



6.4 Landscape Masterplan - Description of spaces

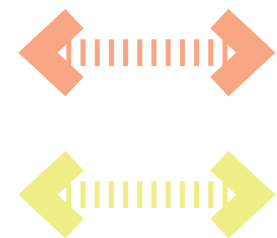
6.4.6 ENTRANCE PIAZZA: ENHANCING THE PUBLIC REALM LINKING TO THE THE M1 AND A1 CROSSINGS

As discussed the landscape masterplan looks to enhance connectivity to the wider townscape and community.

A major element within this project is the proposed environmental improvements to the public realm to the south, to both the underpass crossing under the A1 Watford Way and the pedestrian footbridge over the M1 Motorway.

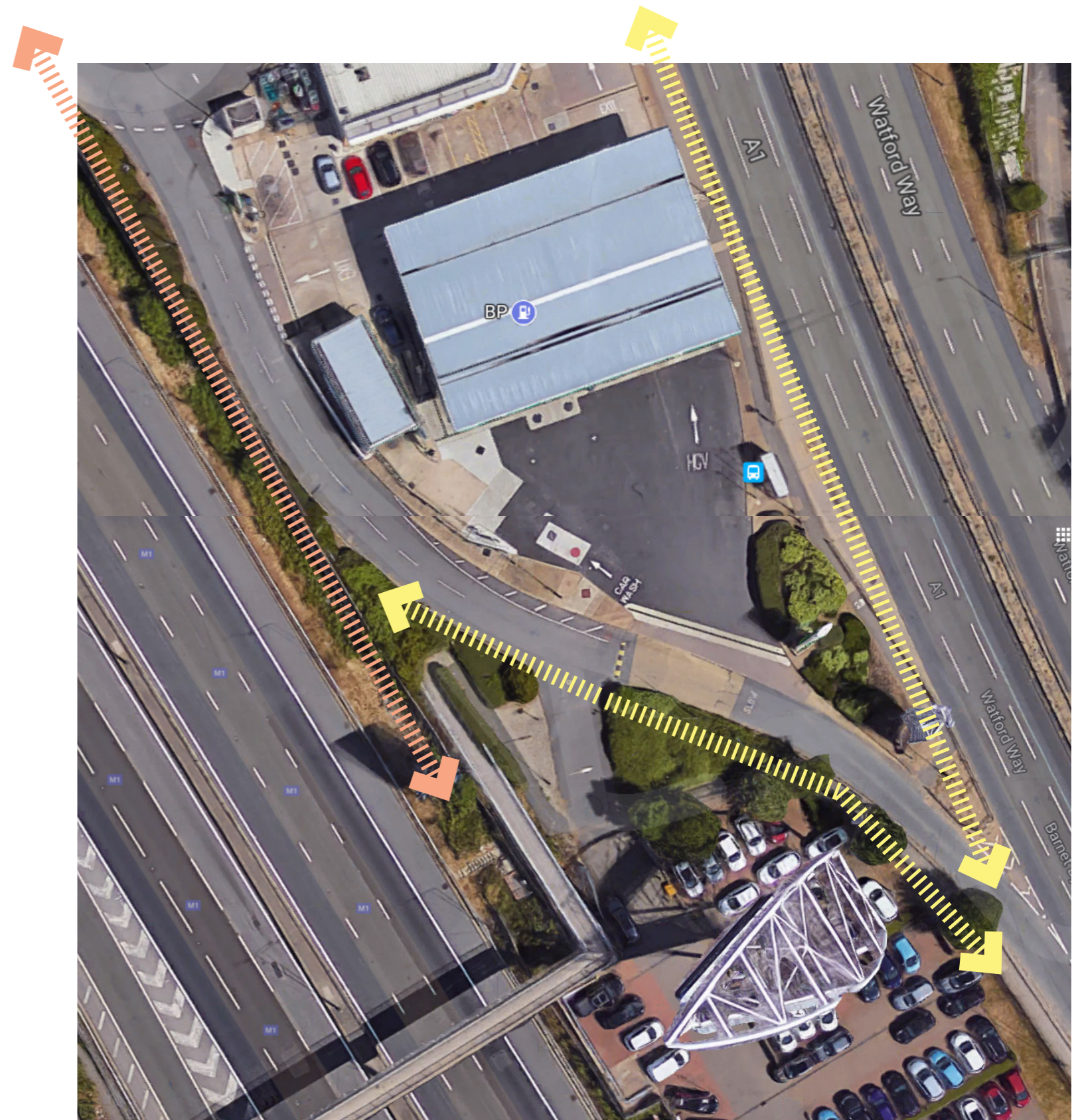
These enhancements will dramatically improve the attractiveness of these crossing points, making them safer and more enjoyable to use.

This will benefit the lives of both the new residents within the development and also the existing local communities who will be able to walk and cycle throughout this part of Mill Hill.



Enhanced public realm linking the route to/from the bridge over the M1

Enhanced public realm linking the route to/from the subway under the A1



Aerial photograph of existing fragmented townscape between the site and the Watford Way underpass and M1 footbridge

ACCESSIBILITY STRATEGY: ENHANCED PUBLIC REALM LINKING TO THE M1 AND A1 CROSSINGS

The plan and photographs on this page illustrate the two key routes that we are proposing to enhance.

The first route, to the subway under the A1, actually comprises two sections of enhancement to the public realm. Firstly the pavement along the Watford Way carriageway which we are committed to extending and taking across the slip road into the front of the development. This will create the most direct link.

The other section of enhancement to the A1 underpass connection is along the road adjacent to the petrol filling station. There is presently an absence of pedestrian footpath here. We are proposing to create one within the planted verge, creating a safe pedestrian connection between the underpass and both our development and the footbridge across the M1.

The second route, connecting the development to the M1 footbridge, will involve substantial landscape improvements, including the creation of a new footpath together with attractive and robust planting adjacent to this path and around the bridge ramp.

These combined enhancements will ensure that these present key routes across the major infrastructures will become more popular and attract regular usage. This in turn will provide a feeling of greater safety and security through surveillance.



Key:

- 1. Improvements to the pavement adjacent to Watford Way and a new pedestrian crossing point across the slip road
- 2. Creation of a new pavement linking the underpass, encouraging pedestrian connectivity to the site and the bridge across the M1
- 3. New pedestrian route created between the site and the M1 bridge



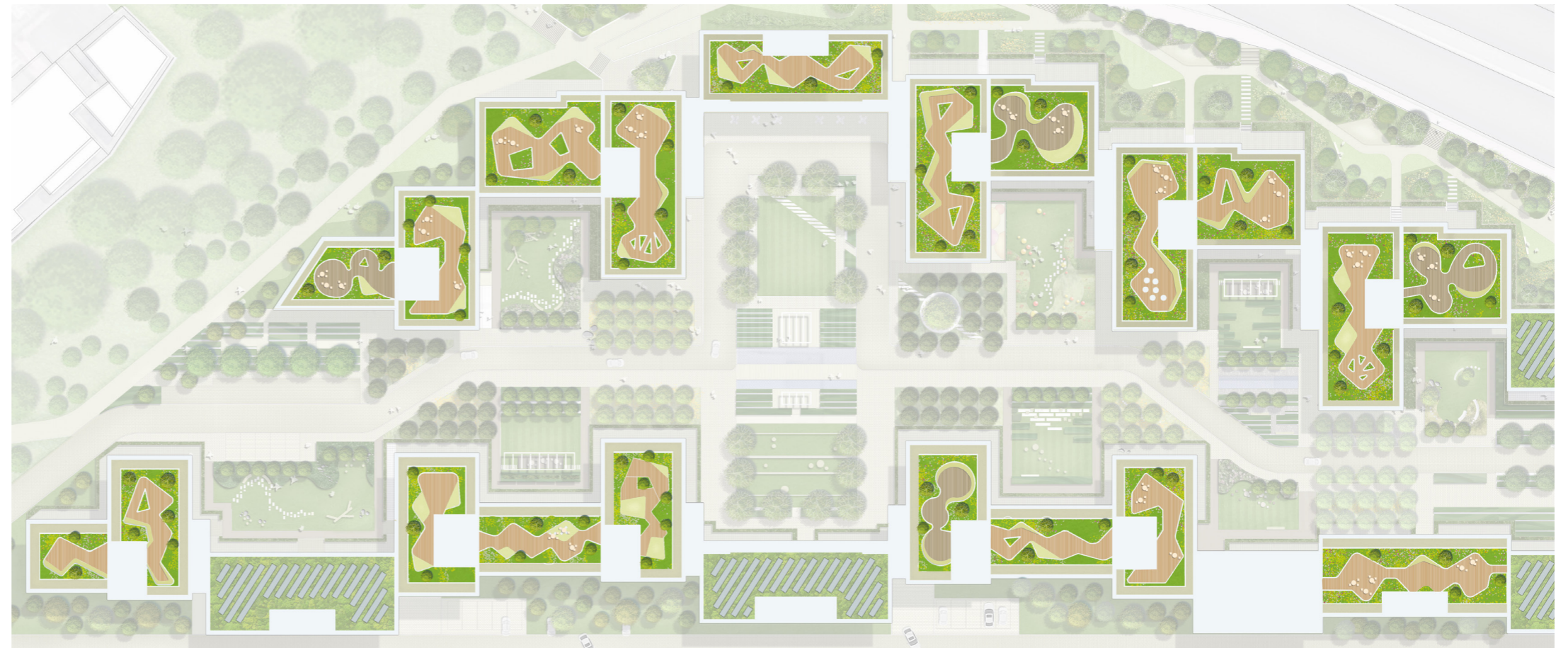
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6.4.7 ROOFTERRACES

Whilst the communal gardens provide an enclosed and intimate amenity space for the residents, further gardens are provided at the upper roof levels. These have very similar landscape elements within them, but their location on the roofs make them more open to both great views and the sun. In this respect we can promote other activities such as growing vegetables (and potentially bee hives) to create a better community experience where residents can meet on a regular basis. With the roof gardens at a similar level throughout the new neighbourhood, there is the added benefit of well-being and connectivity with residents of the various blocks being able to see across to each other and have eye contact.

The roof gardens also provide an opportunity for the wildlife community, with a range of niches for fauna and flora including herbaceous beds and wildflower turf. Similar connectivity can take place here, with birds, bees, bugs, butterflies and pollinating seed heads drifting from one garden across to another.

It is at this level that we can really maximise the 'human-nature' approach with people meeting, playing and nurturing together, whilst bio-diversity thrives in a harmonious and symbiotic environment.



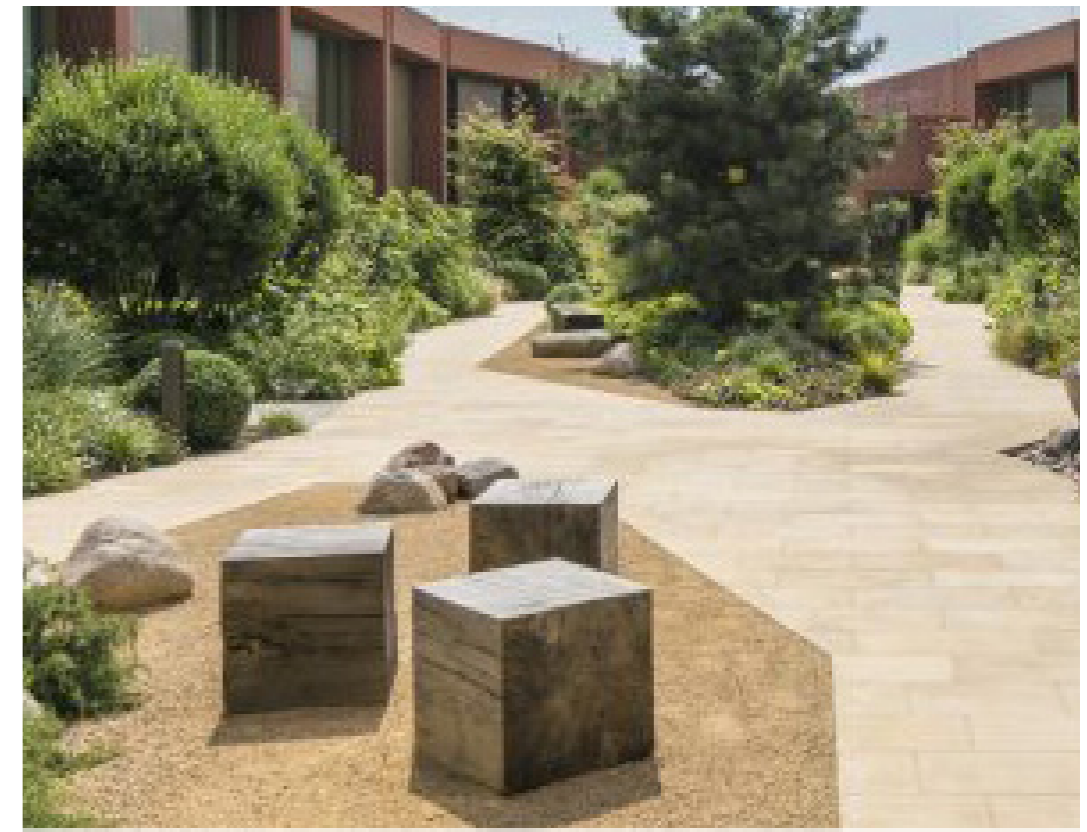
ornamental trees

bio-diverse planting and
wildlife species

Informal seating

Raised beds for community gar-
dening





Horticultural planters with multi stem trees and dense understory



Horticultural planters



Raised vegetable planters for community gardening



Seasonal colour



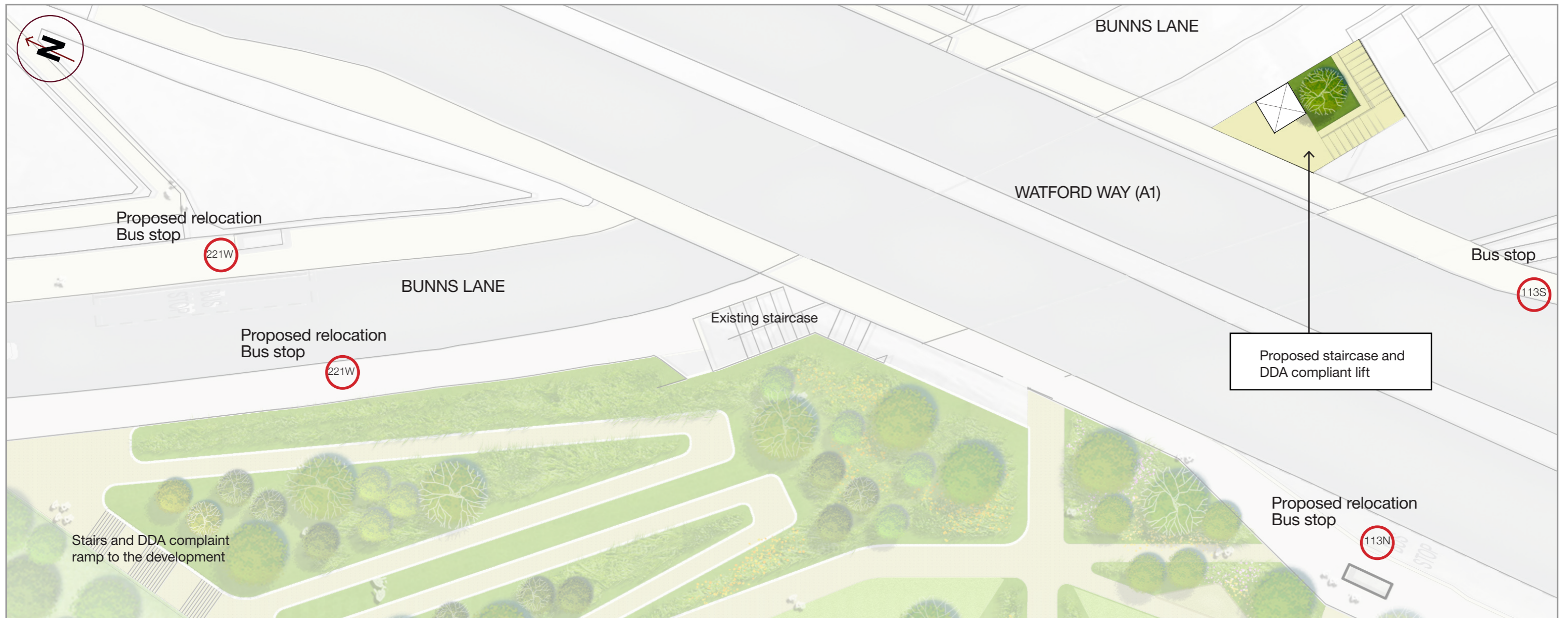
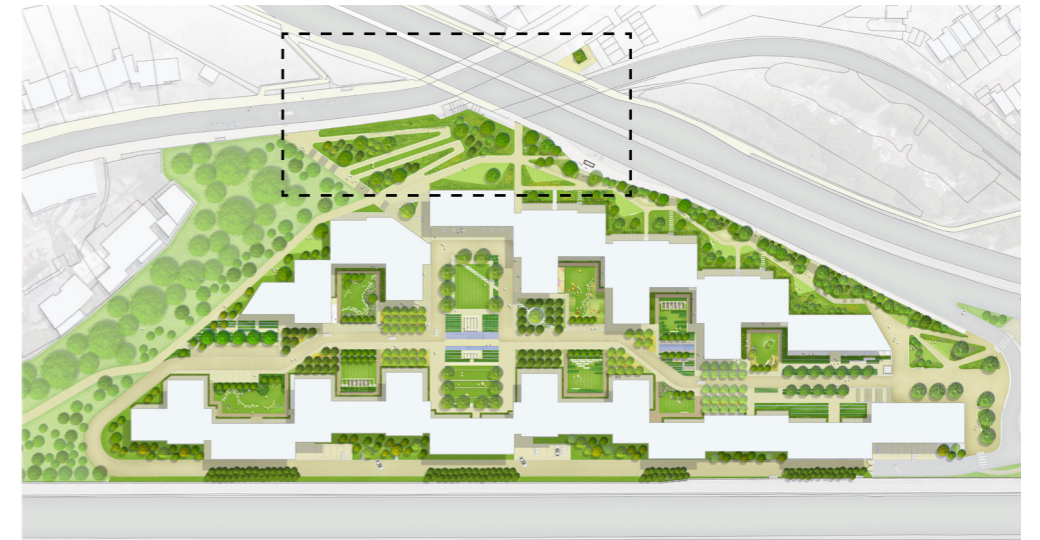
Decking with seating areas and lush planting

6.4 Landscape Masterplan - Description of spaces

6.4.8 LIFT AND STAIRCASE

The scheme provides a DDA compliant lift and staircase on the eastside of the A1 to access the bus services.

Access to southbound bus stops is available via two routes. Pedestrians can head north on the western footway of the A1 and take steps down onto Bunns Lane, walk under the A1 and up steps on the eastern side to gain access to the footpath adjacent southbound traffic. It is noted that an 11-minute walk is required to access the southbound bus stop from the centre of the retail park.





Existing stair East from A1



Example lift in Hackney Wick Station, London



Example lift in Guipuzcoa, Spain



Example lift in Lund, Swedan

6.5 Landscape Strategy

6.5.1 PLAY STRATEGY

Whilst providing a fun, exciting and safe area for children to play within the podium gardens, we have taken a 'naturalistic' approach to the design and selection of play equipment.

Rather than have a dedicated play area, we propose to site play facilities throughout the various communal gardens with access open for children to explore and meet their friends. Every garden will have an element of informal play activity. Interactive pieces of play equipment, that are both fun and educational, have been designed into the garden. They allow children to explore creative playing and team games.

It is our intention that the communal gardens will be 'self policed' through the natural surveillance provided by the surrounding residential overlooking the spaces.

The play area within landscaped gardens alone consist of 1152m2, not including any incidental play or socialisation spaces.

Activities within the space:

Activities within the play spaces will be informal play for toddlers and 5-11 year olds, under the supervision of adults. Informal play will range from exploring naturalistic elements, team games to using the play equipment provided. For 0-5 year olds we would provide small climbable objects including changes of levels and seating for carers around them. For 5-11 year olds equipment that allows children to swing, slide and climb. And for 12+ years old space for informal sport or recreation activity, including elements like exercise trails and outdoor exercise equipment.

The experience of the space:

Children can play throughout the day within the play spaces under the supervision of adults. They can explore the landscape, have fun by using the naturalistic play features and create team games with their friends. Children are not confined to only these spaces; they also have freedom to use the whole garden and we encourage them to use the growing gardens to learn about food production and learn to ride their tricycle/bicycles on the footpaths. The essence of the play spaces are to have fun and explore in a safe and friendly environment.

Appearance of the gardens:

In the creation of the play spaces, we have followed playground design guidance, established by Play England. This includes the use of natural elements such as timber and boulders.

Playspace policy requirement:

Age Profile	No. Children	Playspace Required (sqm)	Typology (distance*)
Under 5 years	52	520	Doorstep Playable Space (max. 100m)
5-11 years	23	230	Local Playable Space (max. 400m)
12-18 years	12	120	Neighbourhood Playable Space (max. 800m)
Total	87	870	



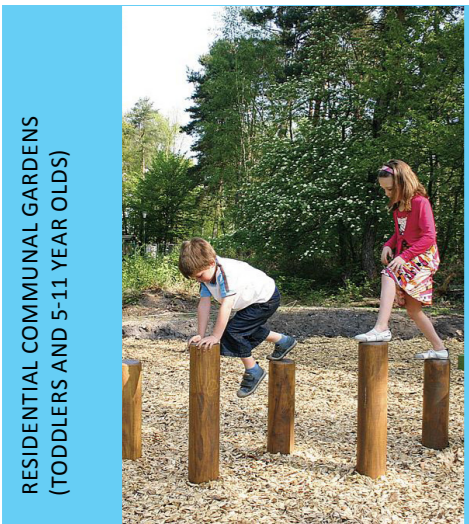
6.5.1 PLAY STRATEGY



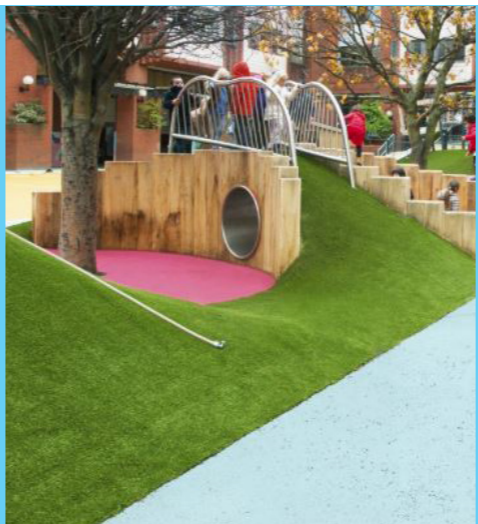
PLAY ON THE WAY
(TODDLERS)



VILLAGE GREEN
(INFORMAL GAMES FOR ALL AGE GROUPS)



RESIDENTIAL COMMUNAL GARDENS
(TODDLERS AND 5-11 YEAR OLDS)



SOCIALISATION SPACE WITH INFORMAL PLAY
(ADULTS AND TODDLERS)



LINEAR PARK EXERCISE HUBS
(ALL AGE GROUPS INCLUDING SENIORS)



6.5 Landscape Strategy

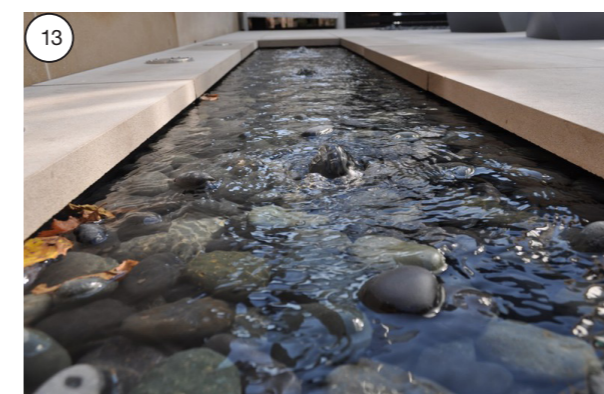
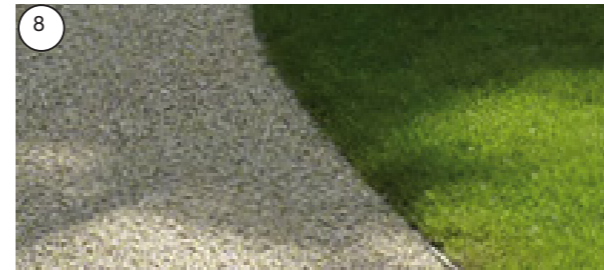
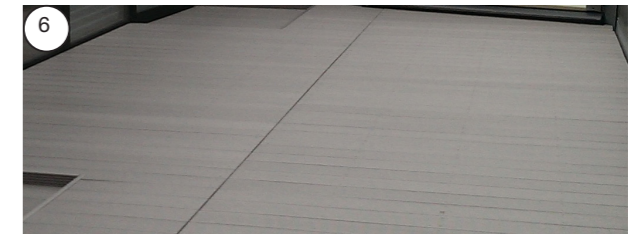
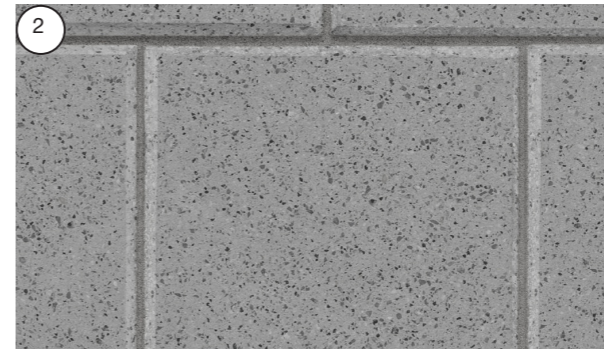
6.5.2 PAVING MATERIAL STRATEGY

The hard landscaping scheme has been designed to be high quality robust and hard wearing. The colours, sizes and material have been selected to compliment each other whilst providing a clear and legible hierarchy of spaces.

Materials will be used in such a way to help reinforce the design concept, create distinct spaces and support the interdependence of the character areas. The textures and colours chosen will help to create the unique spatial character of each area.

Wherever possible materials used on site will have a recycled content of at least 50%.

1. High quality concrete paving - Silver grey colour
2. High quality concrete paving - Mid grey colour
3. High quality concrete paving - Charcoal grey colour
4. Flush kerb (20mm upstand)
5. Light brown gravel
6. Composite decking - Light brown colour
7. Timber horticultural planters
8. Gabion wall
9. Resin bound gravel - Buff colour
10. Timber bench
11. Decorative pergola with climbing plants
12. Stepping stones
13. Raised corten steel planters
14. Water feature



6.5.2 HARD MATERIAL STRATEGY

