

THE PRINTWORKS

SECTION 5.0 LANDSCAPE

5.1 INTRODUCTION, SITE CONSIDERATIONS AND OPPORTUNITIES

The Printworks site sits as part of the tight grain of buildings that front onto High Road and back onto Peacock Industrial estate and is sandwiched between Brunswick Square to the north and Percival Court to the south.

The Site's curtilage is very limited as a result of the tight urban grain and composes of a series of lanes and enclosed yards, which is characteristic of this part of the High Road area.

These lanes and yards are low quality spaces with no ground floor and limited upper floor activation/surveillance. As such they offer little benefit to the wider public realm and are perceived as purely functional vehicle access routes.

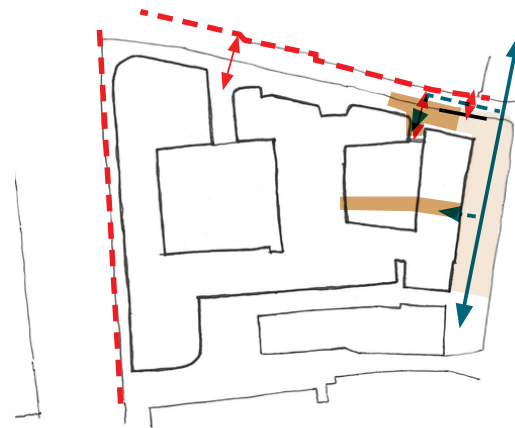
The emerging public realm proposals aim to retain this functionality whilst layering new activation and purpose to the streetscape.

The proposals have been developed to ensure the Printworks site works successfully as a standalone application and as part of the wider High Road West Masterplan Framework. It also aims to knit the site into the existing urban grain, support and respond to the new functions of the development and, be cognisant of the wider aspirations and future evolution set out in the framework.

There are four core principles within the HRWMF that are relevant to the public realm approach and are summarised below:

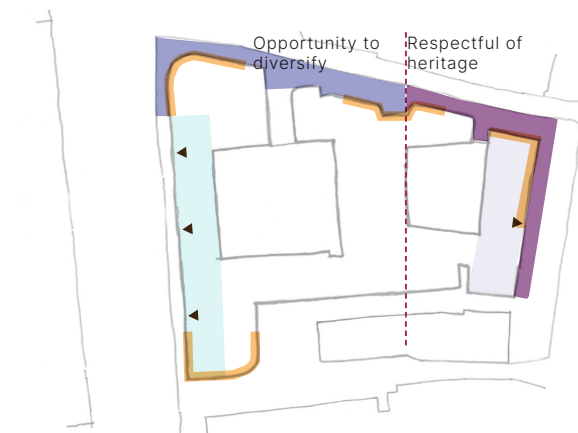
- Create a legible network of east-west streets.
- Create attractive north-south links behind the High Road.
- Clearly define front and back of buildings as well as public and private open spaces.
- Enhance the heritage value contribution of the High Road.

THE STREETS & MARKING THE ENTRANCES



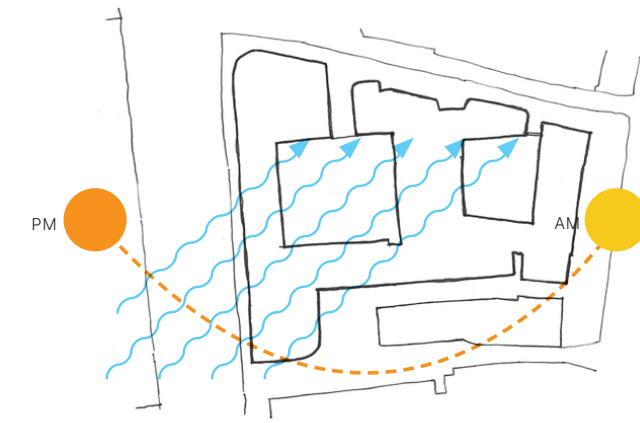
- Tight grain is characteristic of the east west routes off the High Road.
- The future street- Peacock Mews, will need to function in both existing and future scenarios.
- Celebrate the entrance to Brunswick Sq
- Mark the future access to the wider HRW MP

ADDRESSING THE LISTED BUILDING



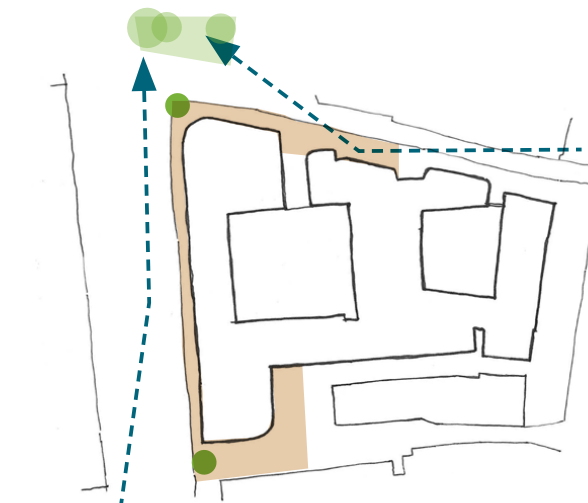
- Distinctive character of frontage along High Road
- The public realm should reflect the more sensitive nature of the High Road frontage, conservation area and listed buildings
- Public realm approach and character to support building functions
- Character of High Road drawn into Brunswick Square.

MICRO CLIMATE



- Peacock Mews will benefit from afternoon and evening sunlight.
- Brunswick Sq will be in shade for much of the day.
- Tight urban grain will limit the impact of south westerly winds

ESTABLISHING LINKS WITH THE FUTURE HRW MASTERPLAN



- Create visual draw along Brunswick Square to better activate the streetscape.
- Greening the streets will help link to the future Peacock Park



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INTRODUCTION, SITE CONSIDERATIONS AND OPPORTUNITIES



The public realm proposals create a high quality curtilage to the proposed building tying in with the adjacent High Road, Brunswick Square and Percival Court interfaces.

Natural stone materials along High Road frontage are retained and continued along the edge of Brunswick Square to ensure good connectivity and access to the new PBSA cores.

Street trees are introduced along the road edge to change the character of the lane and elude to the future Peacock park connections. Vertical greening is introduced along the western edge of the Site with pre-grown screens and a new brick wall creating a new, more positive interface between the site and Peacock Industrial Estate.

This area is named Peacock Mews and will be gated at either end until the future MP is delivered, upon which it will open up to the street and become a public facing edge with a new frontage addressing the street.

The southern end of Peacock Mews links through to Percival Court, where the character changes to reflect more of a yard feel. Vertical greening is introduced to the perimeter of the space to break up the harder brick edges and new set of gateposts mark the link to Percival Court.



FIGURE 267. Illustrative landscape Proposals - Ground Floor



FIGURE 268. Illustrative landscape Proposals - Roof Level

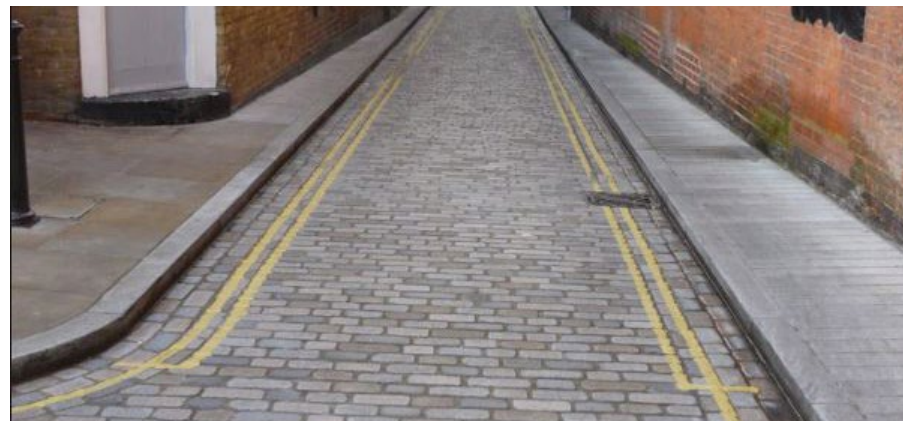
5.2 LANDSCAPE CHARACTER



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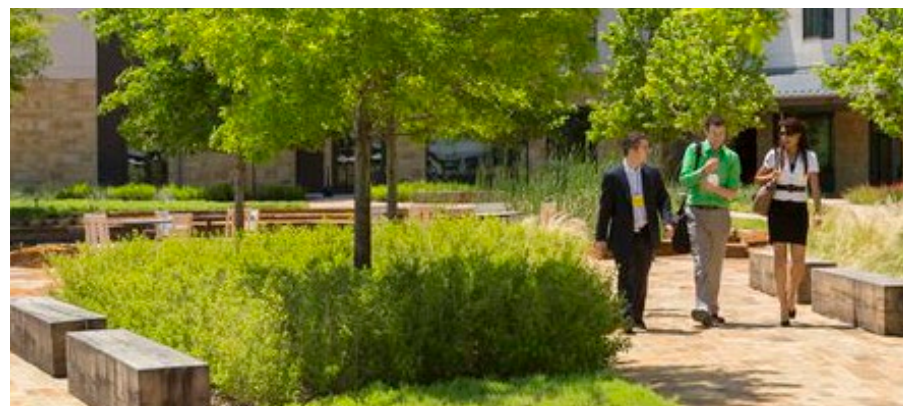

BRUNSWICK SQUARE

- Celebrate the entrance to Brunswick Square
- Introduce artwork and signage to further enhance the route
- Draw through the quality of High Road include feature tree planting and street furniture



STUDENT COURTS

- Establish a new amenity space for residents
- Two distinctive courtyard characters: Herald Yard to be open semi-public space supporting activities and events while Paintbox Yard aims to create smaller scaled spaces for more tranquil, contemplative uses.
- Planting is used to define the private and public edges
- Incorporate threshold spaces for all ground floor units



PEACOCK MEWS

- Extend high quality materiality to the streetscape
- Ensure clean detailing to thresholds and entrances
- Clutter-free streetscape and curtilage



ROOF GARDEN

- Verdant spaces with a garden character
- Opportunities for various informal activities, including group gatherings or individual seating.



- | | |
|--|--|
|  High Road |  Student Courts |
|  Brunswick Square |  Roof Garden |
|  Peacock mews |  Inaccessible green roofs harnessed for biodiversity enhancements |

5.3 LANDSCAPE TYPOLOGIES

5.3.1 BRUNSWICK SQUARE

The widened opening to Brunswick Square offers an opportunity to celebrate the new entrance to the Printworks development and sets up a clear point of arrival into the future MP, as and when it is developed. A bespoke, decorative, metal arch marks this gateway. Interpretative graphics are embedded within the vertical supports depicting the history of the site as a former printworks. Integrated lighting further emphasises the prominence of the new gateway.

The landscape treatment beyond the gateway recognises the strong grain of lanes and yards that are characteristic of this part of the High Road area and aims to retain that. Clear surface demarcation between the carriageway and footway is proposed with street furniture elements further highlighting the changes in function between pedestrian and vehicular routes. Fastigate tree varieties are introduced along the length of the Square to help transform the character and appearance and better recognise the new PBSA uses

KEY

- | | |
|------------------------------|---|
| ① Decorative metal archway | ⑧ Brunswick Square |
| ② Feature tree | ⑨ Feature tree to mark the transition to Peacock Mews |
| ③ Bench | ⑩ Peacock Mews |
| ④ Small unit stone paving | ⑪ Access controlled gate to Peacock Mews for residents and maintenance only |
| ⑤ Fastigate tree in hard | ⑫ Peacock Industrial Estate |
| ⑥ Delivery and service layby | |
| ⑦ Refuse collection point | |



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FIGURE 269. Extract from Illustrative Landscape Masterplan

LANDSCAPE TYPOLOGIES

BRUNSWICK SQUARE - CONTINUED



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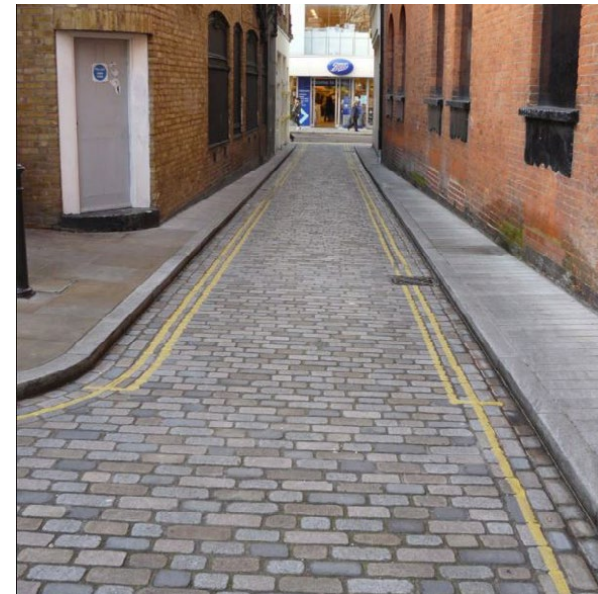


FIGURE 270. Example of high quality 'lanes'

FIGURE 271. Bespoke tree grilles

FIGURE 272. Decorative Metal Archway Entrance



FIGURE 273. Detailed render of streetscape materiality and gateway components

KEY

- A** Yorkstone pavements to High Road
- B** Decorative Metal Archway
- C** Feature tree- Liquidambar styraciflua 'Moraine'
- D** Laser cut steel tree grille with typography lettering linking to the site's former use
- E** Bespoke benching with integrated, backlit text
- F** Small unit natural stone paving
- G** Granite channel laid flush with carriageway surfacing

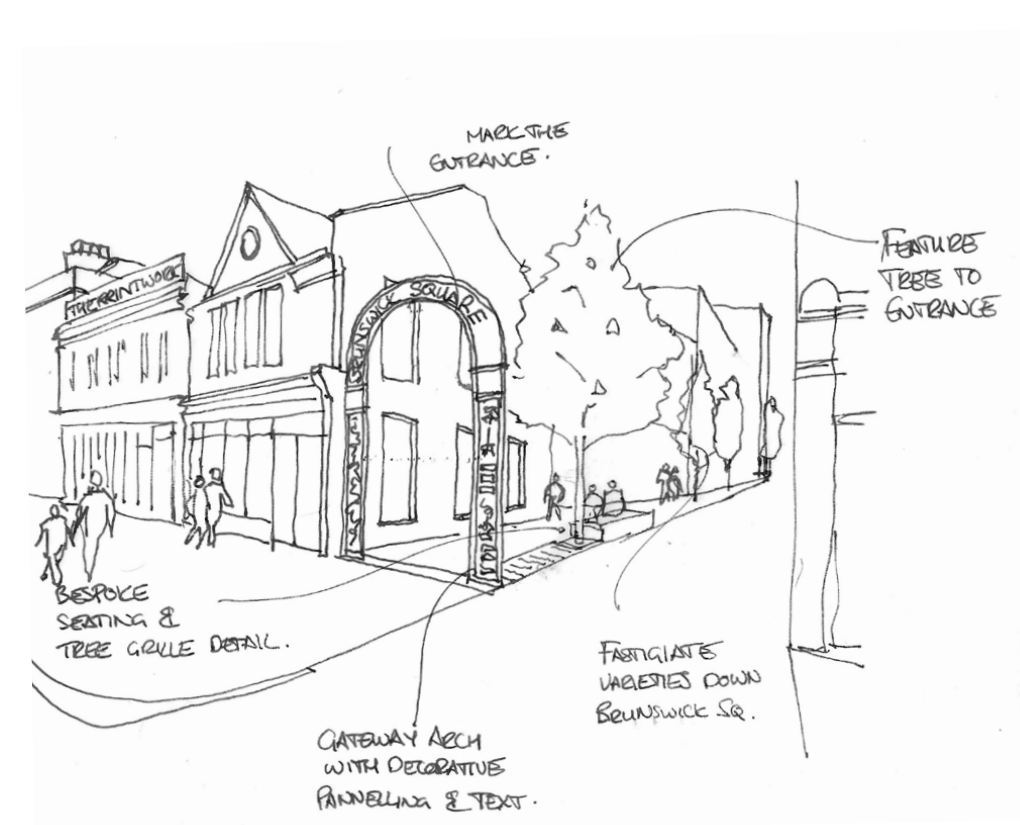


FIGURE 274. Sketch proposals of gateway arch

LANDSCAPE TYPOLOGIES

5.3.2 PEACOCK MEWS

The treatment along the western edge of the Printworks development must cater for the interim relationship with the neighbouring Peacock Industrial Estate and also when the future masterplan is realised.

In the interim scheme Peacock Mews is detailed as a gated lane with a 2.0m high brick wall with hit and miss vertical planting, creating a physical and visual separation to the industrial estate. The brick wall treatment will complement the building and create an acoustic buffer for residents and a temporary raised planter will be added to the building edge to soften the facade

When the future masterplan is realised this wall is removed and the ground floor units will directly address the new street and an avenue of trees that are intended. A Level access pathway to each duplex cluster will cut through a planting bed, acting as separation between the street and building curtilage.

KEY

- ① Northern gated access point with access control for residents
- ② Small unit, clay style paving surfacing
- ③ Southern gated access point with access control for residents
- ④ Small unit sett pavers to the continuation of Percival Court.
- ⑤ Planted threshold softens building edge
- ⑥ Intermittent hit and miss brickwork wall and planted screen boundary



FIGURE 275. Extract from Illustrative Landscape Masterplan

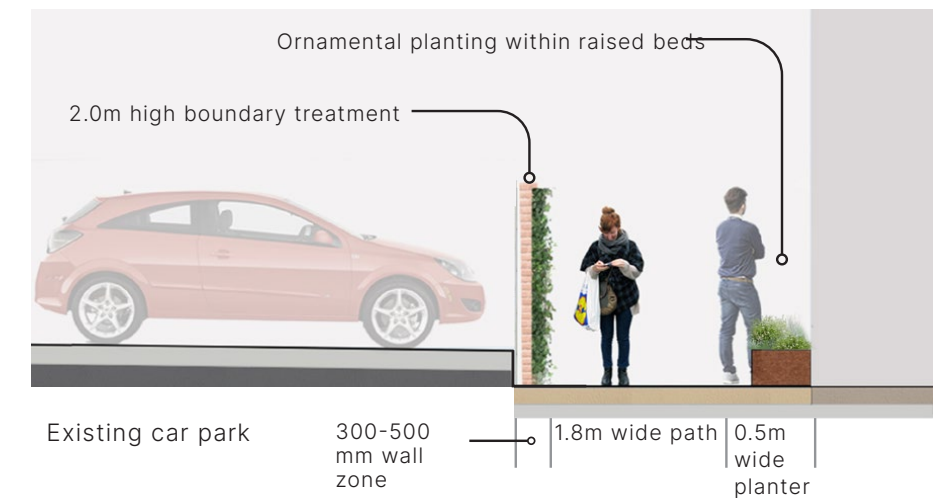


FIGURE 276. Section across street width - Interim treatment

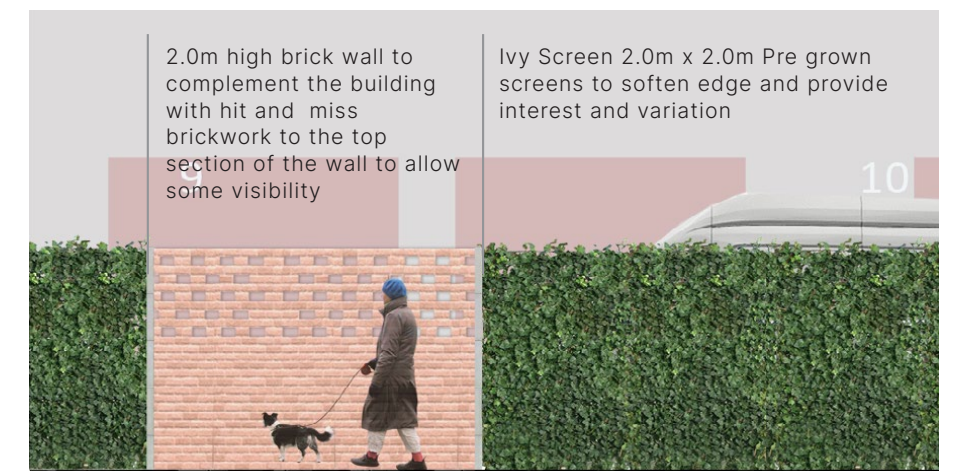


FIGURE 277. Elevation of boundary treatment - Interim

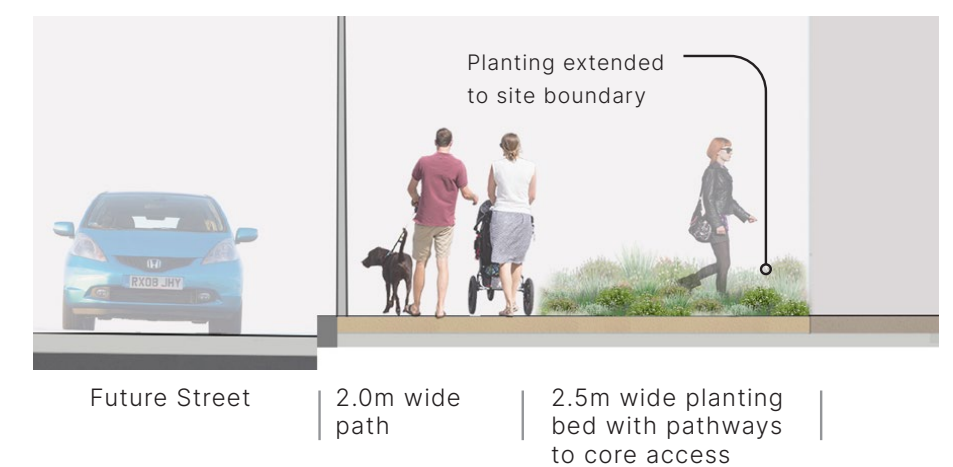


FIGURE 278. Section across street width - Future phase

LANDSCAPE TYPOLOGIES

PEACOCK MEWS - CONTINUED

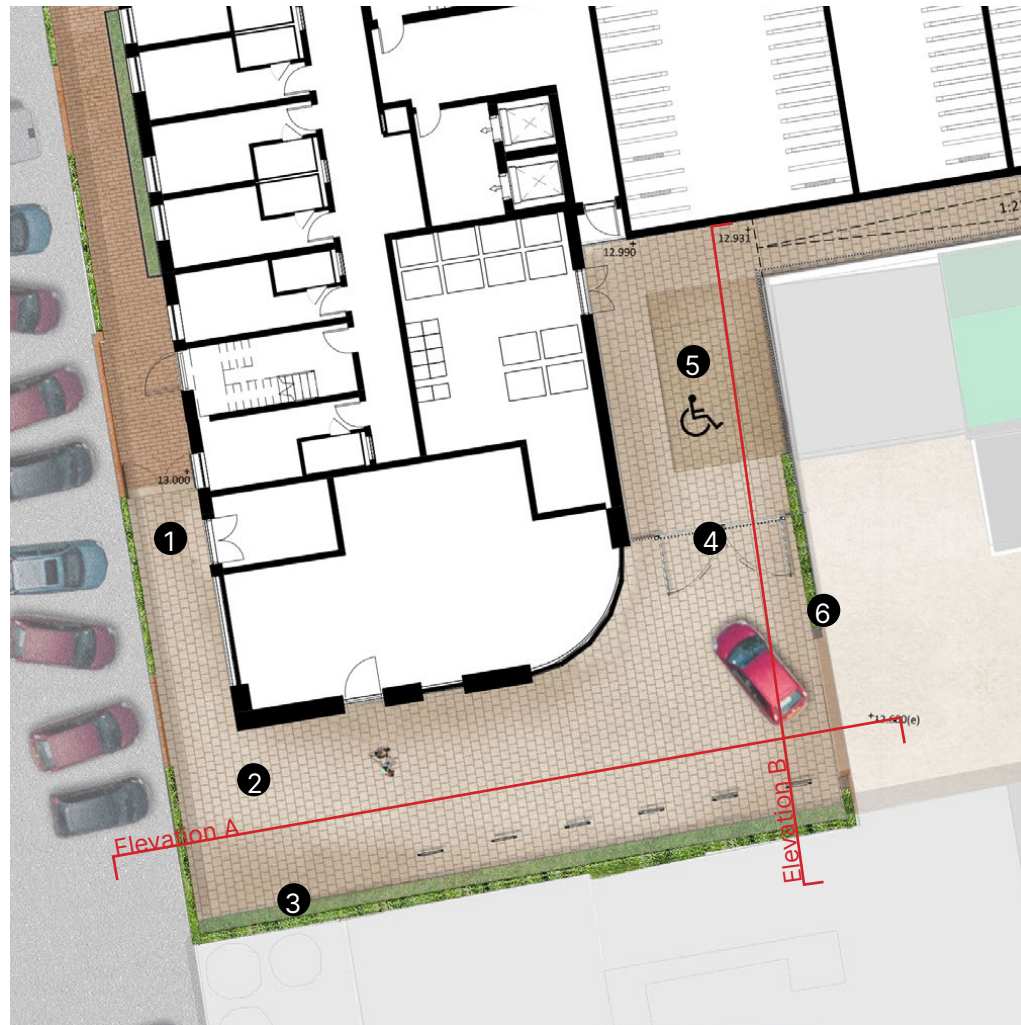


FIGURE 279. Extract from Illustrative Landscape Masterplan

KEY

- ① Gated access point with access control for residents
- ② Small unit sett pavers to the continuation of Percival court
- ③ Ornamental planting and greened walls to enhance the edges of the court
- ④ Vehicle and pedestrian gates to access the service area
- ⑤ Residents' blue badge parking bay
- ⑥ New gateway threshold to Percival Court



FIGURE 280. Elevation A of southern edge to Peacock Mews

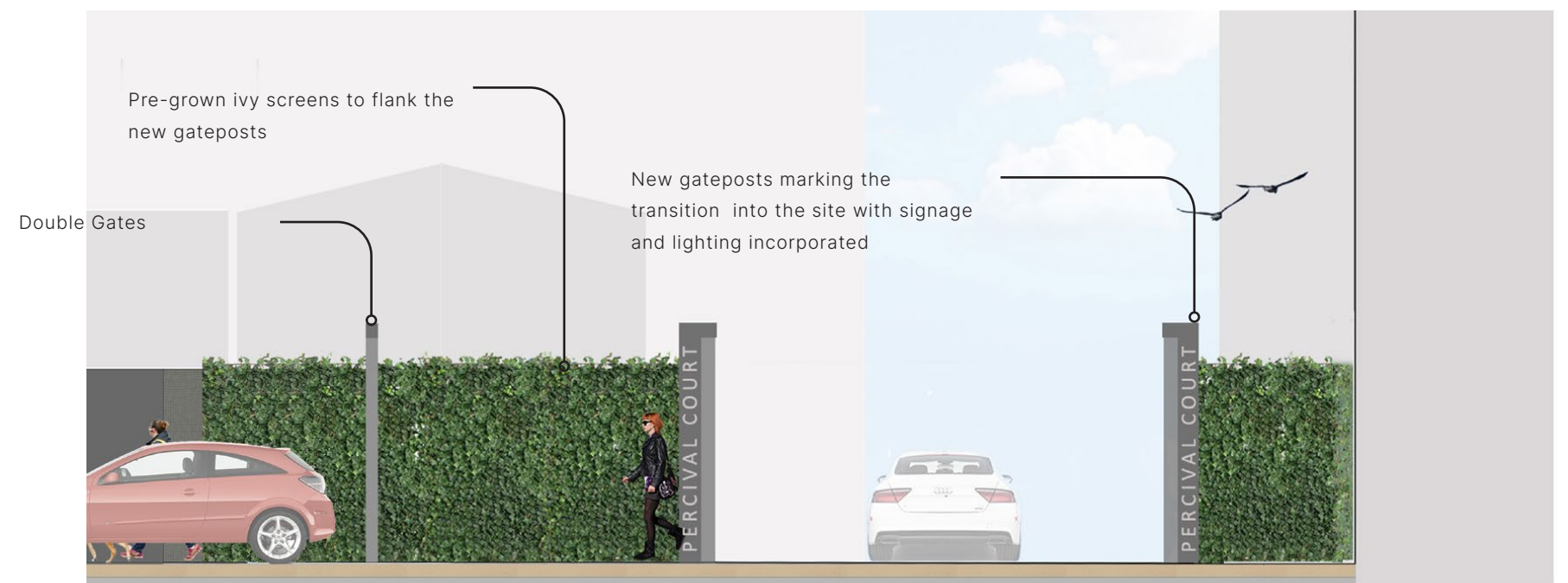


FIGURE 281. Elevation B of Peacock Mews boundary from within site boundary

LANDSCAPE TYPOLOGIES

5.3.3 HERALD YARD AND PAINTBOX YARD

The site has a rich and interesting heritage that has informed its identity which in turn has begun to inform the approach to the public realm design.

The landscape form and character draws from the machinery and processing that would have been undertaken within the buildings on site.

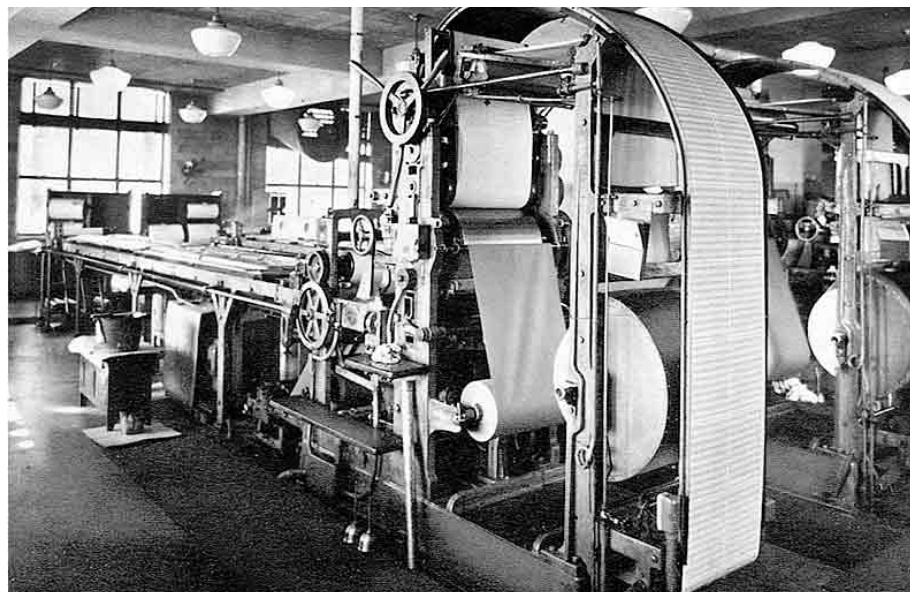
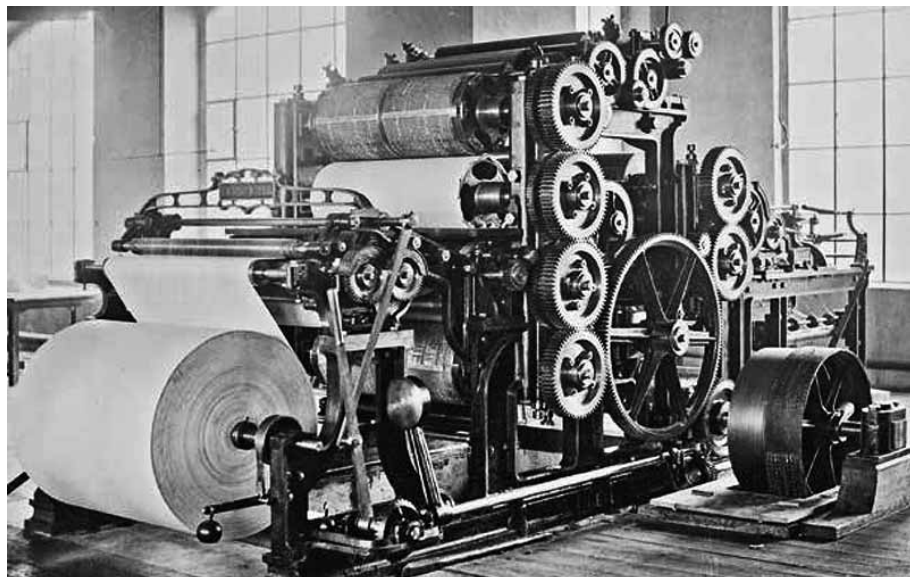


FIGURE 282. Images highlighting typical printing press machinery

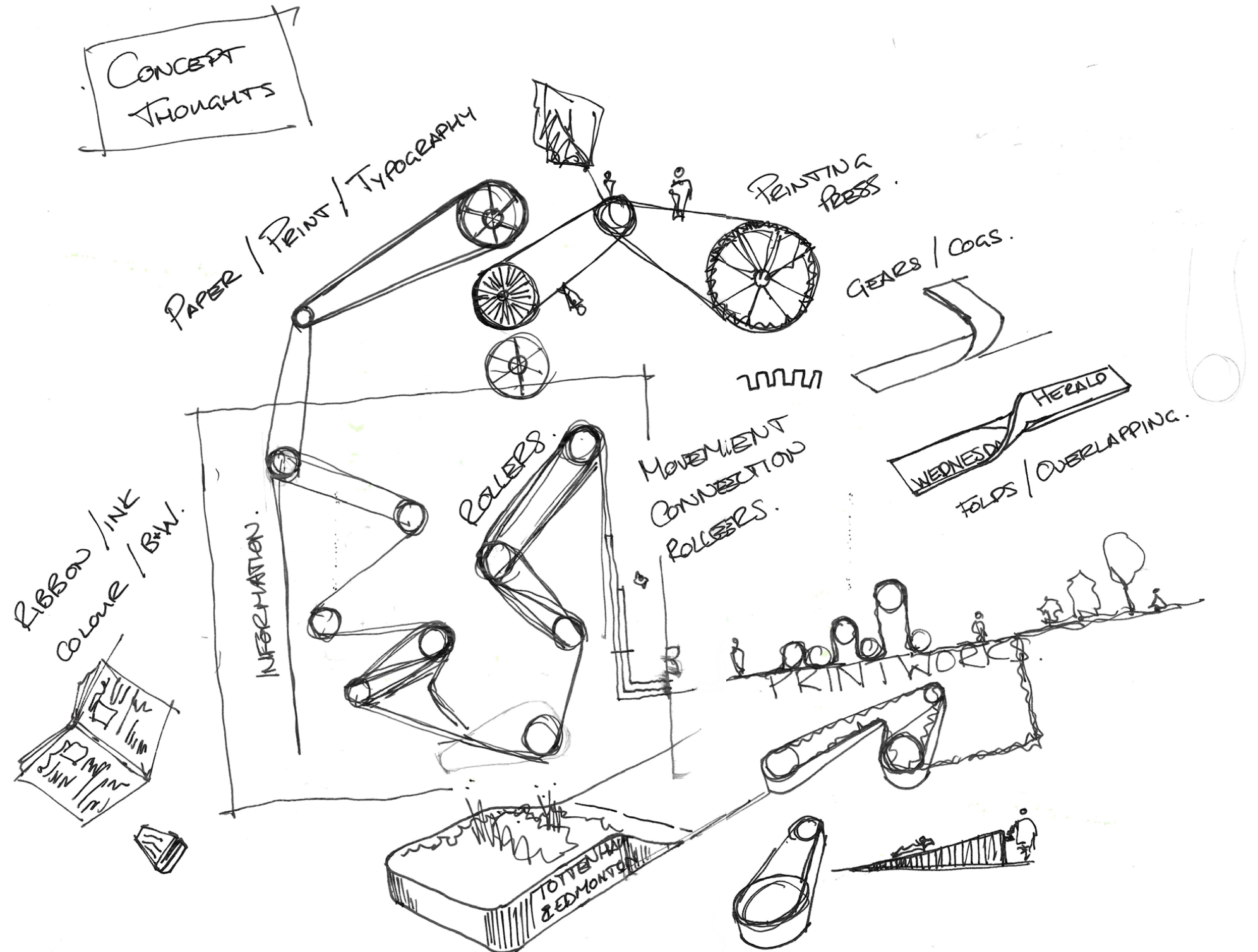


FIGURE 283. Initial Concept Sketches

LANDSCAPE TYPOLOGIES

5.3.4 HERALD YARD



KEY

- ① Step free route from reception through to the Lounge
- ② Flexible seating adjacent to commercial unit
- ③ Decked seating area positioned to capture south facing aspect
- ④ Planting areas with shrub and multistem trees provides backdrop to lounge area providing seasonal interest
- ⑤ Covered walkway to provide access to building entrances
- ⑥ Festoon lighting creates containment overhead at a more human scale amongst the taller surrounding building
- ⑦ Raised seating and planter edge faces showing stencilled 'printwork spool' graphic tying in with site heritage



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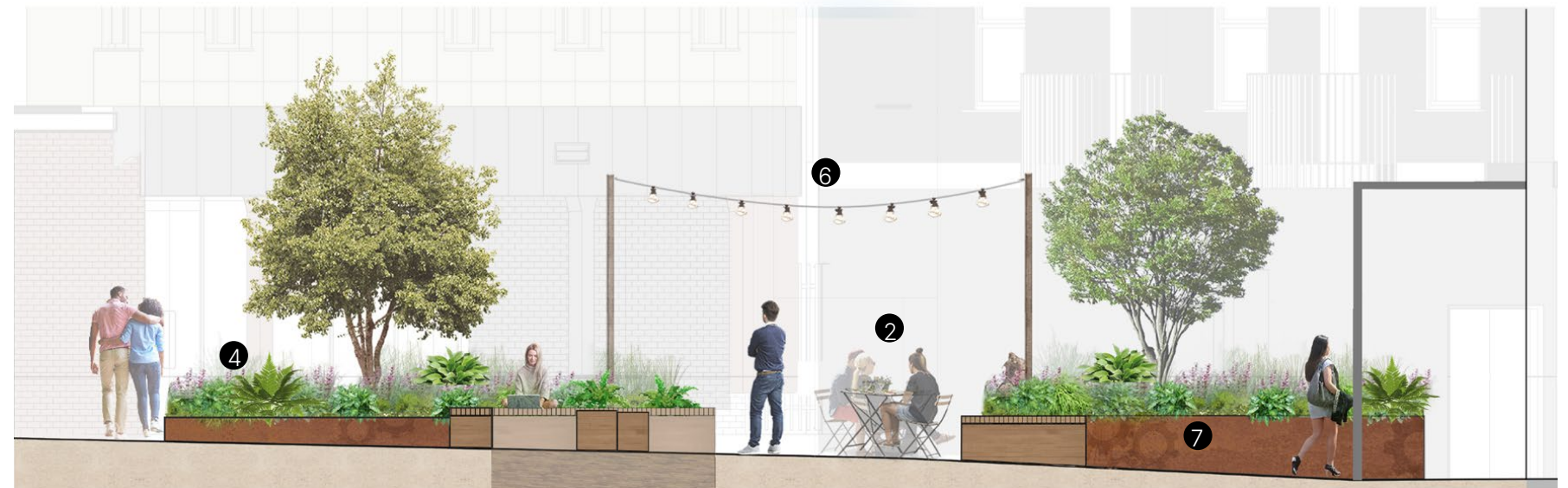


FIGURE 284. Section through Herald Yard



FIGURE 285. Creation of flexible communal spaces



FIGURE 286. Mixed seating encourages interaction and socialising

LANDSCAPE TYPOLOGIES

5.3.5 PAINTBOX YARD



KEY

- ① Step free access into the courtyard
- ② Stepped approach to the main courtyard with seating edges
- ③ Festoon lighting creates containment overhead at a more human scale amongst the taller surrounding building
- ④ Consistent small unit paving runs throughout the courtyard.
- ⑤ Shade tolerant planting species selected to provide year round amenity.
- ⑥ Maintenance vehicle access and fire tender access allowed
- ⑦ Covered walkway to provide access to building entrances

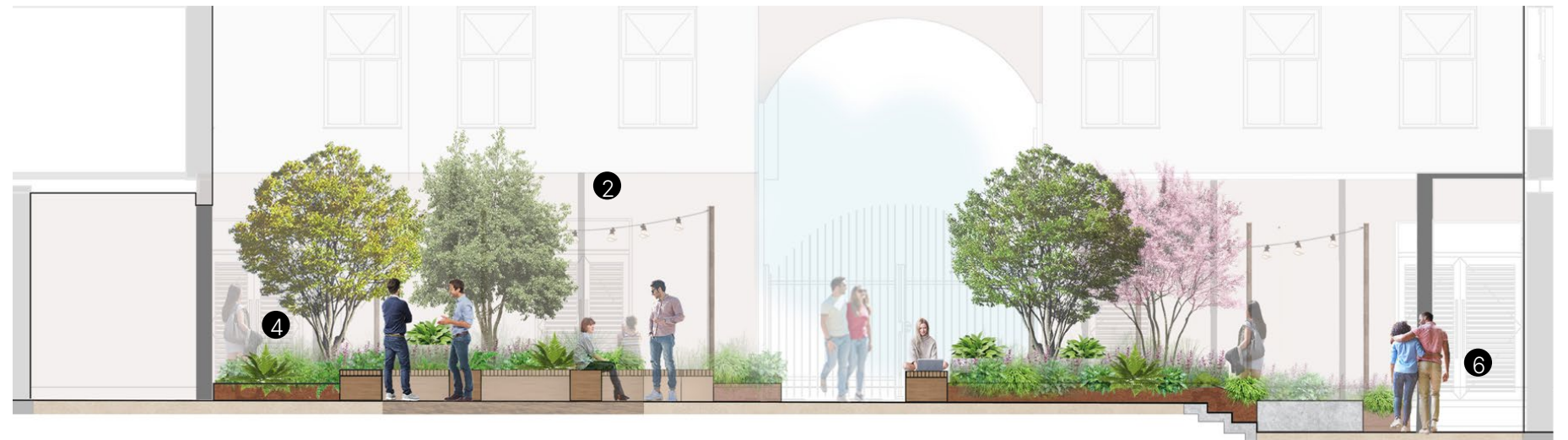


FIGURE 287. Section through Paintbox Yard



FIGURE 288. Seating pockets set within green, verdant setting



FIGURE 289. Lush, shade tolerant planting character

LANDSCAPE TYPOLOGIES

5.3.6 ROOF GARDEN



KEY

- ① Outdoor kitchen area
- ② Festoon lighting
- ③ Smaller, more intimate seating nooks
- ④ Pergola covered area providing shaded seating option including integrated safety features to avoid unwanted climbing/use.
- ⑤ Open lawn area for informal seating, lounging and small group activities such as yoga
- ⑥ Multistem tree planting
- ⑦ Pre grown ivy screen creates vertical divider panel between spaces
1.4m high balustrade set back from parapet edge
- ⑧ Planters next to balustrade at 1m high to act as edge protection

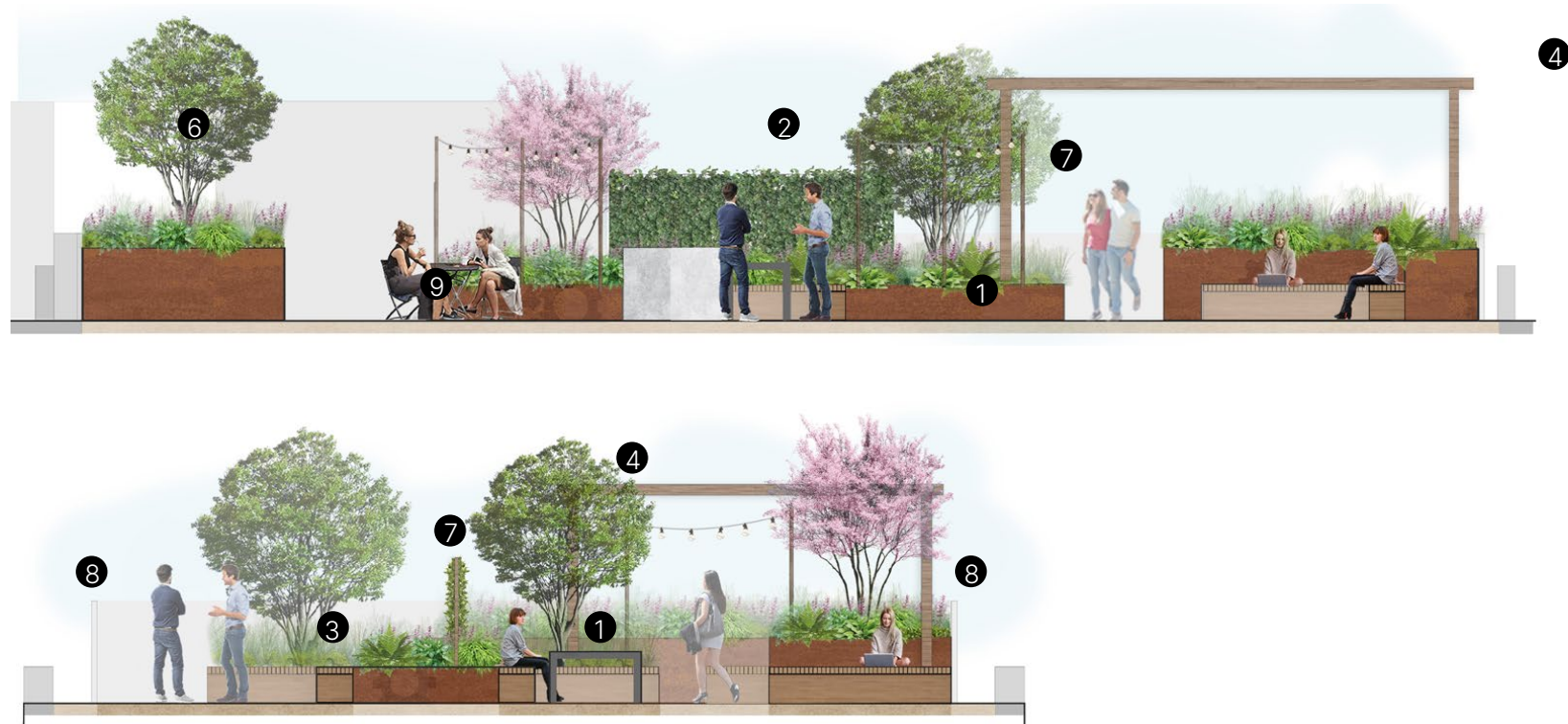


FIGURE 290. Sections through proposed roof terrace

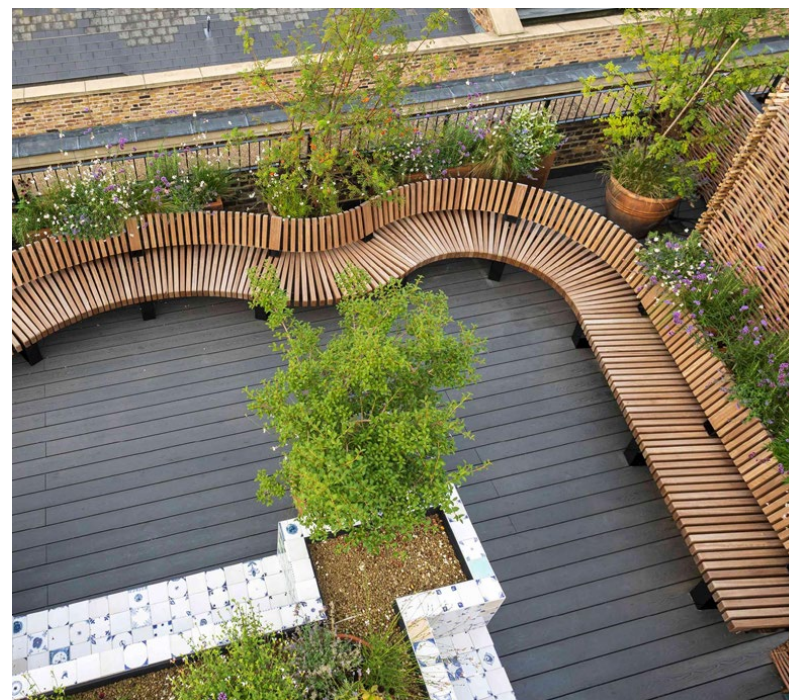


FIGURE 291. Examples of podium level external spaces and activity



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5.4 MATERIALITY

5.4.1 SURFACE AND STREET FURNITURE

The materiality of the site aims to reference the high quality materials present within the wider public realm, particularly along High Road. Here the natural stone material is proposed to run into Brunswick Square reflecting the high quality nature and frontage along the street. Changes in unit size highlight the change in character and use, signifying vehicle overrun and drop off/delivery bays.

A clay format unit is proposed to Peacock Mews and through Percival Court referencing the smaller, more intimate scale to the streets and a character more akin to the Yards within the wider conservation area.

A comparable small unit paver is intended to be laid within the courtyard spaces too but as part of a permeable paving system to support the site's climate resilience.

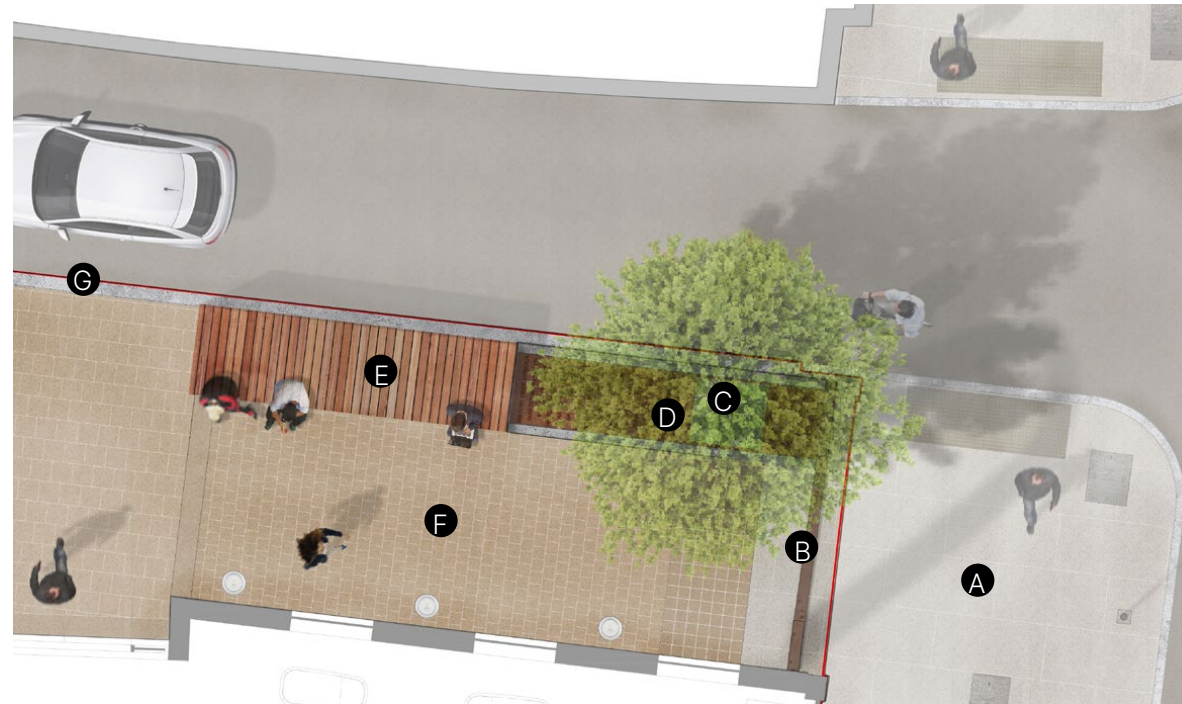


FIGURE 292. Materiality and detailing to Brunswick Terrace

KEY

- A** Yorkstone pavements to High Road
- B** Decorative Metal Archway
- C** Feature tree- Liquidambar styraciflua 'Moraine'
- D** Laser cut steel tree grille with typography lettering linking to the site's former use
- E** Bespoke benching with integrated, backlit text
- F** Small unit natural stone paving
- G** Granite channel laid flush with carriageway surfacing



FIGURE 293. Examples of key materials

MATERIALITY

SURFACE AND STREET FURNITURE - CONTINUED

Street furniture will support the design of the public realm around the Printworks and where possible draw out the identity of the site through graphics, materials, signage and interpretation.

A key element within the site will be a new gateway element at the mouth of Brunswick Square. Forming an arch way over the pedestrian footpath the structure will incorporate signage, lighting and a series of interpretation panels capturing the site's heritage and the identity of the wider High Road conservation area.

Bespoke seating elements will also form part of the gateway design along with detailed tree grilles that sit within the natural stone paving.

Street furniture is also used to help inform the delineation between vehicle and pedestrian areas to reduce the necessity for bollards along the street edge.

Furniture to the courtyards and roof gardens will largely be integrated alongside the raised planters with benches including back rests and arm rests available for all users. Spaces for wheel chairs are also planned beside integrated furniture to ensure inclusivity within the public realm.



FIGURE 294. Example images of street furniture used within the proposals

MATERIALITY

5.4.2 INTERFACES AND BOUNDARIES

Boundary treatments are designed to positively contribute to the public realm and streetscape they address. Given the current context surrounding the site they must function as both a visual and acoustic screen, particularly along the Peacock Industrial Estate boundary where the movement of vehicles is fairly regular.

Peacock Mews: A new boundary treatment is proposed along the western elevation of the site. This is predominantly a brick wall with pre-grown green screens proposed at intervals along its length. The planting will soften the edge offering a more appropriate boundary alongside the new PBSA units.

Percival Court: The south western corner of the site picks up a similar approach with pre-grown screens being used to mark the gateway and soften the perimeter of the 'yard'.

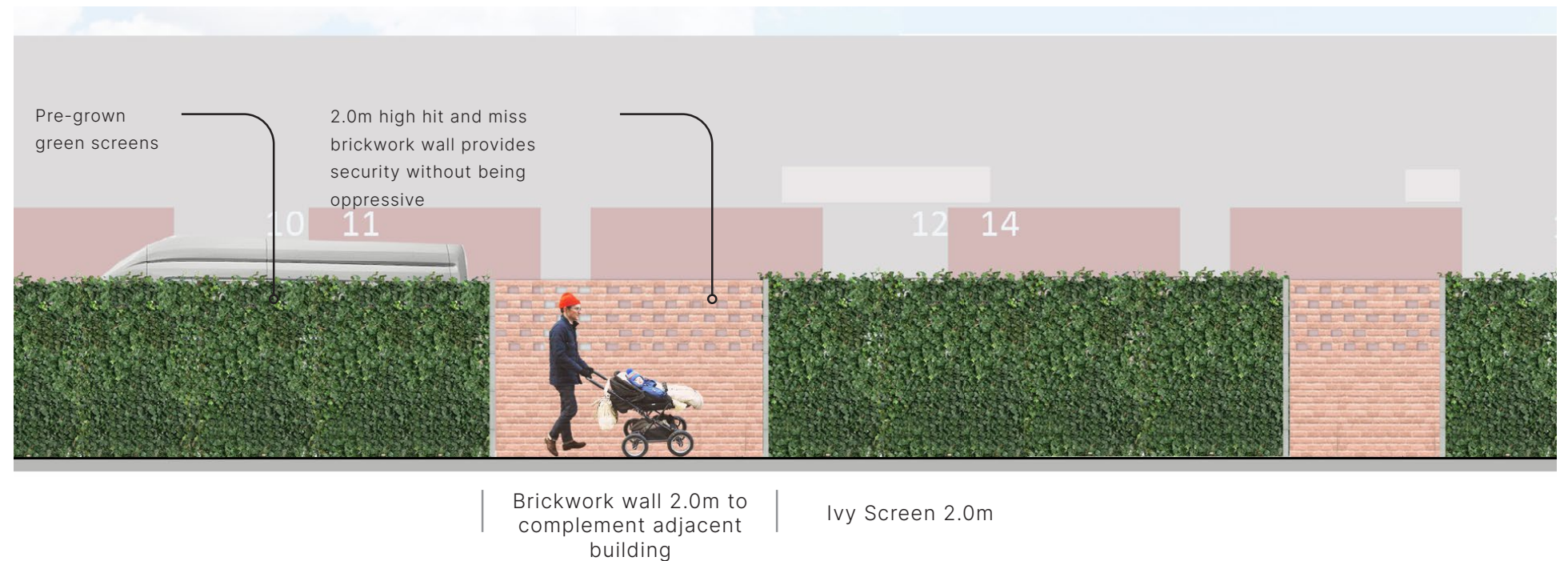


FIGURE 297. Peacock Mews Wall Elevation

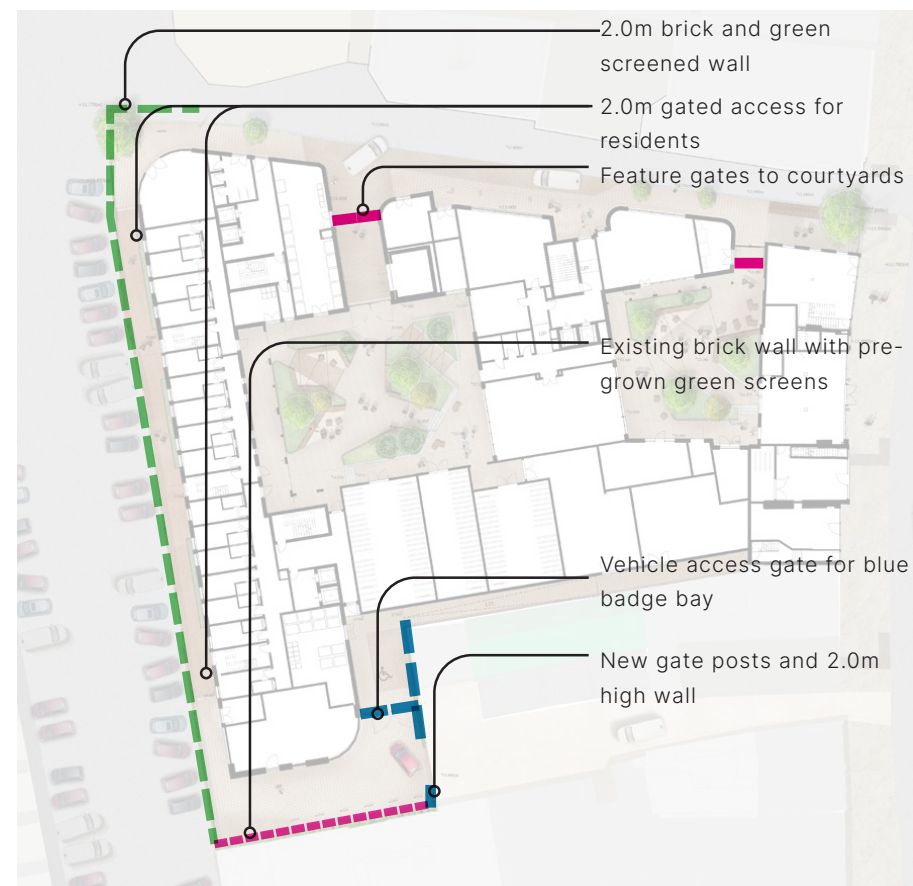


FIGURE 295. Boundary types and locations



FIGURE 296. Peacock Mews South/ Percival Court Wall Elevation

MATERIALITY

5.4.3 LIGHTING

The lighting strategy will provide a safe and welcoming external environment ensuring that all footpaths and carriageways are well lit and feel secure. All primary routes and footpaths will be lit to relevant CIBSE standards with light fittings selected to ensure minimal light spillage, cowls should be used where columns sit adjacent to residential windows to reduce glare.

A detailed lighting design will be undertaken in line with a site wide security strategy ensuring CCTV coverage is supported with the appropriate light levels.

Visual interest will be created using architectural lighting illuminating key features such as focal trees along Brunswick Terrace and the gateway feature at the junction with High Road.

Communal and private entrances into buildings and gardens will be picked out in a brighter light to support the holistic way finding strategy. Social areas will have sufficient lighting to maintain clear sightlines and a sense of safety.

Courtyards and roof gardens should have a lower lighting level to reflect their use, with features such as key trees and structures highlighted by accent lighting.

Particular care will be given to Brunswick Square and the continuation of Percival Court to ensure the correct level of lighting is provided and the two existing columns are further supported with additional lighting positioned within the site boundary.



KEY

- L1** Primary column lighting to carriageways and adjacent footpaths- standard height 6-8m
- L2** Primary lighting to main routes to adoptable standards - standard height 6m, building or column mounted
- L3** Mixed lighting with festoon and low level fittings
-  Feature lighting to trees & gateway arch including up and down lighters and canopy pea lights
- L4** Assumed as existing- Primary lighting columns to High Road to adoptable standards

FIGURE 298. Lighting Strategy

A family of light fittings should be considered to create a palette of street furniture appropriate for the development with selected fittings robust and durable with their finish appropriate for a high level of wear and tear.



FIGURE 299. Family of light fittings



Not to scale

5.5 PLANTING

Whilst the site area is closely defined around the building edges there is still opportunity for the introduction of a diverse planting palette. This palette will provide year-round structure and seasonal interest, with selection informed by sun, shade, wet, dry and windy conditions.

The planting strategy aims to strike the balance between pleasing aesthetics, robustness for longevity and ease of maintenance to ensure it remains at its best. The key planting types are as follows:

Street Tree Planting: takes its cues from the adjacent High Road trees with the introduction of a series of anchor broad leaf trees at key interfaces in the site. Due to the limited space Planes will not be used, but instead a Liquidambar variety that will still offer a good structure and a decent sized canopy. A palette of medium and smaller ornamental tree varieties sit alongside the anchor trees with their selection influenced by the microclimatic constraints.

Mixed shrub planting: A mix of hedging and hardy evergreen shrubs have been selected to offer structure and year round interest to building thresholds and to offer a verge to entrances and ground level windows.

Ornamental & Herbaceous Planting: Raised planters are proposed within the courtyards and the roof terrace and will accommodate a diverse mix of plant varieties; evergreen species will create a year-round green foil through which colourful herbaceous varieties will emerge throughout the year. Planting has been selected that will respond to the sunnier aspect here as well as its more exposed position. In the courtyards, species will be chosen for their shade tolerant characteristics to suit the microclimate.



Liquidambar Moraine



Achillea filipendula



Geranium macrorrhizum



Magnolia kobus



Salvia nemorosa 'Caradonna'



Luzula sylvatica



Dryopteris



Cornus Kousa



Stipa gigantea



Sarcococca humilis

FIGURE 300. Species Selection

5.6 SUSTAINABILITY AND URBAN GREENING

Threading through the landscape approach is the desire to create and build a sustainable development that stands the test of time. Everything we do has an impact on the environment and the approach to the landscape design is informed by the need to conserve resources, preserve and enhance natural systems and minimise carbon emissions.

CLIMATE SENSITIVE DESIGN

The proposals are being developed with climate sensitive design in mind.

- Sustainable urban drainage systems have been introduced to capture rainwater and slow discharge rates, through the use of permeable paving to the courtyards and bio-retention tree pits.
- Street tree planting is detailed with linked tree pits and below ground cellular systems to create additional rainwater attenuation.
- Hedging species are proposed that are known to capture micro pollutants in the air, particularly from the surrounding road network.
- Responding to the microclimate of the site considering the aspect, daylight and shelter from the wind when designing the spaces

BIODIVERSITY

The landscape proposals have the opportunity to deliver a new richness of species through the development with the key driver to deliver and exceed a positive biodiversity net gain. Collaboration with ecologists have informed the landscape proposals which will incorporate;

- Careful selection of planting varieties including native species, with seasonal variation.
- Flowering and fruiting varieties that encourage pollinating insects, and intern attract birds and bats
- Maximise the roof garden spaces with a large proportion of green spaces

CARBON OFFSETTING

The landscape proposals have been developed with carbon offsetting in mind including:

- Careful specification of materials with consideration of percentage of recycled content, avoiding heavily processed materials such as plastics, considering longevity, durability and suitability of materials.
- Natural materials such as FSC wood which has less embodied carbon to be used within the street furniture
- Maximise the quantum of green spaces and incorporate trees and woody plant species that are known for their carbon sequestration properties.

URBAN GREENING

In line with Policy G5 of the New London Plan the site has been assessed for its urban greening factor (UGF). The Urban Greening Factor (UGF) is a tool used to evaluate and quantify the quality of urban greening provided by a development and aims to accelerate greening of the built environment, ensuring a greener London as it grows. As well as ensuring higher quality greening within the green infrastructure network.

The total urban greening factor for the site, based on the proposed post development habitats, is calculated to be 0.41 and therefore meets the recommended target of 0.4 for residential developments as outlined in the New London Plan.

This has been calculated using the UGF table and agreed method.

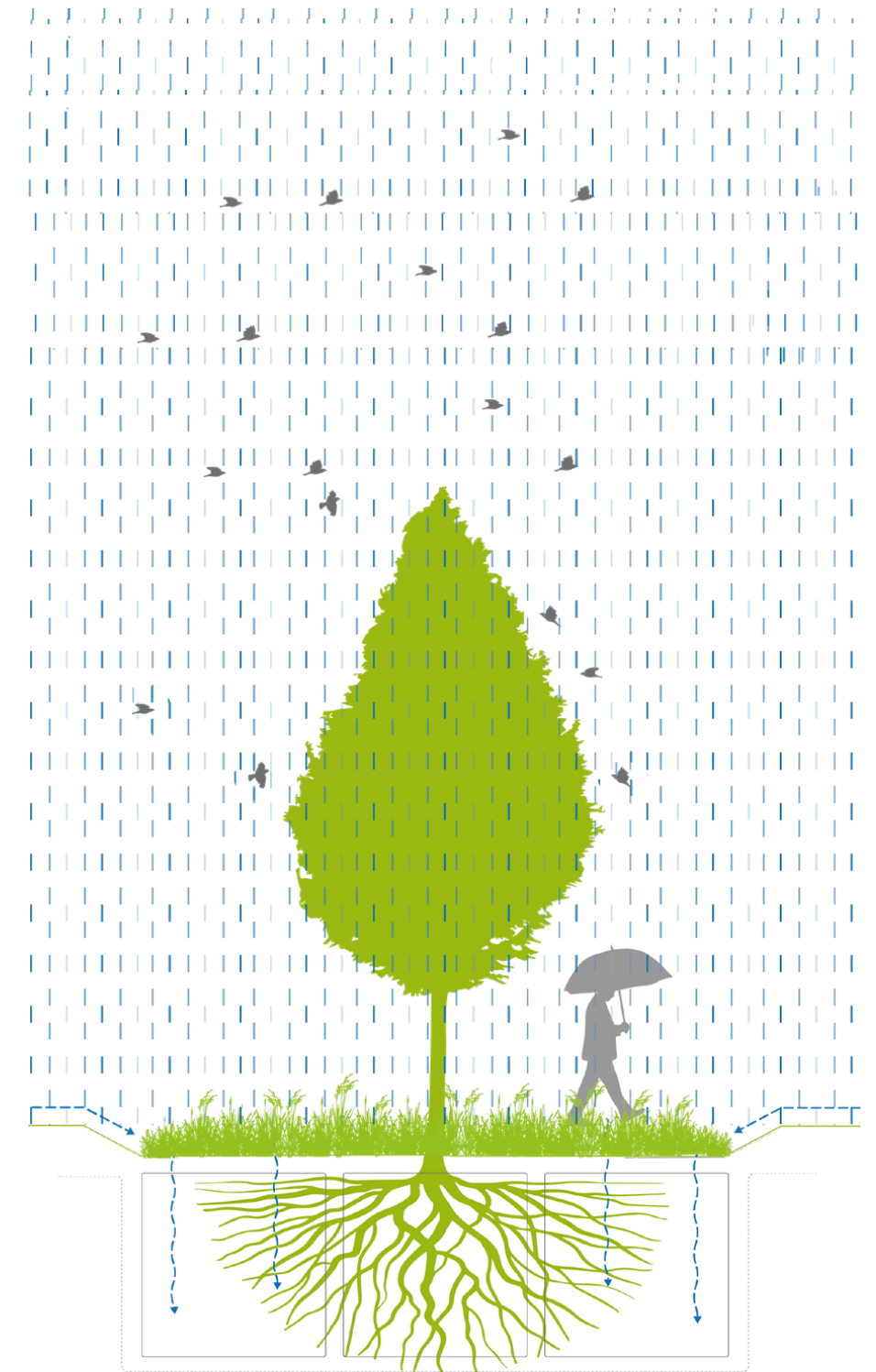


FIGURE 301. Sustainability and Urban Greening

SUSTAINABILITY AND URBAN GREENING- CONTINUED

The table outlines the calculations undertaken to determine the urban greening factor and is taken from the London Plan Guidance document March 2021 pre-consultation draft.

Surface Cover Type	Factor	Proposed M2	Proposed Factor
Semi natural vegetation (e.g.. Woodland, flower-rich grassland) created on site	1	0	0
Wetland or open water (semi-natural; not chlorinated) maintained or ESTABLISHED ON SITE	1	0	0
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	668	534.4
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	849	679.2
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014	0.7	0	0
Flower-rich perennial planting.	0.7	103	72.1
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0
Hedges (line of mature shrubs one or two shrubs wide)	0.6	0	0
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0
Green wall –modular system or climbers rooted in soil	0.6	162	97.2
Groundcover planting.	0.5	103	51.5
Amenity grassland (species-poor, regularly mown lawn)	0.4	0	0
Extensive green roof of sedum mat or other lightweight systems that do NOT MEET GRO CODE 2014	0.3	0	0
Water features (chlorinated) or unplanted detention basins	0.2	0	0
Permeable paving	0.1	526	52.6
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	0	0	0
URBAN GREENING FACTOR	0.4125		