

Braithwaite Park

Precedents



Fig.511 Dedicated play area with tower and climbing structures



Fig.512 Railings and gates surrounding play area



Fig.513 Picnic benches for parents and carers



Fig.514 Swings for younger and older children



Fig.515 Colourful planting



Fig.516 Lounger and more informal seating for socialising and relaxing

Leven Road Open Space

The character and life of Leven Road Open Space is as a Hub for sporting, fitness and adventurous play.

Through consultation and responding to the aspirations of the community, Leven Road Open Space has been developed to retain and resurface the existing MUGA; add complementary fitness equipment for a wider range of the community; provide an exciting range of urban games and free-form outdoor activity equipment; and create more seating and socialising opportunities.

Two gym areas are proposed, to the north and south end of the space. The detailed design of these areas is subject to further consultation and specialist design, and will include traditional items like cardio and strength equipment as well as accessible pieces, as a result of direct feedback from residents. The northern gym is intended as a larger group space with closer proximity to the MUGA, whilst the southern gym is home to individual or paired gym stations enveloped in planting, to provide an alternative and welcoming fitness space to those who want to exercise, but might be more body conscious.

A 200m walking/running/scooter track encloses the space, and offers a fun way for adults and children of all ages to explore the space. Within the track can be found dedicated play pieces, such as low level artificial climbing walls; parkour equipment; play surface for scootering and rollerblading; playable furniture. The eastern end is wrapped by bleacher-style terraced seating and a raised mounded area, blanketed in wild flower meadow planting, providing a soft open space for people to relax outside or meet up with friends and family.

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



Fig.517 Character Area location plan - Parks

The identity of Leven Road Open Space is ‘The Hub’ for sports, activity, fitness, and adventurous play.



Fig.518 Illustrative Colour Masterplan - Leven Road Open Space



Fig.519 Axon Leven Road Open Space



Fig.520 Illustrative View Leven Road Open Space and bleacher-style terraced seating with MUGA in background

Leven Road Open Space

Precedents



Fig.521 Colourful surfaces for kids to play and use scooters



Fig.522 Outdoor gym equipment



Fig.523 Low level artificial climbing rock



Fig.524 Bleacher-style social seating edge



Fig.525 Parkour and free-form urban games for teens and young adults

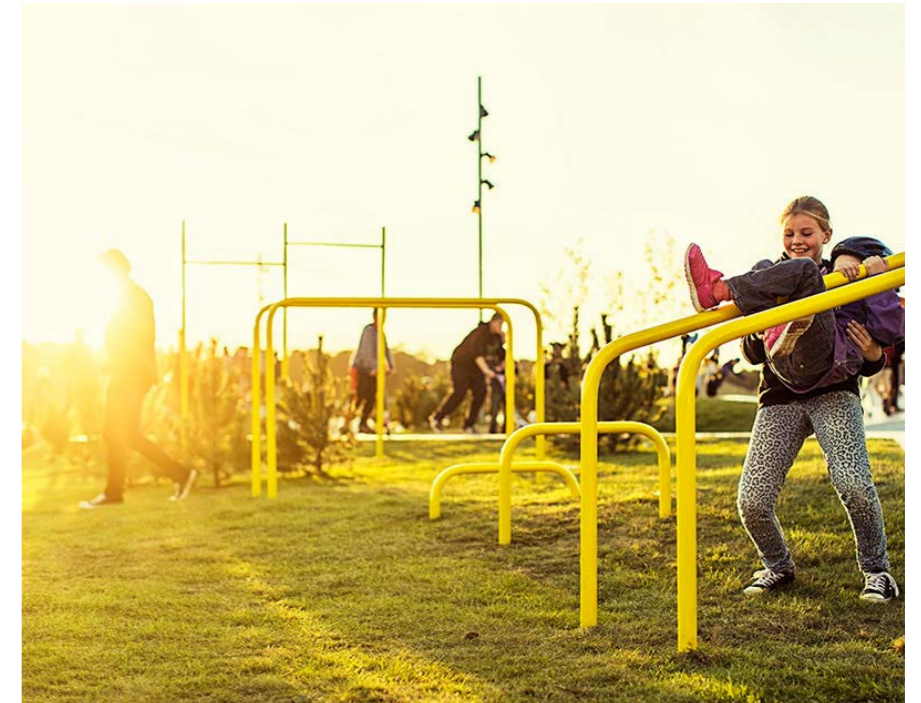


Fig.526 Playable landscape equipment

Millennium Green

The identity for Millennium Green is as a 'Community Green' at the heart of Aberfeldy: a place for events and fun days, but also an everyday green space for rest and picnics, that is playable.

The character and life of Millennium Green is as a community green at the heart of Aberfeldy.

Through consultation and responding to the aspirations of the community, Millennium Green has developed to provide a place for events and fun days; a generous open amenity lawn to the centre for relaxing and picnics; and a nature play trail and suitably dense planting, running parallel to the Abbott Road edge.

The event space is located to the south-west corner, with planters, games tables, and hard-standing to support small vans and vehicles that might need to pull up for an event. Wildflower meadow planting wraps the edge along Ettrick Street, and transitions in to a play-on-the-way nature trail for children to explore.

Existing tree planting is enhanced by new tree planting in all three green spaces, and no trees are proposed to be removed.

Millennium Green benefits from good hours of sunlight throughout the day and year, and as such the open green is a prime location for special events and day-to-day use by the community.

Delivery of Millennium Green Improvements sits outside the outline Planning Application Red Line; this is envisaged to be secured via a planning obligation(s).



Fig.527 Illustrative Colour Masterplan - Millennium Green



Fig.528 Axon Millennium Green



Fig.529 Illustrative View Millennium Green flexible community space, looking east from corner of Benledi Road and Aberfeldy Street

Millennium Green

Precedents



Fig.530 Open lawn for community use



Fig.531 Wildflower meadow planting



Fig.532 Naturalistic style play features and nature trail



Fig.533 Actively promoting ecology and biodiversity



Fig.534 Flexible hard space to south-west corner for small community events



Fig.535 Open lawn and new tree planting to create playable landscape

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

Activating the underbridge

The Proposed Development will deliver an extraordinary pedestrian and cycle connection between Aberfeldy and west Poplar by the visionary transformation of the existing vehicle underbridge with a breakout into Jolly's Green. This connector will be a dramatic exciting space that will create a new destination which is safe engaging and activated. It will be extraordinary which is why we have called this connector a 'Superpass'.

There are many examples of underbridge activation spread throughout cities across the world. The most successful of these combine layers of activation with clear views to ensure they are both well-used and safe.

Following validation of the Hybrid Application, the Applicant has been in discussions with LBTH officers in relation to the aspirations for a direct link from the pedestrianised underpass into Jolly's Green and works to Jolly's Green.

The Applicant and LBTH officers have jointly agreed that the works to Jolly's Green should be included within the red line and secured as part of the future planning permission. The delivery of works to Jolly's Green will sit within Phase B as part of the Outline Proposals. The Applicant has updated the red line and amended the Proposed Development to incorporate the provision of a direct link from the proposed pedestrianised underpass to Jolly's Green. Accordingly, the Applicant has updated the planning application plans and documents where necessary to reflect this. Importantly the extension of the redline boundary of the Hybrid Application does not result in any fundamental alterations to the development that is proposed.



Fig.536 Diagram proposed extent of works (Meinhardt)



Fig.537 Highland Place, Underpass and Jolly's Green illustrative overview diagram

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

Existing site condition

The existing pedestrian underpass is 1:10 gradient along its approach route, lacks clear sight lines, and is small in both width (2.5m) and height. This combination creates an unsafe feeling, even during daylight hours., and the consultation with the community confirms this is their experience.



Fig.539 View from the A12 above the vehicular underpass



Fig.541 Exit from the pedestrian underpass to Jolly's Green



Fig.540 View into the pedestrian underpass



Fig.538 Entrance to the pedestrian underpass from Highland Place

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

The illustrative concept

An exciting opportunity exists to connect Highland Place and Jolly's Green, by re-purposing and reshaping the existing vehicular underpass into a pedestrian and cycle 'Superpass'.

In order to achieve direct sight lines, and visibility for safety across the superpass from either entrance, the underbridge breaks out into Jolly's Green, creating a direct link between green spaces.

Raising the levels of the underpass by approximately 2m provides a 10.5m wide by 3.2m - 4m tall East-West connection. 1:21 pathways towards and from the underbridge (3.2m high at the Jolly's Green opening & 4m high at the Highland Place opening) utilise and interact with the level change along its length to create a unique landscape.

This concept to connect Highland Place to Jolly's Green also means that the character of the green spaces can be further differentiated within the wider illustrative masterplan, providing the community with variety in their parks and green spaces. Highland Place would have a more robust/urban character versus a softer more traditional green space at Jolly's Green.

The significant slopes and level changes can be embraced to create a unique environment with activities along this key pedestrian and cycle connection, for example, climbing and adventurous play spaces, with terraced seating for gathering or informal play, and sloped lawns for sunbathing and relaxing.

The vehicular underpass at Aberfeldy is a 10.5m wide route with plenty of opportunity for activation in the visitor's journey to, from and within. These pages combine several examples of potential interventions, from art pieces to schedules of events.



Highland Place, Jolly's Green and Slip Road

Highland Place and underbridge precedents



Fig.542 Using level changes for play, Governor's Hill



Fig.544 Distinctive character and welcoming fun lighting to Underpass



Fig.546 Flexible lawns at different levels, Olympic Park



Fig.543 Colourful and distinctive art opportunities



Fig.545 Integrated climbing walls, Olympic Park

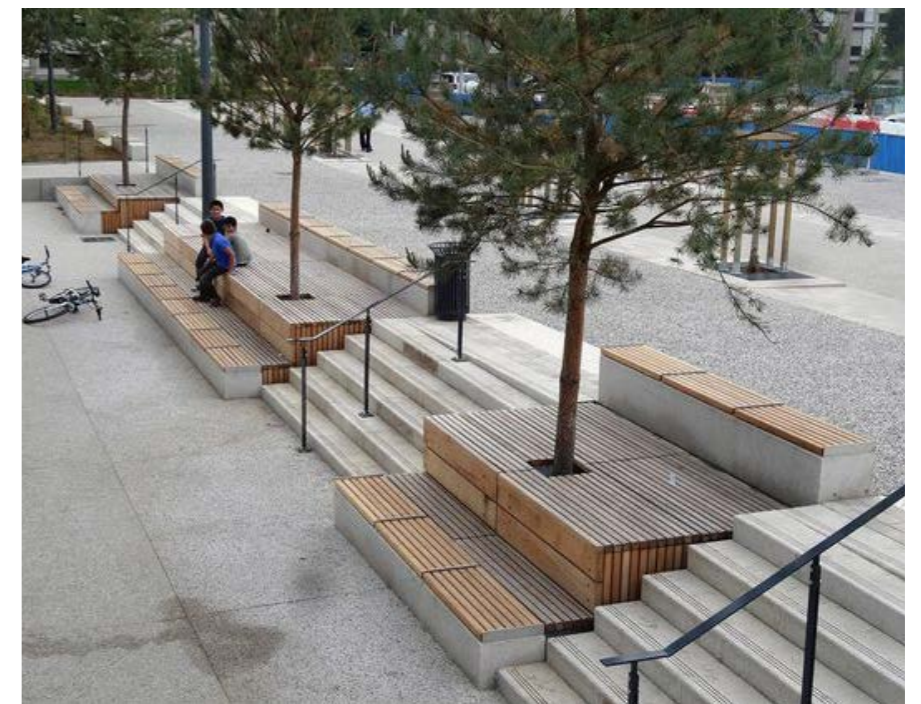


Fig.547 Mix of seating terraces and steps

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

Movement and spatial organisation

Highland Place

The central valley pedestrian path to Highland Place allows movement across the A12 via the remodelled underbridge to Jolly's Green, the Slip Road and beyond. A separate 3m wide cycle path that later runs adjacent to the pedestrian route is initially diverted behind the play area to maintain safe access directly from the pedestrian route to the play area.

The routes will be surfaced in coloured asphalt to match all primary paths across Aberfeldy Parks for ease of legibility (with rumble strips integrated into the cycle path to manage speed before the paths intersect). Routes across Highland Place allow the continuation of pedestrian routes North-South, such as through Community Lane.

Clear sight lines through the underbridge to the other side are provided for safety. Furthermore, activity is clustered to the west of the open space - around the entrance to the underbridge - for example, climbing; play; terraced seating, to animate this area. Open amenity lawns are included to the east for the flexibility of community daily activities.

The adjacent building uses also provide overlooking and activation, particularly building B3, including the residential hub, and Poplar Works workspace buildings. The space around these building is also sufficient for spill out activity and pedestrian movement.



Fig.549 Character Area location plan - Highland Place, Jolly's Green and Slip Road



Fig.548 Highland Place Movement and Spatial Organisation

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

Movement and spatial organisation

Jolly's Green

The main segregated pedestrian and cycle route through Jolly's Green from the new underbridge entrance brings pedestrians and cyclists to the junction of Leonard's and St Andrew's Street which creates an improved connection west, including Crisp Street Market and the surrounding neighbourhoods.

The location of the main route across the park allows it to meander and slope subtly to accommodate the required levels and so blind corners and sharp turns are minimised, making the route feel as secure and overlooked as possible.

The north south connection from Joshua Street to Andrew's Street is maintained through the park and a loop route from Joshua Street to St Leonard's Street is also designed in as a part of a level play area and community orchard to the west.

Slip Road

The slip road, anticipated to be less trafficked combines the pedestrian and cycle route into one 4.5m wide route. The joint route connects Dewbury Close, the future Teviott estate and Zetland Street to Jolly's Green, Highland Place, proposed development land to the east and River Lea bridges.



Fig.551 Character Area location plan - Highland Place, Jolly's Green and Slip Road



Fig.550 Jolly's Green Movement and Spatial Organisation

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

Highland Place

Highland Place represents an exciting new piece of public realm, right in the heart of the scheme and pivotal to the enhanced connectivity of Aberfeldy.

Abbott Road - the Healthy Street - acts as a Park Connector to Braithwaite Park, Leven Road Open Space, and Millennium Green, which extends right through to Highland Place. Here residents and visitors are greeted by an expansive open lawn, new tree planting and wildflower meadow planting with plenty of opportunities for sitting out on a sunny day. The lawns are framed by planting for comfort and to create a sense of distinct identity from surrounding spaces.

Highland Place provides pedestrians and cyclists with a fun and playful car-free route through the scheme, travelling beneath the Underbridge and on to other parts of Poplar via the Slip Road/Jolly's Green intervention. The soft landscape, open lawn, and planted areas transition to a harder, playable landscape in line with the graded level changes, which are designed to embrace this as a significant and unique landscape feature.

As people move from west to east, there is the choice to spend time in spill-out space outside Plot B3 - where the Residents Hub is located at the upper level - or sit and socialise on the terraced bleacher-style seating, that transitions down to the lower level to meet the main through route. Opposite this is a dedicated play area, designed to challenge and entertain children with a range of abilities and ages. It can provide a destination play space, or act as play-on-the-way as part of a daily journey through the site.

- ① North-South pedestrian connections to wider illustrative masterplan
- ② New Poplar Works building with work space units
- ③ Entrance to Resident's Hub located in Plot B3
- ④ Terraced bleacher-style seating transition with steps from upper to lower level
- ⑤ Pedestrian access to Jolly's Green via Underbridge
- ⑥ Dedicated play and playable landscape
- ⑦ Open lawn and wildflower meadow planting
- ⑧ Open lawn area to southern edge of Abbott Road - Healthy Street
- ⑨ Dedicated cycle route to underbridge



Fig.552 Character Area illustrative diagram Highland Place



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

Jolly's Green

The most notable new design move to Jolly's Green is the connection to the new pedestrian under bridge that unlocks the east-west connection across the A12. The new pedestrian and cycle route (6m wide in total at a 1:21 accessible gradient) meanders gently down through the park to underbridge level creating new and more varied play, leisure and exercise spaces as it gently slopes and bends.

The existing woodland to the east of the park against the A12 is mostly retained and reinforced ensuring both its ecological value to the park and the partial sound proofing it provides from the A12 are maintained. The woodland edge is expanded out to the top of the gently sloping banks to the southern side of the main route. Gym equipment is relocated, and added to, in the form of an exercise trail along the woodland edge. Positioning the equipment here and in this manner gives the impression of both space & security and intimacy & privacy at the same time - with the equipment tucked into the woodland edge but looking out and across the rest of the open park.

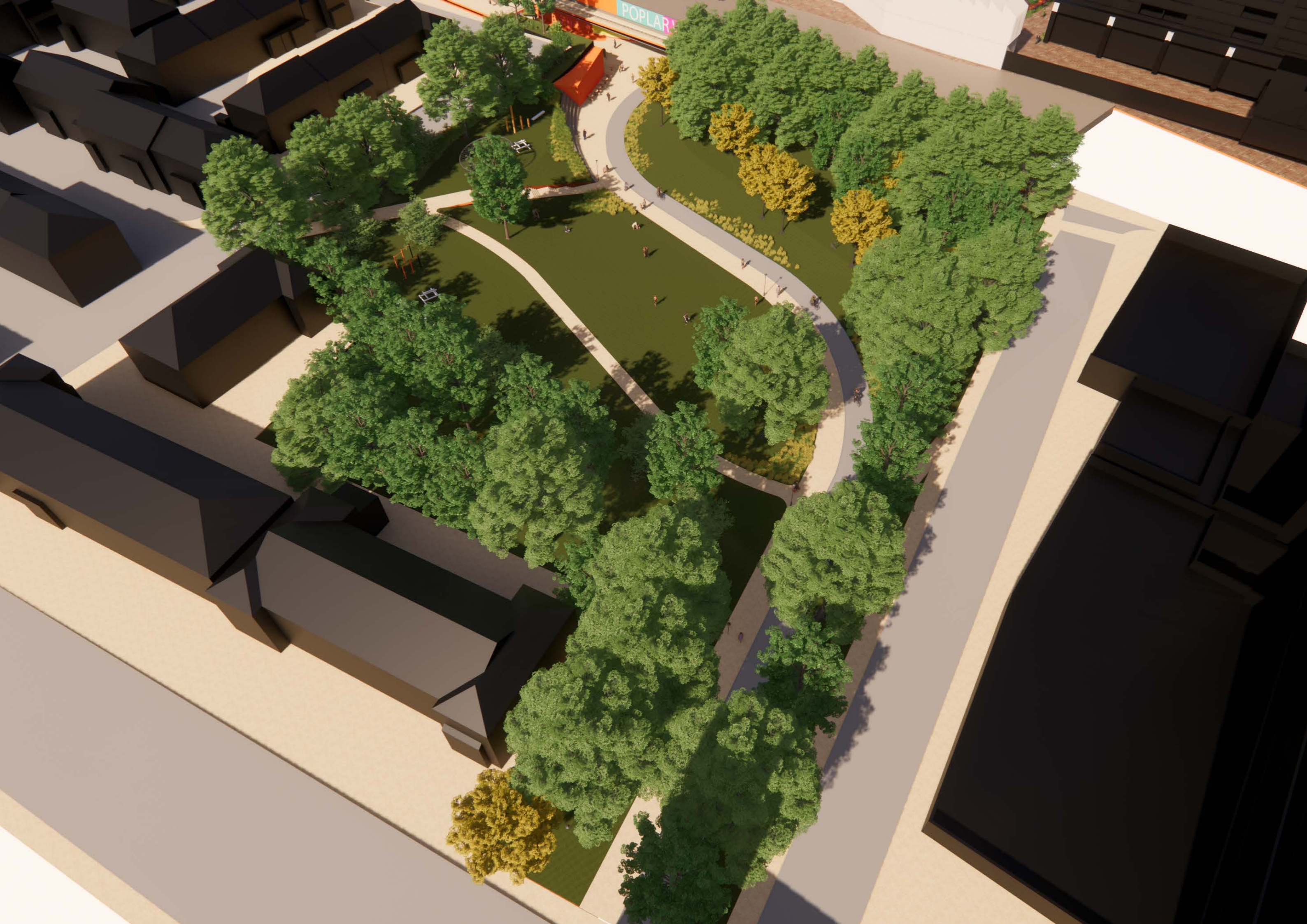
The construction of the path also allows for the creation of a gently sloping south facing lawn to the north of it that is orientated to enjoy the late afternoon sun and gently graded to be comfortably sat/lounged upon. The gentle slope also means that there is a clear separation between this relaxing leisure space and the new larger dedicated play area amongst the community orchard above it.

A dense planted buffer is maintained to the back gardens along the edge of the park to keep a sense of privacy and sound proofing. There is proposed herbaceous planting added at strategic points around the perimeter to shield and provide visual amenity as appropriate and required. Apart from the large woodland typology to the east of the site, the majority of the rest of the park's open spaces and slopes are proposed to be lawn or wild flower meadow increasing the ecological diversity and aesthetic value of the park.

- ① Future connection through to Highland Place via Underbridge
- ② Bleacher-style seating to transition between upper and lower levels
- ③ Dedicated cycle route
- ④ Primary segregated pedestrian route
- ⑤ Play areas
- ⑥ Community orchard
- ⑦ Gym trail to woodland edge
- ⑧ Enhanced shrub and tree planting to A12 buffer



Fig.553 Character Area illustrative diagram Jolly's Green



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


Slip road

The Proposed Development will deliver an enhanced pedestrian and cycle connection from Aberfeldy to the west of the A12 via the pedestrianisation of the existing vehicle underpass with a break out into Jolly's Green.

The proposal for the underbridge is to raise the floor level of the existing underbridge connecting the pedestrian and cycle route from Highland Place and Jolly's Green to the slip road. This creates an accessible 1:21 gradient along the slip road which would be a shared pedestrian and cycle route to Dewberry Close, Langdon Park School and the future redevelopment of the Teviott Estate.

With this intervention comes the opportunity for immediate activation through workshop units and spill out areas. The access route will be lined with planting and trees, and play on the way.

Additionally the roof of the underbridge is removed where it is not necessary for the A12 carriageway and footway. This allows views to the sky and creates a lighter, brighter, safer feeling space.

 The following pages show an illustrative walk through visual experience of passing through from Highland Place to Jolly's Green and an illustrative walk through visual experience of the Underpass to the Slip Road.

- ① Entrance for pedestrians and cyclists travelling south
- ② Planting beds and new trees
- ③ Workshops and spill-out
- ④ Entrance to Dewberry Close
- ⑤ Acoustic screen with climbing plants
- ⑥ 1:21 graded route and stepped access
- ⑦ Access route to Jolly's Green
- ⑧ Connection to Underbridge and through to Highland Place



Fig.554 Character Area illustrative diagram Slip Road



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

Highland Place to Jolly's Green illustrative walk through



Fig.555 Highland Place to Jolly's Green Illustrative Walk Through



Fig.556 Highland Place to Jolly's Green Illustrative Walk Through



Fig.557 Highland Place to Jolly's Green Illustrative Walk Through



Fig.558 Highland Place to Jolly's Green Illustrative Walk Through (unit on right illustrates what could be added in the future but would be subject to a separate application)



Fig.559 Highland Place to Jolly's Green Illustrative Walk Through



Key plan