

**Introduction**

**Context**

**Design process**

**Design response**

**5.0 Landscape**

**Technical strategies**

**Access**



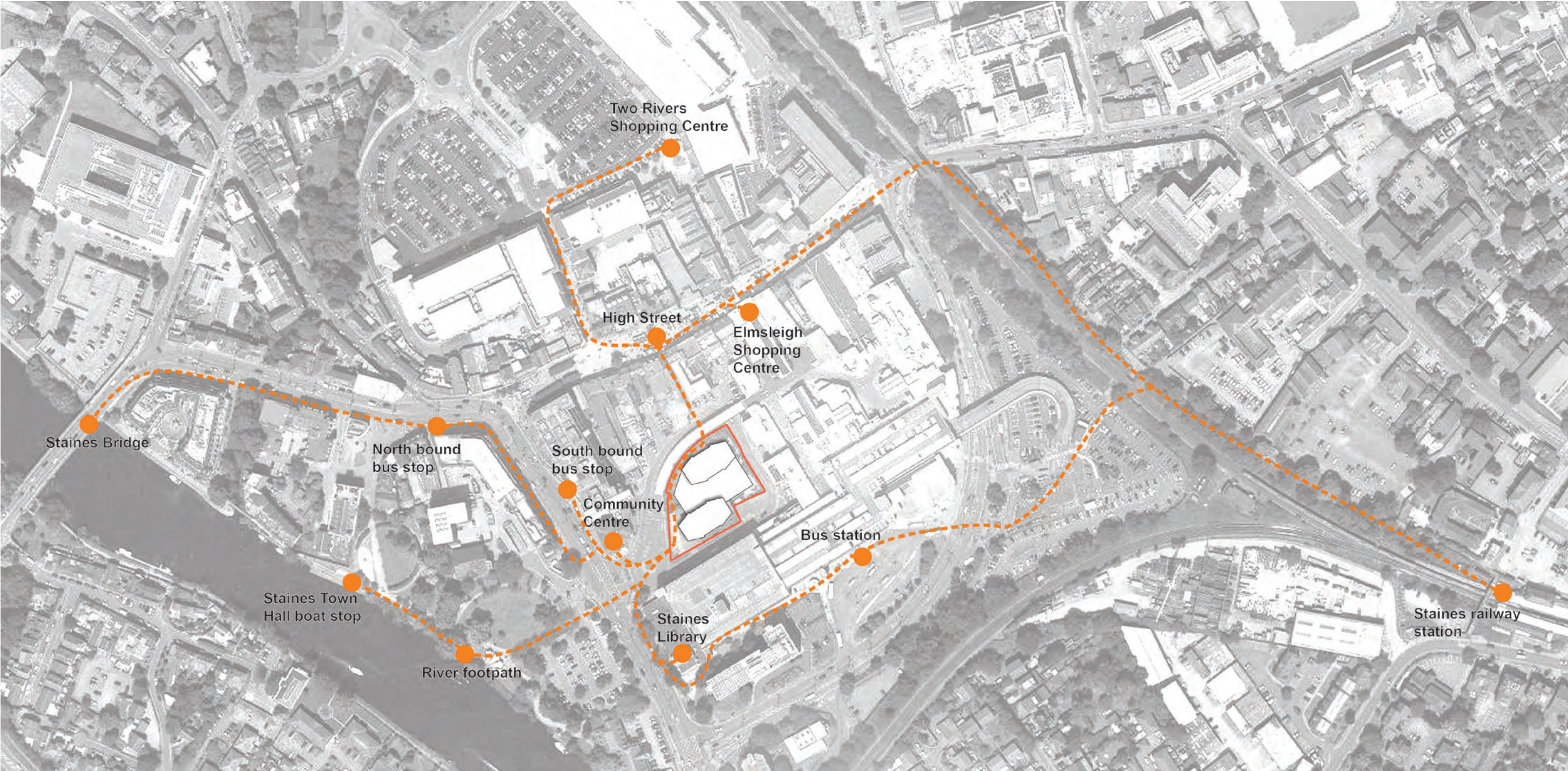




5.1 Site connections

The site lies within a key location in central Staines, benefiting from short distances to many key amenities. The shops of the high street, the green spaces of the Thames and the connections of the railway station are all within walking distance.

However, pedestrian routes immediately around the site are somewhat constrained by road infrastructure. Therefore, this landscape strategy, outlined on the following pages, seeks to provide a solution of improving pedestrian connections not only from the site but also through, encouraging people to visit the key town centre amenities by foot and thereby reducing traffic.



Aerial indicating existing site connections



5.2 Existing conditions

- Key
- Vehicular tarmac and concrete
  - Pedestrian paving
  - Soft Landscape



Plan indicating existing pedestrian flows



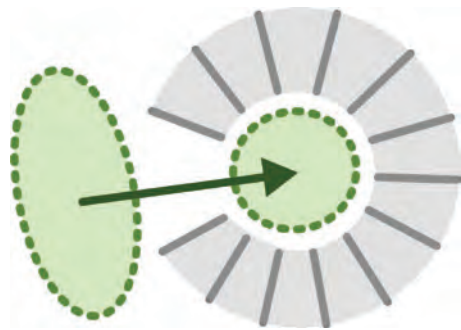
Plan indicating existing site conditions



5.3 Unlocking site potential

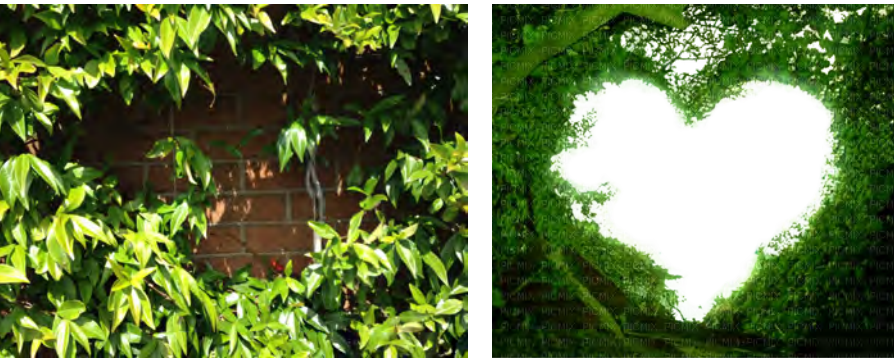
Improving connections

Improving the connection between the high street and the River Thames and down to the Bus Station.



Bringing green into Staines

Creating a green corridor from the Thames into the heart of the town, transforming grey to green.



How can the green bleed out from the new development into its grey surroundings?

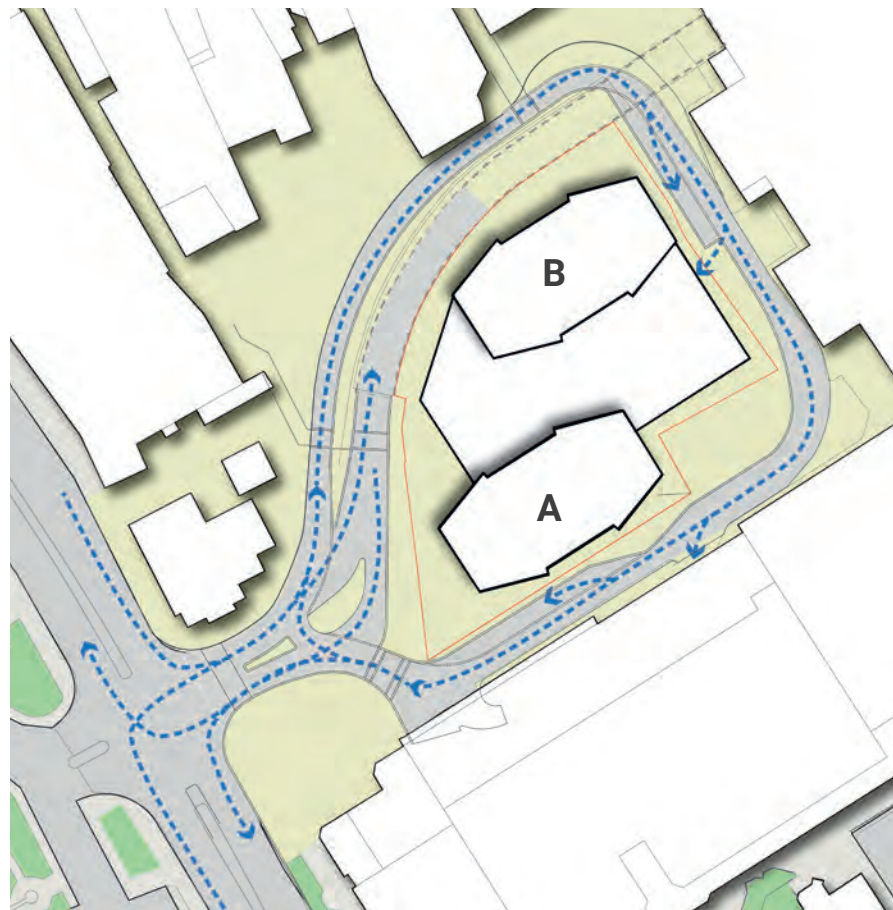


Plan indicating site potential



## 5.4 Opportunities

- Improving connections through and into the site
- Creating destination points and travelling routes
- Increasing permeability through the town centre
- Breaking down the barriers of the vehicular routes
- Prioritising pedestrians to create a safe and positive environment to walk
- Realigning the road system to enable a clean pedestrian route to be create; this route connects the high street to the River Thames and the Bus Station



Plan indicating proposed realigned traffic flows



Plan indicating proposed connection opportunities



5.5 Illustrative masterplan

The masterplan opposite illustrates how the strategies and opportunities identified for the site will be realised within the public realm proposals. Key circulation routes lead through the site, connecting from the high street to the south, with open spaces provided along the way. Trees and planting are provided wherever possible to ensure a lush green setting for the development, pulling the 'green corridors' into the heart of Staines.

- Key
- 1 Residential entrances
  - 2 Meadow planting
  - 3 Amenity planting
  - 4 Proposed trees
  - 5 Existing trees retained
  - 6 Podium garden
  - 7 Play space
  - 8 View to the Thames
  - 9 Green buffer
  - 10 Amenity lawn
  - 11 Decorative up-lighters
  - 12 Seating
  - 13 Existing overpass with proposed under-lighting
  - 14 Car club spaces



Illustrative proposed masterplan



5.6 Thames Street space

A key aspect of the new masterplan is to realign the road arrangement and reduce areas of tarmac to make the junction more efficient, freeing up more space for pedestrians and nature.

A small pocket park will be created, comprising lawn, wildflowers and trees, to help visually draw the greenery on the other side of Thames Street into the centre of Staines. This green space provides pleasant pedestrian links from the bus station / library to the south and up through the development towards the high street, as well as links to the community hub and Thames Street.



Key plan





5.7 Western arrival space

The improved pedestrian route draws people through the western arrival space, where lush planting and proposed mature trees frame the spaces and provide seasonal interest. Seating and high-quality paving will provide opportunities for waiting and gathering outside the new buildings.



Key plan



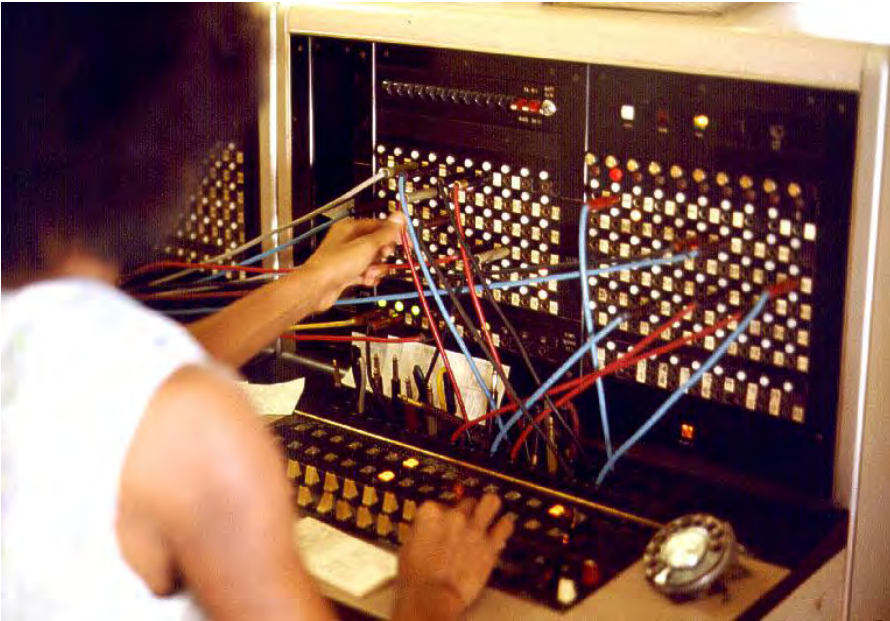


5.8 Green screens

Staines’ old Telephone Exchange concept

The old Telephone Exchange, which used to occupy the site, connected the people of Staines together and with the country beyond - operators within the building would connect residents’ telephone lines on control panels.

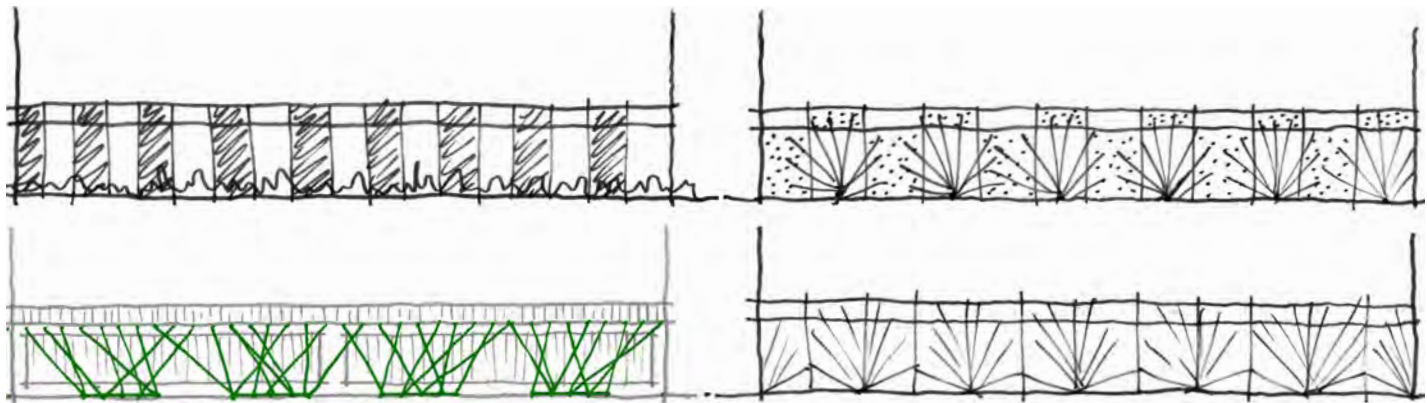
The landscape proposals echo this important history through a number of green screen panels that are described over the following pages. They will be placed in prominent positions so that those passing through the public realm, along the improved pedestrian linkages, will be reminded of this important shared history.



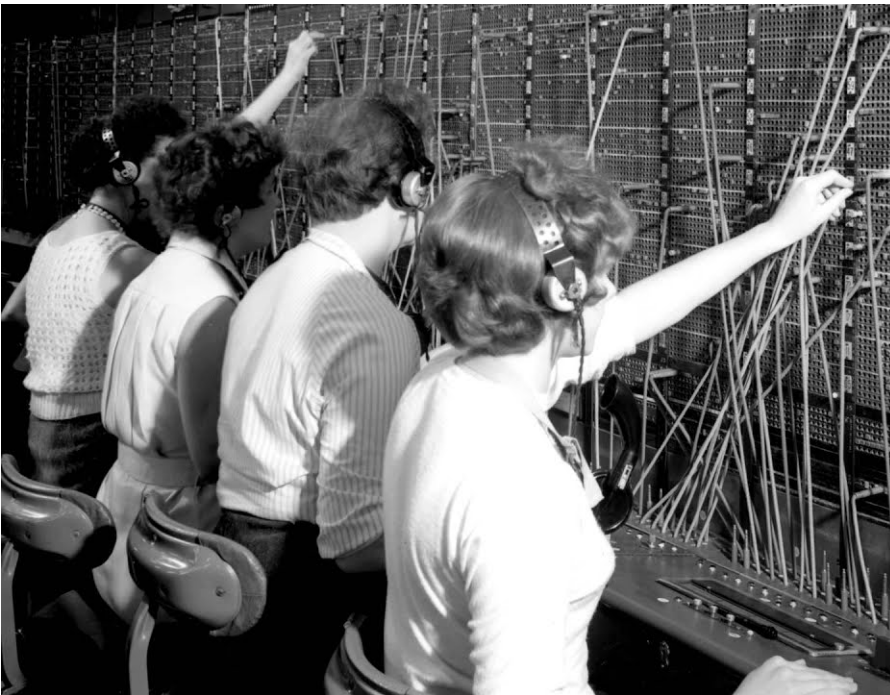
Staines old Telephone Exchange



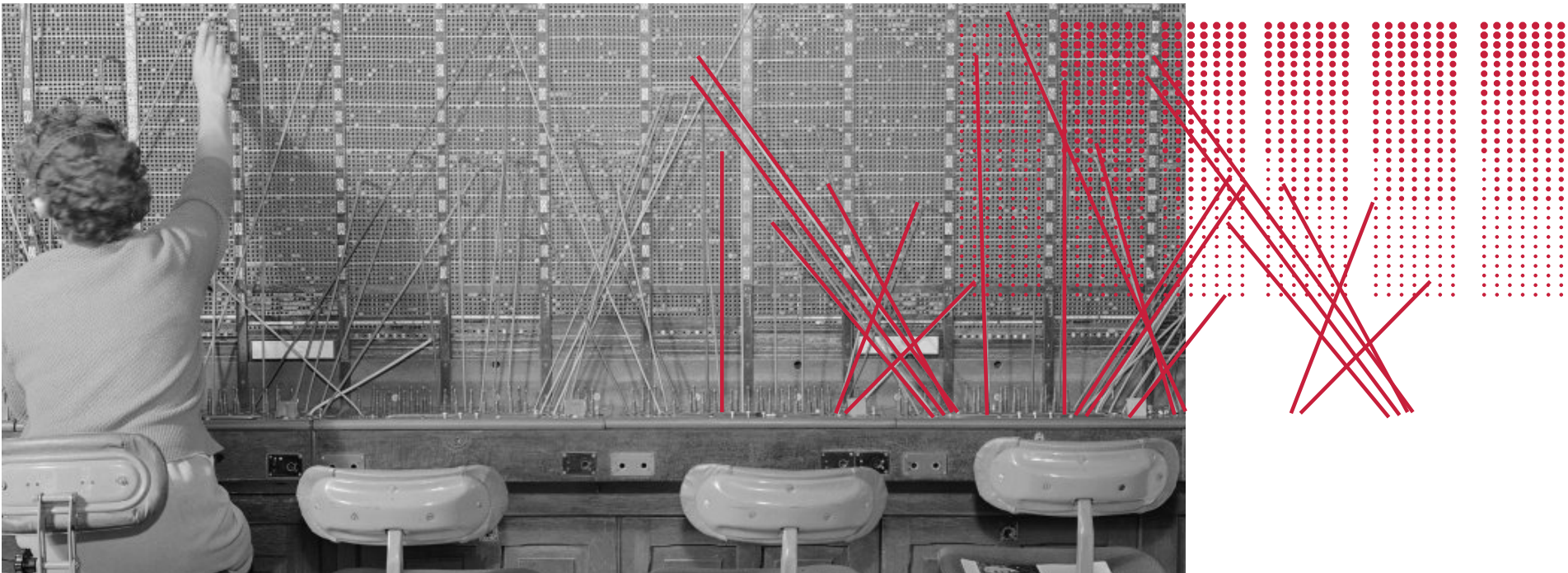
Climbing plant



Concept sketches



Staines old Telephone Exchange



Concept study



The following precedent images describe the green screens that are included on the ground floor and podium garden.

Free-standing square steel frames will evoke both garden trellises and the control panels in the Telephone Exchange, providing support for the steel wires.



Steel wires, representing the telephone wires, will provide a route for the vine climbers and provide visual interest and drama during the establishment period and during the sparser winter months. As the months pass, and during each summer of full growth, the wires will begin to be completely overtaken by the greenery, telling passers-by a different story each time they pass the panels.



The architectural louvre behind the green screens evoke the switchboard used by the wires in the Telephone Exchange. The louvre will also screen views of the car park behind while providing necessary ventilation.





There will be three sets of green screens:

**Western green screens**

Along the public realm route up to the high street, these panels respond to the car park louvre vents, with gentle repetition breaking up the buildings' façades. Climbers growing up them provide an important visual link between the ground floor and podium planting.

**Eastern green screens**

Wrapping the eastern corner of the car park, this larger panel provides visual interest to those driving to the car park and helps green this end of the site.

**Podium green screens**

These echo the screens in the public realm, but here create a sense of enclosure to the podium garden and filter views of the back of the shopping centre. They are reminiscent of espaliered trees in a walled garden, providing a green back drop to visitors to the garden and directing views westward towards the Thames.







Artists impression of western green screens

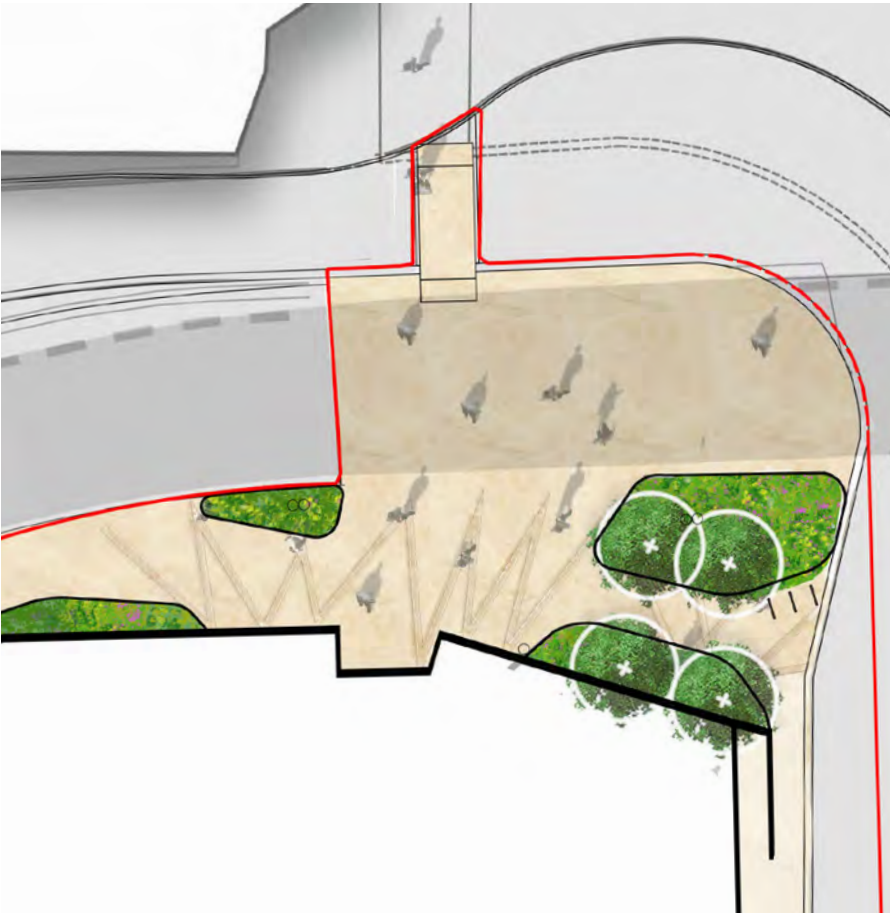


5.9 Northern entrance

The northern entrance space is more urban in character, reflecting its convenient pedestrian link through Goodman’s Place to the high street.

A lighting scheme will create a welcoming space and distinctive entrance to the site, enticing people down from the high street. Uplighters of the ramp will celebrate this unique structure and help give the impression of an outdoor room, leading to the entrance covered by catenary lighting that will continue the intimate scale of the space.

Planters are included to help direct pedestrian flow across the pedestrian crossing, and small species trees are included to further green the space.



Key plan

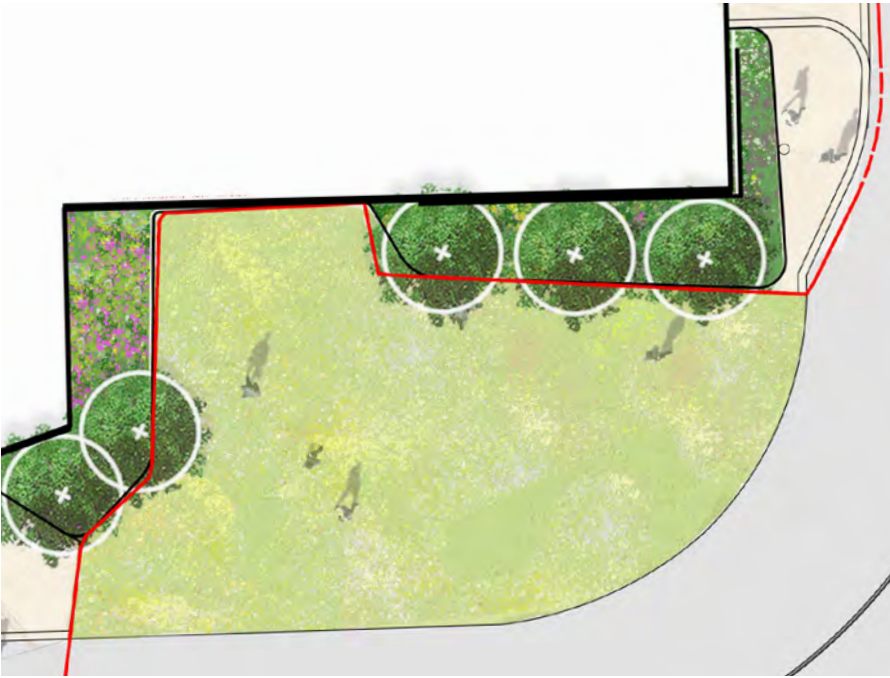




5.10 Development edge

The landscaping scheme seeks to include planting in all areas of the development edge, greening up the previously hard landscape. Trees have been included where possible to ensure maturity within the landscape, provide an asset for future generations, and provide the numerous social and environmental benefits that trees bring. Planting will be robust and low maintenance, with planting beds reducing surface water run-off from the site.

Paving patterns and typologies will assist with wayfinding and street furniture, including benches and cycle stands, have been included.



Key plan





5.11 Podium garden

The podium garden is a communal amenity space for the residents of the tall buildings. There are three main areas, all linked with a long axis path providing long views:

- The west space provides views to the Thames and sunset with a quiet, garden character and ample seating
- The central space is the social area, accessible to residents from both buildings; they can meet up in the pergola and use the tables for eating, socialising or working
- The eastern space provides a sunny lawn area for sunbathing and relaxing, with a hedge separating the play space for under 5s. This space is sheltered with generous amounts of vegetation and more green screen trellises, echoing the forms on the ground floor and filtering views out

Key:

- 1 Sunny lawn area
- 2 Pergola / social + WFH area
- 3 Green buffer
- 4 Viewing area out to river / sunset
- 5 Quiet space
- 6 Play area
- 7 Private terraces
- 8 Green screens below visually linking ground floor planting with podium greenery
- 9 Green screens on podium



Plan indicating proposed podium garden







5.12 Hard landscaping

Strategy

The landscape design aims to build upon the key elements of the masterplan principles, namely that the public realm should be of a quality and robustness that is appropriate to the setting and that a unifying character is conveyed. Importance is given to the appropriateness of the materials with regard to placemaking and their long-term performance. The selective use of high-quality and varied materials enhances the setting of the buildings.

This combined suite of high-quality, robust elements will help to create a positive, inclusive and inspiring environment. The durability of materials will be vital due to the high levels of anticipated footfall, vehicular movements and the use of high pressure washers for the regular cleaning of the hard landscape areas.

Different sizes and colours of paving provide orientation and guidance for pedestrians, assisting with wayfinding by giving key routes a distinct look. Paving banding, echoing the Telephone Exchange wires, helps draw pedestrians to key nodes, including residential entrances and seating areas. This paving banding radiates out from the new buildings, representing the site's historical importance in linking the community of Staines together.



Plan indicating proposed hard landscaping



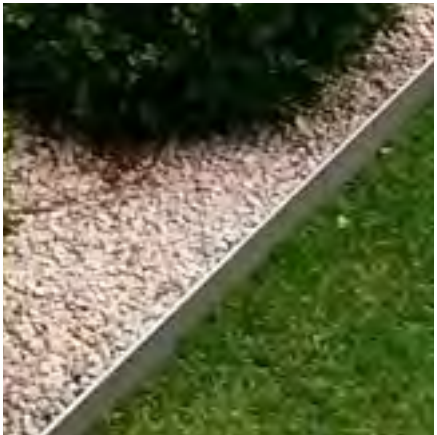
Ground floor materials



Street furniture



Podium materials





5.13 Tree strategy

The tree strategy seeks to provide a wide range of species with amenity and wildlife value, with the variety providing disease and climate change resilience. Species selected are appropriate for a city centre location with tolerance for hard surfacing, regular form and robust growth.

Large tree species with long life will be included to provide an asset to the site for future generations of Staines. Trees are positioned in key points to ensure they provide a green backdrop to many views into the site.

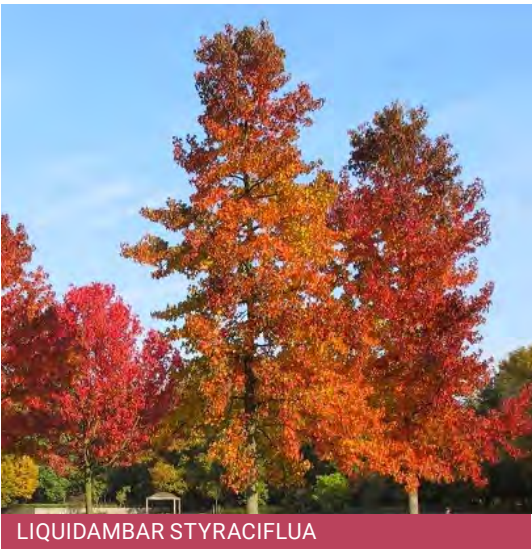
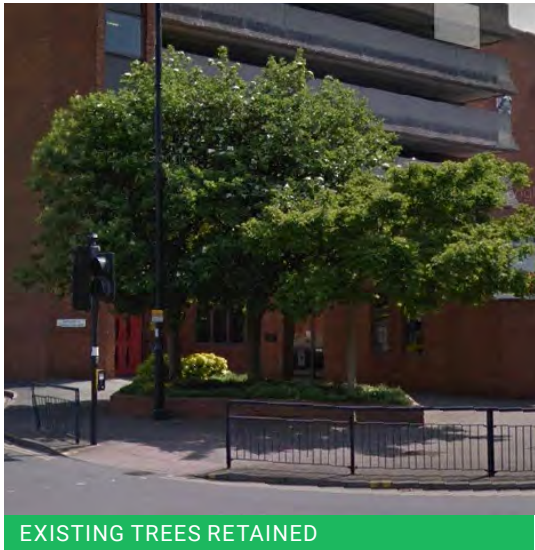
Smaller species are included on the podium to provide a more human scale garden area, with multistem specimens providing dense and intricate structure to the space.



Plan indicating proposed tree strategy



Ground floor species



Podium level species





5.14 Soft landscape strategy

Planting palette

As part of the strategy to bring the ‘green corridors’ from the existing green spaces along the Thames into the centre of Staines, the proposed external grounds for the new development have sought to significantly increase the amount of planting and trees to this previously developed site. This will ensure a lush, green setting to the new buildings so that not only new residents to the development, but also visitors and other residents of Staines, will be able to share in the wellbeing benefits of increased greenery in this key central space.



Plan indicating proposed soft landscape strategy



Planting palette - Ground floor

The planting palette for the ground floor will include plants that are robust and able to cope with the heavy footfall area, while providing year-round interest in their flowers, foliage, berries, bark and winter forms.

Combating pollution

Plants help remove any pollutants in the air by trapping the particles on their leaves, which are then washed off by rain or discarded as the plant drops its leaves. This is increased by a planting palette that is varied in species, form and height, from ground covers and perennials to mid level shrubs and tall trees, that will provide a complex matrix to help trap particles that may stray into the site from the surrounding roads.

Leaves with a large surface area, such as on ornamental grasses and ferns, are particularly effective at trapping and filtering airborne particles so these have been included, as well as plants with hairy leaves, such as Phlomis and Lavandula.

Evergreen species will also be present in most areas as these provide filtration in the winter as well as year round interest to passers-by.

Sun planting



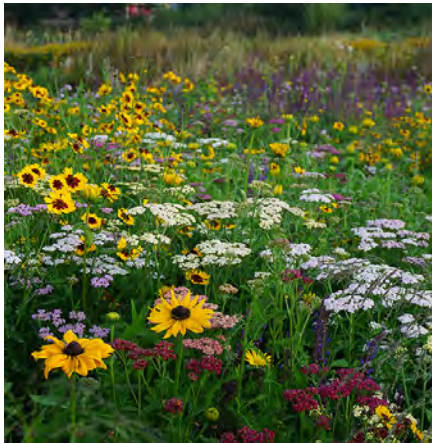
Shade planting



Lawn



Perennial Meadow



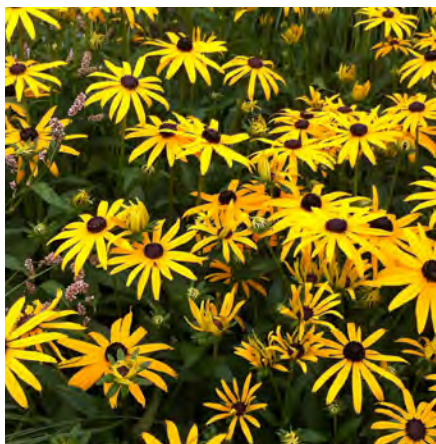


Planting palette - podium

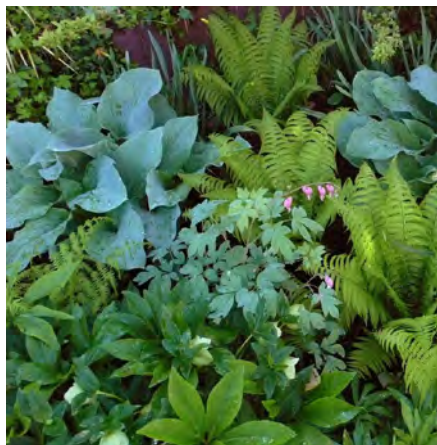
The podium provides a shared, communal garden for the residents of the buildings. The planting palette will therefore include an exciting and vibrant selection of flowering shrubs and perennials that will entice residents into the space throughout the seasons.

Structural plants including specimen shrubs, ferns and ornamental grasses will be included.

Sun planting



Shade planting



Lawn





5.15 Biodiversity

Planting palette - podium

Plants proposed include those specifically for their value to local pollinator species, to improve habitat for bees and butterflies. A variety of habitat types are provided, including lawn, herbaceous borders, shrubs, hedge, wildflower meadow and tree canopies. These will provide a wildlife corridor, encouraging invertebrates, birds and fauna to travel from the Thames green corridor into the centre of Staines.

As advised by the ecologist, bird and bat nest boxes are included within the development; bird boxes on the green screens on the podium so that birds have easy access to both landscapes and the trees canopies; and bat boxes at an appropriate height on the tall buildings.

Plants for pollinators:

- *Centranthus ruber*
- *Clematis vitalba*
- *Knautia macedonica*
- *Malva moschata*
- *Lychnis coronaria*
- *Aster laevis*





5.16 Play provision

Context

As shown on the diagram opposite, there is one existing public open space within 800m distance, which is well maintained with a good allowance of play amenities for all ages: Lammas Recreation Ground. However, it is noted that Lammas Recreation Ground is probably greater than 800m walking distance due to the indirect route that must be taken by pedestrians.

To complement this existing provision for older children, the proposed development will include a small area of doorstep play for 0-5 year olds.

The proposed development is for one and two bedroom apartments, and therefore it is unlikely to result in a significant number of children; this has also informed proposals.

Key

Site

Public open space

Playing fields

Equipped play



Local play space (Source: Google maps)



Proposed

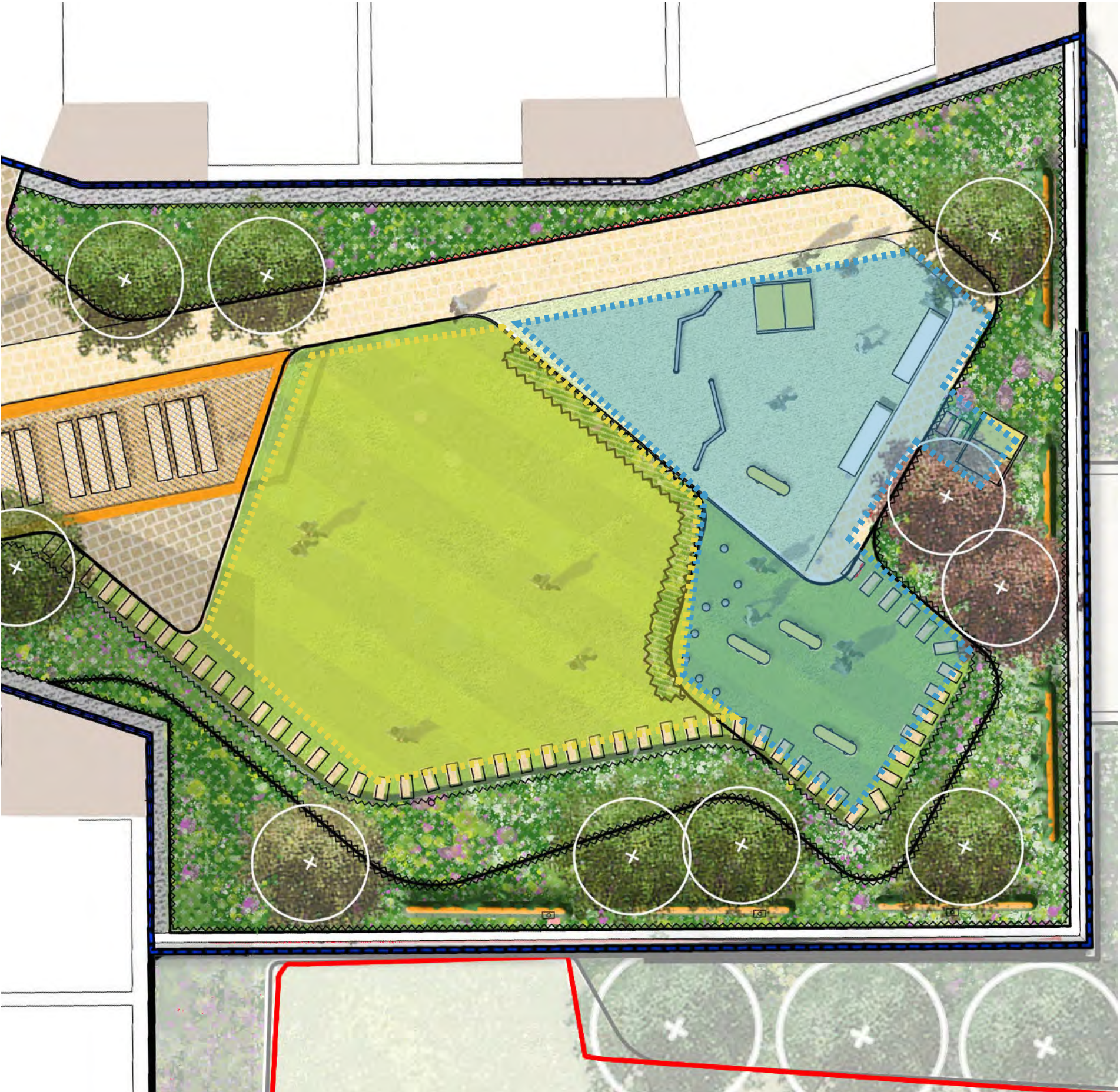
A dedicated area specifically designed for under 5s is provided for residents on the podium garden. The diagram opposite sets out the strategy and quantifies the areas to be provided.

Also included is an area of open lawn, which will provide space for a number of activities such as socialising, role play, running and tumbling. The lawn will catch the sun and therefore adults can also use it for picnicking, sunbathing and reading.

Total area of playable landscape provided: 271 sq m

Total amenity area on podium garden: 965 sq m

- Key
- 0-5 doorstep play. Area provided: approximately 106 sq m
  - All ages: Amenity lawn. Area provided : 165 sq m



Plan indicating proposed podium play spaces



