



Landscape Statement

SGN Belvedere, Former Gas Holders Site on Yarnton Way

Prepared for Bellway Homes Limited

August 2023

REV	DATE	REASON	ISSUED BY
00	17/08/23	DRAFT FOR COMMENT	AW
01	25/08/23	FOR PLANNING	AW
02	31/08/23	FOR PLANNING	AW
03	01/09/23	FOR PLANNING	AW
04	19/10/23	FOR PLANNING	AW

Prepared by Macfarlane + Associates
3153-MA-RP001 LANDSCAPE STATEMENT

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Landscape context

Introduction

Design Inspiration

The goal of the masterplan is to encourage a diverse Belvedere population to interact with nature, improve their physical and mental health, and create new social connections with spaces that foster social cohesion.

The design would be influenced by a series of healthy design principles:

- Enhancing general level of activities amongst residents
- Create flexible spaces for health and well being
- Develop infrastructure to support an active population
- Enhance green infrastructure and ensure residents have equal access to green space
- Habitat retention, protection, enhancement and creation to maximise biodiversity on site
- Provision of, and access to, multi-generational play space in a safe and welcoming environment



— Application Boundary











Landscape context

Open space context

Within the wider Belvedere area is a moderate provision of open spaces which can be utilised by the residents of this new development. Franks Park is the closest existing open space, within a 12 minute walk, and offers dedicated play space and public playing fields.

LEGEND

-  WALKING DISTANCES AND APPROXIMATE WALKING TIMES FROM SITE
-  PLAYGROUND
-  INFORMAL PLAY
-  OUTDOOR GYM
-  GROUP SPORTS PITCHES
-  PRIMARY SCHOOLS
-  SECONDARY SCHOOLS
-  BUS STOPS

ACCESSIBILITY TO PLAY SPACE (EXISTING AND PROPOSED PROVISION)

Child Age	Actual walking distance from residential unit (taking into account barriers)
Under 5s	100m
5-11 year olds	400m
12+	800m

Table 4.1 Accessibility to place space (existing provision)- The Mayors supplementary planning guidance 'Shaping neighbourhoods: plan and informal play 2012'.



Landscape context

Open space context

EXISTING OPEN SPACE

1 FRANKS PARK

- Public open green space
- Formal play equipment



2 ABBEY WOODS PLAYGROUND

- Dedicated play space with equipment suitable for various ages and abilities



3 LESNES ABBEY

- Historic walks and features within landscape



4 ABBEY WAY PLAY AREA

- Dedicated play space with equipment suitable for various ages and abilities



5 LESNES ABBEY WOODS

- Woodland walks
- Public art trail



6 CROSSNESS NATURE RESERVE

- Nature walks
- Habitat areas
- Wildlife



7 BELVEDERE BEACH PLAYGROUND

- Dedicated play space with equipment suitable for various ages and abilities
- Soft-play
- Water-play



Landscape design

Concept Design Development

Design Principles

The objectives of the landscape strategy are to integrate the scheme within its setting whilst creating new amenity space for the residents and an attractive public realm.

Key public realm and landscape master plan objectives include:

- Designing a public realm and open space that is accessible and connected for all
- Creating a location for people of all backgrounds to live and gather
- Foster healthy, active living using healthy design principles
- Increasing biodiversity and urban green factor on site to combat the climate emergency
- Creation of tree-line streetscapes

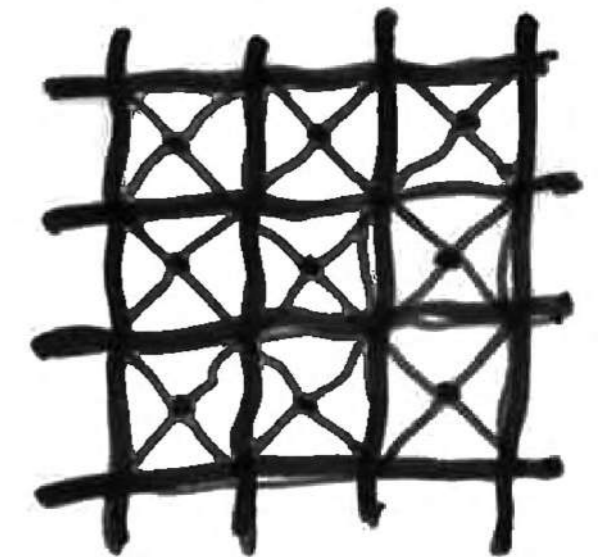
Image taken prior to dismantling of gas holders



PERCEIVED GEOMETRIES
The gasworks structures were scrutinised to reveal three basic elements: the arcing grid, the basic grid, and oval spheres. The perceived and plan view geometries were used as a springboard for conceptual development of the site.



ARCING GRID
Ground level perceived geometry of supporting framework



BASE GRID
Ground level perceived geometry of supporting framework



OVAL SHAPE
Ground level perceived geometry of supporting framework



Ground level perceived geometry of supporting framework



Ground level perceived geometry of supporting framework



Landscape design

Access parameters

PEDESTRIAN MOVEMENT

Pedestrian circulation on the site will be permeable with key gateway connections at Yarnton Way, Sutherland Road and Maida Road.

There will be clear and legible routes through the site and thresholds of the residential foyers.

LEGEND

- Primary Pedestrian Route
- Secondary Pedestrian Route
- Public Amenity Space
- Private Amenity Space



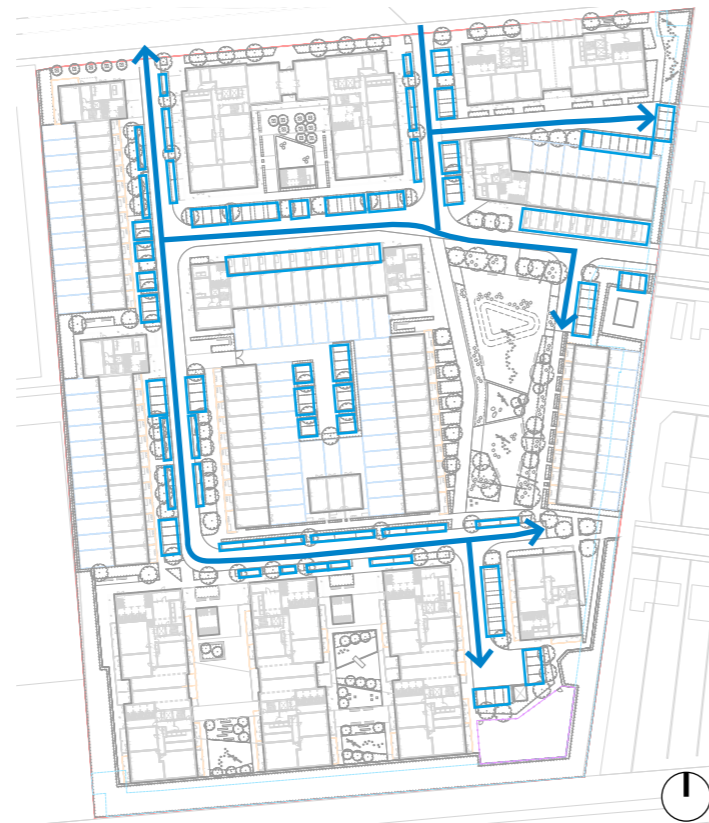
VEHICULAR MOVEMENT

The primary vehicular access to the site is from Yarnton Way to the north.

Vehicles would navigate the site in a circuitous manner and exit back towards Yarnton Way.

LEGEND

- Vehicular Route
- Parking Bays



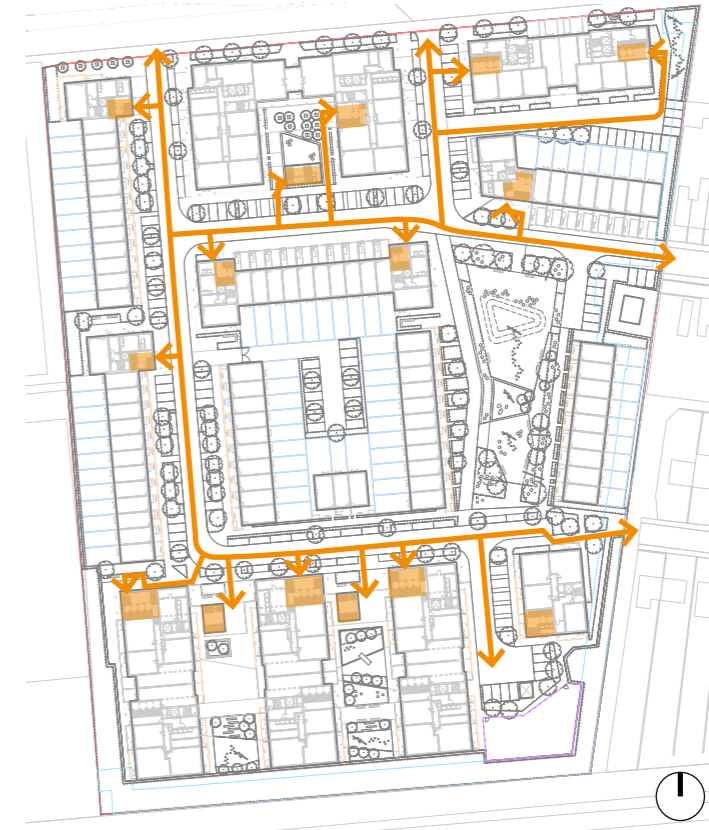
CYCLE ROUTE

Cyclists can access the site via key gateways at Yarnton Way, Sutherland Road and Maida Road and navigate to short stay cycle parking and long stay cycle parking located within the blocks.

Cyclists would be encouraged to dismount as they navigate through the public realm.

LEGEND

- Cyclist Route
- Cycle Store



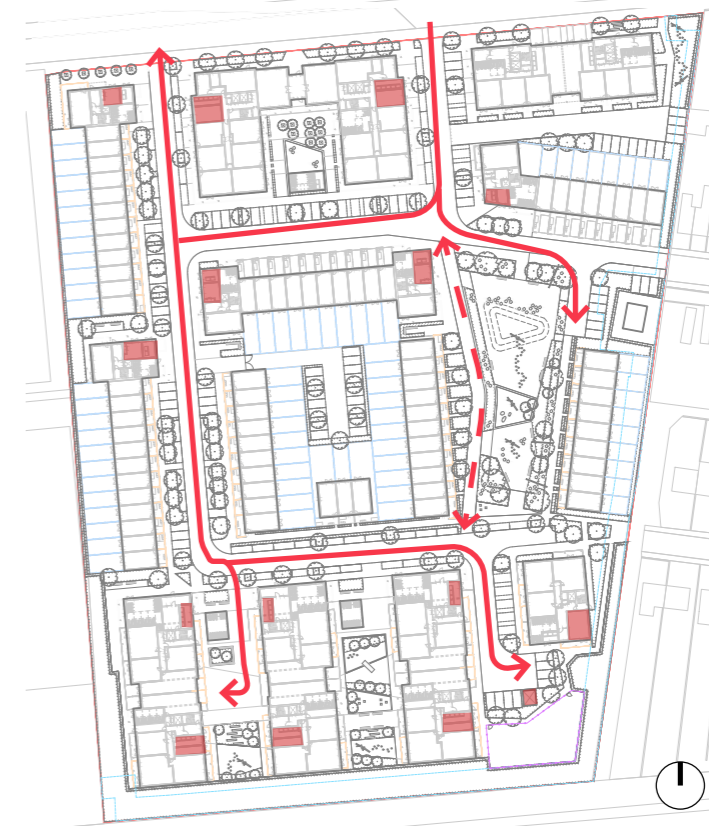
SERVICE ROUTE

The main goal of the servicing strategy is to consolidate servicing and reducing impacts on the public realm and conflicts with pedestrians.

An emergency route is provided through the site and bollards to Sutherland Road with provide emergency access only.

LEGEND

- Servicing Route
- Refuse Store
- Emergency Access Route



Landscape design

Amenity space

This study shows the amount of publicly and private accessible amenity space being provided within the proposals.

Total site area: 34,604m²

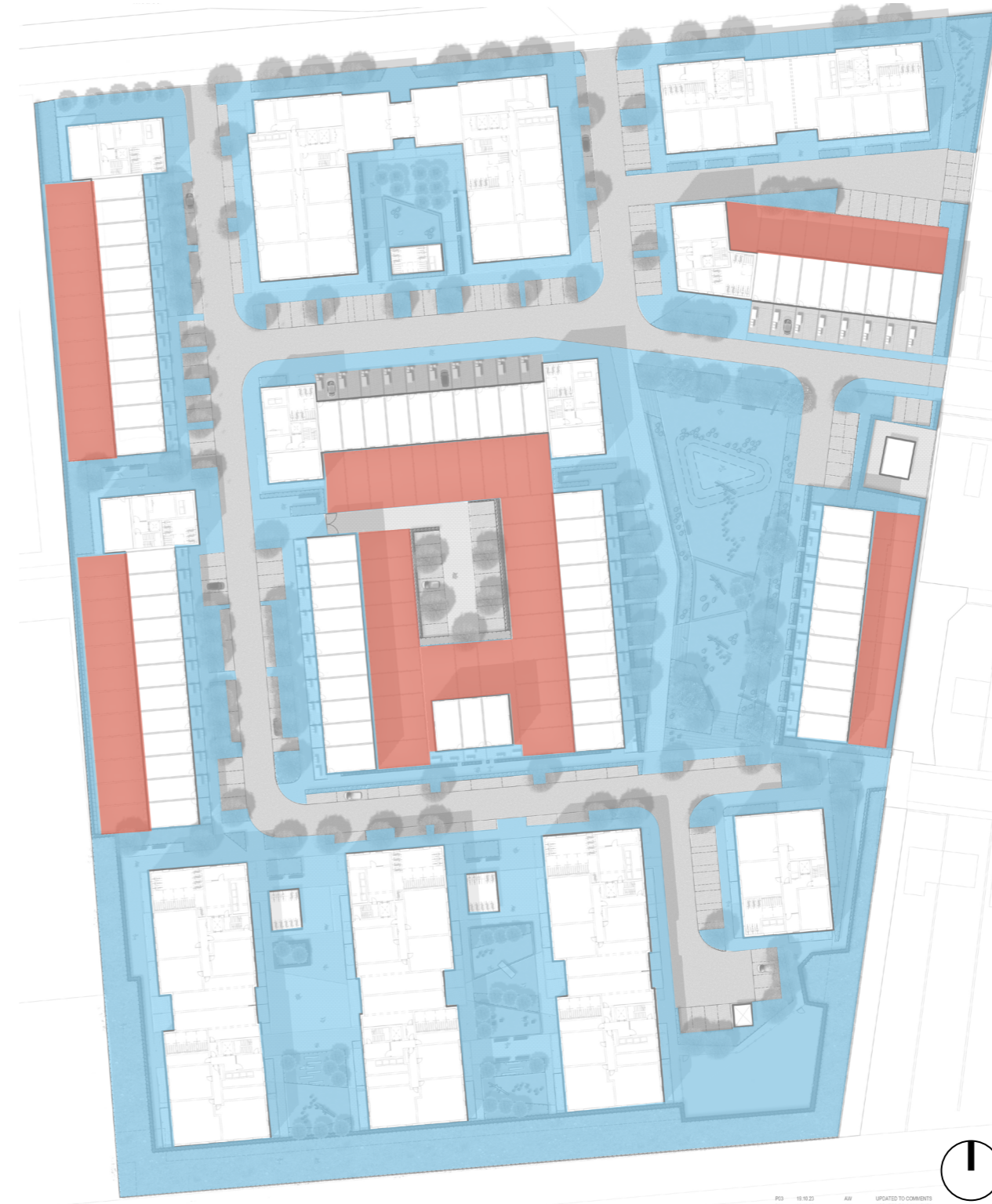
Total amenity space, including balconies and private rear gardens:

19,292m², which is equal to **55.7%** of the site area.

The proposed development meets and exceeds the requirements of Bexley Design for Living SPG, which suggests that the amenity space should be a minimum of 45% of the plot area (including balconies, decks and roof gardens) in flatted developments.

LEGEND

	Amenity space	Total: 14,715m ²
	Private rear gardens	Total: 1305m ²



Landscape design

Opportunities and Constraints

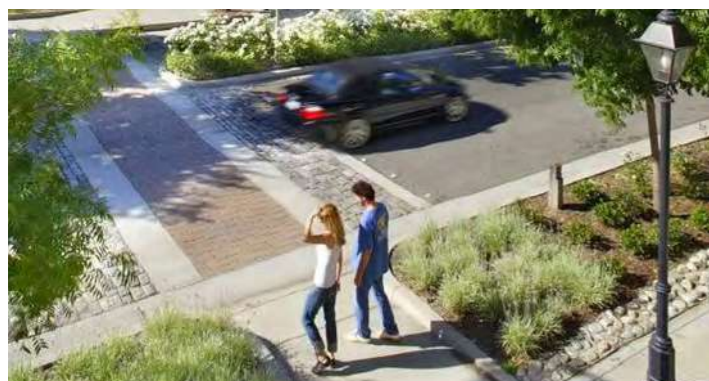
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Open Green Space



Amenity Gardens



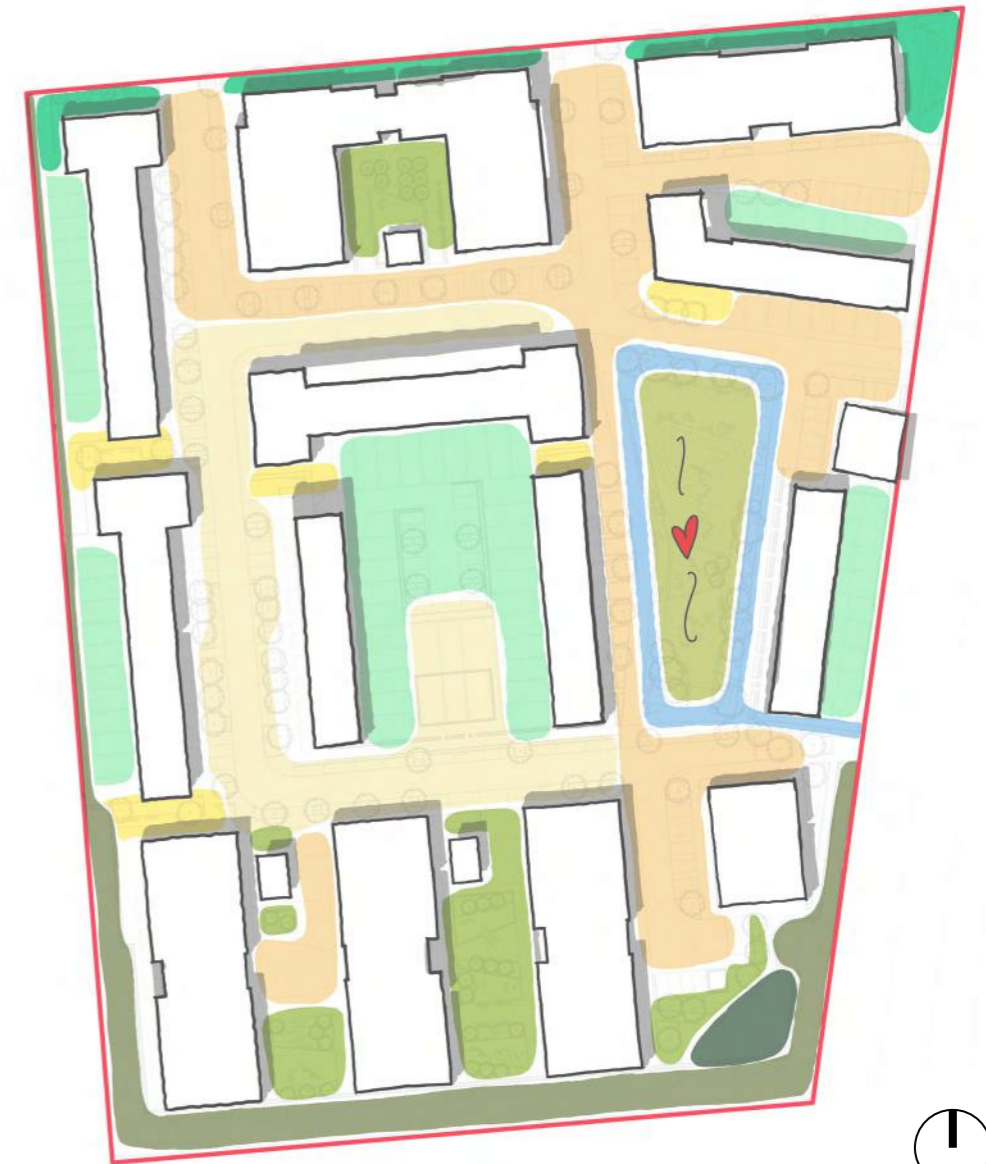
Accessible Streets

LANDSCAPE AND POS STRATEGY



- LEGEND**
- Pedestrian movement
 - Vehicular movement
 - Buffer planting
 - Proposed tree planting
 - Residential Greens
 - Blue Corridor
 - Nature corridor
 - Private defensible space
 - Tiny Forest
 - High quality paved areas

LANDSCAPE CHARACTER ZONING



- LEGEND**
- Central 'heart' amenity
 - Central park
 - Blue way
 - Tree line streets
 - Private amenity courtyards
 - Buffer planting
 - High quality paved areas
 - Nature corridor
 - Pocket parks
 - Tiny forest
 - Private gardens



Landscape design

Illustrative masterplan

The character zones are based upon both the feel and uses of the spaces.

Bosque Park - provide sheltered spill-out space to adjacent commercial floor spaces. Movable furniture and raised lawn for people to meet and socialise.

Central Green Spine - usable public green space with multi-generational play, swale plantings, seating opportunities and strong connections for pedestrian and cyclist movement.

Green skirt - communal courtyard space for residents and general public with doorstep play, defensible spaces and break out areas to dwell.

LEGEND

- 1 Gateways into site
- 2 Play-on-the-way
- 3 Private rear gardens
- 4 Public courtyard amenity
- 5 Central lawn and dedicated play space
- 6 Swales/SuDs
- 7 Area provision for Tiny Forest initiative
- 8 Naturally regeneration scrub to be retained and enhanced



Areas of shared surface and dedicated crossing points for pedestrians,



Accessible footpaths provide connectivity through lush landscaped gardens.



Buffer planting to site boundaries provide lush screening and enhanced security

Landscape design

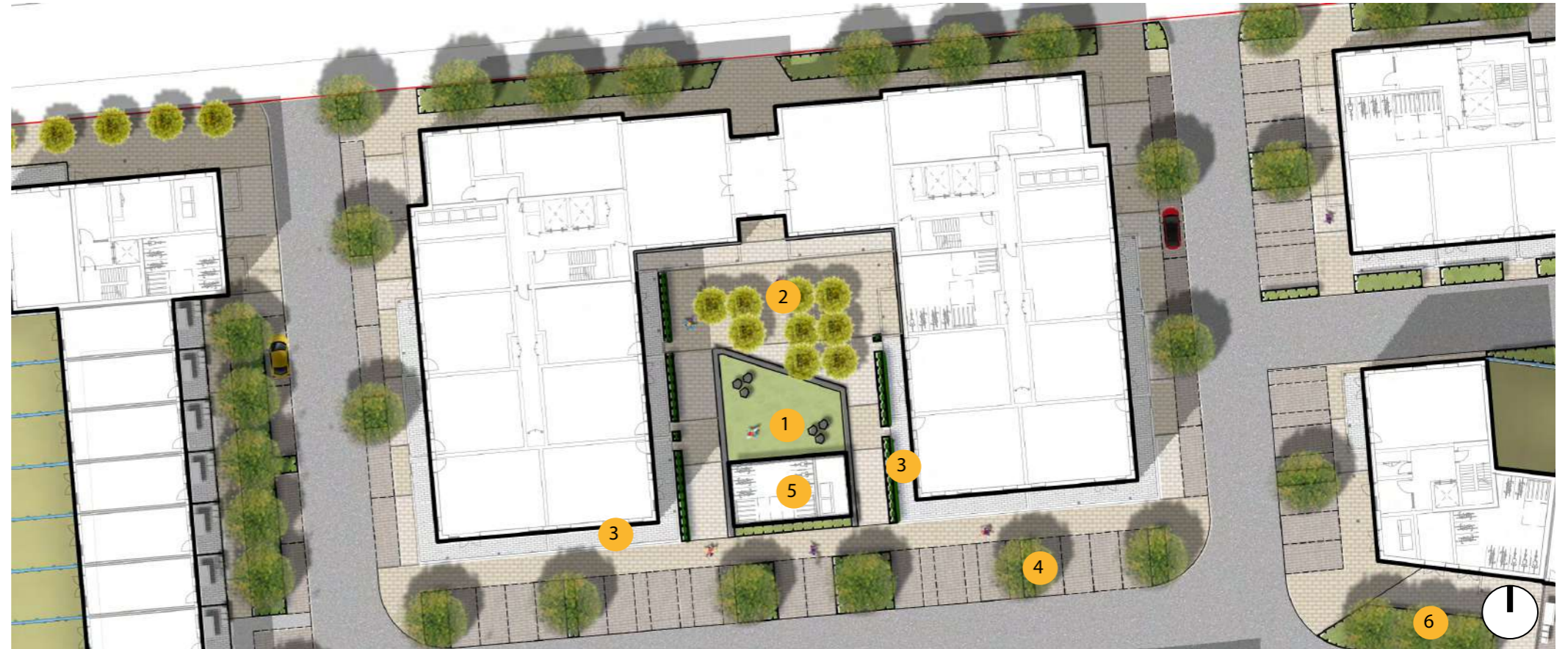
Key character areas - Bosque Park

The arrival is lined by proposed mature trees and would be enhanced with incidental play elements, nature play and walking trails to create an active site frontage and playful route into the entrance to the site off Yarnton Way.

LEGEND

- 1 Raised lawn
- 2 Commercial spill-out space
- 3 Defensible space
- 4 Bosque tree planting
- 5 Cycle store
- 6 Rain gardens

Location plan NTS



Tree lined street with planting below



Trees in hard



Play on the way



Usable open green space



Landscape design

Key character areas - Central Green Spine

The central green communal area will feature open green space, natural play features, covered seating and swale planting.

LEGEND

- 1 Communal lawn
- 2 Block seating
- 3 Swale with marginal mix planting
- 4 Tree planting
- 5 Timber bridge over swales
- 6 Natural play elements
- 7 Landscape mounding
- 8 Emergency access route
- 9 Private rear gardens
- 10 Private patios

Location plan NTS



Multi generation nature play



Exposed water course



Play on the way



Useable green spaces

Landscape design

Key character areas - Green Skirt

Communal courtyard space for residents and general public with doorstep play, defensible spaces and break out areas to dwell.

LEGEND

- 1 Raised lawn
- 2 Seating opportunities
- 3 Ornamental planting
- 4 Playful routes through planting
- 5 Natural play equipment
- 6 Native hedge planting
- 7 Private patios
- 8 Naturally regenerated scrub to be retained and enhanced



Location plan NTS



Sensory planting



Moveable furniture



Nature Paths



Private residential frontages

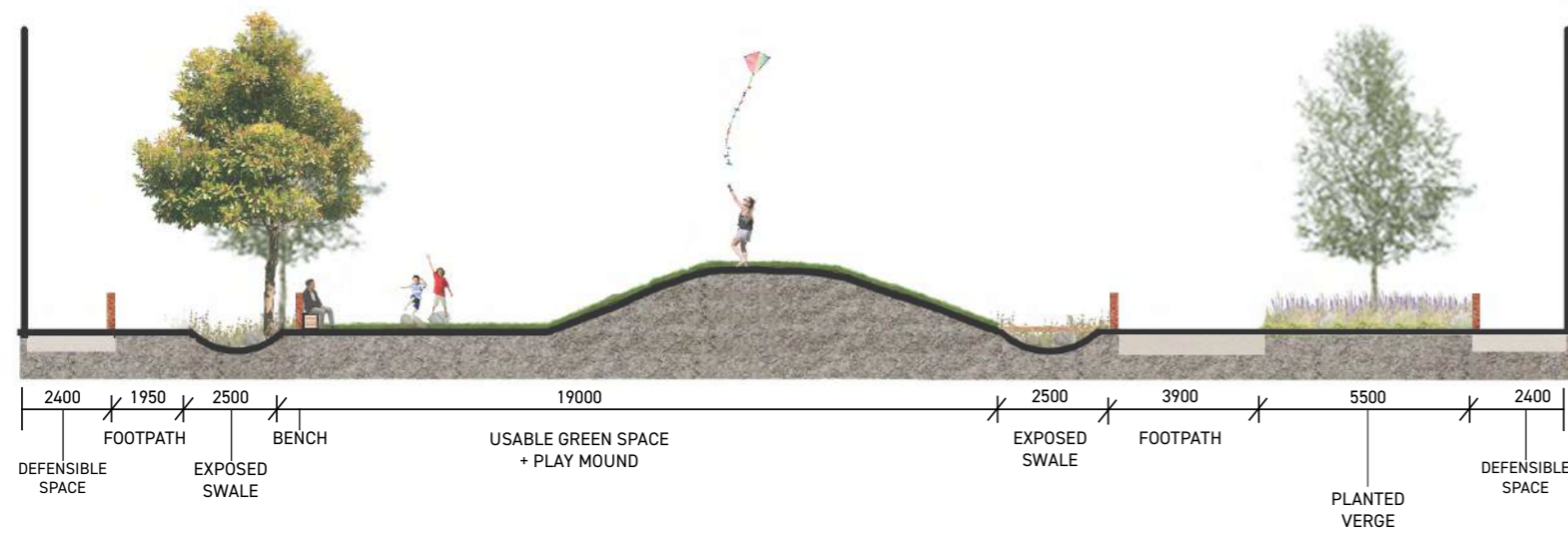
Landscape Design

Site sections

SECTION AA'



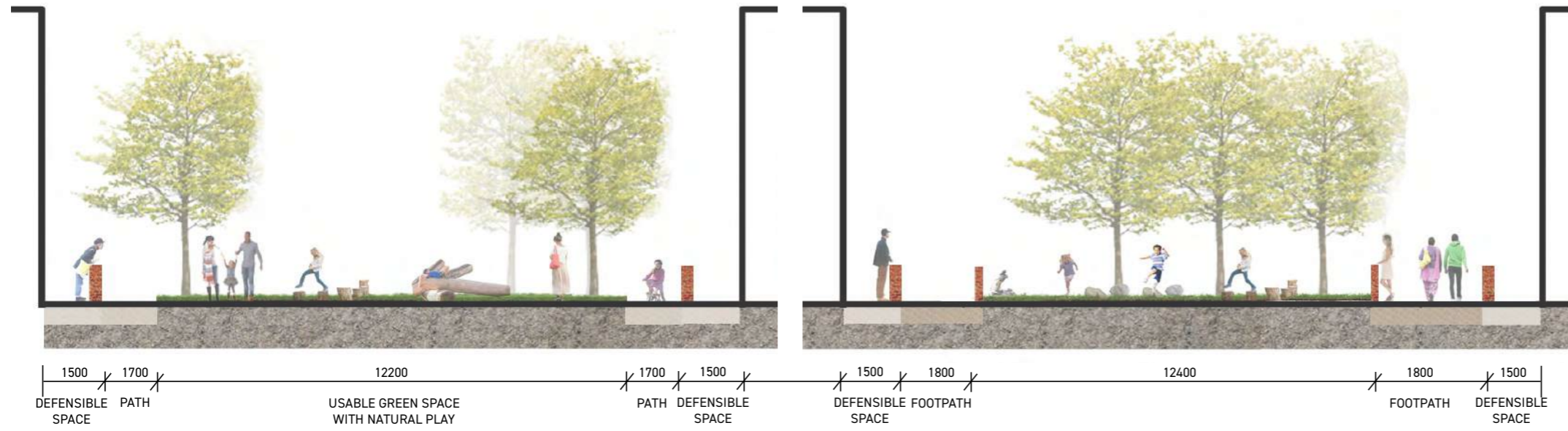
SECTION BB'



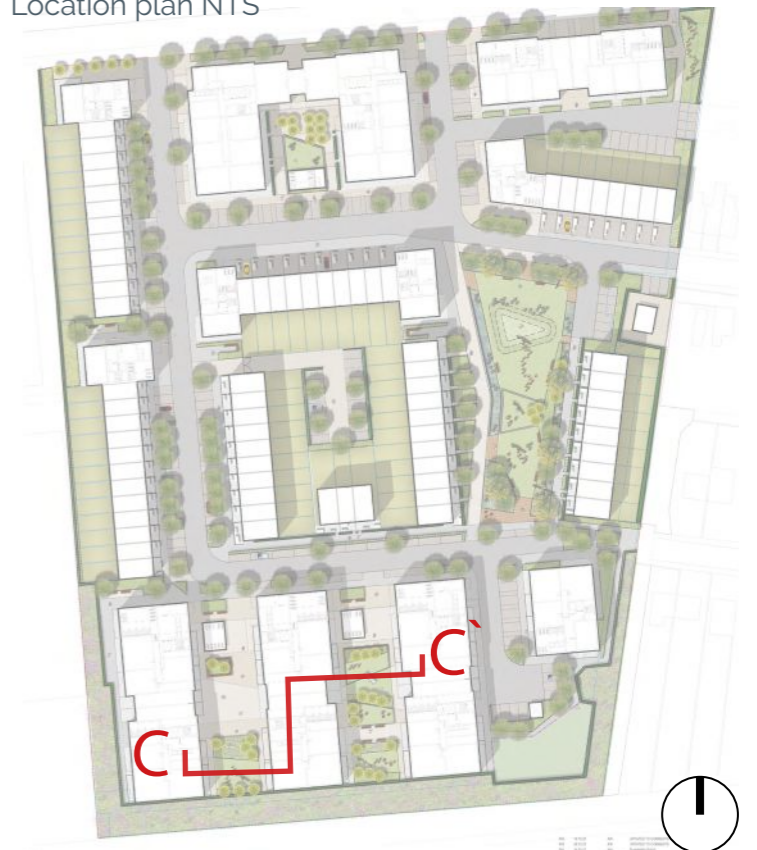
Landscape Design

Site sections

SECTION CC'



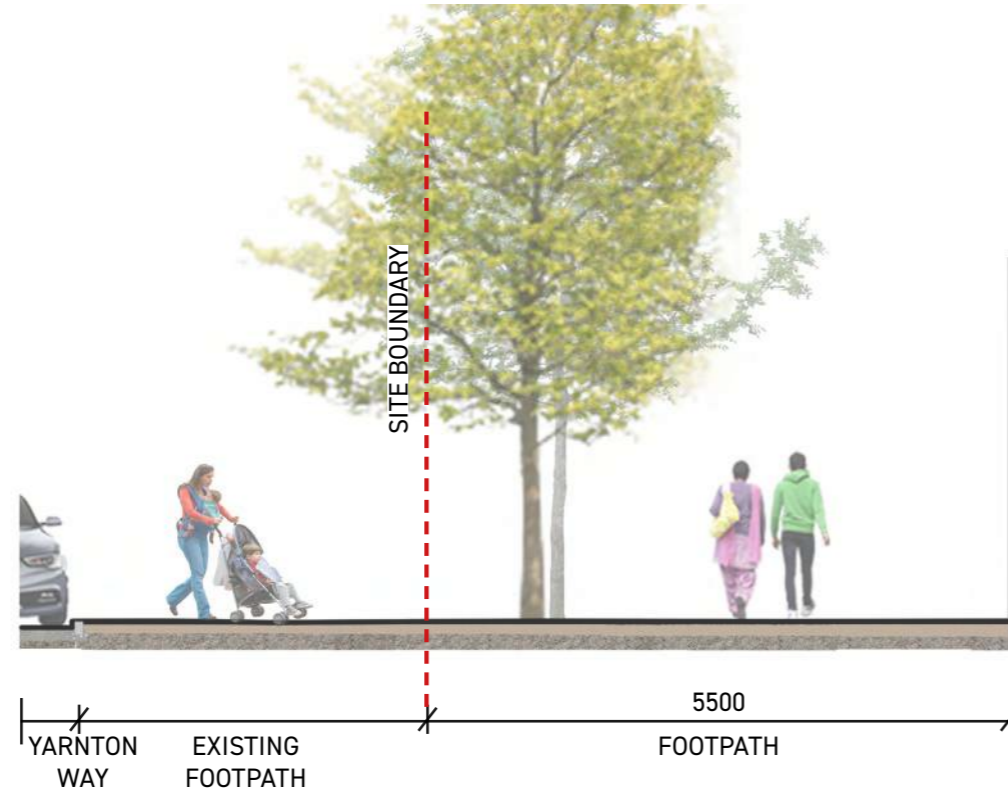
Location plan NTS



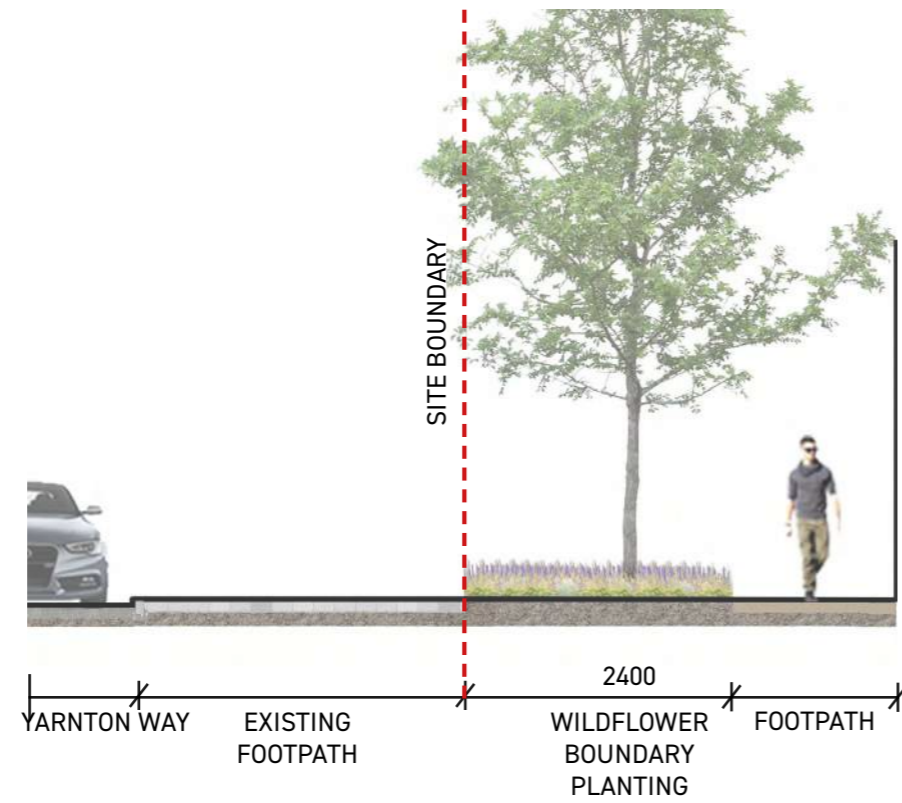
Landscape Design

Site Boundary sections

SECTION EE'



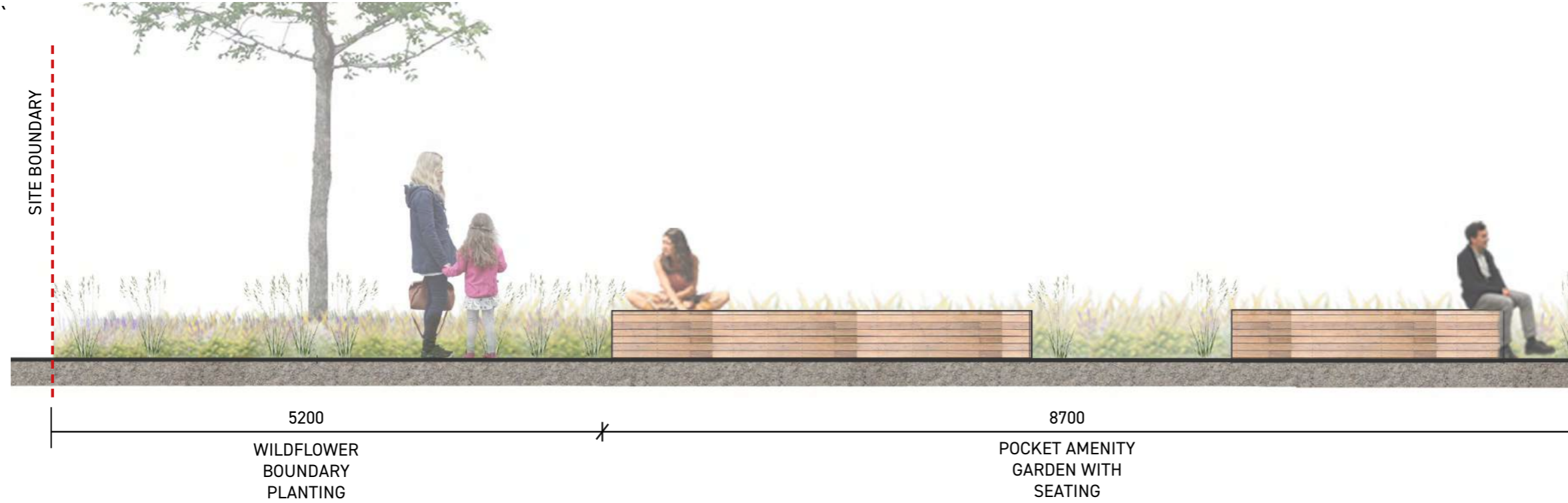
SECTION FF'



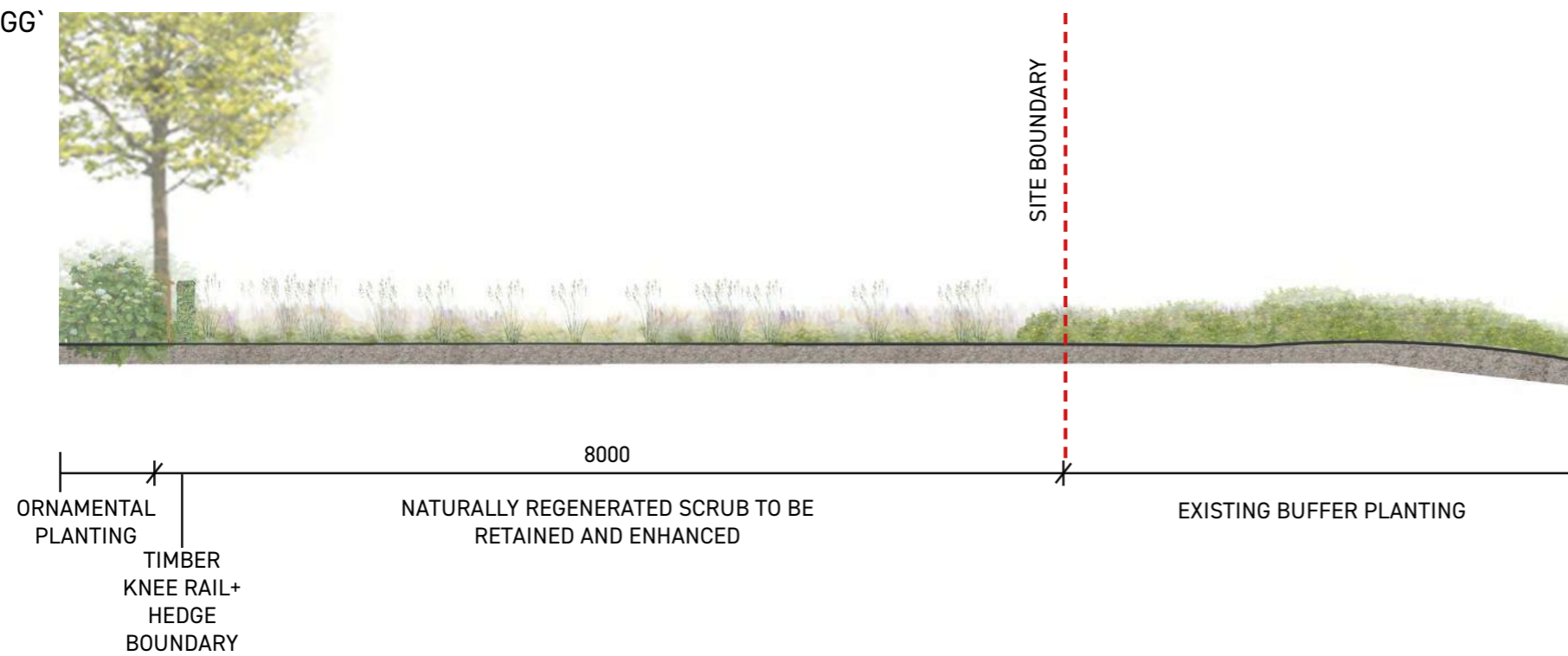
Landscape Design

Site Boundary sections

SECTION HH'



SECTION GG'



Location plan NTS

