



Landscape Architects Report

Lovell's, Granite, Badcocks and Pipers Wharves, Greenwich

Prepared by LUC in for Greenwich Wharf Limited.
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Foreword

The application modifies a previously granted planning permission at this site which has been implemented but which in the current economic market has stalled and needs to be revised in order to allow the comprehensive development of the whole site to be completed.

The first parts of the scheme were completed in 2008, comprising Blocks 1a, 1b, 7, 6b which delivered 244 affordable and 29 private homes. Following the downturn in the economy and the completion of these blocks the development of the scheme was put on hold until 2011.

The applicant is currently on site and progressing the completion of Blocks 2 and 8. Construction of this stage of the development is due to be finished by the end of 2013.

Since planning permission was granted for the development in 2007, in the context of a changing environment, it was decided to review the consented development with the view that changes could be made to the scheme which reflected the changing context particularly that of Enderby Wharf to the north given that at the time of the previous application this was lower level industrial buildings and is now to be high density mixed-use development.

This planning application comprises only part of the overall Masterplan as identified in the landscape plan (fig.1) however, this document refers at times to the comprehensive landscape for the site on the basis that consideration needs to be made to the wider site context.



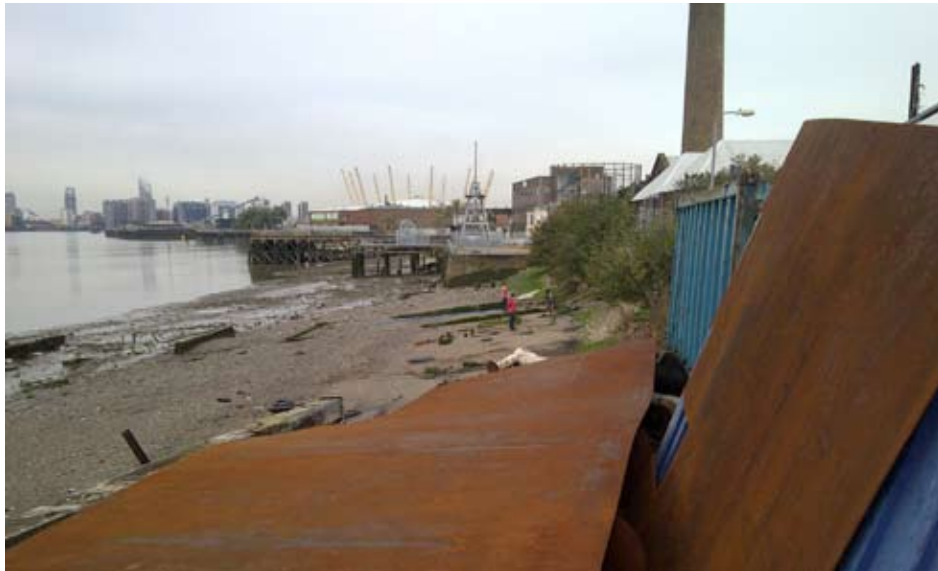
Figure 1: Landscape Masterplan



View north to site from Ballast Quay at completion of Block 1A/B.



View north along Banning Street with completed Block 7.



View north to Enderby Wharf with shingle beach and remnants of boat ramp in foreground.



View east along Pelton Road and completed Block 1A.



View south along existing Thames Path, boat yard fence and Block 2 under construction.



View north along temporary Thames Path.

1 Introduction

This report forms part of the planning application at Lovell's, Granite, Badcock's and Pipers Wharves, Greenwich, SE10 for its comprehensive development. It sets out the landscape strategy for the provision of high quality open spaces which integrate with and enhance the overall development. Landscape is one of the key design principles of the scheme and this report outlines both the landscape objectives and describes the landscape proposals contained within the landscape master plan. It is intended to provide an agreed framework for the submission of further details at the detailed design stage, if required by the Council.

Plant species selection is to be agreed with the Council at the detailed design stage and where identified in this document is intended to provide a general indication of what would be appropriate.

Changes from consented 2007 scheme are summarised as follows:

- Re-configuration of courtyard widths between Blocks 3 & 4 and Blocks 4 & 5.
- Increase in height and reduced footprint to Blocks 9, 10 & 11.
- Increase in height on riverside to Blocks 3, 4 & 5.
- Revised planting strategy to river walk to comply with EA requirements.
- Additional play-space.

2 Functional Requirements

The following background information, design standards and guidelines have been applied to the briefing requirements for proposals:

- Lifetime Homes 2011.
- RBG requirements for Thames Path alignment (as close to river wall as possible) and adoptable finishes.
- Comments received from Environment Agency 06.07.12 in relation to landscaping to river wall.
- Mayor of London SPG Providing for Children and Young People's Play and Informal Recreation 2008.
- Expedition Engineering Ltd Flood Risk Assessment Report (updated 2013).
- BMT Fluid Mechanics Wind Assessment recommendations.

Functional requirements are set out in Figure 3-6.

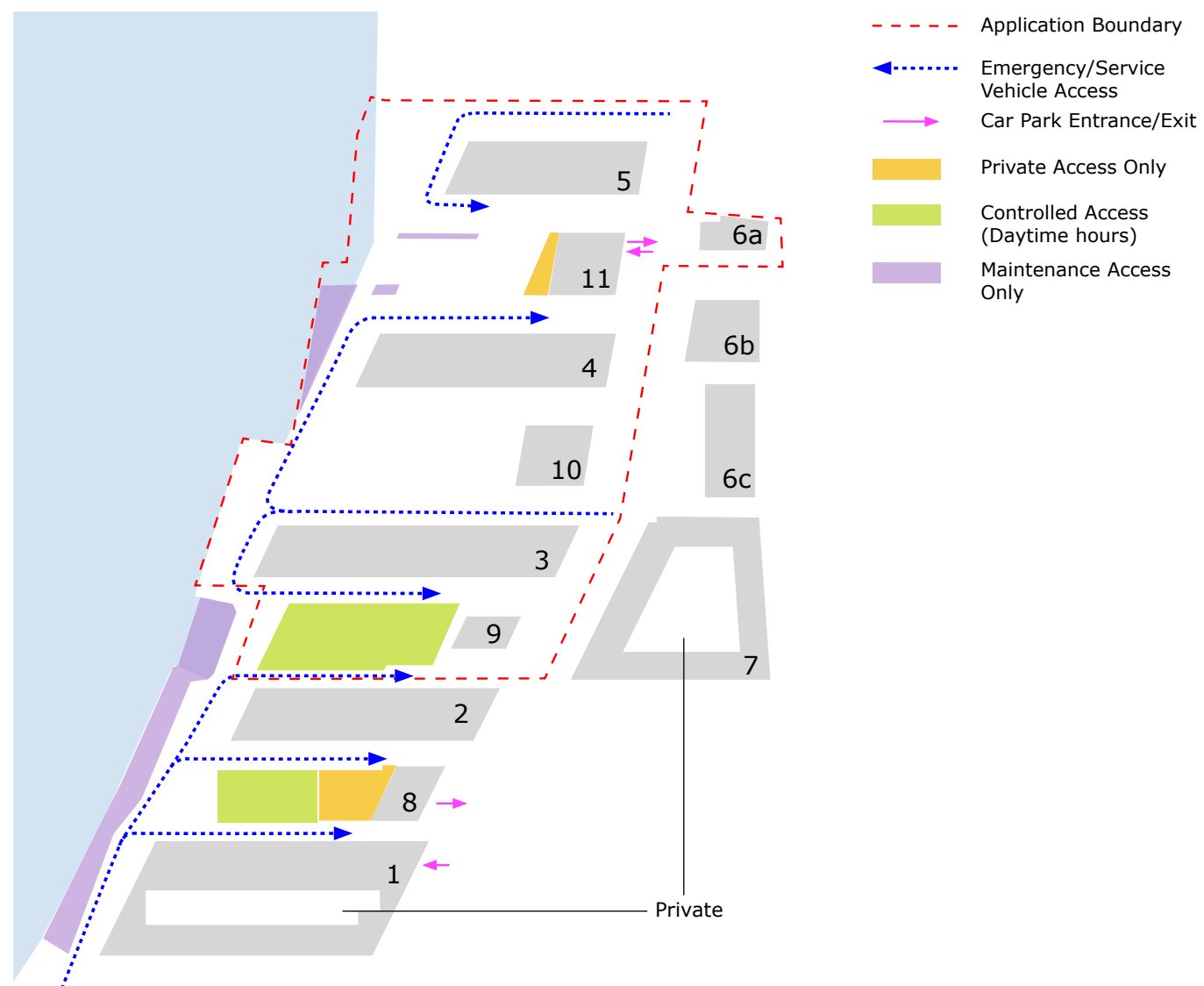


Figure 3: Access and Circulation

Service and Emergency access to the landscaped podium is provided via the existing ramp off Pelton Way to the South and ramped access from Banning Street between Blocks 3 & 10 and to North of Block 5. Car parking is provided at basement level accessed from Banning Street. Garden and recreation areas where indicated will be designed to allow for controlled access for daylight hours only. Riverside planting is accessible only for maintenance.

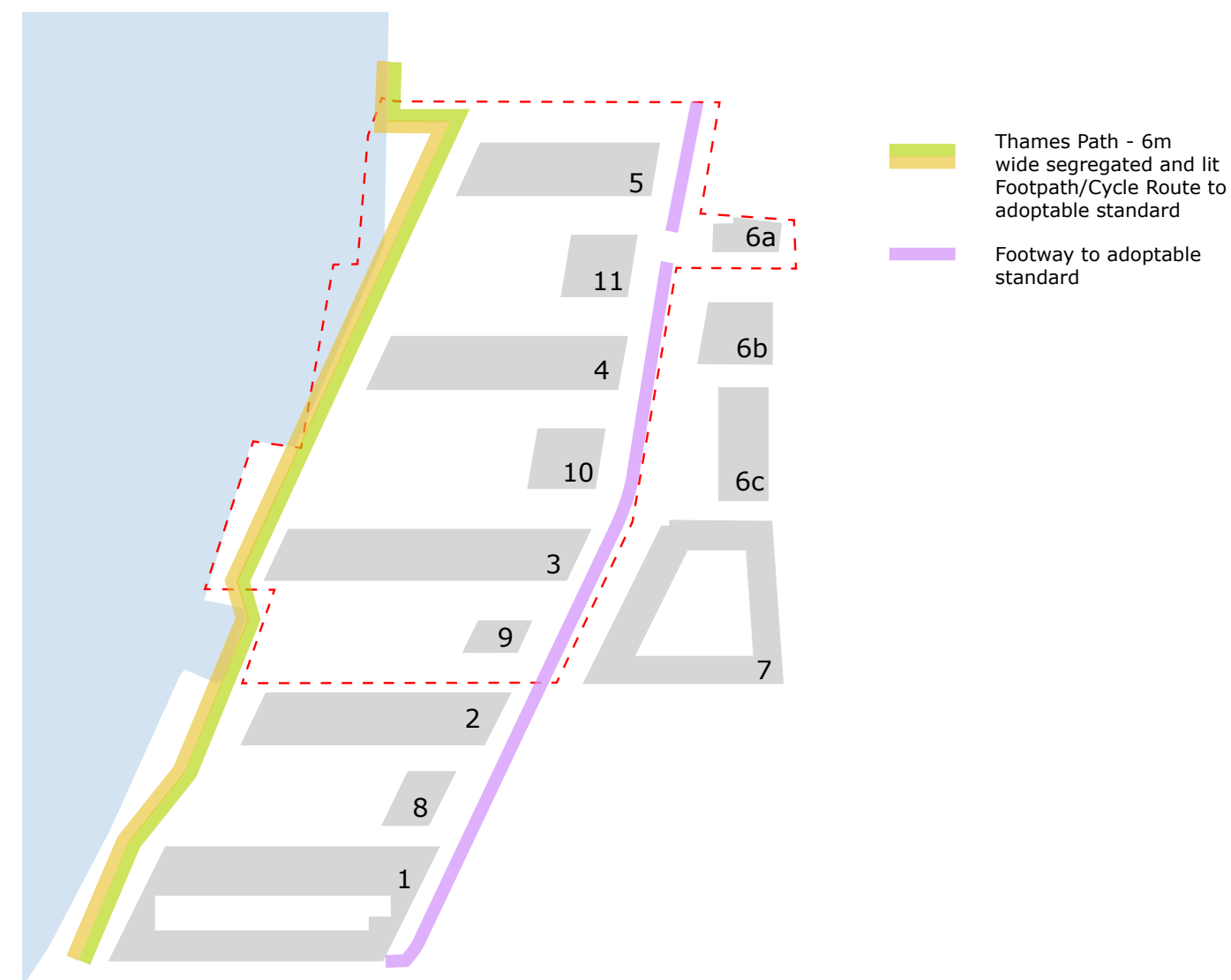
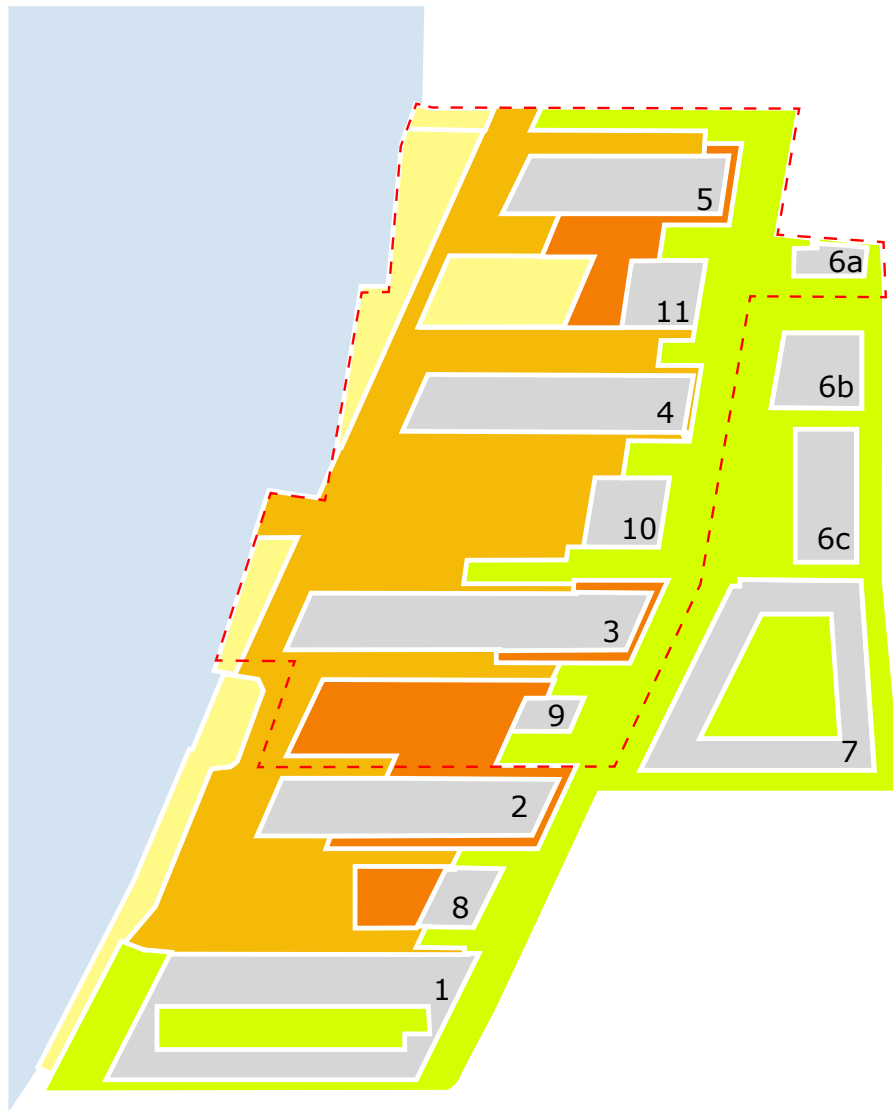


Figure 4: Adoptable Finishes

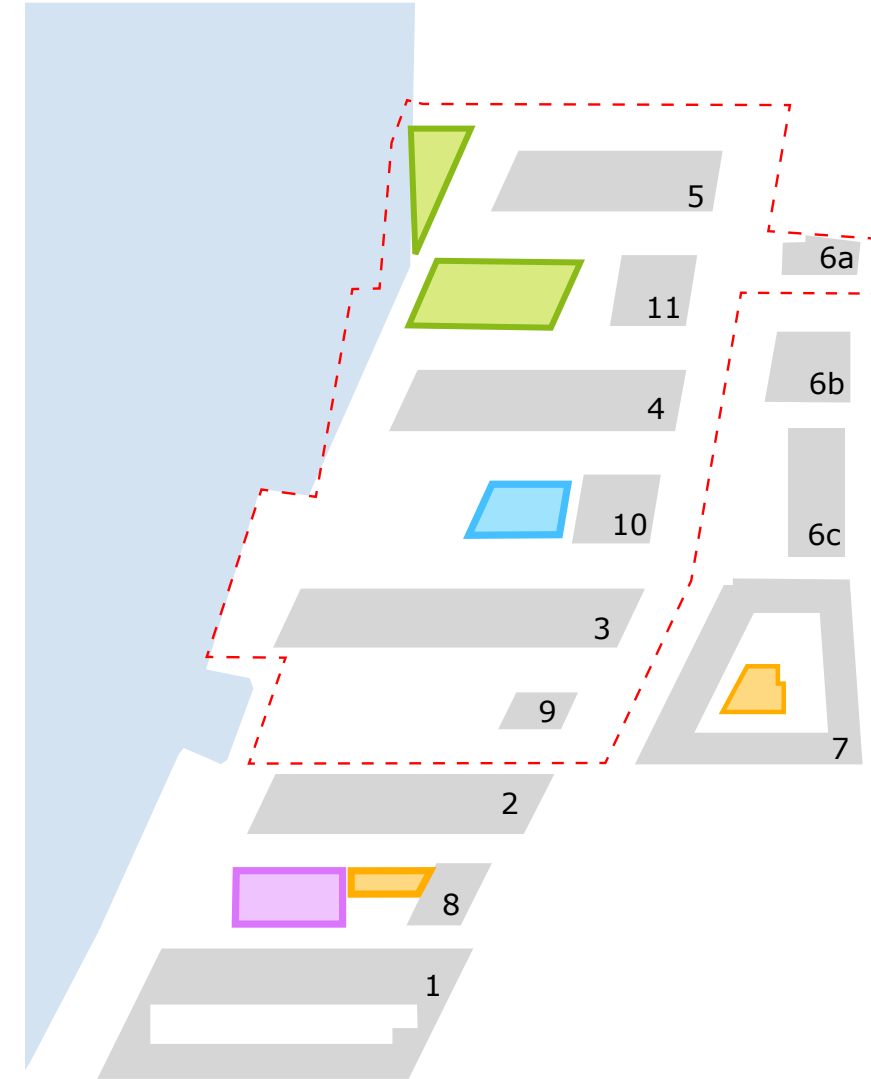
A 6.0 metre strip comprising the Thames path and 3.0 metre strip comprising the footway to Banning Street will both be constructed to adoptable standard. All other surfaces within the development will be constructed to the relevant standards.



- Upper Podium 7.50-8.0 AOD
- Podium 5.83 AOD
- Riverside 3.0-5.50 AOD
- Street Level 2.5-3.0 AOD

Figure 5: Principal Levels and Associated Uses

The principal landscape level occurs over a concrete podium deck and is accessible to all. Raised courtyards provide level separation and seclusion from the main podium level circulation routes. The strip between the riverside and podium forms a soft landscape buffer, which is accessible between Blocks 4 & 5.



Key	Total Areas
 Junior / Creche (1-5 yrs)	420m2
 Natural play - all ages	1237m2
 Senior/Intermediate play	463m2
 Games Court	684m2
<hr/>	
Total Play Provision	2804m2

Figure 6: Recreation and Play

Figure 6 shows shows both distribution and categories of play / recreation with a total space provision of 2,800 square metres.

3 Design Proposals

Development Context

The context for this development is historically river industry associated with the lower reaches of the River Thames and Greenwich Peninsular, against a backdrop of Victorian residential terraces, and further south to Historic Greenwich. With much of its industrial uses in decline and with proposals for redevelopment of adjacent river sites to North, the context of the development is undergoing change.

The site occupies a level, low-lying residential area set slightly below the river wall flood defences. It is bounded by Ballast Quay and Pelton Street to South, with Banning Street to East with further east-west linkages to Christchurch Way and Blackwall Lane to the East. The disused Alcatel site / Enderby Wharf to North currently provides no direct access onto the site, other than via the Thames path. Consented proposals to convert Enderby Wharf into a mixed use development with an Ocean liner terminal offer exciting opportunities for re-linking and regenerating this considerable area of North Greenwich.

Design objectives

The overall landscape aim is to create public realm and private external space high in both quality and relevance to the site and its context.

Particular objectives are to:

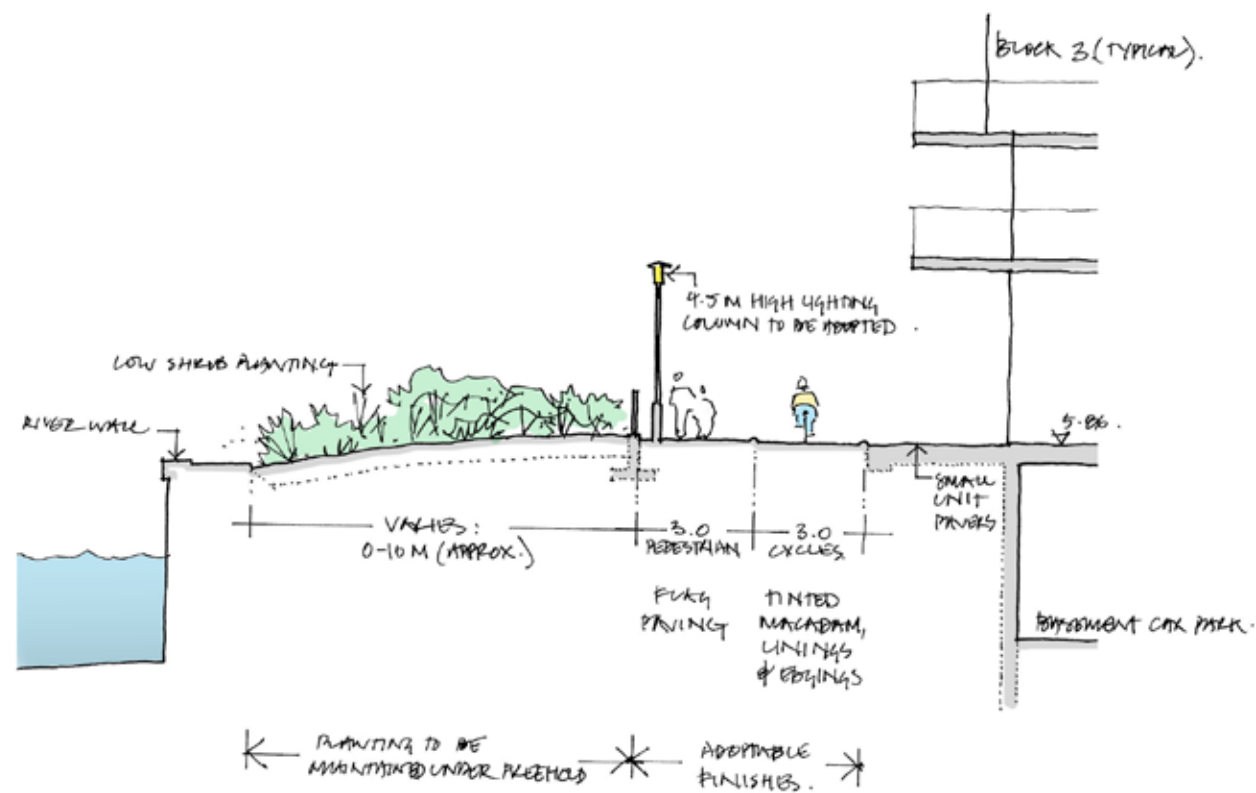
- Create a clear hierarchy of external spaces with well-defined uses.
- Significantly increase cross-site permeability to reconnect existing residential areas east of Banning Street with the River.
- Provide usable external spaces, paying particular attention to micro-climate.
- Create a public realm rich in diversity and appealing to a wide range of users.
- Capitalise on panoramic cross-river views.
- Resolve numerous technical issues (raised decks, loading and drainage; easements for potential future public transport; construction phasing) without detriment to the overall design integrity.
- Increase the site's nature conservation value, especially along the River.

Scheme Description

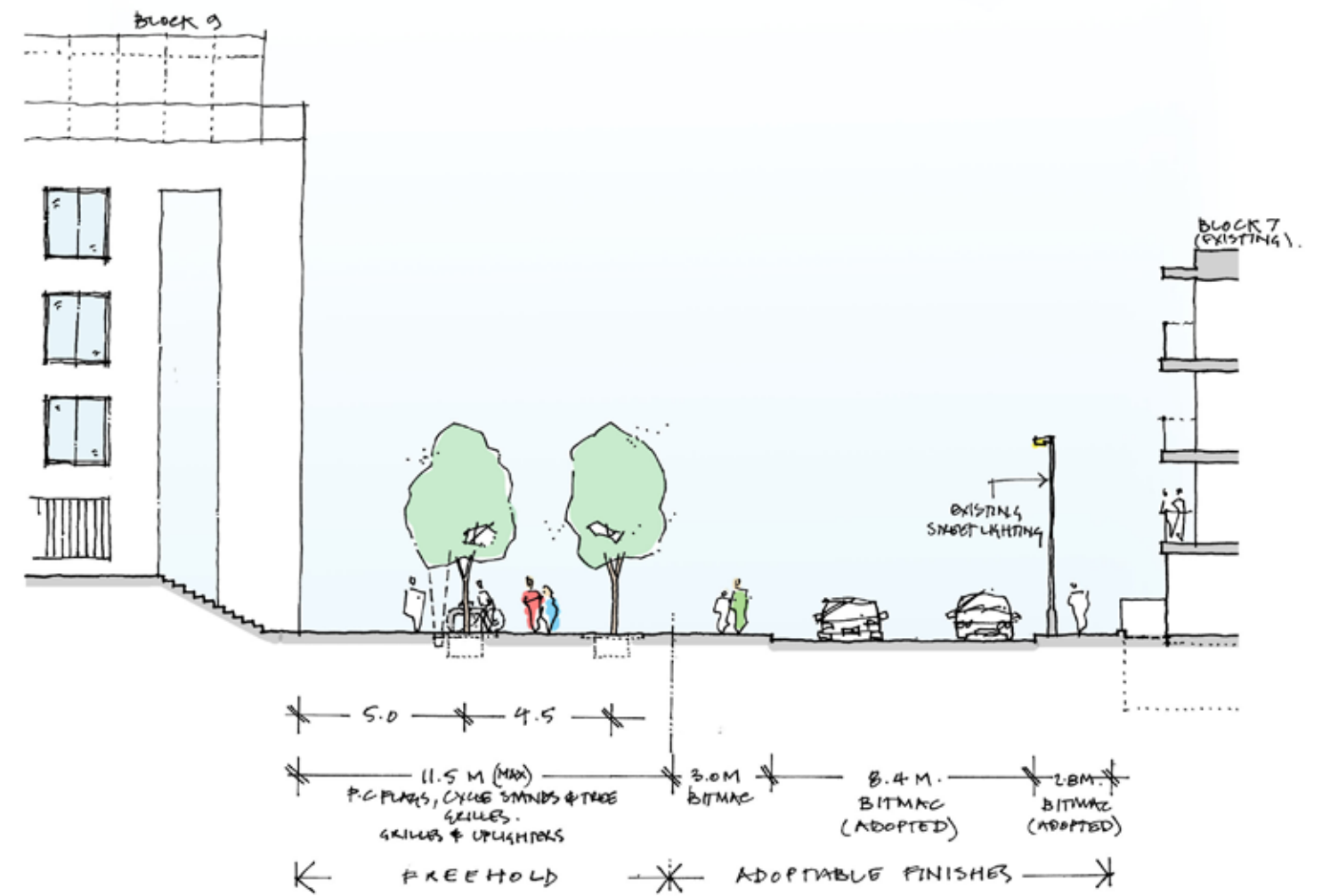
Conceptually the external landscape for the whole development consists of four principal spaces bounded by five linear blocks and linked by two linear spaces – the Thames Path and the remodelled and extended Banning Street.

Almost all external areas west of Banning Street are formed on top of parking decks below. These are in effect roof gardens in which the typical level of 5.83 OD is determined by the configuration of the car decks below. This is generally known as the podium level.

Each of the courtyards and adjacent public realm are described in the following pages.

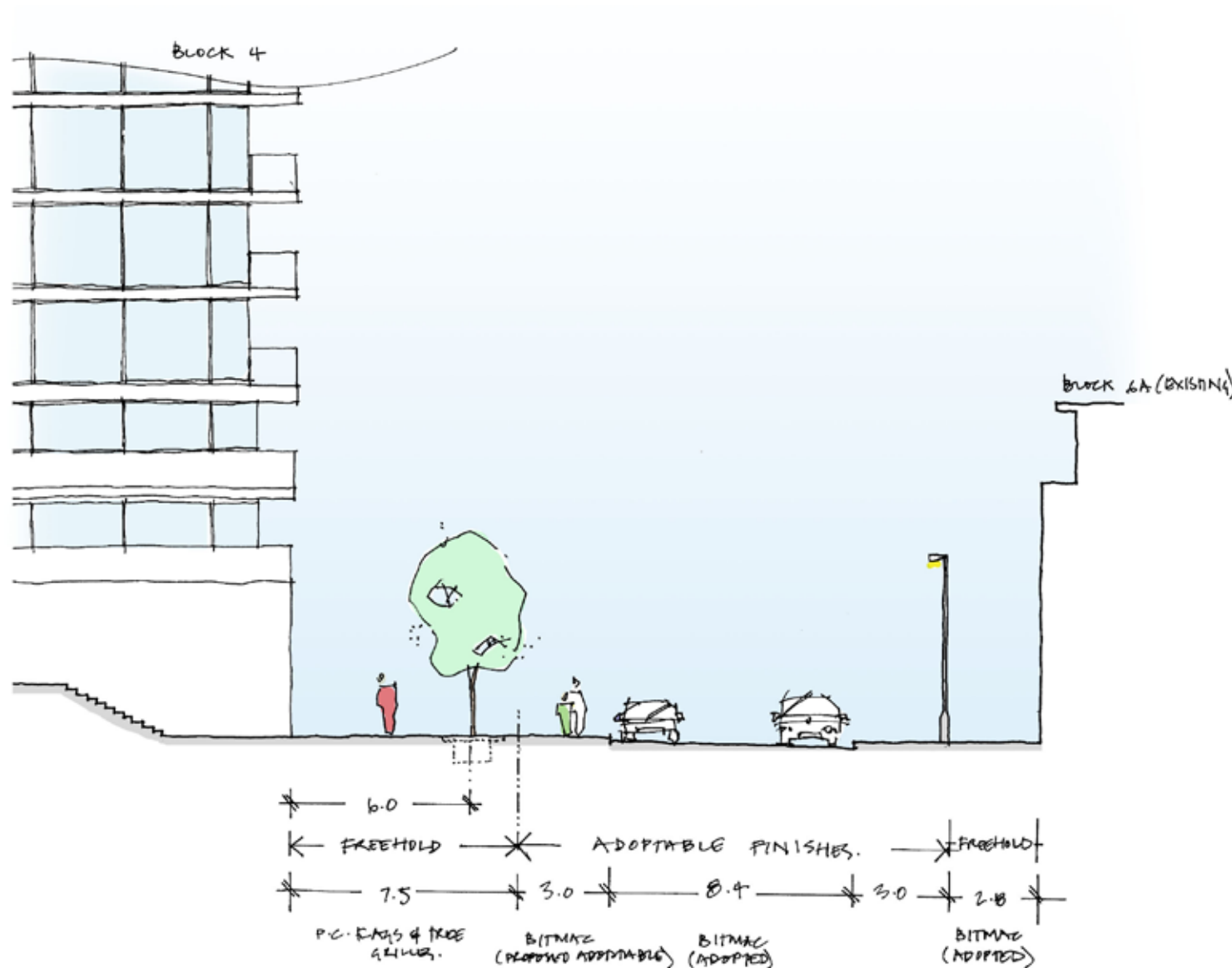


Section A-A'



Section B-B'

Figure 7: Typical Sections: Public Realm



Section C-C'

3.2 Public Realm

The public realm main circulation occurs north-south along the Thames Path and Banning Street, linked by pedestrian walkways running east-west between the blocks.

Thames Path

The Thames Path, illustrated in Section C-C' consists of a 6-metre wide segregated footpath/ cycle route in matching finishes to those installed under the consented scheme in 2009 (see Fig. 11 Hard Materials palette). The pedestrian path extends typically between the cycle path finishes and the podium edge railings, or in some instances a viewing deck, located river-ward of the path. The path alignment will follow the river wall as closely as possible, broadening slightly where the river wall alignment deviates from the podium geometry.

The path will be lit to adoptable standard using 4.5m posts and cut-off luminaires.

Banning Street

Proposals for Banning Street are consistent with the consented scheme first phase construction (2009): simple flag paving within the private development areas adjoin bitmac and pcc kerb finishes to 3-metre width strip of adoptable footpath adjacent to the carriageway. All rainwater from the treehold portion will be captured in a continuous surface channel and directed into rainwater harvesting.

Street trees will be small to medium height ornamental varieties such as Sorbus aucuparia and will be agreed with the authority prior to installation. These are planted in single (Section A-A') and double rows (Section B-B'), where space permits. Cycle stands for public use will be installed between trees.



Figure 8: Courtyard - Block 2-3 'Granite Wharf Court'

	Application Boundary
	Proposed Level
	Hard Landscape: Bitmac
	450x450x80mm Textured precast concrete paving
	Hardwood Decking
	Self-Binding Gravel
	Play Surface
	Green Asphalt (Thames Path - Cycle Lane)
	Venting to Basement
	160x160x80 Textured precast concrete block paving
	Granite hand-set stone to steps and landings
	Site Furniture: Timber Bench - 'Tramet Banco' by Escofet
	Cycle Stands (Sheffield type)
	Fingerpost to adoptable standard
	Soft Landscape: Street Trees (to Banning Street) Robinia pseudoacacia, 35-40cm
	Standard trees, Sorbus aria 'Majestica', 45-50cm
	Courtyard Specimen Trees Multi-stem Betula pendula and Alnus glutinosa, 4.5-6m with ornamental grass and herbaceous underplanting
	Large Shrub Planting Multi-stem Amelanchier lamarkii, 3m specimens
	River Wall native coppice planting: Dogwood varieties, Alder buckthorn, sea-buckthorn, shrub willow varieties. Groundcover: Hedera spp, Wood spurge, tufted hair grass, wood rush.
	Clipped evergreen hedge in raised planter. Overall height 1.6m
	Grass on 450mm topsoil



3.3 Courtyards

Courtyard 2-3: 'Granite Wharf Court'

This courtyard is aligned with the draw dock of the former Granite Wharf. The central portion is built up on a raised level relating to the residential upper podium levels of Blocks 2 and 9 at 7.50 OD. This offers excellent river views, seclusion from the public circulation areas and lower level commercial units of Block 3 on the main podium level and provides additional topsoil depth making this space ideal for a formal garden court, with tree planting and a central raised lawn. A 1.1m railing will enclose the garden terrace which can be used to restrict access to daylight hours if desired.

The up-stands forming the central courtyard space are fitted with timber weatherboarding and recessed lighting to illuminate the walkways to either side. On the riverside elevation the courtyard up-stand wall will be clad with the salvaged 'Historic Wall', with an adjacent viewing deck and up-lighting.

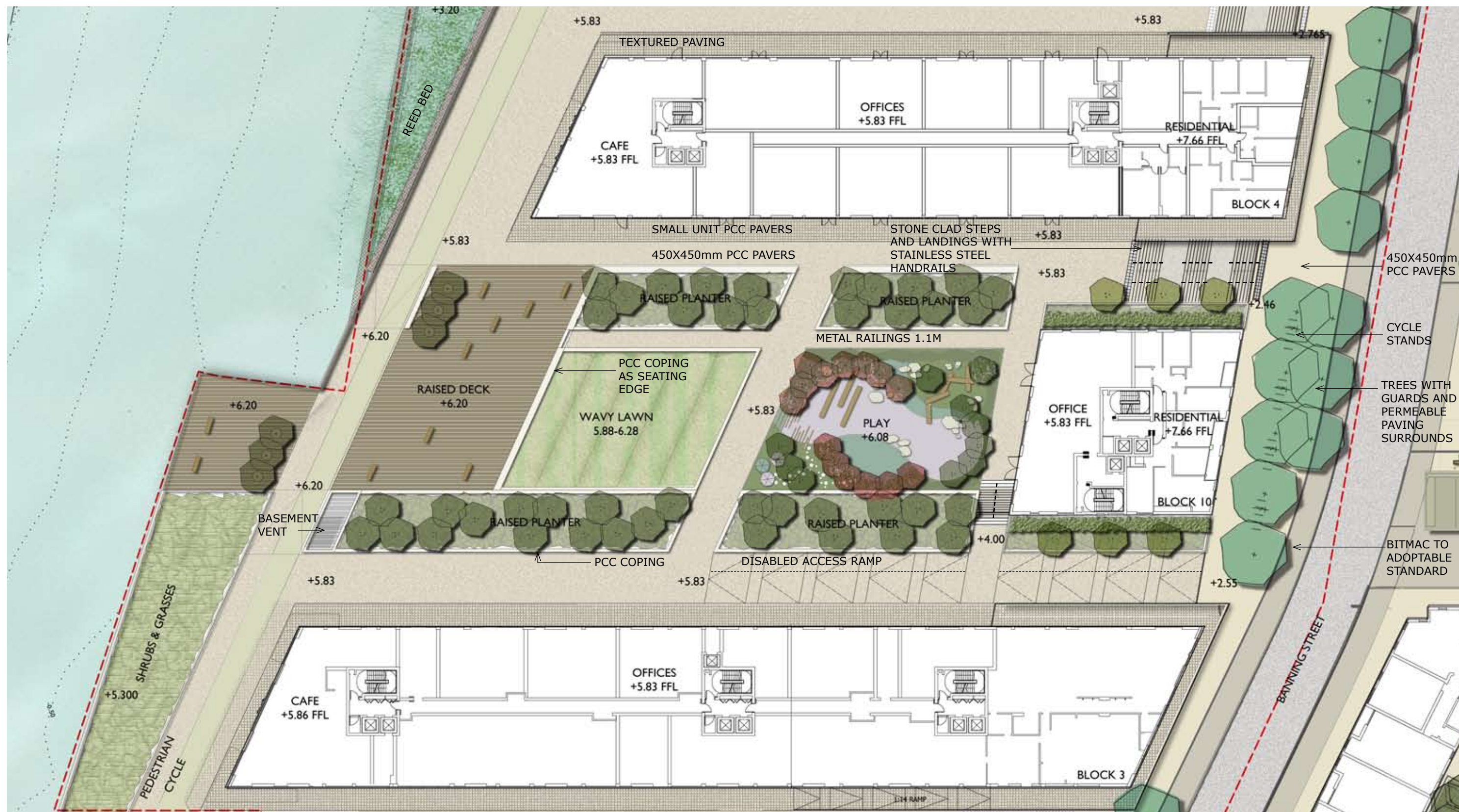























Figure 9: Courtyard - Block 3-4 'Badcock's Wharf Court'

	Application Boundary
	Proposed Level
	Hard Landscape: Bitmac
	450x450x80mm Textured precast concrete paving
	Hardwood Decking
	Self-Binding Gravel
	Play Surface
	Green Asphalt (Thames Path - Cycle Lane)
	Venting to Basement
	160x160x80 Textured precast concrete block paving
	Granite hand-set stone to steps and landings
	Site Furniture: Timber Bench - 'Tramet Banco' by Escofet
	Cycle Stands (Sheffield type)
	Fingerpost to adoptable standard
	Soft Landscape: Street Trees (to Banning Street) <i>Robinia pseudoacacia</i> , 35-40cm
	Standard trees, <i>Sorbus aria</i> 'Majestica', 45-50cm
	Courtyard Specimen Trees Multi-stem <i>Betula pendula</i> and <i>Alnus glutinosa</i> , 4.5-6m with ornamental grass and herbaceous underplanting
	Large Shrub Planting Multi-stem <i>Amelanchier lamarckii</i> , 3m specimens
	River Wall native coppice planting: <i>Dogwood</i> varieties, <i>Alder buckthorn</i> , <i>sea-buckthorn</i> , <i>shrub willow</i> varieties. Groundcover: <i>Hedera</i> spp, <i>Wood spurge</i> , <i>tufted hair grass</i> , <i>wood rush</i> .
	Clipped evergreen hedge in raised planter. Overall height 1.6m
	Grass on 450mm topsoil



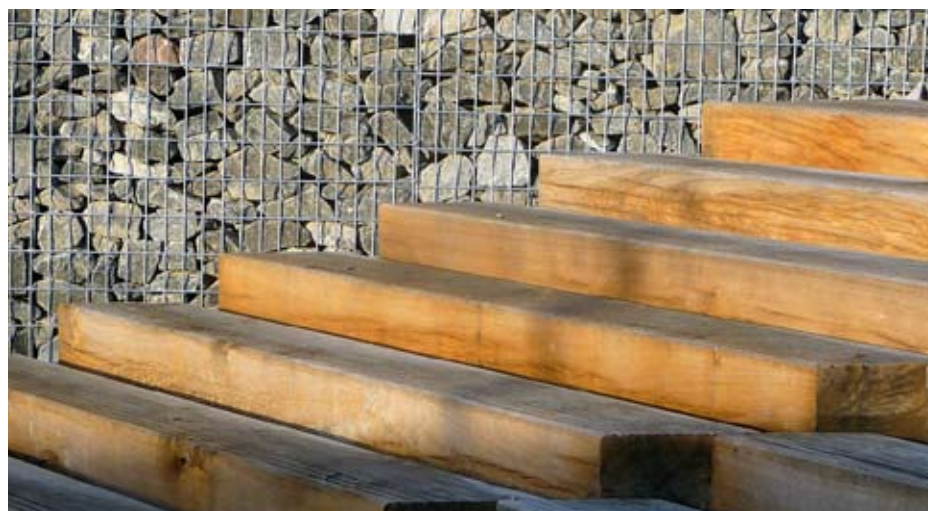
Courtyard 3-4: 'Badcock's Wharf Court'

This courtyard is at the heart of the development and the largest of the courtyards. It is flanked by commercial units of Block 3 and 4 - with cafe breakout spaces at the riverside ends - and an office unit of Block 10.

The courtyard is split into three distinct zones: a large viewing deck overlooking the river at its western end; a raised lawn in the centre and an enclosed junior / intermediate play area at its eastern end. These spaces are flanked by broad, raised tree planters, which is be informally planted out in a forest of birch trees under-planted with herbaceous/ flowering perennials and grasses.

Bench seating is arranged in a geometric pattern across the viewing deck and additional seating is provided by up-stands formed by raised planter beds and edgings.

	Application Boundary
	Proposed Level
	Hard Landscape: Bitmac
	450x450x80mm Textured precast concrete paving
	Hardwood Decking
	Self-Binding Gravel
	Play Surface
	Green Asphalt (Thames Path - Cycle Lane)
	Venting to Basement
	160x160x80 Textured precast concrete block paving
	Granite hand-set stone to steps and landings
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	Cycle Stands (Sheffield type)
	Fingerpost to adoptable standard
	Soft Landscape: Street Trees (to Banning Street) Robinia pseudoacacia, 35-40cm
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	Clipped evergreen hedge in raised planter. Overall height 1.6m
	Grass on 450mm topsoil

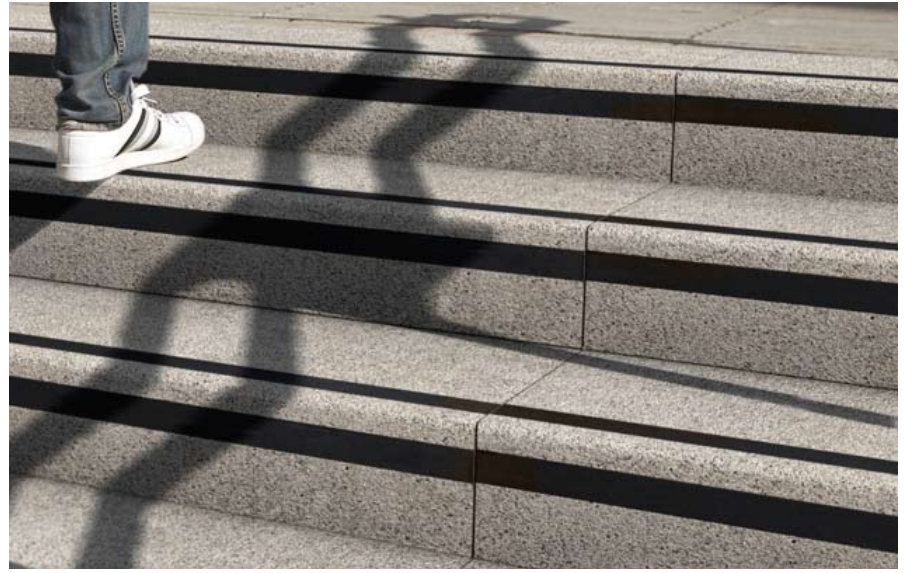


Courtyard 4-5: 'Piper's Wharf Court'

This courtyard is the most complex in terms of the diversity in levels (and reconciling this level change with Lifetime Homes requirements for access), ranging from the newly-formed shingle beach inlet (+3.7 OD) extending from the existing riverside to the residential level (+7.66 OD). The courtyard is formed around new flood defence walls which divert eastwards from the river's edge to form a tidal inlet, with gentle terracing to support various types of river ecology. The inlet is fully accessible and runs out towards the river, under a new 6-metre width footbridge (Thames Path) to meet the existing shoreline. Existing stone revetments and concrete walls in this location are demolished to facilitate this transition.

The tidal inlet is flanked on either side by birch groves in raised planters, aligned with the new flood defence walls.

A public walkway bisects the inlet and the private courtyards of the Block 11 residential units.



Paved Surfaces

Figure 11: Hard Materials Pallette

Structures