

# Enderby Place

## Landscape and Public Realm Strategy

# Enderby Place

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# 1.0 Introduction



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## 1.1 Introduction

### Spacehub

Spacehub is a landscape architecture, urban design and ecology practice base in East London; the practice is led by Giles Charlton and Tom Smith.

Since Spacehub's inception in 2010, they have delivered a number of high-quality mixed use projects at a range of scales, from major planning applications such as The Goodsyard in Shoreditch to the on-site delivery of prominent public realm schemes such as London Wall Place in the City of London.

Spacehub design public realm and landscape that is specific and memorable. Their design process rigorously explores a site's complexities so they can amplify its unique qualities, ultimately delivering simple yet creative design solutions. This means listening and understanding; being responsive to site, nature, context and culture.

### Design team

Spacehub have worked in close collaboration with the wider design team and in particular the architects Buckley Grey Yeoman to develop an integrated approach to the design of the public realm, landscape and architecture.



Goodluck Hope



London Wall Place



The Goodsyard

### Executive summary

The Landscape and public realm strategy has been prepared by Spacehub on behalf of Maritime View Ltd in support of the detailed planning application for Enderby Place, Telcon Way, Greenwich, SE10 OAG.

This document examines the landscape context and identifies constraints and opportunities for the site. It sets out the design principles on which the proposals are based and illustrates how they are then incorporated into the landscape and public realm design proposals.

This report illustrates strategic approaches to access, function, character, urban greening, materiality, lighting and biodiversity and habitat creation.

The proposals described in this report will:

- Provide high quality, publicly accessible open space of distinctive identity which knits into the wider developing masterplan of the area;
- Provide extensive areas of planting with distinct character areas, including a new waterfront park and podium garden;
- Provide biodiversity benefits by introducing native plant, shrub and tree species, biodiverse roofs and habitat creation;
- Create landscape settings that are accessible and welcoming to all, fostering a sense of wellbeing and encouraging imaginative play and interaction through landform;
- Provide a holistic relationship between architecture and landscape, enhancing indoor-outdoor connections whilst improving access and permeability;
- Provide good quality and hard wearing materials to maximise longevity of the landscape proposals for the development;
- Provide variety of accessible and inclusive play and amenity for users integrated throughout the design.

The proposals aim to create an environment that performs on a number of levels. It is intended that the landscape will provide a balance between providing an attractive setting, climate mitigation and habitat creation. On top of these, the proposals also aspire to create an inclusive landscape where people feel comfortable whilst adding a sense of delight that is developed from the identity and character of the area.

The key to delivering a successful landscape strategy is having a vision that includes people and placemaking at its core. Some key issues which the design of the open space has sought to address include the following:

- Function and character
- Ease of movement
- Safety and security
- Legibility
- Materiality
- Adaptability and flexible uses
- Continuity and enclosure
- Inclusivity
- Diversity and community involvement

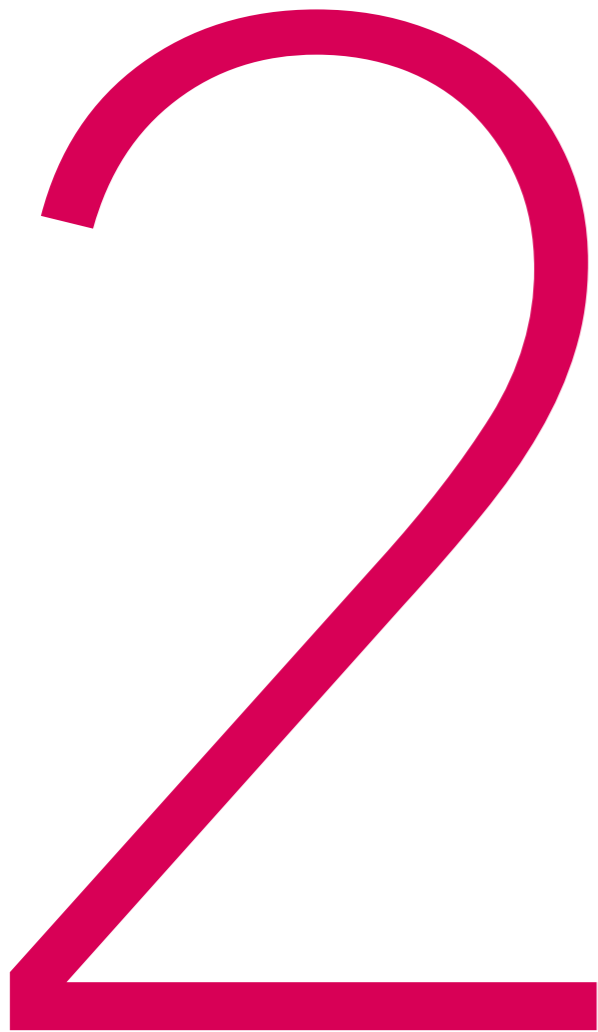
These principles have been integrated into the site wide design through the creation of a variety of spaces of differing character and function.

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## 2.0 Context



## 2.1 Historical Context

The site is located on the Greenwich peninsula, London. Historical mapping shows the peninsula was a mix of marshes and wetlands in the 1700s before developing into an industrial area in the 1800s.

The site has an important history in the development of submarine cables and was bombed heavily during World War II. The photographs adjacent show the surviving industrial site and surrounds in 1946.

Much of this industry has been decommissioned and the area has seen revitalisation in the form of residential development in recent years. Our site borders an important Grade II listed building, Enderby House, which has survived and been refurbished as a pub.

Enderby House was built some time between 1840 and 1845 by the Enderby family who were originally Bermondsey tanners and married into the whaling trade. The site contained gunpowder stores which the Enderby family later expanded into rope works and later, was sold to Glass Elliot - a pioneer company which specialised in the new submarine cable industry.

The development and manufacture of telecommunications cables still plays an important role to this day. Several industrial artifacts and plaques can be seen in the surrounding area which allude to the site's historical past.



Figure 1. 1872 historic map showing the marshlands of the peninsula (Greenwich and Bugsbys Marsh).



Figure 2. 1902 historic map showing the emerging industrial uses.

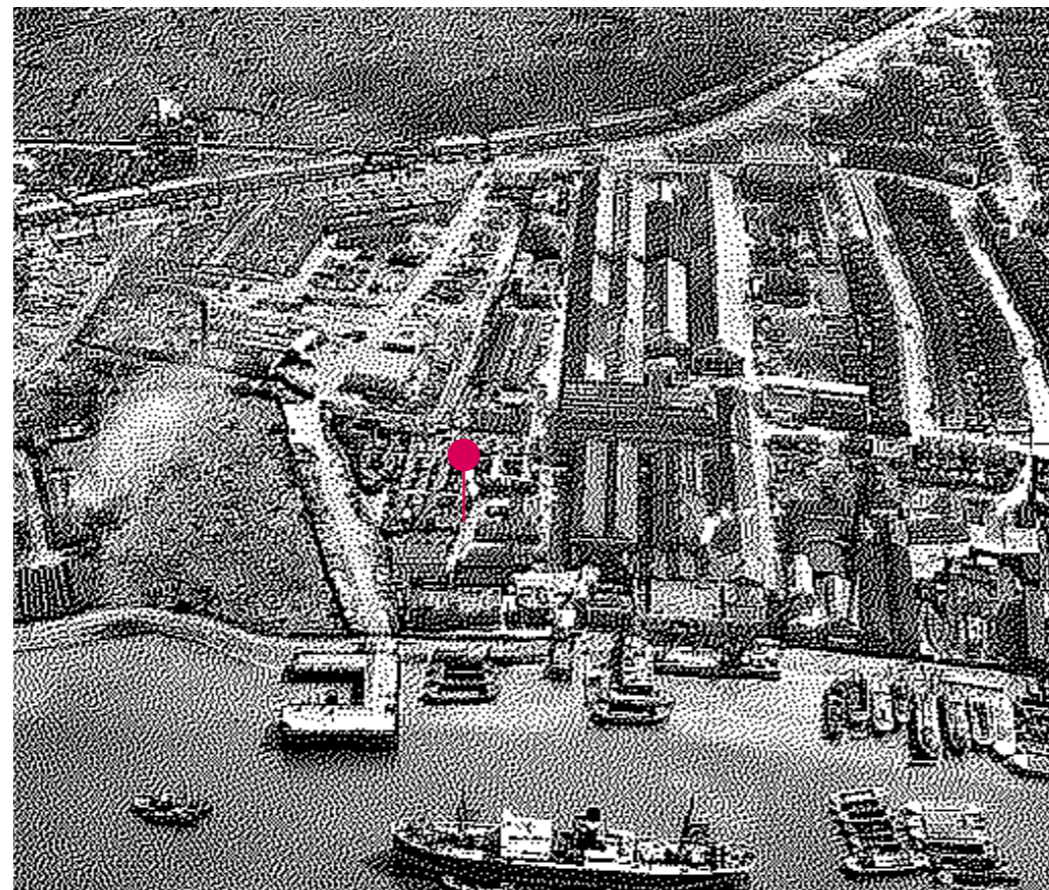


Figure 3. 1946 aerial photograph looking at the site from the west (River Thames).

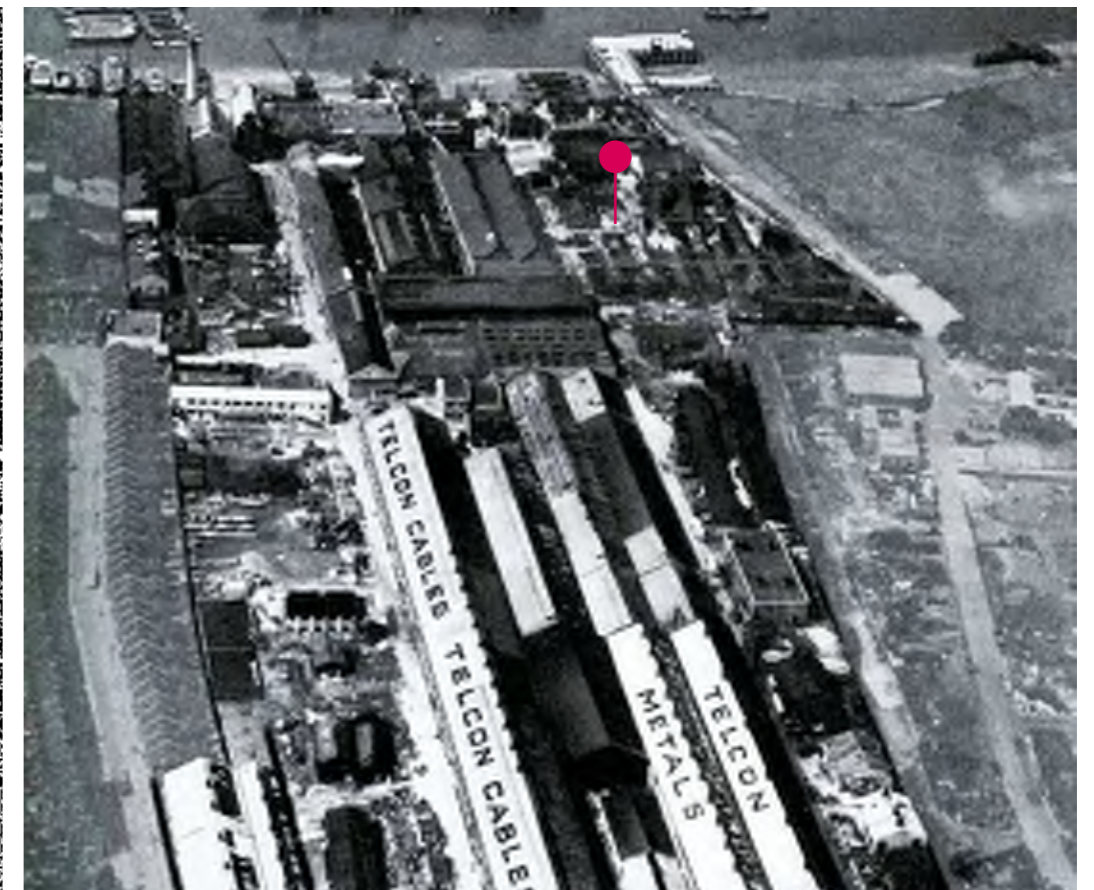


Figure 4. 1946 aerial photograph looking at the site from the east with clearly marked industrial use buildings.



Figure 5. 1937 photograph showing the rolls of telecommunications cable outside a warehouse.

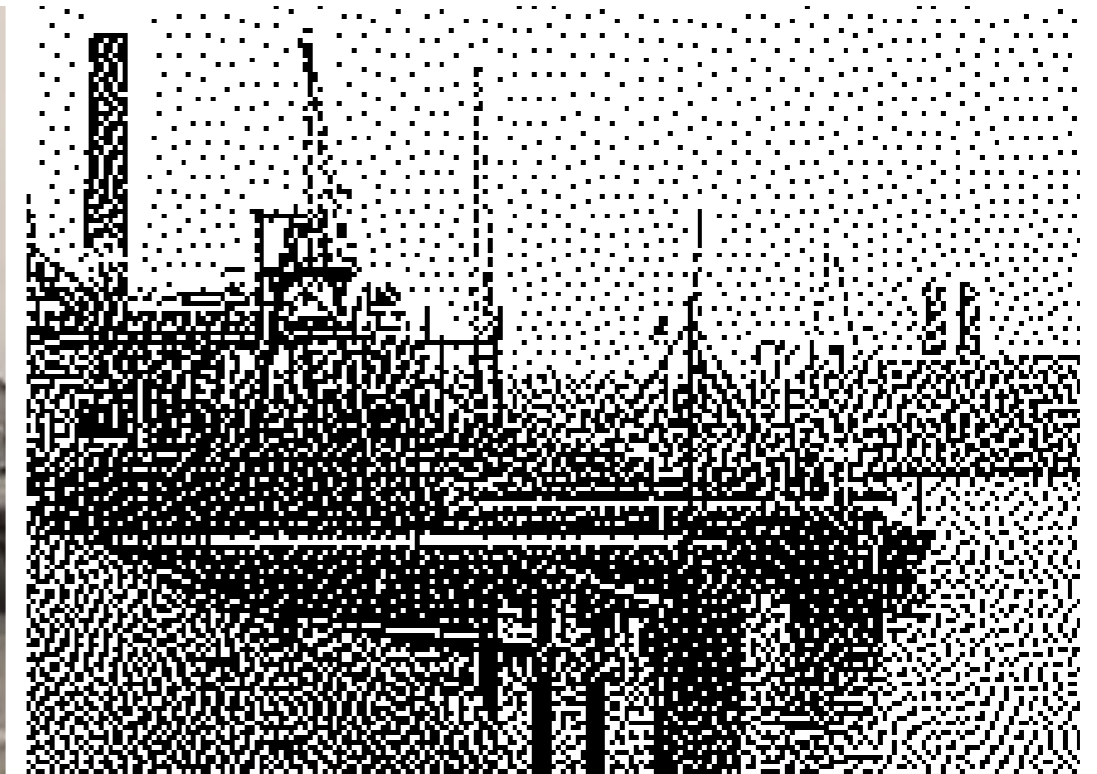


Figure 6. Photograph showing Enderby Wharf with telecommunication loading equipment which still exists today. Date of photograph unknown.



Figure 7. Photograph showing Enderby House on the left and Enderby Wharf with telecommunication loading equipment on the right. Date of photograph unknown.

















## 2.2 Wider Site Context

Enderby Place is located on the Greenwich Peninsula between the stations of North Greenwich and Cutty Sark to the south. The entire peninsula is the subject of a variety of masterplans and is in the process of a dramatic redevelopment that will transform the area to one of dense, high rise, primarily residential development.

Currently the Thames path between North Greenwich station and Enderby Place is a journey past private residential, industrial uses and future development plots of Morden Wharf.

The route from Enderby Place to the DLR Cutty Sark Station is developed with wider footpaths and active uses providing passive surveillance the full length.

### LEGEND

-  Application Boundary
-  Public Park / Open Space
-  Morden Wharf Planning Boundary
-  Railway Station
-  River Stop
-  DLR
-  Underground
-  Thames River Walk
-  DLR Line
-  Rail Line
-  Jubilee Line
-  Roads
-  Bus Stop
-  Bus Route
-  Designated Cycleway
-  Designated Quietway

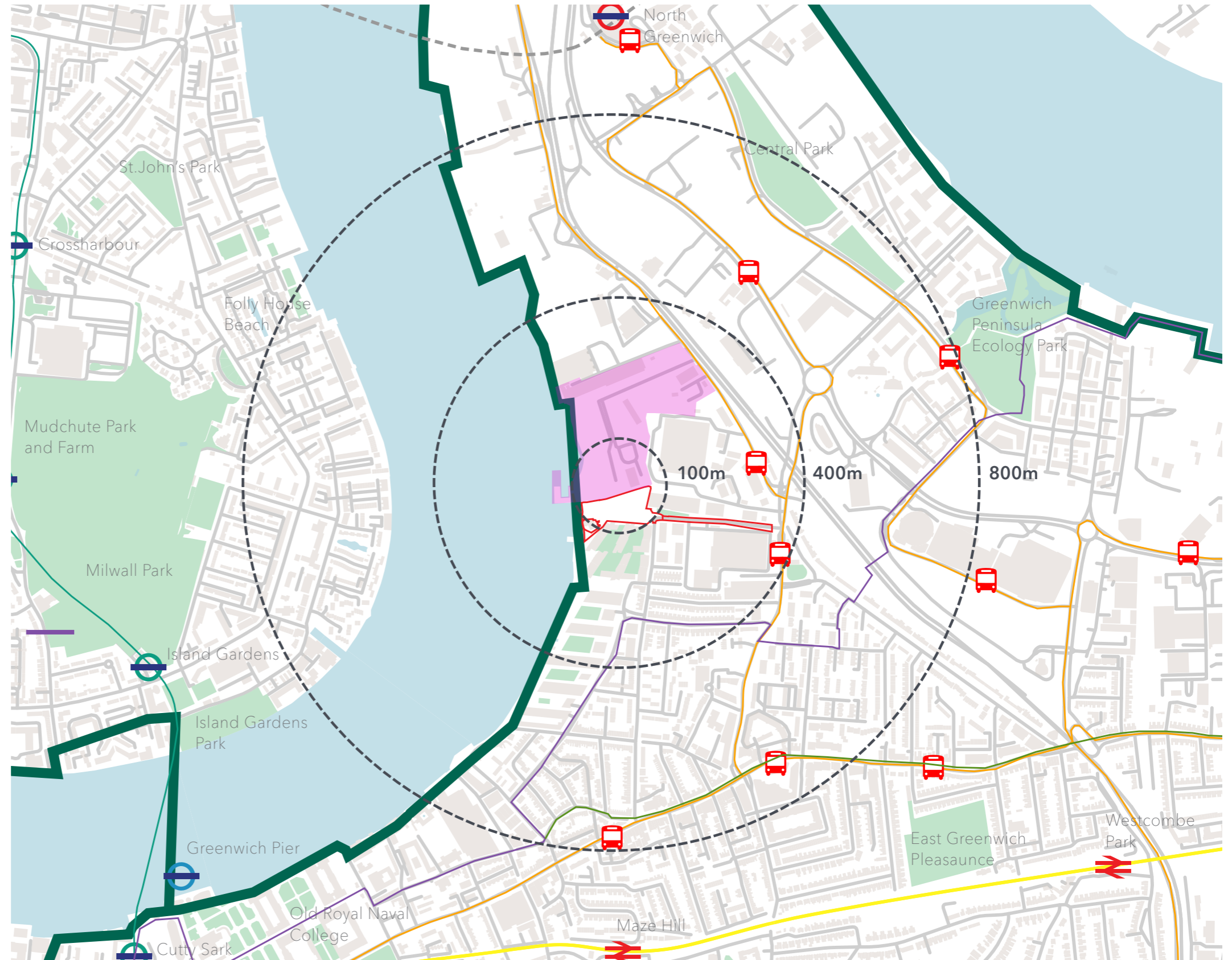


Figure 8. Wider Site Context











## 2.3 Local Site Context

Enderby Place is bordered to the north by the Morden Wharf development. To the south is the completed Enderby Wharf and The River Gardens.

A bus route runs to the east of the site connecting to North Greenwich and Cutty Sark stations.

In terms of local public and open green space the surrounding area is poor for the local provision, with the exception of a couple of spaces very close to the site. Morden Wharf will have some play, however that will largely serve their community.

### LEGEND

-  Application Boundary
-  Public Park / Open Space
-  Roads
-  Bus Stop
-  Bus Route
-  Morden Wharf Development
-  Thames River Walk
-  Enderby House - Grade II Listed Building
-  Play Spaces
-  Food and Beverage

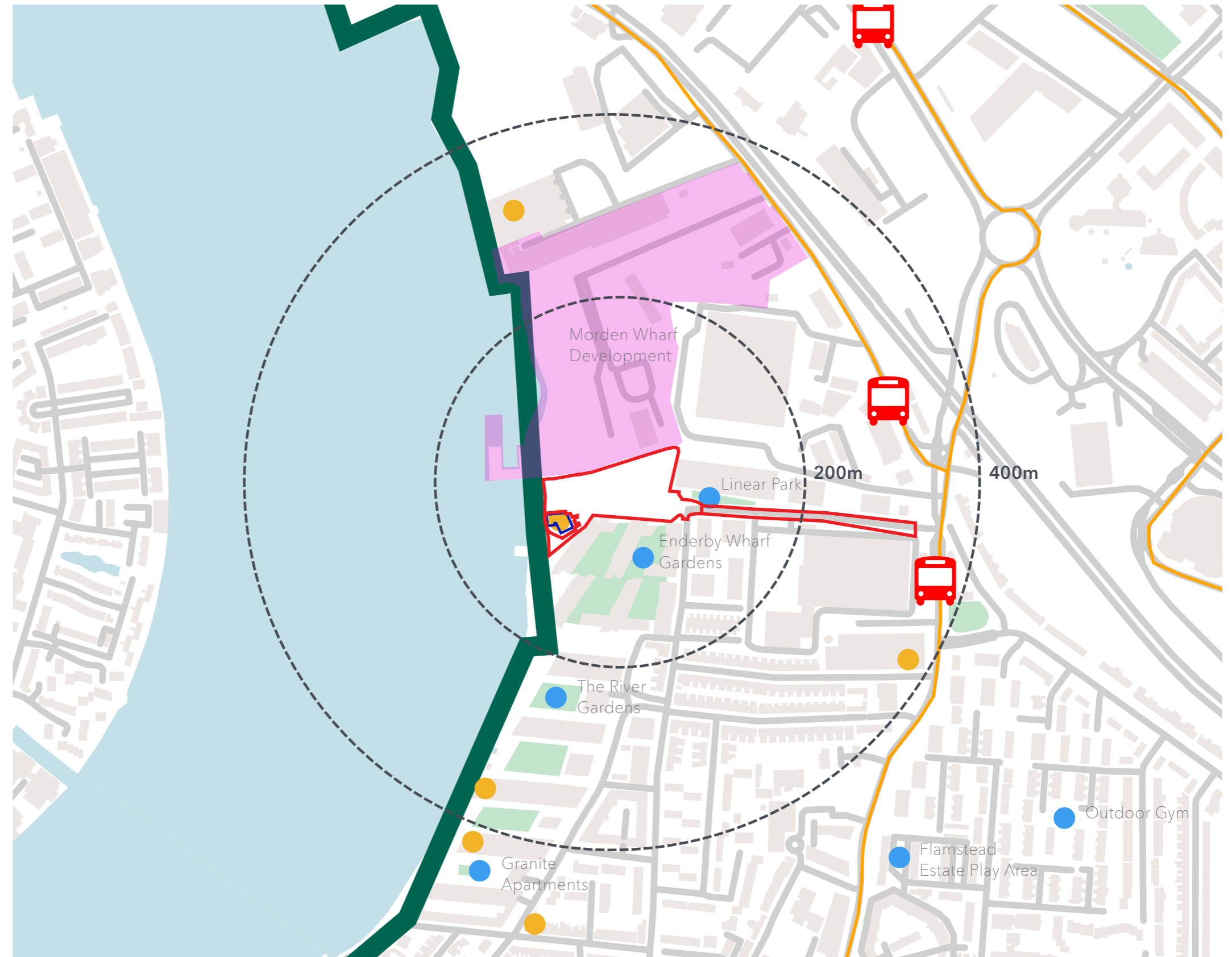


Figure 9. Local Site Context

## Local Site Context

Our site forms a key part of the emerging masterplan, linking nearby developments Morden Wharf and Enderby Wharf. The western frontage of our site connects onto Thames Path which provides both pedestrian and cycle connections.

Enderby House holds a commanding position on the south east of the site looking onto the Thames River Walk, the Thames River, the Isle of Dogs and Canary Wharf beyond. It has recently undergone refurbishment work with new public realm to the immediate surrounds of the building.



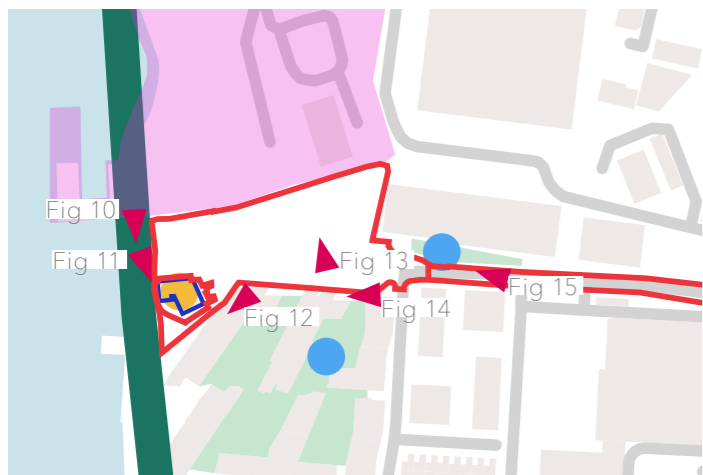
Figure 10. Thames River Walk with Enderby Place on the left



Figure 11. Enderby Place and Enderby Wharf



Figure 12. Enderby House Entrance Area leading to the Thames River Walk



Location Plan



Figure 13. View of the existing retaining wall on Morden Wharf Boundary



Figure 14. Telegraph Avenue looking towards Enderby House



Figure 15. Telcon Way looking towards Enderby Place

## Local Site Context

### 2.3.1. Local Play Areas

Immediately beside Enderby Place is the Linear Park (Figure 16) which appears to provide doorstep play for ages 0-4 years. Further along the Thames River Walk, there are a series of play areas such as Enderby Wharf Gardens, The River Gardens and Granite Apartments. The play areas within the new developments are gated however access appears to be open to the public.

Many of the play spaces on offer in the surrounding vicinity appear to cater for children 0-11 years of age with limited opportunity for 12+ play.



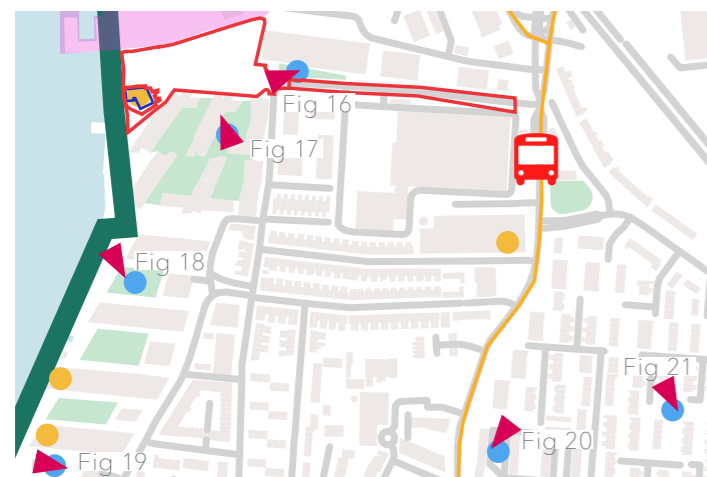
Figure 16. Linear Park



Figure 17. Enderby Wharf Gardens



Figure 18. The River Gardens



Location Plan

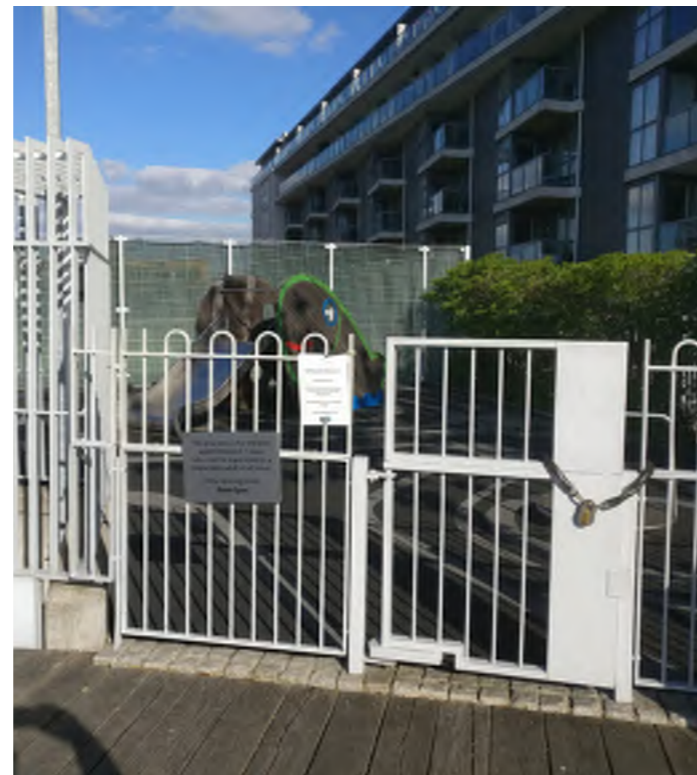


Figure 19. Granite Apartments



Figure 20. Flamstead Estate Play Area



Figure 21. Outdoor Gym

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## 3.0 Proposals



### 3.1 Landscape Concept + Character

#### From the River to the Land

The landscape and public realm design of Enderby Place aims to provide a series of rich experiences transitioning from the Thames riverside to the tranquil woodland gardens. Through interventions around the boundary, the landscape + public realm design seeks to integrate with the neighbouring developments of Enderby Wharf and Modern Wharf.

Reflecting the unique and diverse ecology of the area, the riverside space will have a dynamic quality. Planting will include native climate-resilient species of trees and herbaceous plants, while the pollinator's gardens will provide vibrant sanctuaries for local wildlife.

As the design progresses deeper into Morden Tower and Telcon Tower, the landscape will feature a diverse mix of trees and understorey plants, offering a gradual shift in character from the open meadow to the dappled shade of the woodland.



RIVER ←

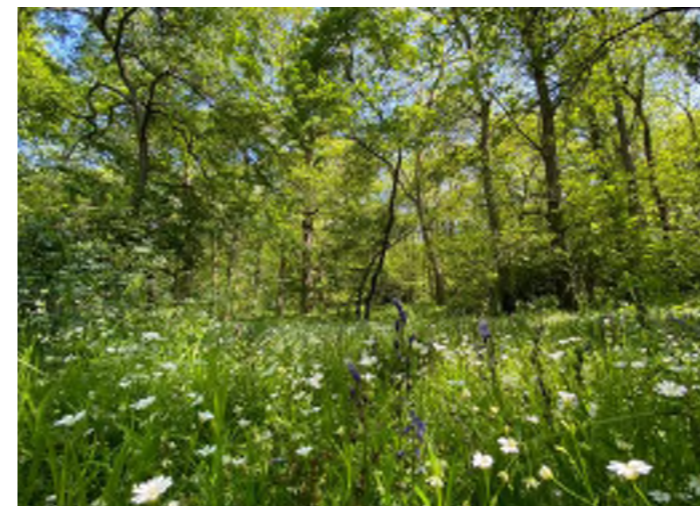
→ LAND



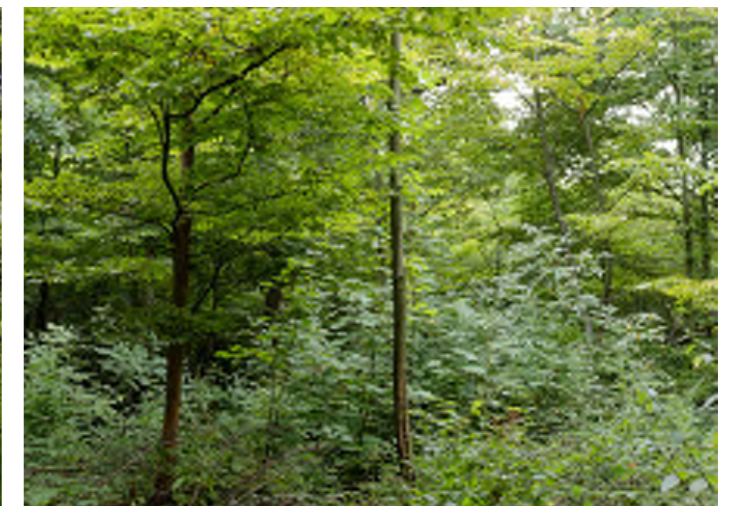
RIVERSIDE



POLLINATOR'S GARDEN



WOODLAND EDGE



WOODLAND

### 3.2 Landscape Character Areas - Overview

Enderby Place landscape and public realm is comprised of rich experiences, including landscape character areas as follows:

#### The Riverfront

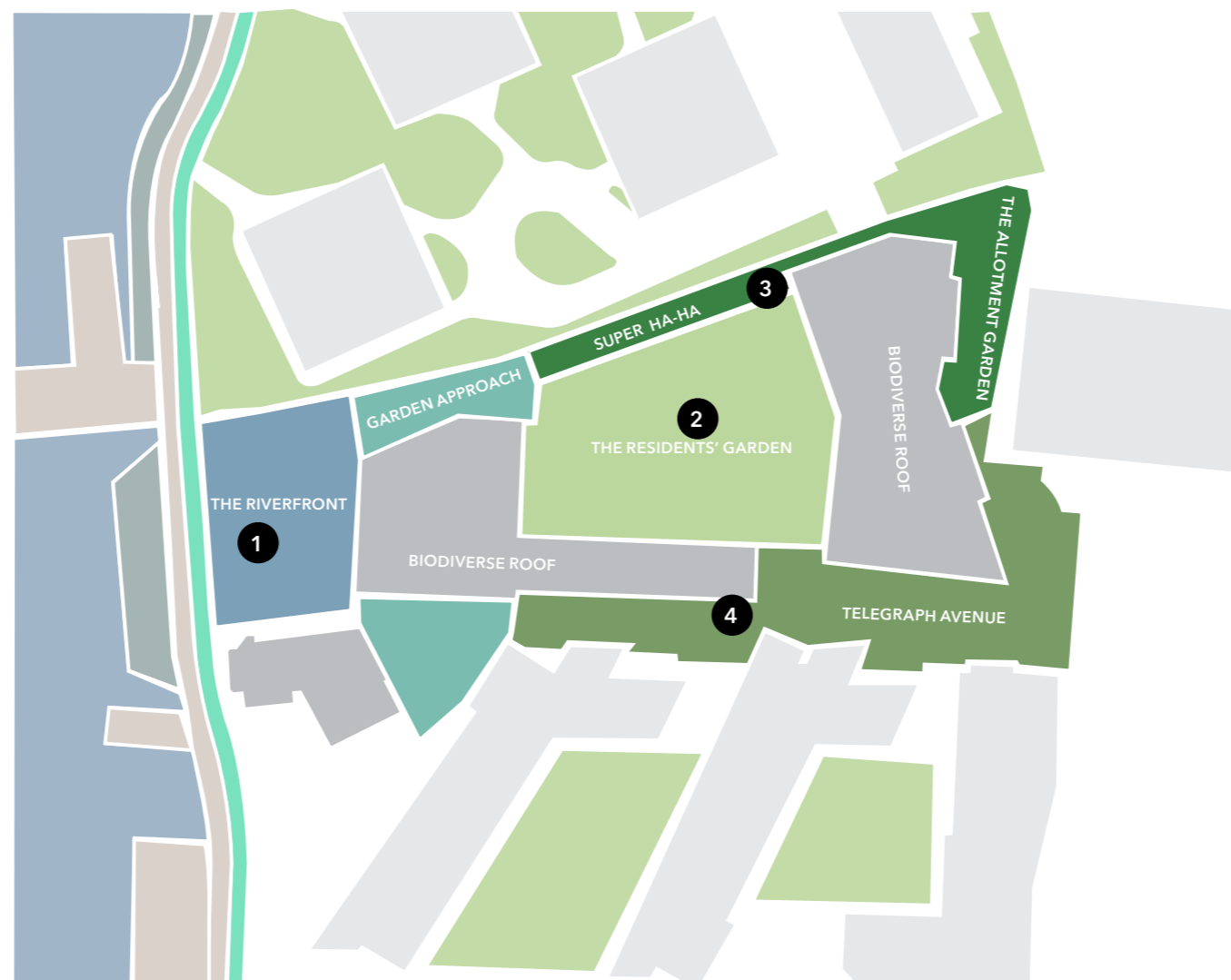
The Riverfront is an open and active public space along the Thames path. It provides amphitheatre seating and water fountains for social gatherings and plays. In the context of climate emergency, the flood defence wall will be integrated into the landscape design as much as possible to ensure a functional and enjoyable riverside. A flexible lawn area and cafe seating space at the higher level provide good vistas to the Thames.

#### Garden Approach

The Garden Approach provides a transitional experience from the public zone to the residential garden. Well-defined pathways, benches, and lush foliage are to create an inviting atmosphere.

#### The Residents' Garden

The residential garden is an area with a meticulous combination of open lawns, two designated play areas, and residents' front gardens with carefully curated planting schemes. Play trails are integrated into the verdant woodland edges.



#### The Super HA-HA

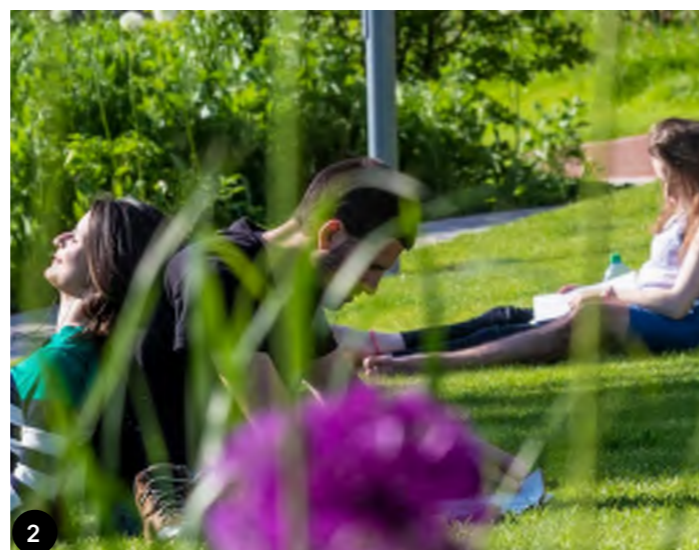
Super Ha-Ha is a sunken and shaded garden area adjacent to the retail unit on the Ground Level. Set at a lower level from the podium garden, the Ha-Ha has the existing brick wall retained to celebrate Enderby Wharf's historical context.

#### The Allotment Garden

The Allotment Garden features residential allotments and private gardens, the space aims to create communal green space while enabling personal pursuit of cultivation.

#### Telegraph Avenue / Telcon Way

This is an area that combines the existing public realm with various landscape interventions including a residential threshold that leads to the lobbies and gardens, as well as defensible space planting strip for the Telegraph Block. It comprises a series of compliant ramps and landscaped steps.



### 3.3 Landscape Masterplan - Ground Level



Figure 22. Illustrative Masterplan - Ground Level

- |   |   |  |                                  |
|---|---|--|----------------------------------|
| 1 Riverfront Amphitheatre & Water Feature | 5 Play Equipment - Sailor theme               | 9 Telegraph Block Residential Gardens                    | 13 Cycle and Vehicle Entrance    |
| 2 Flood Wall and Ramp Access              | 6 Playground, Natural Play Trails and Seating | 10 Residential Entrance Garden                           | 14 Allotment Garden              |
| 3 Flexible Lawn and Riverfront Garden     | 7 Open Lawn and Flower-rich border planting   | 11 Residential Entrance Steps                            | 15 Allotments / Community Garden |
| 4 Cafe Spill-out                          | 8 Doorstep Play Zone                          | 12 Residential Entrance Ramps and Incidental Play Trails | 16 Super Ha-Ha                   |

### 3.4 Landscape Masterplan - Accessible Podium + Roof Level



Figure 23. Illustrative Masterplan - Accessible Podium + Roof Level

- |  |  |   |
|--|--|---|
| 1 Biodiverse Roof (G+2)                | 5 Biodiverse Roof (G+2)                | 9 Biodiverse Roof (G+21)                |
| 2 Biodiverse Roof (G+20)               | 6 Biodiverse Roof (G+32)               | 10 Roof Plant Room and Equipment (G+22) |
| 3 Biodiverse Roof (G+19)               | 7 Roof Plant Room and Equipment (G+34) | 11 Roof Plant Room and Equipment (G+16) |
| 4 Roof Plant Room and Equipment (G+22) | 8 Biodiverse Roof (G+31)               | 12 Roof Plant Room and Equipment (G+2)  |

### 3.5 Landscape Character Areas - The Riverfront

The Riverfront is a publicly accessible open space that sits along the Thames Path, designed to offer both aesthetic and functional enhancements. Its dynamic features, including a water feature and an amphitheatre seating, have been integrated for diverse community needs, serving as a versatile play area, a communal gathering point, and a welcoming gateway to Enderby Place.

The space makes a connection between the Riverfront, the historic Enderby House, and the future Morden Wharf Development. A flood defence wall is integrated within the landscape design and works together with the flooding defence along the adjacent sites.



### 3.6 Section A-A' - Thames Path and The Riverfront

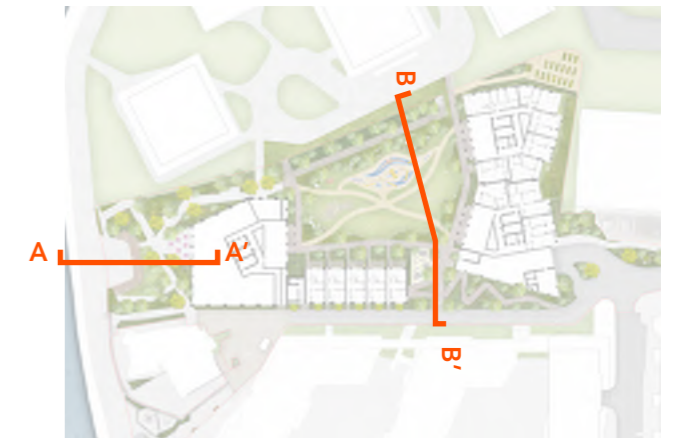
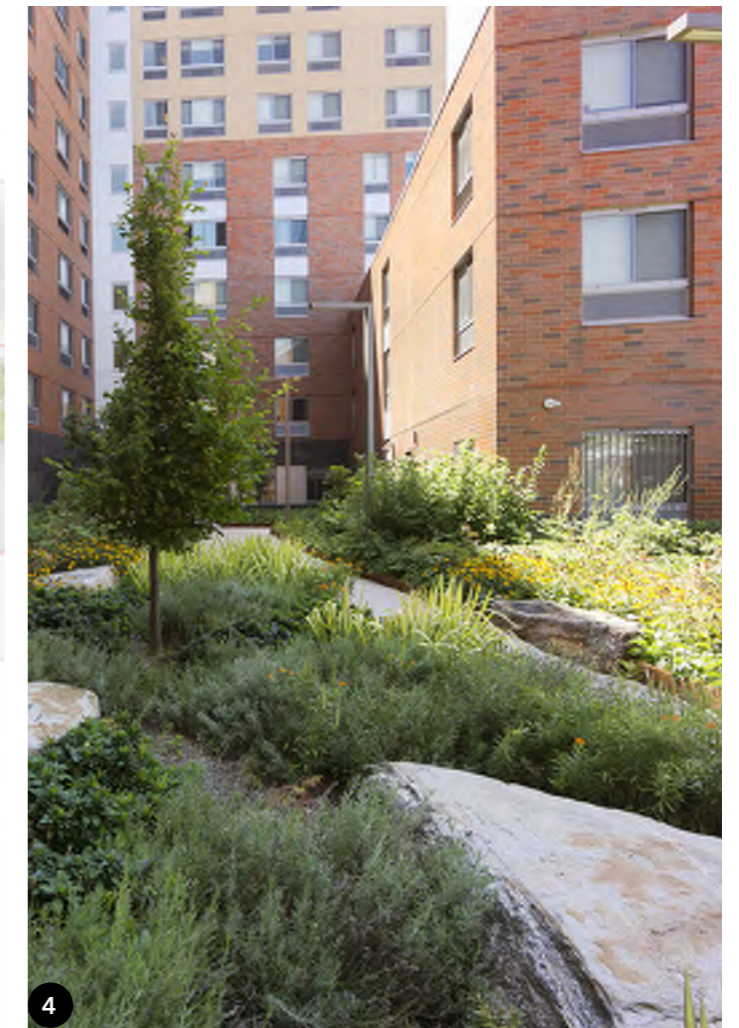


Figure 24. Illustrative Section - A-A'

### 3.7 Landscape Character Areas - Telegraph Avenue

Telegraph Avenue will transform from a cut-through road into a residential street with the introduction of low-rise mews homes, play trails and shaded woodland planting. Steps and ramps from Telegraph Avenue provide the main access to Enderby Place, including the Residents' Garden and play areas. Telegraph Avenue will be a pedestrian and cyclist zone with occasional service vehicle access.

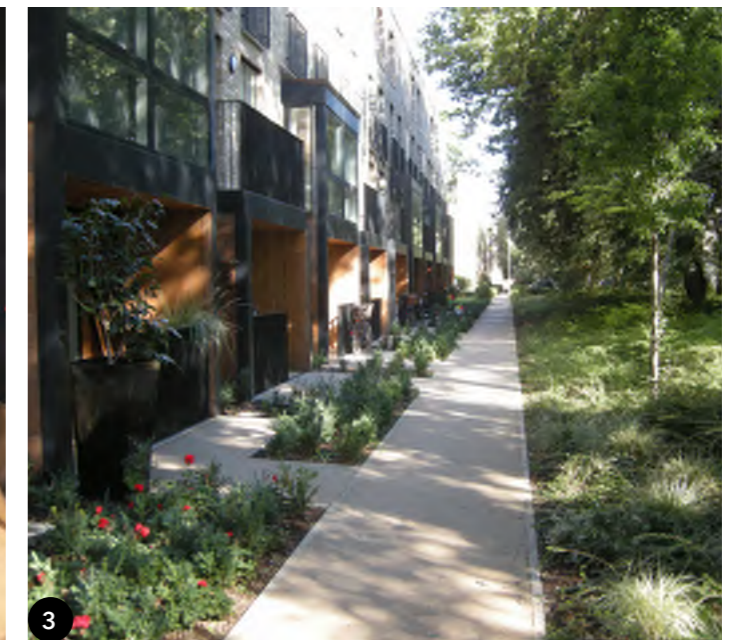




### 3.8 Landscape Character Areas - Garden Approach & The Resident's Garden

The Garden Approach is a peaceful space, managing the journey and transition between the public Riverfront and the private Resident's Garden.

The Residents' Garden is a communal open space for those living within Enderby Place. A species-rich lawn serves as a place for residents to relax and play, as well as a flexible area for events. Mounds and tunnels with accessible paths running through provide a designated area for local play. Bordering the lawn and play space are a series of playful trails with climbing structures, stepping stones, boulders, and a zip line.



3.9 Section B-B' - Super Ha-Ha, Residences' Garden and Telegraph Avenue

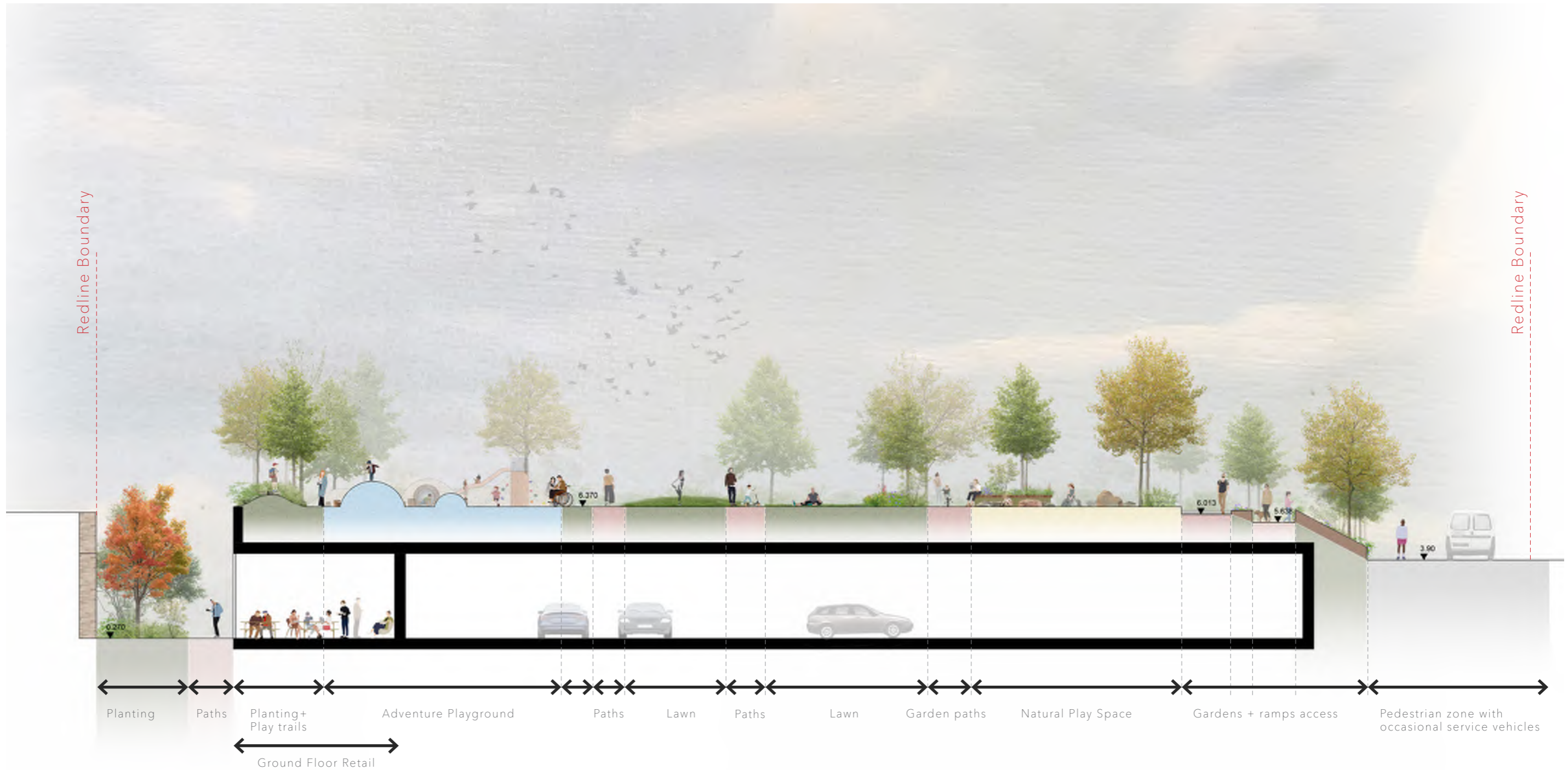
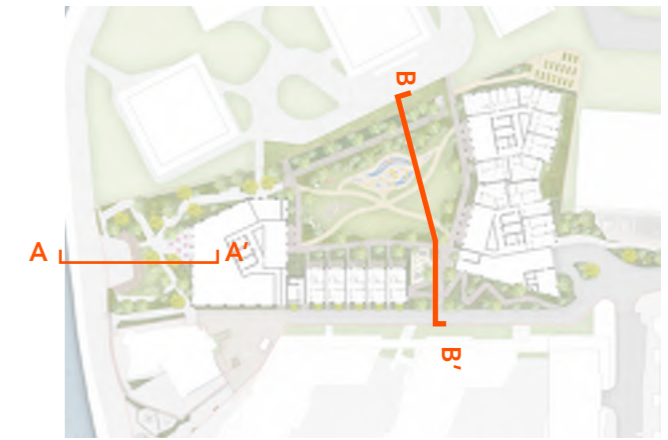


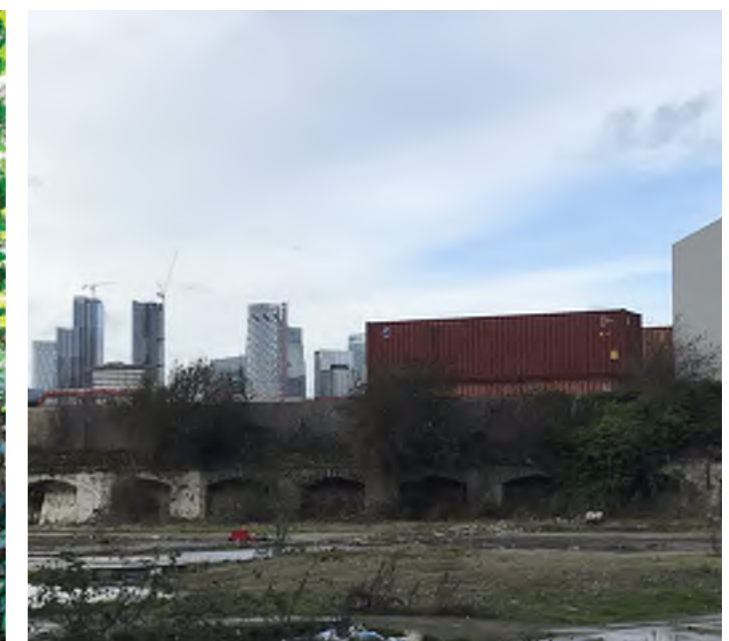
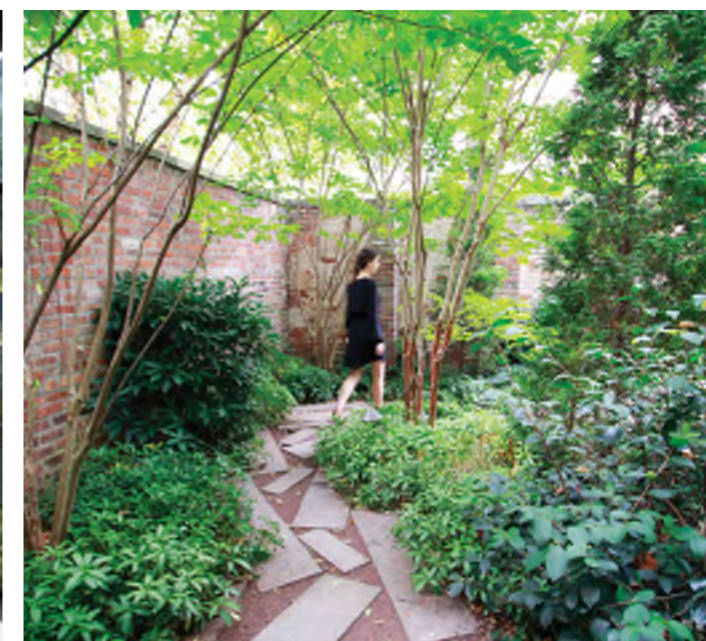
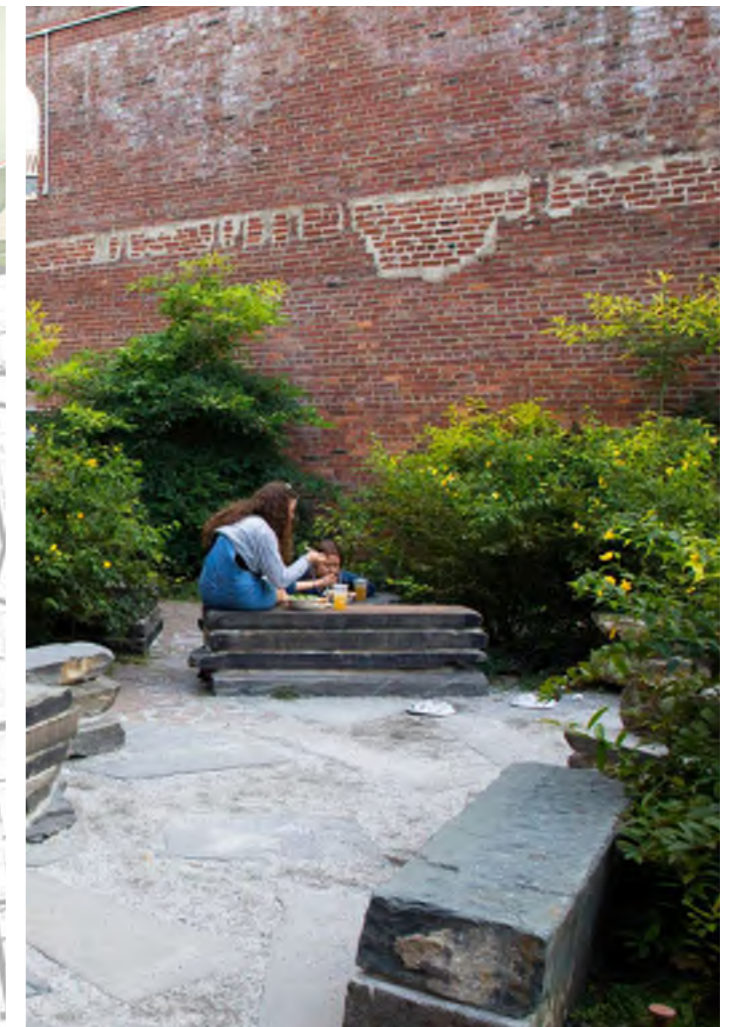
Figure 25. Illustrative Section - B-B'

### 3.10 Landscape Character Areas - The Super Haha

The Super Ha-ha is a sunken area that allows the ground-level commercial units to have a long, wooded outlook from their frontages, with the backdrop of the existing wharf wall.

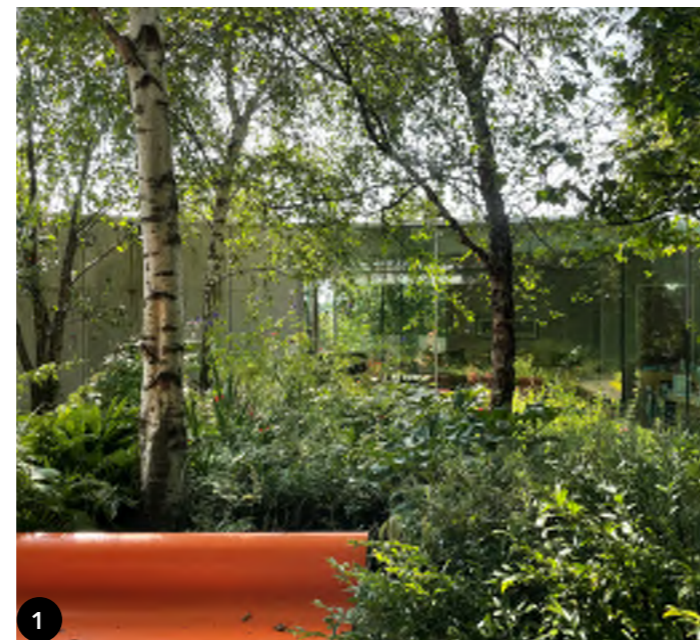
This scenic vista has been framed to impart a sense of tranquility with a shade-tolerant, woodland and rain garden planting scheme. The paving is proposed to be permeable to help with surface water drainage.

The Super Ha-Ha plays a key role in facilitating a visual continuity within the landscape, connecting the outdoor spaces at the podium level of Enderby Place and the future Morden Wharf development.



### 3.11 Landscape Character Areas - The Allotment Garden

The Allotment Garden is a lushly planted space, private to ground floor residents of the Morden Tower. The allotments are accessible from the Resident's Garden and feature a series of raised planters, benches, and planting. The space is a communal area for residents to garden, socialise and relax. It will be walled, making it enclosed and intimate - and will be a space for younger years of play and exploration.



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## 4.0 Landscape Strategies



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## 4.1 Levels + Access Strategy

The landscape and public realm design confronted several challenges from the existing Telegraph Avenue, Telcon Way, Thames Path, and Enderby House adjacent to the site. In addition, it involves integrating the proposed flood defence wall.

To achieve the requisite flood defence wall level of +6.20 on the Riverfront side, a system of ramps has been introduced, with gradients of 1 in 14 and 1 in 15. These ramps, with multiple landings, offer seating opportunities as much as possible.

At the Telegraph Avenue entrance, a network of steps and ramps is embedded within a landscaped garden. These ramps adhere to a gradient of 1 in 16 with handrails on both sides. Additionally, conscious efforts have been made to integrate seating options wherever feasible, enhancing the overall experience for users.

The design was carried out in coordination with the Inclusive Access Consultants, making sure travel distance and gradients, handrails, level landings and seating were considered.



- +X.XXX Proposed level
- +X.XXX Existing level
- X:XX Gradients
- Stairs
- Ramps

Figure 26. Levels + Access Strategy Diagram

## 4.2 Access + Movement Strategy - Pedestrian and Cycle

The proposed pedestrian and cycle network is built upon the existing circulation of Thames Path and Telegraph Avenue, featuring a clear hierarchy for convenient navigation by visitors and residents. The primary pedestrian entry on Telegraph Avenue, accessed through ramps, is complemented by accessible routes from the Thames Path, granting public access to the ground floor café of River Tower.

The cycle parking entrance, situated off Telcon Way, is located next to a commercial unit entry adjacent to the vehicular basement access.

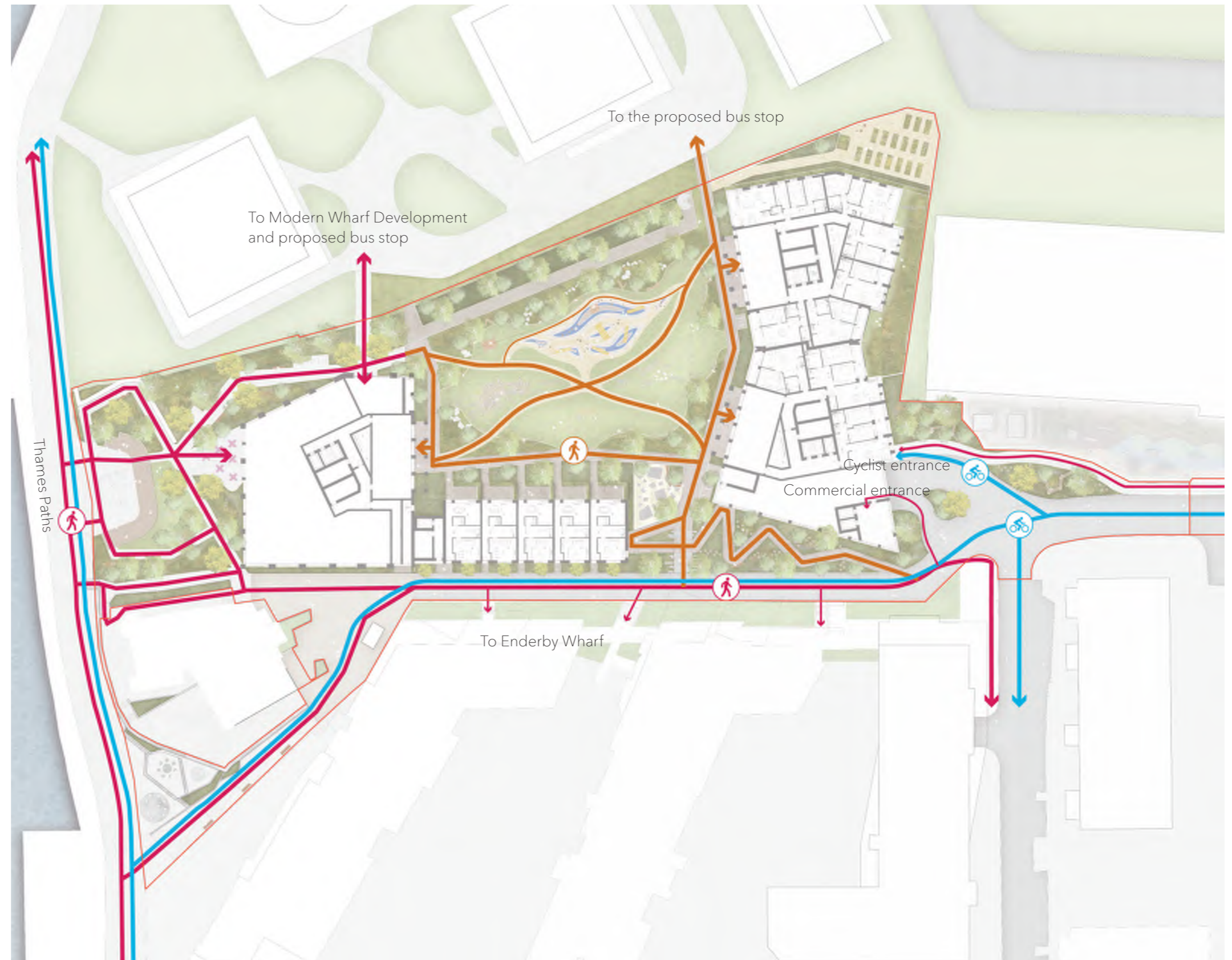


Figure 27. Access + Movement Strategy - Pedestrian and Cycle Diagram

### 4.3 Access + Movement Strategy - Vehicular

There is limited vehicular movement within the site, with the basement carpark entrance located off Telcon Way.

Telegraph Avenue, from the carpark entrance beyond, is envisioned as a pedestrian priority zone, with occasional access maintained for fire and service vehicles.




-  Vehicular route
-  Pedestrian zone with occasional service vehicles
-  Basement access



Figure 28. Access + Movement Strategy - Vehicular Diagram

## 4.4 Contextual Play

### Play and Recreation

The 'Local Open Spaces' diagram opposite shows the opportunities for play within 5 or 10 minutes walk from the site. It shows walking distances to nearby open spaces capable of providing amenity. Any doorstep and local play provision generated by the development will be provided on-site and any off-site contributions will be in accordance with the Mayor of London's Supplementary Planning Guidance (SPG), which are set out as follows:

### Doorstep Playable Space




- A landscaped space including engaging play features for young children, and places for carers to sit and talk.
- Age: 0-5
- Minimum size: 100sqm
- Distance: 100m

### Local Playable Space

- A landscaped space with landscaping and equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk.
- Age: 0-11
- Minimum size: 300sqm
- Distance: 400m

### Youth Space

- Social space for young people aged 12 and over to meet, hang out and take part in informal sport or recreational activities.
- Age: 12+
- Minimum size: 200sqm
- Distance: 800m

-  Sports court - private
-  Playground - private
-  Playground - public accessible

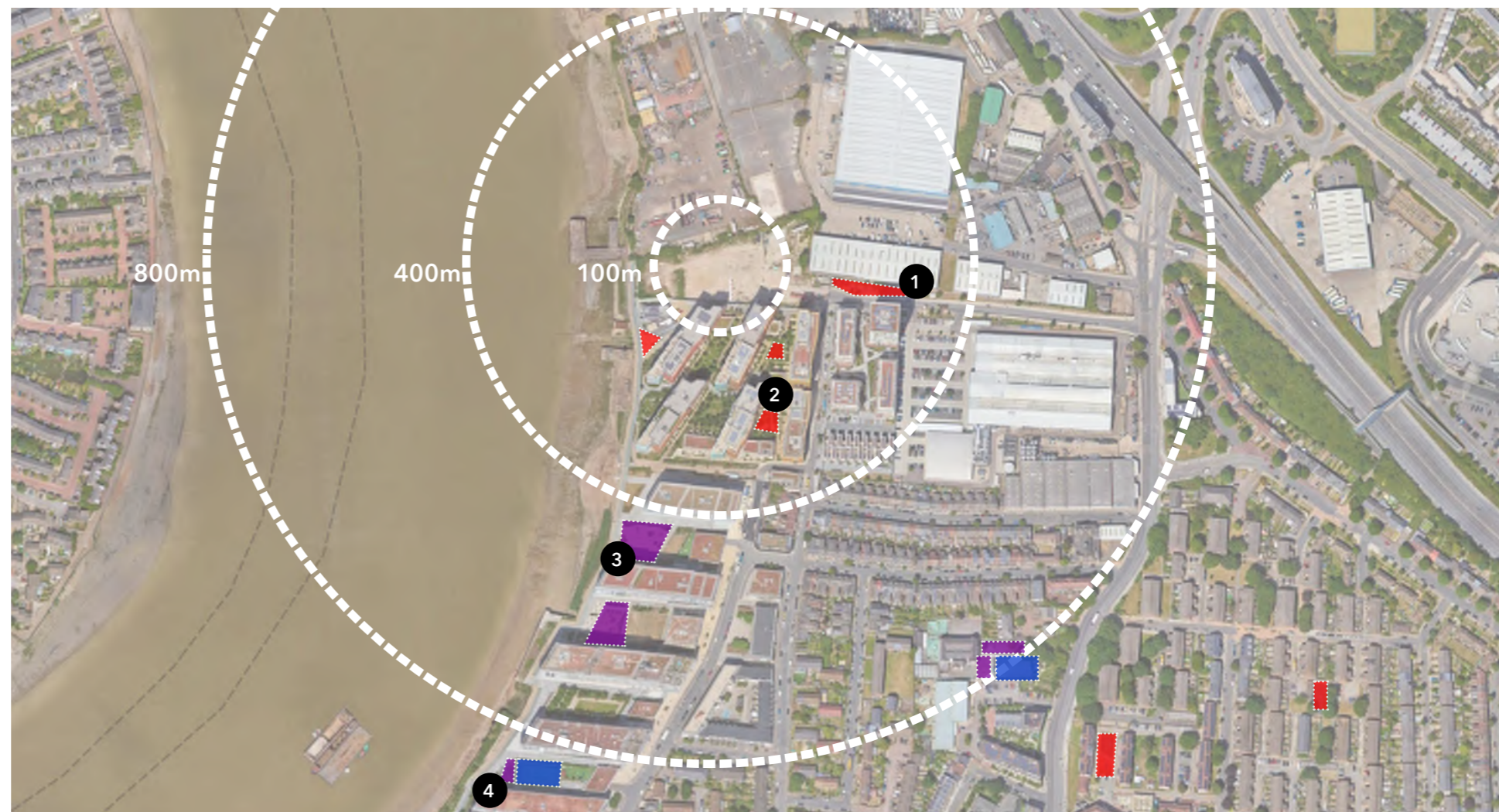
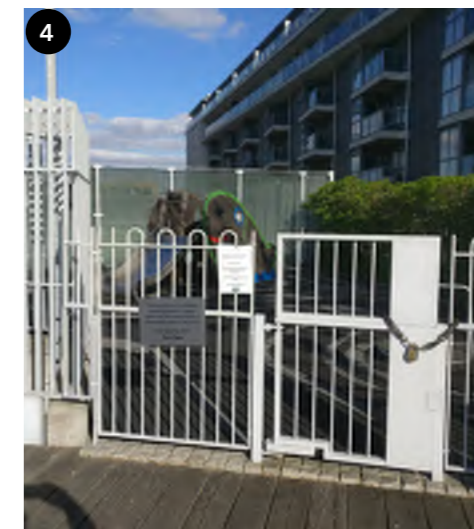
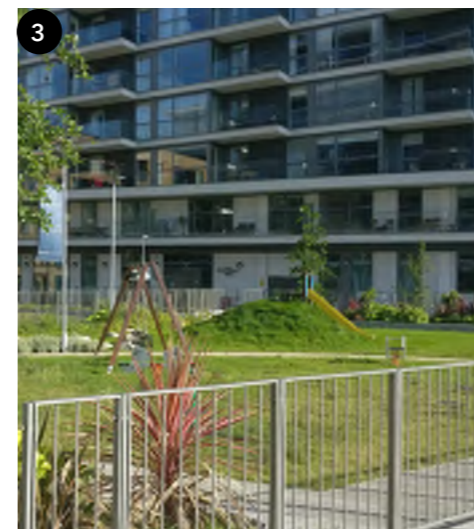
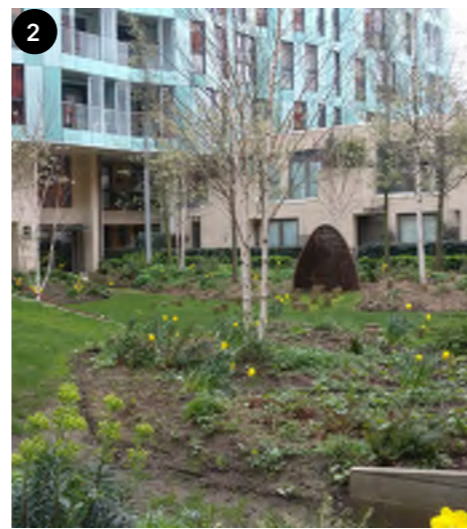



Figure 29. Contextual play space



## 4.5 Play Strategy

### Play Requirement

The play requirement for the site is calculated using the Greater London Authority Population Yield Calculator based on the proposed unit mix. As per the Supplementary Planning Guidance, 10sqm of play space must be provided for each child. Refer to figures opposite for proposed distribution on site.

-  Doorstep Play (Ages 0-4)
-  Local Play (Ages 5-11)
-  Youth Play (Ages 12+)

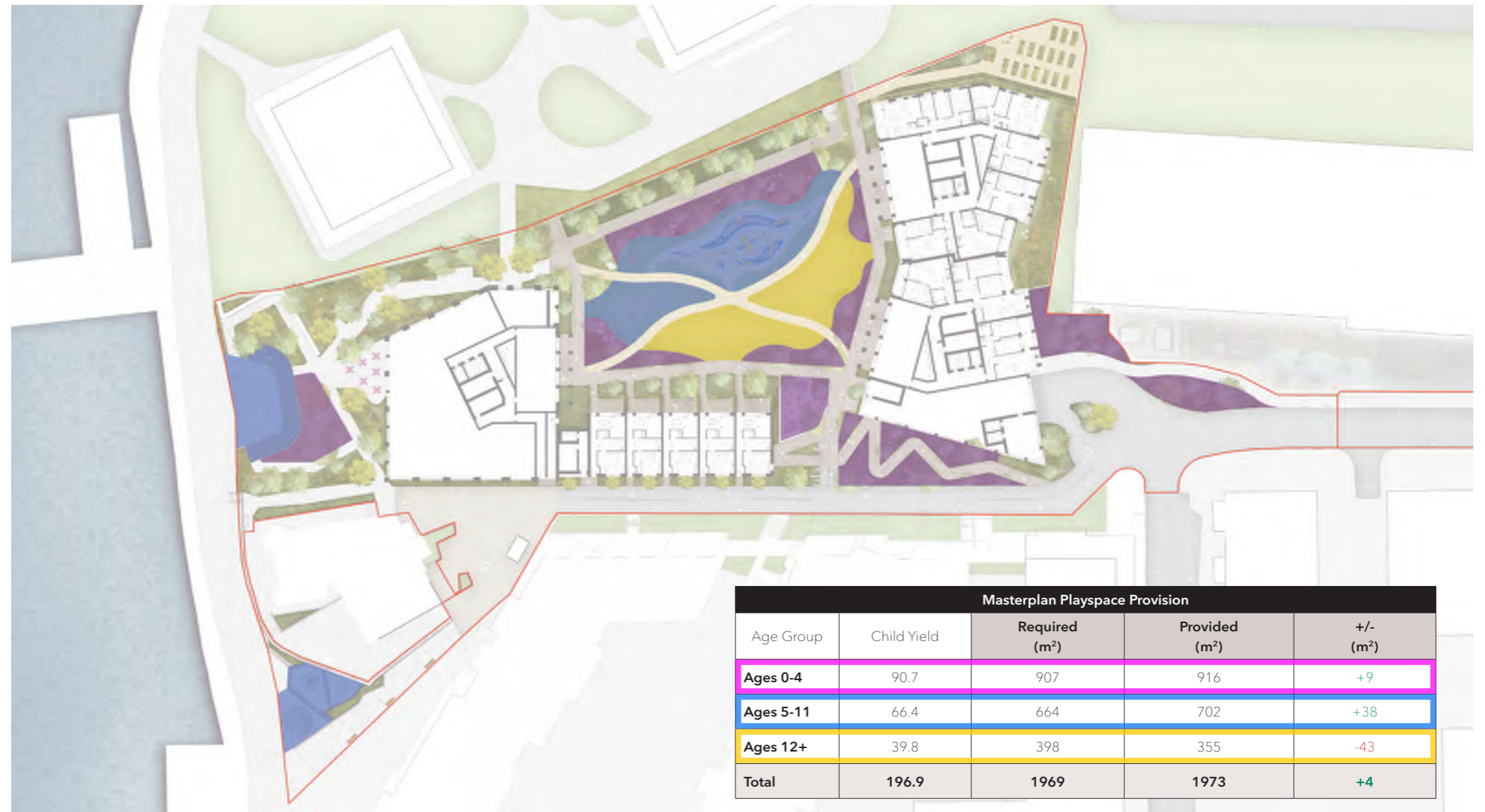
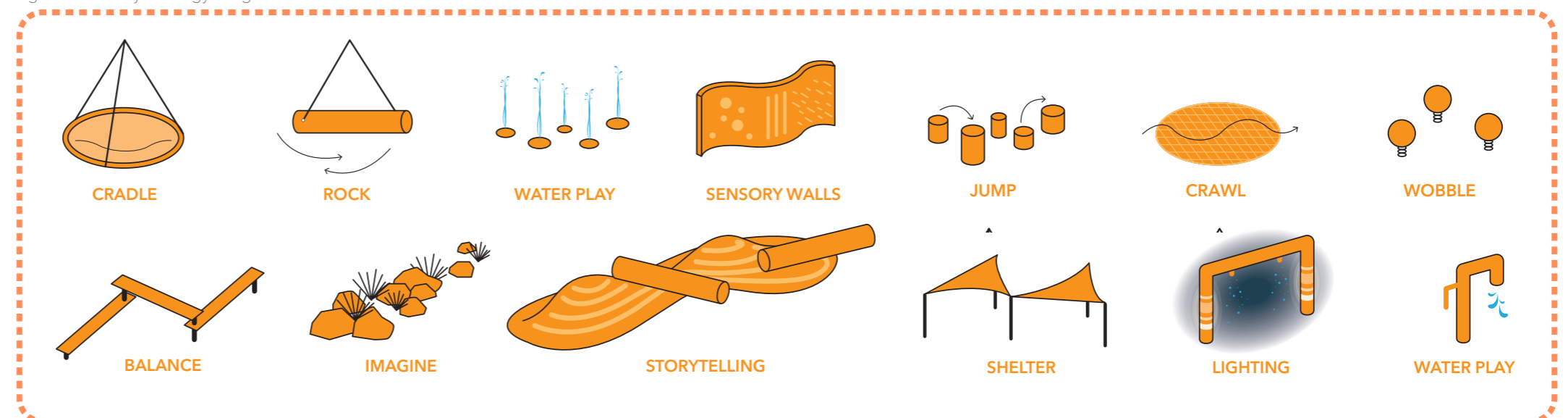


Figure 30. Play Strategy Diagram

### Play Movement

A variety of play types are offered on site to make the public realm both inclusive and child friendly. The illustrations adjacent show a wide range of play movement types and possible combinations of



## Play Strategy - Doorstep Playable Space

Doorstep playable spaces are playable areas close to home and suitable for younger children. These are located in the Resident's Garden and Telegraph Avenue character areas.

### Incidental Play Trails

Incidental play trails and thoughtfully designed pathways aim to blend play and nature, creating a playful environment.

With elements like stepping stones, tree logs, and climbing structures integrated into the natural landscape, the design approach is to engage children of all ages and bond over outdoor activities and physical challenges.

Along the trails, interpretive signs and interactive features will be placed to help children discover the natural world. They will encourage children to identify local wildlife and have a better understanding of the ecosystem.



Stepping stones



Steeping stumps



Animal features

### Sensory Play

The sensory play elements engage all the senses, encouraging children to touch, see, hear, smell, and taste the world around them.

From the textures of various materials to the sounds of water features, children can enjoy a sensory-rich experience in an inclusive environment - accommodating children of all abilities and needs.

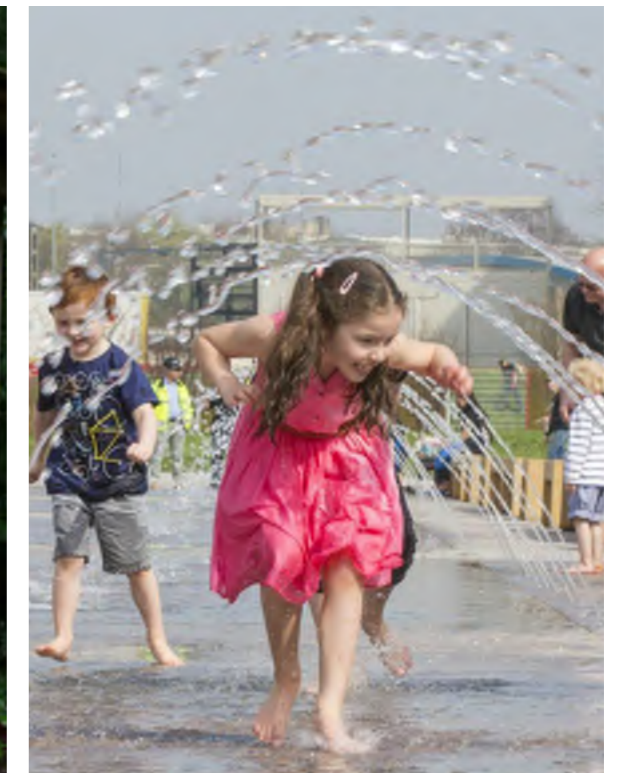
Sensory play enhances children's cognitive skills while sparking creativity and imagination. With small installations of instruments, educational displays and fragrant gardens, the design inspires children to explore, experiment, and create.



Sound installation



Interpretive and interactive signs



Water play

## Play Strategy - Local / Neighbourhood Playable Space

Local or neighborhood play areas encompass a diverse range of natural spaces. These spaces are intended to provide opportunities for children from birth to 11 years old to engage in active play, while also offering a place for them and their carers to relax and socialize. Additionally, some youth-oriented facilities are included for older children.

### Natural Play

The theme of Natural Play invites children to engage with the natural world and to foster a deep connection with the environment. In addition, it promotes unstructured and imaginative play.

Play elements will be inspired by nature with environmental-conscious material choices. The soft landscaping will have a focus on native and resilient planting choices: young explorers will learn about local wildlife and plants through signage and educational boards.



Hollow log play



Grow garden / Allotments



Plants for sensory

### Adventurous play

Adventurous Play areas are designed for the spirit of exploration, challenge, and discovery in children. These dynamic spaces are where little adventurers can push their boundaries and challenge their physical fitness.

While prioritizing safety, the space will have play equipment such as climbing walls, ziplines, tunnels and elements at different levels. The activities are to help children conquering exciting obstacles while building confidence and social skills.



Climbing elements and tunnels / telecommunication theme



Sailor playing theme



Climbing structure

## 4.6 Hard Landscaping Strategy

The following palette illustrates examples of the intended paving at all levels.

The design and application of the hard materials is to respond to the different qualities, character and design requirements of each space. Choice of materials is to be appropriate to heritage, context, function, durability and maintenance considerations.



Clay paver - Buff / Red / Grey tones



Resin bound gravel



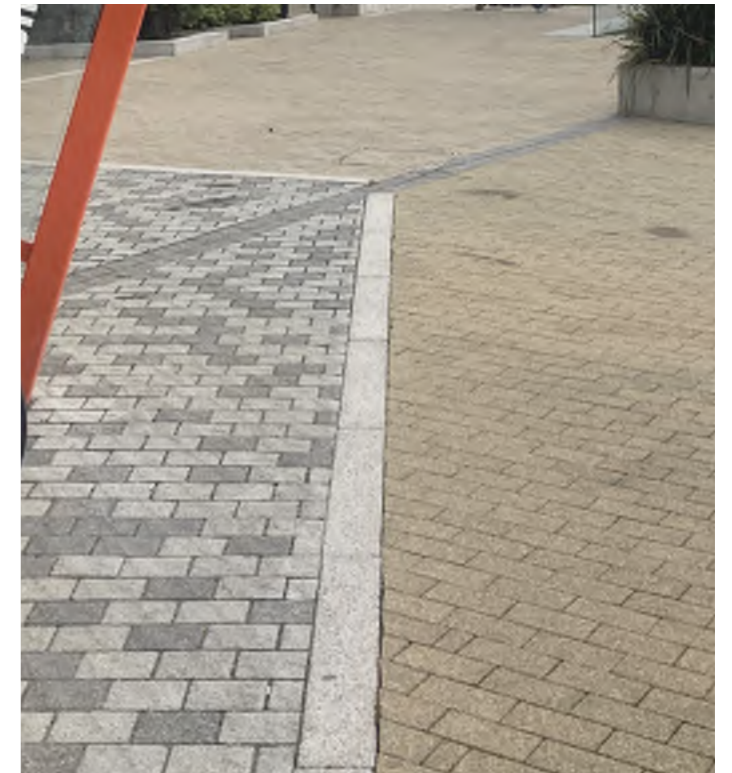
Play surface - Cork / EPDM rubber safety surface



Precast concrete steps



Self-binding gravel



Existing paving - Natural stone



## Hard Landscaping Strategy

A variety of hard landscape materials are proposed on the ground level throughout the site to convey a unifying character to the design. Paving materials shall be of high quality and shall include concrete, clay paver, natural stone, timber, play surfaces and gravels. Permeable paving is maximised in suitable locations to assist with surface water drainage.

-  Existing paving/resurfaced to match existing
-  Grey/ buff clay pavers
-  Brown clay pavers
-  Red clay pavers
-  Play surface
-  Timber
-  Self binding gravel
-  Resin-bound gravel
-  Poured concrete ramp



Figure 31. Hard Landscaping Strategy Diagram

## 4.7 Lighting + Furniture Strategy

The following palette illustrates examples of a selection of the furniture and lighting proposed for the ground floor public realm and residential gardens. Images represent the type of furniture; materiality, and form are subject to detailed design.

The furniture elements within the public and private realm will be robust, require low maintenance and be able to tolerate the demands of a publicly accessible external space.

The lighting design for the site aims to establish a secure and inviting ambience, featuring elements such as the architecture, furniture and accent vegetation.



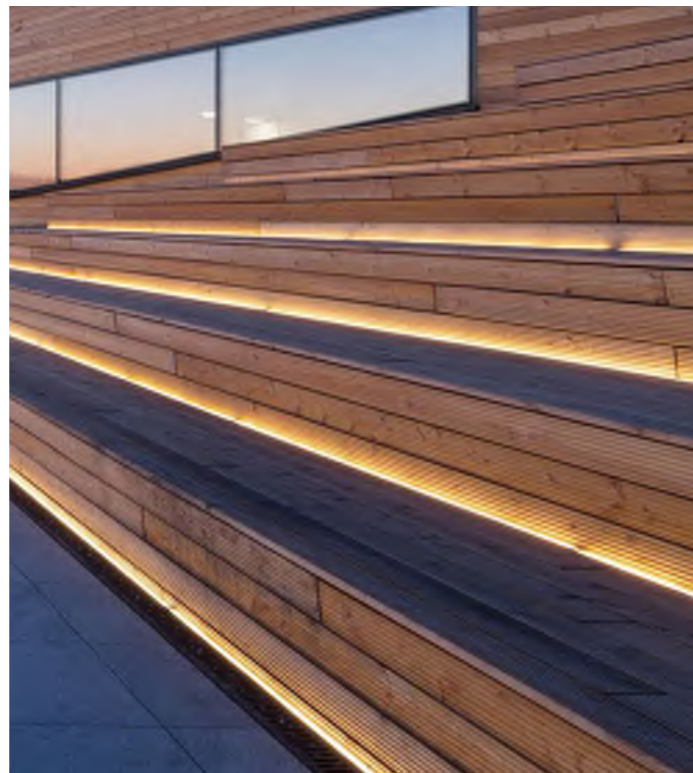
Integral lighting under handrails



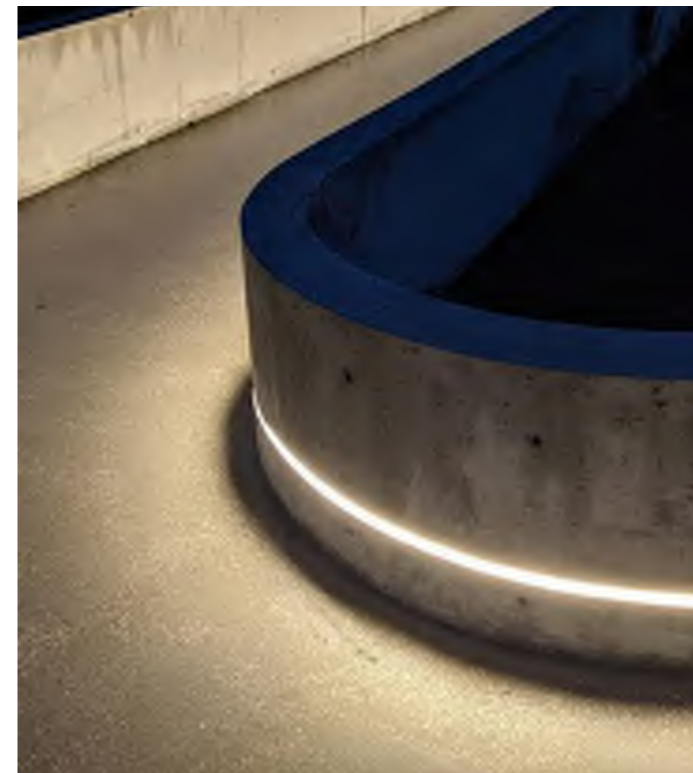
Timber bench - various length



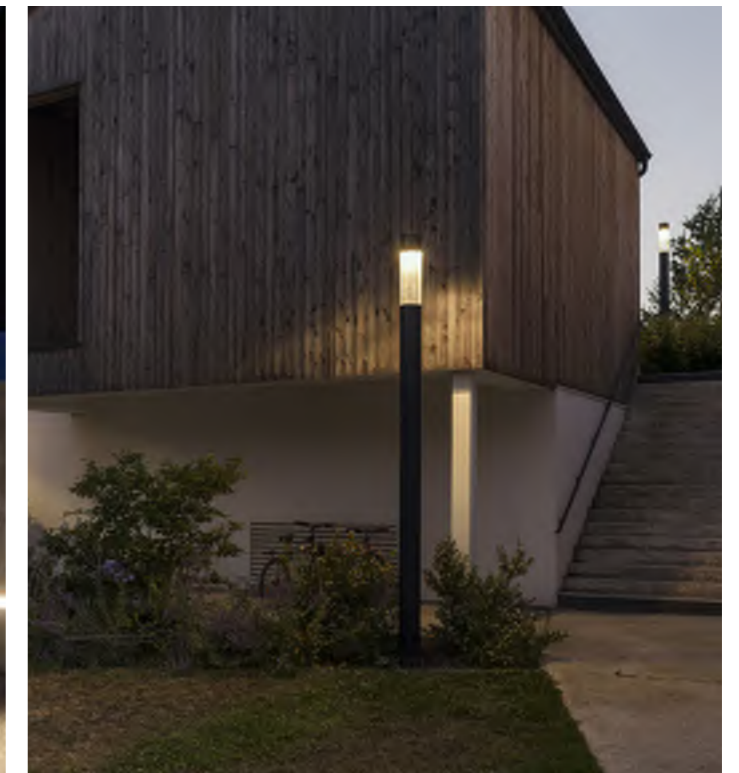
Raised planting beds



Recessed bleacher seat lighting



Recessed flood wall lighting



Light column

## Lighting + Furniture Strategy

The landscape lighting strategy introduces a hierarchy of diverse light fittings and lux levels to their specific locations. Overall, the design advocates for a sensitive and restrained approach to lighting, aiming to elevate the night experience for space users while mitigating potential disruption to wildlife.

The proposed furniture within the site places an emphasis on both functionality and aesthetics, with due consideration given to the diverse needs of all abilities. The selection of materials and forms will be aligning with the landscape character of the area.

-  Pedestrian lighting columns
-  Lighting bollards
-  Tree uplighting
-  Integrated recessed lighting
-  Benches
-  Raised planters - fixed
-  Timber climbing structures
-  Play tunnels
-  Timber stepping stumps
-  Stone play boulder
-  Zip line
-  Seating
-  Cycle stands



Figure 32. Lighting + Furniture Strategy Diagram

## 4.8 Soft Landscape Strategy

The soft landscape planting palette for Enderby Place is developed in a site-specific approach. It is considering the site conditions it will be responding to, including wind, soil volume, character area and micro-climate.

All species selections have been made with a combination of native and adaptive plants to ensure high durability and low water demand. Climate resilient, drought tolerance, colour and seasonality have been key to the selection, ensuring a rich visual amenity throughout the year and establishing in the years to come.

-  Species rich lawn/Wildflower mix
-  Pollinators garden mix
-  Riverside mix
-  Woodland/Shade mix
-  Hedging mix
-  Biodiverse mix
-  Proposed tree planting



Figure 33. Soft Landscape Strategy Diagram

## 4.9 Planting Design

### INDICATIVE PLANTING PALETTE

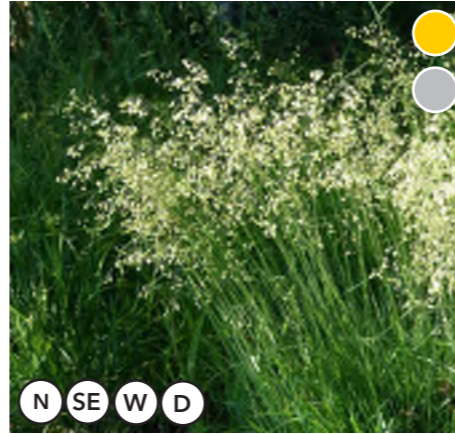
#### Riverside planting palette

The planting palette chosen for the Riverside planting area incorporates a harmonious blend of shrubs, grasses, and perennial flowers that thrive naturally along the water's edge.

The selection has been made with a focus on resilience against the strong winds from the vast River Thames. This riverside landscaping not only enhances the picturesque views of the Thames but also provides year-round visual appeal while creating a welcoming habitat for local wildlife.



*Achillea millefolium*



*Briza media*



*Deschampsia cespitosa*



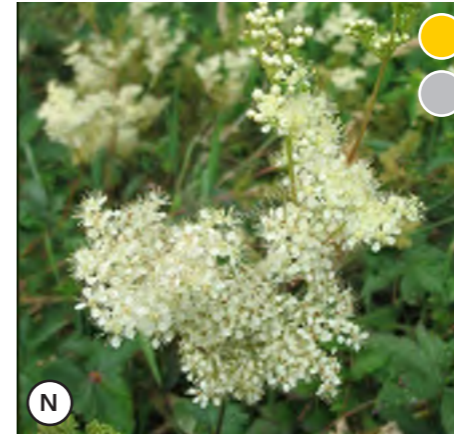
*Eryngium yuccifolium*



*Epimedium x youngianum 'Niveum'*



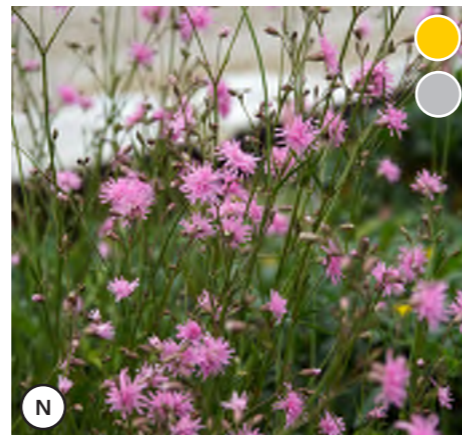
*Euphorbia amygdaloides var.*



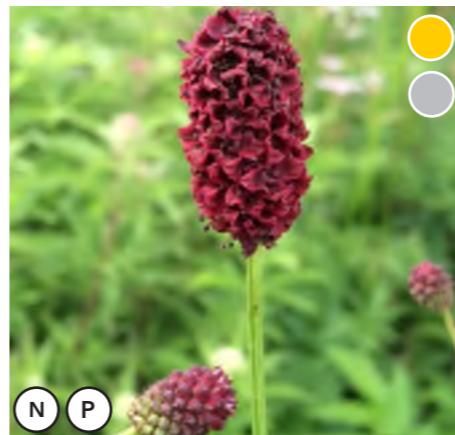
*Filipendula ulmaria*



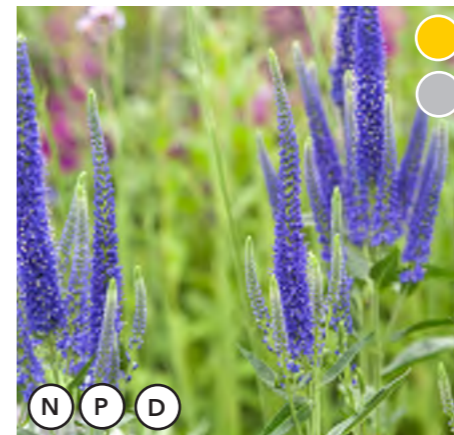
*Leucanthemum vulgare*



*Lychnis flos-cuculi*



*Sanguisorba officinalis*



*Veronica longifolia 'Marietta'*

- N Native
- E Evergreen
- SE Semi-Evergreen
- W Wind Tolerant
- D Drought Tolerant
- Full Sun
- Partial Shade
- Shade

# Planting design

## INDICATIVE PLANTING PALETTE

### Pollinators garden palette

The planting palette design for the pollinator garden places a strong emphasis on plants that are welcoming to pollinators.

This palette is thoughtfully designed to combine soft grasses intermingled with a variety of accent flowers. These, ranging from warm coppery hues to vibrant purples, ensure year-round visual appeal and sustained interest for both the garden and its pollinator visitors.



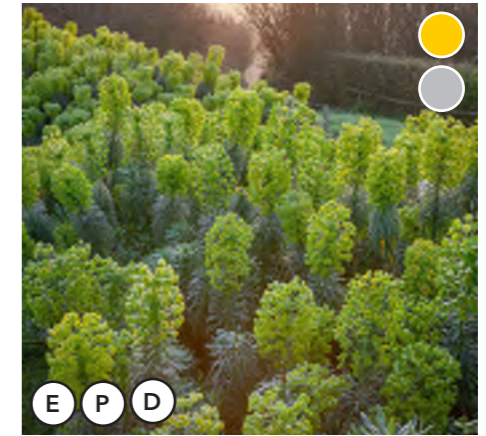
*Acheille millefolium 'Terracotta'*



*Deschampsia cespitosa Goldtau*



*Echinacea purpurea*



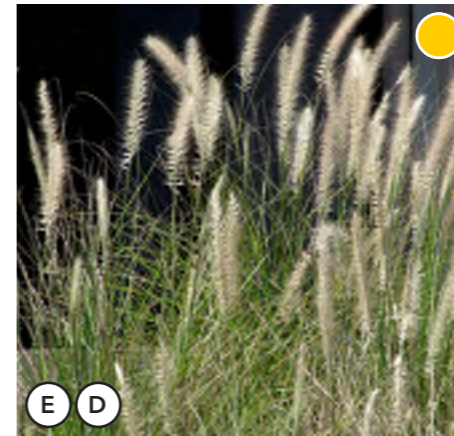
*Euphorbia carachias subs*



*Geum totally tangerine*



*Helenium 'Rubinzweg'*



*Pennisetum alopecuroides 'Hameln'*



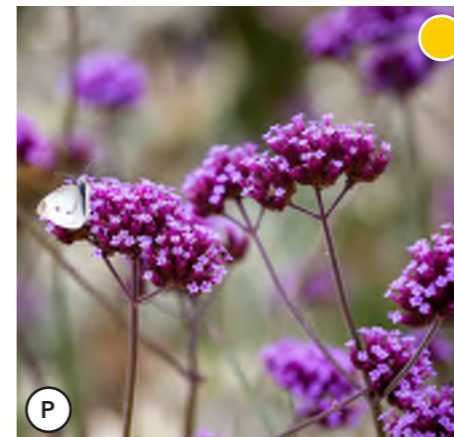
*Rusdbeckia fulgida*



*Salvia nemorosa 'Caradonna'*



*Stipa tenuissima*



*Verbena bonariensis*

- N Native
- E Evergreen
- SE Semi-Evergreen
- W Wildlife Friendly
- D Drought Tolerant
- Full Sun
- Partial Shade
- Shade

# Planting design

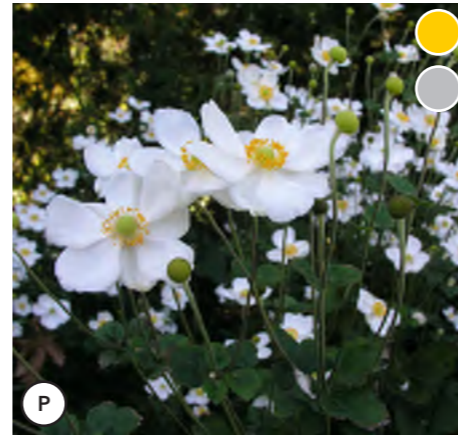
## Woodland planting palette

The woodland planting mix provides captivating diversity through its selection of plants with a wide array of green shades, distinctive architectural structures, and varying foliage textures. These plants are not only chosen for their aesthetic appeal but also for their significant contribution to biodiversity.

They are specifically chosen for their ability to thrive in shaded environments, offering year-round visual intrigue and appeal while supporting and enhancing the local ecosystem.



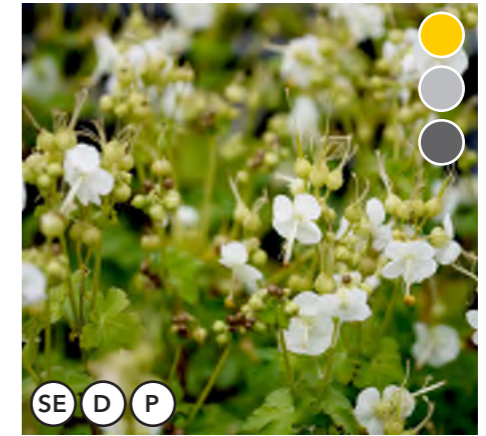
*Acanthus mollis*



*Anemone x hybrida 'Honorine Jobert'*



*Dryopteris erythrosora*



*Geranium macrorrhizum 'White Ness'*



*Hakonechloa macra*



*Helleborus x ericsmithii 'Ivory Prince'*



*Melica uniflora var Albida*



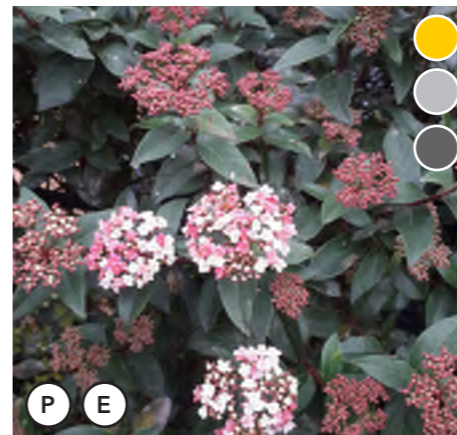
*Polypodium vulgare*



*Sarcococca confusa*



*Veronicastrum virginicum 'Album'*



*Viburnum tinus*

- N Native
- E Evergreen
- SE Semi-Evergreen
- W Wildlife Friendly
- D Drought Tolerant
- Full Sun
- Partial Shade
- Shade

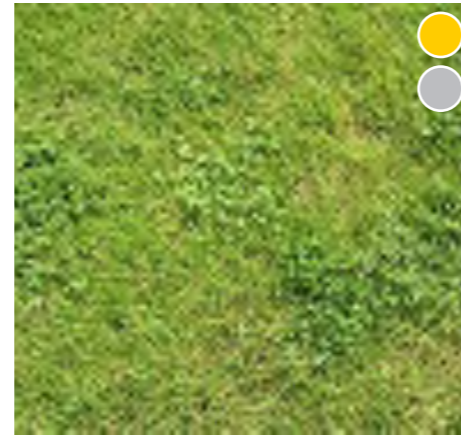
# Planting design

## INDICATIVE PLANTING PALETTE

### Species-rich lawn palette

The palette selected for the species-rich lawn area includes a wide variety of nectar-rich annual and perennial flower seeds mixed in with wild grasses. The mixture is designed to create a species rich lawn that can be kept trimmed or left longer to flower.

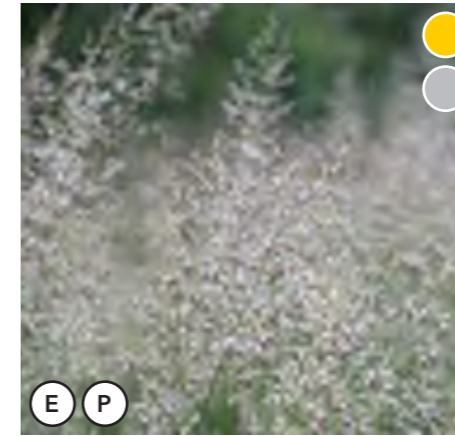
Balanced to create a colourful, natural-looking wild-flower turf that will also attract and provide nectar for pollinating insects such as bees and butterflies.



*Species rich amenity lawn*



*Achillea millefolium*



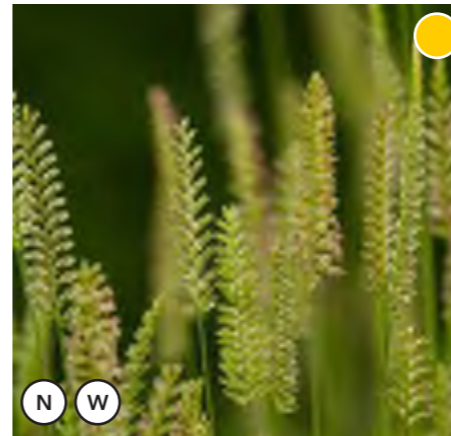
*Agrostis capillaris*



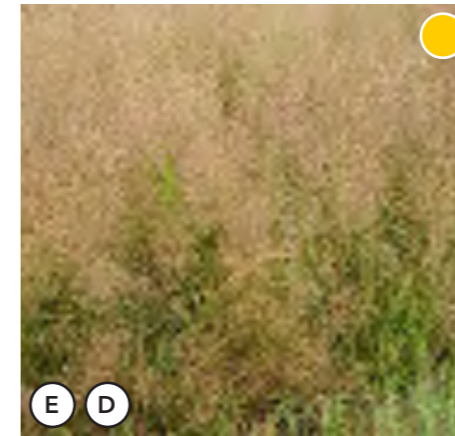
*Briza media*



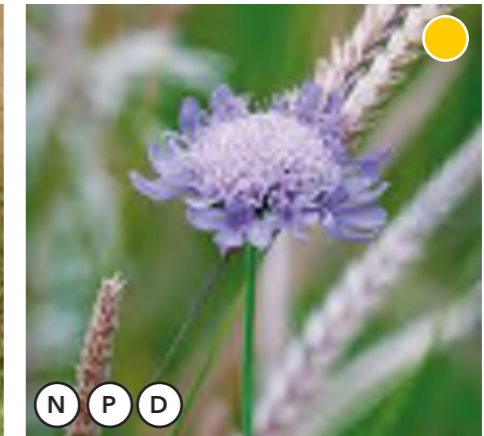
*Centaurea scabiosa*



*Cynosurus cristatus*



*Festuca rubra ssp*

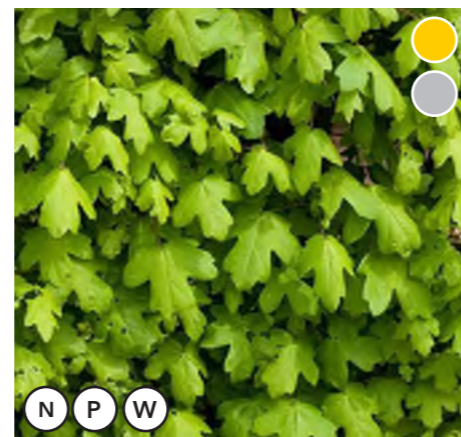


*Knautia arvensis*

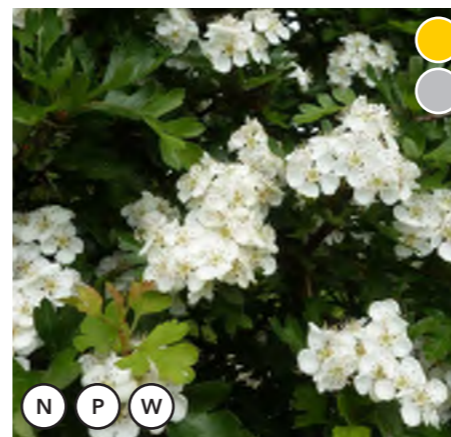
### Hedging mix

The hedging mix serves as a visual boundary for the private amenity spaces.

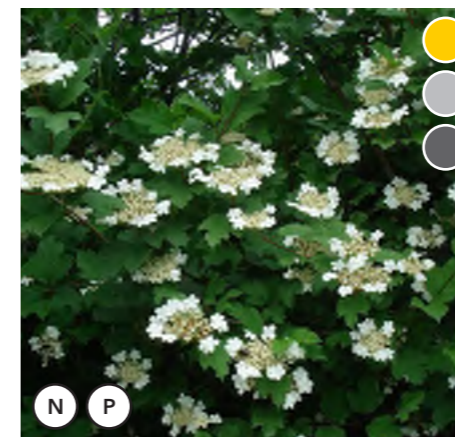
Within this planting palette, plants have been selected both for their year-round visual appeal and for their valuable contributions to biodiversity.



*Acer campestre*



*Crataegus monogyna*



*Viburnum opulus*

- N Native
- E Evergreen
- SE Semi-Evergreen
- W Wildlife Friendly
- D Drought Tolerant
- Full Sun
- Partial Shade
- Shade



# Planting design

## INDICATIVE PLANTING PALETTE

### Biodiverse roof palette

The indicative palette of herbaceous perennials and sedums are both low maintenance and beneficial for biodiversity.

The perennials thrive in spring and summer then die back until the following year. The sedums are evergreen, flowering in spring and retaining foliage throughout the year.



*Achillea millefolium*



*Campanula rotundifolia*



*Centaurea cyanus*



*Centaurea nigra*



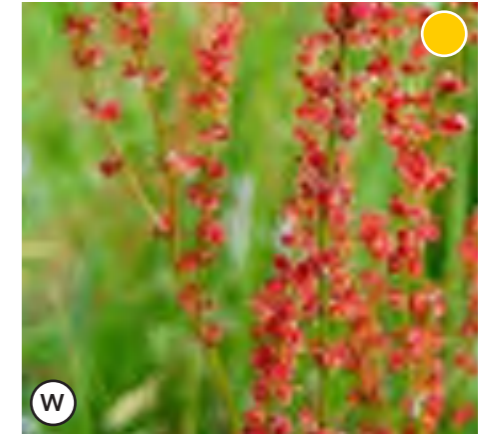
*Echium vulgare*



*Galium verum*



*Papaver rhoeas*



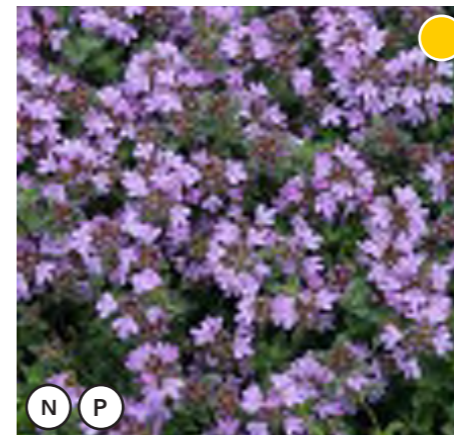
*Rumex acetosa*



*Sedum acre*



*Sedum album*



*Thymus polytrichus*

- N Native
- E Evergreen
- SE Semi-Evergreen
- W Wildlife Friendly
- D Drought Tolerant
- Full Sun
- Partial Shade
- Shade

## 4.10 Tree Strategy

A variety of trees are proposed across the site. These are selected based on their aesthetic qualities, their suitability to microclimate, and their value for biodiversity.

A selection of typical Raingarden, Woodland and Amenity Tree Species are shown here.

### INDICATIVE PLANTING PALETTE



*Liquidambar styraciflua*



*Alnus glutinosa*



*Alnus xspaethii* 'Spaeth'



*Betula pendula*



*Populus tremula*



*Corylus avellana*



*Cornus mas1*



*Prunus avium* 'Plena'

- N Native
- E Evergreen
- SE Semi-Evergreen
- W Wind Tolerant
- D Drought Tolerant

## 4.11 Biodiversity Strategy

The design of the landscape integrates biodiversity and principles of sustainable cities to enhance the quality of the local environment

The proposals optimise opportunities for planting and soft landscape, particularly within the public realm, but also with the biodiverse planting at podium and roof level. The variety of planting provides valuable ecological enhancement as well as providing a strong visual green structure to help strengthen the character and identity of the area.

The strategy aims to provide a long-term structure that can enhance the biodiversity value and create a more coherent ecological network. As per the National Planning Policy Framework (2023), several enhancement measures are proposed to increase the biodiversity value of the site:

- Green roofs with biodiversity features (such as bee bricks, log piles, and gravel areas);
- Native tree planting;
- Pollinator friendly planting palette;
- Installation of bird and bat boxes on suitable trees to encourage bird nesting and bat roosting/ hibernation;
- Low level bat friendly lighting along the canal and on the rooftops;
- Installation of insect hotels close to nectar rich flowers and plants for food and pollination

While the habitat survey found low likelihood of reptiles at present, the introduction of rocks and boulders as well as the swale feature is intended to provide the possibility for insects and bugs to flourish.

Plant selection will be a mix of native and non-native ornamental species for added variety, colour, biodiversity value and visual interest.

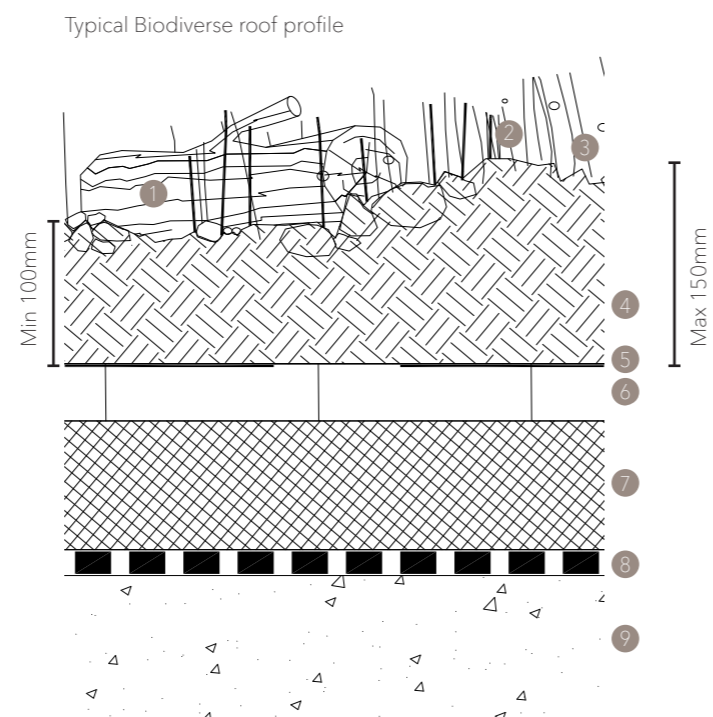
Proposed trees and shrubs will increase connectivity for bat and bird species and provide feeding opportunities for birds, invertebrates and other wildlife. Native trees and shrub planting with known benefits to wildlife will be specified.

Different types of biodiverse roofs are proposed to provide valuable habitats for wildlife throughout the site. A varying depth of 80 - 150mm substrate will be used to create suitable habitats for different wildlife on the open mosaic habitat roofs and the substrate should be taken from site spoil where possible. Species rich wildflower blankets or seed mixes will be used on other roofs to provide alternative habitats for pollinating species and should have a minimum substrate depth of 150mm.

All the biodiverse roof will incorporate wildlife features such as mounding, hollows for shallow water collection, log piles and hibernaculum.

25% of the biodiverse roof areas will comprise of exposed (not laid with turf) mounded extensive substrate (low organic content) allowing opportunities for natural colonisation as well as areas of plug plants and wildflower seeding.

The final location and type of habitat features such as wildlife boxes is subject to review from an ecologist.



### Habitat creation:

Hibernacula for birds, bats and insects will be positioned within the landscape, to increase biodiversity and bring the development's users and the local community closer to nature.

1. Biodiverse roof
2. Bee bricks
3. Log piles and clearings
4. Bird houses
5. Hibernaculum as a feature
6. Integrated bat box

## Biodiversity Strategy

The following biodiversity elements are considered in the proposals:

- Varied planting typologies (incl. RHS plants for pollinators) on the ground floor and roofscape
- Mixed mosaic biodiverse roof - high pollinator species
- Mixed native/exotic hedging and trees to perimeter
- Bird and Bat boxes to trees and roof
- Brick, Log, Sand, Stone piles on roof
- Bee boxes/insect hotels on roof
- Ephemeral water catchment on roof
- Large logs and stumpery to the ground floor gardens
- Planting and habitat creation for intergenerational interest and education. Includes explanation on sustainable drainage, various planting species, biodiverse interventions, and the BAP priority species.

-  Biodiverse roof - mixed mosaic
-  Large resting logs & log stumpery
-  Roof log/branch pile
-  Bug hotel
-  Bird box
-  Bat box
-  Sand/stone/gravel piles
-  Ephemeral water collection



Figure 34. Biodiversity Strategy Diagram

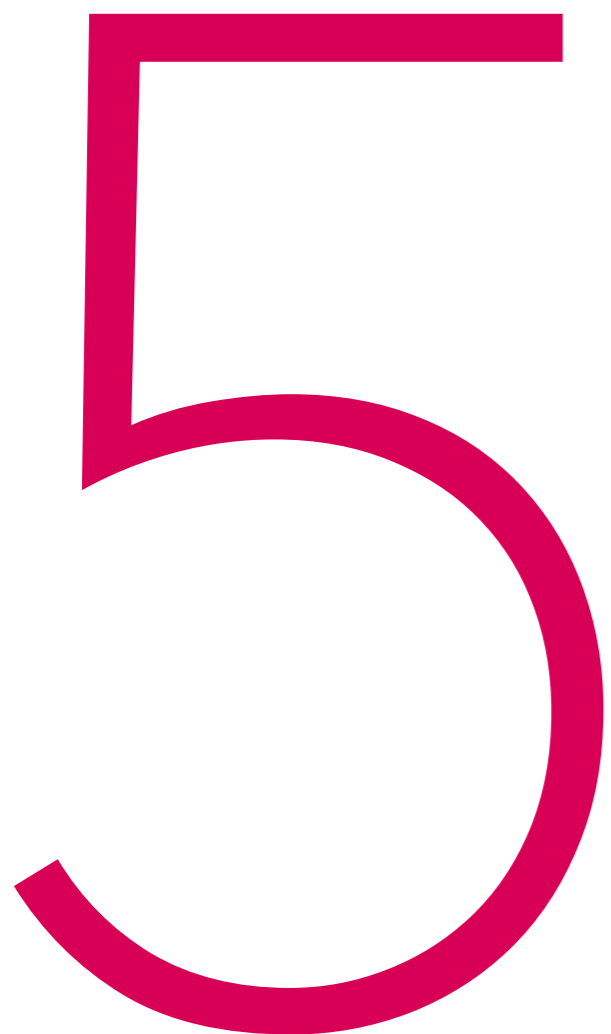
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## 5.0 Urban Greening Factor



## 5.1 Urban Greening Factor

### Introduction

The UGF is a London Plan policy designed to ensure greater priority is given to the integration of urban greening within new development in London.

The GLA has published supplementary London Plan Guidance for the Urban Greening Factor (latest Consultation Draft, February 2023). This document provides additional guidance to that set out in the London Plan and is specifically provided to establish a more consistent application of the policy. As well as clarifying details of how the policy should be applied it also includes a standard spreadsheet calculator to be used for all UGF applications.

The policy guidance describes the UGF as follows:

1.1.1 The Urban Greening Factor is a tool to evaluate the quality and quantity of urban greening. It enables major developments to demonstrate how they have included urban greening as a fundamental element of site and building design in order to meet London Plan Policy G5 Urban greening.

1.1.2 UGF scores should be set out in Local Plans. Where Local Plans do not have UGF scores, the London Plan UGF scores of 0.4 for predominately residential and 0.3 for predominately commercial developments should be applied. UGF target scores should be considered the minimum benchmark not the maximum required.

2.1.1 UGF requirements should be considered from the outset of the design process to ensure site specific constraints can be considered and opportunities fully realised, including the potential to link on-site greening into the wider green infrastructure network.

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m <sup>2</sup> )	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	46	46	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	2233	1786.4	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	885	708	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7		0	
Flower-rich perennial planting.	0.7	742	519.4	
Rain gardens and other vegetated sustainable drainage elements.	0.7	416	291.2	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	53	31.8	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	378	226.8	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	668	267.2	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	196	19.6	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	2974	0	
<b>Total contribution</b>			<b>3896.4</b>	
<b>Total site area (m<sup>2</sup>)</b>			<b>9478</b>	
<b>Urban Greening Factor</b>			<b>0.411099388</b>	

### Site Constraints

The site area used for this calculation is 9,478 sqm. This boundary area excludes Telcon Way as no urban greening intervention could be implemented on this existing highway.





Figure 35. Urban Greening Factor Diagram

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## 6.0 Management and Maintenance Strategy



## 6.1 Management and Maintenance Strategy

### 6.1.1. Introduction

A high standard of management and maintenance of the landscape and public realm described in this document is required to ensure that a high quality environment is sustained in both the short and long term.

The management and maintenance of the Site will be carried out by parties yet to be determined. Formal agreements between various parties will therefore be required to establish procedures and responsibilities to deliver comprehensive management and maintenance operations.

**Key principles to be included within the management strategy will include the following:**

- Coordination of responsible parties.
- Pro-active and regular maintenance.
- Safety and security 24 hours a day.
- Servicing and access.
- Ecological sensitivity.
- Creating a welcoming and inclusive series of spaces.
- Encouraging building tenants to get involved and take ownership of the landscape.

This section sets out a general outline scope of works and specification for the maintenance of hard landscape and soft landscape works. A wide range of measures are addressed so agreed programmes of maintenance tasks will be required.

The proposals set out will require further development and are included for indicative purposes only at this stage.

### 6.1.2. Hard Landscape Works

The maintenance and management requirements can be divided into a number of categories as follows:

- Regular cleaning tasks.
- Specific cleaning tasks.
- Inspection tasks.
- Repair and replacement works.
- Remediation works.
- The following sections outline the scope of these differing elements.
- Regular Cleaning Tasks

General cleaning tasks to be carried out at regular intervals to ensure the environment is maintained in a clean and tidy state. Regimes of differing levels of intensity will be required in response to the particular demands of any particular space. Some tasks will be carried out on a daily basis with others carried out weekly or monthly.

#### Specific Cleaning Tasks

Some tasks will be in response to activities/ events that have taken place. Some of these will be anticipated and others will not. These works are less easily defined as they are often unknown and unpredictable. The unknown works relate to incidental damage and potential acts of vandalism.

#### Inspection tasks

A regular programme of inspection visits is required to cover all elements of the landscape. In addition to scheduled inspections the daily and weekly cleaning routines should also include the reporting of non-functioning elements, incidental damage and acts of vandalism.

#### Repair And Replacement Works

Repairs and replacements to non-functioning and damaged elements are to be carried out by appropriately qualified and experienced operatives within an agreed/approved programme.

### Remediation Works

Remediation works will include the making good of works carried out by third parties that do not meet the specification. The third party will be held responsible for the costs of this work. Work by utilities companies that does not meet the specification will also require remediation works. Such work would include, but is not exclusive to, works to paving, service covers or drainage elements. Remediation works are to be carried out by appropriately qualified and experienced operatives.

#### Hard Landscape Works - General Guidelines

Areas are to be maintained to achieve a high level of general cleanliness.

Damage to any element of the works (to include, but not exclusively, paving, lighting, furniture) is to be identified and replaced/repared in accordance with the agreed specification.

Due regard is to be given to avoid damage to, or removal of, jointing within paving.

Due regard is to be given to avoid damage to trees and other planting from chemicals or cleaning equipment.

Due regard is to be given to avoid damage to surfaces being cleaned, contamination of the surface water drainage system, and all associated health and safety measures for both cleaning operatives and the general public.

#### Trial Areas

Trials are required with all cleaning methods to test and evaluate effectiveness and possible damage. The trials are to be carried out on less prominent areas, the extent and location of which to be agreed prior to the trial commencing, to determine the effect of any procedure or chemicals, prior treating a large area.

### Maintenance Task Frequency

The maintenance tasks are to be carried out regularly at a frequency sufficient to maintain the public open spaces to a very high standard. Schedules to define the frequency of the different tasks, to the various areas open space will need to be developed in consultation with the relevant parties.

## 6.2 Management and Maintenance Strategy - Soft Landscape

### 6.2.1. Soft Landscape Works

The maintenance and management requirements can be divided into a number of categories as follows:

- General overall monitoring.
- Maintenance and management of new and existing tree planting.
- Maintenance and management of shrub, hedge and other planting.
- Maintenance and management of biodiverse roof.
- Maintenance and management of containerised planting.
- Inspection tasks.

The following sections outline the scope of these differing elements.

#### Soft Landscape Works - General Guidelines

The objective of the landscape maintenance is to achieve and maintain a scheme of the highest visual and ecological quality.

Best practice is to be employed at all times in regard to materials, products and workmanship. Best horticultural practice is to be employed at all times in regard to works to living plant material. Due regard is to be given to provide suitable protection against the following:

- Noise.
- Pollution.
- Nuisance.
- Damage to existing features / adjacent property.
- Damage to any element of works, hard or soft, is to be identified and replaced/reinstated in accordance with the specification by appropriately qualified and experienced operatives.

#### Maintenance Task Frequency

The maintenance tasks are to be carried out regularly at a frequency sufficient to maintain the soft landscape to a very high standard. Detailed soft landscape maintenance and management specifications will need to be prepared in consultation with the relevant parties. These will include schedules that define the frequency of different tasks and must take account of the aspiration to maintain a very high standard of care.

#### Soft Landscape Works - Maintenance Tasks

The maintenance tasks shall include the following:

##### General Works:

- Periodic inspections shall be carried out to monitor the establishment of new planting, the ongoing maintenance works and to identify damaged works.
- Leaf removal.
- Disposal of arisings.
- Removal of litter and other debris.

##### Tree Works:

- Tree and hedge works during the bird nesting season (February to August) should only be undertaken following a survey by a suitably competent person to confirm no nesting birds are present.
- Remediation works required in response to incidental or deliberate damage.
- Prevention of wound bleeding and disease transmission.
- Watering.
- Monitoring of guying systems.
- Cutting and pruning generally.
- Dead wooding.
- Crown reduction/shaping/lifting/thinning works.
- Removal and replacement of dead, dying or diseased plants.

#### Shrub, Hedge, Climbing Plants and Herbaceous Planting:

- Establishment of new planting.
- Remediation works required in response to incidental or deliberate damage.
- Watering.
- Soil aeration.
- Re-firming and reinstatement of planting.
- General pruning, dead heading, trimming and cutting back.
- General shaping.
- Weed control.
- Fertiliser application.
- Mulching.

#### Extensive Biodiverse Roofs:

There are risks associated with working at heights. Work should only be undertaken by a suitably qualified person(s) and fall protection must be provided. The fall protection system should be inspected annually (or at a frequency in accordance with the manufacturer's instructions).

Biodiverse roofs should be inspected twice annually, once in late winter/early spring and again in late autumn. Works undertaken during the bird nesting season (February to August) should only be undertaken following a survey by a suitably competent person to confirm no nesting birds are present.

At the time of the inspections the following tasks should be undertaken:

- Drainage outlets/chambers cleared of vegetation and any other debris.
- Ensuring outlets and shingle perimeters are clear of dead and living plants.
- Removal of any dead vegetation.
- Removal of any undesirable vegetation.

During the establishment period (the first 12-18 months) regular irrigation will be required. The frequency, determined by substrate and species selection as well as climactic conditions, is to be agreed between the relevant parties.

### 6.3 Management and Maintenance Schedule

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Hard surfaces - Litter and other debris clearance	█	█	█	█	█	█	█	█	█	█	█	█
Hard surfaces - Weed removal	█		█		█		█		█		█	
Hard surfaces - Drainage gullies and channels inspections	█	█	█	█	█	█	█	█	█	█	█	█
Hard surfaces - Stain removal, repair of vandalised elements, cleaning	█	█	█	█	█	█	█	█	█	█	█	█
Landscape structures - upstands inspection and maintenance	█	█	█	█	█	█	█	█	█	█	█	█
Landscape structures - maintenance of climbing plant supports, furniture	█	█	█	█	█	█	█	█	█	█	█	█
Tree works - formative pruning, crown lifting and deadwooding <sup>1</sup>	█				█		█		█		█	
Tree works - adjusting tree stakes, ties and anchors	█		█	█	█	█	█	█	█	█	█	█
Irrigation during establishment period - tree planting <sup>2</sup>	█		█	█	█	█	█	█	█	█	█	█
Irrigation during establishment period - general planting <sup>2</sup>	█		█	█	█	█	█	█	█	█	█	█
Irrigation during the establishment period - biodiverse roofs <sup>2</sup>	█		█	█	█	█	█	█	█	█	█	█
Weed control	█		█	█	█	█	█	█	█	█	█	█
Leaf litter removal	█		█	█	█	█	█	█	█	█	█	█
Topping up of mulch layers	█		█	█	█	█	█	█	█	█	█	█
Hedge trimming, formative * <sup>1</sup>	█	█					█	█	█		█	█
Hedge trimming, maintenance <sup>1</sup>	█						█	█	█		█	█
Shrub pruning and trimming (deciduous)	█		█		█		█		█		█	█
Shrub pruning and trimming (evergreen)	█		█	█								
Herbaceous perennial cutting back	█		█						█			
Evergreen perennial pruning	█		█	█	█	█	█	█	█	█	█	█
Lawn mowing	█		█	█	█	█	█	█	█	█	█	█
Biodiverse roof: inspection, clearance of gulleys/outlets, removal of dead/undesirable plant matter and debris	█		█	█	█	█	█	█	█	█	█	█
Inspection failed tree and shrub planting	█		█	█	█	█	█	█	█	█	█	█

The table illustrates an annual cycle of management and maintenance procedures. The intention is that these procedures should be undertaken for a minimum period of 5 years.

\* Formative hedge pruning to be undertaken at planting and first two years only.

<sup>1</sup> Tree and hedge works during the bird nesting season (February to August) should only be undertaken following a survey by a suitably competent person to confirm no nesting birds are present.

<sup>2</sup> The establishment period is the first full growing season, generally 12-18 months. Additional irrigation might be required in periods of drought.

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