

30-38 ADDISCOMBE ROAD

OPEN SPACE AND LANDSCAPE

The emerging landscape design concept seeks to create a legible environment that prioritises pedestrians and enhances active frontages whilst incorporating defensible spaces adjacent to apartments.

New high quality planting and trees will complement a robust palette of hard landscape materials. Existing site features such as the oak tree will also be retained.

Open space provision will vary across the site to suit location, purpose and context, including an Arrival Zone along Addiscombe Road, a south-facing Communal Courtyard and a Residents' Roof Garden.

The Arrival Zone

- Formal character, with central shared space
- High quality paving and soft landscaping
- Planting along boundary echoes character of existing streetscape along Addiscombe Road
- Opportunity to plant new street trees, some of which will be semi-mature
- Vehicle access limited to drop off / pick up and servicing
- Planting zones adjacent to ground floor apartments enhance privacy and outlook for residents

The Communal Courtyard

- Informal character with existing oak tree as a landscape focus
- Large area of lawn and combined with playable space provides on-site play for children
- Planting zones adjacent to ground floor apartments enhance privacy and outlook for residents
- Opportunity for additional tree planting and vertical greening along boundaries

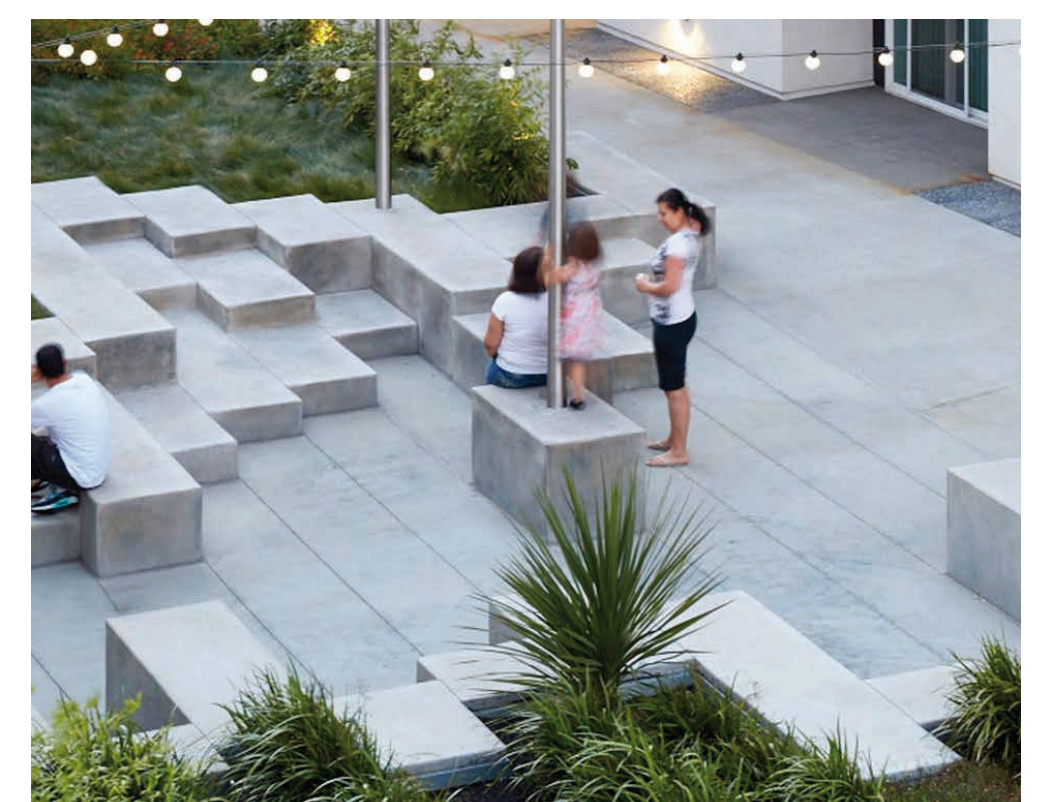
The Roof Garden

- Provides an opportunity for a communal roof garden above the Mansion Block

- 1 Proposed Street Trees
- 2 Shared Surface Forecourt
- 3 Small Feature Trees
- 4 Raised Planters
- 5 Planting to Screen Boundary
- 6 Existing Oak Tree Retained
- 7 Defensible Space
- 8 Lawn
- 9 Bound Gravel Area for Seating
- 10 Incidental Play Opportunities
- 11 Feature Tree
- 12 Parking / Paved Access



Communal Courtyard - Designed with Places to Dwell



Forecourt Designed with Raised Planters



Play-space to be Provided in Communal Courtyard