

# Highland Place, Jolly's Green & slip road - 'A Superpass'

## Jolly's Green to Highland Place illustrative walk through



Fig.560 Jolly's Green to Highland Place Illustrative Walk Through



Fig.561 Jolly's Green to Highland Place Illustrative Walk Through



Fig.562 Jolly's Green to Highland Place Illustrative Walk Through



Fig.563 Jolly's Green to Highland Place Illustrative Walk Through



Fig.564 Jolly's Green to Highland Place Illustrative Walk Through



Key plan

# Highland Place, Jolly's Green & slip road - 'A Superpass'

## Underpass to slip road walk through



Fig.565 Underbridge to Slip Road Illustrative Walk Through  
(unit on left illustrates what could be added in the future but would be subject to a separate application)



Fig.566 Underbridge to Slip Road Illustrative Walk Through



Fig.567 Underbridge to Slip Road Illustrative Walk Through



Fig.568 Underbridge to Slip Road Illustrative Walk Through



Key plan

# Highland Place, Jolly's Green & slip road - 'A Superpass'

## Slip road to underpass illustrative walk through



Fig.569 Slip Road to Underpass Illustrative Walk Through



Fig.570 Slip Road to Underpass Illustrative Walk Through



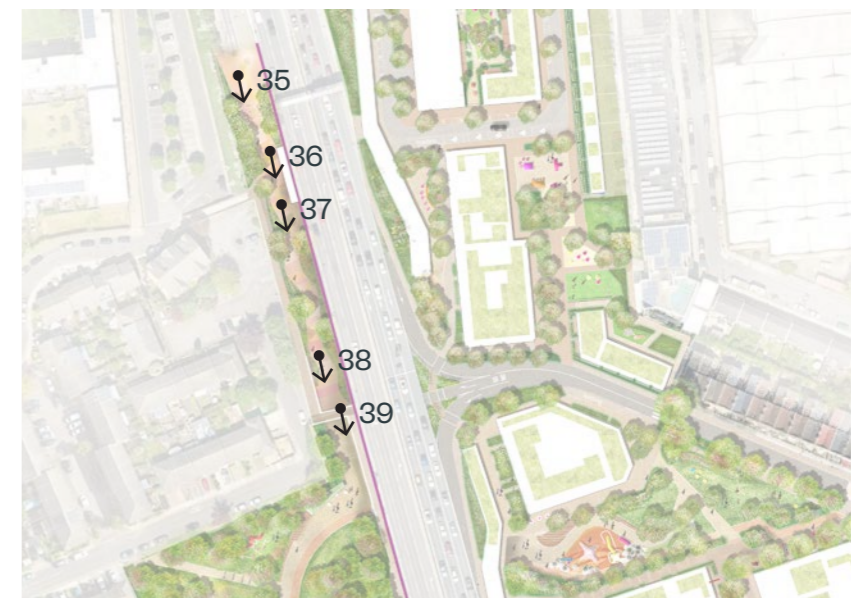
Fig.571 Slip Road to Underpass Illustrative Walk Through



Fig.572 Slip Road to Underpass Illustrative Walk Through



Fig.573 Slip Road to Underpass Illustrative Walk Through



Key plan



# POPLARWORKS

CYCLE CAFE

ABERFELDY

JOLLYS GREEN

30

31

# Allotments and Plot J

The new area of public realm around plot J forms part of the Phase A works. The design is born from an existing essence of rustic garden character in the makeshift allotments on site and from maximising on-site opportunities, created by both existing and future development.

This garden character and existing site opportunities are harnessed and enhanced in a new public realm that is centred on community togetherness and well-being with the community garden at its heart. The existing informal allotments on site will be built upon and expanded into a new interactive and functioning community garden heart that the new community can bond over and flourish in. The garden will be an asset that will help cement the new residents both as a community and into their surrounds, creating a stronger sense of belonging and well-being. It includes playable landscape in the form of lawns, stepped level changes and tiered-style seating as well as one piece of play equipment for dedicated play to appeal to younger members of the community. This is intentionally interwoven within a more naturalistic environment, where there are also opportunities at hand for children to learn about growing food, nature and biodiversity.

The proposed building will be solely residential in use, and its proximity to the river and the river walk with the adjacent allotment garden prompted a similarly domestic response to the rest of the public realm around the plot. Visual amenity provided by the existing interesting roof scape of the school have shaped the layout and aspect of the community garden itself. The emerging connections to the north will be maintained within the design and a direct route to the future east-west pedestrian/ cycle bridge across the river is an important asset to the development - improving connectivity within the plot itself and to eastern London.

Connection to the river and other adjacent public realm along Lochnagar Street have opened the opportunity for doorstep play at either end of the terrace, giving access without having to cross a road. Doorstep play pocket spaces are located at each end of the residential block, each held by a green border. The play area to the west of plot J is wrapped by a hedge and 900mm fence and gate. The border to the eastern space is more substantial and a 1.8m high brick wall with climbers provides protection from the adjacent garages and service area of the neighbouring Islay Wharf development, whilst maintaining a garden feel. It should be noted: in addition, that 15 units will have rear gardens that are available for play.

Passive surveillance of the doorstep play areas is provided from within the development by windows on the eastern and western units, and entrances to the eastern unit. Enhanced connectivity provided by the establishment of an East-West link character area will also provide more opportunities for surveillance, as pedestrians and cyclists use the emerging route to the River Lea.



Further information on Allotments and Plot J can be found in the **Design and Access Statement: Detailed Proposals**, prepared by Morris + Company which supports this application.



- 1 Native shrub and tree planting to A12 corridor to create buffer along existing wall
- 2 Community garden with trees
- 3 Allotments with sheds and connecting paths
- 4 Wildflower meadow area under existing trees, with seating
- 5 Dedicated play area to east and west of Plot J
- 6 Residents parking provision
- 7 New street tree planting
- 8 Private back gardens to Plot J units

Fig.574 Character Area diagram Allotments and Plot J

# Allotments and Plot J

## Existing Site condition

Due to part of the Site currently being brownfield/not used and its proximity to the A12, the existing site condition of plot J is currently an eclectic mix of guerilla gardening, improvised parking and traffic manoeuvring and even in some places - fly tipping with Bromley Hall School at the centre.

To the south of the school Leven Road is in a relatively good condition, and feels well connected to the residential areas further south, which will be improved upon in the subsequent phases of the illustrative masterplan.

The west of the Site however is completely exposed to noise and air pollution of the A12 and Lochnagar Street, to the north of the school, currently faces a brownfield site and just drifts off with piles of rubbish here and there to a dead-end locked off from the river.

The area to the north of the Site currently landlocked by a combination of brownfield, the busy A12, Bromley Hall School, and dead end side streets.



Fig.575 Make-shift allotment spaces between Bromley Hall Road and A12



Fig.576 Allotments with existing trees and A12 in background



Fig.577 Looking east towards junction of Lochnagar Street and Ailsa Street



Fig.578 Bromley Hall Road looking north to Lochnagar Street

# Allotments and Plot J

## The spatial organisation of Plot J and the northern end of the illustrative masterplan unfolds from the community garden heart

### Movement and spatial organisation

The spatial organisation of the Site unfolds from the substantial green buffer to be provided adjacent to the A12. The community gardens take advantage of the extensive green along the edge and are a logical location for the community green space that provides a further buffer for the residential blocks on the other side of the road.

The community gardens themselves unfold from the flexible garden space to the north - it is the nearest to the residential block and so intended to be the general community garden used by all residents. To the south of the gardens a flexible spill-out space from the adjacent poplar works building is provided, and the allotments form the heart of the community garden at its centre.

A flexible seating edge is provided along the garden edge to take advantage of the interesting roofscape of the school from the garden setting. Doorstep play pocket spaces are located at each end of the residential block each held by a green border. The border to the eastern space is more substantial and brick wall with climbers provides protection from the adjacent garages and maintains a garden feel

The streetscape is kept open to allow direct access to future development to the north, and capitalise on the connection to the river.

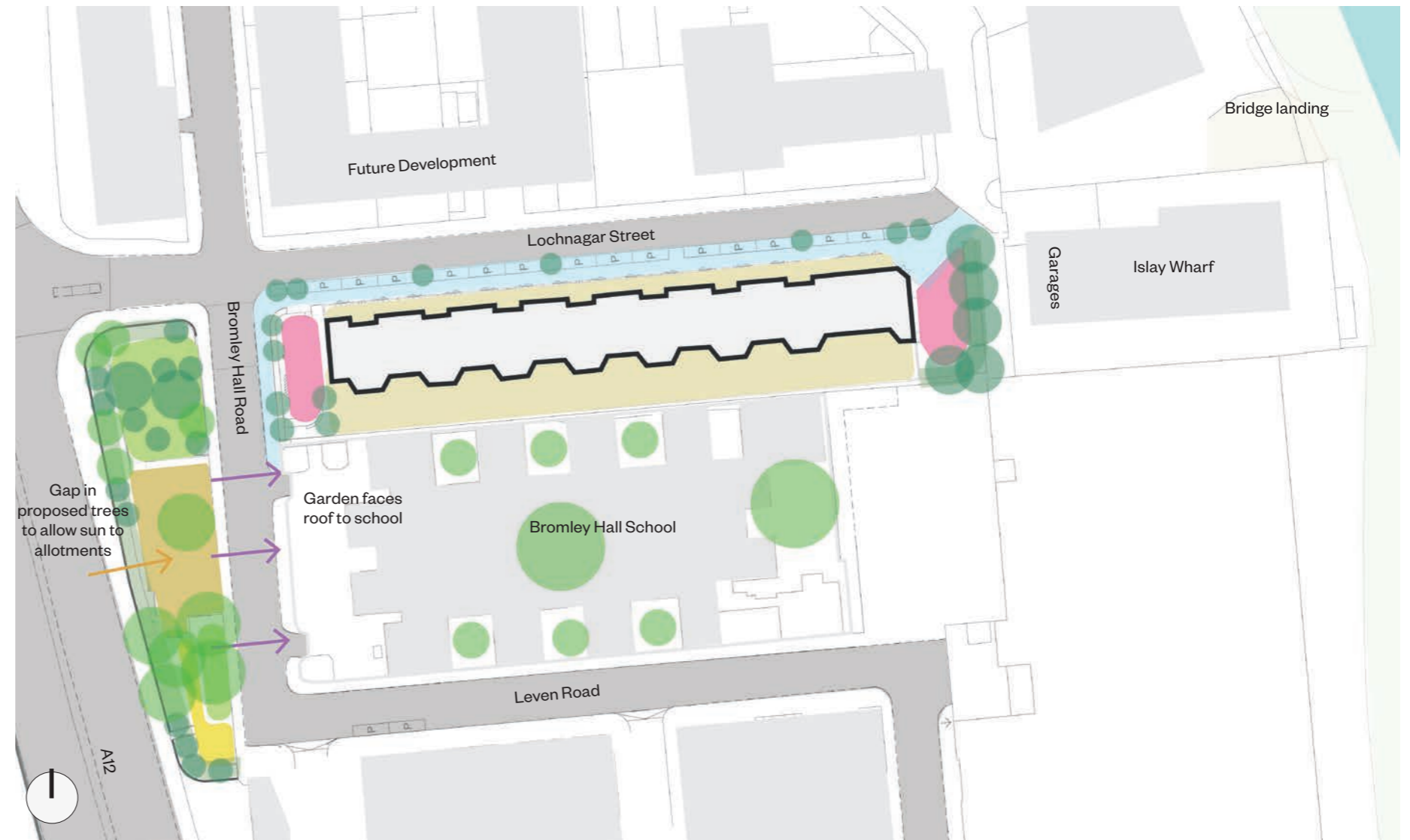


Fig.580 Allotments and Plot J Movement and Spatial Organisation diagram



Fig.579 Character Area location plan - Allotments and Plot J

- Community gardens/lawn
- Allotments
- Spill out/outdoor dining areas
- Play areas
- Streetscape
- Front and back gardens
- Planting buffer
- Proposed trees
- Proposed building
- Existing trees

## Allotments and Plot J

### Precedents



Fig.581 Dedicated play



Fig.582 A space for the community to gather



Fig.583 Naturalistic and semi-wild community spaces, Dalston Eastern Curve Garden, Hackney



Fig.584 Unexpected fun moments for play and socialising

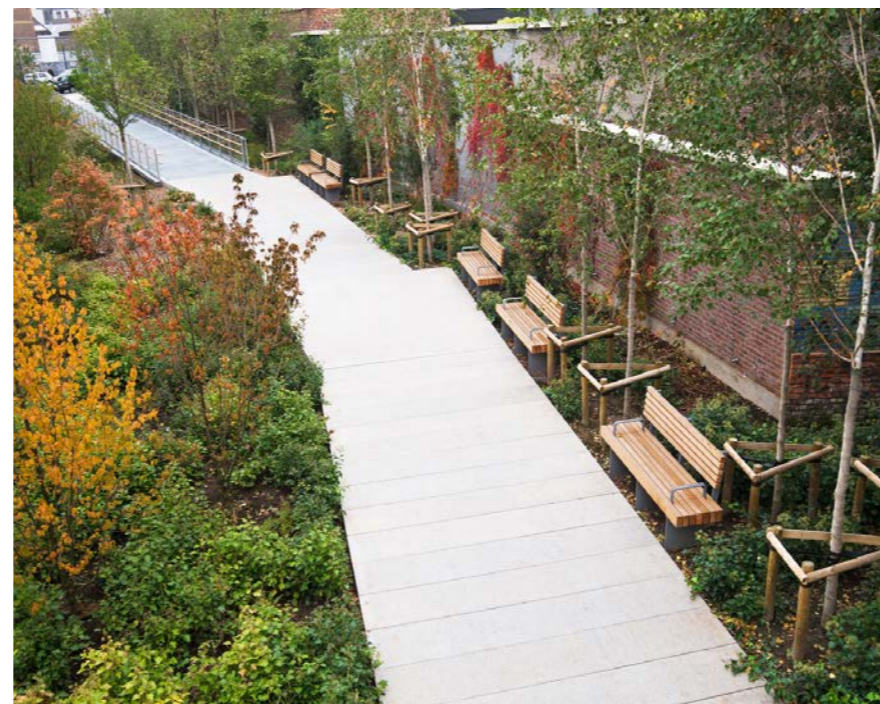


Fig.585 Linear street connected by street furniture and tree planting

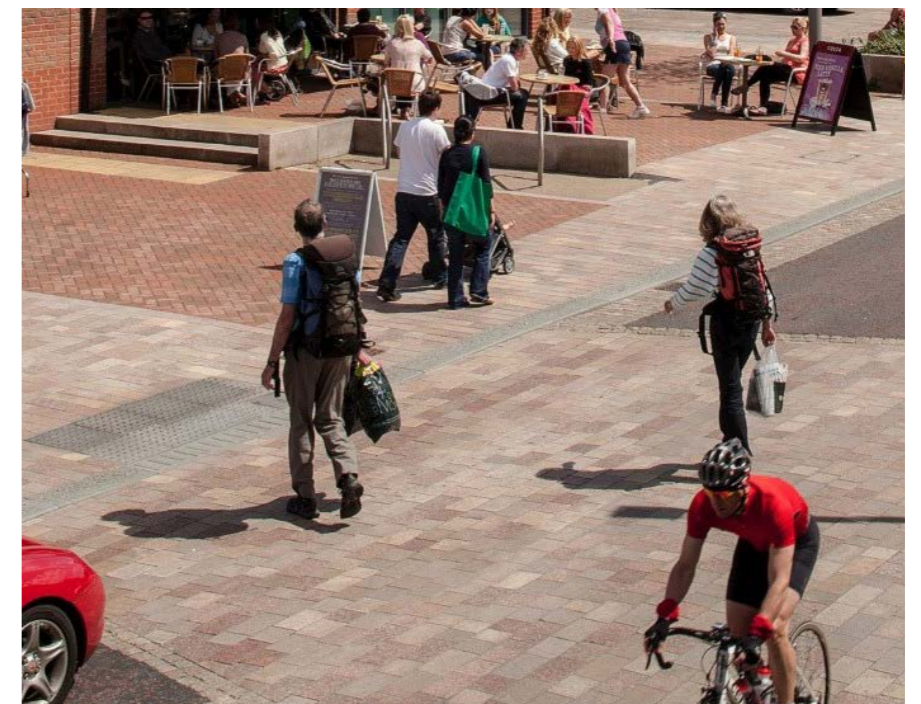


Fig.586 Opportunity for raised tables to signify pedestrian crossing points



Fig.587 Visualisation of the Allotments

# High Street

## Aberfeldy Street North and South

### The life of Aberfeldy Street

The High Street is the heart of the community and will become a place where people gravitate to for shopping, but also to linger, sitting on the permanent seating under the trees or on temporary seating spilling out from shops and cafés. It is a place to meet friends or make the most of a chance encounter.

The space immediately next to shop fronts will express the activity that goes on inside these businesses and be activated by narrow perch seating or through displays of wares and signage. At times part of the footway may be appropriated for small displays, exhibitions, market/ sales activity, or an extension to an event that is also hosted in Town Square.

The High Street complements Town Square in bringing diverse and much needed independent retail to the neighbourhood. It will be an attractive place and will feel distinct in its character from many non-descript high streets in London as a result of its: mature trees, the site-specific design of the shop fronts and public realm, its opportunities for exciting creative interventions which will be encouraged and curated.

People can get to the street easily on foot, as it will be a thoroughfare connecting Aberfeldy Street to the north and the south. They can park their bike conveniently and move about the street from side to side encouraged by the permeability of the street design.

Further information on Aberfeldy Street can be found in the **Design and Access Statement: Detailed Proposals**, prepared by Morris + Company which supports this application.

- ① Aberfeldy Street - North
- ② Special paving treat outside St. Nicholas Church
- ③ Town Square
- ④ Aberfeldy Street - South
- ⑤ Lansbury Gardens - Residential Street
- ⑥ Kirkmichael Road - Play Street



Fig.588 Character Area diagram High Street

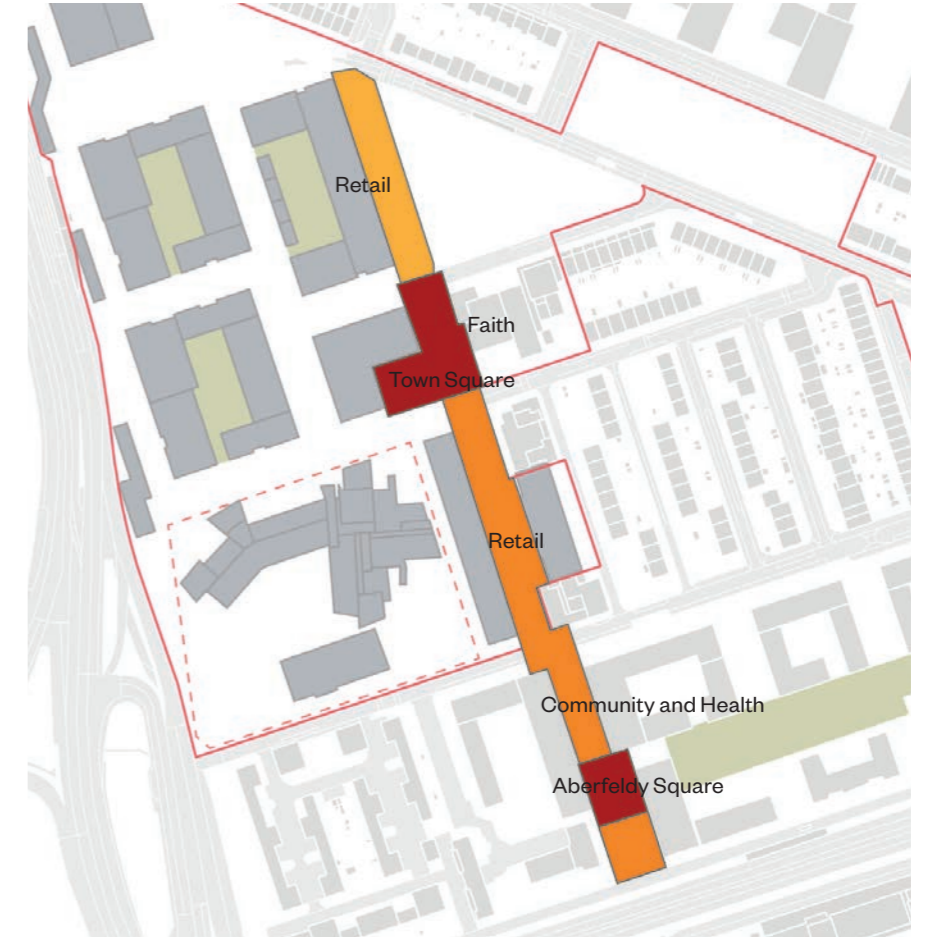


Fig.589 High Street connecting to key nodes within community

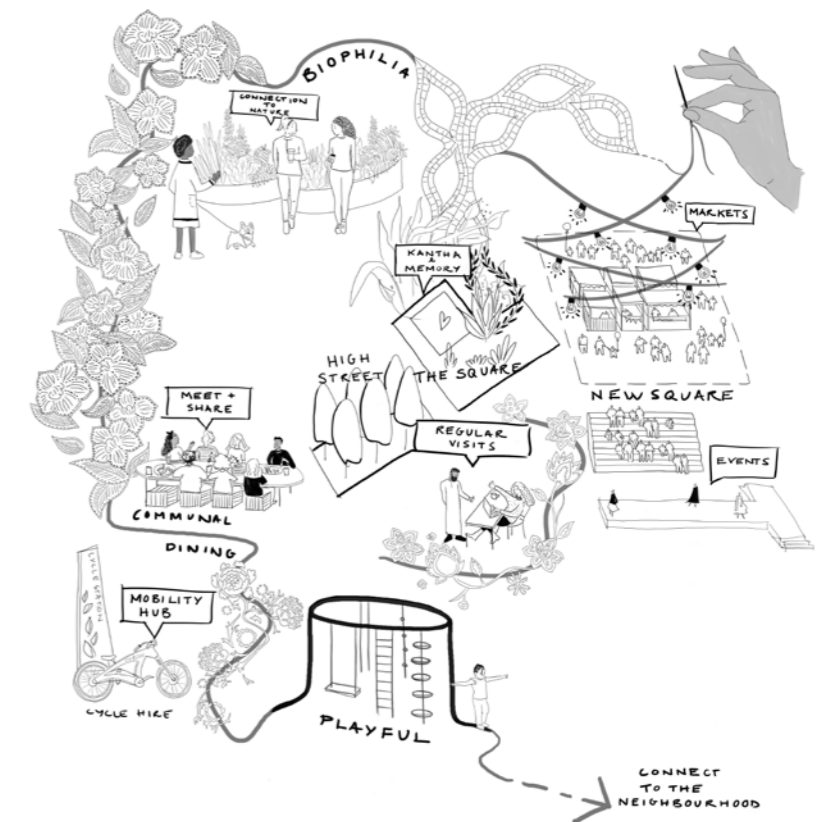


Fig.590 High Street design concept sketch

# High Street

## Existing Site condition

### Aberfeldy Street

This street is defined by the prominent avenue trees. The illustrative masterplan has been laid out to retain as many as possible to give a mature setting to the new buildings.

There is currently on-street parking which takes space from the footway. The road carriageway extends the full length of Aberfeldy Street and the team have observed it being used as a racetrack by noisy high-performance vehicles.

The key building on the street is St Nicholas Church with its delicate tower, which warrants the need to have a better setting on to the street.

The meanwhile intervention decorating the buildings is dramatic and has had a very positive reaction from the community. This provides a contemporary and distinct Aberfeldy townscape dialect as context for the Proposed Development.

### Kirkmichael Road

This parallel road is a narrow private service street with poor surfaces that is congested with indiscriminate parking and feels very forgotten, primarily being rear access to shops.

At the southern end is the exit from Culloden Primary Academy; it should be noted that the footways are very narrow. The character of the space is positively influenced by trees just inside the boundary of the school.

### Lansbury Gardens

Again running parallel to Aberfeldy Street, yet this time to the east, Lansbury Gardens is currently dominated by the rear servicing requirements of the shops on Aberfeldy Street, which results in a very poor environment.

The three parallel existing streets of Aberfeldy Street, Kirkmichael Road and Lansbury Gardens are very different in character and function, and therefore influence the proposals in different ways



Fig.591 Mature London Plane trees



Fig.592 The popular meanwhile intervention of painted retail units brings colour and vibrancy



Fig.593 Kirkmichael Road dominated by parked cars and poor access to safe footways

## High Street

### Movement and spatial organisation

#### Aberfeldy Street - North

This length of Aberfeldy Street is bordered by Millennium Green to the east and active retail frontages to the west. On the retail side of the street a 3m footway will accommodate footfall, in addition to a 3m parallel zone for parking, street furniture and existing trees. A 2m footway is provided on the park side.

Clearly defined and safe connections are established between the High Street and the green space of Millennium Green, with playable street furniture located along its length to animate the space and provide moments of pause, arranged around the existing tree structure.

Parking is incorporated on both sides of the street, framing the 4m wide one-way road. The street furniture however is restricted to the retail side to avoid over cluttering the street and allow for generous footways on both sides.

#### Aberfeldy Street - South

The proposal removes car parking from Aberfeldy Street and allows the carriageway to be narrowed. This liberates additional space for the footways which is allocated to the eastern side of the street. In doing this it creates an active landscape zone wide enough to hold the functions of the street such as cycle parking and a bus stop whilst also making space for permanent and temporary seating/ stalls as well as opportunity to activate the street.

The activation of the street would also be facilitated by allowing enough space for a 1-2m wide zone in front of the retail to provide opportunities for the function of the buildings to spill out, such as seating or display of wares, and activate the public realm.

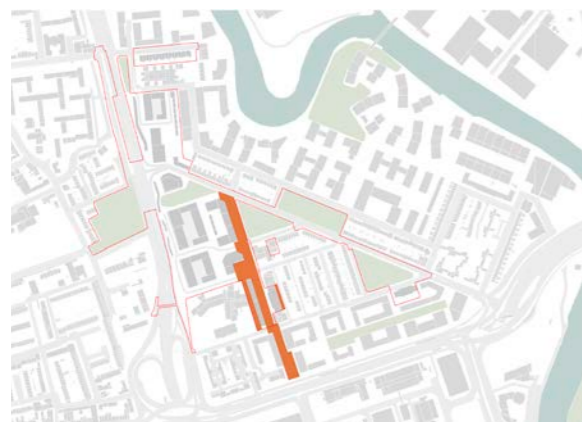


Fig.594 Character Area location plan - High Street

- ▬ Main pedestrian footway
- ▬ Vehicle movement
- ▬ Commercial spill out zone
- ▲ Servicing entrances
- ▲ Retail entrances
- ▲ Lobby/main entrances
- ▲ Park entrances
- ▭ Suggested locations for parking
- ▭ Suggested locations for loading
- ▭ Suggested location for bus stop
- ✳ Node
- ▭ Active landscape zone
- ▭ Planting opportunity
- ▭ Flexible lawn area
- ▭ Play area
- ▭ Play on the way

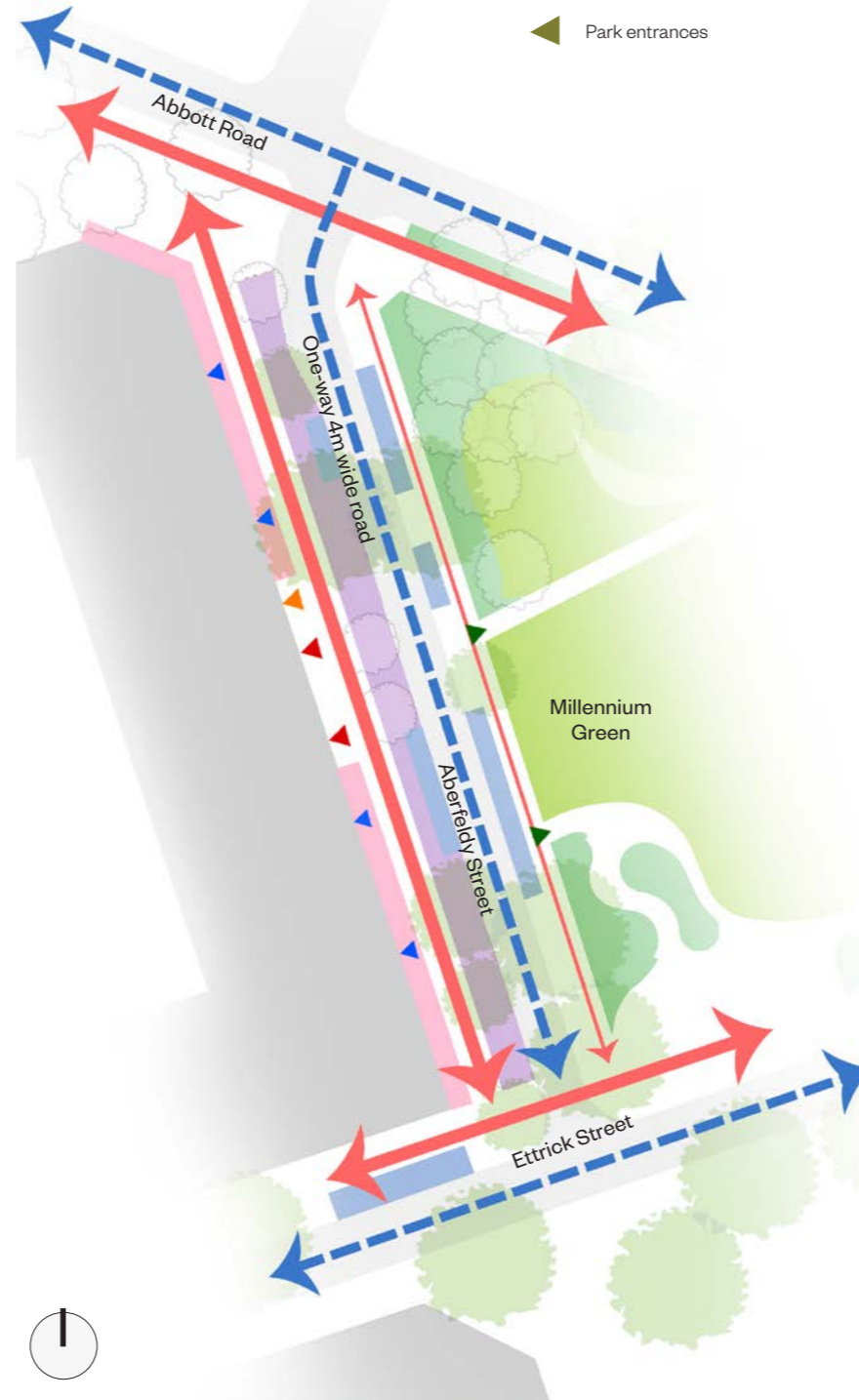


Fig.595 Aberfeldy Street North Movement and Spatial Organisation diagram

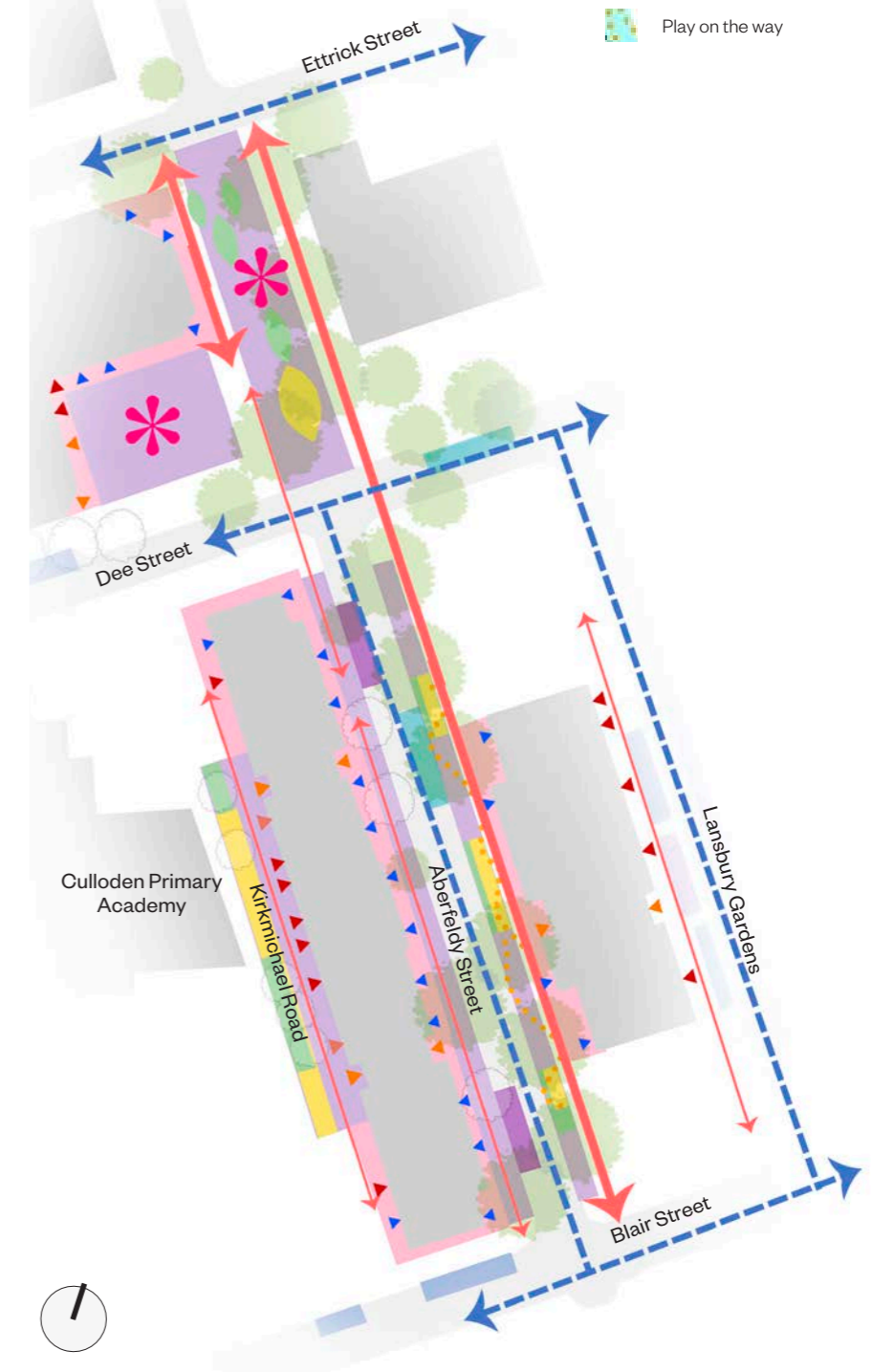


Fig.596 Aberfeldy Street South Movement and Spatial Organisation diagram

# High Street

## Aberfeldy Street precedents



Fig.597 Active high streets filled with pedestrians and cyclists: Earlham Street in Covent Garden



Fig.598 Catenary lighting provides warmth and animation in the evening



Fig.599 Fun and flexible places for families and friends to hang out



Fig.600 Existing colourful facade on Aberfeldy High Street



Fig.601 Woodland planting providing a soft undergrowth



Fig.602 Bright red seating; London



Fig.603 Visualisation of the High Street in Phase A

# Town Square

Town Square is defined by the space left by the angle of Plot F and the space between Plot F and The Church, currently Aberfeldy Street. It is logically the central pedestrian neighbourhood space for the illustrative masterplan and focus for the community, linked to the neighbourhood significance of Plot F. There will be a spill out zone for cafés and retail at Town Square/ building interface. The integrity of this space will be delivered by pedestrianizing the short section of Aberfeldy Street between Plot F and The Church.

The pedestrian flow logically divides the space into one part which is a simple multifunctional hard space that would act as a square, and the other part on the alignment of the road which would be a play/ social hub. The play/ social hub is an important part of the life of Town Square, it helps activate the whole space in many different conditions.

## The life of Town Square

Town Square will perform an important civic and social function for the neighbourhood. The aim is to create a space for a diverse range of community events: markets, music, theatre, games, exhibitions, and community gatherings. It also though needs to serve the community outside these times and is the sunniest location within Plots F and H. It is a great location for incidental gathering: spill out from coffee shops and restaurants, play, meetings, alfresco work, informal and formal seating, cycle parking, contact with flowers and green space, chance encounters, contemplation and people watching.



Further information on Town Square can be found in the **Design and Access Statement: Detailed Proposals**, prepared by Morris + Company which supports this application.

- ① Pedestrian crossing on Ettrick Street
- ② Special paving in pedestrian-only area
- ③ Dedicated play equipment and playful street furniture
- ④ Town Square
- ⑤ Seating framing Town Square
- ⑥ Existing mature tree canopy retained
- ⑦ Pedestrian crossing on Dee Street



Fig.604 Character Area diagram Town Square

## Town Square

## Precedents



Fig.605 Brentford High Street Market Place



Fig.606 Flexible space as a platform for organised and impromptu events



Fig.607 Playful seating opportunities inviting community interaction



Fig.608 Challenging play spaces to engage with younger generations



Fig.609 Colourful planting to soften hard spaces



Fig.610 Playful interactive opportunities for the wider community



Fig.611 Visualisation of the Town Square