



FLEXIBLE SPACE



GATHER



WATER STREET



ACTIVE FRONTAGE



UNDER GREEN

CANOPY



PLAYFULL ELEMENTS

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5.0 Public Realm & Nature

5.14.2 Eastern Square

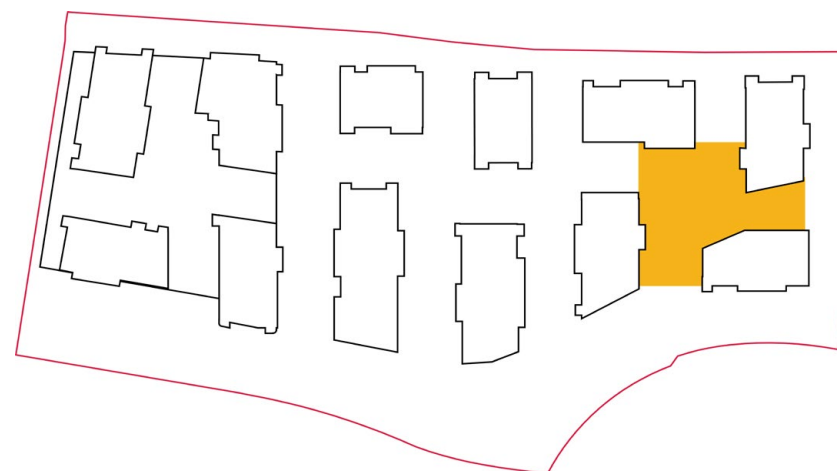
Eastern Square

The Eastern Square will provide a new public space enabling a pedestrian and cycle connection to the Tunnel link to Kings Meadow.

It will provide a focal point/destination square for the community, with a central space for events, informal play, a water feature, active frontages, and a cafe breakout space.

This key public space provides a key focal point at the intersection of several key routes; south to Huntley Wharf, east to future development, west to the western courtyard, and north to residents gardens.

Location Plan:



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Location:

Located in the heart of the eastern sector with a direct link to Plummary Gardens and onwards future link to east.

Function:

*Shared cycle and pedestrian route
Door Step Play
Visitor Cycle Parking
Informal seating spaces
Maintenance and Fire Access
Destination square*

Size:

*Circa 30m long and 30m wide
Minimum area 900sqm*

Features:

*Shared cycle and pedestrian route
Water Feature
Flexible hard space for events
Garden Rooms providing sunny dwell spaces
Water Management integrated planting
Space for pop events
Large scale street trees extend along the frontage connecting tree canopy to the east
Thresholds to residential building entrances and ground floor apartments and external café space*

Sunlight Requirements 21st March: *To achieve 2 hours and greater of sunlight to ground for a minimum of 40% of the overall area.*

21st June : *To achieve 2 hours and greater of sunlight to ground for a minimum of 80% of the overall area.*

Street Tree Planting:

*Large scale trees
Seasonal interest*

Planting:

Grasses and herbaceous planting providing soft pastel colours reflecting the colours of iced biscuits and reference to Huntley Palmer biscuit heritage.

Materials:

*High quality pre-cast concrete blocks
Resin bound gravel to informal and incidental pathways*

Street furniture:

FSC certified timber including large elements to reflect railway heritage.

5.14.2 Eastern Square

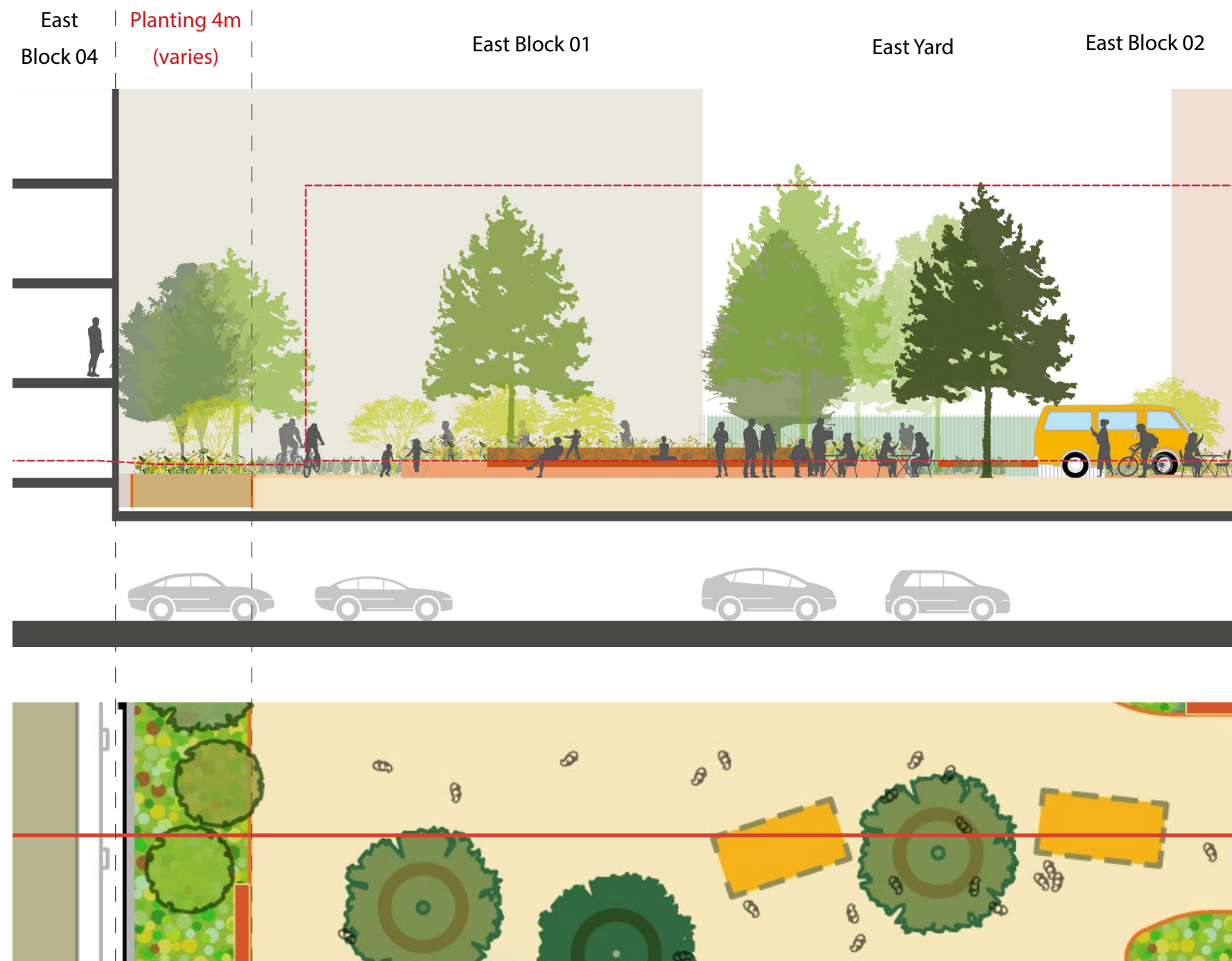
Eastern Square / Primary Public Space

- Eastern Square/Primary Public Space: Min 1000sqm
- Existing TPO Trees to be Retained
 - New Tree Planting
 - Plummary Gardens/Primary Pedestrian/Cycle Link
Overall Width 20m. Cycle/pedestrian/vehicular route width 4.5m
 - Green Lanes/ Tertiary Pedestrian Links
Overall Width 15m. Cycle/pedestrian/vehicular route width 4.5m
 - Tree and Shrub Planting to form attractive backdrop
Min Width/Depth 6m
 - Residential planting threshold : Min width 2m
 - Residential Access
 - Doorstep Play Space: Min Area 250sqm
 - Water Play Feature
 - Seating Areas
 - Infrastructure Boundary Planting : Min width 4m



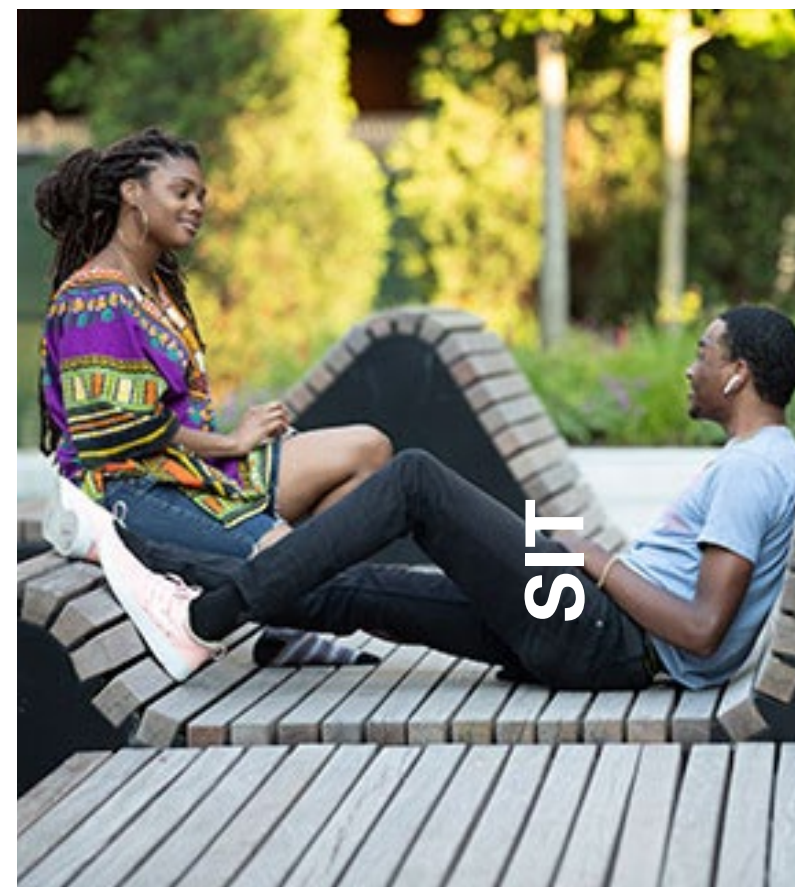
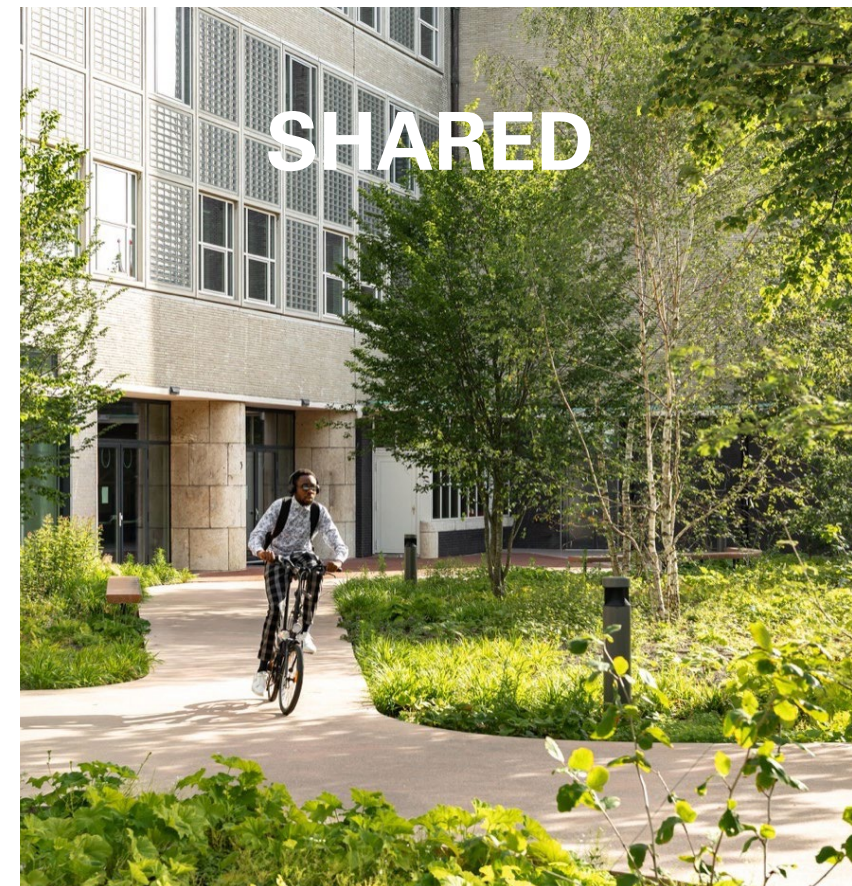
5.0 Public Realm & Nature

5.14.2 Eastern Square



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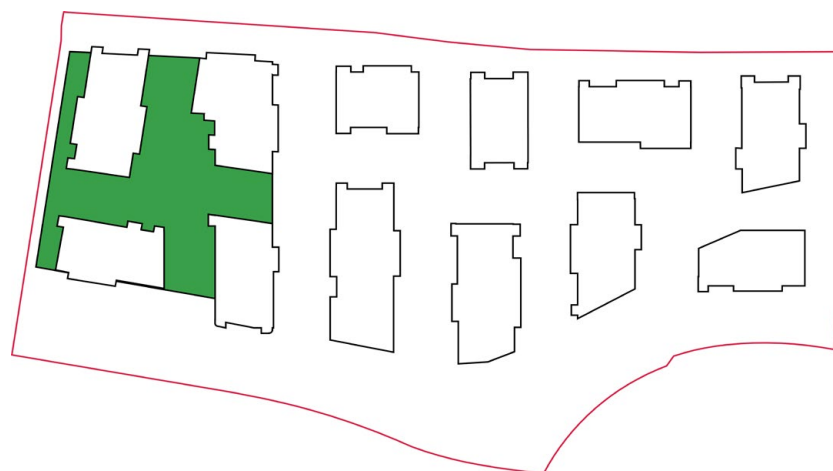
5.0 Public Realm & Nature

5.14.3 Western Courtyard

Western Courtyard

The Western Courtyard will provide a resident communal space, with seating, communal facilities, a lawn areas and doorstep play opportunities.

Location Plan:



Location:

Located in the heart of the western sector of the site.

Function:

Residents communal courtyard space for play and community events.

Size:

*Circa 25m long and 40m wide
Minimum area 1000 sq m*

Features:

*Garden Rooms providing sunny dwell spaces
Garden Rooms providing shaded dwell spaces
Door Step Play
Water Management integrated into blue green roofs
Thresholds to residential apartments
Central Open Space
Lawn for play and recreation
Maintenance Access*

Sunlight Requirements:

*21st March : To achieve 2 hours and greater of sunlight to ground for a minimum of 40% of the overall area.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.*

Street Tree Planting:

*Ornamental and seasonally interesting planting with emphasis on spring blossom and autumn colour
Medium height*

Planting:

Grasses and herbaceous planting providing soft pastel colours reflecting the colours of iced biscuits and reference to Huntley Palmer biscuit heritage.

Materials:

Resin bound gravel to this large residential courtyard.

5.14.3 Western Courtyard

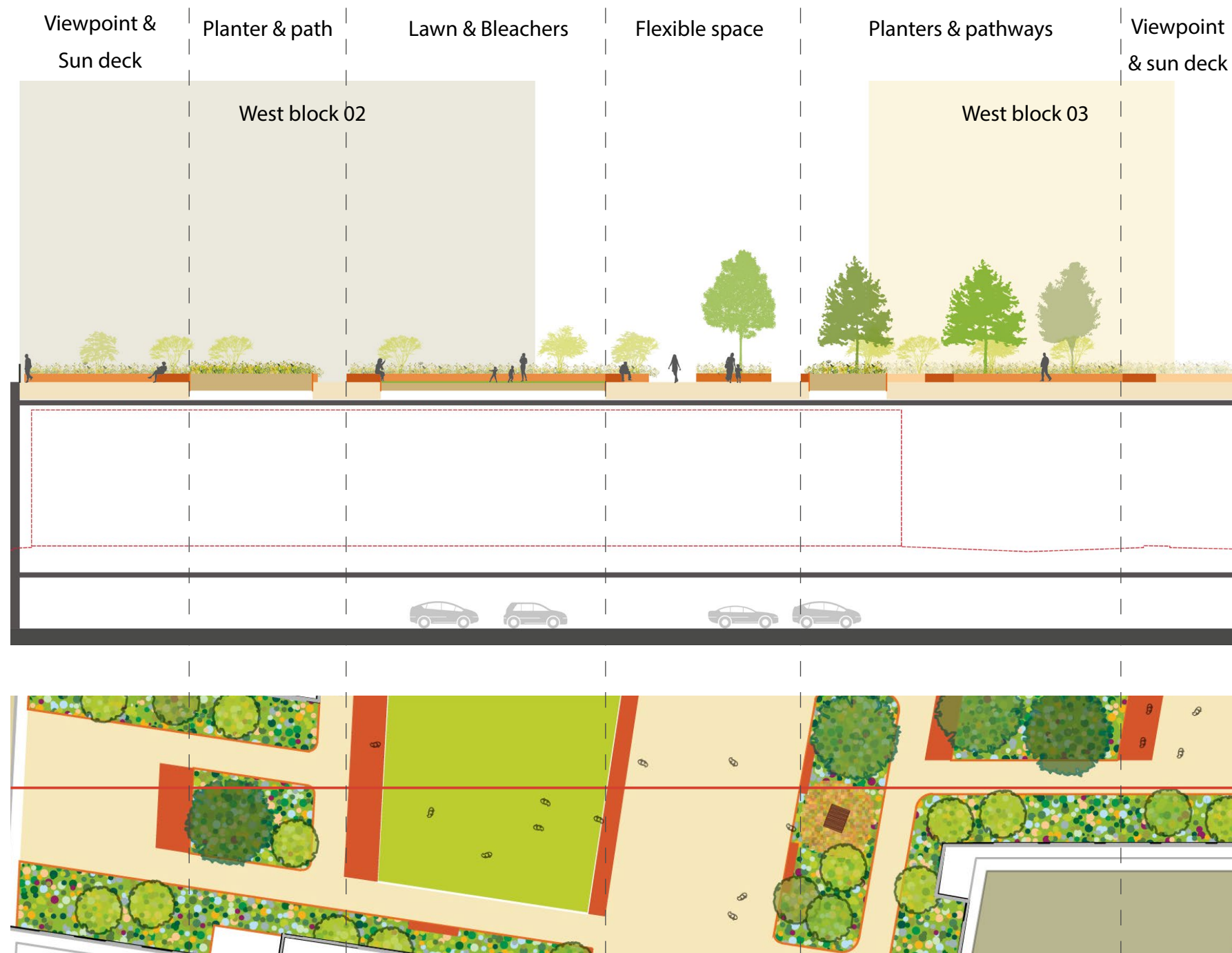
Western Courtyard / Community Garden

- Min Area 1000sqm
- New Tree Planting
- ↔ Green Streets/Pedestrian/Cycle Link: 20m width.
Cycle/pedestrian/vehicular route width 4.5m
- Green Lanes/ Tertiary Pedestrian Links: 15m width.
Cycle/pedestrian/vehicular route width 4.5m
- Tree and Shrub Planting to form attractive backdrop
Min Width/Depth 6m
- Residential planting threshold: Min width 2m
- ^ Residential Access
- Doorstep Play Space: Min Area 250sqm
- Activity Area: Outdoor gym/table tennis
- Seating Areas
- Infrastructure Boundary Planting : Min width 4m



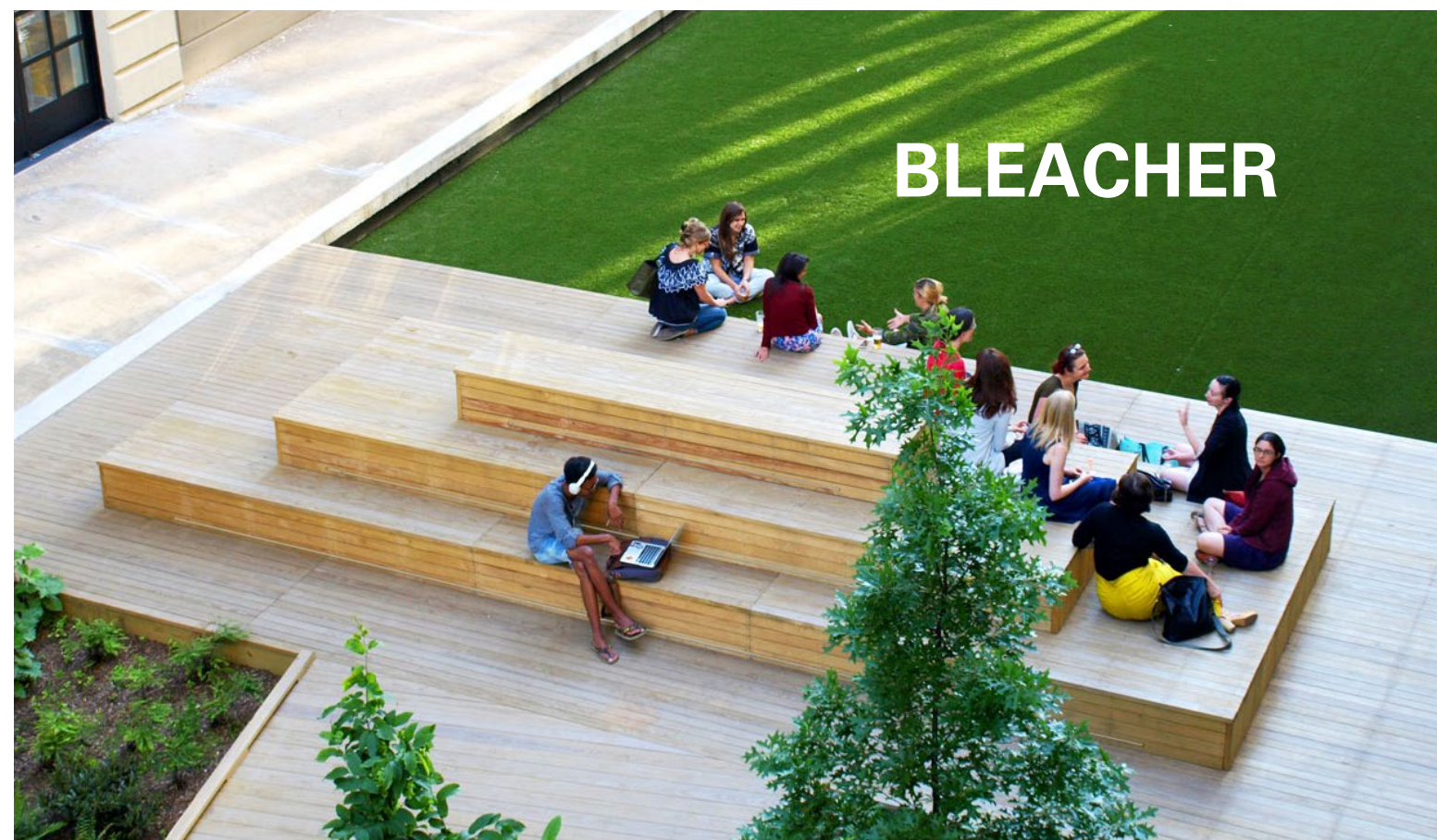
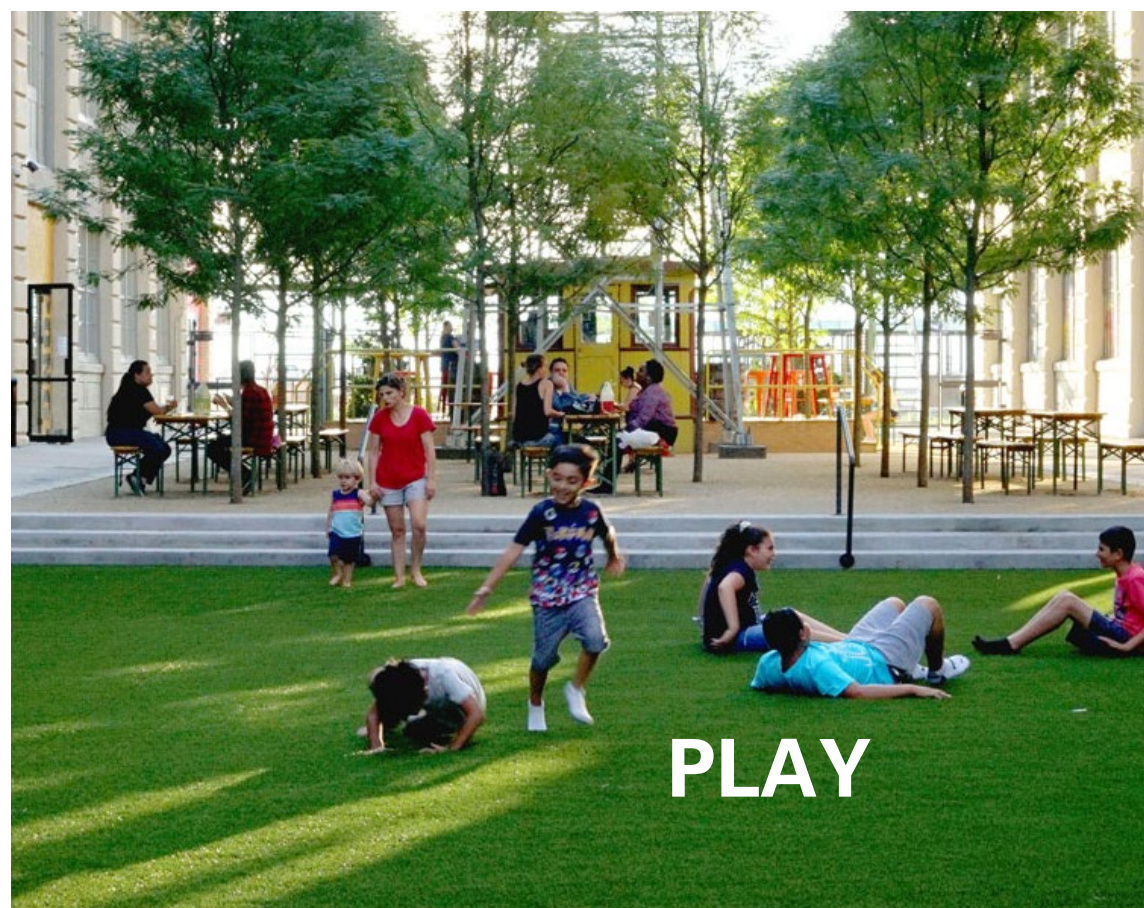
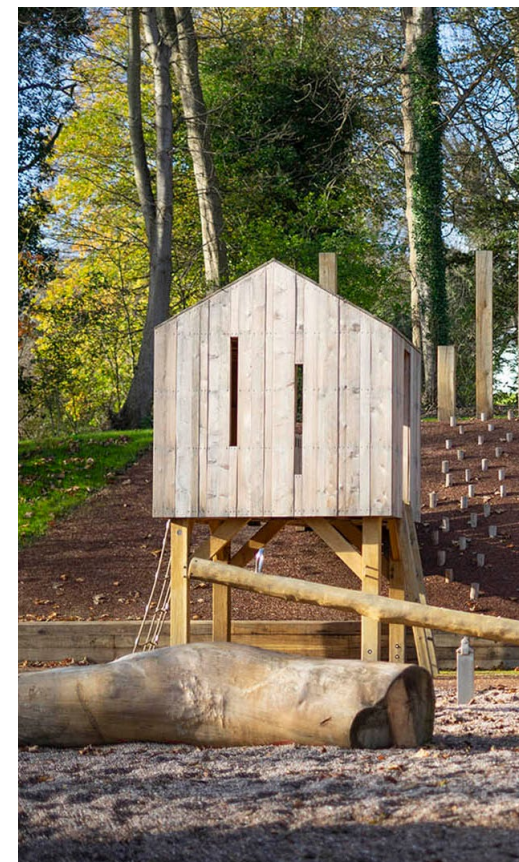
5.0 Public Realm & Nature

5.14.3 Western Courtyard



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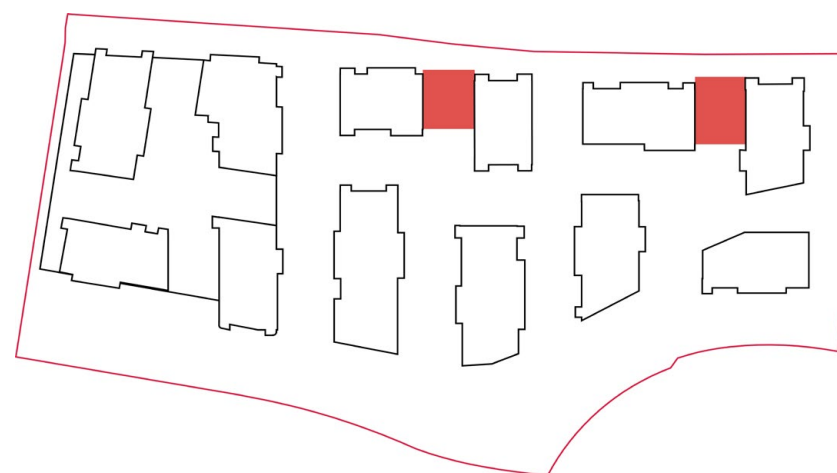
5.14.4 Woodland Garden / Pocket Park

Woodland Garden / Pocket Park

A smaller pocket park for play will be provided at the heart of the residential areas, and intersection of key routes north south/east west. Its exact location will be determined by the layout of the residential areas, and should form a focal point to the immediate neighbourhood with good natural surveillance from surrounding properties.

The pocket park is to provide an attractive green space offering seating opportunities and space for informal play in a green and natural setting.

Location Plan:



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Location:

Pocket Park located within the heart of the development close to intersection of central green street and green lane/tertiary route.

Function:

Residents amenity space for quiet recreation and informal play.

Size:

Minimum 250 sq m

Features:

*Seating
Door Step Play
Planting
Thresholds to residential apartments*

Sunlight Requirements:

*21st March : To achieve 1-1.5 hours or greater of sunlight to ground for minimum of 40% of the overall area.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.*

Street Tree Planting:

*Larger growing trees at intersection of routes
Medium size trees
Woodland character species*

Planting:

Woodland character

Materials:

Resin bound gravel and wetpour safety surface to children's play spaces.

Street Furniture:

FSC certified timber including large elements to reflect railway heritage.

5.14.4 Woodland Garden / Pocket Park

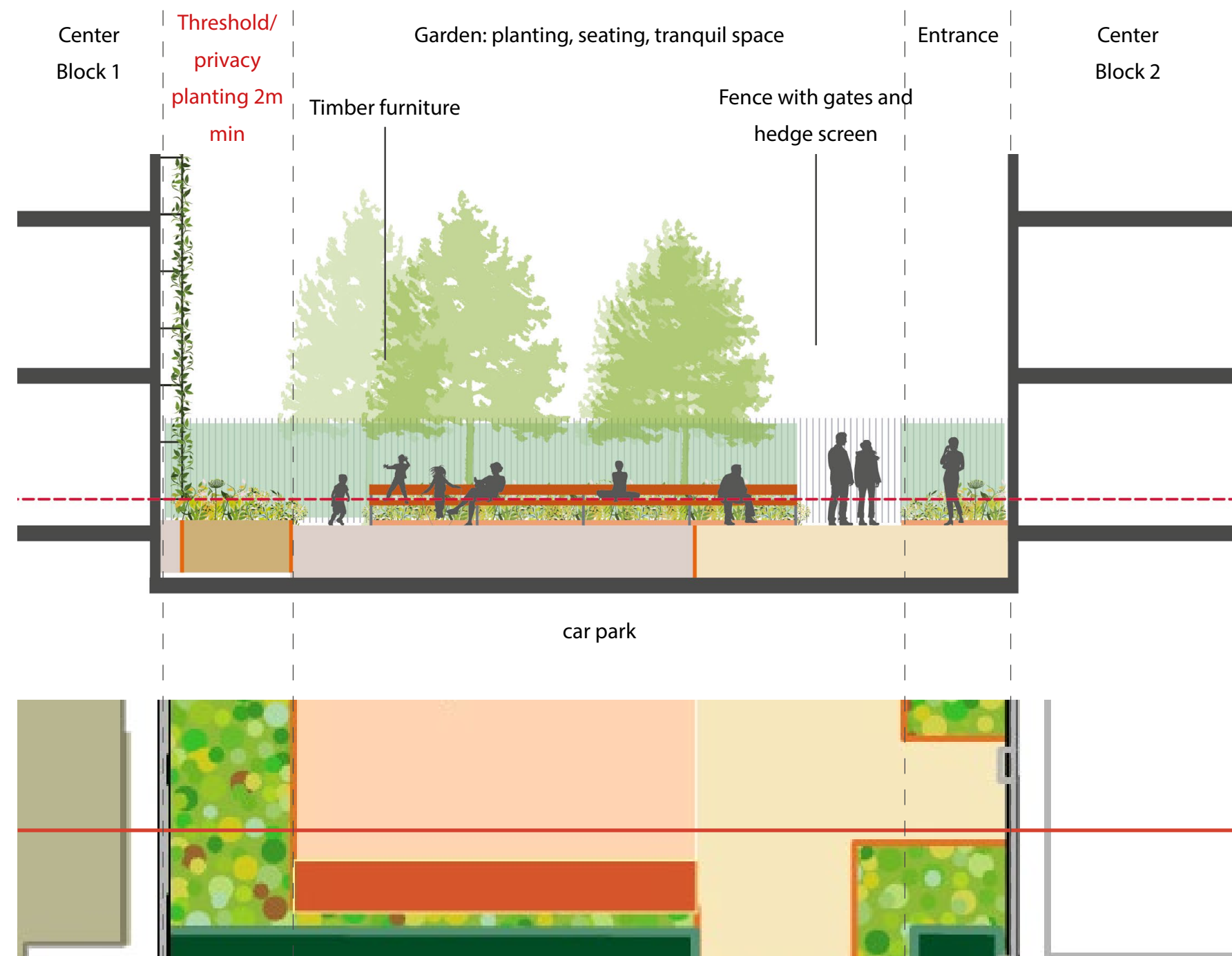
Residential Gardens

- Minimum area: 500m2
- Boundary Infrastructure planting (native trees and hedge): 4m minimum width
 - New tree planting
 - Tree and shrub planting to provide attractive backdrop: 5m minimum width
 - Screen to residents gardens
 - Seating (various aspects)
 - Residential access



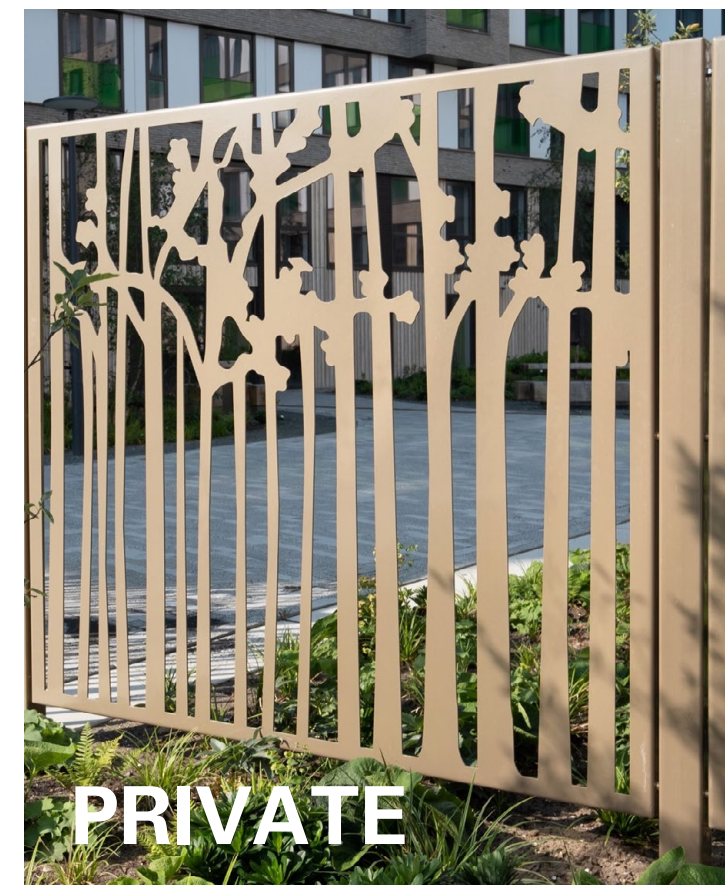
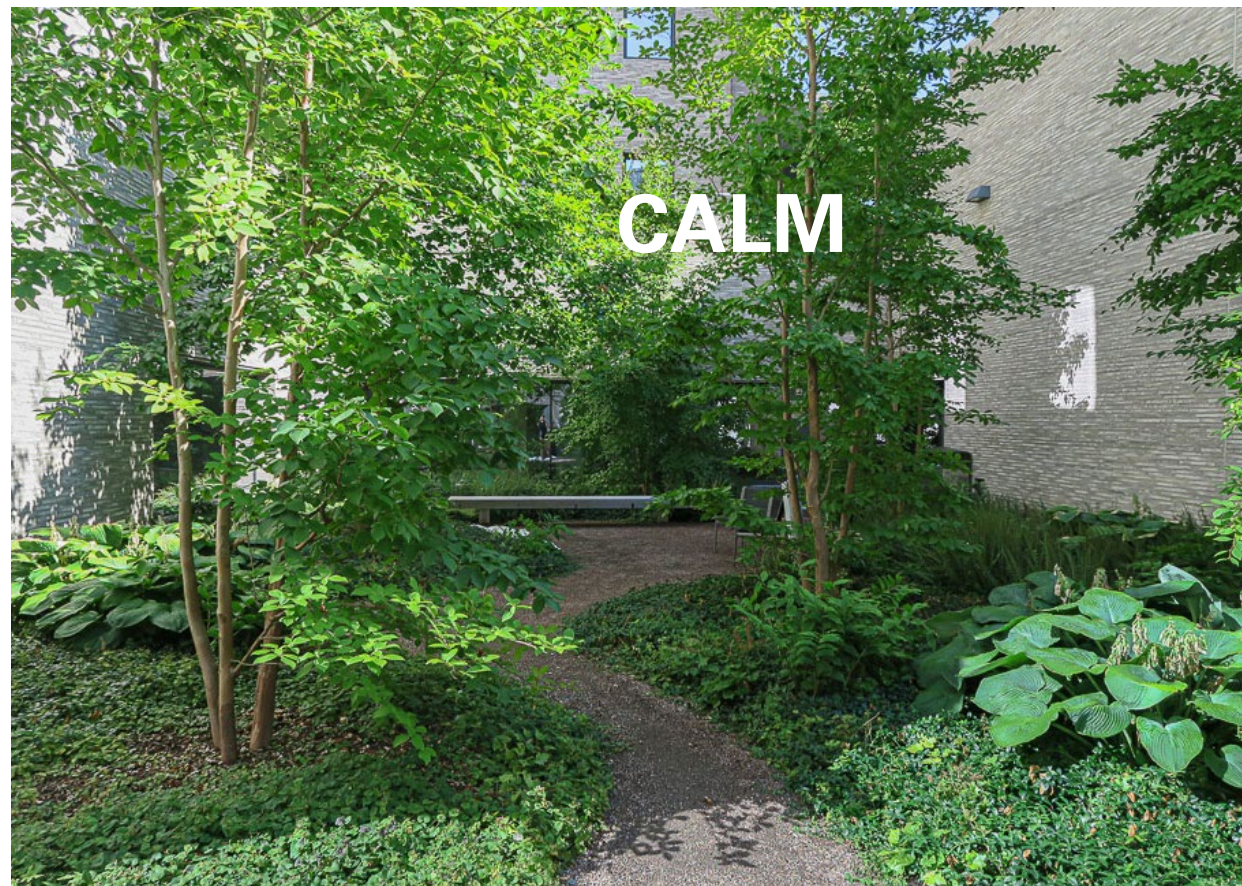
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5.14.4 Woodland Garden / Pocket Park



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5.0 Public Realm & Nature

5.14.5 Green Streets

Green Streets

A series of green streets provide north south connections through the development linking residents to Plummery Gardens, the Woodland Gardens, and the northern boundary beyond.

Location Plan:



Location:

Green streets connect the north and south edges of the site.

Function:

Shared cycle and pedestrian route
Door Step Play
Visitor Cycle Parking
Informal seating spaces
Maintenance and Fire Access

Size

Length varies and circa 16-20m wide

Features:

Garden Rooms providing sunny dwell spaces
Garden Rooms providing shaded dwell spaces
Water Management integrated into rain gardens
Street tree species
Thresholds to residential building entrances

Green Street Sunlight Requirements:

21st March : To achieve 2 hours and greater of sunlight to ground for minimum of 40% of the overall area.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 60% of the overall area.

Street Tree Planting:

Pioneer planting character to reflect the railway heritage of the site, including larger growing trees in to provide shade and structure to these key streets.

Planting:

Pioneer planting character to reflect the railway heritage of the site, including a mix of grasses and herbaceous plant species.

Materials:

High quality pre-cast concrete blocks
Resin bound gravel to informal and incidental pathways

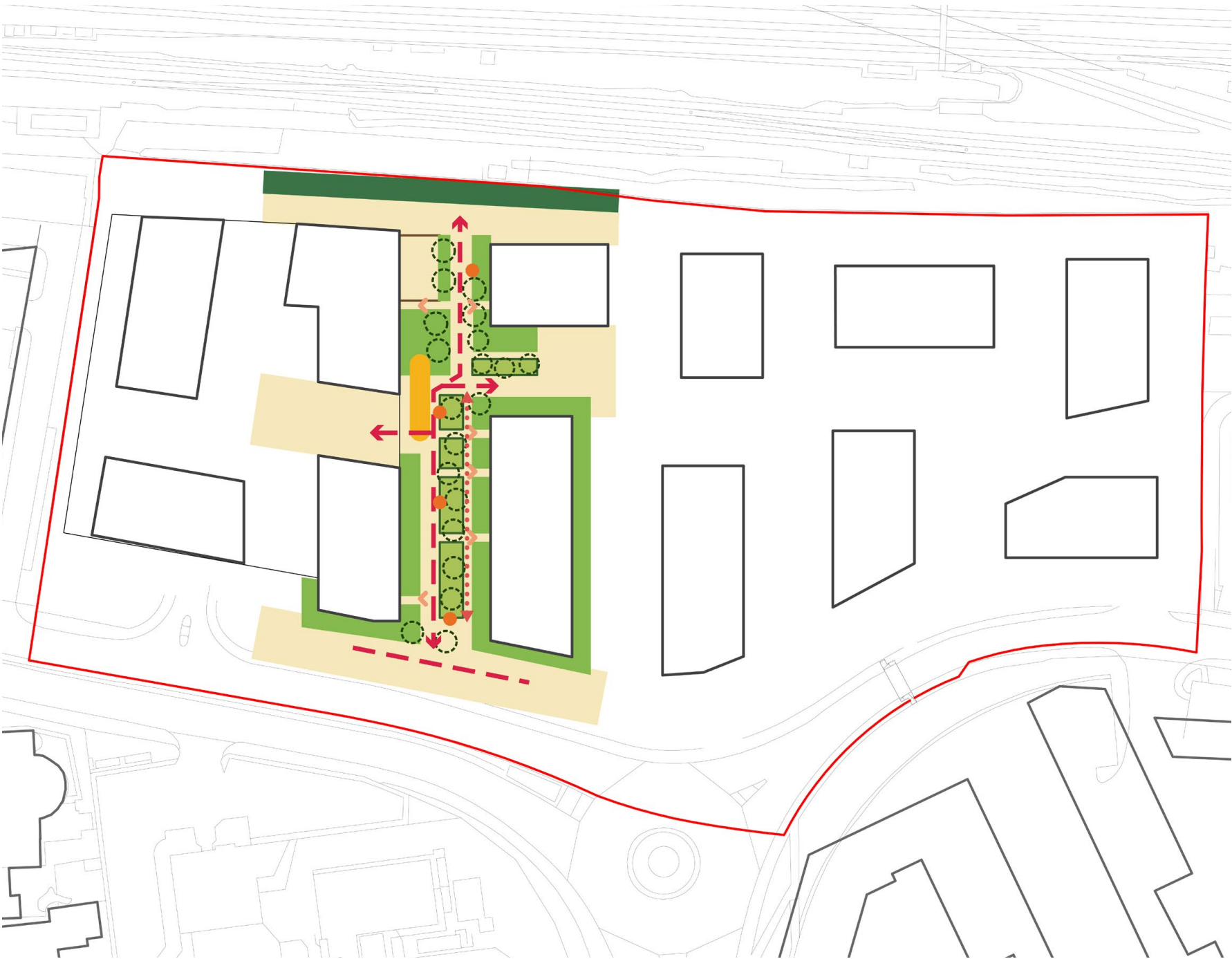
Street furniture:

FSC certified timber including large elements to reflect railway heritage.

5.14.5 Green Streets

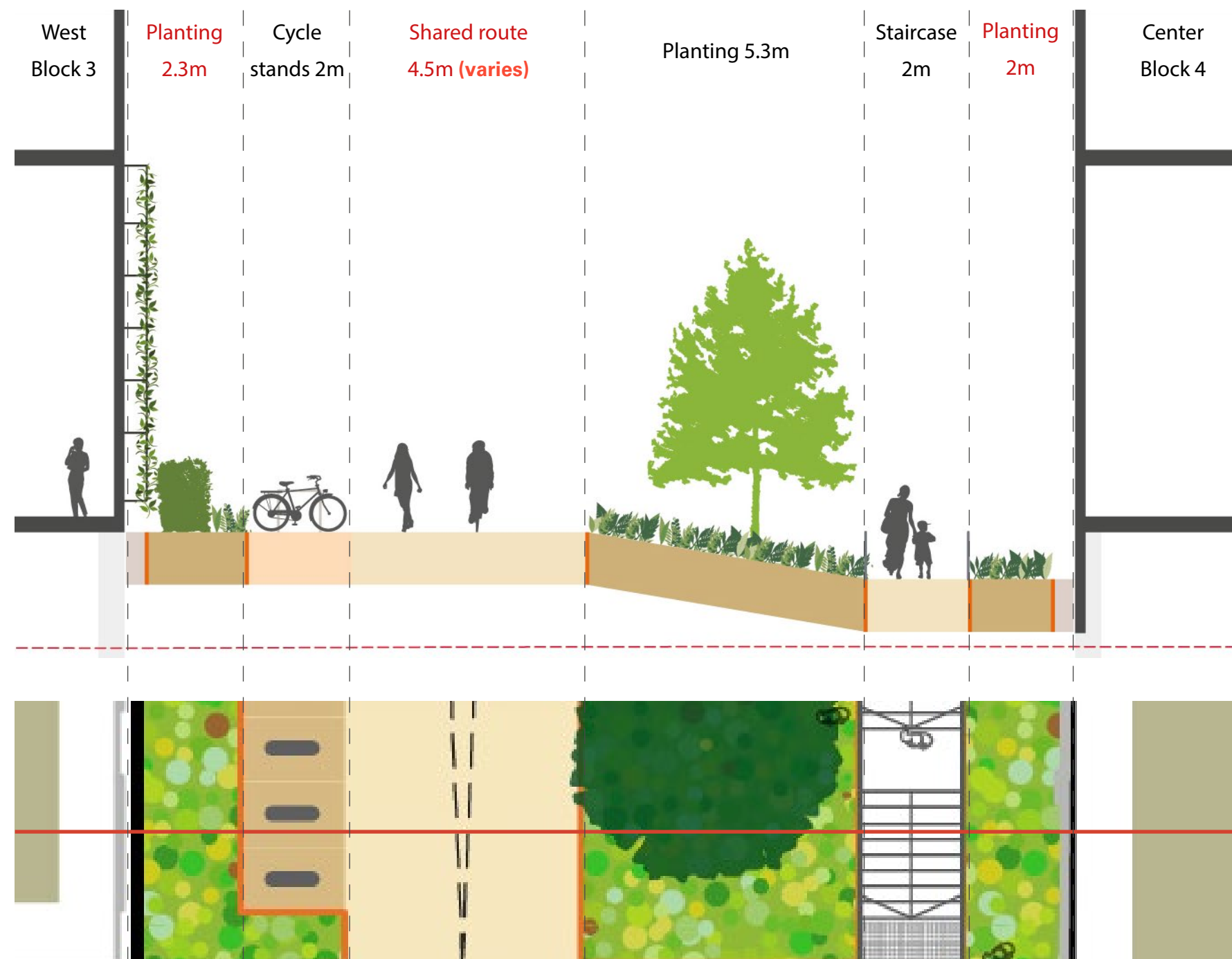
Green Streets / Secondary Links

-  Plummery Gardens / Primary Pedestrian / Cycle Link: overall width 20m. Cycle / pedestrian / vehicular route width 4.5m
-  Green Streets / Secondary Pedestrian / Cycle Link: overall width 20m. Cycle / pedestrian / vehicular route width 4.5m
-  Green Lanes / Tertiary Pedestrian Links: 15m width
-  Cycle / Pedestrian / Vehicular route: 4.5m width
-  New Tree Planting
-  Tree and Shrub Planting to form attractive backdrop: 6m minimum width / depth
-  Residential planting threshold: 2m minimum width
-  Residential Access
-  Doorstep Play Space: 250m² minimum area
-  Seating Areas
-  Bin Store with Screen
-  Infrastructure Boundary Planting: 4m minimum width



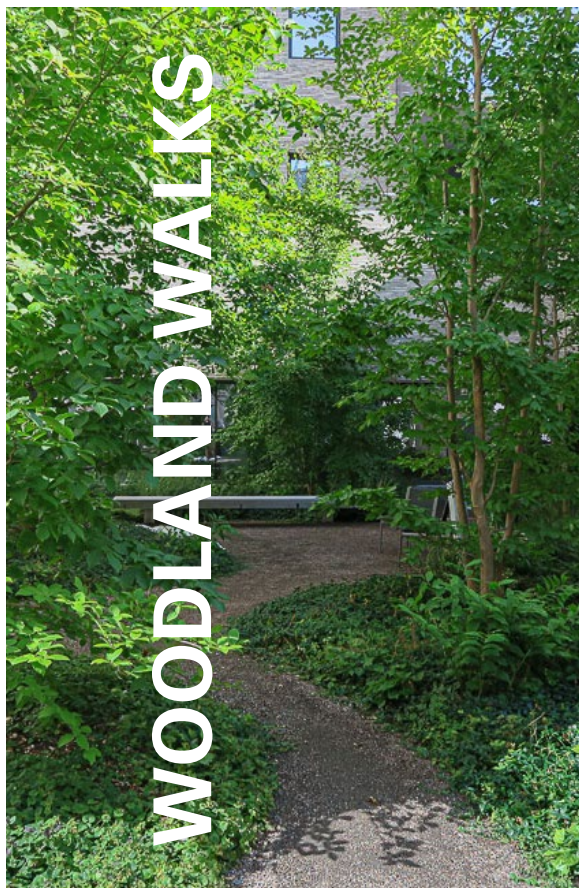
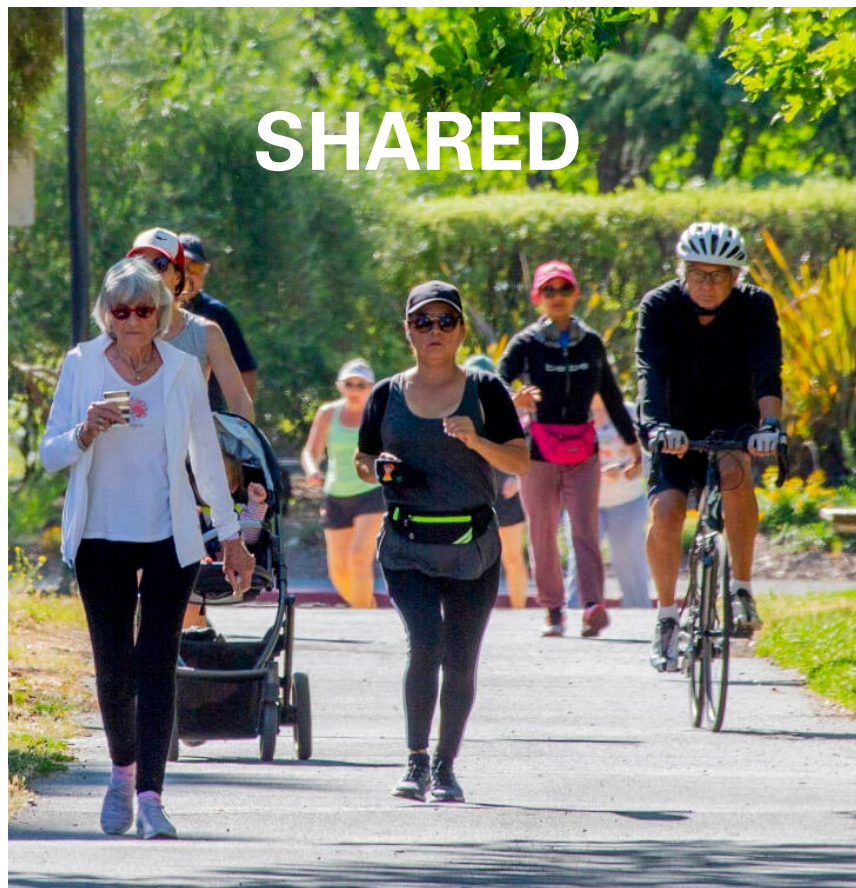
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5.14.5 Green Streets



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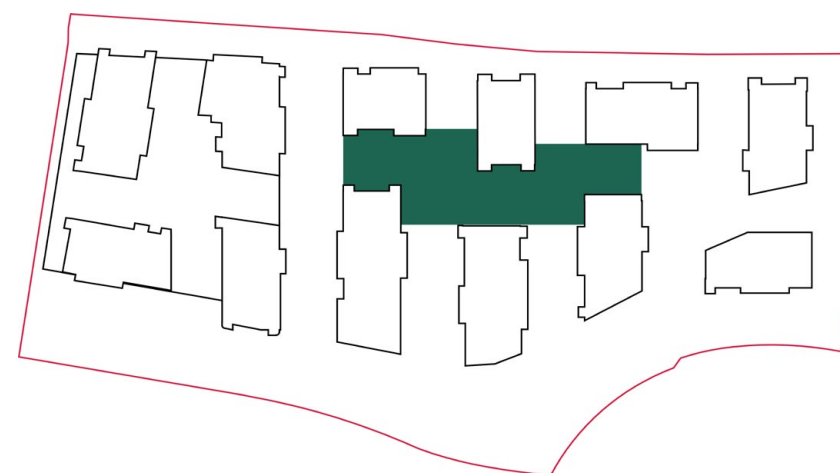
5.0 Public Realm & Nature

5.14.6 Woodland Garden

Green Lanes / Woodland Garden

The central Green Lane will form a local connector route through the centre of the development, providing doorstep play and more reflective spaces for residents, set against a generous green backdrop with a woodland character.

Location Plan:



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Location:

Linear route east-west through the centre of the development linking east and west public spaces, with generous breakout spaces for play, planting and seating.

Use and Function:

*Shared cycle and pedestrian route linking primary and secondary courtyards
Linear Public Space providing a connection through the middle of the development
Maintenance and Fire Access*

Size:

Circa 60m long and 20m-30m wide

Features:

*Integrated children's play
Garden Rooms providing sunny dwell spaces
Garden Rooms providing shaded dwell spaces
Water Management integrated into green blue roofs
Street trees extend through the gardens connecting tree canopy to the east
Thresholds to residential building entrances*

Sunlight Requirements:

*21st March : To achieve 1-1.5 hours or greater of sunlight to ground for minimum of 40% of the overall area.
The target is purposefully set lower to provide for areas of shade to adapt to climate change.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.*

Street Tree Planting:

Woodland planting character to include woodland shade tolerant understory and medium height trees to large growing trees to intersections.

Materials:

*High quality pre-cast concrete blocks
Resin bound gravel to informal and incidental pathways*

Street furniture:

FSC certified timber including large elements to reflect railway heritage.

5.14.6 Woodland Garden

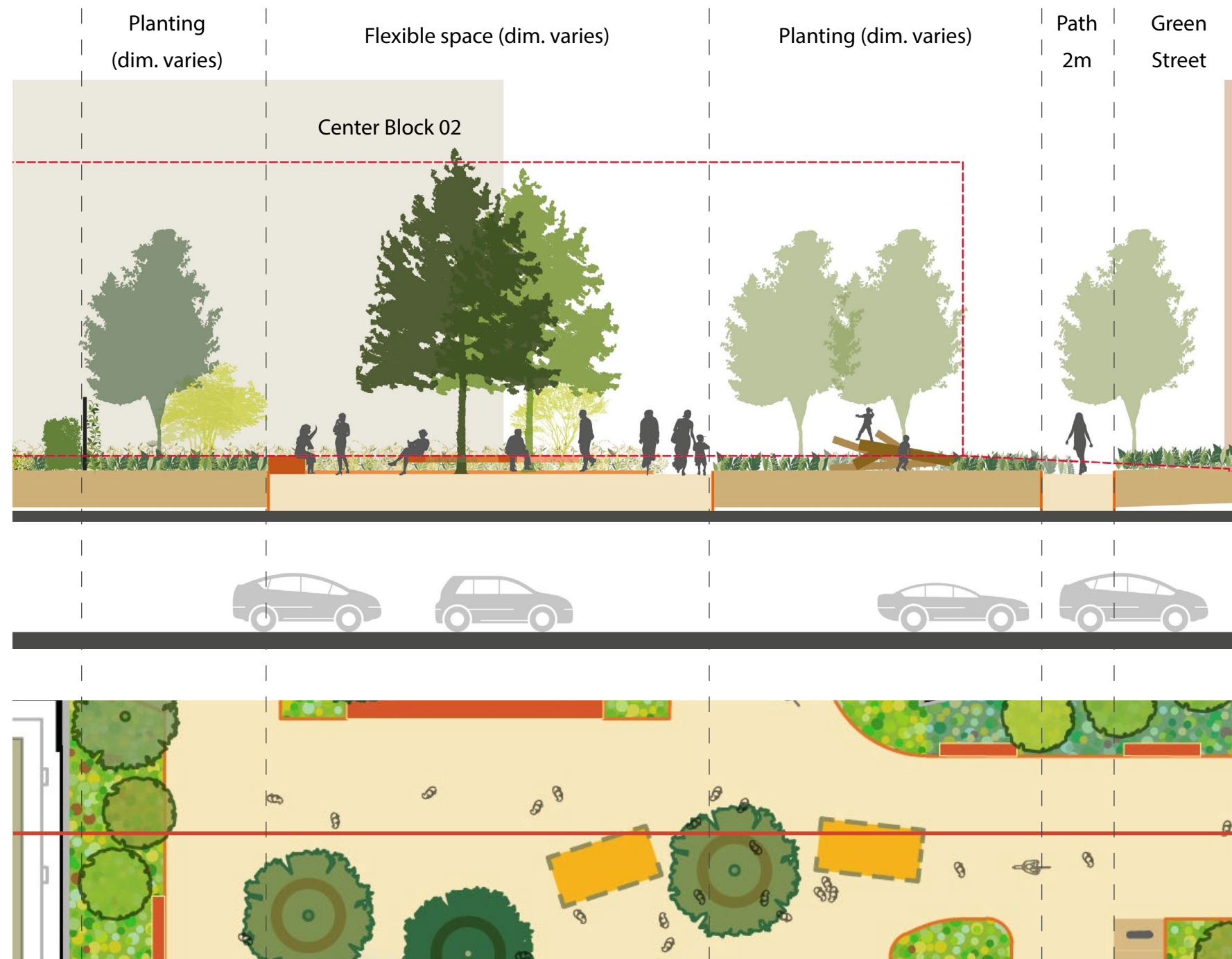
Green Streets / Secondary Links

-  New tree Planting
-  Tree and Shrub Planting to form attractive backdrop
Min Width/Depth 6m
-  Residential planting threshold
Min width 2m
-  Doorstep Play: 250m2 minimum size
-  Social Space: 80m2 minimum size
BBQ/Communal Seating
-  Seating areas
-  Residential access
-  Green Streets/Secondary Pedestrian/Cycle Link
Overall Width 20m. Cycle/pedestrian/vehicular route
width 4.5m
-  Green Lanes/ Tertiary Pedestrian Links
Overall Width 15m. Cycle/pedestrian/vehicular route
width 4.5m



5.0 Public Realm & Nature

5.14.6 Woodland Garden



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