

Road sub-base preparation for later phases.
 (see Mace Hale/Wharf Construction
 Logistics Considerations Report_April
 2016_Final 22.4.16.pdf)



- A** Wharfside
- B** Bridge link space
- C** Pedestrian promenade, along waterside
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Detail application: interim scheme

6.17 LANDSCAPE: DETAIL APPLICATION

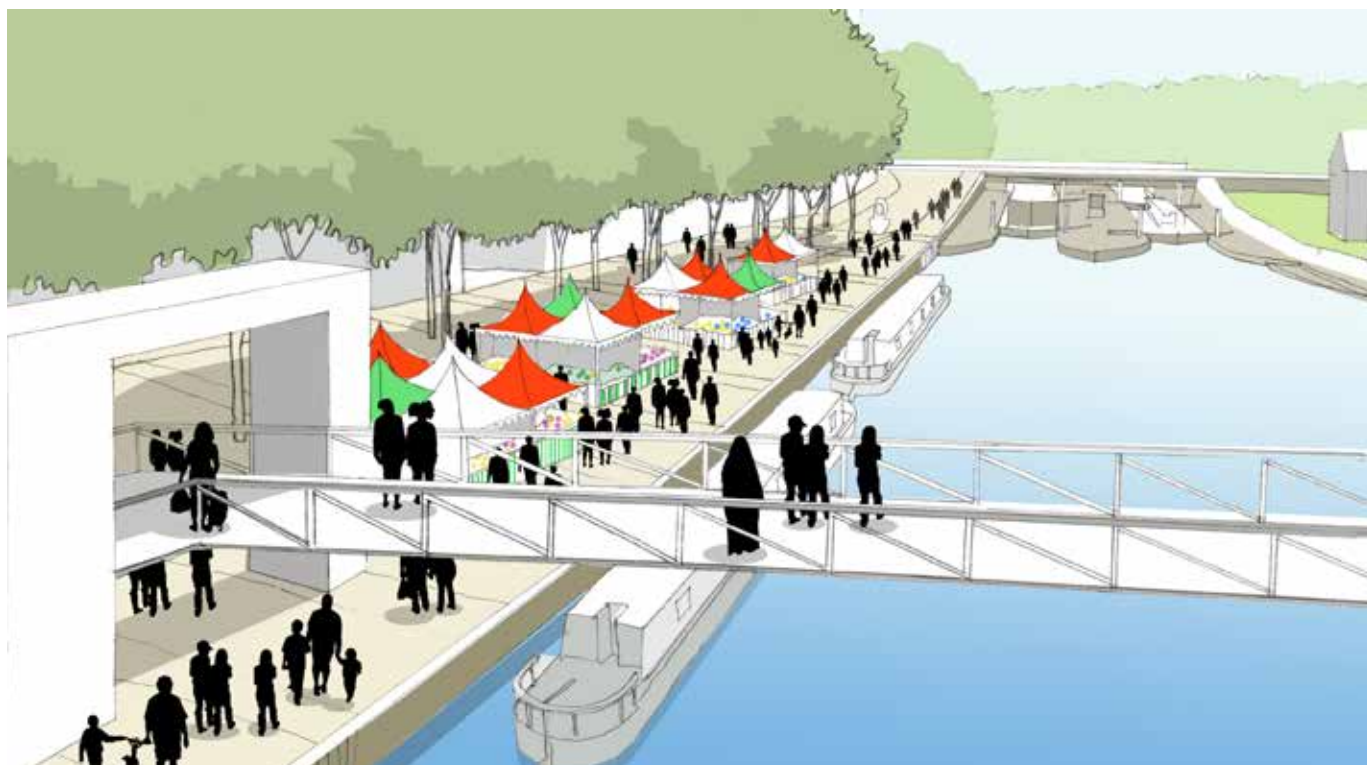
The development of the Hale Wharf site will begin with the detail application area, which sets out to complete areas of Wharfside public realm, play space, landscape and car parking associated with Blocks A and B. The detail application area sets out to become a catalyst for further phases of development, creating and focusing interest in the Hale Wharf site.

Sustainability

A key objective is to underpin the sustainability of the Hale Wharf development site, by establishing the key infrastructure of streets and places, services and drainage in ways which are economically, environmentally and culturally relevant and long-lasting.

Design

The detail application public realm proposals set out to create a distinctive sense of place at Hale Wharf, in which the activity of the waterfront is brought into juxtaposition with the lively streetscape and sheltered landscape areas. The area of the detail application will establish a benchmark for the quality of subsequent phases of the site development, in which the public realm provides a continuous and coherent setting for the variety of built forms envisaged in the overall masterplan.



artists impression: wharfside



artist's impression: wharfside landscape



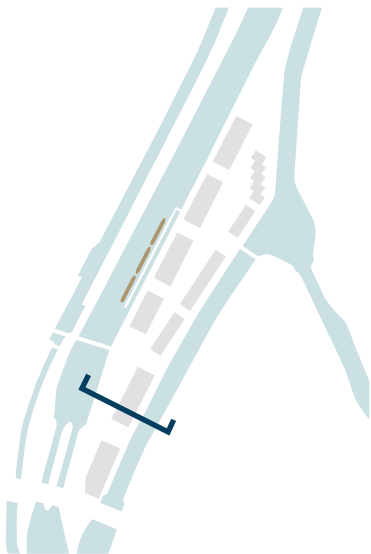
elevation: wharfside landscape

6.17.1 Wharfside

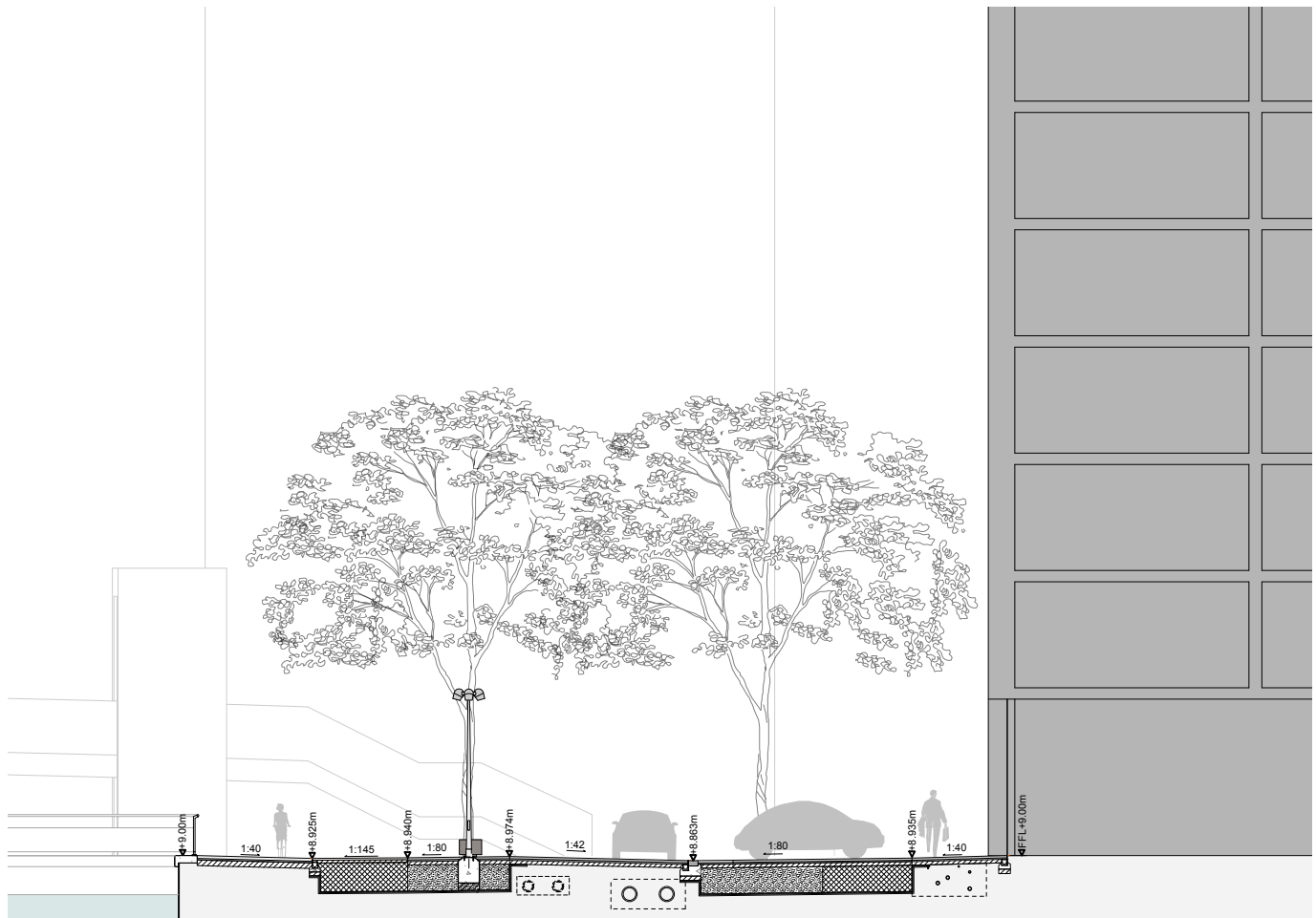
This area is designed as a hard surfaced waterside place, reminiscent of many similar canalside wharfs. It will provide:

- a waterside public space, where events and gatherings can take place.
- a waterside walk where people can stroll alongside the water, connecting to the wider network of pedestrian routes through the Lee Valley, and across the proposed bridges.
- places for sitting, under the shade of trees, with west-facing views overlooking the water.
- a robust and adaptable surface which provides access for vehicles, cyclists and pedestrians, in which the surface is banded and laid flush to ensure that drivers recognise that this is a pedestrian-priority space.
- loading bays and drop-off areas are provided to allow for servicing the site, the buildings and the adjacent locks and gates.
- metal railings to provide protection alongside the waterside.
- lighting which will illuminate the public realm while avoiding light spillage over the Lea Navigation.



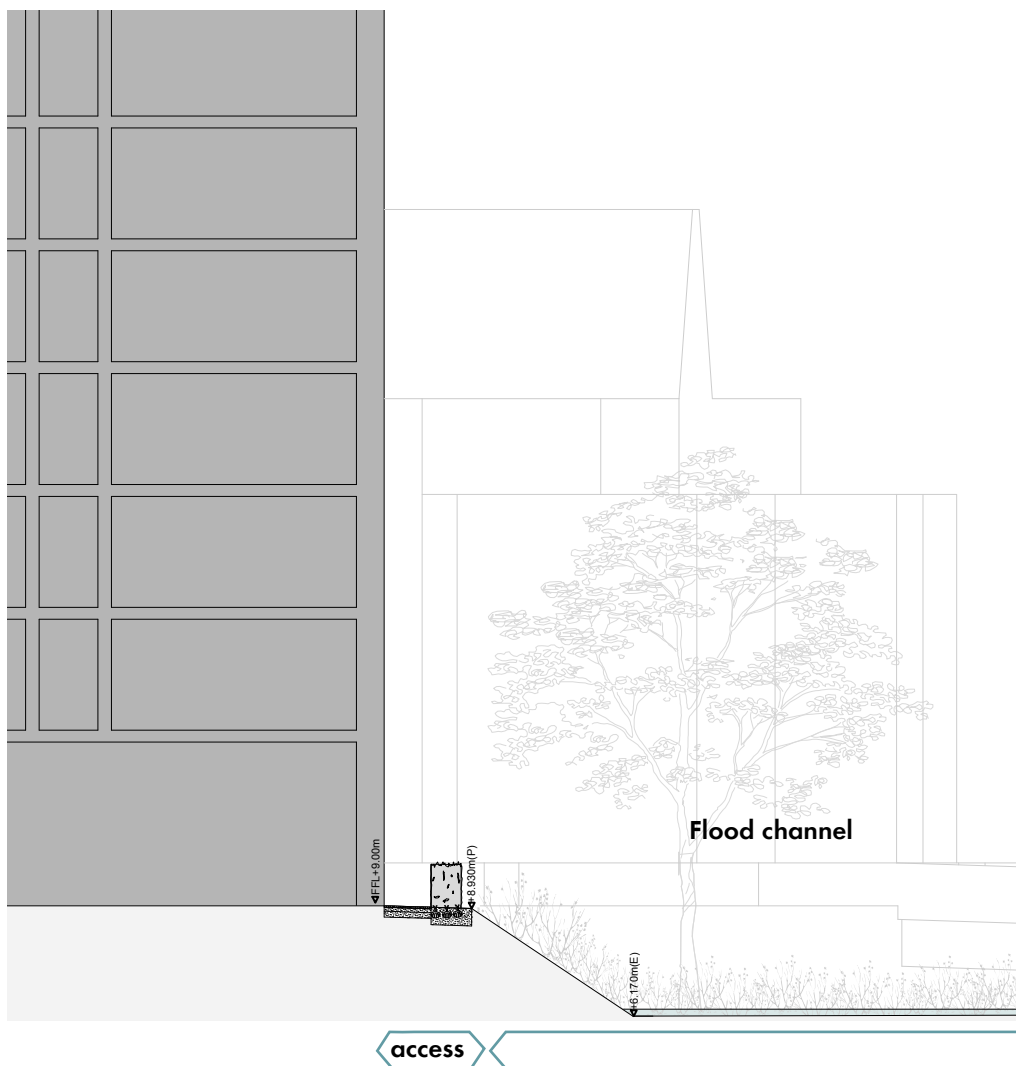


section key



wharfside public realm vehicle route car park / footway

section: through the River Lee Navigation wharfside



section: through River Lea flood channel boundary



plan: playspace

6.17.2 Play space

This area located to the north of Block B. It is designed as a “doorstep playable” play space for children aged between 0-5 years old, and their parents and carers. The play space provides a minimum 100 sq m playable area, which will include the following:

- boundary hedge 1100mm high with enclosed fence and self-closing gate.
- soft surfacing such as sand, bark chippings and rubberised pavings.
- play features, including logs and stone boulders, to encourage imaginative play appropriate for 0-5 year old age group.
- places for sitting, under the shade of trees.



plan: service area

6.17.3 Service area

This area is designed as a green space between Blocks A and B and provides access to service areas and the underground chambers of the Thames Water pumping station.. The area will include the following:

- boundary hedge 1100mm high with enclosed fence and self-closing gate.
- planting including Trees and mown grass surfacing

6.17.4 Landscape material: Detail application

The public realm in the detail application at Hale Wharf will be made of high quality, attractive, long lasting and robust materials laid out in simple, uncluttered ways which will be adaptable, and support public activities. The Streetscape materials will be an important component of the identity of Hale Wharf; they will help to define the overall neighbourhood character by providing continuous streetscape surfaces throughout, and will signify differences and identity of sub areas through the use of different trees and street furniture.

Principles

The palette of materials to be used in the public realm at Hale Wharf is carefully selected to:

- help people 'read' the public realm as a continuous corridor where the consistent use of materials can help to reinforce legibility.
- reflect the change in the nature of the public realm from movement to gathering space
- minimise visual clutter
- include high quality and robust materials with a lifespan which will minimise future maintenance costs.
- be sustainable in sourcing and manufacture
- enhance the prestigious nature of the development
- assist in the ease of movement for all users, including disabled and able pedestrians, cyclists and vehicles, demarcating clear routes through the site connecting to neighbouring districts through the detailing and orientation of surfaces, and
- Provide an attractive environment all year round.

Hard Landscape Materials Palette

In the detail application, a simple and consistent palette of surface materials will be used which is shown in the masterplan Design Codes in the previous, to mark the transition from the Ferry Lane frontage to the Wharfside and courtyard

Paving materials used within the public realm are selected to complement the landscape and the scale and elevational treatments of the proposed buildings and structures.

Street Surfaces

Streetscape surfaces will be selected to define different sub areas within the Wharfside area. Sustainable drainage principles are applied to the design of surfaces where appropriate.

Kerbs and Edges : Kerbs and edgings throughout will be continuous and consistent, making use of natural stone and natural stone aggregate concrete, laid as wide strips to unify the surface and link Blocks A and B with the waterside.

Materials for Placemaking

Specific places for public activity in the public realm will be treated as individual and special, and the materials selection will reinforce the unique identity of these places.

Paving, using combinations of granitic aggregate concrete, resin bound gravel and timber, will be designed to provide a rich setting for a variety of activities.

Seating:

Seating will be provided in appropriate public locations throughout along the waterfront frontages. Made from robust and sustainable cast concrete, seating will be located in conjunction with trees and planting to create sheltered rest/ viewing spaces.

Bins, bike stands, bollards, balustrades and barriers. Functional street furniture such as bins, bike stands, bollards, balustrades and barriers, will be provided where appropriate. These will be made from robust, long lasting materials such as stainless steel, cast iron and timber.

Lighting:

The 1 lighting establishes the pattern of the overall lighting outlined in the masterplan lighting strategy. The design has been developed which sets light levels appropriate to the character of the space. Light levels will vary across the public realm to allow for the vehicular or pedestrian traffic and reflect the intended intensity of use.

The following pages show the Hard Landscape, Street Furniture and Soft Landscape materials palettes



Edging and kerb



Banding tone

6.17.5 Hard materials palette 1: wharfside

Kerb

- Flush kerb: Pre-cast concrete 255mm x 145mm x 915mm, kerb laid on side as Marshalls Saxon Natural or similar

Edge/ trim

- Edging: 63mm wide precast concrete edging at hard landscape / facade planting interface, light grey colour laid flush, butt joints to corners. - 'Conservation kerb' in silver grey by Marshalls or similar
- Edging: Interface between paving material and planting areas, steel edging. Slate ppc finish "Classic", by Everedge or similar.

Footway

- Setts: Granitic concrete setts, laid in random coursed. 60mm x 150-400mm courses, in 4 different tones (dark, medium, light, natural) % ratios of mixes dependent on location. Hardscape 'Kellen, Tagenta B,C,D and E breccia finish' or similar.
- Banding: Granitic concrete setts, laid in a stretcher bond. 60mm depth x 150mm coursed x lengths of 300mm as Hardscape 'Kellen, Nemaro Argento, breccia finish or similar.



Concrete tones



Tree Grille



Resin bound gravel



Pedestrian promenade



Reinforced grass surface

Carriageway

- Setts: Granitic concrete setts, laid in a stretcher bond. 80mm depth x 150mm coursed x lengths of 300mm in 4 different tones (dark, medium, light, natural) % ratios of mixes dependent on location. Hardscape 'Kellen, Tagenta B,C,D and E breccia finish' or similar
Banding: Granitic concrete setts, laid in a stretcher bond. 80mm depth x 150mm coursed x lengths of 300mm as Hardscape 'Kellen, Nemaro Argento, breccia finish or similar.
- Tree Grille : Heavy duty steel pre-fabricated unit with paving finish. Paved top to match S04, 'Castle' by Green Blue Urban or similar.
- Wharfside open areas: Porous surfaces to allow for attenuation. Resin bound aggregate by Sureset 6mm, Golden Pearl, or similar
- Pedestrian promenade: Granitic concrete slab laid random coursed. 60mm depth x 400mm coursed x lengths of between 200mm - 600mm as Hardscape 'Kellen, Bianco and Bianco 630, breccia finish or similar.
- Building service route to Block A: Reinforced grass surface, Golpla by Geosynthetics or similar



6.17.6 Street furniture: wharfside

Railings and Fencing

Steel and Timber Railing : 1100mm height steel railing with hardwood timber leaning rail bespoke flat and circular horizontal bar construction, galvanised and 2 pack epoxy paint finish colour tbc

Waterside Fencing: Weldmesh fence 1100mm ht V-mesh with timber posts coordinated pedestrian and vehicle gates.

Cycle Stand

Brushed steel 'Sheffield' cycle stands.



Seating

Precast concrete cuboid in three formats:

3600 X 600 X 460

2400 X 600 X 460

600 X 600 X 460

Banco Socrates range by Escofet or similar, root fixed to concrete foundation.



Litter Bins

Steel Bins: Brushed steel litter bins with top and integrated separate cigarette disposal, coordinated range mountable onto lighting columns where possible.



street furniture precedent images



Lighting and fixing

Candelabra-style on tapered column : triple headed LED fittings on 4-6m tapered aluminium column. Selux Olivia Candelabra or similar approved.



Lighting and incidental object precedents

Incidental objects

- Boulders : - natural stone 700mm min dim
- Play Structures : Timber shapes and objects bespoke timber
- Play Space : Sand pit in timber lined frame
- Bug Hotel : bespoke item.
- Bird box : bespoke item.



6.17.7 Detail application: Soft landscape

Trees species are selected as follows:

- Wharfside: - London Plane (*Platanus X acerifolia*) which will grow quickly to large sizes, to be used to mitigate potential microclimate issues.
- Riverside amenity spaces: Alder (*Alnus glutinosa*),

Hornbeam (*Carpinus spp*) and Pear (*Pyrus spp*)

Shrubs and Hedges:

Hedges, groundcover and shrub planting will be used within 1 to define property and privacy boundaries, to create shelter and soften the landscape, providing visual interest and to create new wildlife habitats.

Groundcover planting will be selected from native species, and will provide a porous, low-maintenance and bio-diverse surfaces. Plants are to be selected from palettes of species according to specific functions and proximity to exposure or more sheltered conditions.



London Plane (*Platanus x acerifolia*)



Beech hedging



Hornbeam hedging



6.17.8 Wharfside planting

Large scale tree planting and hedging. Species to provide protection and privacy around buildings, especially to residential frontages.

Tree Species to include:

- *Platanus x hispanica*
- *Alnus glutinosa*
- *Salix* spp.

Typical hedge species to include:

- *Buxus sempervirens*
- *Carpinus betulus*
- *Fagus sylvatica*

Other species to include:

- *Dryopteris*
- *Geranium*
- *Hedera*



Fern and Ivy groundcover



native wildflower groundcover



Ajuga groundcover

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Detail application: interim scheme

6.17.9 Detail application: Interim scheme

The development of the Hale Wharf site will take place in phases. The construction traffic for the later phases will pass through the detail application area from the entrance at Ferry Lane. In order to provide sufficient space for construction traffic it is proposed that the detail application area is completed as an interim scheme prior to commencement of the later phases, with final completion of the works taking place at the end of the final phase.

Interim scheme

As shown on the plan adjacent, the hard surface from Ferry Lane will be implemented as a temporary surface of blacktop. Note that the row of trees closest to the waterside will not be planted until completion of the final phase.

In order to achieve a balanced avenue of tree planting on completion, all trees required for the completion of the detail application area will be reserved and maintained off-site, until such time as tree planting can take be completed.

Temporary Car Park

As shown on the plan adjacent, the requirement to provide 25 car park spaces for the wheelchair accessible apartments in detail application area will be satisfied by the provision of 15 permanent car park spaces outside Block B, and an additional 10 car park spaces located temporarily in an area north of Block B.

On completion of latter phases the car park spaces in this area will be relocated into outline component application area.