Tiverton Road

Landscape Statement

TR530-TML-ZZ-ZZ-RP-L-0006

November 2025

turkington martin

1.1 CONTENTS & INTRODUCTION

1.0.	Contents and Introduction	2
2.0.	Context	3
2.1.	Wider Context	4
2.2.	Existing Pedestrian Routes	5
2.3.	Existing Site	6
2.4.	Existing Trees	7
2.5.	Existing Parking	8
3.0.	Design Proposals	9
3.1.	Landscape Opportunities	10
3.2.	Landscape Masterplan	11
3.2.	Landscape Proposal	12
3.3.	Green Street	13
3.4.	Courtyard	14
3.5.	Courtyard Visualisation	15
4.0.	Design Strategies	16
4.1.	Surfacing Strategy	17
4.2.	Enclosure Strategy	18
4.3.	Furniture Strategy	19
4.4.	Play Strategy	20
4.5.	Planting Strategy	21
4.6.	Tree Strategy	23
4.7.	Tiverton Road Tree & Planting Strategy	25
4.8.	Urban Greening Factor	26
5.0.	Open Space Improvements	27
5.1.	Open Space Improvements	28
5.2.	Open Space Area and Quality Comparison	29
5.3.	Playground - Existing Site	30
5.4.	Playground - Proposed Improvements	31
5.5.	2-24 Tiverton Road - Existing Site	32
5.6.	2-24 Tiverton Road - Proposed improvements	33
5.7.	Tewkesbury Road Open Space - Existing Site	34
5.8.	Tewkesbury Road Open Space - Proposal	35

Introduction

This Landscape Strategy has been prepared by Turkington Martin Landscape Architects in collaboration with Bubble Architects and the wider design team on behalf of Haringey Council.

The development will comprise proposals for the redevelopment of the council-owned site at Tiverton Road, seek to provide open space and amenity improvements on and around the site together with the delivery of 17 new homes for council rent.

The proposals seek to provide a exemplar external environment, particularly the courtyard garden and play street provide a much needed space for relaxation, play and opportunities for residents to meet and enjoy each other's company.

The landscape proposals are set out with accompanying detail on materials, planting and furniture. The palette of materials are described within the document that sets out the individual materials and outline specification for ease of reference.

2.0 | CONTEXT

2.1 WIDER CONTEXT

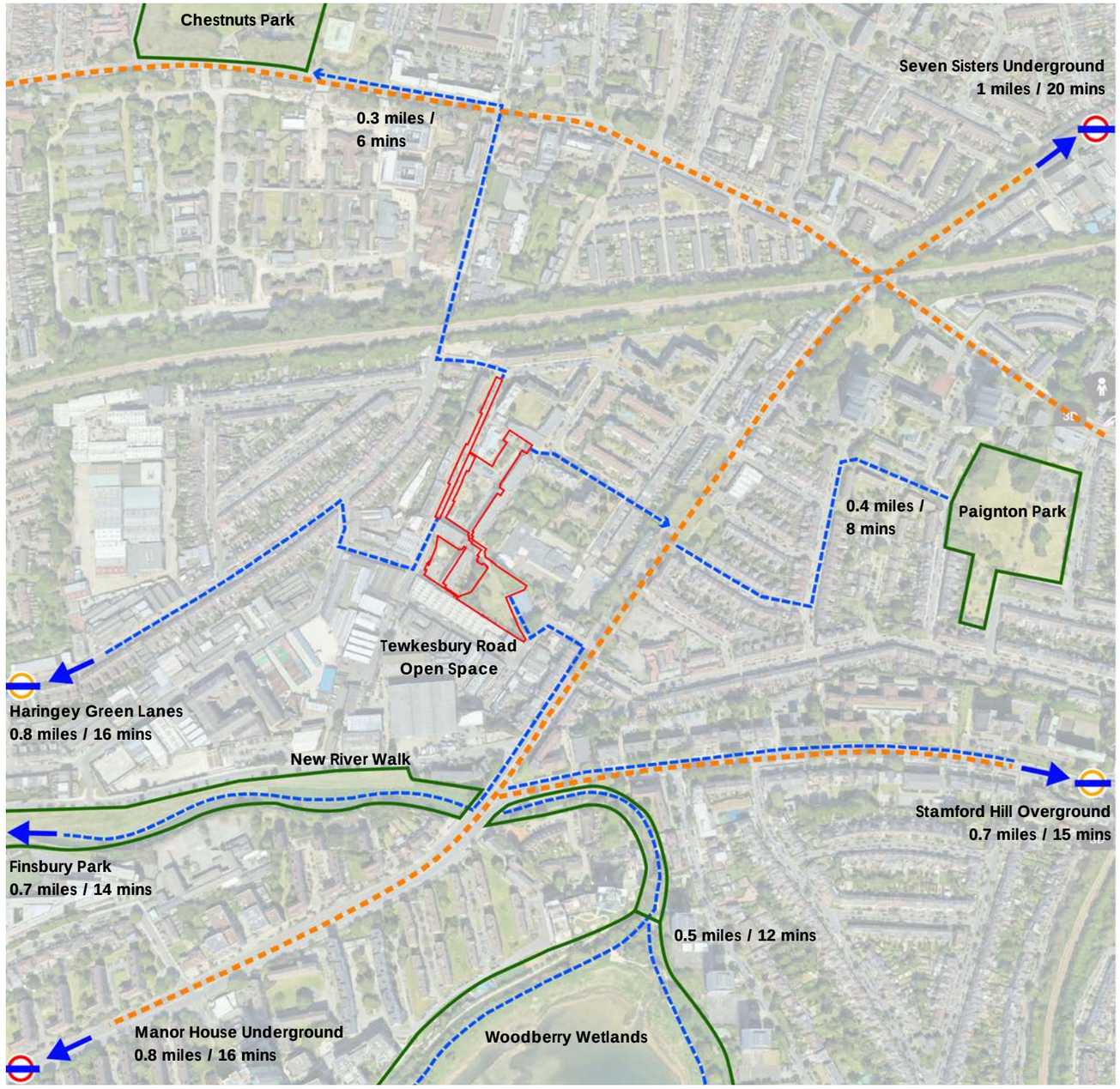


Diagram to show existing links to wider context, open spaces and public transport

KEY

- Proposed site
- Underground Station
- Overground Station
- Bus routes
- Walking Routes
- Parks & Open Space

The site is well served by parks and open spaces. The closest is Chestnuts Park, approximately 0.3 miles north-west of the site, featuring a community centre, a café, a playground, and sports facilities including tennis courts, a multi-use games area, and a basketball court. It also includes natural areas such as a community willow garden, an orchard, and various mature trees and flower beds, along with a zip wire and outdoor gym. The park is protected for public recreation and has received a Green Flag Award.

Along side other local open spaces such as Paignton Park and Woodberry Wetlands, generous play and recreation is accessible for all age groups, including older children and young adults.



Chestnuts Park



Paignton Park



Woodberry Wetlands

2.2 EXISTING PEDESTRIAN ROUTES

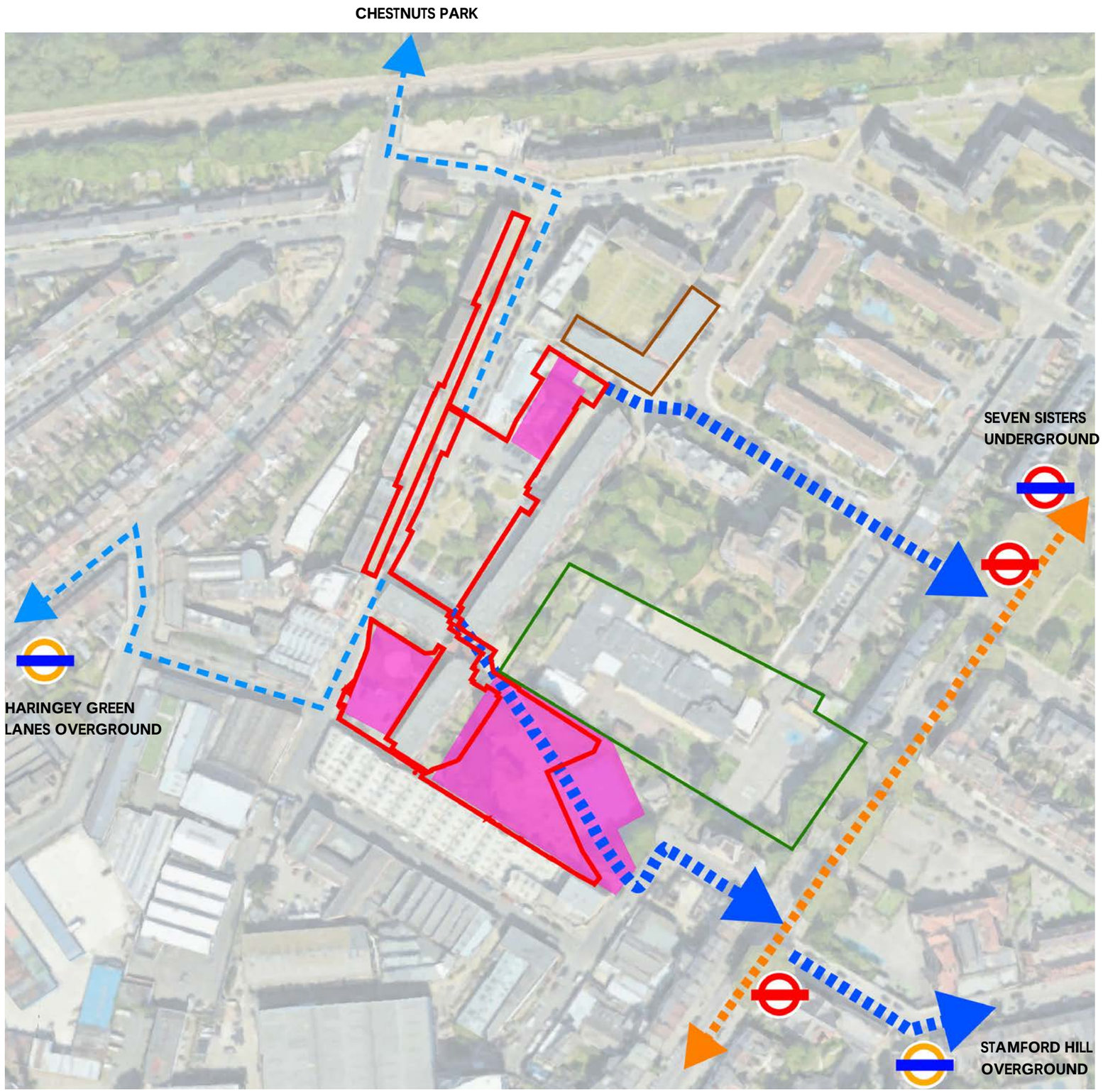


Diagram to show existing links to wider context, open spaces and public transport

The site is situated immediately adjacent to a playground to the north and Tewkesbury Road Open Space to the south.

Local shops are located close to the site on Fladbury Road, and Tiverton Primary School is located immediately to the east. Bus stops are located on Seven Sister Road providing easy access to Seven Sisters Underground station. The nearest Overground station is Stamford Hill, approximately 07 miles to the east.

As many local facilities, including open spaces, shops, school and transport connections are located to the east of Tiverton Road, it is assumed these are the primary pedestrian routes which have been accommodated and strengthened in the emerging proposals. Secondary pedestrian links have been identified to the north (Chestnuts Park) and to the west (Haringey Green Lanes Overground station).

KEY

- Proposed Site
- Primary pedestrian connections
- Secondary pedestrian connections
- Existing amenity / open spaces
- Local shops
- Tiverton Primary School
- Bus route
- Bus stop
- Overground station
- Underground station

2.3 THE EXISTING SITE



Diagram to show the existing site

KEY

- Trees
- Paths
- Lawn
- Raised planters
- Bin storage area

The existing site comprises approximately 1090 sqm amenity space. The space consists of lawn bisected by a footpath running centrally through the space, scattered trees and raised planters with overgrown vegetation in the east and west boundaries.

An access road is located to the north of the open space, delineating a smaller area of lawn with an unattractive bin storage area and eight parking bays.

The space has low amenity value due to the following:

- No seating for residents to stop and enjoy the space
- No play elements which would add value for children
- Trees are low quality, and almost all requiring removal ((category U)
- All planting is overgrown, obscuring views across the space.
- Large areas of lawn and planting are in raised planters, making them inaccessible and reducing amenity value

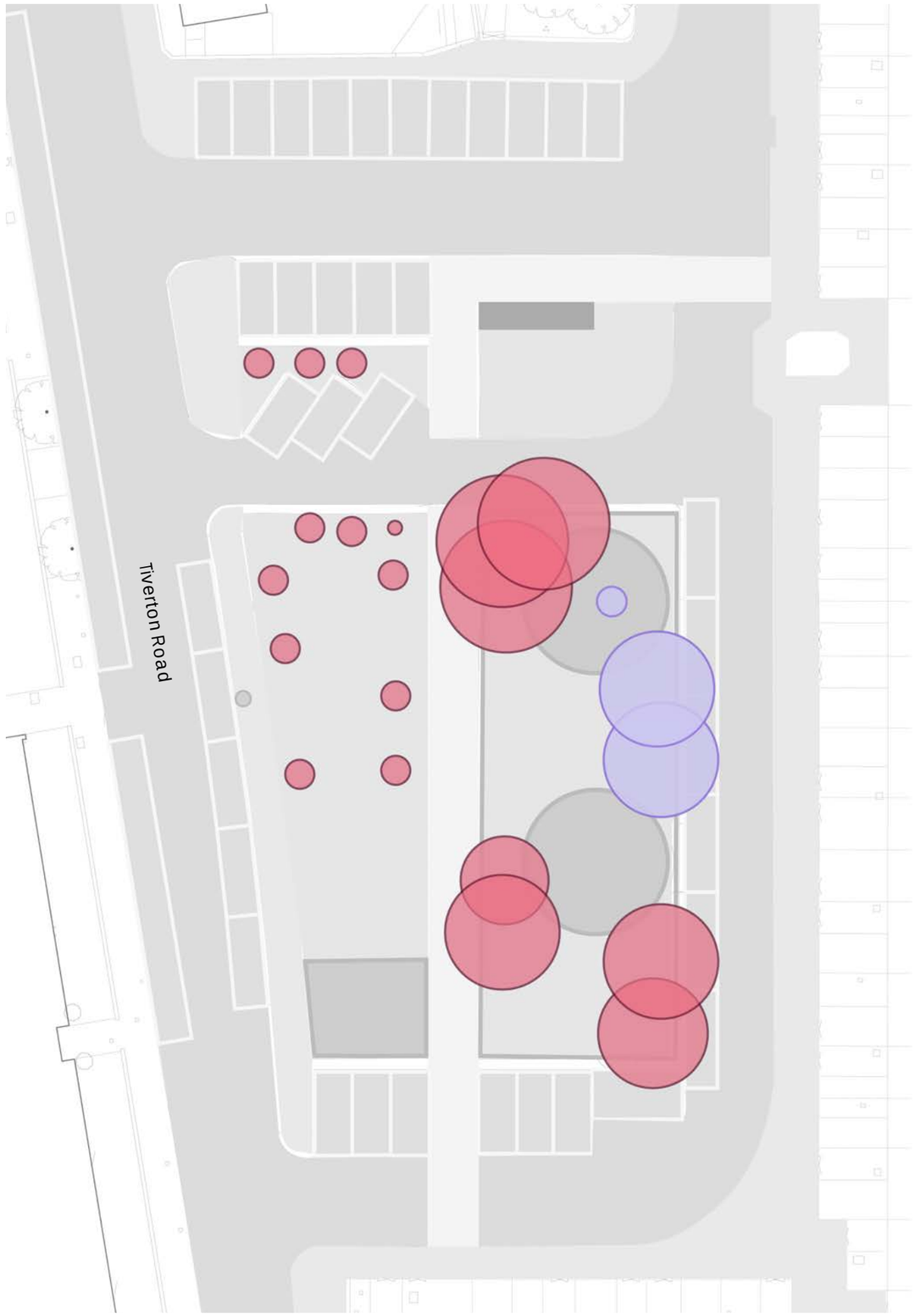
The space does however offer an attractive and green character to Tiverton Road and outlook to adjacent properties.

It is proposed to mitigate any loss of open space with a new publicly accessible courtyard garden, improvements to the surrounding streets with new trees, planting and shared surface paving. Three adjacent amenity spaces will also be improved you maximise amenity value for local residents. These improvement are described in Section 3.



View of the open space looking north

2.4 EXISTING TREES



There are 21 existing trees and 1 small tree group on the existing site. All trees have been evaluated as 'Category U' with the exception of two trees on the west of the open space which are 'Category C'

Nineteen trees were found to be in such a poor condition with limited life expectancy that they have been classified as Category U (British Standard BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations) and recommended for removal on landscape improvement grounds, irrespective of the proposed development.

The two Category C trees and one tree group will also need to be removed to facilitate the development.

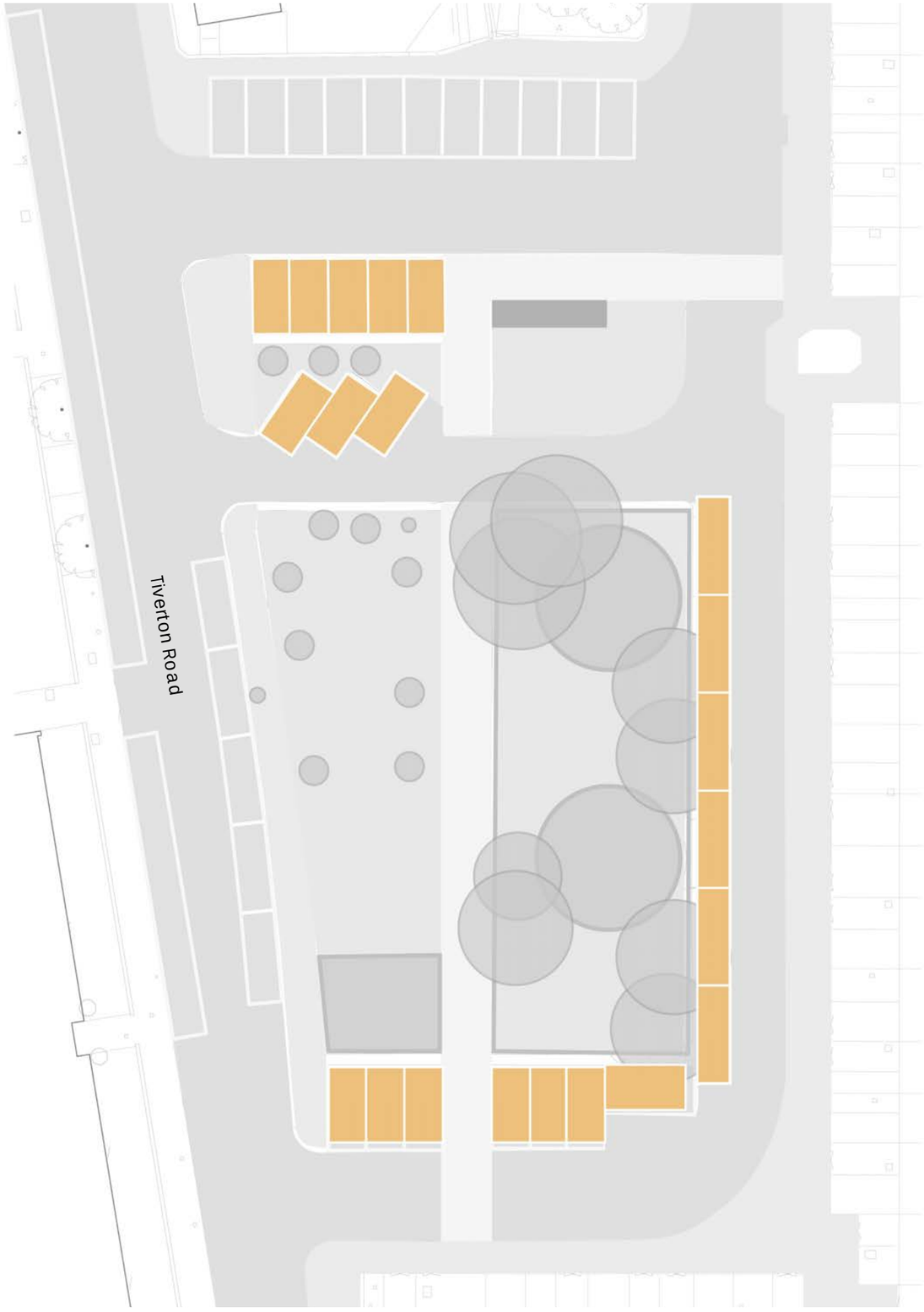
KEY

Cat. C specimen / group

Cat. U specimen

Diagram to show existing trees

2.5 EXISTING PARKING



There are 20 existing parking bays and 1 existing blue badge parking space which will be re-provided within the development.

Refer to Paul Mew Associates' Technical Note ('*P2572 Tiverton Road Estate Parking Techical Note No2 010422*') for a full description of the existing and proposed parking.

KEY

21nr parking bays to be relocated

Diagram to show existing parking

3.0 I DESIGN PROPOSALS

3.1 LANDSCAPE OPPORTUNITIES

The landscape strategy delivers a new piece of connected public realm that has a green character and distinct sense of place. Landscape opportunities are described below:

- The **Green Street** will connect residents to the existing and proposed open spaces and the Fladbury Road shops.
- The existing public spaces including the **Playground**, **Tewkesbury Road Open Space** and **2-24 Tiverton Road** will be improved for all residents to use with new planting, seating and play.
- **Tiverton Road** pubic realm will be improved with new tree planting, rain gardens and planted edges to the proposed and existing homes, and pedestrian priority block paving.
- The **Garden** provides opportunity for new and existing residents to meet and play in a green and peaceful setting.

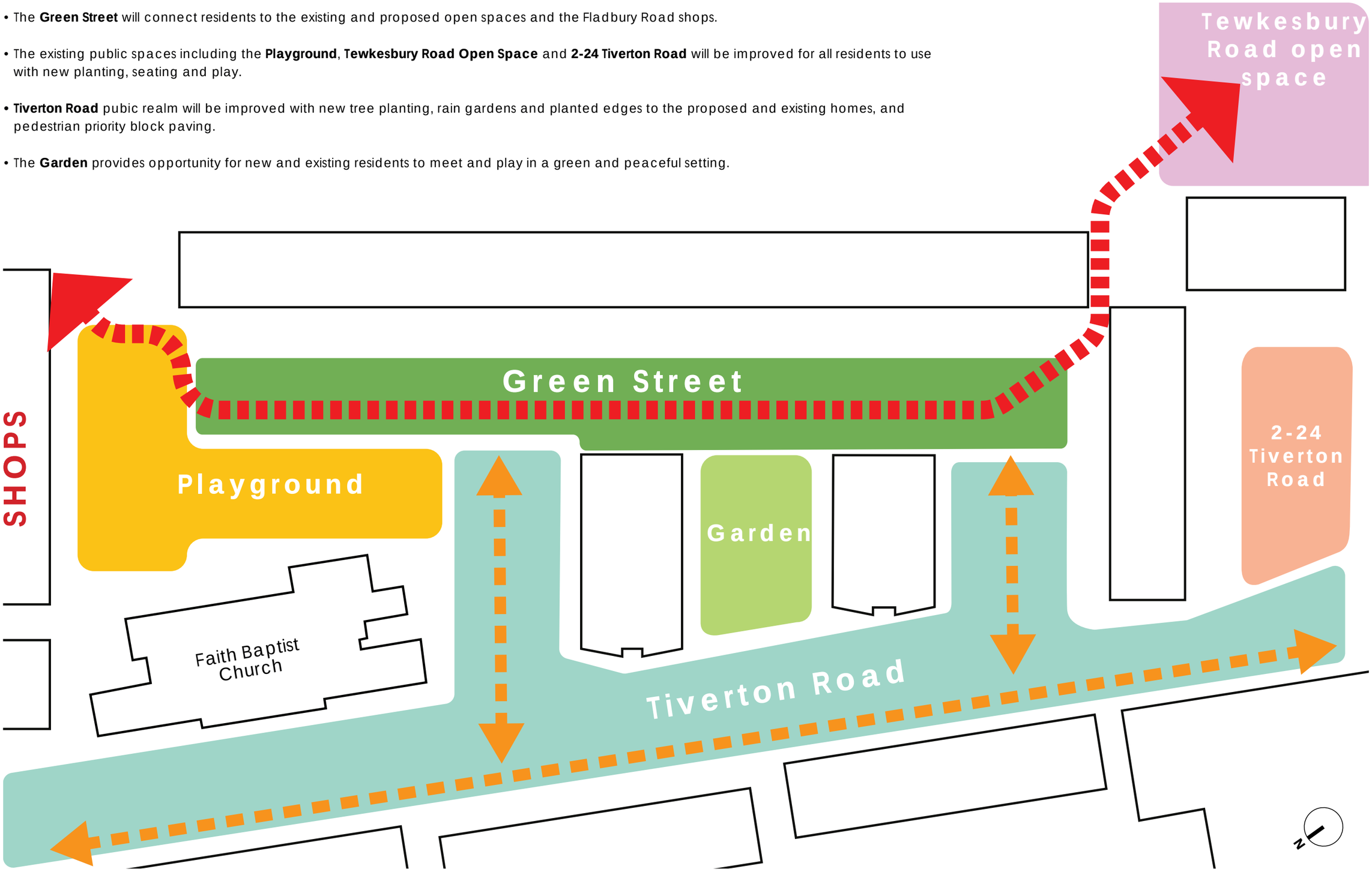
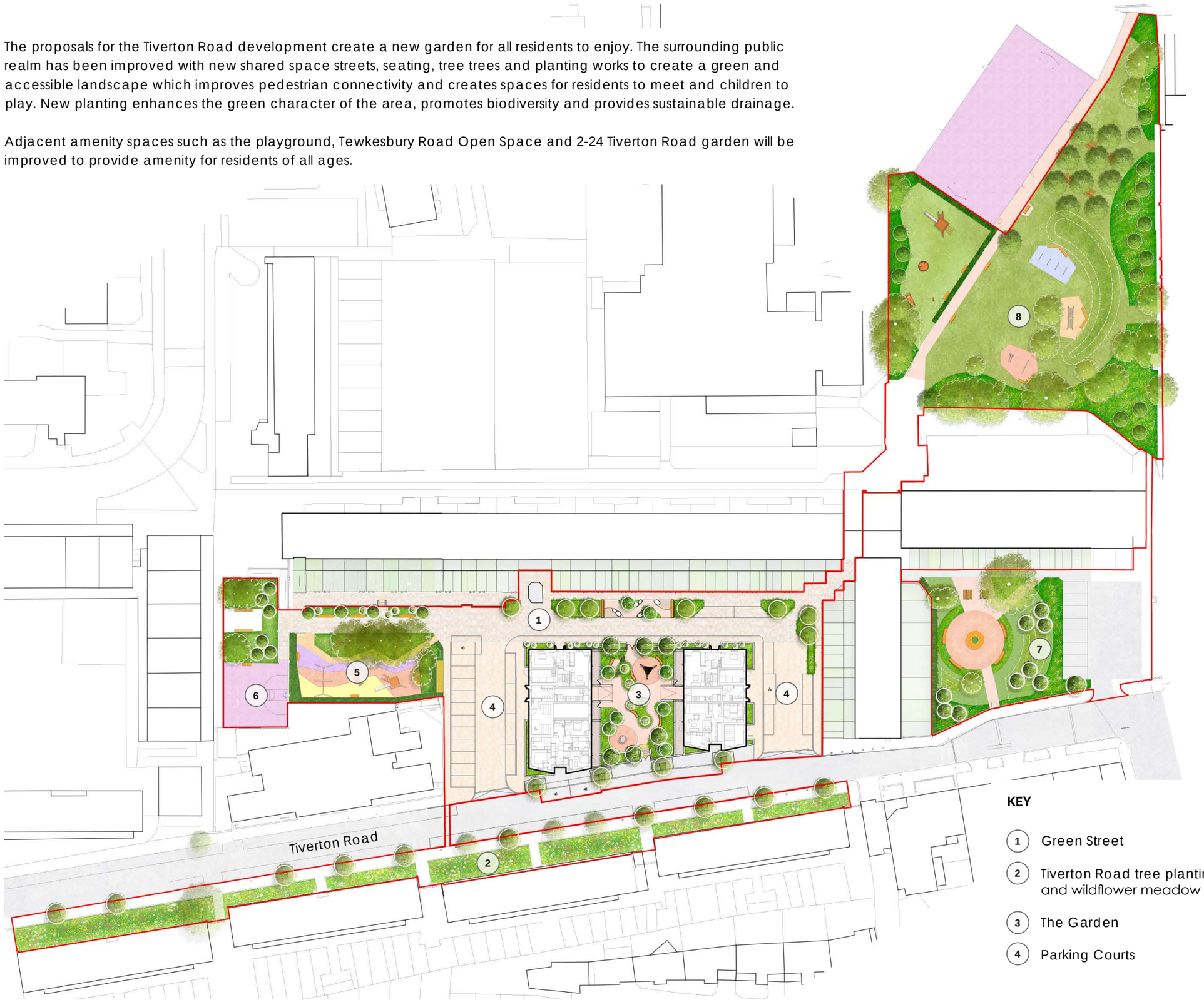


Diagram to show landscape opportunities

3.2 LANDSCAPE MASTERPLAN

The proposals for the Tiverton Road development create a new garden for all residents to enjoy. The surrounding public realm has been improved with new shared space streets, seating, tree trees and planting works to create a green and accessible landscape which improves pedestrian connectivity and creates spaces for residents to meet and children to play. New planting enhances the green character of the area, promotes biodiversity and provides sustainable drainage.

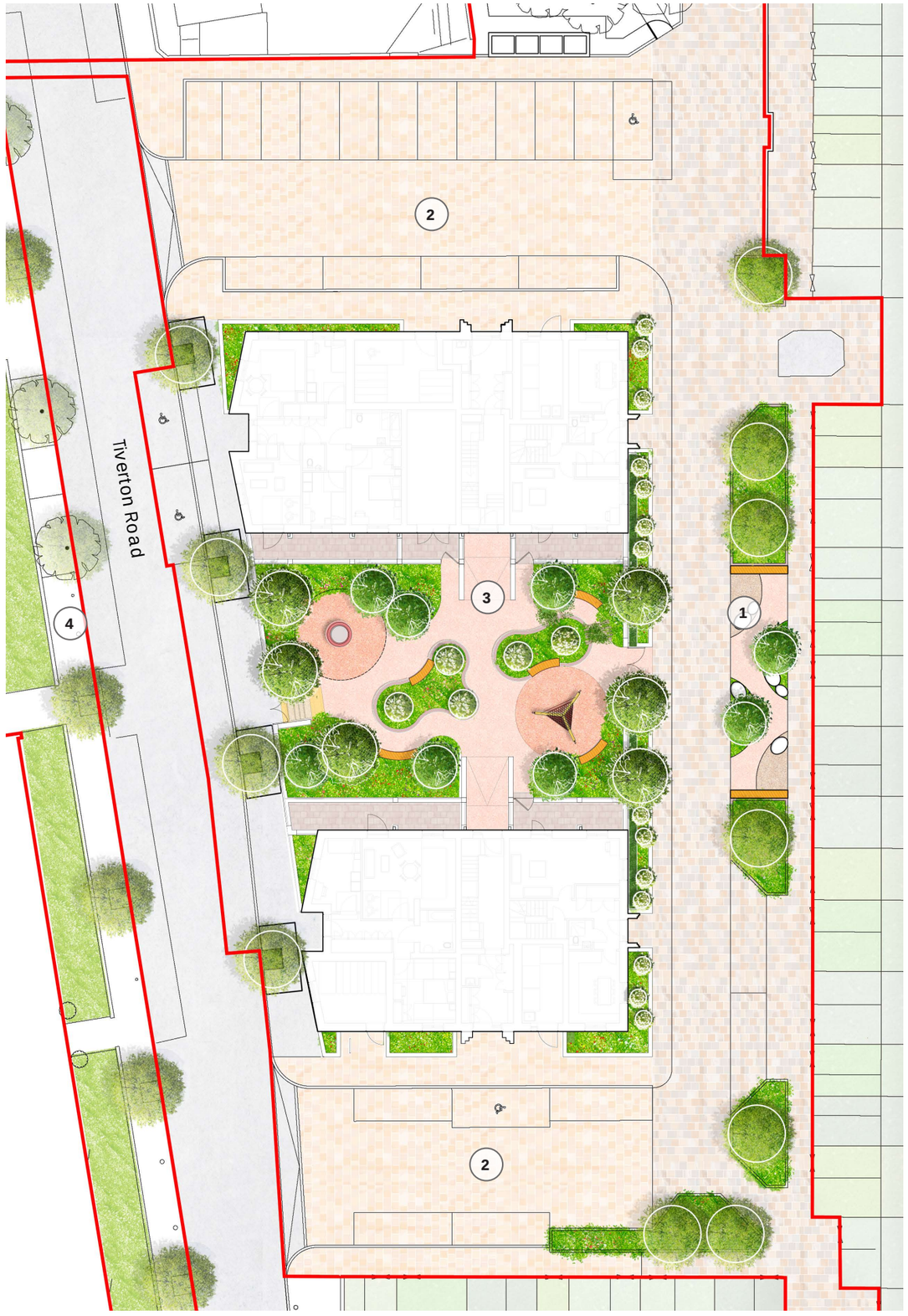
Adjacent amenity spaces such as the playground, Tewkesbury Road Open Space and 2-24 Tiverton Road garden will be improved to provide amenity for residents of all ages.



KEY

1. Green Street
2. Tiverton Road tree planting and wildflower meadow
3. The Garden
4. Parking Courts
5. Refurbished playground
6. Basketball court and refurbished garden adjacent to shops
7. 2-24 Tiverton Road Garden Tewkesbury Road Open Space
8.

3.2 LANDSCAPE PROPOSAL



Illustrative landscape proposal

The landscape strategy delivers a new piece of connected public realm that has a green character and distinct sense of place.

New tree planting, rain gardens and planted edges to the building set the quality and character of the streets, which are designed to encourage low traffic speeds and create a more equitable environment between the pedestrians and driver. New raised table crossing points provide safe and accessible routes between the development and nearby amenity spaces

Parallel street parking and integrated trees reinforces the typical residential street typology. A defensible planted edge clearly defines the public and private threshold. Sixteen parking spaces and two blue badge spaces are proposed.

The courtyard garden is key in supporting wildlife, promoting health & well-being and providing a social spaces for new and existing residents. It comprises places to sit & relax, play and stroll, all within a richly planted environment.

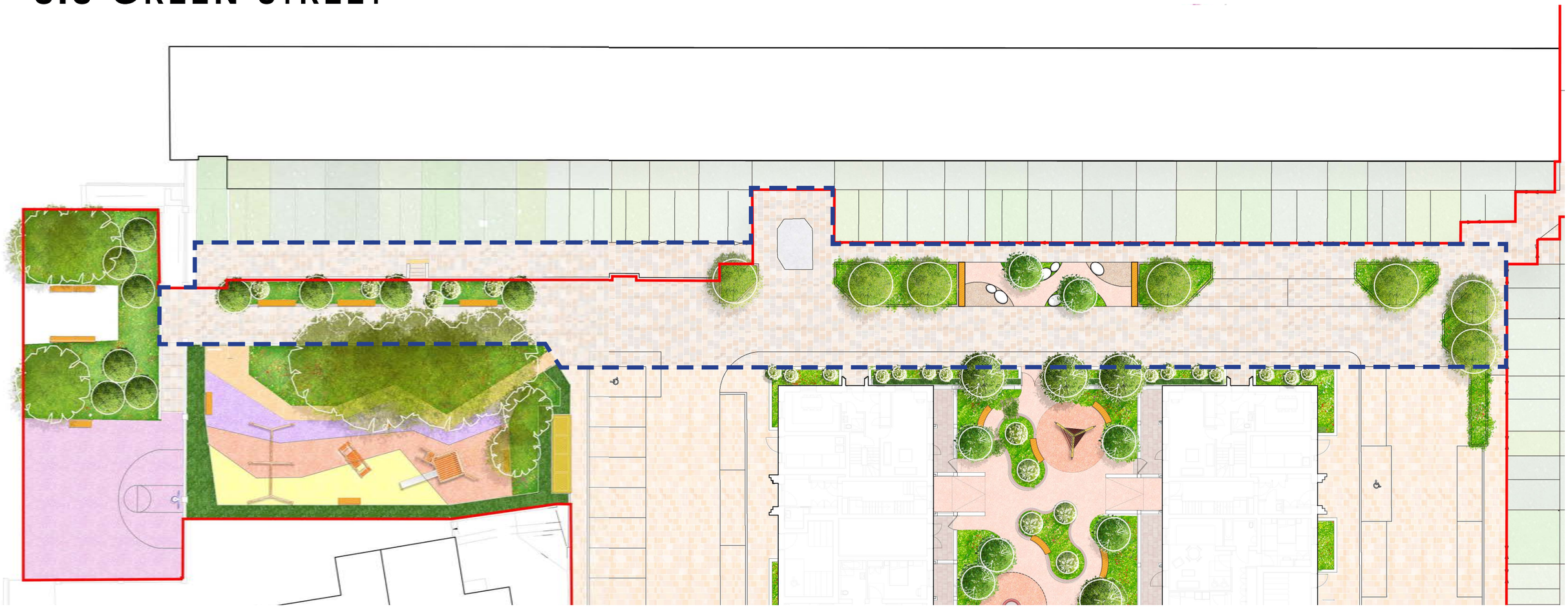
Seventeen semi-mature trees are proposed for the streetscape and courtyard garden. Native species and pollinating plants will be selected to maximise value to wildlife.

Doorstep play for young children is provided within the residential courtyard gardens.

KEY

1. Green Street - Improved streetscape with new surfacing, seating, informal play, tree planting, rain gardens and planted edges to the building
2. Pedestrian priority parking courts provide safe and accessible routes between the development and nearby amenity spaces
3. Courtyard garden for new and existing residents
4. New tree planting and wildflower meadow to Tiverton Road

3.3 GREEN STREET



Illustrative landscape proposal

The landscape strategy delivers a new piece of connected public realm that has a green character and distinct sense of place.

The green street will connect residents to the existing and proposed open spaces and the Fladbury Road shops.

New tree planting, rain gardens and planted edges to the building set the quality and character of the streets, which are designed to encourage low traffic speeds and promote pedestrian priority. Block paved surfacing and level crossings provide safe and accessible routes between the development and nearby amenity spaces.

Furniture and informal play structures provide an opportunity for residents to meet and play. A defensible planted edge to the proposed buildings clearly defines the public and private threshold.



Green Street Precedent - Kings Crescent, London



Green Street Precedent - Marmalade Lane, Cambridge

3.4 COURTYARD



Illustrative landscape proposal, option 2

The courtyard design fosters a vibrant, intimate environment with a clear focus on creating spaces for relaxation, exploration, and community interaction. A series of thoughtfully arranged amenity zones, including play areas and expansive lawns, are framed by seating and lush planted edges, encouraging both leisure and social connection.

Meandering routes weave through the space, defined by planted borders and playful willow tunnels, inviting residents to explore and engage with the landscape. Playful stepping stone pathways create opportunities for discovery, while sloped entrances provide easy accessibility, ensuring the space is inclusive for all residents.

Raised planters, integrated with seating, showcase ornamental multi-stem shrubs and small trees, adding texture and visual interest. The courtyard edge features a blend of hedging, perennial plants, and semi-mature trees, reinforcing the green character while maintaining a sense of privacy for adjacent terraces.

The overall design integrates seamlessly with the residential core, offering controlled access that prioritizes pedestrian movement, enhances privacy, and promotes a sense of belonging within the wider neighbourhood context.

KEY

1. A series of intimate amenity spaces comprising play and lawn, each with seating and planted edges
2. Meandering routes around courtyard defined with planted edges and willow tunnels encouraging playful exploration
3. Raised planters with integral seating and ornamental multi-stem shrub / small trees
4. Planted courtyard edge with shrubs and perennial plants, hedging to private terraces and new semi-mature trees. Playful stepping stone routes provide opportunity for exploration
5. Sloped entrances at 1:20 gradient
6. Private terraces

Resident's core access

Access for wider residents with an access control system.

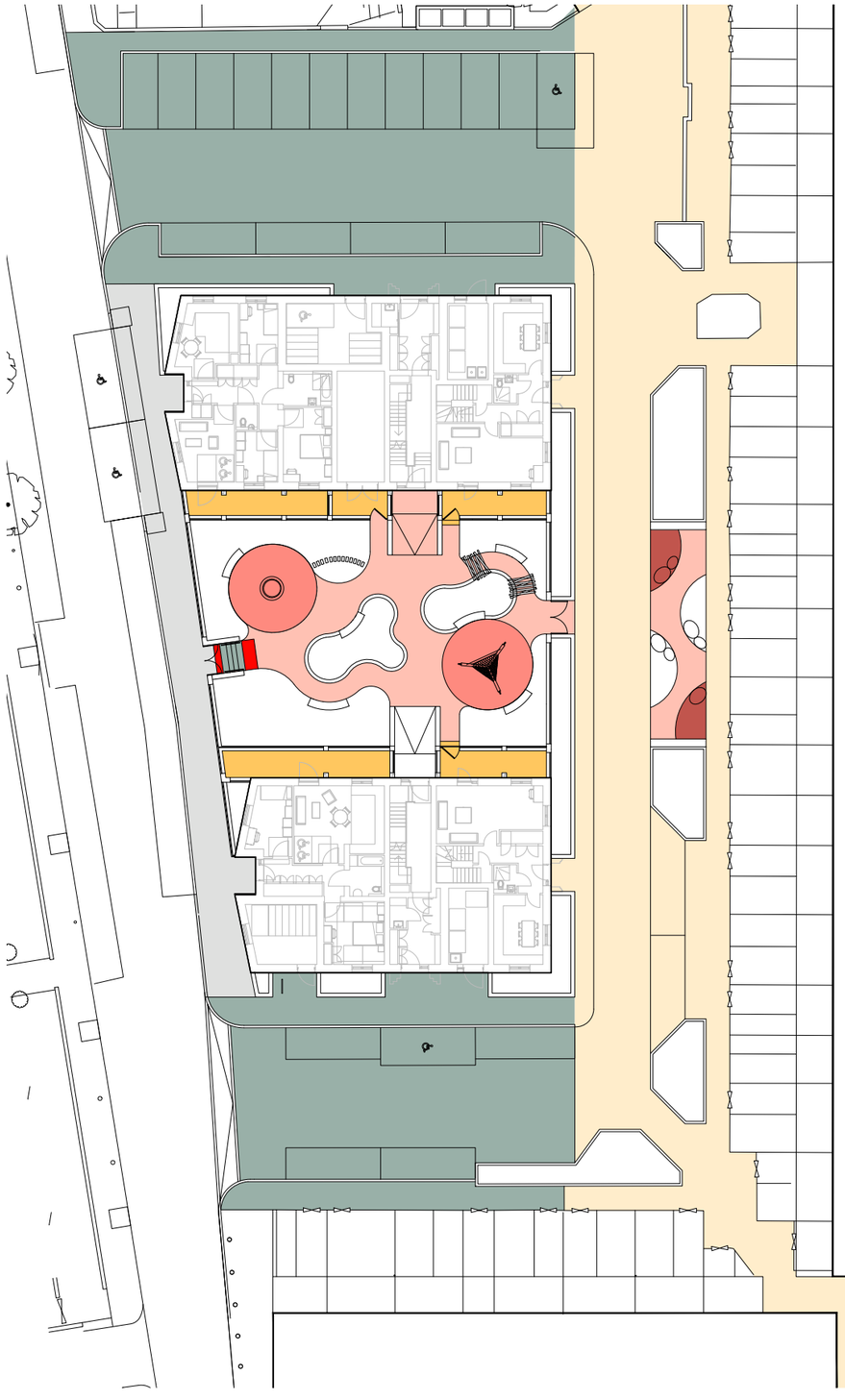
3.5 COURTYARD VISUALISATION



Option 2 visualisation

4.0 | DESIGN STRATEGIES

4.1 SURFACING STRATEGY



A consistent and robust palette of materials is proposed. This drawing illustrates the key materials, selected for their location, degree of use and character of the space.

The roads surrounding the proposed site are proposed to be shared surface with concrete setts to the footway and carriageway. The setts will have a textured surface with aggregate to emulate natural stone. Warm colour tones will be used to define the 'green street', with contrasting paving in the parking courtyards to the north and south of the buildings. Any trims will match and be consistent with the adjacent paving. Parking bays will be denoted in contrasting blocks avoiding thermoplastic lines.

Warmer colour tones in the buff / red spectrum will define the courtyard and private terraces. The courtyard will feature resin bound gravel surface with wetpour safety surface in play equipment fall zones. Private terraces will be defined by PCC blocks in red / brown colour tones.

Sustainable Drainage System (SuDS) attenuation will be provided within a geocelluar tank located underneath the courtyard. Courtyard surfacing will be permeable and discharge to the attenuation tank.



Wetpour safety surface



Concrete paving flags



PCC setts
(Shared surfaced)



Resin bound gravel



PCC setts
(Shared surfaced)



Proposed macadam



Tactile hazard warning

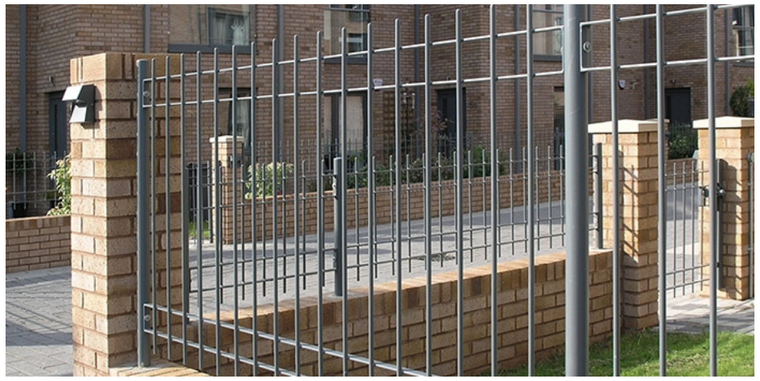
4.2 ENCLOSURE STRATEGY



The courtyard is designed to be secured during hours of darkness, to ensure access for residents only. The boundary consists of a minimum 1.8m height secure boundary, consisting of low brick wall and piers with railing infill,

Raised brick planters are located within the courtyard with integrated seating, The planters are curved with snapped headers forming the radii. Private terraces within the courtyard feature a 1.5m boundary comprising low brick wall and piers with railing infill. Low brick walls and threshold planting provide privacy for ground floor apartments

All enclosures comply with Secure by Design requirements.



1.8m steel fence with low brick wall & piers

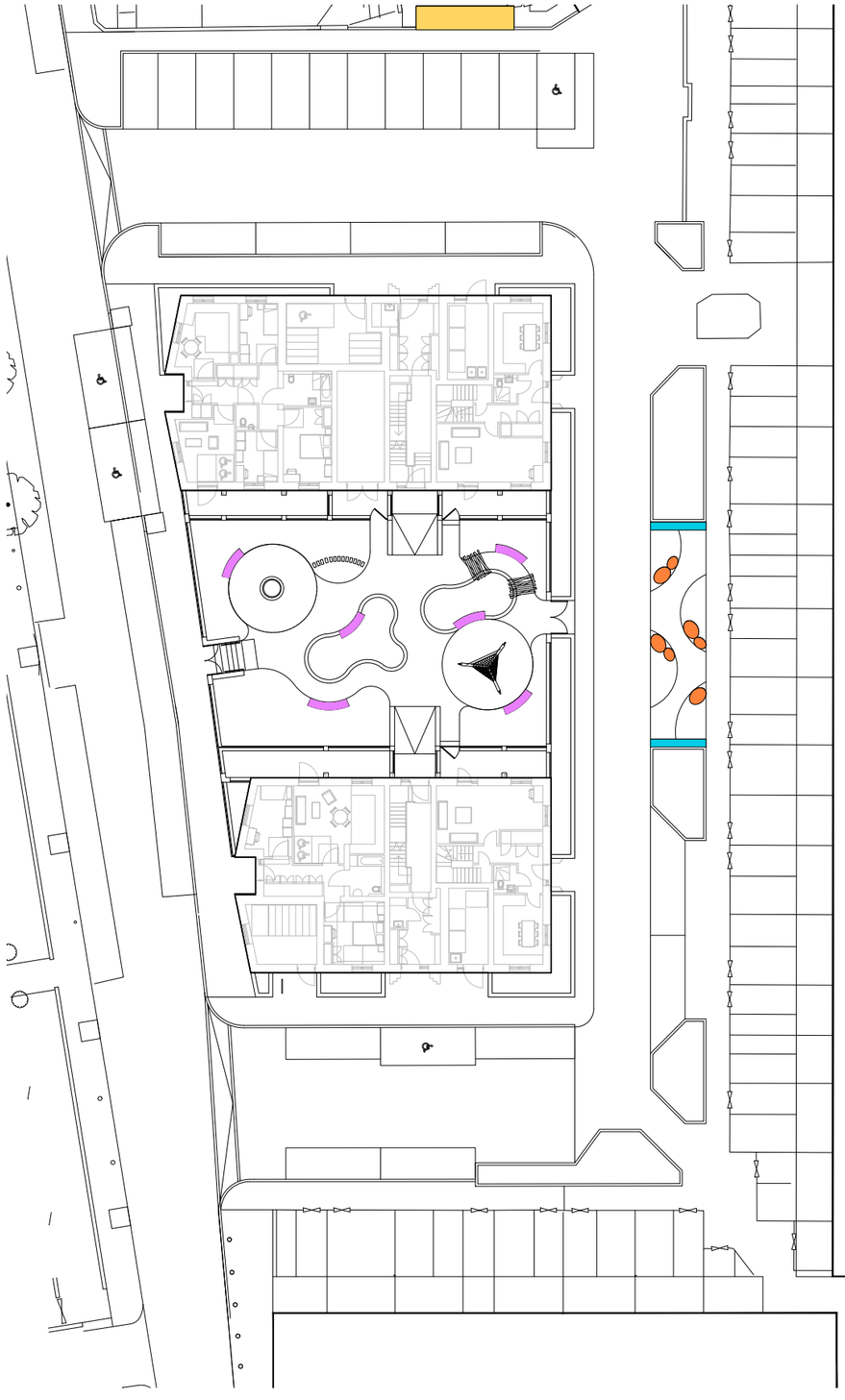
1.5m steel fence with low brick wall & piers



Low brick wall

Steel handrail to steps

4.3 FURNITURE STRATEGY



A simple and robust palette of furniture is proposed. Radial timber seating with metal supports, back and arm rests is located throughout the courtyard gardens. Benches will be wall mounted on the two central raised planters

In the street, straight benches will match the courtyard and concrete seats provide opportunities for gathering and play. A bin enclosure with timber cladding ensures the existing eurobins are discretely housed and accessible to all residents.

Lighting to the streets and parking courtyard will be column mounted luminaires at 6m height. Columns and luminaires will be powder coated black or dark grey. Spacing and specification to be MEP / Lighting Designer specification.



Radial steel bench with timber seat, arm and backrests



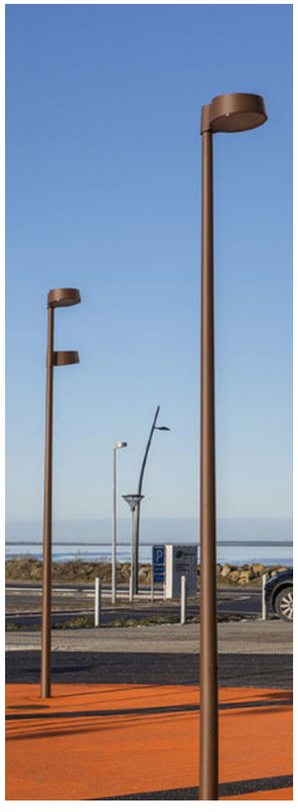
Straight steel bench with timber seat, arm and backrests



Bin enclosure with timber cladding

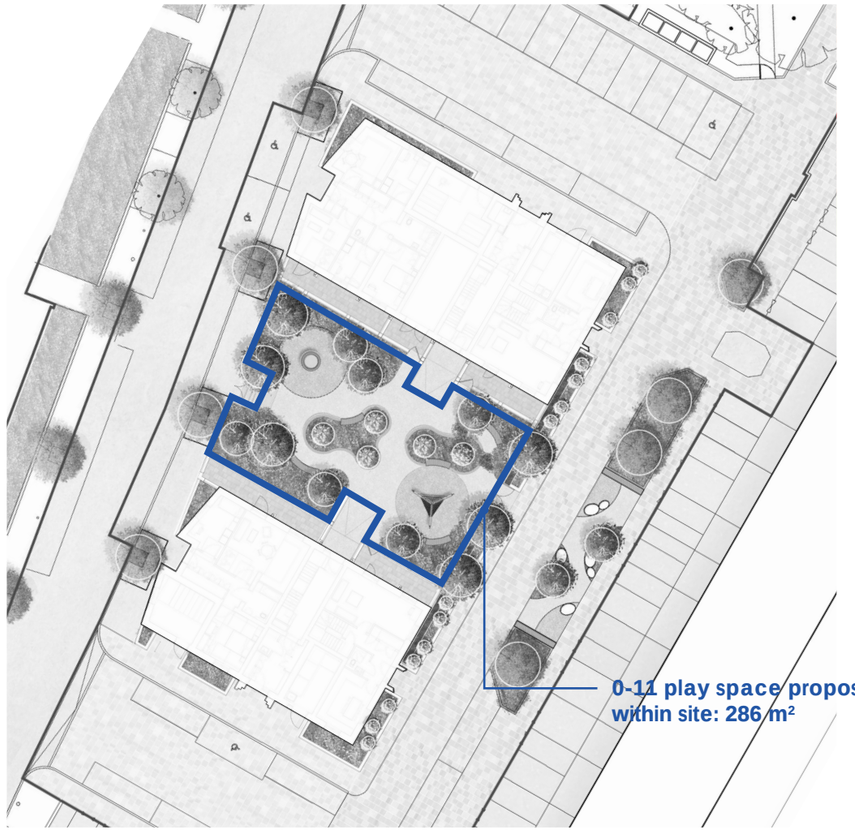


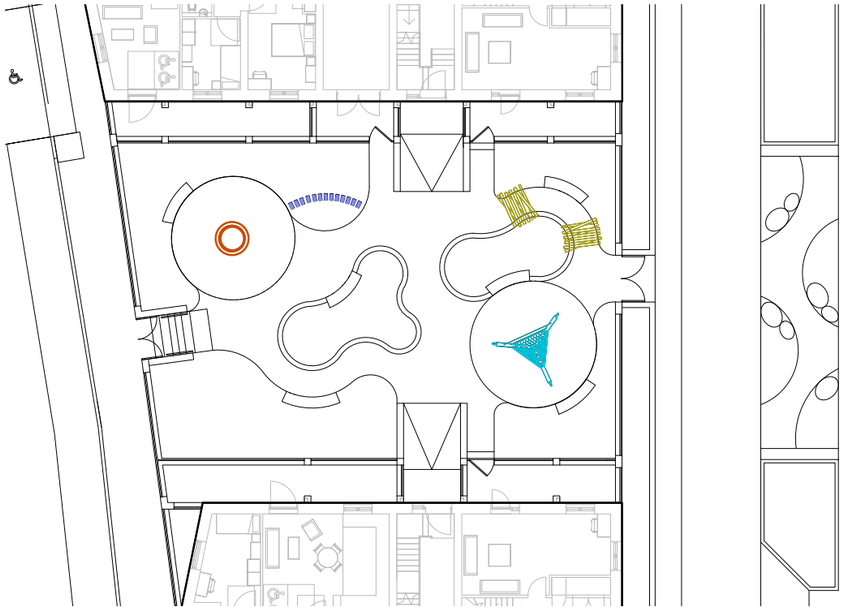
Concrete stone seat



Lighting column, indicative specification

4.4 PLAY STRATEGY





We have produced a child yield for the proposed development, based on the mix and tenure of units. Using the latest GLA Population Yield Calculator, we find that there is a requirement of 266 m2 based on 26.6 children with 10m2 per child.

The proposed courtyard provides a total of 286 sqm, exceeding the play requirement for all age groups. We are proposing to provide suitable play equipment for younger children (0-11 years) within the central courtyard. This provides a centrally located 'door step'- type play space aimed at younger children in a overlooked location close to entrances to new homes.

It would be expected that older children (12-17 years) and young adults would use surrounding play and sports facilities targeted at these age groups, specifically the playground 10 metres north of the site and Tewkesbury Road Open Space, 50 metres to the south. We are proposing to significantly enhance amenity and play value of both spaces, refer to section 3.

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	0.0	9.8	9.8
Ages 5, 6, 7, 8, 9 , 10 & 11	0.0	8.6	8.6
Ages 12, 13, 14 & 15	0.0	5.4	5.4
Ages 16 & 17	0.0	2.8	2.8
18-64	0.0	35.3	35.3
65+	0.0	0.8	0.8
Total Yield	**0.0**	**62.6**	**62.6**

Total Children	**26.6**

	Benchmark (m^2)	Total play space (m^2)
Play space requirement	10	265.6

Excerpt from GLA Population Yield Calculator

Total GLA play space requirement: 266 m²

0-11 play space requirement: 184 m²

0-11 play space proposed within site: 286 m²

12-17 play space requirement: 82 m²

12-17 play space proposed off site: 714 m²



Rope pyramid



Spinner



Willow tunnel



Concrete stepping stones

4.5 PLANTING STRATEGY



Planting have been chosen to thrive in their proposed location and will be dynamic in texture and colour throughout the seasons.

Courtyard planting comprises ornamental, herbaceous and perennial planting will provide a rich variety of warm colours and textures throughout the year. They will be arranged in 'loose' groupings of plants, creating a mosaic of flowers , similar to a 'field edge' scene. Ferns and grasses provide a variety of textures, with robust shrubs and perennials add colour and seasonal interest.

Threshold planting includes species to provide evergreen structure which will provide privacy to ground floor apartments, and are shade tolerate with a vibrant green character.

Rain gardens planting features planting that thrive in wet or dry conditions and are robust and easy to maintain. Perennial plants featuring blue and yellow flowers compliment the proposed ornamental grasses and winter colour of the dogwood.

All planting will include nectar rich species for pollinators and invertebrates and be designed to provide a net gain in biodiversity for the site in response to Policy G6 Biodiversity and access to nature of the Draft London Plan. In support of this approach, bug hotels, loggeries, etc are integrated within the planted areas.

A selection of indicative species for each planting typology are illustrated on the following page.

KEY

- Courtyard planting
- Threshold planting
- Rain garden planting

4.5 PLANTING STRATEGY

THRESHOLD PLANTING



Dryopteris filix-mas



Carex morrowii 'Irish Green'



Luzula nivea



Heuchera 'Green FInch'



Sarcococca confusa



Tiarella 'Spring Symphony'

Pittosporum tenuifolium 'Silver Queen'

Anemanthele lessoniana



Viburnum tinus



Viburnum hillier 'Winton'



Sesleria autumnalis



Euphorbia amygdaloides var. *robbiae*

COURTYARD PLANTING



Hebe 'Sapphire'



Rosmarinus officinalis



Mahonia 'Soft Caress',



Lavandula 'Alba'



Miscanthus 'Kleine Fontaine'



Pinus mugo

Helenium 'Moerheim Beauty'

Achillea millefolium 'Lilac Beauty'



Cornus sanguinea 'Midwinter Fire'



Verbena bonariensis



Rudbeckia fulgida var. *sullivantii* 'Goldsturm'



Echinacea 'Sundown'

RAINGARDEN



Kniphofia 'Tawny King'



Cornus sericea 'Flaviramea'



Molinia caerulea



Agastache 'Blue Fortune'



Echinops ritro 'Veitch's Blue'



Geranium 'Rozanne'

Calamagrostis 'Karl Foerster'

Cornus stolonifera 'Flaviramea'



Hemerocallis lilioasphodelus



Carex lenta 'Kyoto'



Luzula nivea



Bistorta affinis 'Superba'

4.6 TREE STRATEGY



The tree strategy has been developed to enhance the character of the site, provide seasonal interest, and contribute to urban greening and biodiversity. A carefully selected palette of trees will create a structured yet naturalistic landscape, responding to site conditions and spatial hierarchy.

Street trees are positioned along key routes to provide shade, improve air quality, and establish a strong green framework to the public realm. Species have been selected for their tolerance to urban conditions, ability to thrive in constrained root zones, and contribution to seasonal character through foliage, flowers, or bark interest.

Single-stem trees will be used within courtyards and open spaces to create elegant, upright forms that frame views and provide a clear vertical structure. Their canopies will offer dappled shade, creating comfortable and inviting spaces for residents and visitors.

Multi-stem trees will be strategically located in more informal or intimate areas, contributing to a softer, more naturalistic character. Their sculptural forms and textured canopies will bring visual interest year-round while enhancing the sense of enclosure and habitat value.

Feature shrubs will complement the tree planting, providing structure at a lower level and reinforcing seasonal interest. These species will be selected for their evergreen form, flowers, or autumn colour, creating attractive focal points and supporting biodiversity.

KEY

- Street tree
- Single stem tree
- Multi stem tree
- Feature shrub

4.6 TREE STRATEGY

STREET TREE



Gleditsia triacanthos 'Skyline'



Acer campestre 'Streetwise'



Corylus colurna



Tilia cordata 'Greenspire'

SINGLE STEM TREE



Sorbus aucuparia



Malus 'Evereste'



Parrotia persica 'Vanessa'



Carpinus betulus 'Frans Fountaine'

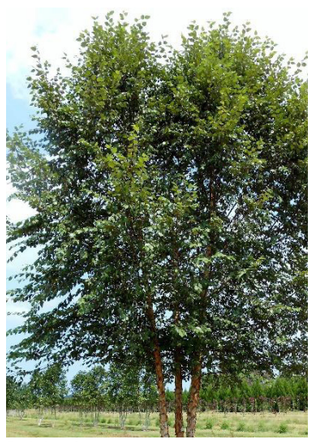
MULTI STEM TREE



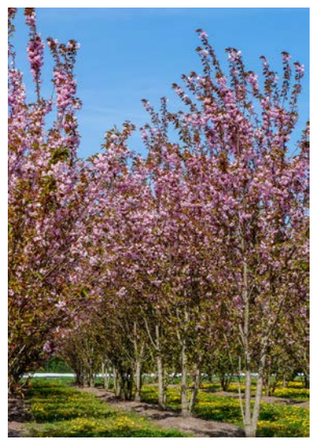
Amelanchier × lamarckii



Cornus mas



Betula nigra 'Dura Heat'



Prunus serrulata 'Kanzan'

FEATURE SHRUB



Camellia japonica 'Alba Plena'



Osmanthus × burkwoodii



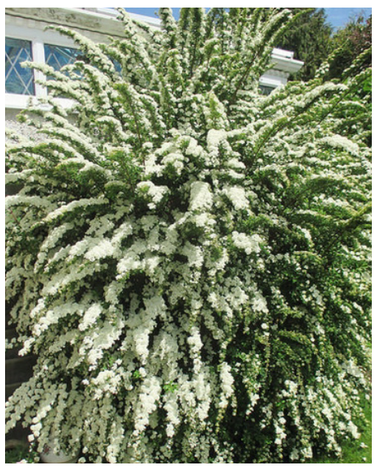
Hydrangea quercifolia



Choisya × dewitteana 'Aztec Pearl'



Forsythia × intermedia 'Lynwood Variety'



Spiraea nipponica 'Snowmound'

4.7 TIVERTON ROAD TREE & PLANTING STRATEGY



New street tree and planting works are proposed along Tiverton Road to improve the green character and biodiversity value of the public realm. Street tree planting is proposed along Tiverton Road, subject to co-ordinating required tree pits with below ground services. Native cultivars such as Acer campestre and Tilia cordata are proposed, with upright canopies suited to street planting.

It is proposed that the current grass verges to Tiverton road are stripped back, low-nutrient substrate applied and seeded with native wildflower meadow species. These will provide food and habitat for pollinators and other wildlife, enhance overall biodiversity and improve the aesthetic quality of the public realm.

STREET TREE



Gleditsia triacanthos 'Skyline'



Acer campestre 'Streetwise'



Corylus colurna



Tilia cordata 'Greenspire'

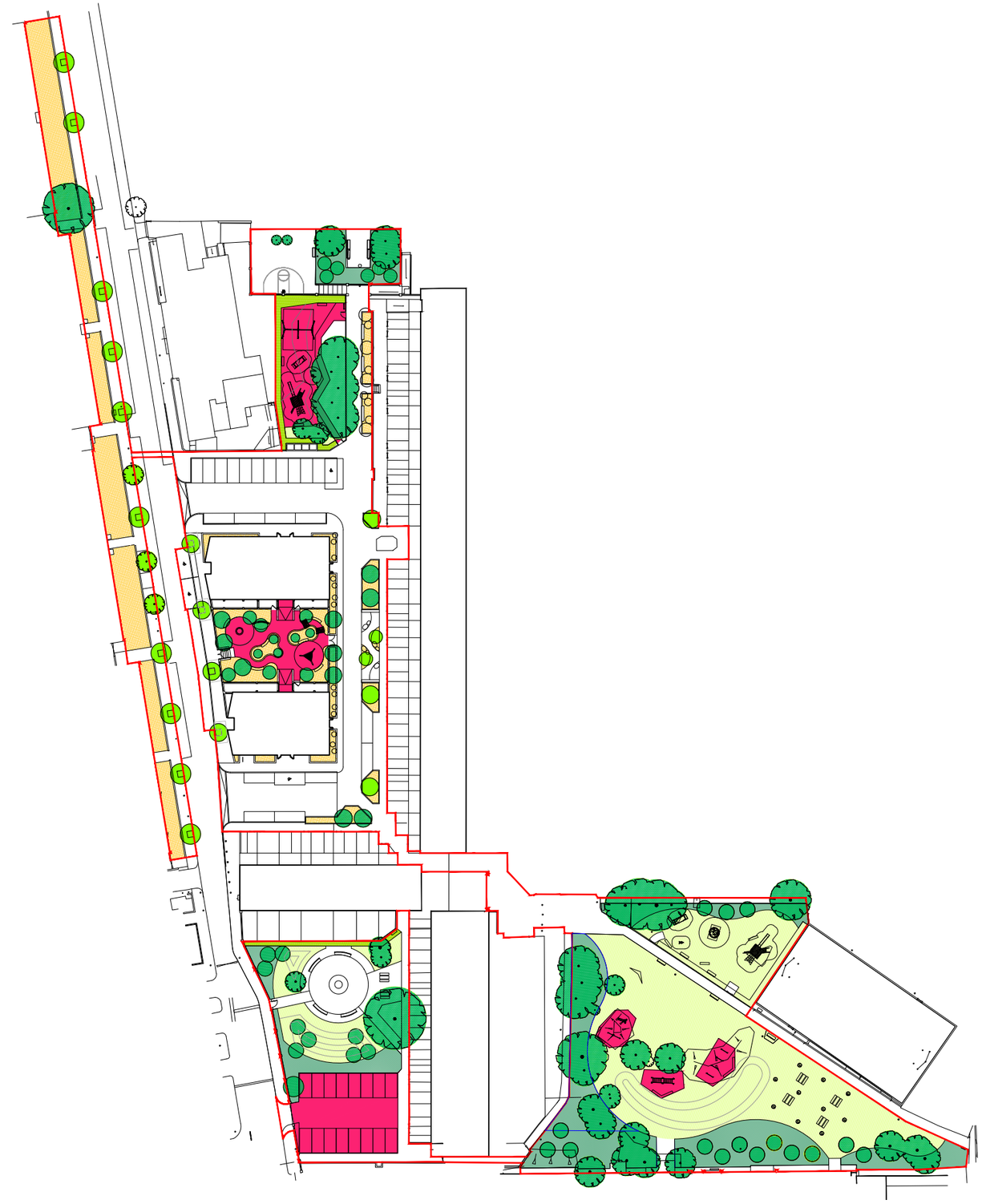
KEY

Proposed wildflower planting

Proposed street tree

Existing tree to be retained

4.8 URBAN GREENING FACTOR



Excerpt from UGF drawing ‘TR530-TML-ZZ-00-DR-1701-P01-UGF-Sitewide’

The proposals seek to maximise planting within the site whilst still allowing for pedestrian and vehicular movement and functional amenity spaces.

Planting works are proposed across the site and adjacent amenity species, with numerous tree planting, areas of ornamental planting, native wildflower and native scrub planting. Permeable paving is also proposed where practical to assist with Sustainable Urban Drainage (SuDS).

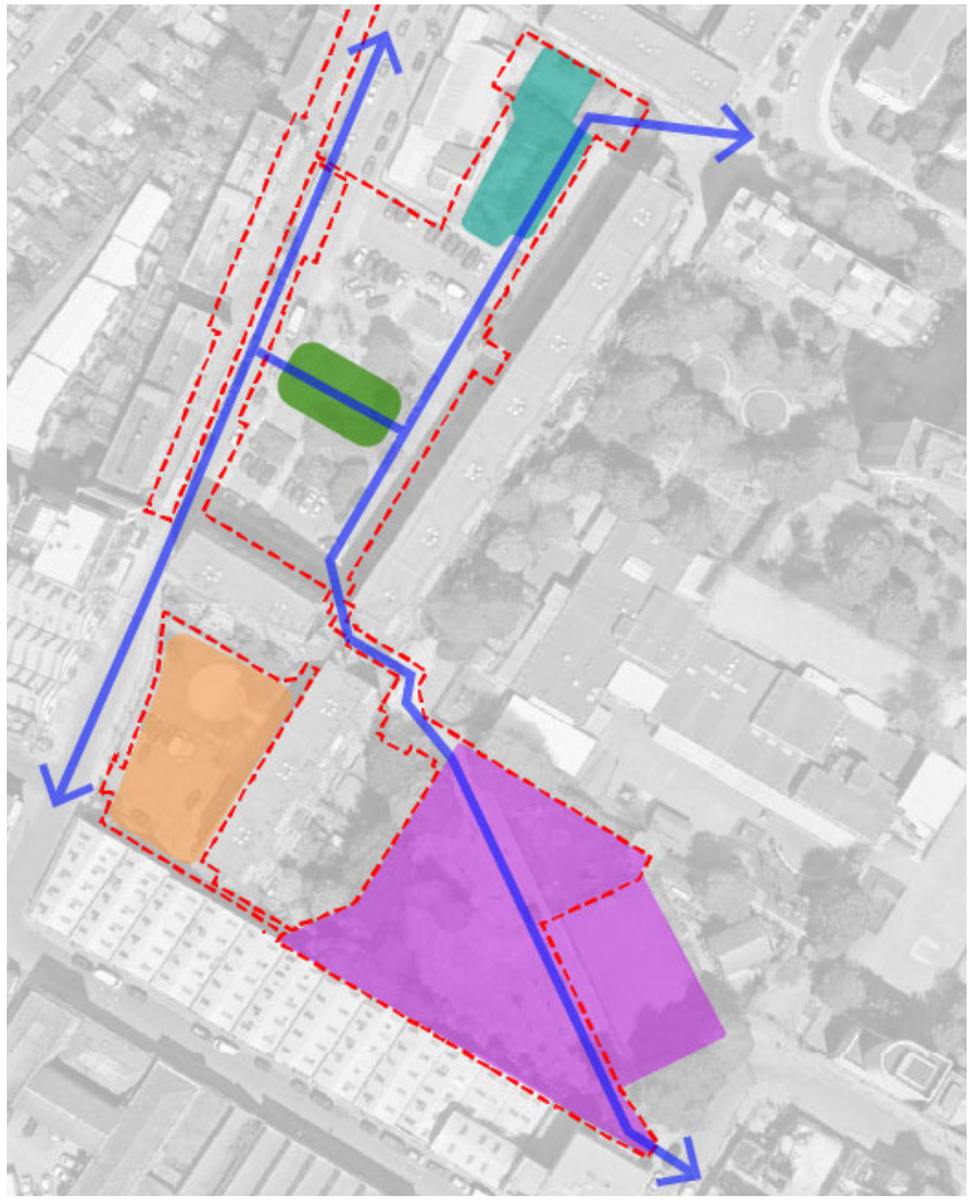
The resulting UGF score of 0.45, exceeding the London Plan requirement of 0.4 for residential developments.

Urban Greening Schedule

Surface Cover Type	Surface provided (m^2)	Factor	Area (m^2)
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1092	1.0000	1092.23
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	0	1.0000	0.00
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0	0.8000	0.00
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.	1521.70	0.8000	1217.36
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0	0.7000	0.00
Flower-rich perennial planting.	1062.975491	0.7000	744.08
Rain gardens and other vegetated sustainable drainage elements.	0	0.7000	0.0
Hedges (line of mature shrubs one or two shrubs wide).	30.12	0.6000	18.07
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	241.59	0.6000	144.95
Green wall –modular system or climbers rooted in soil.	0	0.6000	0.00
Groundcover planting.	0	0.5000	0.00
Amenity grassland (species-poor, regularly mown lawn).	1907.32	0.4000	762.93
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0	0.3000	0.00
Water features (chlorinated) or unplanted detention basins.	0	0.2000	0.00
Permeable paving.	841.98	0.1000	84.20
Total contribution			4063.83
Total Site Area **Total site area (m^2)**			9058
Urban Greening Factor			0.45

5.0 | OPEN SPACE IMPROVEMENTS

5.1 OPEN SPACE IMPROVEMENTS





There is an opportunity to improve the following three open spaces adjacent to the site:

- The existing playground to the north;
- 2-24 Tiverton Road to the south;
- Tewkesbury Road Open Space to the south-east.

Improvements in these spaces will mitigate the loss of open space on the proposed site. Each of the improved spaces will have a different emphasis to reflect the surrounding context and existing use.

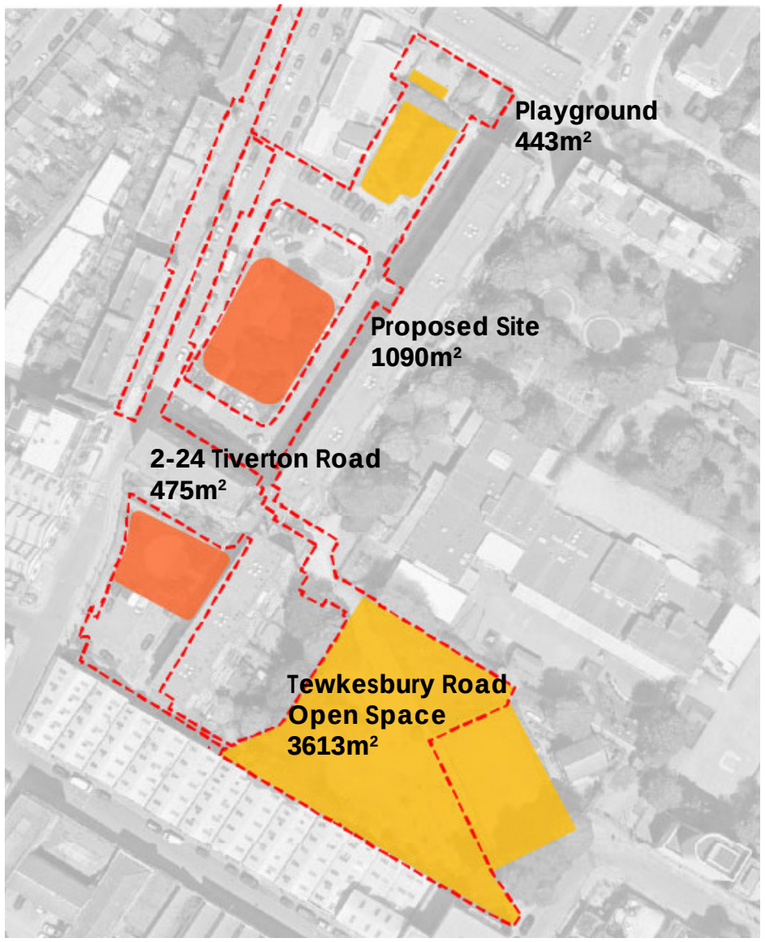
The two existing playgrounds to the north of the site will be improved to create a consolidated playground which is fully accessible and maximising play value for all ages and abilities.

The existing garden located at the frontage of 2-24 Tiverton Road would be best suited as a garden providing opportunities for resident to meet and

Tewkesbury Road Open Space features an existing floodlit ball court. Opportunities for improvements to the park may reinforce the emphasis for sport and fitness, with possible interventions including outdoor gym, fitness equipment and table tennis. The existing park has recently seen investment through new tree planting on the lawn. New seating could be located within these tree groves creating picnic spaces for residents to meet.

The concept design approach for the three existing open spaces are illustrated on the following pages.

5.2 OPEN SPACE AREA / QUALITY COMPARISON



EXISTING OPEN SPACE PROVISION

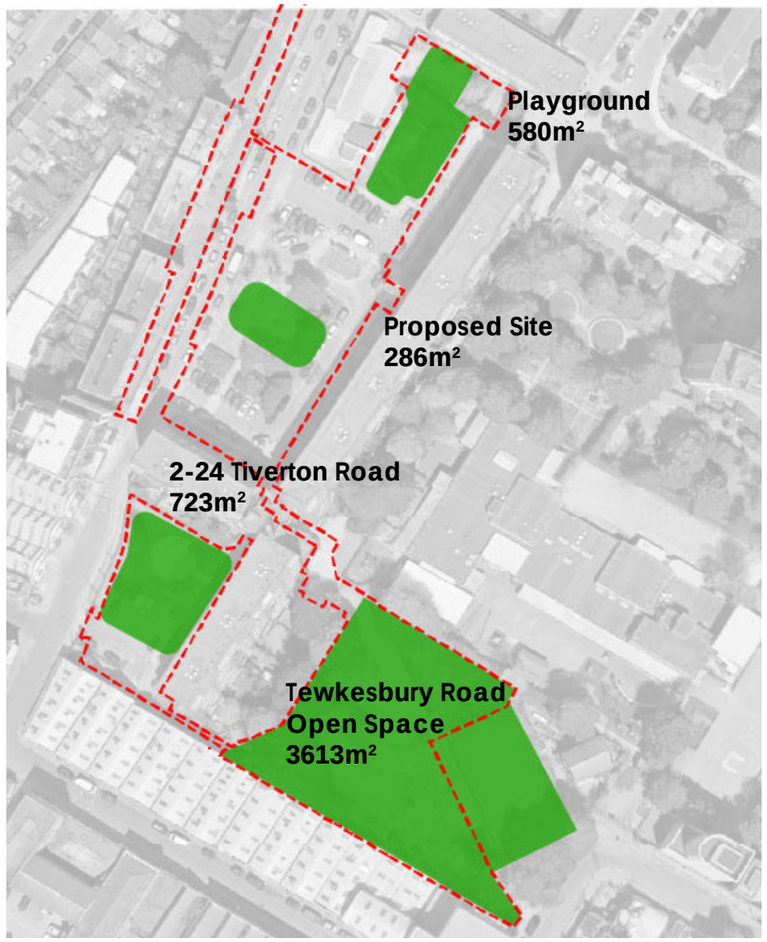
5,621m² Total Amenity Space Area

0m² high amenity value

4,056m² medium amenity value

1,565m² low amenity value

Total trees removed: 23 trees (18 category U), 1 tree group



PROPOSED OPEN SPACE PROVISION

5,202m² Total Amenity Space Area

5,202m² high amenity value

0m² medium amenity value

0m² low amenity value

Total trees planted: 59 trees

The proposed development will reduce the area of publicly accessible open space. To mitigate this loss, it is proposed to improve the three adjacent open spaces, increasing their size where possible and enhancing amenity and biodiversity value by providing new play equipment, seating, tree and shrub planting.

The diagrams opposite illustrate that although there will be a 410 sqm reduction in open space area overall, the quality of all amenity spaces will be greatly enhanced over the four sites to create valuable spaces to be enjoyed by new and existing residents.

In addition to this, Tiverton Road public realm wil be greatly enhanced with new street trees, rain gardens, wilflower planting, surfacing and new seating areas. These improvements have not been quantified in the diagram but will contribute to a marked improvement in the local environment.

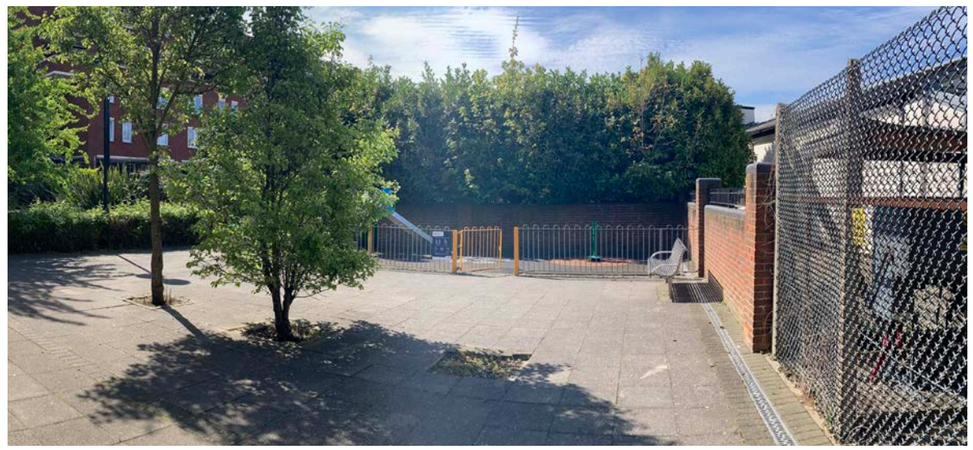
5.3 PLAYGROUND - EXISTING SITE



The existing playground



The existing playground consists of a double swing, mutliplay structure and see-saw set amongst lawn. The current playground has limited play value for different ages and abilities.



A smaller play area is located at the lower level in a location unsuitable for play. Adjacent walls and changes in level result in poor natural surveillance and no connection to the larger adjacent playground . A large expanse of hard surface has very limited amenity value.

5.4 PLAYGROUND - PROPOSED IMPROVEMENTS



Proposed playground

The current playground will be refurbished with new equipment providing a exciting play experience for a range of ages and abilities Hedge will be planted to the playground boundary with the church to create a green edge and enhance biodiversity.

The lower area with poor natural surveillance is proposed as a basketball court or parkour area providing a different play experience for older children and utilising the existing changes in level and boundary walls.

Improvements to the existing garden space opposite the Fladbury Road shops include new seating with timber seats and backrests. Six new trees are proposed to enhance biodiversity.

KEY

1. Refurbish existing equipment and provide new equipment to maximise play value for a range of ages and abilities. New seating for carers and children.
2. Hedge boundary to enhance garden character and screening from adjacent Church
3. Planted edge underneath existing trees with play routes through
4. Relocate gate to better align with likely raised table / crossing point
5. Retain existing wall and re-purpose existing smaller play space with poor natural surveillance as a half basketball court / parkour / fitness area aimed at older children
6. Enhance existing seating area through new planting and seating
7. Existing ramped and stepped route retained
8. Existing pedestrian route retained and enhanced with new seating and planting
9. Existing trees to be retained
10. 6nr new trees proposed

5.5 2-24 TIVERTON ROAD - EXISTING SITE



2-24 Tiverton Road existing site



The existing space comprises an oversized parking / servicing area which a large proportion of the courtyard but only provides seven parking bays. There is an opportunity to consolidate this area provide more parking and increase the size of the amenity space.



The open lawn space has a very low amenity value, with no seating or opportunities for residents to use the space. The existing lawn has low biodiversity value . Four existing mature trees will be retained.

5.6 2-24 TIVERTON ROAD - PROPOSED IMPROVEMENTS



2-24 Tiverton Road landscape proposal

The existing parking space will be consolidated to create sixteen spaces in a reduced area.

The amenity space will be enlarged to create a residential garden comprising a circular social space with new seating and picnic tables surrounded by ornamental planting. A new footpath is proposed providing direct access to the gardens for Tiverton Road.

New mounding, tree and hedge planting will enhance biodiversity and provide separation from the adjacent car park.

None of the existing trees will be removed. Ten new semi-mature trees are proposed.

KEY

1. Consolidate paved parking courtyard to provide larger garden space and additional parking spaces, 16nr in total.
2. Garden space with central circular seating area on existing hardstanding and ornamental planting
3. New pedestrian entrance directly into garden space linked to improved amenity spaces to the north
4. Hedge planting to private gardens
5. Picnic space for residents to meet
6. Mounded landform and 10nr native trees. Native planting provides seperation from car park
7. Existing private gardens to be retained
8. Existing trees to be retained
9. Existing footpath to be retained

5.7 TEWKESBURY ROAD OPEN SPACE - EXISTING SITE



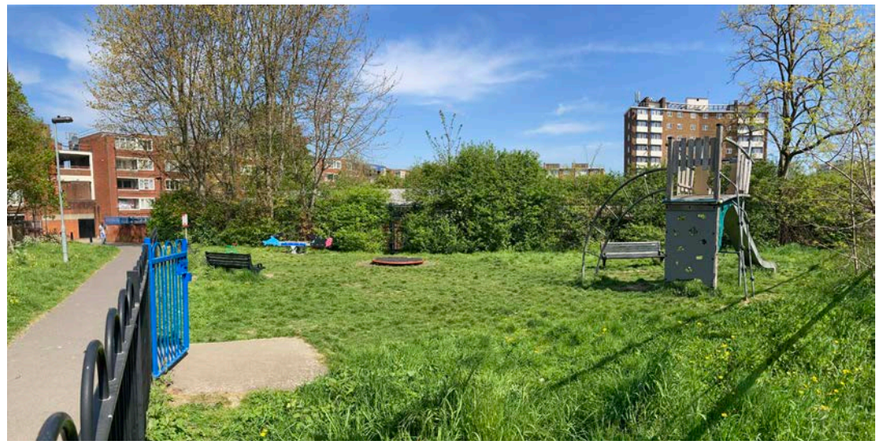
Tewkesbury Road Open Space existing site



The existing open space comprises lawn new tree planting and existing mature trees to the south and west boundary. Long grass and woodland edge planting contributes and attractive green character to the open space edges.

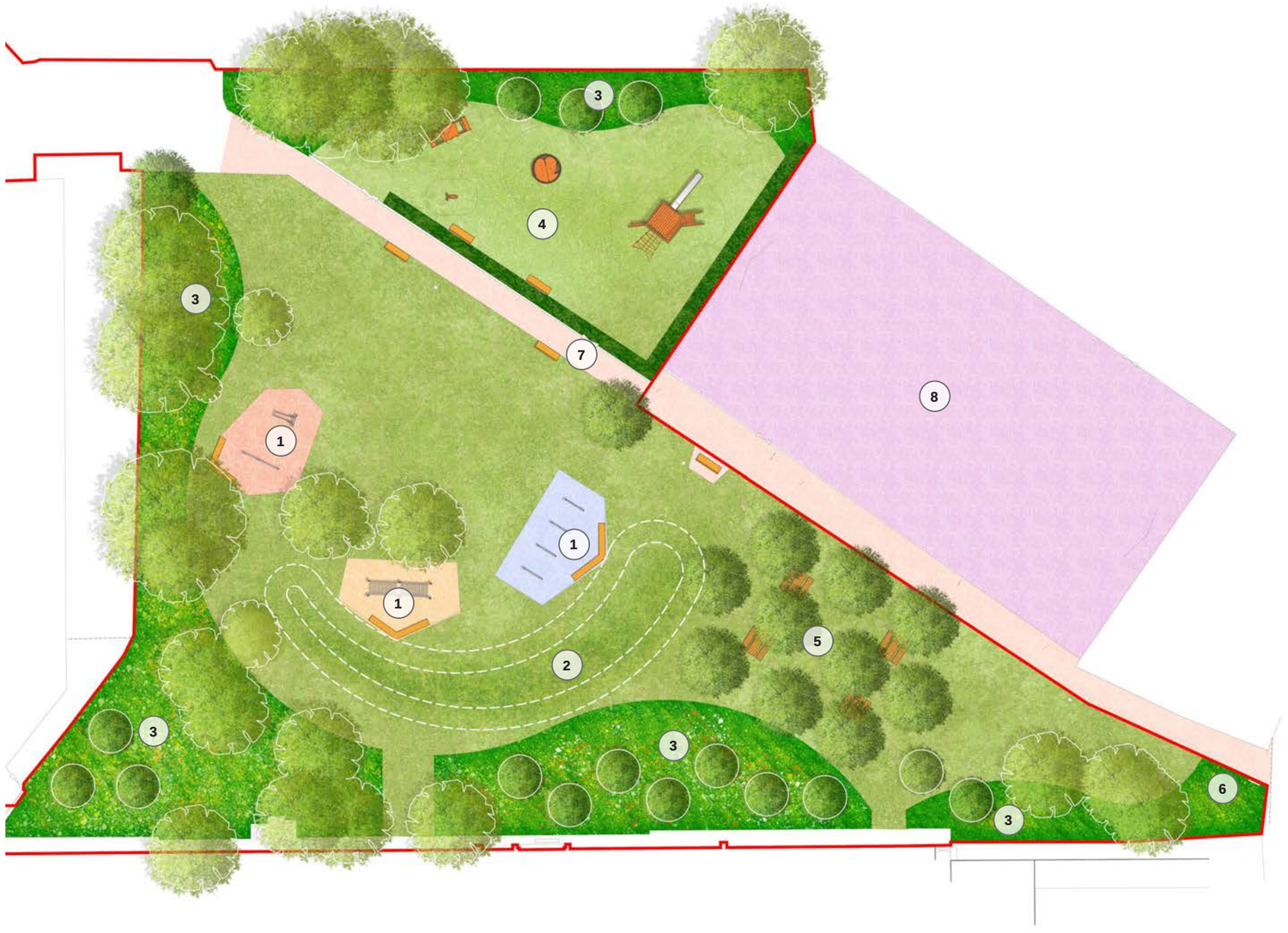


A flood-lit ball court is located to the east of the space with is a valuable amenity resource for olden children and young adults,



The existing playground consists of a mutliplay structure, roundabout and see-saw set amongst lawn. The current playground has limited play value for different ages and abilities.

5.8 TEWKESBURY ROAD OPEN SPACE - PROPOSED IMPROVEMENTS



Tewkesbury Road Open Space landscape proposal

Tewkesbury Road Open Space features an existing floodlit ball court. Opportunities for improvements to the park may reinforce the emphasis for sport and fitness, with possible interventions including outdoor gym, fitness equipment and table tennis. The existing mound will be extended will contain the fitness area provide a natural play feature.

The existing park has recently seen investment through new tree planting on the lawn. New seating will be located within these tree groves creating picnic spaces for residents to meet.

The south edge of the open space is defined by the rear of the Overbury Road warehouse building and feature paved patio spaces. New native shrub planting and trees are proposed to enhance biodiversity value whilst retaining direct access to the open space from the warehouse terraces.

There is an opportunity to enhance the existing playground with new play equipment for a range of ages and abilities. New native shrub and tree planitng is proposed on the edge of the playground to enhance biodiversity. 15 new native trees are proposed throughout the open space.

KEY

1. New fitness equipment play and seating for older children and young adults
2. Excavated fill used to form landfrom to edge of play / fitness areas
3. Native shrub planting to edges of the open space enhance biodiversity and create sense of enclosure
4. Existing playground would benefit with improvements to play equipment and surfacing
5. New picnic benches in existing orchard space
6. Improve entrance by removing bins, replacing unattractive boundary, new planting and signage
7. Existing footpath retained
8. Existing ball court retained