

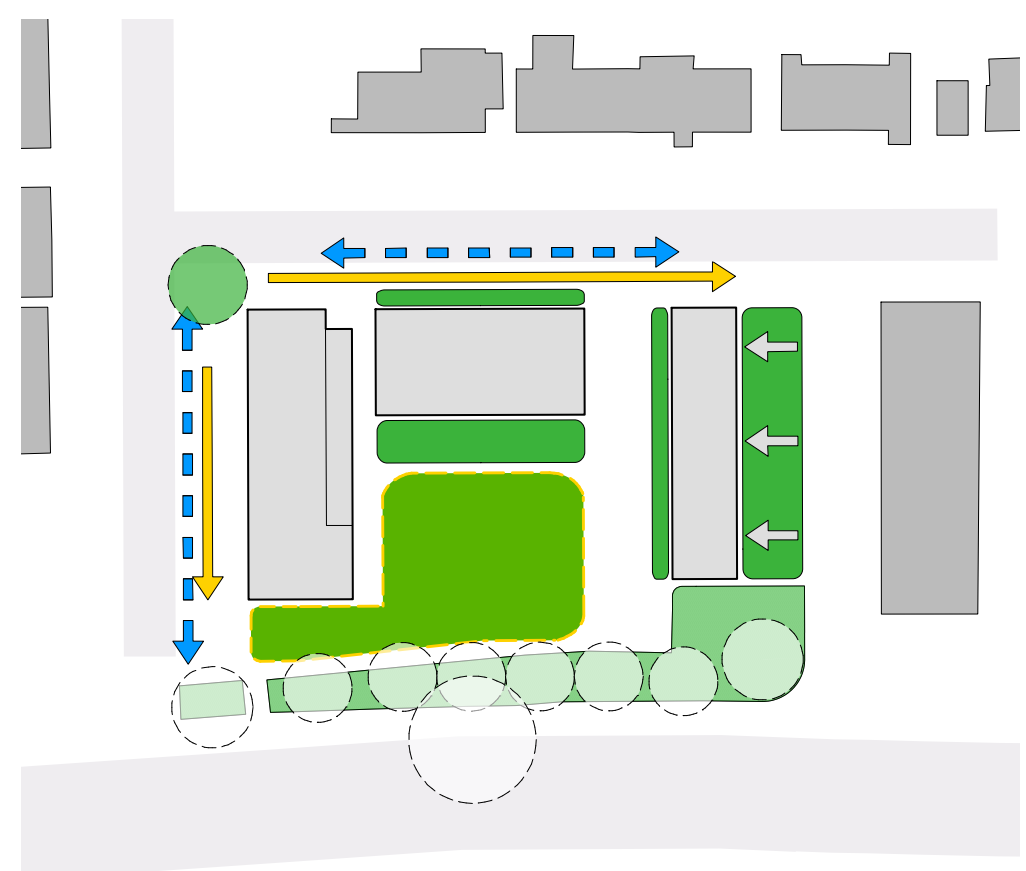
# our proposals • jan '20

## key moves + responses diagrams

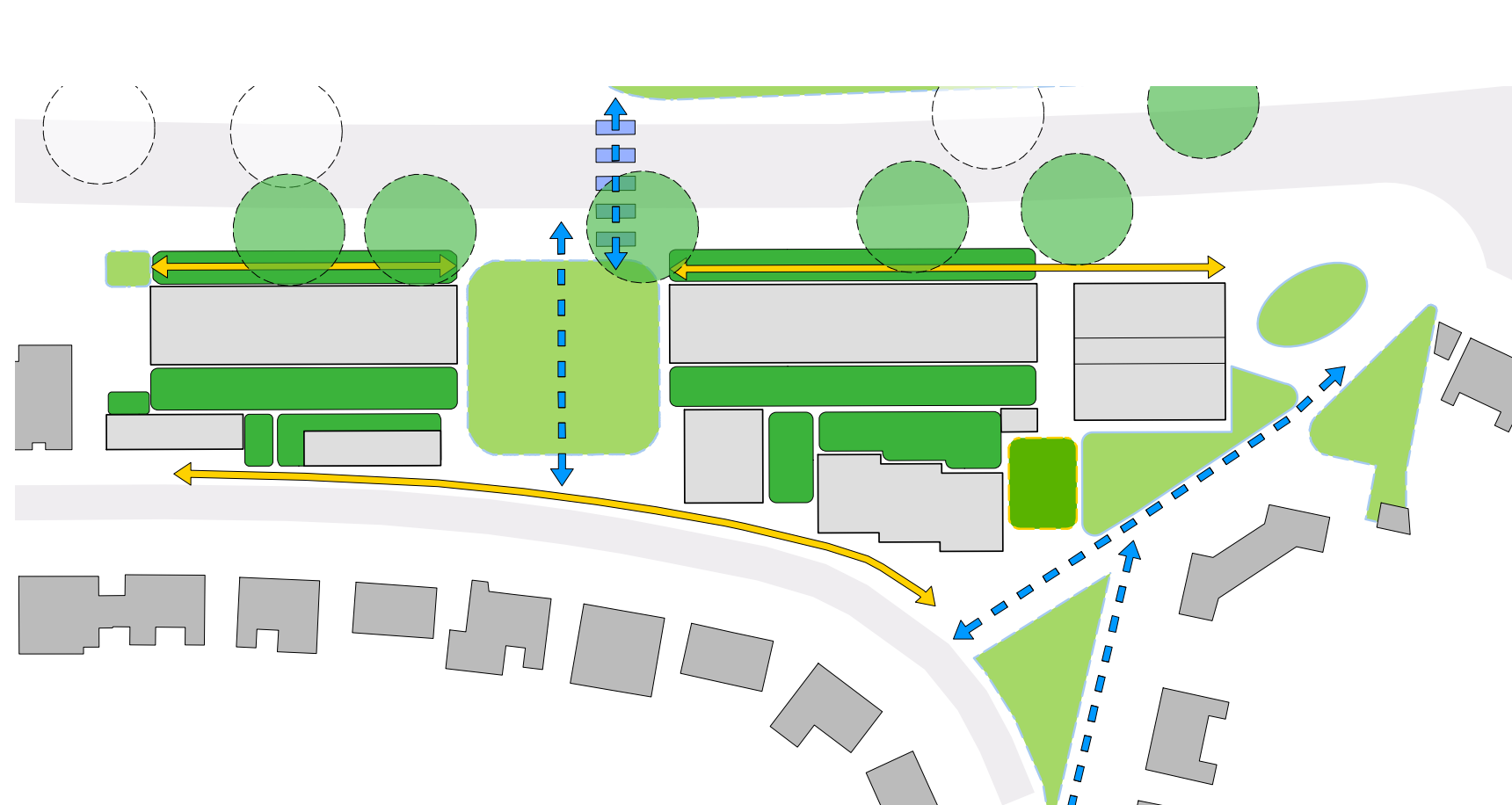
### diagram key

- building lines    
 key public routes    
 private gardens    
 shared resident amenity    
 public amenity

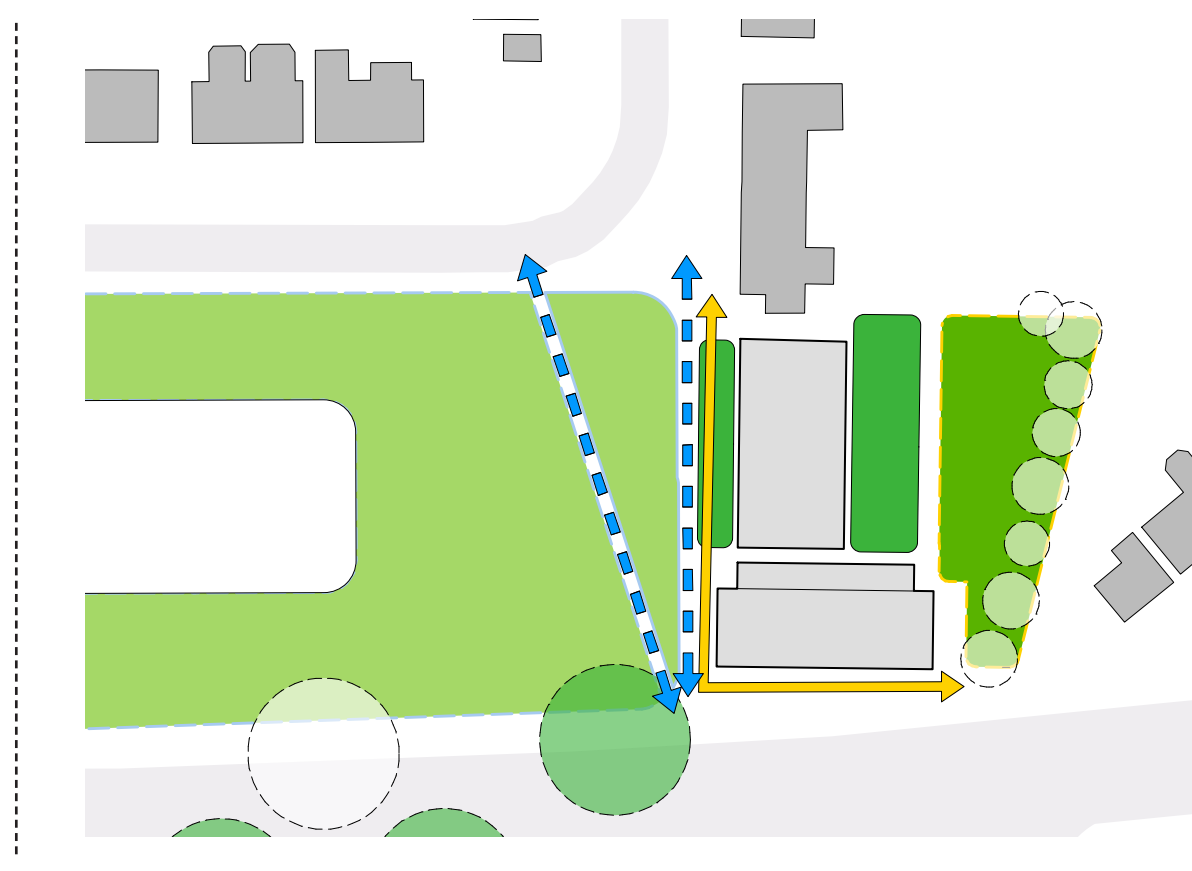
### 01 halsbrook road



### 02 ridgebrook road



### 03 bournbrook road



- + 2 storey houses with gardens back-to-back with the bungalows on Annesmere Gardens.
- + 3 storey houses with private gardens and a 4 storey apartment block frame a communal garden space.
- + the existing tree at the junction retained.

- + clear front + backs to houses with private gardens reinforcing the line of Rochester Way + Ridgebrook Road.
- + a 3-5 storey apartment block addresses the Rochester Way + Briset Road junction + the Bournbrook site's apartment block.
- + podium parking below the apartment block accessed from Ridgebrook Road to avoid overcrowding of parked cars.
- + public green space to the centre of the site with pedestrian links across Rochester Way.
- + existing trees along Rochester Way retained.

- + clear front + backs to houses with private gardens.
- + L-shape layout closes the site and addresses Rochester Way.
- + pedestrian link for bus stop retained.
- + enhanced landscaped frontage to the park.
- + existing tree at Rochester Way retained.

## the plan • enhancing communities along rochester way





# bournebrook road

## the plan



## a new place to live

- + 5 houses with private gardens
- + 7 apartments with a shared resident's garden
- + 12 new homes total
- + parking = 12 spaces

## key features

- + public paths linking bournbrook and highbrook road to the bus stop on Rochester Way
- + existing trees along Rochester Way retained
- + parking area off Bournbrook Road
- + new landscaped edge + natural play space to Highbrook Road play park
- + 2 storey house next to existing row of houses along bournbrook up to 4 storeys at Rochester Way addressing the main road





# halsbrook road

## the plan



## a new place to live

- + 9 houses with private gardens
- + 10 apartments with a shared resident garden
- + 19 new homes total
- + parking = 9 spaces

## key features

- + the existing tree to Highbrook Road and Halsbrook Road junction retained
- + a mixture of on site and on street parking spaces provided
- + existing planting to embankment retained where possible
- + 2 storey houses with gardens backing onto the Annesmere Gardens bungalows + up to 4 storeys on the apartment block at the road junction



1 sketch view along highbrook road



2 sketch view of resident's communal garden



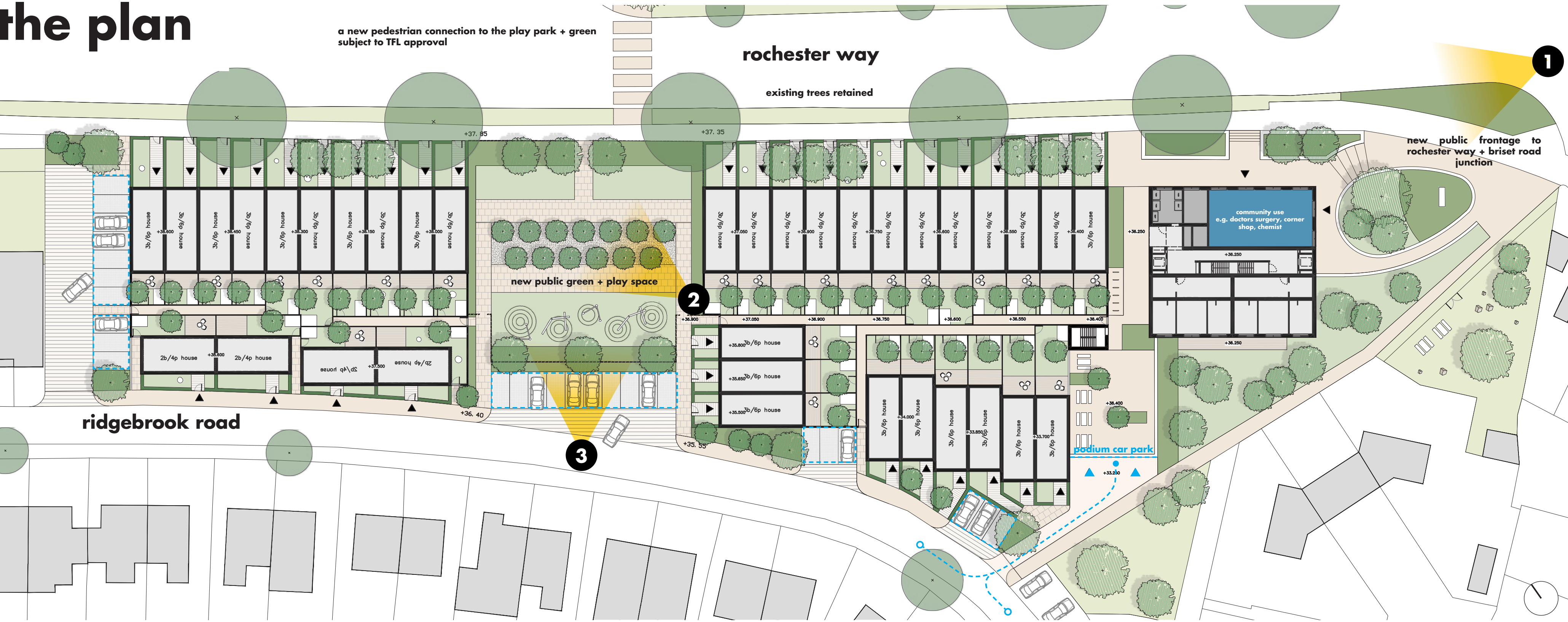
3 sketch aerial of resident's communal garden





# ridgebrook road

## the plan



## a new place to live

- + 2 bed + 3 bed houses with private gardens
- + apartments with shared amenity
- + 51 new homes total
- + parking = 48 spaces

## key features

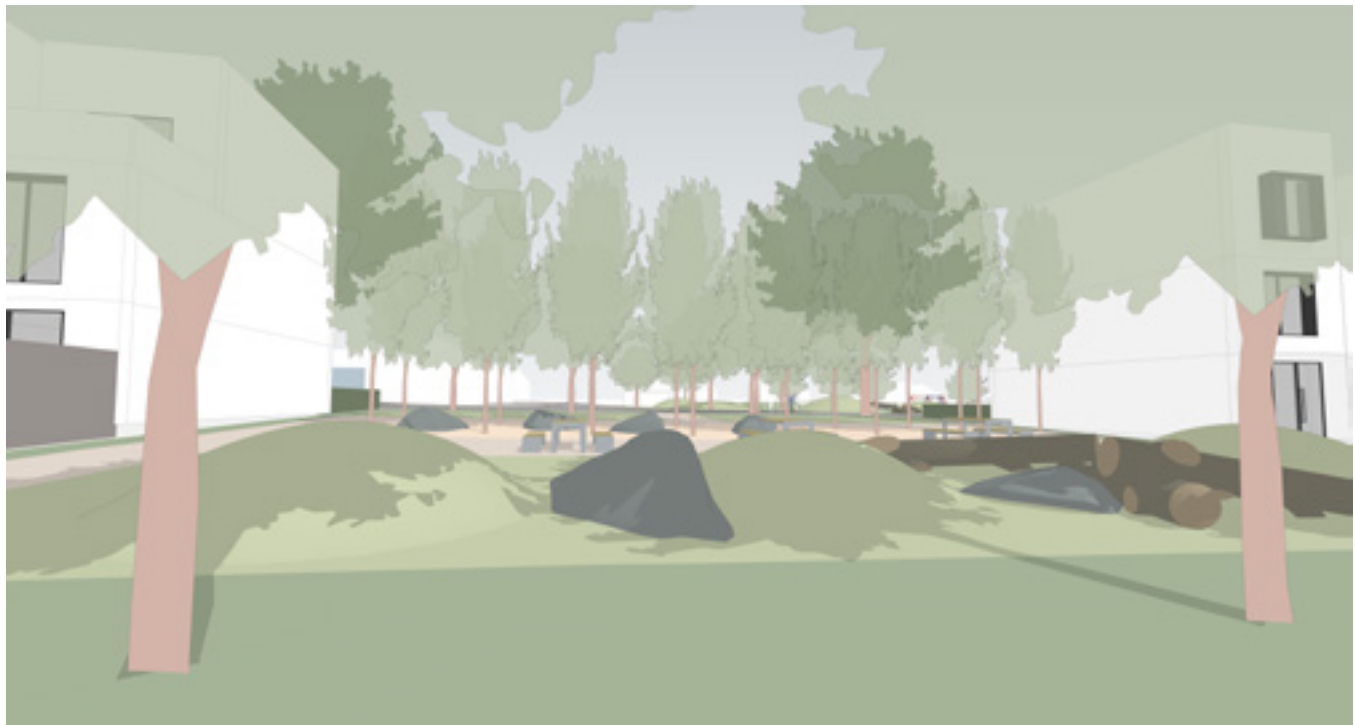
- + the existing trees along Rochester Way are all retained and on site trees are re-located
- + public green space is located within the centre of the site with improved links across Rochester Way to Highbrook Road park
- + potential community uses within the ground floor of the new apartment block e.g. doctors surgery, corner shop
- + 3 storey houses fronting onto Rochester Way with a mixture of 2 + 3 storey houses along Ridgebrook Road



1 sketch view along rochester way + with planted public square



2 sketch view of public pocket park



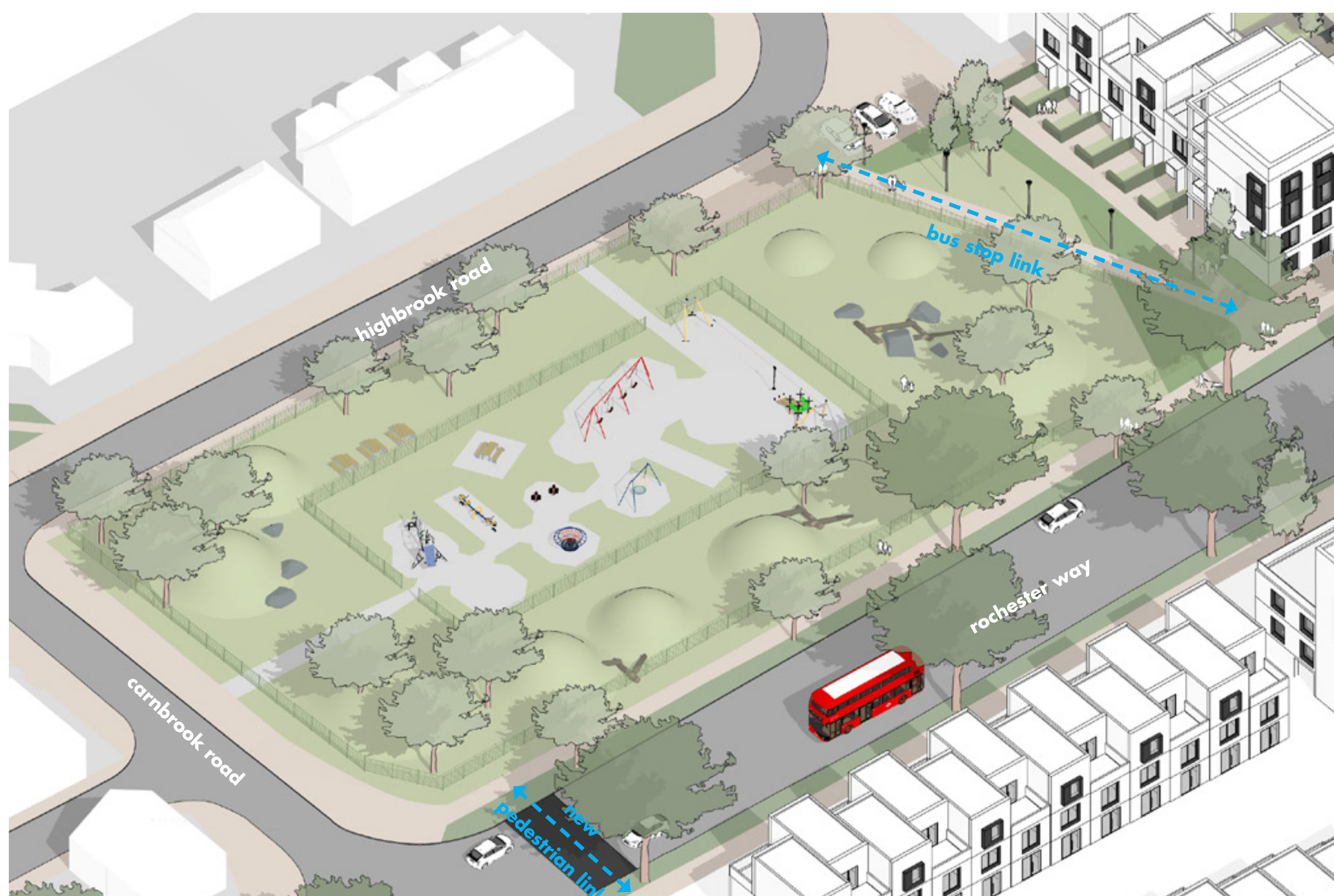
3 sketch view of public pocket park





# local area enhancements

we want to provide enhanced **open green spaces** to Rochester Way for new + existing residents to benefit from.



aerial sketch of play park, surrounding spaces + pedestrian links

## a sustainable approach • facts + figures

### + No trees are being removed

25 No. small trees are being transplanted to new locations so **no loss of trees** as a result of the development.

### + 180 new trees

180 new trees planted which will take an additional 3.888 tonnes of CO<sub>2</sub> from the atmosphere per year.

### + Improved public open space

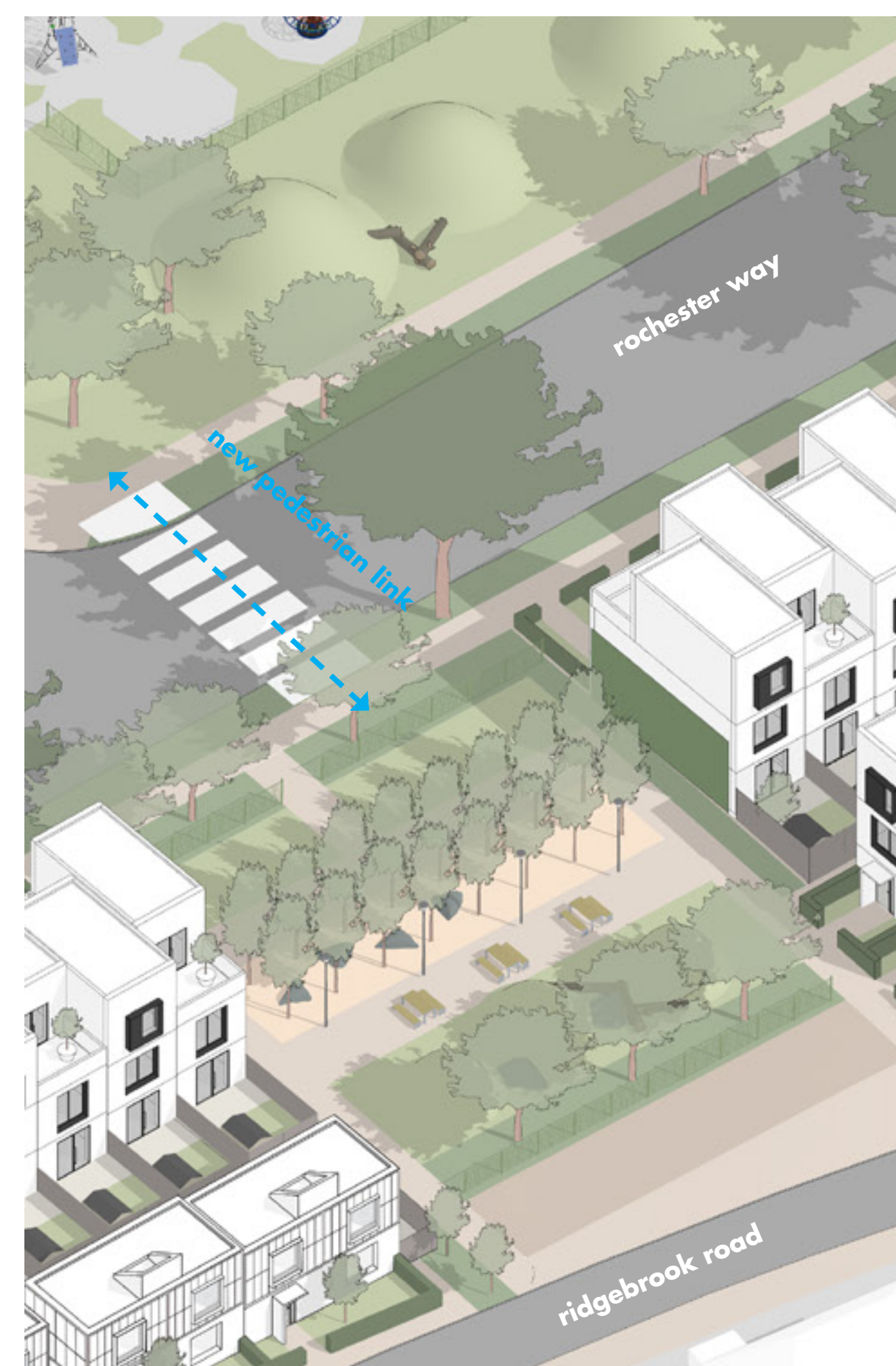
A total of 4,437m<sup>2</sup> of public open space will be improved with new trees and facilities **outside** the 3 site boundaries.

### + Communal resident open space

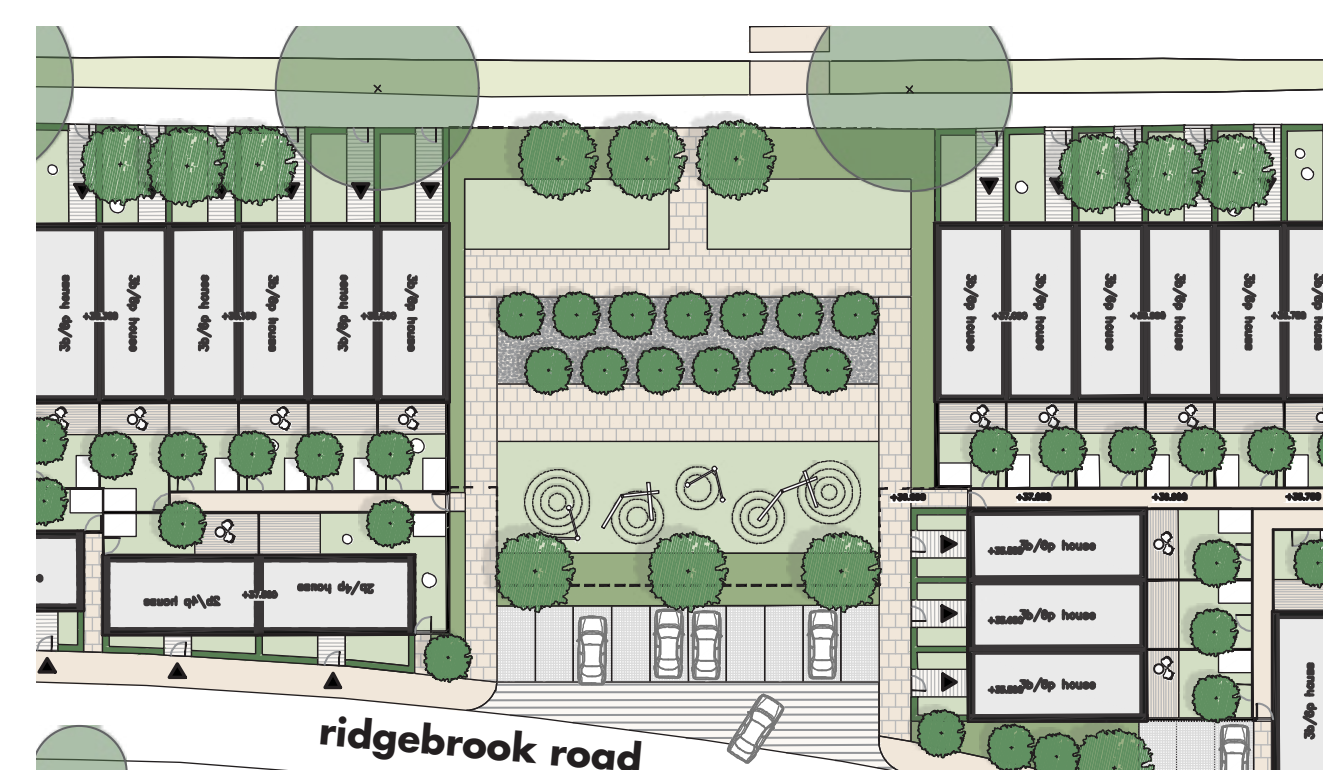
Out of the total site area of 12,600m<sup>2</sup>, 3,625m<sup>2</sup> of open space will be enhanced for communal use by residents with extensive new planting habitats, play, dog-walking, seating and growing areas

### + Resident private space

A further 2,943m<sup>2</sup> will remain green but will become front or rear garden space for the new dwellings with lawns, trees, hedges, climbers as well as green walls and green / brown roofs and nesting boxes on the new buildings.



public pocket park aerial sketch



public pocket park plan



dog park plan aerial sketch



dog park plan



# landscape + public realm

## our aims + look and feel

**£750,000 has been allocated towards delivering landscaping upgrades across the masterplan sites, including £250,000 designated for improvements to local play spaces. Our strategies and aims are listed below:**

### SUSTAINABILITY

From a landscape design perspective, sustainability represents the desire to cause minimum damage to the existing green infrastructure, whilst maximising the provision of improved new habitat. It also covers the use of robust, responsibly sourced materials intelligently planned and detailed to be long lasting, flexible and fit for purpose.

### COMMUNITY + WELL-BEING

This concerns how the new development integrates with its surroundings, making connections between amenities, and linking with established networks. The provision of shared amenity and enabling space will encourage people to come together and act collectively. The landscape design can make a major contribution to the extent to which the new development makes the occupants feel well, both mentally and physically. Consideration of contact with nature and the passing seasons and opportunity to experience good air and light quality are fundamental aspects of creating an ideal habitat for humans.

### CHARACTER

The choice of materiality, colours, textures, proportions of hard and soft, but also any site-specific elements and nods to the local vernacular or site history will all define the character of each development and respond to its context.

### HARD + SOFT LANDSCAPE

Including roads, parking areas, footpaths, patios, bin stores, cycle parking and play surfaces. It is our intention to develop a palette of materials that can be used across all sites in the project. It is further intended that all hard surfaces will be permeable where this can be practically achieved. Existing tree, shrub and hedge areas will be retained where possible. Any new planting will be very carefully chosen to develop a palette which maximises wildlife habitat potential and seasonal visual amenity qualities, whilst minimising the potential for problems of encroachment, blocking light, structural damage to foundations and drains etc.

### EXTERNAL FURNITURE

Lighting, seating, recycling facilities, bin stores, cycle storage, play features. We will look to develop a palette that can work across all projects. Robust, easy to maintain (and if necessary replace) in natural materials that improve with age, rather than need constant recoating, and materials that can easily be 'refreshed' by cleaning.

### BOUNDARIES

Again, we would look to retain any existing boundaries where they are of sufficient quality and perform the required function in terms of reconciling existing and proposed uses. This will also help to minimise disruption to existing adjoining properties. The highest quality materials will ensure a long life-span and avoid the need for costly replacement in areas that will be very difficult to access after handover. Where proposed garden boundaries are against public space, they should be of brick construction.





# feedback + next steps...

## thank you

Your thoughts and ideas play a crucial role in shaping the future of this masterplan. Let us know what you think by using one of the Feedback Forms, or speak to a member of the team.

With your feedback, we will continue to evolve our proposals for this unique site and make a submission to the Royal Borough of Greenwich's planning department. Your input will be documented in a Statement of Community Involvement.

This will be a public document, available to all, that will accompany the planning application.

## what happens next

We hope to submit a planning application in Spring 2020. The Council will then open its formal consultation process.

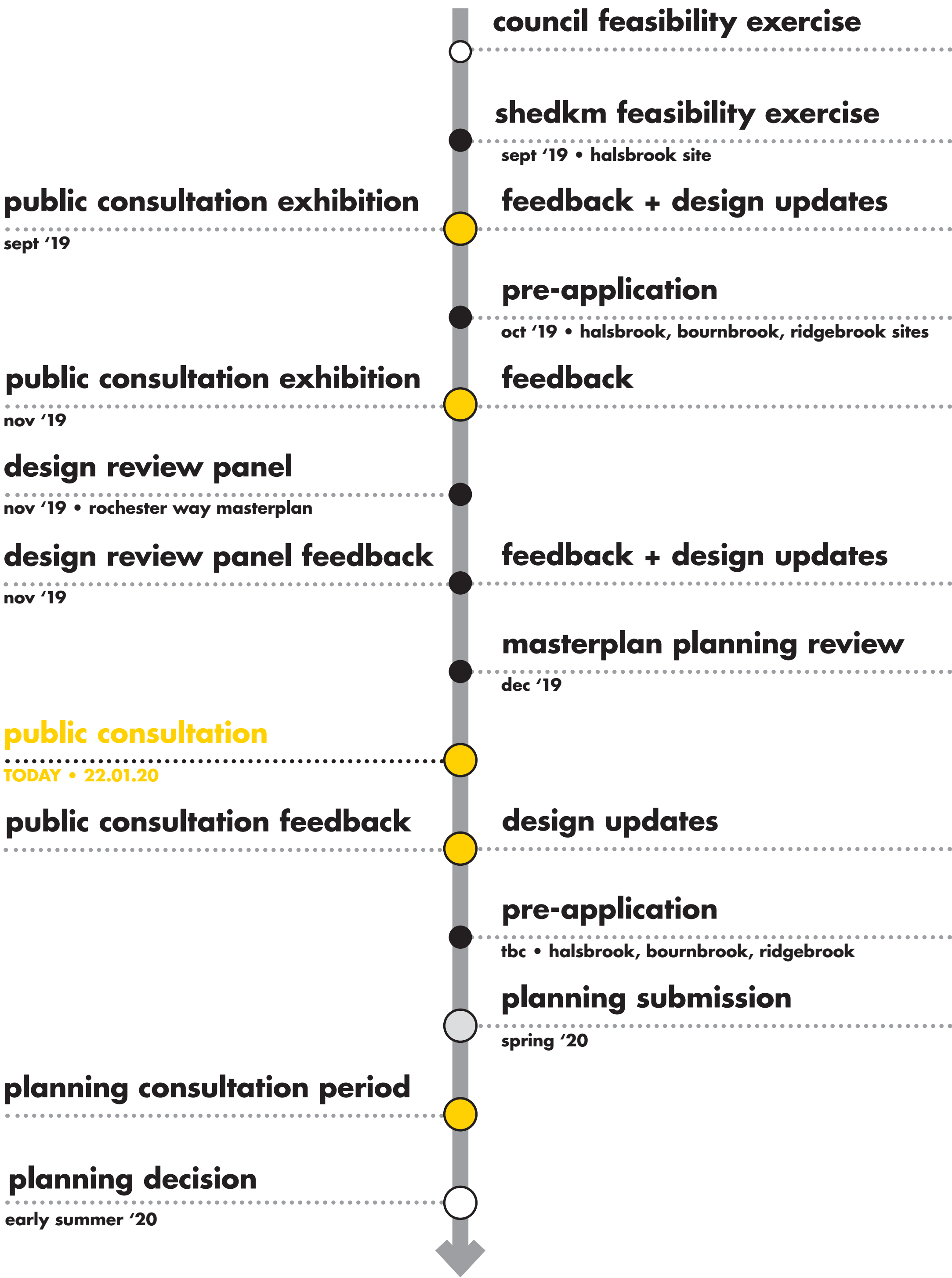
We will continue to listen to, and consult with, the local community throughout the evolution of the design proposals.

Our planning application will include proposals for public and private spaces along Rochester Way. We look forward to your input and thoughts on these.

We are excited about generating a positive scheme that has a lasting impact within the local community.

Thank you for your time and input.

## project timeline



start of site works

summer 2020

completion of works

summer 2021

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