

# AVONMOUTH HOUSE

## Landscape Statement

October 2021 | TM502 RE07

**turkington** martin

# Introduction

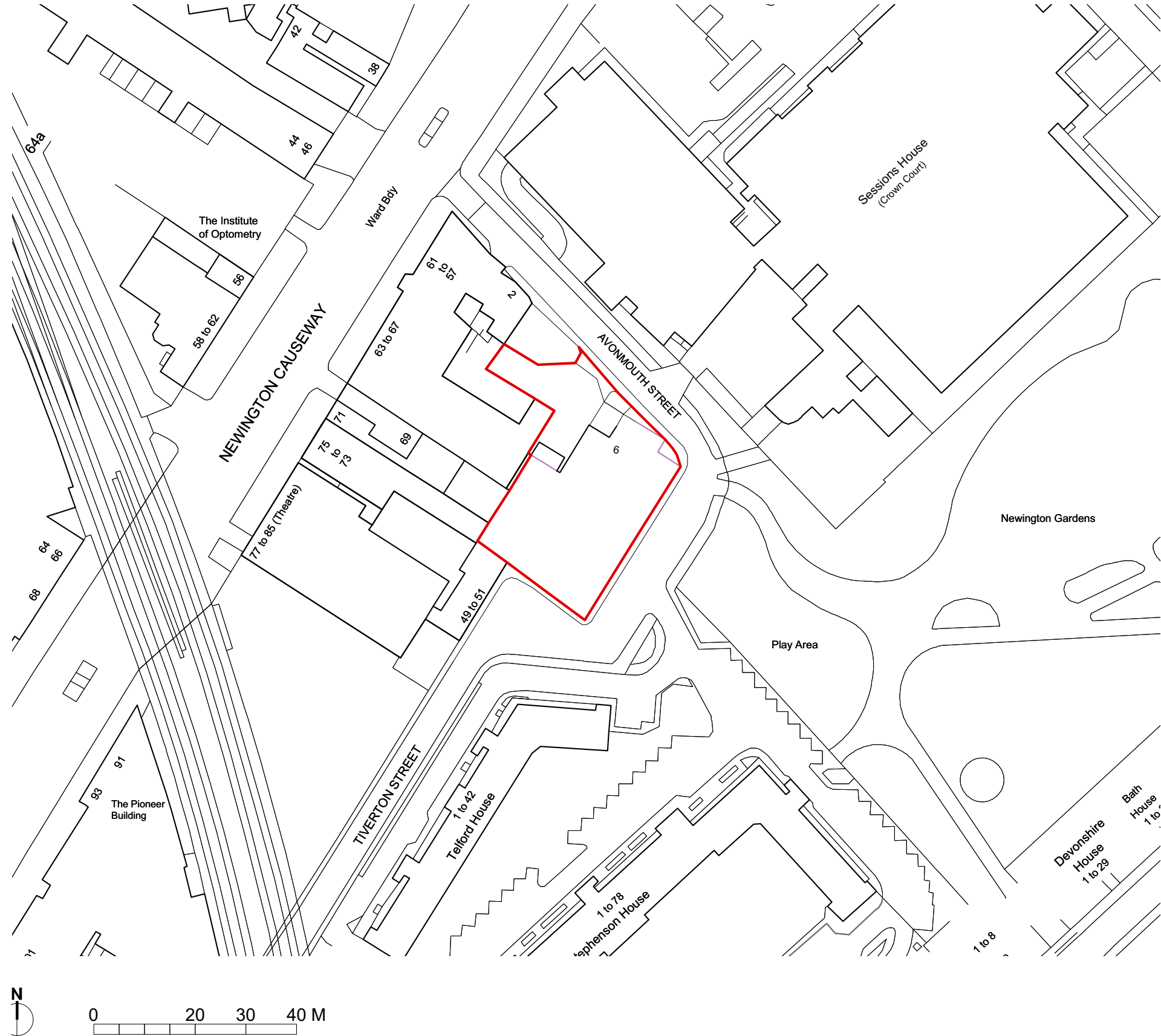
This Landscape Statement has been prepared by Turkington Martin Landscape Architects on behalf of Tribe Avonmouth House Ltd in support of a detail planning application for a new mixed use development on the site of Avonmouth House. The application comprises

*Demolition of existing building and structures and erection of a part 2, part 7, part 14, part 16 storey plus basement mixed-use development comprising 1733sqm (GIA) of space for Class E employment use and/or community health hub and/or Class F1(a) education use and 233 purpose-built student residential rooms with associated amenity space and public realm works, car and cycle parking, and ancillary infrastructure.*

The landscape and public realm has been developed with the wider design team, in particular Stitch Architects and reference should be made to their Design & Access Statement.

Following the introduction, the document sets out the site context and the opportunities that arise. It then goes on to describe landscape and public realm proposals at ground level, the upper terraces and at roof level. A number of strategies are then illustrated, which set out the various landscape elements that are brought together to make this a sympathetic and engaging development for both using it and walking past.

It should be noted that it is the aspiration of the applicant in conjunction with the local authority to improve the public realm to the mutual benefit of local residents and occupants of the development. This approach is identified as an opportunity and does not form part of the application, but it is included for illustrative purposes only, as it is outside the red line. It is hoped that in the future, this strategy can be realised by agreement to provide a new piece of integrated public realm.





# Existing Site | Context

The existing site comprises a two storey commercial building and associated hard standing with vehicle access off Avonmouth Road. The site enjoys a south east facing aspect overlooking Newington Gardens, an historic open space, with significant mature trees, lawn areas with two MUGAs, table tennis tables and play area. To the south of the site is Rockingham Estate, a 1930 residential development comprising a series of generally five storey blocks set around quadrangles and areas of open amenity space. The nearest block to the site is Telford House. Opposite the site on Avonmouth Road is the side access to the Grade II listed Inner London Crown Court

Avonmouth Street and Tiverton Street wrap around north, south east and south west edges of the site respectively. They vary in width, with Tiverton Street broadening out to form a triangular piece of highway, with no apparent benefit. There is controlled street parking around the site. The existing footways are narrow, with a raised table to the south east corner of the site.



① Newington Gardens

② Inner London Crown Court

③ Telford House Rockingham Estate

④ The site - no6 Avonmouth street





Existing Site | Wider Public Realm Context

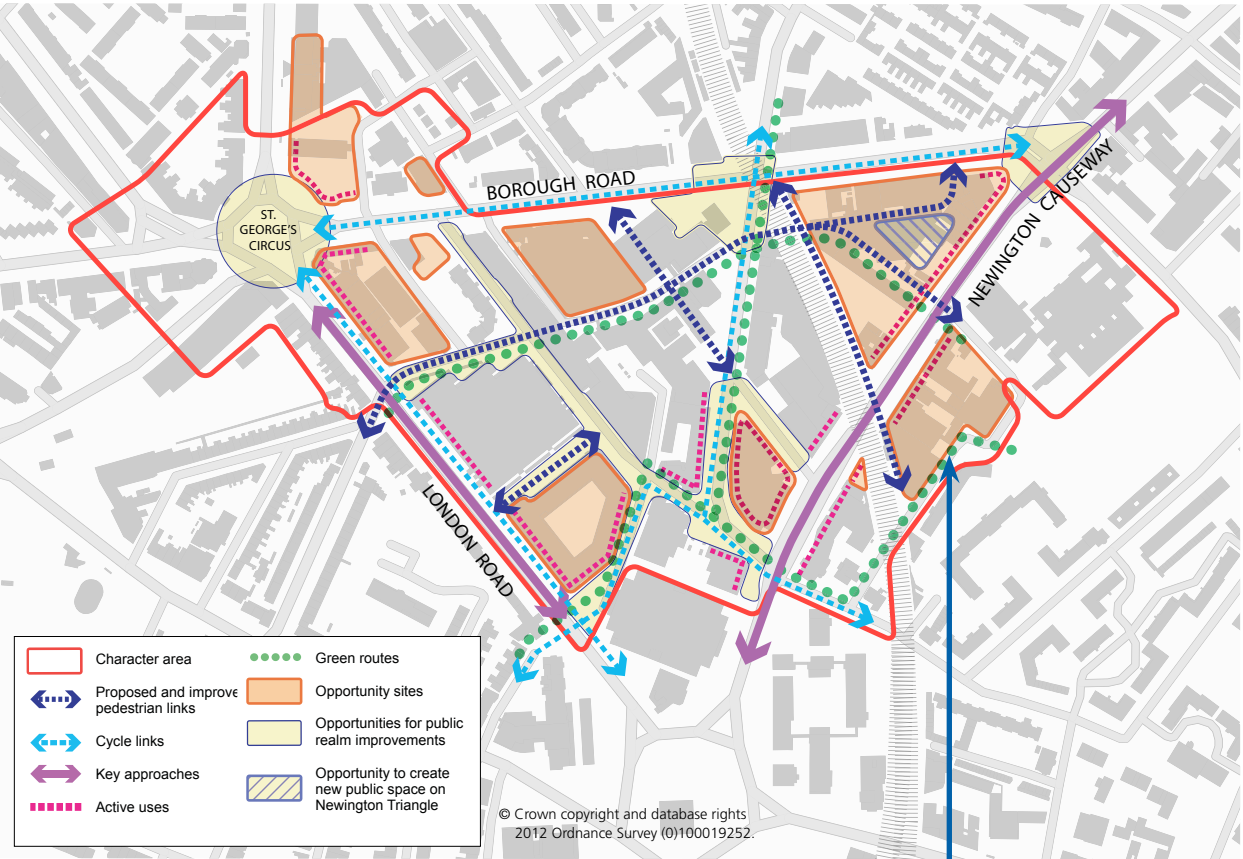
The site falls within the Enterprise Quarter Character Area study, which identifies a number of opportunities to create a more consistent townscape. Part of this strategy is to create new green routes through the area, which integrate the existing public space.

The adjacent diagram illustrates the green route strategy and highlights towards the bottom of the diagram a proposed green route from Newington Gardens, south west along Tiverton Street.

Our aspiration is to contibute to the greening of the public realm. The team have identified opportunities where some of the public realm can be reclaimed for the pedestrian providing additional space and tree planting. It should be noted that to realise these opportunities, works would be required outside the red line and could only be undertaken in agreement with and to the approval of LB Southwark.

Street planting is included where possible within the red line that will begin to support the green route peinciple.

Figure 40: Indicative proposals for the Enterprise Quarter character area



Extract from Enterprise Quarter Character Area study

Green route from Newington Gardens along Tiverton Street

Existing Site | Trees

The adjacent plan illustrates the existing trees that have been surveyed by PJC Consultancy with their respective classification and Root Protection Area identified. It should be noted that T5 is the only tree within the red line. For full report refer to PJC's Arboricultural Survey, 07 June 2021 and Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, 20th September 2021.

T1	B2	Populus x canadensis
T2	A1+2	Platanus x acerifolia
T3	C1+2	Ilex aquifolium
T4	B1	Ilex aquifolium
T5	C2	Carpinus betulus 'Pendula'
T6	B1	Acer rufinerve



T1 : Populus x canadensis



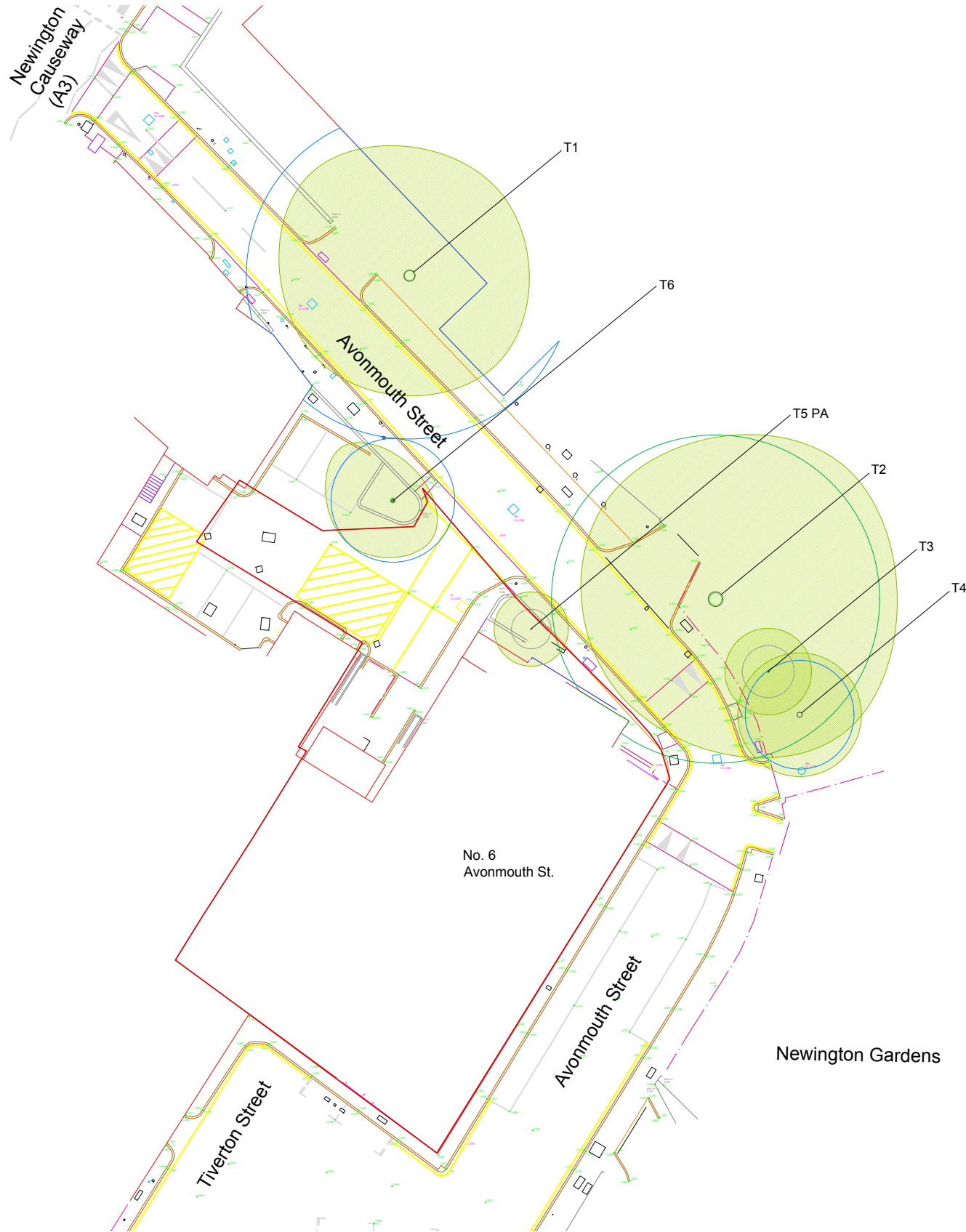
T2 : Platanus x acerifolia



T3 & T4 : Ilex aquifolium



T6 : Acer rufinerve





## Public Realm | Opportunities



Avonmouth Street and relationship and access with existing site to north

**Opportunity** to provide greener edge to street & improved quality to crossover with flush footways



Existing raised table between site and Newington Gardens

**Opportunity** to improve planting both sides of road, paving materials and relationship with Newington Gardens



Relationship with mature trees and planting to Newington Gardens

**Opportunity** to increase footway, potentially introduce extended raised table with improved materials, integrated parking and street trees



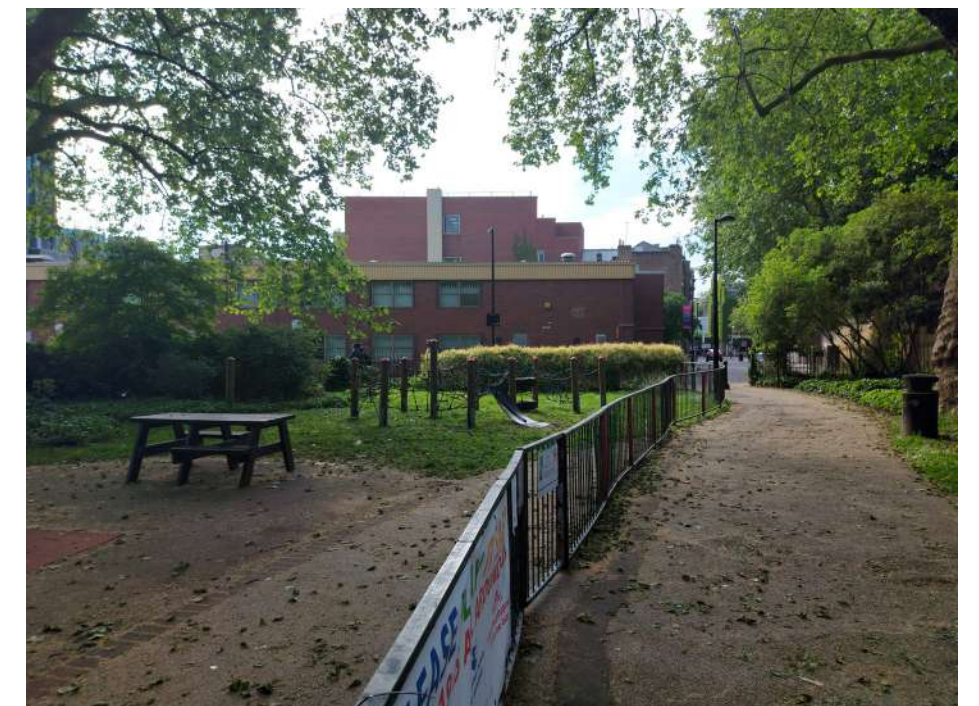
Tiverton Street widens out to form broad area of redundant highway

**Opportunity** to reclaim carriageway and introduce small pocket park with trees & seating improving outlook from Telford House and view eastwards along Tiverton Street



Relationship with Telford House and access to estate parking

**Opportunity** to help improve setting of Telford House with extended raised table, alternative paving materials and small pocket park



View from Newington Gardens towards the site with play area to the left

**Opportunity** to develop green frontage with reduced carriageway and introduction of street trees



## Public Realm | Opportunities

A number of opportunities exist to improve the setting of the site and its relationship with Newington Gardens, the surrounding street pattern and Telford House. The majority of the below initiatives and opportunities fall outside the site boundary and will require the approval of the highway authority. They are shown to illustrate the potential opportunities for improvement.

- ① Opportunity to reclaim redundant carriageway for pocket park
- ② Introduce green edge to street with occasional seating
- ③ Potential for further widening footway with integrated parking/drop-off & tree planting - subject to highway approval
- ④ Dropped kerb for existing vehicular access
- ⑤ Existing tactile paving relocated south to align with park entrance
- ⑥ Existing park edge planting opportunities
- ⑦ Existing raised table requires upgrade/repair
- ⑧ Entrance threshold paving
- ⑨ Consideration to be given to extend raised table along park and Telford House frontage
- ⑩ Existing raised brick planter with tree & underplanting
- ⑪ Opportunity to improve underplanting to existing tree and road edge
- ⑫ Opportunity to introduce a Copenhagen style crossing across courtyard entrance





Public Realm | Opportunities



Informal trees and seating in pocket park



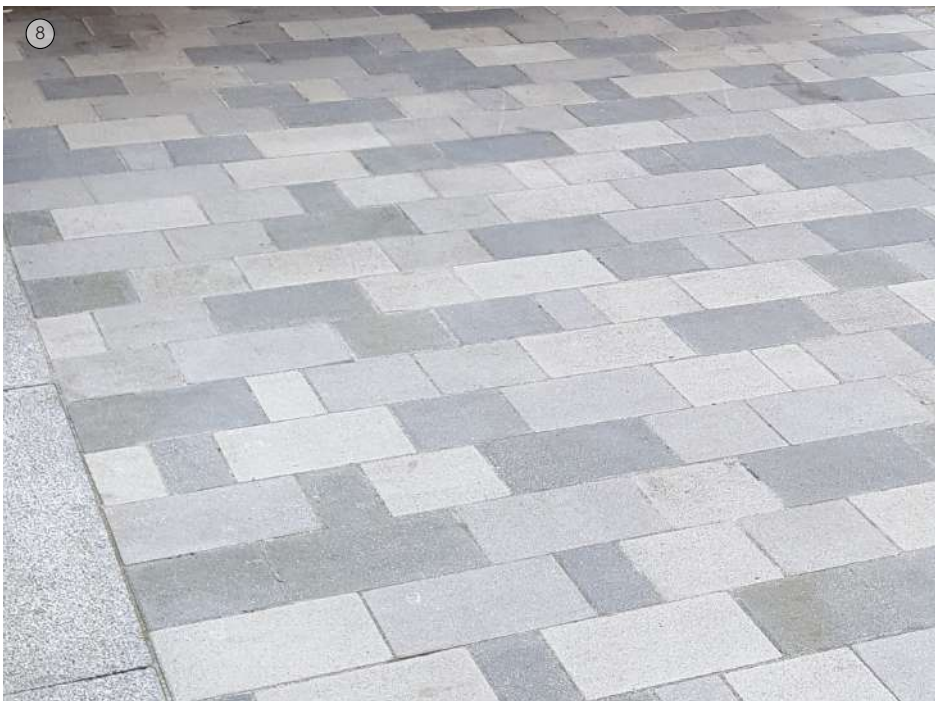
Integrated street parking with trees and footway



Seat and planting at entrance



Planting to improve green quality of the footway



Feature paving at entrance



Improved footway connections and raised table



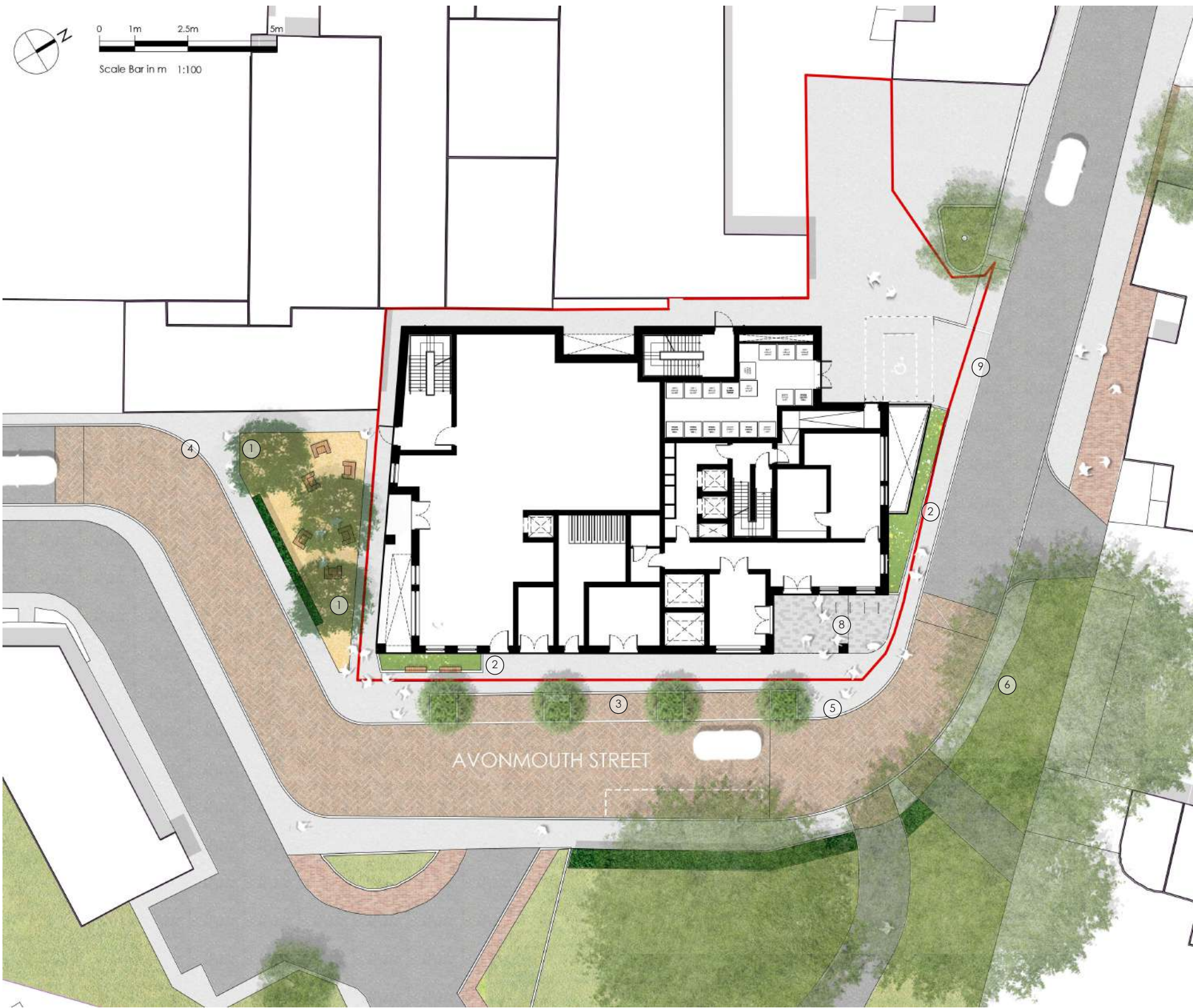
# Ground Level | Potential Landscape Plan

The adjacent plan illustrates the potential public realm improvements. It is acknowledged that these are outwith the red line and require detail discussions and agreement with the highway authority and as such are shown for illustrative purposes only. They have been presented to the Council and GLA and whilst receiving a positive response, works outside the red line are not included as part of the planning application. The proposal on the following page illustrates the proposed public realm that accompanies the application.

The design objectives of the wider public realm works are to

- Improve pedestrian experience with widened footways, improved paving materials and at grade planting
- Reduce impact of carriageway by extending raised table and providing integrated parking and street trees
- Improve setting of development and views along Tiverton Street with new pocket park with new tree planting
- Extend existing green character of Newington Gardens into and across the street with new street trees and ground level planting

- ① New pocket park with tree planting & single seats informally arranged
- ② Street level planting
- ③ Widened footway with integrated parking/drop-off & tree planting
- ④ Dropped kerb to maintain existing vehicular access
- ⑤ Existing tactile paving relocated south to align with park entrance
- ⑥ Improved planting below existing trees
- ⑦ Extended raised table to provide flush carriageway level
- ⑧ Entrance threshold paving with visitor cycles
- ⑨ Copenhagen style crossing to courtyard & 1no accessible parking space

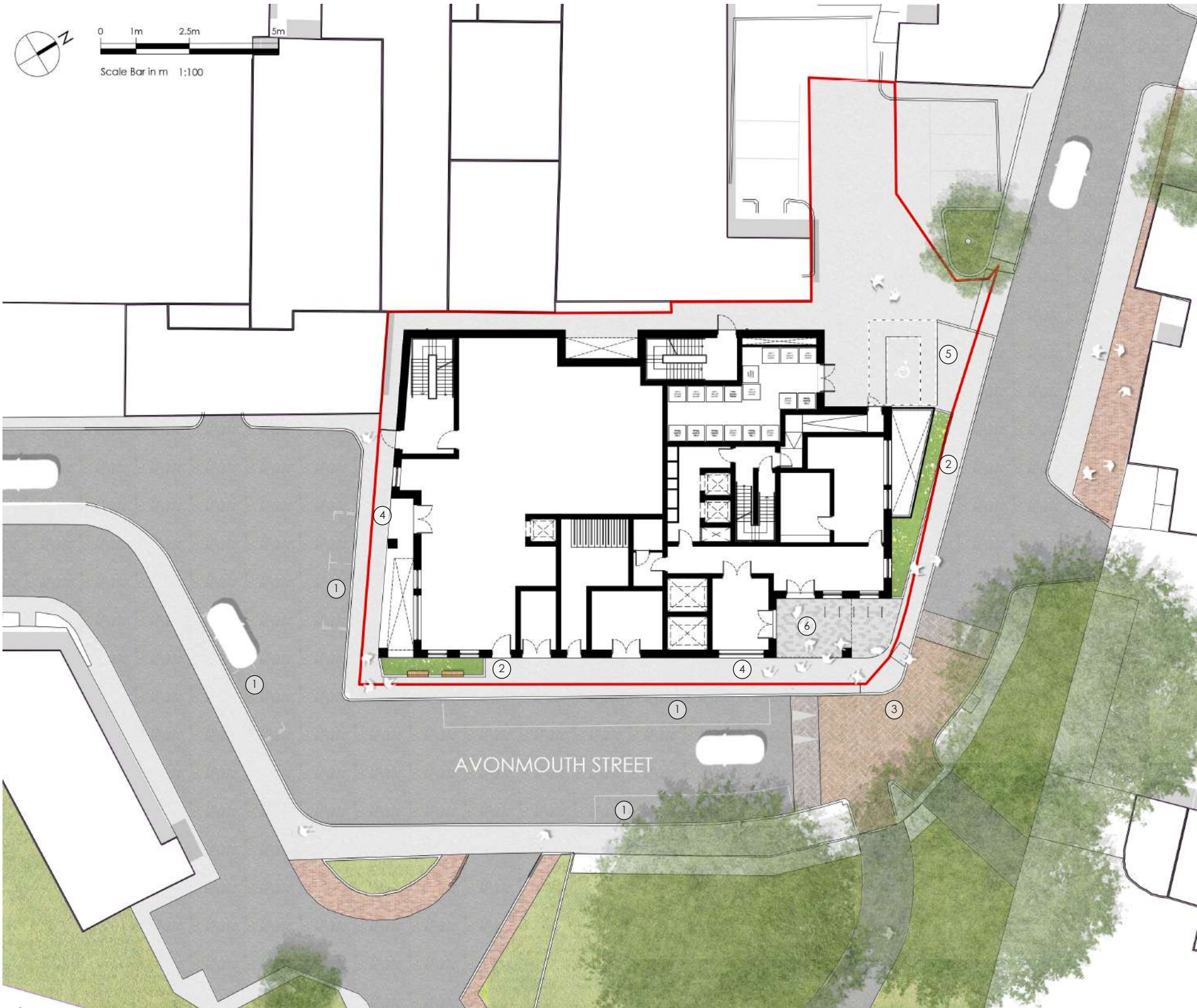




Ground Level | Landscape Plan

The adjacent plan illustrates the public realm within the red line, with the remainder public realm shown as retained, including the on-street parking bays and paving materials.

- ① Existing on-street parking bays retained
- ② Street level planting
- ③ Existing raised table and crossing retained
- ④ Increased width of footway
- ⑤ Accessible car parking bay
- ⑥ Entrance and threshold paving





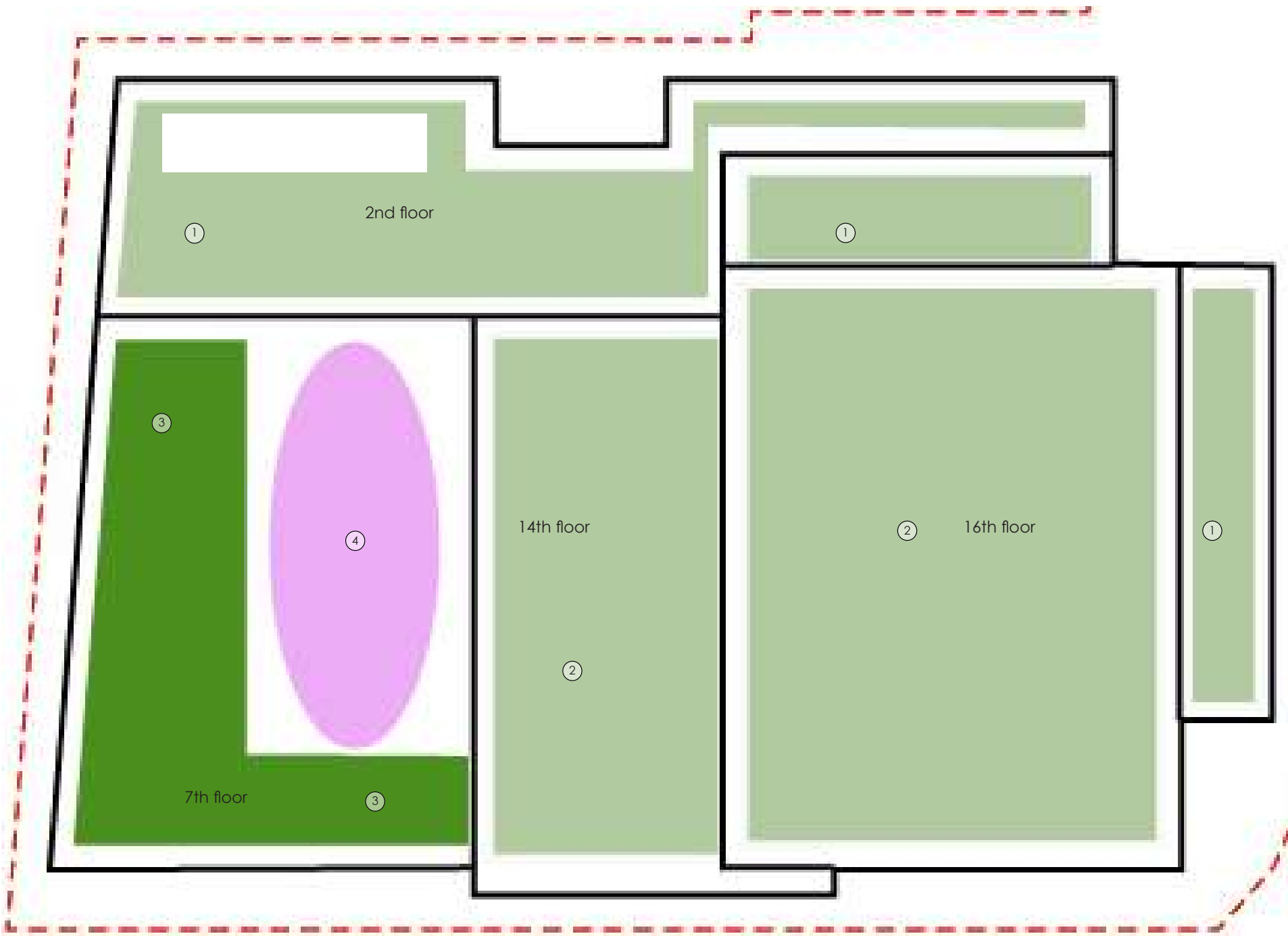
# Roof & Terraces | Opportunities

The second level terrace provides the opportunity to develop a green roof, which is co-ordinated with the external plant requirements. Planting to the seventh floor is also arranged along this edge to create a stepped green edge to street views east along Tiverton Street, which is an important design concept.

The seventh floor is the student social break out space, providing usable and complementary outdoor environment. The principle is to maximise the opportunity to bring students together, whether socialising or studying and capitalise on the views out across Newington Gardens.

The roofs have the opportunity to be planted to increase the biodiversity of the site and contribute to the Urban Greening Factor calculations. The planting will be integrated with the PVs on the upper levels.

- ① Green roofs
- ② Green roofs combined with solar panels
- ③ Raised planter with integrated seats and multi-stem small trees
- ④ Communal space for students, including lounging, eating, sitting, working

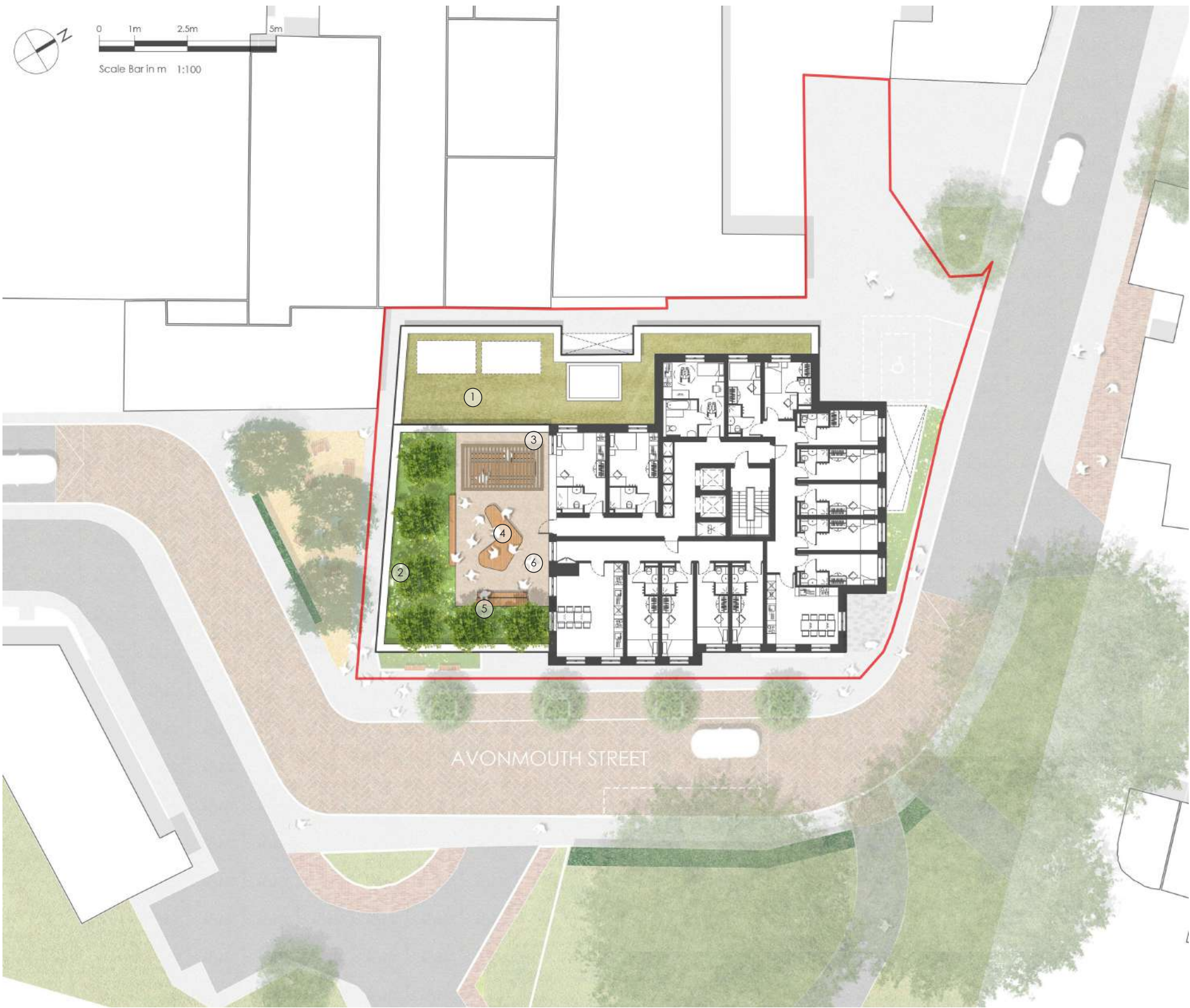




# Terraces | Second & Seventh Floors

The seventh level terrace is conceived as a social space to encourage students to come together in a social setting. It provides flexible outdoor environment associated with the internal communal space. The planting to the south west edge helps create a stepped green elevation to the building when viewed along Tiverton Street.

- ① Green roof & planting to second floor terrace
- ② Raised planter with integrated seats and s/m multi-stem trees
- ③ Communal dining/work table with pergola over
- ④ Lounging deck
- ⑤ Outdoor work counter overlooking Newington Gardens
- ⑥ Porcelain tile decking





Landscape Approach | Sections





# Landscape Approach | Terrace Sections

The seventh floor terrace is contained by a 1500mm high balustrade with dense planting to the two sides facing Tiverton Street and Newington Gardens. The degree of planting has been informed by the wind study and fire escape distances to the core. The soil is profiled to maximise the growing depth whilst maintaining a minimum 100mm high edge condition adjacent to the balustrade.

- ① Raised planter with integrated seats and s/m multi-stem trees
- ② Communal dining/work table with pergola over
- ③ Lounging deck
- ④ Outdoor work counter overlooking Newington Gardens
- ⑤ Porcelain tile decking
- ⑥ Balustrade





# Landscape Strategies | Materials

There is the potential to significantly upgrade the paved finishes as part of any public realm improvements creating a 'slow and green' route around the development. Textured concrete setts, granite channels and repaved footways are considered an appropriate design response with naturally bound gravel for the pocket park. The entrance will be paved in good quality granite textured setts. At the terrace level porcelain tiles in a plank form are proposed.



## GROUND LEVEL

- Textured concrete sett & granite trim surface
- Concrete block courtyard
- Entrance threshold paving
- Bound gravel pocket park surface
- Copenhagen style crossing

## TERRACE

- Porcelain tile decking



Improved footway connections and raised table



Feature paving at entrance



Porcelain tile decking



Bound gravel



# Landscape Strategies | Furniture

A key strategy is to encourage social interaction, whether at ground level or on the upper terrace. Clusters of seats form part of the potential pocket park design, whilst bench seating is integrated with the street planting at the entrance and along Avonmouth Street, giving the opportunity to wait for friends or look out over the park respectively. On the upper terrace a choice of places to meet, relax or study is provided.



- GROUND LEVEL
- Individual seating
  - Timber bench
  - Cycle stands

- TERRACE
- Timber bench to planter
  - Lounging deck
  - Pergola
  - Raised work bench
  - Communal dining table



Communal dining table



Pergola to terrace



Timber bench to planted edge



Lounging deck



Raised work benches



Timber street benches



Individual seating in pocket park



# Landscape Strategies | Planting

Planting will help provide seasonal delight and interest as well as improve ecology and biodiversity. Feature shrub and evergreen planting will provide form and structure whilst grasses and herbaceous plants will provide bursts of colour and drama throughout the year.



- GROUND LEVEL
- Street frontage planting
  - Hedge to pocket park



- TERRACE
- Terrace planting

## Street Frontage Planting



Stipa tenuissima



Cornus alba 'aurea'



Sarcococca humilis



Hydrangea arborescens 'Annabelle'



Carpinus betulus hedge

## Terrace Planting



Sarcococca humilis



Perovskia 'Little Spire'



Eryngium x zabelii 'Jos Eijking'



Dryopteris affinis



Astilbe chinensis Pumila



Skimmia japonica 'Fragrans'



Molinia 'Overdam'



Miscanthus sinensis Strictus



Lavendula spp



Sedum 'Autumn Joy'



# Landscape Strategies | Trees

The potential public realm improvements present the opportunity to add street trees as well as trees in the pocket park. They will contribute to the street level ambience and reinforce the connection with Newington Gardens. At the terrace level, trees are introduced to improve the environmental conditions when sitting out on the terrace. They also provide a visual reference from street level and frame views out through the multi-stems. They will be planted as semi-mature specimens to maximise the sheltering benefit.



GROUND LEVEL

- Pocket Park Trees
- Street Trees



TERRACE

- Terrace Trees



Betula utilis 'Jacquemontii'



Pyrus chanticleer



Amelanchier lamarckii



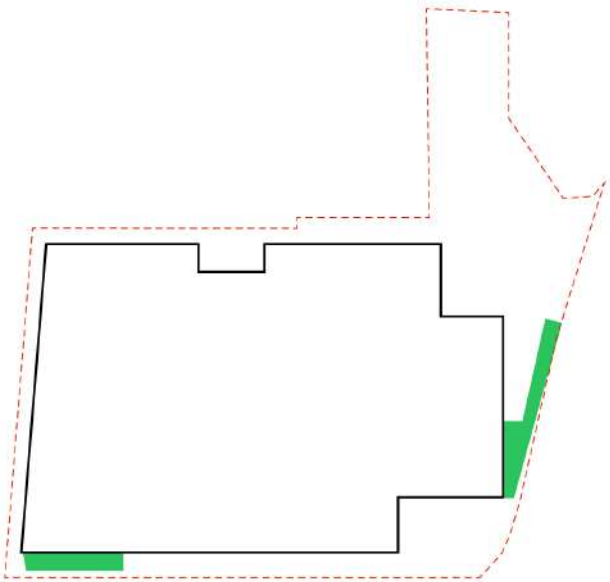
# UGF Calculation | Urban Greening Factor

The Urban Greening Factor has been calculated using the GLA calculator and including the areas of planting indicated on the adjacent diagrams. This provides an UGF of 0.4, compliant with residential developments.

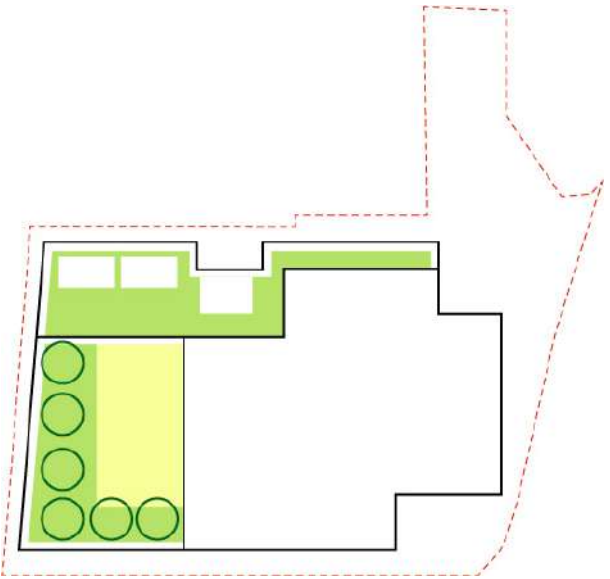
Green Infrastructure (UGF Score)		Area sqm
<div></div>	Flower-rich perennial planting <b>(0.7)</b>	30
<div></div>	Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree. <b>(0.8)</b>	33
<div></div>	Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm. <b>(0.8)</b>	514
<div></div>	Permeable Paving <b>(0.1)</b>	84

$$\frac{(30 \times 0.7) + (33 \times 0.8) + (514 \times 0.8) + (84 \times 0.1)}{1160 \text{ sqm site area}} = 467$$

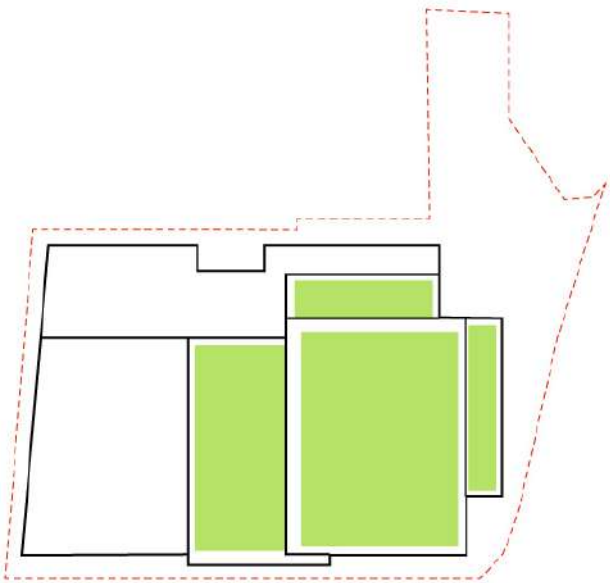
Urban Green Factor    **0.40**



Ground Floor Plan



2nd & 7th Floor Plans



Roof Plans