

# Former Holloway Prison

Open Space and Recreation Assessment  
and Landscape Design Strategy







# PROJECT HOLLOWAY

OPEN SPACE AND RECREATION ASSESSMENT AND LANDSCAPE DESIGN STRATEGY

November 2021

EXTERIOR  
ARCHITECTURE

# EXTERIOR ARCHITECTURE

## Project Holloway

Open Space and Recreation Assessment and Landscape Design Strategy

<b>Date</b>	01.11.2021
<b>Revision</b>	P01
<b>Written</b>	ExA
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<b>Doc Ref:</b>	1947-EXA-XX-XX-RP-L-00900

Revision	Description	Date
P01	PLANNING SUBMISSION	01.11.2021

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# 01 INTRODUCTION

# 1 Introduction

## Project Context

### Purpose of this document

Exterior Architecture Ltd (ExA) has been appointed by the Applicant (Peabody) to formulate the site wide landscape, podium and roof terrace proposals for the Proposed Development at Holloway.

This Open Space and Recreation Assessment and Landscape Design Strategy document sets out the strategic direction for the various landscape and public realm spaces that constitute the Proposed Development, its composition and design approach.

ExA have developed the landscape proposal in collaboration with the wider design team in consultation with key stakeholders. The proposal is reflective of outcomes from various pre-application meetings and community consultations. A cohesive and consistent design approach across the scheme is suggested while seeking also to mitigate technical and site based constraints.

The adjacent policy and guidance documents have shaped the development of the landscape proposals.

This document should be read in conjunction with the associated application drawings and all other information submitted in support of the planning application.

### Relevant Policy / Guidance

01. Peabody Design Guide



01

04. Islington Urban Design Guide SPD (January 2017)



04

07. LBI Core Strategy (2011)



07

02. LBI Streetbook



02

05. London Plan (March 2021)



05

08. Development Management Policies DPD (2013)



08

03. Inclusive Design SPD (February 2014)



03

06. Hollows Prison Site SPD (January 2018)



06

09. Draft Islington Local Plan Strategic and Development Management Policies (September 2019)



09

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# 1 Introduction

## The Existing Landscape

### Site Description

The proposed development is sited on the land of the since decommissioned former Holloway Prison. The existing landscape spaces between the prison buildings provided outdoor amenity and social space for inmates, and rehabilitation areas for fitness, learning and gardening. At the centre of the site is a large open space and garden, with formal hedges rows, lawn area and a row of mature existing lime and maple trees. Near to the front of the site four brick walls encase the magnificent

Category A Plane Tree celebrated at the centre of a lawn. The tree can be seen in historic photographs of the original prison near to the prison gates, and is a very special thread to the past, likely one of the only elements to have been standing alongside the original and re-built prisons. Camden/ Parkhurst Road has a number of trees along it's edge which fall within the site boundary, and create a mature green edge against the existing roadway.



### Site Imagery

#### 01. Central Garden



The central garden contains a grove of existing trees and was a verdant space that sat within heart of the site and buildings.

#### 02. Existing London Plane Tree



The existing London Plane tree near Camden/Parkhurst Road.

#### 03. Camden Road / Parkhurst Road



View of Camden/Parkhurst Road and the existing mature trees that line the streetscape.



# 1 Introduction

## The Existing Landscape

### Site Description

As well as the larger open spaces, the site has a number of smaller spaces, each with character and identity unique to its setting or use.



### Site Imagery

#### 04. Exercise Courtyard



A small courtyard space near the former gym in the north of the site.

#### 05. Willow and Chapel Courtyard



An area adjacent to the former Chapel where chicken coops were kept.

#### 06. Albert Square



A courtyard named after that within a popular television soap.

#### 07. Football Pitch and Kitchen Garden



A flexible space that had many uses over its time, including as a football pitch and a kitchen garden.

# 1 Introduction

## *Landscape Consultation*

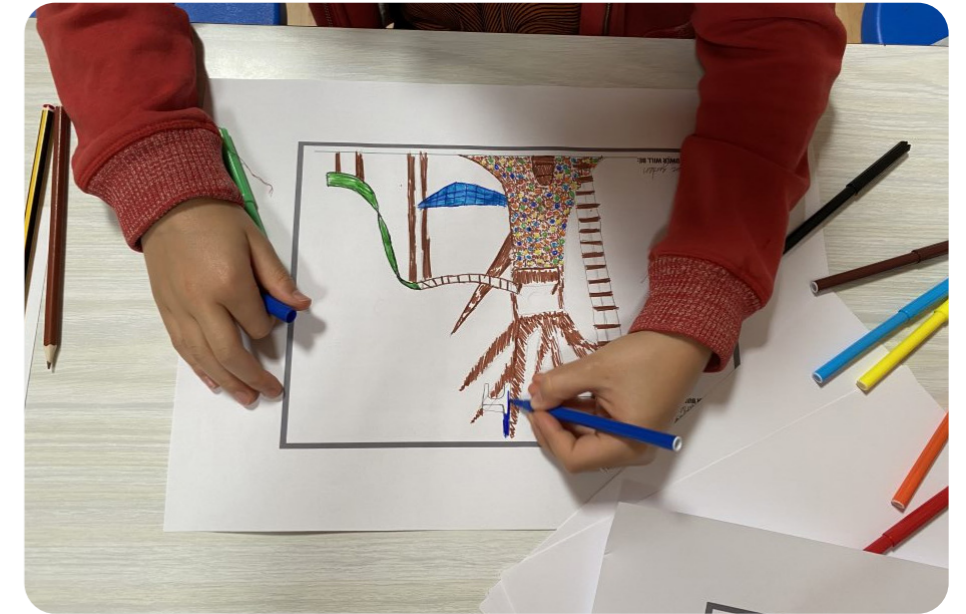
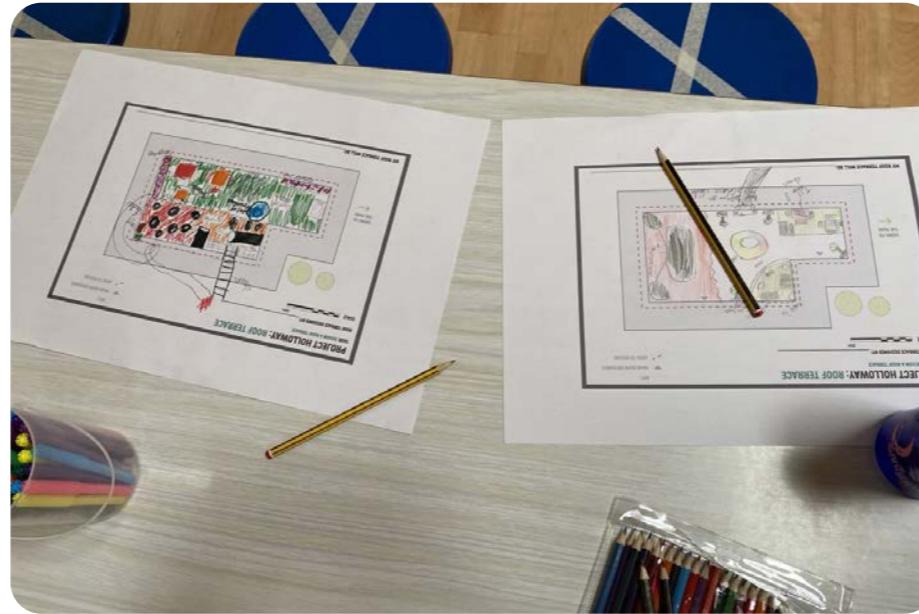
Consultation and engagement with the local community and stakeholders is a vital tool in the design process. Since the beginning of the project, ExA has been involved in numerous consultations and workshops to better understand the site, needs of the community and the potential for high quality and diverse landscape proposals for the Former Holloway Prison site.

In addition to the wider public consultation events, ExA has attended events such as:

- > dedicated play and open space workshops
- > engaged directly with a local school, Tufnell Park Primary School
- > workshops for the Women's building and garden
- > met with neighbours and local residents to discuss the site history, aspects of the proposal and its interfaces
- > met with Community Plan for Holloway (CP4H)
- > attended discussions with key groups, such as Disability Action in Islington

ExA has also met with LBI for in depth workshops to ensure the landscape proposals meet the needs of the Borough and its existing and future residents.

The consultation and engagement ExA has been involved in has resulted in rich and considered landscape design proposals that ensures space is responsive and intrinsically informed by the site and its community.



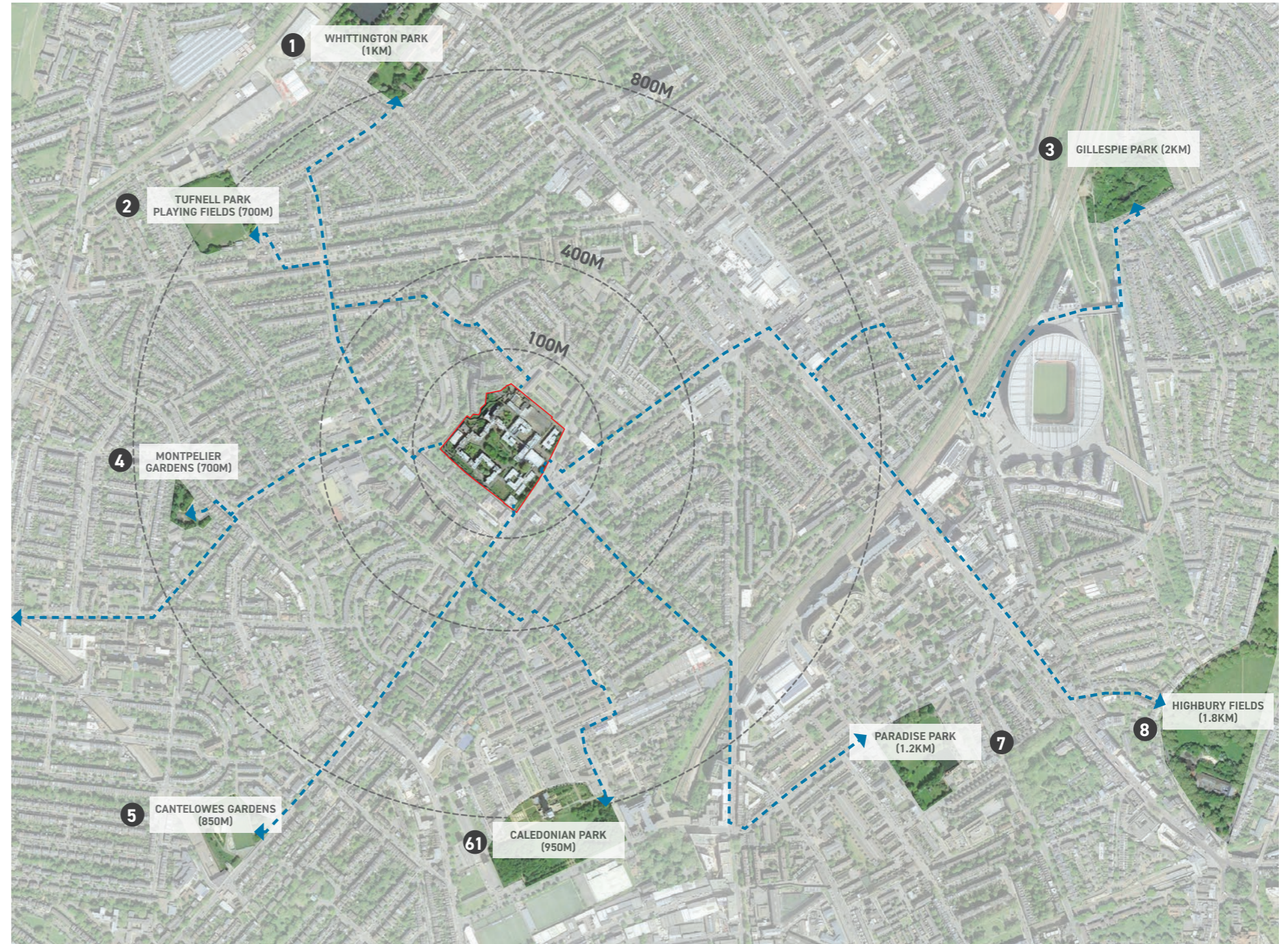
## **02 LANDSCAPE ANALYSIS**

# 2 Landscape Analysis

## Open Space Context

Islington has the lowest ratio of open space to built-up areas of any London borough. The Project Holloway site falls within a part of Islington that is particularly deficient in open space. There are no major, green open spaces within a short distance of the site and its surroundings - the closest being Montpelier Gardens 700m away.

The site represents a unique opportunity to address this deficiency in open space by providing a landscaped environment that can serve the local area. The following map and park descriptions provide further detail of the types of play and open space within a 2km walking distance of the site.



### Open Space

### Attributes

1	WHITTINGTON PARK	Orange, Purple, Blue, Green, Teal, Olive
2	TUFNELL PARK PLAYING FIELDS	Light Green, Orange, Purple, Blue
3	GILLESPIE PARK	Dark Green, Purple, Teal
4	MONTEPELIER GARDENS	Orange, Purple, Dark Purple, Light Green, Dark Green, Blue
5	CANTELOWES GARDENS	Orange, Blue, Light Green, Teal
6	CALEDONIAN PARK	Light Green, Purple, Blue, Dark Green, Olive
7	PARADISE PARK	Light Green, Orange, Purple, Blue, Teal, Green
8	Highbury Fields	Light Green, Orange, Purple, Blue, Dark Green, Olive

### Facilities / attributes key

Light Green	Playing fields / Significant open grass area	Light Green	Skateboarding / wheels play area
Orange	Sport facilities (e.g. Tennis Court / MUGA)	Dark Green	Walking Trails
Purple	Community facility e.g. community pavilion	Teal	Open water / lake
Dark Purple	Cafe / restaurant	Dark Green	Gardens
Blue	Formal play area	Light Green	Fitness equipment
Green	Other play offering	Olive	Historic features

## 2 Landscape Analysis

### Existing Tree Review

The primary objective of analysing and reviewing the existing trees is to identify and retain those trees which provide the greatest benefit. That may be through ecological, visual, historic or other benefit.

The adjacent survey identifies and categorises all existing trees within in site and its immediate environs.

The total quantity of trees noted below includes all within and beyond the site boundary that has been taken into consideration in the development of the masterplan and landscape proposals.







Refer to Arboriculturalist information for further detail.

89

#### TREES & TREE GROUPS SURVEYED (2019)

WITHIN SITE EXTENT

	Trees	Groups	Hedgerows
Cat A	1	0	0
Cat B	49	4	0
Cat C	22	9	3
Cat U	1	0	0
TOTAL	73	13	3

-  Category A Tree
-  Category B Tree / Tree Group
-  Category C Tree / Tree Group
-  Category B Tree Group
-  Category C Tree Group
-  Trees to be removed



## 2 Landscape Analysis

### Existing Tree Review

Throughout the site there is a wide variety of tree species, arranged in differing patterns and arrangements. The species and arrangements provide additional opportunities for interest and intrigue within the site.

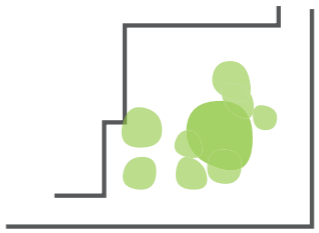
Opportunities to utilise the species and arrangements have been considered in the development of the soft landscape proposals.

Additionally, many of the trees and species have cultural and symbolic importance to the history of the site, Such as the weeping willow which covered the chicken coops, the lime trees framing the central garden, and the magnificent Plane Tree which once stood inside the prison gates and was afterward affectionately known as the 'gym tree'. The landscape proposals are considered to be a key thread to the site history. The retention of important trees together with carefully considered proposed palettes and arrangements are an important connection to the past, and a connection-building tool in the landscape design process

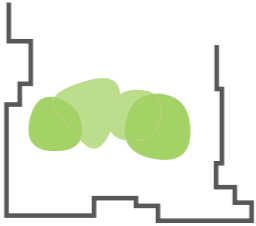
#### Existing Species

Common Name	Latin Name
Sycamore	Acer pseudoplatanus
Silver Maple	Acer saccharinum
Tree of Heaven	Ailanthus altissima
Silver Birch	Betula pendula
Sweet Chestnut	Castanea Sativa
Lawson Cypress	Chamaecyparis lawsoniana
Cabbage Tree	Cordyline australis
Eucalyptus spp.	Eucalyptus
Common Ash	Fraxinus excelsior
Tulip Tree	Liriodendron tulipifera
Silver Beech	Nothofagus menziesii
London Plane	Platanus x acerifolia
Cherry 'Kanzan'	Prunus 'Kanzan'
Bird Cherry	Prunus padus
Weeping Cherry	Prunus pendula
Cherry Prunus x hillieri Spire	Prunus x hillieri
Robinia 'Frisia'	Robinia pseudoacacia
Weeping Willow	Salix babylonica
Contorted Willow	Salix matsudana
Elder	Sambucus
Whitebeam	Sorbus aria
Rowan	Sorbus aucuparia
Swedish Whitebeam	Sorbus intermedia
Common Lime	Tilia x europaea
Smallleaved Lime	Tilia cordata
Caucasian Lime	Tilia euchlora
Largeleaved Lime	Tilia platyphyllos


#### Existing Arrangements




LUSH & ENCLOSED




FRAMED GROVE



GREEN JOURNEY



LINEAR & REGULAR



FOCAL POINT

## 2 Landscape Analysis

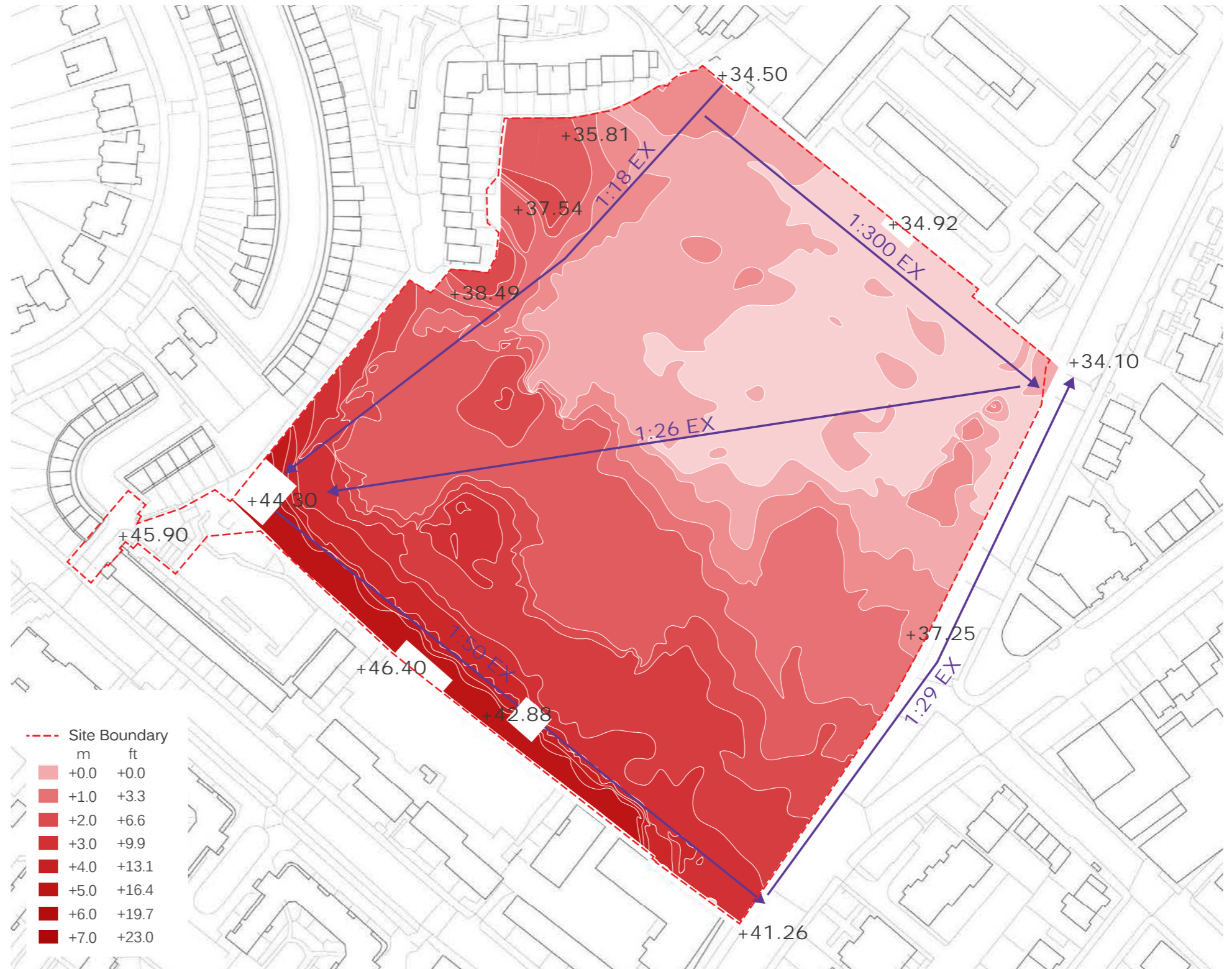
### Existing Levels

The site has a significant level change falling east to west, and an existing steep condition to the south-west and north-west boundaries.

Internally, the site has an east-west fall of c. 10m+, with an additional 1-1.5m level change along the newly proposed Trescastle Way connection.

The proposed masterplan aims to open up the site to its surroundings; transforming a once inward-facing and closed off space to a new urban village that is open, inclusive and welcoming.

The proposed configuration of new homes and facilities, public spaces and path networks have been largely driven by the need to create compliant, gently sloping and inclusive routes. Early consideration and understanding of the existing site levels enables a considered and inclusive design that also allows for open and permeable spaces that easily connect across the site and into each of the internal spaces.



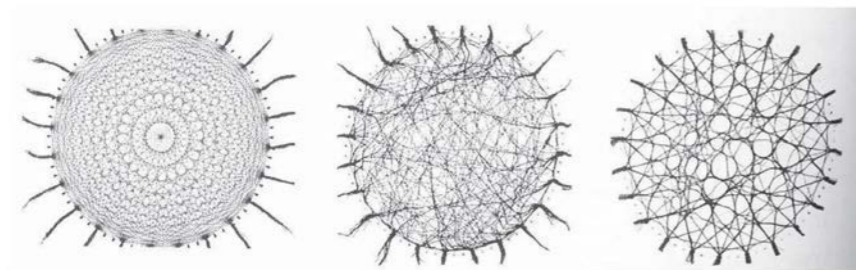
Existing levels diagram

## 2 Landscape Analysis

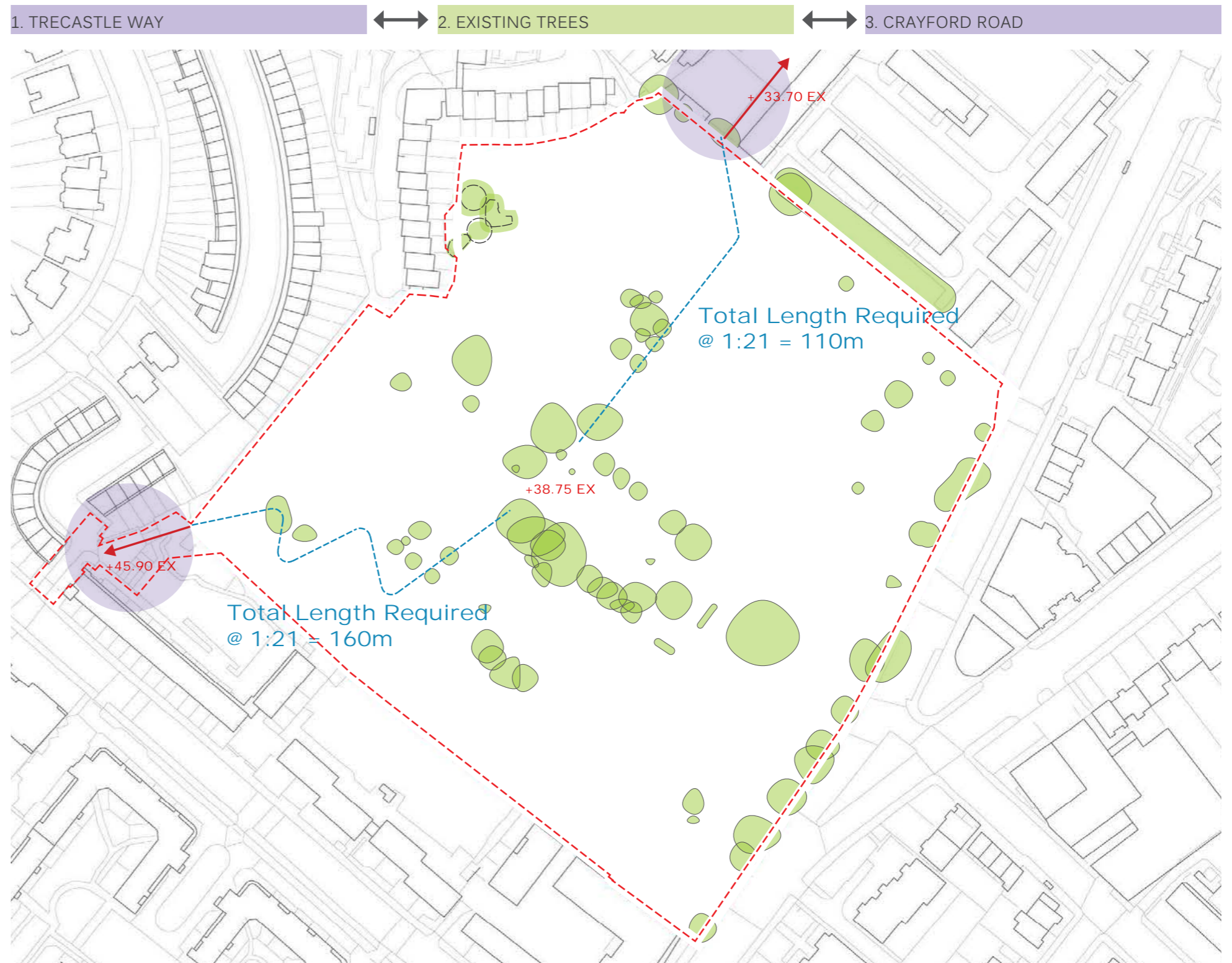
### Existing Levels

Early design team workshops explored site layouts which utilised a 'wool testing' methodology. The wool tests were inspired by German Architect and Structural Engineer Frei Otto, who experimented by using wet wool threads, that attract each other to identify common routes across a surface. Using this method we were able to devise the best location for primary access routes across the site, situated near to desire lines and without the need for numerous stairs and switch back ramp configurations. These exercises also sought to meet existing levels where possible, in order to retain existing trees and avoid creating too much 'cut and fill'.

On the western-most corner of the site a new public route is proposed, creating a new link between the proposed Holloway site and western neighbourhoods including Tufnell Park Primary School and The Bridge Secondary School via. Trecastle Way. A secondary connection is identified on the northern boundary to Crayford Road. The strategy aims to move pedestrians through the site, from 'A-to-B', in a fully inclusive manner, whilst retaining key trees identified in the centre of the site.



Frei Otto's Wool Test



The Holloway 'Wool Test', identifying potential existing trees to be retained

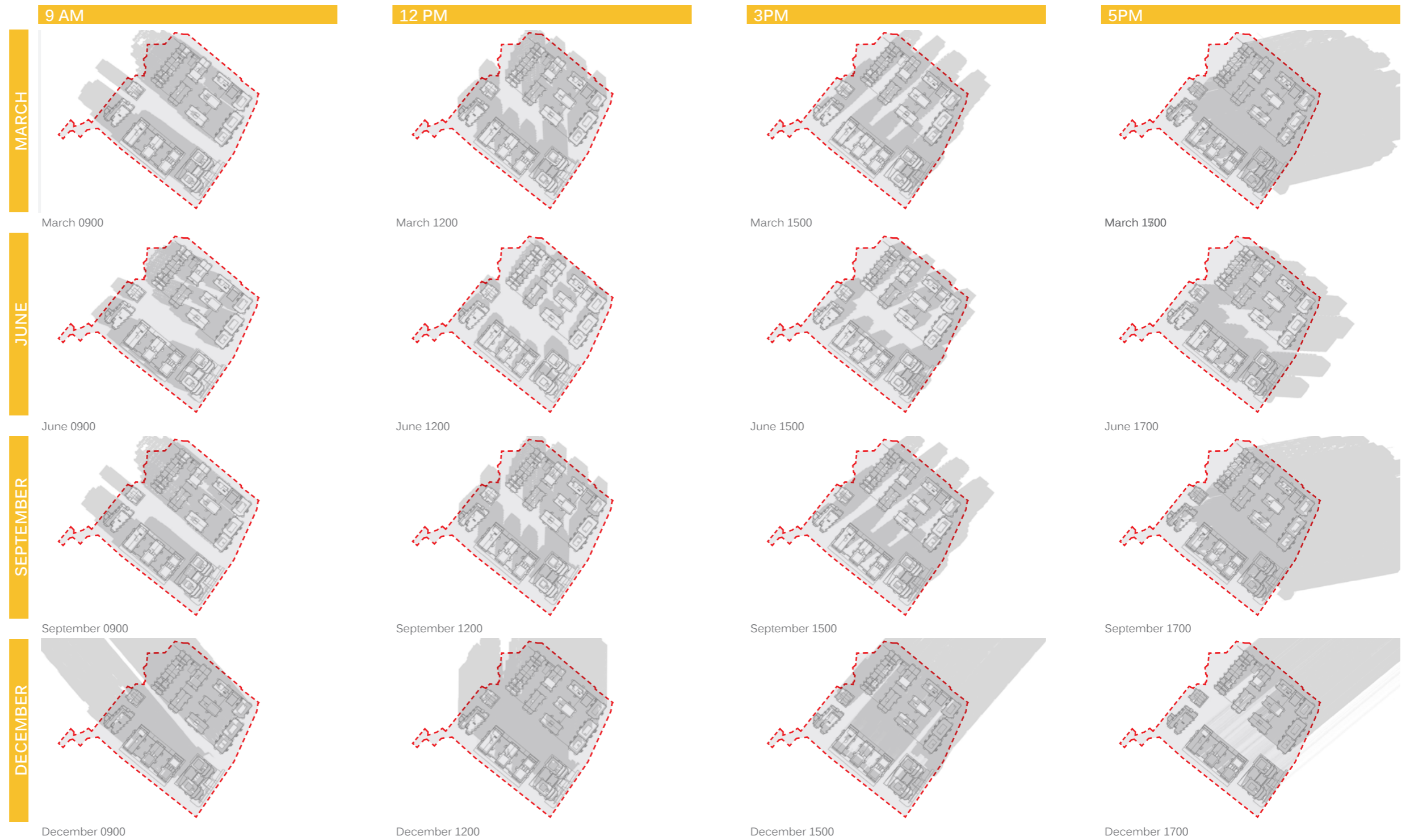


## 2 Landscape Analysis

### Non-Technical Sun and Shade Study

#### Shadow casting

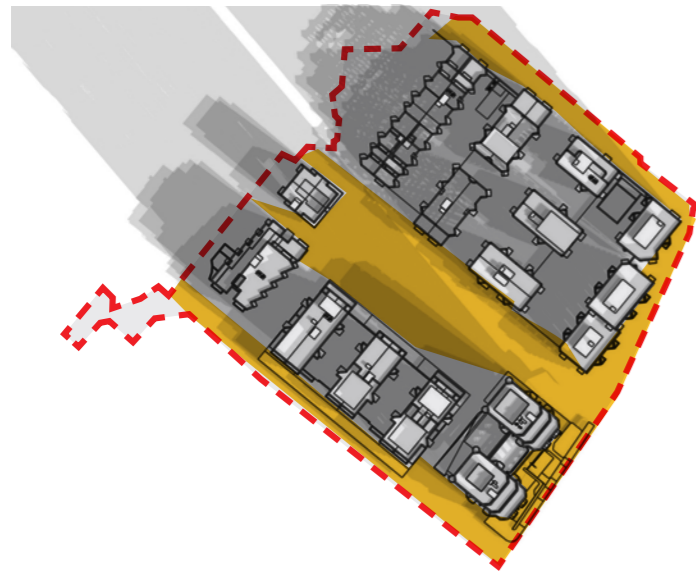
A non-technical sun and shade study is a vital exercise undertaken early in the development of the sites landscape proposals. The study identifies areas of sun and shade, influencing the programming and providing and understanding of the potential micro-climatic conditions of the landscape.



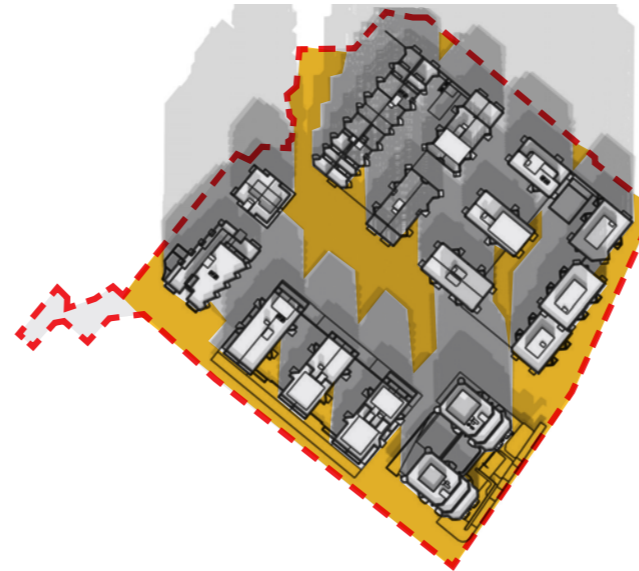
## 2 Landscape Analysis

### Sunlight studies

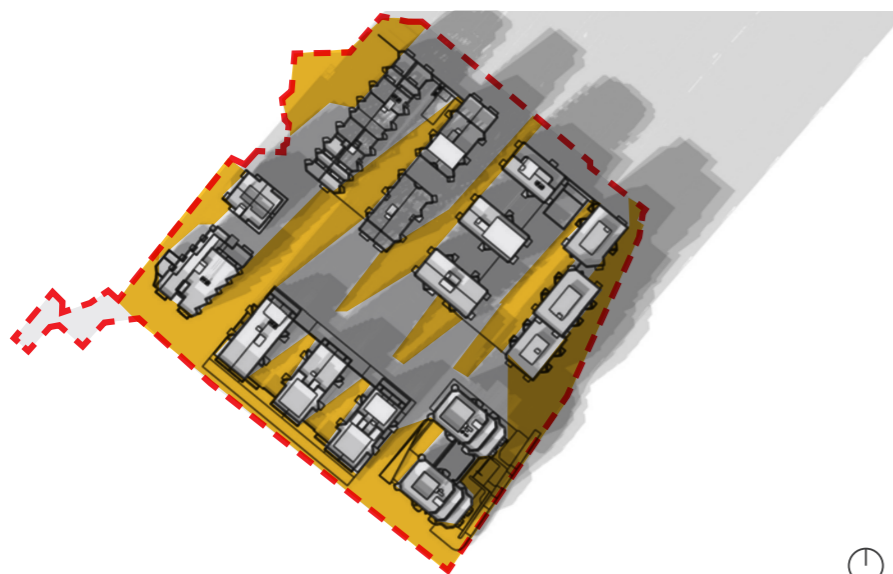
Morning sun



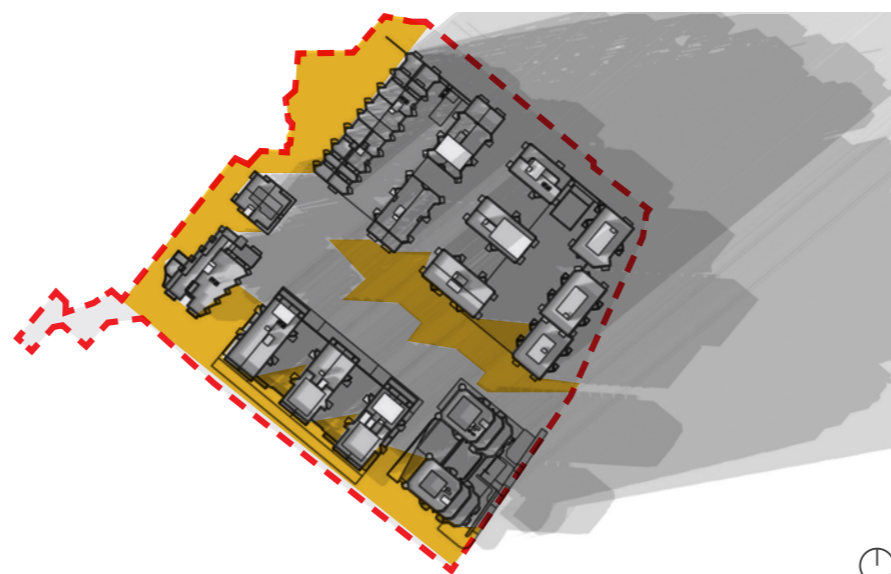
Midday sun



Afternoon sun



Evening sun

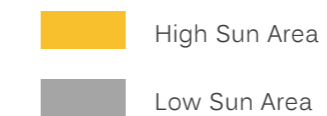


#### Outcomes

- > The central area of the site is likely to receive the most sun, and is likely to have the most users on any given day.
- > The communal residential courtyards will receive afternoon sun, which allows for a unique palette of planting and trees which favour these light levels.
- > Generally, all areas of the site will be sheltered from the sun at some point during the day, all year round.

#### Design considerations

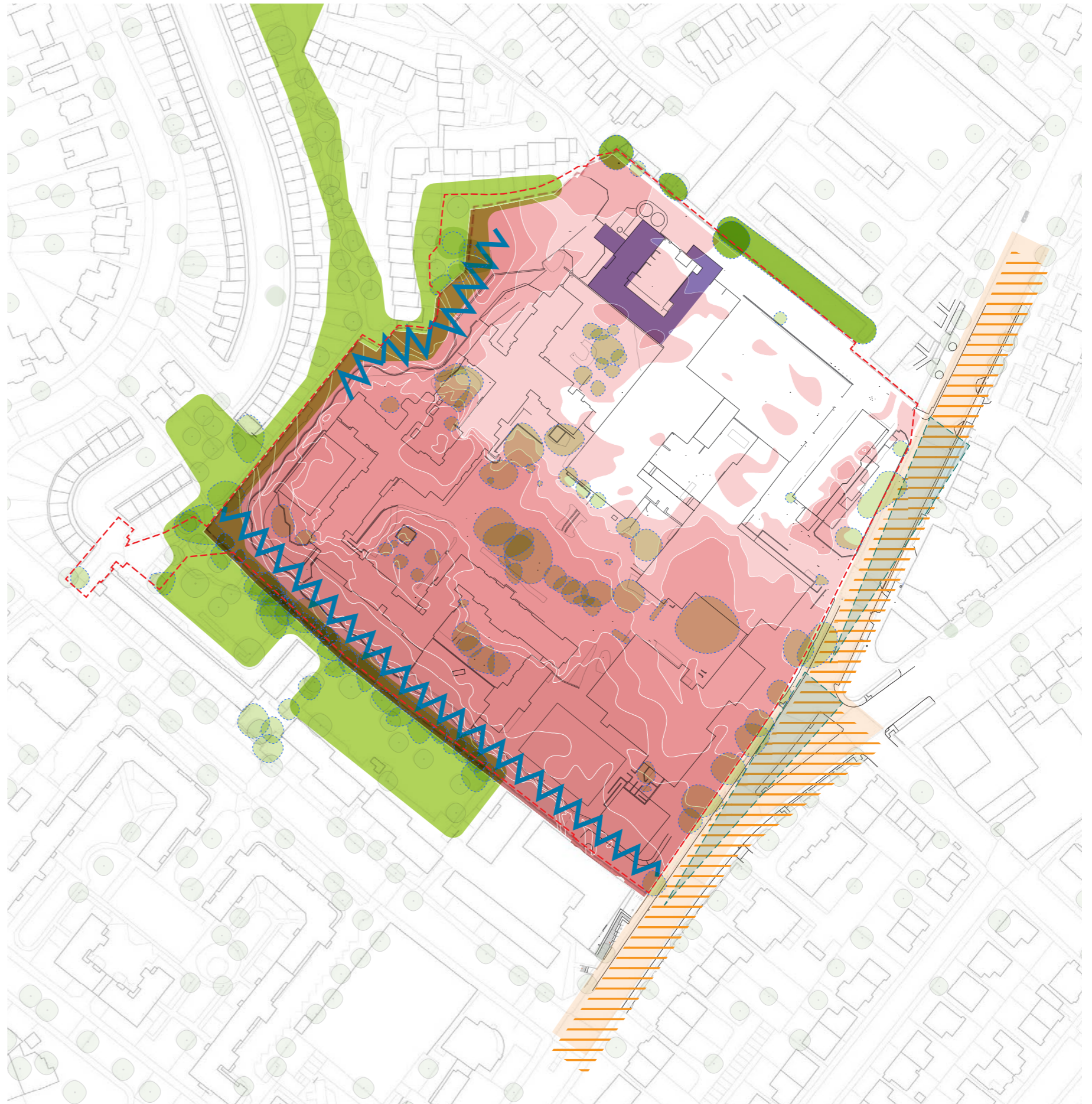
- > The location of playspace should seek to support a variety of play experiences and be distributed across the scheme so that there will always be a play area which is receiving light.
- > Planting palettes and arrangements should consider the likely aspect and level of sunlight. Generally, vegetation which favours partial sun/shade should be provided in all areas of the site.
- > There will be areas between Plots A and B which will have limited sunlight all throughout the year. Shade tolerant species should be proposed here.
- > Seating should be located in sunnier, south-facing spaces where possible.
- > The majority of proposed trees should be deciduous to make best use of the lower light levels in the winter and provide sufficient light into the homes.
- > Larger trees should be located on the northern side of the landscape spaces so that they do not produce additional shade on public areas.



## 2 Landscape Analysis

### Landscape constraints and considerations

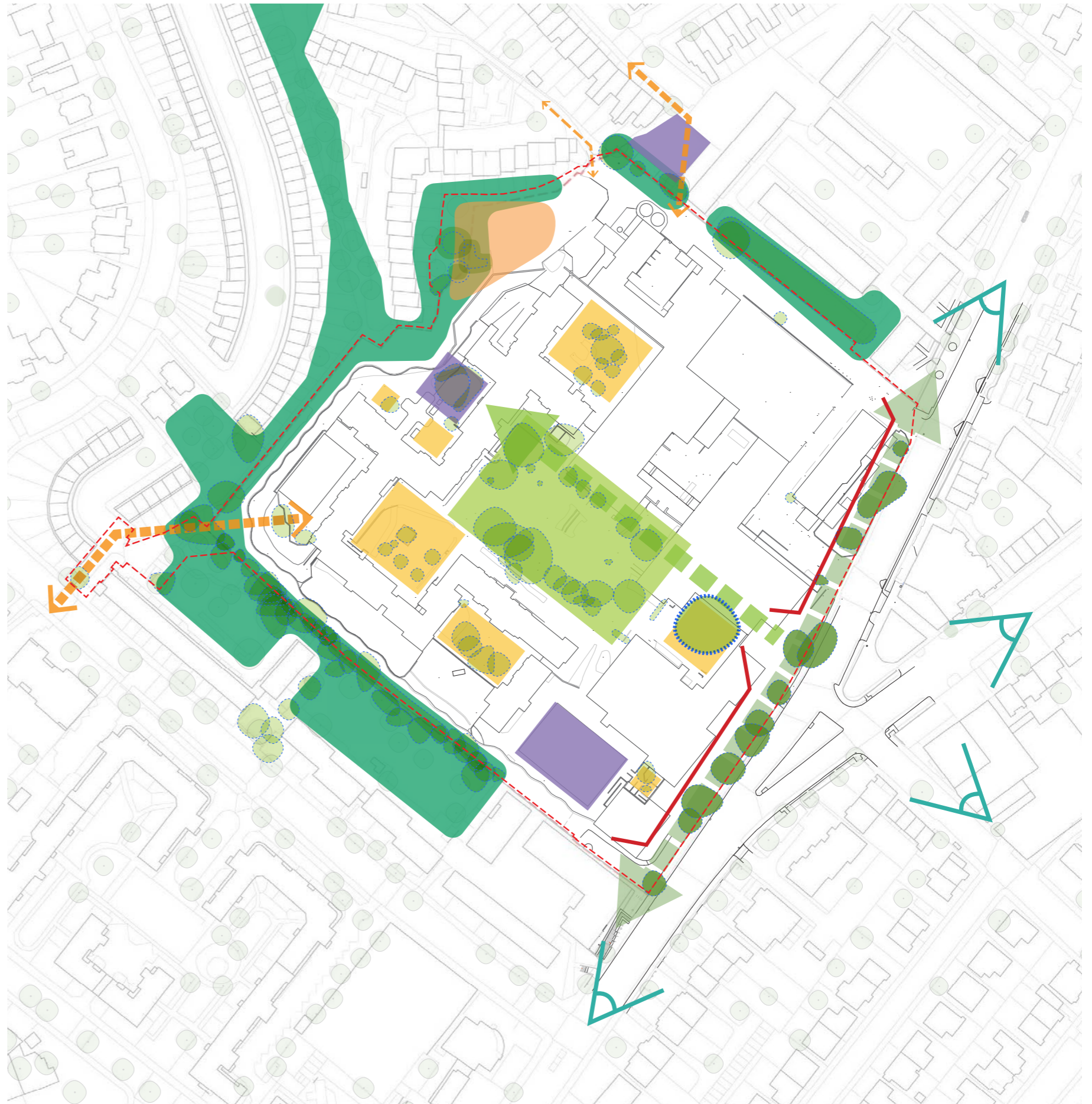
- Site Boundary
- Existing Green Infrastructure beyond site boundary to connect with
- Existing site contours
- Potential area of contamination
- Area affected by traffic and noise
- Existing Trees as per. 2019 Survey
- Significant level change to site boundary
- Existing slope of Camden/Parkhurst Road to be met



## 2 Landscape Analysis

### *Landscape opportunities*

- - - Site Boundary
- █ Existing Green Infrastructure beyond site boundary: Create Connections into and across site
- Existing Trees on Camden and Parkhurst Road: Retain and add to create green plaza frontage
- Active frontage to street
- Existing trees to be retained / replaced
- Category A Plane Tree to be celebrated
- █ Central Garden character to be celebrated and enhanced
- █ Courtyard Gardens character to be celebrated and enhanced
- █ Productive use/agrarian character to be drawn on
- - - Potential access to site
- ∟ Views
- Tree-lines backdrop to new public park
- █ Existing tree space to be retained with ecology focus



# 03 LANDSCAPE VISION & APPROACH

## 3 Landscape Vision & Approach

### *Landscape and garden history of the site*

#### Site context through history

The historic use of the Holloway site as a prison has had great impact on the existing conditions across all boundaries and thresholds. Historic maps of the site show the original prison standing here long before any surrounding development took place. As new networks, roads and footpaths have been created around Holloway, the impermeability of the prison site has left it as a large obstacle in this now highly urbanised area. Currently pedestrians and cyclists needing to traverse each of the prison's boundaries via existing roads to then travel east-west or north-south (See adjacent maps from 1848 and 1894).

#### The prison gardens legacy

The existing gardens at Holloway are steeped in a rich history of care and stewardship by the Prison inmates. Pride in their upkeep is clear from historic photos and paintings where pristinely trimmed hedgerows and beautifully managed beds of roses and tulips adorn the outside spaces.

Dating back to the original prison, open space has always been an important feature, accommodating a wide variety of uses and activities from food production, to sports, and quiet spaces for rest and reflection.

The existing prison grounds include a number of unique and special garden spaces, often characterised by their location and surrounding internal uses.

At the heart of the site are the main gardens, which were tended to by the women, with strong geometric hedges, archways over footpaths, and a row of magnificent mature Lime and Silver Maple Trees. These trees are to be retained and form the backdrop to a new public garden.

The centre of the Art Block houses a small yet verdant garden courtyard, with ivy coating the brickwork and an array of floristically diverse species.

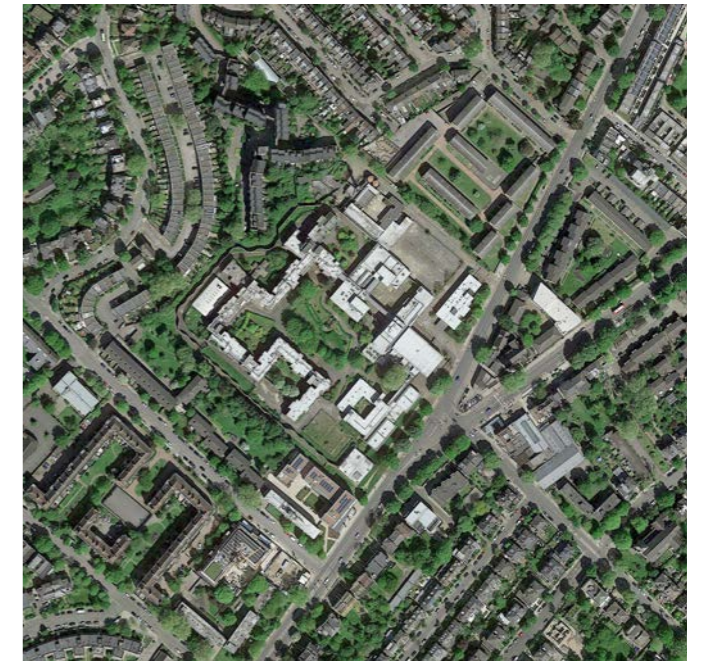
Near to the front of the site four brick walls encase the magnificent Category A Plane Tree celebrated at the centre of a lawn. The tree can be seen in historic photographs of the original prison first built in the Victorian era. It was originally situated near to the prison gates, and is a very special thread to the past, likely one of the only elements to have been standing alongside the original and re-built prisons.



1848



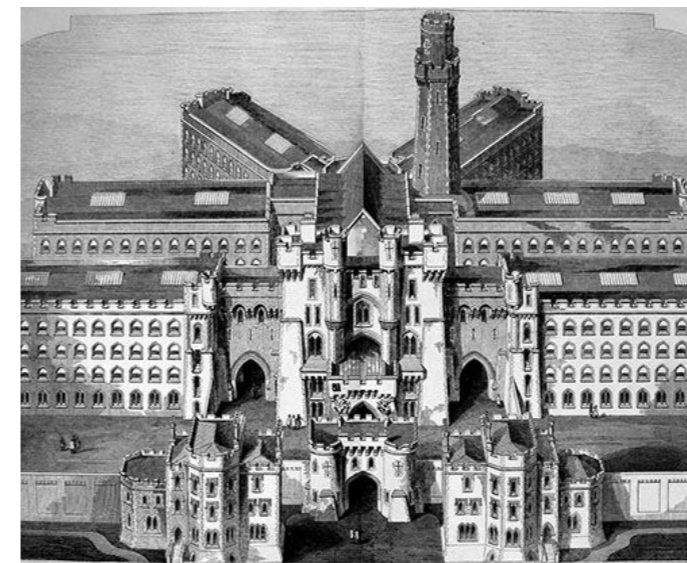
1894



2016



**Original prison frontage with what looks to be the existing plane tree within the gates**



**Original prison layout**



**Women prisoners at work in the garden at Holloway Prison, 1958**

### 3 Landscape Vision & Approach

#### Landscape Principles

The following four key principles underpin the design of the landscape masterplan and all key spaces at Holloway. These principles draw on the uniqueness of the site and its challenges, and considers them alongside the ambitions of the new Village as a modern, highly functioning and desirable 'home' to many Londoners in the future.

The landscape at Holloway embraces the constraints of the site to create interesting level transitions and enhance green and blue infrastructure. Existing landscape elements set the principles and parameters that influence the masterplan design approach and site response. Many existing trees are retained, and form the backbone to a new green infrastructure, both within the site and connecting beyond.

It is conceived as being vibrant, active, and community focused. Spaces look to cater to a multi-generational and diverse new community. A car-free center to the development has been a key driver. Active travel is prioritised, with clear delineations between pedestrians, cyclists and cars to ensure safety.

These principles also draw inspiration from the existing prison gardens, both in their form and use. This has influenced some of the key drivers we are focusing in our designs which include;

- > **'connecting'** (people to nature, and people to each other),
- > **'enabling'** (through shared ownership and management),
- > **'well-being'** (through exercise, nourishment, rest and relaxation), and
- > **'nurturing'** (spaces to live, grow, and interact).



#### Connect to the wider landscape

A considered approach to land, topography, and ecology, embedding the masterplan within the wider landscape, through...

- A) working with topography
- B) connecting to green infrastructure
- C) establishing wider green connections



#### Reduce cars, prioritise people

Minimise the need for traditional carriageways, and develop creative solutions to manage vehicle access. Consider streetscapes as usable spaces for people by...

- A) reducing carriageways wherever possible
- B) restricting vehicle access + prioritising pedestrians
- C) creating functional (ecology, suds), activated (playable, furnished) streetscapes



#### Multi-generational, & community-focused

Allow the way people live their lives day-to-day to dictate spaces, use and layouts, by creating...

- A) a modern village with spaces for people to relax, recreate, gather and socialise
- B) platforms to accommodate a variety of uses throughout the day & year
- C) landscape to suit the diversity of communities; for all ages & abilities
- D) spaces to reflect the memory of what was once on the site and celebrates the sites future



#### Use ecology to define spatial types

Identify key strategies for incorporating natural systems within the masterplan, and ensure that these work with (as well as for) the people who live there, including...

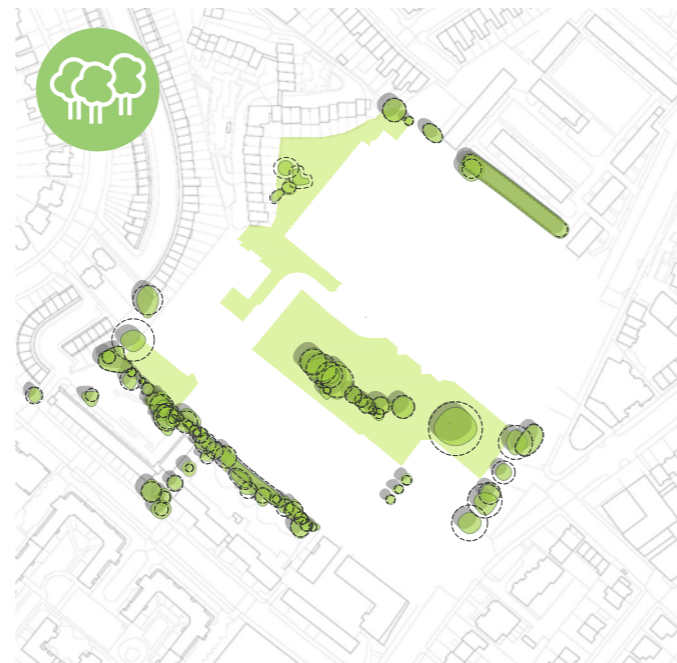
- A) integrated biodiversity to frame masterplan structure
- B) productive gardens
- C) Sustainable Drainage Systems
- D) a connection to nature

### 3 Landscape Vision & Approach

#### Landscape Aspirations

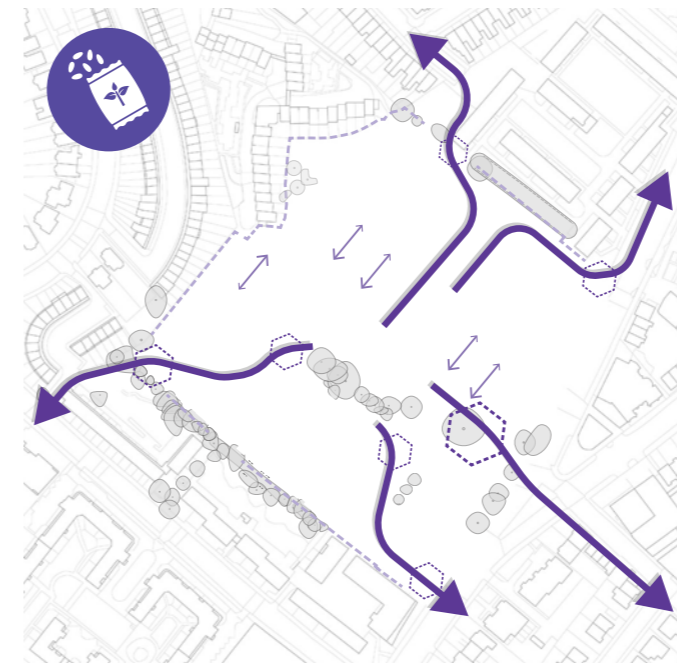
The following site-based strategies illustrate the fundamental landscape masterplanning principles which have been in place since the very first workshops to create the Holloway Village concept. These strategies have allowed us to make links to the past, retain the important aspects of the present, and look to the future of Holloway Village throughout the masterplan generation.

## 1) Retain



- > **Green heart** of the site
- > **Trees** as the **connecting thread** between the past and the future & reuse of key species in tree strategy
- > '**Garden Relics**' & plants left behind
- > Legacy of **interlinked, diverse spaces** & 'garden rooms'
- > Gardens as **therapeutic** entities, the value of access to external spaces

## 2) Connect



- > Physically, between the site and its **context**
- > Between **public / private / semi private** spaces
- > People to **place**, through as sense of **ownership**
- > Physical and referential **transitions**

## 3) Transform



- > A once inward facing and closed off space, now **open** and **welcoming** to all
- > A **new sense of place** through various landscape spaces, offering a new setting for a **contemporary** way of collective living



### 3 Landscape Vision & Approach

#### Design cues

##### Expressions of site history

The landscape proposals suggest a number of subtle design cues and references to the rich history of the site, drawn out of the unique prison features from both the original Victorian era prison and the existing structures.

These design cues are used sensitively and subtly, to acknowledge and draw on the uniqueness of the site without creating unwelcome references that may cause discomfort with any future visitor to the site who remembers the prison and its use.

##### Original prison layout

The references drawn upon include the original prison 'star' layout, which was extremely striking in plan view. This is referenced through surface treatment patterning and play surfacing.

##### Original prison tower

The original prison tower which once stood at the centre of the site and was synonymous with the prison and viewable from afar, had a hexagonal form and striking Victorian style structure. This is referenced through the creation of feature nodes or 'markers' through the site, as well as the creation of the centrepiece destination play area: a large naturalistic play tower with a number of play experiences incorporated.

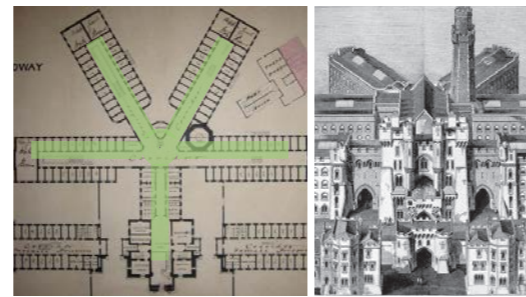
##### Crinkle-crinkle wall

The boundary of the prison is lined by a 'Crinkle Crankle' wall which many neighbours look on to but its true form is not easily perceived from eye-level, rather from above. This form is referenced throughout the masterplan in creation of seatable edges, playable land forms, seating, and detailing.

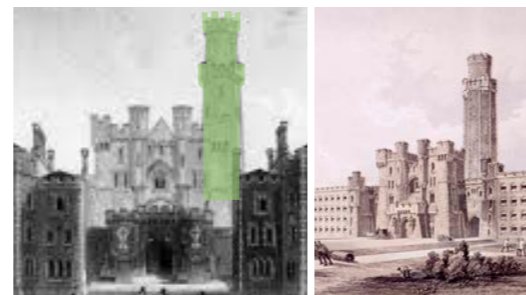
##### Other details

Other details referenced from the original prison include the hallway tile forms, the balustrades, and the iconic prison gateway arch form.

#### ORIGINAL PRISON 'STAR' LAYOUT & TOWER



#### ORIGINAL PRISON TOWER



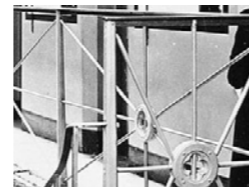
#### CRINKLE CRANKLE WALL



#### HALLWAY TILES



#### BALUSTRADE PATTERN



#### PRISON GATE ARCHWAY



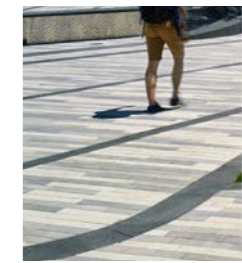
#### EXPRESSED THROUGH...



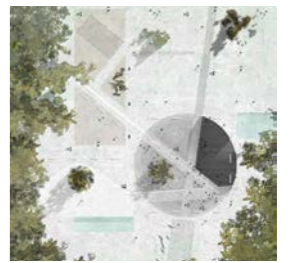
PAVING PATTERNS



At key thresholds / nodes throughout site



SURFACE PATTERNS/NAVIGATION/PLAY



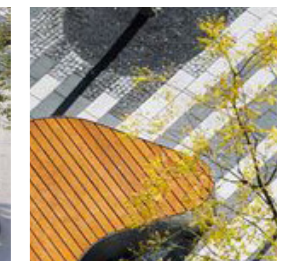
DESTINATION PLAY TOWER



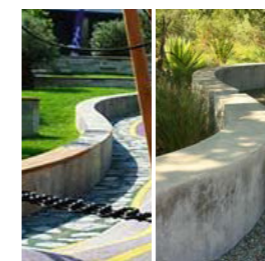
Public Garden/centre of site



GEOMETRIC MARKER PLANTERS



Key nodes



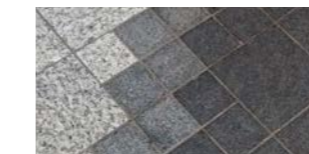
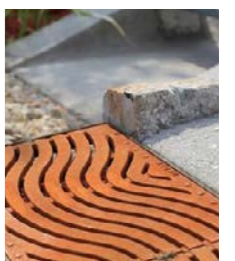
SEATING & EDGES



PLAYABLE LANDFORMS



PLAYABLE SEATING



PAVING PATTERNS



SEATING & PLAY TERRACES



BREEZE BLOCK WALL



PIXELATED PAVING

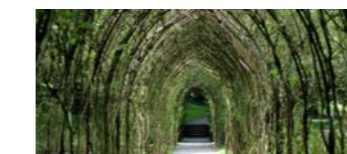


PLAY FEATURES



Public Garden CLIMBER FRAMES

Blank facades



COVERED WALKWAYS



Courtyard Gardens

Women's Garden

## **04 LANDSCAPE MASTERPLAN**

# 4 Landscape Masterplan

## Ground Floor

The landscape for the proposed development is envisioned as an activated and immersive series of outdoor spaces, providing new community, commercial and residential amenity. Focusing on creating recognisable and distinct spaces that evokes historical connections and promote new types of activation, the landscape provides a community asset that can be enjoyed by residents, neighbours and visitors.

- 1 The Public Garden & Destination Play Space
- 2 Residents Communal Gardens
- 3 Nature Garden
- 4 Sensory Garden (Older Persons Housing)
- 5 Women's Garden
- 6 Pedestrian & cycle connection to Trecastle Way
- 7 Memory Garden Corner
- 8 Pedestrian connection to Crayford Road (potential)
- 9 Eco-Garden
- 10 Residential Street
- 11 Retained CAT A tree



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## 4 Landscape Masterplan

### Roof Terraces

The roof terraces located on plots A, B., D and E provide residential amenity space at an elevated level, taking advantage of sunny aspect and views towards London city centre. The terraces include areas of biodiverse planting, seating pockets, growth spaces, sun lounges and social seating areas for the residents to enjoy.

Non-accessible rooftops are an excellent opportunity to provide a variety of habitats to support a range of local birds and insect species. Initiatives such as the All London Green Grid, the GLA's policies on Biodiversity and Access to Nature, coupled with identification of priority habitats in local authorities Biodiversity Actions Plans (BAP) are driving an important and significant agenda of ecological focused spaces to support delicate and threatened urban ecologies. The proposed biodiverse roofs are a mosaic of nectar-rich low maintenance planting, bare ground, stones, sand, rubble, logs; invertebrates loggers, nest/roost boxes and PV panels which can be integrated into the biodiverse roofscape.

- 1 Plot E / Extra Care Amenity Terrace
- 2 Plot D Amenity Terraces
- 3 Plot B Amenity Terraces
- 4 Plot A Amenity Terrace
- 5 Biodiverse Roof with PV panels



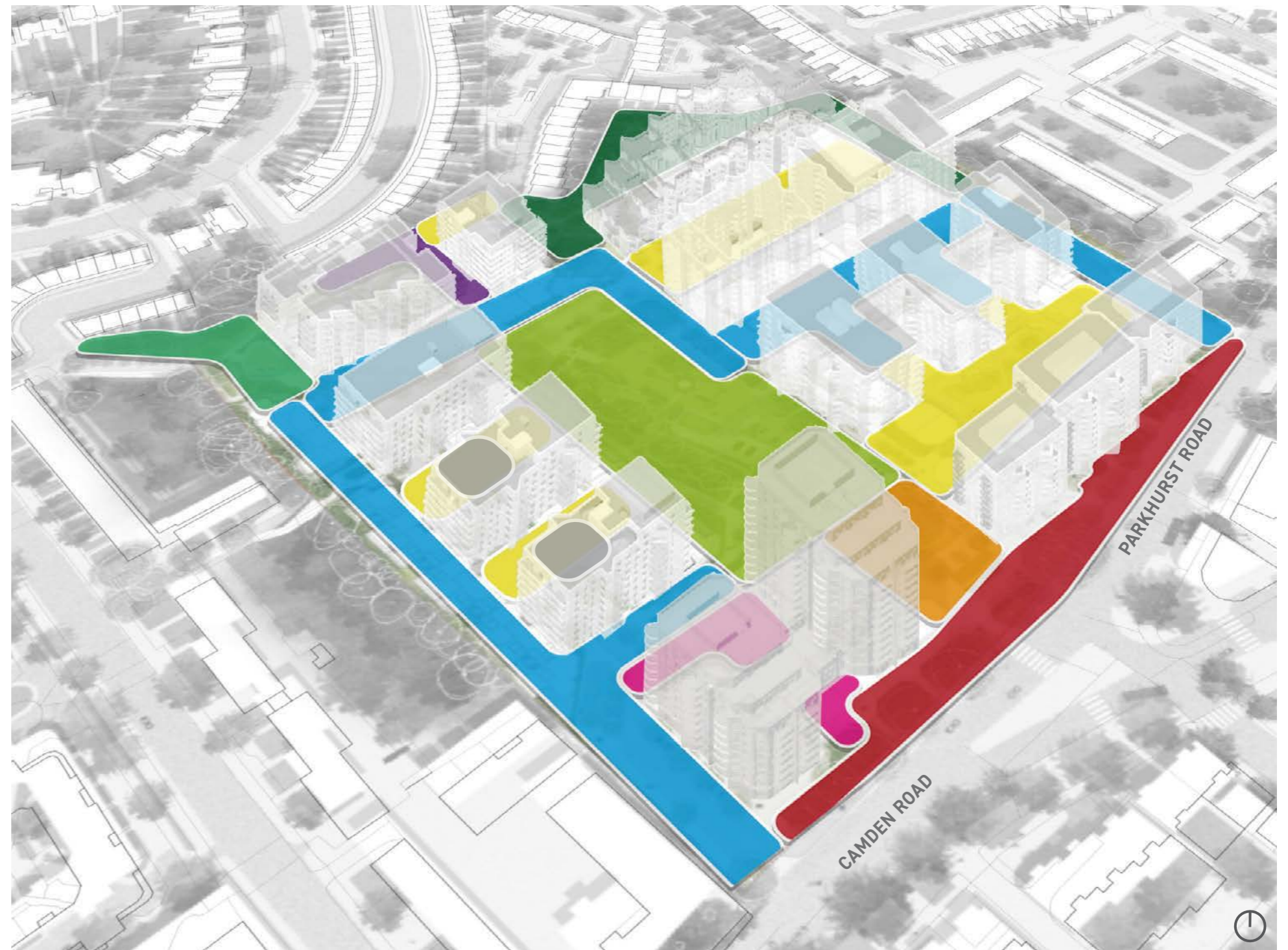
## **05 CHARACTER AREAS**

# 5 Character Areas

## Overview

### Site Character

The site is divided into a series of landscape character areas as a mechanism to distinguish between the differing programmes of each part of the site. The character areas present an opportunity to create spatial variety in the public realm and define areas of activities and/or character. A structured palette of materials will create visual unity across these Character Areas, with connections in colour and material being made with architectural details and materials.



- PUBLIC GARDEN
- NATURE GARDEN
- CITY STREET
- PLANE TREE GATEWAY
- TRECASTLE CONNECTION
- WOMEN'S GARDEN
- COMMUNAL RESIDENTS GARDEN
- EXTRA-CARE GARDEN
- RESIDENTIAL STREETS
- ROOF TERRACES

# 5 Character Areas

## Public Garden

The Public Garden at the centre of the scheme is envisioned as an open and accessible park space. It is framed by the existing trees to provide areas for performance, gathering, and pop-up activities, such as food trucks and markets. Key to the design of this space is the retention of existing trees. This central park evokes the garden of the existing prison to provide a connection between past and present landscapes, and a flexible series of community-centric spaces.

At the centre of the park is a destination play area proposed which includes a feature play tower with elevated play areas, bridges, climbing nets and a slide, along with natural play and eco-play trails under existing retained trees.

Embedded in verdant, ecologically focused planting, the Public Garden provides a large portion of the required play provision, thus creating a well used community asset for all Islington residents to enjoy. The flexible lawn area provides an open space for events, such as outdoor cinemas, and sports, such as lawn games and picnics.



- 1** Bleacher seating and planting
- 2** Rolling lawn
- 3** Bleacher seating and steps
- 4** Discovery eco-play garden with habitat features, climbable elements and interpretation
- 5** Agility train play beneath existing trees
- 6** Seatable edge to Plot D amenity
- 7** Lounging hammock nets beneath existing trees

- 8** Memory garden utilising prison palettes and structures
- 9** Plot C Spill Out Corner
- 10** In-ground rain garden and crinkle-crankle benches
- 11** Destination play tower
- 12** Accessible basket swing
- 13** Picnic tables
- 14** Species rich lawn
- 15** Table tennis arena

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# 5 Character Areas

## Public Garden



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## 5 Character Areas

### Nature Garden

The Nature Garden is an open and accessible community garden. Its use is centred around the connection of people to nature through shared ownership, learning, growing and harvesting. This community garden encompasses productive plots, self-grow beds, greenhouses and an orchard. It provides a transition space between the existing and proposed buildings, and an area for residents to appropriate and retain as their own.

New vegetation combined with the existing trees in this area provide an 'eco-buffer' to retain neighbours privacy within this zone. Wildlife habitats and refugia for birds, bees, bats and bugs, along with a natural play trail are proposed. A large and continuous rain garden fronts the residential units of Plot A.

- 1 Natural play trail beneath trees
- 2 Greenhouse / workshop shed
- 3 Children's mud kitchen
- 4 Children's productive garden plots
- 5 Fruit tree way
- 6 Existing trees retained
- 7 Community garden allotments
- 8 Defensible planting in front of Plot A units amenity space
- 9 See-saw mounded lawn
- 10 Seatable retaining feature
- 11 Meadow and orchard grove
- 12 Generous & biodiverse border planting in sunny corner of Public Garden
- 13 In ground raingarden and boardwalk routes



# 5 Character Areas

## Nature Garden



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## 5 Character Areas

### City Street (Camden / Parkhurst Road)

The City Street provides the sites major commercial offering; activated streetscape with pockets of spill-out and seating against the existing roadway. This linear space celebrates and reinforces the existing tree line and canopy to improve the pedestrian experience and create an identifiable address and streetscape.

The commercial and ground floor uses are well set back from the busy road and the configuration of the streetscape allows space for spill out, resting points, way finding and busy pedestrian movement. The street follows a reactively steep existing gradient averaging approximately 1:21, and the proposed FFL's are set in areas to meet this.

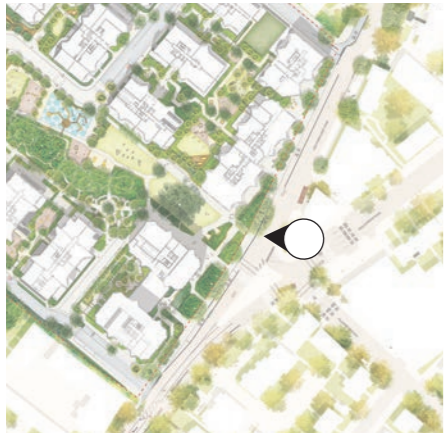
Botanically rich swathes of new planting beneath the trees provide series of spaces stepped back from the carriageway so the commercial areas can 'spill-out' comfortably without disrupting pedestrian movement along the footpath. In the centre of the linear space is a distinctive gateway or entrance space which serves to 'open up' and make prevalent the previously closed site, creating views into the new Public Garden.

- 1 New street trees, cycle parking and in ground SuDS to Parkhurst Road frontage
- 2 Group of existing trees retained in front of Plot B corner, framing 'gateway' to site
- 3 Social feature benches set into planting, facing into site / Cat A tree
- 4 1-1.2m high feature signage, set into planting framing entrance to development
- 5 New plaza of trees with clear stems, movement allowed beneath
- 6 Large ecological planting areas with low-growing species beneath existing trees
- 7 Women's Building terrace, raised and verdant with sunny seating areas



## 5 Character Areas

*City Street (Camden / Parkhurst Road)*



## 5 Character Areas

### Plane Tree Gateway

The Plane Tree Gateway is the main pedestrian entrance to the site. This unique gateway garden is a reflective and welcoming space centring around the retention of the large London Plane tree. This creates a memorial landscape marker which is both a distinctive threshold feature and the centrepiece to this contemplative space. Seating frames the central tree to create a memorial and reflective space at the site entrance.

Treatment to the Category A London Plane tree is retained in a lawn area similar to the existing condition and extents, thus ensuring longevity.

Dependant on the types of commercial provision in Plots B and C, there is opportunity to provide areas of informal commercial spill-out such as cafe table and chairs along the wide paths which frame the existing tree.

- 1 Existing London Plane tree to be retained
- 2 Low wall and seating area facing existing London Plane to create an edge to the tree canopy and a quiet and reflective space
- 3 Social feature benches set into planting, facing into site / Cat A tree
- 4 1-1.2m high feature signage, set into planting framing entrance to development
- 5 Spill-out area for Plot C commercial unit



# 5 Character Areas

## Plane Tree Gateway



## 5 Character Areas

### Trecastle Connection

The Trecastle Connection provides a ramped and stepped route from the heart of the Holloway site to Trecastle Way. This facilitates a more direct pedestrian-priority link between Camden Road, the new development, and the surrounding schools, greenspaces and streets.

A series of 1:15 ramps enable the level change to be compliant and accessible to create a central open area which has play-along-the-way equipment and a seating area for use by families and children moving between the site and schools. Vegetation is used to frame the path and provide a linear tree arrangement to assist way-finding.

The area will be passively surveilled by Plot E and D residents and will be sufficiently lit for safety but not to cause light spill.

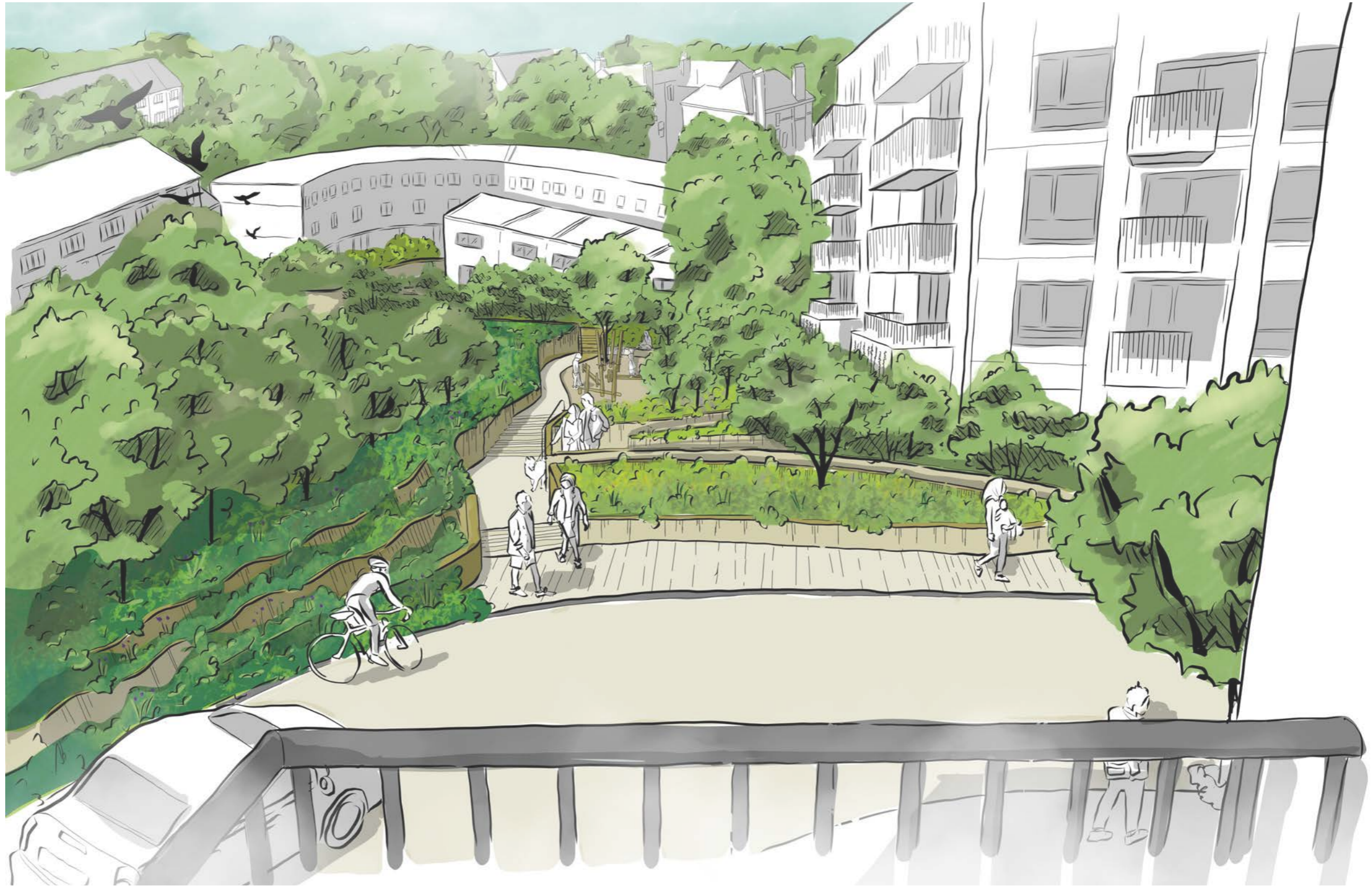


- 1 Existing trees to be retained
- 2 Trecastle Way gardens boundary, new defensible planting
- 3 Ramped pathway route adjacent to stepped pathway route
- 4 Play on the way for children moving between Holloway and Tufnell Park School

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# 5 Character Areas

## Trecastle Connection

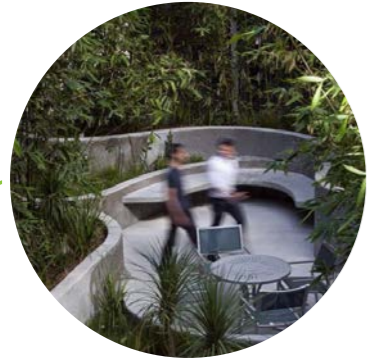




## 5 Character Areas

### Women's Garden

Three key themes for the Women's Garden



#### Connecting

- > **The past, present & future**
  - > Spaces to reflect & remember
  - > A new legacy for Holloway
- > **People to each other**
  - > Spaces to gather
  - > Meeting spaces / spaces to meet 1-on-1
- > **People to Nature**
  - > Unique and floristically diverse gardens, kitchen gardens, natural play features, ecological features
- > **The garden to its wider context (physically)**
  - > Accessible and welcoming yet private and secluded
  - > A public face with a unique character



#### Empowerment

- > **Freedom and expression**
  - > Artworks / design involvement
- > **Healing, Improving & Well-being**
  - > Exercise, nourishment
  - > Spaces to rest and relax
  - > Immersion in nature
- > **Support**
  - > Furniture and seating areas to support a range of activities
- > **Space for children**
  - > Small door-step and integrated play features



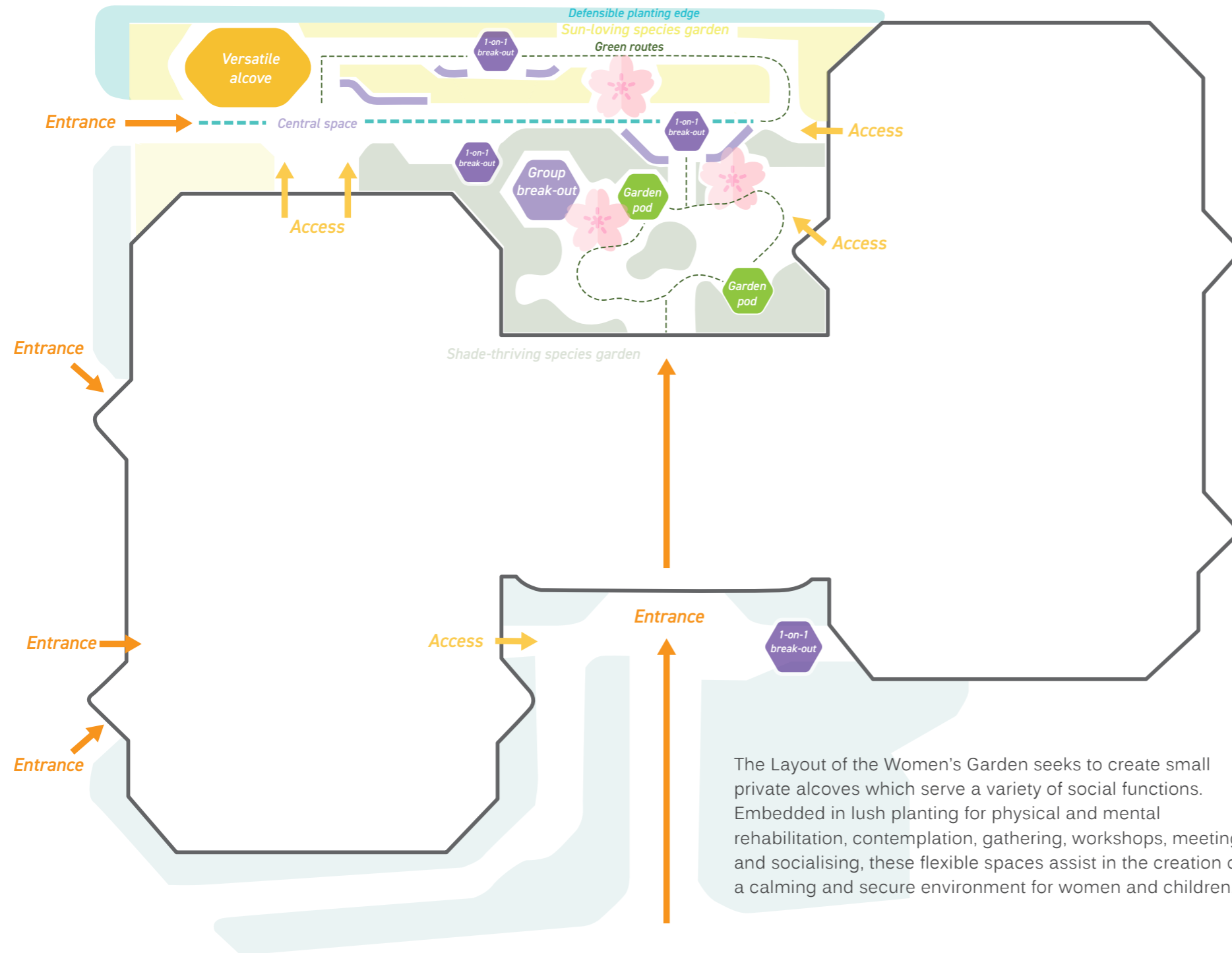
#### Environment and ecology

- > **Enabling people**
  - > Shared ownership & management
- > **Nurturing & Inspiring**
  - > Spaces to live, grow, interact
  - > Spaces to spend time
- > **Celebrating**
  - > A garden legacy
  - > Species of significance

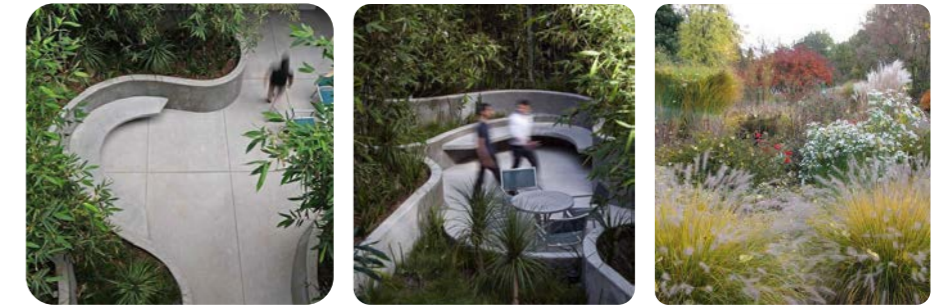
# 5 Character Areas

## Women's Garden

### Layout and Programme



The Layout of the Women's Garden seeks to create small private alcoves which serve a variety of social functions. Embedded in lush planting for physical and mental rehabilitation, contemplation, gathering, workshops, meetings and socialising, these flexible spaces assist in the creation of a calming and secure environment for women and children.



1-on-1 break out

Group break out

Sun-loving species

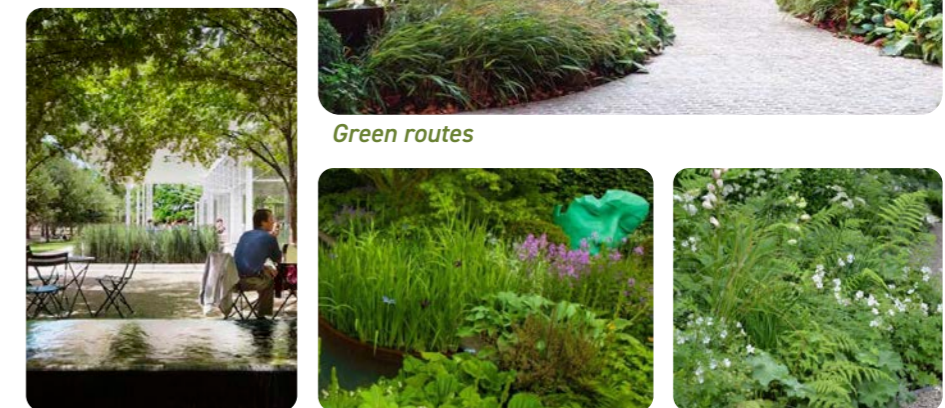


Flexible space



Garden pods

Green routes



Central space

Shade gardens

## 5 Character Areas

### Women's Garden

#### A Place for Women and Children

The Women's Garden is a communal garden for use by the Women's Building. The space is comprised of a series of small and enclosed seating areas embedded in lush planting for physical and mental rehabilitation, contemplation, gathering, workshops, meetings and socialising. These inclusive spaces are designed to connect users to their surroundings and provide a calming and secure environment embedded within a scented plant palette of edible species and vibrant, warming colours.

Three existing cherry trees are proposed to be transplanted into the Women's Garden from within the site - this should provide 'instant impact' upon transplanting and should provide a lush and colourful canopy for activity.

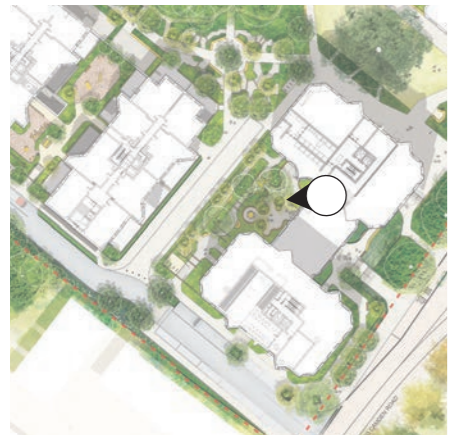
The garden is framed by a secure brick boundary wall for user privacy and safety.

- 1 Inspiration Plaza: central open space with sculpture and seating pockets
- 2 Flexible open space: Social events, yoga, group exercise, spill out seating to functional rooms
- 3 Secluded seating pockets for 1-2-1 support and mentoring
- 4 Pockets of seating - various configurations / capacities
- 5 Garden of Cherry Trees: colourful planting beds beneath relocated cherry trees
- 6 Small scale play trail
- 7 Boundary : Rain garden with brick retaining feature and solid brick wall
- 8 Community garden allotments managed by staff and patient volunteers
- 9 Garden entrance



# 5 Character Areas

## Women's Garden



## 5 Character Areas

### *Communal Resident Gardens*

The Communal Residents Gardens are considered an extension of the home and vibrant community spaces for social exchange. They include dining areas, places to rest and relax, outdoor spaces for quiet work, reading or recreation and play spaces. Doorstep play with additional elements for a range of ages are located across the gardens creating a diverse social space which can cater for a multitude of users and activities.

Planting proposed in these spaces draws inspiration from the colour of the architectural brickwork. Lush species edge the private residential terraces to provide a defensive buffer while lawn and play spaces are framed with multi-stem trees.

Plots A and B are connected to the ground floor public realm through a series of slopes and steps, providing alternate access routes for residents and visitors. The Plot D gardens overlook the central park, providing spill-out space from the site concierge and smaller play areas for young children.



## 5 Character Areas

### Communal Residents Garden, Plot A

The Plot A communal garden is located to the north of the Public Garden and near the Nature Garden. The residents entrance from the south is framed by a large rain garden feature, creating a verdant threshold into the communal space. A lawn area and spaces for play are set into garden, surrounded by ecologically focused planting. A second connection links the communal garden to the street via a stepped route adjacent to the biodiverse topped cycle store.

- 1** Elevated biodiverse deck set into low-growing ecological planting (potential area for attenuation beneath structure)
- 2** Generous planted buffer to private terraces
- 3** 0-4 years play garden - mounding / rolling lawn, stepping and scrambling features with shelters
- 4** 5-11's designated play space with climbing frame, hang-out area and small scale equipment
- 5** Social pocket
- 6** Lawn and hammock hang-out zone
- 7** Deep planting and gated entrance
- 8** Cycle storage



## 5 Character Areas

### Communal Residents Garden\_ Plot B

The Plot B communal garden is accessed via two lush, richly planted gardens with meandering sloped and stepped paths that also provide access to each of the residential lobbies. The large communal garden includes communal dining areas and play space with a large lawn to the south in the sunniest position. The Plot B communal garden also benefits from views towards the retained London Plane tree beyond the secure boundary.

- 1** Meet & Greet entrance space
- 2** Elevated biodiverse deck set into low-growing ecological planting (potential area for attenuation beneath structure)
- 3** Generous planted buffer to private terraces
- 4** Stepping stones and wobble discs
- 5** 0-4 years play garden - mounding/rolling lawn, stepping and scrambling features with shelters
- 6** Communal dining
- 7** 5-11's designated play space prescriptive climbing elements and table games area
- 8** Lawn and hammock hang-out zone



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## 5 Character Areas

### Communal Residents Garden\_Plot D



### Communal Residents Garden\_Plot E



The Plot D communal gardens are accessible to both the Plot D residents and other residents who are enjoying the internal communal and concierge space. The gardens are framed on each end with tree planting that reflects the existing retained trees beyond the communal space within the Public Garden and along the sites boundary.

The smaller secluded Plot E shade garden provides communal dining and alcoved seating areas for residents to hang-out, gather and spend time.

- 1 Deep planting and gated entrance
- 2 Timber hang out zone
- 3 0-4 years play garden - mounding/rolling lawn, stepping and scrambling features with shelters
- 4 Communal dining
- 5 0-4 years play garden - stepping and scrambling features
- 6 Seating alcoves



# 5 Character Areas

## *Communal Resident Garden*



# 5 Character Areas

## Extra Care Garden

### Key Principles



#### SINUOUS / CONTINUOUS

- A clear, meandering, & infinite path route with good visibility and natural navigation signals
- Routes & seating options catering for the able-bodied as well as those who have problems with mobility
- Routes & seating options catering for the able-bodied as well as those who have problems with mobility

#### SENSORY STIMULATION

- Effective use of colour and texture in planting, surfaces and features to encourage exploration
- Inclusion of audible features such as running water, wind chimes & whispering grasses
- Consideration of framed views to the garden from internal communal spaces

#### CONNECTING TO NATURE

- Planting palettes to alert the senses, with intriguing and familiar colours, textures, and scents throughout the seasons
- Ecological features, nests, feeding stations, a bird bath & pollinator species to attract a range of wildlife

#### INTERACTIVE & ENGAGING

- Communal spaces to facilitate a range of uses, including active engagement & passive, solitary activities with flexible furniture and configurations
- Areas & furniture typologies for socialisation & group activities, clubs & classes, such as a large communal table
- Accessible garden beds with low edges and space for wheelchair users to access

#### REFLECTIVE & REMINISCENT

- Reflective spaces with protection from sun & wind
- Use of memory evoking textures and finishes such as sand, pebbles, or recycled glass
- Opportunity to engage with community here to create a feature that may be specific to & reminiscent of Islington

# 5 Character Areas

## Extra-Care Garden

The Extra-Care Garden is imagined as a quiet and contemplative space centred around the creation of small intimate environments which seek to encourage mental well-being. The creation of a variety of experiences including infinite paths, water and sound features, self-grow areas and spaces for gathering and reflection can provide for a range of users and abilities.

Colour and textural changes in planting, surfaces and features encourages exploration and movement. The more intimate spaces are protected from the sun and wind to create a series of spaces nestled in lush planting.

The public realm in front of Plot E is also considered an extension of the garden, providing a verdant entrance, marked with a gateway tree.



- 1** Growing space - accessible urban farming areas. Low hedge frame with small feature tree selection (e.g. Olive, Lemon, etc)
- 2** Spill-out space from communal lounge
- 3** Feature Tree, benches and open plaza space
- 4** Sculpture and feature planting surround (key view from internal lounge)
- 5** Lounge seating set into planting
- 6** Continuous, meandering path route with low growing planting and clear stem trees
- 7** Feature bird bath and seating beneath pergola

# 5 Character Areas

## Extra-Care Garden



## 5 Character Areas

### *Rooftop Gardens - Plot E*

The Plot E Rooftop Garden is considered an extension of the Extra-Care Garden and is envisioned as a series of spill-out spaces for residents and visitors to gather in small groups, or to sit and contemplate alone. Proposed planting is a continuation of the colours and textures at ground floor, with the opportunity to introduce self-grow areas within the raised planting.

- 1 Species-rich green roof
- 2 Communal dining
- 3 Continuous, meandering path route with low growing planting and clear stem trees
- 4 Secluded seating pockets and play-along-the-way features
- 5 Community gathering space
- 6 Rooftop garden boundary, new defensible planting



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EXTERIOR  
ARCHITECTURE

# 5 Character Areas

## Residential Streets

The Residential Streets are key connections for pedestrians, cyclists and vehicles accessing the development. They provide spaces for parking, servicing and deliveries. These streets are highly functional and stream-lined with the design providing places to pause and rest, integrated rain gardens, new street trees, marked entrances, and safe marked crossings at key connecting locations.

The street on the southern boundary of the site will have a unique character largely informed by the proposed north-facing habitat wall. The wall will be stepped and retained with integrated planting and habitat features forming a green boundary backdrop to the streetscape.



- 1** Green character to Holloway entrance
- 2** Rain gardens and raised hedges, 2m footpaths on Plot A-B street
- 3** Green courtyard ends & stepped ecological feature wall on Plot D Street

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## 5 Character Areas

### *Rooftop Gardens*

The rooftop gardens in Plots A, B C, and D are envisioned as a series of elevated residential spaces that encourage social exchange. These roof terraces provide necessary amenity and take advantage of views from the development towards Central and East London.



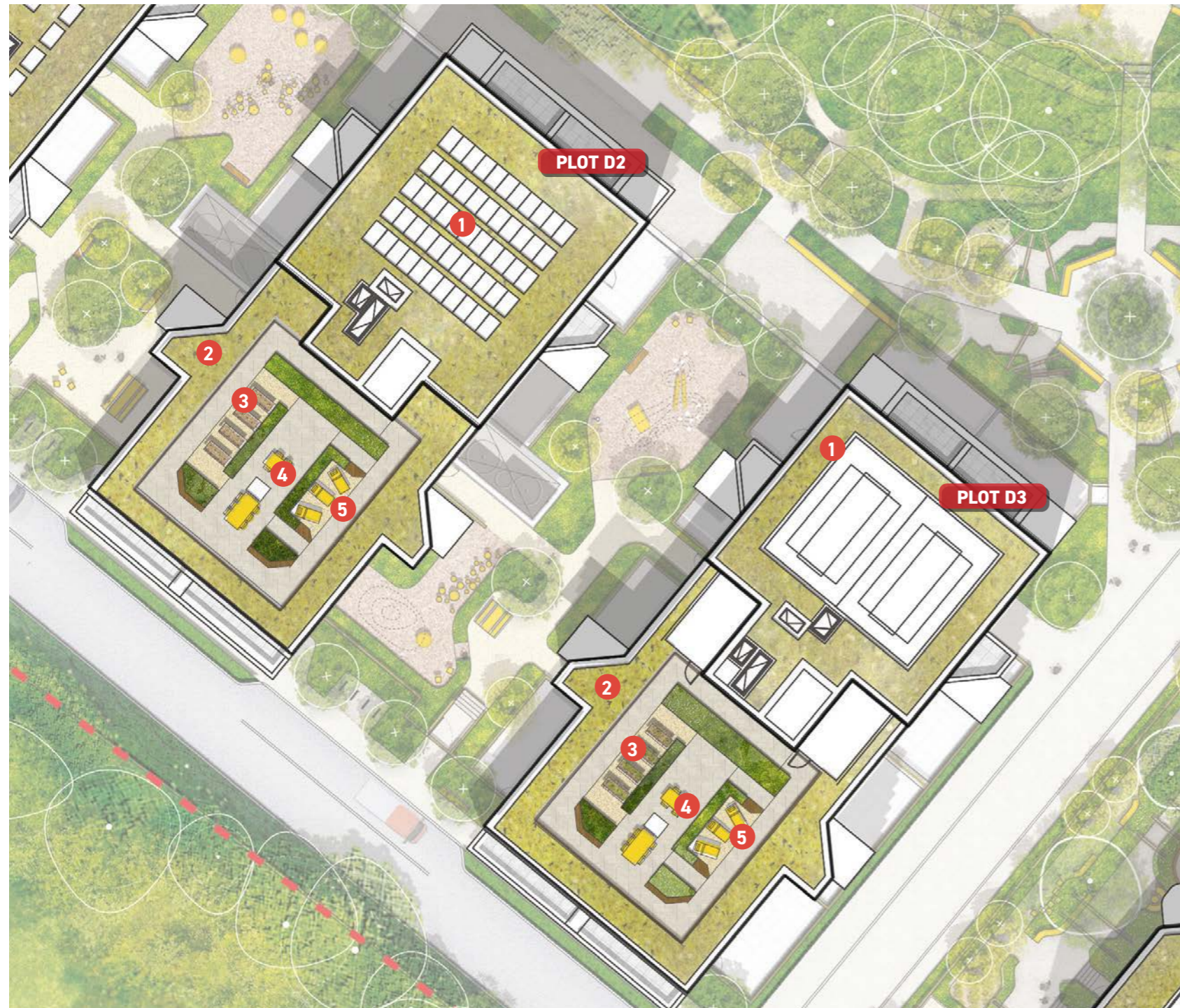
PROJECT HOLLOWAY

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**EXTERIOR  
ARCHITECTURE**

## 5 Character Areas

### *Rooftop Gardens\_Plot D*



The communal roof terraces at plot D provide an opportunity for residential recreation and relaxation for residents who do not have their own private gardens. These terraces provide a desirable alternative amenity space for residents to enjoy and include places for small groups to gather, residential organisations to assemble, children to play, or individuals to relax.

- 1 Brown roof with ecology-rich sedum plant species
- 2 Species-rich green roof
- 3 Community Growing space - accessible self-grow beds
- 4 Community dining with timber pergola structure
- 5 Sun loungers and rest zone



## **06 LANDSCAPE STRATEGIES**

# 6 Landscape Strategies

## Open Space Strategy

The development provides a large amount of publicly accessible space. The Public Garden and Nature Garden, along with the connection to Trecastle Way makes up a large portion of the public realm which is open and accessible.

All plots include and area of communal open space with the exception of Plot C which features the Women's Garden. The quantum of open spaces is outlined below;

EXTERNAL SPACE TYPOLOGY	PROVIDED (m <sup>2</sup> )
PUBLIC OPEN SPACE	10,480
COMMUNAL OPEN SPACE	5103
COMMUNAL OPEN SPACE - ROOFTOPS	1025
WOMENS GARDEN	699
PRIVATE OPEN SPACE	2613
STREETSCAPE	9022
CAMDEN / PARKHURST ROAD	1463

PUBLIC OPEN SPACE REQUIREMENT: 11,616.5 sqm to 12,196.3 sqm

PUBLIC OPEN SPACE PROVIDED: 10,480 sqm

LBI's adopted and emerging policy suggests a standard of 5.21sqm per resident and 2.6sqm per employee should be provided. The total public open space requirement based on LBI's suggested 5.21sqm per resident and 2.6sqm per employee is therefore 11,616.5 sqm to 12,196.3 sqm. This is expressed as a range given the employment generation could vary within the flexible Class E commercial space and within the Women's Building and reflects the minimum and maximum estimated job creation for the scheme. The proposed development delivers 10,480 sqm of public open space. This equates to between 85.9% and 90% of the target taking into account the minimum and maximum estimated job creation.



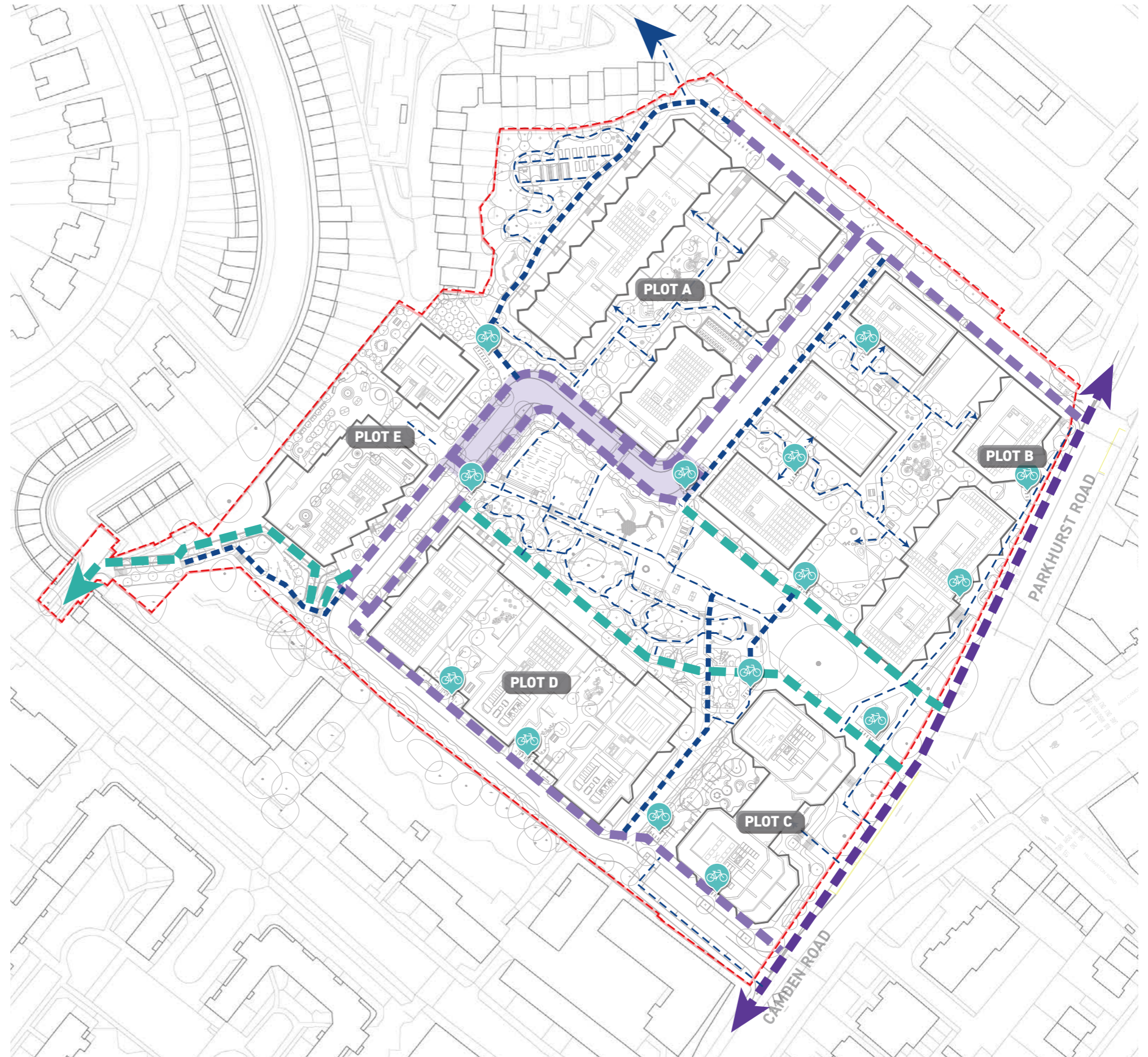
# 6 Landscape Strategies

## Movement & Access

### Pedestrian & Cycle

A variety of movement networks are proposed across the site which favour pedestrians and cyclists. Vehicles are generally restricted to the carriageway and have a highly directional movement pattern around the site. Pedestrians can traverse the site with ease using the multiple access points along Camden / Parkhurst Road, and connection to Trecastle Way in the eastern corner, and Bakerfield Estate to the north.

It is envisioned that the site will become a hub for the local area and residents of the wider community will use the Trecastle and Bakersfield connections to move around Islington to school or work through what was previously inaccessible land. In 'opening up' these connections, the site seeks to connect to the wider area and provide spaces which can be accessed, and enjoyed by existing residents of the local area, and beyond.



- Primary pedestrian movement
- Secondary pedestrian movement
- Tertiary pedestrian movement
- Shared route (cyclists and pedestrians)
- Pedestrian priority zone
- 🚲 Short stay / visitor cycle stands

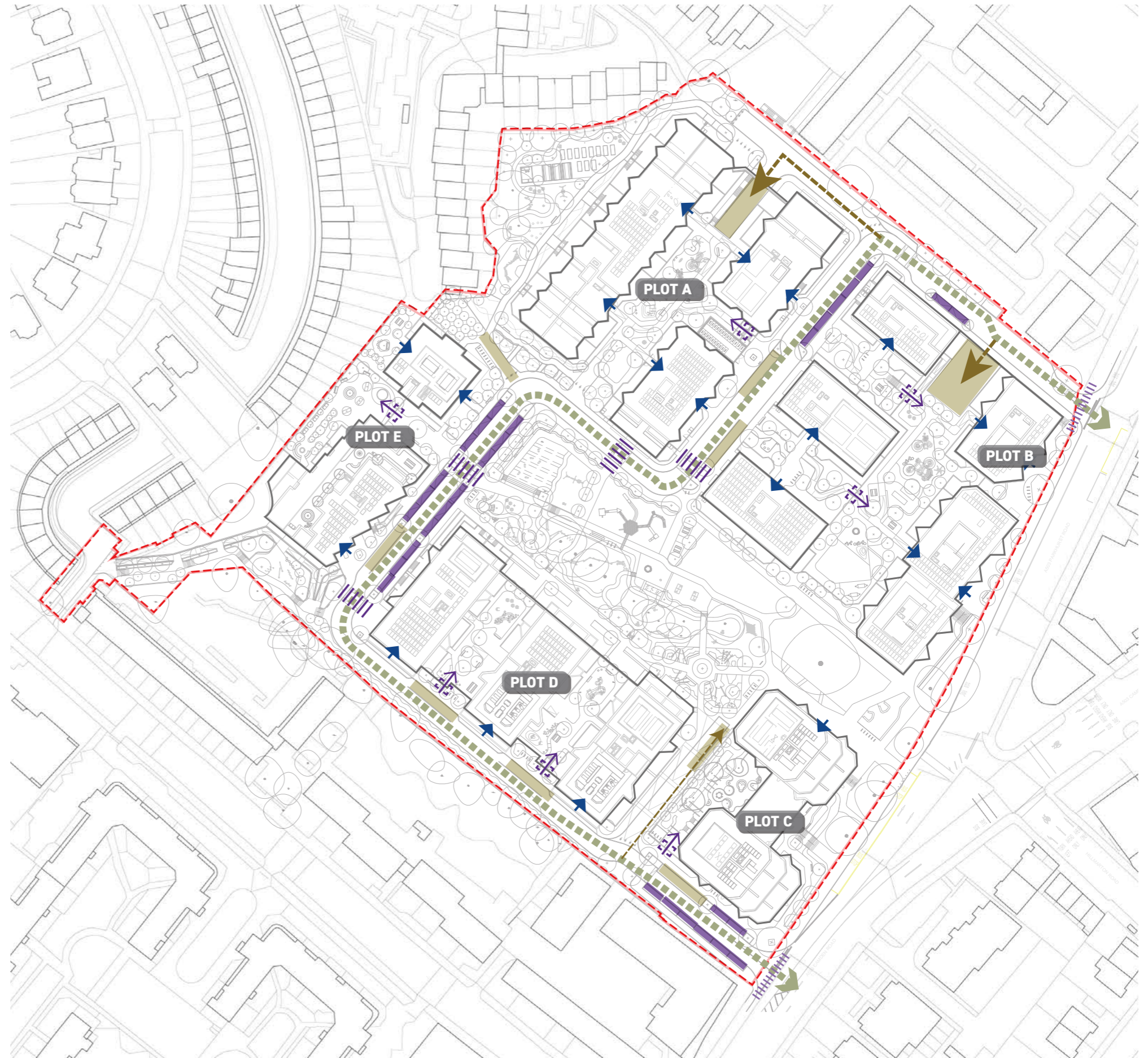
# 6 Landscape Strategies

## Movement & Access

### Streetscapes & Entrances

The layout of the buildings at Holloway seeks to rationalise the level change on-site and provide activated ground floor across the scheme. Ground floor units are generally accessed from the street or adjacent public space, thus increasing passive surveillance and safety. Gates and walls/fences are only proposed in areas which serve a distinct residential purpose, such as the Plot A, B and D courtyards, and the Extra-care Garden at Plot E.

Service areas (bin and bike stores etc) are located on the outer edges of the site away from major pedestrian routes.



# 6 Landscape Strategies

## Movement & Access










### Inclusive Design

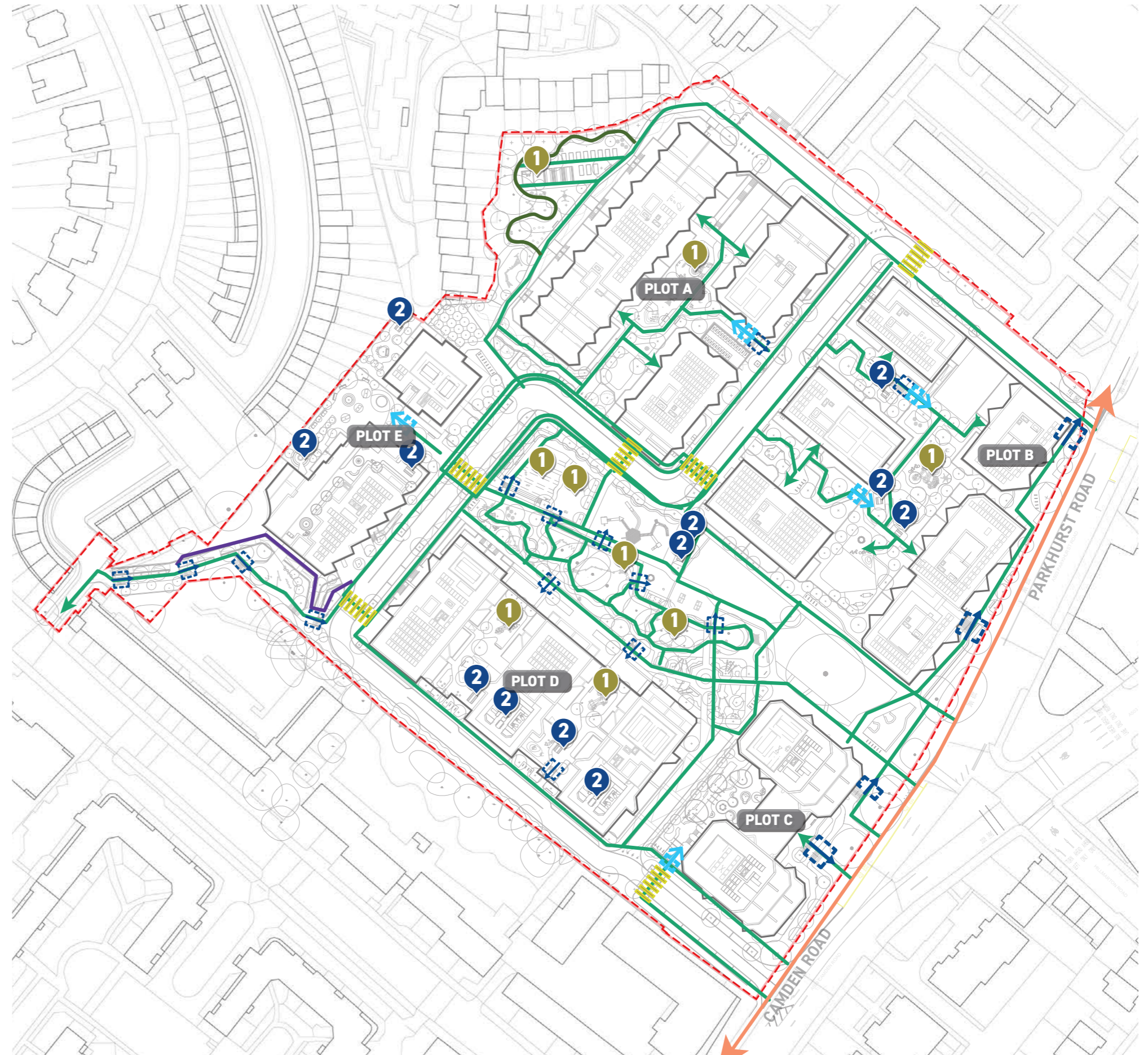
The landscape proposal at Holloway seeks to create inclusive and accessible spaces for all users and abilities. Working closely with Andrew Lord Consultants and Islington's Accessibility team, the design of all outdoor spaces seeks to meet relevant British Standards and cater to both able-bodied users and users who have problems with mobility.

Proposed routes are;

- > **flat or gently sloping**, without steep gradients
- > **...smooth**, and low in glare
- > **...wide** enough (min 1.5m) to accommodate a person and wheelchair easily

Provision for inclusive play equipment and furniture has also been considered and is located across the scheme so that all areas can cater to a variety of users and abilities.

-  Sloped routes not exceeding 1:21 with landings  
Every 500mm increase
-  1:15 ramps
-  Undulating pathway within Nature Garden & beneath existing trees. Gradient varies
-  Camden Parkhurst Road existing gradient to be met. Gradient varies, avg. 1:29
-  Stepped access
-  Accessible play area (eg: basket swings, mud kitchen, rolling lawn and mounds, play trails etc)
-  Accessible furniture (picnic tables)
-  Gated access
-  Marked crossing



# 6 Landscape Strategies

## Play Space

### Provision & Distribution

The London Plan's ambition for London is to create a child-friendly city, where children can enjoy inclusive, accessible, and safe play and recreation spaces. A playable space provision of 10m<sup>2</sup> is required per child within any new development.

#### REQUIREMENT:

AGE	NO. OF CHILDREN	PERCENTAGE	AREA (m <sup>2</sup> )
0 to 4	229	43.7%	2289
5 to 11	174	33.3%	1743
12+	119	23.0%	1194
<b>Total</b>	<b>523</b>	<b>100%</b>	<b>5226.1 m<sup>2</sup></b>

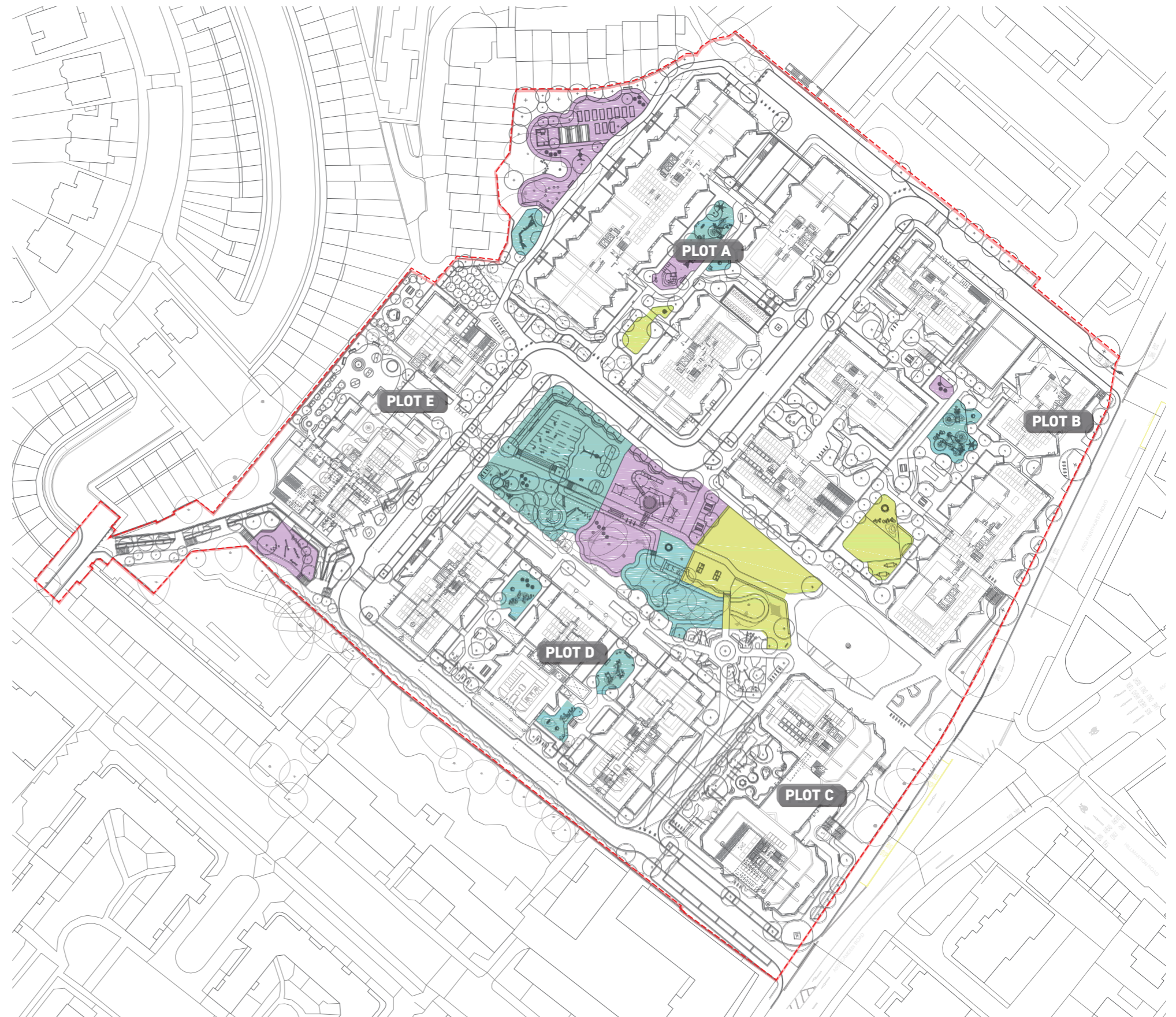
#### PROVIDED:

AGE	PERCENTAGE	AREA (m <sup>2</sup> )
0 to 4	43%	2290
5 to 11	34%	1779
12+	23%	1222
<b>Total</b>	<b>100%</b>	<b>5,292 m<sup>2</sup></b>

The following diagram illustrates the provision of approximately **5,292m<sup>2</sup>** of play space, based on the following:

- > 100% of play requirement on the ground floor
- > 0% of play requirement at roof level
- > A large, public 'destination' play area at the heart of the site for all ages and abilities
- > Utilising the safe and enclosed nature of the communal gardens for provision of additional play opportunities
- > Doorstep play opportunities for 0-4 year olds integrated into communal amenity spaces
- > Space for teenagers and young adults which are activated, sufficiently lit, & well overlooked

--- SITE BOUNDARY



# 6 Landscape Strategies

## Play Space

### Typologies

Play space for all ages is provided across the scheme. Typologies include a range of natural and imaginative play spaces as well as more traditional prescriptive play elements.

Within the Public Garden the play offering includes provision for traditional play areas / features, lawn areas for non-prescriptive play, and natural trails through planting and under tree canopies. Play is integral to the character of the space and by spreading the play elements throughout the ground plane it is intended to make it inherently playful. A destination play spaces with a play tower, swings, climbing nets and slide is proposed.

The proposals include natural play features such as logs, steps and boulders along with more structured elements such as timber structures, animals and mounding. Areas of lawn will provide additional informal play space. Seating will be provided in close proximity to play.

Between Plots A, B and D, the communal gardens provide an interesting and unique experience for children and adults alike, allowing them to play and socialise. The localised design of these spaces serves to maximise this experience; while allowing for play provisions to meet GLA standards, we also create a new social and playful space for residents regardless of age.



# 6 Landscape Strategies

## Play Space

### Play Equipment

#### DESTINATION PLAY TOWER IN PUBLIC GARDEN

The proposed play tower is envisioned as a feature element within the scheme, centralised in the Public Garden to provide a distinct marker in the public realm. The tower draws its inspiration from the original Victorian Prison Buildings and Towers utilising a similar base form with play elements radiating outwards. The tower provides elements for all ages and abilities, and provides a new destination play space for the London Borough of Islington.



1 Stepping logs to platform



2 High rope & totems



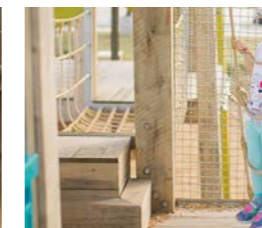
3 Swing bridge



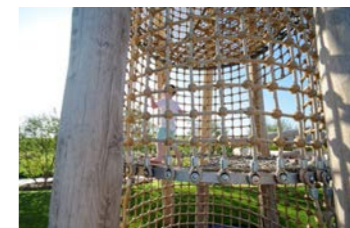
4 Fireman's Pole



5 Climbing net to lower fort platform



6 Lower fort seating & climbing routes



7 Climbable tower in mesh or net



8 Feature slide



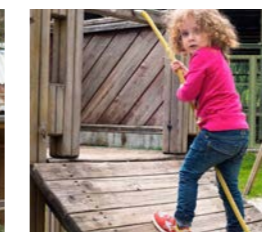
9 Swing bridge



10 High ropes & hand grips



11 Climb access to platform



NOTE: The destination play structure is indicative and is to be further developed in consultation with chosen equipment supplier, the community and the local authority.



# 6 Landscape Strategies

## Play Space

### Play Equipment

**PUBLIC GARDEN**



\*All play equipment will be sourced with metal feet for longevity of the equipment and is spaced appropriately so that fall areas are considered & that safety surface is utilized to provide a safe space for all to play

#### NATURAL PLAY TRAILS AND FEATURES

A more rugged appearance, making use of rough cuts of timber members for play equipment. Structure is thick and imposing, with connections appearing simple and uncomplicated, the large size of the space beneath trees means this design style feels appropriate and not overwhelming.



TIMBER ANIMALS  
SUPPLIER: RICHTER SPIELGERÄTE



FOSSIL ROCKS AND CLIMBERS



JUMPING DISCS  
SUPPLIER: RICHTER SPIELGERÄTE



TALK TUBES  
SUPPLIER: JUPITER PLAY



SUPERNOVA  
SUPPLIER: KOMPAN



SPINNER BOWL  
SUPPLIER: KOMPAN



BUG HOTELS AND MAGNIFYING STATIONS



WIDOW'S WEB NEST  
SUPPLIER: SOVEREIGN PLAY



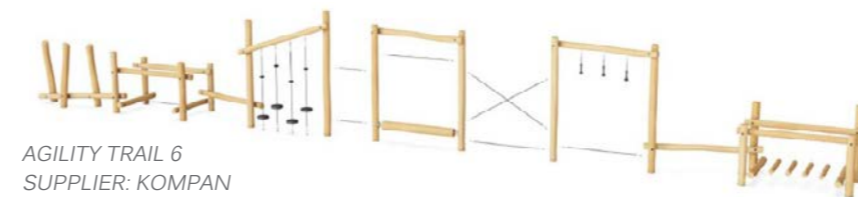
HOLDS AND ROPE  
SUPPLIER: CORE CLIMBING



OUTDOOR TABLE TENNIS TABLES



YOU AND ME SWING  
SUPPLIER: KOMPAN



AGILITY TRAIL 6  
SUPPLIER: KOMPAN



COMBI SWING  
SUPPLIER: KOMPAN



BALANCE CUBES



TIMBER ANIMALS  
SUPPLIER: RICHTER SPIELGERÄTE



AGILITY TRAIL 5  
SUPPLIER: KOMPAN



CUSTOM PLAY TOWER WITH SLIDES, SWING BRIDGES, CLIMBING NETS, HIGH ROPES COURSE, HAND GRIPS AND CLIMBABLE MESH, AND FEATURE SLIDES

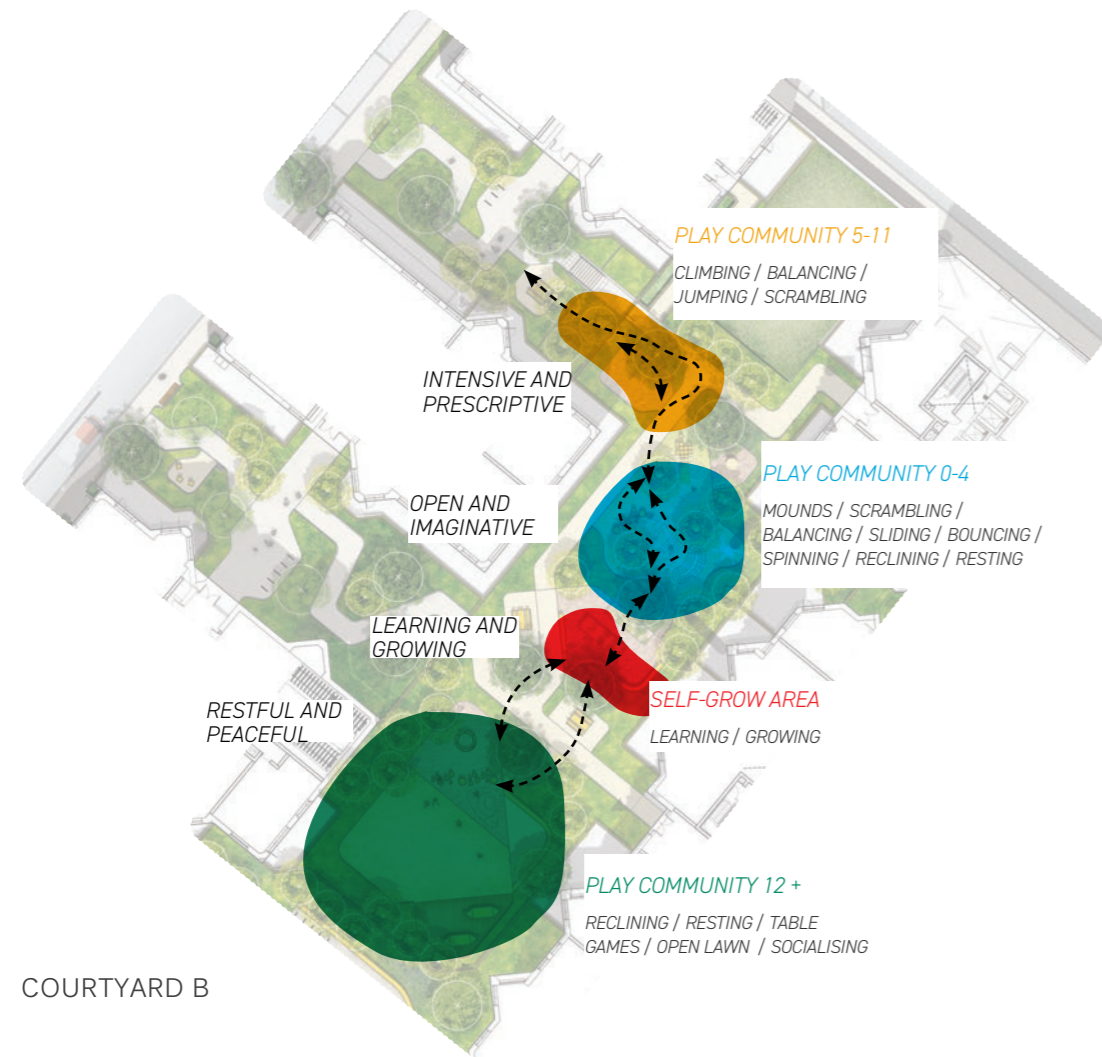
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# 6 Landscape Strategies

## Play Space

### Play Equipment

#### COMMUNAL RESIDENTIAL GARDENS



COURTYARD B

\*All play equipment will be sourced with metal feet for longevity of the equipment and is spaced appropriately so that fall areas are considered & that safety surface is utilized to provide a safe space for all to play

#### COURTYARDS A & B

A varied collection of play elements in terms of form, materiality and scale due to the proximity of different age groups playing along side one another. Due to the nature of the space layout, these structures are sometimes less prescriptive in nature in order to allow mixtures of age groups.

#### PROPOSED PRODUCTS AND SUPPLIERS:



MARBLES TABLE  
SUPPLIER: RICHTER SPIELGERÄTE



BALANCE BEAM  
SUPPLIER: LAPPSET



1M SLIDE  
SUPPLIER: RICHTER SPIELGERÄTE



TALK TUBES  
SUPPLIER: JUPITER PLAY



HERONS NEST  
SUPPLIER: HANDMADE PLACES



CLIMBING HOLDS AND ROPE  
SUPPLIER: CORE CLIMBING



SCRAMBLING BLOCKS



EPDM HALF GLOBES - VARIOUS SIZES  
SUPPLIER: STILUM



WOBBLE DISC  
SUPPLIER: RICHTER SPIELGERÄTE



SMALL SEE-SAW  
SUPPLIER: RICHTER SPIELGERÄTE



STEPPING CLOVERS  
SUPPLIER: LAPPSET



CUBE SEATS  
SUPPLIER: WOODSCAPE



TEE-PEE  
SUPPLIER: DUNCAN AND GROVE



TODDLER TABLE  
SUPPLIER: DUNCAN AND GROVE



JUMPING DISCS  
SUPPLIER: RICHTER SPIELGERÄTE

#### COURTYARDS D

The design of these elements caters to very young children, making use of small scale and low rise pieces of equipment that do not overcrowd the small space of the courtyard. These are visually detailed and colourful designs to satisfy curiosity of young children without being overbearing in impact due to the small size of the elements.

#### PROPOSED PRODUCTS AND SUPPLIERS:



STEPPING CLOVERS  
SUPPLIER: LAPPSET



BALANCE BEAM  
SUPPLIER: LAPPSET



STEEL SLIDE - SMALL  
SUPPLIER: RICHTER SPIELGERÄTE



TALK TUBES  
SUPPLIER: JUPITER PLAY



SMALL SEE-SAW  
SUPPLIER: RICHTER SPIELGERÄTE

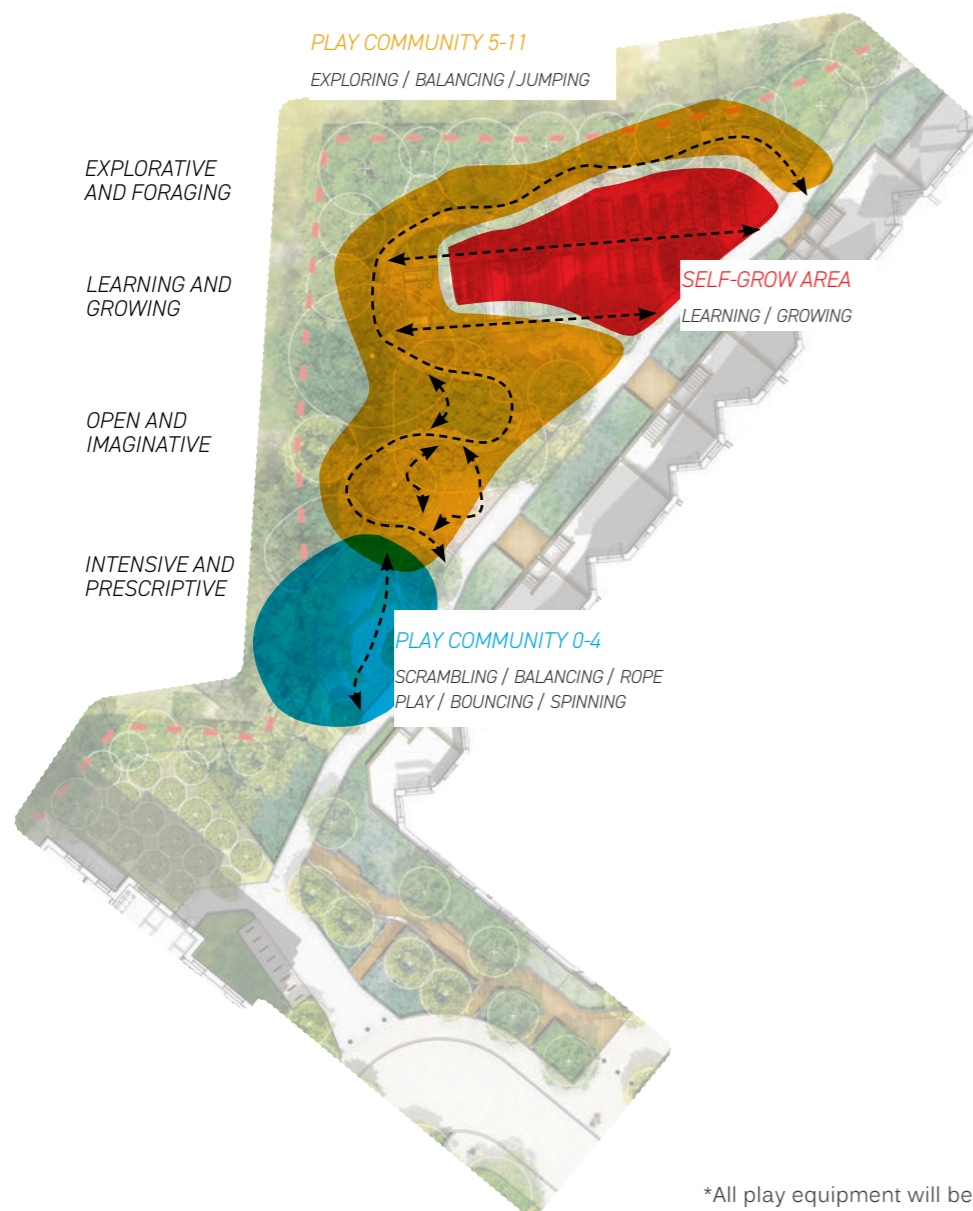


EPDM BALLS - VARIOUS SIZES  
SUPPLIER: STILUM

# 6 Landscape Strategies

## Play Space

### Play Equipment



\*All play equipment will be sourced with metal feet for longevity of the equipment and is spaced appropriately so that fall areas are considered & that safety surface is utilized to provide a safe space for all to play

### NATURE GARDEN

The incorporation of play spaces within the nature garden is subtle and natural, keeping with the character of this space. A more natural appearance of equipment is proposed with the textured and imperfect finish of the material adding a sense of age to the space, complimenting the dynamic and unrestrained qualities of the natural space.



BUG HOTELS AND  
MAGNIFYING  
STATIONS



FOSSIL ROCKS AND  
CLIMBERS



MUD-KITCHEN AND  
LEARNING AREA



JUMPING DISCS  
SUPPLIER: RICHTER  
SPIELGERÄTE



SPINNER  
SUPPLIER: KOMPAN



BIRDS NEST SWING  
SUPPLIER: KOMPAN



STEPPING CLOVERS  
SUPPLIER: LAPPSET



BALANCE BEAM  
SUPPLIER: LAPPSET



AGILITY TRAIL 9  
SUPPLIER: KOMPAN

### TRECASTLE CONNECTION

A series of linked play elements, among a tree-lined setting. As each piece is part of a play journey, a consistent style and look was needed throughout the design, therefore one supplier was chosen in order to bring a level of aesthetic consistency to the layout. The predominating timber texture with a rugged finish also helped to root the play trail within it's tree covered context.

#### PROPOSED PRODUCTS AND SUPPLIERS:



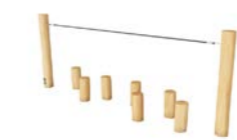
ROBINIA STILTS  
SUPPLIER: KOMPAN



ROBINIA BALANCE  
BEAM ON SPRINGS  
SUPPLIER: KOMPAN



CUBE SEATS  
SUPPLIER: WOODSCAPE



ROBINIA BALANCE  
POSTS WITH ROPE  
SUPPLIER: KOMPAN



ROBINIA BALANCE PLUS  
SUPPLIER: KOMPAN

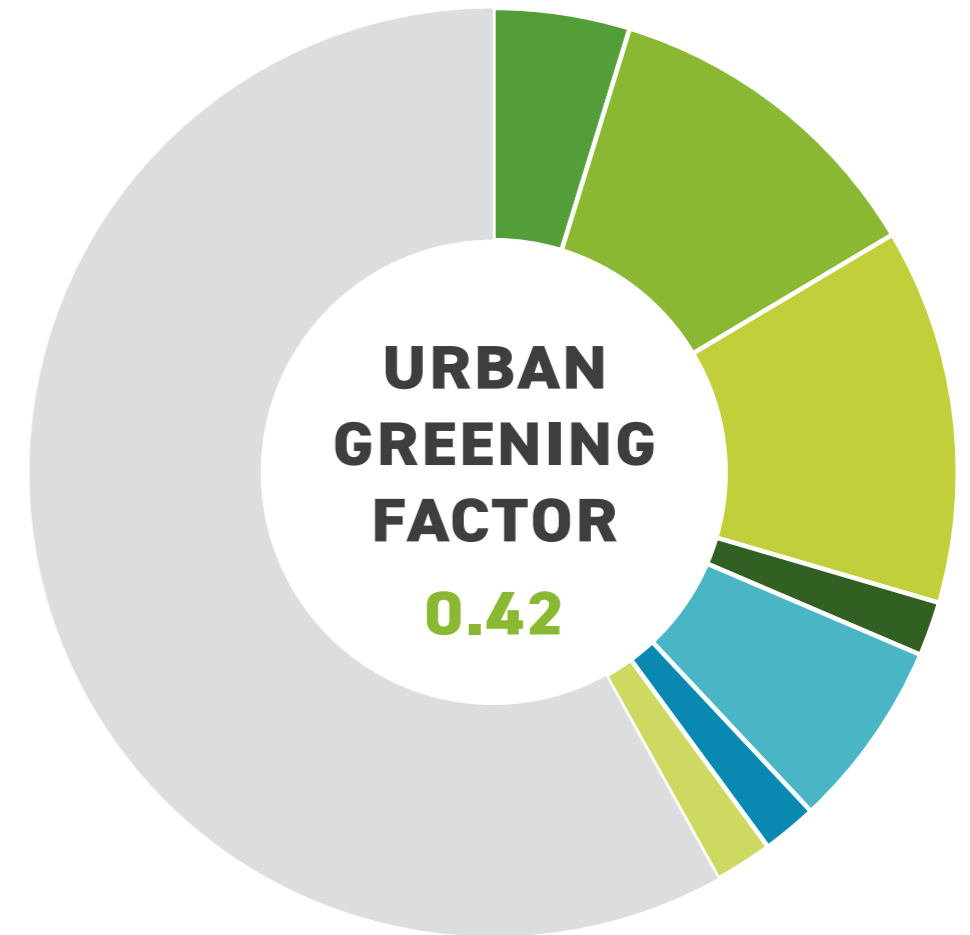
## 6 Landscape Strategies

### Urban Greening Factor

SURFACE COVER TYPE	FACTOR	AREA(m <sup>2</sup> )	SURFACE COVER FACTOR
Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site	1.00	0.00	-
Wetland or open water (semi-natural; not chlorinated) created on site	1.00	0.00	-
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm	0.80	198.18	158.55
Standard trees planted in natural soils or with a minimum of 25 cubic metres soil volume per tree (preferably with load-bearing substrates and connected pits)	0.80	2459.60	1,967.68
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) which meets the requirements of GRO Code (2014)	0.70	6938.20	4,856.74
Flower-rich perennial planting	0.70	7753.71	5,427.60
Rain gardens and other vegetated sustainable drainage elements	0.70	1121.97	785.38
Hedges (line of mature shrubs one or two shrubs wide)	0.60	0.00	-
Standard trees planted in individual pits with less than 25 cubic metres soil volume	0.60	4556.88	2,734.13
Green wall –modular system or climbers rooted in soil	0.60	0.00	-
Groundcover planting	0.50	0.00	-
Amenity grassland (species-poor regularly mown lawn)	0.40	1984.16	793.66
Extensive green roof of sedum mat without substrate or other systems that do not meet GRO Code (2014)	0.30	0.00	-
Water features (chlorinated) or unplanted detention basins	0.20	0.00	-
Permeable paving	0.10	8375.48	837.55
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	-	15270.296	

**TOTAL SITE AREA (m<sup>2</sup>)** 41642

**URBAN GREENING FACTOR SCORE** 0.42



Trees, green infrastructure links and thriving ecological environments are a key consideration for Holloway.

Trees are the **connecting thread** between the past and the future and retention of trees that hold emotional or physical value are prioritised. Spaces that complement the retention of trees are proposed that will incorporate additional tree and shrub planting that establishes **healthy and prosperous habitats** for all residents, human and animal.

- Standard trees planted in natural soils
- Extensive green roof
- Flower-rich perennial planting
- Rain gardens
- Standard trees planted in individual pits
- Amenity grassland
- Permeable paving
- Sealed surfaces

# 6 Landscape Strategies

## Hard Landscape Strategy

### Palette

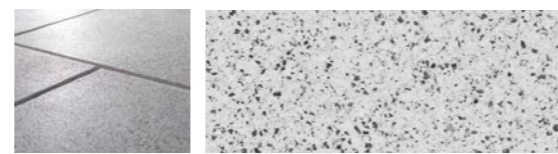
The material palette of hard surfaces takes its cue from the colours of the proposed architecture. Creating a unified visual aesthetic is integral to the selection of hard materials at Holloway. The intent is to tie the varying Character Areas together succinctly through the use of a consistent material palette across the whole site.

Surface materials should be high-quality, durable and seek to create a cohesive site wide design language to aid legibility. The inclusion of textural and colour variations defines different programmes and functions within the landscape and public realm. Porous and permeable materials are proposed within the service areas to promote sustainability.

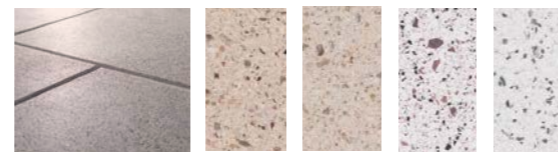
Minor colour changes and mix arrangement is used as a primary mechanism to showcase spatial change in the paving design. The proposed paving utilises a mix of warm greys which transition to a palette of buff and rose tones where the landscape becomes pedestrian-centric.



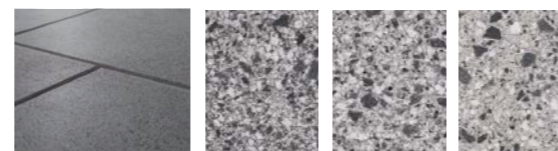
**Surface Type 01**  
TARMAC ROAD  
To local authority standard



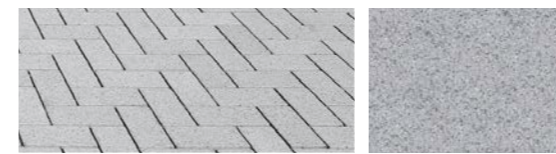
**Surface Type 02**  
CONCRETE BLOCK PAVING  
To all primary footpaths along internal roads and within Treacastle connection



**Surface Type 03**  
CONCRETE BLOCK PAVING  
To all main internal pedestrian routes and foot-ways



**Surface Type 04**  
CONCRETE BLOCK PAVING  
To differentiate shared surface road adjacent to park and refuse route near women's garden



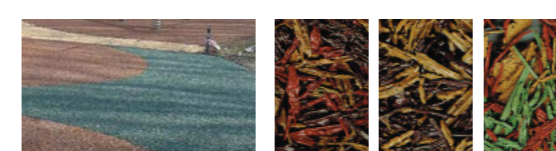
**Surface Type 05**  
PERMEABLE BLOCK PAVING  
To car parking and loading bays



**Surface Type 06**  
PERMEABLE RESIN BOUND GRAVEL  
To hardstanding areas within park, play spaces and secondary paths



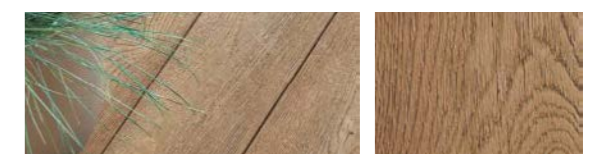
**Surface Type 07**  
CONCRETE SETTS  
To memory garden, cycle parking areas and smaller static spaces



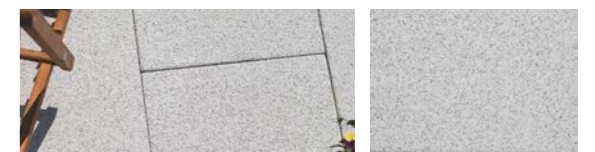
**Surface Type 08**  
PERMEABLE PLAY SURFACING  
To play areas



**Surface Type 19**  
SELF-BINDING GRAVEL  
To Treacastle play area



**Surface Type 10**  
COMPOSITE TIMBER DECKING  
To rain gardens, spill-out space near Plane Tree Gate, and within residential amenity areas



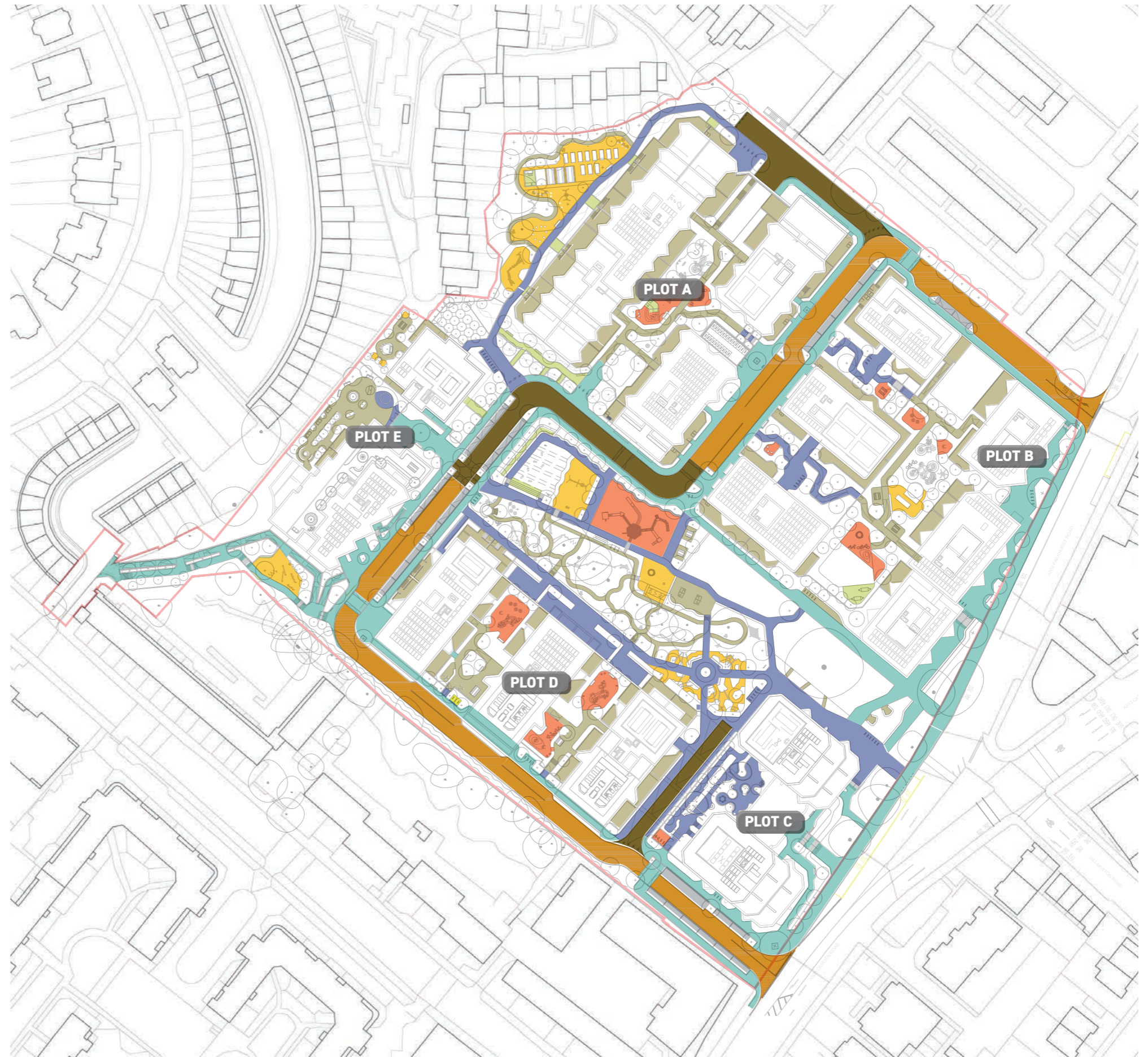
**Surface Type 11**  
RESIDENTIAL PAVING  
To private residential terraces

# 6 Landscape Strategies

## Hard Landscape Strategy

### Typologies

- Surface Type 01**  
TARMAC ROAD  
To local authority standard
- Surface Type 02**  
CONCRETE BLOCK PAVING  
To all primary footpaths along internal roads and within Trecastle connection
- Surface Type 03**  
CONCRETE BLOCK PAVING  
To all main internal pedestrian routes and footways
- Surface Type 04**  
CONCRETE BLOCK PAVING  
To differentiate shared surface road adjacent to park and refuse route near women's garden
- Surface Type 05**  
PERMEABLE PAVING  
To carparking and loading bays
- Surface Type 06**  
PERMEABLE RESIN BOUND GRAVEL  
To hardstanding areas within park, play spaces and secondary paths
- Surface Type 07**  
CONCRETE SETTS  
To memory garden, cycle parking areas and smaller static spaces
- Surface Type 08**  
PERMEABLE PLAY SURFACING  
To play areas
- Surface Type 19**  
SELF-BINDING GRAVEL  
To Trecastle play area
- Surface Type 10**  
COMPOSITE TIMBER DECKING  
To raingarden, spill-out space near Plane Tree Gate, and within residential amenity areas
- Surface Type 11**  
RESIDENTIAL PAVING  
To private residential terraces



## 6 Landscape Strategies

### Soft Landscape

#### Principles

The soft landscape palette has been developed to add a strong, well-vegetated character to the site and will form a rich vegetative backdrop to the proposed development. Species have been chosen from an appropriate palette to match the anticipated micro climate, clearly define spaces, soften the appearance of the development, help create variation in character, enhance ecological diversity, and provide visual interest and colour throughout the seasons.

The soft landscape follows the principles as the site design through the creation of soft landscape palettes;

#### 1) Retain

##### UNDERSTOREY PLANTING

- > Enhance and reinforce retained vegetation
- > Low-maintenance and drought-tolerant where possible
- > Shade-friendly

#### 2) Connect

##### RAIN GARDENS

- > Sustainable drainage systems in corridors and transition areas
- > Native and/or climate-resilient

#### 3) Transform

##### BUFFERS

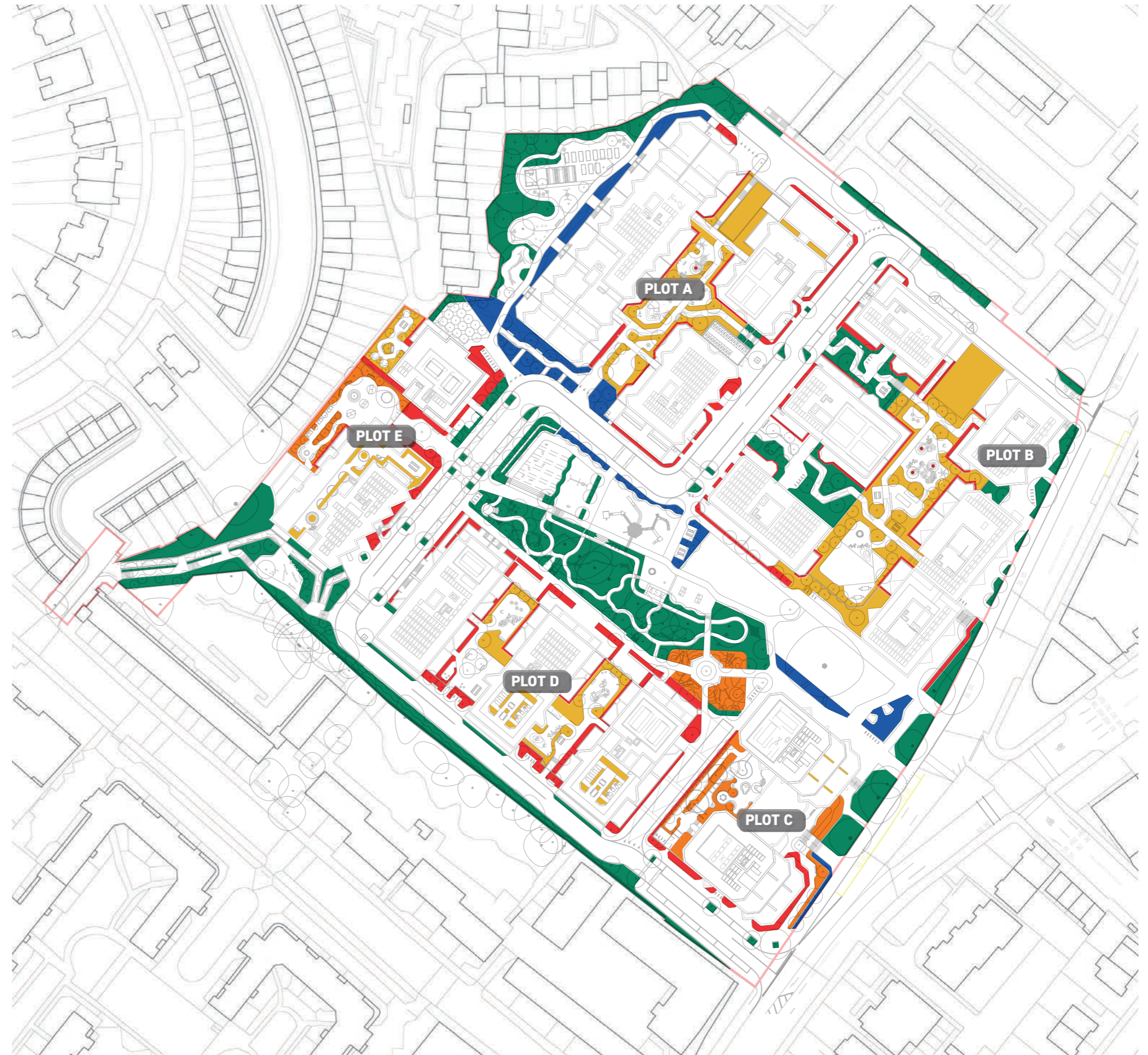
- > Create & promote habitats: **conservation** efforts
- > Tolerant of **drought** and **pollution**
- > **Use of climate resilient species**

##### FEATURED PLANTING

- > Species-rich flexible lawns: **Biodiversity**
- > Open areas with integrated seating & play: planting to be **Pollution-tolerant** and **climate-resilient**

##### SENSORY PLANTING

- > **Healing** Gardens: impactful planting
- > Community Orchards: reducing **carbon footprint**

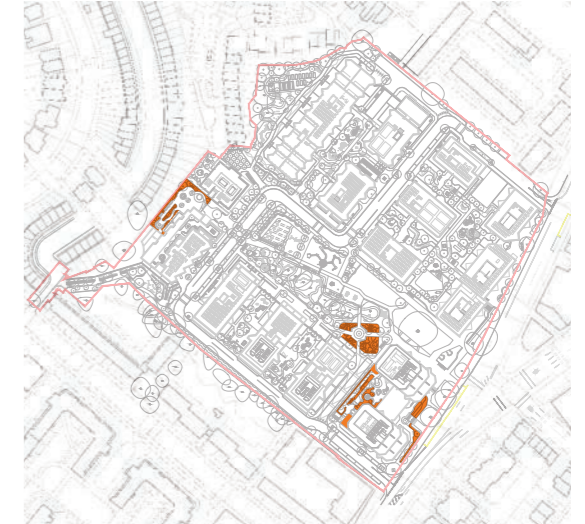
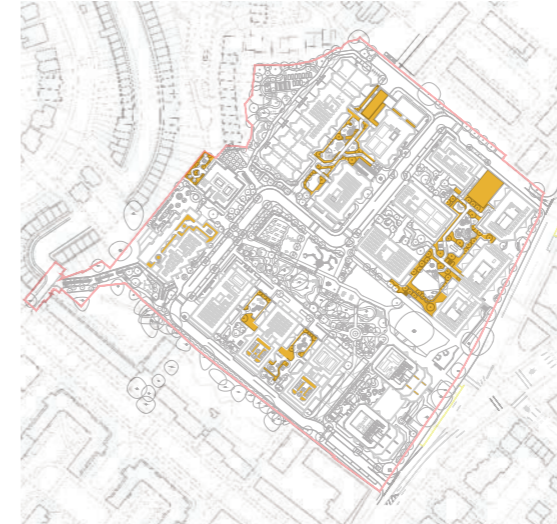
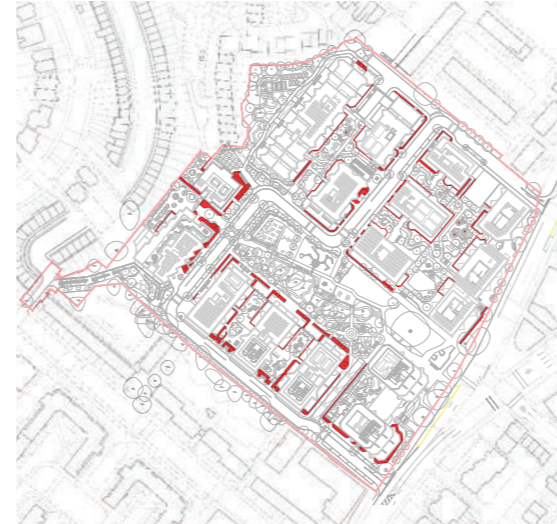
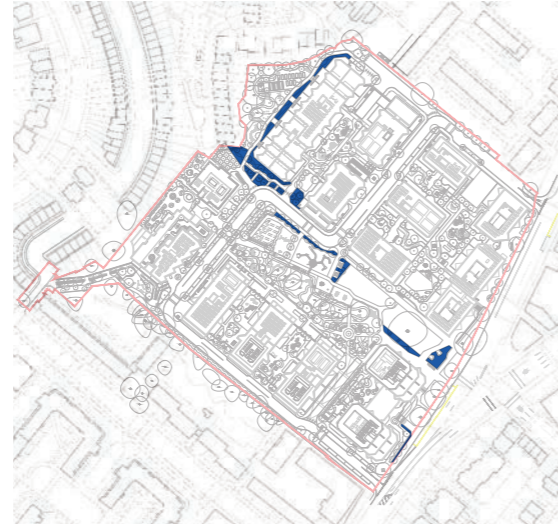
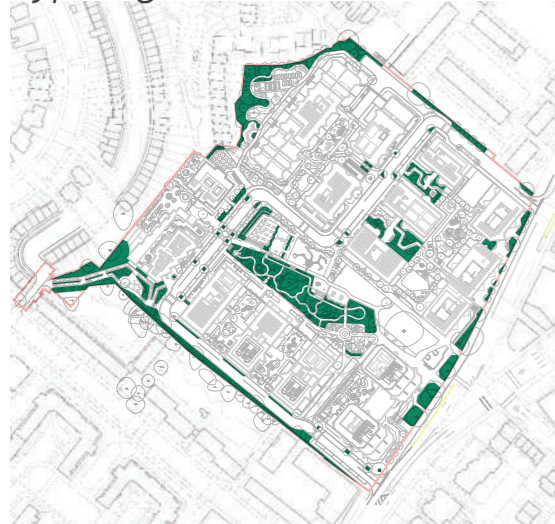


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## 6 Landscape Strategies

### Soft Landscape

#### Typologies



#### UNDERSTOREY

##### Characteristics:

- > Shade-tolerant plants
- > Low-height species
- > Subtle colour palette
- > Variety of forms and textures

##### Objectives:

- > Adding to site-wide ecological value
- > Accommodating visual interest where less sun available
- > Enhancing bio-diversity beneath/around retained trees
- > Incorporating play and supporting wildlife

#### RAIN GARDENS

##### Characteristics:

- > Ecological value, use of native shrubs, perennials, grasses, [Trees in some locations]
- > Plants can stand water-logging
- > Varied textures, colours and forms

##### Objectives:

- > Sustainable water management: SuDs
- > Creating all-year-round interest

#### ECO-BUFFERS

##### Characteristics:

- > Ecological value: Natives, pollinator-friendly, supporting wildlife
- > Trees, large shrubs, high grasses and perennials
- > Dense form and texture, subtle colours
- > Immersive planting

##### Objectives:

- > Creating and enhancing wildlife habitats: nesting, foraging,
- > Boundary treatment
- > Create buffers: to neighbouring sites and between private and public / private and semi-private
- > Accommodate for natural play

#### FEATURED PLANTING

##### Characteristics:

- > Species-rich lawn, meadows,
- > Botanically rich species: visual and seasonal interest

##### Objectives:

- > Space-making and wayfinding
- > Framing seating areas: making quiet and secluded spaces
- > Creating seating pockets, meeting points, etc: encouraging social interaction
- > Creating open, flexible spaces and multi-functional spaces
- > Creating all-year-round interest
- > Highlighting featured spaces, gates, entrances

#### SENSORY PLANTING

##### Characteristics:

- > Plant palette to engage different senses:
- > Scented plants, edibles, medicinal plants
- > Non-poisonous, torn-free
- > Soft texture, immersive
- > High visual impact through colours and forms

##### Objectives:

- > Creating therapeutic and relaxing spaces
- > Empowering through planting: community-run productive lots, healing gardens
- > Connecting people to nature and encouraging interaction with planting



# 6 Landscape Strategies

## Soft Landscape

### Planting Palette

Species have been chosen from an appropriate palette to match the anticipated micro climate and high wind levels, define spaces, soften the appearance of the development from the terraces above, enhance ecological diversity, and provide visual interest and colour throughout the seasons.

The following general principles have been applied to the design of the soft landscape:

- > The selection of plants will consider the form and eventual scale of the species in relation to raised planters and other hard elements including elevation of the buildings
- > The use of planting which will respond to the articulation of the spaces by framing and terminating views, celebrating entrances and thresholds and defining pedestrian routes and connections throughout the two communal terraces
- > The selection of plant species will be appropriate to their location in terms of soil type, micro climate, their setting and future maintenance/management requirements
- > The use of plant species that will increase biodiversity potential of the site through the use of locally indigenous species and planted to diversify the age range of species for enjoyment for this generation and the next
- > Herb gardens; providing fresh, safe, affordable herbs, fruits and vegetables, helping to relieve stress and wellness, providing social opportunities that build a sense of community

The planting palette illustrated on the following pages reflects the planting design concept that has been established for the site, utilising elevation variation and micro-climate conditions to inspire the plant selection.

### UNDERSTOREY - PUBLIC GARDEN

The understorey species in this palette are mass-planted to provide a full flowering coverage of the shady spaces underneath the existing trees, and a colourful edge to the proposed play trials.



*Anemone Prinz Heinrich*  
Japanese Anemone  
Prinz Heinrich



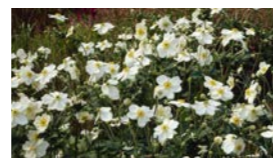
*Cyclamen hederifolium Album*  
Ivy-leaved Cyclamen  
Album



*Anemone nemorosa*  
Wood Anemone



*Cyclamen coum*  
Eastern Cyclamen



*Anemone Honorine Jobert*  
Japanese Anemone  
'Honorine Jobert'



*Geranium sanguineum Album*  
White Bloody Cranesbill



*Liriope muscari*  
Big Blue Lilyturf



*Liriope muscari Monroe White*  
Lilyturf Monroe White



*Cyclamen hederifolium*  
Ivy-leaved Cyclamen



*Geranium Johnsons Blue*  
Cranesbill Johnsons Blue



*Hosta Halcyon WHITE*  
Lily Halcyon



*Polypodium vulgare*  
Common Polypody



*Polystichum setiferum*  
Soft Shield Fern



*Asplenium scolopendrium*  
Harts Tongue Fern



*Acanthus mollis*  
Bears Breeches



*Hosta Frances Williams*  
Plantain Lily Frances Williams

### UNDERSTOREY - STREETS

Streetside species proposed in this palette are suited to inundation and provide a low-growing, lush palette underneath proposed street trees.



*Dryopteris filix-mas*  
Male Fern



*Blechnum spicant*  
Hard Fern



*Asplenium scolopendrium*  
Harts Tongue Fern



*Helleborus foetidus*  
Stinking Hellebore



*Iris sibirica*  
Siberian Iris



*Luzula sylvatica*  
Great Wood-rush

### UNDERSTOREY - TRECASTLE WAY

Species in Trecastle Way seek to replicate the flowering yellow-white colour of the proposed Tulip Tree, thus creating a distinct colour palette within this space to guide users through the network of ramps and steps.



*Allium ursinum*



*Anemone nemorosa*  
Wood Anemone



*Daphne laureola*



*Doronicum orientale*



*Asplenium scolopendrium*  
Harts Tongue Fern



*Blechnum spicant*  
Hard Fern



*Hemerocallis lilioasphodelus*  
Yellow Daylily



*Hosta Frances Williams*  
Plantain Lily Frances Williams



*Galium odoratum*  
Sweet Woodruff



*Geranium sanguineum Album*  
White Bloody Cranesbill



*Polypodium vulgare*  
Common Polypody



*Tiarella cordifolia*



*Luzula sylvatica*  
Great Wood-rush



*Lysimachia nummularia*  
Creeping Jenny

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# 6 Landscape Strategies

## Soft Landscape

### NATURE GARDEN

Larger species in the Nature Garden are suited to foraging and eating. Flowers and berries are able to be used in cooking or eaten directly off the plant, which, given it's location next to the self-grow area, provides a suitable backdrop of edible vegetation.



Allium ursinum



Luzula sylvatica  
Great Wood-rush



Luzula sylvatica  
Great Wood-rush



Carex pendula  
Pendulous Sedge



Polypodium vulgare  
Common Polypody



Prunus spinosa



Rudbeckia fulgida deamii  
Black-eyed Susan deamii



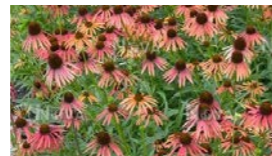
Geranium Rozanne  
Cranesbill Rozanne



Ribes uva-crispa



Rubus fruticosus



Echinacea 'Art's Pride'



Luzula nivea  
Snowy Wood-rush



Vaccinium corymbosum  
'Bluecrop'



Ribes rubrum 'White Versailles'



Iris sibirica  
Siberian Iris



Osmunda regalis  
Royal Fern



Ribes rubrum 'Jonkheer van Tets'



Anemone nemorosa  
Wood Anemone



Lythrum salicaria Robert  
Purple Loosestrife Robert



Helleborus foetidus  
Stinking Hellebore

### RAIN GARDENS

This palette of rich and colourful species which are suited to inundation and moisture-rich environments provide a dense palette of species in SuDS features across the scheme.

### BUFFERS

Species in this palette create a distinct line of defence between residential terraces and roadways/public realm to provide a vegetated buffer which, along with walls and rails separates public and private spaces.



Sarcococca confusa



Blechnum spicant  
Hard Fern



Geranium Album  
White Bloody Cranesbill



Geranium Johnsons Blue  
Cranesbill Johnsons Blue



Choisya ternata  
Mexican Orange



Hemerocallis lilioasphodelus  
Yellow Daylily



Lavandula angustifolia  
True Lavender



Verbena bonariensis  
Argentinian Vervain

### SENSORY PLANTING

This palette of species contains plants which activate the senses, and provide a tactile experience through the use of colourful and sweet-smelling species, providing a colourful and rich landscaped environment for all users.



Cosmos Chocamocha  
Chocolate Cosmos  
Chocamocha



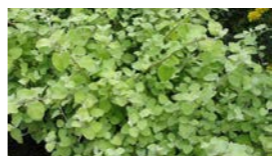
Origanum vulgare  
Oregano



Daphne odora  
Japan Daphne



Pennisetum alopecuroides  
Fountain Grass



Helichrysum Limelight  
Strawflower Limelight



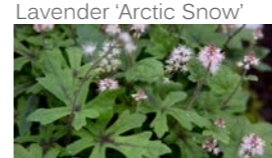
Phlomis fruticosa  
Jerusalem Sage



Lavandula angustifolia  
'Arctic Snow'



Salvia argentea  
Silver sage



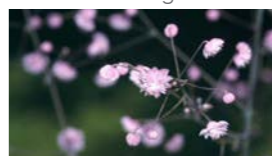
Tiarella 'Spring Symphony'  
Foam Flower 'Spring Symphony'



Platycodon Mariessii  
Balloon Flower Mariessii



Stachys byzantina Big Ears  
Lambs Ears Big Ears



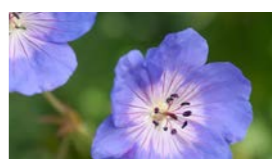
Thalictrum delavayi  
Hewitt's Double  
Rue Hewitts Double



Briza maxima  
Greater Quaking Grass



Nigella Miss Jekyll  
Love in a mist Miss Jekyll



Geranium Rozanne  
Cranesbill Rozanne



Pittosporum tobira 'Nanum'  
Dwarf Japanese Mock Orange



Anemone 'Honorine Jobert'  
Japanese 'Honorine Jobert'



Choisya x White Dazzler  
Mexican Orange Blossom



Crococsmia x crocosmiiflora George



Daphne odora  
Japan Daphne



Dryopteris affinis Cristata  
Scaly Male Fern Cristata



Luzula nivea  
Snowy Wood-rush

# 6 Landscape Strategies

## Soft Landscape

### FEATURED PLANTING - COURTYARD A - WHITES

This palette matches with the proposed white-toned brickwork of the Plot A buildings to provide a simple and clean palette of seasonal species with a lush green underlay.



*Sarcococca confusa*  
Mexican Feather Grass



*Anemone 'Honorine Jobert'*  
Anemone 'Honorine Jobert'



*Geranium sanguineum Album*  
White Bloody Cranesbill



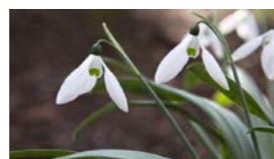
*Veronica spicata 'Alba'*  
Spiked Speedwell 'Alba'



*Camassia leichtlinii 'Alba'*  
White Indian Lily



*Lavandula 'Arctic Snow'*  
Lavender 'Arctic Snow'



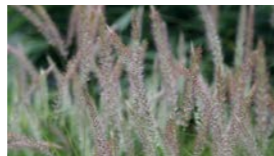
*Galanthus elwesii*  
Giant Snowdrop



*Choisya ternata*  
Mexican Orange Blossom



*Lysimachia nummularia*  
Creeping Jenny



*Pennisetum 'Fairy Tails'*  
fountain grass 'Fairy Tails'



*Choisya White Dazzler*  
Mexican Orange Blossom



*Narcissus 'Jenny'*  
Daffodil 'Jenny'



*Allium carinatum pulchellum*  
White Keeled Garlic



*Cistus x corbariensis*  
Hybrid Rock Rose



*Narcissus 'Thalia'*  
Daffodil 'Thalia'



*Galanthus nivalis*  
Common Snowdrop

### FEATURED PLANTING - COURTYARD B - PINKS

This palette matches with the proposed white and red-toned brickwork of the Plot B buildings by using pink-toned flowering species to provide a colourful buffer between residential terraces and playspace.



*Stipa tenuissima*  
Mexican Feather Grass



*Astrantia 'Hadspen Blood'*  
Masterwort 'Hadspen Blood'



*Fritillaria meleagris*  
Snake's Head Fritillary



*Veronica spicata 'Alba'*  
Spiked Speedwell 'Alba'



*Blechnum chilense*  
a Hard Fern



*Geranium 'Spessart'*  
American Cranesbill 'Spessart'



*Veronicastrum 'Album'*  
Pulver's Root 'Album'



*Cistus x pulverulentus 'Sunset'*  
Rock Rose 'Sunset'



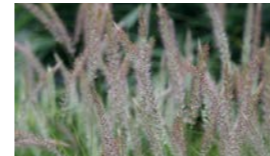
*Geranium sanguineum*  
Bloody Cranesbill



*Allium carinatum pulchellum*  
White Keeled Garlic



*Cyclamen coum*  
Eastern Cyclamen



*Pennisetum 'Fairy Tails'*  
fountain grass 'Fairy Tails'



*Figeron 'Profusion'*  
Midsummer Daisy 'Profusion'



*Calamagrostis x acutiflora 'Karl Foerster'*  
Feather Reed Grass 'Karl Foerster'



*Persicaria bistorta 'Superba'*  
Snakeweed 'Superba'



*Skimmia japonica 'Rubella'*  
Japanese Skimmia 'Rubella'

### FEATURED PLANTING - COURTYARD D - REDS

This palette matches with the proposed red-toned brickwork of the Plot D buildings to provide a colourful palette suitable for planting above a concrete slab and within a raised planting bed.



*Lysimachia nummularia*  
Creeping Jenny



*Actaea simplex 'Brunette'*  
Bugbane 'Brunette'



*Echinacea 'Art's Pride'*  
Coneflower 'Art's Pride'



*Sanguisorba 'Red Thunder'*  
Great Burnet 'Red Thunder'



*Allium atropurpureum*  
Purple Flowered Onion



*Helenium 'Moerhem Beauty'*  
Sneezeweed 'Moerhem Beauty'



*Skimmia japonica 'Rubella'*  
Japanese Skimmia 'Rubella'



*Allium Mohican*  
Ornamental onion



*Hemerocallis 'Autumn Red'*  
Daylily 'Autumn Red'



*Stipa tenuissima*  
Mexican Feather Grass



*Arbutus unedo*  
Strawberry Tree



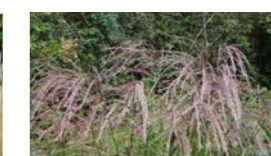
*Kniphofia 'Red Rocket'*  
Red hot Poker 'Red Rocket'



*Achillea millefolium 'Paprika'*  
Milfoil 'Paprika'



*Calamagrostis 'Karl Foerster'*  
Feather Reed Grass 'Karl Foerster'



*Miscanthus 'Flamingo'*  
Eulalia 'Flamingo'



*Cosmos atrosanguineus*  
Chocolate Cosmos

# 6 Landscape Strategies

## Tree Strategy

### Principles

The proposed tree strategy seeks to utilise the design principles of retain, connect and reflect to introduce a variety of new tree species and tree typologies across the scheme. The addition of a greater variety of species and habitat friendly vegetation for birds, bats and invertebrates further promotes Islington's objectives to enhance biodiversity and promote their network of green infrastructure.

New species have been selected on the basis of:

- > Suitability for the scale of the space and its location;
- > Way-finding strategy with marker trees;
- > Suitability to co-ordinate with character area planting typologies e.g.: use native ecoconscious trees
- > Provision of food sources for local fauna; and
- > Seasonal interest and autumn/spring colour and to diversify the age range of species for enjoyment for this generation and the next.

The tree palette is non exhaustive and should be developed and agreed via conditions pursuant to a planning consent.

- 1) Retain**
  - **MEMORY TREES**
    - > Existing trees to be retained / relocated as a link to the history of the site
- 2) Connect**
  - **CONNECTORS**
    - > Along transport corridors and within gardens/ in transition zones between gardens
- 3) Transform**
  - **RAIN GARDENS**
  - **WAYFINDING TREES**
    - > Trees with qualities for wayfinding - scale, colour, shape
  - **FEATURE AND GARDEN TREES**
    - > Ornamental trees in gardens and gathering spaces
  - **SENSORY AND EDIBLE TREES**
    - > Edible and fruit bearing species



# 6 Landscape Strategies

## Tree Strategy

Existing site









Retained and removed trees



Proposed trees



-  Category A Tree
-  Category B Tree Group
-  Category B Tree / Tree Group
-  Category C Tree Group
-  Category C Tree / Tree Group
-  Trees to be removed

### 57 TREES & TREE GROUPS TO BE REMOVED WITHIN SITE EXTENT

	Trees	Groups	Hedgerows
Cat A	0	0	0
Cat B	25	3	0
Cat C	18	7	3
Cat U	1	0	0
TOTAL	44	10	3

### 29 TREES TO BE RETAINED

### 3 TREE GROUPS TO BE RETAINED

### 3 TREES TO BE TRANSPLANTED

### 364 NEW TREES PROPOSED

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# 6 Landscape Strategies

## Tree Strategy

Existing Hard and Soft Landscape around Retained Trees

Existing Trees and Soft Landscape



Proposed Trees and Soft Landscape



Overlaid Soft Landscape



### Category A London Plane

- > The Category A London Plane tree is the largest within the site, both in terms of height and mass, and is a high-quality tree (A1). It will be retained within a pedestrian concourse within the new development, and its visibility from Parkhurst Road will be significantly increased

### Public Garden Trees

- > The trees within the new public garden will be retained in soft landscape at existing levels. The introduction of proposed play trails will be light touch trails of balancing and scrambling elements, with the intention of leaving the roots generally undisturbed.

### Construction Considerations

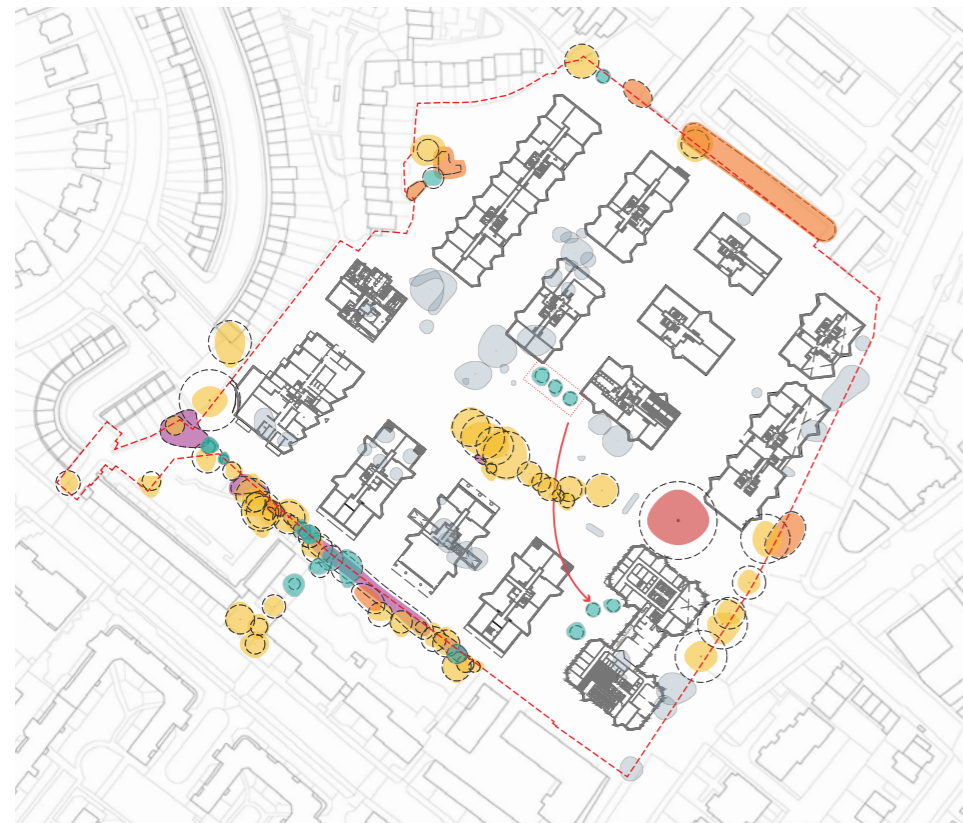
- > Demolition of existing structures within and near the root protection area (RPA) will need to be carried out with care and in accordance with an approved arboricultural method statement (AMS).
- > Hard landscaping within the RPA should avoid excavation into existing ground levels, and new surfacing should be of no-dig cellular confinement sub-base or other non-invasive engineering solution.

# 6 Landscape Strategies

## Tree Strategy

### Tree Palette

#### 1) Retain



29 TREES TO BE RETAINED

3 TREE GROUPS TO BE RETAINED

3 TREES TO BE TRANSPLANTED

#### 2) Connect

CONNECTORS - Along transport corridors and in transition zones



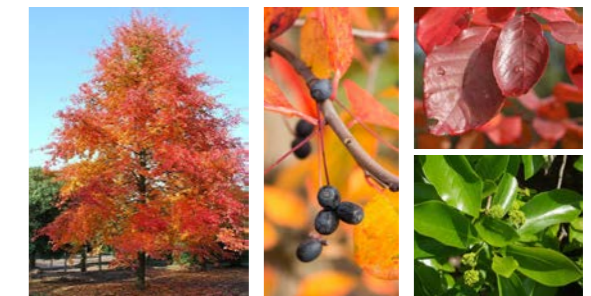
*Acer x freemanii* 'Jeffersred' Freeman Maple

SUNLIGHT: Full sun icon, Partial sun icon  
 SIZE: H: 12M, S: 8M  
 FORM: Columnar tree icon, North arrow icon, Toxicity icons (N, skull and crossbones)



*Liquidambar styraciflua* Sweet Gum

SUNLIGHT: Full sun icon, Partial sun icon  
 SIZE: H: 12M, S: 8M  
 FORM: Columnar tree icon, North arrow icon, Toxicity icons (N, skull and crossbones)



*Nyssa sylvatica* Black Tupelo

SUNLIGHT: Full sun icon, Partial sun icon  
 SIZE: H: 12M, S: 8M  
 FORM: Columnar tree icon, North arrow icon, Toxicity icons (N, skull and crossbones)



*Carpinus betulus fastigiata* Fastigate Hornbeam

SUNLIGHT: Full sun icon, Partial sun icon  
 SIZE: H: 12M, S: 2.5M  
 FORM: Columnar tree icon, North arrow icon, Toxicity icons (N, skull and crossbones)



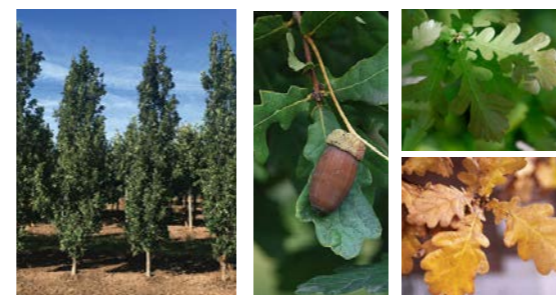
*Acer campestre* 'Streetwise' Field Maple

SUNLIGHT: Full sun icon, Partial sun icon  
 SIZE: H: 12M, S: 4M  
 FORM: Columnar tree icon, North arrow icon, Toxicity icons (N, skull and crossbones)



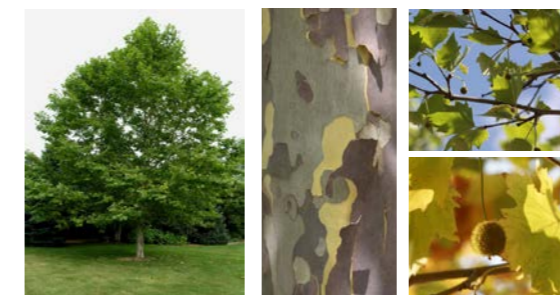
*Taxus baccata Fastigiata* Fastigate Yew

SUNLIGHT: Full sun icon, Partial sun icon  
 SIZE: H: 8M, S: 2.5M  
 FORM: Columnar tree icon, North arrow icon, Toxicity icons (N, skull and crossbones)



*Quercus robur Fastigiata* Upright Oak

SUNLIGHT: Full sun icon, Partial sun icon  
 SIZE: H: 12M, S: 2M  
 FORM: Columnar tree icon, North arrow icon, Toxicity icons (N, skull and crossbones)



*Platanus x hispanica* London Plane

SUNLIGHT: Full sun icon, Partial sun icon  
 SIZE: H: 12M, S: 8M  
 FORM: Columnar tree icon, North arrow icon, Toxicity icons (N, skull and crossbones)



*Alnus x spaethi* Spaeth Alder

SUNLIGHT: Full sun icon, Partial sun icon  
 SIZE: H: 12M, S: 8M  
 FORM: Columnar tree icon, North arrow icon, Toxicity icons (N, skull and crossbones)

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# 6 Landscape Strategies

## Tree Strategy Tree Palette

### 3) Transform

#### RAINGARDENS

#### FEATURE AND GARDEN TREES - Ornamental trees in gardens and gathering spaces

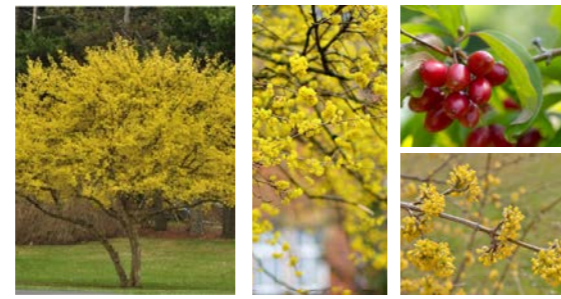


*Sorbus aucuparia*      rowan

**SUNLIGHT**

**SIZE** H: 12M  
S: 4M

**FORM**



*Cornus mas*      Cornelian cherry

**SUNLIGHT**

**SIZE** H: 4M  
S: 4M

**FORM**



*Cornus controversa Variegata*      wedding cake tree

**SUNLIGHT**

**SIZE** H: 8M  
S: 4M

**FORM**



*Amelanchier cadensis*      service berry

**SUNLIGHT**

**SIZE** H: 4M  
S: 2.5M

**FORM**



*Prunus Avium*      Sweet cherry

**SUNLIGHT**

**SIZE** H: 12M  
S: 8M

**FORM**



*Gleditsia tricanthos*      honey locust 'Sunburst'

**SUNLIGHT**

**SIZE** H: 8M  
S: 4M

**FORM**



*Tilia x europaea*      common lime

**SUNLIGHT**

**SIZE** H: 4M  
S: 3M

**FORM**



*Prunus padas*      bird cherry

**SUNLIGHT**

**SIZE** H: 12M  
S: 4M

**FORM**



*Ilex Nellie Stevens*      Holly

**SUNLIGHT**

**SIZE** H: 4M  
S: 4M

**FORM**



*Prunus Kanzan*      cherry 'Kanzan'

**SUNLIGHT**

**SIZE** H: 8M  
S: 8M

**FORM**

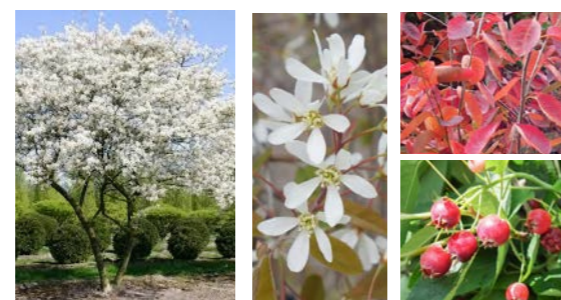


*Alnus glutinosa laciniata*      Alder

**SUNLIGHT**

**SIZE** H: 8M  
S: 4M

**FORM**



*Amelanchier lamarkii*      snowy mespilus

**SUNLIGHT**

**SIZE** H: 8M  
S: 4M

**FORM**



*Betula utilis jacquemontii*      Himalayan birch

**SUNLIGHT**

**SIZE** H: 12M  
S: 4M

**FORM**



*Prunus serulla*      Tibetan cherry

**SUNLIGHT**

**SIZE** H: 12M  
S: 8M

**FORM**



*Quercus ilex*      Holm Oak

**SUNLIGHT**

**SIZE** H: 4.5M  
S: 2.5M

**FORM**

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# 6 Landscape Strategies

## Tree Strategy

### Tree Palette

#### 3) Transform

FEATURE AND GARDEN TREES - Ornamental trees in gardens and gathering spaces

SENSORY AND EDIBLE TREES - Edible and fruit bearing species



*Hamamelis x intermedia* 'Arnold Promise'     *Witch Hazel* 'Arnold Promise'

**SUNLIGHT**

**SIZE** H: 4M  
S: 4M

**FORM**



*Hamamelis x intermedia* 'Diane'     *Witch Hazel* 'Diane'

**SUNLIGHT**

**SIZE** H: 4M  
S: 4M

**FORM**



*Pyrus calleryana* 'Chanticleer'     Callery Pear

**SUNLIGHT**

**SIZE** H: 12M  
S: 4M

**FORM**

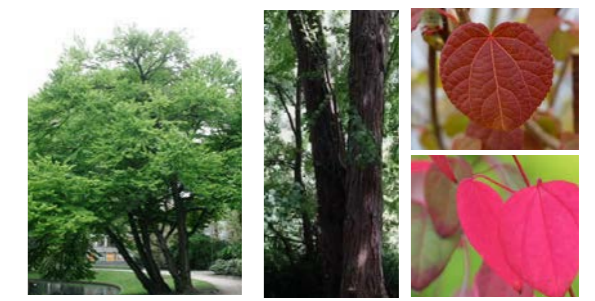


*Cornus kousa* 'Chinensis'     Chinese dogwood

**SUNLIGHT**

**SIZE** H: 8M  
S: 4M

**FORM**

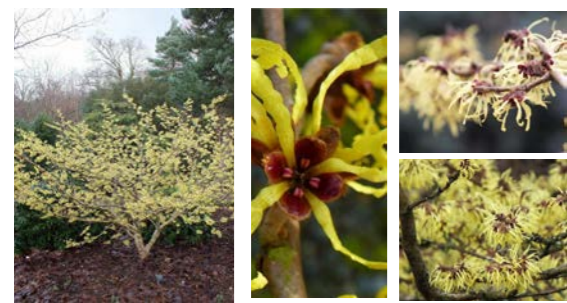


*Cercidiphyllum japonicum*     katsura tree

**SUNLIGHT**

**SIZE** H: 12M  
S: 8M

**FORM**



*Hamamelis x intermedia* 'Pallida'     *Witch Hazel* 'Pallida'

**SUNLIGHT**

**SIZE** H: 8M  
S: 4M

**FORM**

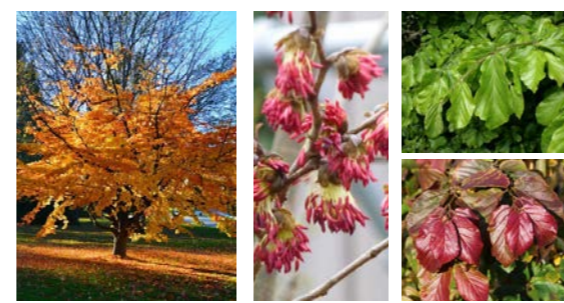


*Magnolia x loebneri* 'Donna'     Magnolia 'Donna'

**SUNLIGHT**

**SIZE** H: 8M  
S: 8M

**FORM**



*Parrotia persica*     Persian ironwood

**SUNLIGHT**

**SIZE** H: 4M  
S: 8M

**FORM**



*Acer palmatum Atropurpureum*     purple Japanese maple

**SUNLIGHT**

**SIZE** H: 4M  
S: 4M

**FORM**

**Key : Tree forms**

- Columnar/ Fastigate
- Pyramidal
- Oval
- Ovoid
- Rounded
- Broad Multi-Stem

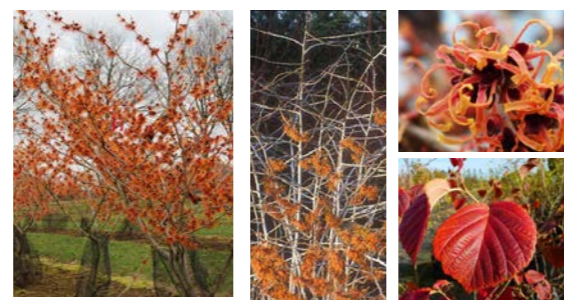


*Acer pseudoplatanus* 'Atropurpureum'     Purple Sycamore

**SUNLIGHT**

**SIZE** H: 25M  
S: 15M

**FORM**

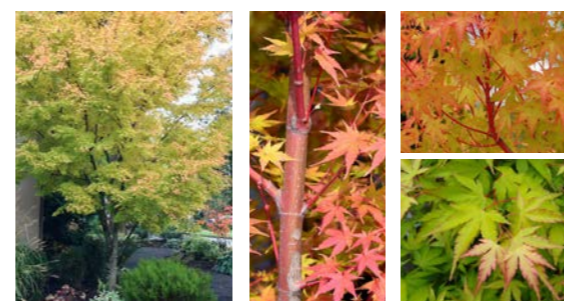


*Hamamelis x intermedia* 'Jelena'     *Witch Hazel* 'Jelena'

**SUNLIGHT**

**SIZE** H: 4M  
S: 4M

**FORM**

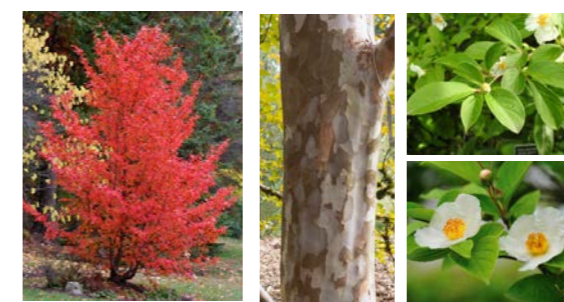


*Acer palmatum* 'Sango-kaku'     coral-bark maple

**SUNLIGHT**

**SIZE** H: 4M  
S: 2M

**FORM**



*Stewartia pseudocamellia*     deciduous camellia

**SUNLIGHT**

**SIZE** H: 12M  
S: 8M

**FORM**

**Key : Ecological benefits**

- Native species
- Evergreen and semi evergreen species : winter shelter for wildlife
- RHS "Plant for pollinators" species
- Fruits/seeds for wildlife

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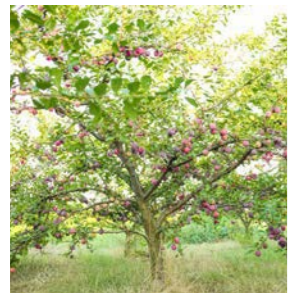
# 6 Landscape Strategies

## Tree Strategy

### Tree Palette

#### 3) Transform

##### SENSORY AND EDIBLE TREES - Edible and fruit bearing species



*Prunus domestica 'Marjorie's'*

*Prunus domestica 'Victoria'*

*Malus domestica 'Braeburn'*

*Pyrus communis 'Williams' Bon Chrétien'*

**SUNLIGHT**

**SIZE** H: 4M  
S: 4M

**FORM**

**SUNLIGHT**

**SIZE** H: 4M  
S: 4M

**FORM**

**SUNLIGHT**

**SIZE** H: 8M  
S: 5.5M

**FORM**

**SUNLIGHT**

**SIZE** H: 8M  
S: 8M

**FORM**



*Prunus domestica 'Czar'*

*Prunus avium 'Sunburst'*

*Malus domestica 'Bramley's Seedling'*

*Pyrus communis*

**SUNLIGHT**

**SIZE** H: 4M  
S: 4M

**FORM**

**SUNLIGHT**

**SIZE** H: 8M  
S: 4M

**FORM**

**SUNLIGHT**

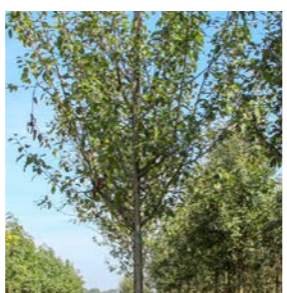
**SIZE** H: 8M  
S: 8M

**FORM**

**SUNLIGHT**

**SIZE** H: 12M  
S: 8M

**FORM**



*Prunus avium 'Sweetheart'*

*Malus domestica 'Cox's Orange Pippin'*

*Pyrus communis 'Durondeau'*

**SUNLIGHT**

**SIZE** H: 4M  
S: 4M

**FORM**

**SUNLIGHT**

**SIZE** H: 8M  
S: 8M

**FORM**

**SUNLIGHT**

**SIZE** H: 8M  
S: 4M

**FORM**

**Key : Tree forms**

- Columnar/ Fastigate
- Pyramidal
- Oval
- Ovoid
- Rounded
- Broad Multi-Stem

**Key : Ecological benefits**

- Native species
- Evergreen and semi evergreen species : winter shelter for wildlife
- RHS "Plant for pollinators" species
- Fruits/seeds for wildlife

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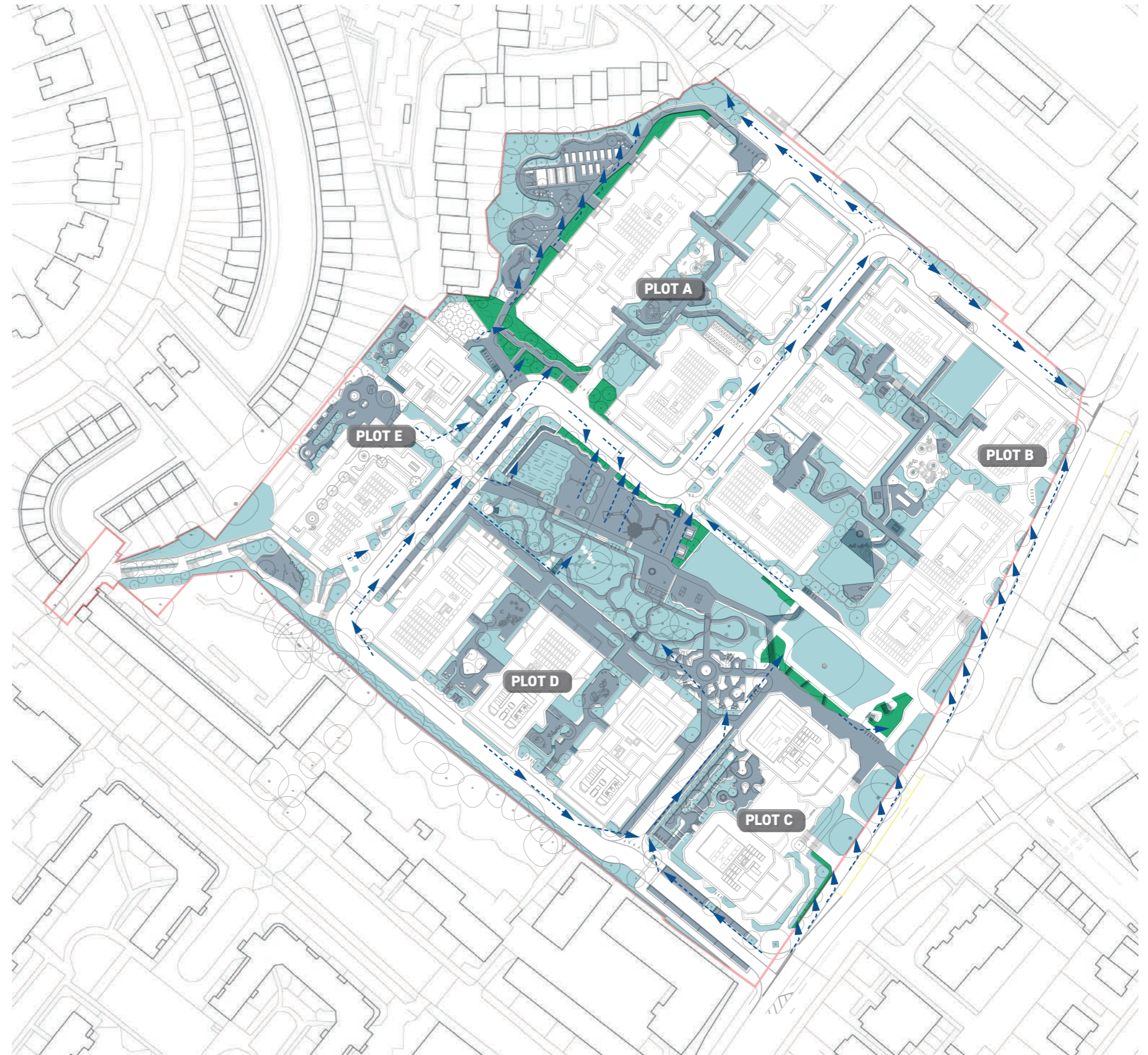
## 6 Landscape Strategies

### *Drainage and SuDs Strategy*

Across the site, a run-off, storage and water attenuation has been considered, linking to the wider drainage strategy. The main landscape features include:

- > Permeable paving across the primary pedestrian and parking areas, to delay run-off and aid water lag times;
- > Rain Gardens are a key component of SUDS as it will provide attenuation opportunity whilst also offering amenity planting. A series of significant rain gardens are proposed within the scheme which will help educate and highlight the importance of sustainable drainage systems in the urban environment;
- > Planting on site will be designed as a rain gardens, to help respond to the site drainage and act as attenuation systems for run off. Storage tanks may be required depending on infiltration rates.
- > Diversify the age range of species for enjoyment for this generation and the next.

- Rain Garden
- Other soft landscape areas
- Permeable Paving Treatment
- Run-off direction



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# 6 Landscape Strategies

## Sustainability and Ecology

Well designed public realm that provides high quality spaces for humans and nature contributes to the creation of sustainable and ecologically-rich landscapes. At Holloway, a number of interventions, including climate resilient planting, sustainable drainage systems and the reduced provision for vehicles, seeks to encourage sustainability and provide for a resilient immediate and future environment.

Incorporating ecological interventions within urban environments provides habitat opportunities for a variety of flora and fauna and are integrated into the public realm at Holloway to create linkages to existing green corridors and provide habitat for critters and invertebrates alongside human residents and visitors.

Key considerations for the Holloway site include;

- > Introduction of ecologically diverse planting and a variety of planting types, eg: raingardens, orchards, foraging spaces, and lawn
- > Provision for ecological interventions such as insect hotels within the landscape and bird and bat boxes on trees and buildings
- > Tree species selected for encouraging biodiversity and foraging, and for climate resilience
- > Green/brown roofs for habitat, cooling and filtering air
- > Integrated and early consideration of Sustainable Drainage Systems (SuDS)

-  Streetside corridor of existing trees
-  Central Garden corridor of existing trees
-  Raingardens
-  Foraging and self-grow opportunities
-  Starling Boxes on existing trees
-  Bat boxes on proposed building facade
-  Swift boxes on proposed buildings facade
-  Proposed Biodiverse roof



## 6 Landscape Strategies

### *Boundaries and Interfaces*

#### *Overview of Boundary Typologies*

A variety of interfaces between private residential spaces are proposed across the scheme. These seek to provide a defensible planting buffer and built barrier between all residential areas and the public realm or street.

The sloped site means that in some instances the level change can be used to provide privacy and strengthen security boundaries.

The following pages document a series of interfaces and boundary typologies proposed across the site, and seek to give an understanding of the changes in levels we are managing, and the types of planting and buffer spaces being utilised across the scheme.

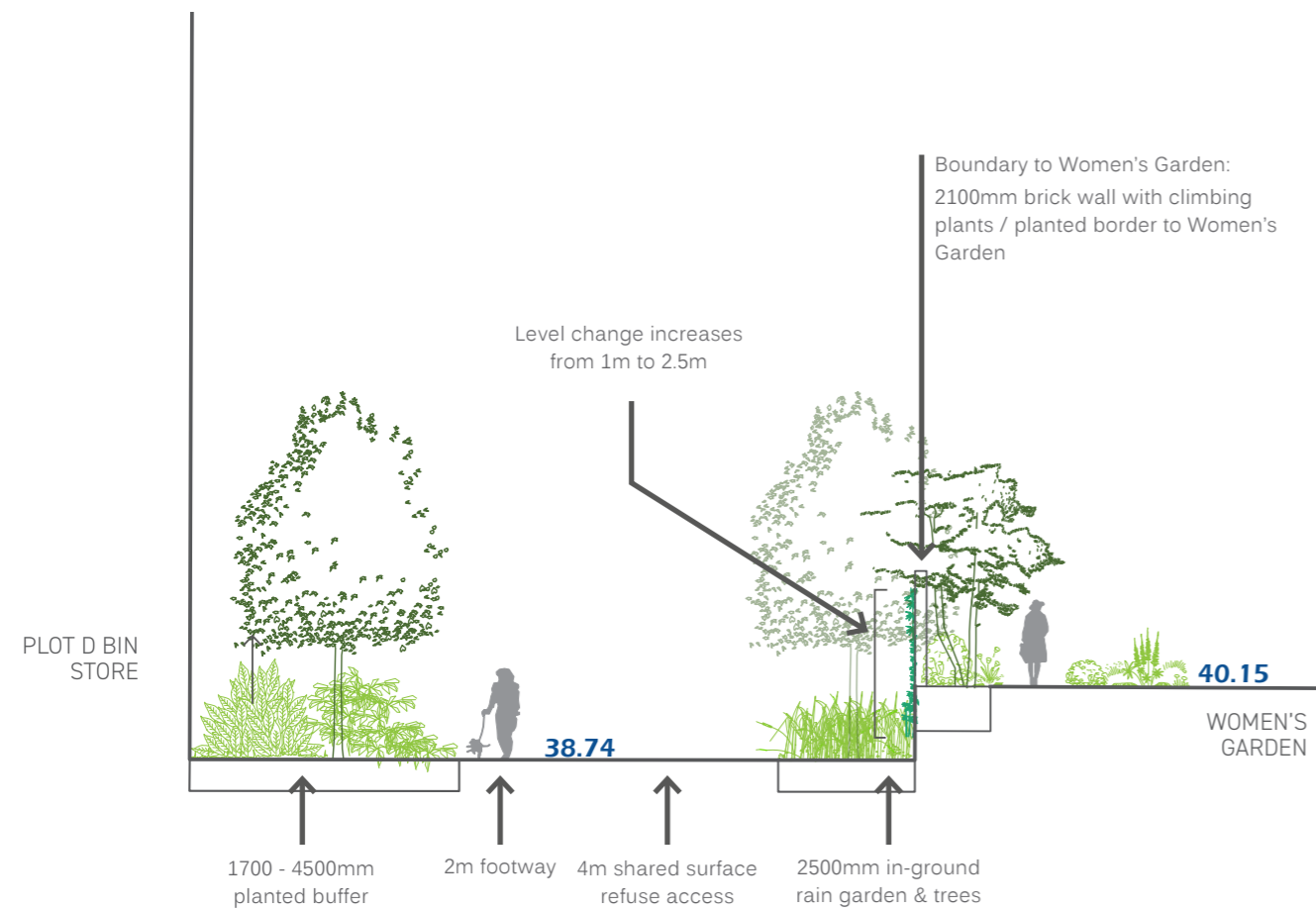


- ① **Plot D - Plot C**
- ② **Site Boundary - Plot D**
- ③ **Plot D - Public Garden**
- ④ **Public Garden - Plot B**
- ⑤ **Plot A/B - Site Boundary**
- ⑥ **Public Garden - Plot A**
- ⑦ **Public Garden - Plot A/B Courtyards**
- ⑧ **Plot A/B - Residential Street**
- ⑨ **Existing Boundary to be retained**
- ⑩ **New boundary treatment proposed to Trecastle Way**

# 6 Landscape Strategies

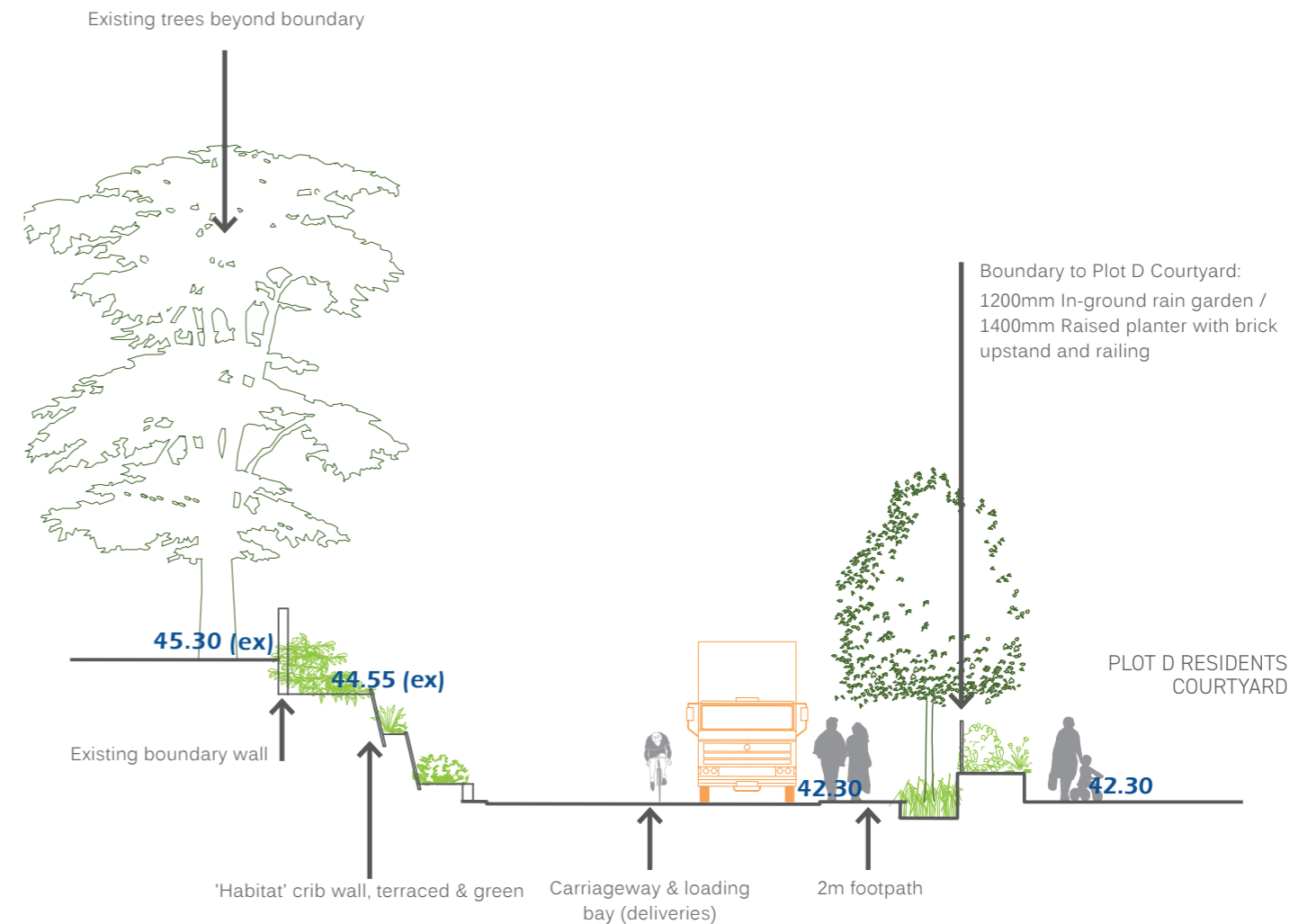
## Boundaries and Interfaces

### 1 Plot D - Plot C



The proposed interface between Plot D and Plot C includes a refuse access connection between the plots, and the provision of a 2.1m height wall to provide a secure boundary to the Womens Garden. There is opportunity for this brick wall to include artistic elements and ornament within the brickwork.

### 2 Site Boundary - Plot D

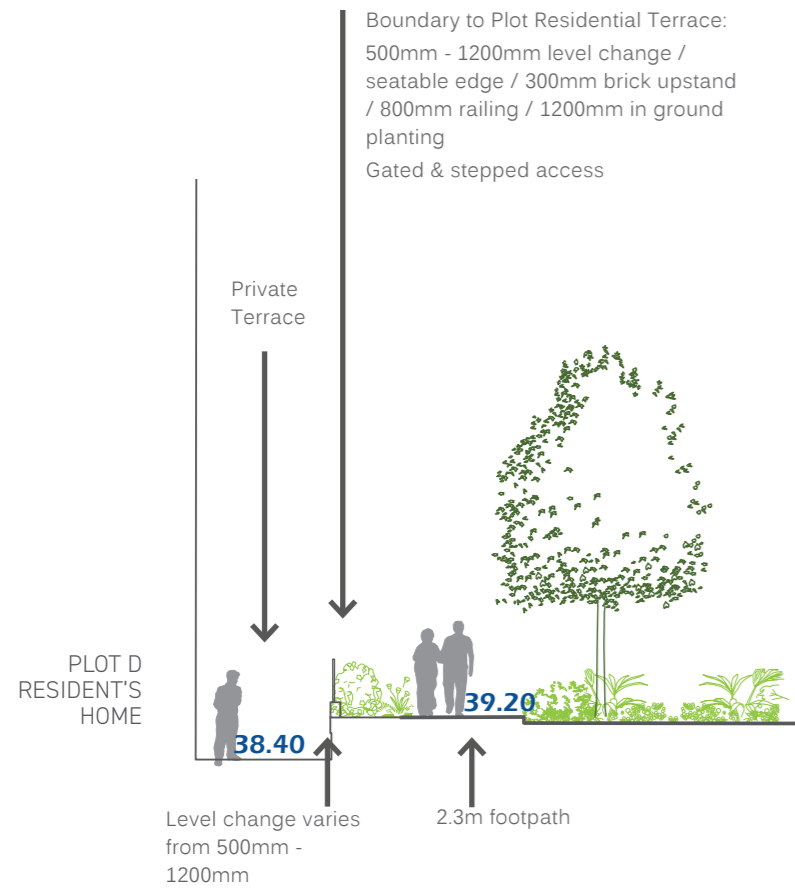


The proposed interface at the souther site boundary seeks to retain the existing trees and introduce a crib wall to rationalise the level change between the carriageway and site boundary. The wall is envisioned to include a range of gravels, barks and organic materials for bug and bee habitat, as well as provision for a secure line of defensive planting.

# 6 Landscape Strategies

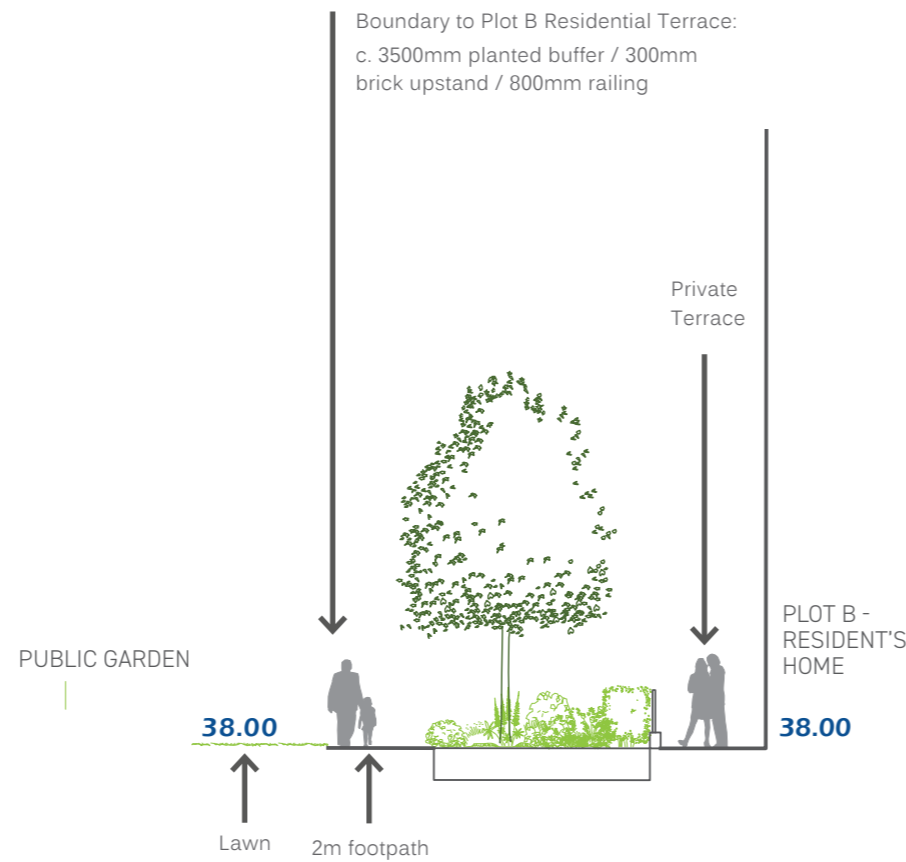
## Boundaries and Interfaces

### 3 Plot D - Public Garden



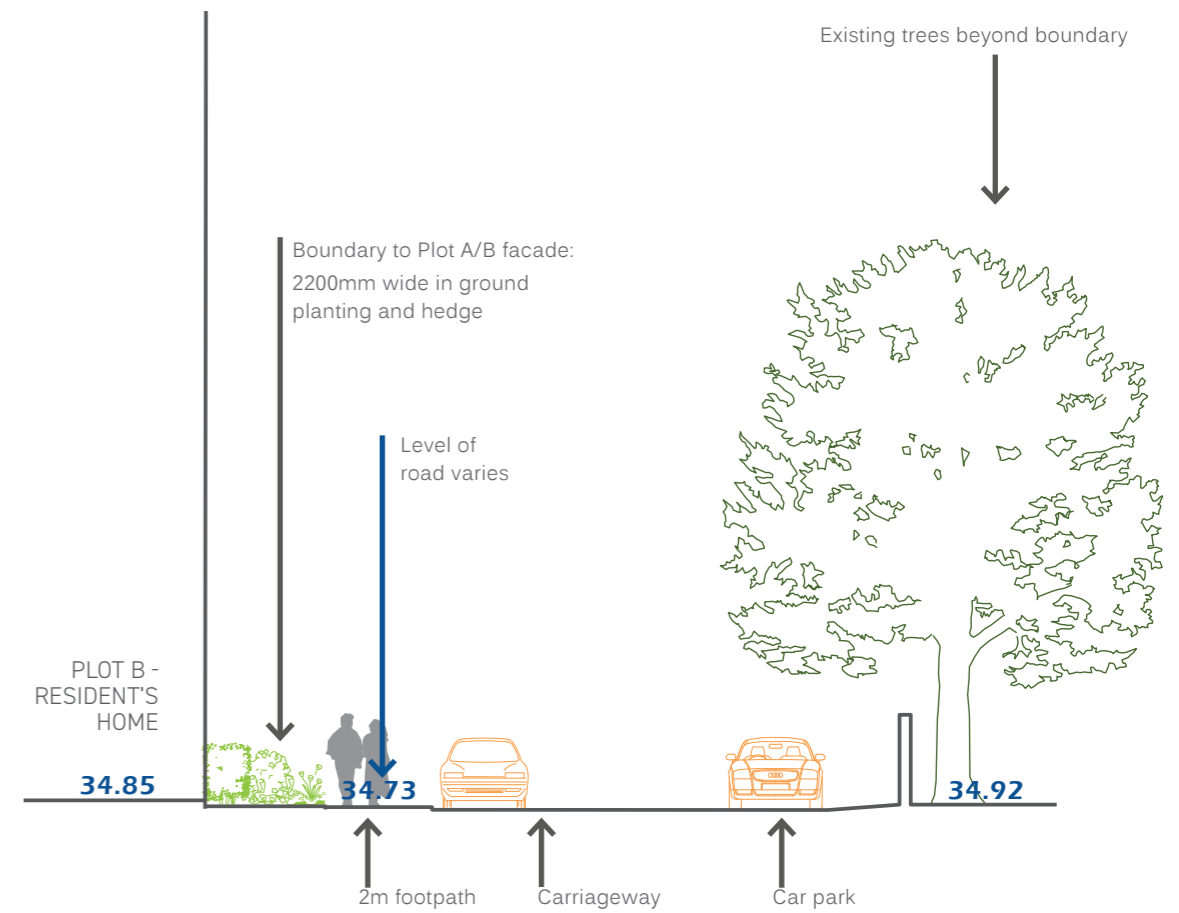
The proposed interface between Plot D and the public garden seeks to rationalise the required level change through the use of sunken residential terraces, framed with vegetation to provide a secure defensible edge.

### 4 Public Garden - Plot B



The Public Garden interfaces with Plot B by utilising a strong and substantial planted buffer which includes provision for new tree planting. This defensive planting seeks to provide additional private for residents surrounding the well-used garden/lawn.

### 5 Plot A/B - Site Boundary

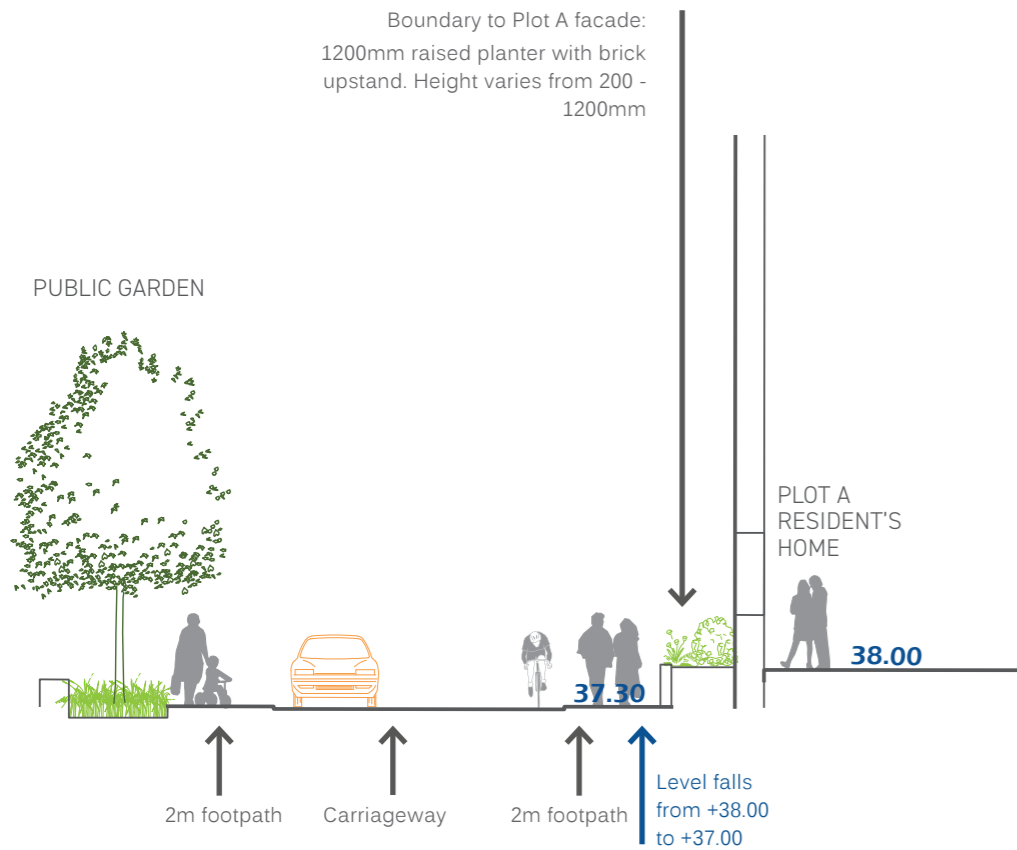


Plot B interfaces with the northern site boundary at the same level, allowing the retention of existing trees and root network just beyond the extent of the site.

# 6 Landscape Strategies

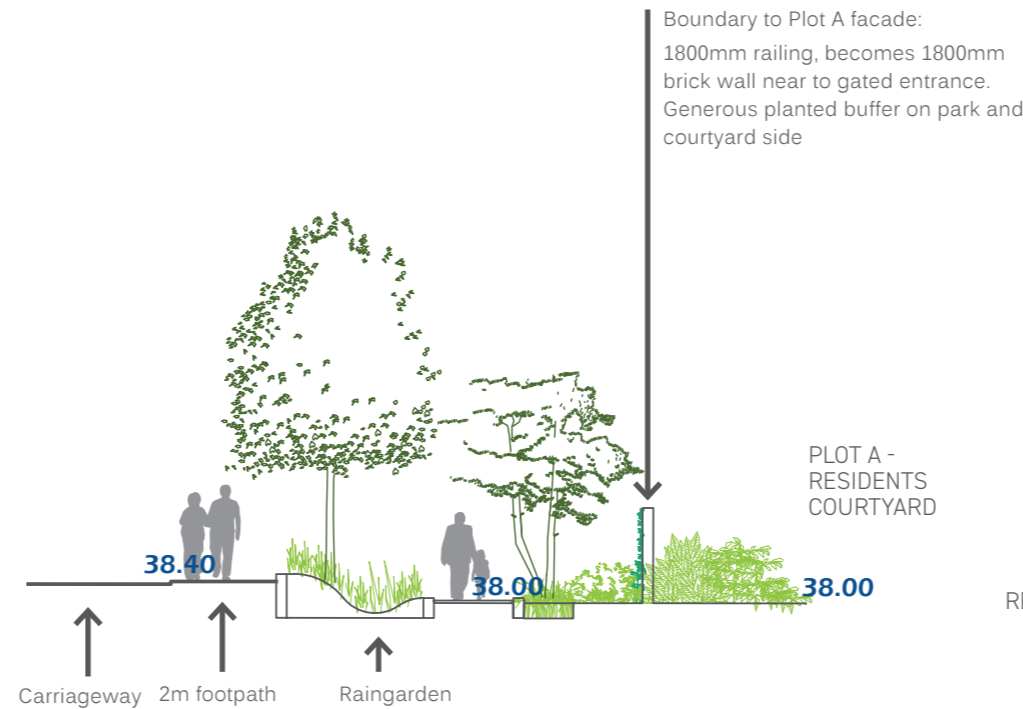
## Boundaries and Interfaces

### 6 Public Garden - Plot A



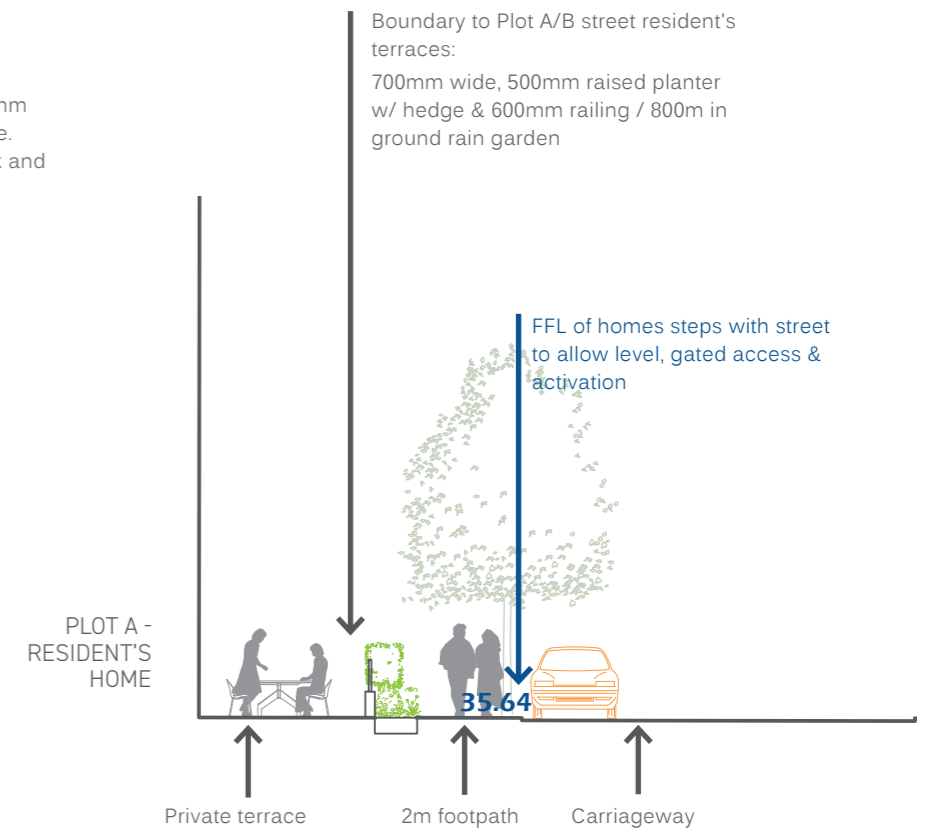
The proposed interface between Plot A and the public garden utilised the carriageway as a type of buffer. Against the building, raised planting seeks to provide a secure defensible interface between the footpath and windows.

### 7 Public Garden - Plot A/B Courtyards



The Public Garden interfaces with the Plot A Courtyard through the use of a large raingarden and new tree planting. This creates a distinct barrier between the public and communal areas and allows the Courtyard to become quieter and more residentially-focused.

### 8 Plot A/B - Residential Street



Both Plots A and B interface the residential street to provide level access to the proposed flats. The introduction of fastigate street trees maximises light into these units, while also introducing vertical greening.



# 6 Landscape Strategies

## Healthy Streets

The landscape design of Holloway has sought to utilise TfL's ten 'Healthy Streets Indicators' as drivers to improve social, economic and environmental sustainability, and create a network of well-used and successful streetscapes for the Islington borough.

The diagram opposite shows how these indicators are being met on-site, and exhibits how the design of Holloway streets and public spaces recognises the global need for safe, comfortable, and welcoming public realm.



## 6 Landscape Strategies

### Healthy Streets

#### Health and Well-being

Promotion of health and well-being initiatives is an essential part of creating active and thriving communities. Public realm and landscaped spaces can be utilised to improve the physical and mental quality of life for both residents and visitors.

The numerous multifunctional and flexible spaces within the proposed development offer opportunities for recreation, exercising, socialising and relaxing, embedded in a well-vegetated and lush environment. A range of landscape spaces incorporating varied soft landscape typologies creates opportunities for people to connect with nature are proposed with key considerations including:

#### Physical well-being

- > Play trails through existing and proposed vegetation and other active play opportunities
- > Safe and accessible shared space network for pedestrians and cyclists
- > Areas to gather and socialise to promote community activities and integration

#### Sense of community and connectedness

- > Residential pockets of planting/seating with a variety of seating for all ages and abilities
- > Safe new streets and connections that are pedestrian focused
- > Connection to adjacent streets and permeability for and integration of existing communities
- > Inclusive and accessible spaces
- > Creation of user-specific green spaces (Extra-care and Women's Gardens)

#### An improved natural environment

- > Green/brown roofs and tree planting to improve air quality
- > A natural and verdant approach to public realm
- > SuDs and natural water filtration provided on-site
- > Variety of planting typologies and habitats for flora and fauna



# 6 Landscape Strategies

## Lighting Strategy

The lighting strategy intends to highlight key elements and features throughout the site, illuminate pedestrianised areas during dark hours for safety, and be sensitive to the existing environment and local context. Safe routes are provided along key pathways to enforce a greater sense of security and personal safety. The site will be illuminated to levels indicated by guidance, corresponding to relevant illumination S-Classes, and selected based on site location and surrounding lighting context.

Publicly accessible areas will be well lit, and in instances where overlooking or passive surveillance is limited will be surveilled by CCTV. Street lights feature heavily around the vehicular routes and areas of high pedestrian activity, with opportunities for tree uplights and other lighting fixtures in other areas of the public realm.

New lighting is to be of high quality and designed to function at human scale, whilst intentionally mitigating stray light or sky spill. Consideration will need to be given to the needs of wildlife; some areas of planting are to be intentionally left unilluminated. Less illuminated areas of vegetation and tree groves may provide flight paths for bats and birds and nest areas for smaller invertebrates.

Lighting will be designed in accordance with the BCT and ILP Guidance document - Bat Conservation Trust and Institution of Lighting Professionals. Bats and Artificial Lighting in UK – Bats and the Built Environment Series Guidance Note 08/18. 2018.

### Character Areas Lighting Ambitions



- PUBLIC GARDEN**
  - > Pedestrian Paths - Street lights on columns to match the existing street lights on Camden/Parkhurst road /local authority specification
  - > Play spaces - Illuminated with under-seat and in-ground lights, some feature lights to play equipment
  - > Trees - Uplights to new trees
  
- CITY STREET**
  - > Footpaths - Street lights on columns to match the existing street lights on Camden/Parkhurst road /local authority specification
  
- NATURE GARDEN**
  - > Lower light levels and minimal tree uplighting to maximise nesting opportunities in proposed and existing trees
  - > Play Spaces - Illuminated with under-seat and in-ground lights, some feature lights to play equipment
  
- COMMUNAL RESIDENTS GARDEN**
  - > Play Spaces - Illuminated with under seat and in-ground lights, some feature lights to play equipment
  - > Trees - Uplights to new trees
  - > Entry points to have adequate security lighting
  - > Light-spill to not negatively impact adjacent residential units
  
- WOMEN'S GARDEN**
  - > Trees - Uplights to new trees but opportunity for lower and warmer toned lights to give a softer aesthetic
  - > Seating - Illuminated with under-seat lights
  
- PLANE TREE GATEWAY**
  - > Illumination of plane tree via uplighting and from buildings.
  - > Feature lighting to proposed signs.
  
- EXTRA-CARE GARDEN**
  - > Trees - Uplights to new trees but opportunity for lower and warmer toned lights to give a softer aesthetic
  - > Seating - Illuminated with under-seat lights
  
- RESIDENTIAL STREETS**
  - > Pedestrian Paths - street lights on columns to match the existing street lights on Camden/Parkhurst road /local authority specification
  
- TRECASTLE CONNECTION**
  - > Security lighting on columns to illuminate the proposed ramps and paths
  - > Entry points to have adequate security lighting
  - > Light-spill to not negatively impact adjacent residences

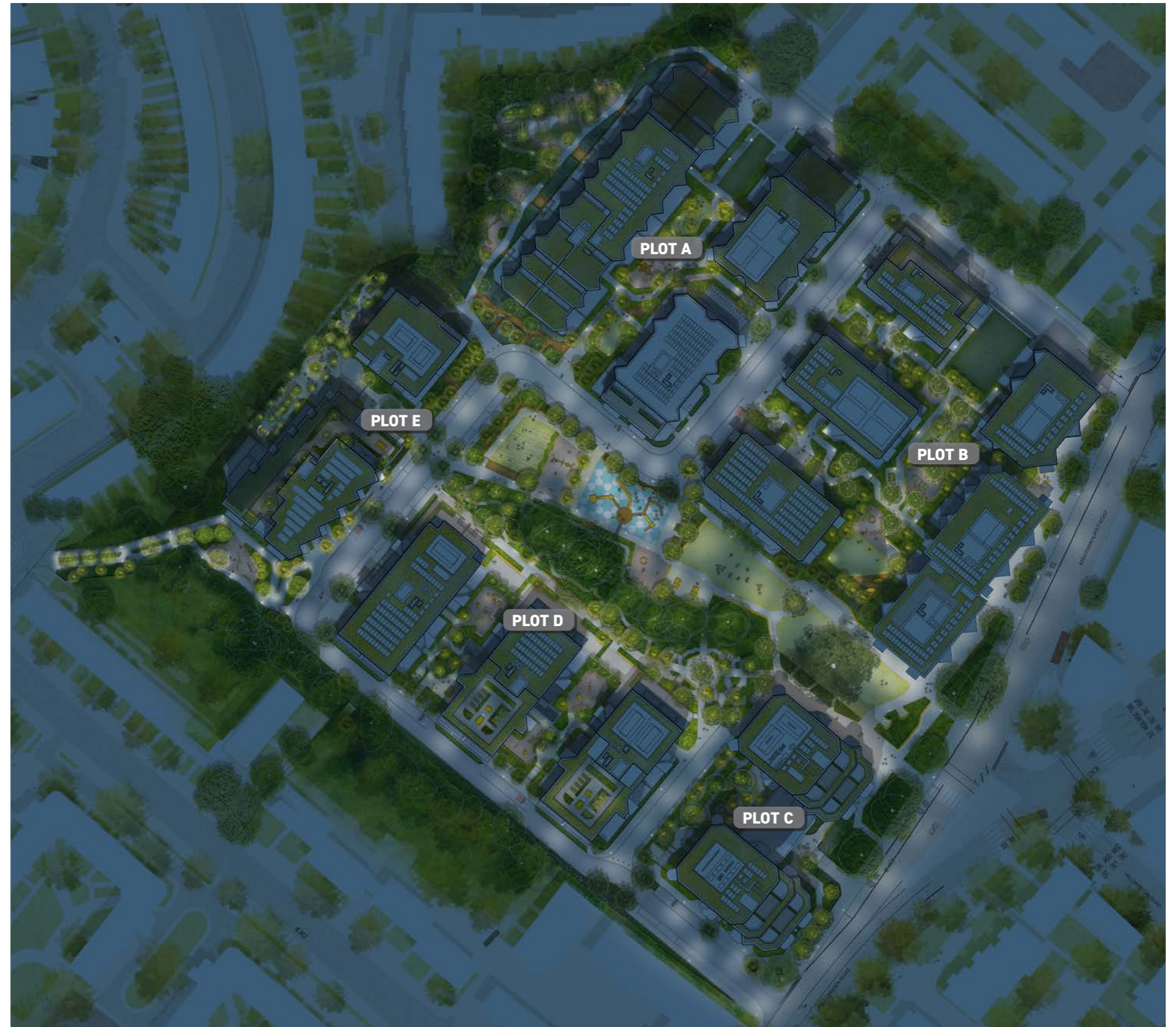
## 6 Landscape Strategies

### Lighting Strategy

#### Indicative Lighting Concept

The adjacent plan is for indicative purposes only, illustrating how thoroughfares, public spaces and courtyards will use a combination of columns, bench lighting, tree up-lights and recessed floor up-lights to provide a sufficient level of light to ensure safety and visibility.

Proposals for external lighting are to be documented in consultation with a specialist and the Local Highways Authority.



# **07 LANDSCAPE MANAGEMENT STRATEGY**

# 7 Landscape Management Strategy

## Future Management Plan

### General

The management and maintenance of the public realm and landscape is vital in ensuring that the proposed development at Holloway contributes positively to the visual amenities of the area and creates usable and valued spaces for the residents and visitors to enjoy.

This plan sets out the long term maintenance principles required for the external hard landscape treatments (surface finishes) and soft landscape throughout the development site.

The principle management strategy for the site is for an easy to maintain landscape that uses durable and robust products and materials for enhanced longevity. The hard landscape materials will conform to British Standards (BS) and European Standards (ES) as well as being easy to clean, maintain or replace if required.

It is intended that the Landscape Management Strategy and objectives will be reviewed annually to ensure its effective and maintains the landscape elements to the highest standards.

### Objectives

The general site objectives with regards to maintenance and management are to:

- > Create an attractive and well cared for setting for the development;
- > Ensure the successful implementation, establishment and longevity of the planting scheme and external treatments;
- > Ensure the landscape contributes positively to the users;
- > Ensure the landscape contributes positively to the site context;
- > Enhance and protect the native flora and fauna (both existing and proposed); and,
- > Enhance biodiversity and ecology.

### Soft Landscape

The soft landscape strategy is designed to create a strong green framework for the development using a range of new tree and shrub planting. The new planting will use a range of robust evergreen and deciduous species to give year-round seasonal interest.

All soft landscaping proposals are to be managed and maintained by the applicants Management Contractor (MC) with the exception of privately owned residential

terraces.

### Hard Landscape

The hard landscape treatments include a variety of concrete block paving, play surface, gravels and resin bound surfacing. Surface treatments are designed to be robust and provide safe and attractive routes throughout the development.

Pedestrian spaces and routes will be lit with low level path lighting to minimise light pollution. Lighting of the vehicular routes will also have carefully considered lighting to reduce any adverse effects. Boundary treatments include brick walls, upstands and metal railings. Site furniture will be selected to ensure they are of durable and low maintenance materials. These will be located at key pedestrian junctions and congregation points.

## Management Responsibilities

The legal property owner will have overall responsibility for the implementation of any required maintenance. Individual responsibility for this will lie with MC.

The MC will be responsible for the day-to-day delivery of maintenance operations. It will be the responsibility of Peabody (and subsequent legal property owners) to appoint the MC.

Maintenance operations should be refined to suit:

- > The needs of users;
- > The conservation of ecological interests;
- > Improvements in equipment and horticultural aids;
- > Changing legislation and sustainability requirements;
- > The completed scheme when soft landscaping, including species, have been confirmed; and,
- > The detailed management recommendations any existing trees/planting to be retained.

## LMP Programme

### YEAR 1

It is intended that the implementation of this management plan will help to fulfil the design objectives over the first year. This period is set to cover the 1st year of the defects liability period of the appointed landscape contractor. Management objectives should be reviewed on a regular

basis to ensure that they are being achieved.

From the point of final completion (end of the defects liability period) the MC will be responsible for the maintenance of the site.

### YEARS 2-5

The MC is responsible for the site in the long term and should keep to the original design objectives/intent whilst responding in a sensitive and practical way to issues which may arise in future years.

Maintenance operations should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term. Annual monitoring of the establishment and condition of the Landscape Scheme will be undertaken by a suitably qualified Landscape Management Advisor.

### YEARS 5+

Subject to the outcome of the regular monitoring review from years 1-5 the frequency of monitoring will then be reduced to once every two years. As required, further reinstatement or remedial action may be undertaken and/or changes made to the maintenance schedule in light of this monitoring.

### MAINTENANCE REVIEW

Maintenance operations will be reviewed every two years during the life of the development. An Landscape Management Plan should be submitted for the agreement of the London Borough of Islington following reviews. The revised plan will include similar provision for the long-term management of the Landscape Scheme and for future revision and updating.

The plan review must be undertaken by a suitably qualified Landscape Architect.

## Management Proposals

### General

This section sets out management objectives and prescriptions for each of the different elements of the Landscape Scheme.

### Hard Landscape

Regular monthly maintenance inspections are to be

undertaken of surface treatments for litter, debris and leaf removal (or snow clearance and de-icing in winter months).

### OBJECTIVE 1

**To maintain the condition of all surfaces in a clean and safe condition.**

Cleaning is to be either mechanically swept or jet washed as required to remove surface build-up of atmospheric dust. Removal of chewing gum or other significant marking may be done locally by the use of an approved chemical agent.

In the event of weeds or moss growth in paving joints these are to be treated with an appropriate water based herbicide. Weeds are not to be pulled out by hand to preserve the bedding course.

Damages to paving surfaces - In the event of any cracking, disturbance, breakages or damaging of paving surfaces these are to be replaced to match.

### Furniture

### OBJECTIVE 1

**To maintain all seating, bollards, litter bins and lighting elements in a clean, safe and operational condition.**

Damage to seating, bollards, litter bins and lighting elements: In the event that these elements are damaged, the MC will be required to source replacement timbers and replace any broken or damaged units that are deemed to pose a risk to public safety or are aesthetically not in keeping with the design intent. Inspections are to be undertaken on a bi-monthly basis by the MC and works undertaken immediately in identification of any fault.

Emptying of the litter bins located within non-adoptable areas will be the responsibility of the appointed MC. All litter bins to be inspected and emptied weekly.

Removal of chewing gum or any other significant marks – chewing gum may be removed using an approved chemical agent. Other significant marks such as permanent markers and spray paint are to be removed using an approved chemical agent to manufacturer's recommendations. Any surface coatings or finishes that are compromised by the marks are to be repaired. Inspections are to be undertaken on a weekly basis by the MC and works undertaken immediately in identification of any issues.

# 7 Landscape Management Strategy

## Future Management Plan (contd)

Damage to lighting units that are deemed to pose a risk to public safety, are not functioning, or are aesthetically not in keeping with the original design intent are to be repaired or replaced by a suitable qualified contractor. Any replacement units must be of the same specification as the original unit to maintain consistency throughout the design. Inspections are to be carried out monthly on site and any due work is to be undertaken immediately in identification of any fault.

### OBJECTIVE 2

**To maintain all boundary treatments & edges in a clean, safe and operational condition.**

Damage to boundary treatments: In the event that these boundaries are damaged or vandalised, the MC as appointed by the legal property owner will be required to source and replace any broken or damaged units that are deemed to pose a risk to public safety or are aesthetically not in keeping with the design intent. Inspections are to be undertaken on a bi-monthly basis and works undertaken immediately after the identification of any fault.

## Play Equipment

### OBJECTIVE 1

**To maintain all play equipment elements in a clean, safe and operational condition.**

Inspection of natural play equipment is to be carried out by the MC. In the event that any of the play equipment is found to be vandalised, broken, damaged or in a condition that poses a risk to public safety these are to be repaired immediately by a qualified contractor or closed off until such remedial actions can be taken place.

## Planting

### OBJECTIVE 1

**Ensuring sustained tree and shrub growth during the life of the development.**

**Watering of trees and shrubs:** Water as required during periods of drought to ensure satisfactory establishment, and for a period of not less than three years after planting. Frequency: as required to maintain healthy plant growth.

**Inspection of trees and remedial actions:** Trees within non-adoptable areas are to be inspected every 6 months for the first two years to ensure that trees are healthy, not

diseased or damaged, or dead. Inspections after the first 2 years can be reduced to yearly if they are establishing well. Inspections should be carried out by a qualified arboriculturalist to identify any dead limbs or other parts of a tree that may cause harm to the tree or member of the public and advise remedial actions.

Any failed trees during the first 5 years after planting will be replaced and maintained for a subsequent 5 years.

**Frequency of remedial pruning:** yearly pruning to be conducted between January and March based on findings of inspections. Emergency pruning to be conducted immediately when a critical fault is noticed.

**Frequency of tree replacement:** To be undertaken in optimum tree planting in early spring or late autumn.

Height, width and overall form of the shrub and hedge planting is to be maintained so as not to cause damage or to interfere with visibility. Any pruning or shaping of planting to be carried out in accordance with good horticultural and arboricultural practice in order to ensure the overall health of the plant. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.

Inspection and remedial actions of native shrub planting, rain gardens, and hedge planting within the non-adoptable areas is to be inspected by the MC every 3 months to ensure that the planting is healthy, not diseased, damaged, or dead. Dead or unhealthy shrubs are to be removed on inspection and replaced with the same species and size as required to achieve the desired visual effect.

**Frequency of inspections:** 3 monthly

**Frequency of remedial work:** Immediately as required.

**Frequency of seasonal remedial pruning works:** Pruning, dead heading at the end of plant flowering seasons (spring to autumn) as required.

Removal of harmful materials that may affect tree growth – weeds on the top of tree pits are to be removed by hand. Herbicides and weed trimmer's are not to be used to control weeds in plant beds. Other material such as litter, debris and other harmful material is to be removed. Mulch is to be topped up to desired depths and levels as specified.

**Frequency of weed removal:** Fortnightly from spring to autumn and then monthly during the winter months;

**Frequency of debris removal:** Bimonthly

**Frequency of mulch replenishing:** 6 months

### OBJECTIVE 2

**Retain a healthy growing medium for all trees and amenity planting areas.**

Fertilisation of soils to replenish nutrients: All shrub beds are to be fertilised using an approved slow release fertiliser as per the manufacturer's recommendations. Trees are to be fertilised in the first two years of establishment using a liquid based organic fertiliser as per the manufacturer's recommendations. An approved organic soil conditioning agent is to be applied to all garden beds as per the manufacturer's recommendations and worked into the top 150mm of the soil profile without damaging the existing planting. Mulch is to be removed prior to application and reinstalled after soil conditioner has been added.

**Frequency:** Shrub fertiliser - annually

**Frequency:** Tree fertiliser – annually for the first two years

**Frequency:** Soil conditioner for amenity planting beds – annually in early spring

## Raingardens and SuDS features

### OBJECTIVE 1

**To maintain all swales and drainage elements in a clean, safe and operational condition.**

All areas of pooling water shall be kept free of litter, so that at no time shall litter coverage of 5% be tolerated. The responsible party shall provide a minimum of monthly visits to ensure that litter is removed.

Maintain the swales and raingardens in a manner appropriate to the intended use. Ensure all litter, debris, accumulated silt and excessive vegetation causing obstruction to any inlet or outlet infrastructure is removed.

**Frequency of debris removal** – 6 monthly or after the event of continued high rainfall

### OBJECTIVE 2

**To maintain all planting within swales and drainage elements in a safe and operational condition.**

The responsible party shall monitor growth of marginal plants and carry out control by pulling, if plants become

too dominant. Control of shading and succession in these areas shall be undertaken by hand-pulling of woody species (allow up to 10% cover of woody species only) that may have established in areas of marginal planting. Non-native invasive species (such as Indian Balsam and Japanese Knot weed) shall be removed as they occur and disposed off-site at a licensed tip.

## Amenity Grass Areas

### OBJECTIVE 1

**To retain healthy and well maintained amenity grass areas**

All grass cutting shall be carried out by cylinder or rotary machines, or a combination of the two: unless otherwise specified. Where grass cutting is undertaken and the arisings are allowed to 'fly', all arisings shall be evenly distributed over the whole of the grass area and not left in wind-rows.

## Maintenance Specification

### Standard of work

Maintenance operations are to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The MC shall ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are raised and all necessary measures are taken accordingly.

All staff will be trained in landscape maintenance operations and have suitable experience/qualifications to undertake the specified work

### British Standards

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards or European Standards unless specifically stated.

### Use of Chemicals

The MC must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the site within non-adoptable areas.





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