

**LADBROKE GROVE**

Project Flourish

# Landscape and Public Realm Strategy

August 2023

# Project Flourish Ladbroke Grove

|          |                              |
|----------|------------------------------|
| Date     | 04/09/2023                   |
| Revision | P04                          |
| Written  | EW                           |
| Checked  | MM                           |
| Approved | TS                           |
| Doc Ref: | 167-SPA001-X-XX-DC-L-RP-0001 |

| Revision | Date       | Description          | Written | Checked |
|----------|------------|----------------------|---------|---------|
| P01      | 05/06/2023 | Draft Planning Issue | MM      | TS      |
| P02      | 02/08/2023 | Planning Issue       | EW      | TS      |
| P03      | 09/08/2023 | Minor updates        | MM      | TS      |
| P04      | 04/09/2023 | Minor updates        | MM      | TS      |
|          |            |                      |         |         |
|          |            |                      |         |         |
|          |            |                      |         |         |
|          |            |                      |         |         |

## Contents

|            |  |           |            |   |           |
|------------|--|-----------|------------|---|-----------|
| <b>1.0</b> | <b>INTRODUCTION</b>  | <b>5</b>  | <b>4.0</b> | <b>LANDSCAPE STRATEGIES</b>                       | <b>51</b> |
| <b>2.0</b> | <b>CONTEXT</b>   | <b>9</b>  | 4.1        | Levels + Access Strategy                          | 52        |
| 2.1        | Wider Site Context   | 10        | 4.2        | Drainage and SuDs Strategy                        | 53        |
| 2.2        | Local Site Context   | 11        | 4.3        | Access + Movement Strategy - Pedestrian and Cycle | 54        |
| 2.1.1.     | Introduction   | 11        | 4.4        | Access + Movement Strategy - Vehicular            | 55        |
| 2.1.2.     | Existing Memorial  | 11        | 4.5        | Hard Landscape Strategy                           | 56        |
| <b>3.0</b> | <b>PROPOSALS</b>   | <b>15</b> | 4.6        | Play strategy                                     | 60        |
| 3.1        | Landscape Overview   | 16        | 4.7        | Furniture + Lighting                              | 66        |
| 3.2        | Landscape Masterplan - Ground Level                          | 17        | 4.8        | Soft landscape strategy                           | 68        |
| 3.3        | Landscape Masterplan - Podium + Roof Level                   | 18        | 4.7.1.     | Planting typologies                               | 68        |
| 3.4        | Landscape Character Areas - Overview                         | 19        | 4.9        | Tree Strategy                                     | 74        |
| 3.5        | Landscape Character Areas - Streets                          | 20        | 4.10       | Biodiversity Strategy                             | 76        |
| 3.5.1.     | Ladbroke Grove   | 21        | <b>5.0</b> | <b>URBAN GREENING FACTOR</b>                      | <b>79</b> |
| 3.5.2.     | High Street  | 22        | 5.1        | Urban Greening Factor                             | 80        |
| 3.5.3.     | South Drive  | 24        |            |   |           |
| 3.5.4.     | Crescent Link  | 25        |            |   |           |
| 3.5.5.     | West Drive   | 26        |            |   |           |
| 3.6        | Landscape Character Areas - Parks, Gardens and Civic Spaces  | 30        |            |   |           |
| 3.6.1.     | Ladbroke Gardens and Basin                                   | 31        |            |   |           |
| 3.6.2.     | Pavilion Square and West Basin                               | 38        |            |   |           |
| 3.6.3.     | Canalside Park   | 40        |            |   |           |
| 3.6.4.     | South Terrace and Gardens                                    | 44        |            |   |           |
| 3.7        | Landscape Character Areas - Courtyards & Accessible Rooftops | 46        |            |   |           |
| 3.7.1.     | Plot 1 & Plot 4 Courtyards                                   | 47        |            |   |           |
| 3.7.2.     | Plot 2 Courtyards  | 48        |            |   |           |
| 3.7.3.     | Accessible Rooftops  | 49        |            |   |           |

This page is intentionally left blank



This page is intentionally left blank

## 1.1 Introduction

### Executive summary

This landscape and public realm strategy has been prepared by Spacehub on behalf of Ballymore Properties (London Arena) Limited and Sainsbury's Supermarkets Limited (BM/SSL) to support the hybrid planning application known as Project Flourish at Sainsbury's and Former Utilities Land, Canal Way, Ladbrooke Grove, London, W10.

This document should be read in conjunction with the Design and Access Statement and Design Code by Faulkner Browns Architect which describes the wider masterplan principles.

This document summarises the constraints and opportunities for the site. It sets out the design principles on which the proposals are based and illustrates how they are incorporated into the landscape and public realm.

Project Flourish will transform a former gas works into a new neighbourhood with a significant area of public realm, which will:

- Provide 3.68ha of high quality, publicly accessible open space of distinctive character including streetscapes and two new publicly accessible parks;
- Provide extensive areas of planting totalling 1.9ha of newly created planting including the creation of open mosaic habitats and biodiverse roofs;
- Provide biodiversity benefits by preserving existing trees on-site along the canal and introducing native plant, shrub and tree species and biodiverse features such as hibernacula;
- Create landscape settings that are accessible and welcoming to all, fostering a sense of wellbeing and encouraging imaginative play and interaction through landform;
- Provide a holistic relationship between architecture and landscape, enhancing indoor-outdoor connections whilst improving access and permeability;
- Provide good quality and hard wearing materials to maximise longevity of the landscape proposals for the development;
- Provide a total of 0.9ha of accessible and inclusive play and amenity for users integrated throughout the design.

### Spacehub

Spacehub is a landscape architecture, urban design and ecology practice base in East London; the practice is led by Giles Charlton and Tom Smith.

Since Spacehub's inception in 2010, they have delivered a number of high-quality mixed use projects at a range of scales, from major planning applications such as The Goodsyard in Shoreditch to the on-site delivery of prominent public realm schemes such as London Wall Place in the City of London.

Spacehub design public realm and landscape that is specific and memorable. Their design process rigorously explores a site's complexities so they can amplify its unique qualities, ultimately delivering simple yet creative design solutions. This means listening and understanding; being responsive to site, nature, context and culture.

### Design team

Spacehub have worked in close collaboration with the wider design team and in particular the architects Faulkner Brown to develop an integrated approach to the design of the public realm, landscape and architecture.



Good Luck Hope

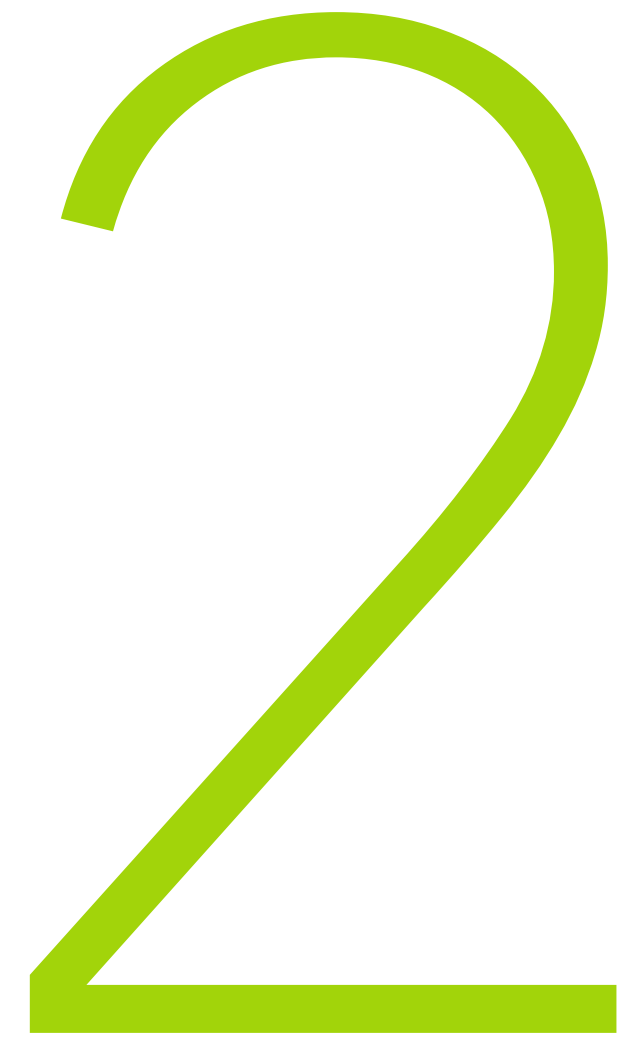


London Wall Place



The Goodsyard

This page is intentionally left blank











## 2.1 Wider Site Context

The site varies in PTAL rating between 5 and 0, refer to the Transport Report for more details. The site is located in close proximity to several schools with good access to community facilities.

The site has been identified as part of a wider opportunity area (Kensal Canalside Opportunity Area) by the London Plan, as well as part of an allocated strategic site within the Council's Local Plan (emerging Local Plan Site Allocation SA1) and also allocated in the current RBKC Local Plan. The site has been allocated as a new Neighbourhood Centre within the site allocation and Kensal Canalside Opportunity Area SPD.

Several borough boundaries have been identified and each adjacent borough has been consulted with during the design development of the project. Several major green infrastructure links can be found both within the Royal Borough of Kensington and Chelsea and the wider surrounding boroughs.

### LEGEND

-  Planning Application Boundary
-  Public Park / Open Space
-  Play / Sport-Field
-  Library / Community Hall / Leisure Center
-  School
-  Roads
-  Overground
-  Underground

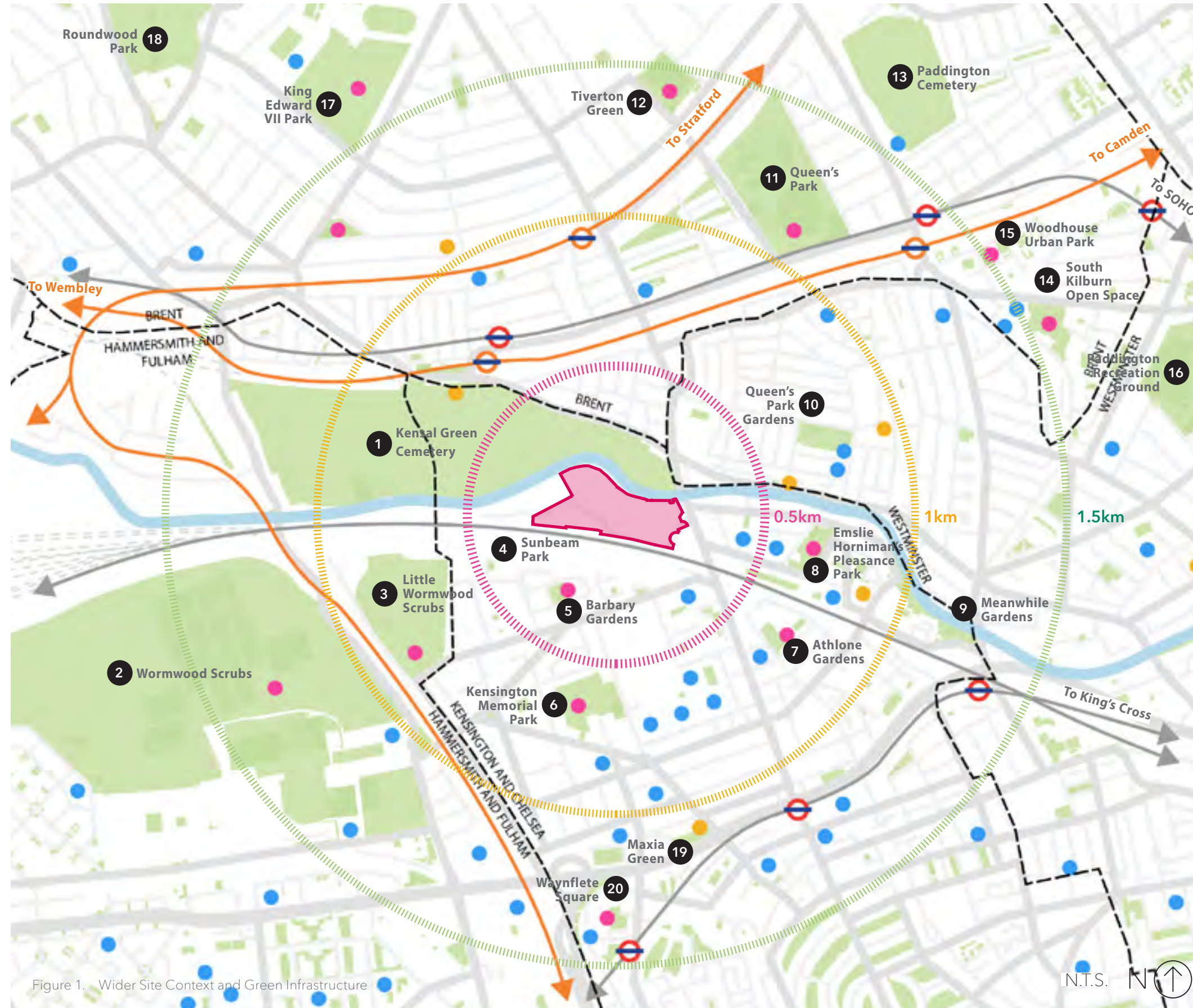


Figure 1. Wider Site Context and Green Infrastructure

## 2.1 Wider Site Context

### 2.1.1. Green Infrastructure

Wormwood Scrubs Local Nature Reserve (LNR) is located approximately 700m to the south west of the site with no other statutory designated sites located within 2km of the site.

There are 29 Sites of Importance to Nature Conservation within 2km of the site. The site is bordered by Grand Union Canal stretch of the London's Canals Site of Metropolitan Importance to Nature Conservation (SMINC) and important blue infrastructure & recreation link. 25m north of the site alongside the canal is Kensal Green Cemetery SMINC, an important cultural and leisure area.

British Rail Western Region Land Site of Borough Importance for Nature Conservation (SBINC) is located adjacent to the southern boundary of the Site.

The plan adjacent shows the network of green spaces and public parks. The spaces have been categorised in relation to the GLA breakdown for large - district & regional parks, to local parks and pocket parks.

While not a District Park, Kensal Cemetery is of a similar scale, is really valuable and provides local access to nature for walking and quieter leisure time within close proximity to the Site. Wormwood Scrubs Metropolitan Park located west of the site, is the largest area of open space in the vicinity and one of the largest in London. Also larger local parks such as Little Wormwood Scrubs are within 1-1.5km of the site, as well as Queen's Park to the north-east. These all provide larger park facilities for recreation, games, a kick-about, picnicking and dedicated play.

There are a number of smaller greenspaces and community gardens to visit locally, within 1km of the site including Kensington Memorial Park, Camelite Monastery Gardens to the south of the site, Emslie Hornimans park to the east and Meanwhile Gardens further east along the canal.

The Site encompasses Kensal Gas Works Site of Local Importance for Nature Conservation (SLINC), originally designated for the presence of Open Mosaic Habitat on Previously Developed Land (OMHPDL), a Habitat of Principal Importance.

However, the OMHPDL has since been cleared from the SLINC through its use previously as a Crossrail compound and is now a Euro Storage compound. The habitats present were dominated by buildings, hardstanding, and bare ground, with small areas of open water, amenity grassland, introduced shrub, dense/continuous scrub, ephemeral/short perennial vegetation, and scattered trees.

The habitats on Site are largely common and widespread with limited ecological importance individually and are therefore considered to be of importance at site level only. However, the scattered trees are considered to be of importance at up to the local level.



Figure 2. Map extract taken from 'Revision of Sites of Nature Conservation Importance', June 2009, Royal Borough of Kensington and Chelsea.

### LEGEND

- M125** Kensal Green Cemetery
- M6** The Grand Union Canal
- BII1** British Rail Western Region Land
- BII2** Hammersmith and City Line
- BII3** Carmelite Monastery
- BII9** Meanwhile Gardens
- L1** Emslie Horniman Pleasance
- L7** Kensal Gas Works
- L9** Kensington Memorial Gardens

LEGEND

- 1 Kensal Green Cemetary
- 2 Sunbeam Park
- 3 Queens Park Court Community Hall
- 4 Queen's Park Library
- 5 Queen's Park Gardens
- 6 Emslie Horniman's Pleasance Park
- 7 Athlone Gardens
- 8 Kensington Memorial Park
- 9 Little Wormwood Scrubs
- Planning Application Boundary
- School
- Dedicated Bike Lane
- Non Designated Bike Lane
- Canal Towpath
- Public Transport Network



2.1.2. Introduction

A summary of the existing landscape conditions are outlined below and in the adjacent images and diagrams.

A large majority of the existing site comprises hardstanding of tarmacadam for the access roads and car parks associated with the Sainsbury's store. There is an extensive area of bare ground across the western part of the site that is currently used as junk storage and by construction works.

There are a number of trees scattered across the site. There are more pronounced clusters of trees and shrubs acting as a boundary along the canal towpath, as well as alongside the existing basin. There are 4 TPO trees located near to the south-east boundary. The remainder of the site trees are situated within hardstanding and in various conditions. Refer to Arboricultural Report for more information.

2.1.3. Existing Memorial

Within the site boundary, there is currently a memorial dedicated to the victims of the Ladbroke Grove train disaster of 5th October 1999. There are two plaques on the wall facing onto the road and a large memorial stone. The site is predominantly hardstanding with a number of mature birch trees and is used for occasional gathering for memorial events.

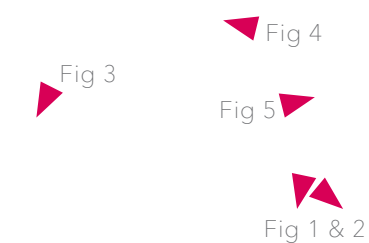


Figure 3. Memorial plaques.  
Credit: <https://www.londonremembers.com/memorials/ladbroke-grove-rail-disaster-plaques>



Figure 4. Memorial stone, gardens overlook onto the railway tracks and mature trees can be seen on the site.

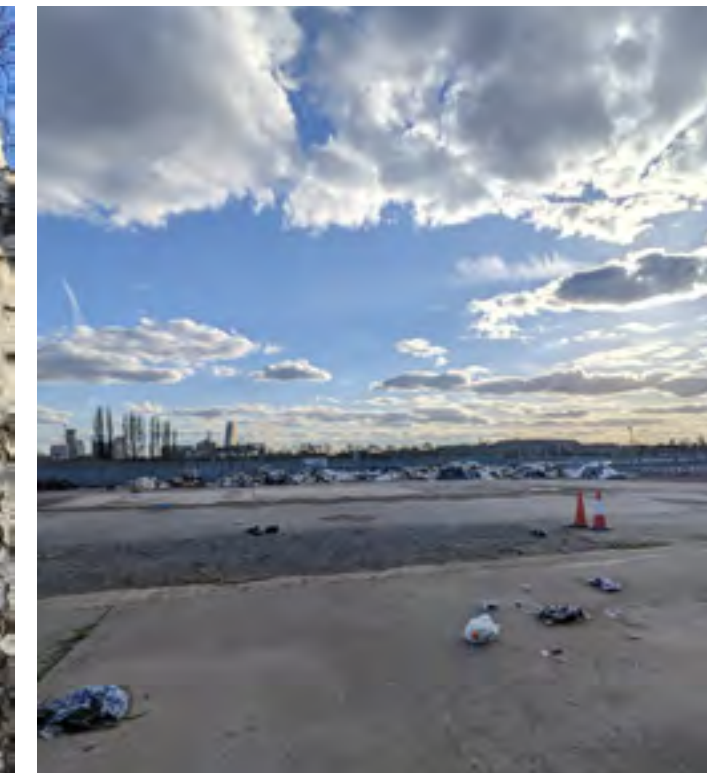


Figure 5. Hard standing towards the south west of the site, looking south.



Figure 6. Canal towpath with the existing Sainsbury store shown on the left. A number of house boats are moored along the canal and the mature trees of Kensal Green Cemetary can be seen to the right of the image.



Figure 7. View standing within the existing Sainsbury carpark looking back towards Canalside House and Ladbroke Grove.

## 2.3 Site Constraints

The site has a number of constraints which affect where planting and buildings can be built. These constraints have proved challenging however Spacehub have worked closely with the relevant disciplines to maximise the urban greening potential of the masterplan.

The following describes the key constraints which affect the site:

- Gas main: A relocated 900mm diameter gas main is to be installed on site which is currently running along the southern boundary as indicated by the corridor highlighted in green in the diagram adjacent. There is an existing portion of gas main which currently runs parallel to Canalside House, this is to remain in the newly proposed park. The provider has strict restrictions on planting which means that within a 10m easement either side of the new gas main, the landscape is subject to planting restrictions including a 2m no planting zone either side of the gas main line. Further guidance on acceptable planting can be found by contacting the provider, Cadent. Note that Cadent must be consulted on the final planting proposals and tree positions.
- Network Rail: The southern boundary abuts the rail tracks and any tree planting in close proximity to the track is subject to agreement from Network Rail. We have followed tree planting guidance released by Network Rail (refer to 'Recommended planting species', 2015) which suggests a number of smaller species that can be used within 5-10m of the tracks. The southern boundary is also constrained by a Network Rail easement which restricts the structures which can be built in close proximity to the tracks.
- Sainsbury viewing corridor: A number of key signage locations have been identified by Sainsbury as being of importance. Sightlines are to remain clear to enable users to navigate the site towards the Sainsbury pedestrian entrance and carpark entrance.



### LEGEND

- |  |  |
|--|--|
| Outline Planning Application Boundary  | Network rail 5m/10m tree planting boundaries       |
| Detailed Planning Application Boundary | Medium Pressure Gas Main Planting Restriction Zone |
| Sainsbury Signage Locations            |  |
| Network Rail Easement Boundary         |  |

## 3.0 Proposals





### 3.1 Landscape Overview

The proposals will be submitted as a hybrid planning application which will be split into two phases. The outline element of the scheme will include residential floorspace and ancillary residential facilities (Class C3) and non-residential floorspace comprising flexible commercial, community and sui generis floorspace (Class E / Class F2 / Sui Generis), the provision of new pedestrian and vehicular access, open space, landscaping, car and cycle parking and other associated infrastructure works with all matters reserved for future consideration.

The detailed element of the scheme will comprise a large retail store and ancillary facilities (Class E(a)), small units at ground floor level for Commercial, Business and Service uses including retail (Class E(a)) and workspace (Class E(g)), Leisure floorspace (Class E(d)), residential facilities (Class C3), improvements to existing site access at Ladbroke Grove, provision of new pedestrian and vehicular access, internal roads and associated landscaping, car and cycle parking and associated infrastructure works including remediation.

The masterplan principles which apply across the whole development site are also detailed within the design code. The illustrative material shown within this document includes elements outside of the planning application boundary which has been included for contextual purposes.

All landscape and public realm proposals should be viewed in conjunction with the landscape and public realm portion of the Design Code.



#### LEGEND

- Element of the application being applied for in Outline
- Element of the application being applied for in Detail

### 3.2 Landscape Masterplan - Ground Level



#### LEGEND

- |   |   |  |  |   |  |   |  |   |   |   |  |   |
|---|---|--|--|---|--|---|--|---|---|---|--|---|
| <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Outline Planning Application Boundary | <span style="border: 2px dashed red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Detailed Planning Application Boundary | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">1</span> Ladbroke Gardens     | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">2</span> Boathouse Basin + Water Activities | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">3</span> Raingardens | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">4</span> Denby Square | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">5</span> New Wharf | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">6</span> Canalside Park | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">7</span> South Terrace                                   | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">8</span> Memorial Garden | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">9</span> Improved Road Layout + Widened Footways | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">10</span> Lowered Boundary Wall | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">11</span> Adjacent St. William Development |
|   |   | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">12</span> New Sainsbury Store | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">13</span> New Sports Centre                 |   |  |   |  | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">14</span> Potential Future Pedestrian/ Cycle Bridge Link |   |   |  |   |

### 3.3 Landscape Masterplan - Accessible Podium + Roof Level



#### LEGEND

- |  |  |  |  |  |  |
|--|--|--|--|--|--|
|  | Outline Planning Application Boundary  |  | Amenity Club Areas                         |  | Canalside Residents Gardens              |
|  | Detailed Planning Application Boundary |  | Kitchen Garden + Play Areas                |  | Plot 05 Amenity Roof Garden + Play Areas |
|  | Plot 01 Residents Gardens              |  | Equipped Playground Areas                  |  |  |
|  | Plot 02 Residents Grove Gardens        |  | Potential Sports Centre Active Roof Garden |  |  |

### 3.4 Landscape Character Areas - Overview

The diagram adjacent identifies the landscape characters within the site:

- Canal Towpath: This area encompasses the existing canal and towpath with both temporary and permanent residential moorings. The existing path is well used by pedestrians and cyclists.
- Streets: Within this landscape component there are several street typologies with varying characters. The streets forms a major part of the SuDs strategy for the site.
- Parks, Gardens and Civic Spaces: These are the main public spaces and are places with a strong community focus. These areas include provision for both formal and informal play with a variety of characters. The proposed masterplan includes activation of the existing basin and the re-instatement of a historic basin to the west with public space and wildlife planting.
- Sports Centre and Boathouse: The diagram shows a newly proposed sports centre to the southwest of the site which will provide a number of activities catered towards young people. In addition, the existing water activities that occur on the existing basin will be retained and enhanced through a new Boathouse facility.
- Courtyards and Accessible Rooftops: Private communal spaces that provide amenity and playspace for residents.
- Biodiverse Roofs: Biodiverse roofs with measures such as hibernacula to encourage wildlife. These will be a mix of wildflower meadows, open mosaic habitat, and bio-solar roofs.



#### LEGEND

- |  |  |  |                                  |
|--|--|--|----------------------------------|
|  | Outline Planning Application Boundary  |  | Parks, Gardens and Civic Spaces  |
|  | Detailed Planning Application Boundary |  | Sports Centre and Boathouse      |
|  | Canal Towpath                          |  | Courtyards & Accessible Rooftops |
|  | Streets                                |  | Inaccessible Biodiverse Rooftops |

### 3.5 Landscape Character Areas - Streets

#### Introduction

The character of each key street has been highlighted in the diagram adjacent. There are several sub categories of street influenced by both traffic volume and the surrounding ground floor uses.

#### Function

The key street typologies are as follows:

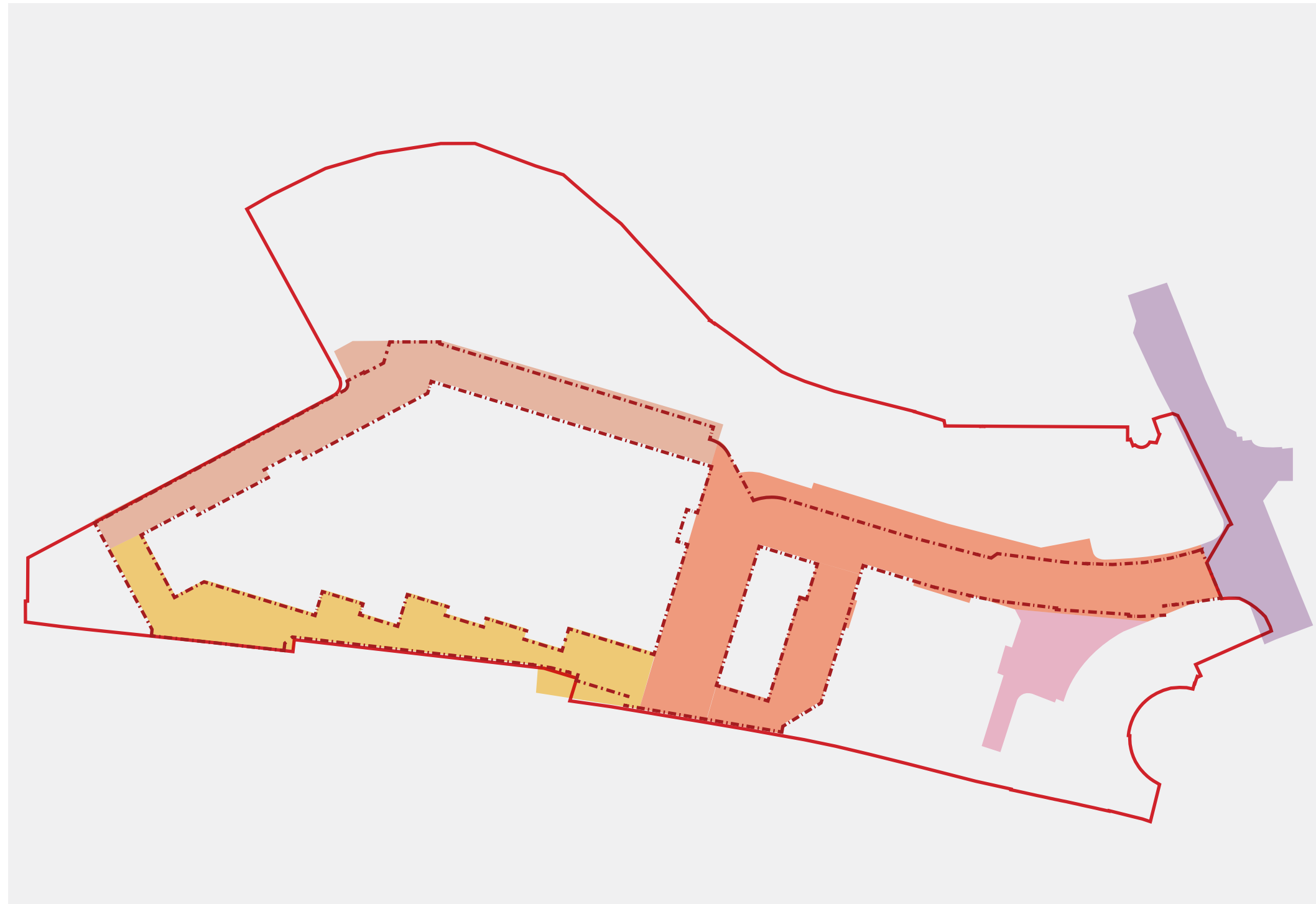
- Ladbroke Grove: A number of changes to improve pedestrian and cycle safety is proposed.
- The Avenue: The main road into the development will have ground floor activation and include new bus routes.
- South Drive: Predominantly servicing with secondary residential entrances.
- West Drive: Pedestrian friendly one-way street with key public spaces adjoining including Canalside Park and New Wharf.
- Crescent Link: Lightly trafficked, predominantly pedestrianised street which connects the The Avenue to the south terrace.

#### Hard Landscape

Whilst the roads and footways are to remain in private ownership, the roads and footways will be designed to adoptable standards.

#### Soft Landscape

Raingardens are proposed to all streets where possible to minimise large sections of parking, loading and road surface. Streets should include tree planting and provide a pedestrian friendly environment.



#### LEGEND

- |  |  |  |               |
|--|--|--|---------------|
|  | Outline Planning Application Boundary  |  | South Drive   |
|  | Detailed Planning Application Boundary |  | West Drive    |
|  | Ladbroke Grove                         |  | Crescent Link |
|  | The Avenue                             |  |               |

### 3.5 Landscape Character Areas - Streets

#### 3.5.1. Ladbroke Grove

#### Function

The improvements to Ladbroke Grove are shown illustratively and will form part of the s278 works. The key interventions can be described as follows:

- Widened footways on the western side of Ladbroke Grove which runs alongside the current Canalside House boundary;
- Signalised junctions and safer pedestrian crossings (refer to Traffic Engineer's drawings for further details);
- Street tree planting along the site's boundary;
- Cycle lanes to carriageway.

#### Hard Landscape

The footways will be paved in yorkstone to adoptable standards and will follow the RBKC design guidelines.

#### Soft Landscape

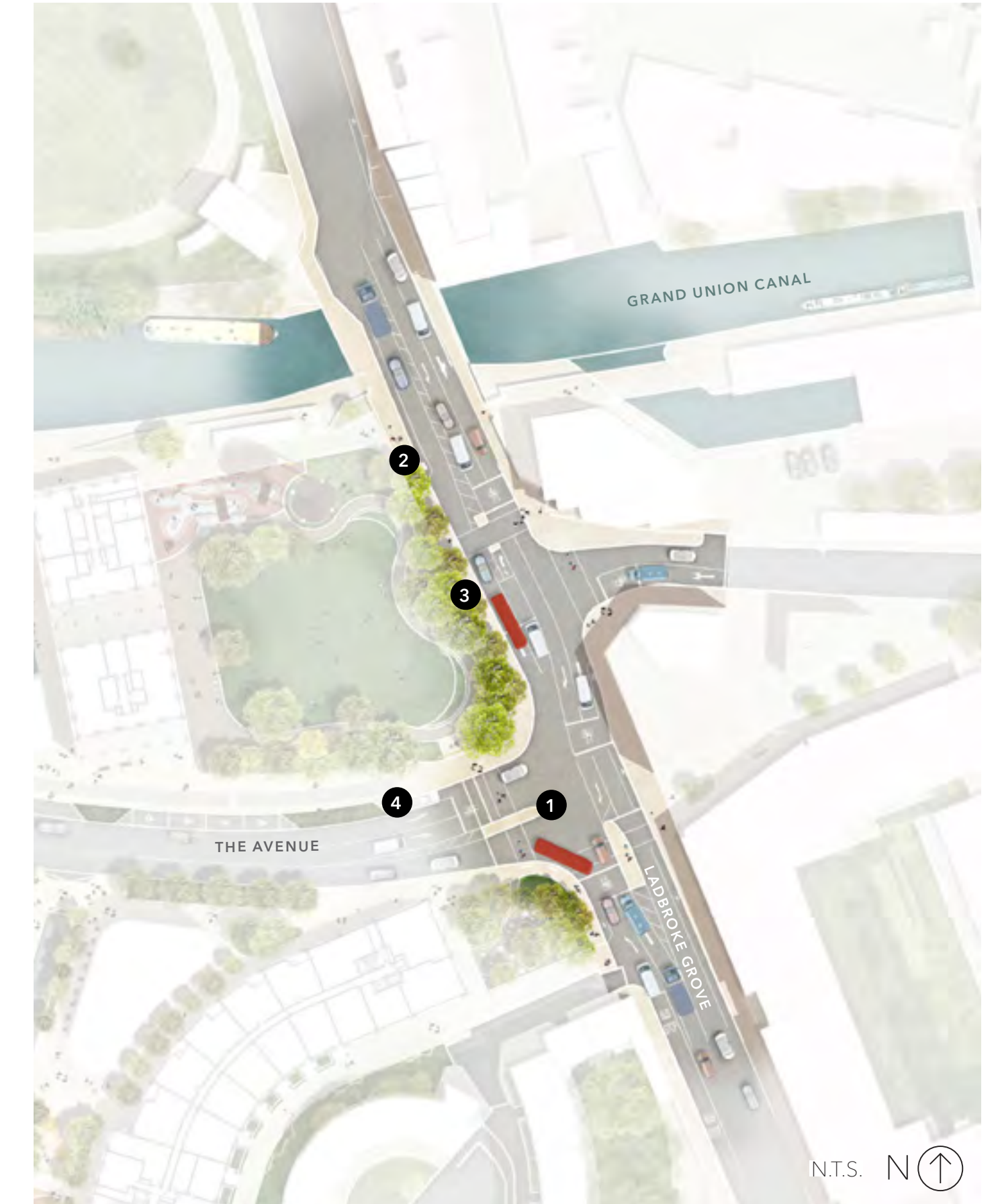
Tree planting is proposed within the widened footways. Species to be agreed and approved by RBKC.



Location Plan

#### LEGEND

- |  |                                    |
|--|------------------------------------|
|  | Ladbroke Grove Junction Signalised |
|  | Widened Footpath                   |
|  | Proposed Trees in Footway          |
|  | Cycle Path Connection              |



### 3.5 Landscape Character Areas - Streets

#### 3.5.2. The Avenue

##### Function

This street forms the primary route for entering the development and will include new bus routes and stands. The Avenue will include:

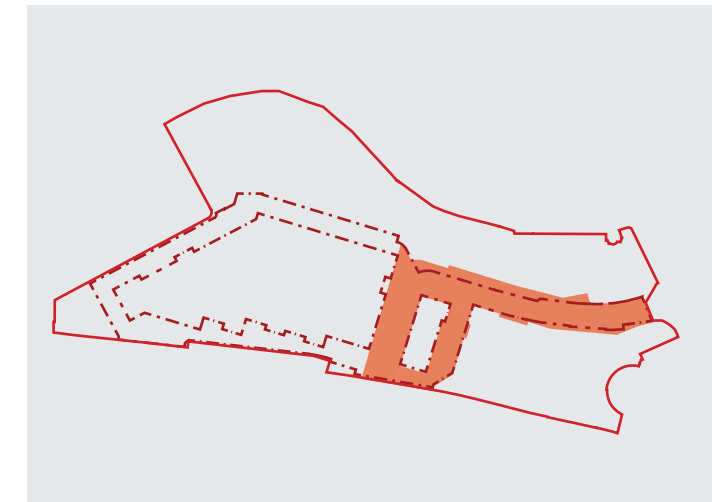
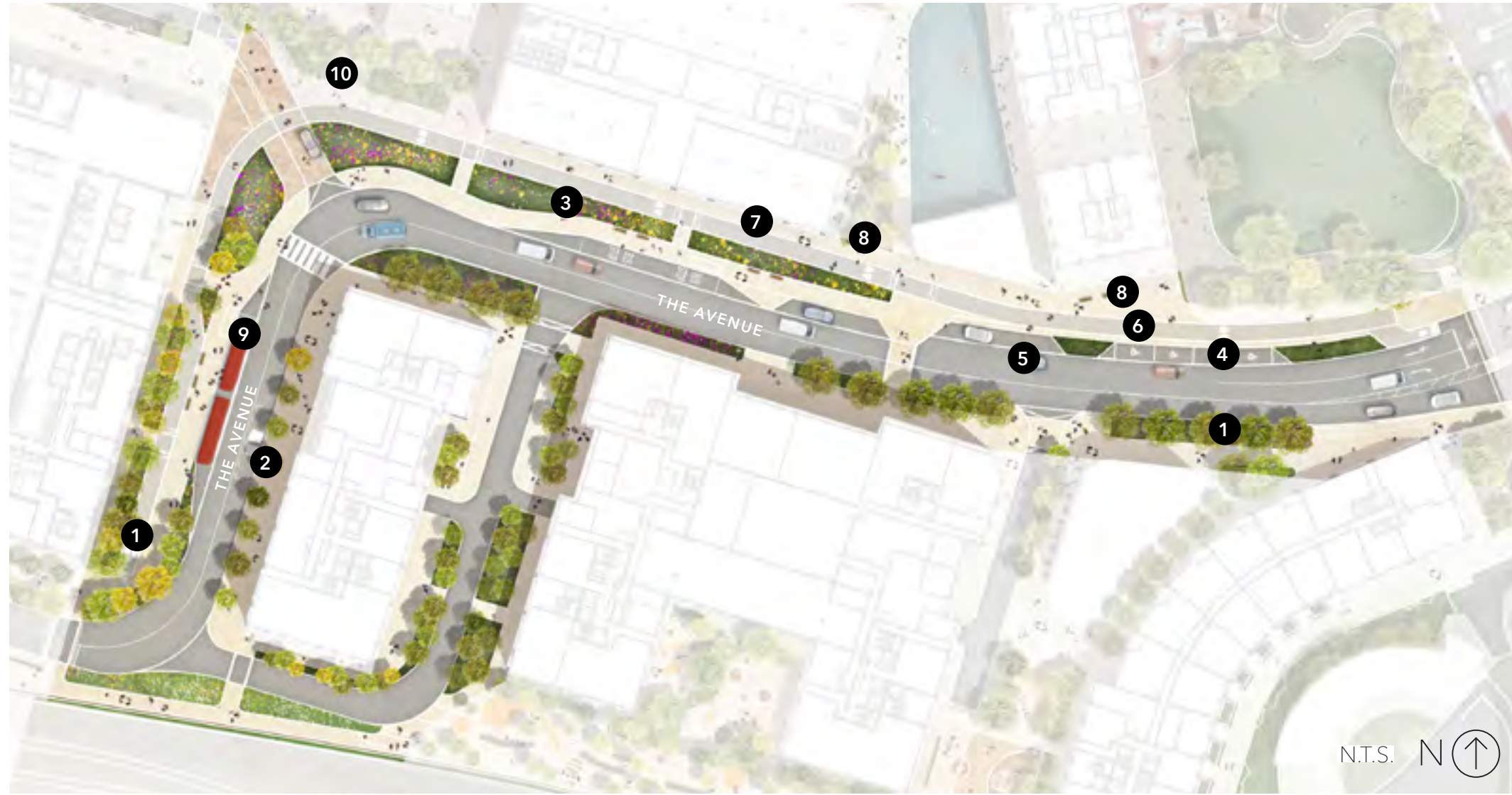
- Disabled on-street parking and loading bays;
- 3m two-way cycle lane;
- Raingardens and street tree planting;
- Bus stop and stands;
- Generous footways.

##### Hard Landscape

The footways will be paved in yorkstone to adoptable standards and will follow the RBKC design guidelines to ensure ease of legibility for pedestrians.

##### Soft Landscape

Raingardens and street trees will line the streets. Note there are planting restrictions affecting the east-west corridor which relates to the Sainsbury Viewcone.



Location Plan

##### LEGEND

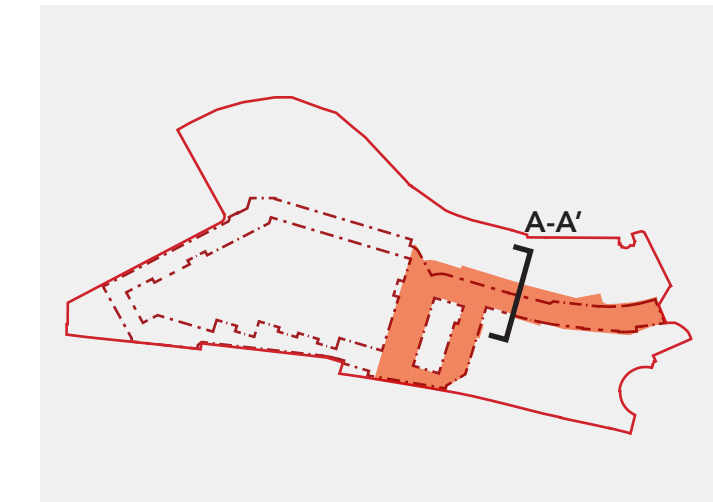
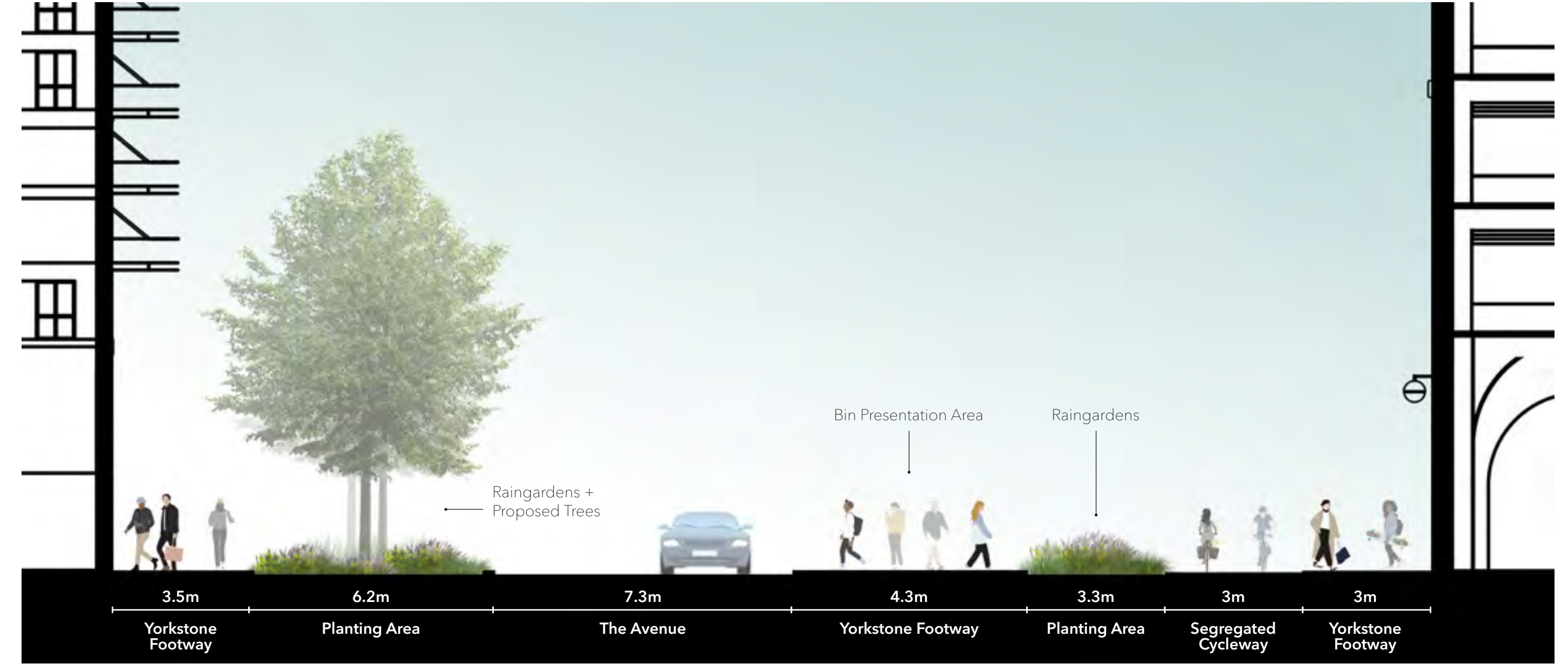
- |                                |                         |
|--------------------------------|-------------------------|
| 1 Raingardens + Proposed Trees | 8 Bin Presentation Area |
| 2 Proposed Trees in Footway    | 9 Bus Stop              |
| 3 Raingardens                  | 10 Denby Square         |
| 4 Loading Bay                  |                         |
| 5 Disabled Parking Bays        |                         |
| 6 Segregated Cycleway          |                         |
| 7 Yorkstone Footway            |                         |



Raingardens Street

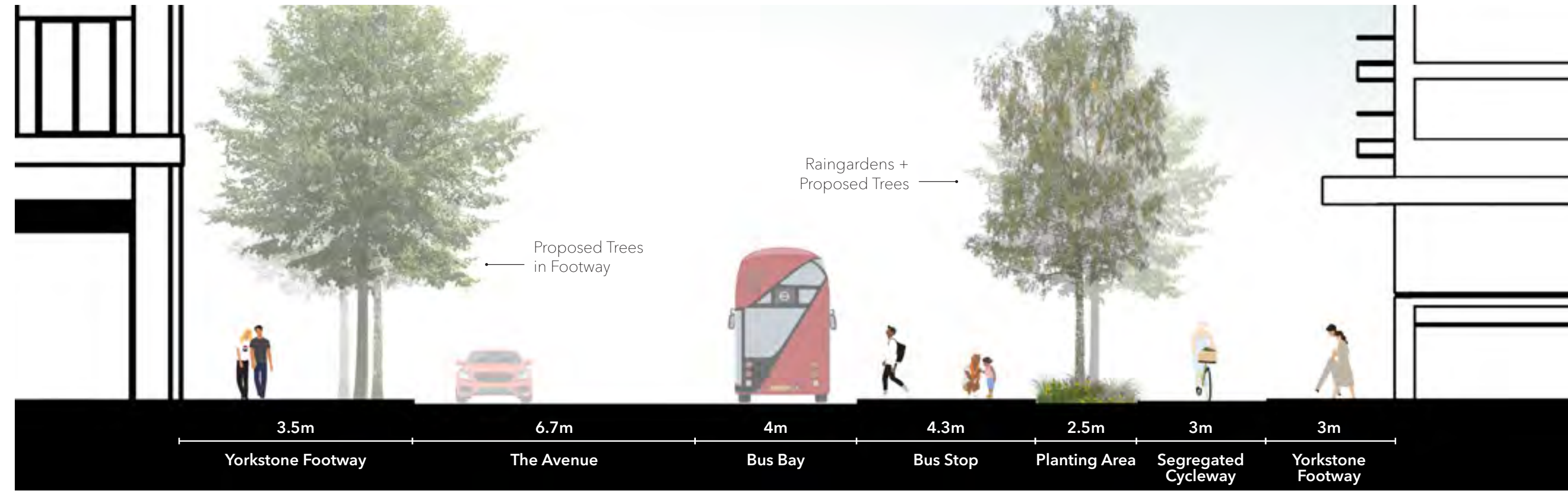
### 3.5 Landscape Character Areas - Streets

#### SECTION A-A'

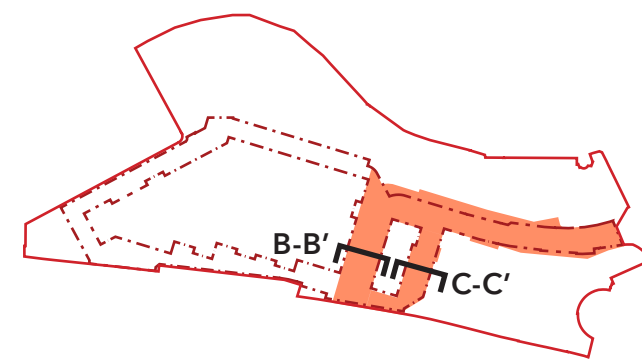
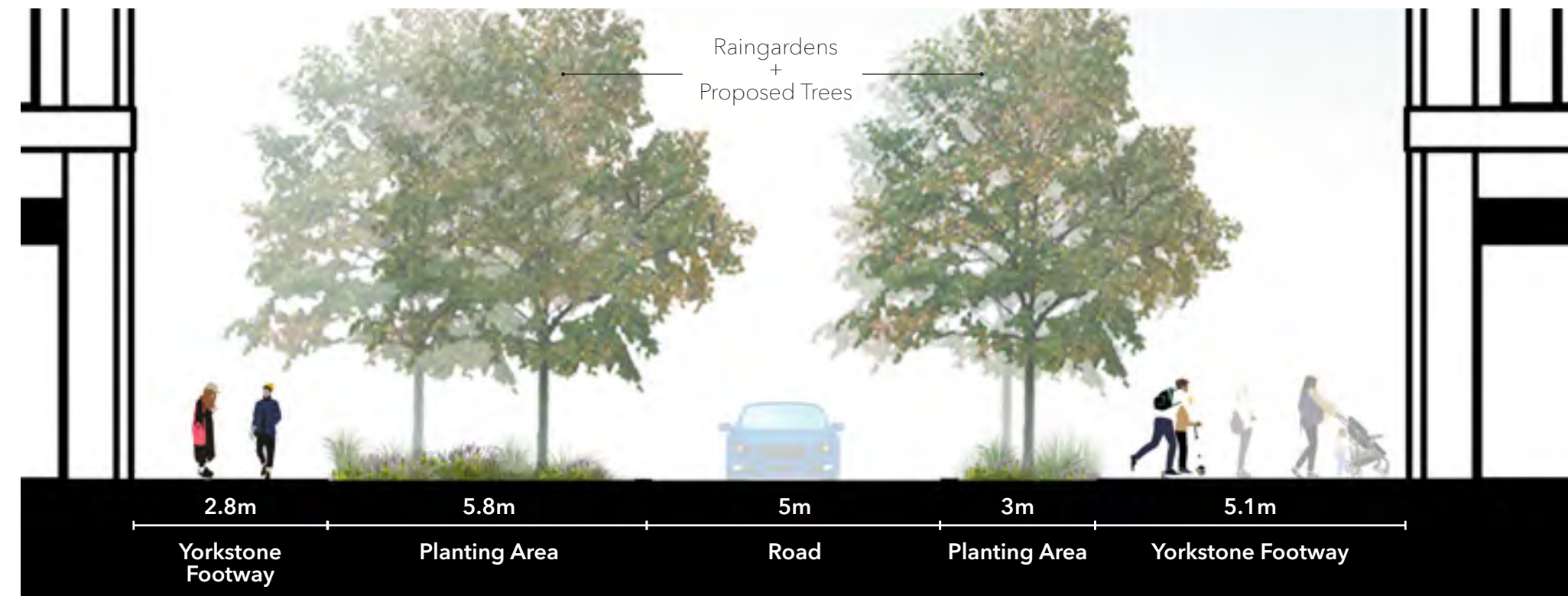


Location Plan

SECTION B-B'



SECTION C-C'



Location Plan

This page is intentionally left blank

### 3.5 Landscape Character Areas - Streets

#### 3.5.3. South Drive

##### Function

This street forms the primary vehicular access route for users accessing the Sainsbury store basement parking. There are also a number of secondary residential entrances. The key features along here can be described below:

- Future bridge landing point protection to the south eastern corner;
- Minimum 3m wide shared pedestrian cycle footways;
- Access to the Network Rail compound protected;
- Bus layby area to the south western corner.

##### Hard Landscape

The footways will be paved in yorkstone to adoptable standards and will follow the RBKC design guidelines to ensure ease of legibility for pedestrians.

##### Soft Landscape

Due to the level changes along the southern boundary, raingardens are not feasible here however amenity planting and smaller tree species are proposed.



##### LEGEND

- |   |                              |
|---|------------------------------|
| 1 Proposed Trees                                    | 7 Loading Bay                |
| 2 Proposed Trees in Footway                         | 8 Bin Presentation Area      |
| 3 Buffer Planting to Network Rail Land              | 9 Sainsbury Carpark Entrance |
| 4 Raingardens + Proposed Trees                      |                              |
| 5 Vehicular Basement Access                         |                              |
| 6 Potential Future Pedestrian/<br>Cycle Bridge Link |                              |



Location Plan

### 3.5 Landscape Character Areas - Streets

#### SECTION A-A'



- |                                |
|--------------------------------|
| 1 Proposed Trees               |
| 2 Proposed Trees in Footway    |
| 3 Raingardens + Proposed Trees |
| 4 Sainsbury Carpark Entrance   |
| 5 Vehicular Basement Access    |
| 6 Loading Bay                  |

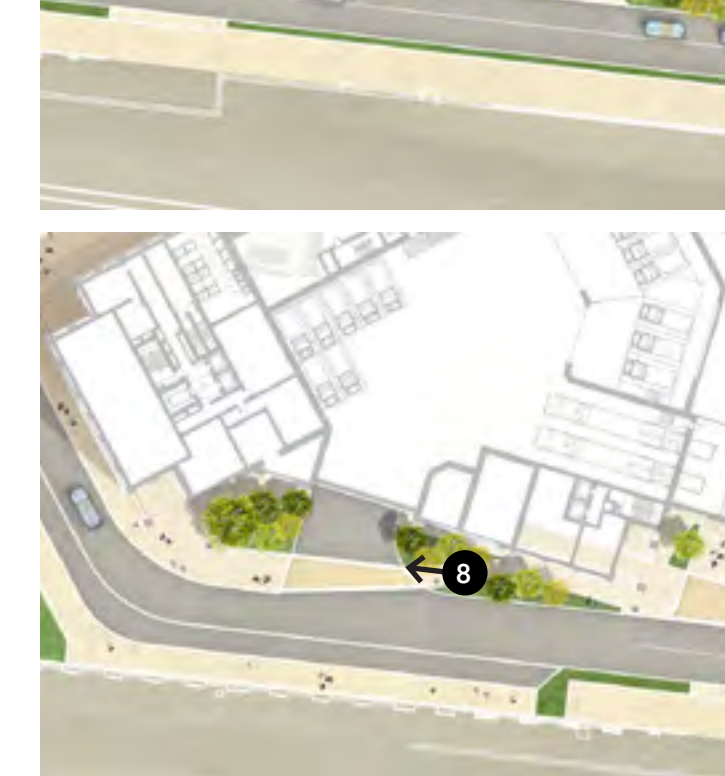
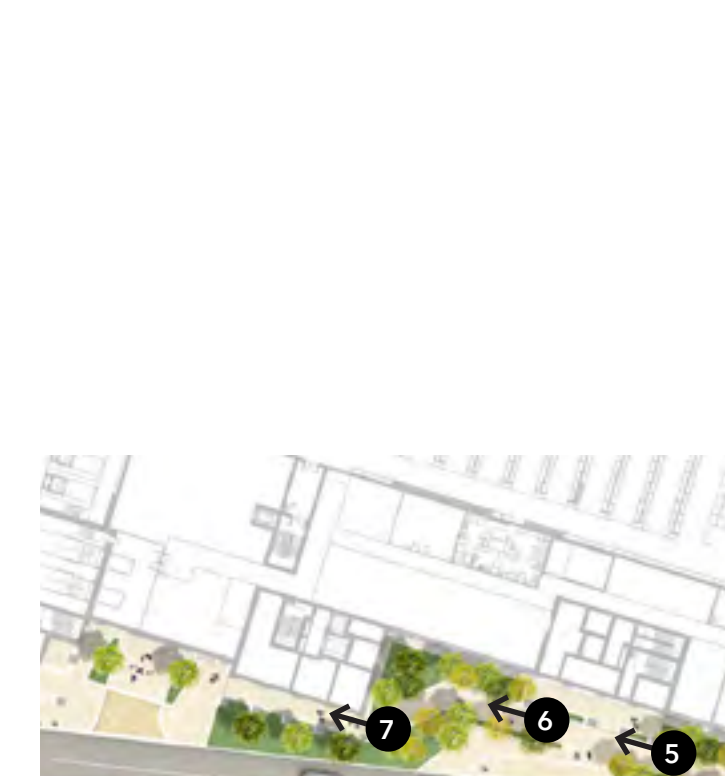


Location Plan

3.5.3 South Drive (cont.)

The images on the following pages show test modelling of how South Drive has been designed with planters, tree planting and the integrated entrance lobbies.

The images are shown for illustrative purposes and final heights and design of the planters is subject to further detailed design. The sequence of journey begins at the eastern end of South Drive and traverses through to the western end of South Drive. This shows a typical pedestrian journey if using the South Terrace or entering the site from the future pedestrian bridge over the rail tracks, and heading towards the new Sports Centre.



### 3.5 Landscape Character Areas - Streets

#### 3.5.4. West Drive

##### Function

This street will be the primary pedestrian link for people going to the Sports Centre and St Williams development. The Sainsbury store entrance, new Canalside Park and New Wharf area will be connected by this street.

The street will contain the following:

- Disabled on-street parking and loading bays;
- Sainsbury click and collect and drop off point;
- Raingardens and street tree planting;
- Bus stop and stand.

##### Hard Landscape

The footways will be paved in yorkstone to adoptable standards and will follow the RBKC design guidelines to ensure ease of legibility for pedestrians.

##### Soft Landscape

Raingardens and street tree planting will be proposed. A number of the trees form part of



Location Plan

##### LEGEND

- |                                |                                    |
|--------------------------------|------------------------------------|
| 1 Proposed Trees               | 8 Canalside Park                   |
| 2 Raingardens + Proposed Trees | 9 Adjacent St. William Development |
| 3 Designated Crossing          |                                    |
| 4 Disabled Parking Bays        |                                    |
| 5 Bus Stop                     |                                    |
| 6 Loading Bay                  |                                    |
| 7 New Wharf                    |                                    |

### 3.5 Landscape Character Areas - Streets

#### 3.5.5. Crescent Link

##### Function

This street will be lightly trafficked and pedestrian friendly with spill out areas and generous footways.

The street will contain the following:

- Loading bays only, no on-street parking;
- Street tree planting;
- Play space.

##### Hard Landscape

The footways will be paved in yorkstone in a smaller sett to continue visually legibility with the major footways but provide a smaller grain for a more pedestrian friendly street.

##### Soft Landscape

Raingardens and street tree planting will be proposed. A number of the trees form part of the wind mitigation strategy (refer to the Wind Mitigation section of this report).

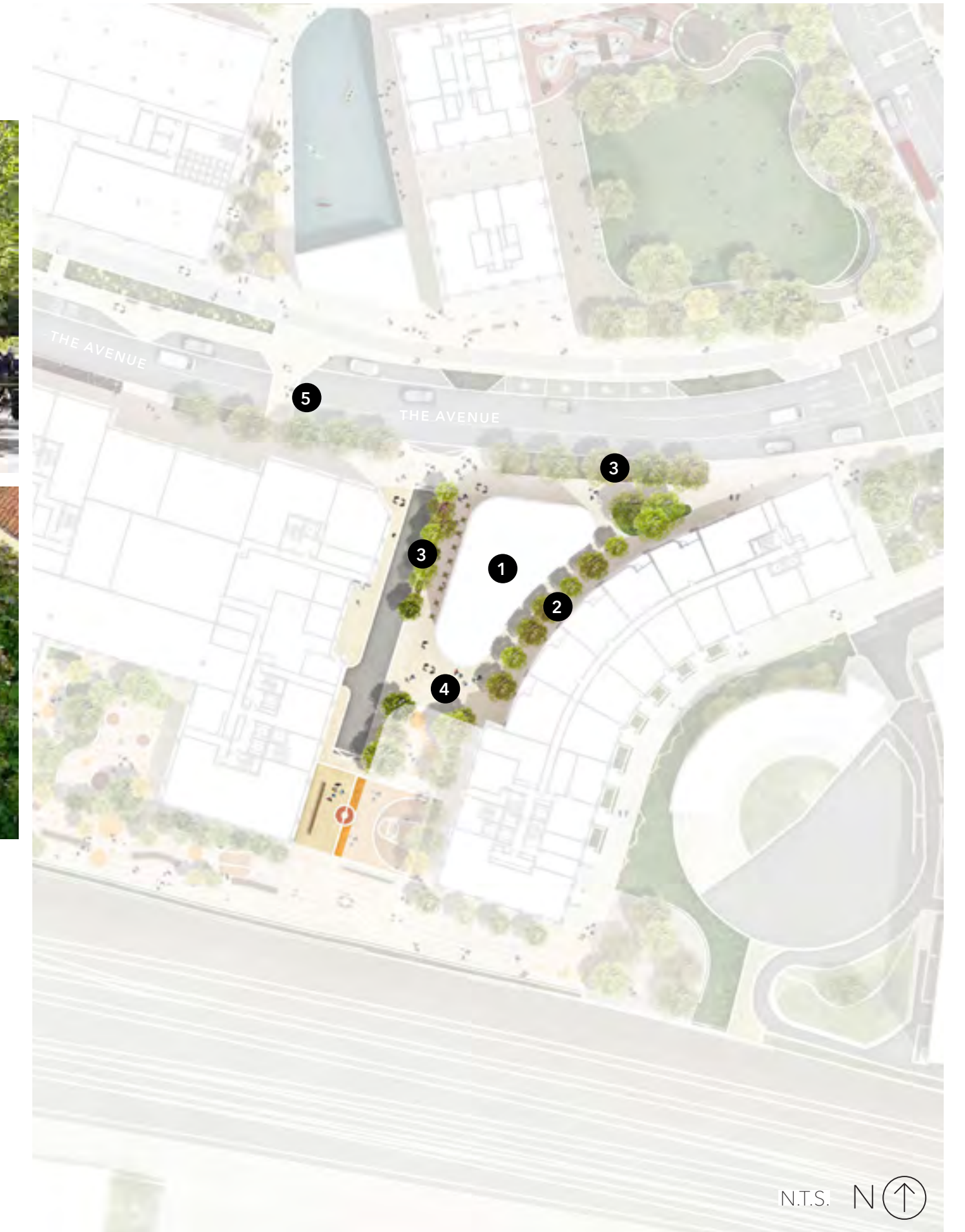
Trees in footway



Location Plan

##### LEGEND

- |                                |
|--------------------------------|
| 1 Pavillion                    |
| 2 Proposed Trees in Footway    |
| 3 Raingardens + Proposed Trees |
| 4 Bin Presentation Area        |
| 5 Designated Crossing          |





### 3.6 Landscape Character Areas - Canal Towpath

#### 3.6.1. Canal Towpath

##### Function

The existing towpath is well used and currently hosts a number of residential moorings. The site is currently bounded by a brick boundary wall which is circa 2.5m in height which shields the site from being visible on the towpath.

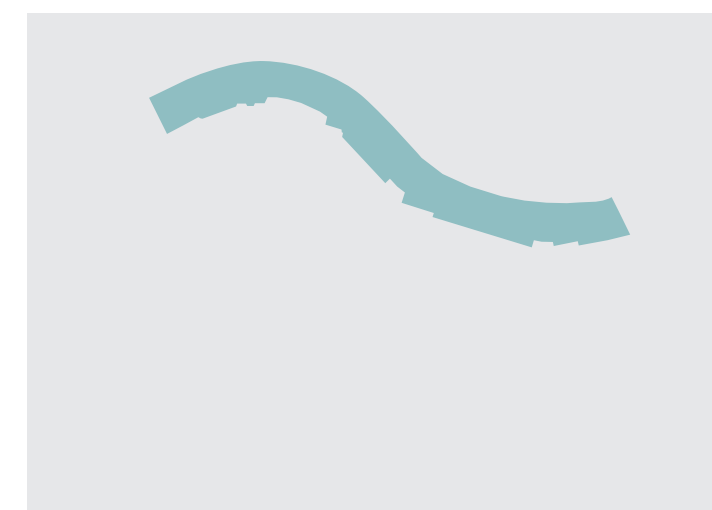
There are two existing historic canal bridges which are to remain. It is proposed that some intervention to lower the parapet height of the bridges would be beneficial to increase passive surveillance and create a better visual connection with the development.

##### Hard Landscape

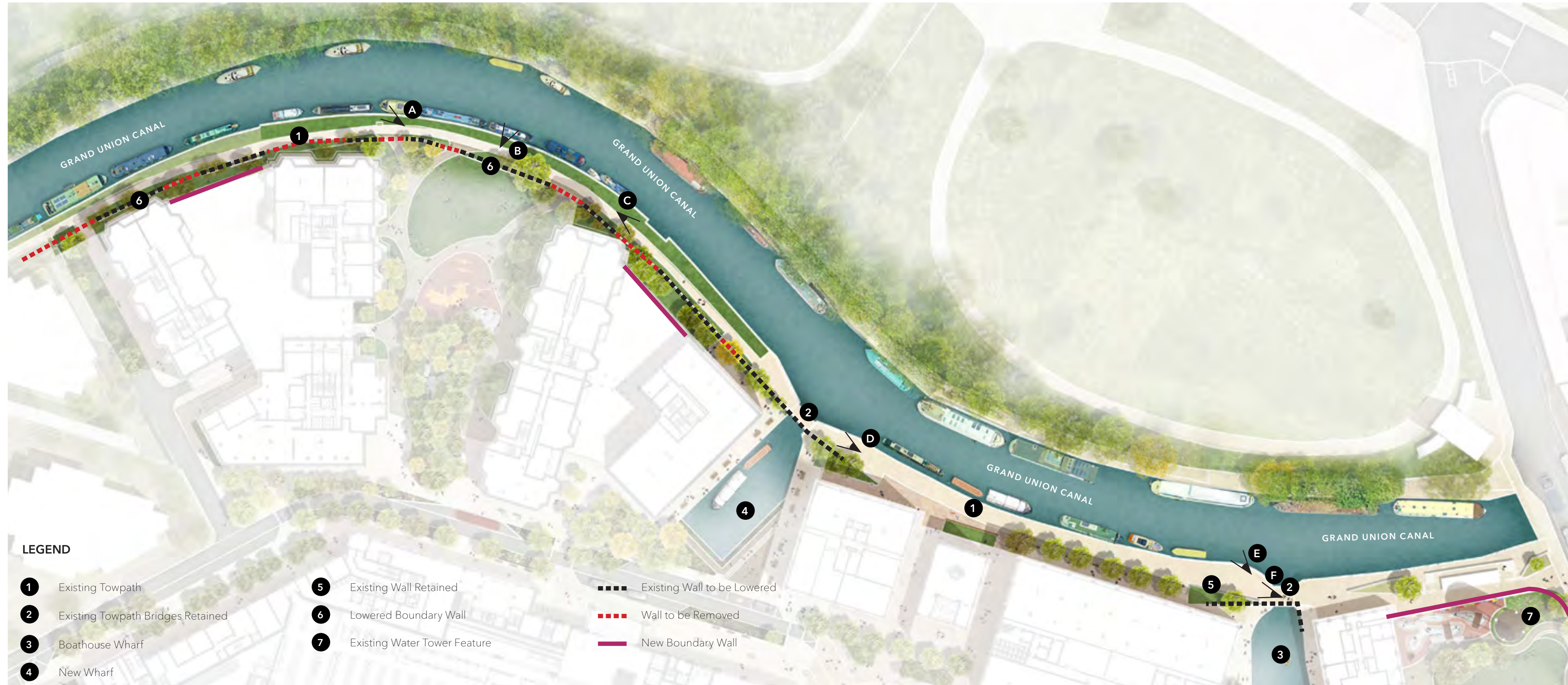
The path is generally in good condition and the proposals will retain the path as is, making good only where necessary to minimise disturbance to wildlife.

##### Soft Landscape

New planting at the interface between the development and the existing towpath will be beneficial for foraging species identified within the 'Preliminary Ecological Assessment'.



Location Plan



Images of the existing Grand Union Canal

### 3.7 Landscape Character Areas - Parks, Gardens and Civic Spaces

The character type 'Parks, Gardens and Civic Spaces' can be broken down into several smaller character areas. Each space has its own unique character and should be designed to provide different functions to add variety to the overall masterplan and cater for a wide range of users. The diagram adjacent identifies the different characters of the parks, gardens and civic spaces:

1. **Ladbroke Gardens:** Community focused park on Ladbroke Grove.
2. **Boathouse Wharf:** Existing basin with additional activation at ground level. Existing community water uses to be retained.
3. **Denby Square:** Public square adjacent to community pavilion building including connections between The Avenue and the canal.
4. **New Wharf:** Restored historical basin with spill out areas and activation surrounding the basin.
5. **Canalside Park:** Public park for local residents and wider community with new woodland area and dedicated play spaces.
6. **Towpath Mews Pocket Park:** Green space adjoining the canal with trees, seating and planting.
7. **South Terrace:** Active promenade with play, trim trails and sun loungers. Features ecological grassland areas.
8. **Memorial Garden:** Existing memorial stone and plaque to be retained with new paving and seating areas.
9. **Sensory Garden:** Wildlife friendly garden with sensory planting. Informal educational play features with a sensory theme is envisaged.



#### LEGEND

- |  |  |  |                          |
|--|--|--|--------------------------|
|  | Outline Planning Application Boundary  |  | Canalside Park           |
|  | Detailed Planning Application Boundary |  | Towpath Mews Pocket Park |
|  | Denby Square and New Wharf             |  | South Terrace            |
|  | Crescent Link                          |  |                          |

N.T.S. N ↑

### 3.7 Landscape Character Areas - Parks, Gardens and Civic Spaces

#### 3.7.1. Ladbroke Gardens and Basin

##### Function

This new park creates a generous public space adjacent to Ladbroke Grove, and includes better access to existing wharf. The park design will include the following:

- Park level to be set below Ladbroke Grove street level with planting to boundaries to provide visual and noise mitigation;
- Allow space for Notting Hill Carnival soundstage;
- Pedestrian connection from the existing towpath and through the Plot 06 building;
- New play space with water play elements.

##### Hard Landscape

Permeable paving is proposed within the park with new natural stone paving around the basin.

##### Soft Landscape

Buffer/tree planting is introduced to the east and southern boundaries with the central area kept as high performance species rich lawn suitable for occasional events. Some areas should be left as 'no mow' during the summer months for biodiversity.

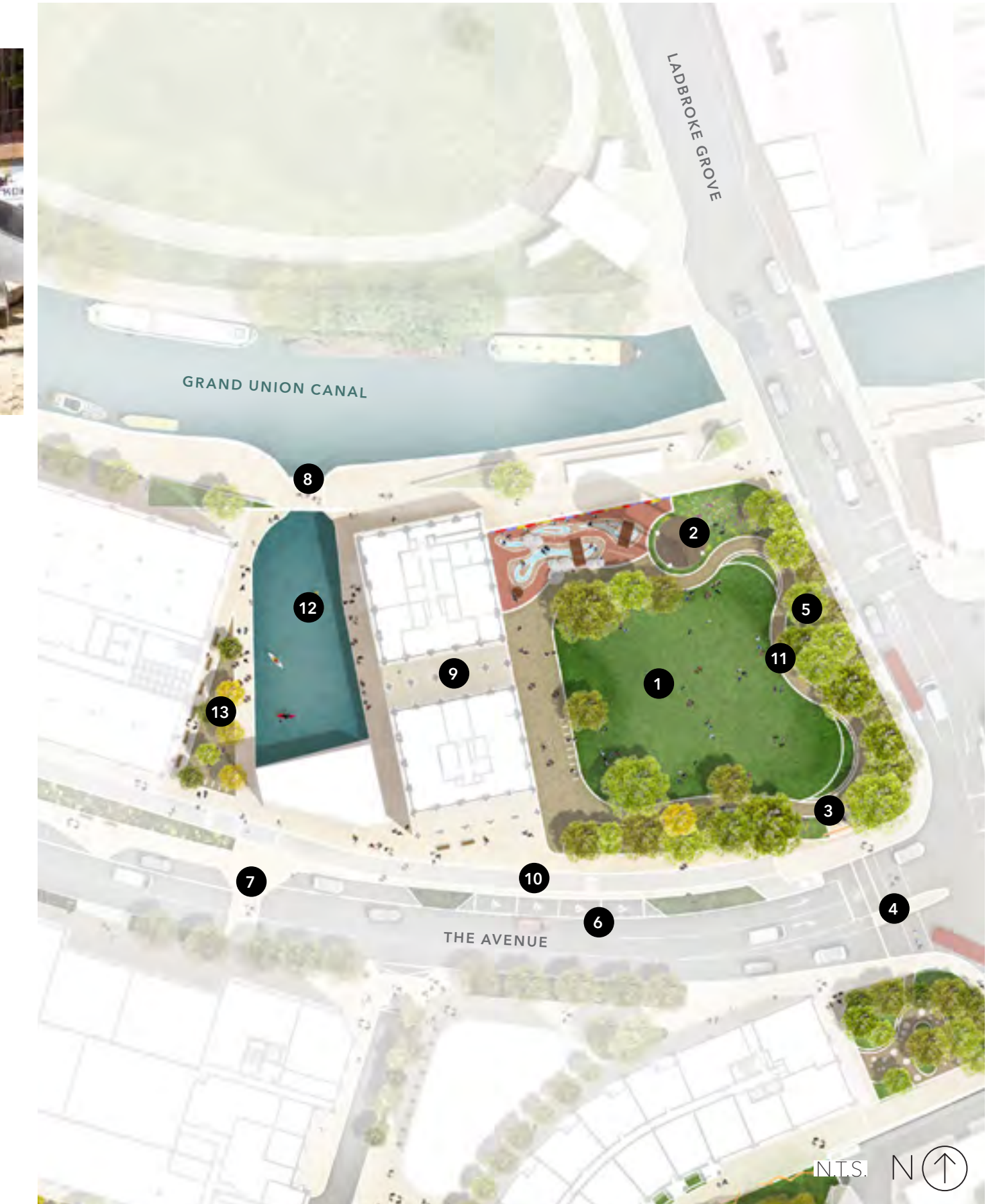
##### Water Play



Location Plan

#### LEGEND

- |  |                                   |
|--|-----------------------------------|
|  | Lawn                              |
|  | Existing Water Tower Feature      |
|  | Ladbroke Gardens Entrance         |
|  | Primary Site Entrance             |
|  | Buffer Planting                   |
|  | Parking Stalls                    |
|  | Designated Crossing               |
|  | Existing Towpath Bridges Retained |
|  | Covered Spill Out Area            |
|  | Segregated Cycleway               |
|  | Footpath                          |
|  | Boathouse Wharf                   |
|  | Spill-out Area + Tree Grove       |



N.T.S. N ↑

ILLUSTRATIVE VIEW - LADBROKE GARDENS (EVERYDAY)



ILLUSTRATIVE VIEW - LADBROKE GARDENS (CARNIVAL/EVENT)



ILLUSTRATIVE VIEW - LADBROKE GARDENS (EVERYDAY)



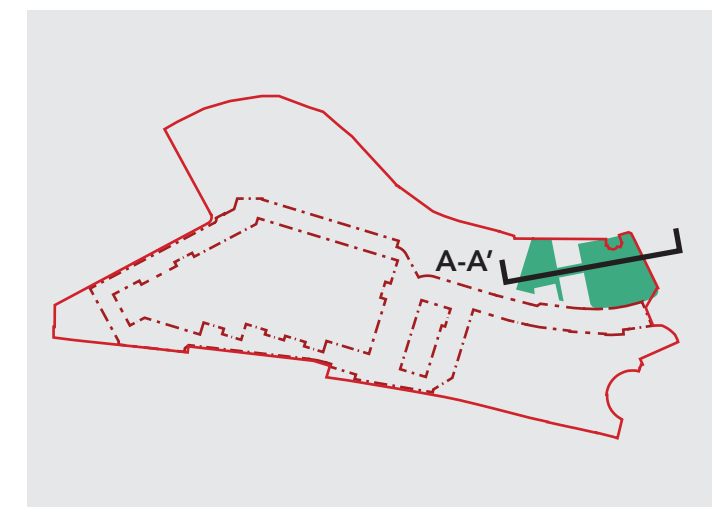
ILLUSTRATIVE VIEW - LADBROKE GARDENS (CARNIVAL/EVENT)



SECTION A-A'



SECTION A-A'

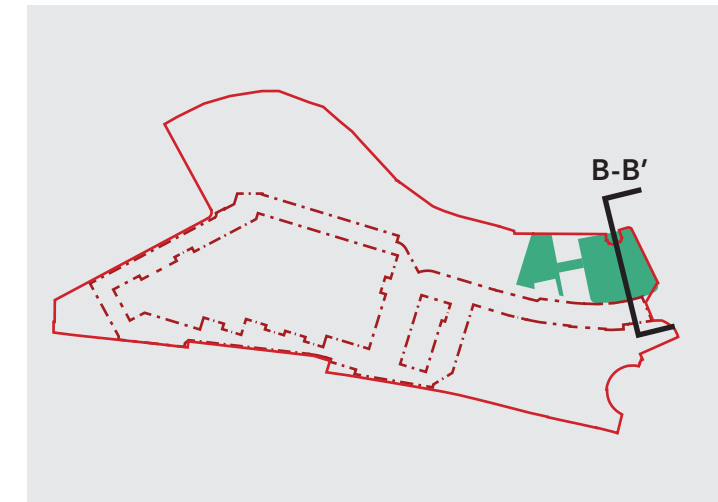


Location Plan

SECTION B-B'



SECTION B-B'

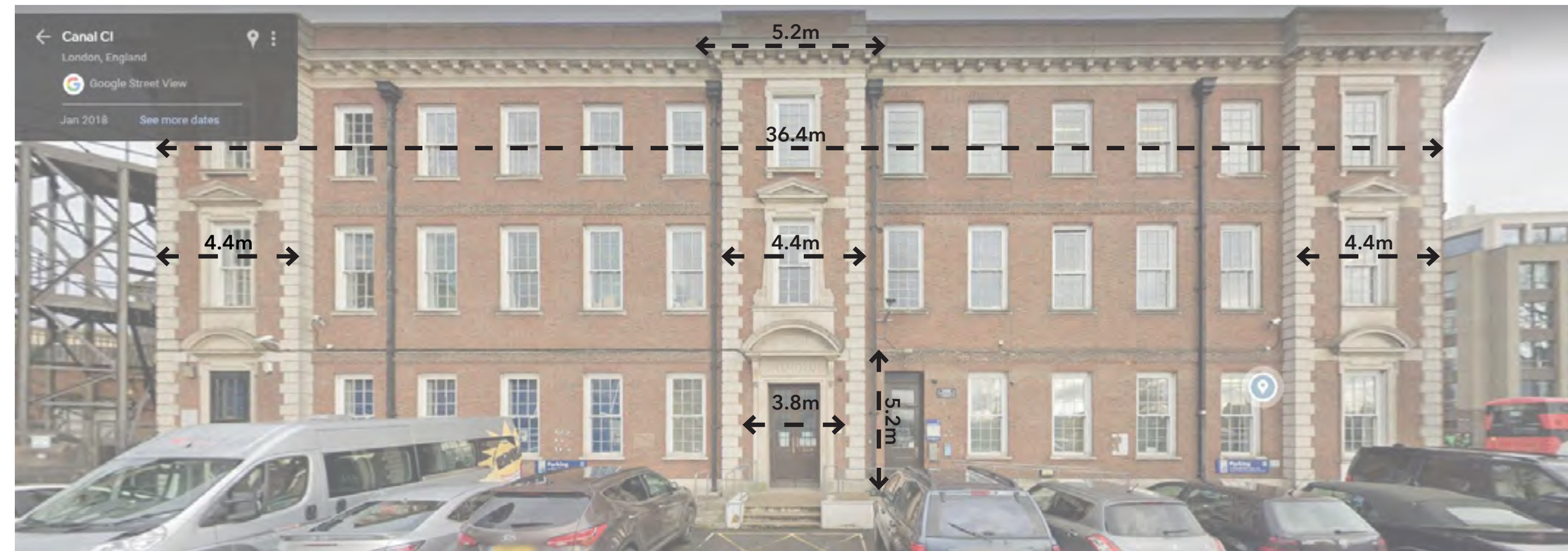


Location Plan

3.7.1 Ladbroke Gardens and Basin (cont.)

Ladbroke Gardens Gateway

There are opportunities to reuse material from the existing buildings on site to create a distinctive gateway feature which has historical links and significance to the area. The existing canalside house building has several features which the new gateway can draw reference from and the following pages represent a series of study options for the design of a gateway feature to the new park. These studies are shown indicatively for illustrative purposes and further design development will be undertaken at the next stage to refine the material and design of this feature.



ELEVATION STUDIES OF PARK ENTRANCE



Sketch Elevation (Option A)



Sketch Elevation (Option B)



Sketch Elevation (Option C)



Sketch Elevation (Option D)

3.7.2. Denby Square and New Wharf

Function

Denby Square and New Wharf is at the centre of the development, and create a congregation point for residents, workers and people shopping at Sainsbury. The pavilion building will facilitate a civic space for the community and New Wharf will be surrounded with cafes and restaurants. The key features to note include:

- Activate ground floor uses;
- DDA on-street parking;
- 24hr route through to the canal towpath;
- New water space.

Hard Landscape

The historic basin will be reinstated with new natural stone pavers in the surrounding public realm. An opportunity to get closer to the water has been shown with a timber deck. Porphyry feature paving is proposed to Denby Square.

Soft Landscape

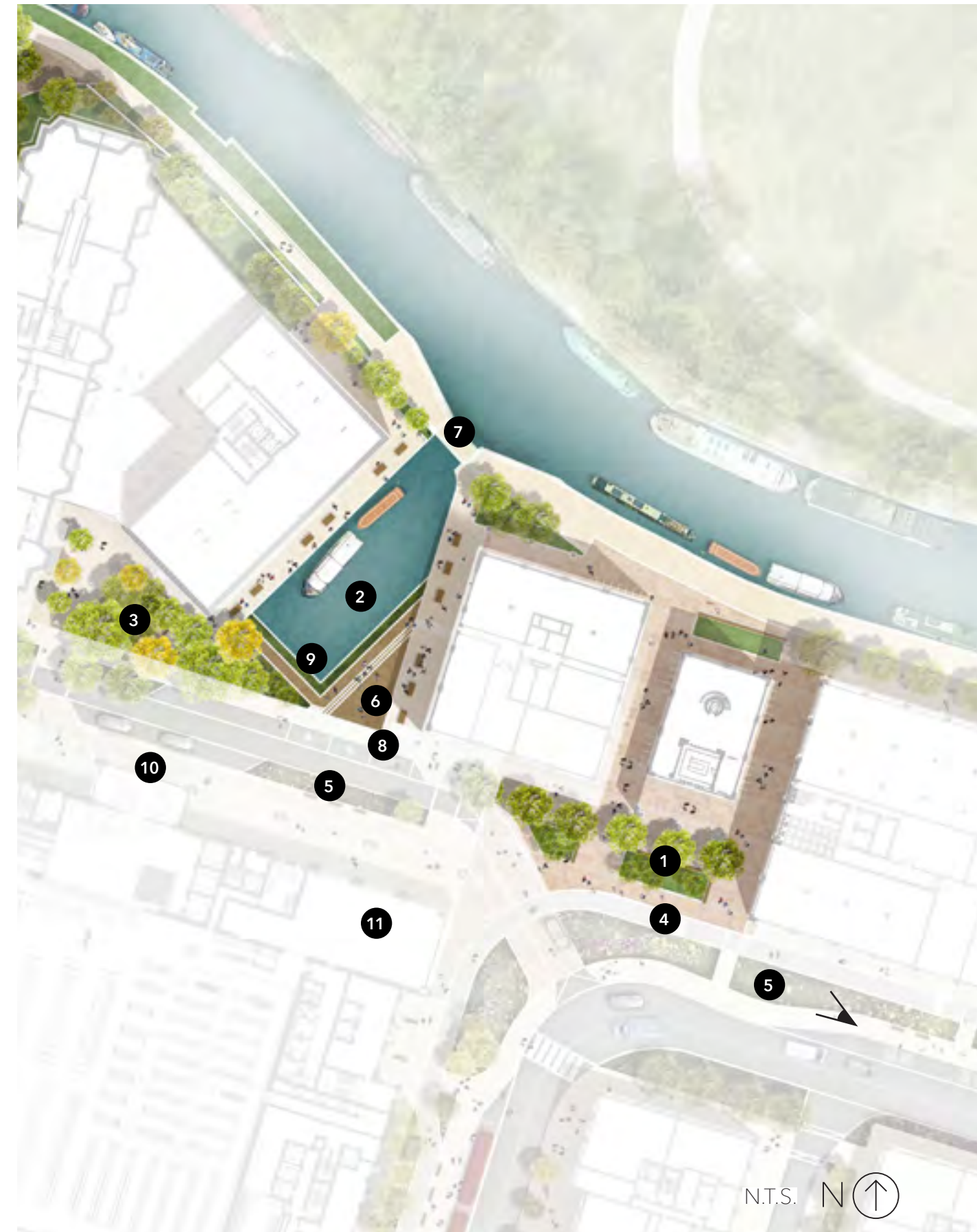
New wharf will have some reed beds along the edges with care to maintain room for canal boat access. New tree planting will offer shade during summer months.



Location Plan

LEGEND

- 1 Denby Square
- 2 New Wharf
- 3 Tree Grove + Spill-out
- 4 Segregated Cycleway
- 5 Raingardens
- 6 Spill-out Deck over Basin
- 7 Existing Towpath Bridges Retained
- 8 DDA on-street parking
- 9 Aquatic planting
- 10 Sainsbury Store Entrance
- 11 Cafe



DRAFT FOR COMMENT

ILLUSTRATIVE VIEW - DENBY SQUARE



DRAFT FOR COMMENT



3.7.3. Canalside Park and Mews Pocket Park

Function

Canalside Park will be built in the first phase of development. The park creates a new green space with play and ecological planting, connecting the new Sainsbury with the canal towpath. The Towpath Mews Pocket Park provides an additional pedestrian connection to the tow path. Key features include:

- New woodland area;
- Bus stop directly adjacent;
- 24hr route through to the canal towpath;
- New play space.

Hard Landscape

The park will have permeable resinbound surfacing with yorkstone paving proposed to all streetscape footways.

Soft Landscape

A new 'pocket' woodland is proposed with integrated natural play. A central species rich lawn area is proposed which must offer 'no mow' areas during summer months. Biodiverse planting at the interface with the canal is also proposed.



N.T.S. N ↑



Location Plan

LEGEND

- |                              |                           |
|------------------------------|---------------------------|
| 1 Equipped Play Area         | 6 Existing trees retained |
| 2 Species Rich Lawn          | 7 New Wharf               |
| 3 Woodland Play Trails       | 8 Bus Stop                |
| 4 Amenity Planting + Seating | 9 Raingardens             |
| 5 Towpath                    | 10 Ecological Planting    |

ILLUSTRATIVE VIEW A - CANALSIDE PARK



ILLUSTRATIVE VIEW B - CANALSIDE PARK



DRAFT FOR COMMENT

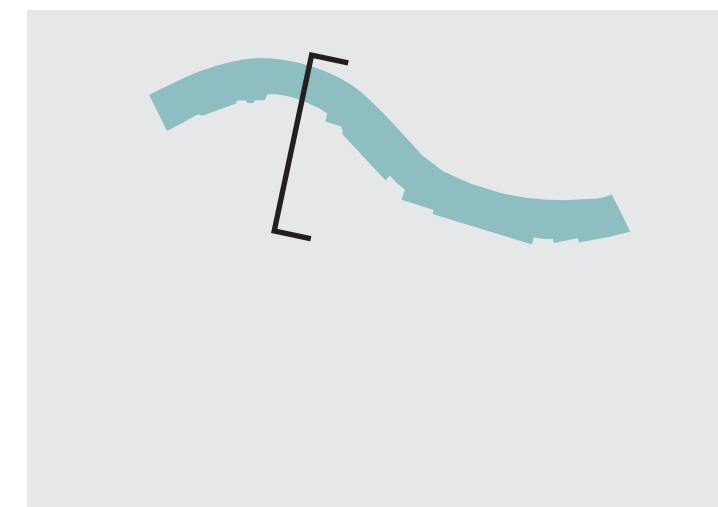
This page is intentionally left blank

DRAFT FOR COMMENT

SECTION A-A'



SECTION A-A'



Location Plan

3.7.4. South Terrace and Crescent Link

Function

This area is a vibrant space with children's play features, good solar aspect and long distant views to the south. Key features include:

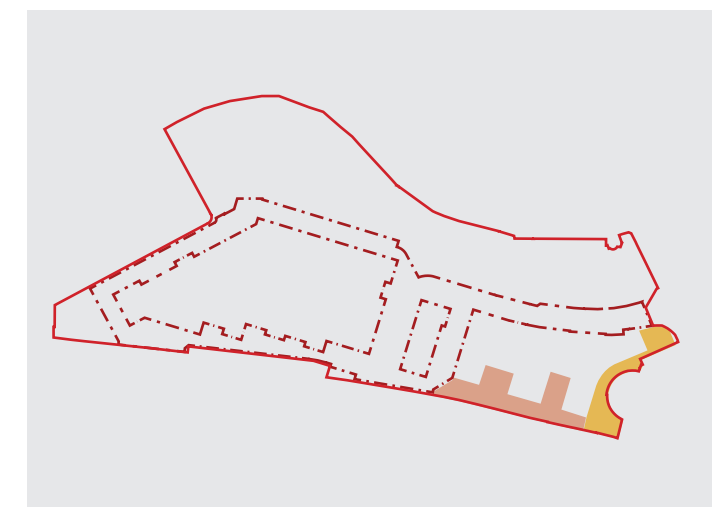
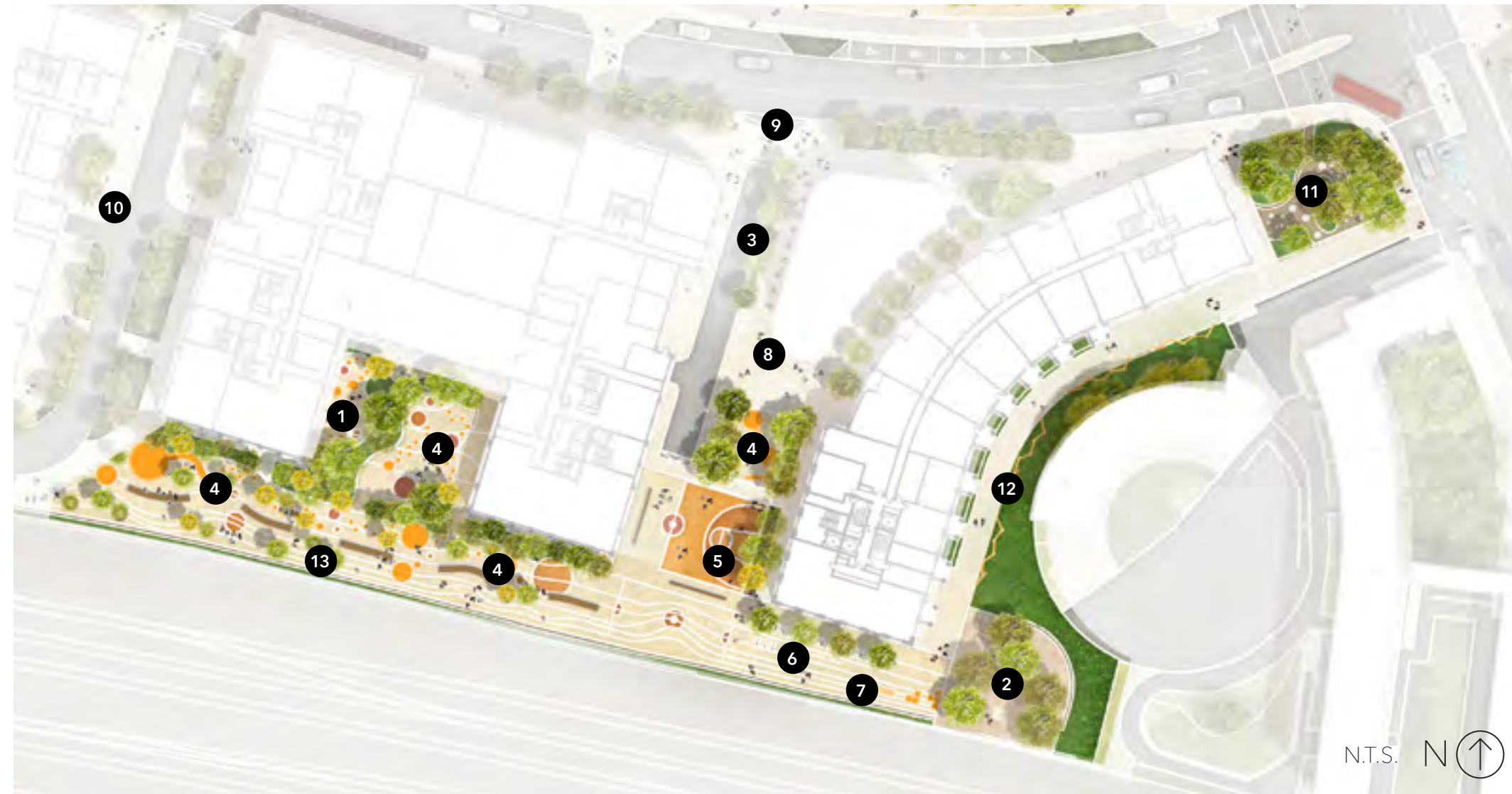
- New equipped and informal play areas;
- Trim trail opportunities;
- Raingardens and street trees;
- Sensory garden and planting;
- New promenade.

Hard Landscape

A mix of materials will be used. Smaller yorkstone setts will be used for the streets and the main promenade will have permeable coloured asphalt. The southern edge will be used for fire tender access.

Soft Landscape

Planting is partially restricted by the redirected gas main easement and the proximity of Network rail tracks. raingardens and trees are planted amongst the play features. Moveable circular planters are proposed to the southern edge to provide some planting above the gas main which will sit above ground.



Location Plan

LEGEND

- |                                |                                  |
|--------------------------------|----------------------------------|
| 1 Creche + Play Area           | 7 Trim Trail Equipment           |
| 2 Existing Rail Crash Memorial | 8 Cafe Spill-Out                 |
| 3 Footway Trees + Raingardens  | 9 Copenhagen Crossing            |
| 4 Equipped Play Area           | 10 Bus Stop                      |
| 5 Basketball Half Court        | 11 Sensory Garden + Sensory Play |
| 6 Lounge Chairs                | 12 Incidental Play Trail         |
|                                | 13 Moveable circular planters    |

This page is intentionally left blank

### 3.8 Landscape Character Areas - Courtyards & Accessible Rooftops

A number of podium gardens and rooftop gardens are proposed across the site. The design of these respond to the various microclimates created by the adjacent buildings.



#### LEGEND

- Outline Planning Application Boundary
- - - Detailed Planning Application Boundary
- Podium Courtyards
- Accessible Rooftops

### 3.8 Landscape Character Areas - Courtyards & Accessible Rooftops

#### 3.8.1. Plot 1 & Plot 4 Courtyards

##### Function

These residential courtyards provide amenity space and doorstep play.

##### Hard Landscape

A simple palette of clay pavers is proposed with self-binding gravel under the informal play trails and doorstep play equipment.

##### Soft Landscape

Planting has been maximised whilst maintaining clear pathways through the garden. These courtyards will feature trees where possible and respond to their specific microclimate.



PLOT 01

N.T.S. N ↑



PLOT 04

N.T.S. N ↑



Location Plan

#### LEGEND

- 1 Doorstep play
- 2 Play trails
- 3 Picnic area
- 4 Proposed tree planting

3.8 Landscape Character Areas - Courtyards & Accessible Rooftops

3.8.2. Plot 2 Courtyards

Function

Plot 02 has the largest podium gardens within the masterplan and will include significant areas of children's play. The gardens balance play provision with providing general residential amenity. A membership based residents amenity club area has been shown indicatively to include an external swimming pool.

Hard Landscape

A simple palette of clay pavers is proposed with self-binding gravel under the informal play trails. A fire complaint safety surfacing will be used in formal play areas.

Soft Landscape

A range of planting types is proposed including kitchen gardens, wildflower grassland and general amenity planting. The planting has been intensified to the south providing good tree canopy cover. The play spaces are shown to have some tree cover to provide shade during summer months.



Location Plan

3.8 Landscape Character Areas - Courtyards & Accessible Rooftops

3.8.3. Accessible Rooftops

Function

The rooftops offer good vantage points looking north over the Kensal Green Cemetery. A balance of play and general residential amenity has been provided.

Hard Landscape

A simple palette of clay pavers is proposed with self-binding gravel under the informal play areas and doorstep play equipment.

Soft Landscape

Planting is proposed as raised planters with integrated seating. Light tree cover is proposed so as not to obstruct the views.



Location Plan

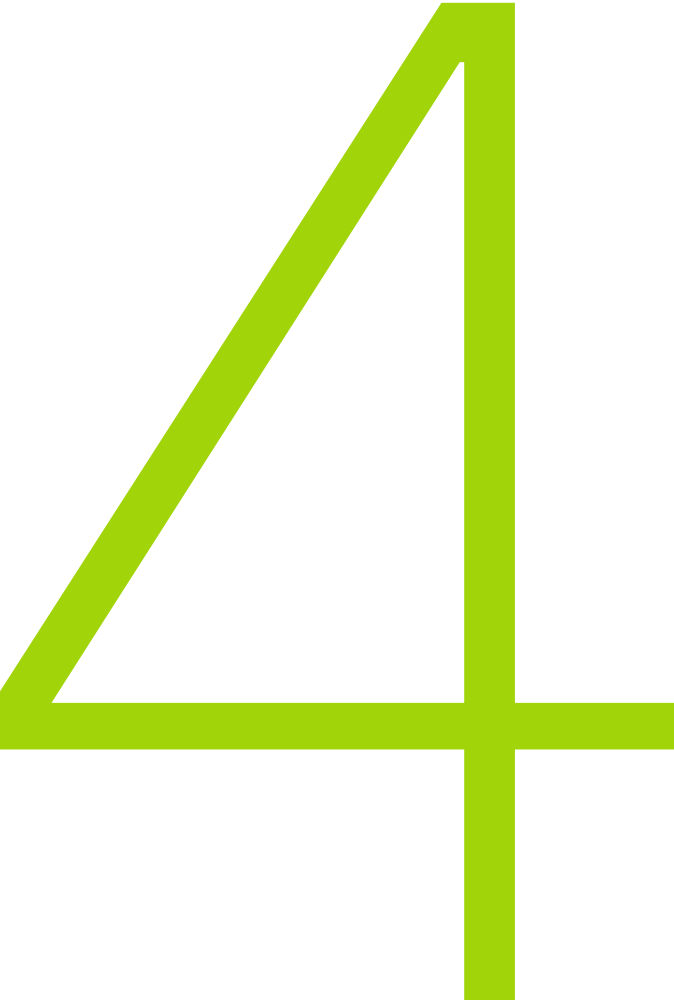
LEGEND

- 1 Play area
- 2 Allotment boxes
- 3 Picnic area
- 4 Proposed tree planting
- 5 Hammock area

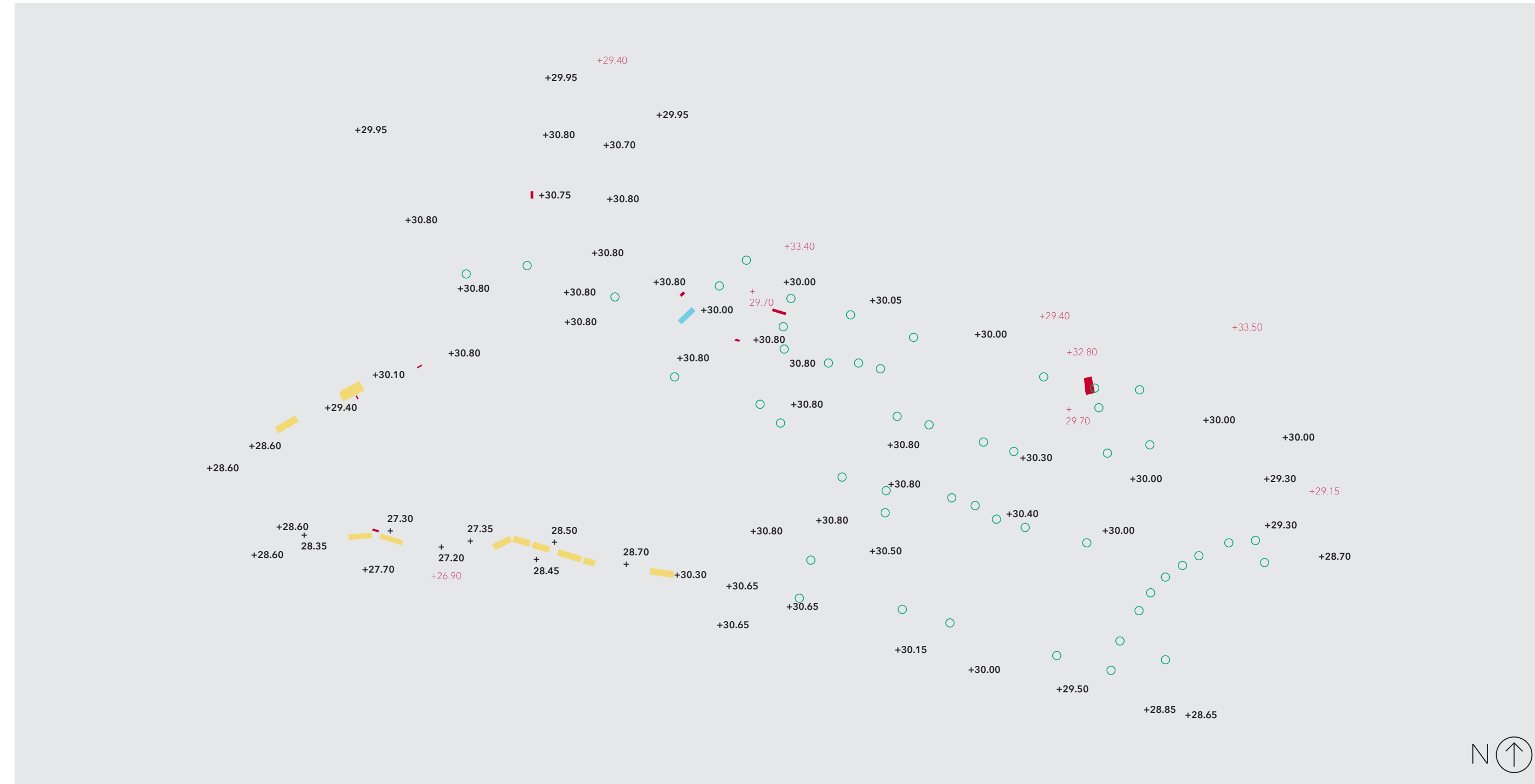
---

# 4.0 Landscape Strategies

This page is intentionally left blank



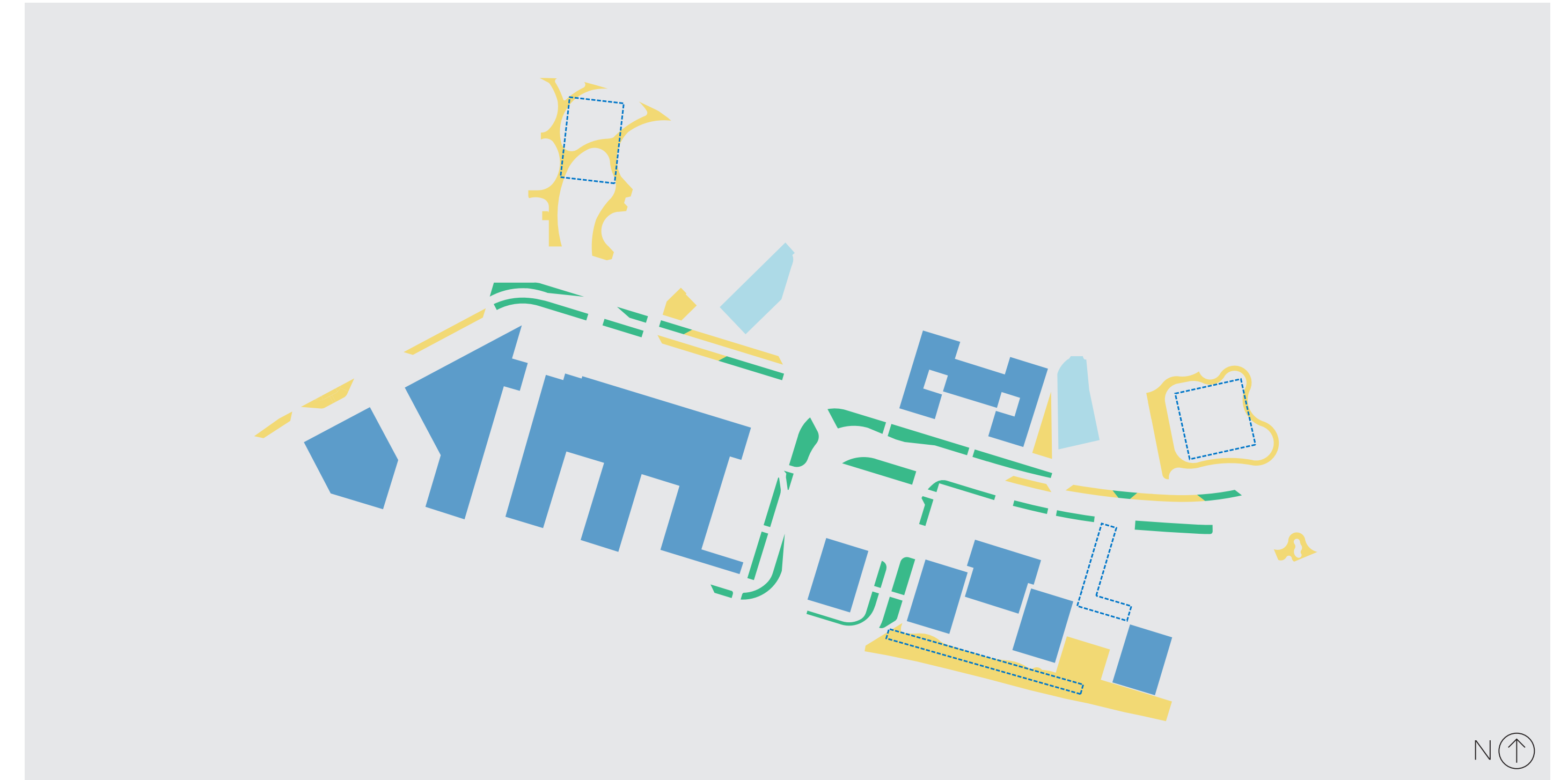
#### 4.1 Levels + Access Strategy



##### LEGEND

- +30.00 Proposed Level
- +29.00 Existing Level
- 1:21 Slope
- 1:19 Ramp
- Stairs
- Lobby / Retail Entrance

#### 4.2 Drainage and SuDs Strategy

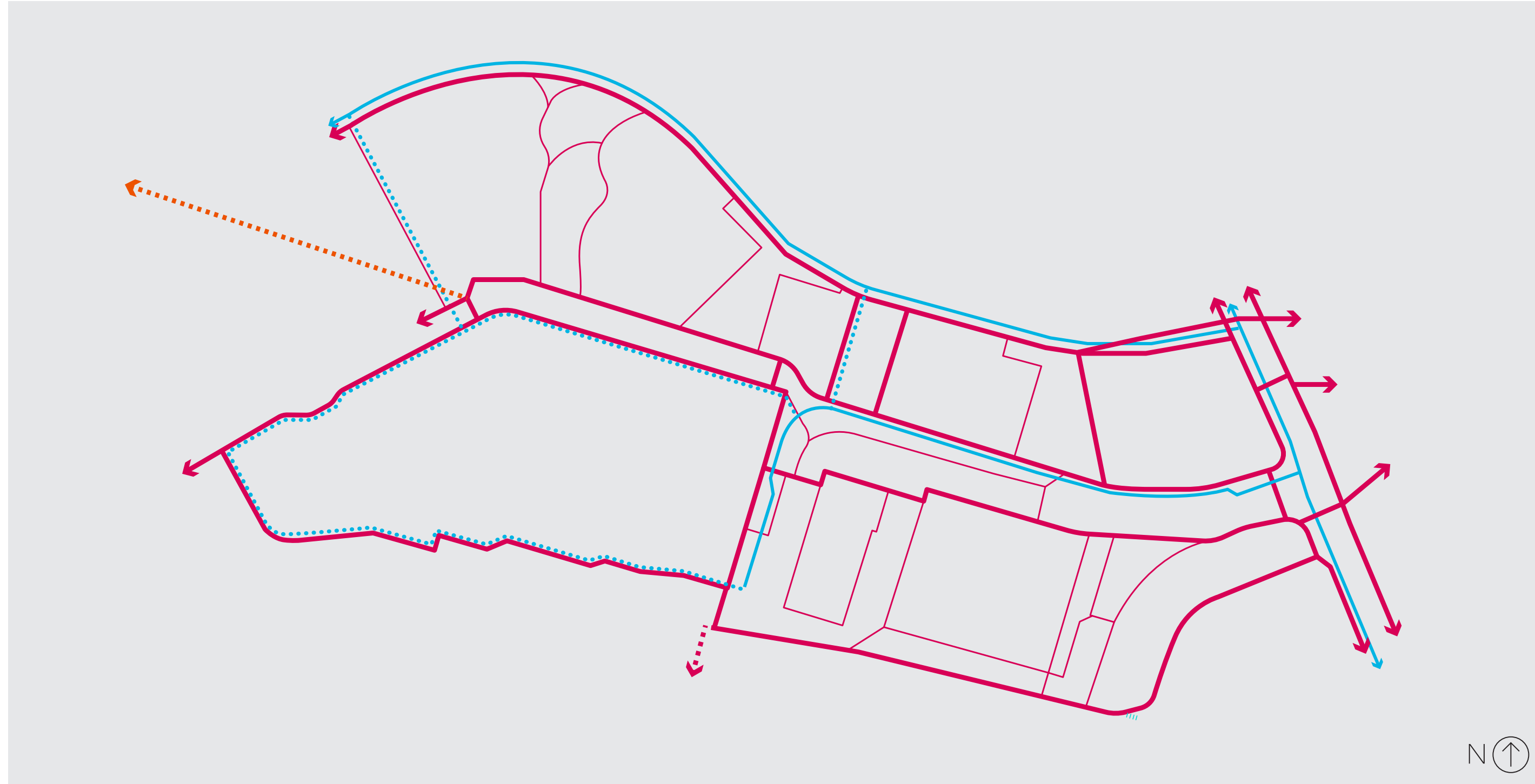


##### LEGEND

- Raingardens
- Permeable Paving
- Blue Roofs
- Basin
- Indicative Location for Below Ground Attenuation Tanks



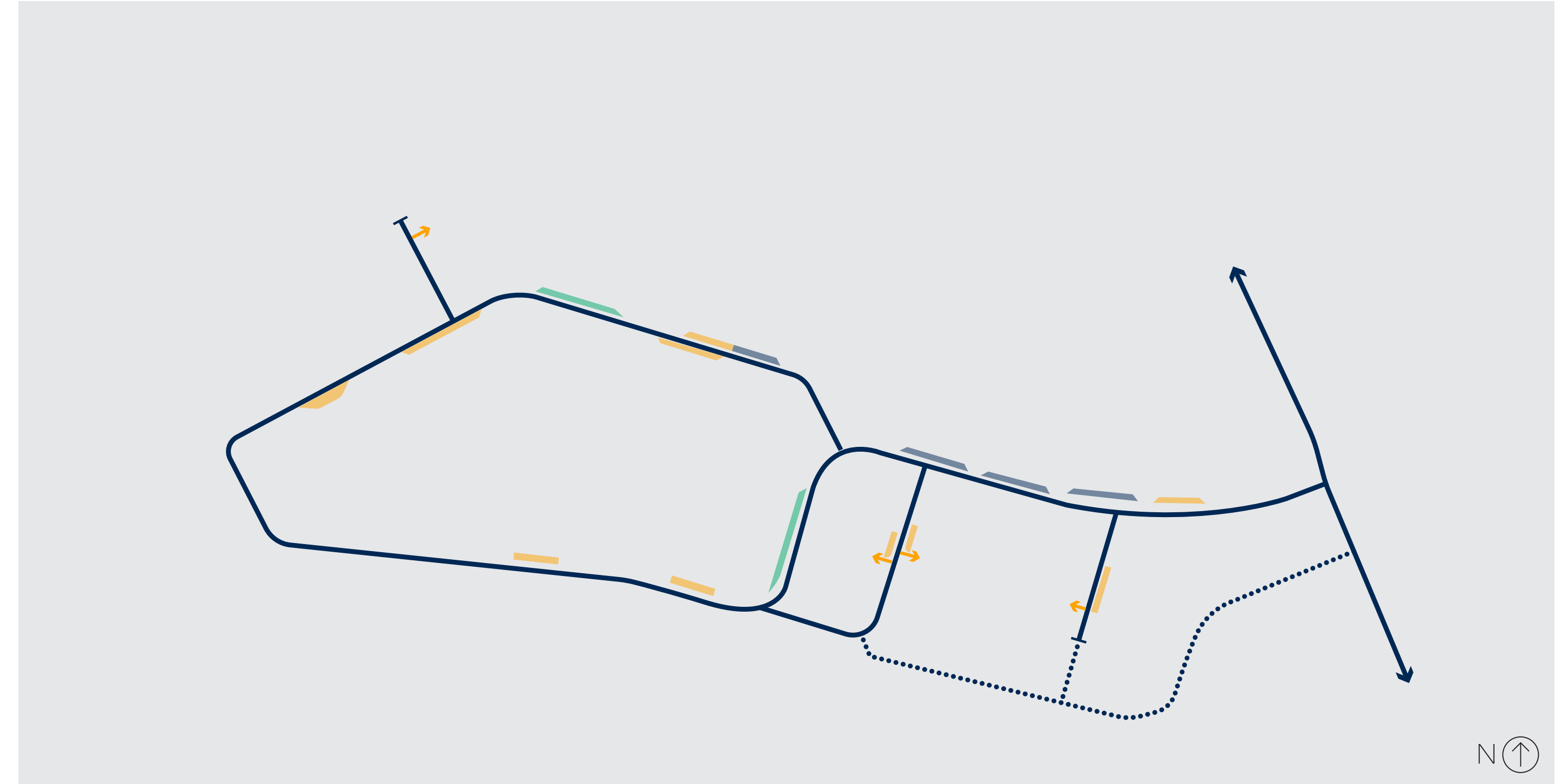
4.3 Access + Movement Strategy - Pedestrian and Cycle



LEGEND

- Primary Pedestrian Route
- Secondary Pedestrian Route
- Cycle Route
- ... Cycle Route: Shared Footway
- - - - - Potential future bridge connection over Network Rail land
- - - - - Future connection through adjacent development (St. Williams)

4.4 Access + Movement Strategy - Vehicular



LEGEND

- Bus Stop
- DDA Parking Bay
- Vehicular Route
- ... Emergency Vehicular Access Only
- Servicing Bay
- Basement Access

## 4.5 Play Strategy

### Play and Recreation

The 'Local Open Spaces' diagram opposite shows the opportunities for play within 5 or 10 minutes walk from the site. It shows walking distances to nearby open spaces capable of providing amenity. Any doorstep and local play provision generated by the development will be provided on-site and any off-site contributions will be in accordance with the Mayor of London's Supplementary Planning Guidance (SPG), which are set out as follows:

### Doorstep Playable Space

A landscaped space including engaging play features for young children, and places for carers to sit and talk.  
Age: 0-5  
Minimum size: 100sqm  
Distance: 100m

### Local Playable Space

A landscaped space with landscaping and equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk.  
Age: 0-11  
Minimum size: 300sqm  
Distance: 400m

### Youth Space

Social space for young people aged 12 and over to meet, hang out and take part in informal sport or recreational activities.  
Age: 12+  
Minimum size: 200sqm  
Distance: 800m



DRAFT FOR COMMENT

66

## 4.5 Play Strategy

### Play Requirement

The play requirement for the site is calculated using the Greater London Authority Population Yield Calculator based on an illustrative unit mix. Given all residential accommodation is submitted in outline, a full reassessment of the actual play requirements for the site will need to be made at Reserved Matters stage. As per the Supplementary Planning Guidance, 10sqm of play space must be provided for each child. Refer to figures opposite for proposed distribution on site.

### Play Provision

The proposed play opportunities aim to accommodate play for all ages, including dedicated doorstep playable space for young children to explore nature that are close to their homes, local playable space with landscaping and equipment that allow children to be physically active, and multi-functional space for older children and families to gather and socialise.

Recreational features, such as landscaping and public art, will also be strategically inserted in key areas to facilitate informal and incidental play.

### Distribution

The design team have ensured that all doorstep play is provided on plot, as this needs to be within 100m walking distance of residences in order to be policy compliant.

Local play is provided close to residences, all comfortably within the 400m walking distance requirement. Areas within the newly proposed park spaces have been designated for local play along with spaces in the south terrace.

| Masterplan Playspace Provision |              |                            |                            |                       |                                       |                       |
|--------------------------------|--------------|----------------------------|----------------------------|-----------------------|---------------------------------------|-----------------------|
| Age Group                      | Child Yield  | Required (m <sup>2</sup> ) | Provided (m <sup>2</sup> ) | +/- (m <sup>2</sup> ) | Incl. Internal Play (m <sup>2</sup> ) | +/- (m <sup>2</sup> ) |
| Ages 0-4                       | 344.9        | 3,449                      | 3,706                      | +257                  | 3,936                                 | +487                  |
| Ages 5-11                      | 274.3        | 2,743                      | 3,061                      | +318                  | 3,261                                 | +518                  |
| Ages 12+                       | 212.9        | 2,129                      | 2,436                      | +307                  | 2,436                                 | +307                  |
| <b>Total</b>                   | <b>832.1</b> | <b>8,321</b>               | <b>9,203</b>               | <b>+882</b>           | <b>9,634</b>                          | <b>+1,313</b>         |

| Plot 01 Playspace Provision                  |              |                            |                            |                       |
|--|--------------|----------------------------|----------------------------|-----------------------|
| Age Group                                    | Child Yield  | Required (m <sup>2</sup> ) | Provided (m <sup>2</sup> ) | +/- (m <sup>2</sup> ) |
| Ages 0-4                                     | 144.5        | 1,445                      | 1,487.1                    | +42                   |
| <b>Ages 0-4 (internal/managed playspace)</b> |              |                            | <b>230.3</b>               |                       |
| Ages 5-11                                    | 117.6        | 1,176                      | 1,033.1                    | -143                  |
| Ages 12+                                     | 96.6         | 966                        | 835.9                      | -130                  |
| <b>Total</b>                                 | <b>328.7</b> | <b>3,587</b>               | <b>3,586.4</b>             | <b>-231</b>           |

| Plot 02 Playspace Provision              |              |                            |                            |                       |
|--|--------------|----------------------------|----------------------------|-----------------------|
| Age Group                                | Child Yield  | Required (m <sup>2</sup> ) | Provided (m <sup>2</sup> ) | +/- (m <sup>2</sup> ) |
| 0-4                                      | 124.6        | 1,246                      | 1,276.5                    | +31                   |
| 5-11                                     | 102.4        | 1,024                      | 935.2                      | -89                   |
| <b>5-11 (internal/managed playspace)</b> |              |                            | <b>200.3</b>               |                       |
| 12+                                      | 86.1         | 861                        | 200.3                      | -861                  |
| <b>Total</b>                             | <b>313.1</b> | <b>3,131</b>               | <b>2,412</b>               | <b>-919</b>           |

| Plot 04 Playspace Provision |             |                            |                            |                       |
|-----------------------------|-------------|----------------------------|----------------------------|-----------------------|
| Age Group                   | Child Yield | Required (m <sup>2</sup> ) | Provided (m <sup>2</sup> ) | +/- (m <sup>2</sup> ) |
| Ages 0-4                    | 40.5        | 405                        | 577.8                      | +173                  |
| Ages 5-11                   | 28.2        | 282                        | 810                        | +528                  |
| Ages 12+                    | 13.7        | 137                        | 402.7                      | +266                  |
| <b>Total</b>                | <b>82.4</b> | <b>824</b>                 | <b>1,760.5</b>             | <b>+967</b>           |

| Plot 05 Playspace Provision |             |                            |                            |                       |
|-----------------------------|-------------|----------------------------|----------------------------|-----------------------|
| Age Group                   | Child Yield | Required (m <sup>2</sup> ) | Provided (m <sup>2</sup> ) | +/- (m <sup>2</sup> ) |
| Ages 0-4                    | 27          | 270                        | 281.4                      | +11                   |
| Ages 5-11                   | 20.1        | 201                        | 91                         | -110                  |
| Ages 12+                    | 13          | 130                        | 178.4                      | +48                   |
| <b>Total</b>                | <b>60.1</b> | <b>601</b>                 | <b>550.8</b>               | <b>-50</b>            |

| Plot 06 Playspace Provision |             |                            |                            |                       |
|-----------------------------|-------------|----------------------------|----------------------------|-----------------------|
| Age Group                   | Child Yield | Required (m <sup>2</sup> ) | Provided (m <sup>2</sup> ) | +/- (m <sup>2</sup> ) |
| Ages 0-4                    | 8.3         | 83                         | 83.2                       | +0                    |
| Ages 5-11                   | 6           | 60                         | 191.3                      | +131                  |
| Ages 12+                    | 3.5         | 35                         | 1,019.2                    | +984                  |
| <b>Total</b>                | <b>17.8</b> | <b>178</b>                 | <b>1,293.7</b>             | <b>+1116</b>          |

DRAFT FOR COMMENT

67

PLAY DISTRIBUTION BY AGE



|               |  |  |   |  |
|---------------|--|--|---|--|
| <b>LEGEND</b> | Outline Planning Application Boundary  | Ages 0-4 Playspace (external) = <b>3,706 m<sup>2</sup></b>       | Ages 5-11 Playspace (external) = <b>3,031 m<sup>2</sup></b>       | Ages 12+ Playspace (external) = <b>2,436 m<sup>2</sup></b> |
|               | Detailed Planning Application Boundary | Ages 0-4 Playspace (internal/managed) = <b>230 m<sup>2</sup></b> | Ages 5-11 Playspace (internal/managed) = <b>200 m<sup>2</sup></b> |  |

Community consultation

During the design development process, engagement with a local charity (Full of Life) was undertaken to help facilitate an understanding of play needs for children and young people with additional needs.

A summary of the key findings and feedback is outlined below and the subsequent design guidelines have been developed to take into account the findings from the workshop. Refer to the landscape and public realm portion of the Design Guides for more information.

Full of Life charity engagement summary

Ballymore and Spacehub hosted a design consultation workshop for parents at Full of Life, a charity provides information and support to families with additional needs living within the Royal Borough of Kensington and Chelsea. The workshop focussed on design proposals for the public realm of its masterplan for what is currently Sainsburys' Kensal Rise site.

Here we've set out the main areas of discussion and feedback received:

Play feedback

- Tennis courts / Basketball courts - active sports pitches of some kind welcomed - opportunity on sports building roof
- Table tennis - as long as paddles and ball are affordable (for instance deposit only scheme)
- Spinning wheels / platforms popular choice
- Play with rocking machines or rope swings - able to accommodate multiple users - these are great for sensory engagement and play with other children
- Play spaces typically accommodate for early years and for older teenagers - equipment for those aged 8-10 is lacking in the area
- Fenced play areas are welcome - these feel more secure. Some separation from other children can be of benefit at certain times
- A variety of opportunities for breakout areas as well as single open play spaces welcomed

- Reference images of bridge walkways / nets were well received
- Reference images of pipework/gaswork inspired play elements were well received
- Age restricted playgrounds can cause conflict where older children cannot access the equipment which is suitable for their sensory engagement level
- Engaging lighting is welcome in play spaces and as part of equipment to prolong hours of use, especially during winter months
- Walls - for bouncing balls off and similar
- Opportunities for risky play - for rough and tumble (cork flooring is helpful)
- Splash park / water play welcomed
- Spaces for permitted graffiti may be targeted towards teenagers
- Community gardens where young people are able to get involved would be great, with fruit trees and vegetables. If there are ways to create education opportunities with young people in these spaces that would be welcome.

Planting

- Mix of textures and smells
- Edible plants welcome - particularly with strong smells on touch like mint and rosemary
- Lavender was noted as a potential epilepsy trigger

AOB

- Dedicated spaces for dogs should be allowed for. Concern over conflicts with dogs defecating near play areas or on lawn space designated for ball games
- Different play areas across the development - not always best to have all kids in one place
- Sheltered spaces for all weathers

- Good communication for equipment that may be out of use or under repair (dated signs) to management disappointment
- Overlooked open spaces help keep teenagers safe
- Drinking fountains and fountain for rinsing hands so to avoid queuing for disabled toilets
- Ideally should be more than one disabled toilet, especially if the play areas are targeted towards an inclusive audience. Note - for those with severe autism, hand dryers can be a trigger.
- Toilets should be managed / secure / safe. Toilets could be accessed with a radar key outside of normal operating hours.
- Wide pavements requested
- Boundary treatment between potential sensory garden and Ladbroke Grove road critical. Very loud and busy all day

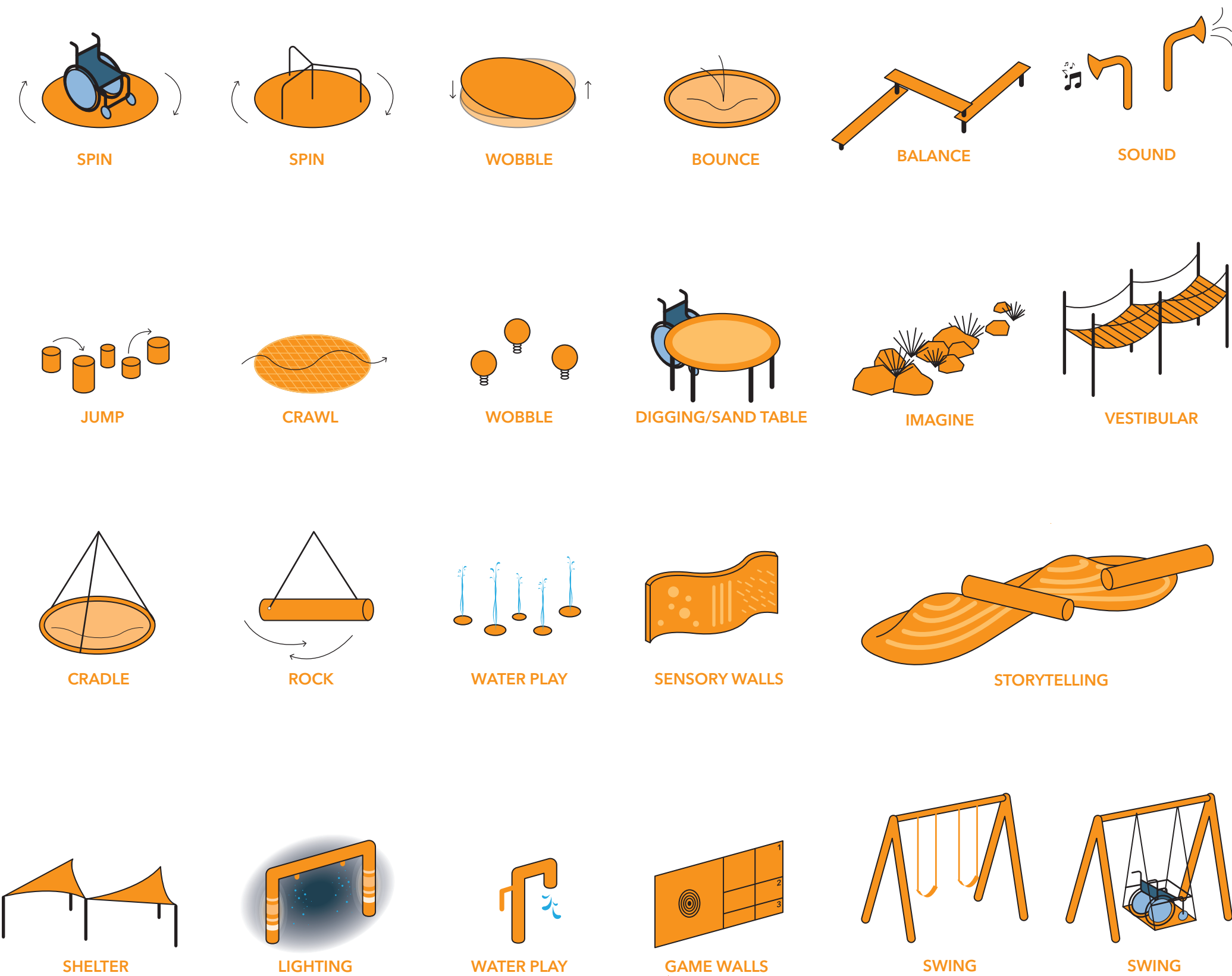
A number of references were made to other parks where the group liked elements within them - these are as follows:

- Holland Park - Large group play equipment such as spinning wheels
- Thames Valley Park - Accessible adventure playground
- Diana Memorial Playground - Kensington Gardens
- Ealing Park
- Kew gardens
- Oxhey Activity Park
- Acton skatepark - Floodlit gives sense of safety

## 4.5 Play Strategy

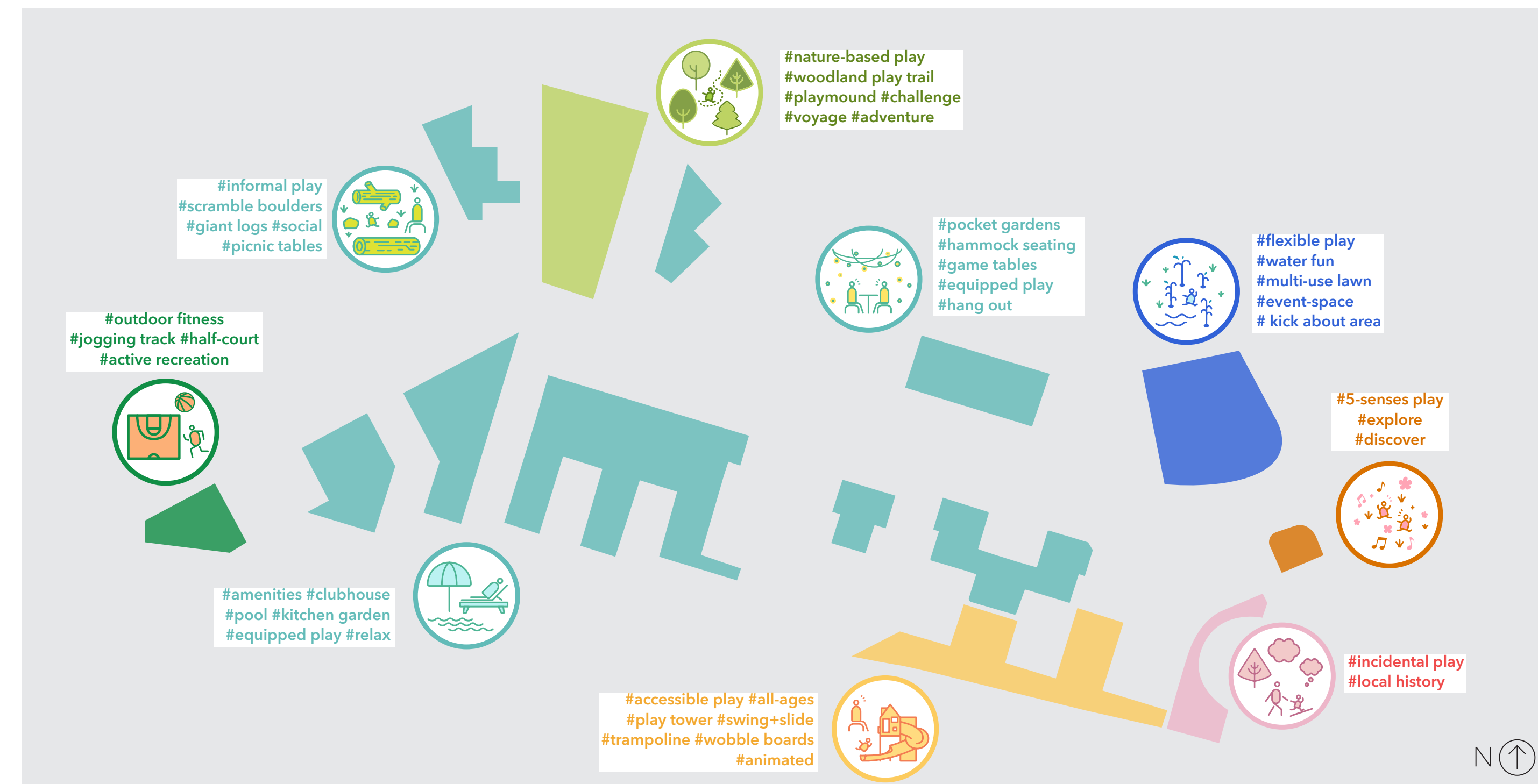
### Play Movement Types

A variety of play types are offered on site to make the public realm both inclusive and child friendly. The illustrations adjacent show a wide range of play movement types and possible combinations of equipment which adheres to the design language of the overall masterplan.



## 4.5 Play Strategy

### PLAY SPACES AND CHARACTERS ACROSS THE SITE



### LEGEND

- Canalside Park
- Sports Centre Rooftop
- Podium / Rooftop Gardens
- Ladbroke Gardens
- Sensory Garden
- Memorial Garden Trail
- South Terrace

## 4.5 Play Strategy

### Canalside Park

With a few woodland play trails, an equipped play area, and a large open lawn space, the Canalside Park will be a major amenity asset for the local community. Providing opportunities for nature-based play and informal sport games, this naturalistic play zone will help children engage with the nature.



Playful Walkways



Giant Logs



Tunnels



Scramble Boulders



Natural play tower



Biodiversity Learning



Multi-children Play



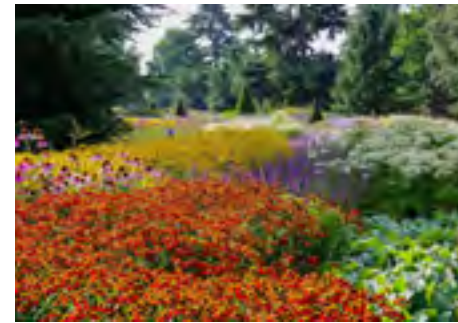
Climbing Frame / Nets

### Sensory Garden

The Sensory Garden will offer a more quiet, sensory and naturalistic play and learn opportunity targeting 0-5 year olds. Surrounded by plants of different scents, textures and colours, young children are encouraged to scratch and sniff while wandering along the walkways within.



Stepping Stones



Plants for Sensory



Instrument Sound Wall



Sound Arch

### Memorial Garden Trail

With a collection of balancing logs and stepping stumps, the Memorial Garden Trail will allow incidental play on the street level.



Soft Planting Border



Balancing Logs



Stepping Stumps



Mini Boardwalk

## 4.5 Play Strategy

### Podium / Rooftop Gardens

A series of podium / rooftop gardens are provided in between the residential blocks to offer valuable outdoor, recreation, social and relaxation spaces for both residents and visitors. From toddler playhouse to play tower to game tables, a wide range of leisure and play elements are introduced for children, youths and adults.



Game Tables



Hammock Seating



Kitchen Garden



Picnic Tables



Rocking Horses



Toddler Table



Play Houses



Play Structures

### Ladbroke Gardens

The Ladbroke Gardens is designed to be a community hub that is playful, accessible and inclusive. Located at the primary site entrance, it is a neighbourhood space for multiple uses such as seasonal events, markets and temporary installations, whilst also providing a flexible play space for regular day to day enjoyment. Feature elements, such as water play and traverse climbing wall, are introduced to signify site identity.



Water Play



Accessible Play



Traverse Climbing Wall



Kick About Areas

### South Terrace

Sunny and open, the South Terrace is an urban playground for all. It will be purposefully bold and visually rich with playful floor marking. Various play features and social corners will populate the space and promote a diverse and dynamic range of active play experiences.



Playful Floor Marking



Wobble Boards & Play Towers



Merry Go Round



Half-court

## 4.6 Hard Landscape Strategy

### Ground level - Introduction

A variety of hardscape materials are proposed on the ground level throughout the site, including paving, street furniture, play equipment, bicycle storage, balustrades, gates and lighting. They are to be selected to reflect and reinforce the particular character and distinctiveness of the proposals. All roads and footways of primary and secondary routes should be designed to adoptable standards however the infrastructure will be privately managed.

The design and application of the hard materials is to respond to the different qualities, character and design requirements of each space. Choice of materials is to be appropriate to heritage, context, function, durability and maintenance considerations.

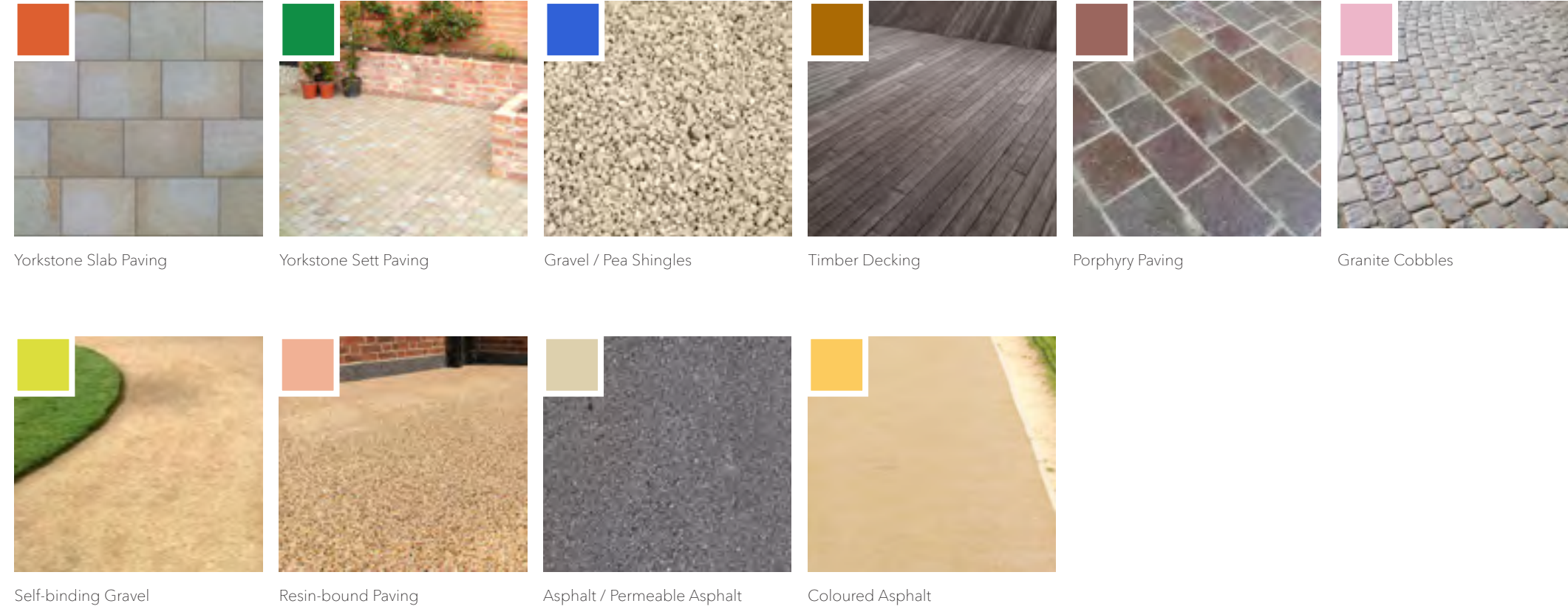
### Surfaces

Paving materials shall be of a high quality and shall include asphalt, natural stone, clay brick, and gravels. Permeable paving is maximised in suitable locations to assist with surface water drainage.

### Edges and Upstands

A combination of flush and upstand granite kerbs will be used to provide definition to the street, protect pedestrians from traffic, and created raised table areas in appropriate locations.

### INDICATIVE SURFACE PALETTE



## 4.6 Hard Landscape Strategy



### LEGEND

|  |  |  |  |  |                      |  |                             |
|--|--|--|--|--|----------------------|--|-----------------------------|
|  | Outline Planning Application Boundary  |  | Yorkstone Slab Paving                            |  | Timber Decking       |  | Resinbound Paving           |
|  | Detailed Planning Application Boundary |  | Yorkstone Sett Paving                            |  | Porphyry Paving      |  | Asphalt / Permeable Asphalt |
|  |  |  | Gravel / Pea Shingles                            |  | Granite Cobbles      |  | Coloured Asphalt            |
|  |  |  | Existing Towpaths Paving to Retained/ Reinstated |  | Self-binding Gravels |  |                             |

## 4.6 Hard Landscape Strategy

### INDICATIVE FURNITURE PALETTE

#### Ground level

#### Furniture

Street furniture will include a range of seating for relaxation, litter bins at key locations, and cycle stands for visitors at thresholds. Timber baulk benches are used around the basins to highlight the water's edge character whilst a wider variety of seating is offered throughout the rest of the site. A proportion of seating should include backrests and armrests. Space next to benches to allow people in wheelchairs to sit next to people sitting on the benches must be provided.



Waste Bins



Curved Timber Benches



Double Width Timber Benches



Timber Sun Loungers



Cycle Stands



Bollards

#### Cycle Parking

A total of 204no. Sheffield stands will be distributed across the site, providing 408 short stay spaces for visitors based on indicative requirements for the outline element of the scheme. This is in line with the maximum potential requirement from the flexible use class E, in addition to the requirements generated by all other uses.

Note that 70 spaces relating to the Sainsbury store will be provided within the basement parking of the store. Refer to architects plan for layout.

## 4.6 Hard Landscape Strategy



#### LEGEND

— Outline Planning Application Boundary

--- Bollards

— Timber Seating

|||| Cycle Parking

- - - Detailed Planning Application Boundary

■ Waste Bins

4.6 Hard Landscape Strategy

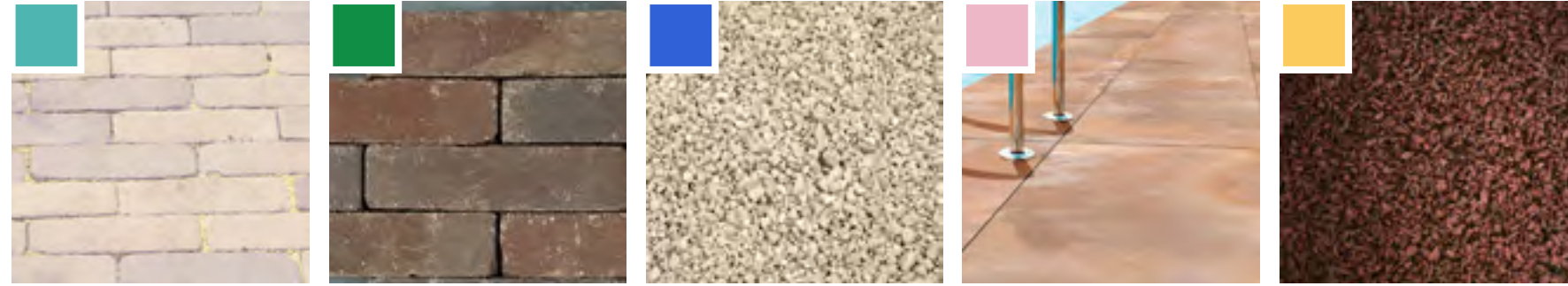
Podium level - Introduction

The choice of hard landscape materials on podium contribute to the overall character of the courtyards and accessible rooftops across the site. Materials are specifically chosen to be in harmony with the architecture and signifying site identity.

Surfaces

Paving materials shall be of a high quality and shall include clay paver, porcelain tile, gravels, and fire resistant play surface.

INDICATIVE SURFACE PALETTE



Clay Pavers - Light Mix    Clay Pavers - Dark Mix    Gravel / Pea Shingles    Porcelain Tiles    Fire Resistant Play Surface

INDICATIVE FURNITURE PALETTE

Furniture

Bespoke timber benches, causal seating and picnic tables can be found within the courtyards and accessible rooftops for rest and relaxation. Game tables, play equipments, and kitchen garden will provide amenities that encourage people to linger instead of pass through.



Waste Bins    Curved Timber Benches    Picnic Tables    Ping Pong Tables    Outdoor Hammocks    Raised Kitchen Garden Beds



Pool-side Sun Loungers    Causal Seating    Timber Pergola

4.6 Hard Landscape Strategy



LEGEND

- - 
  - 
  - 
  - 
  - 
  -
- Outline Planning Application Boundary    Clay Pavers - Light Mix    Porcelain Tiles    Gravel / Pea Shingles  
 Detailed Planning Application Boundary    Clay Pavers - Dark Mix    Fire Resistant Play Surface



## 4.7 Lighting Strategy

### Lighting - Introduction

The landscape lighting strategy proposes a hierarchy of different light fittings and lux levels that respond to their location. In general a sensitive and restrained lighting design intent is proposed to enhance the space user experience at night, while minimizing disturbance to the wildlife. The lighting strategy has three key principal elements as follows:

### Operational lighting

Key considerations and aims of the operational lighting are to provide for safety and security, wayfinding, orientation and visitor comfort. This lighting is generally provided by building mounted lighting integrated into the architecture, up-lighting of vertical planes, low level pathway lighting and illuminated bollard lights.

### Feature Lighting

Feature lighting elements are to highlight certain features within the public realm, the landscape and the architecture and can also be landmarks in their own right. Feature lighting may include up-lighting to feature elements such as trees, historic paving details and lighting integrated into street furniture such as bench seating.

### Seasonal/Temporary Installation

Seasonal or temporary installations can be erected for specific events or periods of time. Examples of installations include suspended light webs, fibre optics and fairy lights.

### Bat Disturbance

The lighting along the canal will be designed in such a way as to avoid directional light spilling on to the Grand Union Canal and disturbing bats in the area. No tree uplighting is proposed along the canals and the design intent is to have low level lighting in amber or red colour temperatures to minimise effects on fauna and insects, in particular bats. Key pedestrian links along the canal will be lit towards the development with no spillage onto the canal path.

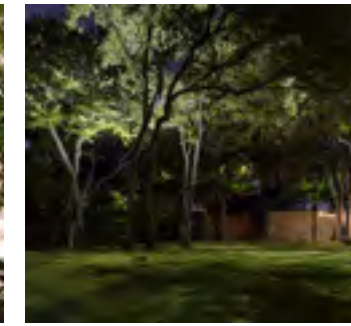
### THE AVENUE INDICATIVE LIGHTING PALETTE



The Avenue Lighting Columns  
(7m tall, final specification to be confirmed by RBKC highways)

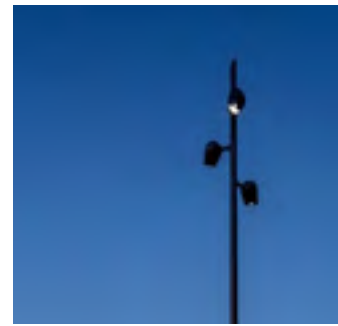


Pedestrian Lighting Columns  
(5m tall)

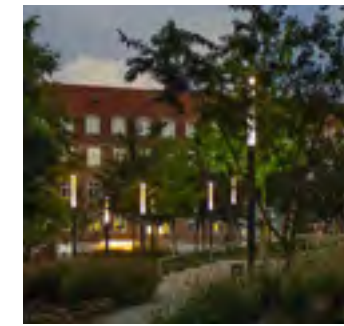


Street Tree Moonlighting

### PARKS, GARDENS + CIVIC SPACES INDICATIVE LIGHTING PALETTE



Multi Direction Feature Light Columns



Low-Level Linear Lighting Columns

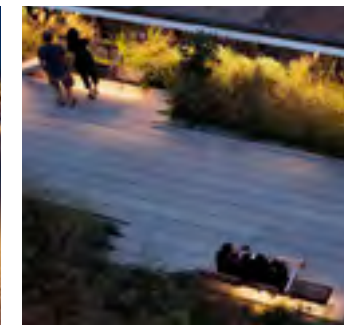


Feature Tree Uplighting

### COURTYARDS + ROOFTOPS INDICATIVE LIGHTING PALETTE



Lighting Bollards



Integrated Recessed Lighting

### STREET INDICATIVE LIGHTING PALETTE



Pedestrian Lighting Columns  
(5m tall)

### PEDESTRIAN CONNECTION INDICATIVE LIGHTING PALETTE

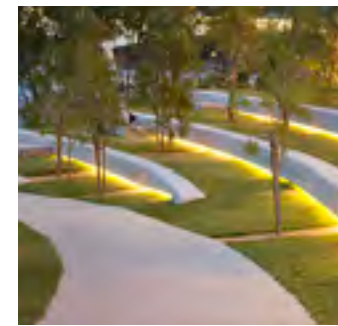


Catenary Lighting



Integrated Recessed Lighting

### CANALSIDE INDICATIVE LIGHTING PALETTE



Integrated Recessed Lighting



Ground Level Lighting

## 4.7 Lighting Strategy



### LEGEND

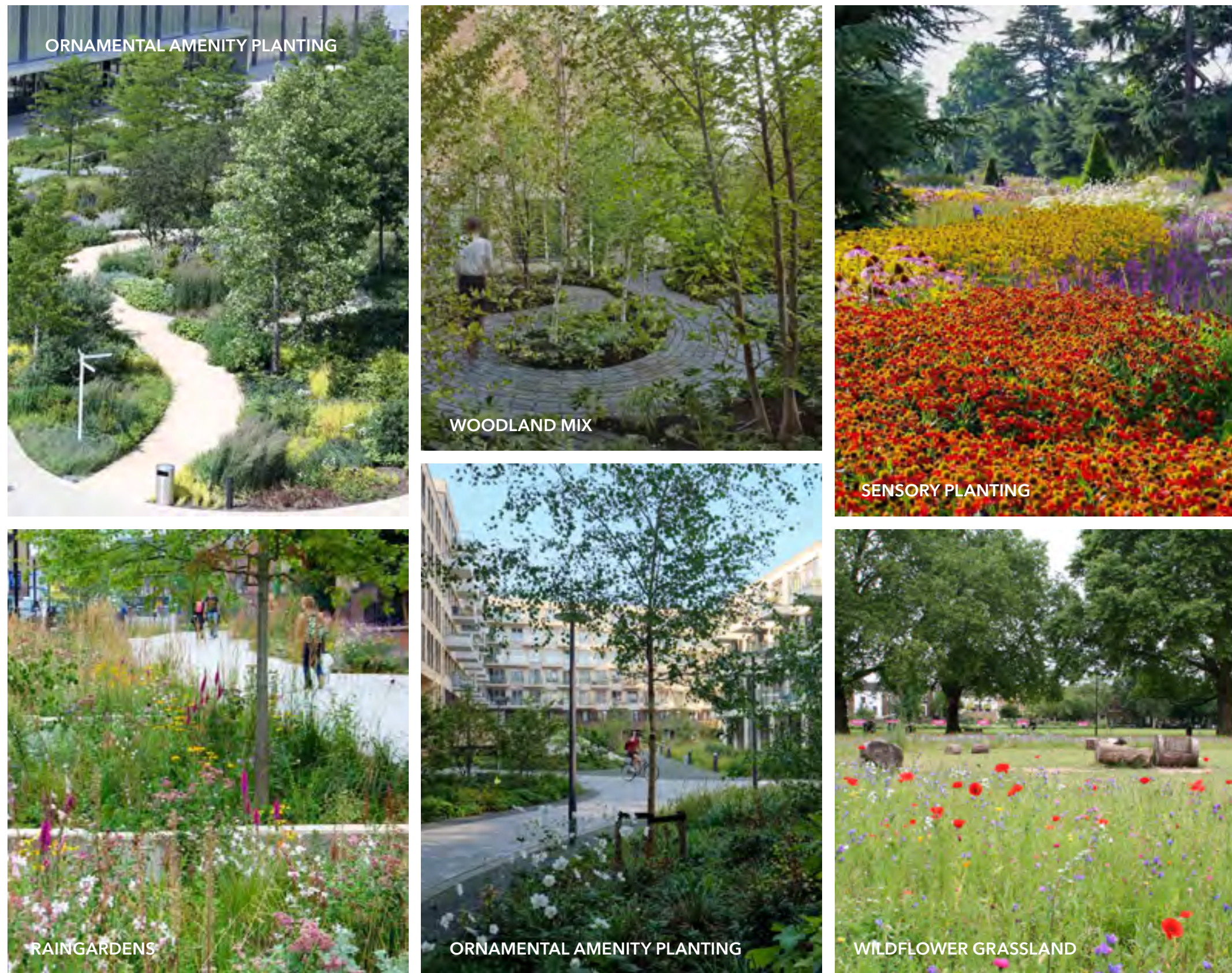
- Outline Planning Application Boundary
- - - Detailed Planning Application Boundary
- The Avenue Lighting
- Secondary / Tertiary Street Lighting
- Pedestrian Connection Lighting
- Canalside Lighting
- Courtyards + Rooftops Lighting
- Parks, Gardens + Civic Spaces Lighting
- The Avenue Lighting Columns (7m tall)
- Pedestrian Lighting Columns (5m tall)
- Multi Direction Feature Light Columns
- Low-Level Linear Lighting Columns
- ▲ Lighting Bollards
- Tree Moonlighting/ Uplighting
- ⚡ Catenary Lighting
- - - Integrated Recessed Lighting

4.8 Soft landscape strategy

4.8.1. Planting Typologies

The Soft Landscape Strategy diagram is colour coded and relates to the following palette of plants for each of the planting zones shown.

This mix of planting is not exhaustive, further detailed planting palettes will be explored in future design stages.



4.8 Soft landscape strategy



LEGEND

- Outline Planning Application Boundary
- - - Detailed Planning Application Boundary
- Native Scrub Mix
- Woodland Planting Mix
- Species Rich Lawn / Wildflower Grassland Mix
- Streetscape Planting Mix
- Basin Planting Mix
- Canalside Planting Mix
- Rain Garden Planting Mix
- Sensory Planting Mix
- Ornamental Amenity Mix
- Orchard & Ornamental Planting Mix
- Kitchen Garden Planting Mix

#### 4.9 Soft Landscape Strategy

##### Boundary Planting Mix

The robust boundary planting composed of mainly native and naturalized shrub species under planted with a simple layer of grasses and perennials.



*Cornus sanguinea* 'Midwinter Fire'



*Viburnum opulus*



*Corylus avellana*



*Crataegus monogyna*



*Prunus padus*



*Prunus spinosa*



*Rosa canina*



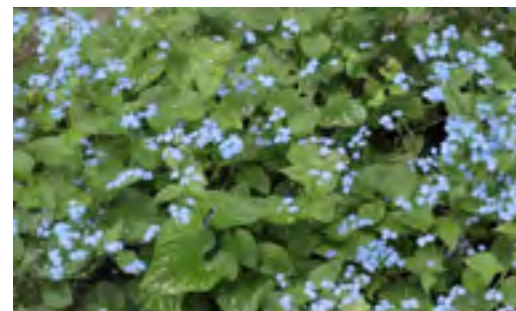
*Sambucus nigra* 'Black Lace'

##### Woodland Planting Mix

The shady palette comprises of perennials, grasses and shrubs which thrive in shady woodland conditions. This a largely verdant palette but will feature accents of colour in moments of the year.



*Blechnum spicant*



*Brunnera macrophylla* 'Langtrees'



*Epimedium pubigerum*



*Hakonechloa macra*



*Pittosporum tobira* 'Nanum'



*Sesleria Autumnalis*



*Geranium sylvaticum* 'Mayflower'



*Tiarella trifoliata*

#### 4.9 Soft Landscape Strategy

##### Species Rich Lawn / Wildflower Grassland Mix

The biodiverse lawns and grassland are species-rich with native wildflowers and grasses. Cut lawn areas are also proposed to allow events and other activities.



Special General Purpose Wild Flowers EM3F

EM3F is a mixture containing 100% native wild flowers, including :

*Betonica officinalis;*  
*Centaurea scabiosa;*  
*Leucanthemum vulgare;*  
*Malva moschata;*  
*Plantago lanceolata;*  
*Galium verum;*  
*Lotus corniculatus;*  
*Primula veris;*  
*Ranunculus acris;*  
*Centaurea nigra;*  
*Achillea millefolium;*  
*Galium album;*  
*Poterium sanguisorba ssp sanguisorba;*  
*Silene dioica;*  
*Silene flos-cuculi;*  
*Lathyrus pratensis;*  
*Echium vulgare;*  
*Anthyllis vulneraria;*  
*Plantago media;*  
*Agrimonia eupatoria;*

*Filipendula ulmaria;*  
*Daucus carota;*  
*Knautia arvensis;*  
*Origanum vulgare;*  
*Silene vulgaris*

##### Streetscape Planting Mix

Colourful shrub and perennials are proposed along the streets. Species that thrive in sunny and semi-shade conditions are carefully selected to create variety with a focus on texture, seasonal change and habitat diversity.



*Luzula nivea*



*Euphorbia palustris*



*Anemone* 'Wild Swan'



*Geranium macrorrhizum* 'Bevan's Variety'



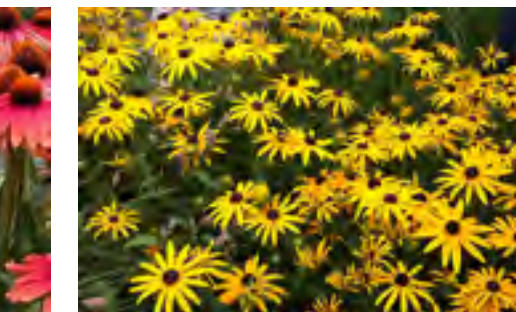
*Sesleria* 'Green Lee'



*Dryopteris erythrosora* 'Brilliance'



*Echinacea* 'Mama Mia'



*Rudbeckia hirta*

#### 4.9 Soft Landscape Strategy

##### Canalside & Basin Planting Mix

Being adjacent and between several SINC, the canalside planting mix is designed to support bat foraging and commuting. Night-scented flowers and native fruiting species are chosen to pull in a wider variety of insects for the bat community.

Located at the edge of the New Wharf, the basin planting mix contains specially selected species of reeds that can create a floating ecology over and under water.



*Anemone x hybrida* 'Honorine Jobert'



*Anemone nemorosa*



*Viburnum davidii*



Floating Reed Beds



*Epimedium x youngianum* 'Niveum'



*Helleborus foetidus*



*Euphorbia amygdaloides*

##### Raingarden Planting Mix

The planting palette for the raingardens is designed for both its environmental function and aesthetic value.

Plants that can withstand extended periods of waterlogging are selected to form the more shallow central areas of the raingardens, whilst drought tolerant species are used towards the edges.

The palette contains a high percentage of flowering perennials which create year-round interest as well as providing nectar for pollinating insects such as bees and butterflies.



*Echinacea pallida*



*Eupatorium cannabinum* 'Flore Pleno'



*Carex* 'Ice Dance'



*Pennisetum aloperculoides* 'Hameln'



*Centranthus ruber*



*Gaura lindheimeri*



*Kniphofia triangularis*



*Achillea filipendulina* 'Coronation Gold'

#### 4.9 Soft Landscape Strategy

##### Sensory Planting Mix

Plants with various textures and colours are selected to entice the garden visitors' senses.



*Heuchera* spp



*Achillea filipendulina* 'Coronation Gold'



*Echinacea purpurea*



*Eryngium planum*



*Artemisia schmidtiana* 'Silver Mound'



*Stachys byzantina*



*Pennisetum alopecuroides* 'Red buttons'



*Miscanthus oligostachyus* 'Nanus Variegatus'

##### Ornamental Amenity Mix

Comprises of ornamental and defensible planting that are striking throughout the year with flowers, berries and attractive leaf colours.



*Hydrangea quircifolia*



*Calamagrostis brachytricha*



*Brunnera macrophylla* 'Jack Frost'



*Anemone x hybrida* 'honorine Jobert'



*Carex elata* 'Aurea'



*Asarum europaeum*



*Vinca minor*



*Salvia nemorosa* 'Caradonna'

#### 4.9 Soft Landscape Strategy

##### Orchard & Ornamental Planting Mix

The sunny palette planting composed of mainly shrubs that grow edible produce and herbaceous that attract pollinators.



*Tagetes erecta*



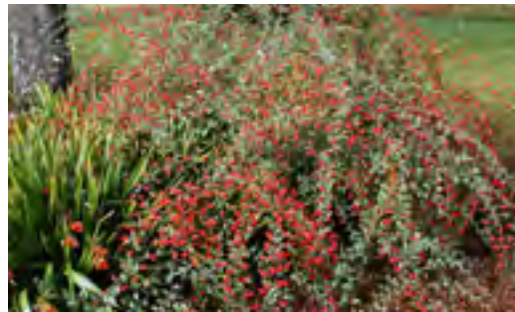
*Centranthus ruber*



*Tanacetum vulgare*



*Morus 'Charlotte Russe'*



*Cotoneaster franchetii*



*Artemisia absinthium*



*Hyssopus officinalis*



*Sambucus nigra*

##### Kitchen Garden Planting Mix

Planted in the raised beds, the kitchen garden palette combines attractive edibles and floral medleys. The mix is productive, attractive to pollinators, and better able to deter pests.



*Rosmarinus officinalis 'Roman Beauty'*



*Thymus vulgaris*



*Origanum vulgare*



*Chamaemelum nobile 'Flore Pleno'*



*Salvia officinalis*



*Achillea millefolium*



*Laurus nobilis*



*Foeniculum vulgare*

This page is intentionally left blank

## 4.9 Tree Strategy

### Tree Strategy

A variety of trees are proposed across the site. These are selected based on their aesthetic qualities, their suitability to microclimate, and their value for biodiversity.

The diagram opposite shows how these trees are arranged across the site. The images on the facing page give an indication of the species that will be used, subject to procurement availability and detailed design.

#### Typical Streetscape Trees Species:

- 1 *Platinus x hispanica*
- 2 *Populus tremula*
- 3 *Gymnocladus dioica*
- 4 *Ulmus sapporo 'Autumn Gold'*
- 5 *Tilia platyphyllos 'Delft'*

#### Typical Raingarden Trees Species:

- 6 *Acer platanoides 'Columnare'*
- 7 *Alnus glutinosa*
- 8 *Alnus xspaethii 'Spaeth'*
- 9 *Corylus colurna*
- 10 *Liquidambar styraciflua*

#### Typical Woodland Trees Species:

- 11 *Alnus glutinosa*
- 12 *Betula pendula*
- 13 *Carpinus betulus*
- 14 *Corylus avellana*
- 15 *Crataegus monogyna*
- 16 *Populus tremula*
- 17 *Viburnum lantana*

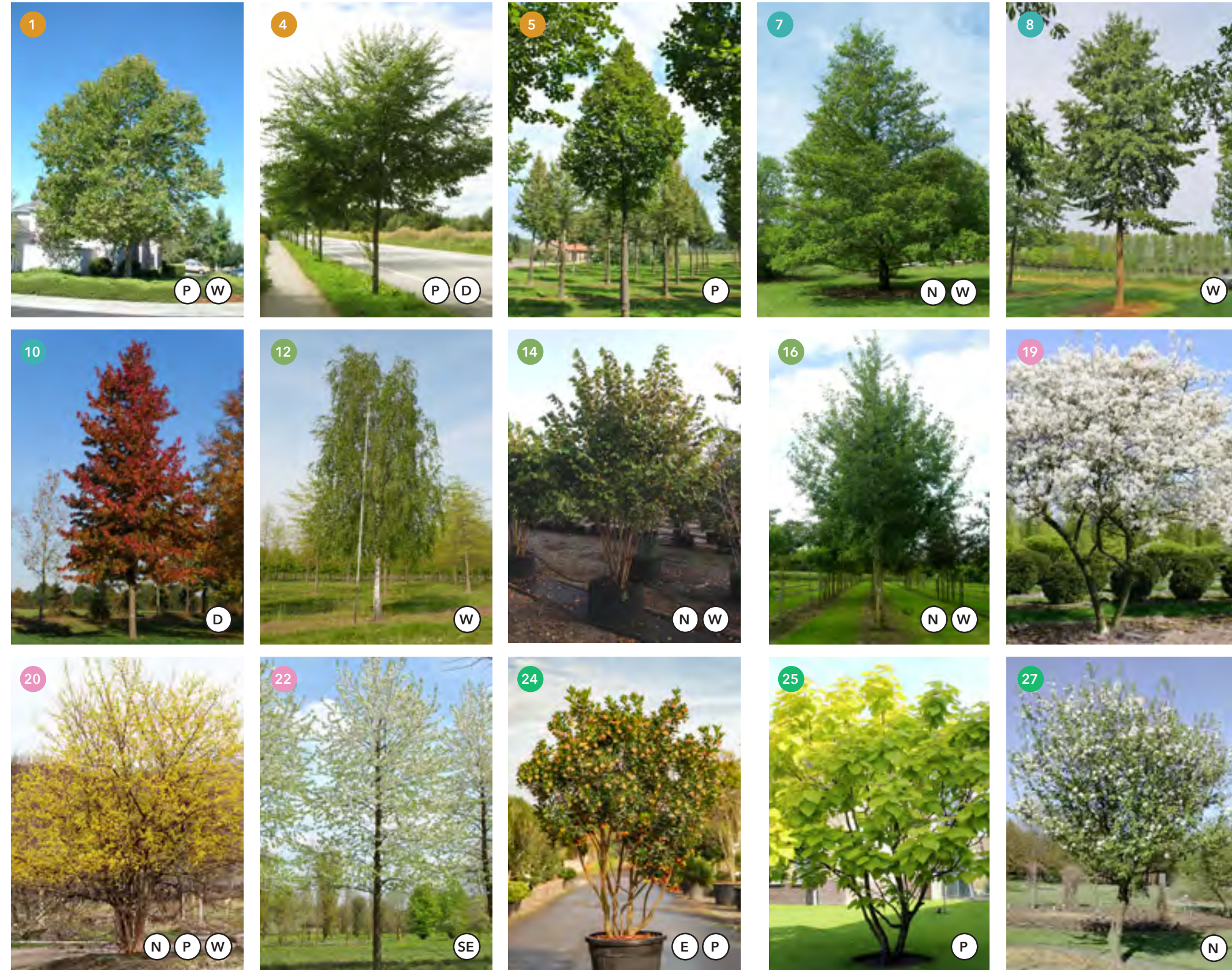
#### Typical Amenity Trees Species:

- 18 *Acer triflorum*
- 19 *Amelanchier lamarckii*
- 20 *Cornus mas*
- 21 *Gleditsia triacanthos 'Skyline'*
- 22 *Prunus avium 'Plena'*
- 23 *Sorbus aria*

#### Typical Podium Amenity Trees Species:

- 24 *Arbutus unedo*
- 25 *Catalpa bignonioides 'Aurea'*
- 26 *Cornus officinalis*
- 27 *Malus sylvestris*
- 28 *Magnolia loebnerii 'Merril'*

### INDICATIVE TREE PALETTE



(N) Native species (E) Evergreen (SE) Semi-Evergreen (P) RHS Pollinators (W) Wind Tolerant (D) Drought Tolerant

DRAFT FOR COMMENT

90

## 4.9 Tree Strategy



### LEGEND

- + Streetscape Trees  
Comprised of tree species that can withstand the urban environment and will provide medium to long-term canopy cover and seasonal interest.
- + Raingarden Trees  
Comprised of tree species that can withstand brief periods of both flooding and drought.
- + Woodland Trees  
Comprised of tree species that may typically be found in a native woodland.
- + Amenity Trees - Podium + Roof Level
- + Amenity Trees - Ground Level  
A mix of single stem and multi-stem species to create a rich tapestry made up of varying heights, colours, and seasonal interest.

DRAFT FOR COMMENT

91

#### 4.10 Biodiversity Strategy

The design of the landscape integrates biodiversity and principles of sustainable cities to enhance the quality of the local environment

The proposals optimise opportunities for planting and soft landscape, particularly within the public realm, but also with the biodiverse planting at podium and roof level. The variety of planting provides valuable ecological enhancement as well as providing a strong visual green structure to help strengthen the character and identity of the area.

The strategy aims to provide a long-term structure that can enhance the biodiversity value and create a more coherent ecological network. As per the National Planning Policy Framework (2021), several enhancement measures are proposed to increase the biodiversity value of the site:

- Green roofs with biodiversity features (such as bee bricks, log piles, and gravel areas);
- Native tree planting;
- Pollinator friendly planting palette;
- Installation of bird and bat boxes on suitable trees to encourage bird nesting and bat roosting/ hibernation;
- Low level bat friendly lighting along the canal and on the rooftops;
- Installation of insect hotels close to nectar rich flowers and plants for food and pollination

While the habitat survey found low likelihood of reptiles at present, the introduction of rocks and boulders as well as the swale feature is intended to provide the possibility for insects and bugs to flourish.

Plant selection will be a mix of native and non-native ornamental species for added variety, colour, biodiversity value and visual interest.

Proposed trees and shrubs will increase connectivity for bat and bird species and provide feeding opportunities for birds, invertebrates and other wildlife. Native trees and shrub planting with known benefits to wildlife will be specified.

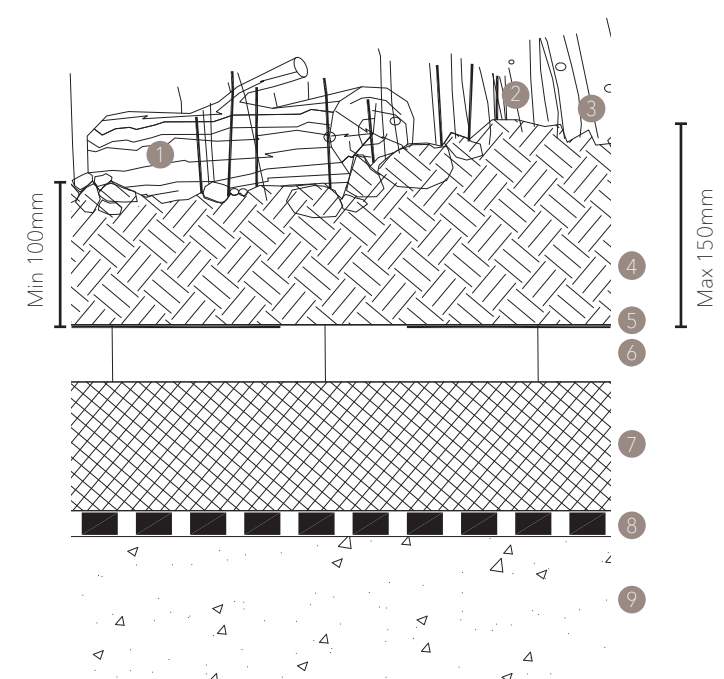
Different types of biodiverse roofs are proposed to provide valuable habitats for wildlife throughout the site. A varying depth of 80 - 150mm substrate will be used to create suitable habitats for different wildlife on the open mosaic habitat roofs and the substrate should be taken from site spoil where possible. Species rich wildflower blankets or seed mixes will be used on other roofs to provide alternative habitats for pollinating species and should have a minimum substrate depth of 150mm.

All the biodiverse roof will incorporate wildlife features such as mounding, hollows for shallow water collection, log piles and hibernaculum.

25% of the biodiverse roof areas will comprise of exposed (not laid with turf) mounded extensive substrate (low organic content) allowing opportunities for natural colonisation as well as areas of plug plants and wildflower seeding.

The final location and type of habitat features such as wildlife boxes is subject to review from an ecologist.

Typical Biodiverse roof profile



#### Habitat creation:

Hibernacula for birds, bats and insects will be positioned within the landscape, to increase biodiversity and bring the development's users and the local community closer to nature.

1. Biodiverse roof
2. Bee bricks
3. Log piles and clearings
4. Bird houses
5. Hibernaculum as a feature
6. Bat box

#### 4.10 Biodiverse Strategy



#### LEGEND

- Outline Planning Application Boundary
- Detailed Planning Application Boundary
- Open Mosaic Habitat
- Wildflower Seed Mix /Blanket
- Sedum Green Roof
- Bird Box
- Bat Box
- Hibernaculum / Insect Hotel / Bee Brick
- Log / Rock Pile
- Clearings

#### 4.11 Wind Mitigation Strategy

Wind model testing has been carried out for the outline and detailed planning portion of the development. These tests were modelled from the maximum parameter model and did not include architectural elements such as balconies and recesses for entrances as shown on the illustrative scheme. Therefore wind exceedances have been mitigated via modifications in the landscape and public realm design based on the outline maximum massing parameters only.

Further wind model testing will be required at the detail design phase. This is expected to possibly reduce or change the need for mitigation measures in the landscape and public realm, due to increased articulation of the architectural design. The mitigation measures tested and shown in the diagram adjacent are subject to further development and may change at the detailed design stage. The wind testing to date demonstrates that it is possible to mitigate for windy conditions along the southern terrace.

The measures shown on the diagrams adjacent (extracted from RWDI report 'Mitigation Workshop 2 - Summary of Results') are to illustrate some measures which could be introduced to achieve safe wind conditions throughout the site and was based on an iteration of the design that has since been further developed. It should be noted that there are some misalignments due to the discrepancies between the tested design and the final illustrative scheme submitted for planning. Further design development is expected to improve the conditions and provide more integrated mitigation measures once the architectural articulation, balconies and other architectural features have been taken into account.

More information can be found within the Wind Mitigation Report.

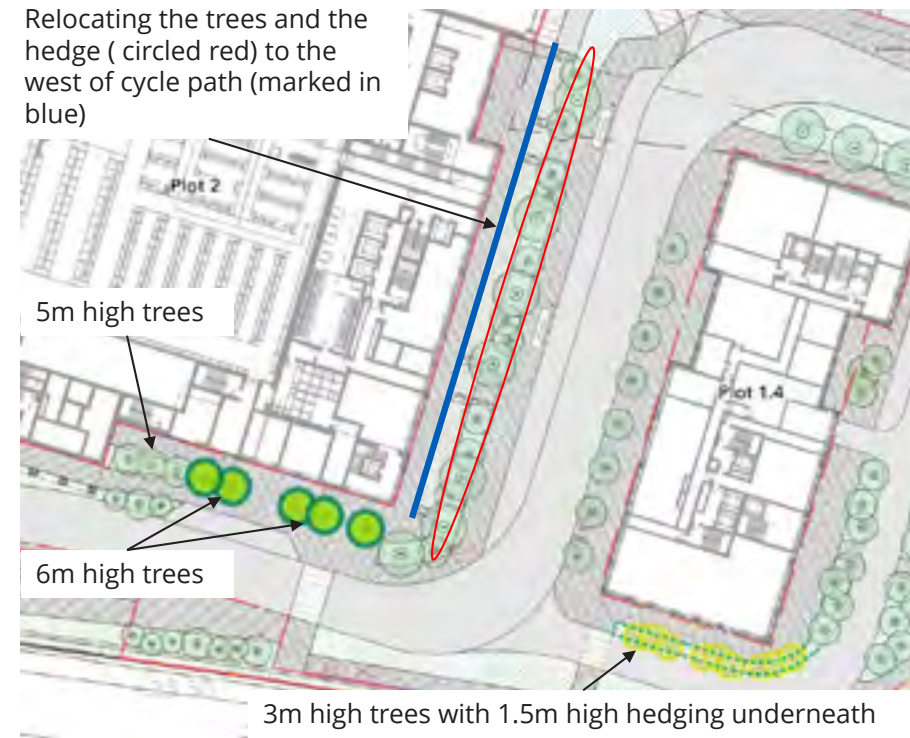


Figure 3: Wind mitigation measures around Plot 2 and Plot 1.4

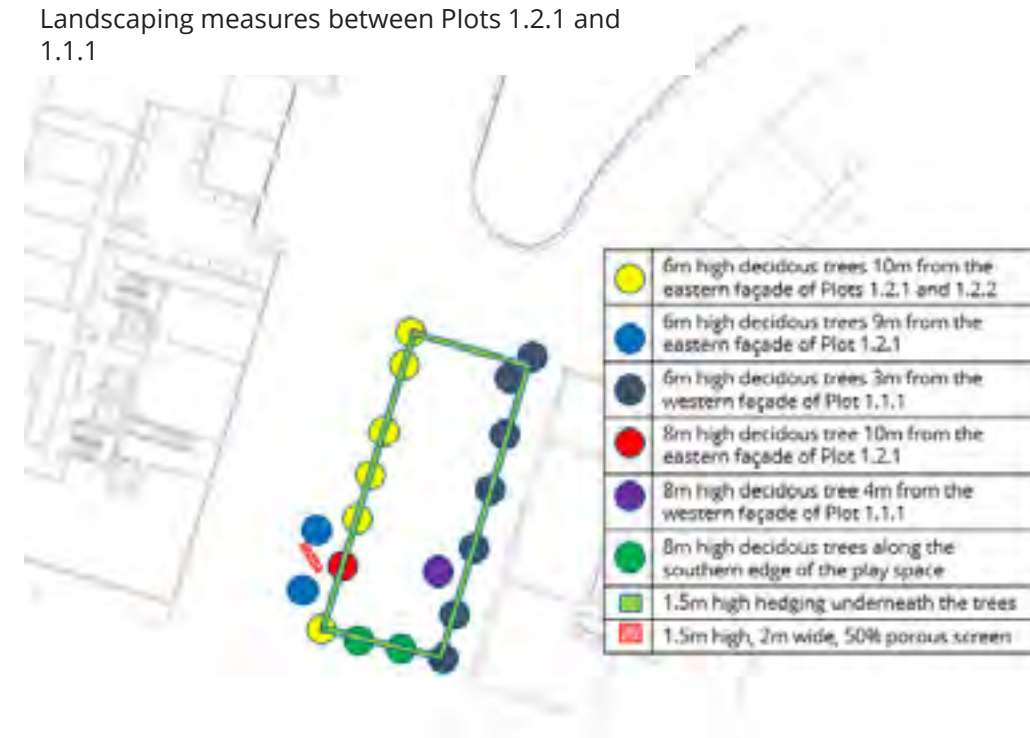


Figure 4: Wind mitigation measures between Plots 1.1 and 1.2

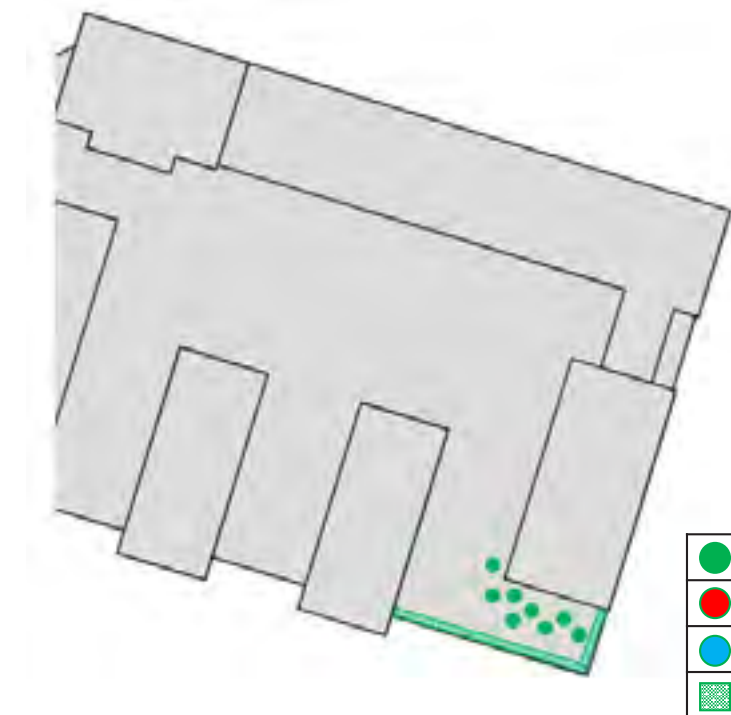


Figure 5: Wind mitigation measures on Plot 2.1 podium



Figure 6: Ground level soft landscaping measures

#### 4.11 Wind Mitigation Strategy



#### LEGEND

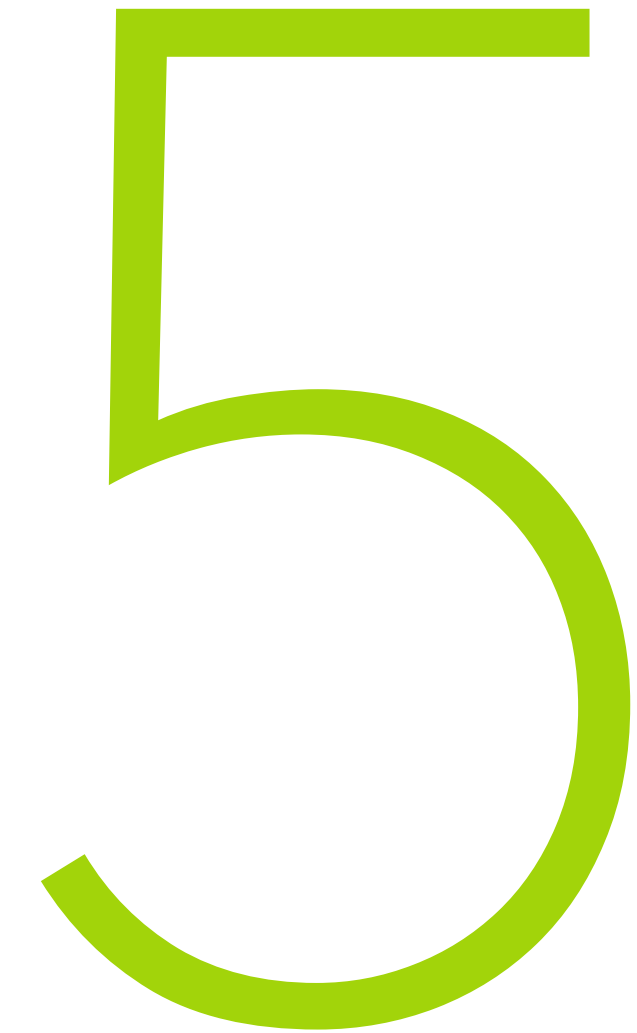
- Outline Planning Application Boundary
- - - Detailed Planning Application Boundary
- Existing tree (7m deciduous)
- 8m deciduous
- 6m deciduous
- 5m deciduous
- 3m deciduous
- 2m deciduous
- 1.5m planting
- 1.5m high, 2m wide, 50% porous screen
- Revised planting arrangement not tested in current layout



---

# 5.0 Urban Greening Factor

This page is intentionally left blank



## 5.1 Urban Greening Factor

### Introduction

The UGF is a London Plan policy designed to ensure greater priority is given to the integration of urban greening within new development in London.

The GLA has published supplementary London Plan Guidance for the Urban Greening Factor (latest Consultation Draft, February 2023). This document provides additional guidance to that set out in the London Plan and is specifically provided to establish a more consistent application of the policy. As well as clarifying details of how the policy should be applied it also includes a standard spreadsheet calculator to be used for all UGF applications.

The policy guidance describes the UGF as follows:

1.1.1 The Urban Greening Factor is a tool to evaluate the quality and quantity of urban greening. It enables major developments to demonstrate how they have included urban greening as a fundamental element of site and building design in order to meet London Plan Policy G5 Urban greening.

1.1.2 UGF scores should be set out in Local Plans. Where Local Plans do not have UGF scores, the London Plan UGF scores of 0.4 for predominately residential and 0.3 for predominately commercial developments should be applied. UGF target scores should be considered the minimum benchmark not the maximum required.

2.1.1 UGF requirements should be considered from the outset of the design process to ensure site specific constraints can be considered and opportunities fully realised, including the potential to link on-site greening into the wider green infrastructure network.

### Application of Policy

All areas of external planting are measured and given a score ('Contribution'), dependent on the category of defined 'Surface Type'. The total 'Contribution' score is then divided by the site area (planning application redline area) to provide a UGF figure.

The total area measured will never be less than the site area (redline planning application area) but may exceed it for the following reasons:

- When planting is included on multiple levels that overlap in plan, all areas at each level are included in calculation;
- When trees are located in a planting bed, the tree canopy area is included in the calculation in addition to the area of planting below;
- When vertical planting is included, the total vertical area of planting included in the calculation as well as any horizontal area if climbers are rooted in a planting bed;
- When an existing tree trunk is on site, the entire canopy should be included, even if it extends beyond the site boundary.

The area measures in the above situations are not added to the site's total area and so it is possible to achieve a UGF score of greater than 1 when following the guidelines as set out by the GLA policy.

All planting must be in open air to be included within the calculation. Interior planting cannot be included within the calculation.

### Site Constraints

The site has a number of constraints which affect where planting and buildings can be built. These constraints have been described earlier within this document.

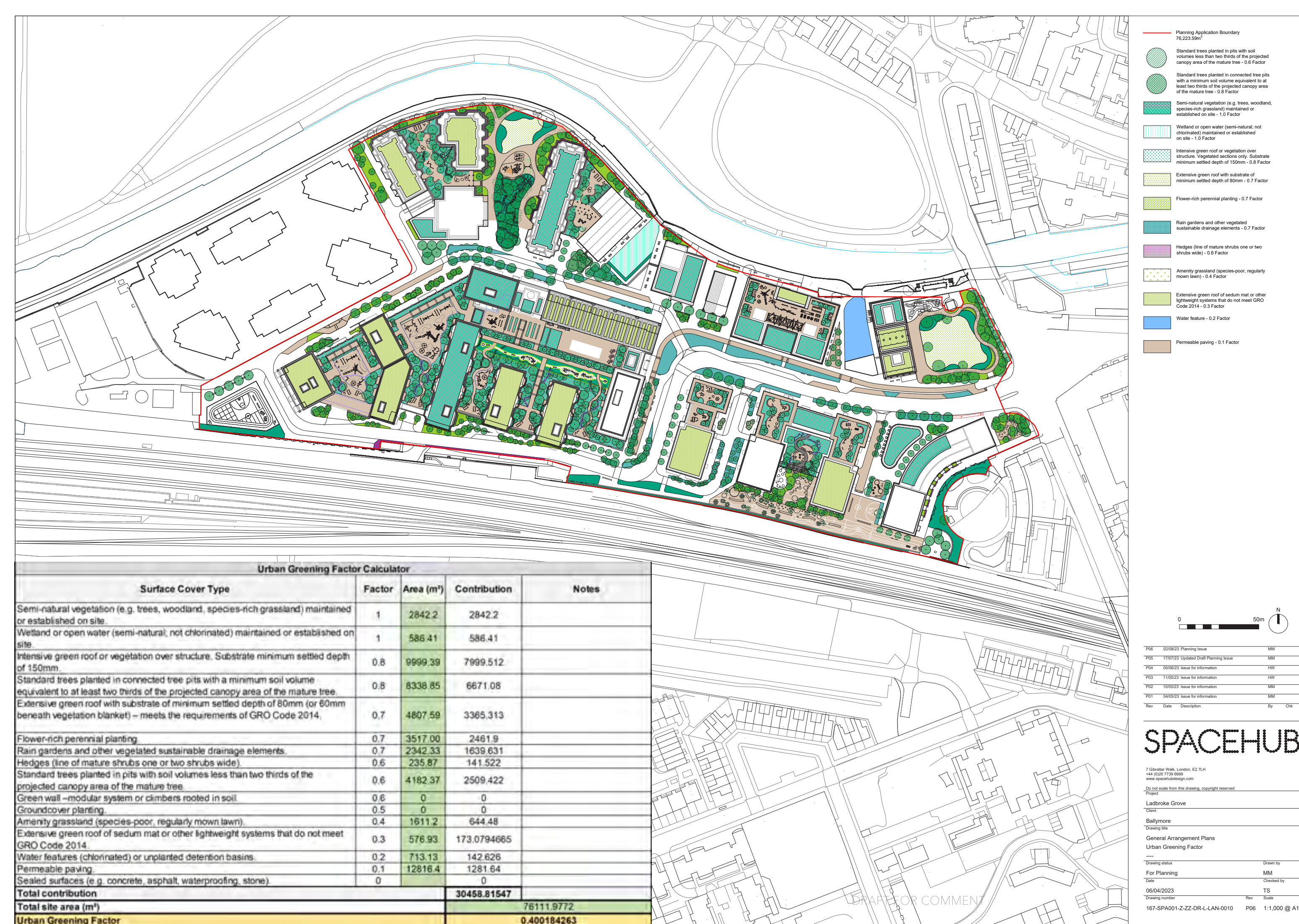
A summary of the key site constraints which affect the Urban Greening Factor possibilities are:

- Gas main: Relocated medium pressure gas main has planting restrictions above and within a 10m easement zone either side of the pipe.
- Network Rail: There are planting restrictions on tree species within 10m of the rail tracks.
- Servicing and plant: A number of the roofs are reserved for plant equipment including PVs. Where possible, we have maximised the opportunity for bio-solar solutions.
- Biodiversity Net Gain: Diversity of habitats has been proposed in consultation with the project ecologist which includes area which have minimal tree cover to encourage habitats such as native scrub and wildflower grassland.

### The proposals

The site achieves the policy compliant score of 0.4 for predominantly residential developments. Whilst the currently calculations adhere to the policy compliant score, it should be noted that a number of elements have yet to be designed in detailed and may be constrained at further development stages due to the technical challenges of the site.

Preliminary coordination exercises have been undertaken with regards to services location and podium build ups to ensure planting is feasible in principle. Further coordination and site investigation is required to develop the proposals further and may impose limitations on the size and type of planting proposed.



Planning Application Boundary 76223/0/01

- Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree - 0.6 Factor
- 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 Factor
- Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site - 1.0 Factor
- Wetland or open water (semi-natural, not chlorinated) maintained or established on site - 1.0 Factor
- Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm - 0.8 Factor
- Extensive green roof with substrate of minimum settled depth of 80mm - 0.7 Factor
- Flower-rich perennial planting - 0.7 Factor
- Rain gardens and other vegetated sustainable drainage elements - 0.7 Factor
- Hedges (line of mature shrubs one or two shrubs wide) - 0.6 Factor
- Amenity grassland (species-poor, regularly mown lawn) - 0.4 Factor
- Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014 - 0.3 Factor
- Water feature - 0.2 Factor
- Permeable paving - 0.1 Factor

0 50m N

P06 02/02/23 Planning Issue MM  
 P06 17/07/23 Updated Draft Planning Issue MM  
 P06 06/06/23 Issue for information HW  
 P06 11/08/23 Issue for information HW  
 P06 10/09/23 Issue for information MM  
 P06 30/05/23 Issue for information MM  
 Rev Date Description By Ckx

**SPACEHUB**

7 Gibraltar Way, London, E2 7JH  
+44 (0)20 7738 6699  
www.spacehub.org

Do not scale from this drawing, copyright reserved

Client: Ladbroke Grove  
Owner: Ballymore  
Drawing title: General Arrangement Plans  
Urban Greening Factor

Drawing status: Drawn by  
For Planning: MM  
Date: 06/04/2023 Checked by: TS  
Drawing number: 167-SPA001-2-ZZ-DR-LAN-0010 Rev Scale: 1:1,000 @ A1

