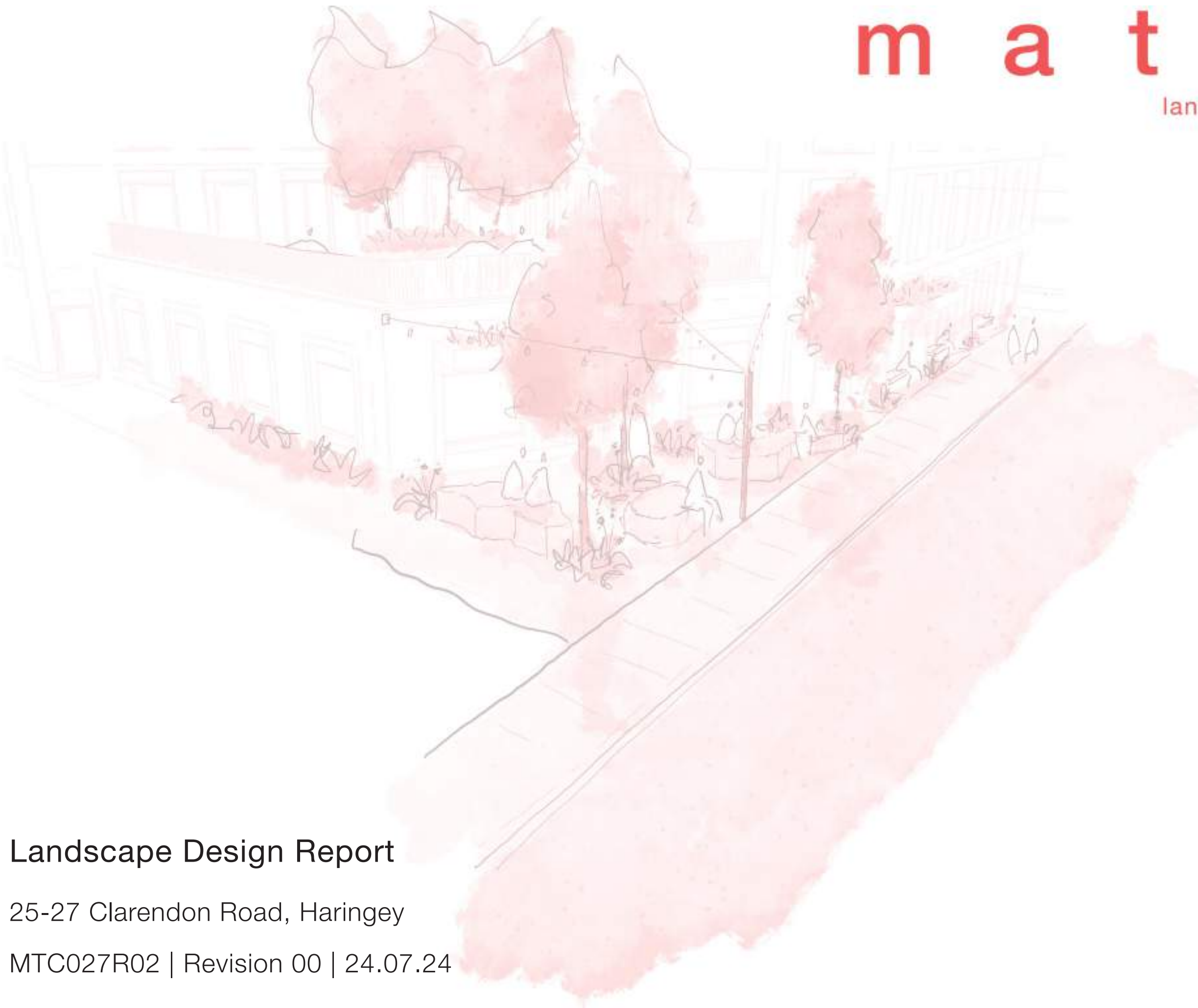




Landscape Design Report

25-27 Clarendon Road, Haringey

MTC027R02 | Revision 00 | 24.07.24

Introduction

MTC027R02 | Landscape Design Report | Revision 00| 24.07.24

This report has been produced on behalf of Clarendon Road Projects Ltd to describe the landscape proposals for their development at 25-27 Clarendon Road, Haringey.

This report introduces the landscape goals and approach before describing the proposals.

This report should be read in conjunction with the wider planning application documentation.

The landscape design is based on the site layout developed with PRP Architects.

Revision 00 - First issue for submission

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1. Site Context

The application site sits between Clarendon and the East Coast Main Line railway corridor within an industrial estate which is undergoing residential-led regeneration, most notably the St William development to the north.

The site is occupied by a single building and parking area to the rear, with no existing landscape, and is bounded to the north and south by industrial units.

A major Berkeley Homes gas works redevelopment is partially completed to the north which includes new amenity spaces,

landscaping and a significant new playground, Clarendon Play Area. The railway to the east is elevated to around 5m above the site with a well treed bank which forms part of a significant green infrastructure corridor.



Site and context
25-27 Clarendon Road, Haringey
MTC027R02 Landscape Design Report
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Site satellite image

2. Landscape Goals

The site layout has been developed by PRP Architects to propose a single building, public realm space and podium garden. The building is predominantly co-living with a small amount of co-working space at the ground floor.

As with all good development sites, the landscape at 25-27 Clarendon Road, Haringey aims to help sympathetically bed the new building into its setting, create positive landscape spaces for the benefit of the new and neighbouring population, and contribute to urban greening and local ecology.

Creating an environment which promotes wholistic resilience to climate change and species decline through an increase in well

considered greening will also have beneficial effects on the resident community bettering physical and mental wellbeing.

Three climate resilience goals will inform the design development of the landscape design:

- Maximising urban greening
- Ensuring ecological richness and biodiversity enhancement; and
- Integrating sustainable drainage

Climate Resilience Goals

Urban Greening

The process of urban greening in development involves designing sites and spaces which minimise the installation of paved surfaces and maximise planting. The London Plan provides guidance on measuring a development's urban greening factor based on surfacing types.

Providing ecologically rich green roofs will significantly improve a development's urban greening and benefit nature and the climate.



Ecological richness

Creating opportunities for foraging, pollinating and habitat is key to the ecological success of a landscape. The development will look to introduce habitat boxes, small eco stacks, gravels and pollinating native plants and trees to encourage wildlife to inhabit the site. In addition, playful and engaging habitat features, such as bug hotels, will engage residents in ecology bringing them closer to the natural world.



Sustainable Drainage

Creating landscapes which are flood resilient and utilise water for the benefit of biodiversity should be key to any drainage scheme. Large areas of planting and permeable surfaces can be coupled with rain garden or swales which, in addition to having a positive drainage connection, will have a free board capable retaining flash flood waters.

Where possible rainwater will be collected for use in watering plants by residents or building maintenance.

All designs will be developed by the project civil engineer.



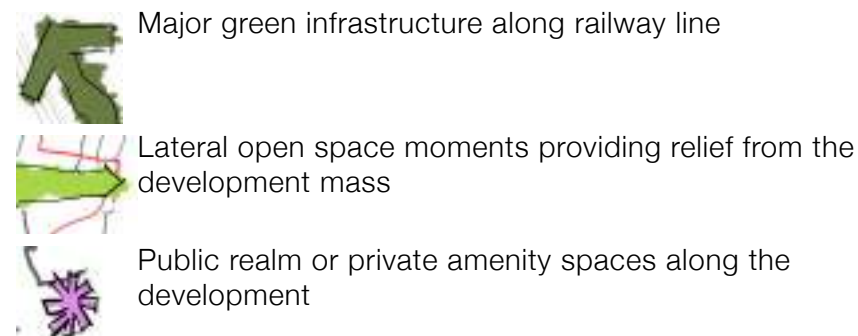
3. Mary Neuner Road Masterplan Context

The Berkeley development to the north is a 12 acre, 1800 home brown field regeneration that comprises residential blocks and landscape spaces, arranged either side of Clarendon Road.

The landscaped spaces broadly align offering relief from the large and broadly homogenous blocks. There are occasional views between the street and treed railside bank across private communal courtyards.

The landscaped spaces offer a communal or public amenity function or arrival space for their block.

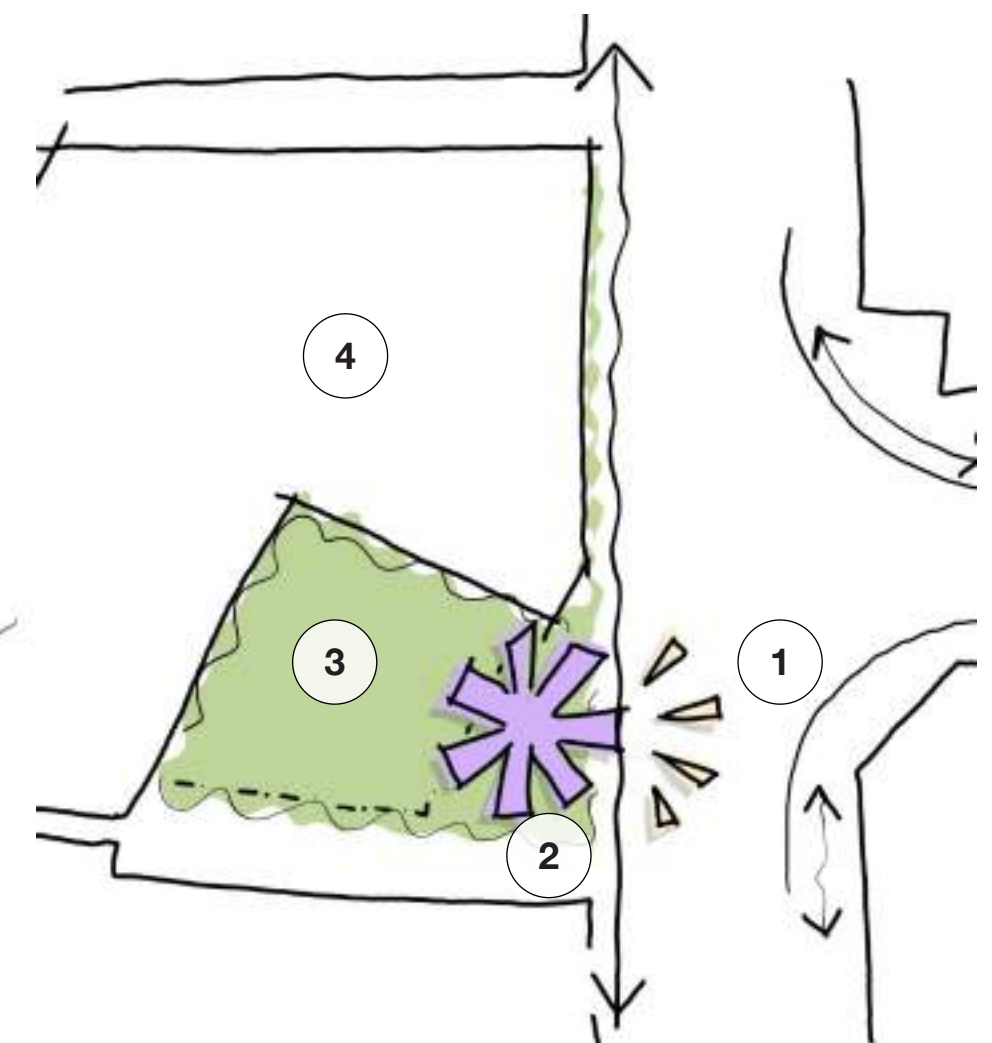
The proposed public realm knits into this structure with a community facing pocket space and views from the street up to a verdant communal terrace.



The established structure of pocket amenity within well landscaped spaces is carried through to the developments public realm.

A simple landscape strategy is set out below with the following key moves.

1. Create an arrival presence on Clarendon Road
2. Develop an informal amenity proposition for both development residents and the local community
3. Offer openness and relief from adjacent buildings

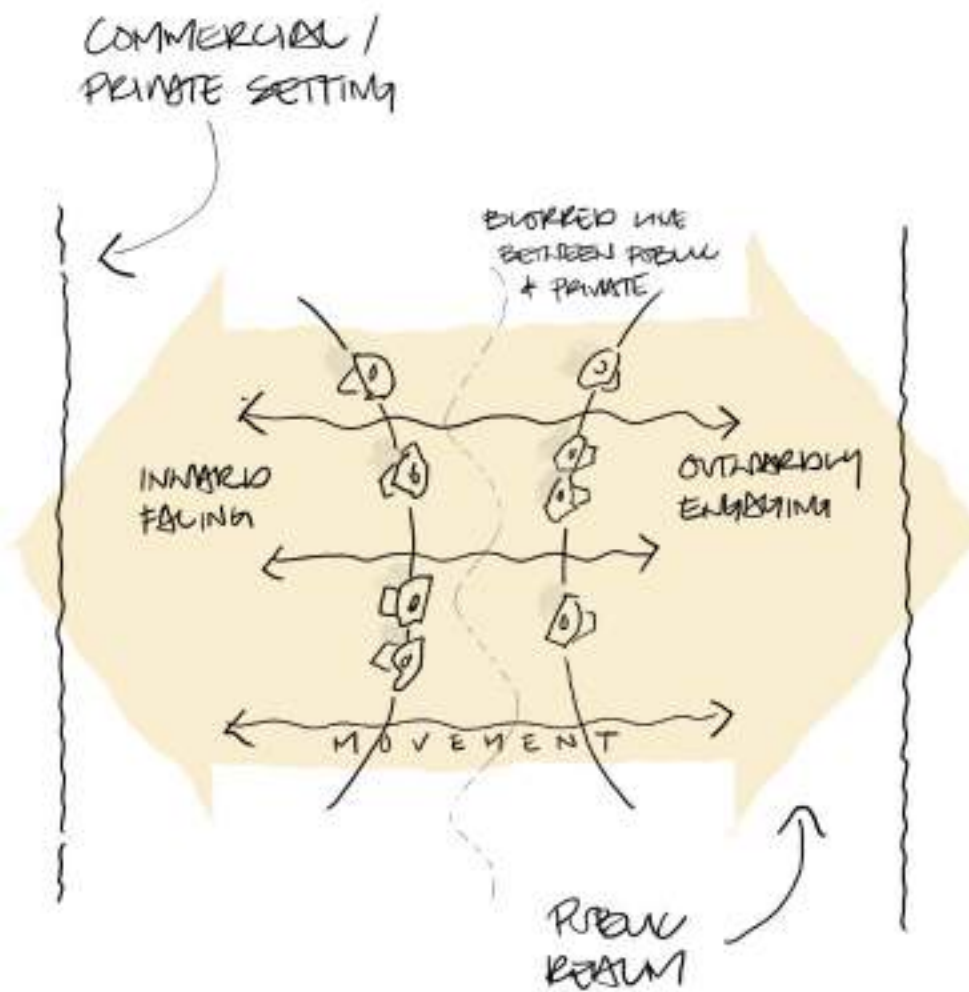


Proposed public realm landscape strategy

4. Public Realm Strategy & Character

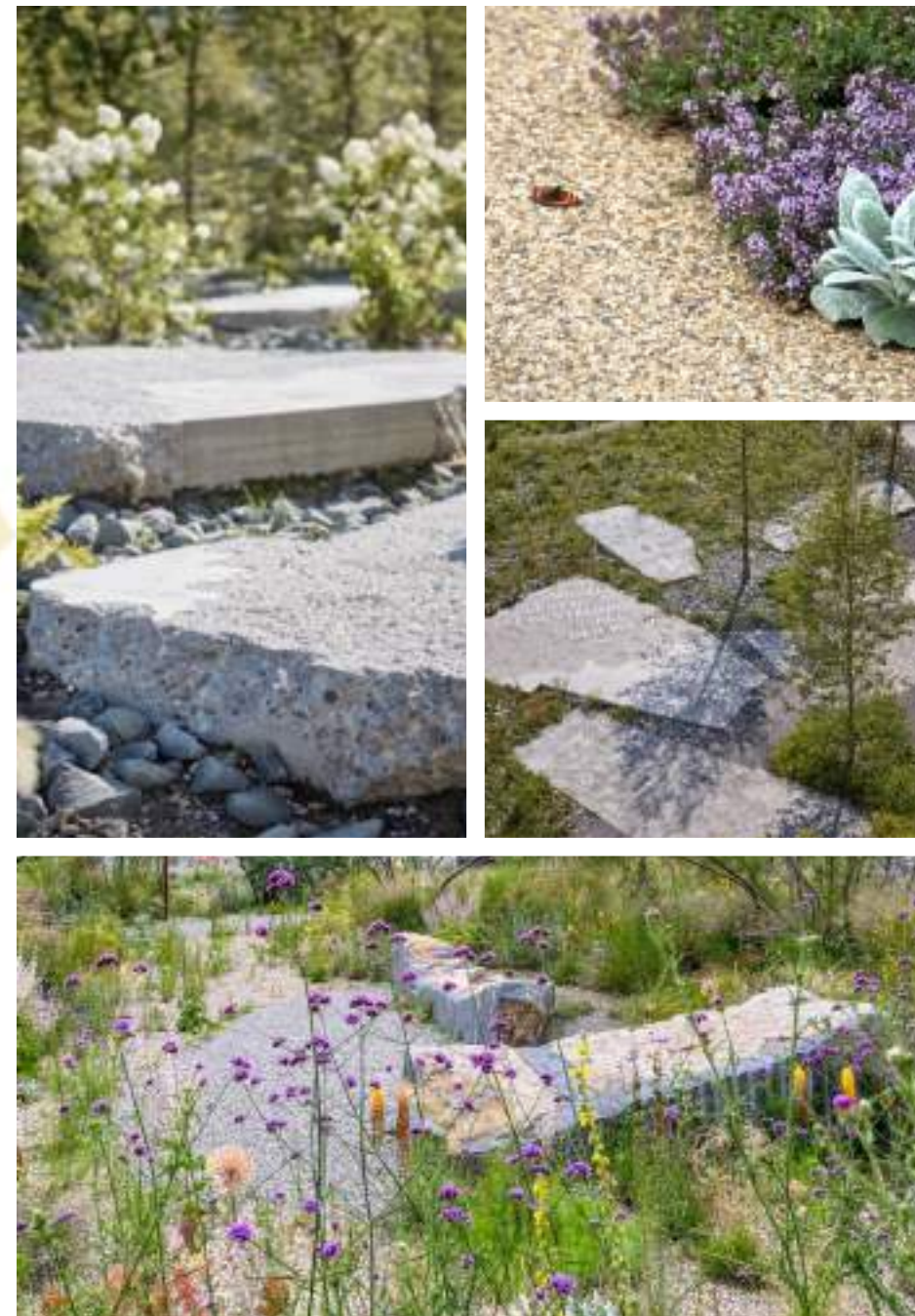
Public Facing and Engaging

Create a public realm presence and connection that engages the wider public realm and becomes a 'moment' on the street. Allow the wider public to use the space. Blurred



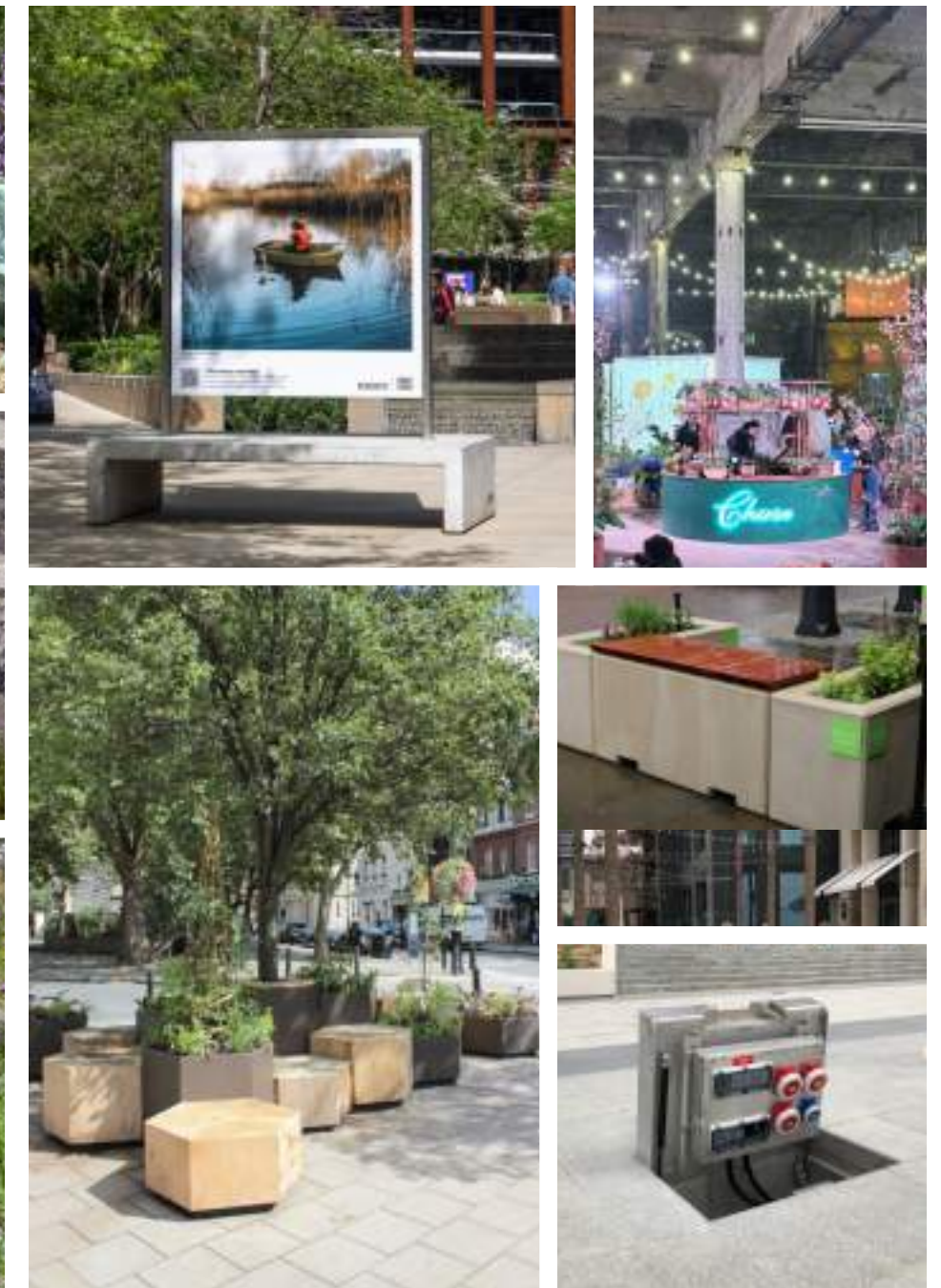
Independent Character

A complementary but independent space character will reinforce the space's role within the wider public realm setting. A character of sustainable re-use could be continued in future applications



Informal and Adaptable

A loose but strategic configuration of adaptable elements allows for an informal aesthetic whilst integrating a programmable functionality, such as display, sculpture or signage.



5. Public Realm Proposal

The approach to providing a positive contribution to Clarendon Road has been developed through the PPA and stakeholder engagement process.

The amenity space has been maximised and function been de-coupled from servicing and maintenance access.

A character independent of the building has been introduced to give the space an increased feeling of being public, rather than purely associated with the workspace or residential functions.

Informal public realm facing seating plinths, formed of reclaimed and refined concrete slabs, encourage the people to pause and sit in the

south facing space. The space is public facing and engaging.

Furthermore, fixing points, movable features and power outlets will allow the public realm to be adaptable and programmable, to host changeable elements either as part of the building's calendar wider Clarendon Road events.

Away from the pocket space, seating sills along Clarendon Road will also allow for informal seating and display.

1. Informal seating plinths formed from re-purposed concrete slabs providing an engaging space with a sustainability-led character
2. Ground cover planting and trees
3. Direct access routes to entrances
4. Seating space accessed off internal spaces
5. Seating sills along Clarendon Road



6. Flexible Public Realm

Adaptable

Movable (with appropriate plant) furniture, mounting sockets and power outlets could allow for interchangeable external displays, either for the building's programme or wider events



Nocturnal Wayfinding

Festoon lighting hovering above the public realm pocket space will offer a positive node on the journey home from the south.

This will also create an even lighting making the space more comfortably manageable by on-site staff and discouraging anti-social behavior.



7. Public Realm Fabric

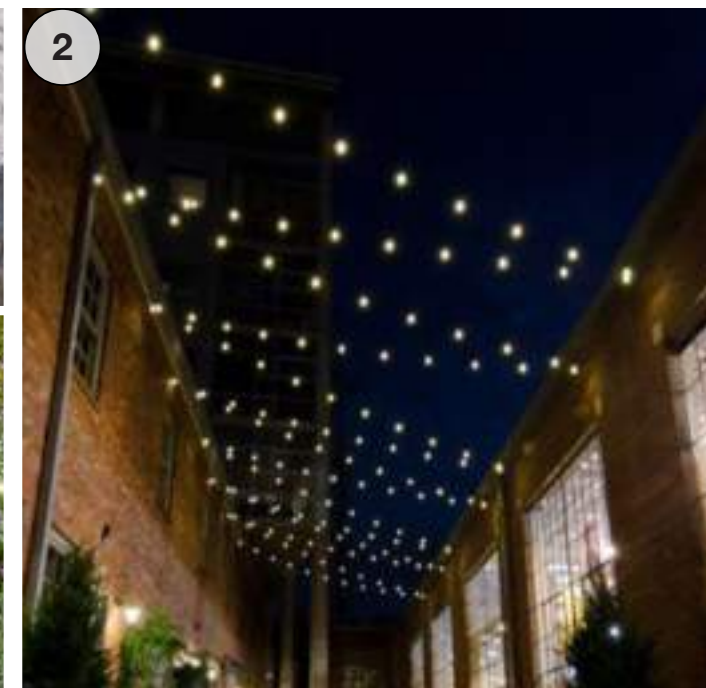
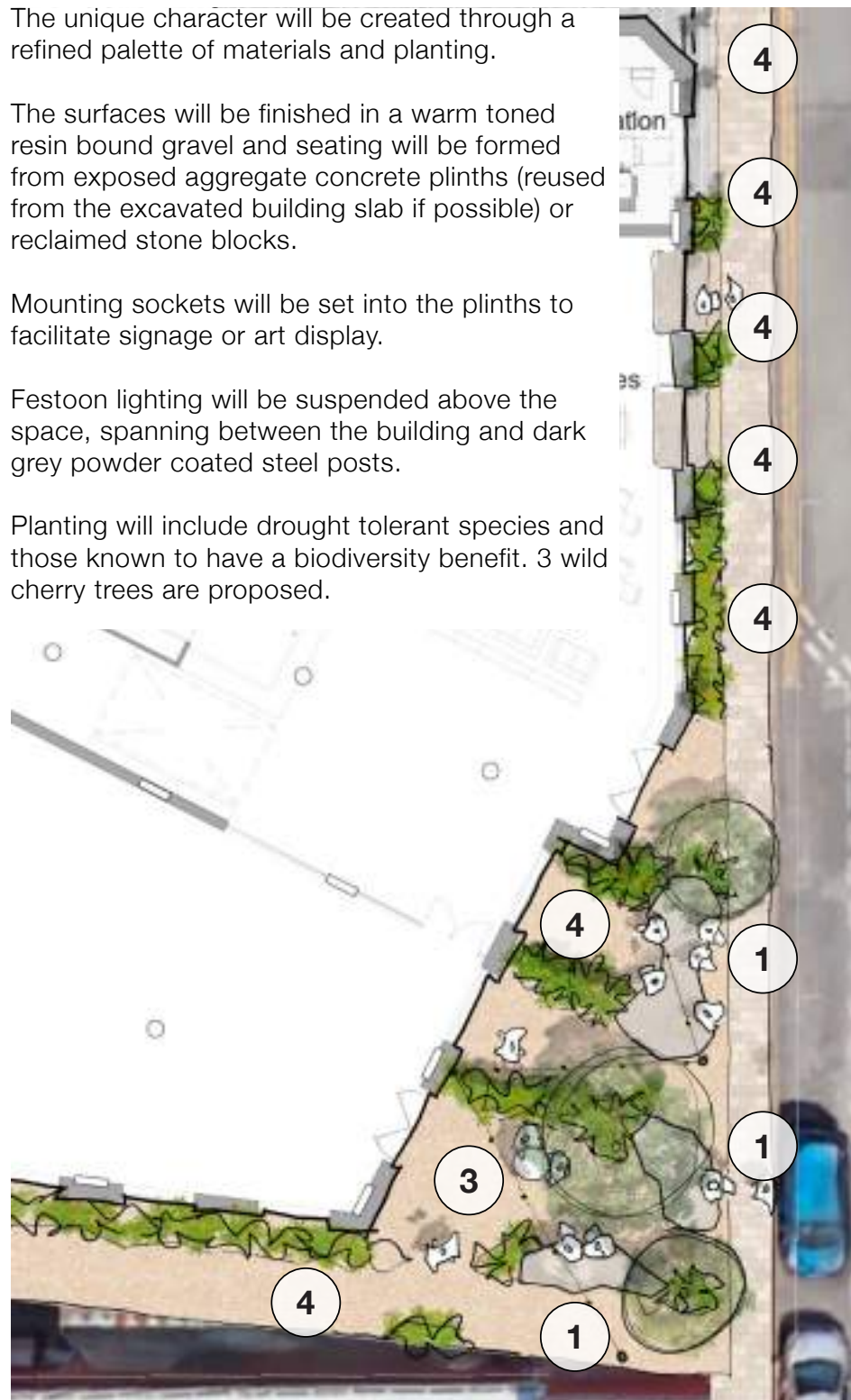
The unique character will be created through a refined palette of materials and planting.

The surfaces will be finished in a warm toned resin bound gravel and seating will be formed from exposed aggregate concrete plinths (reused from the excavated building slab if possible) or reclaimed stone blocks.

Mounting sockets will be set into the plinths to facilitate signage or art display.

Festoon lighting will be suspended above the space, spanning between the building and dark grey powder coated steel posts.

Planting will include drought tolerant species and those known to have a biodiversity benefit. 3 wild cherry trees are proposed.

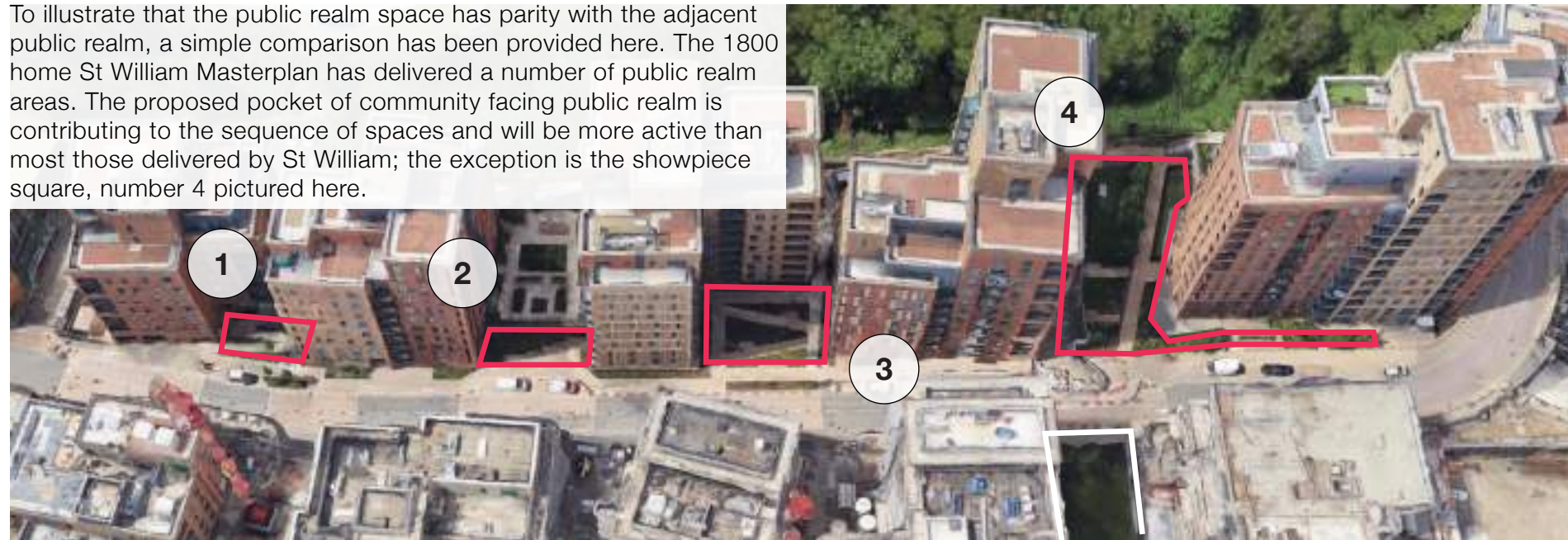


Notes:

1. Irregular stone seating with a mix of textured sides and smooth tops
2. String lights extending over the space
3. Movable 'bistro' seating
4. Buff coloured resin bound gravel surfacing
5. Wild cherry trees and floriferous planting

8. Adjacent Public Realm Spaces

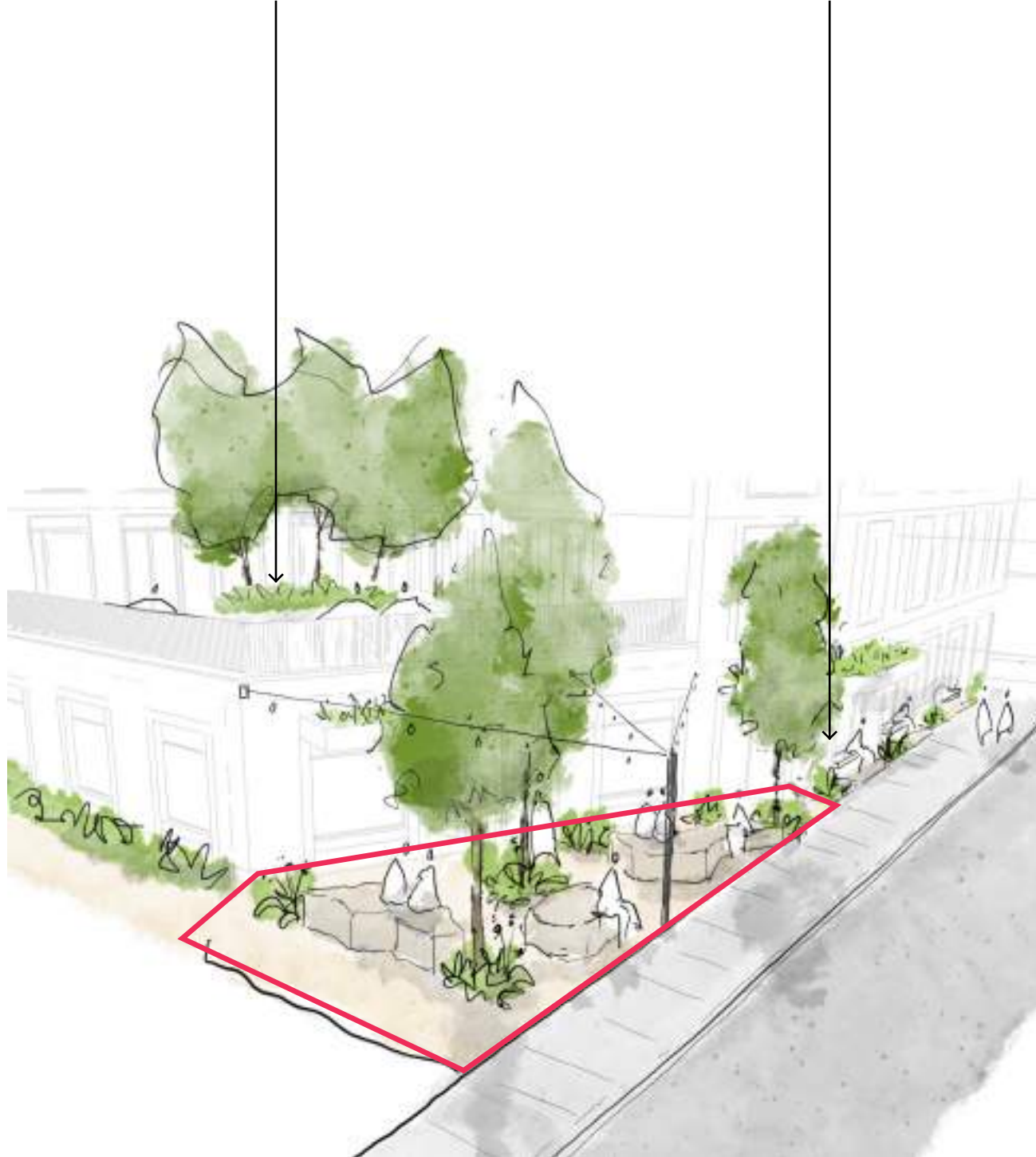
To illustrate that the public realm space has parity with the adjacent public realm, a simple comparison has been provided here. The 1800 home St William Masterplan has delivered a number of public realm areas. The proposed pocket of community facing public realm is contributing to the sequence of spaces and will be more active than most those delivered by St William; the exception is the showpiece square, number 4 pictured here.



9. Comparison to Equivalent Wider Spaces

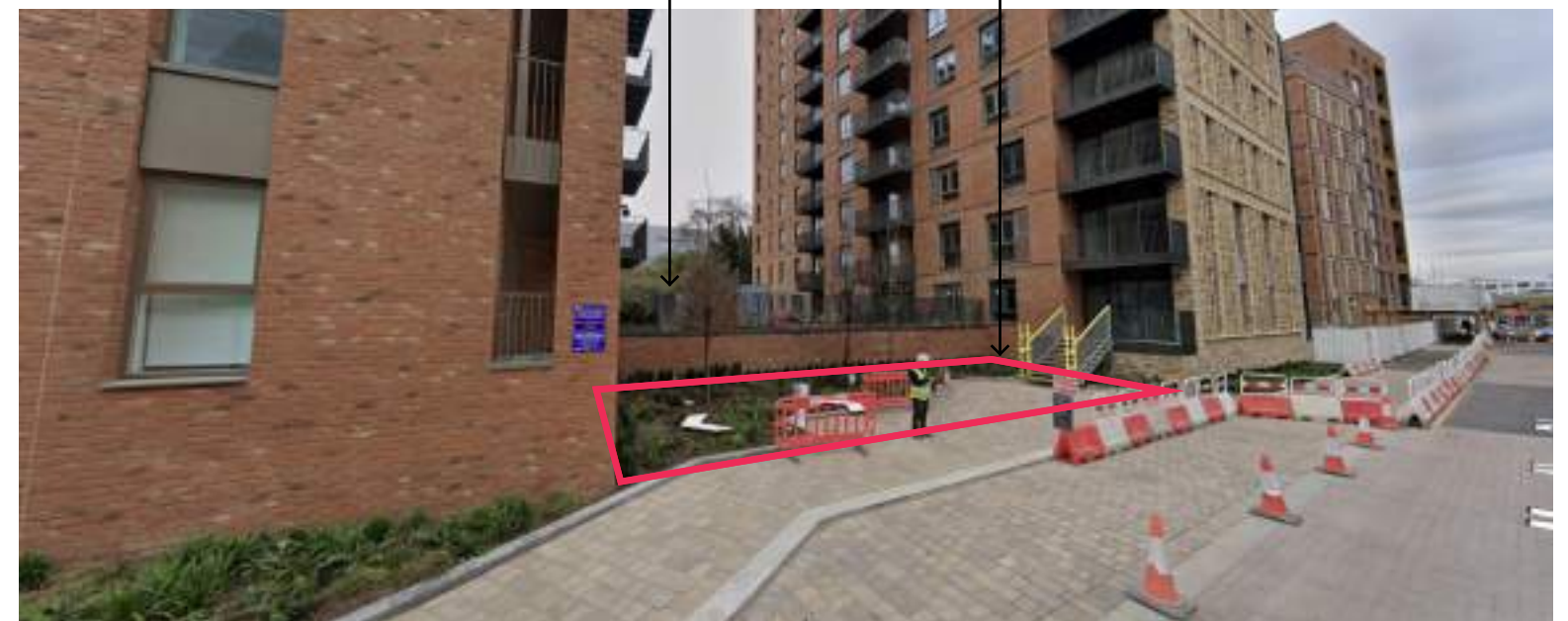
Private garden space beyond providing further street greening, passive overlooking of the street and activity visible from the public realm

100m2 of public realm space contributing to the character and quality of Clarendon road



Podium garden providing greening, although only visible when stood immediately adjacent

110m2 of public realm space



10. Clarendon Road Moment

The public realm at Clarendon Road has always been considered as part of its context and position within the public realm.

The site occupies a junction of Clarendon Road that was historically a corner, with no connection south (1840-90 map below).

The public realm could be extended across the junction to reinforce the historical street structure with a new hierarchy setting the new section of Clarendon Road to the south as a lower grade street.



The public realm could create a new junction and verdant moment allowing for a new character and set of uses to be explored on the new section of Clarendon Road to the south.

The independent, reuse and sustainability-led character would allow the public realm to meet different neighbouring buildings with various architectural expressions.

Flexibility, programmability and safety themes would continue. In this configuration public displays, local events or temporary signage could utilise the wider space.

This approach could be extended further to create a new masterplan vision for the wider area



11. Public Realm Regeneration - New Clarendon Lane

Site Delivery - Public Realm Node

Within the development title the project can deliver a valuable public realm node that offers greening and activity to the street and encourages public interaction



Financial Contribution - Public Realm Moment

Beyond the title a contribution could be made to works on highway land to deliver a public realm moment that would redefine Clarendon Road's character



Future Regeneration - New Clarendon Lane

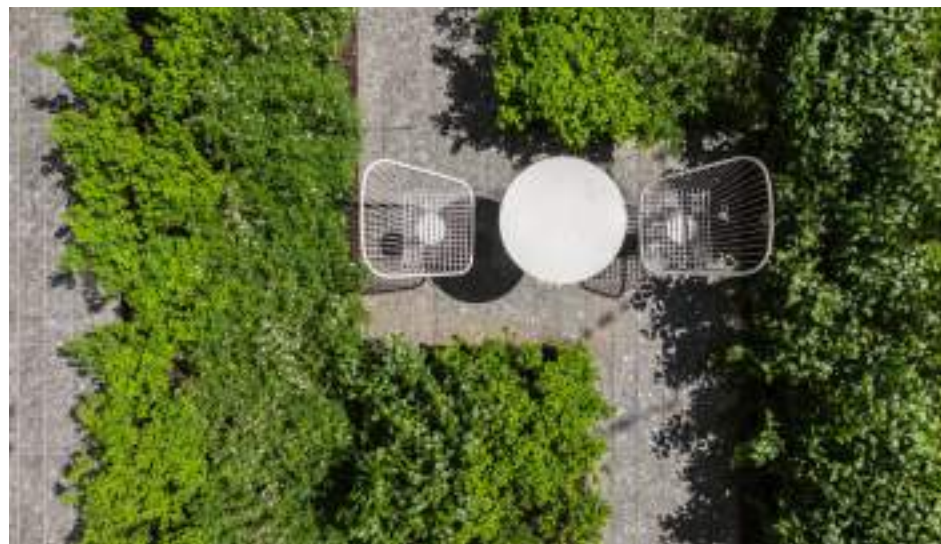
A wider vision could be conceived of a sustainability and reuse-led community focused public realm encompassing all adjacent new developments. Progressively developed from salvaged and reclaimed materials as sites are regenerated, New Clarendon Lane could feature a pedestrian priority street, informal seating space, a community green, a woodland square. The independent character becomes the community focused bond between new building regeneration



12. Terrace Amenity Themes

A space to be together

The garden is a communal space that brings residents together to socialise, to collaborate and to be active



A connection to nature

Opportunities for sensory experience of the landscape has known benefits for physical and mental well-being, the podium garden will connect residents to nature within their own garden.



Mindful moments

The garden will be adorned with trees, grasses, flowering perennials and lush evergreen plants, giving it an aesthetic delight and fostering mindful moments within spaces for self reflection.



13. The Garden

The south facing amenity terrace provides residents spaces to be together with friends and neighbours, an opportunity to connect actively with nature and natural processes, and find moments of reflection within a verdant setting.

Following feedback adaptations have been made to simplify the configuration (whilst maintaining functionality and greening), move planting away from the parapet to simplify future technical and maintenance matters, and increase the visual connection between terrace and street.

The strategic structure of quadrants formed around desire lines has been maintained, but with the arrangement simplified. Growing beds, the skylight, a bookable space, bench seat and flexible seating space have all been maintained.

The edge is kept free of fixed furniture and the parapet has been lowered, with a railing introduced to increase visual permeability between street and terrace. Tree planting has been clustered in a single planter and moved closer to the terrace, allowing the foliage to be more present from the street and increasing the sustainability of planting.

To the south, an area has been maintained as furniture free to allow for organised resident activity; this will reinforce the public realm connection, bringing dynamic activity to the terrace's corner.

1. Direct routes from terrace access to its edge, creating a sense of scale
2. Growing quadrant is nestled in the sheltered building corner giving residents an opportunity to connect with natural processes.
3. Bookable outdoor dining space
4. Movable external dining sets
5. Raised plinths with bench seating looking out towards the public realm
6. Flexible open corner space for programming activities or events
7. Open edge condition with railing allowing visual connection between podium activity and greening, and the street

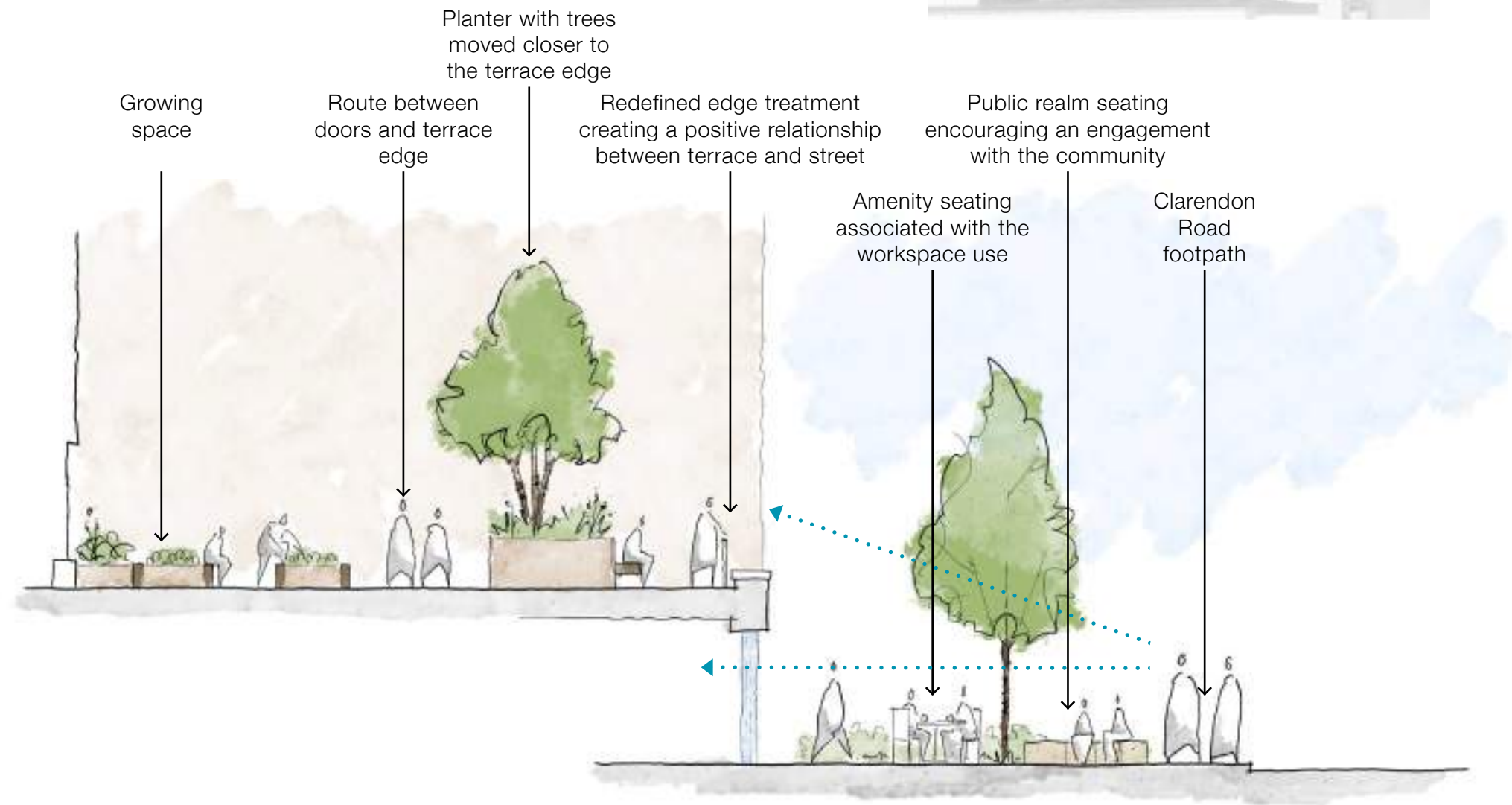


14. Visual Connection

Visual connectivity between the terrace and public realm was encouraged through the recent feedback. This will bring the dual benefit of bringing passive greening and dynamic activity from terrace to street, and increase the perception of scale and space for users of the terrace.

The terrace edge has been altered to a low parapet and railing treatment and tree planting has been moved closer to the terrace edge.

The section and sketch opposite and below illustrate the improved connectivity between terrace and street.



15. Garden Fabric

The materials and furniture of the terrace will be warm and domestic with a simple modernity. Natural timbers and earthy clay bricks are coupled with sharp lines and powder coated steel planters.

Three tones of the same clay paver will be used: a buff within the growing space, a grey to define the bookable garden room, and a warm red across the body of the terrace.

Planters will be a powder coated metal, whose colour will complement the facades metal work, parapet capping and balustrade.

The seat and planters will be be a hardwood finish.



Notes:

1. Timber growing beds
2. Natural timber seat with back rest
3. Powder coated steel planters
4. Light clay paving within allotment space
5. Warm red clay through body of terrace
6. Grey paving within external dining area

16. Evening Terrace

Positioned off the cinema room, a small informal terrace space further enhances the building's social amenity provision.

Comprising seating, decorative lighting and potted plants, the terrace couples with the cinema to create a post or pre-screening break out space.

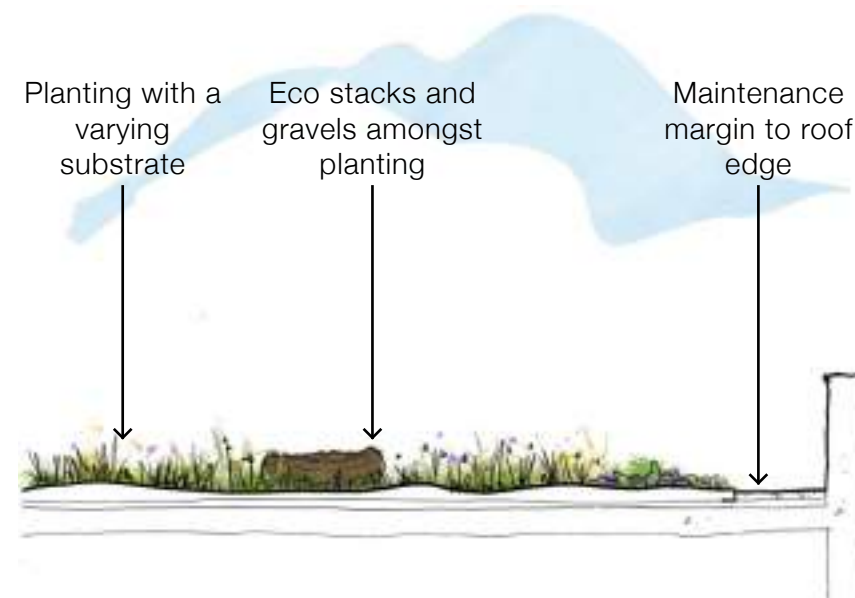
Plant pots will be strategically implemented to ensure privacy is maintained to the single window facing onto the terrace.



17.Green Roof

Green roofs will be provided where feasible at the upper rooftop and lower northern roof.

Green roofs will comprise a build up between 150-200mm and include areas of wildflowers, scrub, gravels and timbers to create a diverse range of habitat opportunities.



18. Planting Strategy

Green Roof

Green roof planting will be a wildflower mix chosen for its biodiversity benefits. A range of reputable suppliers provide high quality green roof products.



Podium Garden

Planting within the podium garden will be set within raised planters. This limits the volume of soil and the quantity of water which is held. As such it is beneficial for species to be drought tolerant. Planting will include native varieties and species known for there ecological value as well as there sensory appeal.



- Species
- Amelanchier lamarkii
 - Betula nigra heritage
 - Cistus x pulverulentus 'Sunset'
 - Clematis viticella
 - Fremontodendron 'California Glory'
 - Lavandula angustifolia
 - Perovskia 'Blue Spire'



Public Realm

At the ground level, native planting with a mix of shrubs, perennials and trees will create attractive pockets of ecologically rich greening.



- Species
- Cornus alba 'Siberica'
 - Crataegus monogyna
 - Betula pendula
 - Prunus avium 'Plena'
 - Rosa canina
 - Vinca major



19. Urban Greening Review

Urban greening us a key design driver. The development maximises green space and tree planting but must also accommodate access and play.

This co-living led development comprises both commercial and residential accommodation. Currently the scheme score is 0.4, which meets the G5 policy requirement for residential developments.

The external realm comprises a multifunctional green tapestry bringing additional benefits to the landscape:



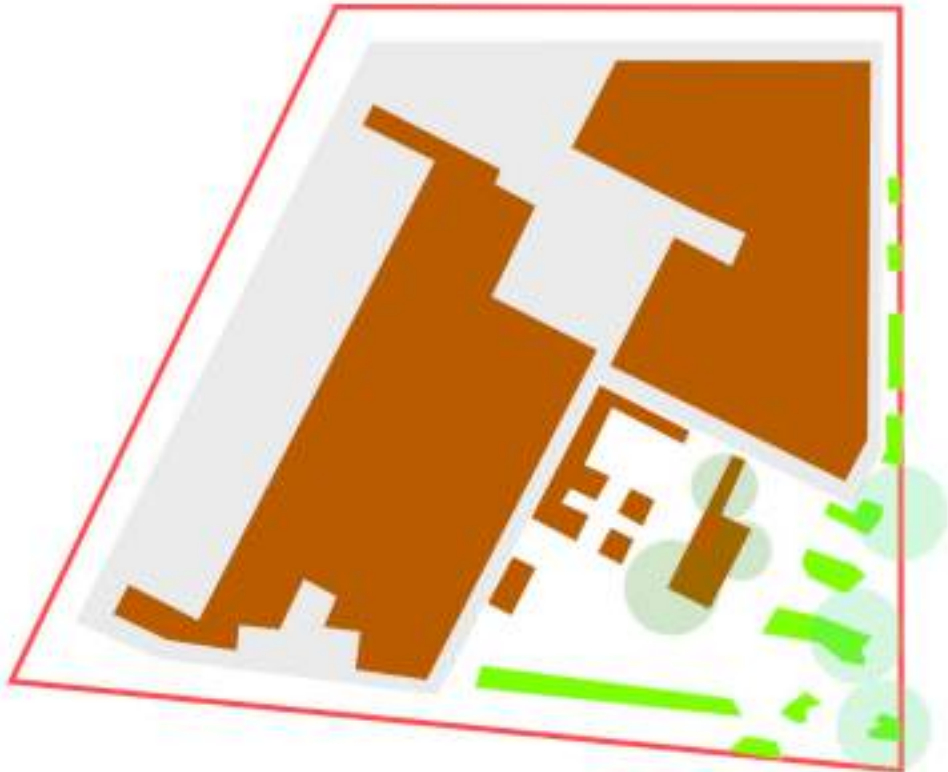
Green roofs are to be provided at upper levels to facilitate additional greening and habitat opportunities in addition to slowing water infiltration within the substrate and drainage board.

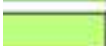


Ecologically rich planting is provided throughout the external realm. These are supplemented with habitat features and opportunities for the residents to engage with planting.



Soft landscape and tree pits will form part of an activated network of sustainable drainage features which will create a volume of flash flood attenuation and slow infiltration.



Urban Greening Factors			
Description	Score	Area (m²)	Factor
 Semi-natural vegetation (e.g. woodland, flower-rich grassland) created 1 on site.	1		
 Wetland or open water (semi-natural; not chlorinated) created on site.	1		
 Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptions.	0.8	564	451
 Standard trees planted in natural soils or 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	37	30
 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		
 Flower-rich perennial planting – see Centre for Designed Ecology for case-studies.	0.7		
 Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studies.	0.7		
 Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidance.	0.6		
 Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	59	35
 Green wall – modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview	0.6		
 Groundcover planting – see RHS Groundcover Plants for overview	0.5	42	21
 Amenity grassland (species-poor, regularly mown lawn).	0.4		
 Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014	0.3		
 Water features (chlorinated) or unplanted detention basins.	0.2		
 Permeable paving – see CIRIA for overview	0.1	398	40
 Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		
 Site area		1453	577
Urban Greening Factor			0.40

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