



**Fig 2** Response to existing trees (Drawing no. SY619-100-002)



**Fig 3** Tree planting strategy (Drawing no SY619-100-003)

## 5.2.2 Pinner Road Frontage

### Creating a dignified street frontage

The existing condition of the Pinner Road frontage is overgrown hedgerow and scattered mature and over mature trees. The proposal is to smarten and formalise the boundary, by adding new street trees at regular spacing, and a clipped hornbeam hedge to the understory, for screening and greening.

The trees to the residential edge are Tilia cordata ‘Greenspire’ which is free from aphids, and the associated honey dew problem. This has an upright tree form so ideal for streetscape planting.

To the understory of these trees is a 1.5m high, clipped hornbeam hedge, precedent images of which are shown adjacent.

To the frontage of the Health Centre will be the same hornbeam hedge for continuity, intercepted by the widened vehicular and pedestrian entrance. However 3no. fastigate flowering cherries are proposed here to differentiate between the two building functions and scales. It was felt that the flowering cherries are in keeping with the style and character of the Arts and Crafts style Health Centre building.

A second vehicular entrance for ambulance drop off and service access is maintained on the boundary to the development and to the rear of the Health Centre.

A new pedestrian only entrance off Pinner Road is provided adjacent to the bus stop, and will be detailed in the following section.

- 1 Clipped hornbeam hedge with specimen lime trees in extra wide tree pit surround
- 2 Cycle parking for staff and visitors
- 3 Health centre parking spaces (30no.)
- 4 Health Centre visitor disabled parking spaces (3no.)
- 5 Three flowering cherry trees in hornbeam hedge in extra wide tree pit surround.
- 6 Residents disabled parking bays (3no.)
- 7 Pedestrian gate - residents only.
- 8 Staff entrance to Health Centre
- 9 Clearly defined footpath route to Health Centre main entrance.
- 10 Ambulance drop-off route
- 11 Entrance widened to 7.5m



**Fig 4** Pinner Road frontage



*Prunus serrulata*  
'Amanagowa'



Precedent image clipped hornbeam hedge with emergent specimen tree layer



*Tilia cordata* 'Greenspire'



## 5.2.3 Primary Pedestrian Routes

### Health Centre visitor route

It is important to provide a clearly legible pedestrian route from Pinner Road footway to the centralised front entrance to the Health Centre. The entrance beneath the porte cochere canopy will be clearly visible from Pinner Road.

The route will be physically delineated with stone paving (as distinct from the bitmac car park surface) . The route passes alongside the Memorial Garden, through the gates and into the Entrance Garden, where seating will be provided, before entering the lobby reception.

The car park layout has been digitally tracked to ensure fire tender and ambulance access as well as standard car parking movements.



Precedent image indicating clearly defined linear route to Health Centre entrance with adjacent gardens.

### Resident's visitor route

This new footpath route along the east boundary of the development will be edged by pleached trees and planting. It will form a clearly defined, well lit route to the front door of Block A, before continuing northwards to Block B.

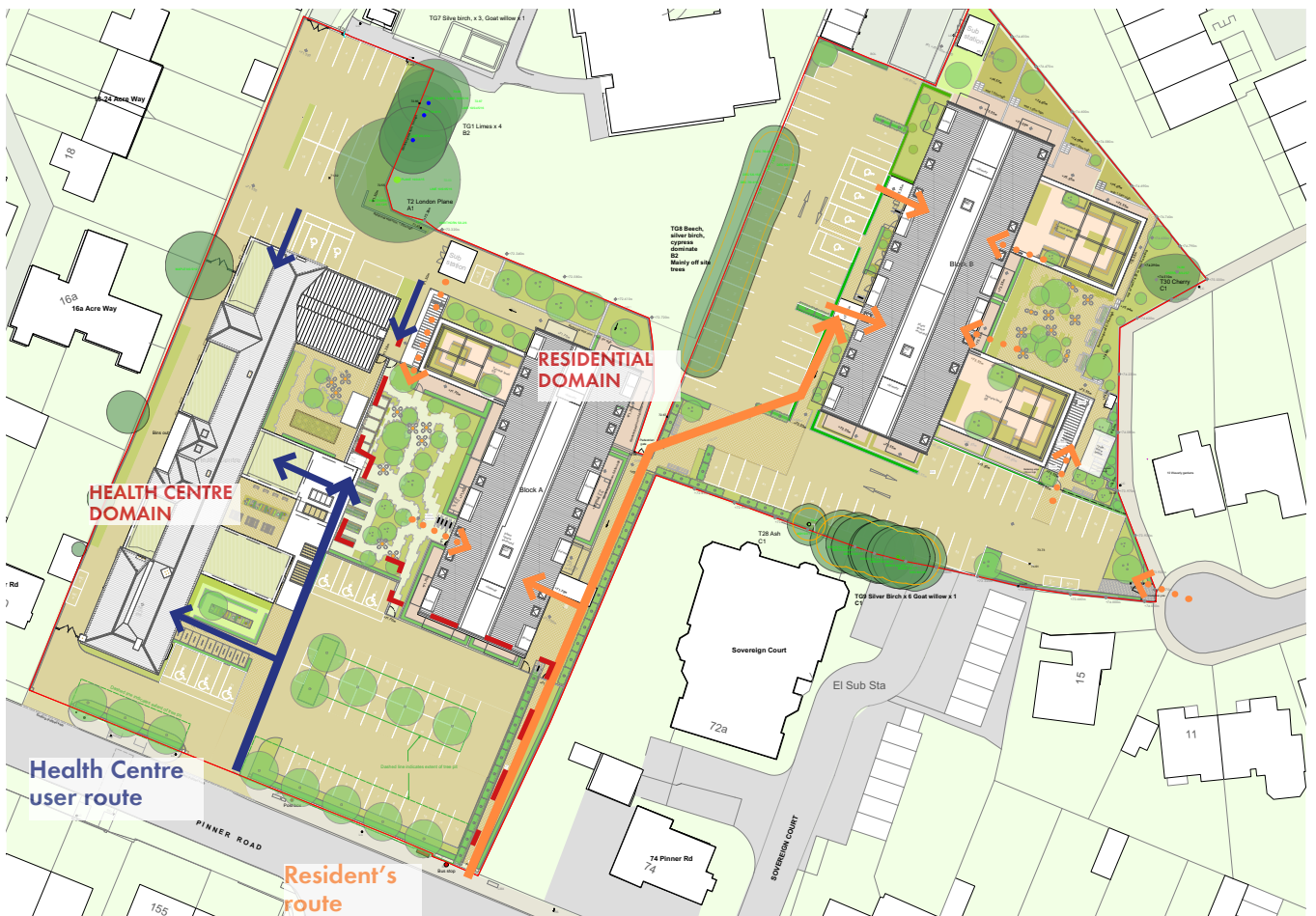
The trees serve to screen higher level views and create privacy from neighbours, without casting too much shade due to their narrow canopy widths. Canopy extents are constrained by the pruning, allowing close proximity to buildings.

Pleached trees are used strategically to demarcate the main entrances to the residential buildings, making key routes visually legible and greening and screening car parking.



Precedent image indicating pleached trees proposed for resident's footpath route.





**Fig 5** Primary pedestrian routes

## 5.2.4 Three Health Centre Gardens

### Memorial Garden

The first garden along the route to the HC entrance is the Memorial Garden, and is therefore semi-public, open on two sides, and incorporates a staff entrance. A low hedge perimeter, planting beds and a specimen tree are envisaged for the space. Cycle stands for staff are provided. The intention is for the space to be laid out formally and planted with memorial trees and plants following consultation with the Health Centre team.

### Entrance Garden

On passing through the entrance gate under the porte-cochere, visitors will enter the Entrance Garden. In contrast to the first garden, this space is to be dwelled in and inhabited, albeit temporarily, whilst waiting to be seen by HC staff, thus extending the interior lobby space function to the outdoors. There will be plenty of seating, and a central, lushly planted area to provide interest.

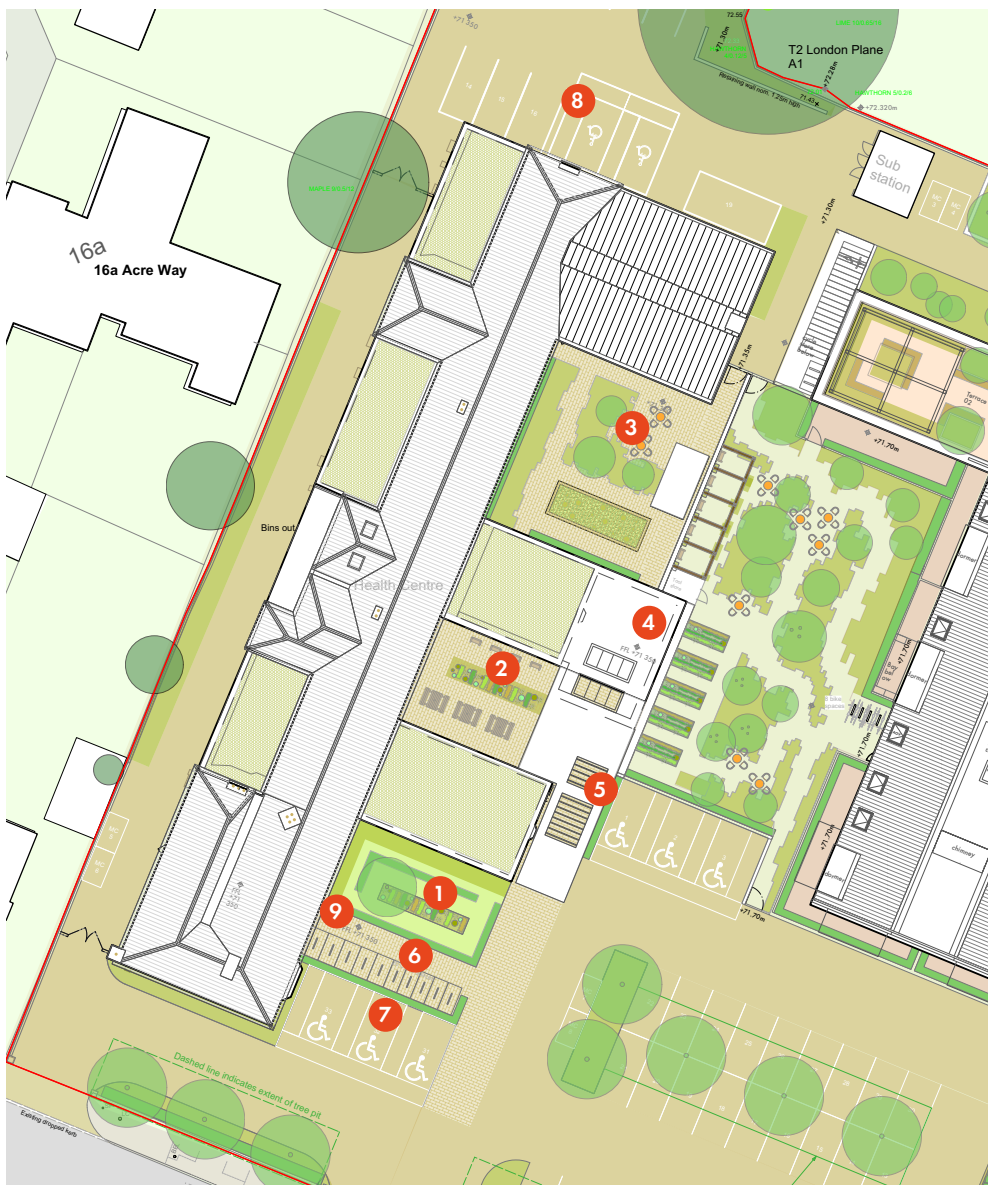
### Sanctuary Garden

This third garden along the progression of spaces is enclosed and contained within the Health Centre environs. It is envisaged to be used by staff and perhaps visitors and children during or after their consultations. Informal play features are proposed, to distract children whilst parents or carers watch on and relax in this contemplative, quiet space. There is also scope for this space to form an outdoor consultation room, or space for workshops

and health care sessions. By being fully enclosed within the Health Centre domain, the space can be used and managed for a variety of functions, designed in close collaboration with HC staff.

### Key

- 1 Memorial Garden
- 2 Entrance Garden
- 3 Sanctuary Garden with seating area, and play space for small children
- 4 Main public entrance lobby
- 5 Secure line / pedestrian gate beneath porte cochere
- 6 Cycle stands for staff and visitors
- 7 Disabled visitor parking bays
- 8 Staff parking
- 9 Staff entrance
- 10 Visitor parking spaces



**Fig 6** Primary pedestrian routes



Precedent image indicating character of Entrance garden and potential play space in Sanctuary garden.



## 5.2.5 Communal Garden Plot A

The communal garden to Block A benefits from a south facing aspect, receiving full midday sun and some evening sun. Space has therefore been allocated for raised beds, to encourage residents to grow their own food, either as a building managed co-operative or as an individual endeavour.

The space is to be densely planted with a naturalistic arrangement of planting beds amongst natural stone flag paving. Planting is to provide a diversity of heights and structures, creating nooks for private contemplation and also spatial enclosure for group gathering. The planting design is to be a combination of shrubs and ground cover perennials, with emerging fruit trees. The plant beds are surrounded by footpaths of natural stone flags, and arranged to enclose play and seating spaces.

Privacy to ground floor patio gardens is ensured through the use of planting against the boundary railings, on both sides of the railing.

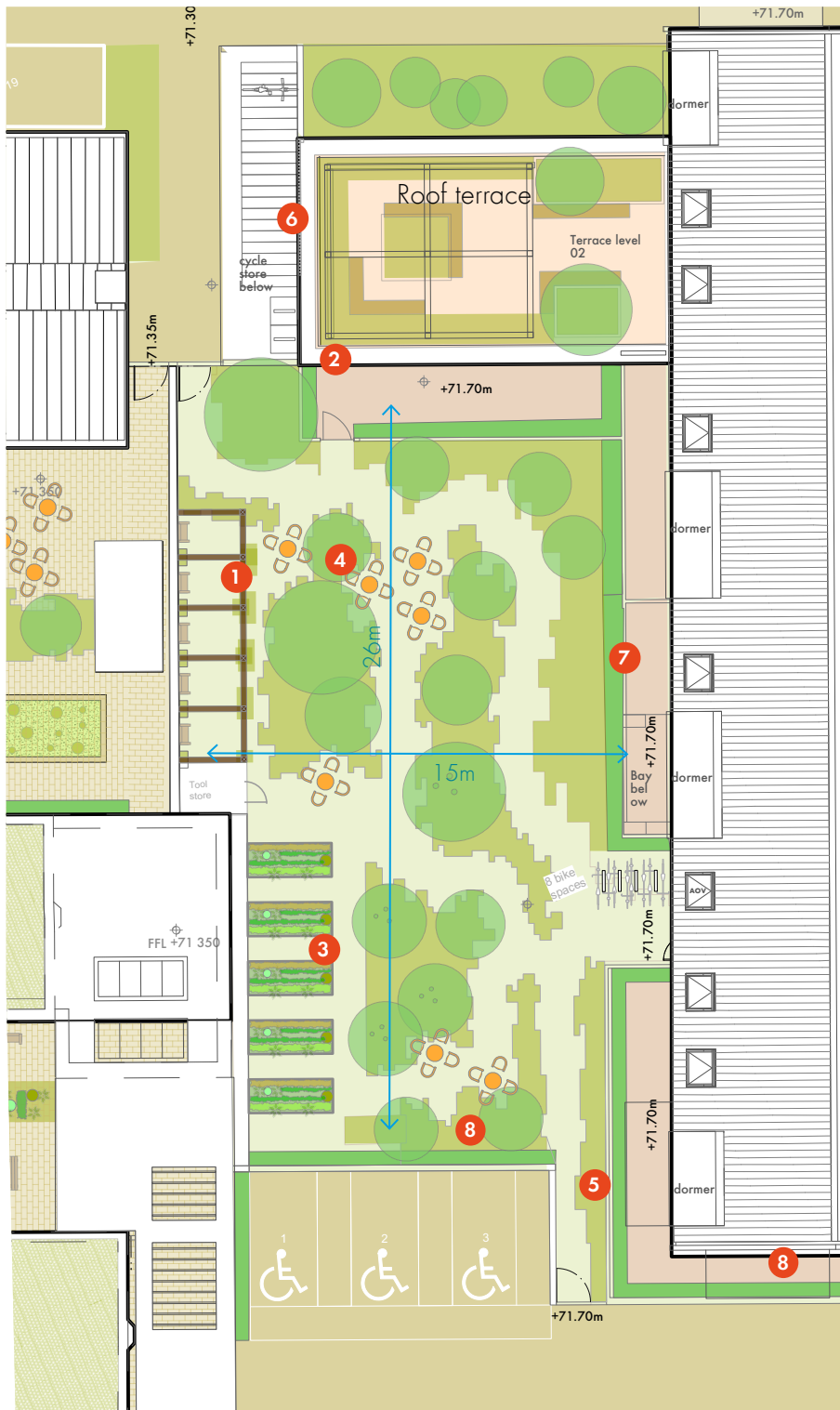
Playspace provision for 0-11 year olds is to be integrated within the landscape elements of this courtyard (as well as the roof terrace) in the form of playable features such as wooden games, climbable seats, trees and timber structures.

Lighting at a high level (c. 2.5m high) is to be provided to the courtyard spaces to comply with guidance from Secure By Design officer. This would be operated by the building

manager so that lights can be switched off to discourage late night use of the garden if necessary. Light fittings would be mounted on the structures in the garden where possible such as the pergola and boundary wall, but a small number of light columns will also be necessary. Ornamental lighting will also be provided in the garden spaces to highlight specimen trees and pathway routes.

### Key

- 1 Timber pergola against boundary wall, with seating alcoves beneath and climbing plants.
- 2 Private patio with railing boundary and hedge for privacy
- 3 Raised allotment planting beds
- 4 Naturalistic footpath and plant bed layout, enclosing and defining seating areas and playspace
- 5 Exit route (only) from rear of building. Residents would not be able to enter the building / courtyard through this gate (on recommendation by SBD officer).
- 6 Cycle store for residents (visitor sheffield stands adjacent)
- 7 Planting on both sides of 1.2m high railings to create privacy and screening between communal realm and private patio spaces.
- 8 Boundary wall 2.1m high incorporating railing top



**Fig 7** Communal Garden Plot A landscape elements



Precedent images of the character of the communal courtyard, with secluded seating areas; a pergola with seating; multi-stemmed trees and herbaceous plant beds. Raised beds for residents use are provided, and subject to uptake will be managed by residents, if not by the landscape management team as planted borders.

## 5.2.6 Communal Garden Plot B

On the eastern boundary to the development the communal courtyard to plot B benefits from a quiet aspect bounded as it is by the rear gardens of adjacent properties. Level changes between the car parking to the entrance and the boundary create a raised area to the perimeter to be planted with shrubs and ground cover perennials and bulbs. The existing cherry tree is to be protected in accordance with Tamla Trees AMS .

The main courtyard area is to be planted in a similar naturalistic arrangement of plant beds enclosing seating areas and playspace for younger children. Small trees such as orchard trees are proposed for these courtyards providing spring flowering interest and of course fruit for residents.

At the entrance to the garden from the car park areas, is enclosed bike storage and a visitor bike storage area, with island plant beds and seat to provide a interlude space before the main courtyard area. A tool shed is also provided for gardening staff and residents' use.

The boundaries between the private ground floor patios and the communal courtyard are delineated with hedging and 1.2m high railings, with planting also on the communal side.

The boundary between private ground floor patios and car parking are defined by 1.5m high brick wall with hedge planting to the front on the car park side. This complies with Secure by Design guidance.

- 1 Raised planters with integrated seating to edge of retaining edge
- 2 Private patios with raised terrace to boundary
- 3 Planting area, mixed herbaceous and shrub planting to boundary.
- 4 Naturalistic footpath and plant bed layout, enclosing and defining seating areas.
- 5 Private patio with 1.2m high railing surround and planting to provide privacy
- 6 Existing cherry tree to be retained, with associated levels maintained in root protection area.
- 7 Tool shed for gardening equipment
- 8 Retaining walls varying from 0.4m to 1.34m high
- 9 Mini-courtyard space at rear entrance to Gardens, with seat and specimen tree, and cycle store for residents.
- 10 1.5m high brick wall with hedge / planting to the front to deter access.