

Podium & Roof Terrace Landscape

This chapter of The Material Store Design & Access statement describes the podium and roof terrace landscape design which forms part of the proposed development.

This section should be read in conjunction with the rest of the Design & Access statement and the following drawings and documents:

B|D landscape architects drawings:

0121 SD 801	Landscape Masterplan
0121 SD 802	Play Strategy Detail Plan
0121 SD 101	Landscape Site Section A-A
0121 SD 102	Landscape Site Section B-B
0121 SD 003	Preliminary Planting Plan

Contents

2.1	Roof Terraces and Podium Landscape Masterplan
2.2	Landscape Sections A-A & B-B
2.3	Hard Landscape Strategy
2.4	Play Space Strategy
2.5	Soft Landscape Strategy
2.6	Managing & Maintaining the Public Realm
2.7	Appendix A: Roof Terrace Details

2. The Material Store Landscape

2.1 Roof Terraces and Podium Landscape

The Private and Public Realm

The approach to the landscape design of the site reflects a strong aspiration to develop a private and public realm environment that is associated with the wider landscape concept of The Old Vinyl Factory.

The landscape design has been developed to provide a rich, stimulating environment, that is simple and functional whilst being durable with high quality finishes. The varying height levels and enclosure of public and private terraces can be exposed or heavily shaded; they require a careful and considerate landscape scheme that is appropriate to the context and micro-climate.

The Roof Terraces

The use of roof terraces offers opportunity to create a series of dynamic, productive and biodiverse roof-scapes.

1st Floor - Podium Landscape and Communal Play Space

The podium landscape has been designed to be an integrated relaxing, recreational and playable space. It is a place to rest, meet, play and gather for residents; a fun space for children to run, jump, roll, climb and discover. The defined play space contains equipment for various activities, integrating a timber boundary edge and polished concrete pebbles for seating and additional play value. The surfacing will be a safety turf to create a tactile environment that is attractive and durable. The space leads to soft landforms of turfed undulations with informal seating; extending the play value of the site. Tree planting creates privacy and a visually attractive amenity space with blocks of bulb planting providing additional colour and diversity.

Communal Roof Terraces

A place to relax and socialise; these terraces invite uses for social gathering and interaction. The communal terrace gardens are common in design offering the same opportunities of use to each block with defined seating areas providing attractive paved spaces.

The ornamental shrub beds and raised tree planters physically and visually interrupt the terrace into smaller spaces; thus creating more tranquil and private areas of paved seating areas leading to undulating landforms. Diverse ornamental flowering plants occupy raised planters; species are chosen that require low maintenance, that are appropriate to site conditions and microclimate, and give an attractive aesthetic. Their colour and texture soften the brick enclosure as well as providing wildlife opportunity and interest.

'Grow your Own' planters for the use of residents are provided for vegetative food production, which can include companion plants to attract beneficial insects and deter pest insects, adding to the diversity of the site.

2nd Floor Private Terraces

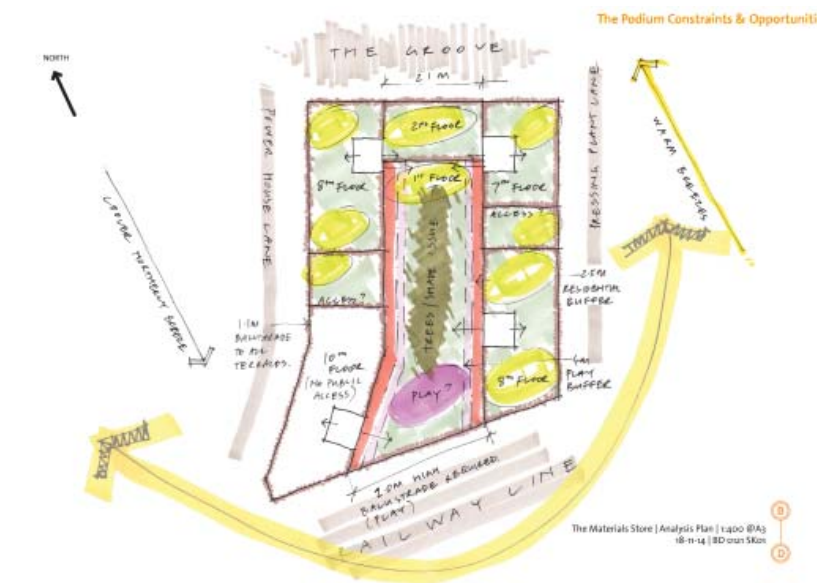
These offer private garden spaces, continuing the concept of the wider landscape to provide a range of uses. Paved areas continue the language of materials, whilst the use of artificial turf softens the space with a low maintenance greening method. Low planters separate the courtyards which will accommodate screens such as pre-grown ivy fencing.

Biodiverse roofs

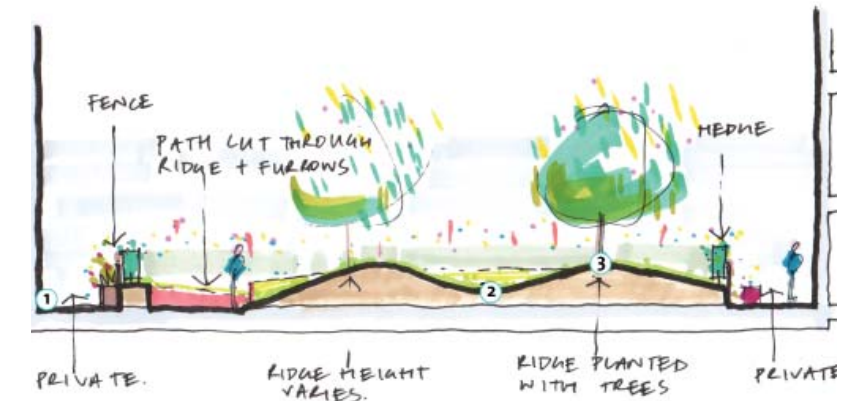
The ecology strategy for the overall site includes the creation of new habitats, a key habitat being green and brown roofs, the total area of which is 1,305m². On the basis that the majority of the existing site comprises hard standing and little semi-natural habitat extent, the ecology strategy and general landscaping proposals will result in a net increase for biodiversity. The biodiverse roofs are a significant part of this gain.

Once the biodiverse roofs and other habitat have had time to mature, the positive effect of such enhancement is likely to affect biodiversity not only within the development site, but also with the local area, for example, birds within the local area benefit from additional nesting and foraging habitat. Suitable biodiverse roof methods have been implemented to diversify the spaces and create green boundaries to the roof terraces.

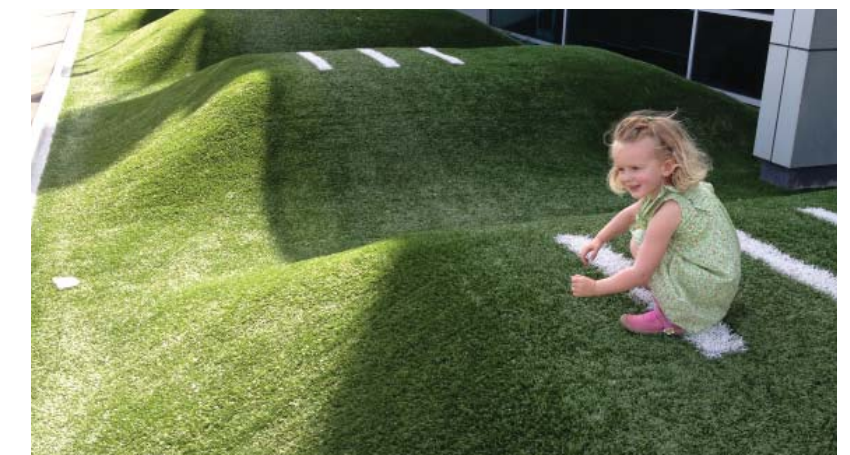
A mix of planting types will be utilised such as wildflower planting, and biodiverse green and brown roof strips that add to the ecological mitigation and target BREEAM credits for ecology.



Constraints & opportunities analysis during the scheme design



Scheme design development testing sections through the podium landscape



Precedents of low maintenance artificial grass to the podium play space



The concept design to create a strong, legible and hardworking podium landscape



Not to scale

Roof Terrace and Podium Illustrative Landscape Masterplan

2.2 Illustrative Landscape Site Section A - A



2.2 Illustrative Landscape Site Section B - B



2.3 Hard Landscape Strategy

Paving

Paving materials, street furniture and other hard landscape elements have been selected for robustness, longevity and durability.

Paved surfaces to the strategic pedestrian routes and ground floor public realm are intended to be smooth, even and well laid in a robust and durable high quality finish.

High quality concrete paving of varying sizes laid to highlight horizontal lines with directional lighting will enhance the public realm and give subtle wayfinding towards building entrances, steps and communal spaces.

Decked areas will be of a durable hardwood timber, and suited to the exposed roof elevations and more shaded areas, giving longevity, good slip resistance and tactile contrast to the concrete paved areas.

A simple palette of materials will provide an attractive and robust multi-use series of courtyards and garden spaces.

Artificial turf provides a permanent greening to the communal gardens that is low maintenance and suitable for exposed and shady locations. Its durability ensures a quality usable environment all year round.

Street Furniture

The site furniture will be attractive, whilst being robust and low maintenance. Bench seating will be integrated within raised planters and seating walls. A management and maintenance regime will be needed to ensure a long term high quality appearance of the site.

Preference is given to robust surfacing and seating that is low maintenance, vandal resistant and has a timeless design quality whilst also being tactile and comfortable.

Movement & Accessibility

Access is given to the roof terraces via lifts and stairs, or directly lead from apartments in the case of private terraces.

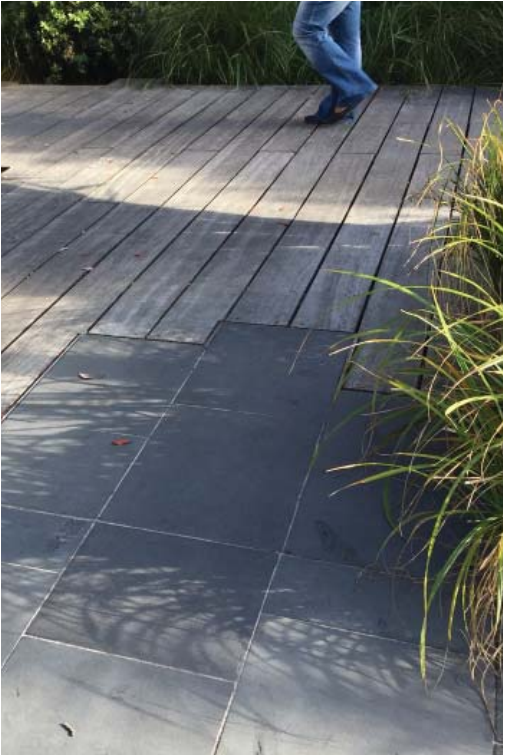
The podium landscape consists of a flat paved area leading to undulating grassed landform with a level deck access through.



A simple palette of robust materials



Paving and lighting combined to create an interesting podium and roof terrace ground plane



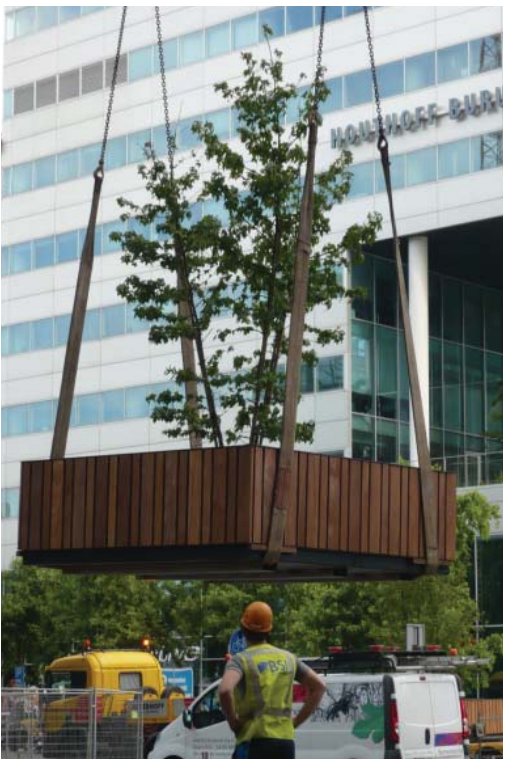
Decking and paving combined



Linear lines of high quality directional concrete paving



A high quality landscape that includes public artworks



Generous roof terrace planters with specimen semi mature trees and sensory / productive planting



Not to scale

Hard Landscape Plan

2.4 Play Landscape Strategy

Play Strategy

Play provision is defined and provided in accordance with the Mayor of London's 'Shaping Neighbourhoods: Children and young peoples play and informal recreation' Draft Supplementary Planning Guidance (February 2012).

The play area will provide:

- an element of soft landscape
- some natural shading from trees
- accessible seating for adults and children
- a minimum 4m separation from residential units

Play Space

A dedicated play space has been allocated to the level one podium landscape and provides play for housing residents. Its location provides a safe and overlooked environment with natural surveillance. However, due to the confines of the site and available space, it has been envisaged that the whole podium landscape be used as both formal and informal play.

Its distinct character reflects the parallel lines and spaces of the surrounding terraced landscape and will provide a playable space for a range of ages.

Details of the play area are submitted in accordance with Section 20 of the Schedule of Conditions within the Grant of Planning Permission (The Council of the London Borough of Hillingdon 31st July 2014)

Natural Play

The grassed undulations provide a playable landform to run up and over, roll down, or just to sit and socialise with other children. Concrete 'Pebble Seats' provide opportunity for climbing, stepping and running, or to use as informal seating.

Formal Play

A dedicated play space has been designed to include a range of activities, given the restricted area available and coincide the more natural elements of play throughout the site. Equipment will include activity for climbing, balance, spinning and fun.

The safety surfacing will be of a safety turf, as a relation to the artificial turf used on roof terraces. The safety turf will be a range of fun colours to provide an exciting, safe, tactile play surface.

Seating

A decked area separates the formal and informal play spaces. This accommodates a seating area which parents can use and overlook from the elevated position. Alternatively, the formal play space is partially enclosed by a decked seating wall and also the natural rock boulders can be used as informal seating.



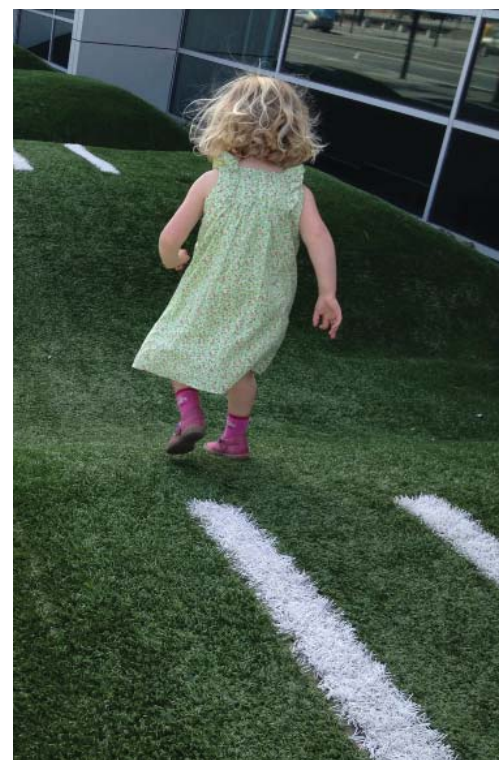
Grass undulations provide informal play



Animal stone sculptures as incidental play & seating



Trails of timber stepping logs encourage development of balance skills



Artificial grass creates a vibrant and exciting tactile play surface



Timber 'Totter Beam' within the dedicated playspace can be used alone or in a group

Play Equipment

Totter Beam:
450mm width x 3000mm length x 400mm height a.g.l timber balance beam. Critical fall height 450mm.
Safety Zone 1.5m around equipment
Supplier: Timberplay (or equal and approved)

3D Animal:
Rubber crumb snail (or equal approved)
Critical fall height 900mm
Safety zone 1.5m around equipment
Supplier: Playtop (or equal and approved)

Stepping Log Walk:
200mm diameter x 75-300mm height a.g.l (600mm total height)
laminated timber poles with flat top and foot grip.
Supplier: Duncan + Grove (or equal and approved)

Stroking Stones:
1no. Large Bear. Supplier: Timberplay (or equal approved)

Safety Surfacing;
Artificial lawn turf: 36mm depth 'Wonderyarn'. Supplier: Evergreen UK (or equal approved). Underlay shockpad for general areas 1m fall height.

- 1 Timber Balancing Beam 'Totter Beam'
- 2 3D Rubber Animal - Snail
- 3 Timber Stepping Log Walk
- 4 Stroking Stone features
- 5 Undulating Grass Lawn
- 6 Polished Concrete Seating Pebbles
- 7 Undulating Artificial Grass Safety Surfacing
- 8 Decked Seating Wall



Not to scale

Play Strategy Plan

2.5 Soft Landscape Strategy

The planting strategy for The Material Store development sets out to form a confident approach to planting by:

- Creating attractive and robust social spaces for passive recreation on terraces
- Creating habitable and treasured public realm spaces to the ground level
- Increasing the amount of planting where possible including productive areas
- Improving habitat and biodiversity provision
- Use shrubs and lower storey planting to create interest and spatial definition.

Grassed Areas

The level one podium landscape will feature undulations of grass, initially established with turf, to create an immediate usable communal garden. These undulations will create an interesting environment to relax, socialise and play. Swathes of bulb planting, including daffodils and crocus, flow over the undulations to provide a vibrant splash of seasonal spring colour. The roof terrace gardens will have an artificial turf reduce maintenance of the site and provide a robust, usable landscape throughout the year that will retain its quality.

Tree Planting

Tree planting will consist of attractive ornamental tree species to the level one podium landscape on the grass undulations and within planters on upper level terraces. Stands of *Betula utilis* var *jacquemontii*, with its stark white bark, will enhance the lower level podium; *amelanchier lamarckii* will inhabit tree planters on roof terraces, providing attractive foliage with good autumn colour. It is proposed that semi mature trees are used to provide immediate visual benefit and impact.

Ornamental Shrubs

As with tree planting, the proposed shrub planting will be designed to provide year round colour and interest. A robust framework of shrubs will provide structure and year-round presence. Species chosen to be appropriate species to site conditions, such as very shady or exposed, whilst blocks of insect attracting herbaceous planting will add shots of colour and seasonal interest. Planting will respect the need for low maintenance and robustness.

Hedge Planting

Private frontages and terraced gardens will be separated by raised planters with an instant Hornbeam hedge to provide an immediate privacy screen to the residences.

Biodiversity

An integral part of the landscape strategy will be the promotion of biodiversity and mitigation of any adverse effects. The landscape strategy enhances the ecological value of the site through the introduction and management of a diversity of habitats to the external terraces and roofs. Green-roof systems will include a range of methods (see 2.7 Roof Terrace Planting Details) including sedum planting for sunny exposed areas, wildflowers and plants for shade such as ferns and geranium.



Robust and diverse shrub planting and food growing



Pre-grown Ivy screens in planters create privacy to private gardens



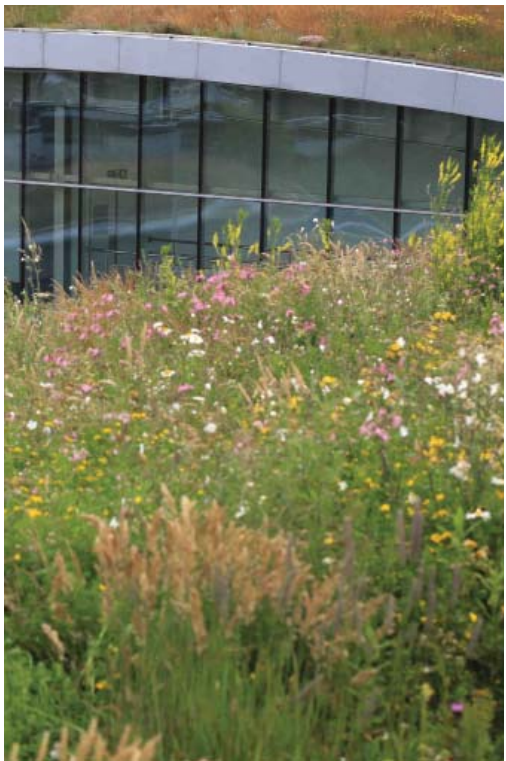
Corrugated grassed undulations for recreation and play



Swathes of seasonal bulb planting within podium lawns



Biodiverse brown roof system



Biodiverse green roof system



Not to scale

Soft Landscape Plan

2.6 Managing and Maintaining the Landscape

Caring for the New Public Realm

The success of the landscape will rely on an ongoing commitment and regime of maintenance and management for the healthy establishment of the soft landscape areas. The management and maintenance of the roof terraces and public realm will be undertaken by a private management company.

Maintaining the Public Realm

Allied to the design, environmental and capital cost considerations for the public realm proposals, a key objective is the need to address and balance the future maintenance and management implications as the development and associated public realm evolves, matures and changes over time.

An integrated approach to the public realm management should be adopted at an early stage of the detailed design process. Due consideration should be given to the financial and resource constraints to ensure an appropriate and robust management and maintenance structure is established. The structure should be flexible to take account of how the public realm and roof terrace spaces can evolve in terms of usage, water management and vegetation growth, as well as being responsive to economic changes.

Materials

Paving materials, street furniture, lighting and other installations will be selected for robustness, durability and longevity. The aim is for a cohesive family of fixtures and fittings. Preference is given to high quality concrete paving and robust seating for the timeless design quality, use longevity and low maintenance requirement.

Planting

Planting associated with the soft landscape areas will respect the need for low maintenance and robustness. Semi-mature trees should be used for immediate visual benefit and impact, and to reduce the risk of damage to the trees/plants from use of the landscape as play and recreation.

Crime prevention

An enhanced and civilized environment generally makes people feel safer and behave in a more responsible and respectful way; for instance, prompt repairs, litter pick up, and graffiti removal are signs of an involved and caring community.

On going Maintenance

Soft Landscape Areas; Trees & Planted Zones

The Biodiverse Roof Terraces

Watering

Weed control

Pruning/feeding

Plant replacements

Litter

Re-cultivation/mulch top-up

Clipping hedges

Mowing lawns

Hard Landscape Areas

Public realm paving

Roof terrace pedestal paving

Cleaning

Vandalism

Settlement of paving

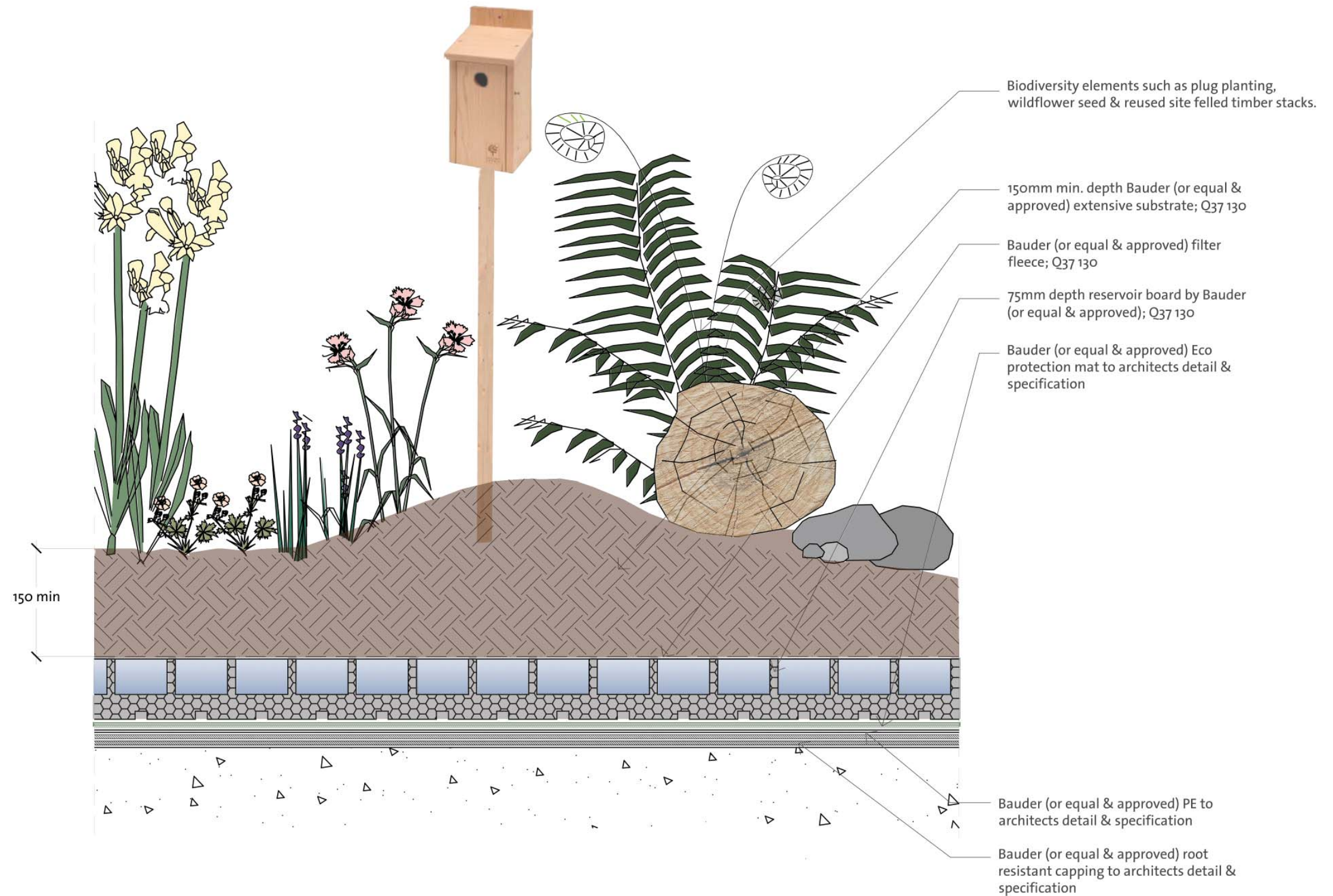
Drainage maintenance

Litter

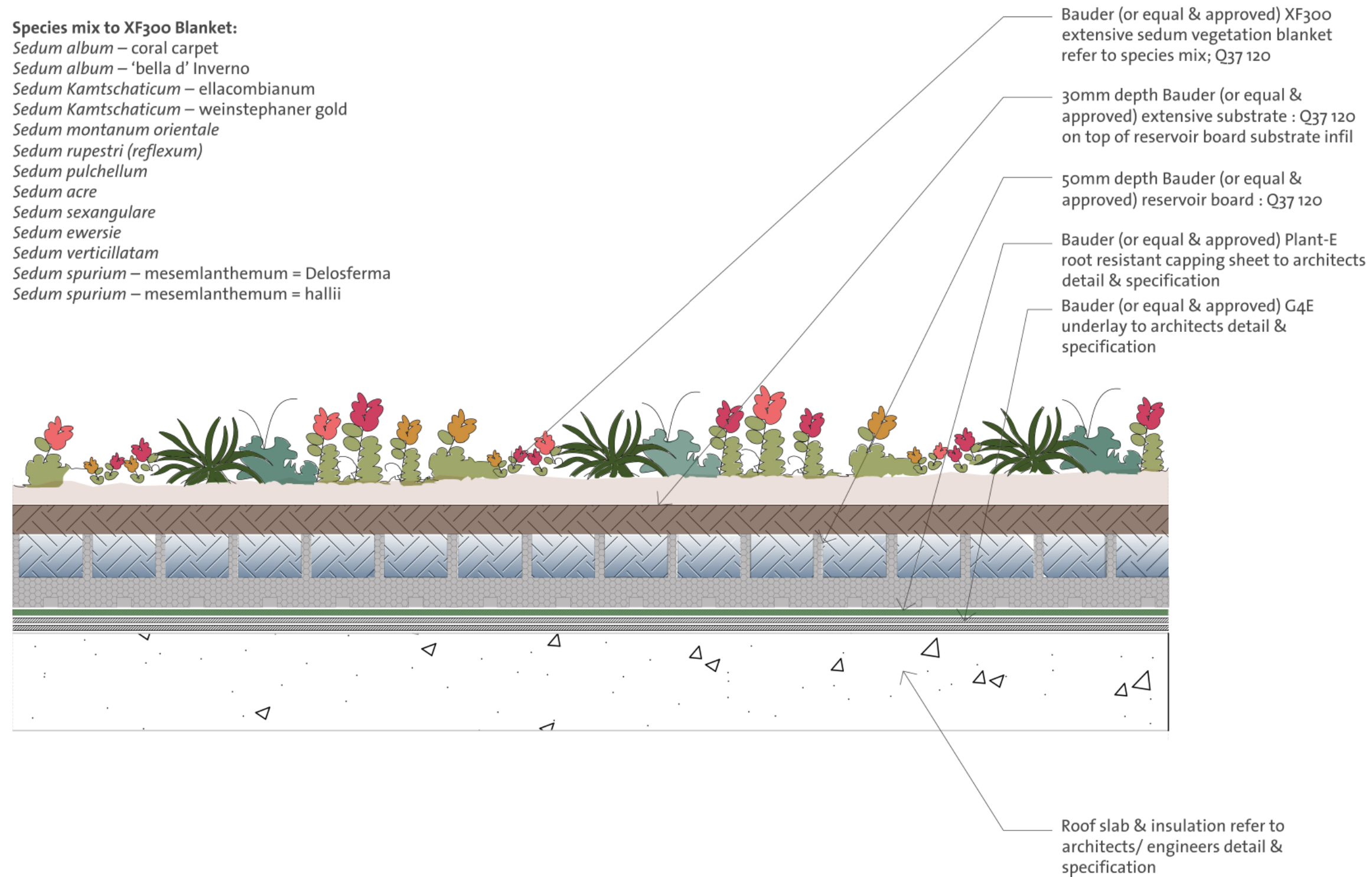
Replacing light fittings over time



2.7 - Typical Detail: Biodiverse Brown Roof



2.7 - Typical Detail: Biodiverse Sedum Roof



2.7 - Typical Detail: Biodiverse Wildflower Roof

