

# PUBLIC REALM DESIGN

## 5.2.3 Phase 3 Communal Garden

The Phase 3 communal garden is situated on the first floor and is intended for recreational use by residents and as a doorstep play area for under 5's.

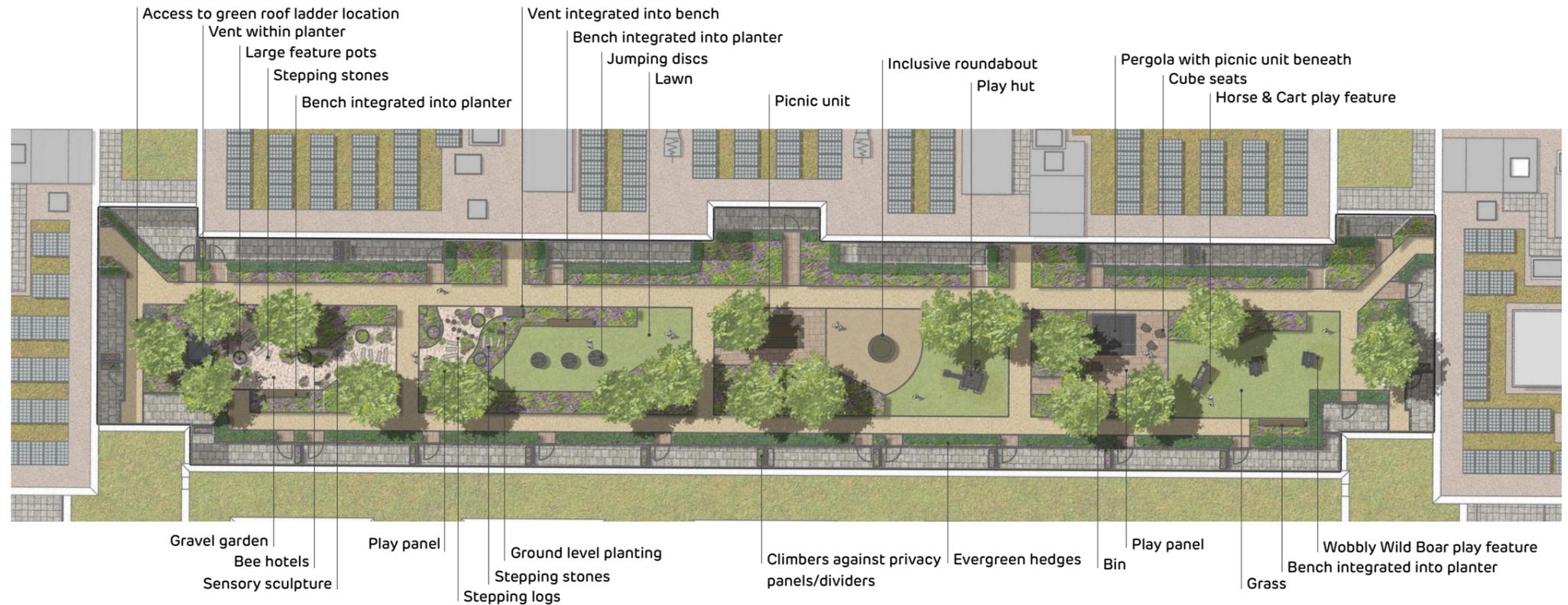
The design aim to provide a playful environment, with fixed equipment combining into routes around the spaces. A perimeter path provides access to and from the private amenity spaces, with the play spaces and seating areas occupying the central area of the space.

The majority of planting will be in metal raised beds, with the heights varying to suit planting requirements (additional growing medium for tree planting). Gravel gardens combine with play, providing a natural play feature to the southern end of the space.

Play is focused on under 5's, with sculpture and imaginative features proposed to assist in child development. These are combined with natural play features and elements such as boulders, planting, and sculptural bee hotels, to create a dynamic space. Some larger equipment is also located to the north of the space, including inclusive equipment such as play panels and a wheelchair roundabout.

Play is carefully situated within the space to suit the daylight/sunlight analysis where to the north there is greater sunlight. Larger, fixed equipment is located to the north of the scheme where children may wish to spend longer on each item, whereas the areas to the south are focused on movement, with trails leading through gravel gardens.

- M / 096
- M / 097
- M / 090
- M / 095
- M / 093



ROUGH & READY SHADE BY STREETLIFE



CANTILEVER BENCH ON METAL PLANTERS



SMALL WHEELCHAIR CAROUSEL BY TIMBERPLAY



JUMPING DISCS BY TIMBERPLAY



PLAY TOWER COMBINATION BY TIMBERPLAY



PAIRS PANEL BY TIMBERPLAY



TIC-TAC TOE BY TIMBERPLAY



BEE HOTELS BY VESTRE



SMALL PLAY BOULDERS IN GRAVEL GARDENS



'STROKING' SCULPTURES BY TIMBERPLAY (IMAGE ILLUSTRATIVE)



HORSE AND CART BY TIMBERPLAY



STEPPING LOGS



STEPPING STONES CREATING PLAYFUL ROUTES/TRACKS

# 5.3 PLANTING STRATEGY

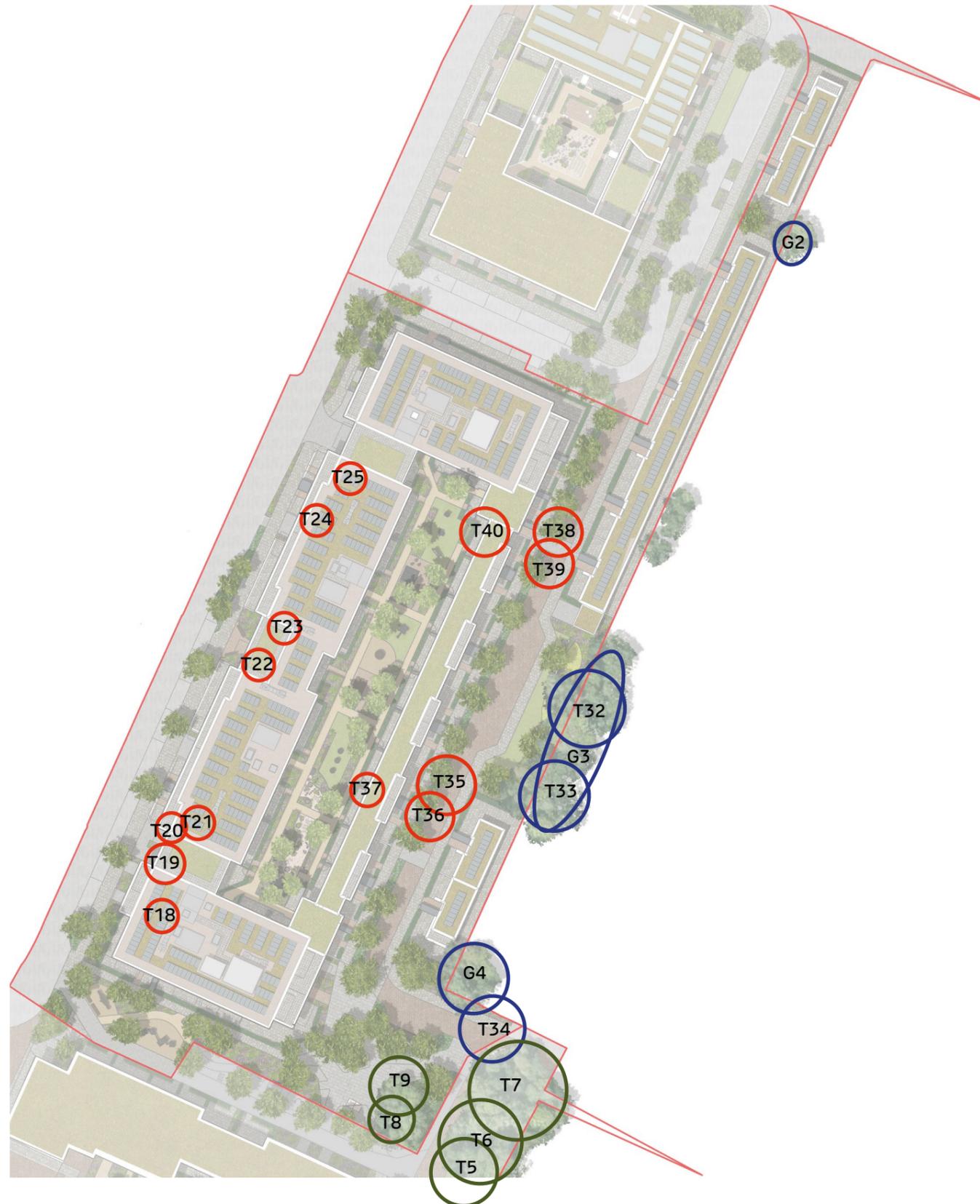
## 5.3.1 Retained & Removed Trees

Existing trees are retained where possible, with those retained utilised as key features within the landscape.

The loss of existing trees is countered by the large quantity of new trees proposed across the two phases as identified on the follow pages and within the planting proposals.

For further information on the existing trees and vegetation refer to the arboricultural report by Middlemarch submitted with the S73 application (ref. 76550/APP/2025/2864).

All trees that were identified for retention in the outline permission (as amended) are retained in the RMA proposals.



- KEY**
- Existing trees to be removed
  - Existing trees retained - on site
  - Existing trees retained - off site, overhanging
  - T11 Existing tree reference; as per Middlemarch Arboricultural Report

# PLANTING STRATEGY

## 5.3.2 Tree Planting Strategy

The tree planting strategy has been developed based on the following core principles:

- Provide greening to public realm
- Provide urban greening/canopy cover
- Demonstrate seasonal interest throughout year
- Be climate resilient (heat and flood resistant where required)
- Incorporate a wide range of species for improved biosecurity
- Include native cultivars where suitable
- Create interest through varied texture, shadow, and silhouettes
- Provide tree lined streets to Crown Close and Austin Road
- Provide variety in height and form through the use of clear stem and multi-stem specimens.
- Incorporate pollution tolerant and pollution absorbing species to streets where suitable.

The scheme has been developed with a strong focus on climate resilience and biosecurity. This involves planting a wide range of species, alongside ensuring the majority of species are suited to drought and flood conditions. The table on the following page provides an evidence based approach to tree selection based on climate resilience factors.

In total a total of 76 new trees are proposed on the scheme. 58 of these are at ground floor, with 18 proposed to the 1st floor courtyard.

For precise tree specifications and locations refer to drawings: HTC-LLA-ZZ-GND/01-GA-L01-1201 to 1208

An Urban Greening Factor calculation has also been undertaken, resulting in a score of 0.44. This can be found on drawing: HTC-LLA-ZZ-ZZ-GA-L01-1501.



- KEY**
- Trees in hard landscape
  - Specimen trees
  - Rain Garden Tree
  - Small/medium sized trees to public realm
  - Medium/large sized native tree to Austin Road
  - Multi-stem tree to 1st floor courtyard



M / 093

M / 102

M / 160

# PLANTING STRATEGY

## 5.3.3 Key Tree Species Examples



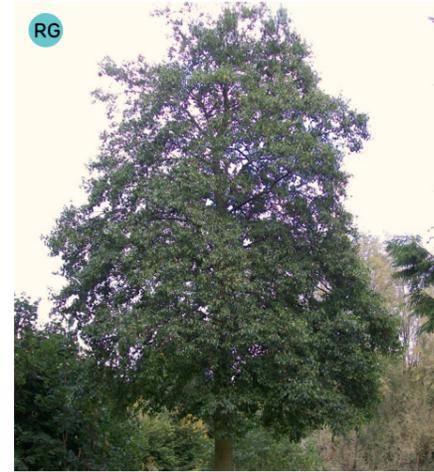
STREET TREES



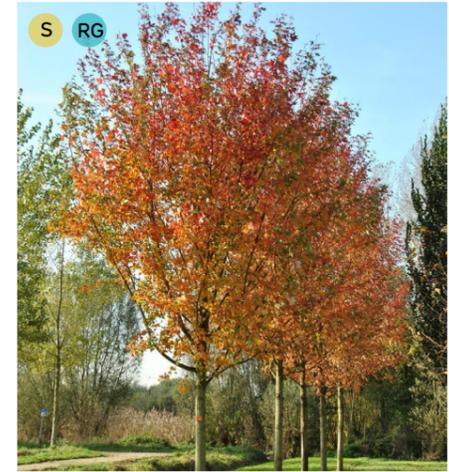
Ulmus 'New Horizon'



Alnus glutinosa 'Laciniata'



Alnus cordata



Acer x freemanii 'Autumn Blaze'

PUBLIC OPEN SPACE TREES



Gleditsia triacanthos 'Skyline'



Koelreutia paniculata

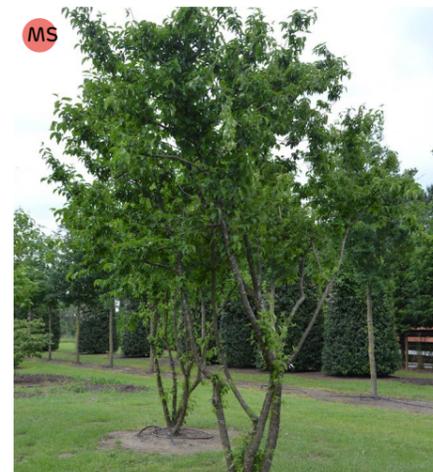


Liquidambar styraciflua 'Lane Roberts'



Carpinus betulus

PODIUM COURTYARD TREES



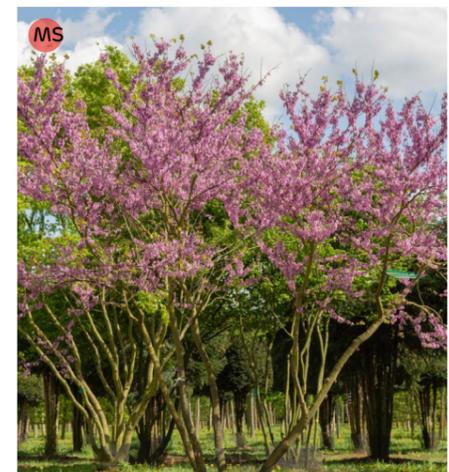
Cornus mas



Arbutus unedo



Amelanchier lamarckii



Cercis silaquastrum

M / 116    M / 102    M / 104

- Key
- H Hard Landscape Tree - suitable for planting with structural cells
  - N Native or Native Cultivar
  - RG Rain Gardens (suitable for)
  - S Specimen Tree
  - MS Multi-stem
  - EG Evergreen

# PLANTING STRATEGY

## 5.3.4 Climate Resilience

Table indicates an assessment of each tree proposed, identifying characteristics and aspects of climate resilience. Trees have been selected to provide a highly resilient scheme, whilst maintaining native and native cultivars wherever possible. A wide variety of species is proposed for biosecurity purposes.

Mature sizes taken from Barchams, RHS and Van den Berk data.

Drought, flood, wind and salt tolerance from 'The Tree Selection Guide' by H. Sjoman & A Anderson (in association with Royal Botanic Gardens, Kew).

| Species                                    | Characteristics                                                                                                                                                                                                                                                   | Mature Size           | Drought Tolerance | Flood Tolerance | Wind Tolerance | Salt Tolerance | Native Cultivar |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------|-----------------|----------------|----------------|-----------------|
| Acer campestre                             | <ul style="list-style-type: none"> <li>Pioneer species</li> <li>Seasonal interest (autumn foliage)</li> <li>Air pollution tolerant</li> </ul>                                                                                                                     | H: 7-12m<br>D: 4-8m   | High              | Medium          | High           | Low            | Y               |
| Acer campestre 'Lienco'                    | <ul style="list-style-type: none"> <li>Narrow, fastigate species</li> <li>Seasonal interest (autumn foliage)</li> <li>Air pollution tolerant</li> </ul>                                                                                                           | H: 7-12m<br>D: 3-5m   | High              | Medium          | High           | Low            | Y               |
| Acer x freemanii 'Autumn Blaze'            | <ul style="list-style-type: none"> <li>Large feature tree</li> <li>Seasonal interest (autumn foliage)</li> </ul>                                                                                                                                                  | H: 12-17m<br>D: 9-14m | Medium            | High            | Medium         | Medium         | N               |
| Alnus cordata                              | <ul style="list-style-type: none"> <li>Pioneer species</li> <li>Planted in rain gardens to suit wet soils</li> <li>Air</li> </ul>                                                                                                                                 | H: 12-17m<br>D: 8-12m | High              | Medium          | High           | High           | N               |
| Alnus glutinosa 'Laciniata'                | <ul style="list-style-type: none"> <li>Pioneer species</li> <li>Planted in rain gardens to suit wet soils</li> <li>Air &amp; ground pollution tolerant &amp; absorbent</li> <li>Finely cut deep green leaves (creates interesting shadows/silhouettes)</li> </ul> | H: 17-22m<br>D: 7-10m | Low               | Medium          | High           | Medium         | Y               |
| Alnus incana                               | <ul style="list-style-type: none"> <li>Pioneer species</li> <li>Planted in rain gardens to suit wet soils</li> <li>Air &amp; ground pollution tolerant &amp; absorbent</li> <li>Narrow for than Alnus 'Laciniata' for slightly narrow spaces</li> </ul>           | H: 17-22m<br>D: 4-8m  | Medium            | High            | High           | High           | N               |
| Amelanchier lamarckii                      | <ul style="list-style-type: none"> <li>Year round seasonal interest (blossom, berries, autumnal foliage)</li> <li>Multi-stem - provides low level/understorey greening</li> </ul>                                                                                 | H: 3-5m<br>D: 3-4m    | Medium            | Low             | High           | Low            | N               |
| Arbutus unedo                              | <ul style="list-style-type: none"> <li>Evergreen</li> <li>Part of wind mitigation strategy (to ground floor)</li> <li>Seasonal interest</li> </ul>                                                                                                                | H: 3-7m<br>D: 4-6m    | No data           | No data         | No data        | No data        | N               |
| Carpinus betulus                           | <ul style="list-style-type: none"> <li>Large native tree</li> </ul>                                                                                                                                                                                               | H: 20+<br>D: 8-12m    | Medium            | Low             | High           | Medium         | Y               |
| Cercis silaquastrum (1st floor Courtyards) | <ul style="list-style-type: none"> <li>Small specimen</li> <li>Season interest (flowering &amp; foliage colour)</li> </ul>                                                                                                                                        | H: 3-7m<br>D: 4-6m    | High              | Low             | Medium         | Medium         | N               |
| Cornus mas (1st floor Courtyards)          | <ul style="list-style-type: none"> <li>Multistem</li> <li>Seasonal interest (flowers, autumn colour)</li> </ul>                                                                                                                                                   | H: 5-6m<br>D: 5-6m    | High              | Low             | High           | High           | N               |
| Gleditsia triacanthos 'Skyline'            | <ul style="list-style-type: none"> <li>Thrives in urban environments</li> <li>Pollution tolerant (air)</li> <li>Salt tolerant</li> </ul>                                                                                                                          | H: 12-17m<br>D: 7-11m | High              | Medium          | High           | High           | N               |
| Koelreutia paniculata                      | <ul style="list-style-type: none"> <li>Feature tree</li> <li>Harder, highly climate resilient species</li> <li>Seasonal interest (flowering &amp; autumnal foliage)</li> <li>Pollution tolerant</li> </ul>                                                        | H: 10-15m<br>D: 5-9m  | Medium            | Low             | Medium         | Medium         | N               |
| Liquidambar styraciflua 'Lane Roberts'     | <ul style="list-style-type: none"> <li>Feature tree</li> <li>Seasonal interest (autumn colour)</li> </ul>                                                                                                                                                         | H: 7-12m<br>D: 6-9m   | Medium            | Medium          | High           | High           | N               |
| Prunus padus                               | <ul style="list-style-type: none"> <li>Small to medium sized native tree</li> <li>Tolerant of urban environment</li> </ul>                                                                                                                                        | H: 7-12m<br>D: 4-8m   | Medium            | High            | High           | Low            | Y               |
| Ulmus 'New Horizon'                        | <ul style="list-style-type: none"> <li>Suitable for urban environments</li> <li>Provides strong structural form</li> </ul>                                                                                                                                        | H: 8-12m<br>D: 4-8m   | High              | Low             | High           | High           | N               |

# PLANTING STRATEGY

## 5.3.5 General Planting Strategy

The planting proposals intend to provide a dynamic, vegetated environment for site users, working with the architectural form and public realm design. Planting is designed to demonstrate seasonal interest, create movement, include plants for pollinators, and provide a dense, green, planting palette. Hedges and evergreen shrubs provide year round interest and a backbone to the proposals, whilst herbaceous perennials provide moments of seasonal colour and interest.

For full planting proposals and species-lists to palettes refer to drawings:

HTC-LLA-ZZ-GND/01-GA-L01-1201 to 1208.



- KEY**
- Palette 1; Feature Entrance
  - Palette 2; Rain Garden - Streets
  - Palette 3; Rain Garden - Community Square
  - Palette 4; Public Realm (non-rain garden)
  - Palette 5; Linear Park
  - Palette 6; Building Edge (ground floor)
  - Palette 7; Shrub Borders
  - Palette 11; Central Feature Beds (1st Floor)
  - Palette 12; Building Edge (1st Floor)
  - Palette 13; Ground Level Play (1st Floor)
  - Palette 15; Gravel Gardens (1st Floor)
  - Hedging
  - Lawn
  - Species-rich Meadow

# PLANTING STRATEGY

## 5.3.6 Green & Brown Roofs

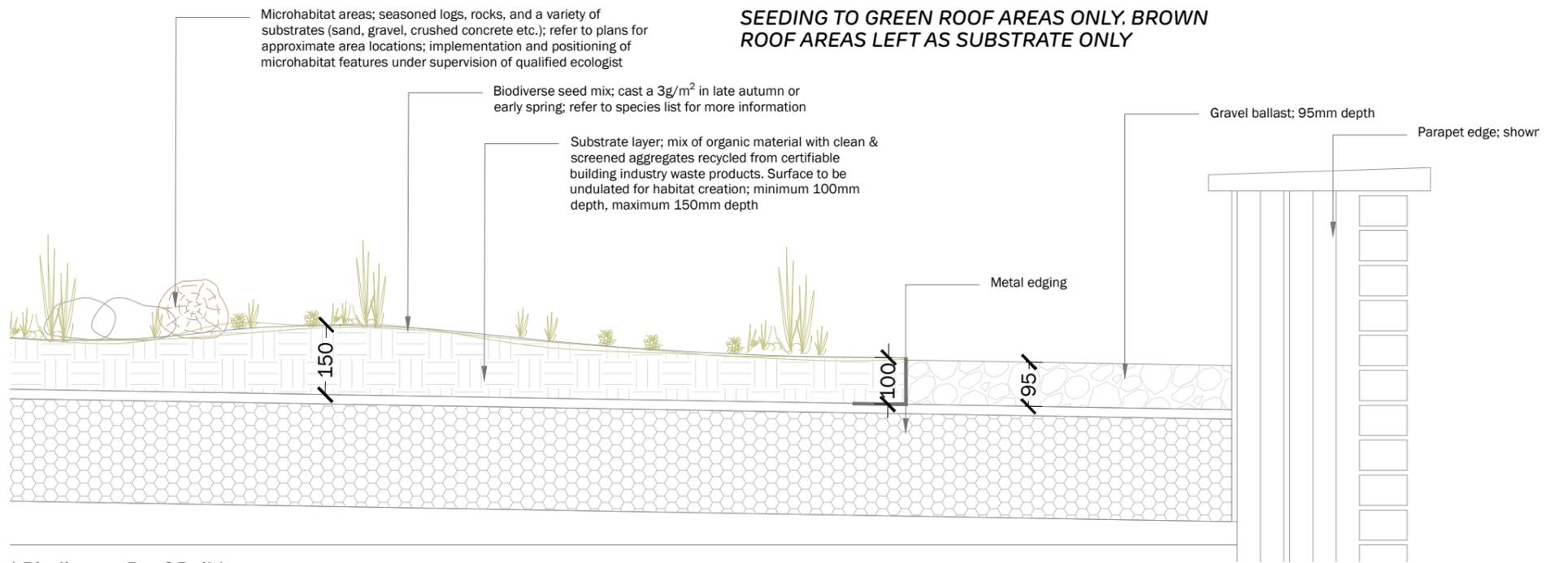
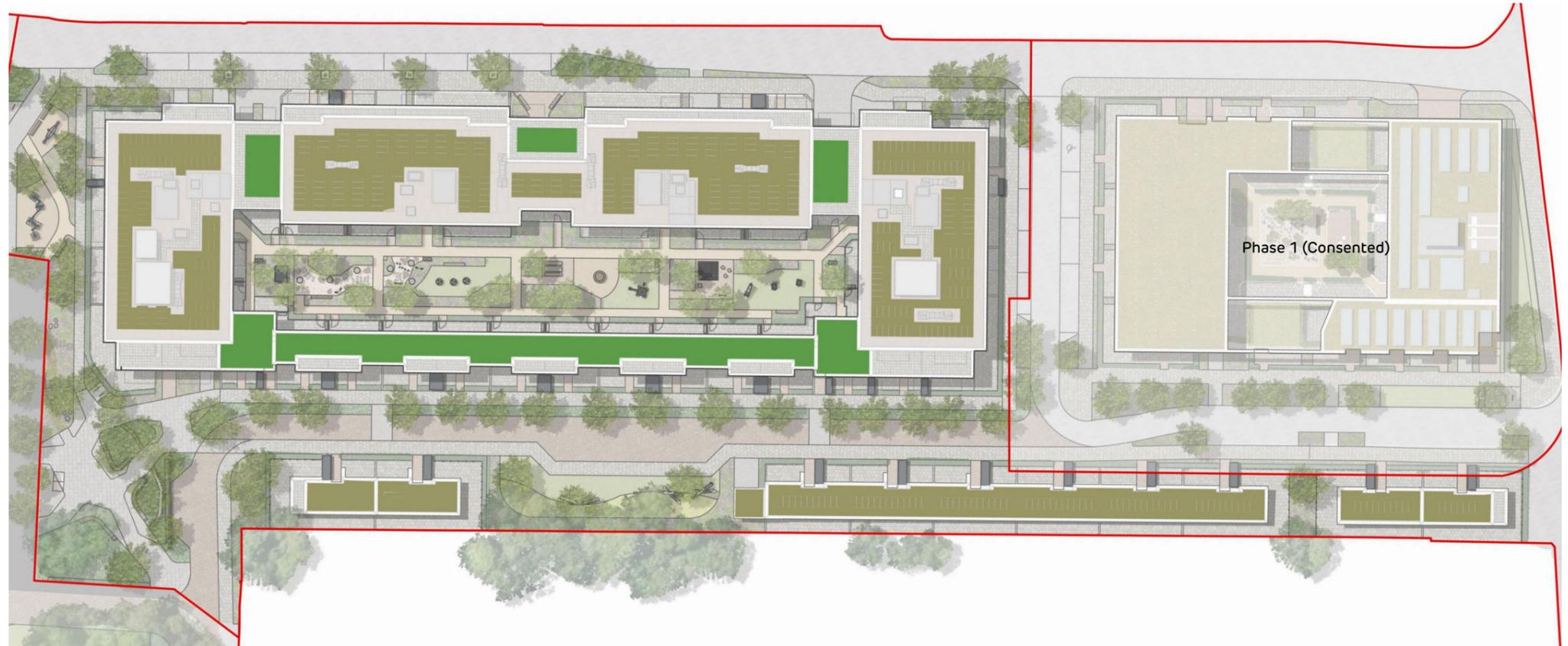
The building roofs include a large coverage of both green and brown/biodiverse roofs.

Biodiverse/brown roofs cover the majority of the higher roof levels. These are designed as a suitable substrate and allowed to self-colonise. These areas are continued beneath the PV panels. The plans indicate these areas indicatively, additional paths and perimeters will need to be included between access, plant and maintenance areas.

Substrate depths are to be between 80-150mm, allowing for undulations for increase habitat creation. Beneath PV panels substrate is to be level.

Areas of additional habitat creation are to be located to green roof areas and larger areas of brown roofs, this can include items such as gravel, crushed concrete, fixed log piles, rope coils etc. to a qualified ecologists recommendations.

Green roof seeded with species-rich wildflower seed mix. Seed mix to be specialised to urban situations, containing plants that are able to absorb pollution and CO2 and include Plants for Pollinators.



Typical Biodiverse Roof Buildup

- M / 106
- M / 108
- M / 014

**KEY**

- Brown roofs; substrate only, no seeding/ planting
- Green roofs; substrate with wildflower seeding

# 5.4 LANDSCAPE MATERIAL STRATEGY

## 5.4.1 Surfacing Strategy

The surfacing strategy is designed to provide a coordinated and unified proposal with the architectural treatment and the existing Phase 1 development.

The proposals are based off the following key criteria:

- Continuity with Phase 1 materiality
- Complement architectural treatment; particularly brick colour
- Signify areas of pedestrian priority and use through changes in materials, particular to the Community Square and Linear Park
- Provide a subtle approach that emphasises existing and proposed trees, alongside the extensive areas of soft landscape.
- Provide a functional and durable landscape with longevity and minimal maintenance.

### KEY

- Macadam roads
- Block paving; burnt ochre; herringbone
- Flag paving to pavements
- Vehicle & Service entrance/road crossings; grey block paving; stretcher bond
- Resin bound paths to communal gardens; buff; as per Phase 1
- Cycle path; grey block paving; stretcher bond
- Wetpour surfacing; buff/eggshell colour
- Private entrances; block paving; burnt ochre; stretcher bond
- Private patios/terraces; flag paving; stretcher bond; as per Phase 1
- Community Square; feature flag paving; grey; stretcher bond
- Community Square; feature setts; grey; stack bond



M / 081

M / 080

M / 091

M / 095

# LANDSCAPE MATERIAL STRATEGY

## 5.4.2 Boundary Treatment Strategy



The diagram illustrates the proposed boundary treatments for the site. This follows the precedent from Phase 1, and is based on the following key points:

- Private terraces follow the Phase 1 design, coordinating with it and the architectural metalwork
- Bin stores utilised as part of boundary treatments
- Taller railings where required to Phase 2; located to provide additional security to rear gardens



**KEY**

- 1.8m metal railings to Phase 2 gardens containing rear gardens
- 1.2m Metal railings to private terraces/front gardens; to match Phase 1
- Low walls between units
- Fence in front of existing boundary wall
- Timber batten fences as privacy panels to communal terraces
- G Gate locations; to match railings
- External private bin stores; as front terrace division

M / 087

M / 070

M / 075

# LANDSCAPE MATERIAL STRATEGY

## 5.4.3 External Furniture Strategy

External furniture is situated throughout the development, providing various places to sit within different site conditions.

To the ground floor, seating areas are primarily located within the Community Square and the Linear Park to the centre of the development. Along Austin Road seating is also provided within the small pocket park.

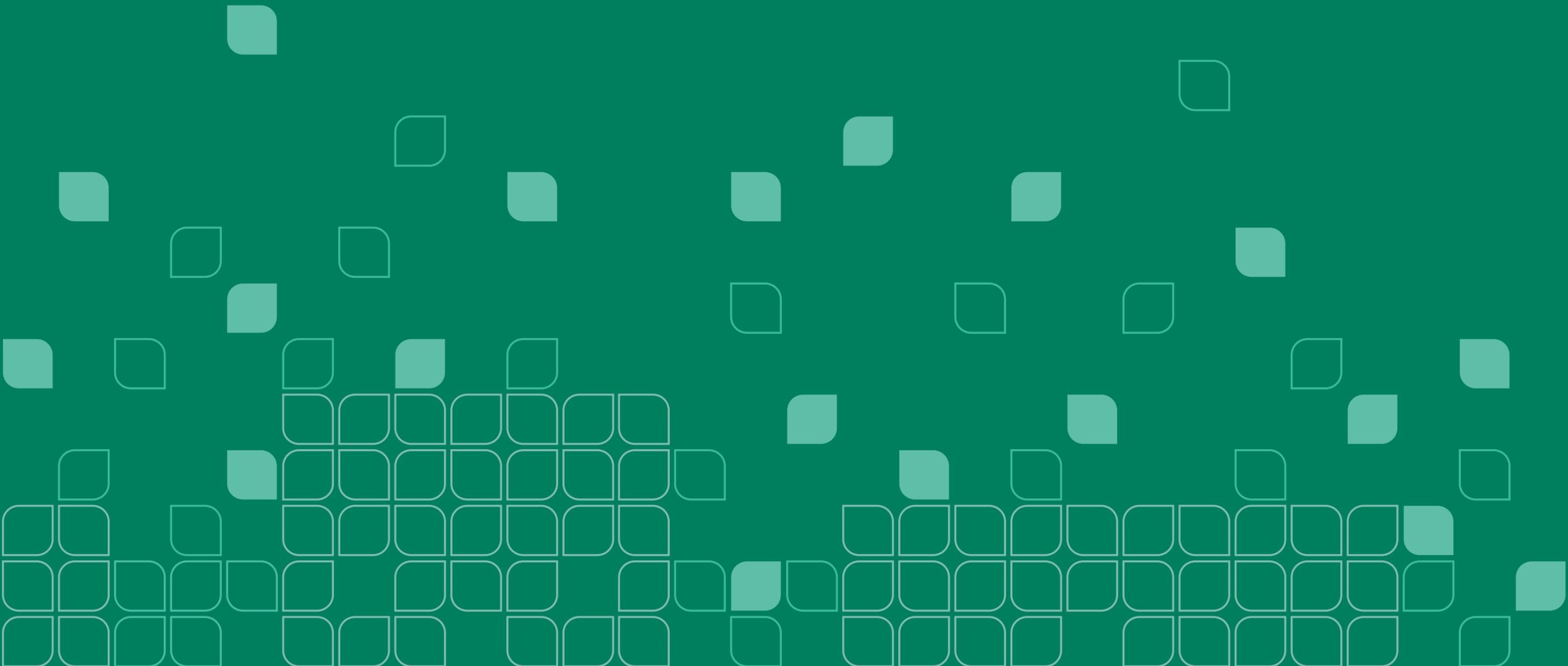
To the first floor courtyard seating is located throughout the space in various forms, including benches, individual seats and picnic units.



### KEY

-  Proposed seating
-  Proposed litter bins
-  Proposed cycle stands
-  Proposed removable bollards

M / 080      M / 098      M / 099      M / 100



# 6. ARCHITECTURAL EXPRESSION