

5. LANDSCAPE

5.1 LANDSCAPE STRATEGY

5.1.1 Landscape Masterplan

The Landscape Masterplan follows the principles and layouts set out within the outline scheme. This incorporates the following key areas:

- Street frontage to Avondale Drive and Abbotswood Way; these incorporate tree planting, hedges and private amenity spaces
- Pocket green space connecting Avondale Drive and Abbotswood Way; this area provides play on the way features, set amongst the existing trees. Additional tree and shrub planting is proposed to the roadside.
- Hitherbroom Link; this area of public realm sits between Phases 1B and 2. It includes areas of incidental play, a feature existing Wild Cherry tree, rain gardens and areas of seating.
- Phase 1B Northern Boundary; includes the boundary to the Hitherbroom Park, with enhanced tree planting and a replacement boundary treatment
- Communal gardens; set on the first floor, these include doorstep play features, planting, seating and a varied space for residents to utilise.

BIODIVERSITY STRATEGY

The landscape design has been prepared to provide biodiversity enhancements in accordance with the PEA and ecological consultant recommendations. These include the following principles:

- Tree Planting; extensive tree planting including a variety of species. This includes native species, native cultivars, flowering and fruiting species and cultivars.
- Raised beds; within first floor courtyards all planting is within raised beds. These contains a wide variety of species, including species on the RHS Plants for Pollinators List.
- Insect Hotels; to each first floor courtyard insect hotels are provided and integrate into the landscape. These are designed to provide both ecological and social benefit.
- Nectar rich planting; throughout the scheme large quantities of flowering trees and shrubs alongside herbaceous planting is proposed. A large quantity of planting is from the RHS Plants for Pollinators list.
- Bird boxes; these will be provided as per the ecological recommendations and the outline consent within the detailed design
- External Lighting; the lighting design will ensure the ecological recommendations are followed, with bat sensitive lighting provided to recommended areas.
- Green and Brown roofs; provided to the tops of blocks, green roofs utilise a species rich seed mix, whilst brown roofs are designed for natural colonisation.

The design complies with the open space and public realm designations set out by Parameter Plan 4 of the Outline Planning Permission (as amended).



PARAMETER PLAN 4 - OPEN SPACE AND PUBLIC REALM



LANDSCAPE STRATEGY

5.1.2 Play Strategy

ACCESS TO EXISTING OPEN SPACE

The outline play strategy plans for play space for 12+ year olds to be met offsite within existing facilities, as these are only 400-800m from the site (as per the Play and Informal Recreation SPG). Play on site is therefore focused on children aged 0 to 11 years.

ON-SITE PROPOSALS

The current proposals are under the GLA policy area requirements, however this follows the outline scheme with no reduction in total area.

The proposals follow the outline strategy of providing doorstep play within the communal spaces, and play on the way features to the public realm to create a child friendly environment for residents and site users.

As per the outline application, the intention is to account for the shortfall in play space area through a financial contribution within the S106 agreement.



Children Yield & Target Play Space (ages 0-17) - Phases 1B & 2 only

Age Group	No. of Children	Target Play Space (m2)
Ages 0-4	70.3	703
Ages 5-11	54.6	546
Ages 12-15	26	260
Ages 16-17	13.7	137
Total	164.6	1646

Play Area Calculation

Area	Play Provision Area (m2)
Phase 1B & 2 - First Floor Communal Gardens	946
Avondale Drive Frontage - Play on the Way	137
Hitherbroom Link	187
Total on-site provision	1270
Target play provision	1646

KEY

- New/improve public amenity space
- Communal residential amenity space
- Equipped play (0-12 year olds)
- Doorstep Play & Play-on-the-way

A / 173

A / 174

A / 175

A / 176

A / 177

M / 171

M / 172

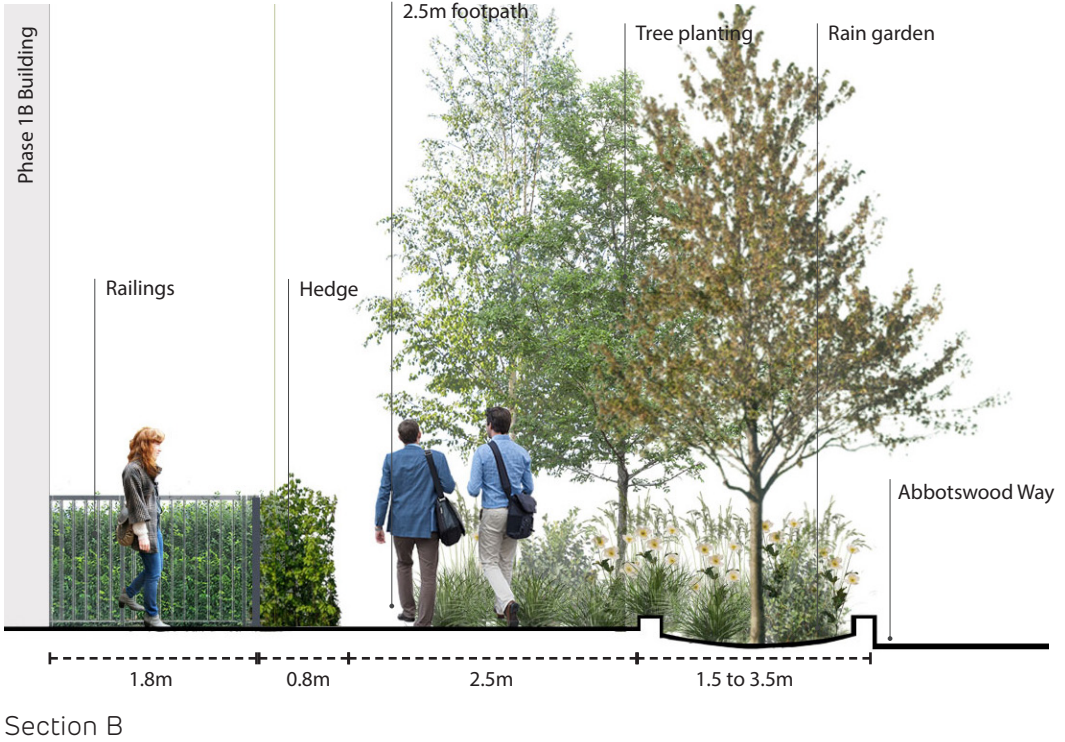
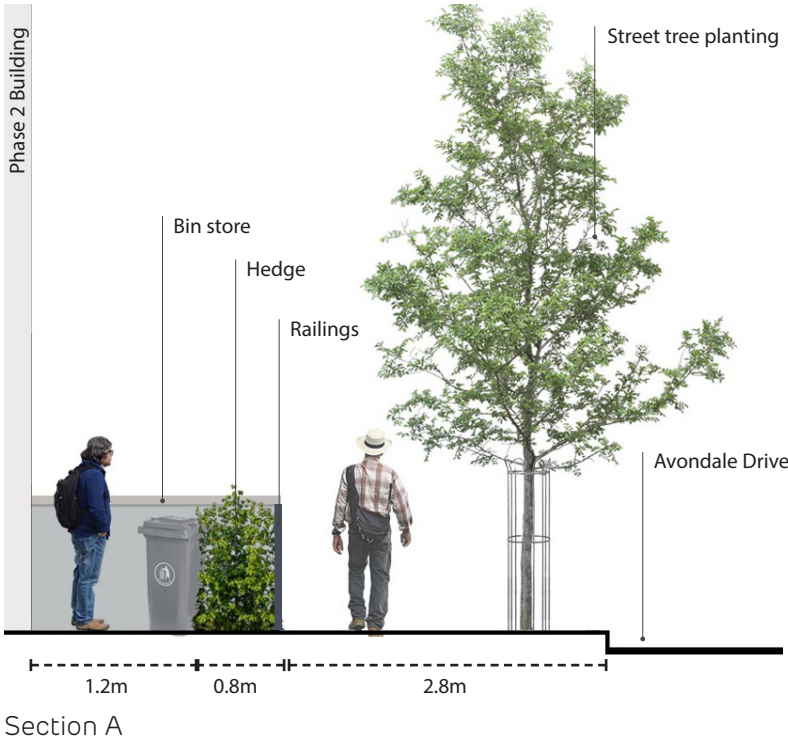
5.2 PUBLIC REALM DESIGN

5.2.1 Street Frontages

The landscape proposals for the frontages to Avondale Drive and Abbotswood Way aim to increase greening through trees and structural planting. The proposals provide additional tree planting to the frontage, with private amenity spaces and entrances delineated through railings and structural evergreen hedging.

To the south-east of the site, where Avondale Drive meets Abbotswood Way, an area of increased planting is provided amongst the existing retained trees. This includes additional tree planting alongside play on the way features.

To Abbotswood Way, rain gardens are proposed with tree planting and a suitable planting mix for both seasonally wet and drought conditions.



- A / 129
- M / 122
- M / 126
- M / 130
- M / 137
- M / 140

PUBLIC REALM DESIGN

5.2.2 Hitherbroom Link

The Hitherbroom Park provides an area of public realm at the heart of the development, providing a link through to Hitherbroom Park.

The proposals include three key character areas across a unified public realm, the intent being to provide a gradual transition and softening as users approach the park itself. At the centre of the proposals is the now retained Wild Cherry. This provides a strong focal point and instant greening to the space, beneath this is an area of feature paving and seating.

To the Avondale Drive frontage, the design is more open, with visual and pedestrian permeability provided through various walking routes. Incidental play equipment is proposed to create a child friendly environment, whilst rain gardens provide SUDS benefits.

To the north, another large rain garden is proposed with play on the way features leading up to the Hitherbroom Park connection. The main path includes seating opportunities amongst the existing and proposed trees.

Ample seating is provided across the public realm area, allowing various opportunities for rest and socialising in both full sun and areas of shade.

The public realm is flanked by private amenity spaces, these include structural evergreen hedging for defensible space, however they also provide passive surveillance over the public realm area.



- A / 128

M / 122
- A / 129

M / 123
- A / 173

M / 127
- A / 174

M / 139
- A / 175

M / 171
- A / 176

M / 172
- A / 177



JUMPING DISCS BY TIMBERPLAY



SMALL WHEELCHAIR CAROUSEL BY TIMBERPLAY



TIMBER WALKWAY OVER RAIN GARDEN AS PLAY ON THE WAY



EXISTING WILD CHERRY AS FOCAL POINT



ELEMENTS BENCH BY FURNITUBES; TO MATCH PHASE 1

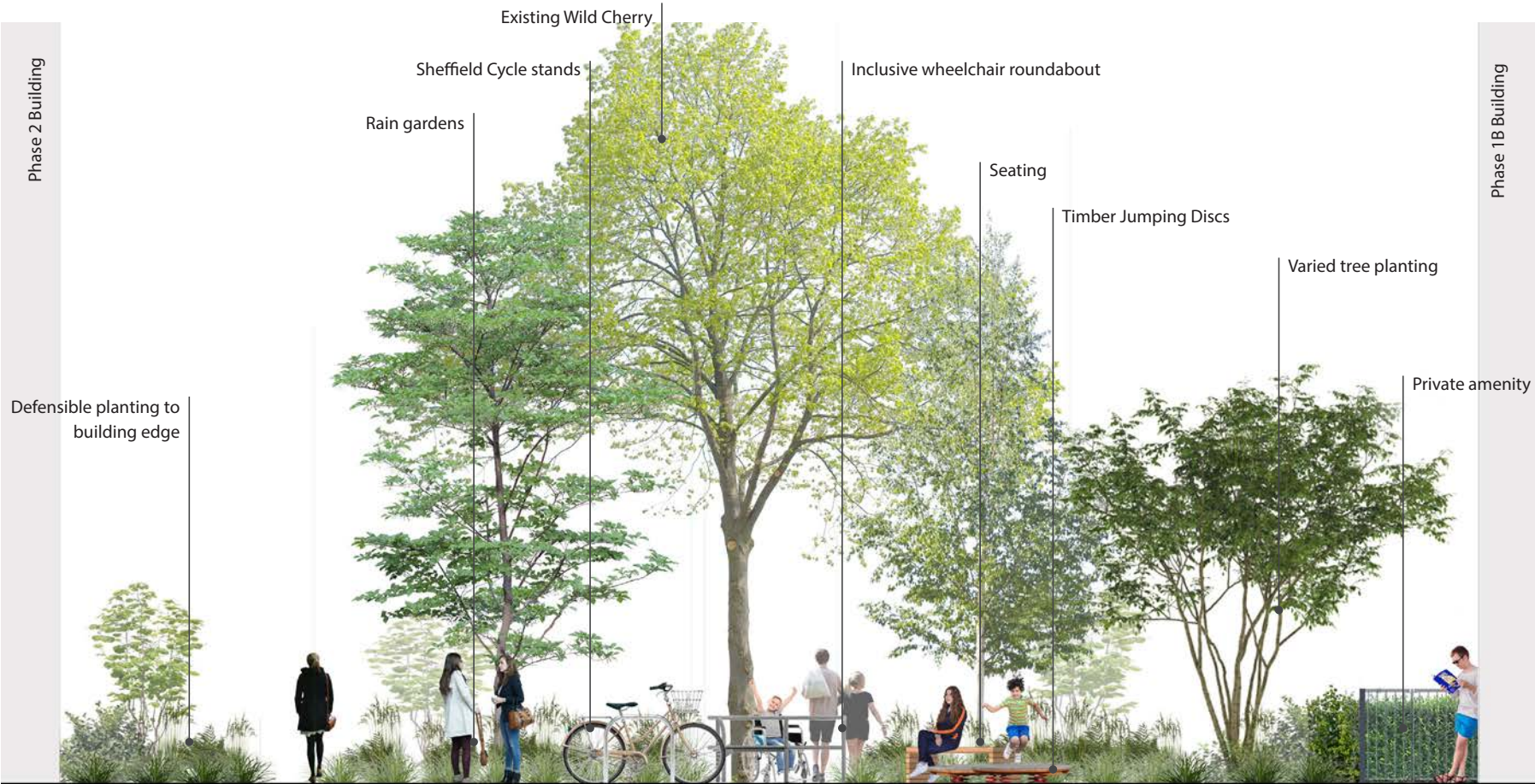


SHEFFIELD CYCLE STANDS; STAINLESS STEEL

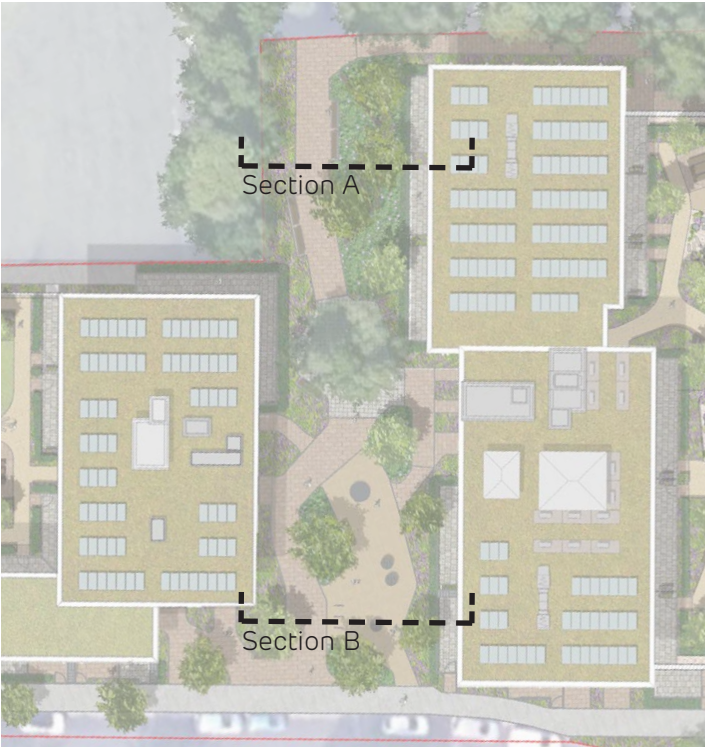


MIXED CUBE SEAT BY WOODSCAPE

PUBLIC REALM DESIGN
Hitherbroom Link



SECTION A



SECTION B

PUBLIC REALM DESIGN

5.2.3 Communal Gardens - Phase 2

The Phase 2 communal gardens occupy two spaces at first floor level. These are intended for recreational use by residents and as doorstep play areas for under 5's.

The designs aim to provide a playful environment, with fixed equipment combining into routes around the spaces. A perimeter path wraps around both courtyards, with tree planting, grass, benches and gravel gardens to the centre.

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 within each 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.



ELEMENTS PICNIC SET BY FURNITUBES; FRAME ENDS



TIC-TAC TOE BY TIMBERPLAY

ELEMENTS PICNIC SET BY FURNITUBES; FRAME ENDS



BEE HOTELS BY VESTRE



SMALL PLAY BOULDERS IN GRAVEL GARDENS



'STROKING' SCULPTURES BY TIMBERPLAY (IMAGE ILLUSTRATIVE)



RIKO RAILWAY BY TIMBERPLAY



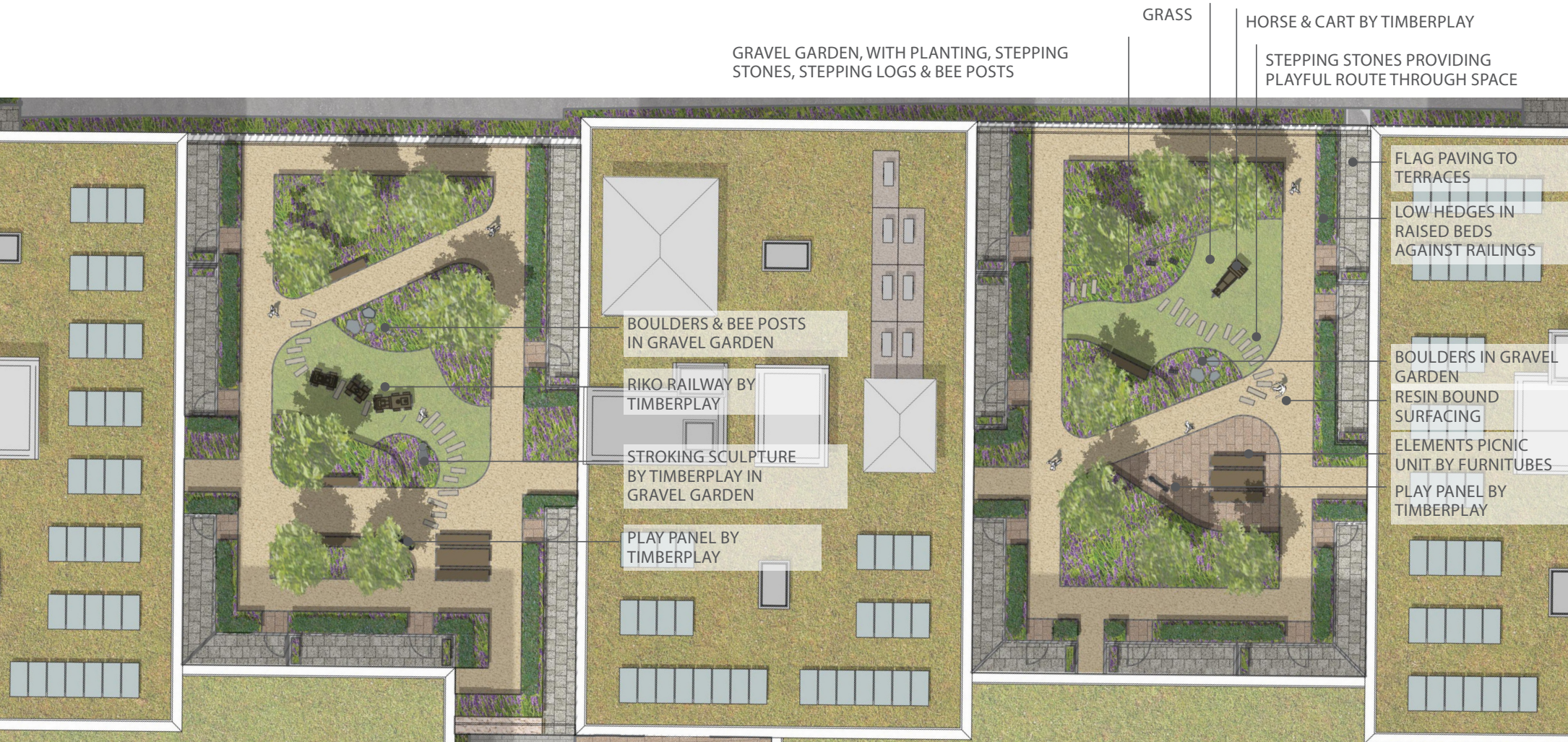
HORSE AND CART BY TIMBERPLAY



STEPPING LOGS



STEPPING STONES CREATING PLAYFUL ROUTES/TRACKS



- A / 162
- A / 163
- A / 164
- A / 165
- A / 166
- A / 167
- A / 168
- A / 170
- A / 175
- M / 157
- M / 158
- M / 159
- M / 160
- M / 161
- M / 171
- M / 172

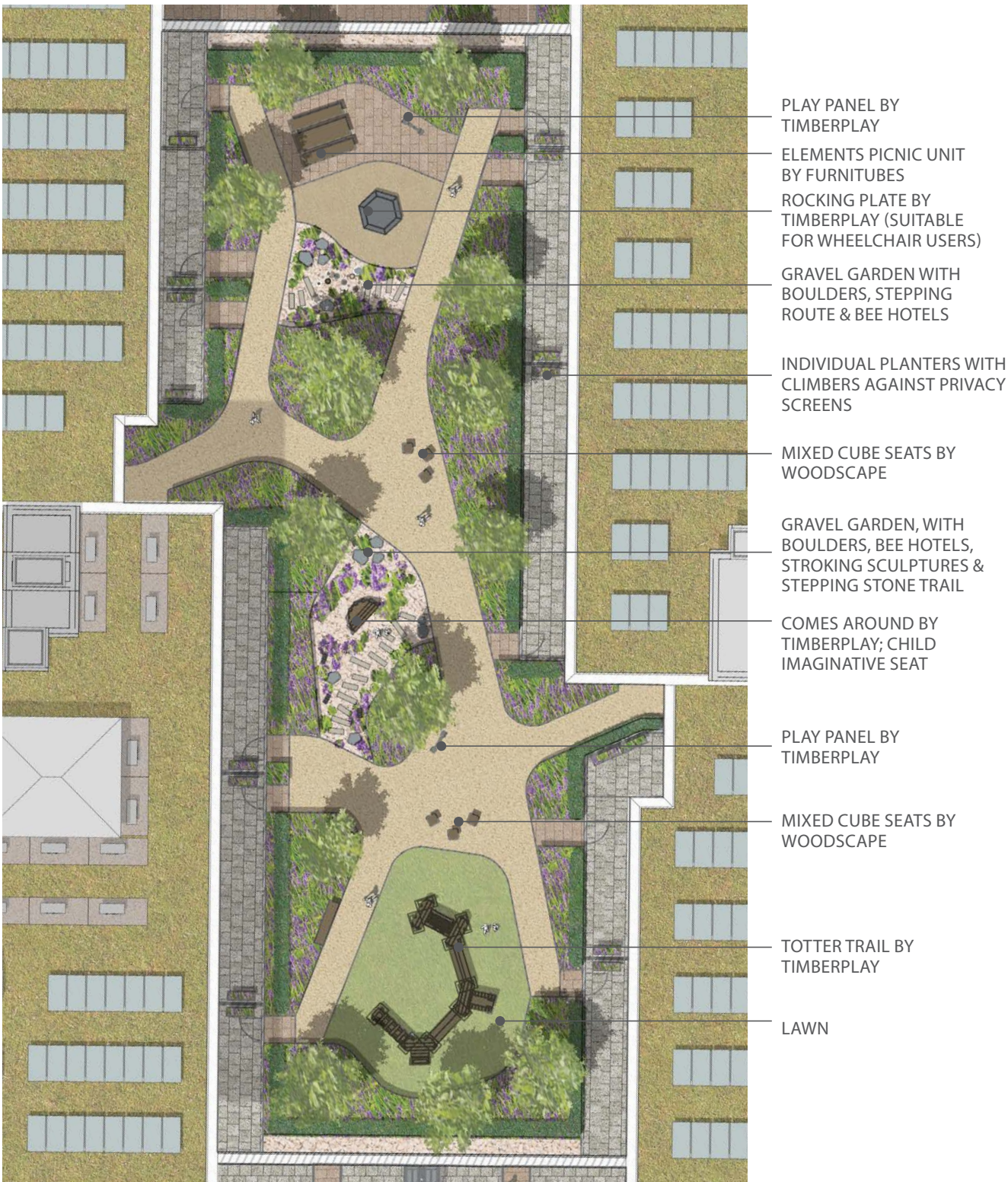
PUBLIC REALM DESIGN

5.2.4 Communal Garden - Phase 1B

The Phase 1B communal garden follows similar principles to Phase 2, however includes a wider area. This allows for large equipment for toddlers, alongside inclusive equipment.

The design links the spaces together with primary routes, these then connect into the private amenity spaces which have access directly onto the communal garden.

Planting is within raised beds, with large beds where tree planting is included.



- A / 162

A / 163

A / 164

A / 165

A / 166

A / 167

A / 168

A / 170

A / 175
- M / 157

M / 158

M / 159

M / 160

M / 161

M / 171

M / 172



TOTTER TRAIL BY TIMBERPLAY



ROCKING PLATE BY TIMBERPLAY (SUITABLE FOR WHEELCHAIR USERS)



MIXED CUBE SEAT BY WOODSCAPE



STEPPING LOGS



BEE HOTELS BY VESTRE



CANTILEVER BENCH ON METAL PLANTERS



COMES AROUND BY TIMBERPLAY



SMALL PLAY BOULDERS IN GRAVEL GARDENS

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 Impact Assessment produced by Middlemarch in November 2025, submitted as part of the pending S73 application.



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 Avondale Drive and Abbotswood Way
- 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 64 new trees are proposed on the scheme. 36 of these are at ground floor, with 28 proposed to the 1st floor courtyard.

For precise tree specifications and locations refer to drawings: AVD-LLA-ZZ-GND/01-GA-L01-1201 to 1207

KEY

Trees in hard landscape

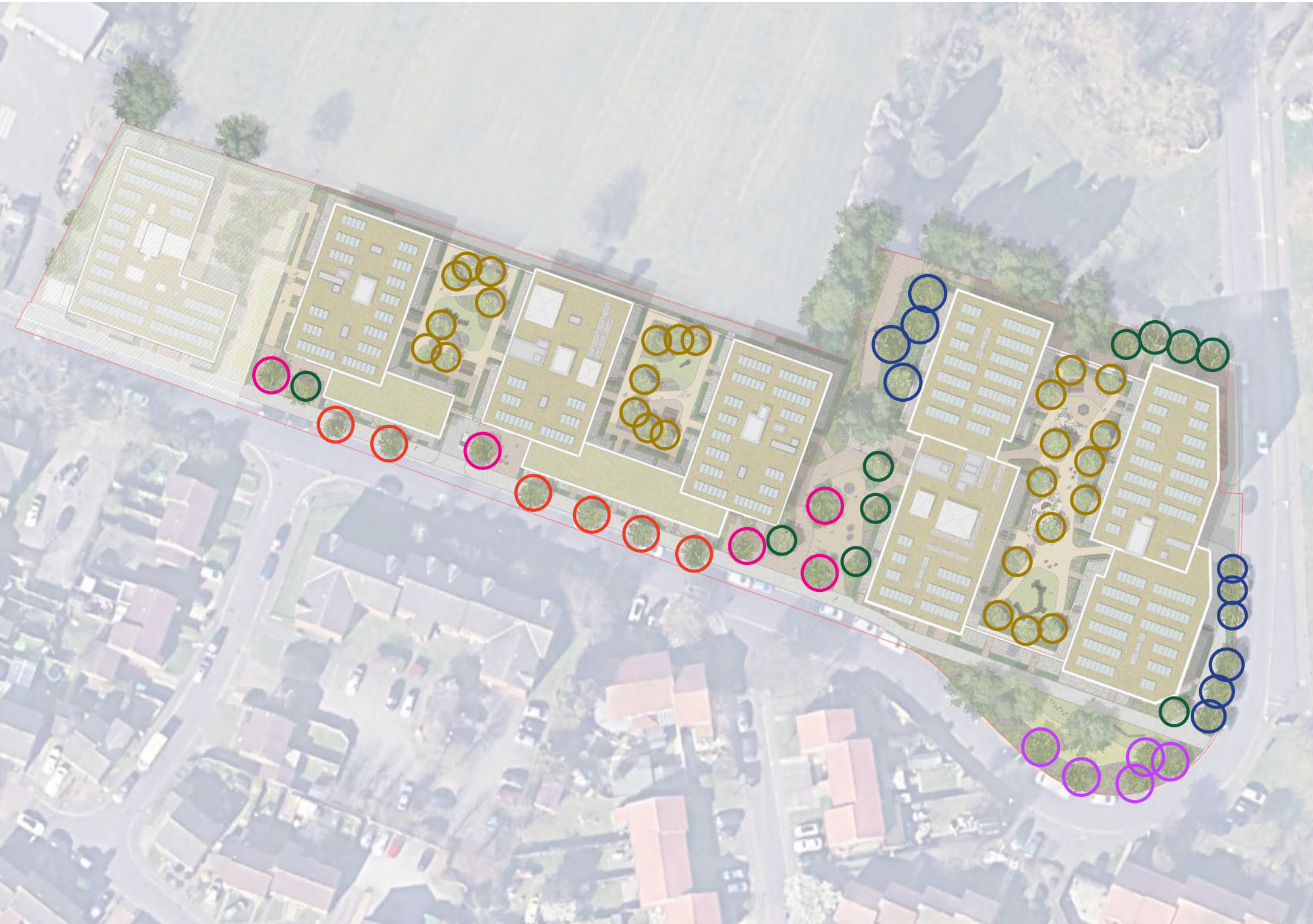
Specimen trees

Rain Garden Tree

Small/medium sized trees to public realm

Medium/large sized native tree to Avondale Drive/Abbotswood Way open space

Multi-stem tree to 1st floor courtyards



A / 166	A / 168	A / 190	A / 191	A / 198	A / 199	A / 200	A / 202	A / 203	A / 224
M / 194	M / 195	M / 196	M / 214						

PLANTING STRATEGY

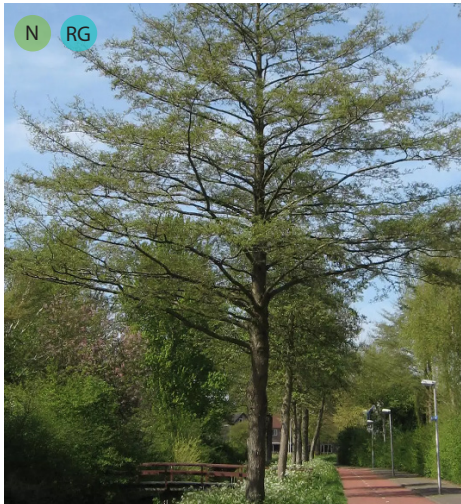
5.3.3 Key Tree Species



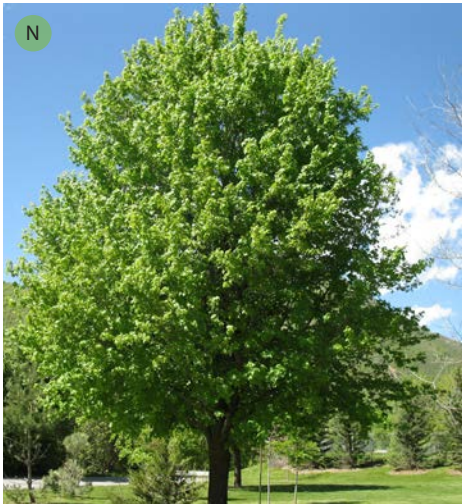
STREET TREES



Ulmus 'New Horizon'



Alnus glutinosa 'Laciniata'



Acer campestre



Carpinus betulus

HITHERBROOM LINK TREES



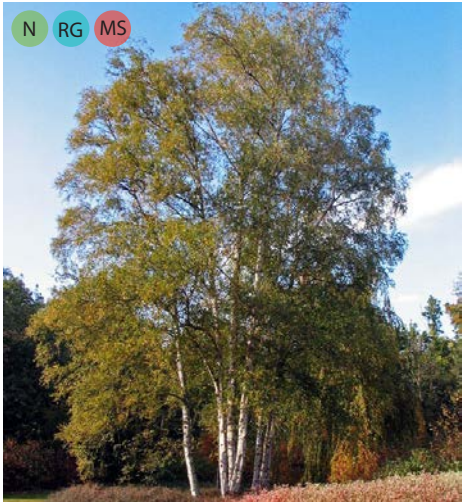
Gleditsia triacanthos 'Skyline'



Koelreutia paniculata



Ginkgo biloba



Betula pendula

PODIUM COURTYARD TREES



Cornus mas



Magnolia grandiflora 'Ferruginea'



Amelanchier lamarckii



Cercis silaquastrum

- 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 (as part of wind mitigation strategy)

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">Pioneer speciesSeasonal interest (autumn foliage)Air pollution tolerant	H: 7-12m D: 4-8m	High	Medium	High	Low	Y
Acer campestre 'Lienco'	<ul style="list-style-type: none">Narrow, fastigate speciesSeasonal interest (autumn foliage)Air pollution tolerant	H: 7-12m D: 3-5m	High	Medium	High	Low	Y
Acer platanoides 'Crimson Sentry'	<ul style="list-style-type: none">Columnar tree (used closer to building)Season interest (autumn foliage)	H: 3-8m D: 3-5m	Low	Medium	High	High	N
Acer x freemanii 'Autumn Blaze'	<ul style="list-style-type: none">Large feature treeSeasonal interest (autumn foliage)	H: 12-17m D: 9-14m	Medium	High	Medium	Medium	N
Alnus glutinosa 'Laciniata'	<ul style="list-style-type: none">Pioneer speciesPlanted in rain gardens to suit wet soilsAir & ground pollution tolerant & absorbentFinely cut deep green leaves (creates interesting shadows/silhouettes)	H: 17-22m D: 7-10m	Low	Medium	High	Medium	Y
Alnus incana	<ul style="list-style-type: none">Pioneer speciesPlanted in rain gardens to suit wet soilsAir & ground pollution tolerant & absorbentNarrow for than Alnus 'Lacinata' for slightly narrow spaces	H: 17-22m D: 4-8m	Medium	High	High	High	N
Amelanchier lamarckii	<ul style="list-style-type: none">Year round seasonal interest (blossom, berries, autumnal foliage)Multi-stem - provides low level/understorey greening	H: 3-5m D: 3-4m	Medium	Low	High	Low	N
Betula pendula	<ul style="list-style-type: none">Pioneer speciesWinter interest (bark)Multi-stem	H: 12-17m D: 8-10m	Low	Medium	High	Medium	Y
Carpinus betulus	<ul style="list-style-type: none">Large native tree	H: 20+ D: 8-12m	Medium	Low	High	Medium	Y
Cercis silaquastrum (1st floor Courtyards)	<ul style="list-style-type: none">Small specimenSeason interest (flowering & foliage colour)	H: 3-7m D: 4-6m	High	Low	Medium	Medium	N
Cornus mas (1st floor Courtyards)	<ul style="list-style-type: none">MultistemSeasonal interest (flowers, autumn colour)	H: 5-6m D: 5-6m	High	Low	High	High	N
Corylus colurna	<ul style="list-style-type: none">Thrives in urban environmentsCan tolerate maintenance for crown lifting (used to Hitherbroom Park boundary), allows for surveillance & openness to be maintained	H: 20+m D: 8-12m	High	Low	High	High	N
Ginkgo biloba	<ul style="list-style-type: none">Thrives in urban environmentsPollution tolerant (air & soil)	H: 20+m D: 4-8m	High	Low	High	High	N
Gleditsia triacanthos 'Skyline'	<ul style="list-style-type: none">Thrives in urban environmentsPollution tolerant (air)Salt tolerant	H: 12-17m D: 7-11m	High	Medium	High	High	N
Koelreutia paniculata	<ul style="list-style-type: none">Feature treeHarder, highly climate resilient speciesSeasonal interest (flowering & autumnal foliage)Pollution tolerant	H: 10-15m D: 5-9m	Medium	Low	Medium	Medium	N
Magnolia grandiflora 'Ferruginea' (1st Floor Courtyards)	<ul style="list-style-type: none">Evergreen (used as part of wind mitigation)Season interest (flowering)Multi-stem	H: 4-8m D: 4-8m	Low	Low	Medium	Low	N
Ulmus 'New Horizon'	<ul style="list-style-type: none">Suitable for urban environmentsProvides strong structural form	H: 8-12m 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:

AVD-LLA-ZZ-GND/01-GA-L01-1201 to 1207.

KEY

- Palette 1; Street Frontage
- Palette 2; Rain Garden - Site Periphery
- Palette 3; Rain Garden - Internal
- Palette 4; Northern Boundary Planting
- Palette 5; South-Eastern Road Edge
- Palette 6; East/West Facing Ornamental
- Palette 11; 1st Floor - Central Feature Beds
- Palette 12; 1st Floor - Building Edge
- Hedging
- Climbers to Phase 2 Northern Boundary
- Lawn
- Species-rich Meadow



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