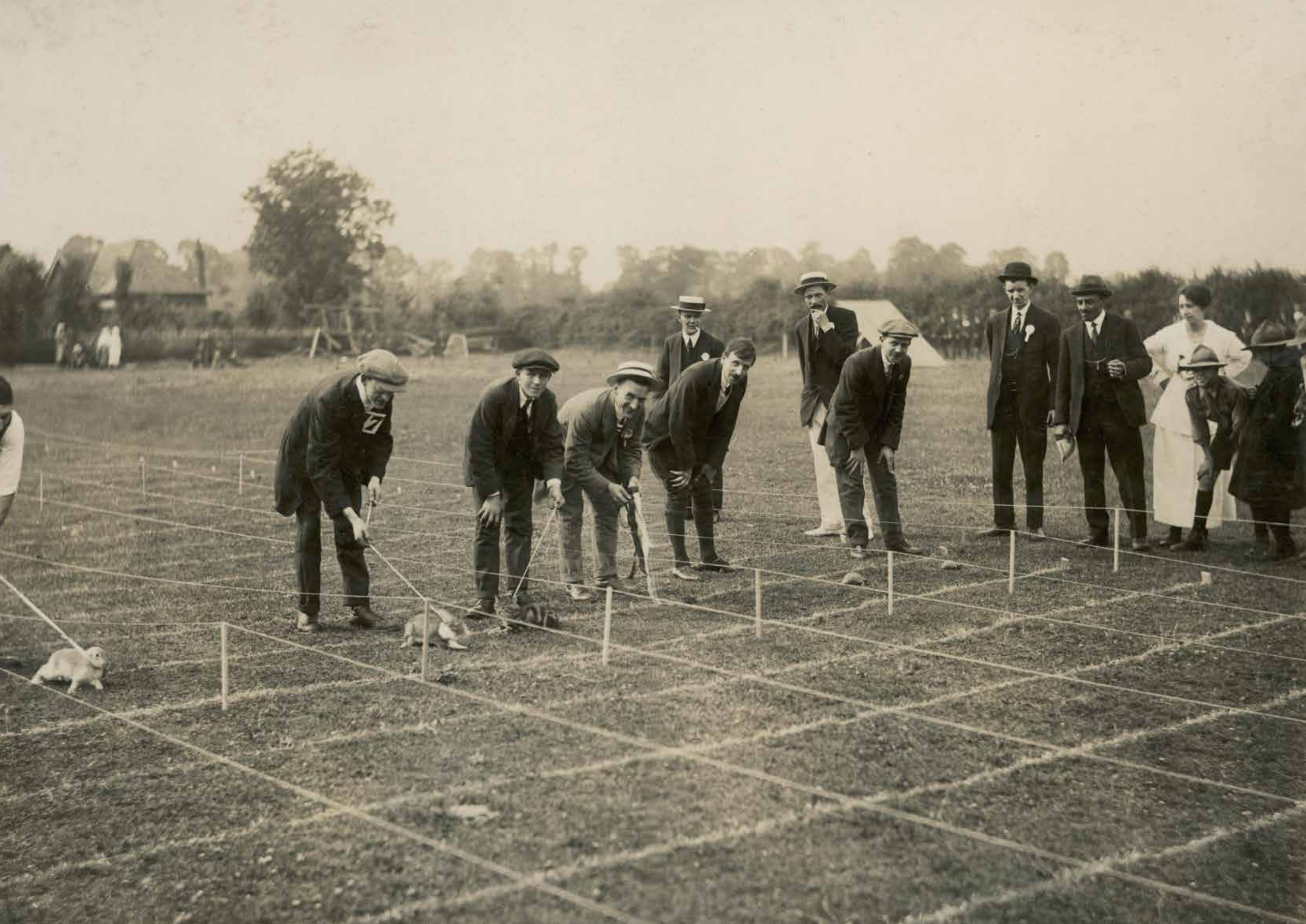




LANDSCAPE

TO BE READ WITH REFERENCE TO THE CONSENTED *OLD VINYL FACTORY PLANNING SUMMARY*, THE *OLD VINYL FACTORY PLANNING STATEMENT*, THE *OLD VINYL FACTORY DEVELOPMENT SPECIFICATION*, THE *OLD VINYL FACTORY DESIGN AND ACCESS STATEMENT*, AND THE *OLD VINYL FACTORY PARAMETER PLANS*.

5.0

LANDSCAPE

5.1 EXISTING SITE CONDITIONS AND EXISTING TREES

To be read in reference with the *Old Vinyl Factory Outline Planning Design and Access Statement July 2012* Section 9.7, 9.8.

The majority of the existing site is surfaced in asphalt in varying states of repair. The site is relatively flat with small undulations of approximately 200mm.

Parameter Plan 14 identifies one existing tree for felling on the Northeast corner of the existing Powerhouse building. This is to allow for the on site attenuation strategy and there are numerous proposed tree plantings to replace this loss. There is little soft landscape high enough in quality to be retained. Rather than loose this quality completely the proposed planting tries to copy this by growing plants through “the cracks” with fingers of planting beds and gaps between the paving to allow grass growth in certain predetermined areas.





5.0

LANDSCAPE

5.2 GROUND LEVEL LANDSCAPE AND PUBLIC REALM

To be read in reference with Parameter Plan 12.

To be read in reference with the *Old Vinyl Factory Outline Planning Design and Access Statement July 2012* Section 9.7, 9.8.

Powerhouse square will set the standard for public open spaces within the Old Vinyl Factory. The neighbouring Boiler House set the standard for Pedestrian Groove and that carries through the space. A new frontage to the existing building has been created which gives “kerb appeal” from Blyth Road. These features have combined to create a focused heart of the development.

Basic principles have been taken from the outline planning application and been applied to the Powerhouse. Please read in conjunction with the Old Vinyl Factory Design and Access Statement for vision objectives, site analysis and details of the overall design concept. The landscape and public realm surrounding the Powerhouse have been split into character zones found on the following pages.





5.2.1 Design Evolution

To be read in reference with the *Old Vinyl Factory Outline Planning Design and Access Statement July 2012* Section 9.7, 9.8.

The design concept of a sound board mixer is still evident with the colour banding and elements such as tree planting and grass beds moving up and down in line.

As the needs for the layout of the Powerhouse have developed so has the surrounding area. The paving strips running across Blyth Road to Enterprise House have been cut off for now it is being revamped and their proposals may influence some thinking. Once this is complete along with any works to the carriageway they can both be easily upgraded to match and extend the square.

A greener softer setting with 60mm high mown grass areas, copses of trees and shrubs has been added to the frontage along Blyth Road. This and the use of compacted "cedec" gravel will add some of the same natural characteristics as seen at the Queen Elizabeth Olympic Park.

The Groove has been softened along the southern side with a series of tree and soft planting. This is inline with the Boiler House proposals and the material choices will match creating a continuous feature throughout the Old Vinyl Factory.

These features are described in more detail on the following pages.

Please refer to Section 6.4 and 6.5 (the *Powerhouse Design and Access Statement*) for further details on materiality and planting.