



Pergola feature with seating for socialisation



Structural planting creating pockets of seating for Workplace occupiers together with residents and the public walking through the park



Seating niches within planting for children to explore with parents



Childrens vegetable growing garden



Toddlers picnic tables



Informal planting in serpentine beds

6.4 Landscape Masterplan - Description of spaces

6.4.2 COMMUNAL GARDENS

STEPPING STONE GARDEN AND BUBBLE PLAY GARDEN

Role:
Interactive play for toddlers and 5-6 year olds with informal seating for adults. Outdoor garden for the nursery.

Character:
Stylised gardenesque, with angularity in the east facing garden and serpentine forms in the west facing element.

Aspect:
East facing stepping stone garden, and west facing bubble play garden.

Amenity:
Within the stepping stone garden sculptural planks create opportunities toddlers to interact and challenge themselves with an open lawn for flexible games. The bubble play garden offers a series of colourful globes to climb on and jump off, all within an open lawn and planting.

Planting:
Formal with defensible shrub planting around building perimeters and trees along the park frontage. Structural evergreen dominated hedges and groundcovers form the basis of the stepping stone garden, whilst more colourful species of perennials and groundcovers are chosen for the bubble play garden.



Linear edges enclosing play and social seating areas

Rounded naturalistic play objects



sunset

Linear planks of stepping stones and informal seating cubes

Defensible hedge planting

Shared space surrounded by open orchards

Line of trees with tall understory grasses defines the edge of courtyard



sunrise

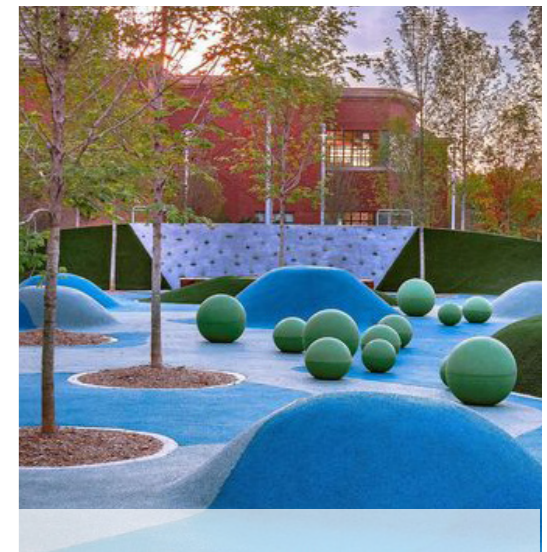
Colourful play elements surrounded by grasses



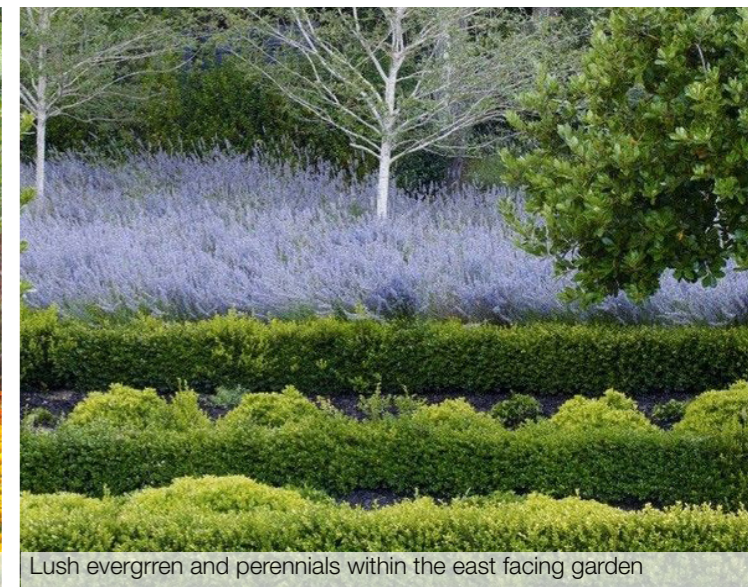
midday



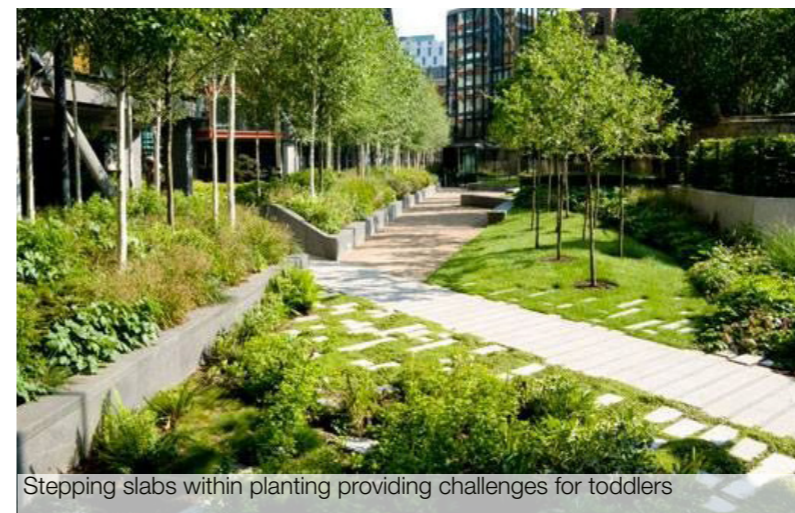
A combination of stepping stones and colourful balls providing interactive play



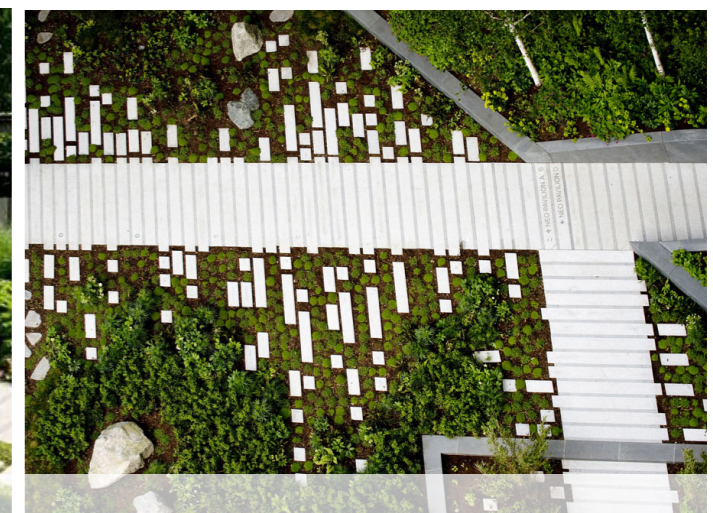
Swathes of colourful groundcovers within the west facing garden place



Lush evergreen and perennials within the east facing garden



Stepping slabs within planting providing challenges for toddlers



6.4 Landscape Masterplan - Description of spaces

6.4.2 COMMUNAL GARDENS

SOCIALISATION SPACE AND PRAIRIE PLAY GARDEN

Role:
Socialisation space for adults and an adventure playground for toddlers and 5-11 year olds.

Character:
Stylised gardenesque with formal tree planting and organic forms of understorey planting.

Aspect:
East facing socialisation space with west facing childrens play garden.

Amenity:
A pergola seating niche overlooking a formal lawn within the Socialisation Space. The play garden includes an open lawn for flexible games and a range of play equipment for 5-11 year olds to climb.

Planting:
Formal with defensible shrub planting around building perimeters and trees along the park frontage. Within the south and west facing play garden swathes of drought tolerant colourful groundcovers and perennials form understorey planting.



A double row of multi stem trees with a dense understory defines the edge of the courtyard

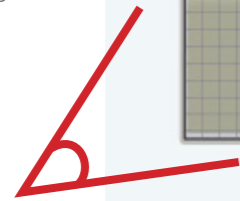
Lawn as main space inside courtyard



sunset

Pergola with decking and informal seating for summer socialising

Dense border of striking plants along pergola



Naturalistic play equipment on mounded lawn

Geometric stepping stones along planting



sunrise

A mix of evergreen shrubs, grasses and striking perennials

defensible hedge planting



midday



Pergola feature with seating for socialisation



Naturalistic play elements located within open lawns



Challenging adventure play features for 5-11 year olds



Views under tree canopies to the residents gardens beyond



Open lawn glades



Ornamental grasses in the west facing garden

6.4 Landscape Masterplan - Description of spaces

6.4.2 COMMUNAL GARDENS

WOODLAND PLAY GARDEN AND INFORMAL SEATING GARDEN

Role:
Socilaisation space for adults and an adenture playground for toddlers and 5-11 year olds.

Character:
Stylised gardenesque with formal tree planting and organic forms of understorey planting.

Aspect:
East facing socialisation space with west facing childrens play garden.

Amenity:
A pergola seating niche overlooking a formal lawn within the Socialisation Space. The play garden includes an open lawn for flexible games and a range of play equipment for 5-11 year olds to climb.

Planting:
Formal with defensible shrub planting around building perimeters and trees along the park frontage. Within the south and west facing play garden swathes of drought tolerant colourful groundcovers and perennials form understorey planting.



Benches following edge of planting

Courtyard designed as a naturalistic trim trail on lawn

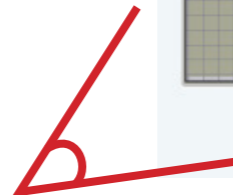
Play paths hidden in the planting



sunset

Naturalistic play equipment on mounded lawn

Trees along the perimeter with wide and dense understory defines edge



Shared seating niches set within attractive planting strips

Tall mature trees and linear understory hedges



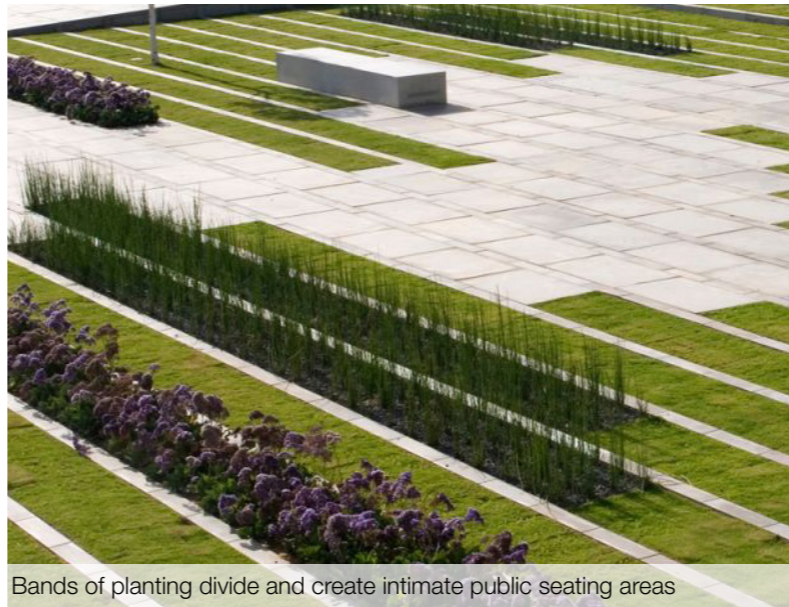
sunrise

Public paths through seating area

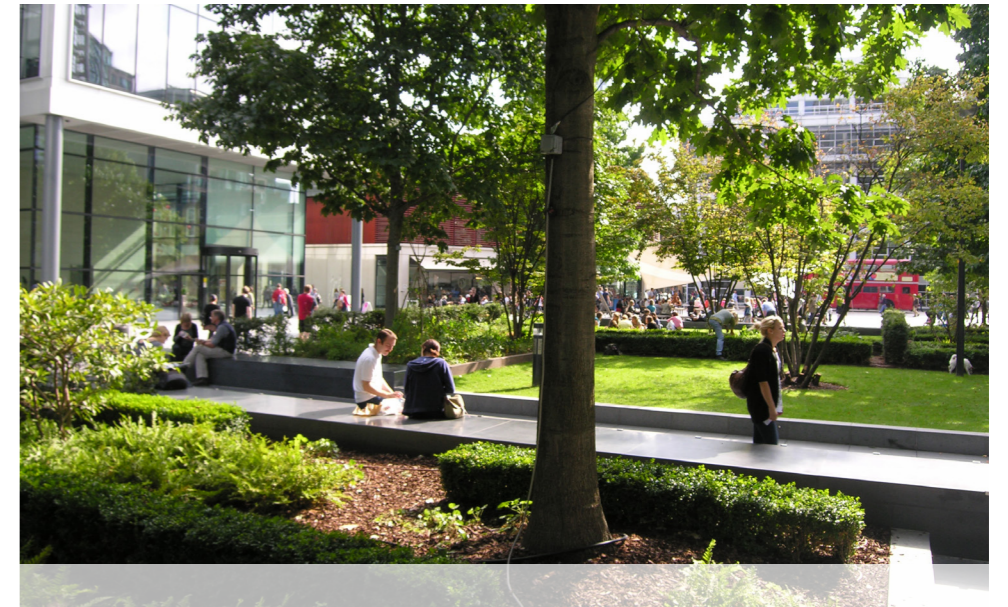
Shared space orchards



midday



Bands of planting divide and create intimate public seating areas



Lush perennials and ornamental grasses form the carpet of planting



Stepping stones and wobble platforms for toddlers play



Naturalistic adventure play equipment for 5-11 year olds

6.4 Landscape Masterplan - Description of spaces

6.4.3 VILLAGE STREET

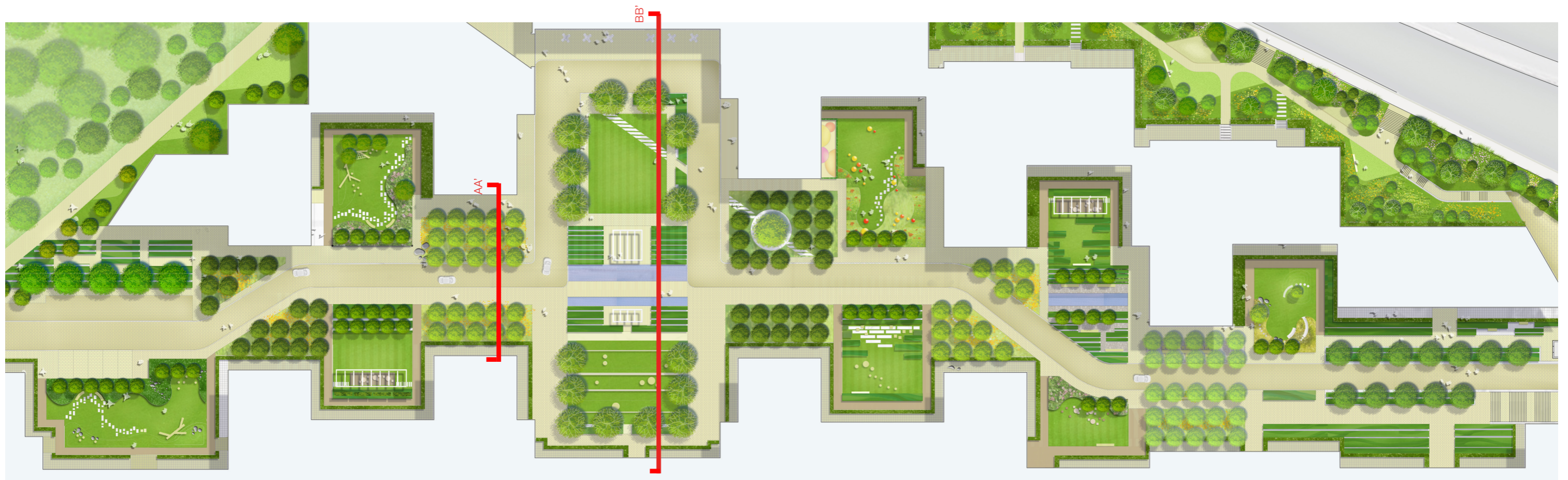
The Village Street is the main entrance route into and through the development. This important axis will provide an exciting range of experiences for residents and the wider community walking along its route.

It addresses a level change that is navigable by a ramped shared space for vehicles and pedestrians or a platform lift for those with limited mobility. From the car parking area it slopes up to meet the building ground floor level and then flattens out on approach to the Village Green.

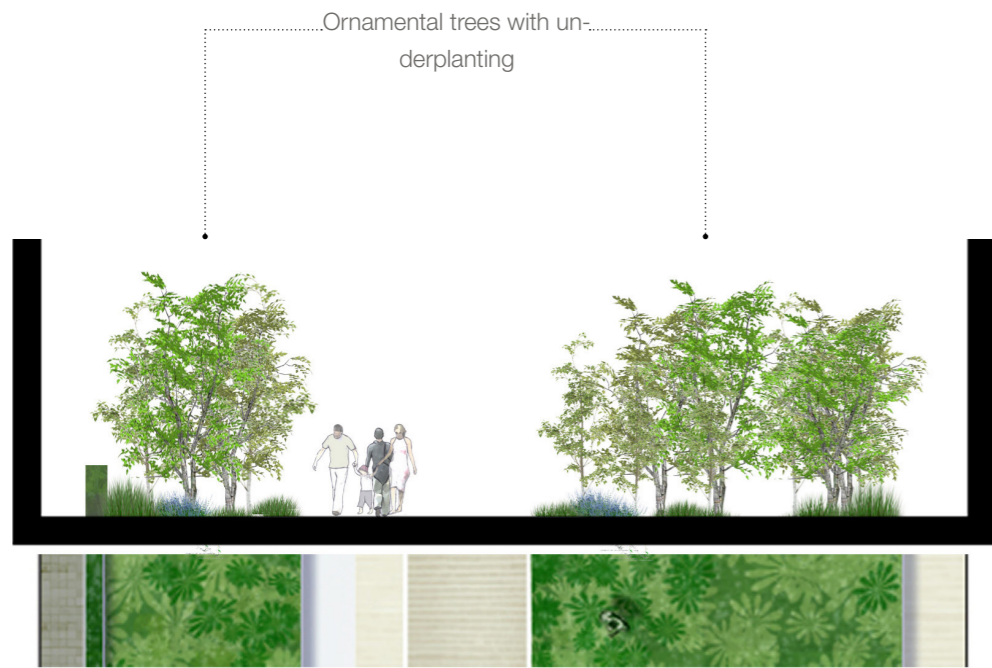
The ramped approach is flanked either side by a cascading landscape of raised planters with tree and understorey planting. The tree canopies will be visible from above offering shade, shelter and a softening aesthetic.

Throughout the street will be attractive and animated landscape features, providing 'play on the way' for children and seating niches for all age groups.

Thus the main path will appear to meander through a range of gardens, each separated by orchard copses.



6.4.3 VILLAGE STREET



Section AA



Section BB'

6.4 Landscape Masterplan - Description of spaces

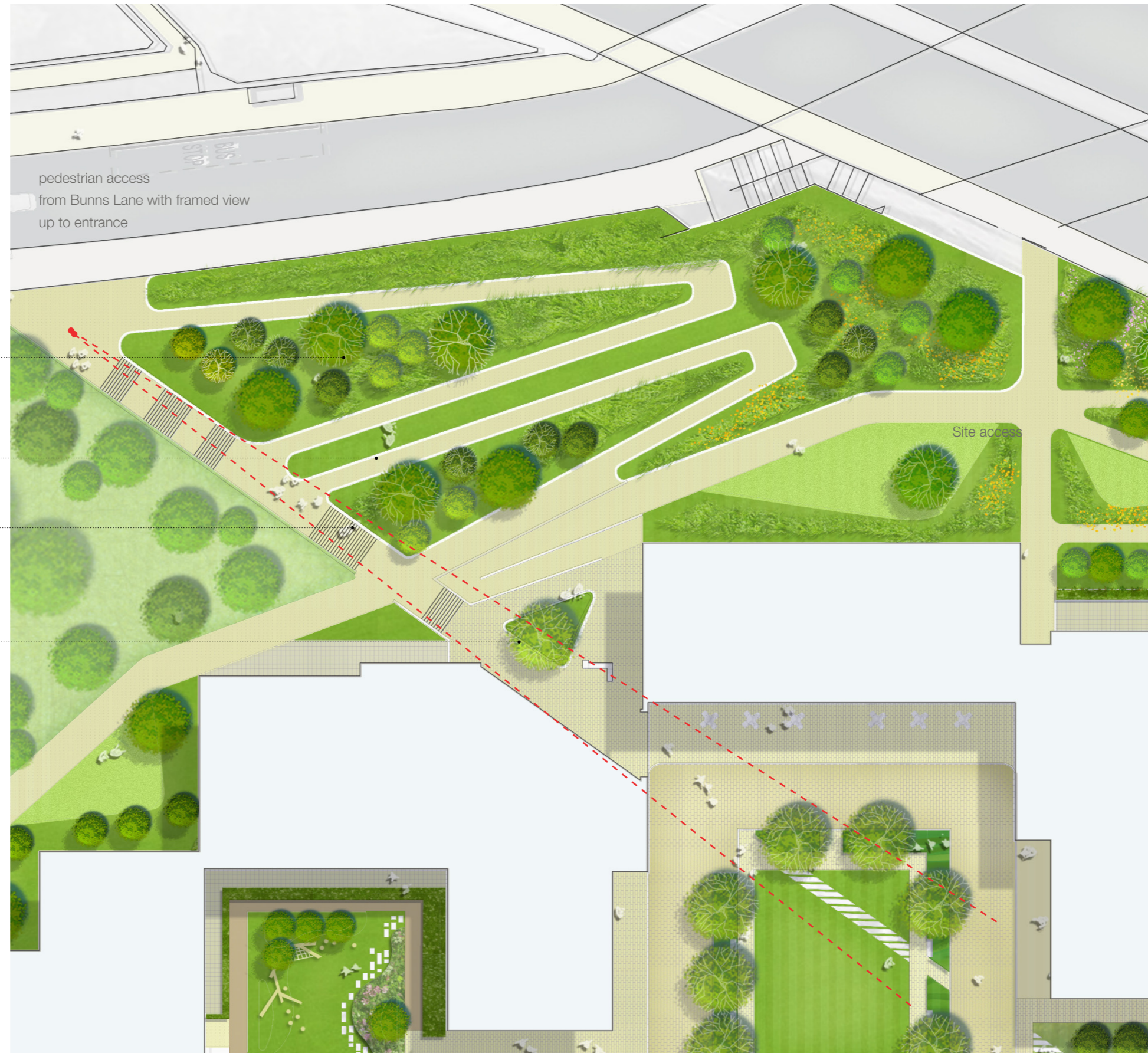
6.4.4 BUNNS LANE PEDESTRIAN LINK

We have created a DDA compliant pedestrian route linking Bunns Lane with the development. This includes a 1:21 gradient ramp that zig-zags up the embankment with more direct stepped access either side. The route will be landscaped with trees and groundcovers to balance surveillance with a buffering from the Watford Way overhead.

This route links up to new entrances into the development and also the new bus stop on the A1. It will offer a variety of paths with a variety of experiences.

The landscape treatment between the ramps is naturalistic with trees, shrubs and meadow planting to significantly bolster the value of bio-diversity in the area.

- copse of native woodland species to frame the view to the development entrance archway
- meandering footpath addressing level changes
- stepped access between meandering footpath addressing level changes
- specimen tree with seating beneath to encourage social interaction

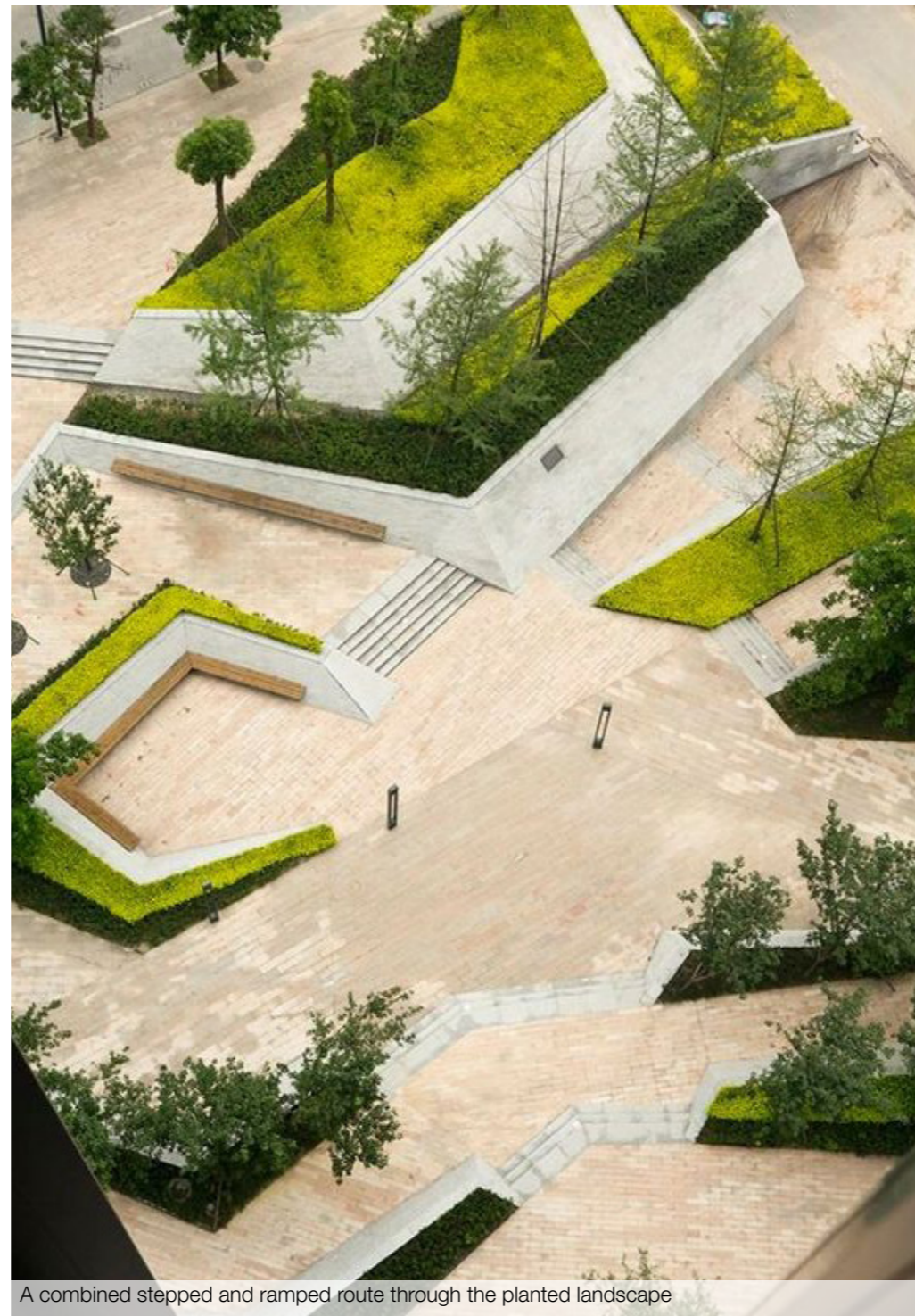




6.4 Landscape Masterplan - Description of spaces

6.4.4 BUNNS LANE PEDESTRIAN LINK (ADJACENT TO A1)
CONTD.

These images illustrate the landscape proposals to create a DDA compliant route up the embankment from Bunns Lane and into the central Village Square within the heart of the development.



A combined stepped and ramped route through the planted landscape



Specimen tree with seating at the entrance gateway



6.4.4 BUNNS LANE PEDESTRIAN LINK (ADJACENT TO M1)

The plan illustrates the proposal to create additional linkage between the development and the area to the north via Bunns Lane leading to Mill Hill Broadway station.

This new route will be 3m wide and combine a pedestrian path and cycle way with a highly landscaped area.

Similarly we expect this to become popular for both the new residents within the development and the existing local community, linking the other routes described.

Key:

- 1. DDA compliant shared cycle/pedestrian route
- 2. Level access into the central park through the development



6.4 Landscape Masterplan - Description of spaces

6.4.5 WATFORD WAY LINEAR PARK

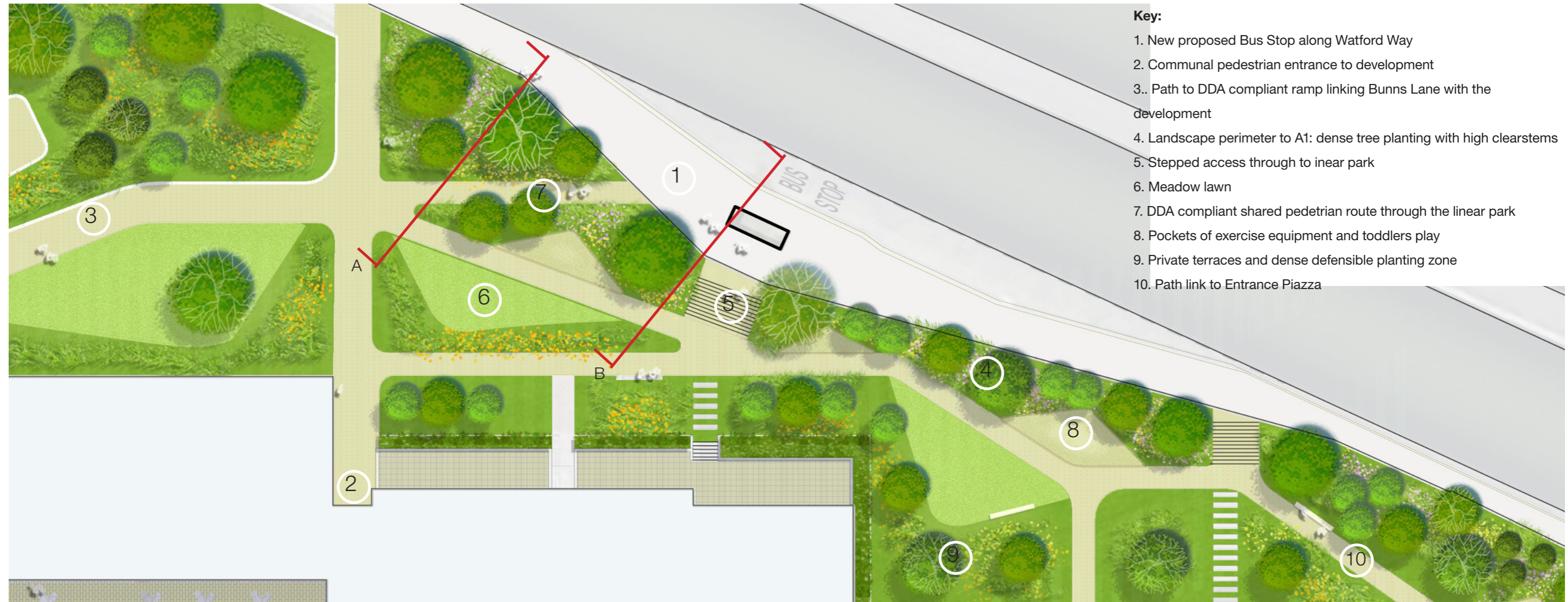
The landscape proposals create an attractive linear park along the Watford Way frontage. The benefits of this landscape include:

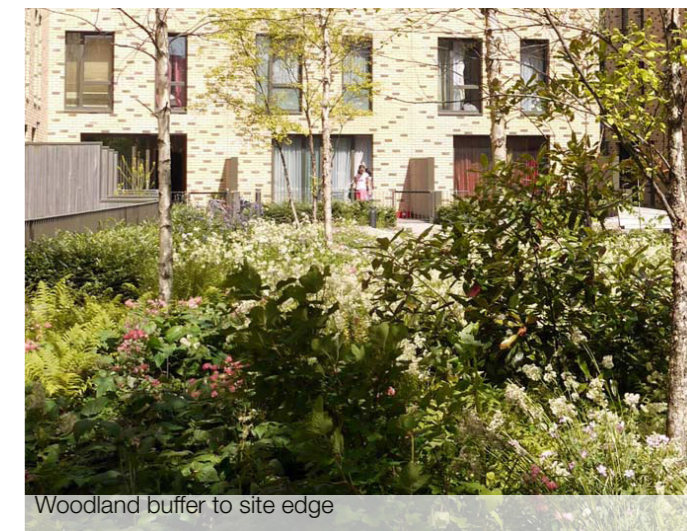
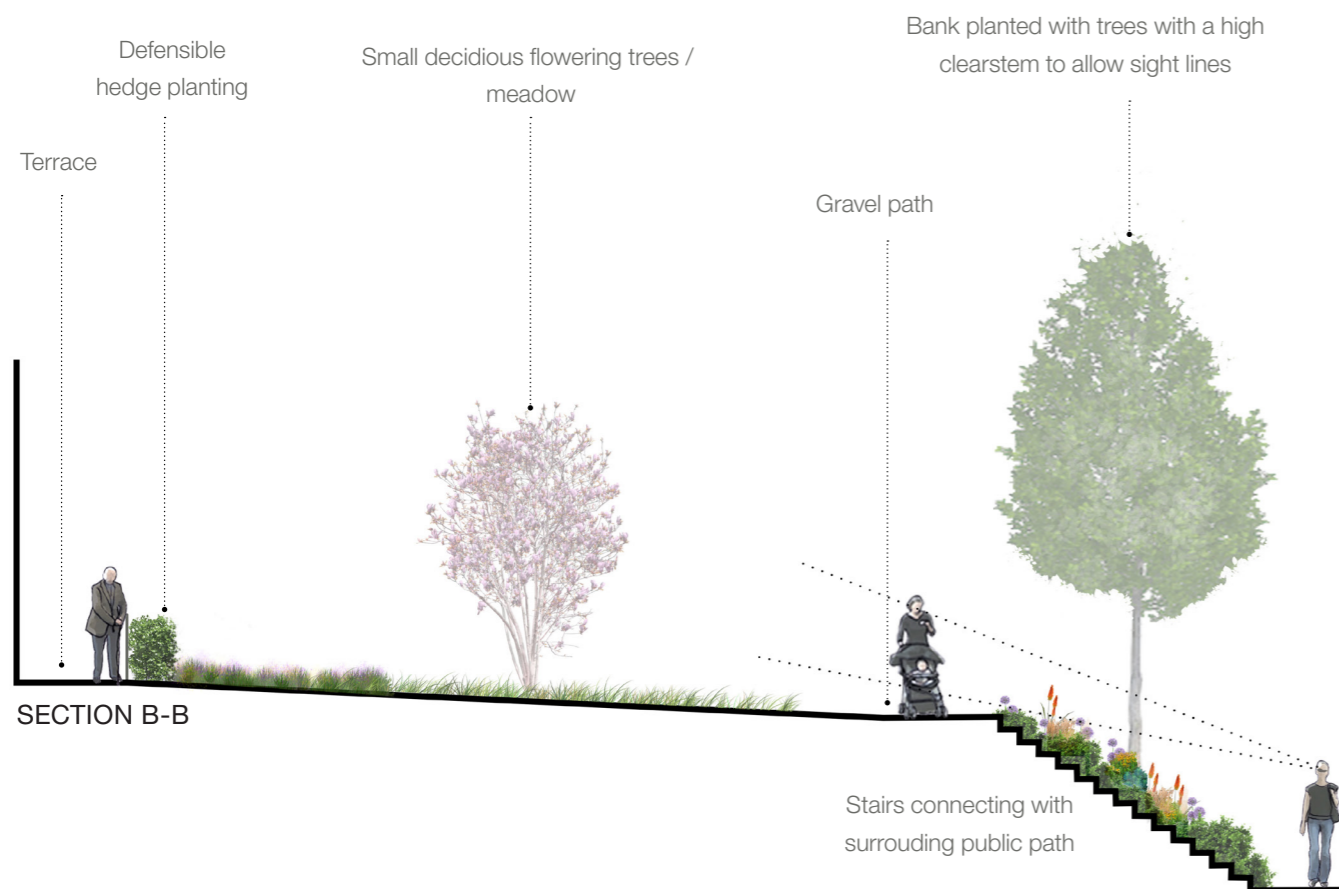
- Connectivity for residents to the development from the Watford Way pavement, with a series of gateway entrances;
- A band of trees that will help ameliorate the sound and air pollution of the main road whilst allowing framed views of the development and maintain visual surveillance in this area.

The specification of more upright tree species such as columnar hornbeam along the Watford Way embankment to prevent any overgrowth of canopy over the carriageway.

Furthermore along the building facade there is active frontage at 'park level' to animate the landscape.

Pioneer tree species





6.4 Landscape Masterplan - Description of spaces

6.4.6 ENTRANCE PIAZZA

The landscape proposals form a key entrance space for the development. It is situated in a pivotal area where the wider public will visit the retail unit off Watford Way. Hence its welcoming and active character will encourage visitors to enter the overall scheme and enjoy the development as a whole.

Indeed we have created a piazza that will provide a great sense of arrival for both the residents and the wider community. It facilitates pedestrian desire lines through to the central park; to the retail store and the residential concierge; and to the route up to the linear park adjacent to Watford Way beyond.

Its layout and character has an appropriate balance between hard paving and soft planting; catering for such desire lines and buffering to the traffic on Watford Way respectively.

The treatment represents the landscape elements within and around the development but highly formalised to celebrate the civic quality of the entrance piazza.

Sculptural seating and lighting is placed throughout the piazza to encourage social interaction throughout the day and early evening.

Key:

- 1. Open piazza space linking up to routes through central park (via steps, ramp or lift)
- 2. Route up to Watford Way linear park.
- 3. Sculptural seating elements for residents and wider community
- 4. Planting beds with herbaceous planting under specimen Pin Oaks
- 5. Retail unit facing on to piazza
- 6. Enhanced public realm link towards underpass across Watford Way

