

Soft Landscape Maintenance

The soft landscape maintenance and management is seen as a vital part of achieving and sustaining the overarching ambitions of the landscape design. These ambitions include:

- visual values, the creation of a varied, beautiful, engaging and characterful set of spaces, where the planting forms a key part of placemaking and the landscape experience;
- functional values, the creation of a landscape that successfully supports and frames different activities and uses across the site, including play, relaxation and SuDS;
- biodiversity values, maximising the ecological value of all planting types, creating diverse habitats for both flora and fauna, as well as allowing people to interact with and observe nature in an urban setting.

The biodiversity values are key and strongly linked to the other two points, forming part of what defines also the visual character of the landscape - naturalistic and textural with strong sense of seasonality. The maintenance operations will therefore be adapted to support the creation of varied ecologically rich landscapes, also within amenity and ornamental settings. Both the public realm and courtyard open green spaces will be managed and maintained in order to remain functional in the long term.

A range of different planting types will be created across the site, all with their specific maintenance requirements. All planting typologies have been selected to suit the varied conditions across the site and all will be designed with robustness and ease of maintenance in mind.

Outline soft landscape maintenance tasks:

- Watering as required during the establishment period, to ensure successful establishment, growth and development;
- Species appropriate formative pruning of shrubs and trees, to maintain desired form, and to ensure they do not grow to obstruct paths, streets or buildings. Tree work to be maintained in line with good arboricultural practice BS 3998;
- Regular check for health and performance of all planting; removal of dead and/or damaged/ill limbs;
- Removal of dead plants if required and replacement planting in the next planting season;
- Annual hay cut of meadow areas, allowing for seeding before collecting cuttings;
- Regular mowing of lawns. Note: Bulbs in lawns to be allowed to die back naturally before mowing;
- Annual strim cut of herbaceous perennial planting in late winter, retaining any evergreen species uncut;
- Compost/mulch; check and top up once a year;
- Weeding as required;
- Litter clearance as required.



Soft landscape maintance regimes will be geared towards creating relaxed and ecologically rich green open space

2.9 Hard Landscape

A hierarchy in the hard landscaping is used to articulate the difference between spaces and reinforce the character of green spaces and the differences between public and private sapce across the site.

Path networks within green spaces are resin bond while the public realm areas in the South West Sqaure are surfaced in red concrete blocks with inlaid lines of light kerbs to match the Peace Garden and Neighbourhood Square.

In contrast the streetscape is calm with concrete flagged footways and asphalt carriageways, with the exception of the park frontage streets which are a variation of red block. Parking bays are permeable which allows for a colour and textural difference from the carriageway and reducing the dominance of the road. Crossings and raised tables are in grey concrete block.

Smaller areas of specific surfacing delineate secondary paths, courtyards, play areas and access to the SINC.

Landscape and Street scape
Material Palette



ST_01 Carriageways: asphalt



ST_02 Footways: concrete flags



ST_03 Pedestrian crossings: concrete conservation paving



ST_04 Parking bays: permeable concrete paving



ST_18 Cycle path over RPA: tree porous resin



ST_05 Courtyards primary paths: resin bound gravel



ST_06 Secondary paths: concrete planks laid in soft landscape



ST_11 Play Equipment Surface: rubber (tiger) mulch



ST_12 Informal play surface: bark mulch



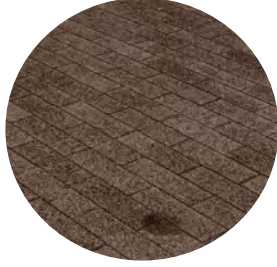
ST_16 Informal hardscape: exposed aggregate concrete



ST_07 Public pedestrian space: concrete paving



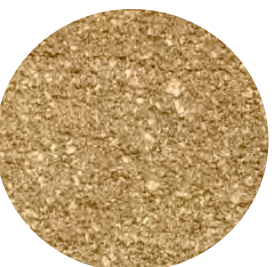
ST_08 Public primary paths: resin bound gravel



ST_09 Shared surfaces: concrete paving

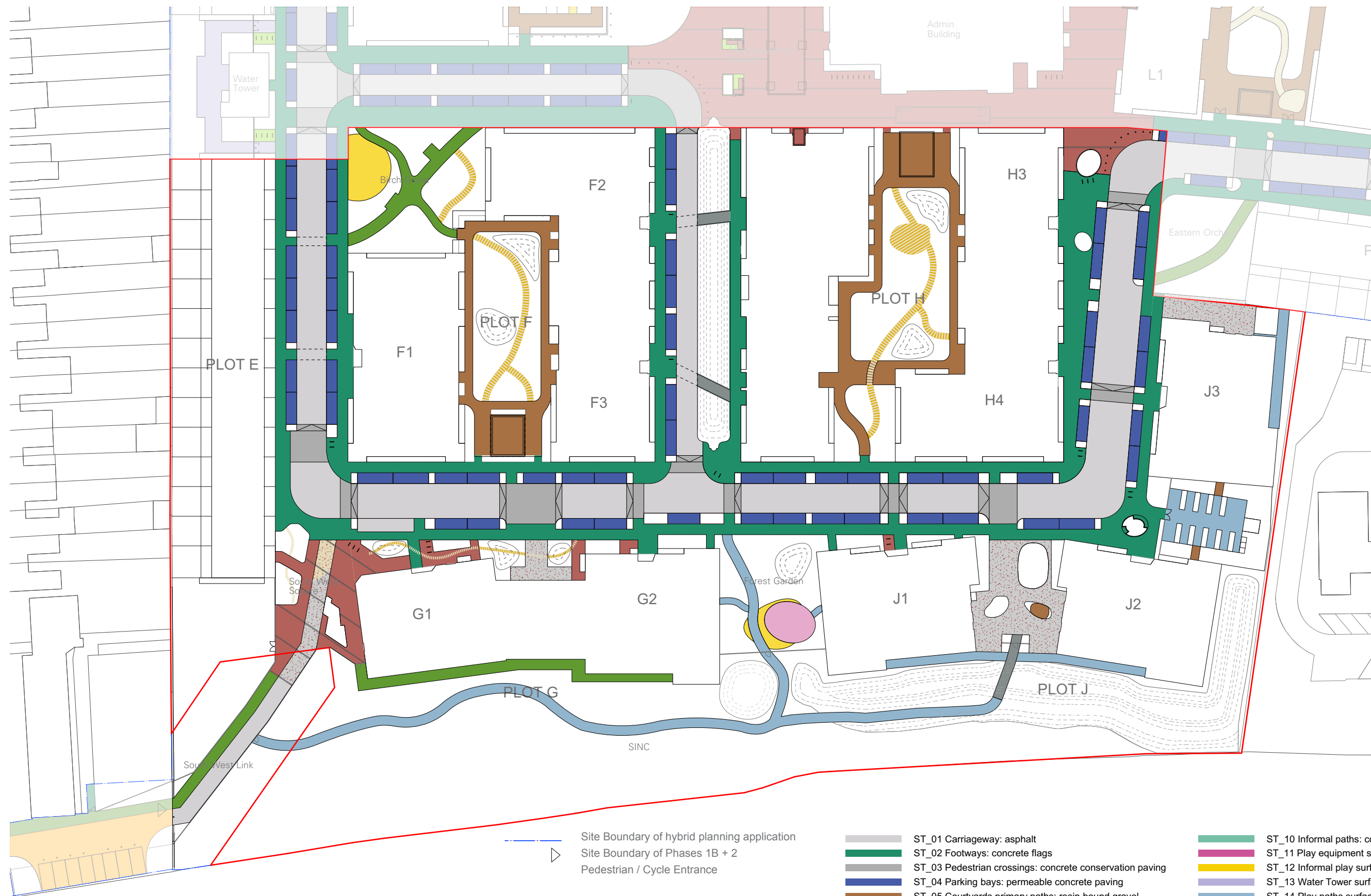


ST_17 Raised walkway:



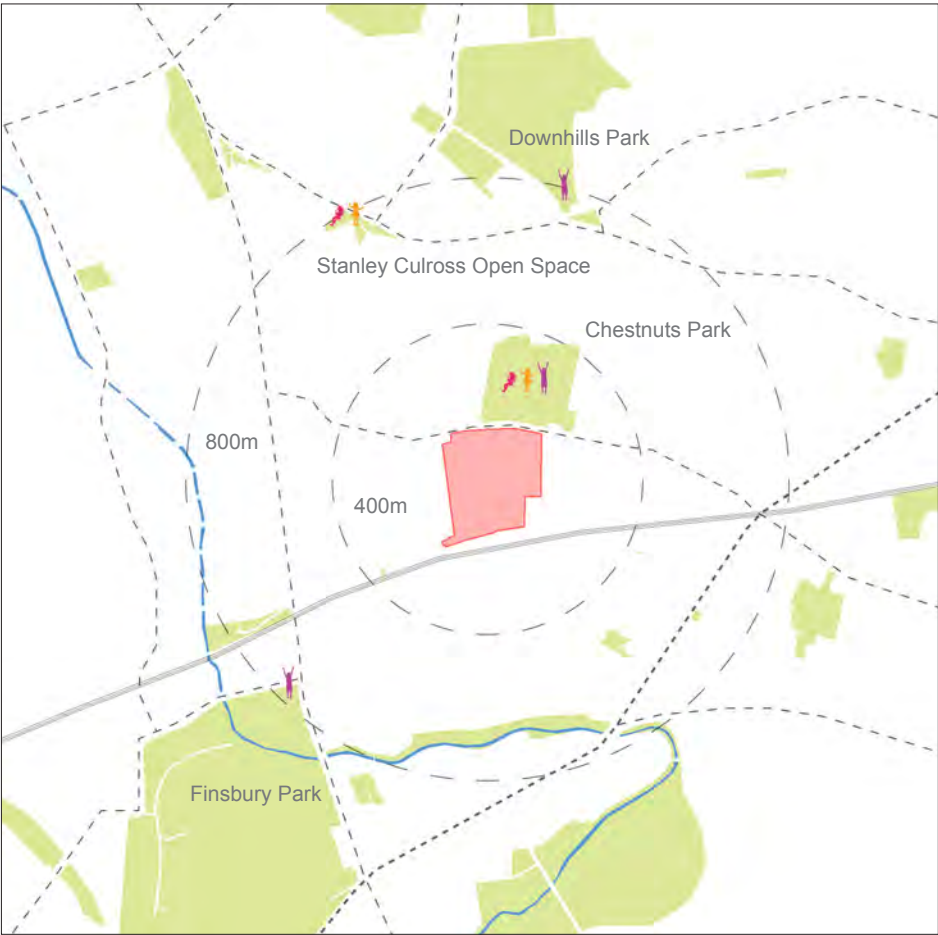
ST_14 Landscape Path: self binding gravel





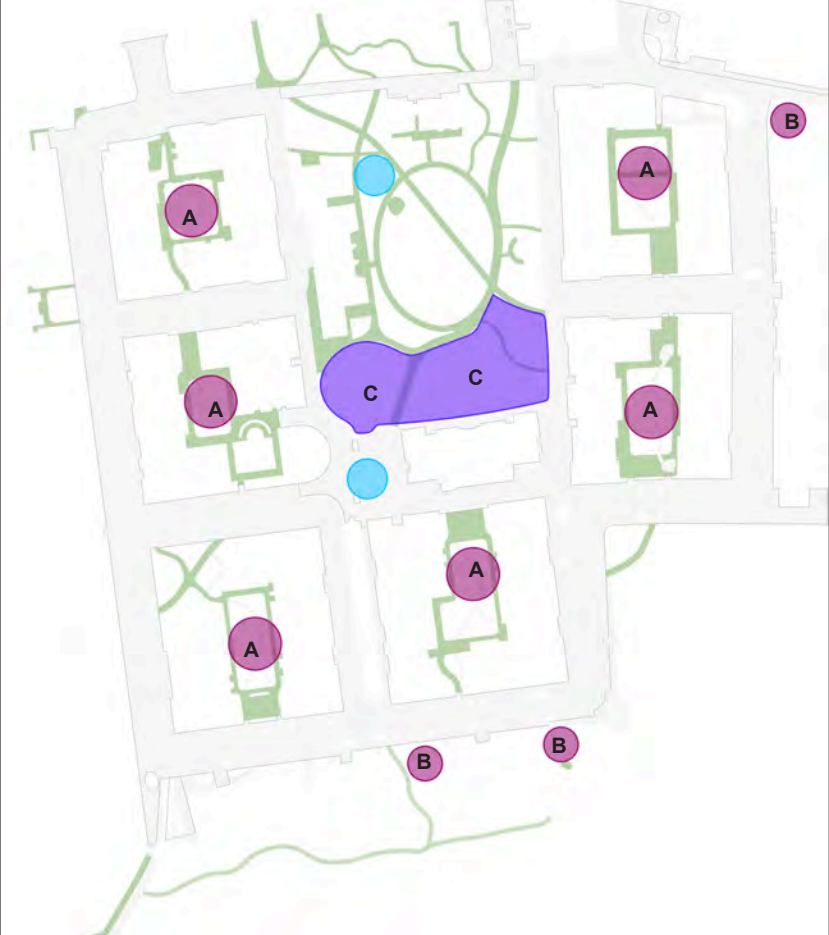
Hard Landscape Plan

2.10 Play Strategy



Existing Local Play Provision

- Under 5 years
- 5-11 years
- 12+ years



Play Strategy

- Under 5's doorstep play: (courtyards) A (230m2) B (200m2)
- 5 -11 years play: C (1,750m2 within the Peace Garden)
- 12+ years play: Indicative areas of focus in Peace Garden and Neighbourhood Square

Open space across the site is generous and there are many opportunities for formal and informal play. The diagram demonstrates the distribution of formal play areas across the site, which result in provision comfortably in excess of the requirements. Indicative areas on the diagram show the scale of provision. However most of the green spaces on the site including the whole of the Peace Garden (but with the exception of the SINC) and the courtyards are potentially places for informal or incidental play.

In accordance with the Design Codes the quantum of play provision is calculated across the whole site and related to a whole site play strategy. The spread of accommodation has changed with RMA1 and this has resulted in a higher baseline figure across the site.

Under 5 years (Door Step Play)

Play space is provided within the semi private courtyards and amenity spaces directly related to each residential block or villa. Indicative areas shown are as follows:

GLA Population Yield Calculation

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	201	332	42	28
Social Units	129	150	69	25
Total Units	976			
Geographic Aggregation	Outer London			
PTAL	PTAL 3-4			

Yield from Development

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	92.9	141.7	234.6
Ages 5, 6, 7, 8, 9, 10 & 11	61.1	113.2	174.3
Ages 12, 13, 14 & 15	14.2	58.1	72.2
Ages 16 & 17	7.5	30.7	38.1
18-64	1023.1	568.4	1591.5
65+	24.4	13.3	37.7
Total Yield	1223.2	925.2	2148.4

Play Space Calculator

Total Children	519.2	
	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	5192.3

Summary of Play Areas Required

	Max Walking distance	No. of children		Baseline 10m2/child	Take off 10m2 each for 70 no. houses (m2)	Adjusted Baseline Totals (m2)
Under 5's	100 m	235	45%	2,350	700	1,650
5-11 yrs Old	400 m	174	34%	1,740	0	1,740
12 +	800 m	110	21%	1,100	0	1,100
Totals		519	100%			

- (A) 6 x 230 m2 = 1,380 m2
- (B) 3 x 200 m2 = 600 m2
- Total 1,980 m2 (1,650 m2 required)

5-11 years (Playable Landscape)

The southern playable landscape area of extended Peace Garden is the main focus for play on the site with formal and informal play provision.

- (C) Total 1,750 m2 (1,740 m2 required)



RMA1 - Under five years (doorstep play)

The total provision of doorstep play across the site is 330m² over that required, but this diagram demonstrates play space is distributed equally across Phases 1B&2 and is within 100m of dwellings.

Plot J Courtyard:	235m ²
Plot H Courtyard:	235m ²
Plot G + J, Forest Garden:	250m ²
Plot J, Villa Court:	150m ²

12 + years

The Peace Garden is open to the wider community and the new landscape complements rather than replicates the existing MUGA, sports field and playground of the adjacent Chestnuts Park, which will be the focus for older children's active play. However the variety of landscapes across the Peace Garden and the Neighbourhood Square, including the Folly Shelter and the Rain Garden Benches respectively, both provide a focus for older children to gather and to play.

Play will be integrated within the landscape and public realm across the site, not just in designated play areas. A range of play experience for all ages will be considered and provided.

Natural Play & Movement



Willow Tunnels

Quiet Play



Growing

Active Play



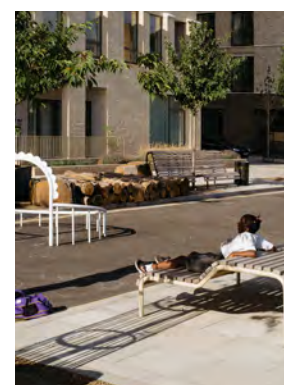
Balancing



Log play



Stone play



Relaxing



Gathering



Swinging



Climbing

Play provision meets Policy S4 (Play and informal recreation) of the London Plan 2021 which exceeds the relevant London Borough of Haringey development plan Strategic Policies and Development Management Policies including Strategic Policy SP13 (Open Space and Biodiversity) and Policy DM12 (Housing Design and Quality Ground floors)

Natural play is prioritised through sensory soft landscaping and tree planting. There is a minimum of single-use play equipment with an integrated 'landscape of play' approach taken to promote imaginative play; play spaces are inclusive with a range of accessible features included.

2.11 Design Codes

General Compliance

The approved St Ann's New Neighbourhood Design Code comprises four chapters of which the relevant clauses of Chapter 2: Site Wide and Chapter 3 Landscape & Public Realm are referred to in this volume of the Design and Access Statement.

Landscape proposals are in full compliance with the Design Code with two exceptions – a minor accepted diversion to the Forest Garden (Clause 3.6.4) and one area of non-compliance to the Birch Grove (Clause 3.3.7).

Design Code compliance is demonstrated and described in greater detail through descriptions in the following chapters regarding each public open space, residential amenity space or street. The two exceptions are described in detail on pages 48 and 50 - 51 respectively.

Design Code Requirement	Page	Compliance		
		✓	*	✗
2.3 Site Wide - Landscape and Ecology				
2.3.1	15	✓		
2.3.2	15	✓		
2.3.3	15	✓		
2.3.4	15	✓		
2.3.5	15	✓		
2.3.6	15	✓		
2.3.7	15	✓		
2.3.8	15	✓		
2.3.9	15	✓		
2.3.10	15	✓		
2.3.11	15	✓		
2.3.12	15	✓		
2.3.13 - 2.3.15	15			
3. Landscape and Public Realm				
3.1 Public Realm Overview				
3.1.1	18	✓		
3.1.2	18	✓		
3.1.3	18	✓		
3.1.4	18	✓		
3.1.5	18	✓		
3.1.6	18	✓		
3.1.7	18	✓		
3.1.8	19	✓		
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