

Park Hood

LANDSCAPE DESIGN AND ACCESS STATEMENT

LORDSHIP LANE, LONDON

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1.0 Introduction

Park Hood have prepared the following Landscape Design and Access Statement report as part of the planning submission for the proposed mixed-use development at the existing MECCA Bingo site, 707-725, Lordship Lane, Wood Green. This report is to be read in conjunction with the relevant drawings, including but not limited to:

Plans:

- 7962-PHL-SW-XX-DR-L-2001 - Ground Floor Plan
- 7962-PHL-SW-XX-DR-L-2002 - First Floor Plan
- 7962-PHL-SW-XX-DR-L-2003 - Roof Plan

Site Sections:

- 7962-PHL-SW-XX-DR-L-2801 - Block A
- 7962-PHL-SW-XX-DR-L-2802 - Ground Floor Sections
- 7962-PHL-SW-XX-DR-L-2803 - Ground Floor Sections
- 7962-PHL-SW-XX-DR-L-2804 - Block C & Block D

The structure of this document has been developed to provide an understanding of the landscape vision and the design evolution, providing explanatory text and imagery to communicate the design proposals of the green infrastructure and outdoor amenity space. This introduction concludes with a site analysis which examines the existing site, its context together with the constraints and the opportunities for the redevelopment of the site. This is followed by the landscape vision in Chapter 2. Chapter 3 explains the, the spatial layout and the site plan and the individual proposals. Chapter 4 explains the materials used in the proposal and is followed by Biodiversity and sustainability in Chapter 5. This report concludes with a summary statement in Chapter 6.

Development Description

The demolition of the existing buildings and the redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys.

- 623-bed purpose-built student accommodation
- 77 affordable homes
- 796sqm of flexible ground floor commercial (Class E) floorspace



Application Site | NTS

1.0 Introduction

1.1 Site Context

Site Context

The Site is located within the Wood Green Town Centre, approximately 150m east of Wood Green Station.

The Site is approximately 0.86 hectares (ha) in size and is currently occupied by a single storey building, in use by Mecca Bingo as a bingo hall. The remainder of the Site is occupied by surface level car parking. The site is bound by:

- Lordship Lane (A109) to the north of the site;
- Sultan Terrace and Vincent Square to the east of the site;
- Residential properties along Moselle Avenue to the south of the site; and
- Omnibus House and Redvers Road to the west of the site.

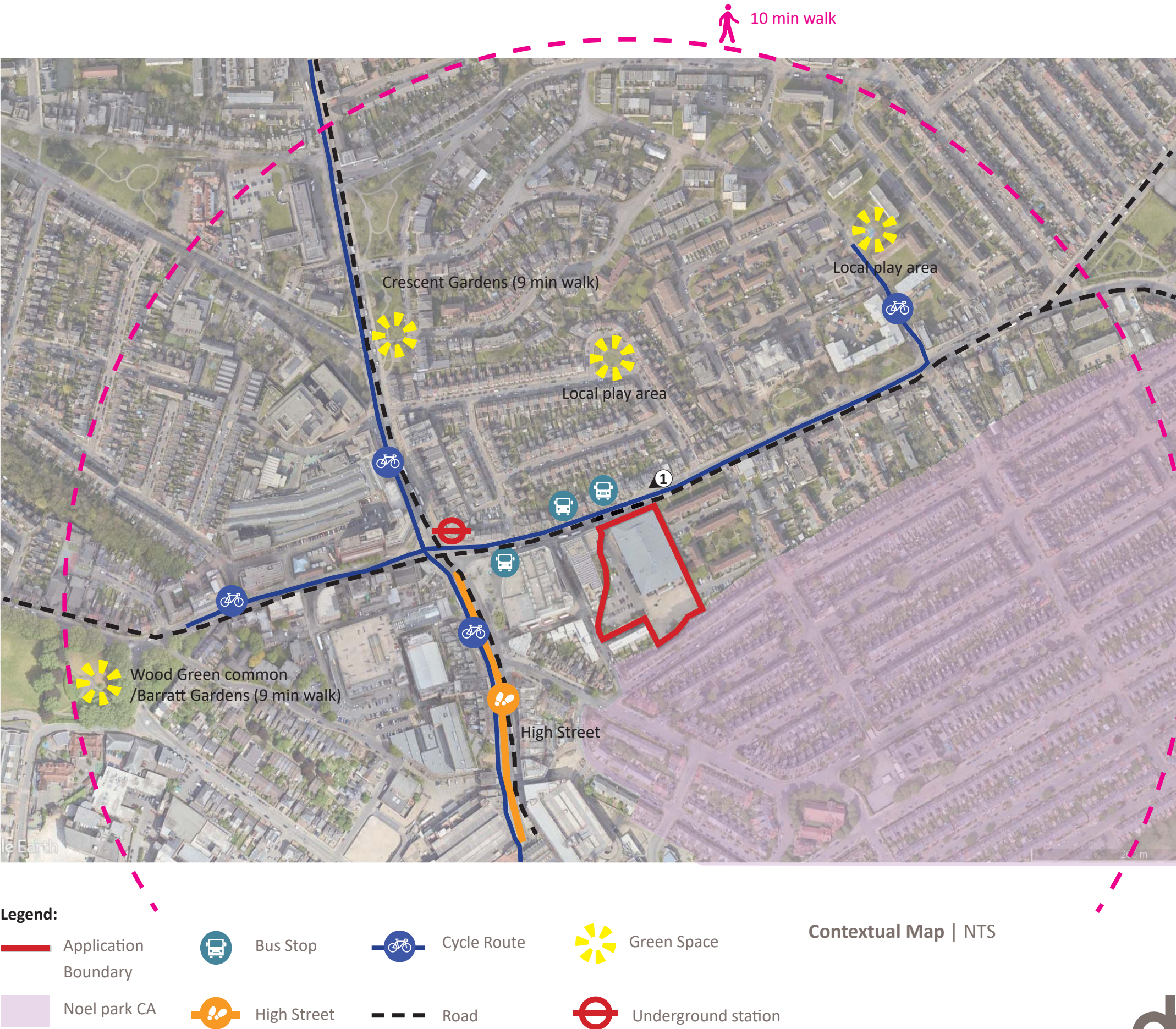
Within the surrounding context, Lordship Lane is characterized by a variety of two and three storey properties, to the east of the application site is bound by a housing estate with three storey blocks, the southern boundary is characterized by Wellesley Road with two and three storey town houses and the rear gardens of the properties along Moselle Avenue. The West of the application site is bound by Omnibus House, a seven to nine storey residential building.

The Site is not located within a Conservation Area, nor does it contain any listed buildings. The Noel Park Conservation Area is located immediately to the south of the site.

The immediate area is lacking a green publicly accessible open space although there are few, some of which contain play elements, within a 10 minutes' walk from the site.



1 Lordship Lane



Contextual Map | NTS



1.0 Introduction

1.2 Site Analysis - Opportunities and Constraints

The existing external space around the building consists predominately of a large car park, with some planting around the edge and as such has very little ecological value. The site slopes down from Lordship Lane to Wellesley Road, both providing access into the site. The public realm along Lordship Lane consists of paving with no animation or active frontage. There is a water culvert along the south boundary which presents a hard edge, one which needs to be protected.

The building layout, varying site levels together with the existing constraints create opportunities for a multi-functional landscape catering to a multitude of user group. The entry points along Lordship Lane and

Wellesley Road, provides an opportunity to create 2 entrance plazas which lead into the site and the buildings alike. The proposed architectural layout creates a space for an Urban Green Space to the west of the site which connects to the two plazas. Furthermore, the location of the Wellesley Road Plaza provides an opportunity to link the residential public realm located at the south with the rest of the site. Throughout the external space, meeting points are located to encourage social interaction and access to nature. The existing trees are proposed to be retained and complemented with additional tree and shrub planting. The Lordship Lane frontage is to be animated with entrances, active frontage and planting to balance the hard and urban character.



- Legend (Existing Conditions):**
- Bus Stop Locations
 - Existing Car Parking
 - Existing Trees
 - Culvert Zone



- Legend (Proposed Conditions):**
- Active Frontage
 - Proposed Pedestrian Links
 - Proposed Entry Plaza Area
 - Meeting Notes
 - Entrances to the Block A/B/C
 - Existing Trees
 - Proposed Trees
 - Proposed Boundary Buffer
 - Proposed Car Parking
 - Culvert Zone

2.0 Landscape Vision

The landscape vision for the site is to create multi-functional interconnected spaces, rich in biodiversity to transform the hard, urban nature of the existing site. Given the site's town centre locations together with the amount of space available, the landscape is sensitively designed with design features such as a 'playful urban space', one which caters to the multiple age groups providing a varied experience to the residents and visitors alike.

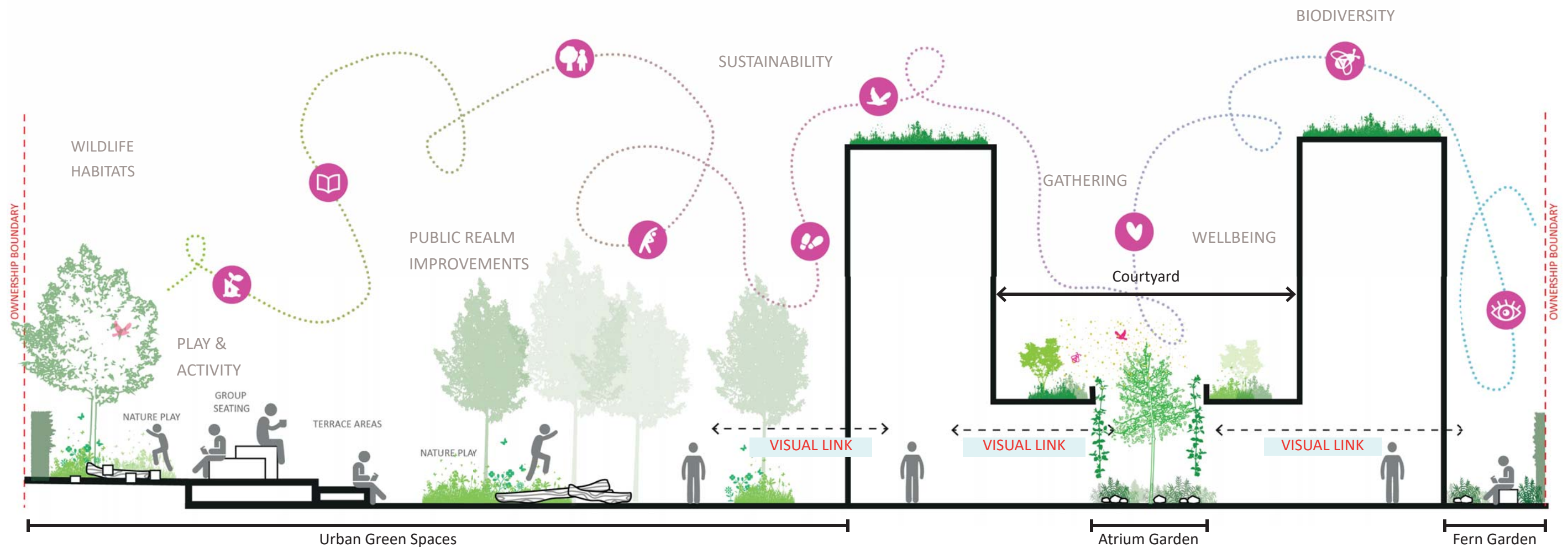
The landscape design creates cohesive amenity spaces whether they are inside or outside the buildings. Visual as well as physical links between these spaces blends their ambience into one another, transitioning sinuously between the spaces and functions. It promotes a sense of

place and well-being within the mixed-use development together with its public realm. The landscape responds to the building functions by placing complimentary functions in the external spaces such as an Urban Green Space adjacent to the internal amenity, etc. This is further enhanced by creating an 'outdoor' environment within the building, either on the ground or upper floors.

On the ground floor, a coherent network of pedestrian priority routes gives the site a high level of permeability for residents and public alike. The planting scheme uses a mix of native and ornamental tree and shrub species to create a seasonal landscape that is functional, whilst being sympathetic to its surrounding environment. On the upper floors, usable terraces and courtyards are

designed catering to the specific needs of the building users. The building roofs provide a high degree of sustainability with the use of green roofs which supports biodiversity and enhances the ecological value of the site. High quality materials and a carefully considered, vibrant planting scheme also adds to increasing the site's ecology value.

Overall, the design creates a high-quality public realm and private amenity within the development, with areas for passive and active recreation together with social/community interaction. This strategy aims to create public realm and private amenity space in accordance with the standards and requirements set out by Haringey Council, and the London Plan.

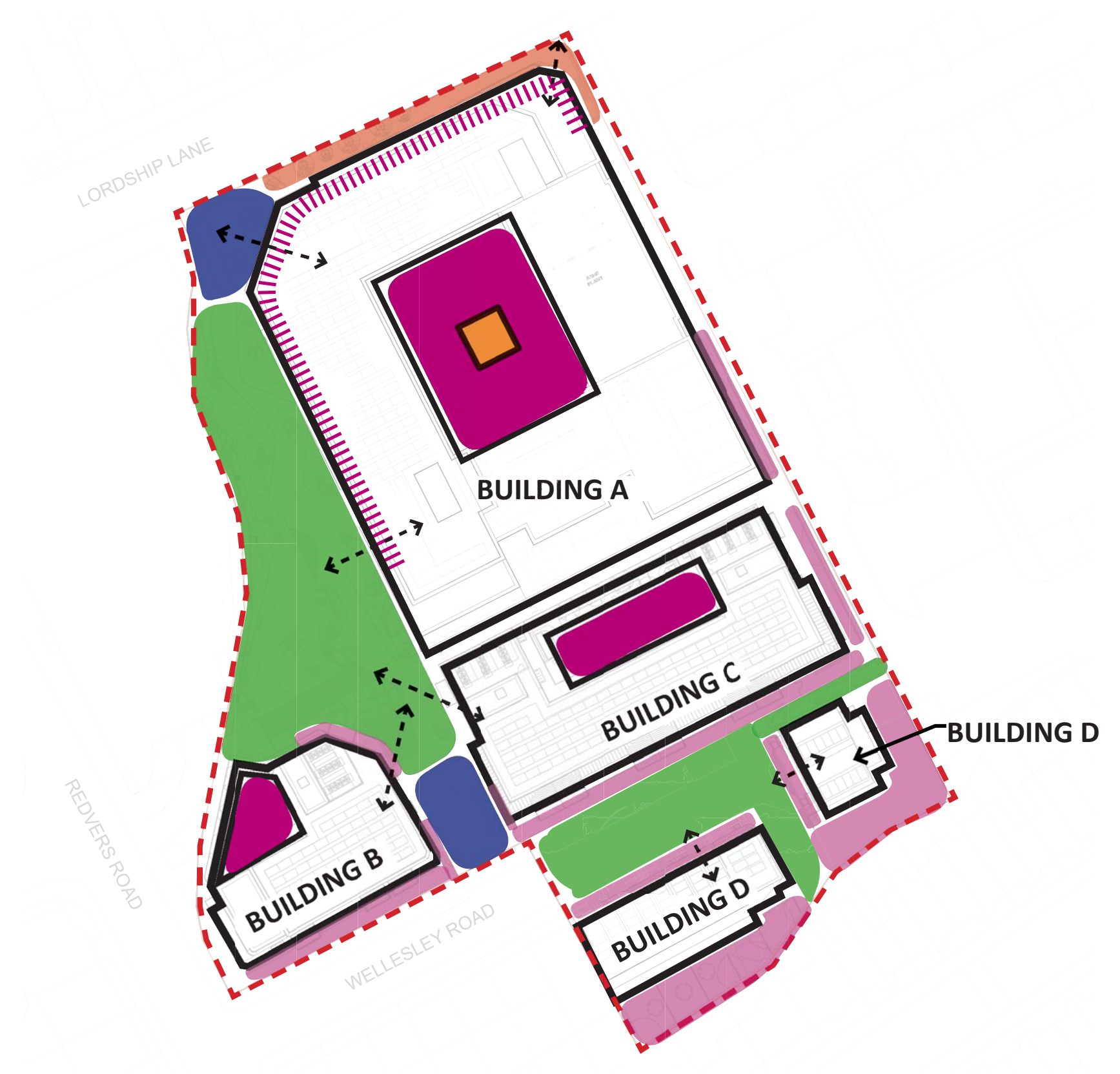


3.0 Landscape Proposals

3.1 Spatial Arrangement

The landscape design introduces external amenity at multiple levels throughout the buildings. On the ground floor 2 entrance plazas lead into the Urban Green Space. This space responds to the active frontages along the building and wraps around the building along Lordship Lane, in the form of enhances public realm, and along the western boundary, which sinuously integrates it with the rest of the street. The southern plaza also leads into the residential public realm. Private outdoor amenity for the residential units complementary to the Urban Green Space and the residential public realm, is sensitively placed at the front of the building, together with garden spaces to the rear. On upper levels and within the building, courtyards and terraces provide an inviting and usable space for the users.

- Legend:**
- Entrance Plaza
 - Urban Green Space/ Public Realm
 - Enhanced Public Realm / Street Frontage
 - Private Outdoor Amenity (Ground Floor)
 - Atrium Garden
 - Communal Podium Courtyards
 - Active Frontages



3.0 Landscape Proposals

Ground Floor Design Principles

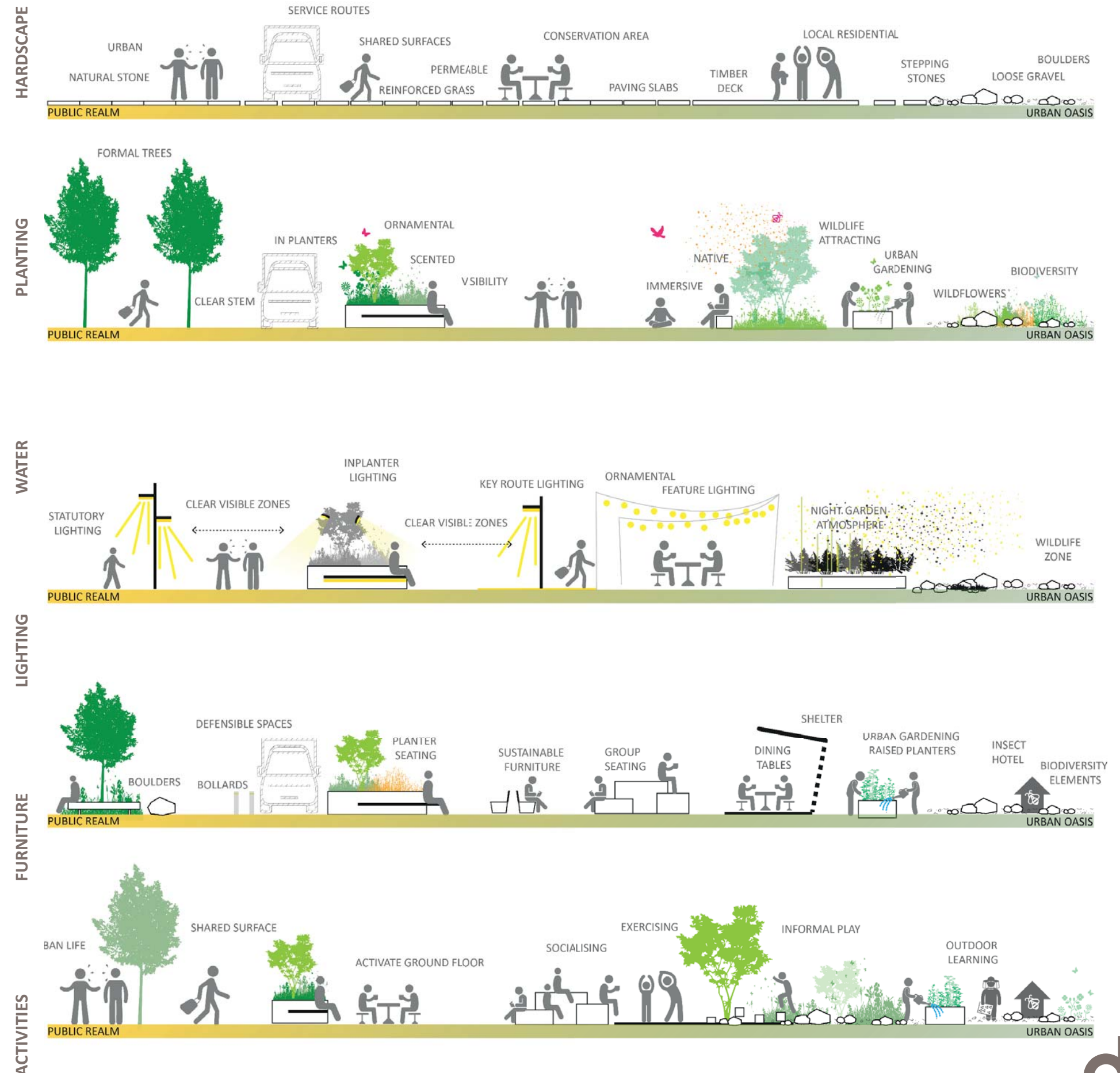
The landscape design is carefully designed and guided by fundamental principles that shape the spatial atmosphere and establish a cohesive design language across the entirety of the site. These principles are categorised into three main sections:

- **Public Realm:** This pertains to areas accessible to and shared by the public. For further details, please refer to Section 3.2 in the adjacent diagram and accompanying text.
- **Private Amenity:** This section focuses on spaces designated for the exclusive use and enjoyment of residents. More information can be found in Section 3.3 in subsequent pages.
- **Safety and Security:** Addressing the safeguarding measures implemented throughout the site to ensure the well-being and protection of its occupants. Please see Section 3.4 for an in-depth discussion in the following pages.

Throughout the evolution of the project, each of these strategies has undergone refinement, reflecting the iterative process of design decisions and choices made to achieve the desired outcomes. These evolving strategies encapsulate the essence of the project's vision and objectives, harmonizing functionality with aesthetic appeal.

3.2 Public Realm

The principles for the public realm create a high level of engagement and demonstrates the transition from the very public areas to the very intimate private ones. It aims to create a warm and inviting environment with lighting, furniture and intertwined activities.



3.0 Landscape Proposals

3.3 Private Terraces and Gardens

There are several units which have private amenity in the form of a terrace or a garden. These spaces, in some instances, interact with the public areas. The principle guiding this interaction is to provide a degree of privacy yet not be create a very enclosed space.

