



4.0 Phases 1B + 2: Residential Amenity Spaces

4.1 Terraced Houses

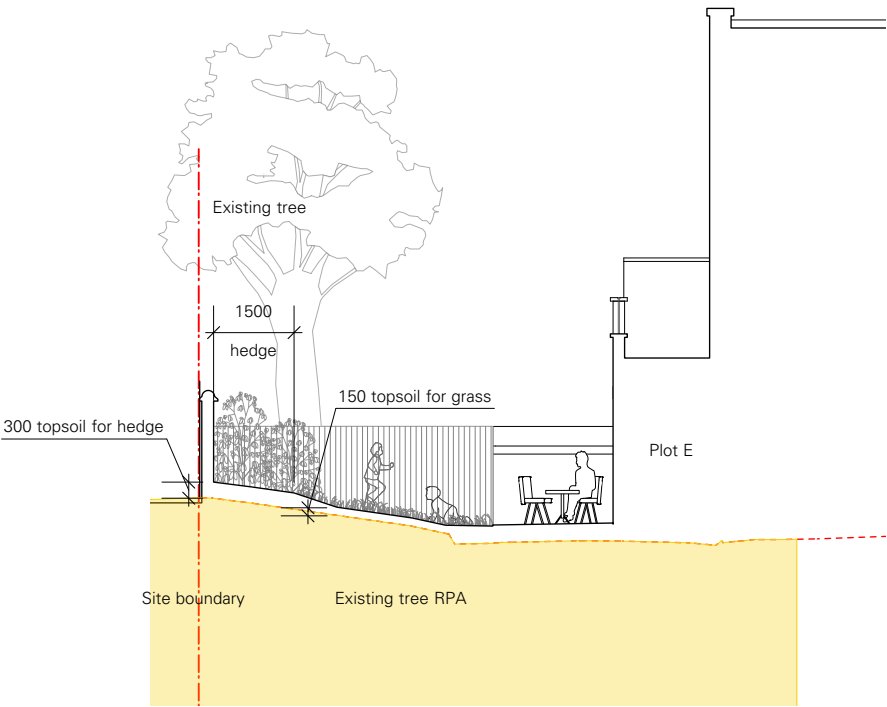
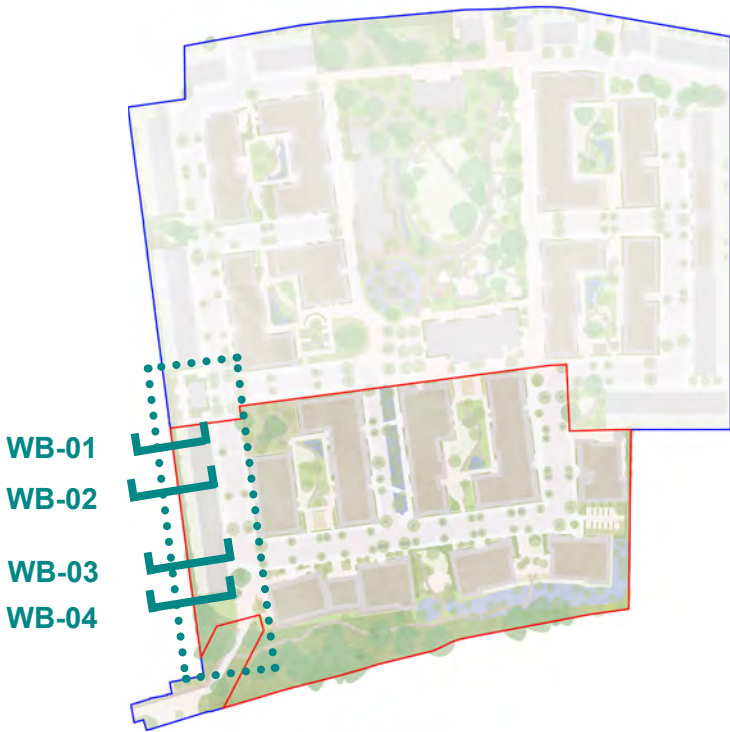
Terraced House Private Rear Gardens

The scale and section of the Plot E terraced house gardens along the western boundary matches that of Plot B in the approved Phase 1A. Plot E is broadly flat with slight local mounding by the water tower and rises to the existing brick boundary wall.

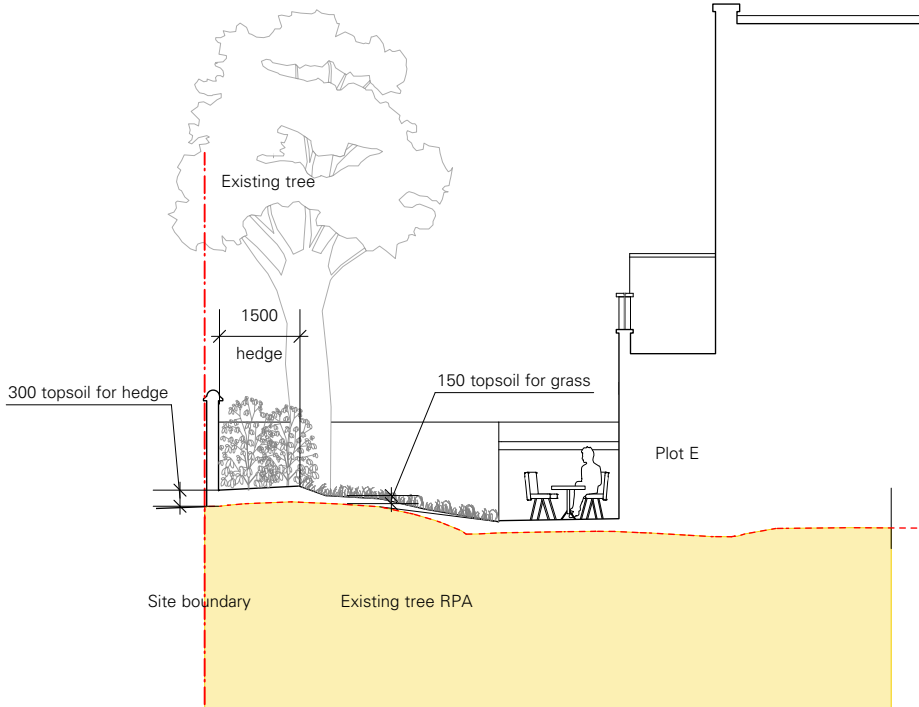
A 2m wide terrace of permeable paving to the rear of the houses would be laid level with the internal FFL adjusting to meet existing levels. The sections show how the proposed hedge planting is reconciled with the remediation strategy requirements and minimises impact on the existing boundary wall. Section WB-01 shows a notably high gradient (approx. 1:16) rising to the

boundary wall to accommodate the existing root protection area. This affects two gardens in Plot E and represents a 'worst case scenario' on this plot. Section WB-02 shows the option, in three to six gardens, for a low retaining wall to the hedge to achieve a level rear garden.

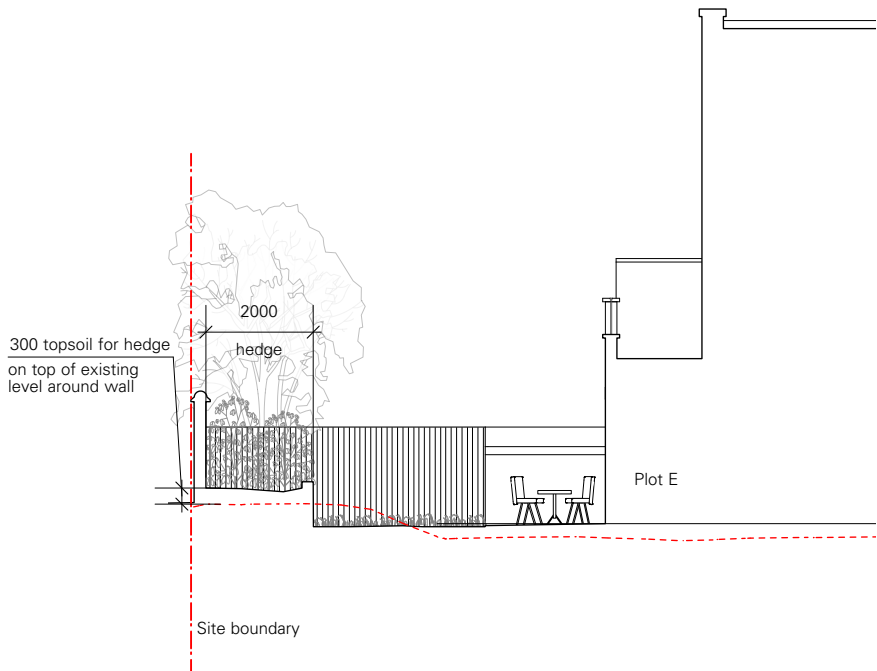
Design Code Requirement	Page	Compliance		
		✓	*	✗
3.9 Residential Amenity Spaces				
3.9.10	37	✓		
3.9.11	37	✓		
3.9.12	37	✓		
3.9.13	37	✓		
3.9.14	37	✓		
3.9.15	38	✓		
3.9.16	38	✓		
3.9.17	38	✓		
3.9.18	38	✓		
3.9.19	38	✓		
3.9.20	38	✓		
3.9.21	38	✓		



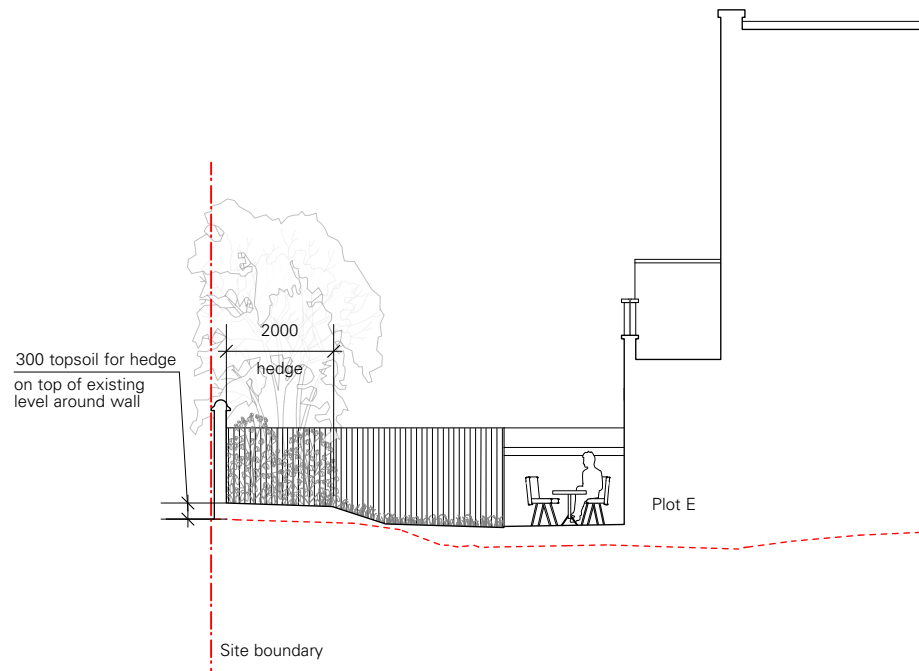
Section WB-01



Section WB-03



Section WB-02



Section WB-04

Western Boundary Treatment

The existing hedge along the western boundary will be re-established to ensure that the existing north-south ecological corridor, of importance to commuting bats and other wildlife, is not severed. Existing trees and hedge shrubs will be retained in their entirety in the publicly accessible spaces along the boundary, with partial retention proposed in the terrace gardens.

The continuous corridor will be safeguarded by, where possible, a retention of the suitable self-seeded trees and the planting of new trees along the western boundary to create a continuous tree canopy cover. Within the terrace gardens replacement planting of small shrubs along the western boundary will form a replacement of the existing hedge while working within a garden setting. The planting will feature native species as far as possible, particularly varieties that stay smaller and are easier to manage within terrace gardens. Light canopy tree species, such as native Betula species will be used to reduce possible overshading.



Cornus varieties



Amelanchier sp.



Betula sp.



Ferny groundcover



Ivy and ferns



Viburnum opulus
'Compactum'



Light canopy tree species will provide a continuous green corridor while not becoming too dominant in the back gardens



Indicative section though rear garden at western boundary



The existing site boundary forms an important ecological corridor. Proposals will seek to retain or reestablish vegetation while ensuring the planting works within a garden setting.

4.2 Apartment Block Courtyards: Plots H & F

As set out in the Design Codes the courtyards to Plots H and F are similar to the Phase 1A courtyards to Plots C and D with a clear menu of landscape elements. However each of the courtyards across the Scheme also has a particular character, responding to the different spatial relationships of their surroundings and in several cases to accommodate valued existing trees.

Planting within the residential courtyards will be designed to support multifunctional use and a varied yet coherent green character, making them playful, productive and peaceful spaces. Rain gardens, sensory planting around play areas and edible planting including dedicated growing areas, all form an important part of the courtyard spaces, along with carefully positioned trees and shrubs. These taller planting types will give structure and a green frame to the courtyards, while avoiding overshadowing of lawns and seating areas.

The semi - private amenity courtyard spaces create a further layer of pedestrian interconnectivity and permeability across the Scheme allowing residents, especially children, to safely move around. Courtyards are gated and it is intended they are secured at dusk. There are however other models of management if required.



- Key
1. Gate and fence
 2. Main Path
 3. Informal Play Route
 4. Natural Play
 5. Grassy Knoll
 6. Accessible informal play
 7. Younger childrens play equipment
 8. Shallow swale
 9. Seating
 10. Raised beds for food growing with integrated seating
 11. Cycle Store
 12. Privacy planting in raised bed
 13. At-grade soft landscape



Plot H courtyard proposed plan



Design Code Requirement	Page	Compliance		
		✓	*	✗
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3.9.10	37	✓		
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3.9.13	37	✓		
3.9.14	37	✓		
3.9.15	38	✓		
3.9.16	38	✓		
3.9.17	38	✓		
3.9.18	38	✓		
3.9.19	38	✓		
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