PLAY AND RECREATION

Appealing landscape features combined with play equipment maximises the engagement and use of the landscape.

Health and wellbeing is a key approach to the proposals, and to provide a variety of play and recreational spaces for the local community to enjoy was vital in the design process.

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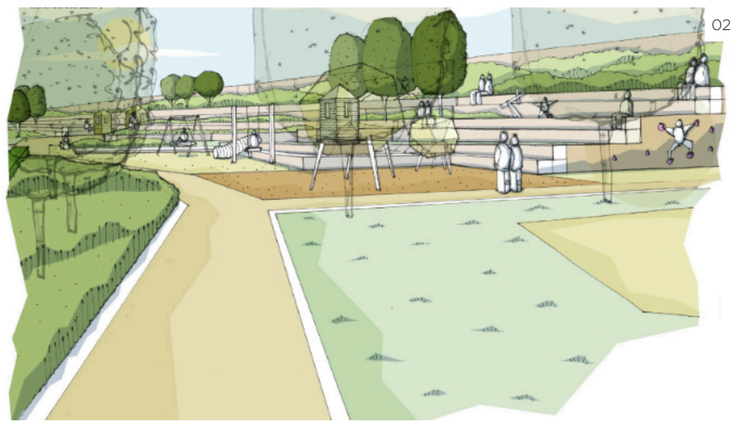

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01 Illustrative sketch of play space (birds eye view south across LAP Muse site)
02 Illustrative sketch of play space (view north across LEAP Muse site)
03 Site plan showing site wide play and recreation areas - NTS

PEDESTRIAN PRIORITY, PARKS AND BOULEVARDS

Clearly defined routes have been made throughout the scheme to emphasise a pedestrian priority and link the pockets of amenity. The long connecting loop encourages exercise and journeying throughout the site.

The landscape strategy was integral to the design process and integrated the green aspirations with intended uses such as play, leisure and community activities. The layout ensures that these spaces will be of high quality, overlooked and as such well used.

01

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KEY:

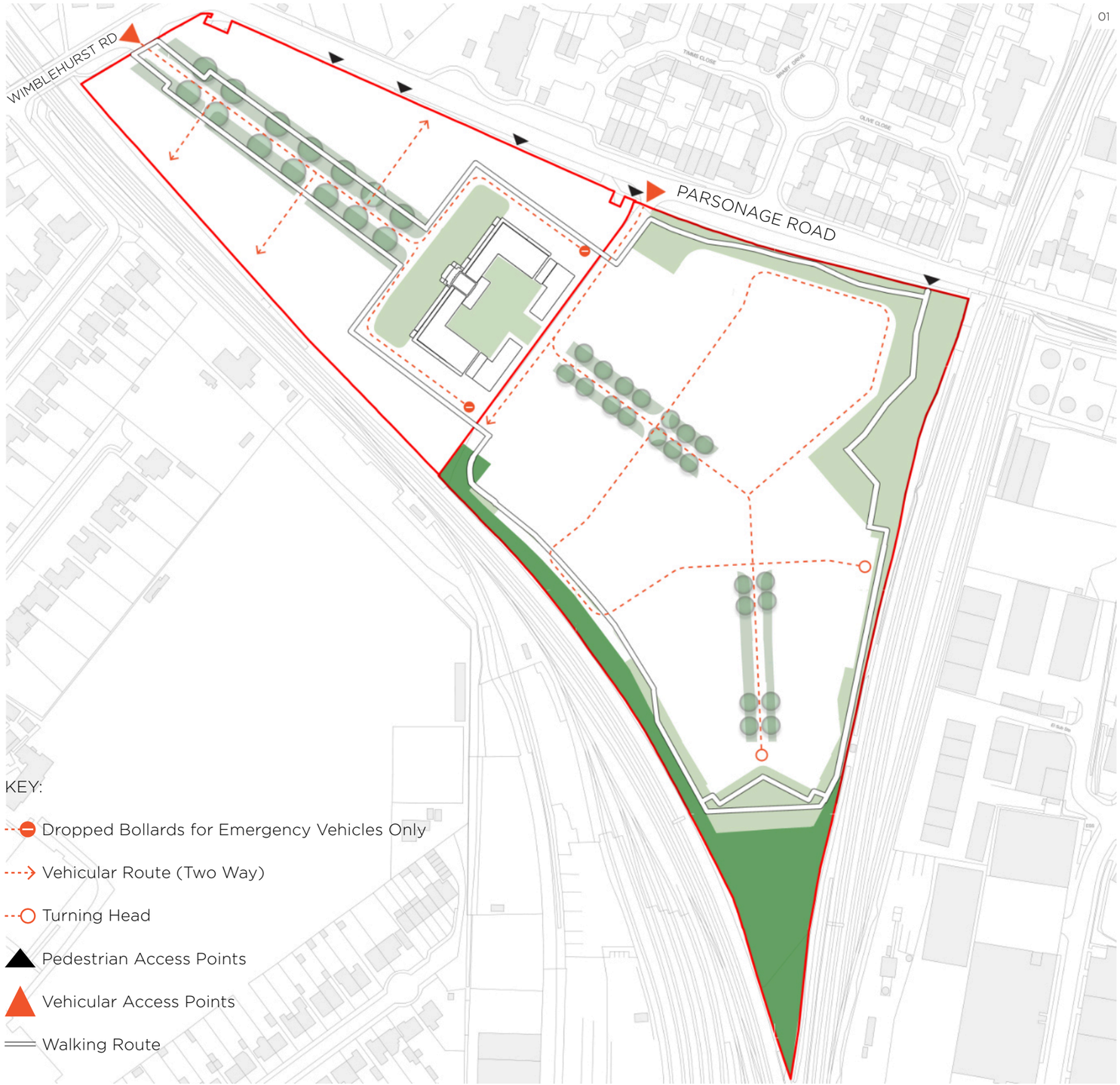
1. Northern Edge - connection to Parsonage Road
2. Play spaces - LAP & LEAP
3. Ecology edge
4. Southern Park
5. Public plazas - shared surfaces
6. Tree lined boulevard
7. Multi functional lawns

01 Sketch perspective showing the space between the heritage building's main frontage and the proposed dwellings opposite [Lovell Site]
02 Sketch perspective of the southern-most park within the Muse site.
03 Site plan showing 'site wide' pedestrian routes and parks - NTS

VEHICLE MOVEMENT

Vehicle movement has been minimised throughout the scheme in order to prioritise sustainable transport & enhance the public open space.

- Pedestrian and cycle links between each phase have been emphasised, to encourage pedestrian permeability.
- Vehicular movement between the Lovell and Muse sites are limited to emergency vehicles only. This avoids the site becoming a 'rat run' and higher speed traffic.
- Lovell site vehicular access point is from Wimblehurst Road
- Muse site vehicular access point is from Parsonage Road.



01 Site plan showing 'site-wide' vehicular routes - NTS

SITE WIDE LANDSCAPE DESIGN

The existing built form, its symmetry and character is subtly reflected throughout the site. Tree-lined boulevards frame key vistas, while a central pedestrian plaza anchors the scheme with community-focused spaces.

The southern edge can be utilised as an ecological corridor, rich with native planting, wildflower meadows, and habitat features, enhancing biodiversity and supporting sustainable water management, creating a cohesive balance of heritage, ecology, and functionality.

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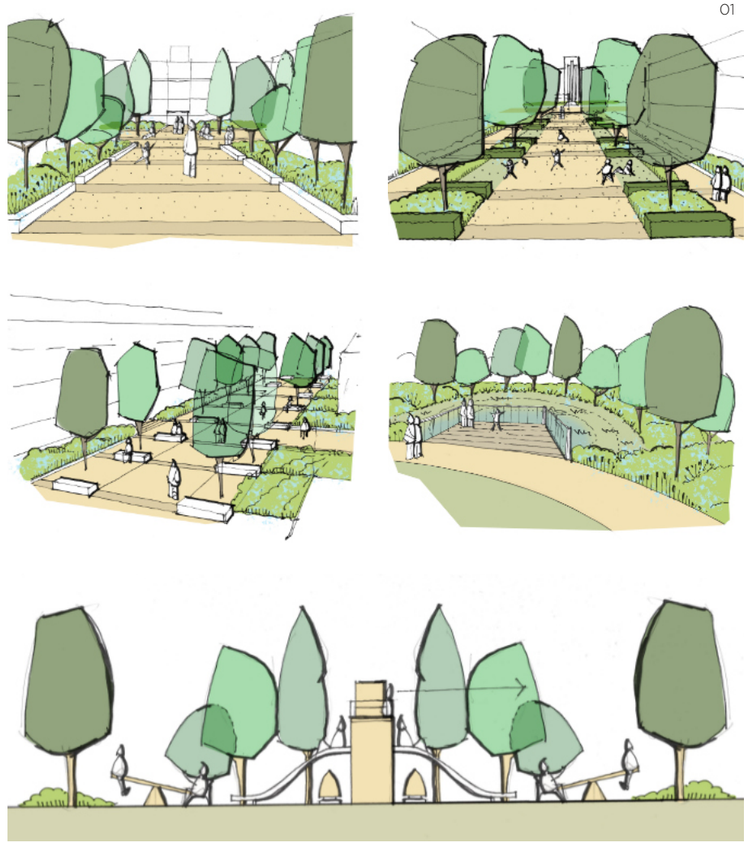


02

KEY:

1. Flexible Meeting Space / Public Realm
2. Create Tree-lined Boulevards
3. Easily Accessed Public Open Space
4. Retain Existing Boundary Trees
5. Quality Play Space Provision
6. Well-Connected Development Core
7. Pedestrian and Cycle Friendly
8. Open Drainage Solutions
9. Wildlife Enhancements
10. Ecological Enhancement Spaces

01 Proposed conceptual sketches for public realm and public open space
02 Site-wide axonometric showing proposed play areas - NTS

GREEN AND BLUE INFRASTRUCTURE

The green and blue infrastructure strategy for the scheme focuses on enhancing biodiversity, managing water as sustainably as possible, and creating a connected network of multi functional spaces that benefit both ecology and the community.

GREEN INFRASTRUCTURE

A network of green corridors, ecological edges, and naturalistic planting supports habitat creation and connectivity across the site. Native species, meadow planting, and woodland under-story are prioritised to encourage biodiversity and provide seasonal interest.

These green spaces also serve as buffers, softening the built environment and integrating it seamlessly into the landscape of the scheme, generating a green grid. Key features include defensible hedgerows, natural play areas, and tree planting that aligns with the site's ecological and aesthetic goals.

BLUE INFRASTRUCTURE

Open drainage solutions such as rain gardens, and permeable surfaces are strategically integrated to manage surface water runoff while adding visual and ecological value. These features filter and slow water flow, reducing flood risk and support habitats. Planting in rain gardens is adaptable to fluctuating moisture levels, combining functionality with seasonal beauty.

By combining the green and blue infrastructure, the landscape strategy creates a resilient, sustainable, and vibrant public realm environment that supports ecological networks, enhances visual appeal for the community.

01 Site plan showing 'site-wide' green and blue infrastructure - NTS

CONNECTIVITY

The scheme has a clear hierarchy of routes, ensuring connectivity between all spaces and creating a cohesive, accessible environment.

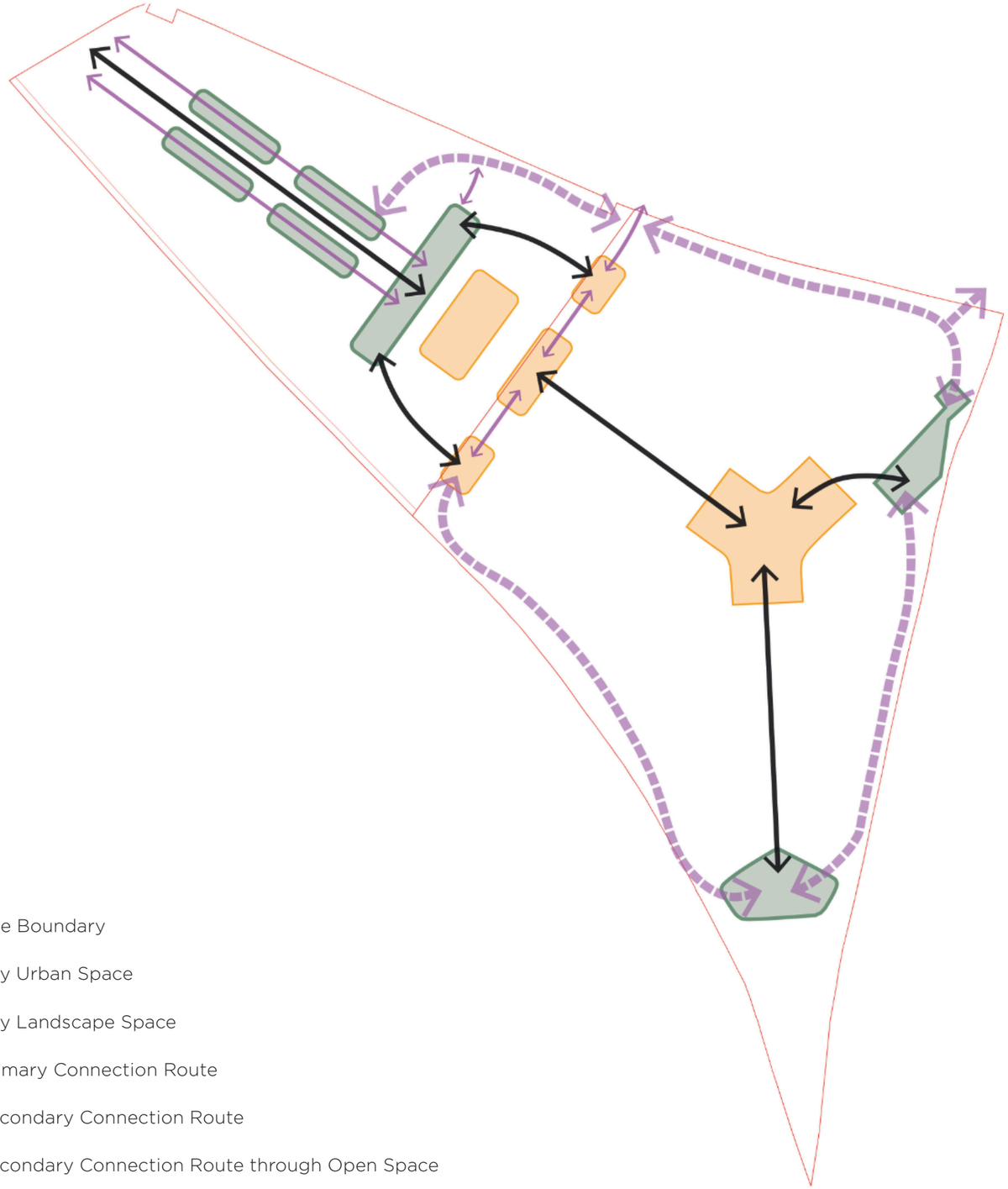
Primary routes, including wide, tree-lined boulevards that provide direct connections between key areas such as the core of the development, central square and green, focal green spaces, play spaces and the residential streets. These are main paths through the scheme, promoting direct routes and active travel resulting in ease of movement.

Secondary routes, such as footpaths around the public open space and mown paths along the embankments, offer more informal connections, encouraging exploration and interaction with the natural landscape. These routes provide playful and scenic alternatives, meandering through green edges and adjacent to ecological zones.

Tertiary paths, like no-dig trails incorporating timber stepping stone features, enhance access to sensitive or steep areas, blending with the surrounding vegetation while preserving ecological integrity.

The network of interconnected spaces can be supported by wayfinding features crafted from site-won materials, ensuring that navigation is intuitive and sustainable. This layered approach to connectivity enhances the functionality, accessibility, and integration of the development, linking residents to key destinations giving an additional sense of engagement with the public open space.

The plan opposite identifies the connectivity between the key urban and landscape spaces and illustrates how secondary routes will be created that enable people to move around the site within the varied and characterful open space areas.



KEY:

- Site Boundary
- Key Urban Space
- Key Landscape Space
- Primary Connection Route
- Secondary Connection Route
- Secondary Connection Route through Open Space

01 Site plan showing ‘sitewide’ connectivity - NTS

SITEWIDE MATERIALS

DESIGN INTENT

Where ever possible subtle nods to the Art Deco design movement will be incorporated into the scheme. Through paving patterns, spatial arrangements of open spaces and through street furniture. The palette of hard materials will adhere to a number of key principles which advocate that detailed paving considerations should:

- Ensure that new surfaces including foot ways, carriageways and kerbs relate to and enhance the local context.
- Be simple and avoid discordant colours and meaningless patterns.
- Ensure that tactile paving integrates with the surrounding paving.
- Ensures that design colours and materials harmonise with the overall streetscape.

The choice of surface materials will reflect the hierarchy of public footpaths and spaces proposed. This will be achieved at three different levels:

- By supporting its legibility through the use of a consistent palette of materials, in terms of form and use.
- By using materials which support its variety and in terms of materials and by supporting its robustness at both large and small scales.
- By incorporating contextual cues from the surrounding area as well as adjacent buildings.

MATERIALS

A simple palette of paving materials that draws inspiration from the size, texture and colour of facade treatments of the housing to create a ‘home zone’ environment. All of the materials chosen will be detailed to ensure that drainage issues are designed out in accordance with current guidelines and best practice.

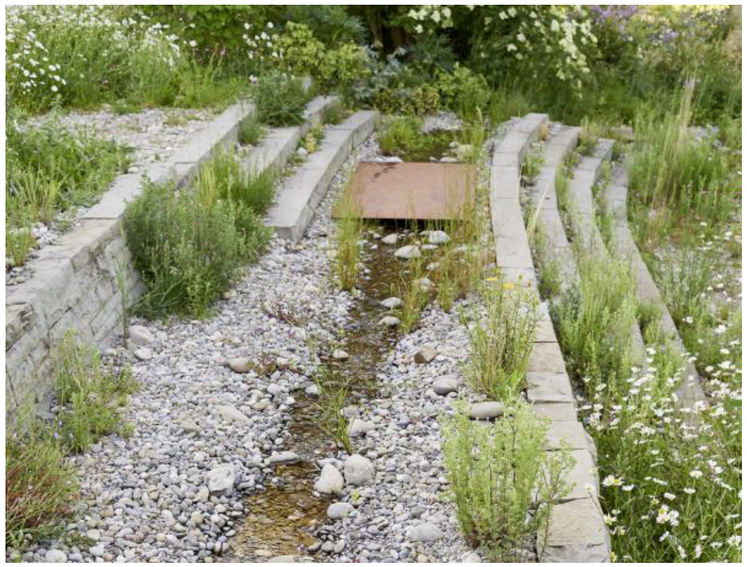
BOUNDARY TREATMENTS

The boundary treatment strategy draws upon the predominant boundary types found locally in order to help reinforce the existing character of the area.

LEGEND:

1. Hierarchy of block paving for the different character areas
2. Timber seating with Art Deco imprints/ designs.
3. Robust timber street furniture
4. Weathered style stone and timber within the play elements, reuse of site won materials.
5. Finer grain footpath materials within open spaces.
6. Surfacing and edging materials with texture to compliment the built form.

LANDSCAPE PRINCIPLES



REDUCE

Efforts to minimise material usage are a key driver to the design strategy, particularly in addressing level changes and creating retaining structures. The approach emphasises working with the natural landform wherever possible to reduce the need for intensive construction and material inputs. The landscape design seeks to minimise disruption and lower the environmental impact of the site's development.

REUSE

Site-won materials, such as hard surfacing, will be creatively reused to generate species rich planting conditions and form functional retaining structures, such as gabion baskets with integrated planting. Additionally, wildflowers present on the site will be carefully harvested and replanted or reseeded within the new landscape design. This approach ensures that the natural character and ecological value of the site are preserved and celebrated within the scheme.

RECYCLE

Timber from the felled cedar trees will be recycled and re-purposed to support biodiversity and incorporated into various elements across the site. This includes wayfinding features, information boards, play structures, and street furniture details. Where treatment of the timber is necessary, and project timelines do not allow for recycling, sustainably sourced alternatives will be utilised to ensure the commitment to environmental responsibility remains intact.

LANDSCAPE PRINCIPLES

TOPOGRAPHY

The topography strategy for the landscape design focuses on minimising disruption to the existing landform where possible and integrating level changes into the design with minimal environmental impact. Retaining structures will be designed using sustainable methods, creating accessible 3-dimensional play spaces. By working with the landform and repurposing on-site resources, the strategy ensures a balanced approach that reduces waste, preserves natural character, and supports the overall sustainability goals of the development.

HISTORY AND BUILT HERITAGE

The retained Art Deco building embodies the elegance and craftsmanship of the movement. It anchors the site's heritage and serves as a focal point for the development. The surrounding landscape complements the building's style with geometric forms, symmetry, and clean lines inspired by Art Deco principles. Key spaces, such as the central square, align with the building to emphasise its prominence, while materials and planting palettes echo its timeless elegance in a contemporary way.

This thoughtful approach ensures the building's historical significance remains central to the site's identity and future community.

LANDSCAPE INTEGRATION

The landscape will be seamlessly woven into the scheme, connecting the built environment with its natural surroundings. Green corridors and ecological edges link habitats and support biodiversity, transitioning into formal spaces like the central square and play areas.

Planting schemes soften built edges, complement the architecture, and provide seasonal interest, while pathways and spaces respond to the site's topography. By incorporating site-won materials and balancing ecology with community use, the landscape enriches the development and creates a cohesive, sustainable environment.

SITE WIDE ARCHITECTURAL DESIGN

Concordant with the surrounding context and character areas, unifying devices are employed to ensure that the site-wide architecture maintains coherence. Elements and visual cues are inspired by both the adjacent Conservation Area and the Locally Listed Heritage Building which is firmly established in an Art Deco style.

FORM

The architectural proposals for the proposed dwellings from the individual townhouses, residential terraces or apartment buildings are designed to feel robust and hewn from solid materials. This solidity of form reflects the nature of the Locally Listed Heritage Building, where feature reveals and indents into the overall form are typically expressed in a secondary material.

Further definition of the visual form through the use of steep roof pitches, corner gables and roof articulation resonate with the local architectural vernacular.

PLINTH

One of the key architectural cues is that the Locally Listed Heritage Building sits upon a plinth, which is articulated with a change of masonry colour. The continued use of the plinth will be expressed potentially in the use of brick colour and through brick detailing, combined with the use of mortar colour to provide a subtle hue contrast. The retention of the plinth as a concept will ultimately provide an enhanced focus on the human scale of the proposed site-wide development and affinity with the Locally Listed Heritage Building.

ENTRANCE

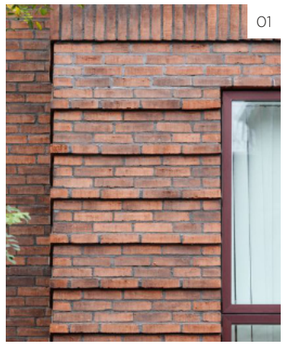
Responding to both the Locally Listed Heritage Building and the bay windows of the Conservation Area, entrance to dwellings and apartment blocks are strongly defined to provide clear identification.

BALCONIES/FEATURES

The use of dormer windows, brick detailing, respective fenestration modules and feature balconies act as unifying elements throughout the site-wide architectural strategy.

MATERIALS

The predominant material throughout will be in masonry brick, hued to respect character areas but consistent across the proposals. A secondary material such as smooth aluminium cladding will be utilised to all secondary elements, infill panels, windows and rainwater goods which will provide contemporary aspect to the site-wide architectural language.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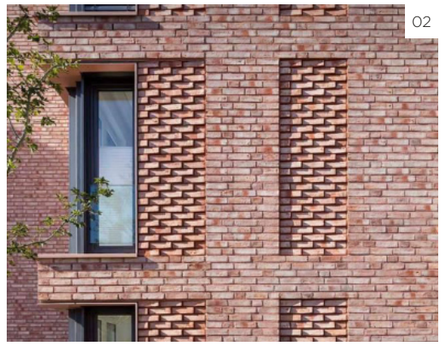
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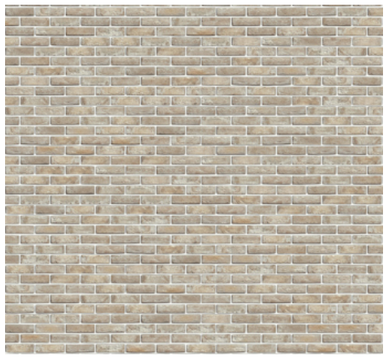

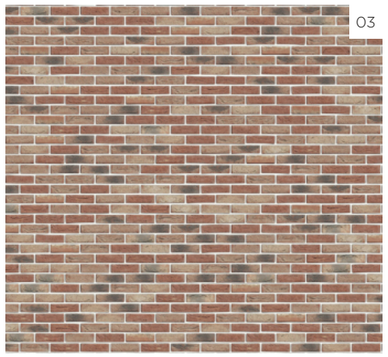
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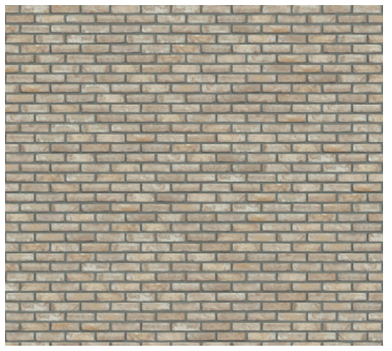

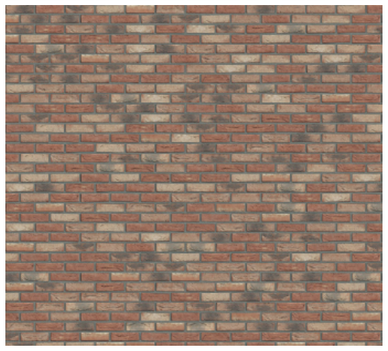


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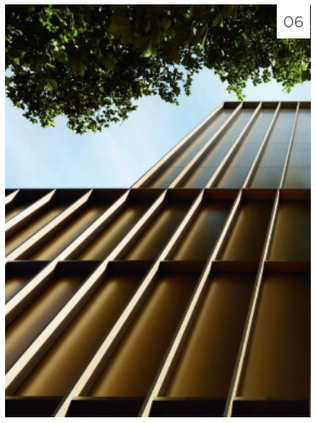
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01 Brick detail to add visual interest to a facade
02 Brick detail to emphasise an opening
03 Indicative material palette
04 Brick Detail/Openings
05 Aluminium Cladding
06 Brise Soleil
07 Rooftop Aluminium Cladding with Heritage Brick