

Landscape masterplan

Landscape strategy

The landscape strategy compliments the six threads of the emerging illustrative masterplan by giving the main character areas a unique look and feel based on the life of their spaces.

The principle public realm character areas are:

- **High Street;** is the vibrant and active heart of the illustrative masterplan, celebrating and supporting local retail and promoting a variety of community events within the flexible neighbourhood square. The majestic existing trees are to be retained, signifying a formal avenue freshly designed to provide more pedestrian space whilst embracing the materials of East London. The character of the High Street revolves around the its bright outdoor seating and dining tables, colourful play structures, ornamental planting and dramatic lighting.
- **Community Lane;** with a particular emphasis on community, this north-south link is a key pedestrian route that feels softened and green through an informal arrangement of trees in contrast to the more urban palette of Enterprise Yard. Its length is bookended by Nairn Square to the north and a central lawn to the south at Culloden Green. In both of these important nodes, dedicated play areas and playable landscape are complimented by a mixture of formal and Informal seating for residents to meet and socialise with family and friends. Neighbourly interaction is facilitated through front door spaces that spill out on to the lane, with low dividing walls and hedges.
- **Enterprise Yard;** in stark contrast to the softness of the Lane, Enterprise Yard is a space for making; it uses robust materials and enjoys a harder urban feel. Groups of trees selectively line its length, and importantly a resilient native corridor and woodland edge borders the A12, whilst providing a greener and safer approach to the repurposed underpass.
- **Healthy Street;** a new green boulevard and green space connector along the existing Abbott Road, forming the backbone of the illustrative masterplan and facilitating access and movement between the existing open spaces, new green spaces, and beyond. Connects the new public realm at Highland Place through to the wider neighbourhood, west of the A12, via the underbridge, Jolly's Green and the Slip Road. The narrowed carriageway promotes a pedestrian friendly environment, through the more generous provision of pedestrian space and more good crossings. New avenue trees compliment the existing mature street tree canopy, which is further greened through a planted road edge, seating and play-along-the-way.

- | | |
|---|--|
|  Healthy Street |  Community Lane |
|  High Street |  East-West Links |
|  Enterprise Yard |  Blue Loop |
| |  Green Space Improvements |

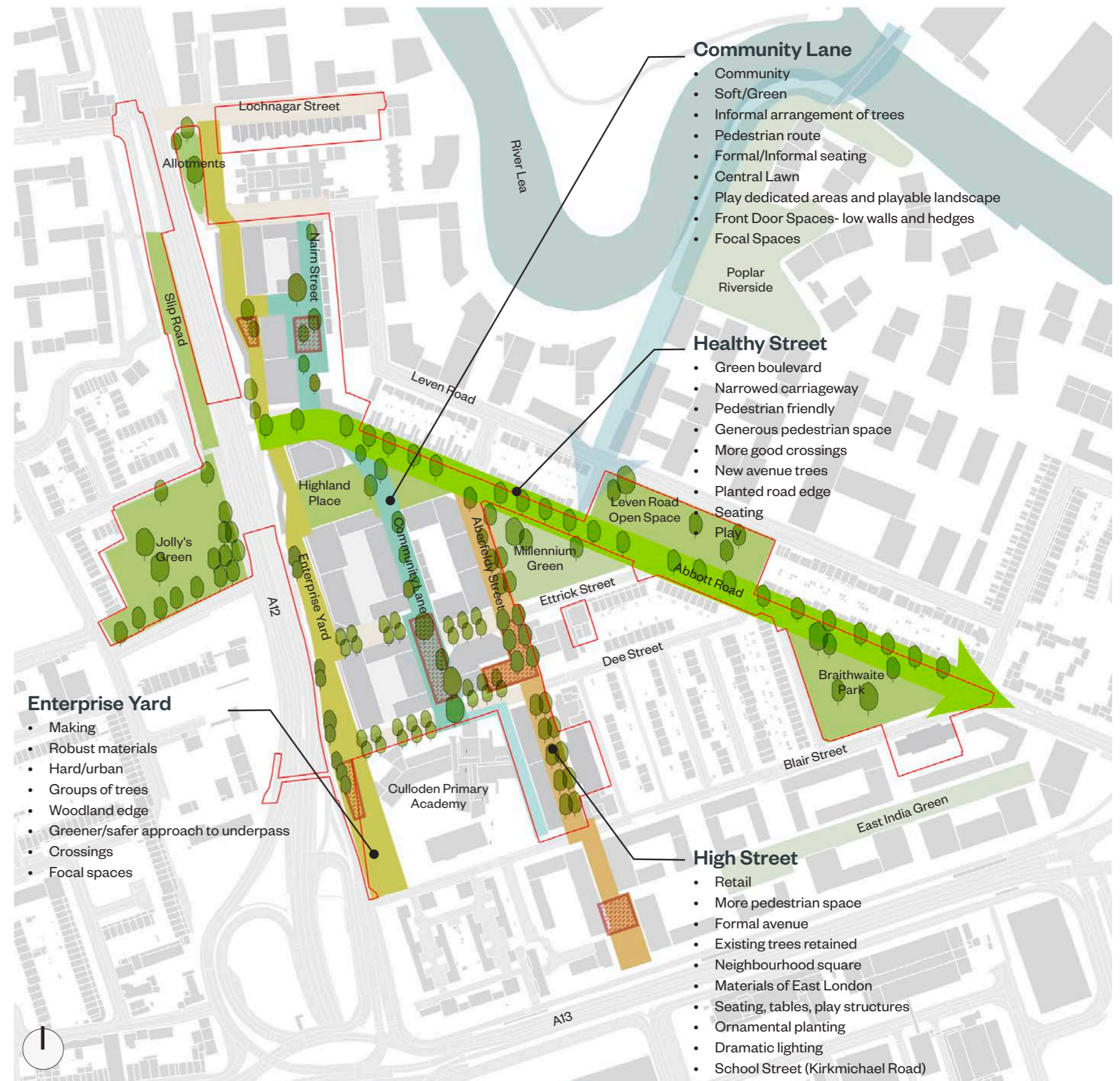


Fig.446 Landscape Strategy diagram

Open space

Existing area deficit

The accompanying diagram shows the existing open space deficiency plan of LBTH. Publicly accessible open spaces are counted when they are 1 hectare or greater.

As can be seen from the diagram, individually the existing green spaces within the Site are not equal to or greater than 1 hectare. Therefore the entire site is considered to be currently deficient of open space. The A12 is also a particular barrier to green connections across.

- Site Boundary
- London Borough of Tower Hamlets boundary
- Water space
- Publicly accessible open space
- 5 min walking distance (400m) to publicly accessible open space
- Area of open space deficiency

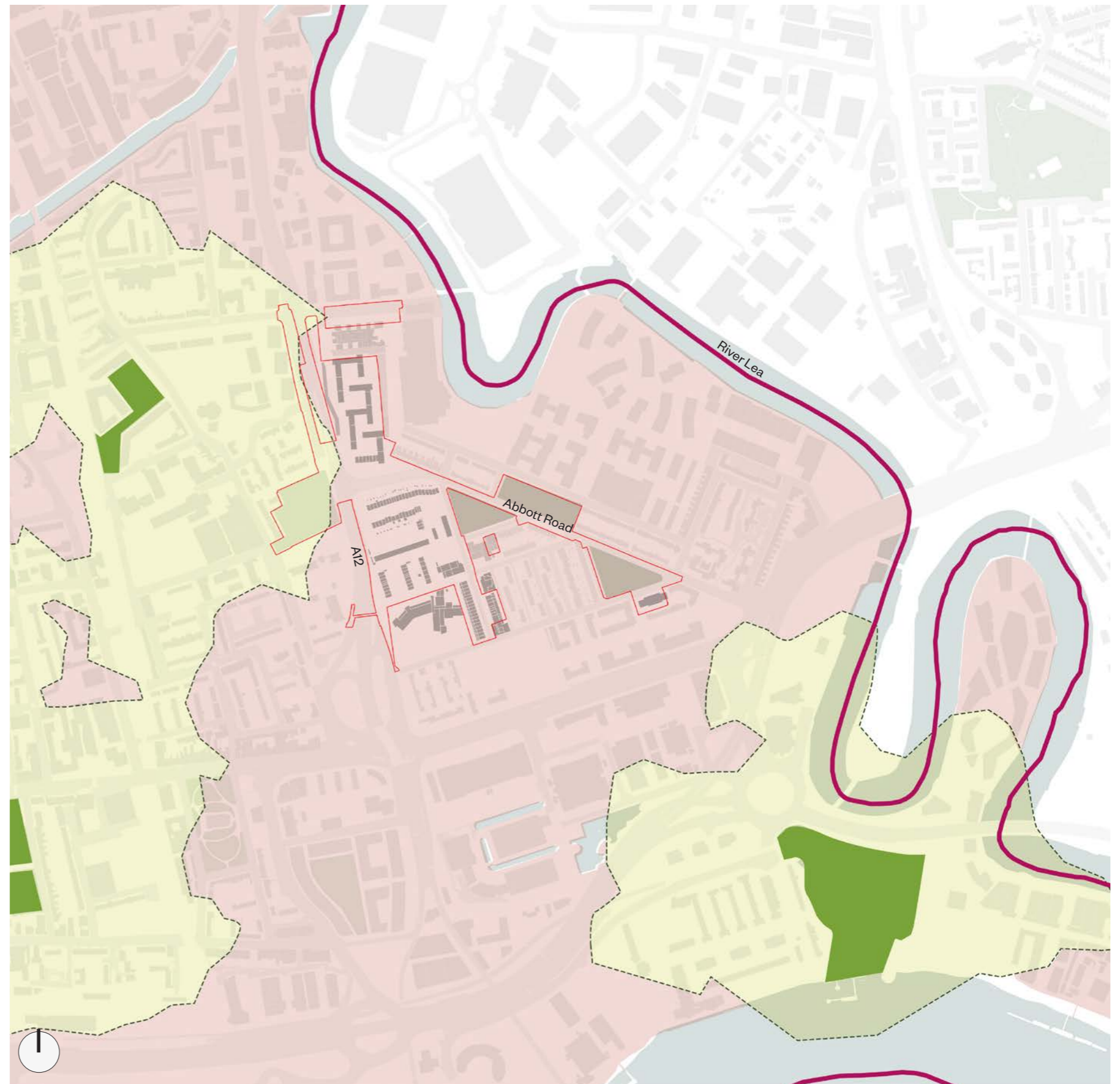


Fig.447 Open Space Existing Area Deficit diagram

Open space

Illustrative proposal

By stitching the existing green spaces together and creating a series of additional open spaces of varying sizes a connected green network opens up and enhances previously poorly connected space.

In this way, the illustrative masterplan produces a critical mass of green space that addresses the deficiency.

- Site Boundary
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- Water space
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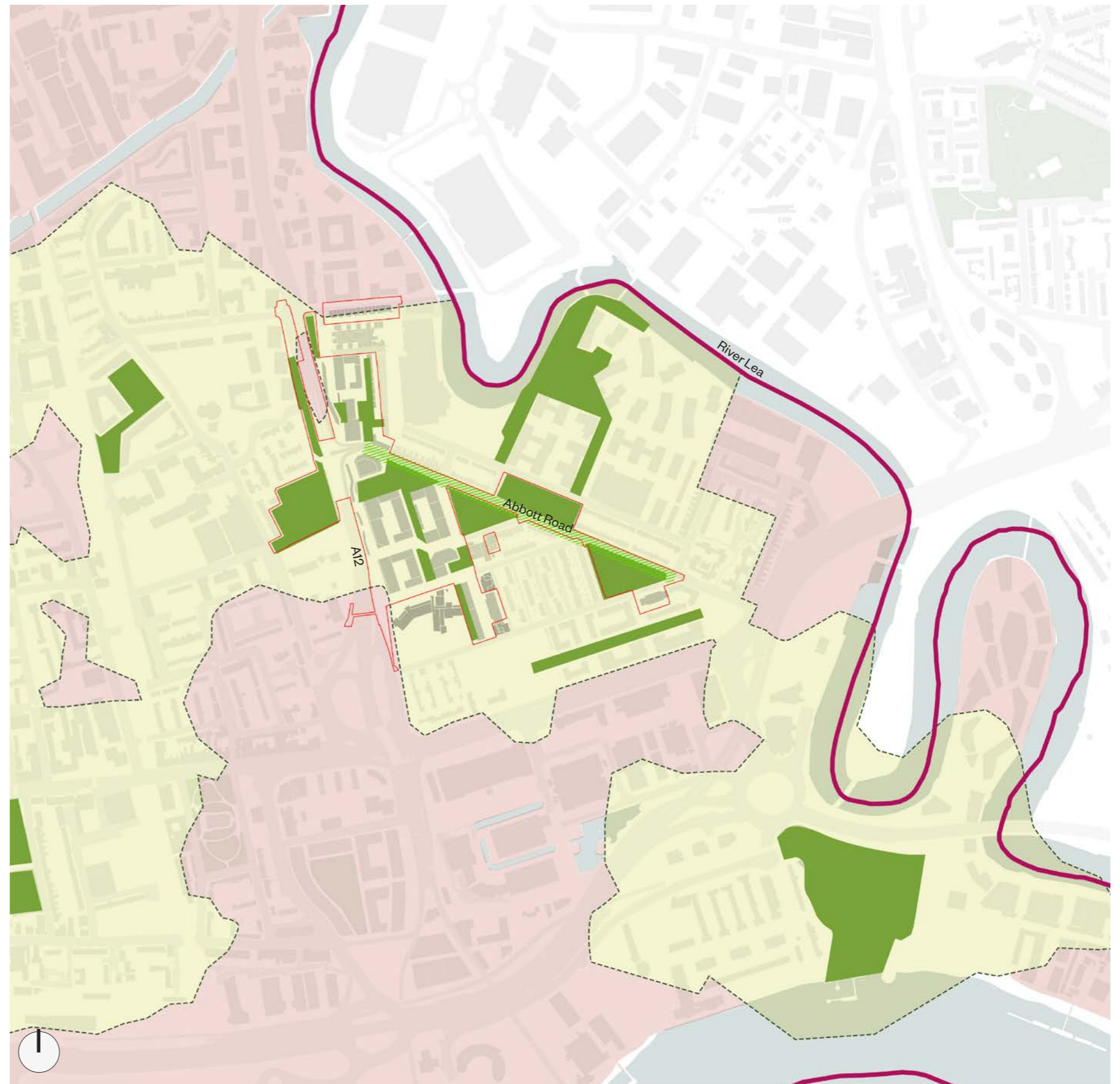


Fig.448 Open Space Illustrative Proposal diagram

Proposed illustrative play and open space provision

Proposed illustrative provision overview

Open space:

Typology	Scheme Requirement (sqm)	Proposed Illustrative Scheme Provision (up to sqm)
Proposed Illustrative Open Space	n/a	3,574
Existing Greenspace Proposed Illustrative Open Space		5,984
TOTAL	n/a	up to 9,558

Play space:

Play Typology	Scheme Requirement (sqm)	Proposed Illustrative Scheme Provision (up to sqm)
Proposed Illustrative Dedicated Play (All ages)	n/a	2,452
Proposed Illustrative Playable Landscape (All ages)		3,954
SUB-TOTAL (inc. dedicated play, playable landscape, exc. existing greenspace)	n/a	up to 6,406
Existing Greenspace Proposed Illustrative Dedicated Play	n/a	(4,075)
Existing Dedicated Play		(-1,553)
Existing Greenspace difference of Proposed - Existing (All Ages)		2,522
SUB-TOTAL (including all dedicated play, excluding playable landscape)	6,388	up to 4,974
TOTAL (including dedicated play, playable landscape and existing greenspace)	6,388	up to 8,928

The London Borough of Tower Hamlets Play Space Child Yield Calculator has been used to demonstrate both Scheme Requirement and Scheme Provision (sqm).

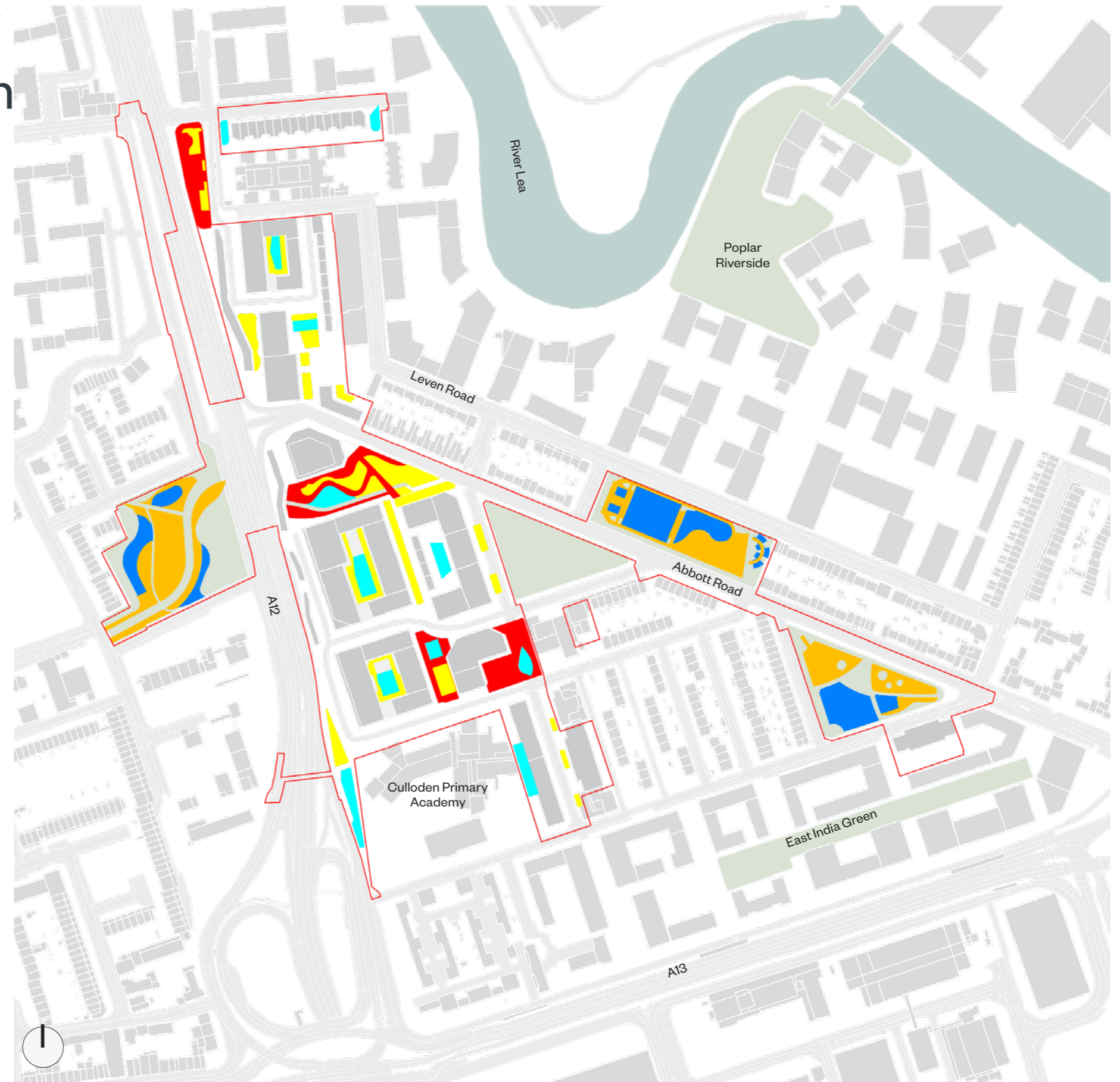


Fig.449 Proposed Illustrative Play and Open Space diagram - Overview

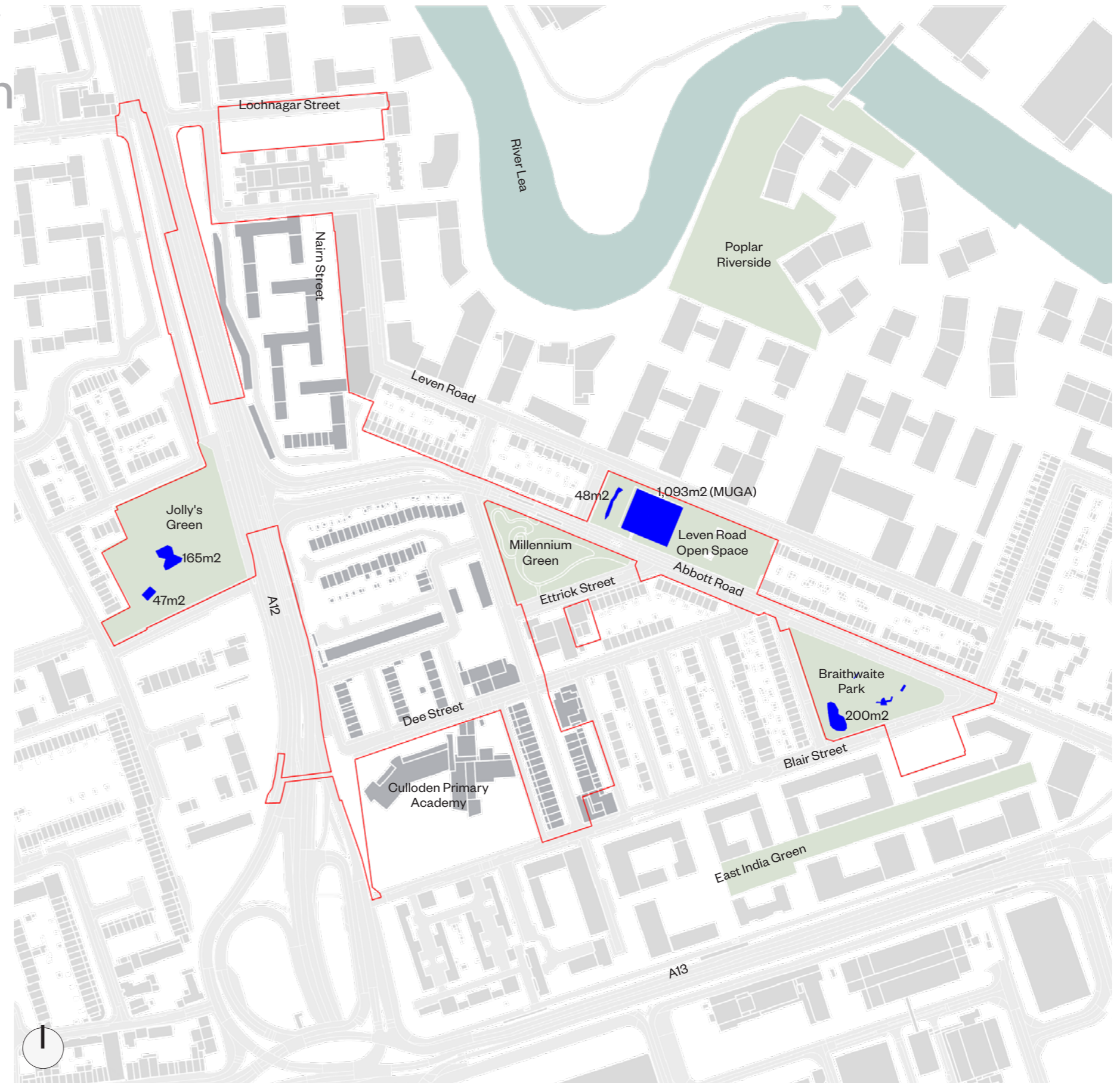
— Site Boundary

Proposed illustrative play and open space provision

Existing dedicated play in existing greenspaces

The three Existing Greenspaces of Braithwaite Park, Leven Road Open Space, and Jolly's Green are all included within the red line boundary of this outline planning application.

It is acknowledged that the three Existing Greenspaces already provide 1,553m² of dedicated play, in the form of the MUGA (1,093m²) at Leven Road Open Space, as well as play equipment and gym equipment.



Typology	Area (sqm)
Existing Dedicated Play (All Ages)	1,553

Fig.450 Existing Dedicated Play diagram - Existing Greenspaces

— Site Boundary

Proposed illustrative play and open space provision


Illustrative dedicated play in existing greenspaces

As part of the wider masterplan, it is proposed to substantially upgrade the facilities within the Existing Greenspaces of Braithwaite Park, Leven Road Open Space and Jolly's Green. This has been developed in line with community consultation for the aforementioned two parks. It is proposed that community consultation is also undertaken for Jolly's Green to further develop the concept design beyond the outline planning application.

The masterplan proposal for the Existing Greenspaces includes new general arrangements to enhance the connectivity of the wider area and improve the access and usability of each park, as well as substantial investment in new dedicated play. This includes both play equipment and gym equipment for a range of ages and abilities, as well as re-surfacing of the existing MUGA at Leven Road Open Space (1,093m²).

As shown in the diagram on the right, the proposed illustrative dedicated play for the Existing Greenspace proposes a total new area of 4,075m². On balance, this represents an additional 2,522m² of proposed illustrative dedicated play across Braithwaite Park (920m²) and Leven Road Open Space (788m²), both to be delivered as part of Phase A works, and Jolly's Green (814m²).

It is acknowledged that the creation of and investment in larger dedicated play areas within the existing greenspaces results in a loss of public open space as a direct result. However, the quality of the proposed illustrative open space within the existing greenspace is also proposed to substantially increase, with greater connectivity between all three spaces, new tree planting and shrub/perennial planting, areas of wildflower meadow as well as amenity lawn, street furniture including seating and picnic benches, lighting and drinking water fountains. Currently the three existing greenspaces - notably Jolly's Green - are not well connected, and primarily offer large expanses of open amenity lawn area.

 Further information on the proposal for each of the above existing greenspaces can be found in **7.2 Character Areas**.

Play Typology	Scheme Requirement (sqm)	Illustrative Scheme Provision (up to sqm)
Illustrative Dedicated Play (All Ages)	n/a	4,075
Difference of Proposed - Existing (All Ages)	n/a	2,522

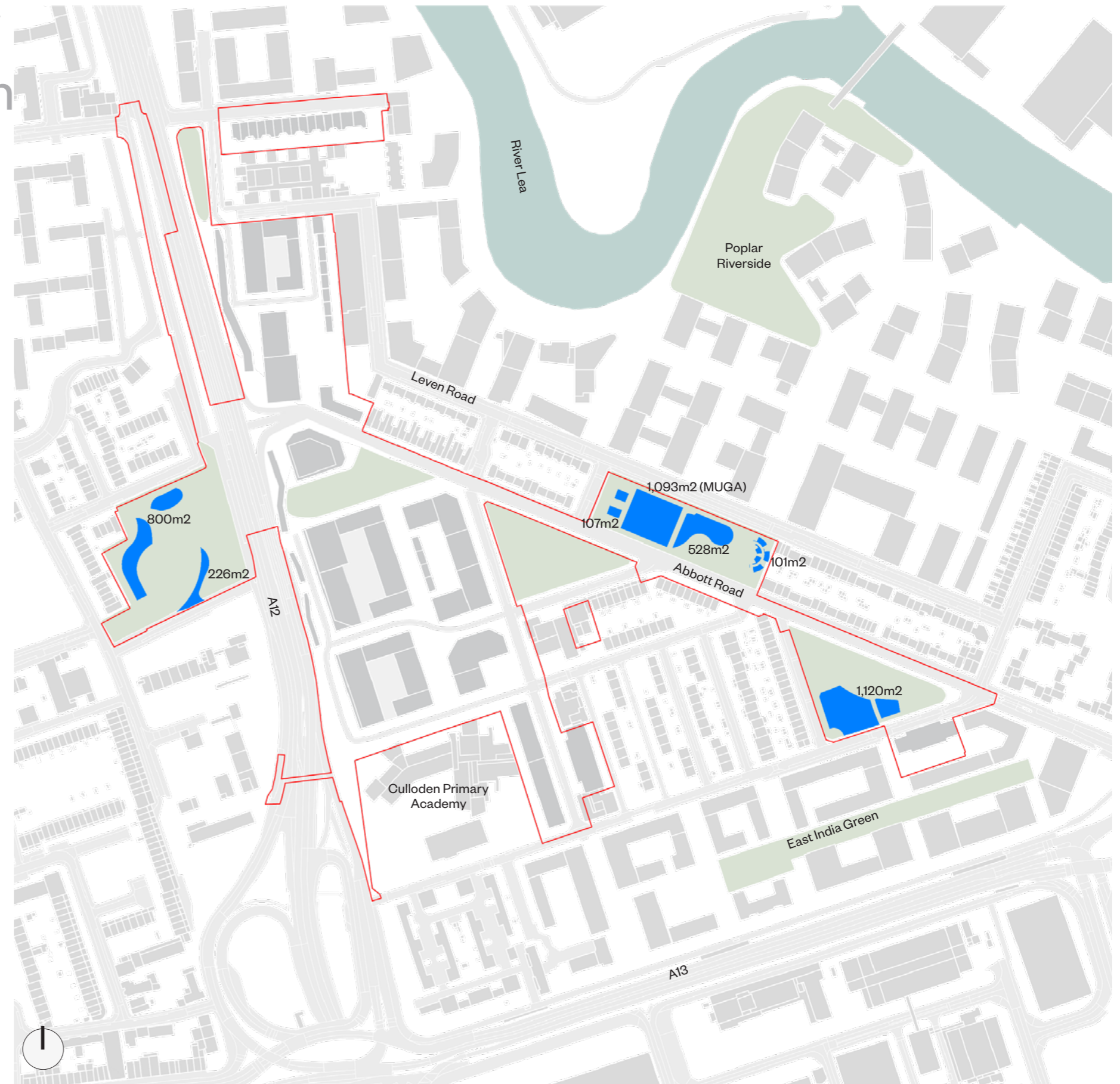


Fig.451 Illustrative Dedicated Play diagram - Existing Greenspaces

 Site Boundary

Proposed illustrative play and open space provision

Illustrative dedicated play and playable

In line with the masterplan Vision established at Stage 1, Aberfeldy Village is designed to be a child friendly neighbourhood. This means it will be a safe place for children to play out, young people will feel welcome and included and all ages of the community will enjoy spending time outside. This new approach continues to be embraced throughout the design process of this substantial scheme, taking into consideration for Policy, Design, Participation and Management (Good Growth: Design in Making London Child Friendly (2020)).

In accordance with the GLA: Shaping Neighbourhoods: Play and Informal Recreation SPG (2012), playspace must be provided for in a range of typologies addressing the needs of children of different ages at a ratio of 10sqm per child. When meeting the LBTH quantities, play should be delivered only on the ground floor and podium levels and follow the guidance in the LBTH High Density Living SPD. As part of the commitment to the new approach underpinning the masterplan Vision, the design team strongly believe that a combination of both informal playable space AND equipped playspace is required to deliver exemplary placemaking, most notably across a large scheme and within the practicalities of high density living. Substantially improved connectivity across the proposed illustrative masterplan helps to achieve the Vision and safely connect educational buildings, play areas, sports facilities, playable furniture, and areas of open lawn as part of a holistic experience for children of all ages.

It is acknowledged that the quantum of dedicated play space is not fully compliant with current policy. This has been for placemaking reasons so that the high-quality public realm is inclusive and balanced in function. A significant investment will be made in new, additional, dedicated play within the existing greenspaces, as well as their infrastructure, to substantially mitigate this situation. Additionally, up to 3,954 m2 of illustrative new playable landscape is included within the new masterplan. The illustrative dedicated play for the new masterplan (up to 2,452m2) combined with the illustrative new dedicated play for the three Existing Greenspaces (up to 4,075m2) - subtracting the area of existing dedicated play (1,553m2) to be removed and upgraded - represents a total of up to 4,974m2 of proposed illustrative new dedicated play within the red line planning application boundary.

The project will provide a combined total of up to 4,974m2 of dedicated play. This is 78% of the total scheme requirement for play (6,388m2): the dedicated provision is 22% below requirement.

The project will provide a combined total of up to 4,974m2 of dedicated play and up to 3,954m2 of playable landscape. This is 140% of the total scheme requirement for play (6,388m2): the overall provision is 40% above requirement.

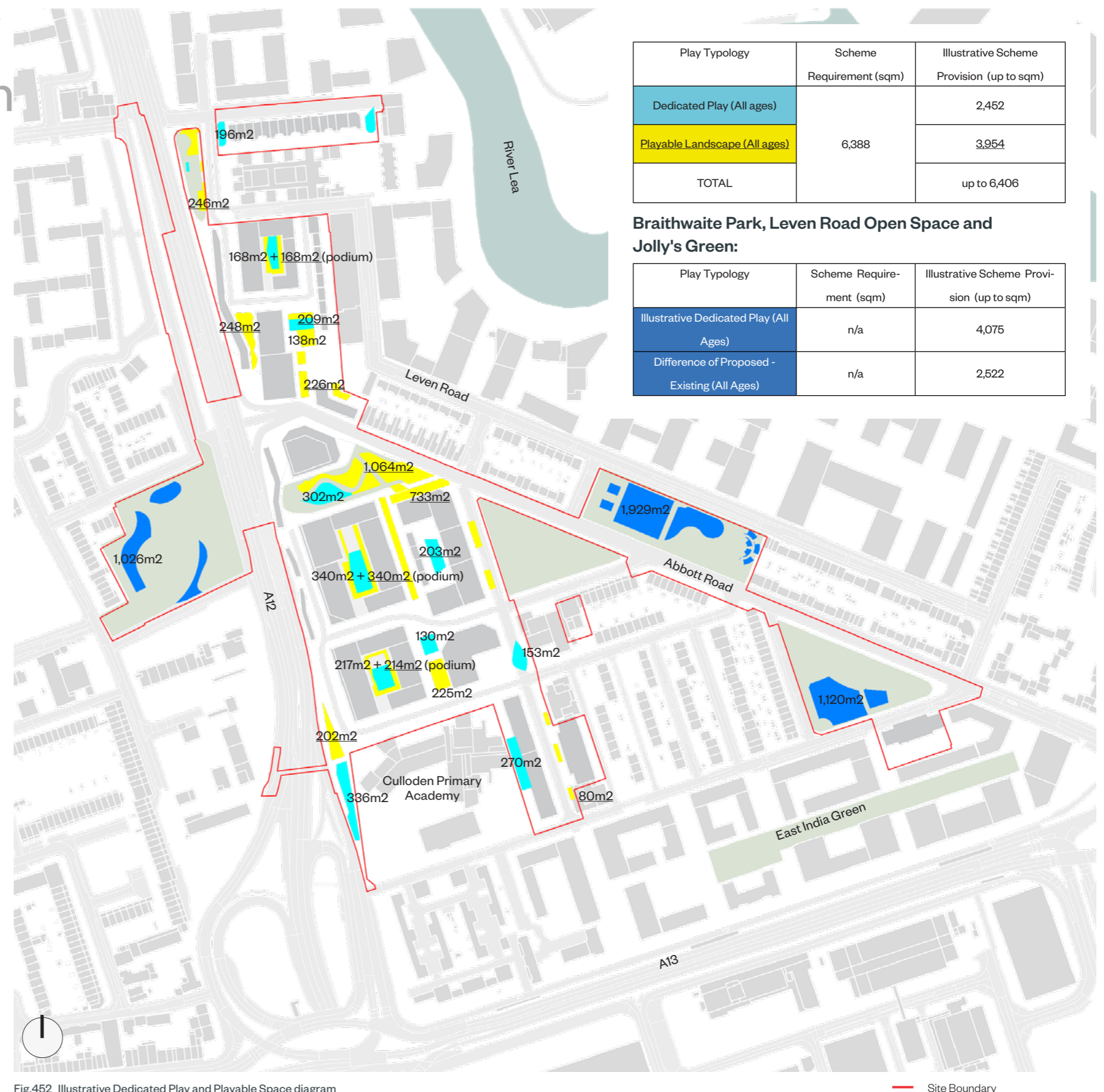


Fig.452 Illustrative Dedicated Play and Playable Space diagram

— Site Boundary

Play Typology	Scheme Requirement (sqm)	Illustrative Scheme Provision (up to sqm)
Dedicated Play (All ages)	6,388	2,452
Playable Landscape (All ages)		3,954
TOTAL		up to 6,406

Braithwaite Park, Leven Road Open Space and Jolly's Green:

Play Typology	Scheme Requirement (sqm)	Illustrative Scheme Provision (up to sqm)
Illustrative Dedicated Play (All Ages)	n/a	4,075
Difference of Proposed - Existing (All Ages)	n/a	2,522

Proposed illustrative play and open space provision

Play space precedents

Dedicated Play Space

This is defined in the High Density Living SPD as 'Spaces where play is identified as a prime function. These include playgrounds, playing fields, skate parks and other recreation areas.'

Playable Space

This is defined in the High Density Living SPD as 'A playable space is one where children's active play is a legitimate use of the space. Playable space typically includes some design elements that have 'play value': they act as a sign or signal to children and young people that the space is accessible, safe and fun.'



Fig.453 Dedicated play example



Fig.454 Dedicated play example



Fig.455 Dedicated play example



Fig.456 Playable landscape example



Fig.457 Playable landscape example

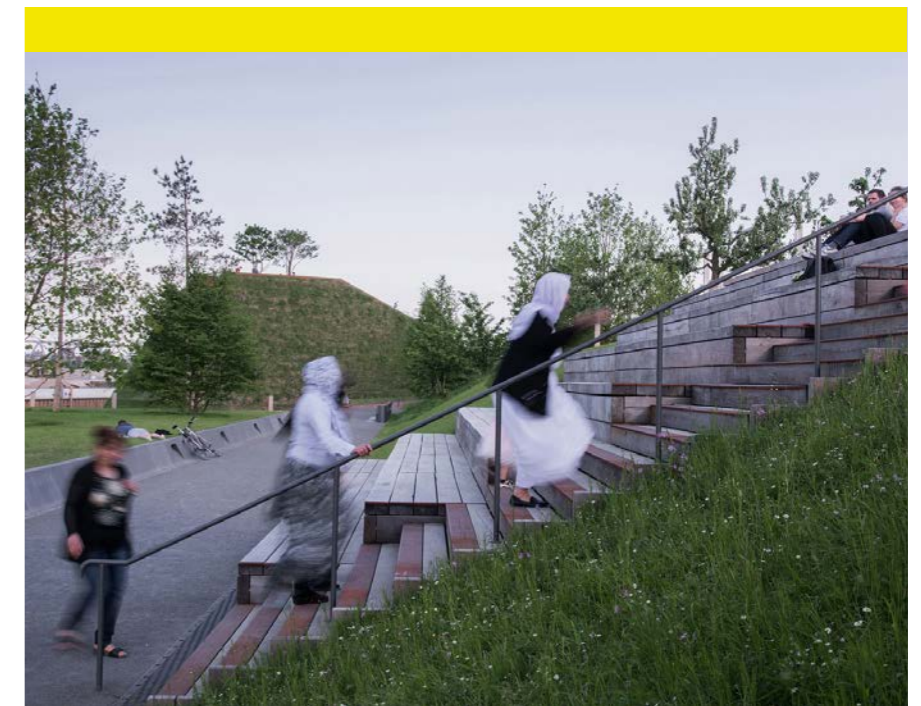


Fig.458 Playable landscape example

Proposed illustrative play and open space provision

By age

The illustrative on-site play strategy consists of a mixture of outdoor play spaces with dedicated and playable components woven incidentally throughout the public realm. The London Borough of Tower Hamlets Play Space Child Yield Calculator has been used to demonstrate both Scheme Requirement and Scheme Provision (sqm). All of the play requirements can be satisfied on Site.

0-4yrs, doorstep play

Doorstep play is located such that at least one play space is located within 100m of every residential front door within the public open space. The play provision for the younger age group will be landscaped spaces that includes engaging play features for young children and places for parents to sit and talk close to the activity and with a good view of the children.

5-11yrs, local play

Play for older children will consist of elements upon which children can play and be physically active. This can range from simple changes in level, undulating forms, raised platforms and playful terrains, to fixed equipment integrated into the landscape that allows children to swing, slide and climb. Seating areas would be set slightly further back from play space for passive supervision by parents and carers.

12+ yrs, neighbourhood play

Play provision for this age group in their teens should include facilities for informal sport or recreation activities, providing a space for space for young people to meet and congregate.

It is vital to consider both gender mainstreaming and accessibility when designing for children and young people, and the different age groups.

Age Profile (Play Typology)	Scheme Requirement (sqm)	Illustrative Scheme Provision (up to sqm)
Under 5 years (Doorstep Play)	2,483	2,495
5 - 11 years (Local Play)	2,009	2,009
12 - 18 years (Neighbourhood Play)	1,896	1,902
TOTAL	6,388	up to 6,406

Braithwaite Park, Leven Road Open Space and Jolly's Green:

Play Typology	Scheme Requirement (sqm)	Illustrative Scheme Provision (up to sqm)
Illustrative Dedicated Play (All Ages)	n/a	4,075
Difference of Proposed - Existing (All Ages)	n/a	2,522

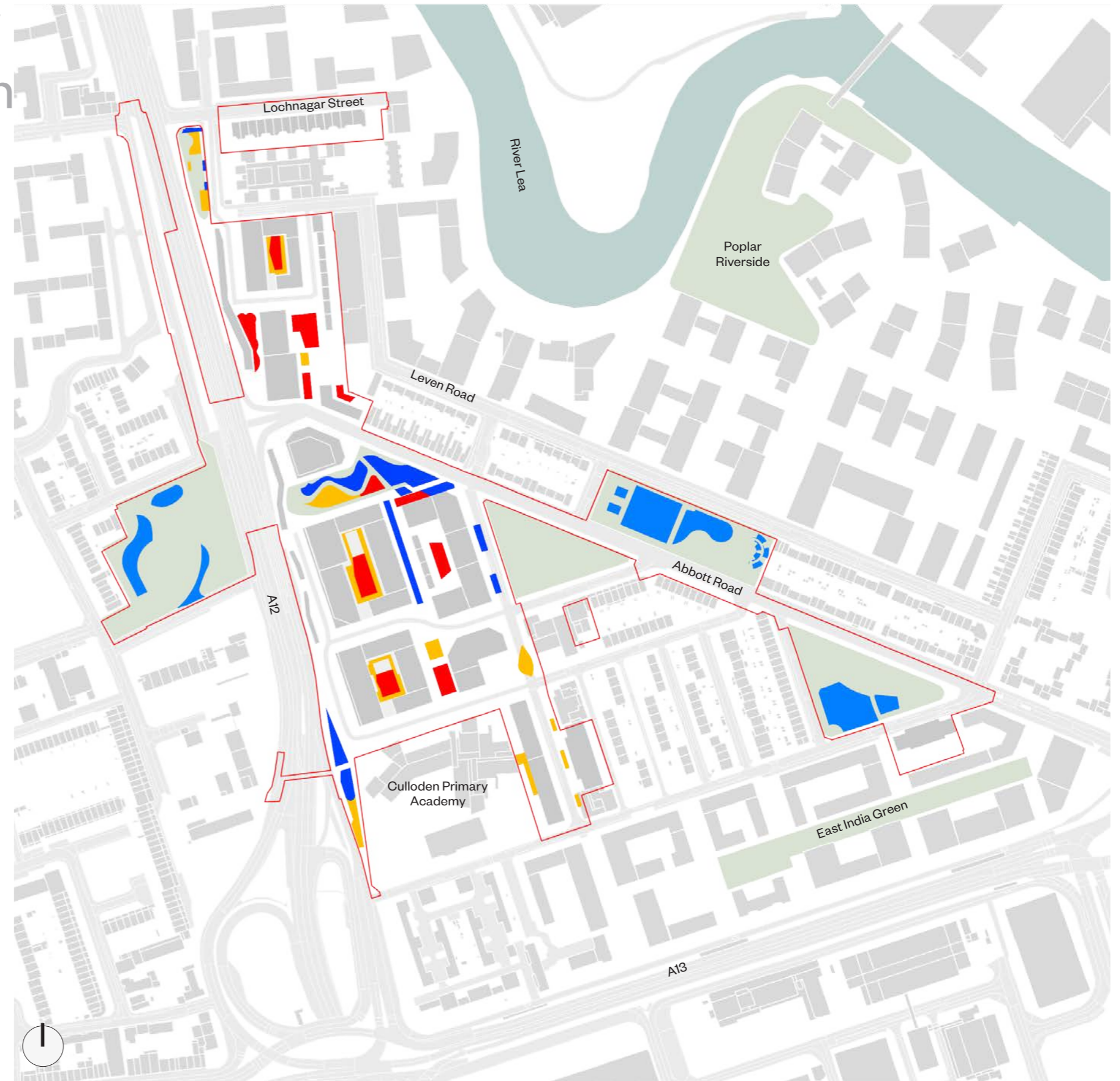


Fig.459 Illustrative Play Space Provision by Age diagram

— Site Boundary

Proposed illustrative play and open space provision

Play space precedents



Fig.460 0-4 doorstep play example



Fig.461 5-11 local play example



Fig.462 12-18 neighbourhood play example



Fig.463 0-4 doorstep play example



Fig.464 5-11 local play example



Fig.465 12-18 neighbourhood play example

Proposed illustrative play and open space provision

Proposed illustrative open space

The Site's allocation within the LBTH Local Plan (2020) does not set a requirement for a m2/ha provision of open space.

The diagram opposite shows the illustrative Proposed Development has a combined offer of up to **3,574m2** of new public open space. The open spaces are of high quality and varying character, enabling a variety of uses and meeting the needs of the existing community as well as the new residents.

This has been designated as illustrated in the adjacent diagram and comprises of the following:

- Highland Place; a new piece of public realm contributing to a key pedestrian and cycle connection, this space maximises the opportunity to use the slopes/level changes to create a unique environment for a variety of activities, such as terraced seating for gathering and sloped lawns for sunbathing/relaxing. This is integrated with playable landscape features, delivered as a separate provision but same holistic design approach;
- The Square; a sizeable space at up to 1,043m2, this performs 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;
- Culloden Green; is a key local square/green at the heart of Community Lane, that connects Culloden School, Dee Street, Ettrick St, individual entrances to blocks and the lobby entrance to Plot F. Like Highland Place, it is a child-centric design with playable landscape at its heart; this play provision is calculated separately on the following pages;
- Allotments; the transformed area of public realm around plot J is born from an existing essence of rustic garden character in the makeshift allotments on site.

Illustrative open space calculations exclude trafficable and servicing areas, and allow for an offset of 1.5m from all building facades.

Further information on each of the above can be found in **7.2 Character Areas**.

— Site Boundary

Typology	Scheme Requirement (sqm)	Illustrative Scheme Provision (up to sqm)
Illustrative Open Space	n/a	3,574
Existing Greenspace		5,984
Illustrative Open Space		3,954
Illustrative Playable Landscape		

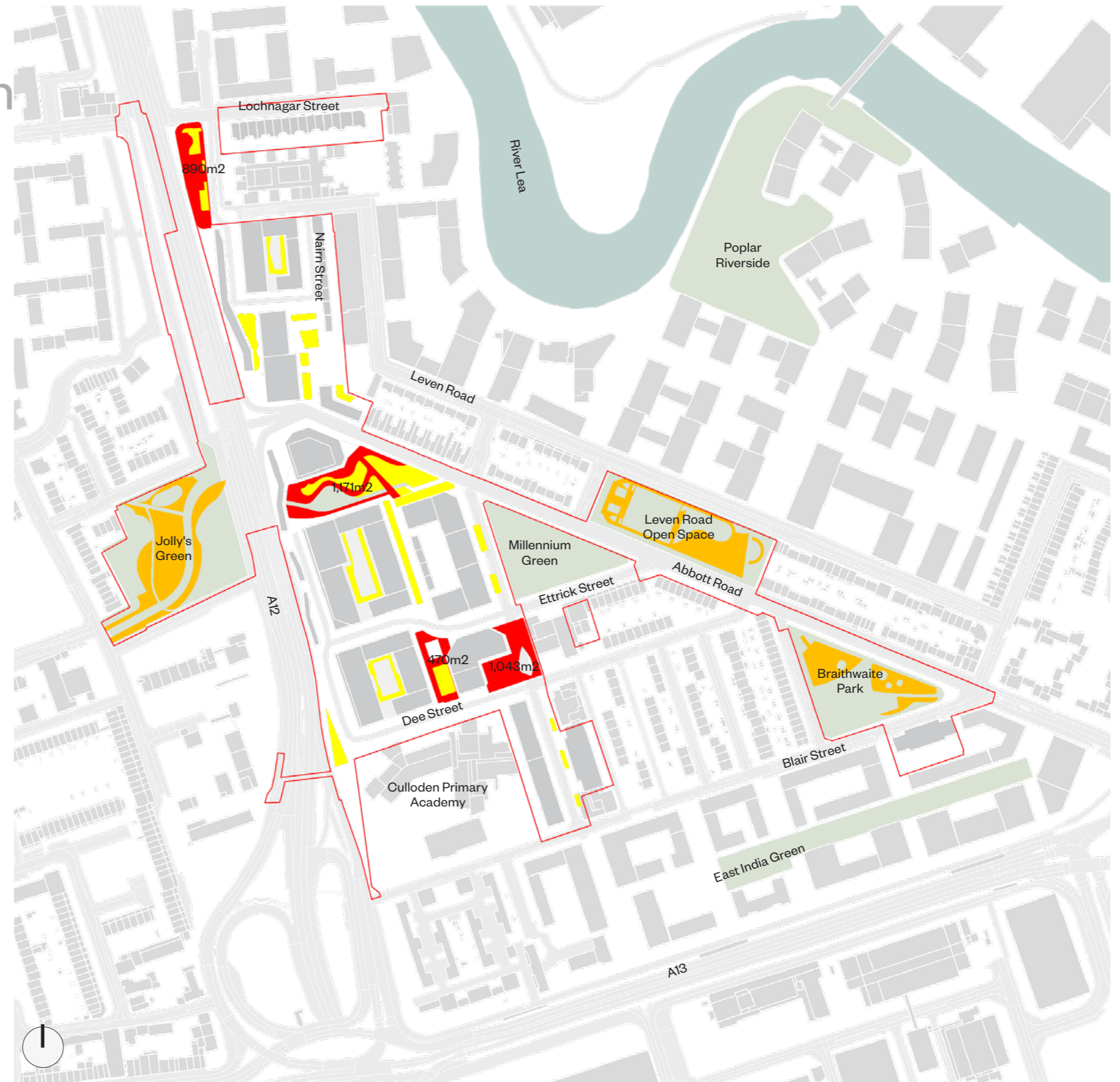


Fig.466 Illustrative Open Space diagram

Proposed illustrative play and open space provision

For developments with 10 or more residential units, the minimum communal amenity space (excluding circulation areas, access routes and waste or bike storage) should be 50 square metres for the first 10 units plus a further one square metre for every additional unit thereafter - LBTH Policy D.H3 of the Local Plan (2020).

The residents' amenity in B3 is illustrated as an internal space forming part of the Residents Hub, which could serve the whole Proposed Development and not just the residents of B3.

Illustrative internal communal amenity space is also proposed within Plot H1 + H2 and Plot I, as part of Phase A works.

The illustrative external communal amenity spaces include a combination of groundfloor courtyards, level 1 Podiums, and Roof Gardens. For further information on Podiums and Roof Gardens, refer to the Character Areas in section 7.2.

Further information on Plots F, H, I & J can be found in the **Phase A Design and Access Statement**.

Typology	Plot	Illustrative Scheme Provision (up to sqm)
Communal Amenity	Residents Hub (B3)	850
	Plot D courtyard	684
	Plots A, C, E podiums	349
	Plots A-E roof terraces	1,913
	Plot F	279 (roof)
	Plot H	130 (roof) +108 GF
	Plot I	176 (roof) + 85 GF
	Plot J	0
		up to 4,575

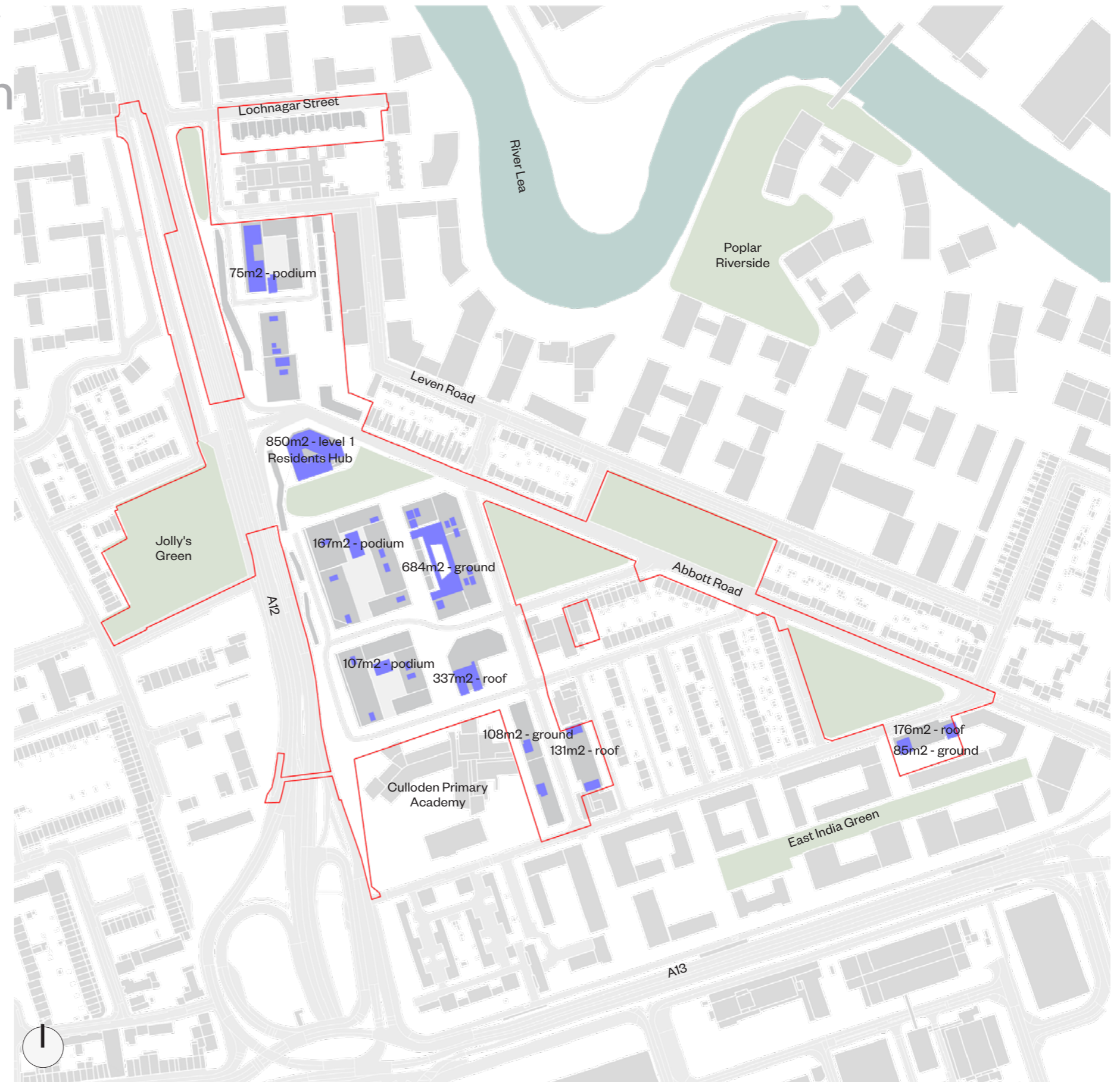


Fig.467 Illustrative Communal Amenity Space provision

— Site Boundary