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Landscape



# 5 Landscape

## 5.1 Introduction

The following pages illustrate the Landscape proposals in support of the Reserved Matters Application for Phase 2b of Britannia Project, Hackney (Plots H3-H6)

The welcoming streetscape of Northport Street links Hyde Road to Shoreditch Park and the recently completed improvements to the public realm along Grange Street and the new public square. The proposals provide the missing piece in the jigsaw.

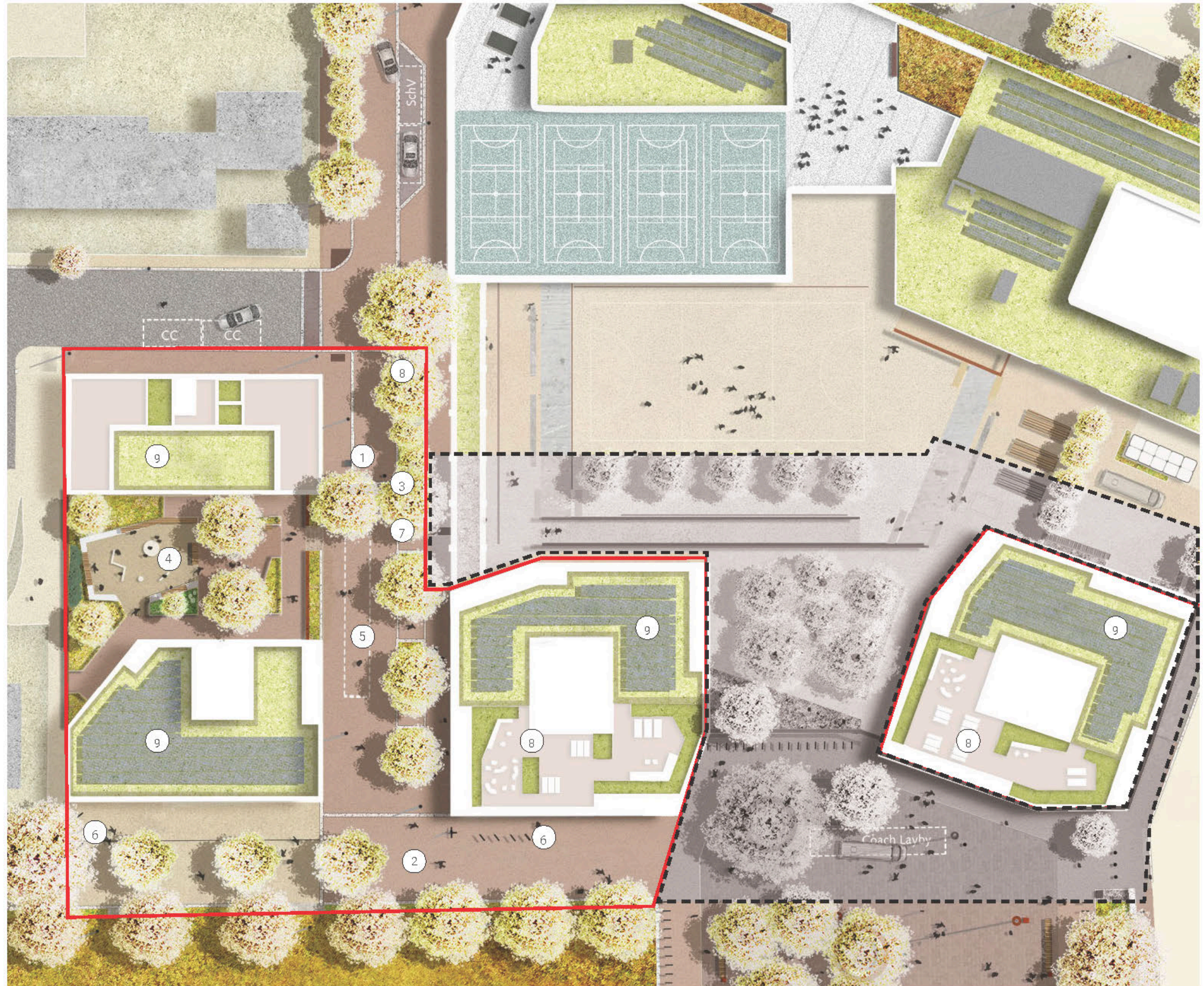
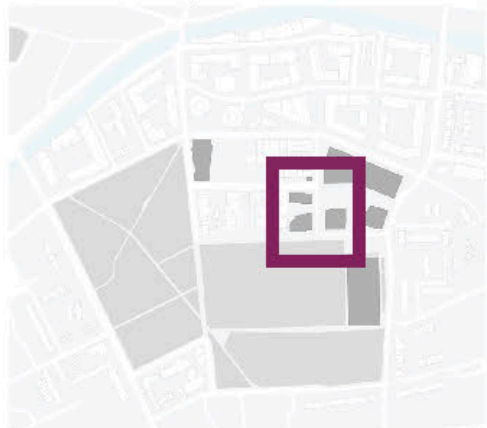
Bringing health and well being benefits, providing safe and sustainable walking routes and provide tree planting in the public realm to create corridors for nature and pleasant micro-climates. The proposals can be divided into the following Public Realm elements, Northport Street and Grange Street, and the residential elements include a courtyard garden and roof level garden for residents to enjoy.

The illustrated plan to the right highlights the key elements at ground level and roof level which are presented in detail in the following pages.

— Reserved Matters Application Boundary

- - Site boundary line for Phase 2b - details already approved

1. Northport Street
2. Grange Street
3. Controlled retractable bollards
4. H3-H4 Residents courtyard garden
5. Service layby
6. Cycle racks
7. Seating
8. Residents roof gardens
9. Biodiversity roof

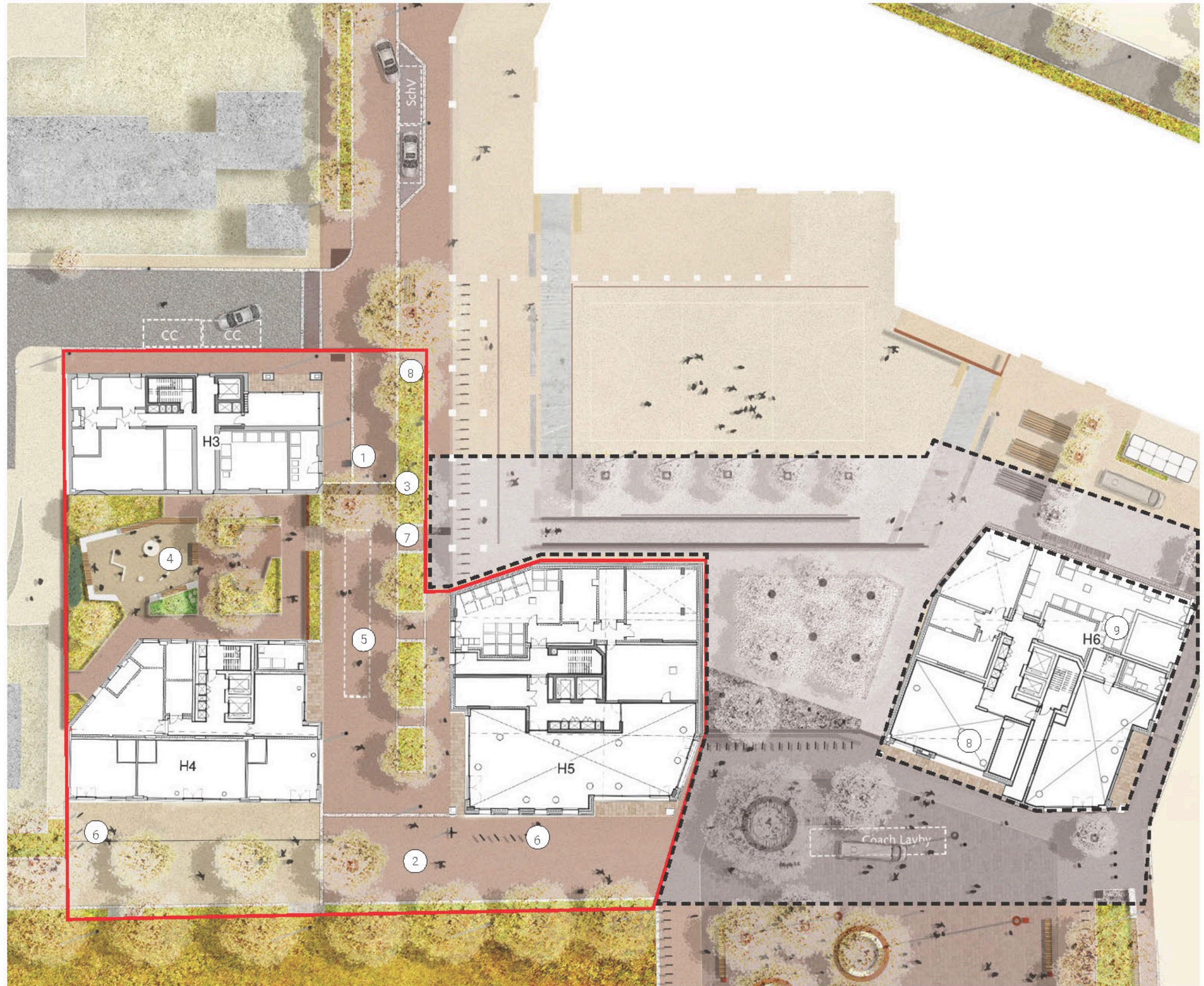




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## 5.1 Introduction

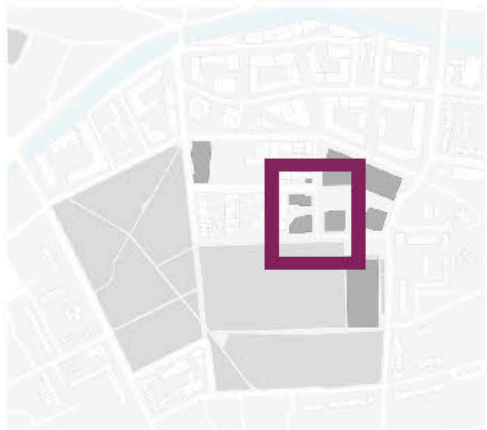
The illustrative plan shows the relationship of the landscape with the proposed architectural ground floor.



— Reserved Matters Application Boundary

- - Site boundary line for Phase 2b - details already approved

1. Northport Street
2. Grange Street
3. Controlled retractable bollards
4. H3-H4 Residents courtyard garden
5. Service layby
6. Cycle racks
7. Seating





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## 5.2 Landscape Design Principles

Churchman Thornhill Finch have been working closely with London Home Quarters, London Borough of Hackney, FCBS and the design team to evolve the landscape and public realm design within the context of the Design Principles approved with the Outline Application. During this period we have referred to and followed the design principles relating to landscape and the public realm as set out in document T5073-RE-FCB-XX-RP-A-0101.

Below is a brief summary of the key Design Principles relating to the landscape design and how they have been incorporated into the landscape design. Further discussion and illustration follows in the next pages.

- Landscape level plans have been submitted with the Reserved Matters Application which reflect the Finished Floor levels for the buildings within the parameter plans.

- Street width of Northport Street is a minimum of 14m

- H3 H4 under 5's Door Step Play Space within courtyard garden, detail of the evolved design illustrated in later pages.

- H5 and H6 under 5's play space provided by Unilateral Undertaking contribution to upgrading existing play area in Shoreditch Park.

- Grange Street provides a generous walking line east to west and completes lines of tree planting and provides a continuous harmonious edge to the park. The space in front of H4 has evolved with planting and seating omitted from this area to create a clear open space for public realm spill-out from the commercial units and circulation. Trees are placed in hard landscape.

- Northport Street opens views through to the park from the north and connects communities to the park. The positioning of street furniture and cycle parking has been reviewed following resident feedback on Phase 1.

- The design for the residents garden has evolved in line with the Design Principles. We are looking at using natural stone and exposed aggregate concrete as a more suitable surface than clay brick pavers as we feel this suits the evolved layout of the garden that has incorporated pedestrian routes for cycle and bin store access along the building elevations

- Wind testing has been carried out for the design and all spaces have wind conditions appropriate to their use.





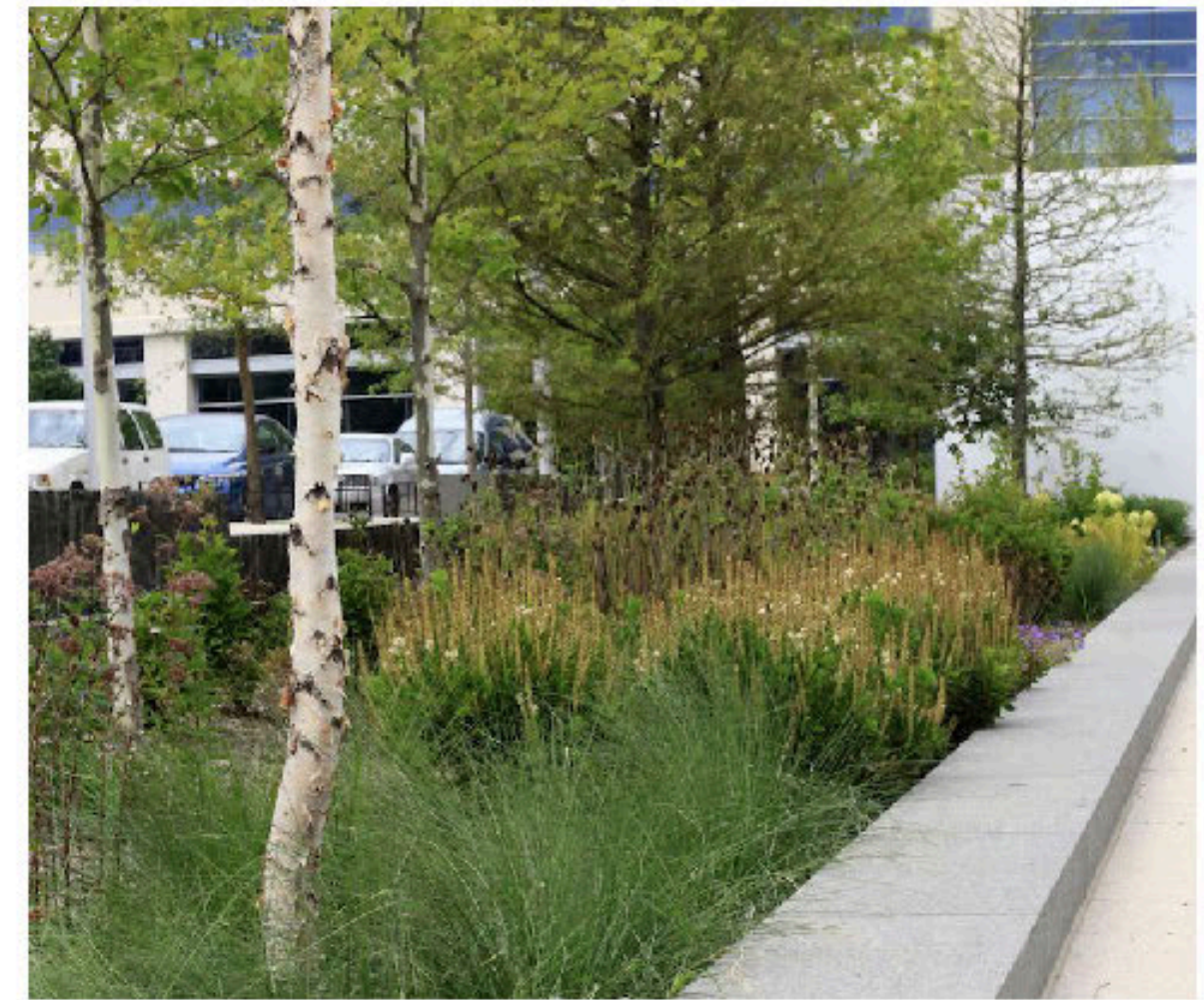
# 5 Landscape

## 5.3 Northport Street

The aim of this street design is to link the wider community to Shoreditch Park by delivering a welcoming lush streetscape. Improvements to the north of Northport Street are delivered as phase 1 on the secondary school which are due to be completed in Autumn 2021. The southern end of Northport Street, that forms part of the Reserved Matters Application unlocks views and connects directly through to Shoreditch Park.

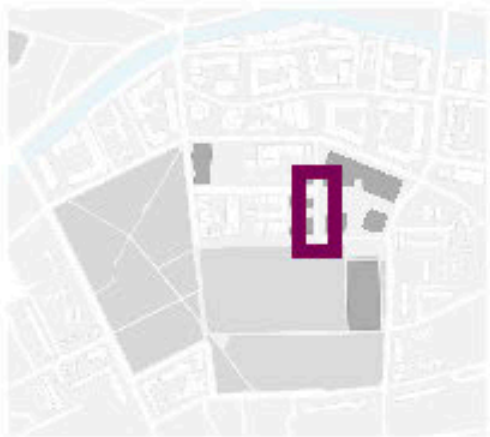
Key aspects of the street design include:

- Broad footway, protected from vehicle movement by planting, along the east side of the street
- Street tree planting in linear planting beds, and tree trenches, that could potentially be developed as rain gardens
- Natural stone paving provides a robust and high quality character.
- Layby for refuse collection, deliveries and drop-off positioned in close proximity to bin stores on H3, H4 and H5
- Two-way carriageway in the north half of the street to enable access to Gopsall Street,
- Control point, such as a controlled drop bollard, to manage vehicle access along the south section of the street. This section will be one way only, north to south.
- Tactile banding is proposed where Northport Street transitions to pedestrian priority.



### Key

1. Bollards control vehicle access
2. Footway
3. Service layby
4. Pedestrian priority street
6. Trees planted in rain gardens
6. Tree in hard paving
7. Planting to boundary of residential courtyard
8. Cycle parking
9. Seating
10. Finger post signage





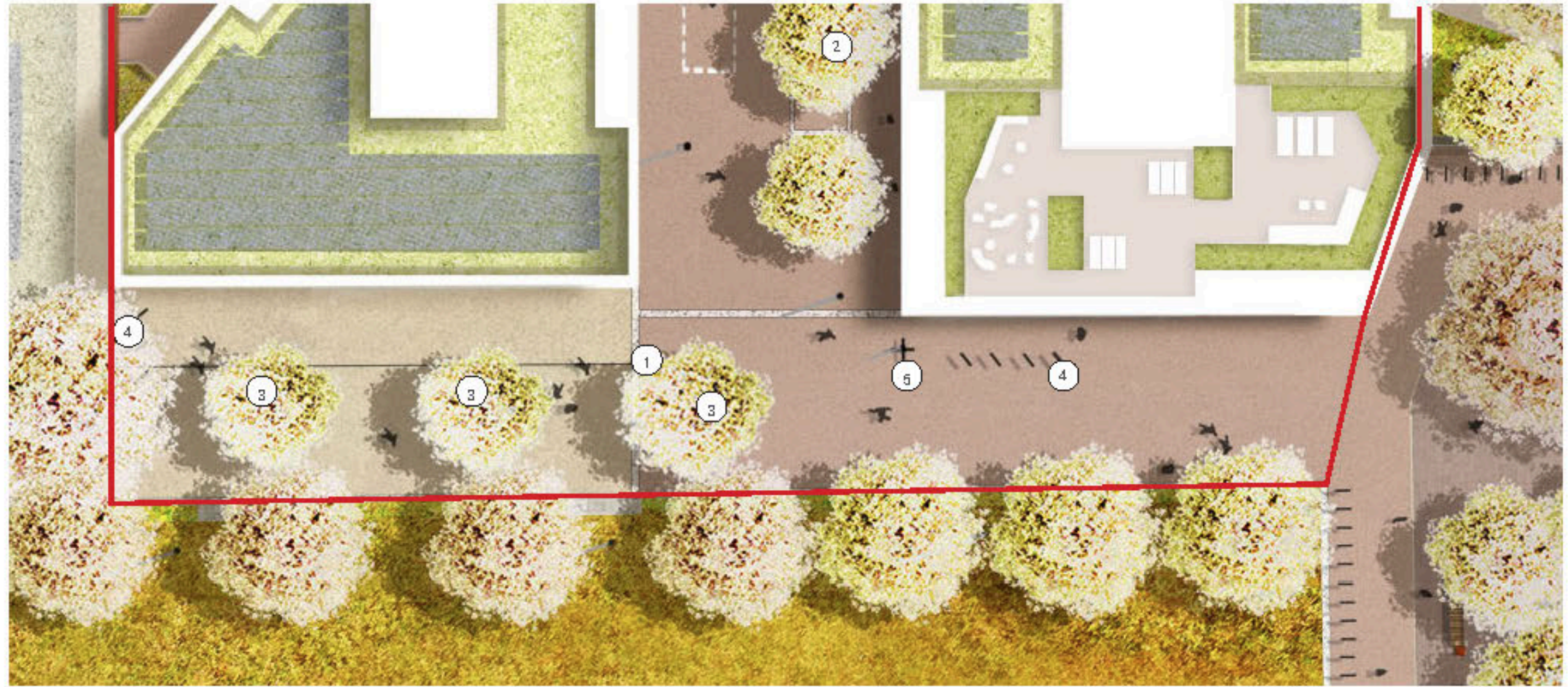
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## 5.4 Grange Street

The aim of the street design is to enhance the existing route along the north edge of Shoreditch Park, adding amenity for park users and adjoining neighbours. A generous spill out area is proposed to support the commercial use of H4 at ground floor.

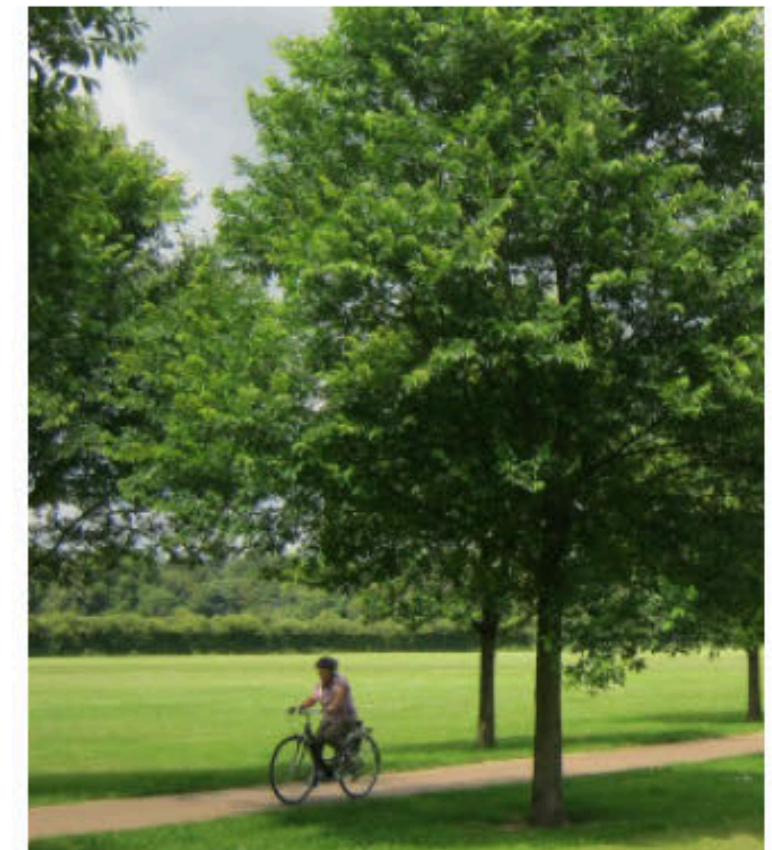
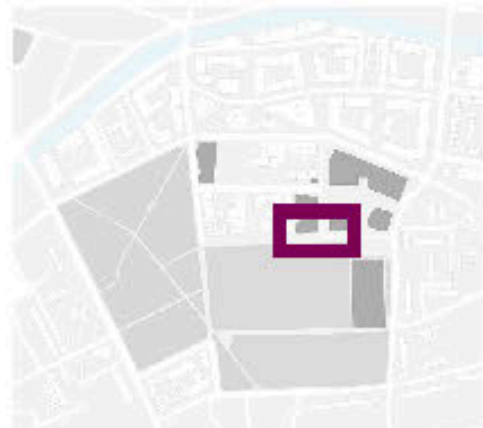
Key aspects of the design include:

- Tree planting along the edge of the park. Trees will be planted to reinforce the tree line and extend it to meet the existing trees and the new public space to the east
- Rain gardens have been introduced to the southern edge to allow infiltration of surface rain water. Crossing points created over rain garden onto the informal pitch. Retaining a consistent edge to Shoreditch Park
- Resurfacing the existing broad footway with exposed aggregate concrete to match the other public realm area on Grange Street. The shared footway is a 3m minimum wide to facilitate different users and ad hoc maintenance and emergency vehicle access along the edge of the park.
- Finger post signage is proposed on the junction of Northport Street and Grange Street to enable visitors to orientate themselves around the park.
- New tree planting in the public realm to define a pedestrian-oriented space
- Visitor cycle parking
- A 4.5m zone in front of H4 allows for the spill out any non-residential uses. Seating and planting has been removed from in front of H4 to allow better circulation and movement of people. Trees are proposed to be planted in hard landscape.



### Key

1. Manual lift bollards allows emergency and Parks maintenance access only.
2. Trees planted in rain gardens
3. Trees in hard paving
4. Cycle parking
5. Finger post





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## 5.5 Residential Courtyard Garden

The residents courtyard garden provides a secure green oasis on Northport Street. Ornamental arching trees create seclusion and privacy, their canopies framing a quiet place to sit. Sensory planting of grasses and perennials and ferns create movement and changing colour throughout the year as well as a source of nectar and pollen for bees and other insects and interest for children.

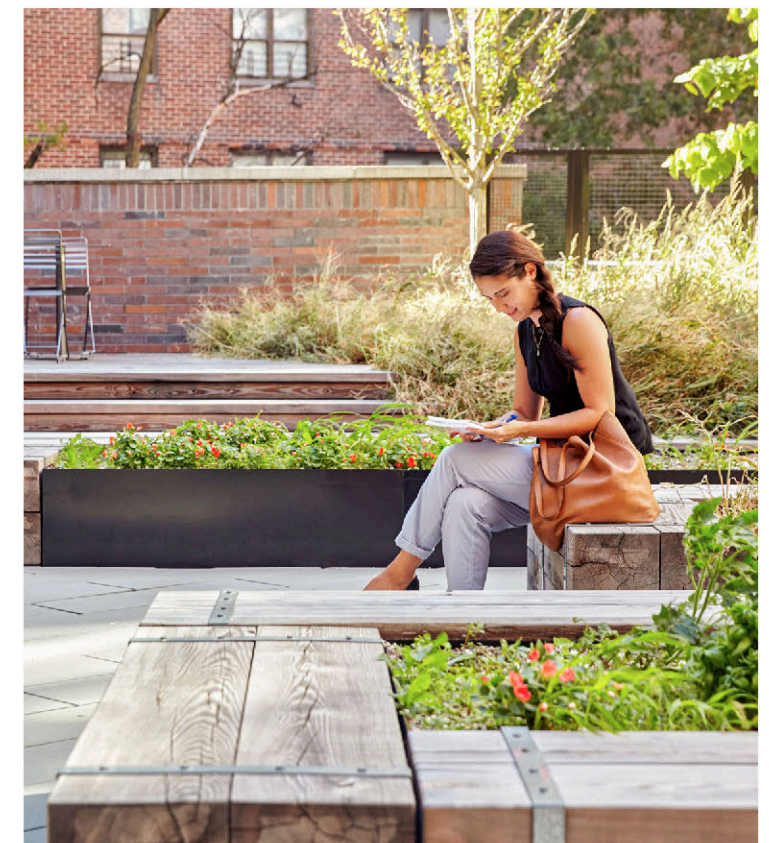
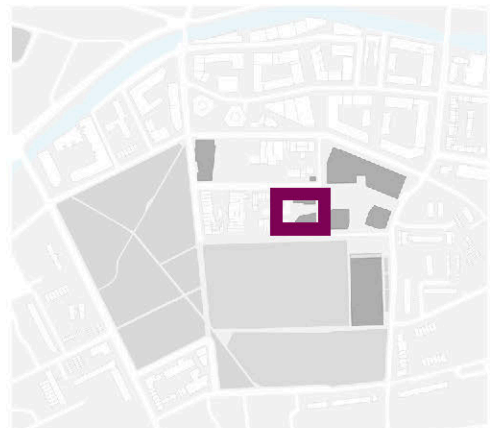
An open playable area is defined with low and stepped seating around the edge. A place for younger children and their families and friends and carers to meet. The size of the play area meets the requirements of the Design Principles. A suitable play surface defines the area as a playable space and makes a safe environment for children to crawl and roll around. Informal timber play features provide a structure while space around is left for imaginative play. A play trail runs through a planting bed to create a sensory experience.

Culinary herbs such as sage, rosemary and, chives and mint are proposed alongside perennial fruits such as rhubarb and strawberries in the edible raised planting beds.

The sunny aspect along the western boundary wall provides a perfect place to grow espalier fruiting pear, apple and plum trees.

The eastern boundary to Northport Street is secured by a 2.1m high vertical bar fence that marries into the style of fencing of the school on the opposite side of Northport Street to create harmony along the street. The height of the fence meets the minimum height required in the Design Principles. Planting to the edge is lush and textured at ground level and includes climbing plants such as star jasmine.

Access is from the building cores of H3 and H4. A secondary gated entrance is provided from Northport Street.



### Key

1. Primary access from buildings
2. Secondary access from Northport Street
3. Low Seating wall around playable space, precast concrete and timber seat
4. Quiet seating area, framed by planters create an intimate space
5. Playable space defined by planting and low seating edges
6. Path to bin and bike stores
7. Secure boundary minimum 2.1m, planting to boundary includes pleached fruiting trees to the west and climbers to the east.
8. Edible planting bed with culinary herbs and perennial fruits and vegetables.
9. Sensory play trail through planting.