

Hornsey Park Road, London

Landscape Statement

603-TML-ZZ-ZZ-RP-L-0001_P04

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Hornsey Park Road I Landscape Design & Access Statement
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1.1 Introduction

Project introduction

This Landscape Statement has been prepared by Turkington Martin Landscape Architects, in support of a detail planning application for Hornsey Park Road. The Statement illustrates the potential opportunities to improve the setting and experience for residents, and pedestrians using the development. The design approach and strategies are explained by means of plans and images. The respective strategies are then set out with precedent images illustrating the materials and planting that combine to make this an enjoyable place to live and engage with. The landscape and public realm design has been developed in conjunction with wider design team and in conjunction with feedback and comments from planning officers.



Site location

1.2 Site Context



Entrance to development



View towards entrance from within the development



South-east boundary towards 161 Hornsey Park Road



South-west boundary towards 155 Hornsey Park Road



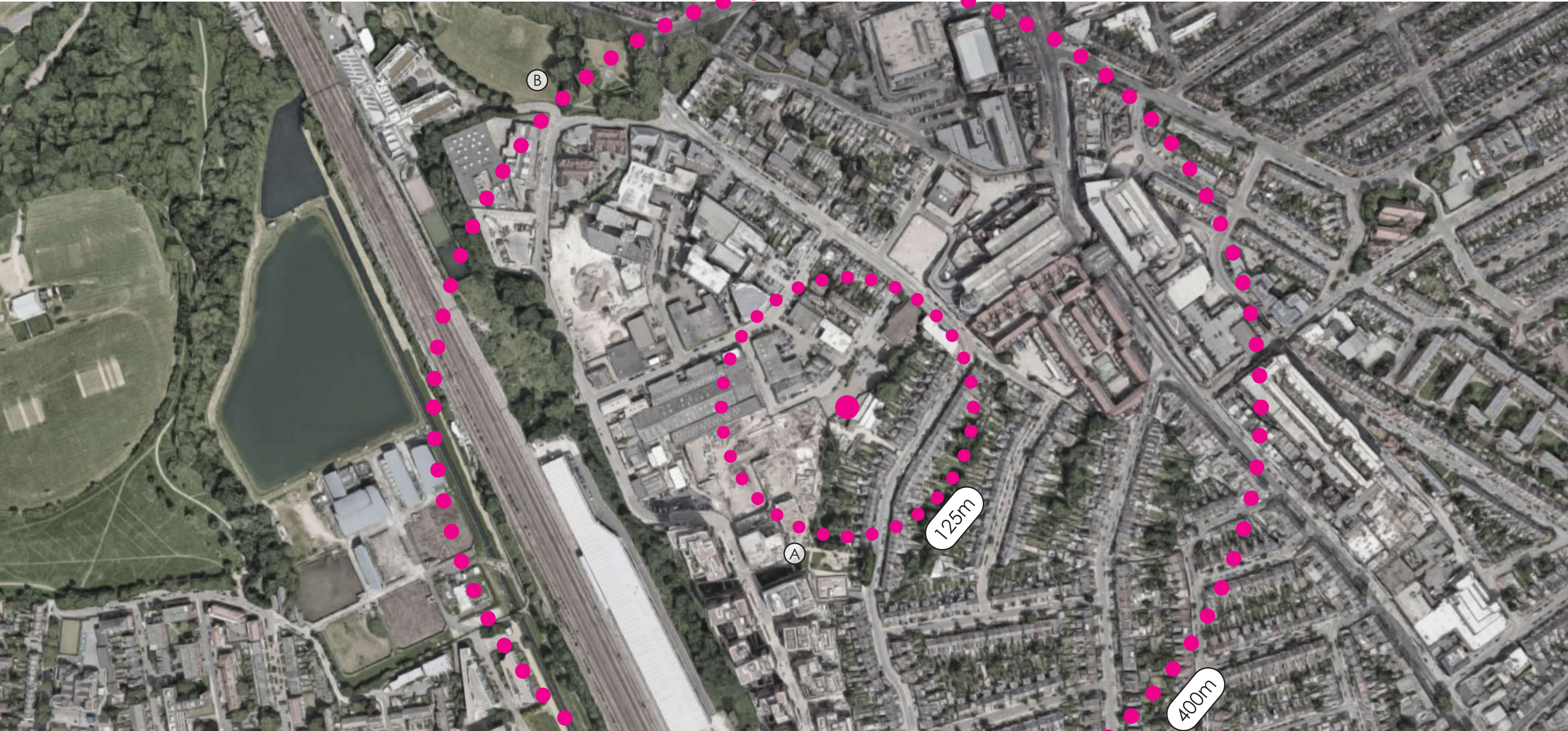
View towards the future Iceland development to the north-east



View towards the new housing development to the north-west

1.3 Play Provision

Local Play Amenities



Clarendon Play Area
6 Hornsey Park Road - Landscape Report

Wood Green Common & Barratt Gardens

Ducketts Common 800m from site

2.1 Landscape proposals

Landscape Plan

“A connected public realm with an unfolding sequence of views and experiences”

The landscape proposals create a safe and accessible external environment for residents and office staff to enjoy. A paved courtyard with incidental seating and play features contribute to the overall experience. The courtyard also provides a convenient route through between Hornsey Park Road and Brook Road.

- Key
- 1. Block A
 - 2. Block B
 - 3. Vehicle route
 - 4. Commercial entrances
 - 5. Bike store
 - 6. Blue badge parking
 - 7. Private gardens
 - 8. Play area
 - 9. Defensible planting
 - 10. Connection to Clarendon Estate
 - 11. Seating area



2.2 Landscape proposals

View



2.3 Landscape proposals

Precedent Images



Perennial flower rich planting



Bike store with integrated green roof and bug hotels



Biodiverse green roof



Natural play



Playful seating sculptures



Defensible planting to gardens

2.4 Urban Greening Factor

Calculations

The London Plan (2021) includes the ‘Urban Greening Factor’ model to assist boroughs in determining appropriate provision of urban greening.

0.4 is a target score of developments that are predominately residential

Current estimate of the scheme: 0.41

Total area of site: 1840m²

The proposals include the following to enhance the ecological value and biodiversity of the site:

- Roof planting
- Flower-rich perennial planting
- Permeable paving wherever possible
- Native hedges as defensible planting
- Climbers

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8		0	
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	144	115.2	
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	283	198.1	
Flower-rich perennial planting.	0.7	300	210	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		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	
Green wall –modular system or climbers rooted in soil.	0.6	208.2	124.92	Climbers. No green walls
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	45	18	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	807	80.7	Includes play area bark mulch
Total contribution			746.92	
Total site area (m²)			1840	
Urban Greening Factor			0.405934783	

Key

Extensive roof (80mm)

Standard trees

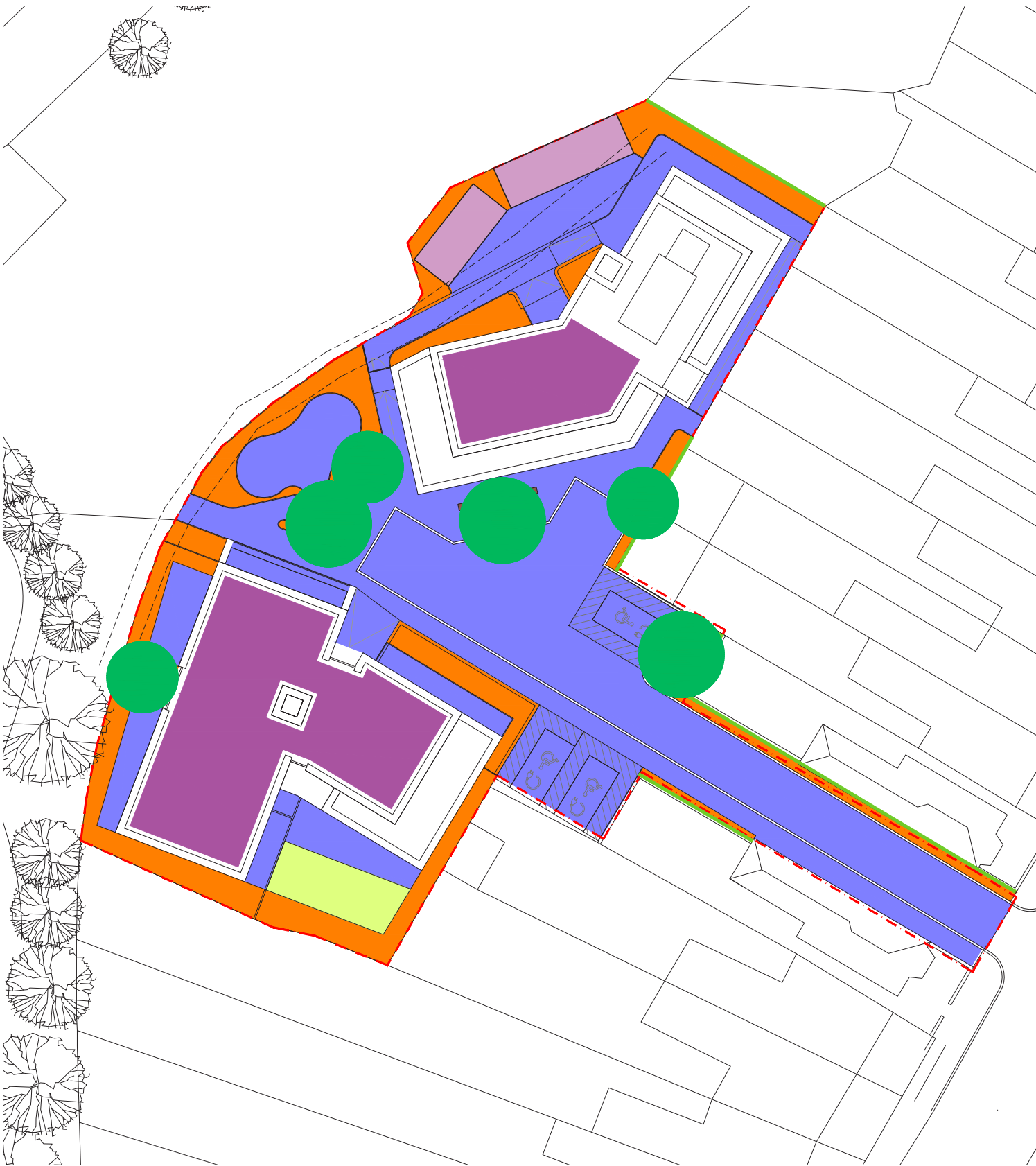
Flower rich perennial

Climbers

Amenity grass

Extensive roof (sedum)

Permeable paving



3.1 Play Strategy

Calculations

The scheme requires a total area of play of 85sqm. The area is proposed to be equipped with natural play, such as logs and boulders.

It is expected that children will use the whole courtyard space for play, including scooting and cycling. The areas shaded on the adjacent diagram illustrates those areas where play features, sensory planting and seating are provided.



	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	15	13	4	0
Social Units	0	0	0	0

Total Units	32
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Geographic Aggregation	Outer London
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PTAL	PTAL 3-4
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Notes
Sample size of 17 sites
Shaded cells require user input
Select both geography and PTAL
For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

Yield from Development (persons)	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	4.5	0.0	4.5
Ages 5, 6, 7, 8, 9, 10 & 11	2.9	0.0	2.9
Ages 12, 13, 14 & 15	0.7	0.0	0.7
Ages 16 & 17	0.4	0.0	0.4
18-64	51.9	0.0	51.9
65+	1.2	0.0	1.2
Total Yield	61.6	0.0	61.6

Play Space Calculator		
Total Children	8.5	
	Benchmark (m²)	Total play space (m²)
Play space requirement	10	84.7

3.2 Play Strategy

Precedent Images



3.3 Hardscape and Furniture Strategy

Hardscape Palette

Material Palette

The aim of the material palette is to create a cohesive, coordinated palette across the development. A warm and light palette of concrete blocks with varying unit sizes shall be used to create a clear and strong identity. The main central space is envisioned as a shared space between pedestrians and vehicles and the palette reflects that.



Concrete blocks (Pedestrian and Vehicle areas)



Bench



Cycle stands



Bollard Lighting



Column Lighting

3.4 Planting and Tree Strategy

Softscape Palette

All area of planting make considerable use of perennials, to maximise ornamental value, in particular extending seasonal interest, and to increase biodiversity. Flowering herbaceous species will be selected to attract invertebrates and in particular butterflies. The proposals are committed to improving and enhancing the ecological value of the development, both to promote biodiversity and to provide amenity value.

Native hedges will be used as defensible planting for the ground floor apartments.

Tree Planting



Betula pendula



Carpinus betulus

Planting Palette



Alchemilla mollis



Bergenia cordifolia



Hydrangea aspera 'Macrophylla'



Sedum 'Herbstfreude'



Anemone x hybrida 'Honorine Jobert'



Cornus sanguinea 'Mid Winter Fire'



Molinia caerulea



Skimmia japonica 'Rubella'



Astilbe chinensis var. taquetii 'Superba'



Heuchera cylindrica 'Greenfinch'



Perovskia 'Blue Spire'



Sarcococca hookeriana 'Humilis'

3.5 Planting and Tree Strategy

Softscape Plan

- Key
- Betula pendula 'Obelisk'
 - Carpinus betulus
 - Perennial Planting
 - Lawn
 - Defensible planting



3.6 Planting Strategy

Green Roofs

As part of the landscape design we are proposing to use two different types of green roofs to increase the greening factor and biodiversity, which would be a benefit for the whole project.

We are indicating the following roof types:

- 1. Sedum roofs - these are proposed for the bike store roofs
- 2. Extensive green roofs - these are proposed for most of the available roof space and would be planted with native species that would aid with biodiversity and would attract wildlife.

Extensive Roof - Sedum



Extensive Roof - Native species

