

# RAVENSCOURT PARK

FORMER ROYAL MASONIC HOSPITAL



LOGIKA GROUP

LANDSCAPE STRATEGY  
13691A-30-R06-03-F November 2023



Ravenscourt Park Hospital Redevelopment

# Landscape Strategy

for TT Group

24th November 2023

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## Document Control

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# 1 Introduction

## 1 Introduction

### 1.1 Description of the Development

This Landscape Strategy has been prepared by Logika Consultants Limited (part of the Logika Group) for a planning and listed building consent application by TT Group ('the Applicant') for the redevelopment of Ravenscourt Park Hospital, Ravenscourt Park, London W6 0TN (hereafter referred to as 'the Site').

The proposed development comprises:

*"Part demolition, part extension and alteration of the existing buildings and structures, change of use of the existing buildings and the erection of a new building including provision of a basement, to provide residential units (Use Class C3) and associated ancillary communal floorspace, a Care Home (Use Class C2) and flexible non-residential floorspace (Classes E, F1 and F2), together with associated roof top installations and structures, private and communal amenity space, landscaping, access, refuse storage, parking and associated works."*

The Site, located in the London Borough of Hammersmith and Fulham, is approximately 1.56 hectares (ha) comprising the former Ravenscourt Park Hospital that has been vacant since 2006 when use of the hospital ceased. Prior to its vacancy, the Site operated as an

in-patient hospital and there have been no changes of use approved on the site. As such, the site is considered to fall within Use Class C2.

The property is Grade II\* listed (1192740) and is constructed in the Art-Deco architectural style, constructed and completed between 1931 - 1933. The listed hospital buildings comprise four interconnecting blocks: the T-shaped three-storey administrative block facing Ravenscourt Park (Block A); a south-facing, U-shaped, five-storey ward block to the west (Block B); a five-storey annex block with a projecting ground floor with bowed ends to the north of this (Block C); and, further north again, a three-storey surgical block (Block D).

Later additions include Block E to the north (1978), connected to the building by a raised walkway, and the Wakefield Wing to the west (1959) (beyond the site boundary), now unconnected to the building, but historically joined by a bridge; these are considered by Historic England to lack special interest and are not included in the listing.

The Site is surrounded by residential and commercial properties, with Ravenscourt Park adjacent to the east, and an active railway line to the south.

### 1.2 Purpose of this Report

This Landscape Strategy report illustrates the potential opportunities to restore and enhance the existing setting of the Grade II\* listed property, as well as improving biodiversity and providing high quality external space for the future occupiers and local community.

The landscape design approach is explained in the report by setting out the key objectives and a description of the concept designs for the key spaces. Each section includes annotated plans and precedent images illustrating the features, materials and planting that combine to create an attractive and sustainable external environment.

The Landscape Strategy should be read in conjunction with Logika Consultants' landscape drawings:

- Landscape Masterplan (13691A-30-I10)
- Landscape Masterplan ground floor (13691A-30-C10)
- Existing and Proposed Tree Plan (13691A-30-C11)
- Urban Greening Factor Layout (13691A-30-C12)

Please also refer to other technical drawings and reports, especially the:

- Ecological Impact Assessment Report by Logika Consultants
- Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Method Statement by Arbtch
- Design & Access Statement by SPPARC architects

# 2 Design Approach

## 2 Design Approach

### 2.1 Key Design Objectives

#### RESTORE

- To retain and sensitively restore key features of the historic landscape, which provided an important contribution to the attractive character of the Art Deco former Masonic Hospital, such as the formal water feature, brick structures, paths, mature trees and lawns.



#### ENHANCE

- Enhance the character and biodiversity of the site by replacing overgrown and self-seeded plants with a range of new trees, shrubs, climbers, flowering perennials and bulbs to provide long-lasting interest, and sources of non-allergic pollen and nectar, for the benefit of both people and wildlife.



#### REVEAL

- Reveal the interesting exotic existing tree species by making these a focal point within the landscape, and by planting other interesting species and cultivars, like a mini arboretum.
- Reveal the Art Deco qualities of the existing building by referring to its forms and shapes, within the planting beds, paving and furniture details.



#### ENRICH

- Create a variety of spaces that will enrich the lives of the new residents and local community by providing improved connectivity through the site, an attractive setting for the listed building, opportunities to interact with neighbours, places to relax, spaces for informal children's play and contact with nature.



## 2.2 Heritage Response

### Background

Ravenscourt Park Hospital was formerly the privately operated Royal Masonic Hospital, from 1933 and until 1992. In 1992 it was sold due to financial issues. In 2002, it reopened as an NHS hospital, 'Ravenscourt Park Hospital', though this was closed in 2006. Since then, it has remained unused and has slowly fallen into disrepair.

The Royal Masonic Hospital was awarded the RIBA Gold Medal in 1933 and the London Architecture Bronze Medal in

1934. It is one of the first buildings where contemporary design associated with International Modernism was showcased on a large scale. The hospital was widely celebrated for its progressive design, viewed as demonstrative of the best in British contemporary architecture.

The building was included in the statutory list of buildings of special architectural or historic interest in 1980, with the listing amended in 2010. As a grade II\* listed building, it is considered to be particularly important and of more than special interest.

### Landscape Heritage

The site was originally selected due to its proximity to the open space and woodland of Ravenscourt Park, whilst still being within proximity of central London and the medical specialists of Harley Street.

The parkland setting and hospital gardens were integral to the design approach. Reflecting a trend of the time, the hospital drew upon being outdoors as an important aspect of convalescence. The gardens and large south-facing balconies

allowed patients access to sunshine and fresh air.

The hospital gardens continued to be used and cared for until the hospital closed in 2006.

Today they are very overgrown and in need of rejuvenation.

Please refer to the Heritage Baseline Appraisal for further information on the history of the hospital and site.

### Historic England Description

The official list entry describes the subsidiary features as follows:

*'The site boundary with Ravenscourt Park is marked by red brick walls with raked joints and metal railings. There are metal gates at either side, in an Art Deco design with circular motifs, hung upon blockish brick gate piers. These lead to a semi-circular drive taking in the main entrance, lit by the original lamp standards. The forecourt garden has a brick wall with blockish brick and concrete planters, all*

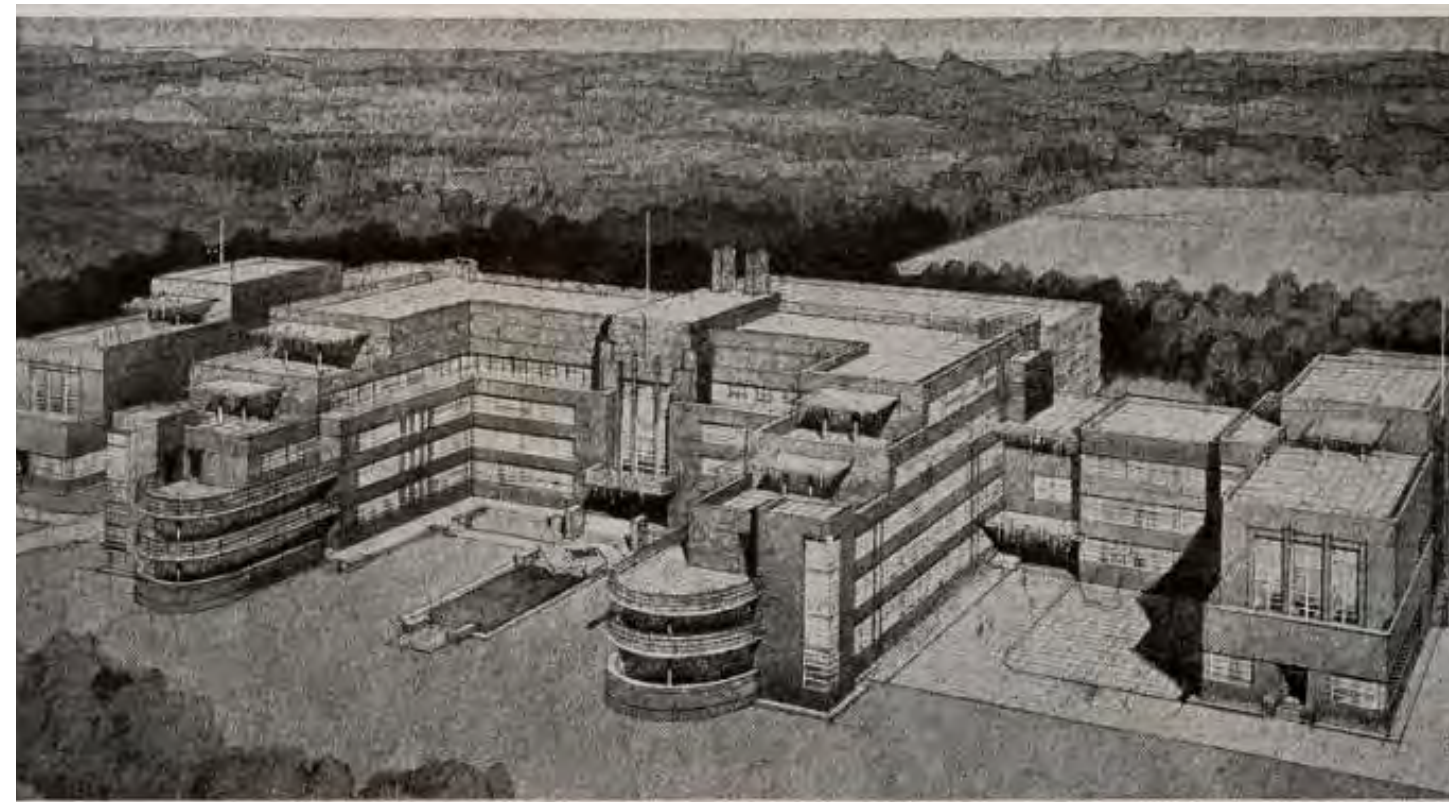
*part of the original scheme. Further hard landscaping is in the garden courtyard of the U-shaped ward block. The character of this garden is axial, with a raised stone and brick terrace running around the perimeter of the buildings, at the centre of which brick steps lead down to a diamond-shaped paved court with a sundial and a long, rectangular pond with a fountain. The lawns to either side of the pond contain mature specimen trees and plants.'* <https://historicengland.org.uk/listing/the-list/list-entry/1192740>

### Heritage Site Features

Over time many of the heritage features of the site have been lost to redevelopment or faced degradation from disuse. It is proposed to reinstate as many features as possible, including:

- The gates to Block A forecourt
- The seat opposite Block A entrance
- The Block B pond, which has become vastly overgrown
- The formal lawns and flower beds

- Feature paving, walls and planters
- The lighting around the site and building entrances
- The clock, which has stopped working



ROYAL MASONIC HOSPITAL, RAVENSCOURT PARK, W. MESSRS. SIR JOHN BURNET, TAIT & LORNE

C. 1931 illustration of the Royal Masonic Hospital architectural proposals



The hospital close to completion in 1933



1933 - Block A entrance

© Architectural Press Archive / RIBA Collections



Block B and the pond under construction



Block B sun balconies overlooking the garden



Gardens to the rear of Block A and B



### Landscape Design Heritage Response

It is proposed that the layout, materials and details within the new and enhanced landscape spaces reference the original architectural style of the listed buildings and features.

The Royal Masonic Hospital exhibits many modernist features, however, the massing of its buildings has traditional classical axes which terminate in prominent symmetrical façades, serving as key focal points in the overall composition.

The landscape design therefore pays homage to this design approach, adopting the same symmetry, rationality and order, clean lines and occasional, very considered, use of rounded features.

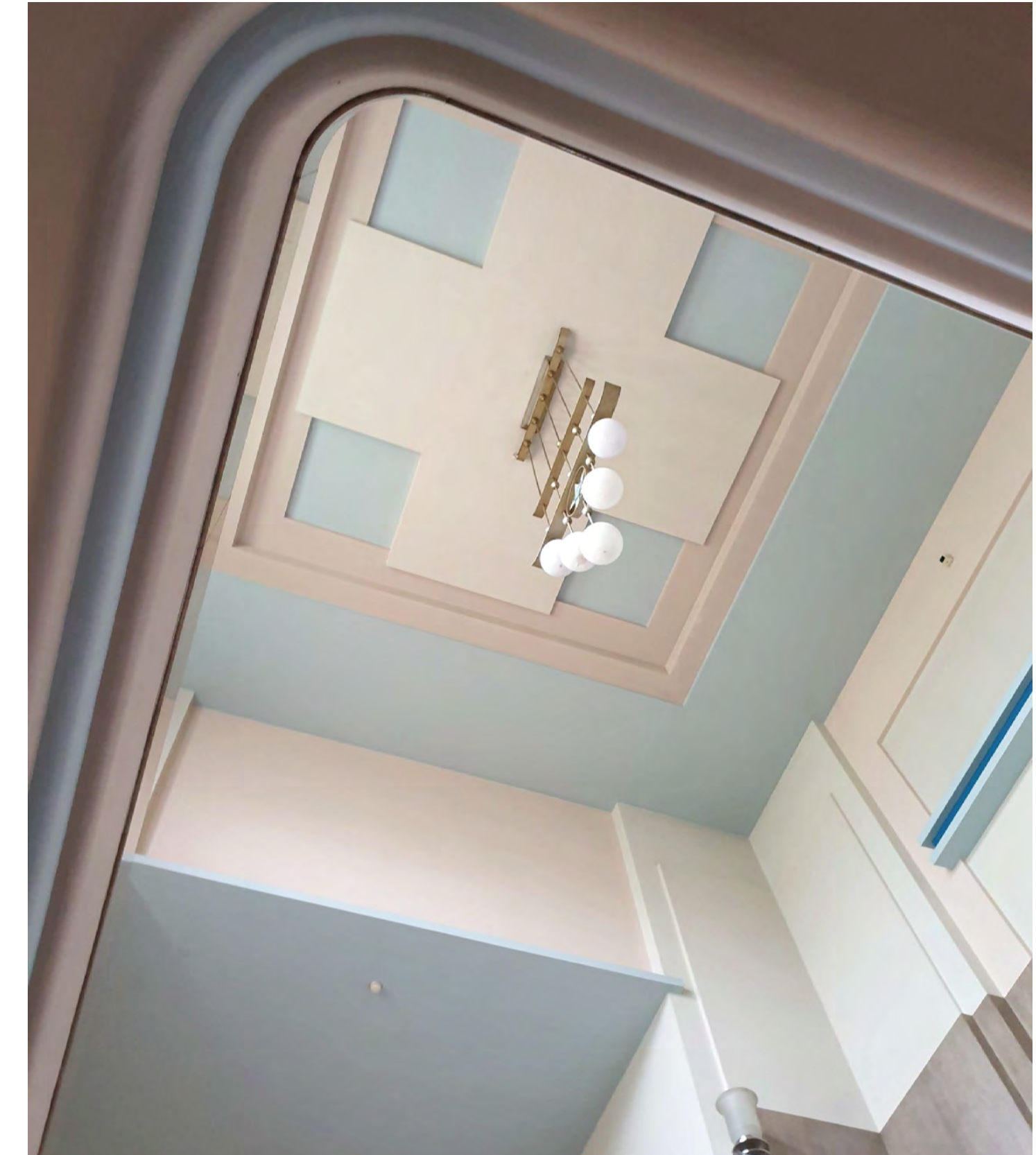
The original Art Deco details in the ceilings, handrails, lighting and gates also serve as an important reference point for the design of contemporary features, such as cycle stands and seating.



Block B Garden in the 1970's  
Your Hospital, Ravenscourt Park © FILM London, London's Screen Archives



Block B Garden in 2022



## 2.3 Landscape Masterplan

The proposed masterplan consists of respectful refurbishment of the heritage buildings (Blocks A-D) and a singular new-build divided into two separate uses/blocks (Blocks E and F). Block A is proposed for community use, Blocks B-E for residential and Block F as a care home (see diagram opposite for locations of each block).

The proposed landscape scheme responds to the different character and function of each block. It comprises 4,915 m<sup>2</sup> of amenity space, 2,653 m<sup>2</sup> of public realm and 1,953 m<sup>2</sup> of biodiverse green roof. Concept designs for the key spaces listed below and shown opposite are described in the following chapters.

1. Historic Garden
2. New Ravenscourt Square
3. Green Pedestrian Street
4. Residential Amenity Space
5. Copper Beech Courtyard
6. Public Entrance Area
7. Care Home Sensory Garden



# 3 Key Spaces



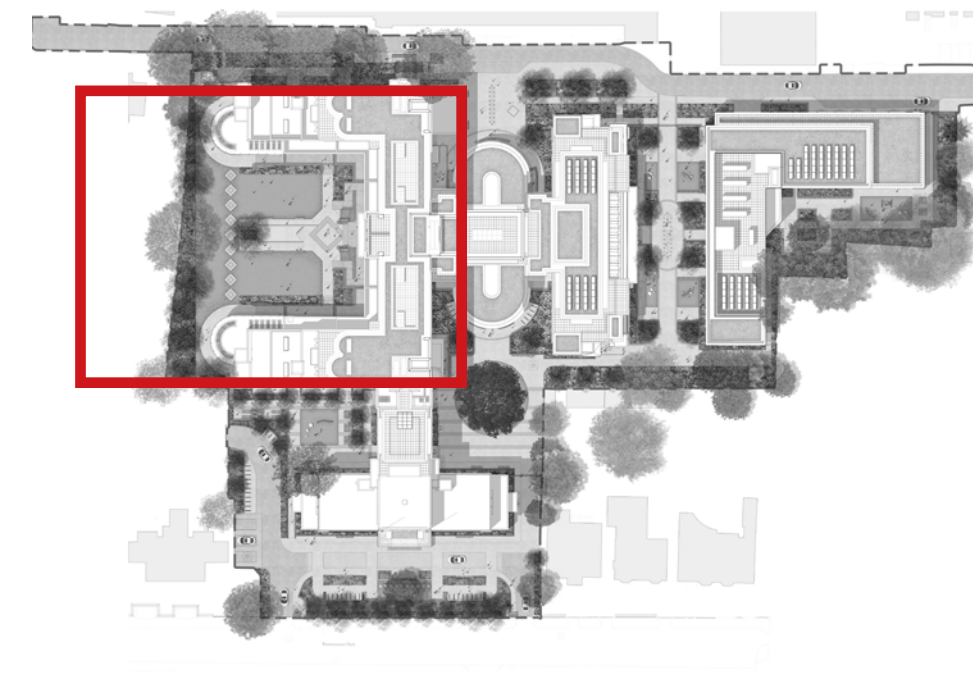
# 3 Key Spaces

## 3.1 Historic Garden

The area referred to here as the 'Historic Garden' is the main communal garden at the south of the original hospital. Constructed along with the buildings in 1933, the garden has a large formal pond in the centre, close mown lawns, and formal planting beds around the perimeter. Like the building itself, its layout is simple, geometric and symmetrical.

The key aim for the Historic Garden is to sensitively restore it back to its original condition, as it has deteriorated rapidly in recent years. Much of the hard landscape has been damaged or removed, and

the vegetation has become overgrown. There are a number of self-seeded trees, including some large eucalyptus trees growing in and around the water feature. The vision is to create a beautiful new formal communal garden for the future residents, in keeping with original architect's vision for the space. The lawns will be reinstated, high quality trees in the correct place retained and the flower beds planted with a biodiverse mix of shrubs, perennials and bulbs for interest throughout the seasons.



1. Existing mature red oak tree
2. Proposed new tree planting for screening
3. Proposed Art Deco style footpath
4. Proposed mixed flower-rich planting
5. Existing lawns reinstated
6. Existing ponds restored
7. Existing paving, steps and walls restored
8. New ramp access
9. Proposed bench seating



The garden in 1933



The garden in 1977



The garden in 2022



Lawns with contemporary biodiverse planting

### 3.2 New Ravenscourt Square

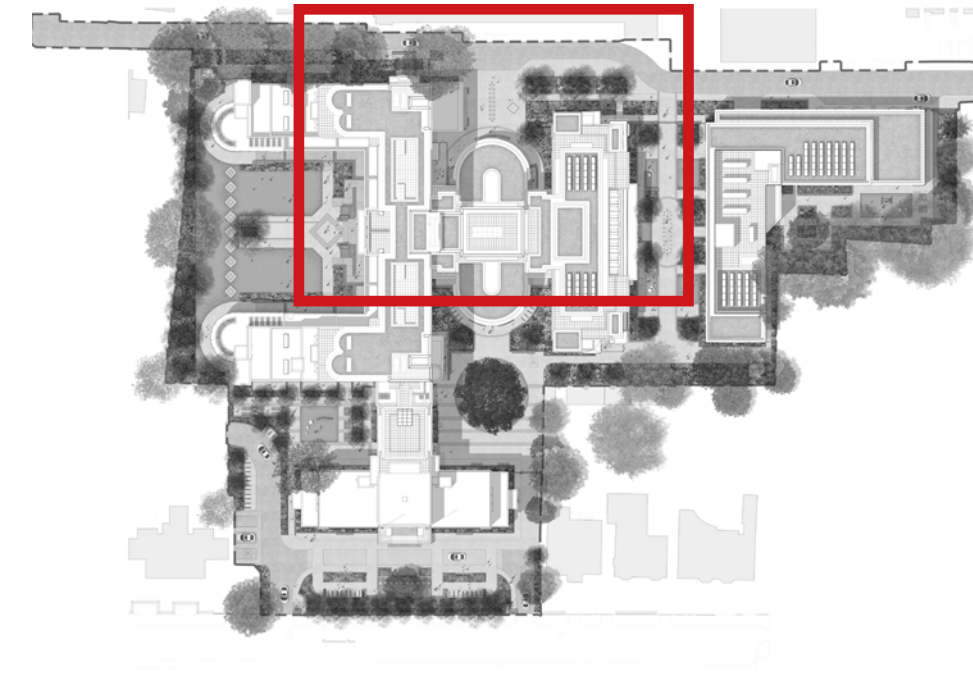
A new public space is proposed along Ravenscourt Square, with a pop-jet water feature in its centre, as a contemporary reference to the pond in the Historic Garden. The use of pop-jets allows for occasional service and emergency vehicle access across the space.

Ravenscourt Square road will be realigned and resurfaced. The existing mature trees will be carefully retained.

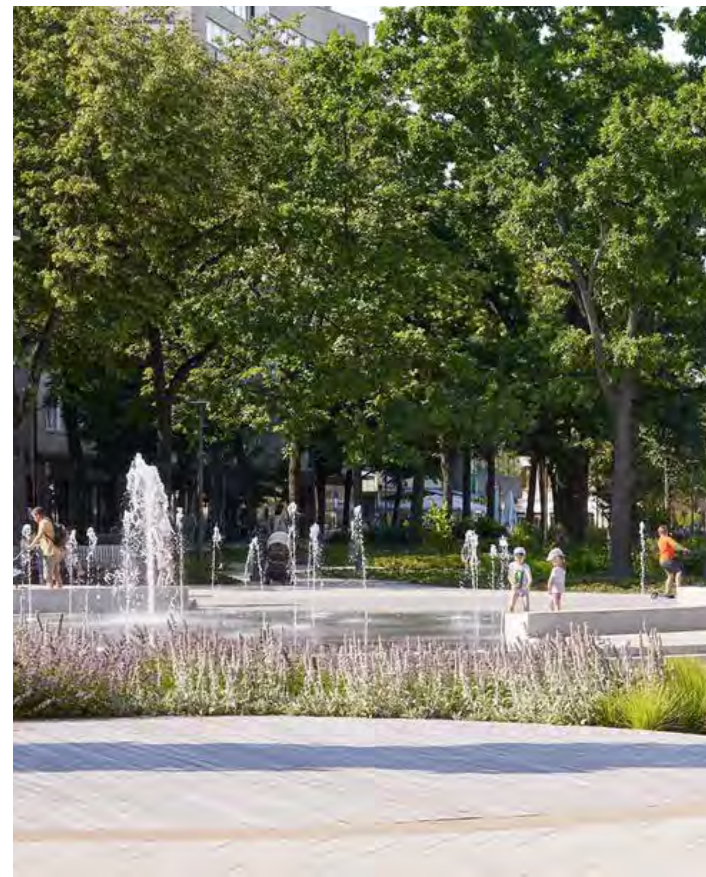
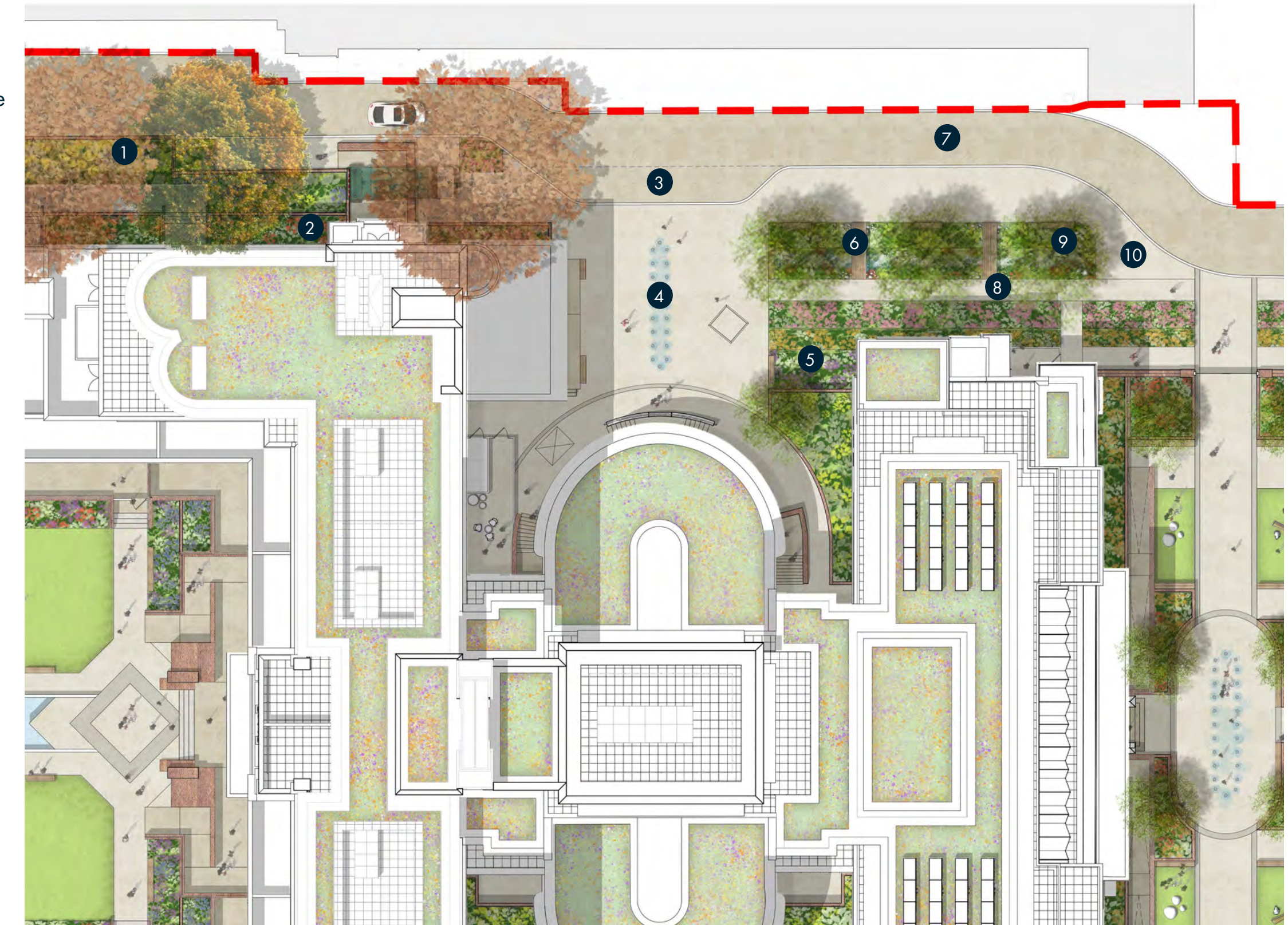
To the north of the square is a rain garden which will collect surface water run-off from the paved areas. Plants in the rain

garden will be selected to withstand periods of drought and inundation. Three new trees are proposed to continue the tree line along the street. Boulders and narrow bridges across it, allow it to be used as an informal play feature.

Alongside the rain garden is a proposed pedestrian path and additional flower-rich planting for biodiversity, colour, texture and scent. A number of benches are provided throughout the space.



1. Existing mature trees retained
2. Privacy planting
3. Lay-by
4. New square with pop-jet water feature
5. Flower-rich planting
6. Rain garden
7. Existing road repaved
8. Pedestrian connection
9. New tree planting
10. New public realm



A new public square



A pop-jet water feature



A rain garden with benches and bridge



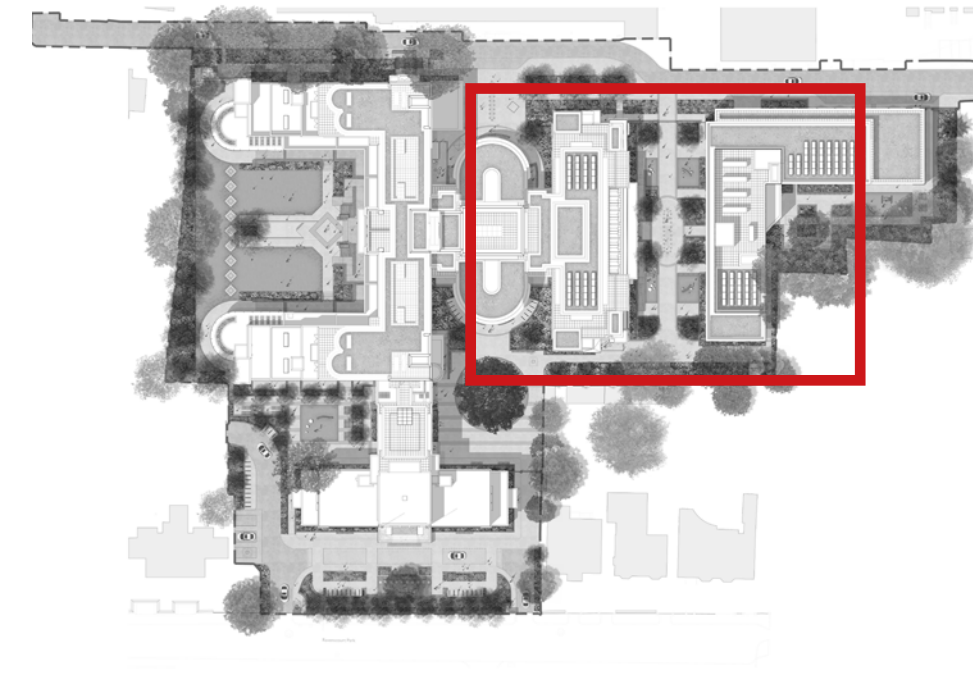
Linear planting and benches

### 3.3 Green Pedestrian Street

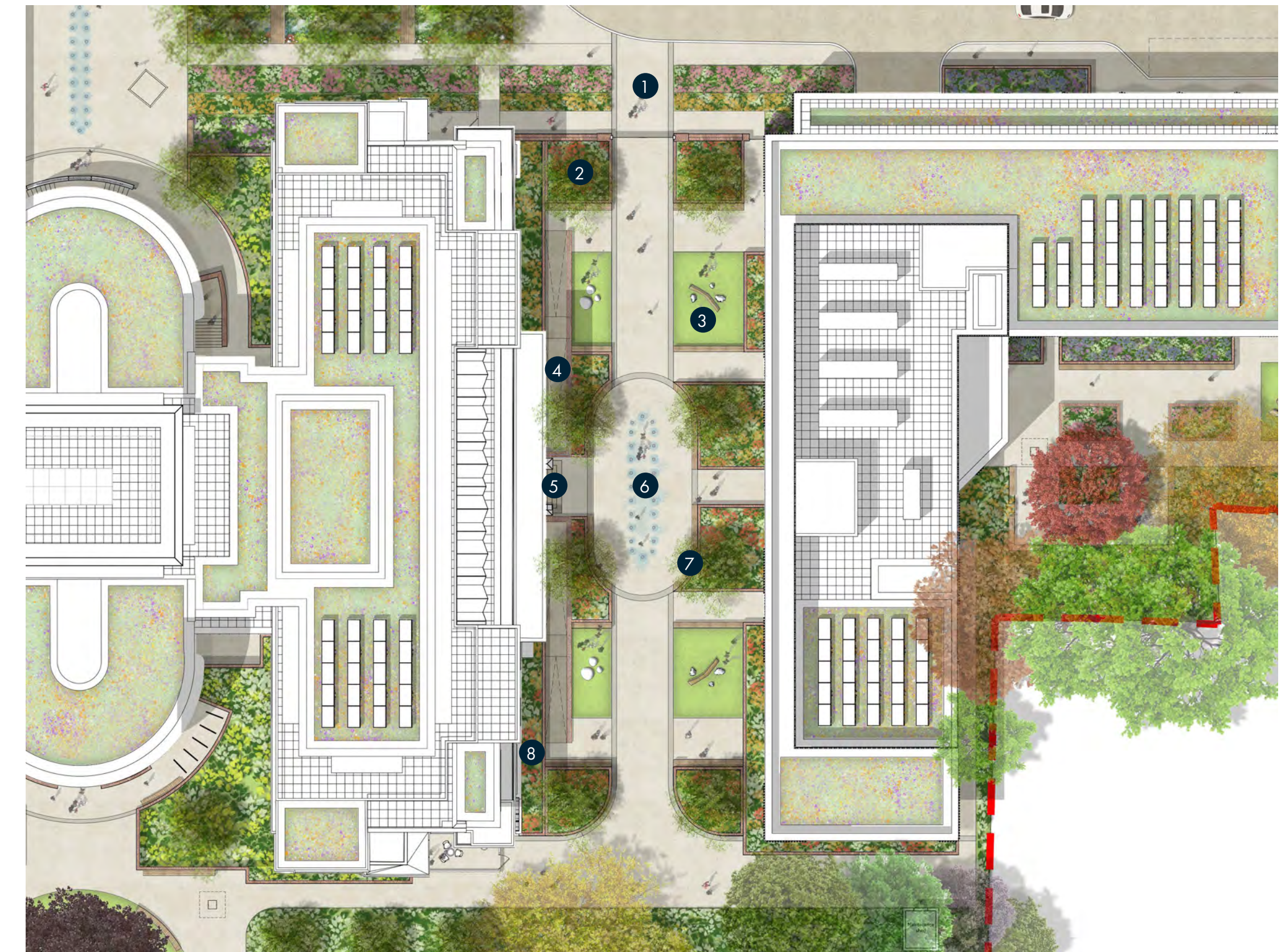
Towards the north end of the site is a new east-west pedestrian street. This will be open to the wider community during the day providing an important new connection between Ravenscourt Square and Ravenscourt Park.

Along each side of the street are pocket green spaces with raised planting beds, small trees, seating, areas of lawn and informal play features for young children.

At the centre of the street and on the main axis of the buildings is a oval space which references the existing building geometry, connects building entrances and acts as a focal point from all four directions. Along the perimeter of this space are raised planters with integrated curved benches and at the centre is another pop-jet water feature.



1. Pedestrian access route
2. Raised planter with tree and bench
3. Informal grass play space
4. Ramp to building entrance
5. Steps to entrance
6. Pop-jet water feature
7. Curved benches
8. Privacy planting



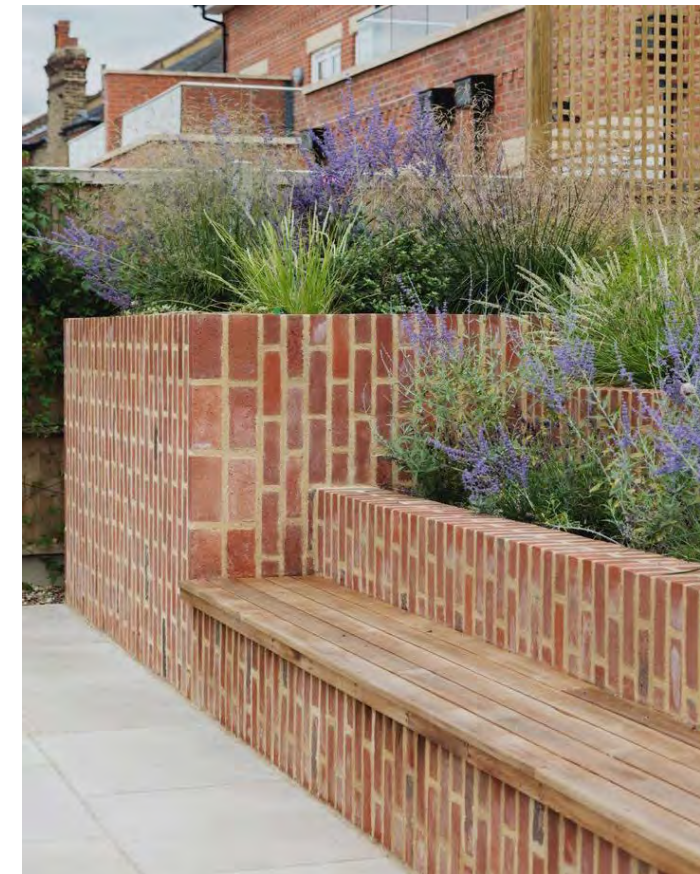
Green spaces line the pedestrian route



Play boulders



Curved wall seating overlooking central space



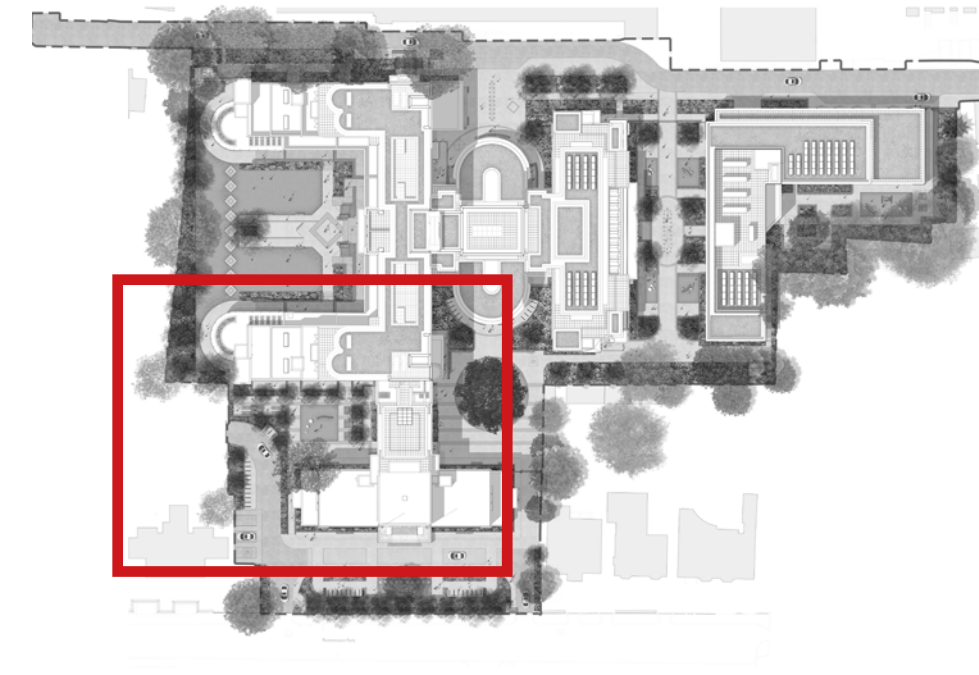
Raised brick planters with integrated bench

### 3.4 Residential Amenity Courtyard

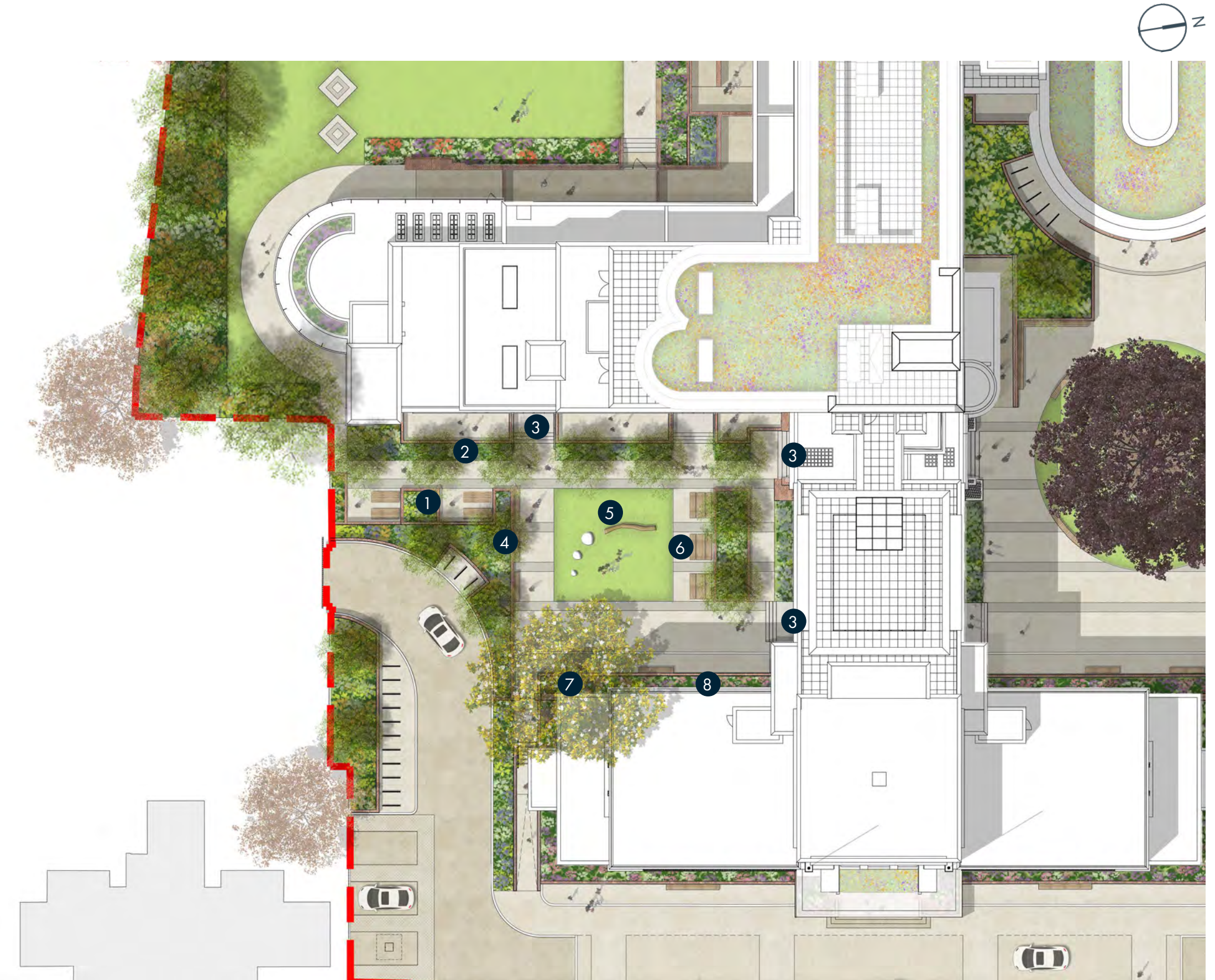
On the south of the site, east of the Historic Garden, is a residential amenity courtyard. The existing space is predominantly asphalt and therefore there is a significant opportunity to improve the value of the space for both residents and wildlife through urban greening.

The courtyard will provide doorstep outdoor green space for residents, with new tree planting, a central lawn, informal play features, bench seating, outdoor recliners and dining furniture.

Planting around the periphery creates privacy both to the ground floor units and users of the space. In the eastern corner of the site, a large magnolia tree is retained for instant impact, especially in Spring.



1. Secluded amenity spaces
2. Privacy planting
3. Stepped access to building entrances
4. Raised planter with bench seating
5. New lawn with informal play features
6. Outdoor dining furniture
7. Existing magnolia tree retained
8. New flower-rich planting



Amenity space



Timber recliners



Flower-rich herbaceous planting



Layered planting to provide privacy

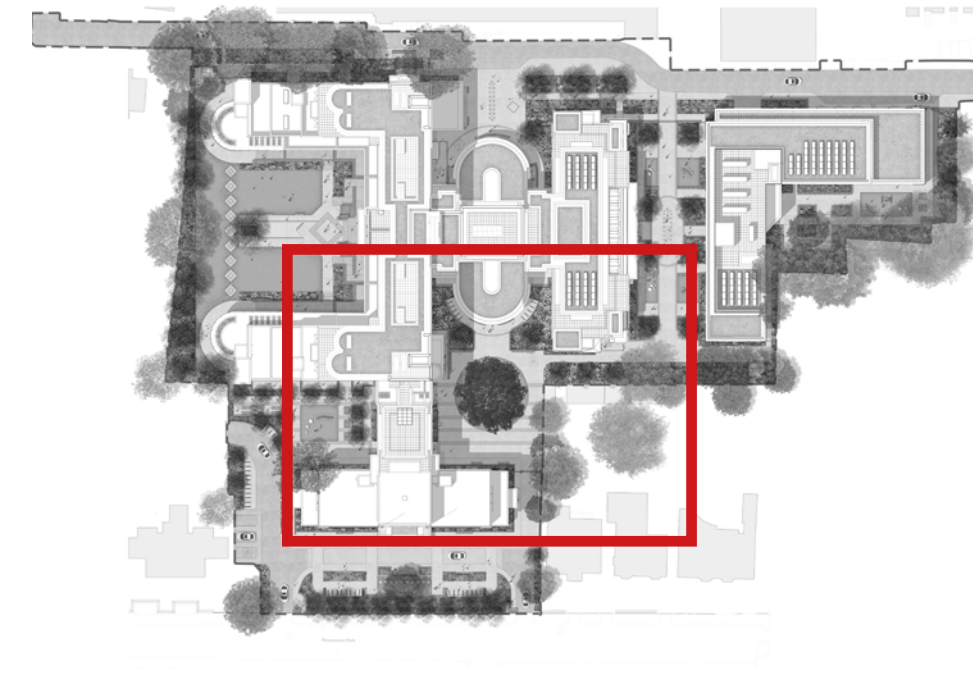
### 3.5 Copper Beech Courtyard

As part of the project, a mature copper beech (*Fagus sylvatica* 'Purpurea') tree will be very carefully relocated, by specialists, to another part of the site to facilitate the redevelopment. The proposed new location for the tree is an existing courtyard near the centre of the site, referred to here as the 'Copper Beech Courtyard'.

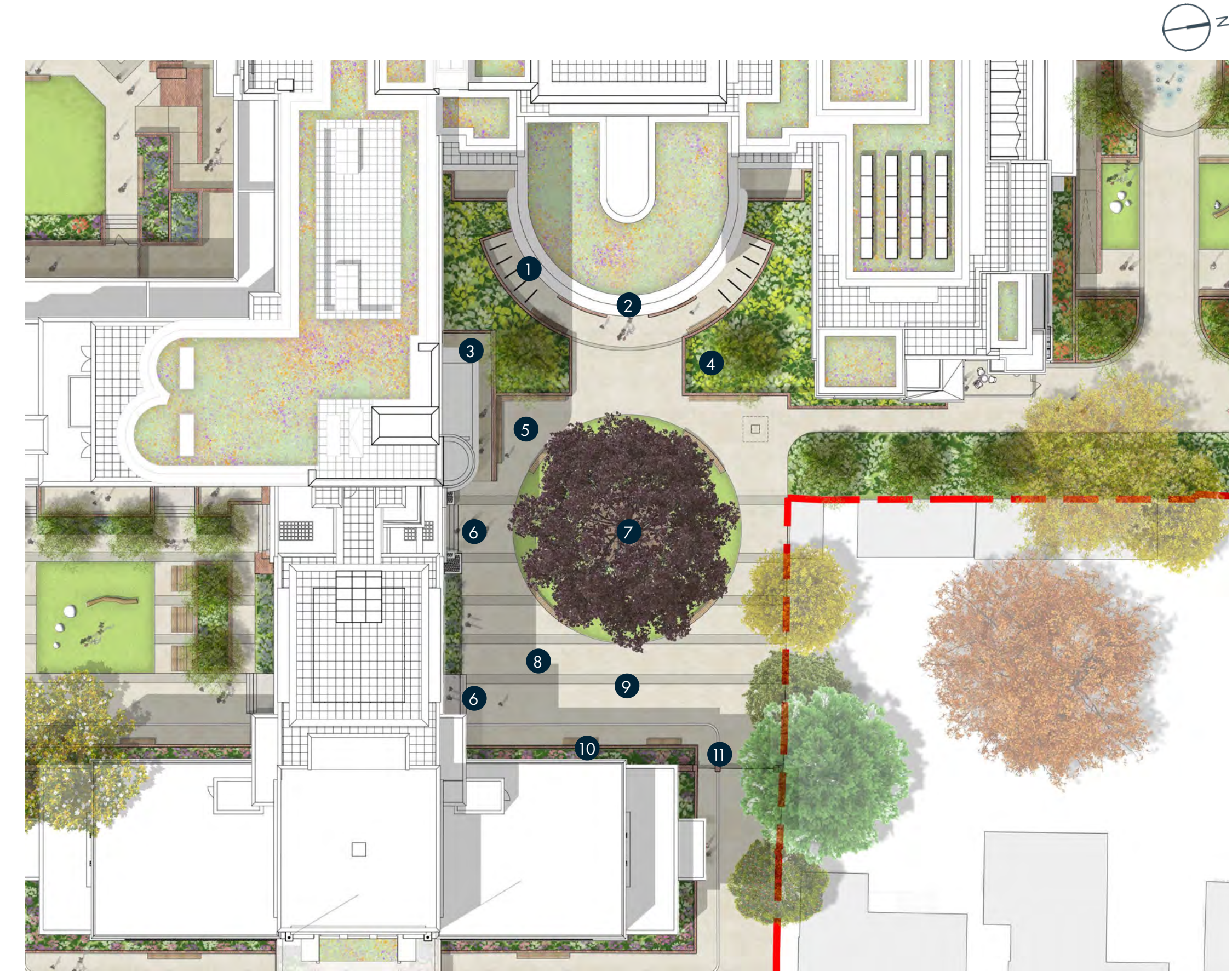
The tree will be located directly opposite two building entrances for maximum visual impact. Its roots will be in soft

landscape and, beyond the roots, it will be surrounded by hard landscape for emergency access and pedestrian circulation. Bench seating and controlled lighting will allow residents and visitors to sit and appreciate this beautiful tree.

On both sides of the entrance to Block C, are raised beds of mixed flower-rich planting, two small new trees and cycle parking.



1. Cycle parking
2. Building entrance
3. Existing ramped access to building
4. Raised planters with benches
5. Corner bench
6. Existing stepped access to building
7. Relocated mature copper beech tree
8. New stone paving
9. Banding in paving to tie into facade
10. New flower-rich planting
11. Existing stone kerb retained



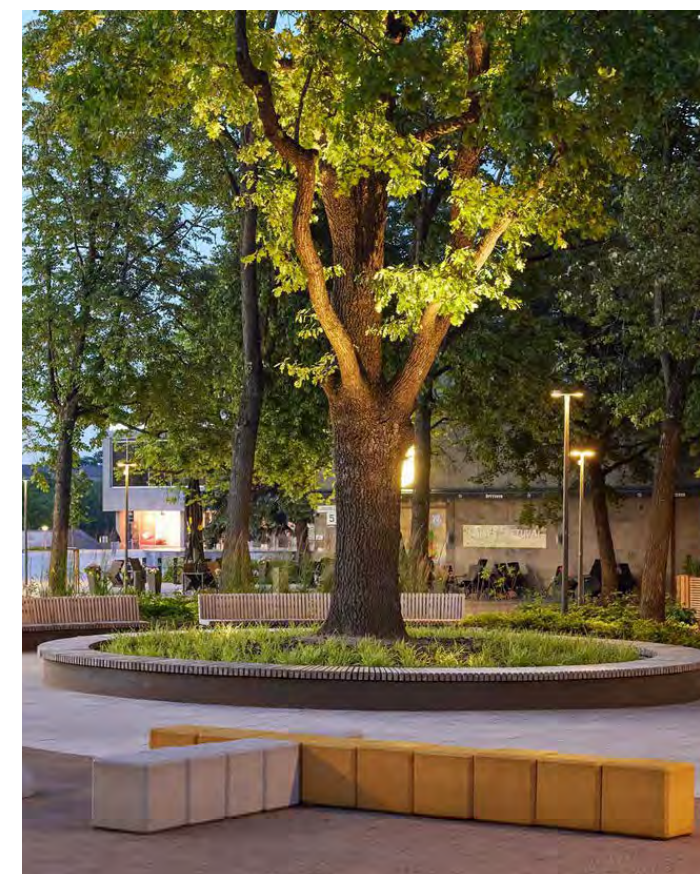
The existing copper beech tree in 2022



Copper beech leaves in autumn



Raised planters with benches



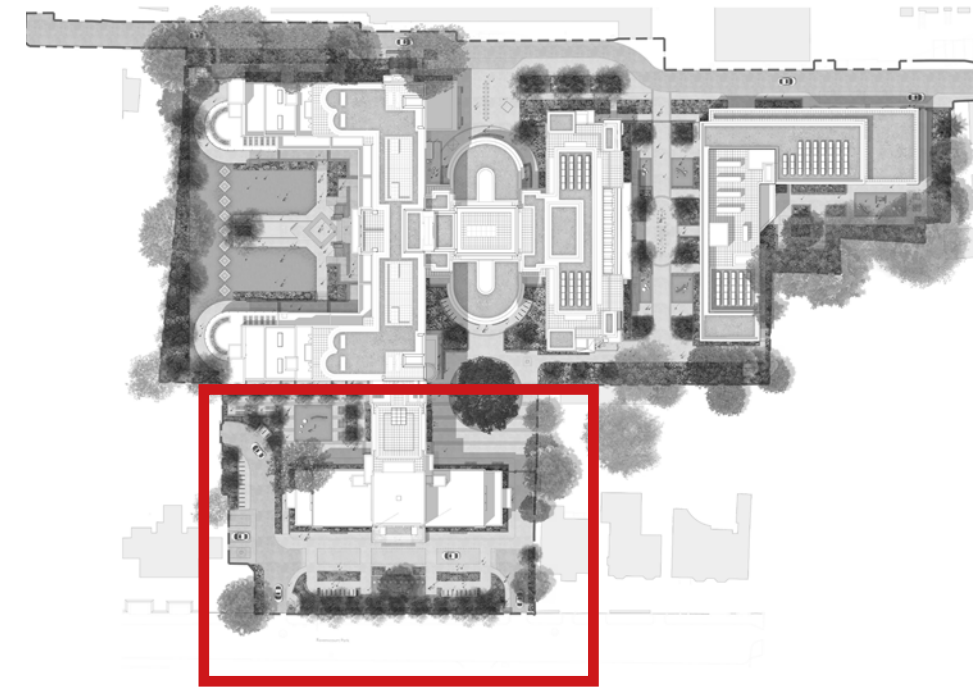
A mature tree as a focal point

### 3.6 Public Entrance Area

The proposed space in front of Block A aims to create an attractive setting from the prominent existing east facade as well as a welcoming frontage to the local community. The main entrance steps down onto a shared surface which links the building to a community green space on the eastern boundary adjacent to Ravenscourt Park. This space includes a retained strawberry tree *Arbutus unedo*, a row of existing hawthorn trees *Crataegus monogyna*, new flower-rich planting, bench seating, informal play features, cycle storage and a dog-cleaning station.

Curved benches at the corners of the space reference Art Deco details in the building, such as the entrance ceiling and fire places.

Vehicles enter the site through the northern gateway, cross the shared surface in front of the building and exit through the southern gateway. On the southeast edge of the site are a ramp into the building, three disabled parking bays, additional cycle storage, access to Westside car park and perimeter buffer planting.



1. Existing entrance to Westside
2. Cycle stands
3. Disabled parking bays
4. Ramp to building entrance
5. Vehicular exit
6. Dog cleaning station
7. Pedestrian entrances
8. Public amenity space
9. Raised table and shared surface
10. Existing bench restored
11. Existing strawberry tree retained
12. Stepping stones and natural play
13. Existing row of hawthorn trees
14. New flower-rich planting
15. Vehicular entrance
16. Pedestrian and fire service access



Shared surface in natural stone block paving



Fruit on a strawberry tree



Existing ceiling in Block A



Curved wall seats

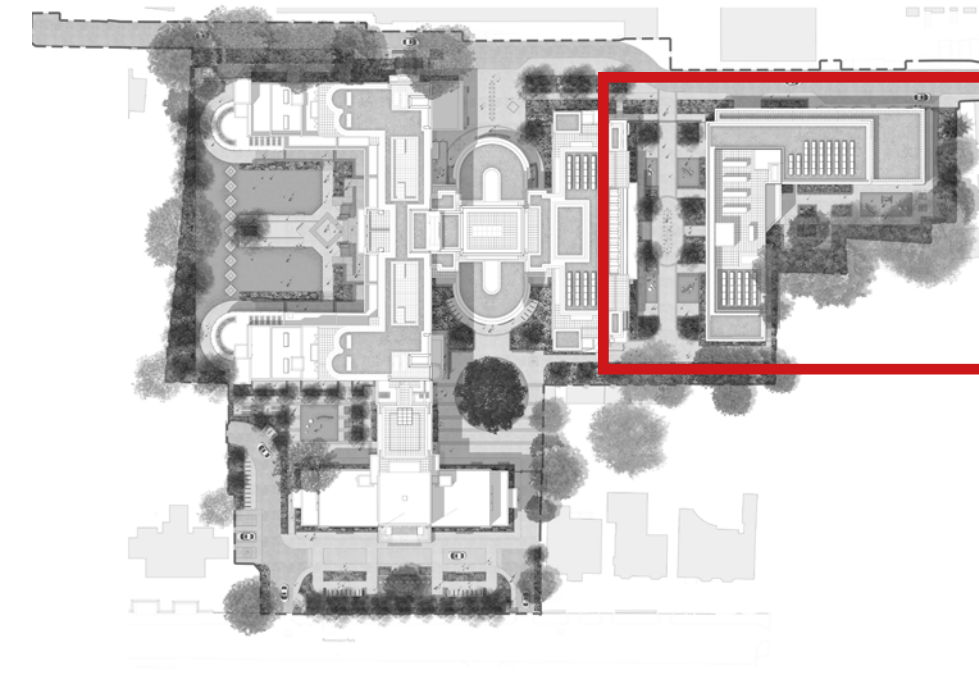
### 3.7 Care Home Sensory Garden

At the north end of the site is a new sensory garden for use by the residents, staff and visitors of the proposed new care home. The space includes raised planters with adjacent bench seating which allow people to sit close to the sensory plants, to appreciate their range of attractive scents, colours and textures.

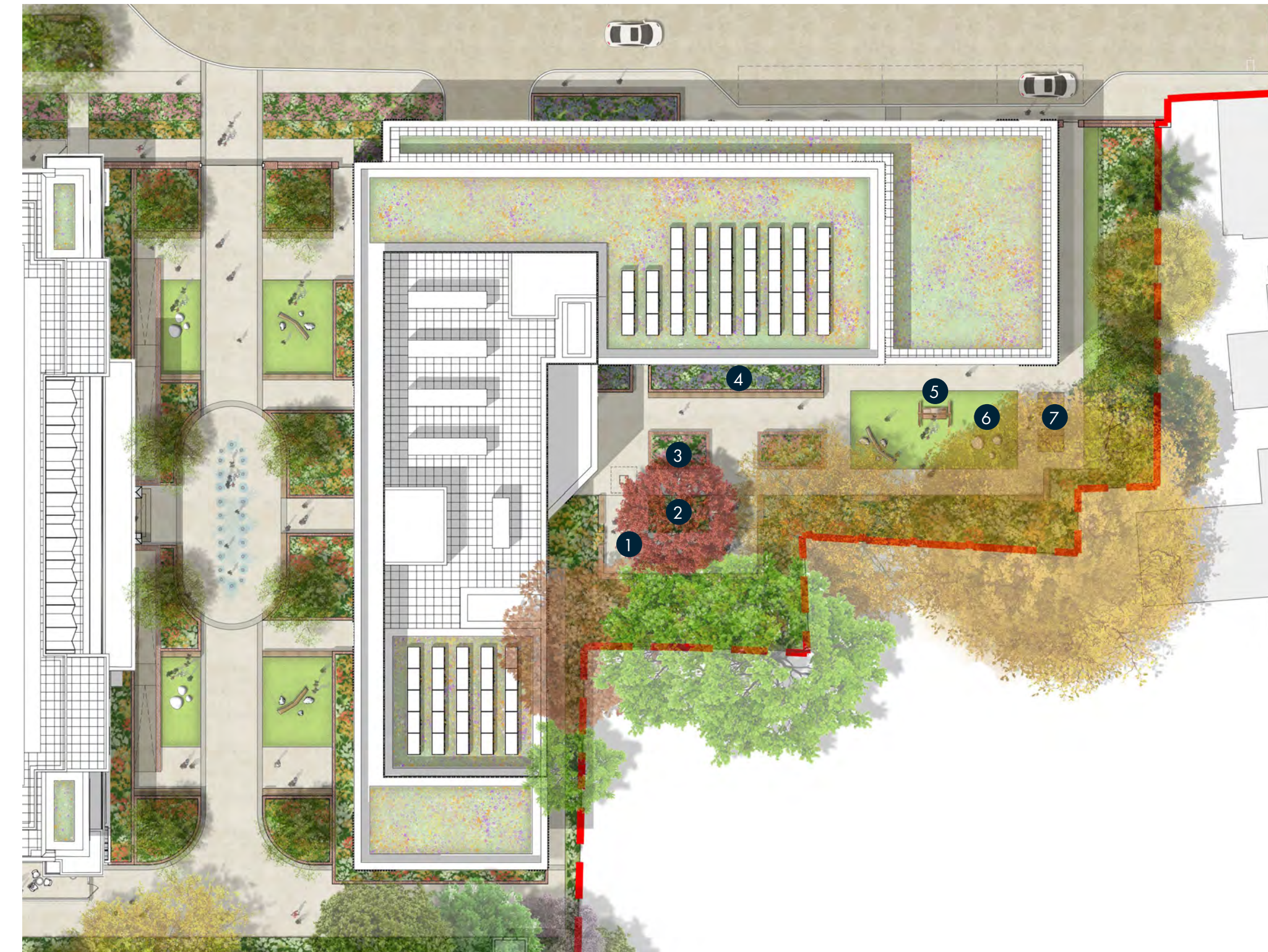
Raised beds in the centre of the space provide the opportunity for residents to undertake their own gardening, for therapeutic benefits.

The garden also includes a lawn area with a giant swing for people of all ages to enjoy, some play features for younger visitors and outdoor dining tables.

Around the perimeter of the garden are a range of existing and proposed trees, including a new scarlet oak *Quercus coccinea* 'Splendens' with dramatic autumn colour, as a focal point to the space and as reference to the existing red oak *Quercus rubra*, at the opposite end of the site.



1. Wheelchair-friendly path
2. Proposed feature scarlet oak tree
3. Raised planters for gardening
4. Raised sensory planting with benches
5. Lawn with giant swing
6. Informal play features
7. Outdoor dining area



A wisteria archway for colour and scent



Highly scented lavender and herbs



Bench seating adjacent to sensory planting



Dramatic autumn colour of scarlet oak leaves

# 4 Soft Landscape

## 4 Soft Landscape

### 4.1 Soft Landscape Objectives

- Retain all high (cat A) and medium (cat B) quality trees where possible.
- Replace any trees removed with at least as many better quality, semi-mature trees.
- Provide a range of vegetation types including trees, shrubs, herbaceous perennials and bulbs.
- Use both native and non-invasive non-native species to provide long-lasting sources of non-allergenic pollen and nectar for wildlife and ornamental interest.
- Avoid use of tree species with high levels of allergenic pollen which can cause hay fever, such as birch.
- Utilise roof space for biodiverse extensive green roofs, including in combination with photovoltaic panels.
- Utilise rain gardens as part of the sustainable drainage strategy.
- Achieve an Urban Greening Factor (UGF) score of at least 0.4.
- Improve biodiversity and achieve at least 10% Biodiversity Net Gain.



### 4.2 Flower-Rich Perennial Planting

Throughout the site are numerous planting beds, including at-grade borders, perimeter planters and raised beds. These will contain a number of different mixes appropriate to the locations and functions, and a wide number of species for biodiversity and seasonal interest.

The mixes will include some shrubs for structure, grasses for texture and ferns for shady areas and but will otherwise be predominantly flower-rich perennials for both wildlife and aesthetic value.

Species will be selected for their value to invertebrates, e.g., lavender *Lavandula sp.* coneflower *Echinacea sp.*, salvia *Salvia sp.*, yarrow *Achillea sp.*, bergamot *Monarda sp.* and stonecrop *Sedum sp.*

Bulbs and hellebores *helleborus sp.* will provide a source of early flowers and colour from midwinter to late spring.



#### 4.5 Tree Planting

There are 52 existing individual trees and 4 tree groups on site. The development proposes to retain 22 of the individual trees, to relocate 1 individual tree and to retain 1 tree group. The remaining 29 individual trees, 2 tree groups and 1 partial group are proposed to be removed. 43 new replacement trees are proposed.

##### Existing Trees

There are around 30 different tree species and cultivars currently existing on the site, including both native and exotic species, some with remarkable autumn colour (see images below). The best specimens will be

retained and carefully integrated into the scheme. A mature copper beech *Fagus sylvatica 'Purpurea'* will be translocated by specialists to another part of the site (see Copper Beech Courtyard).

Trees that are proposed to be removed are almost entirely of low quality (category C), many of which are self-seeded, in the wrong place and/or impacting the growth of better trees. The only category B trees to be removed are some large eucalyptus trees which have self-seeded in the formal garden adjacent to Block B. They are not in appropriate

locations or in keeping with the original landscape design, so it is proposed that they will be replaced with better quality semi-mature new trees of appropriate species, in more appropriate locations.

##### Proposed Trees

The approach to the tree planting strategy takes the existing interesting mix of native and more exotic tree species as inspiration for an arboretum concept, which aims to provide an array of visual interest and biodiversity. Some different varieties of the existing species are proposed alongside other native trees and their cultivars for

resilience and wildlife value. Where there is close proximity to neighbours in the south, additional screening is provided by evergreen oaks.

Three elms 'New Horizon' *Ulmus New Horizon*, which are completely resistant to Dutch Elm Disease and tolerant of rainwater inundation, are proposed in the rain garden, continuing the existing line of street trees along Ravenscourt Square.

A scarlet oak in the care home garden, at the opposite end of the central axis to an existing red oak on the southern boundary, as an attractive focal point.

Smaller garden trees, such as cherries, maples, mountain ash and magnolias, with lots of flowers in spring and vibrant colour and fruit in autumn, are proposed for the courtyards and tighter green spaces, for further seasonal interest and biodiversity.

Please refer to Logika's drawing: 13691A-30-C11-Existing and Proposed Tree Plan and Arbtech's arboricultural information for further details.

#### 4.3 Urban Greening Factor

The proposals aim to maximise urban greening and an Urban Greening Factor (UGF) calculation utilising the Greater London Authority's tool, has been undertaken for the project and shown opposite. A score of **0.41** has been achieved, reflecting the extensive urban greening that will occur including through the provision of green roofs, vegetated amenity spaces and the planting of trees.

#### 4.4 Biodiversity Net Gain

Improving biodiversity is one of the key objectives of the scheme. A Biodiversity Net Gain calculation has been undertaken by the project ecologists which demonstrates that the scheme achieves a net increase of **33.42%** in habitat units. Please refer to the Logika Consultants' Ecological Impact Assessment report for full details.

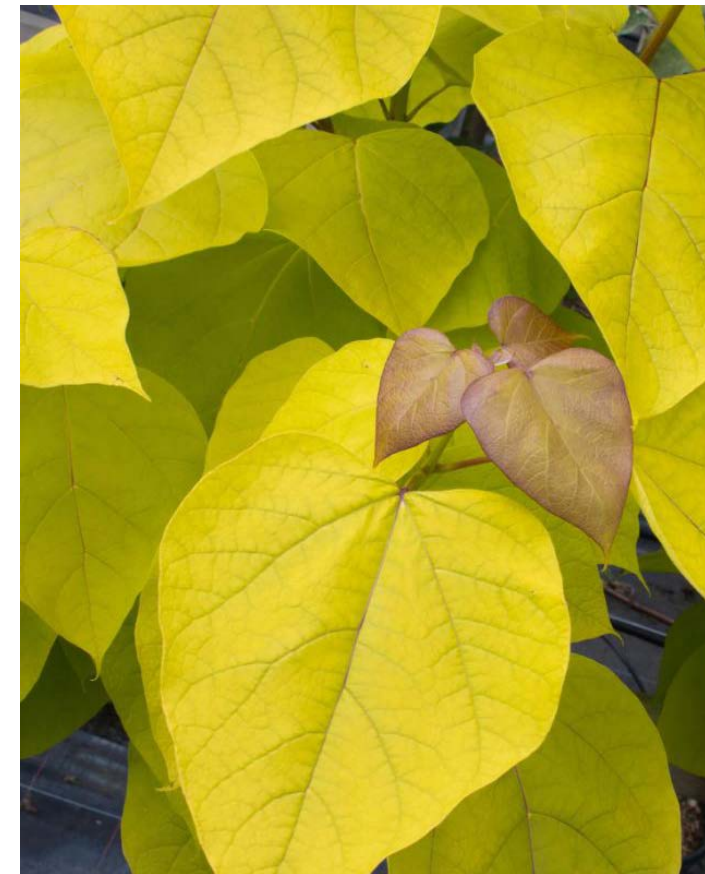
Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m <sup>2</sup> )	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	0.00	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8		0	
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	3578.24	2862.592	
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	1707.29	1195.103	
Flower-rich perennial planting.	0.7	2603.04	1822.128	
Rain gardens and other vegetated sustainable drainage elements.	0.7	48.00	33.6	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0.00	0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6		0	
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	1098.47	439.388	
Extensive green roof of sedum mat or other lightweight systems that	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2	33.58	6.716	
Permeable paving.	0.1		0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
<b>Total contribution</b>			<b>6359.527</b>	
<b>Total site area (m<sup>2</sup>)</b>				<b>15662.67</b>
<b>Urban Greening Factor</b>				<b>0.406030836</b>



*Fagus sylvatica 'Purpurea'*  
copper beech



*Quercus rubra*  
red oak

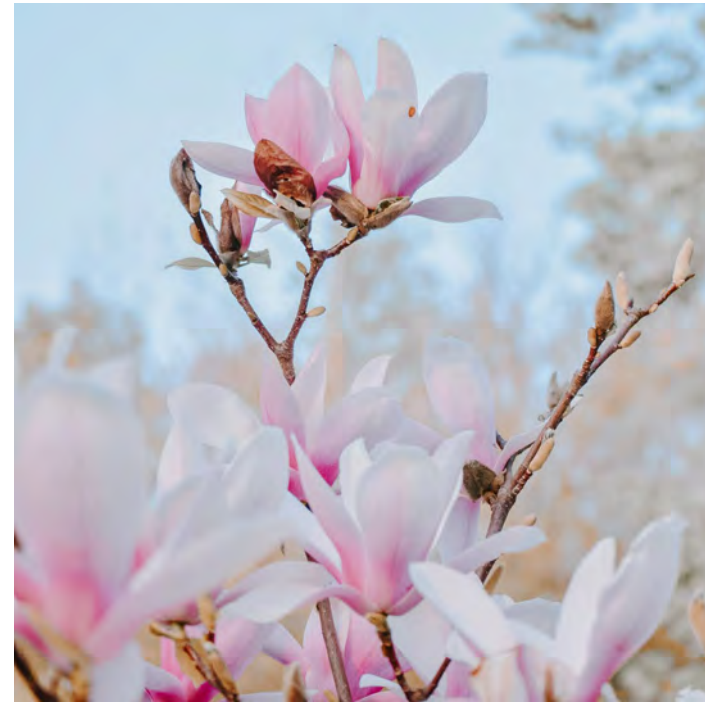


*Catalpa bignoides*  
Indian bean tree



*Ginkgo biloba*  
maidenhair tree

Proposed Tree Species



*Acer campestre* 'Louisa Red Shine'  
field maple 'Louisa Red Shine'

*Magnolia x loebneri* 'Merrill'  
magnolia 'Merrill'

*Magnolia x soulangeana*  
saucer magnolia

*Prunus avium*  
wild cherry

*Prunus padus* 'Albertii'  
bird cherry 'Albertii'

*Prunus sargentii*  
Sargent's cherry

*Quercus coccinea* 'Splendens'  
scarlet oak 'Splendens'

*Quercus ilex*  
holm oak

# 5 Hard Landscape & Play

## 5 Hard Landscape & Play

### 5.1 Hard Landscape Strategy

#### Restoration

Hard landscape features, that are part of the original hospital, will be restored using existing materials found on site where possible and otherwise using carefully matched new materials. This especially relates to the pond, paving and walls in the Historic Garden, which have been damaged.

#### Proposed Paving

Areas of existing asphalt will be replaced with high quality natural stone paving in soft buff tones to complement the existing red brick, such as Yorkstone.

Pedestrian areas with no vehicular trafficking will be paved in large stone flags. Natural stone block paving will be used for trafficked areas. Subtly contrasting banding will be used in places to highlight key features and details within the landscape and the building façades.

#### Walls

Retaining walls for raised planters and ramps will be restored brick walls, where these already exist, new brick walls to match the existing or natural stone to match the paving.

#### Seating

Seating will include benches integrated with raised planters, recliner benches and free-standing tables for outdoor dining. These will be in timber and/or a metal in a colour to match the original features such as lighting columns.

#### Cycle stands

Cycle stands will be a bespoke design which references existing Art Deco features such as the attractive internal handrails.



Existing hard landscape in the Historic Garden



Existing asphalt in the Copper Beech Courtyard



Yorkstone paving with red brick walls



Bespoke cycle stands (not actual design)

## 5.2 Play Strategy

### Child Yield

Using the Greater London Authority (GLA) Population Calculator, it is estimated that the proposed development will yield 26.8 children, thereby requiring **268 m<sup>2</sup>** of play space.

Ravenscourt Park adjacent to the site, has two existing playgrounds, one of which is approximately 130m from the site and the other 180m. The playgrounds include play equipment, a paddling pool and a sandpit.



Part of the existing Ravenscourt Park playground

### Natural Play Provision

Given the existing local provision, the strategy for the site is to focus on providing doorstep play space for the **under fives**. At least **270m<sup>2</sup>** of dedicated natural playspace is provided within the scheme in the Public Entrance Area, Residential Amenity Space and Green Pedestrian Street (shown bounded in pink opposite). The natural play spaces include features such as stepping stones, boulders and balancing logs, while much of the remaining landscape is also 'playable', with extensive areas of lawn and seating.



Logs provide excellent natural play features

### Water Play Provision

An additional **137m<sup>2</sup>** of water play space (shown bounded in blue opposite) is provided with pop-jet water features in New Ravenscourt Square and Green Pedestrian Street.

The rain garden along Ravenscourt Square also has boulders and small bridges across it allowing children to interact with it.



Playing in a pop-jet fountain

### Care Home Play Space

A further **63m<sup>2</sup>** of multifunctional play space is provided within the care home for residents and visiting relatives (shown bounded in orange opposite).

This in the form of a lawn area with play boulders and logs, which double up as natural sculptures, and a giant swing which can be enjoyed by all age groups.

**TOTAL AREA = 470m<sup>2</sup>**



Rain garden with bridge and play wall

- ▭ Natural play spaces
- ▭ Water play spaces
- ▭ Care home play space

1. Public Entrance Area natural play space = 46m<sup>2</sup>
2. Residential Amenity Courtyard natural play space = 70m<sup>2</sup>
3. Green Pedestrian Street natural play spaces: 3A = 26m<sup>2</sup>, 3B = 51m<sup>2</sup>, 3C = 26m<sup>2</sup>, 3D = 51m<sup>2</sup> (total = 154m<sup>2</sup>)
4. New Ravenscourt Square pop-jet water feature = 30m<sup>2</sup>
5. Playable rain garden = 87m<sup>2</sup>
6. Green Pedestrian Street pop-jet water feature = 20m<sup>2</sup>
7. Care Home multifunctional play space = 63m<sup>2</sup>

