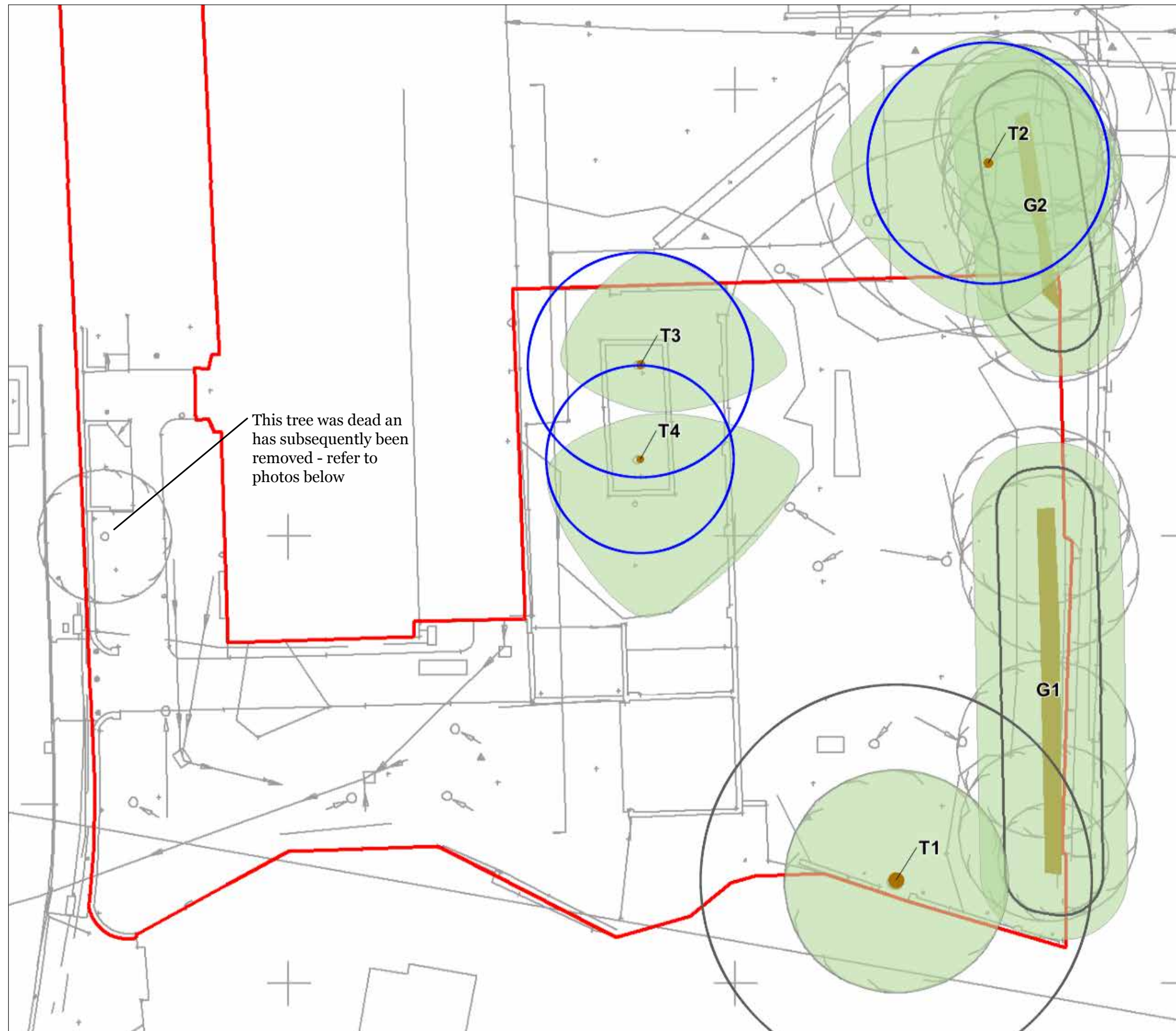


Eastern edge of the site



View looking west

Existing Trees



An arboricultural survey was carried out by Thomson Environmental Consultants, in February 2020.

Key points:

1. Three category B trees within the site boundary - T2, T3 and T4 (Ash trees). Trees T3 and T4 are contained within a brick planter which is in poor condition and are raised above the surrounding ground level;
2. One category C tree (T1 - Goat Willow) and two groups, both along the eastern boundary (Bay trees, which have been topped at 2.5 metres height some time ago).



May 2020



Sept 2020

Proposed Trees

We are proposing to plant **9 new trees within the development site**, together with **6 new trees along the frontage of 38-84 Cornwall Road**, giving a total of 15 new trees to compensate for the 4 individual trees and one group proposed to be removed.

Tree T1 and group G1 are removed, and new more suitable small and medium-sized trees, together with boundary shrubs are to be planted along the eastern boundary.

We are proposing than three new tree replace trees T3 and T4 within a new green communal space. Due to the trees being in a raised planter, the proposal is to remove these trees and have this area at grade to create a fully-accessible multi-functional space, allowing incidental play for younger children, seating and new wildlife-friendly planting.

We have indicated the tree species for the various areas of the development; final choice of species will be subject to further discussion and agreement.



Amelanchier x grandiflora 'Ballerina'

Strawberry tree - Arbutus unedo

Hornbeam - Carpinus betulus 'Lucas'

Prunus 'Amanogawa'



Wild Cherry - Prunus avium

Sorbus 'Eastern Promise'

Sorbus aucuparia 'Joseph Rock'

Sorbus vilmorinii



Landscape Plan - Wider Area

Key proposals:

1. Improvements to the frontage of 38-84 Cornwall Road, with new planting to the boundary wall and planting to define entrances;
2. Defensible planting to the ground floor terraces;
3. Additional tree planting to complement the recently planted trees; appropriate small-medium sized trees that will not be too large in the future and create issues for residents.



Landscape Plan - Ground Floor

Key proposals:

1. A **Communal Space** in the centre of the development, providing natural play elements for younger children, seating and planting;
2. A permeable shared surface access route in to the site from Cornwall Road, with parking space for two disabled bays;
3. New boundary planting to the eastern edge of the site, extending the existing trees just to the north of the site;
4. Ornamental planting to the defensible spaces and entrances to the buildings;
5. Green roofs to the bin and bike stores, as part of the SuDs strategy and for ecological value.;
6. Updated planting to the southern end of 38-84 Cornwall Road.



Landscape Plan - Roof Level

Green roofs have been incorporated onto the new buildings and the bike and bin stores.

Extensive green roofs to the new buildings are around and beneath the photovoltaic panels. This is to be a pre-grown sedum blanket with wildflowers incorporated to increase the biodiversity potential.

The bike and bin stores are also to have the pre-grown sedum and wildflowers blanket, as part of the roof structure.



Extensive green roof with wildflowers

Photovoltaic cells and green roof

Bin store with green roof and invertebrate habitat

Landscape Precedents



Natural play opportunities - for younger children



Defensible planting



Wildflower meadow



Small tree and perennials



Bug hotel



Cherry blossom in spring

Child Yield and Play

The mix of units proposed for the site gives a requirement for play space based on the anticipated number of children. Using the latest GLA Population Yield Calculator, we find that there is a requirement of 62.3m² based on 6.2 children with 10m² per child.

For Ages 0-4 and 5-11 there is a requirement of 53m², based on a child yield of 5.3 children. We are proposing to provide natural play elements (play boulders, logs and possibly a mound) within the Communal Space. This provides a centrally-located ‘door step’-type space with minimal travel distance from the dwellings.

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units				
Social Units	3	6		

Total Units	9
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Geographic Aggregation	London
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PTAL	PTAL 3-4
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Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	0.0	3.2	3.2
Ages 5, 6, 7, 8, 9, 10 & 11	0.0	2.1	2.1
Ages 12, 13, 14 & 15	0.0	0.6	0.6
Ages 16 & 17	0.0	0.3	0.3
18-64	0.0	13.4	13.4
65+	0.0	0.3	0.3
Total Yield	0.0	20.0	20.0

Play Space Calculator

Total Children	6.2
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	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	62.3



Hard Materials

The approach is to have a shared surface using permeable ‘Tegula’-type blockwork surfacing and flush kerbs, making the vehicular route and associated disabled parking through the site feel like a shared space, allowing pedestrians to walk safely through. The parking bays and area in front of the bike store will be in a contrasting colour (refer to images below).

The pedestrian-only routes/ entrances to buildings and paving around the Communal Space are to have textured flag paving.

Private terraces/ garden areas are to have larger sized paving flags.

-  Shared surface ‘Tegula’ blocks - Colour 1
-  Parking/ Cycle store access ‘Tegula’ blocks - Colour 2
-  Pedestrian routes/ Entrances textured paving flags
-  Private Terraces paving flags



Private Terraces
Paving flags



Pedestrian routes routes
textured paving flags



Tegula
colour: Harvest



Tegula Priora
colour: Grey



Shared surface with various colours to delineate
carriageway and parking

Planting Ideas

Trees/Shrubs/Perennials



Tapestry hedges (*Kew Gardens*)



Helleborus spp.



Verbena bonariensis



Anemone nemerosa



Cyrtomium fortunei

The key characteristics of the plant species are:

- Low-maintenance requirements;
- Shade-tolerant species, particularly important underneath the tree canopies of the existing trees;
- Evergreens/perennials - providing screening and ‘greening’ throughout the year;
- Interest at different times of the year (flower colour in Spring/Summer; Autumn leaf colour; stem colour in Winter; scent);
- Native species where appropriate, to increase the nature conservation value of the landscape spaces and tie the site in to it’s wider context;
- Many species are wildlife-friendly, following guidance from the Royal Horticultural Society.



Acer palmatum



Epimedium spp.



Liriope muscari



Pinus mugo ‘Pumilio’



Sweet Box - *Sarcococca humilis*



Polypodium vulgare



x *Fatshedera lizei* ‘Annemieke’

Ecological Enhancements

There are a number of proposed enhancements to the wildlife value of the site.

The key enhancements are:

- 1. Inclusion of a range of native trees, shrubs, groundcovers and climbers, many as sources of nectar for butterflies and other insects - the final species list will incorporate species from the RHS guidance on Plants for Pollinators;
- 2. Inclusion of fruit and berry-bearing trees and shrubs as a food source for wildlife;
- 3. Provision of extensive green roofs to roof areas of the two buildings and the bin and bike stores, including wildflower plug plants, providing habitat;
- 4. Incorporation of bird and bat boxes across the site (integrated on existing and proposed trees within the site);
- 5. Inclusion of bug hotels, mason bee and lacewing boxes as habitat for insects.

These proposals are in line with the enhancement opportunities outlined in the Eight Associates Sustainability Statement (dated 30 October 2020; Ref: 5355 - Cornwall Road - Sustainability Statement-2010-30ap.docx), and have been discussed with the ecologist.

-  **Insect 'Hotels'**
-  **Bird boxes** - fixed on to existing trees
-  **Bat boxes** - fixed on to existing trees



Bug hotel



Nectar plants for butterflies and moths



Bird Box - to existing trees



Bat Box - to existing trees



Lacewing Box



Green roof to bin store



Green roof to bike store