

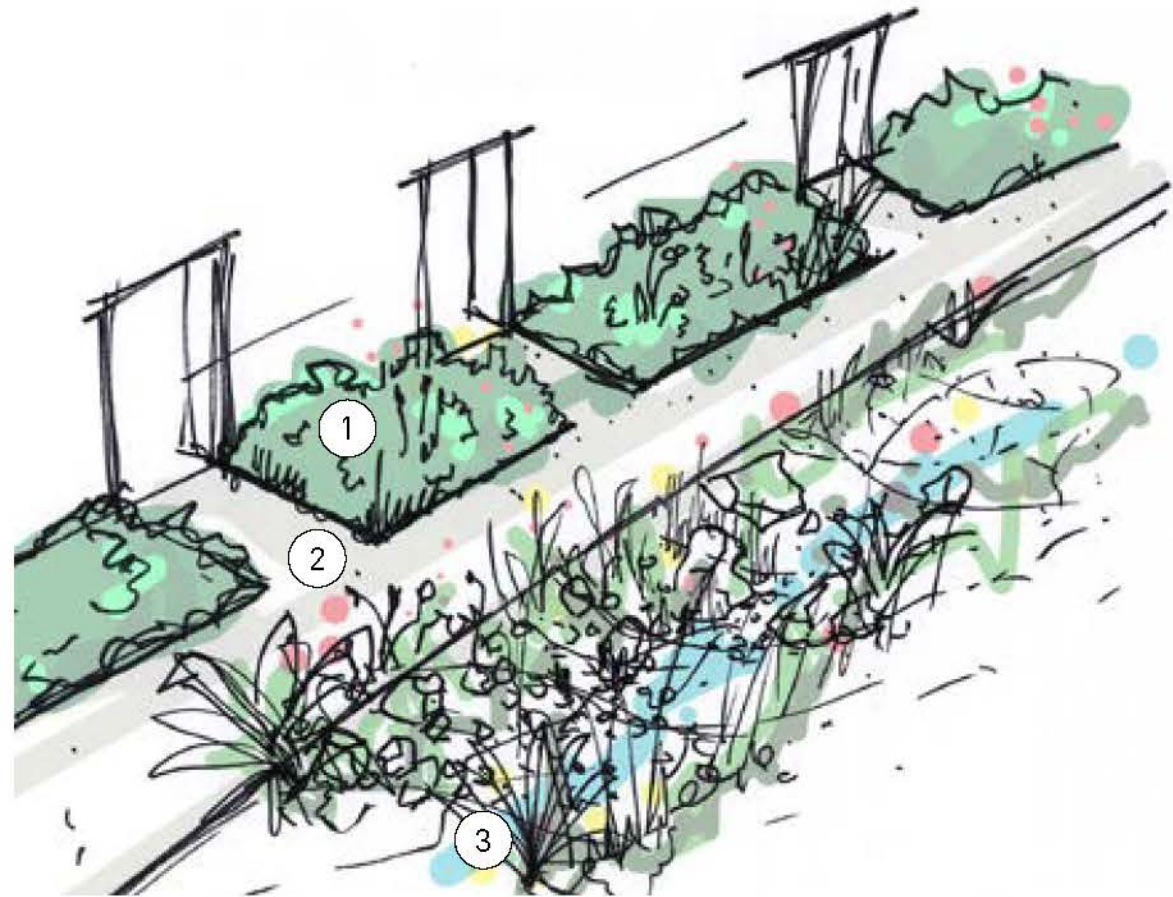
BOUNDARY TREATMENT: MARSH MEWS FRONT GARDENS

The current proposal for the front gardens along Marsh Mews utilises the defensible space created by the swale and rain garden to reduce the amount of fencing and railings.

The idea is that the rain garden provides a moat like condition between the shared space route and the private front gardens. Each front garden then includes an area of planting adjacent to the building, but no specific railing or fence. This will help maintain a high level of visual permeability and reduce the amount of street clutter installed as part of the scheme.

This approach will need to be reviewed and approved by Secure By Design post planning.

Plan extract. Plot A, Building A West North and South



The sketch above illustrated how the planting defines each private front garden, and acts as a buffer from the adjacent path.

The rain gardens provide a natural defensive line between the shared space route and the town house entrances.

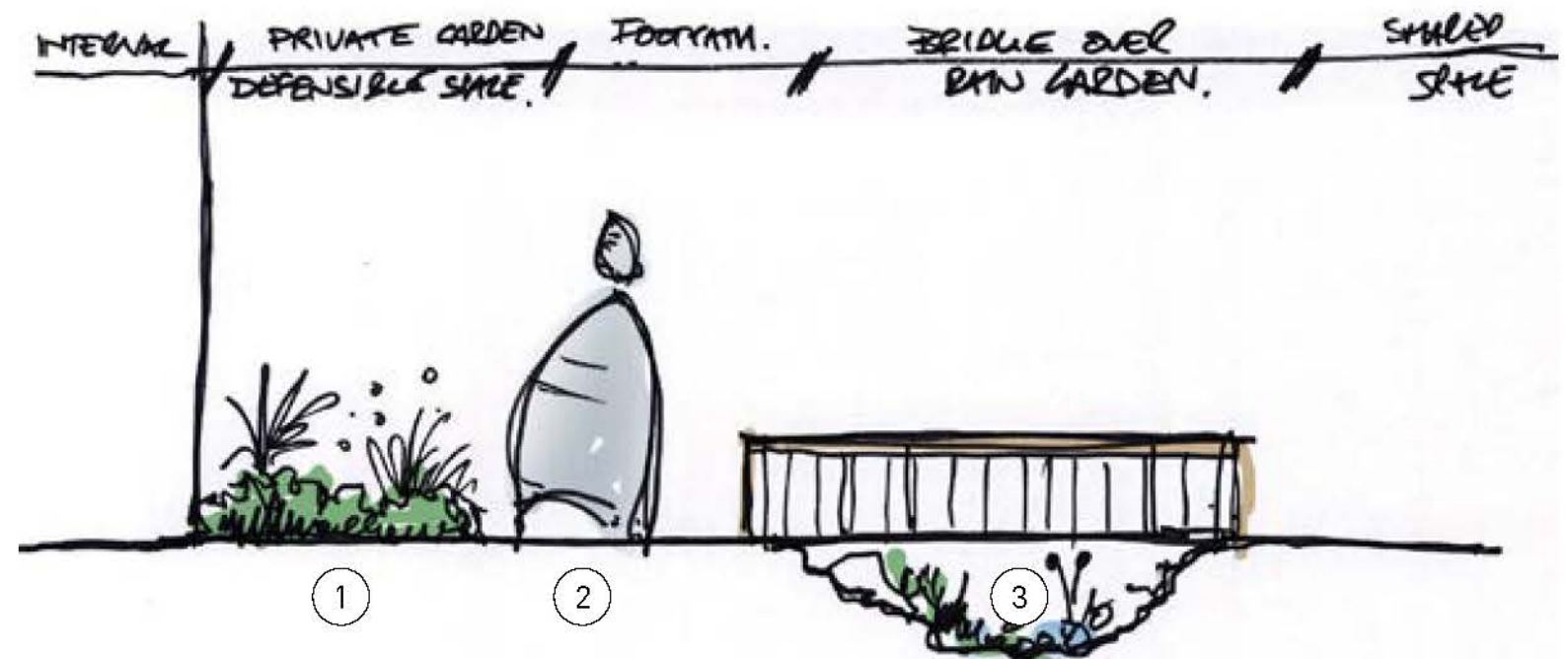
KEY FEATURES:

- 1. Defensible space planting / front garden.
- 2. Resin bound gravel footpath.
- 3. Rain garden / swal area, acting as a moat to protect the front garden areas.

DROUGHT TOLERANT PLANTING IN FRONT OF BUILDING: DEFENSIBLE SPACE PLANTING



RAIN GARDEN



BOUNDARY TREATMENT: MARSH MEWS REAR GARDENS

This page sets out some initial proposals for the boundary treatments in the rear gardens of the Town Houses. The final specifications to be confirmed following consultation with local residents and Secure By Design.

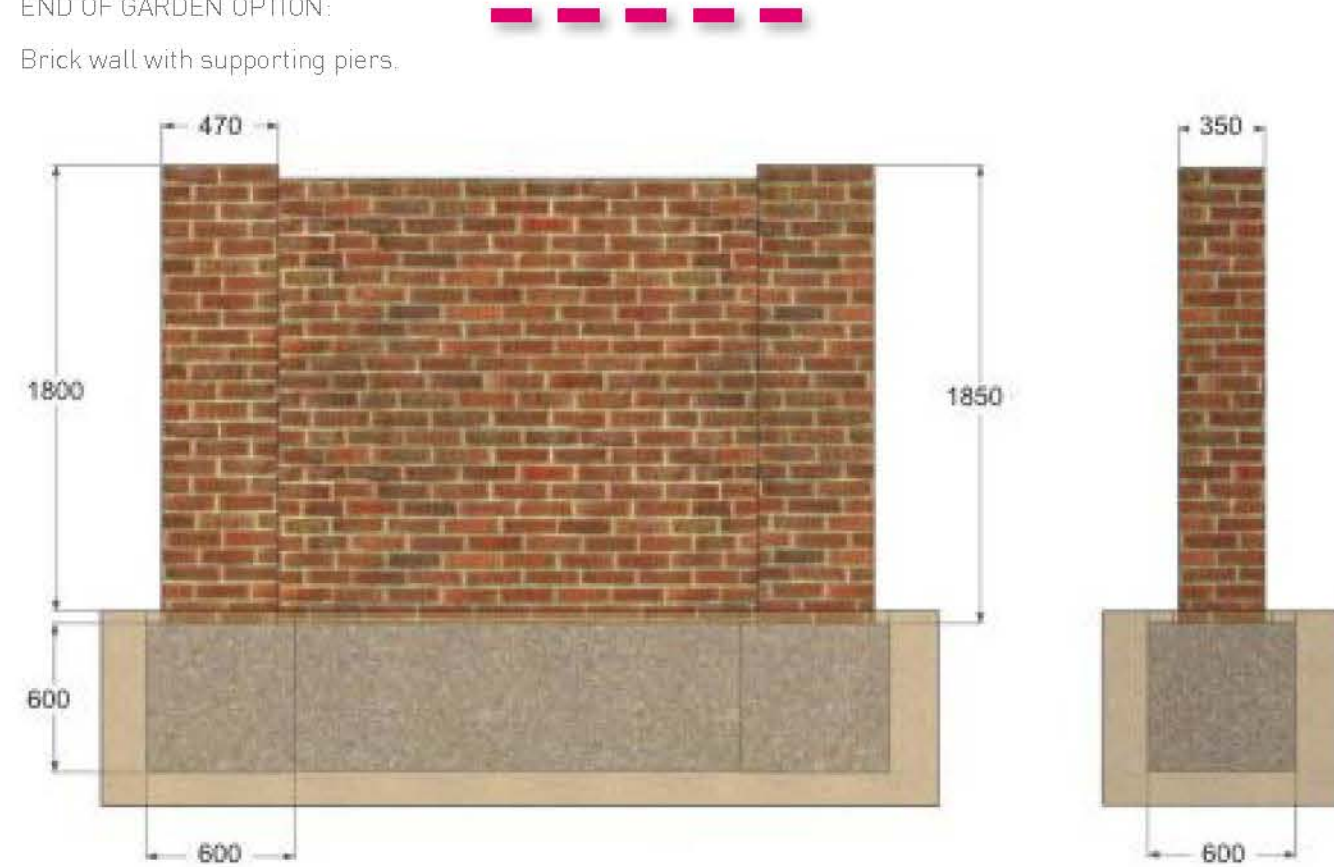
The primary concerns relate to security and privacy, with aesthetics and place making also important considerations.

Plan extract. Plot A, Building A West North and South



END OF GARDEN OPTION:

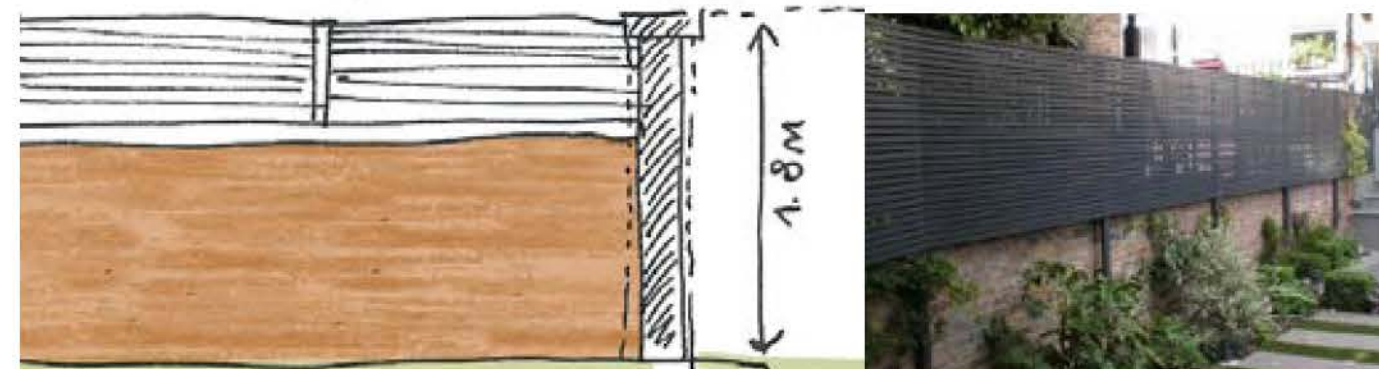
Brick wall with supporting piers.



KEY CONSIDERATIONS FOR REAR BOUNDARY TREATMENT:

Privacy and security are important. A higher fence or wall with limited visual permeability would be more suitable in this area.

GARDEN SIDE OPTION:



KEY CONSIDERATIONS FOR SIDE BOUNDARY TREATMENT:

Privacy and security are important, but the visual porosity can be increased with panels reducing in height as you move down the garden.

This page sets out a variety of options or approaches which could be adopted to address the boundary treatment conditions across the scheme.

The final selection to be developed with input from the project engineers and Secured By Design.

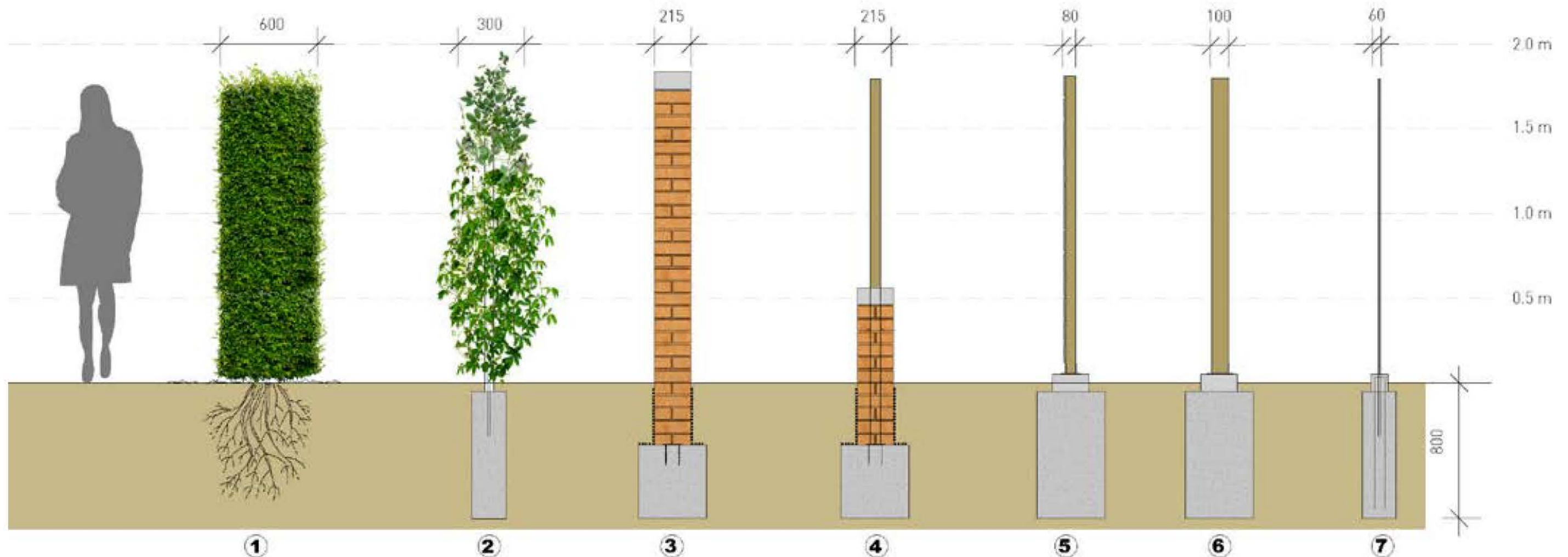
Each option has its own unique attributes, and may be more appropriate in some conditions than others. Assessing the suitability of each option will form part of the detail design process.

The primary objectives for all boundary treatments are as follows:

- Security.
- Maintain and ensure privacy where required.
- Facilitate oblique views through boundaries where appropriate.
- Style and aesthetics.
- Strength and durability.
- Maintenance requirements and ease of procuring replacement parts.

BOUNDARY TREATMENT AND SCREENING OPTIONS

1. Hedge (evergreen or deciduous): 600mm wide minimum.
2. Green screening: metal frame & wire net with planting: 150-250 mm wide.
3. Brick or concrete walls: 215-450 mm wide structure
4. Wall and fence combination.
5. Horizontal or vertical wooden panels: 100-200 mm wide structure
6. Painted or natural timber: 100-150 mm wide structure
7. Steel rods or railings: 50-100 mm wide structure



BOUNDARY TREATMENT: PLOT B PRIVATE GARDENS ON PODIUM

This page outlines the proposals for the boundary treatments in the private gardens situated on the plot B podium. It is important these spaces maintain an element of privacy without compromising views into the podium garden.

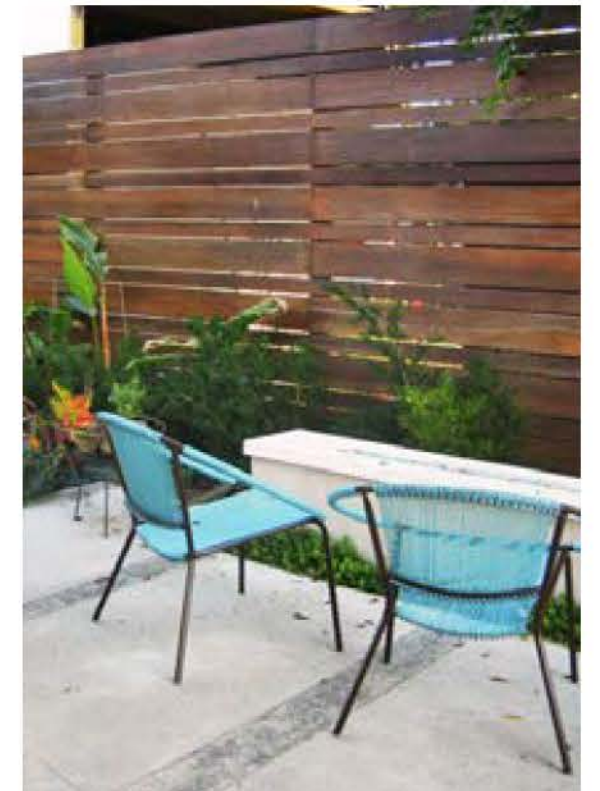
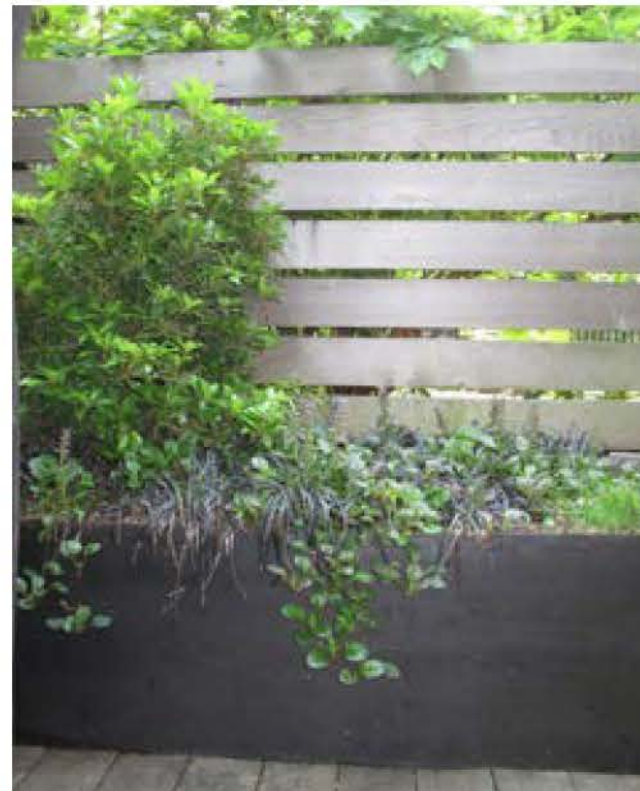
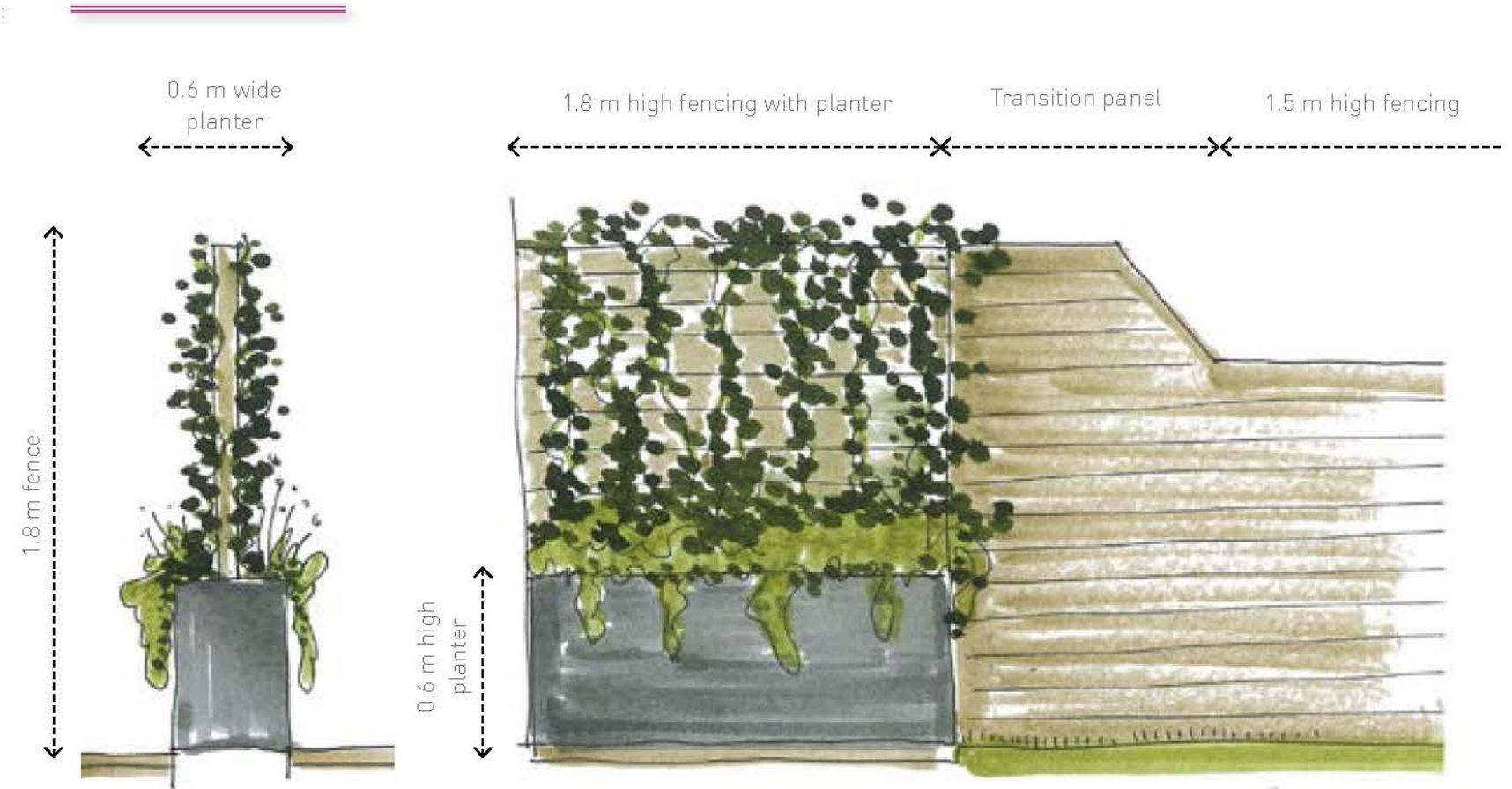
The idea is to adopt a varying height fence treatment which decreases as you move away from the property towards the podium garden. By mounting the fence in a planter we can encourage plant growth along the fence line to further green the space.



SIDE BOUNDARY PROPOSAL:

The adjacent plan identifies the locations and extents of this proposed boundary treatment.

A sketch outlining how this might look is supported by a series of precedent images below.



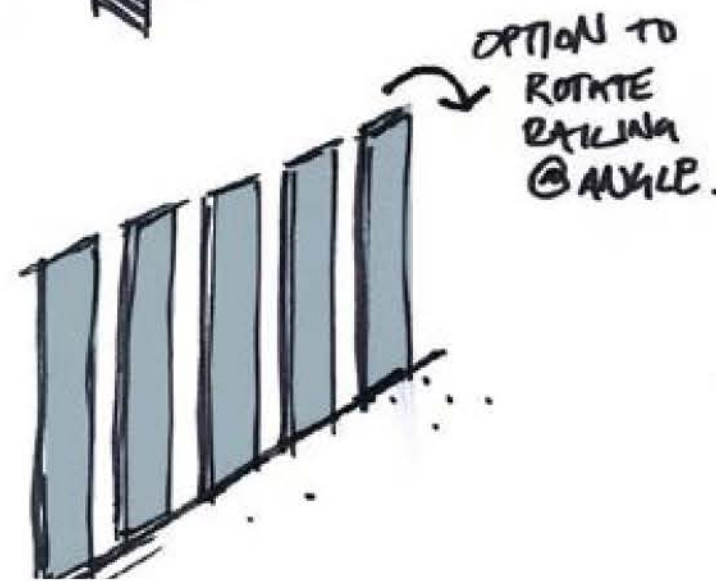
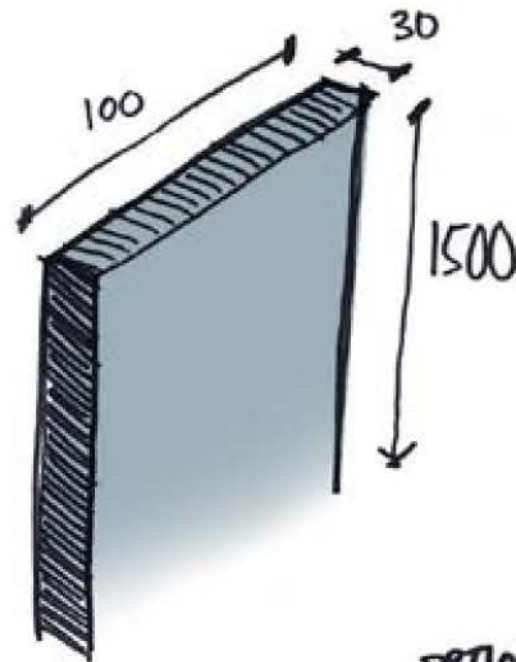
BOUNDARY TREATMENT: PLOT B FRONT GARDENS & PODIUM EDGE

The gardens which face onto the podium will include the same boundary treatment as that used in the front gardens on the ground floor. The idea is to provide a clear defensible line between public and private space, without creating a fortress or un-welcoming environment.

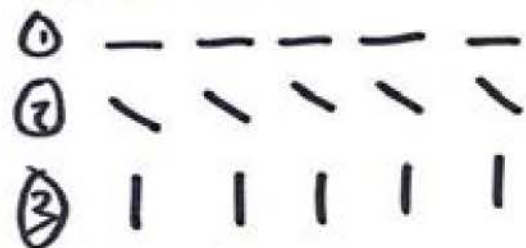
The plan below highlights the locations this treatment will be used, with a series of precedents to demonstrate the intended effect.



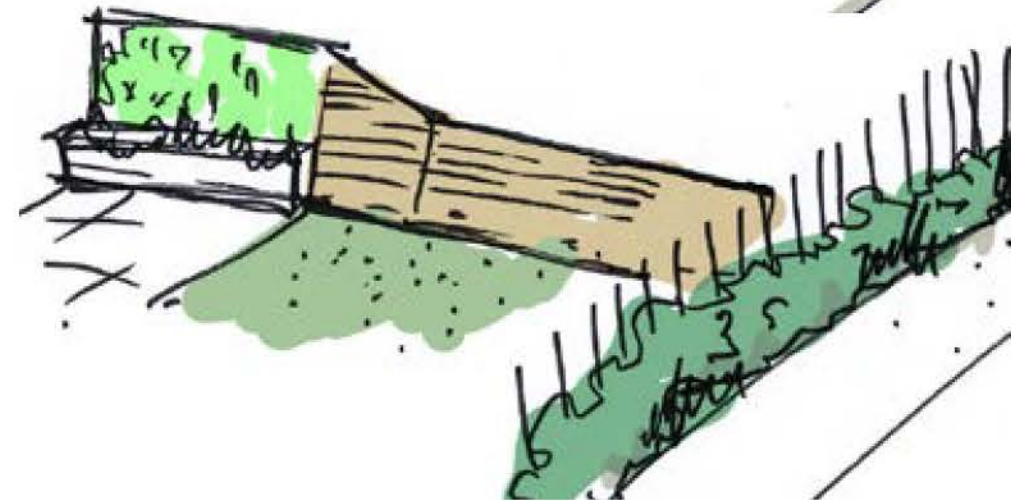
APPROXIMATE DIMENSIONS.



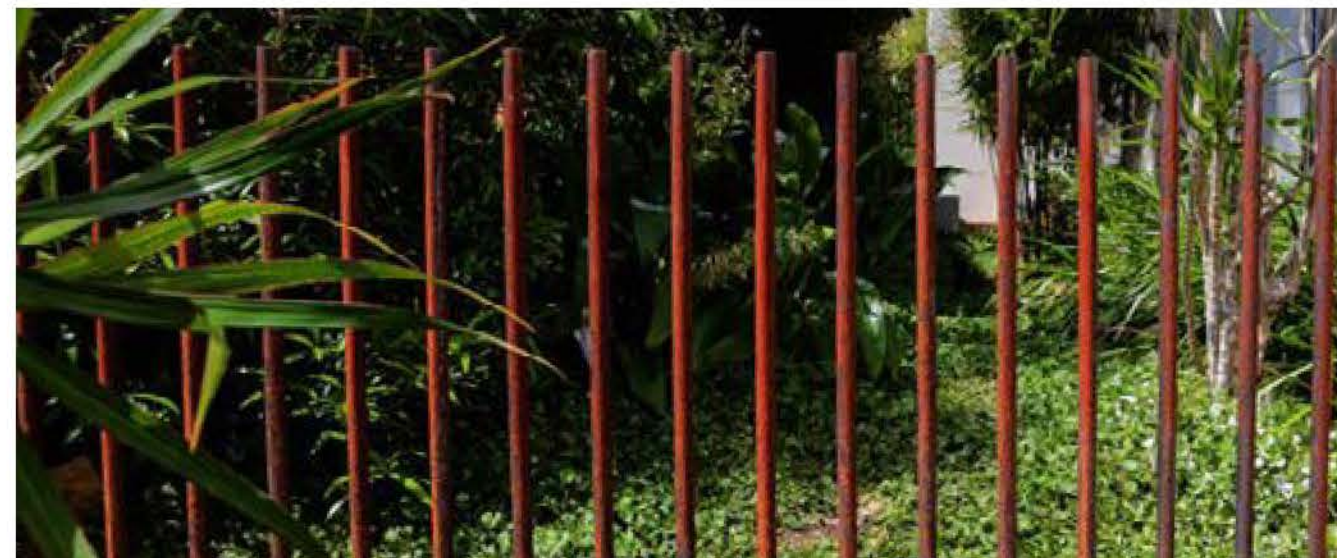
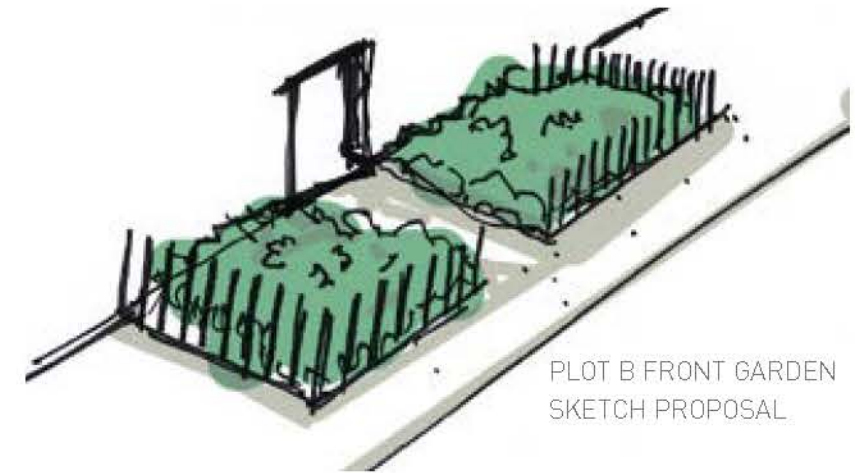
ROTATION OPTIONS:



PLOT B PODIUM SKETCH PROPOSAL



PLOT B FRONT GARDEN SKETCH PROPOSAL



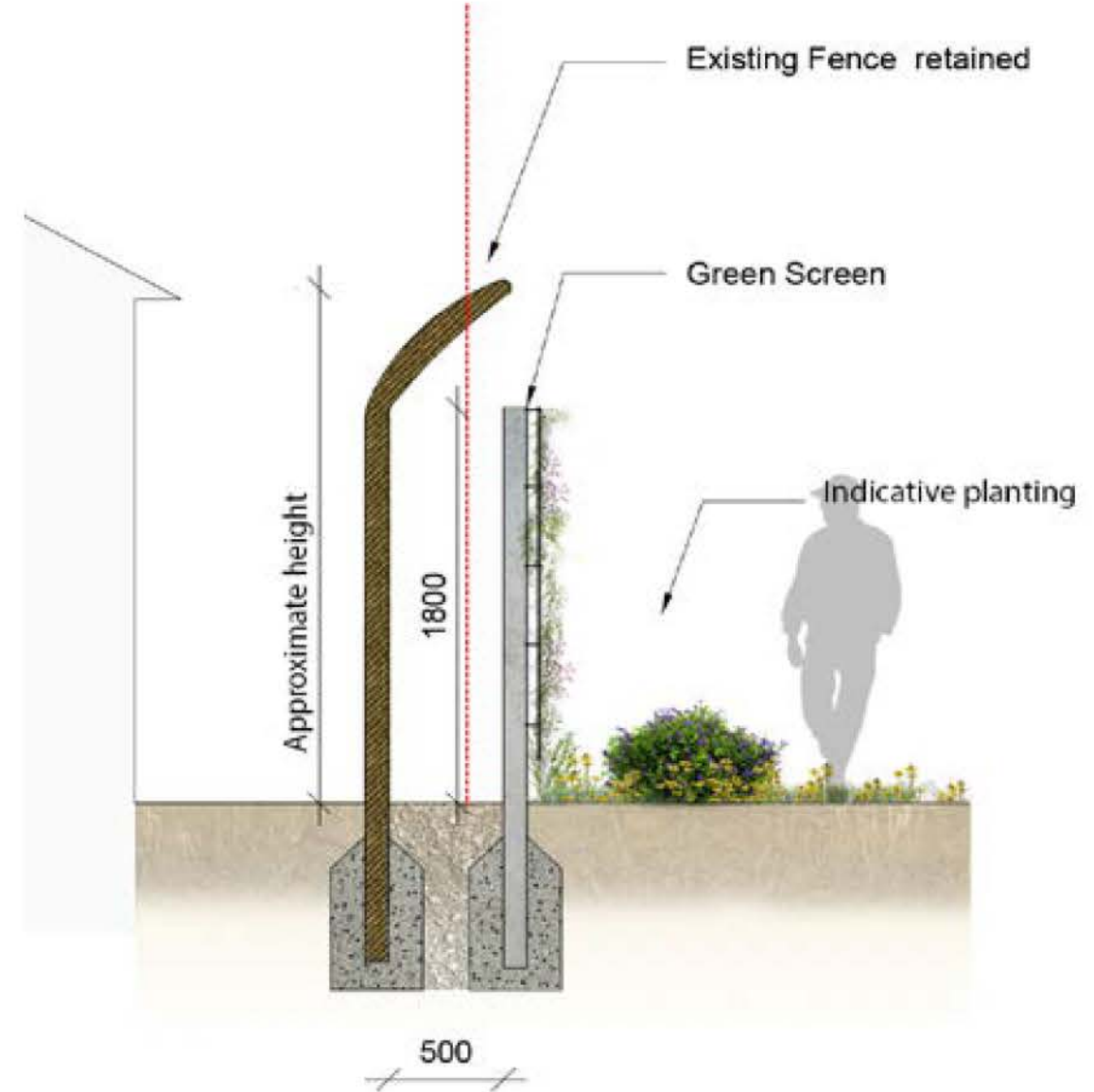
BOUNDARY TREATMENT: PLOT A, ANCHOR AND HOPE PATH

A series of finishes and options have been identified for the boundary treatment along Anchor & Hope Path.

This is an important pedestrian route through the scheme which passes between Atlas & Derrick Gardens. Any proposal needs to ensure the safety and security of the existing residents, as the route passes beyond the line of their back gardens.

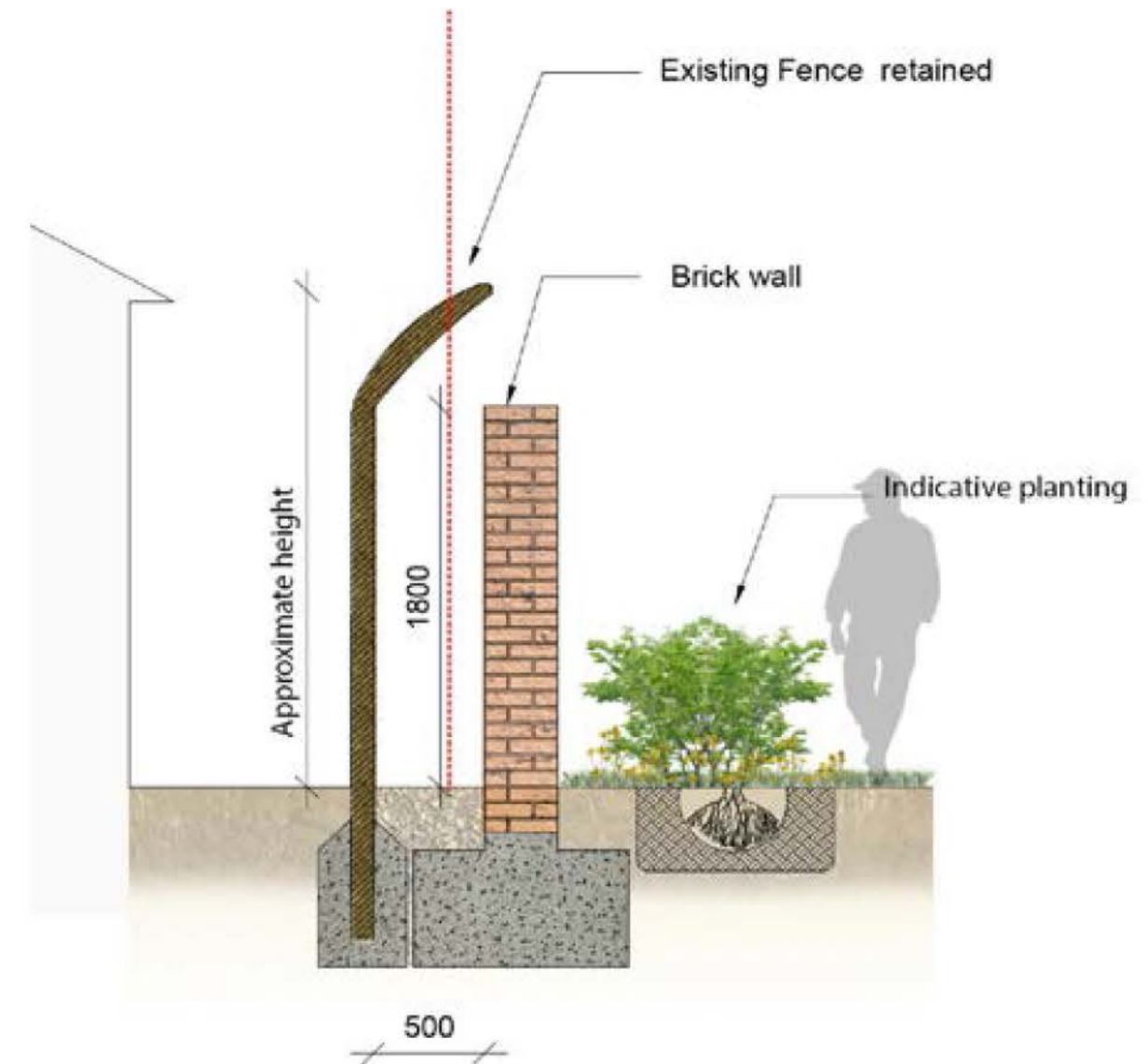
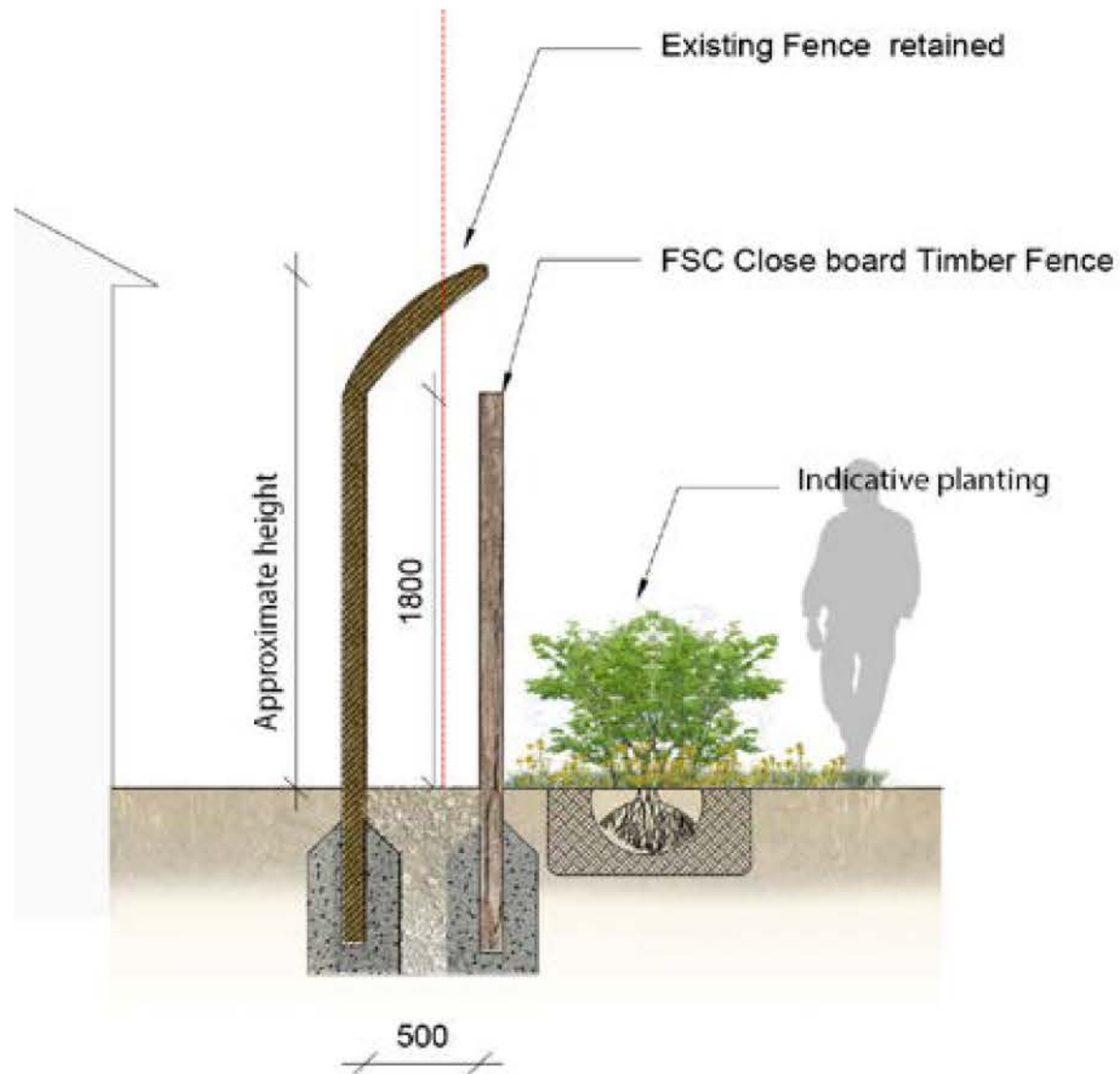
The following pages put forward proposals for treating this boundary condition. The final proposals to be developed with local residents and Secured By Design.

Plan extract. Plot A, Anchor & Hope Path



OPTION 1:
GREEN SCREEN

A metal grille or panel is attached to posts set at regular centres. Climbing plants are encouraged to grow up the structure, which both greens the space and provides screening to the existing retained fence beyond.



OPTION 3:
FSC CLOSE BOARD TIMBER FENCE

This traditional boundary treatment uses a timber fence which sits in front of the existing boundary treatment. The benefits of such a system is the ease in which parts can be sourced and applied if the fence becomes damaged. However this material is more susceptible to vandalism than some other more durable options.



OPTION 2
BRICK WALL

This robust solution looks to match the brickwork seen in the new town houses. It provides a durable, preeminent solution which could also support climbing plants. Such an intervention would be susceptible to graffiti, however the on site management team could monitor this route to counter this potential issue.

10.9 Concept Lighting Strategy

GROUND FLOOR LIGHTING STRATEGY

The following pages put forward a concept lighting strategy and approach for the scheme, outlining the design aims and objectives and suggesting a palette of products for consideration.

Ultimately the lighting design and specification will need to be produced by a suitably qualified lighting engineer, and adhere to the necessary standards, including Secured By Design and BS EN 13201-2:2015, plus CIBSE Lighting Guide, "The Outdoor Environment", 1991.

Lighting Objectives

The fundamental principle of the strategy is to create a night time character by the implementation of an effective accent and ambient lighting scheme. Lighting would be required to acknowledge and compliment the surrounding environment, proposed building and landscape architecture. A successful scheme needs careful consideration of the following:

- Ambient, Accent and Spectacle
- Identity
- Safety and Security
- Way Finding and Activity
- Sustainability

SUMMARY OF LIGHTING APPROACH:

Ambient, Accent and Spectacle

Lighting spectacle will enhance an area and help turn it into a place of interest. The cold white light will create a soft light mist. It can provide moments of visual engagement and create intrigue to an otherwise overlooked space whilst giving safety and security.

Safety and Security

Lighting plays a significant role in any city centre's night time safety and security. It is essential to ensure all areas are safe, perceived safe and can be enjoyed in night time hours.

Way Finding and Activity

Imaginative and stimulating lighting illuminates surfaces, steps, ramps and gives aid to way finding. It can further engage users to discover all features, architectural purposes and attract people to discover activities and night time opportunities.

Sustainability

Energy consumption and efficiency, light spill, ease of maintenance and replacement, capital and life costs all need to be considered and controlled.

Identity

Lighting at night proclaims buildings, landscape and topographical features; it defines routes and their edges, places emphasis on forms and focuses views.

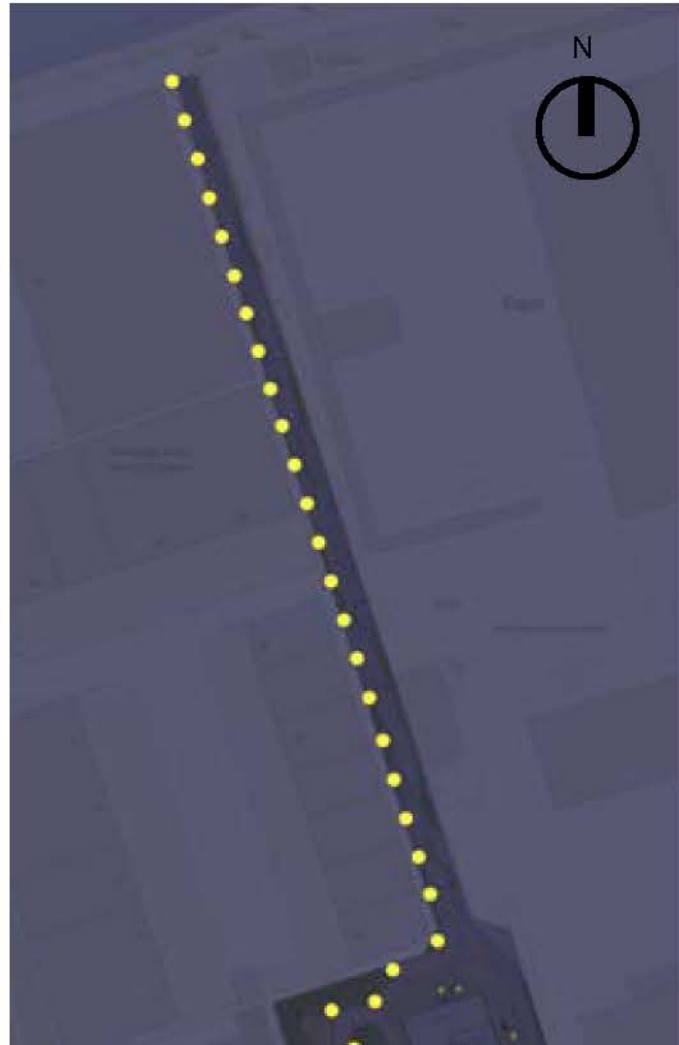
The following diagrams plot the proposed locations of a series of lighting types, the following pages then put forward suggested products. The chosen products are indicative of aesthetic only, the suitability of the fitting in terms of achieving the required lux levels is to be determined by a suitably qualified lighting engineer.

LEGEND:

	Sculptural Landscape Lighting
	Lighting wall
	Handrail Lighting
	Lighting Tree uplighting
	Lighting Column 5m
	Lighting Column 3m
	Lighting Loop Bench
	Sofit or Wall Mounted Lighting



Plan extract. Ground floor Plots A & B.



Plan extract. Rope Lane leading toward the River Thames.







PLOT B FIRST FLOOR PODIUM & UPPER LEVELS LIGHTING STRATEGY

The adjacent diagram plots the proposed location of the various lighting types on the Plot B first floor podium and the upper roof levels.

The intention is to create a refined, subtle lighting scheme which is neither over powering or detrimental to local wildlife.

Details of the proposed products are included on the following pages. However the final specification will need to be produced by a qualified lighting engineer.

LEGEND:

-  Sculptural Landscape Lighting
-  Lighting LED Strip
-  Lighting Tree Uplighting
-  Lighting Loop Bench
-  Sofit or Wall Mounted Lighting
-  Lighting Bollards



Plan extract. First Floor & Roof levels. Plots A & B.

LIGHT COLUMN [OPT 1.]*



Manufacturer: iGuzzini (or equal approved)
Product name: Delphi
Materials: Die-cast aluminium
Finishes: Galvanized steel pole, powder coated
Black or grey colour
Dimensions: ø102x4000, 5600, 10000

Important Note: All light fixings / products shown in this document are indicative only, and subject to agreement / approval with the local planning authority and a qualified lighting engineer.



LIGHT COLUMN [OPT 2.]*



Manufacturer: Selux (or equal approved)
Product name: Vector 525, SX 250 70-9
Materials: Die-cast aluminium
Finishes: Galvanized steel pole, powder coated
Selux Graphite or Special finish
Dimensions: [pole diameter] ø219, [H] 5200mm, [B] 370 mm.

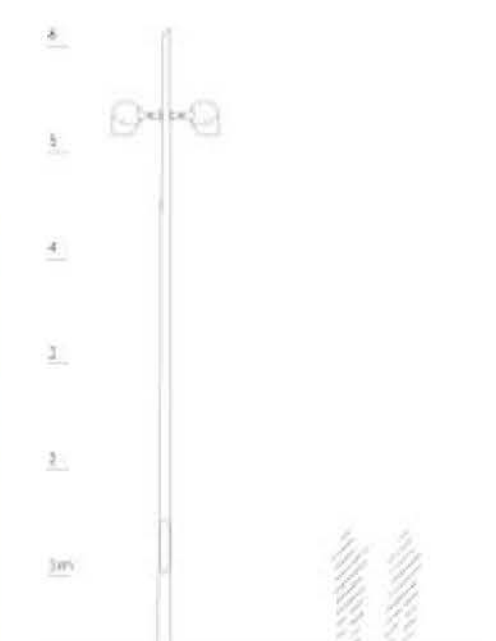
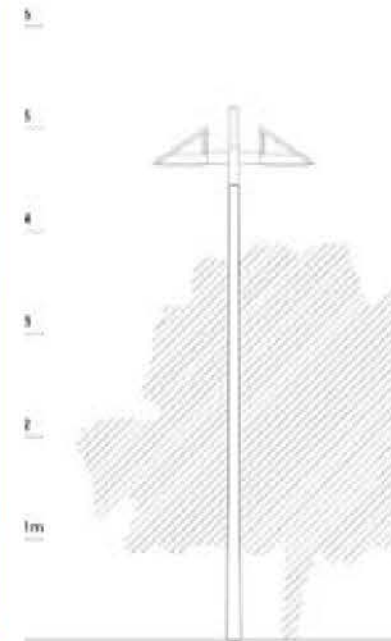


LIGHT COLUMN [OPT 3.]*



Manufacturer: Selux (or equal approved)
Product name: Olivio, SX 161 05-9
Materials: Die-cast aluminium
Finishes: Galvanized steel pole, powder coated, flush door, triangular door lock 10mm, with base plate
Selux Graphite or special finish
Dimensions: [pole diameter] ø219, [length buried base] 200mm, [H] 5000mm

* FINAL PRODUCT SELECTION / OPTION TO BE CONFIRMED POST PLANNING



HANDRAIL LIGHTING



Manufacturer: DW Windsor (or equal approved)
 Product name: Garda, IP66 IK10 CLASSIII
 Materials: Aluminium or stainless steel options available
 Dimensions: handrail only ø diameter 50mm x 3 mm

SCULPTURAL LANDSCAPE LIGHTING



Manufacturer: iGuzzini (or equal approved)
 Product name: Typha
 Materials: Diffuser elements made of double plastic tubular section (methacrylate inside, polycarbonate outside).
 Stainless steel lower support complete with LED circuit 1,5 W Neutral White.
 Optic with plastic lens.
 Dimensions: ø 16 mm, h=1000-1500 mm.
 Product data: IP66, IP67, 1.5 W

SOFIT OR WALL-MOUNTED LIGHTING



Manufacturer: iGuzzini (or equal approved)
 Product name: iRoll
 Materials: Die-cast aluminium external frame; glass safety screen
 Dimensions: ø78-203 mm x 123-134 mm
 Product data: IP65, 4.5 or 2x3.8 W



LOOP BENCH



Manufacturer: AART (or equal approved)
 Product name: 136 0101 Loop polyethylene outdoor seating
 Materials: Rotation moulded polyethylene, 6/7 mm thick
 Dimensions: Outside diameter 1800mm. Inside diameter 1000mm.
 H 400mm. Volume 540L.

Light function: The integrated LED-light tube (Duralight, Semko approved), halogen white, 4m/ 10W and 8m/20W consumption for orange/yellow and red/limegreen.

Important Note: All light fixings / products shown in this document are indicative only, and subject to agreement / approval with the local planning authority and a qualified lighting engineer.



LIGHTING TREE UP LIGHTING



Manufacturer: iGuzzini (or equal approved)
 Product name: Ledplus, in ground circular up lighters.
 Ledplus Materials: Stainless steel frame; sodiumcalcium upper glass
 Finishes: Sodium - calcium tempered glass
 Fixing type: Built in
 Dimensions: ø138x90 mm, ø65x78 mm,



LIGHTING BOLLARD



Manufacturer: Se'lux (or equal approved)
 Product name: Notch
 Materials: die-cast aluminium, clear PC cover, column with door
 Light source: LED
 Light distribution: asymmetric
 Dimensions: Height/ 900m



BENCH LIGHTS



Manufacturer: Orlight (or equal approved)
 Product name: Reflex-Top-CRI90
 Materials: Aluminium external frame,
 Dimensions: Minimum cutting 56mm Product data: IP68

Important Note: All light fixings / products shown in this document are indicative only, and subject to agreement / approval with the local planning authority and a qualified lighting engineer.

LIGHTING EFFECT PRECEDENTS:

