PLANTING STRATEGY

5.3.6 Green & Brown Roofs

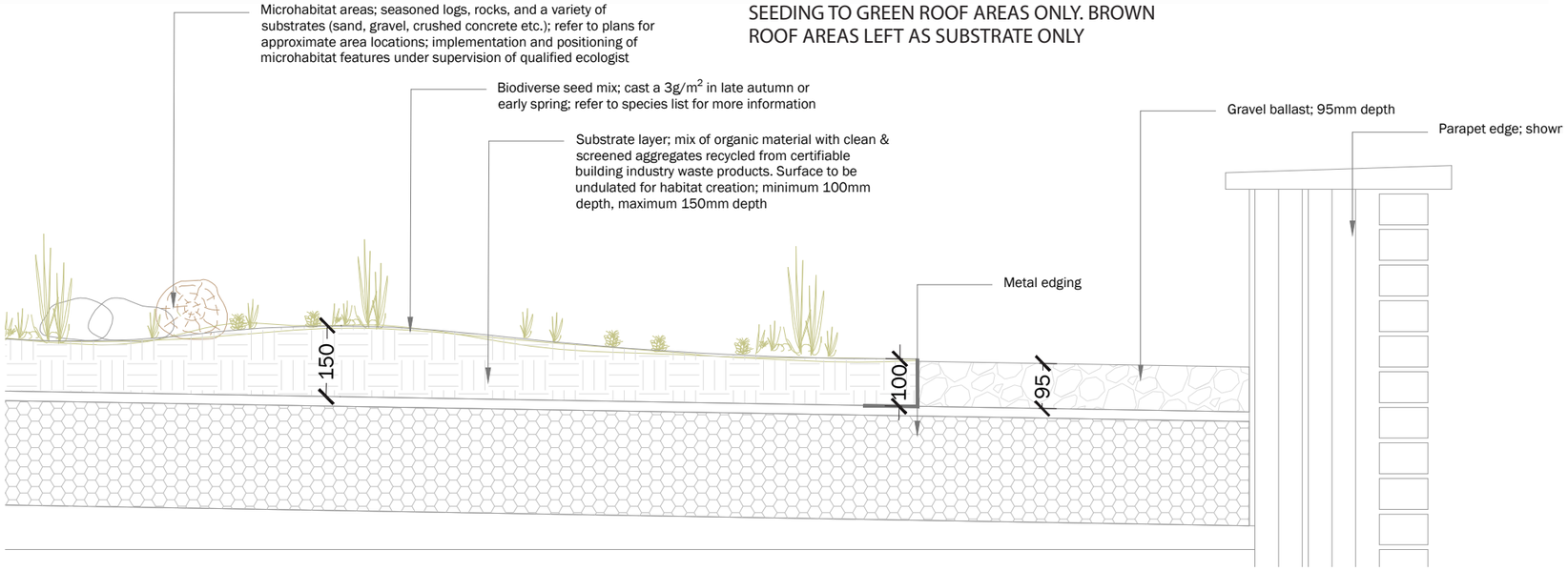
The building roofs include a large coverage of both green and brown/biodiverse roofs.

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.



KEY

Brown roofs; substrate only, no seeding/ planting

Green roofs; substrate with wildflower seeding

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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 Hitherbroom Link public realm
- 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

- Block paving to private entrances & Hitherbroom Link; Burnt Ochre colour; stretcher bond
- Block paving to vehicle entrances; grey
- Macadam pavements
- Private patios/terraces; flag paving; stretcher bond; as per Phase 1
- Resin bound paths to communal gardens; buff; as per Phase 1
- Setts; 100x100mm; grey; no dig buildup
- Wetpour surfacing; buff/eggshell colour

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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:

- School boundary; following feedback from the public consultation, the boundary here is to be screened with vegetation where possible. The existing mesh fence is retained, with evergreen hedging plant to the two ends of Phase 2. To the centre, climbers are planted to provide a green wall to the northern elevation of the Phase.
- Private terraces follow the Phase 1 design, coordinating with it and the architectural metalwork
- The Hitherbroom Park boundary is to be replaced with a 1.2m high metal railing. This is intended to improve surveillance and provide greater openness to the route to the north of Phase 1B.

KEY

- Existing boundary treatment retained. Hedges grown to private terraces, climbers against building for majority of Phase 2 for visual screening
- Tall railings to match Phase 1
- Metal railings to Hitherbroom Park; black; vertical bar
- Metal railings to private terraces/front gardens; to match Phase 1
- Balustrade on parapet to architects details for fall protection
- Timber batten fences as privacy panels to communal terraces
- G — Gate locations; to match railings
- External private bin stores; as front terrace division

LANDSCAPE MATERIAL STRATEGY

5.4.3 External Furniture Strategy

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

To the ground floor, seating areas are positioned to the main core entrances, alongside within the Hitherbroom Link public realm design. Seating opportunities have been developed based on the daylight/sunlight analysis, providing areas for rest within areas of regular sun and shade.

The proposals have been developed with input from the wind mitigation specialists, allowing for the careful positioning of seating areas to suit likely wind conditions.

KEY

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

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