5.6.3 Ecology buffer and through route

The ecology buffer frames the primary east-west route is a 4.2m wide street acting as the primary movement corridor through the development. Delineated by a 3–7m deep plant buffer offset from private balconies, generous pedestrian pavements and incidental seating nodes, this landscape area provides an activated cycle and walking path through the site.

A wide 'band' of wildlife friendly shrub and herbaceous planting with semi-mature trees will mediate between this river edge and proposed development. Pedestrian desire lines, and the area immediately adjacent, will be demarcated with high-quality reinforced grass and self-binding gravel.

The intention is for limited vehicle access through the carriageway, with only fire access vehicles permitted to use the street. This will reinforce the 'pedestrian first' design intent for the street and ensure that the primary east-west route serves to bind the canal to the green links pre-existing in the surrounding context.

Landscape strategy

Health routes





Cycle parking
F9

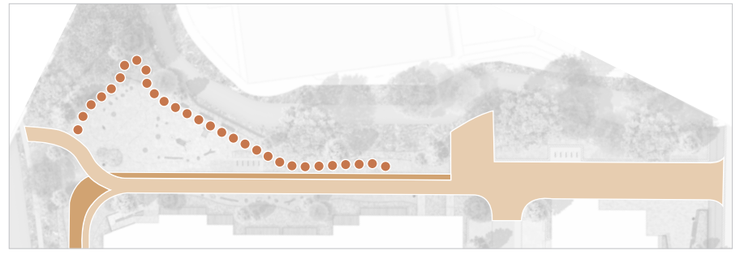


Shared surface
cycle path / pedestrian route



Play along the way

Brick inspired paving





Self-binding gravel
P5



Reinforced grass
P6



Stepping stones
P10

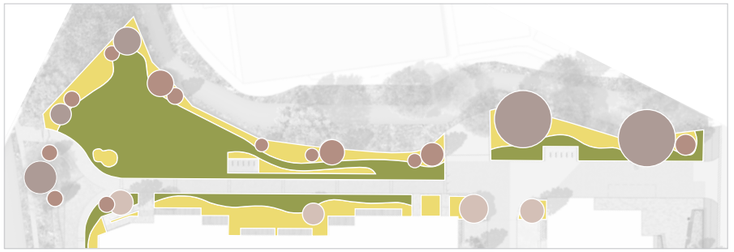
Hard to soft ratio





Location key

Celandine





Tall grass planting mix



Proposed specimen tree
Tilia cordata

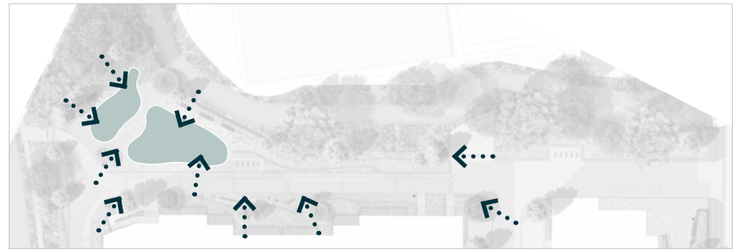


Proposed tree
Alnus glutinosa

Grass

Type B tree to remain

Water



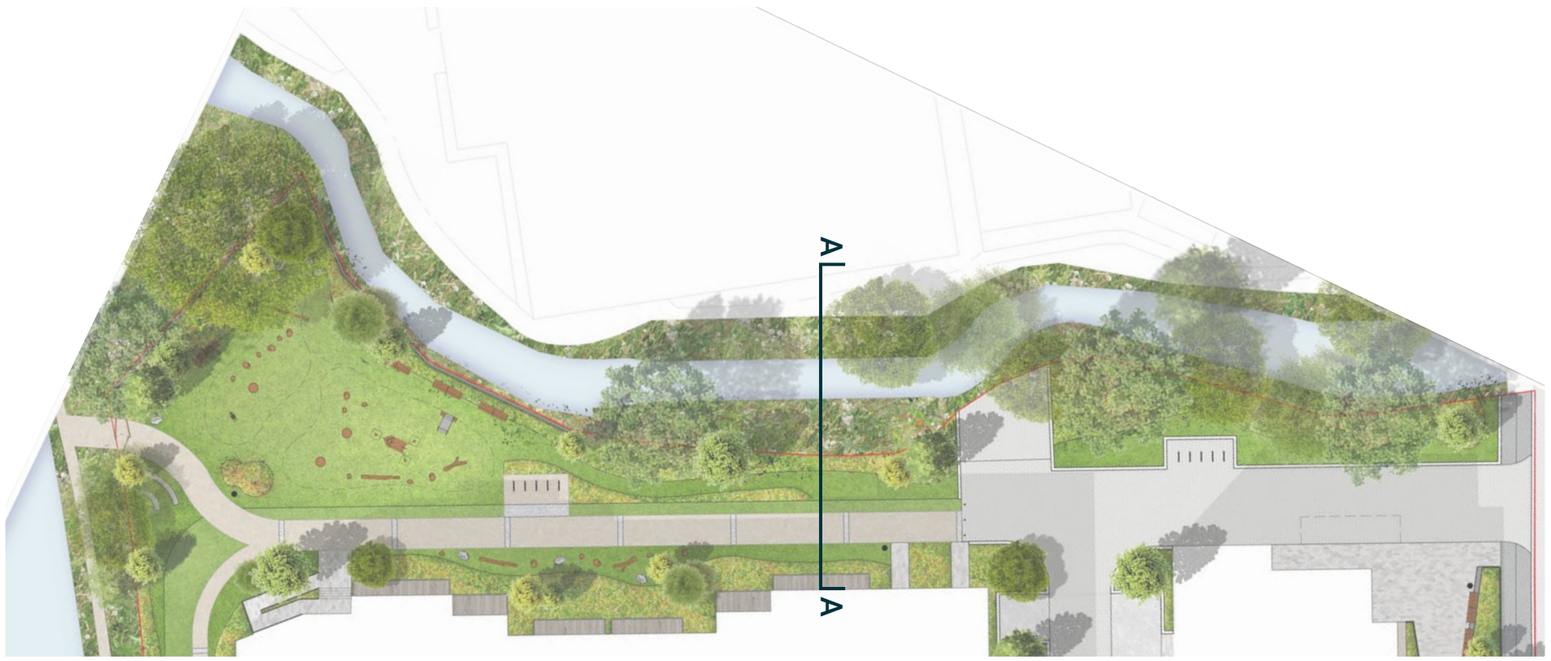
Flood mitigation valley

Flood mitigation valley

Section A-A



	5m	1.2m	3m	3–7m	1.5m
	Planted buffer	Reinforced Gorlpla grass	Reinforced Gorlpla bounded gravel	Planted buffer	Private residential
River Pinn	Public path				Private amenity













5.6.4 Play junction

Play junction is a 430 sq m community park and forms the focal point of the scheme. Sitting at the intersection of the canal and river edge this Park is intended to function as a green resource for both the future residents and visitors. The proposed topography is unique to the site and revealing of the flood levels which will be mitigated with the two valleys created here.

Wave-like levels are complemented by boat themed play equipment and opportunist planting, trees and grasses.

The proposed park contains verdant swathes of herbaceous, structural and grass planting whilst a variety of multi-stem and single stem trees define the edge which contain the central valleys and peaks. Smaller more intimate spaces defined by plant massing, raised furniture and interspersed play elements punctuate the edges of the park whilst generous amounts of informal seating reinforce the park as a shared social platform with opportunities for adult overlooking.

Landscape strategy

Health routes



Grass passive play route



Grass child active play
F6



Bench
F4



Stepping stones
P10

Section A-A



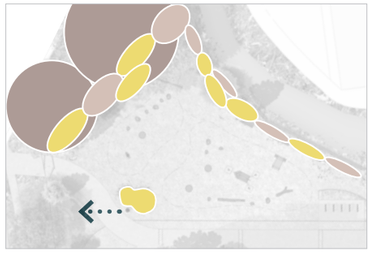
Hard to soft ratio





Location key

Celandine



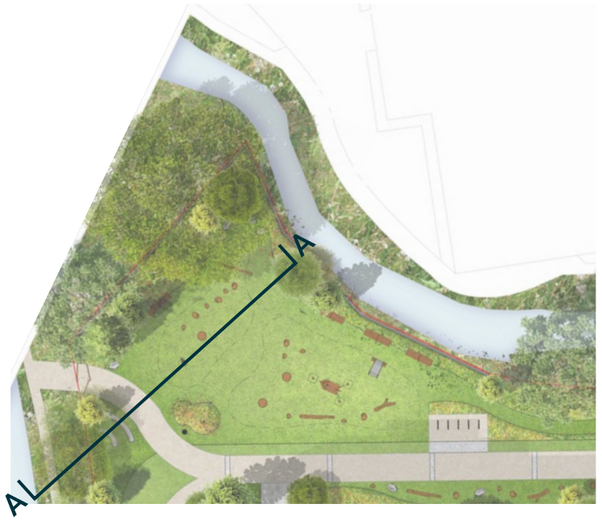


Sensory planting
Monarda ‘Scorpion’



Protective plant buffer
Carpinus Betulus
Hornbeam Hedge

Type B tree to remain











20m

5m

Play area – play equipment by Richter Spielgerate

Ecology buffer from
River Pinn

Public connection to canal tow path





5.6.5 Canal front

The canal provides a stunning backdrop.

The west of the site is largely reserved for both retained and enhanced biodiversity and to conserve the existing trees and potential on-site bat roosts. This area will be partially conserved with a retaining wall.

Balconies

The need to conserve canal/riverbanks for ecology and reduce the risk of flooding has led to a strategy which seeks to retain and reinforce a green buffer with pontoon style private terraces. This will not omit access or visual connections but provide a simple green planted corridor to the space between each house owner and public footpath.

Hard to soft ratio







Location key

Landscape strategy

Health routes





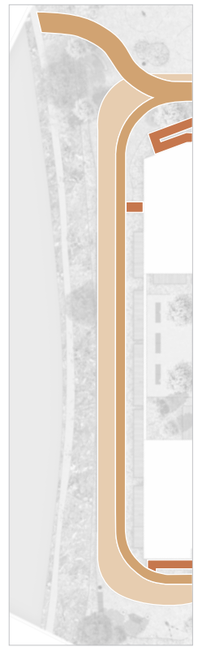
Towpath inspired cycle / pedestrian routes



Play area
F6

Entrance ramps

Brick inspired paving

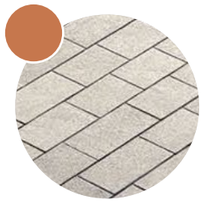




Reinforced grass
P6

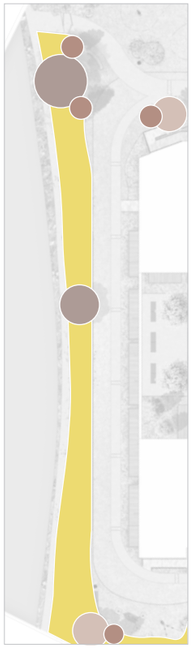


Self-binding gravel
P5



Block pavers to entrances
P1

Celandine





Biodiverse planting mix



Buffer planting tall grass mix



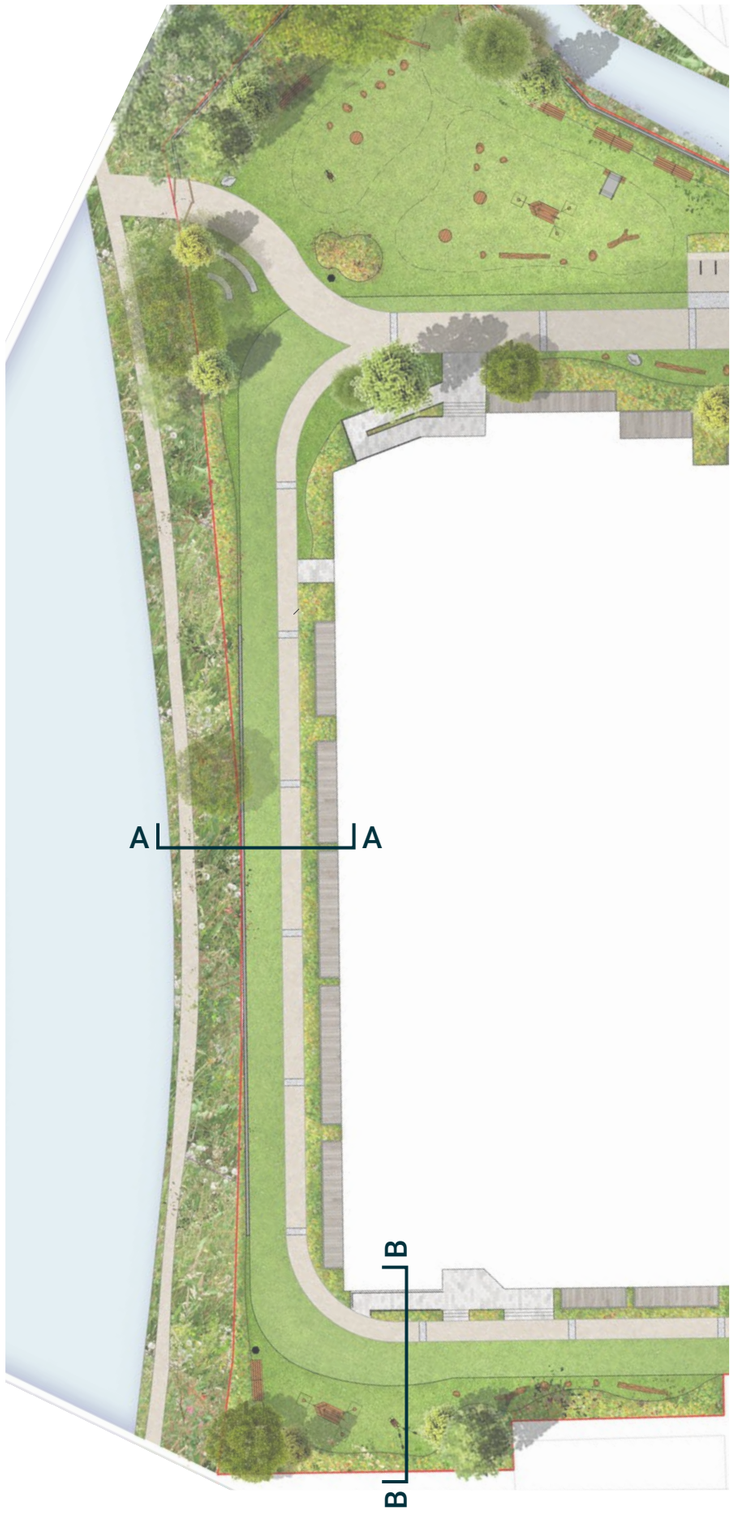
Proposed specimen tree

Type B tree to remain

Water



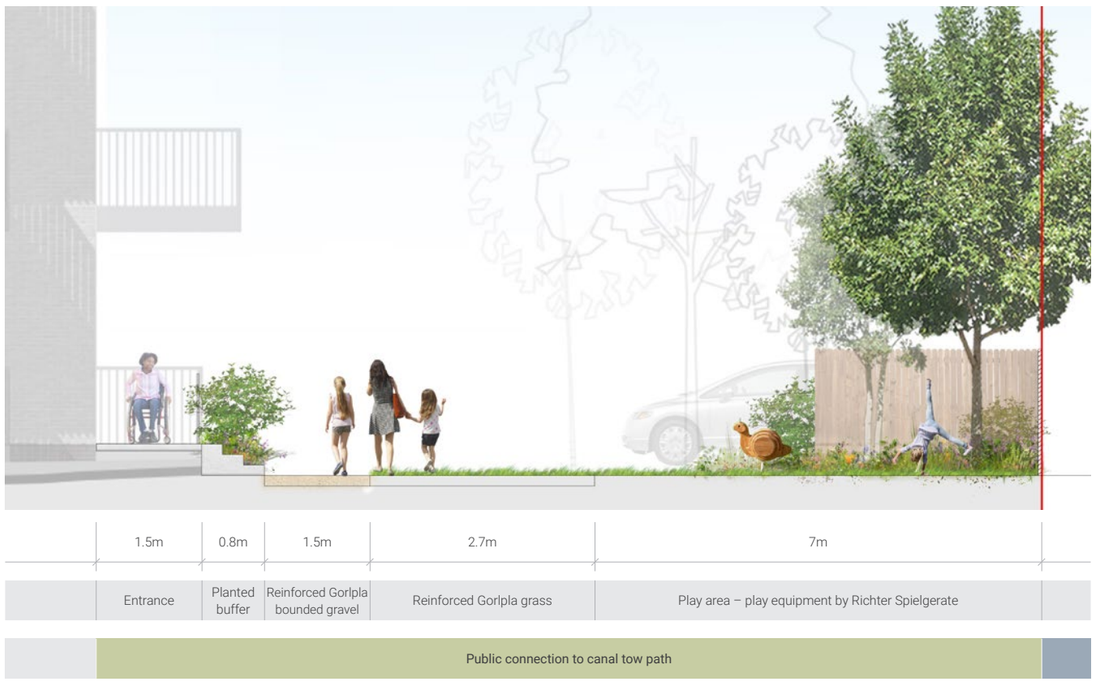
Levels



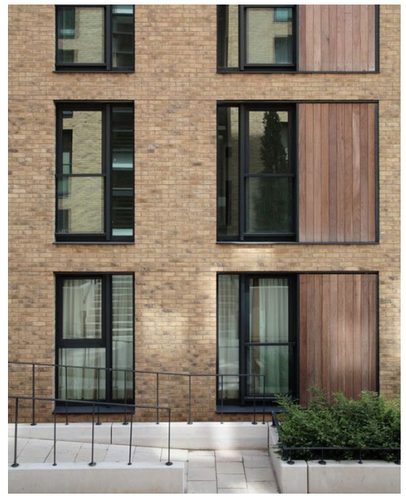
Section A-A

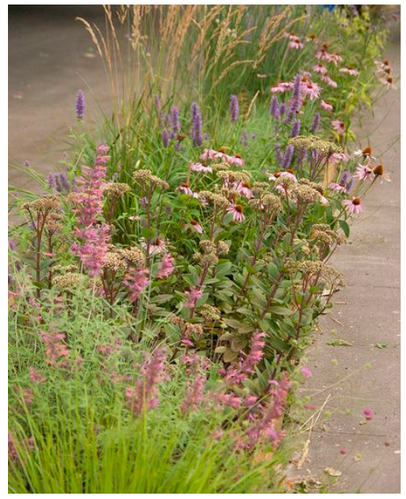


Section B-B – south western boundary









5.6.6 Podium

The podium level garden has been envisaged as a semi-natural ‘wilderness’. It is enclosed on two sides by the building. Semi-mature trees and dense shrub planting further reinforce the sense of this being a sheltered.

Residents access the garden from four points. This ease of access invites people to use this garden which bodes well for this being a community space that will help foster social cohesion.

The garden is a play space. Stepping stone paving and clusters of dense planting make for a space children can run around in and hide. Natural timber play features distributed throughout the garden create more substantial play opportunities. Benches allow parents to keep watch and friends to congregate.
‘Defensible’ space has been provided for residents’ whose homes open onto the garden to afford a degree of privacy.

Indicative tree palette

1. Tilia cordata (clear-stem)
2. Ginko biloba (clear-stem)
3. Carpinus betulus (multi-stem)
4. Gleditsia triacanthos (multi-stem)
5. Alnus glutinosa (clear-stem)
6. Carpinus betulus (clear-stem)
7. Amelanchier lamarkii (multi-stem)

Hard to soft ratio



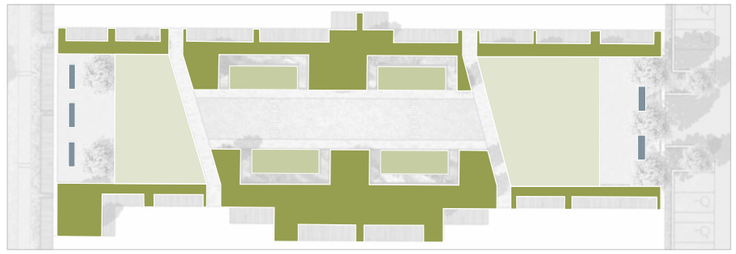
Create a buffer and through route – journey creating new prominent link through the site, while reinforcing a biodiverse planting strip along the River Pinn.



Location key

Landscape strategy

Health routes





Play
F6



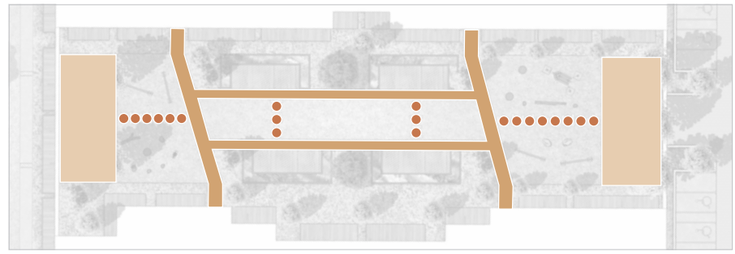
Vent seating
F11



Buffer planting
Mix 1 & 2

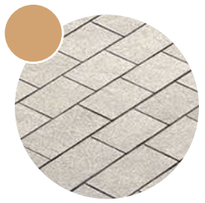
Benches

Brick inspired paving





Paver type 1
P5

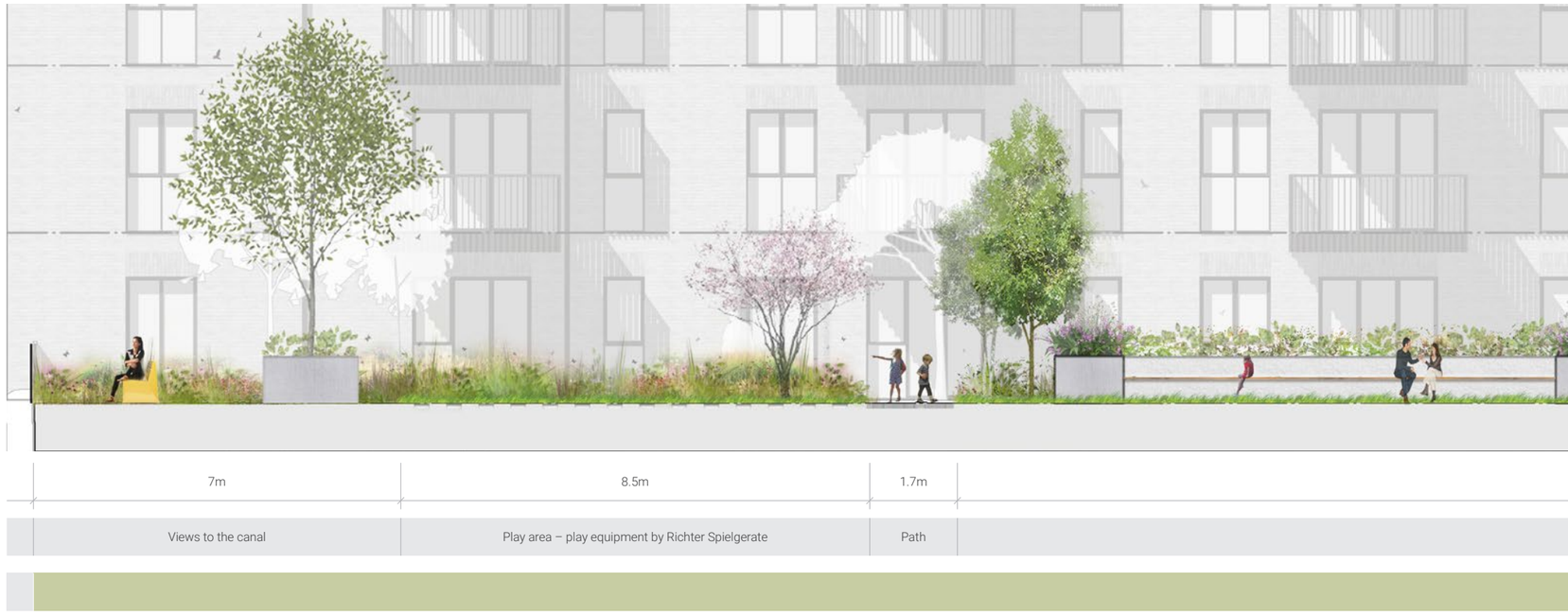


Paver type 2
P1

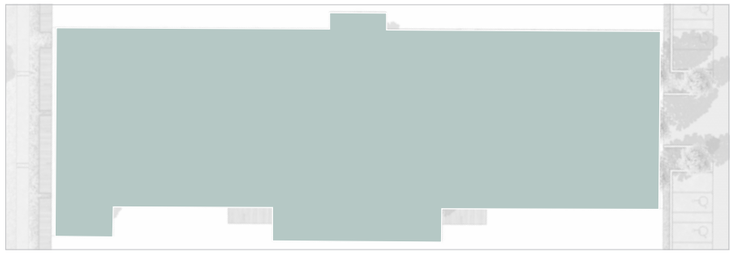


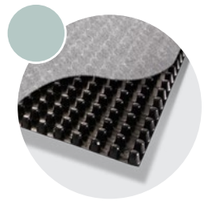
Stepping stones
P10

Section A-A



Water





Blue roof water attenuation



30m	1.8m	12m	5m	2m
Lawn – ventilation seating to car park below	Path	Play area – play equipment by Richter Spielgerate	Hard scape spill-out space	Planter
Residential amenity space				