

## 4.0 DESIGN

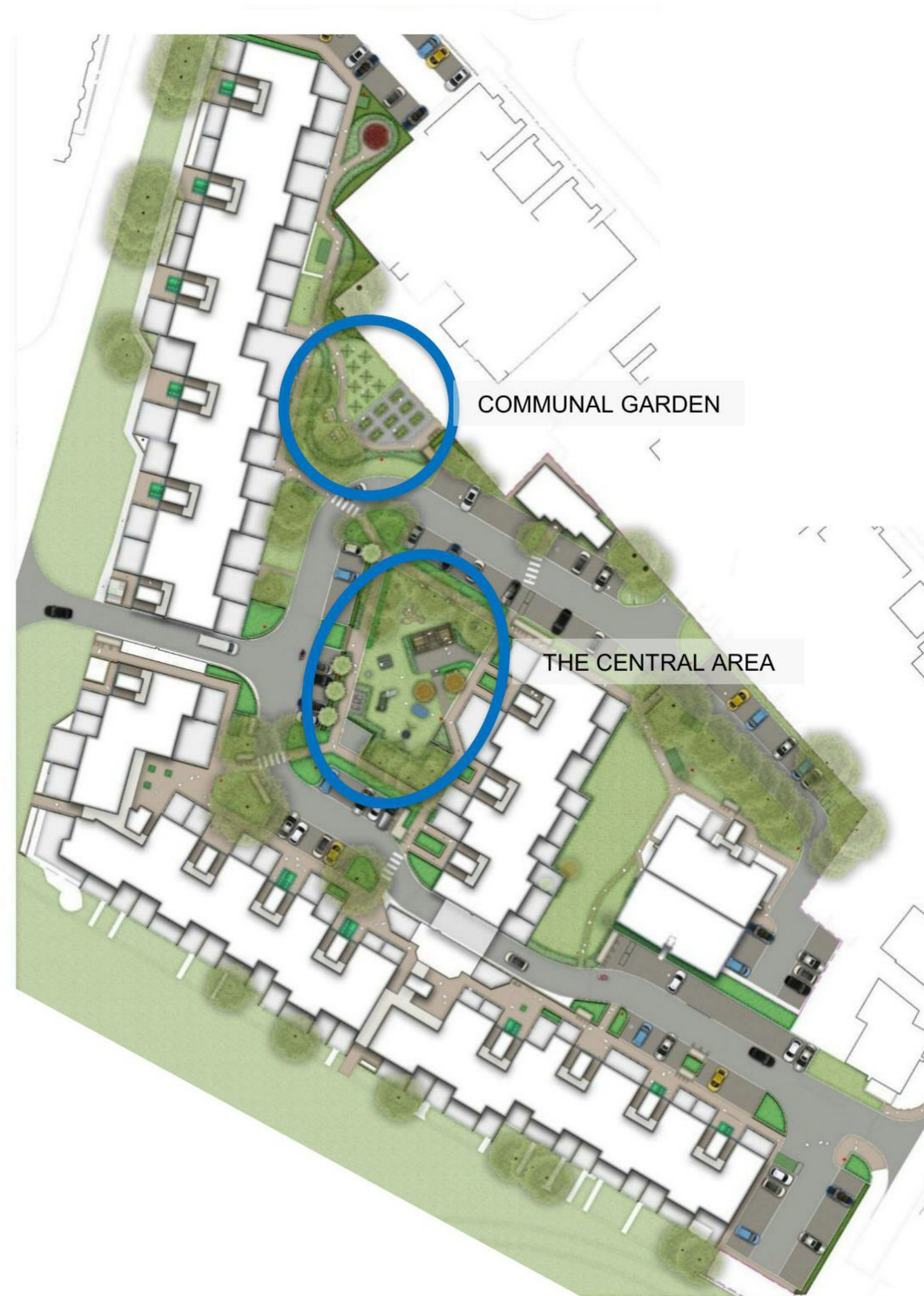
### 4.1 Landscaping Masterplan

The aim of the proposals are to improve the existing public realm, as well as to prioritise refuse and cycle storage on the estate.

Two key areas were chosen as the most in need of improvement works: the Central Area and the Communal Garden.

The items which form part of these works which are Phase 2 to the wider estate context strategy include:

- New unified fencing and boundary treatments to the outward facing boundary of the site.
- Removal and re-provision of the existing poor condition drying area and re-provide and enhance the landscaping of that area.
- New Community garden area with raised planting beds with the associated storage spaces.
- New centralised drying area for all residents with an increased capacity
- New enhanced 0-12 year old play space a passive and focal point for the estate
- New unified hedges around the boundary outer edge
- Review of the brick planters to ensure the structural integrity of these and reduce the planting height to assist with the levels of antisocial behaviour across the site.
- Review of the cycle storage allocation across the estate to allow the residents to have safe, secure weather proof storage space.



# 4.0 DESIGN

## 4.1 Landscaping Masterplan – North



# 4.0 DESIGN

## 4.1 Landscaping Masterplan – South



## 4.0 DESIGN

### 4.2 Central Area

#### 4.2.1 Play Area

The current play area on site consists of an existing climbing frame which, as noted during the residents' consultation, has been vandalised and is in a state of disrepair. The central area has been redesigned as a multi-functional space, incorporating new play equipment for children aged 0-12, as well as the relocation of the existing climbing frame.

The proposal seeks to improve the children's play area, enhancing the site for the families that live there, as well as enhancing an open space of public value, in line with current planning policy.



**View 1: Existing and New Play Equipment**

- Existing play equipment retained, with position adjusted to work with proposed layout.
- New trampoline and ball labyrinth to be installed to suppliers' recommendation.



**View 2: New Play Equipment**

- New stone abacus to play area to be installed to suppliers' recommendation.
- New four in a row and pairs games to be installed to suppliers' recommendation
- New boulders installed within play area.

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### 4.2 Central Area



**View 3: New Play Equipment**

- New timber and galvanised steel “cradle nest” basket swing.
- New polymer concrete table tennis table with aluminium net.



**View 4: Marble Table**

- New marble table within play area to be installed to suppliers’ recommendation.



**View 5: Synthetic Grass to Play Area**

- New synthetic grass to enhanced play area to be installed with shockpad to required depth to allow for play equipment fall heights.

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### 4.2 Central Area

#### 4.2.2 Pergola and Furniture

The proposal seeks to make the Central Area a truly multi-functional space through the introduction of communal infrastructure such as the introduction of a communal seating area. This area is intended for use both informally and for community events on the estate, ensuring that everyone in the community can benefit from the proposed enhancements.

The proposal also includes enhanced wayfinding signage, helping residents and visitors navigate the large estate. Cycle storage has been introduced to promote active travel options in line with current planning policy.



**View 1: Step Units and Linear Seating within Play Area**

- 1500mm wide silver step units with contrast strip
- 2340mm wide FSC certified hardwood bench with back and arm rests



**View 2: Signage and Cycle Storage within Play Area**

- Toughened glass wayfinding signage
- Galvanised steel Sheffield cycle stands

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### 4.2 Central Area



**View 3: Pergola**

- Hardwood timber frame and roof slats



**View 4: Pergola**

- Colour coordinated vertical timbers to match entrances



**View 5: Existing Linear Bench Reinstated**

- To match new linear seats within play area



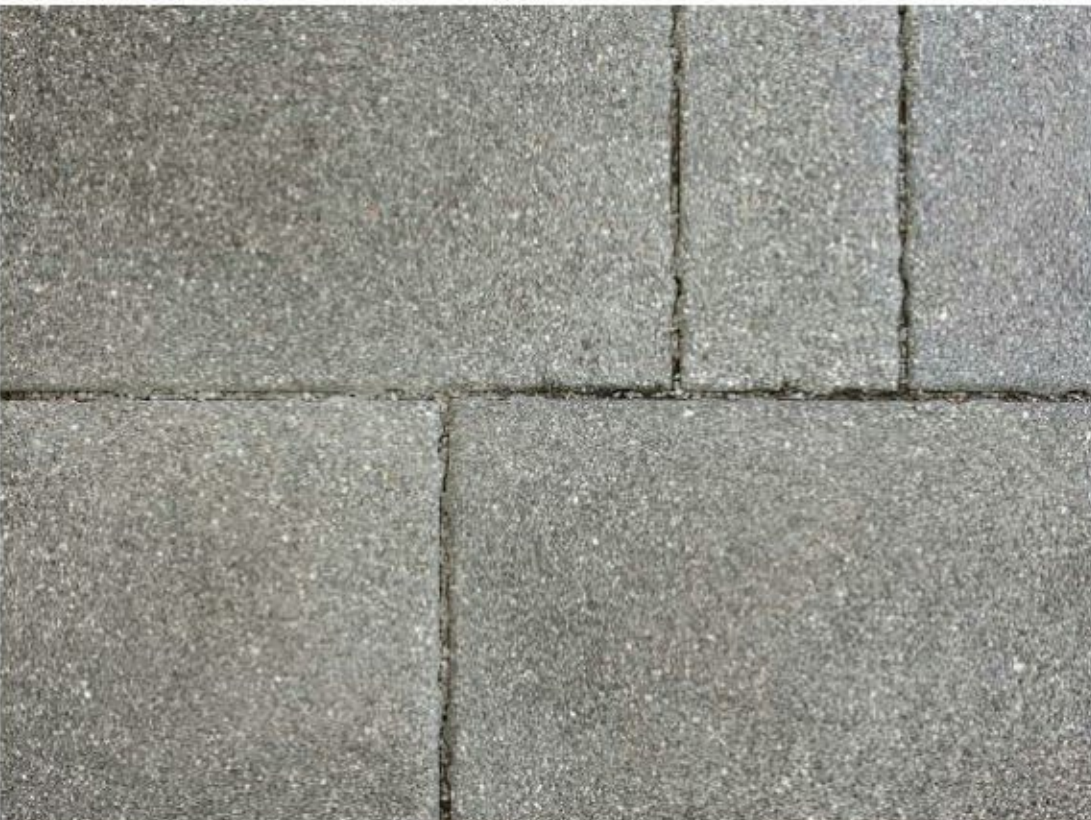
**View 6: Pergola Picnic Area**

- 900mm high stainless-steel handrail with satin brushed finish to serve step unit
- Silver concrete aggregate paving
- FSC Certified hardwood picnic benches located within play area and community garden

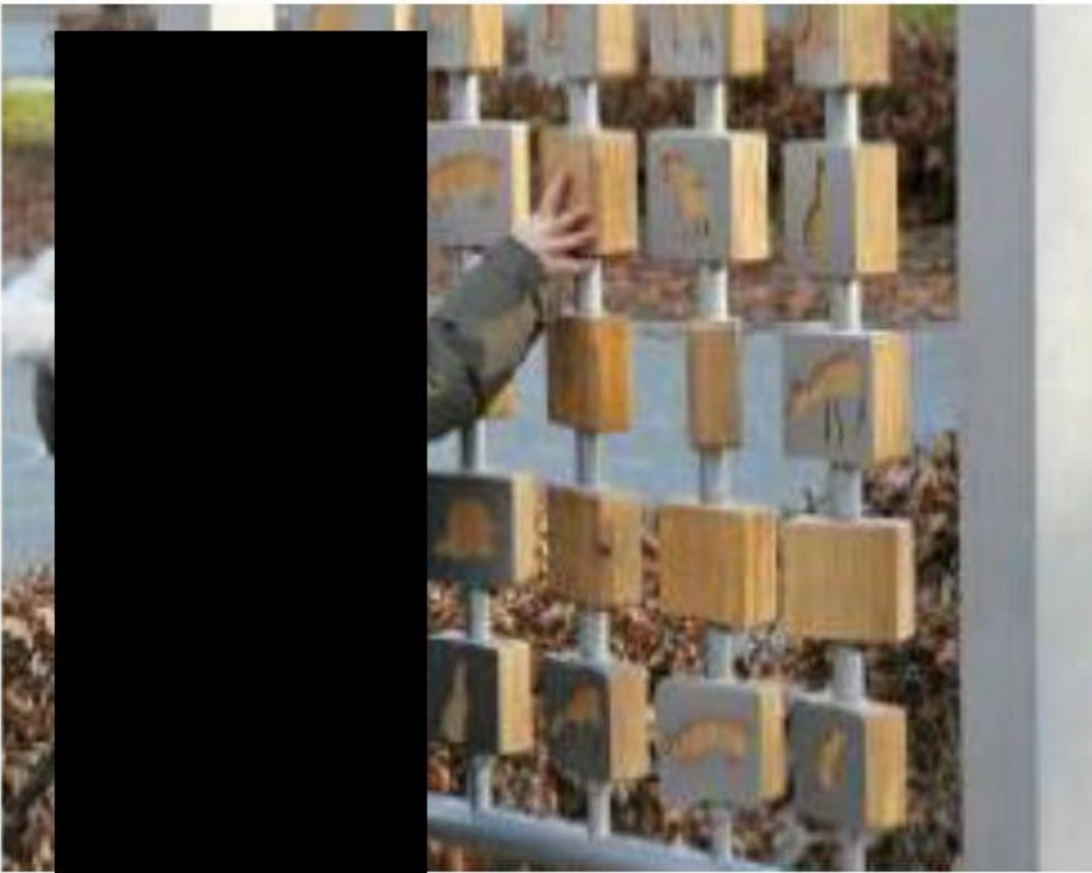
# 4.0 DESIGN

## 4.2 Central Area

Precedent Images – Furniture & Finishes



Precedent Images - Play Equipment

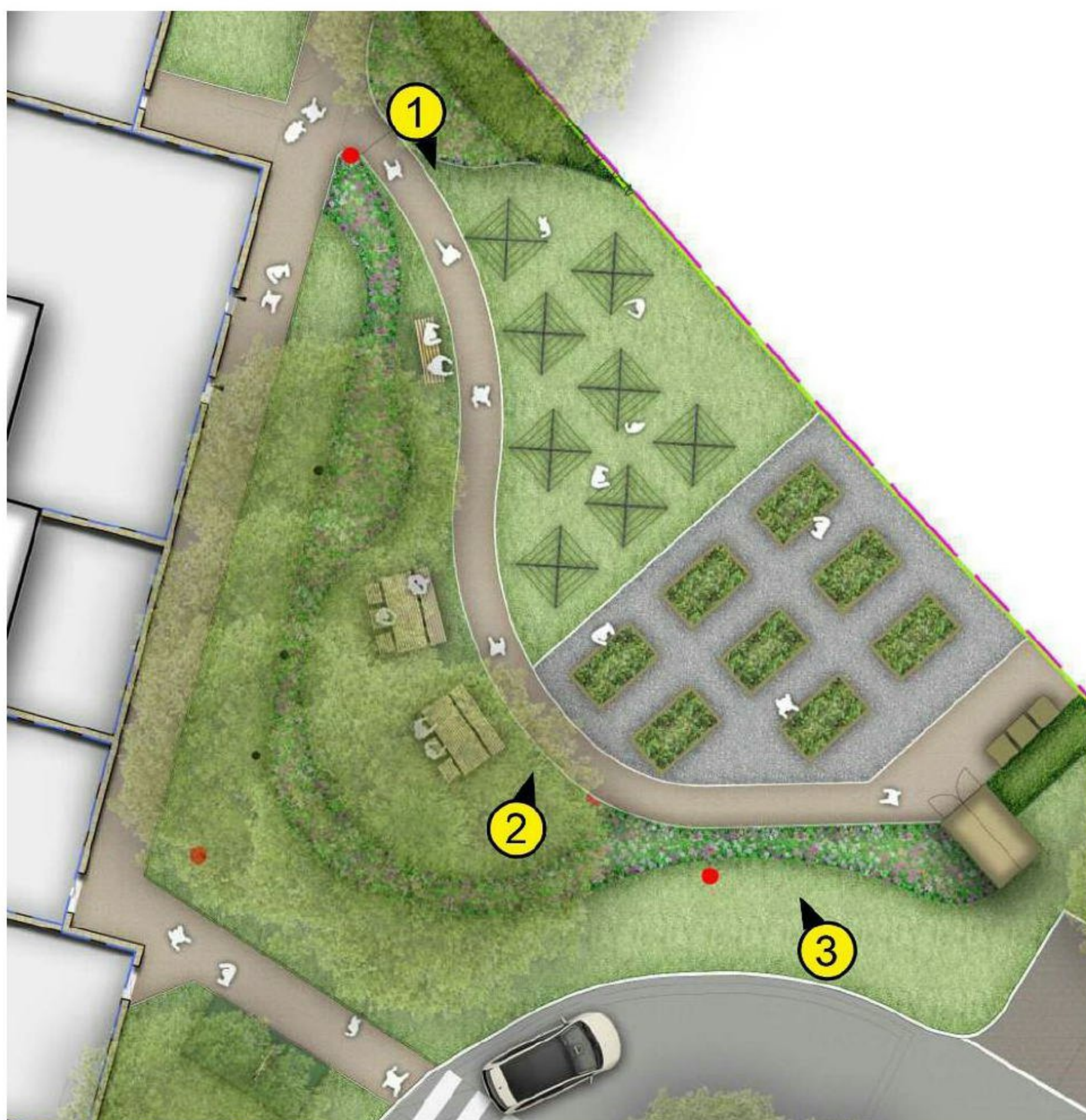




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### 4.3 Community Garden

The enhancement of the drying and community garden areas are also included within this proposal. This will involve the removal of the existing greenhouse as its currently in an unrepairable condition. There will be the addition of new planting beds, compost bins and tool storage. Rotary drying lines are also to be incorporated within this area, due the comments from the consultation these are a feature that is used currently. The aim is to enhance the sense of community on the site, and make the community garden an enjoyable and accessible space for the residents of the estate.



#### View 1: Rotary Dryers to Drying Area

- FSC certified hardwood linear seat located within play area
- Macadam footpath with aluminium edge
- Root fixed rotary dryers



#### View 2: Tool Store and Vegetable Beds

- Pressure treated softwood tool store with double doors
- 2500 x 1500mm vegetable beds with hardwood sleepers



#### View 3: Picnic Benches and Compost Bins

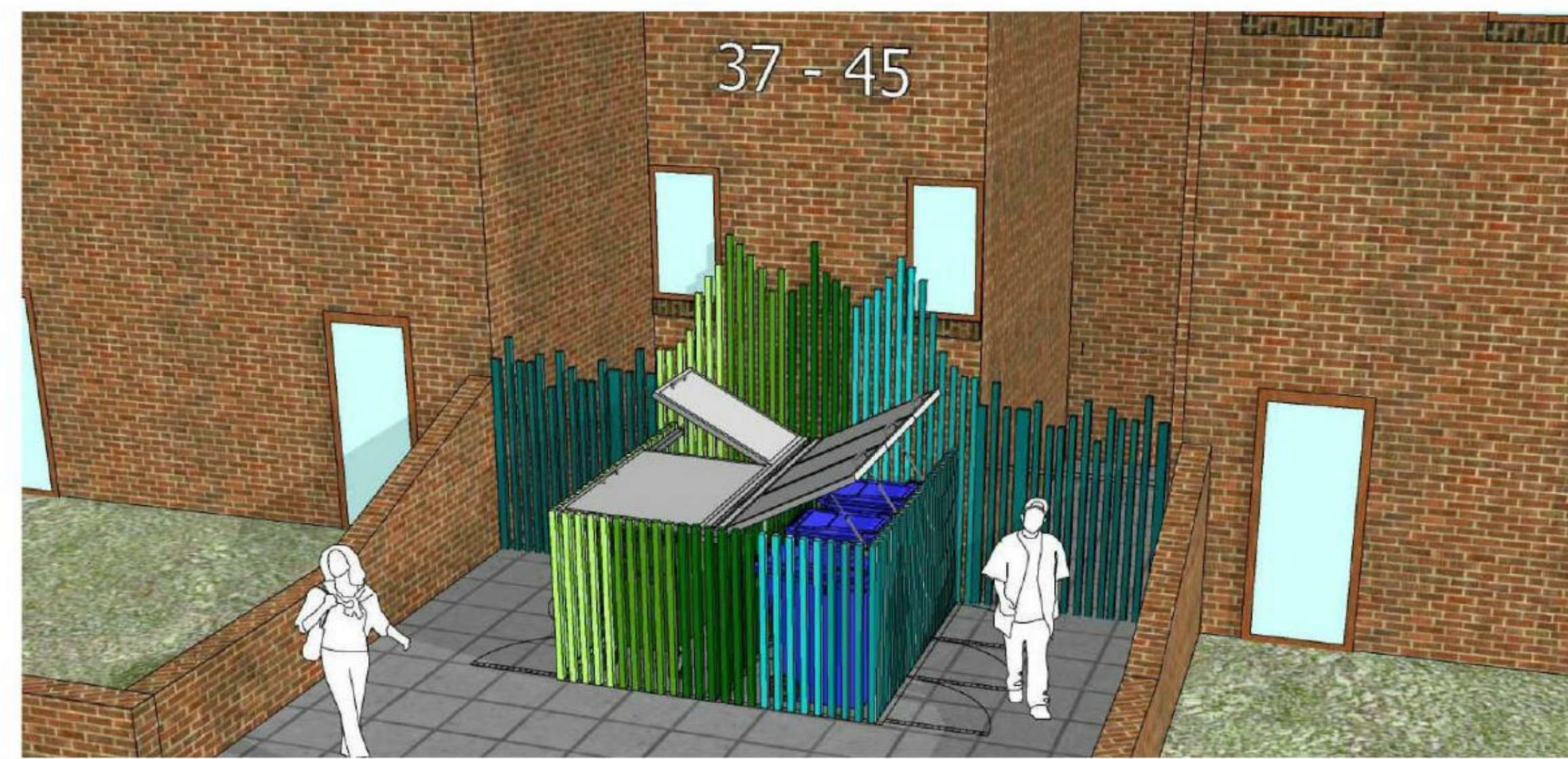
- Pressure treated softwood compost bins
- FSC Certified hardwood picnic benches to Central Area and Community Garden
- Toughened glass signage to improve wayfinding on the site
- Quartz coloured gravel to communal gardening area

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## 4.4 Bin Stores

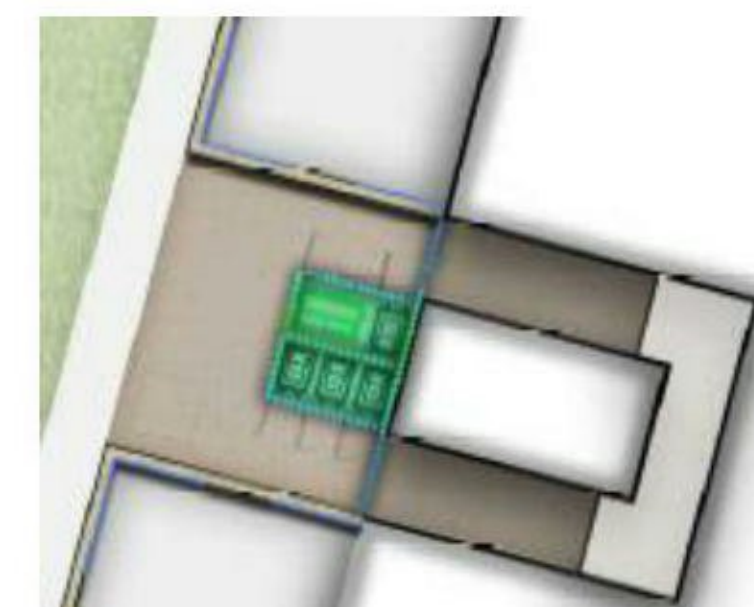
There is currently no enclosed refuse storage on site. The proposal includes bin enclosures to building entrances, aligning with the requirement in Approved Document H6, which states that where refuse storage areas are publicly accessible, “an enclosure or shelter should be considered”.

The proposed enclosures have been designed with the surrounding context in mind. The enclosures adjacent to the building entrances have been designed to match the new gated entrances. Bin stores located away from the building entrances use timber to blend in with the surrounding landscape.



### Area 1: Bin Enclosures Adjacent to Building Entrances

- Coloured metal vertical cladding to match entrance design.
- Colour coordinated assisted lifting lids.



Indicative Proposal of the Locations in Plan - NTS



RAL 5021  
WATER BLUE



RAL 6019  
PASTEL GREEN



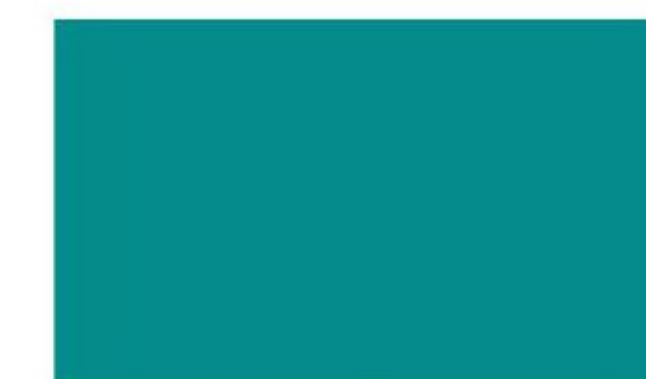
RAL 6018  
YELLOW GREEN



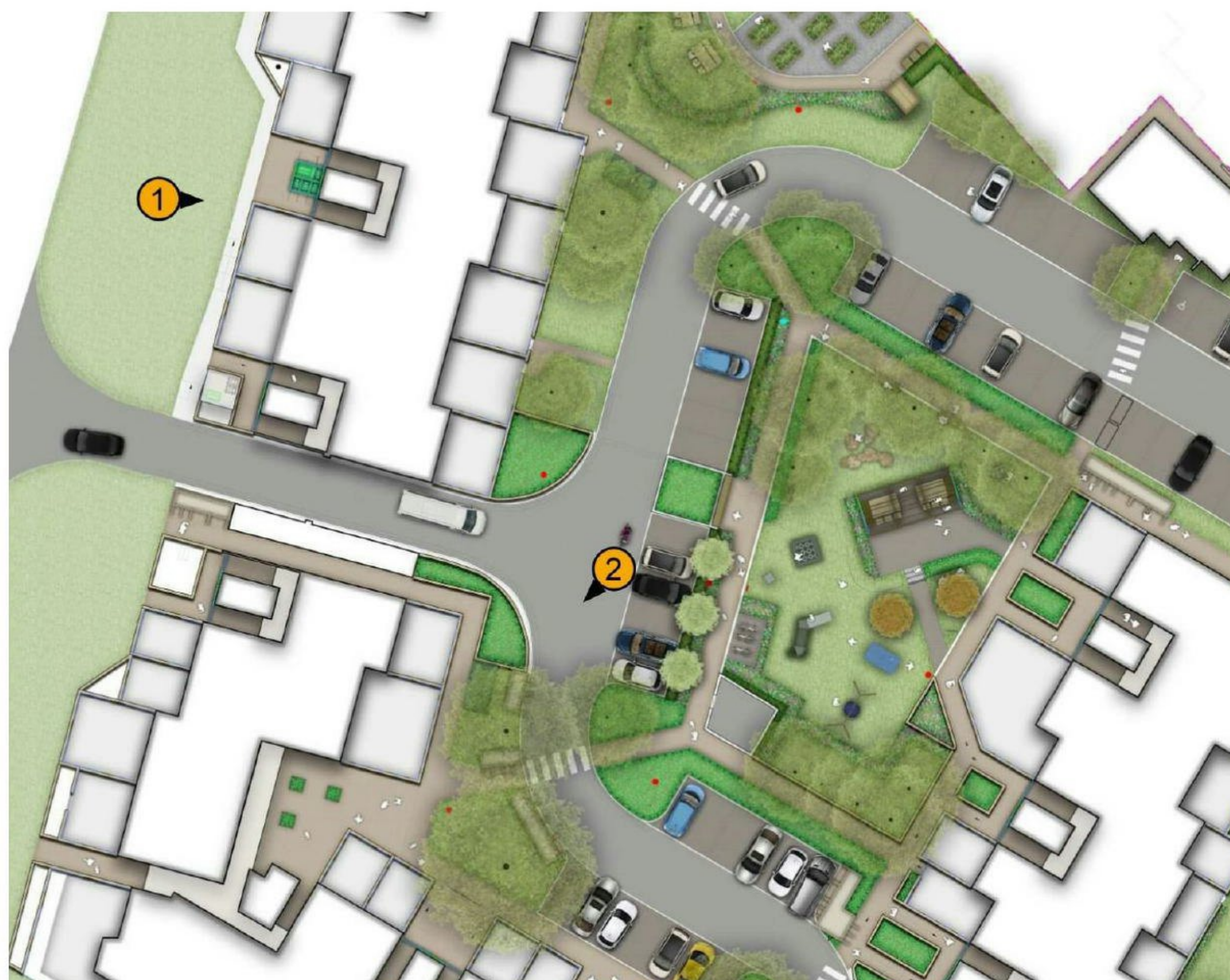
RAL 6001  
EMERALD GREEN



RAL 6027  
LIGHT GREEN



RAL 5018  
TURQUOISE BLUE



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### 4.4 Bin Stores



#### Area 2: Bin Enclosures Within the Landscape Away from Building Entrances

- Timber vertical cladding with galvanised steel frames.
- Timber & galvanised steel assisted lifting lids.

For the bin strategy across the site we have kept it consistent with the existing number of bins. Both refuse and recycling to ensure that the strategy remains the same across the site as this application does not change the number of residential units on the site.

The proposal rationalises the locations of these and places them in central locations and into clusters. The location of the ones proposed adjacent to the staircores are retained to ensure that the carry distances are compliant and continue the approach with the refuse teams.

This is to reduce the damage which is often caused with bins been left in areas close to cars and in locations which block pedestrian and vehicle movements across the site.

The stores away from the staircores have the possibility to have green roofs which increases the biodiversity for the wider site.

#### Precedent Images



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## 4.5 Use and Amount

The proposal seeks to enhance the existing amenity space for residents. This will be carried out in key areas within the Boyd Court Estate.

There will be no additional amenity space provided, nor is there any loss of amenity proposed.

There will be no changes to site access, or to current access points to residents' accommodation. The overall site will, however, benefit from enhanced communal amenity areas and added security as part of the proposal. This will assist with the levels of antisocial behaviour which happens on the estate, and improve the quality of life for residents.

The aim of the proposal is to improve the following:

- Children's play area
- Communal amenity
- Wayfinding across the site
- Lighting levels across the site
- Safety and security
- Refuse and cycle storage
- Boundary treatments
- Accessibility

The existing schedule of accommodation is not impacted by this proposal.



Proposed Landscaping Locations - Site Plan. NTS

### EXISTING RESIDENTIAL SCHEDULE OF ACCOMMODATION

<b>SITE AREA = 18,906.8 m<sup>2</sup> = 1.89 Ha</b>					
<b>DENSITY 103.7 U/Ha</b>					
	<b>1Bed</b>	<b>2Bed</b>	<b>3Bed</b>	<b>4Bed</b>	<b>TOTAL</b>
	90	98	2	2	<b>192</b>
<b>TOTAL</b>	<b>192</b>				

## 4.0 DESIGN

### 4.6 Layout and Scale



The layout of the site will remain the same, with enhancements proposed in the following key areas:

- Central Area
- Community Garden
- Pocket Park

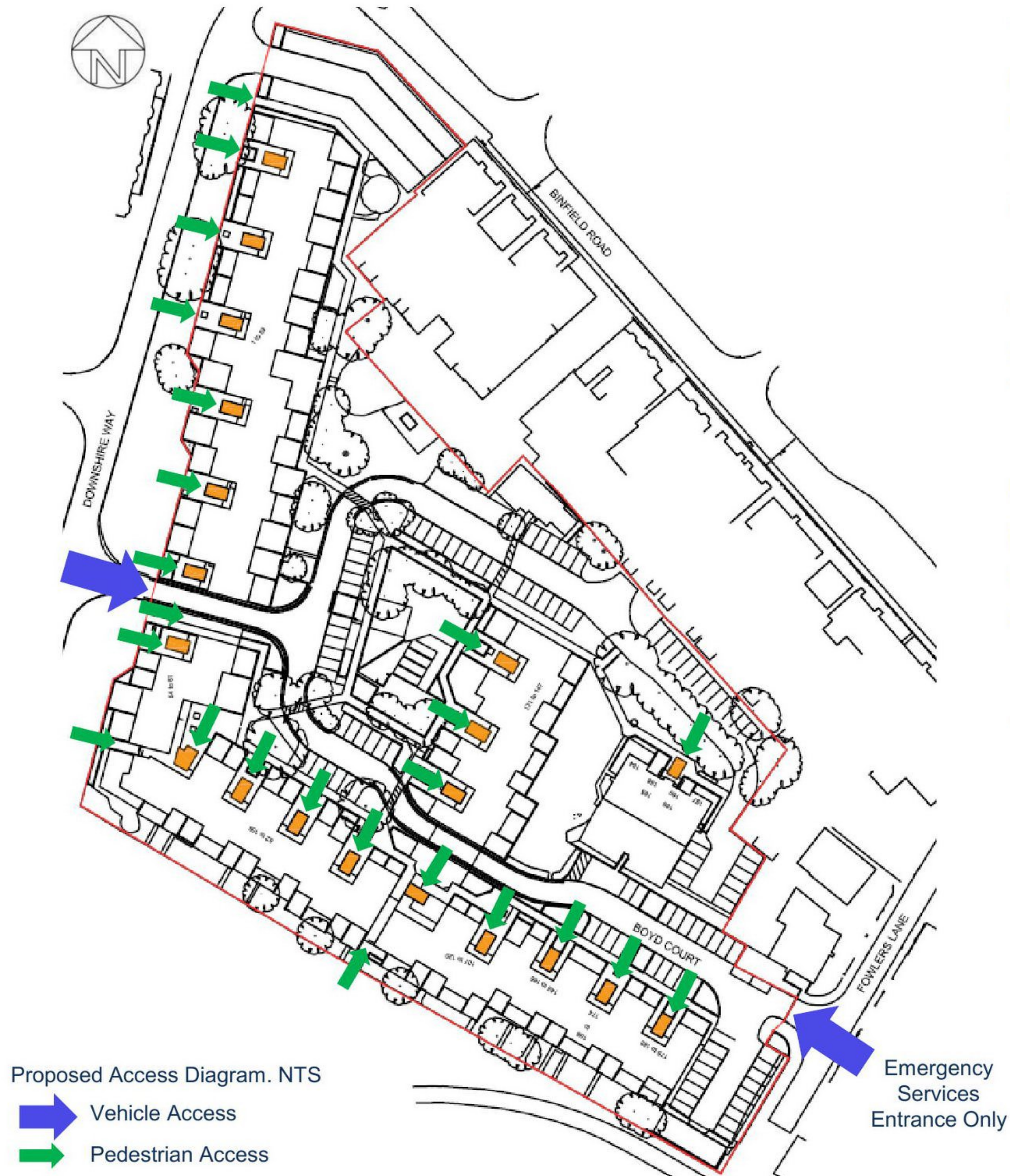
The scale of enhancements to the landscaping will be consistent with what is already in place on the site. The following was taken into consideration throughout the design development of the scheme:

- The height of boundary treatments to allow for site security whilst also fitting within the surrounding context of the site.
- The position of wayfinding signage to ensure it is an appropriate size and material to be visible from a distance, assisting with navigation across the wider estate.
- The position of the light fittings, and the possibility to repurpose fittings where possible, to provide appropriate lighting levels across the site and reduce the levels of disruption required for the civils works needed across the site.
- The size and scale of proposed play equipment and other permanent fixtures, ensuring that this is appropriate for the site context and also the target users.

All of these items are consistent throughout, and have been carefully considered by external consultants throughout the design development stages.

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### 4.7 Access



The site is easily accessible for both pedestrians and vehicles. The main vehicle access point for residents is via Downshire Way, with a second access point via Fowlers Lane, though this is currently gated and is for Emergency Services only.

There are multiple pedestrian access routes throughout the site, and these will be retained as part of the works.

Site access will remain the same as part of the works, with improvements to pedestrian access through the relining of pedestrian routes and the addition of a zebra crossing. This will give priority to pedestrian circulation throughout the estate.

Relining of pedestrian routes with the addition of zebra crossing will give priority to the pedestrian circulation throughout the site. Improvements to the wayfinding and lighting strategies throughout the estate will also allow for improved site navigation, accessibility and safety for residents.

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### 4.8 Lighting Strategy

Across the estate there is an existing external lighting strategy, which consists of a poor spread of light from an aged globe fitting on existing columns. These provide poor lighting levels across the estate and there are areas where there is the increased risk of ASB associated with this.

Due to the proposal and the enhancement works to the already existing amenity spaces we have been able to in principle reuse the existing locations of the columns and provide new fittings which will channel the lighting into the required locations.

There is the proposal to use the below or similarly approved fitting to conduct this.

The fixture that has been suggested and proposed comes with the option of having a twin head approach also. Both of these allow the light to be pushed to the ground and reduce any light pollution to the surrounding areas.

*.For further information please refer to the full drawings and supporting information alongside this submission.*

*SLD\_UR37\_LSC1 - Lighting Strategy Coordination Masterplan*



RATED LIFE	
L70/B10	100,000 hours
L80/B10	100,000 hours
L90/B10	100,000 hours
60kHr Value (TM-21)	L94/B10

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### 4.9 Cycle Parking Strategy

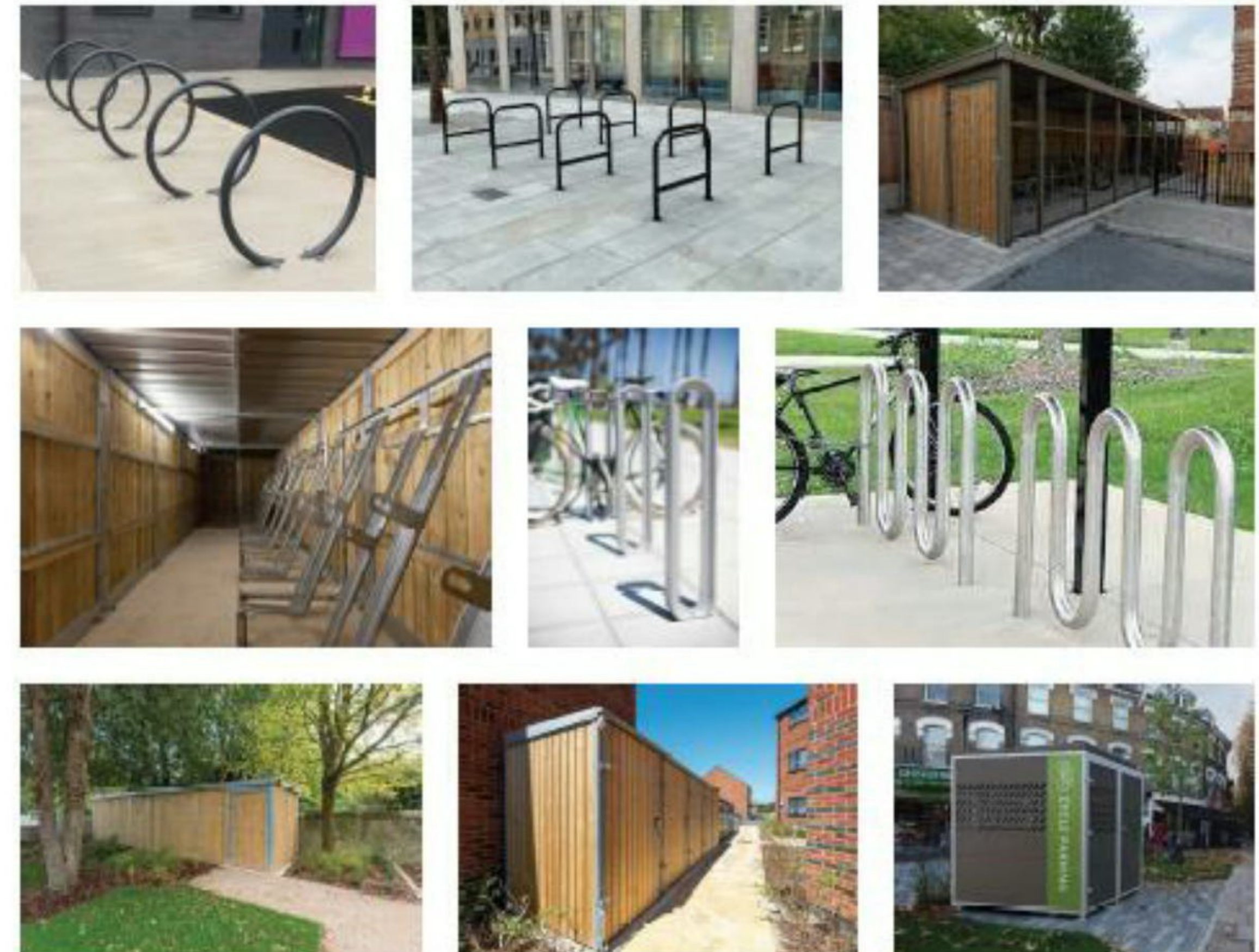


On the current estate there is very limited cycle storage provision. From our various site visits through both the initial options appraisal and the Phase 1 of works we have seen that there is an uptake for cycling by the residents.

We have therefore included the below into the proposal to benefit the residents:

- **Cycle hangar. 15no.**  
2000mm x 2000mm  
4no bikes per hangar  
Total spaces provided = 60no.

- **Cycle stands. 5no.**  
Stainless steel & root fixed  
Total spaces provided = 10no. Cycle store.



Proposed Location Diagram. NTS



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### 4.10 Motorcycle Parking Strategy



At the consultation event held in July there was a comment received from the residents in regards to the motorcycle parking across the site.

There were concerns that there was limited number of spaces available across the site for the residents.

As part of the strategy, we have proposed 8no. New spaces which are will be available for residents.

These do not reduce or affect the existing parking spaces which are on the site and have been spread across the parking areas on the site.

#### KEY

● New Motorcycle Space locations

## 4.0 DESIGN

### 4.11 Wayfinding Strategy



Across the estate there is very limited signage and wayfinding and with the layout of the block this is not always the easiest to navigate around.

As part of phase1 with the new entrance designs there is the addition of large format numbering to each of the staircores to assist with this feature.

For Phase 2 we are proposing to have new information boards and signage which is colour coordinated with refurbished entrances schemes.

They will have:

- Small footprints to allow flexible installation.
- Clear monochromatic graphics & simple font.
- Contrasting colour scheme for easy reading.
- Heavy duty design with fixings that allows replacement of any damaged parts



- Wayfinding signage.
  - 'You are here' location on map.
  - Block layout plan with flat numbers.
  - Location of play area, triangle garden, drying area, Community garden & green link space.
- Information board.
  - Each board will have information on that particular area.
  - Open time restrictions if any.
  - Rules for using each space.
  - Contact number to report issues.

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### 4.12 Planting Strategy

This has been completed by Standerwick Land Designs, the Landscape Architect on this scheme.

*For further information please refer to the full drawings and supporting information alongside this submission.*

This proposal has been through various consultations with the Silva Homes maintenance teams and has been accepted as the new strategy for the estate.

These new proposals have been designed to assist the team with planting mixes which are appropriate and a mix which can be maintained easily for the future by the grounds teams.

On the planting strategy there is the species, the pot size, the height, specification and density of each of these required. This Included:

#### **Tree planting schedule:**

- All trees to have a clear stem of 2.2m minimum to allow view through the site.
- There is a mix of trees to be retained and also a series of new ones also.

#### **Shrub planting:**

There are two different mixes which includes a low shrub and ground cover mix and also a robust shrub mix.

#### **Hedge Planting:**

This forms the new unified boundary treatment along the outer facing side of the boundary



Extract from SLD Drawing

## 5.0 SUMMARY AND CONCLUSION

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The application is designed to provide a site-specific response to assist Silva Homes in providing enhanced landscaping and amenity space to the residential accommodation for their existing building stock. These buildings in the Boyd Court Estate are suitable for the enhanced amenity provision to support and improve the experience of residents in this accommodation, as well as improving accessibility and safety throughout the site.

The scheme's design takes into account the neighbouring context as well as the existing planning policy documents, providing these changes, which enhances its immediate surroundings.

The structure and content of the statement have been informed by the Design SPD 2017 and the Street Scene Supplementary Planning Document.

The layout ensures that the community space is multi-functional and easily accessible for all users, both residents and visitors. The carefully considered design will allow for communal amenity space that is approachable and enjoyable for all residents of the estate.

The scheme has been designed in a way which relates to the existing in terms of movement, urban context, green areas and adjacent buildings.

The proposed enhancements, work holistically with the surrounding area, and through the design development we have ensured a high-quality proposal that considers all residents and users of the estate, in line with the requirements of Silva Homes with close engagement with the management teams for the site.

We trust that the Planning Department can support this application and recommend approval to the local members.

**ARCHITECTURE**  
**BUILDING SERVICES ENGINEERING**  
**BUILDING SURVEYING**  
COST CONSULTANCY  
ENERGY AND ENVIRONMENTAL  
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PROJECT MANAGEMENT  
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