



plan: courtyard landscape

6.12.2 Courtyard

This is the primary social space at the heart of the residential area of Hale Wharf and the surrounding footpath network. It is envisaged as an enclosed area providing sheltered spaces for sitting out and playful activity.

The courtyard is designed as a tapering (10 -27m) level surface with a vehicular route of 4.8m width with 6m width passing places.

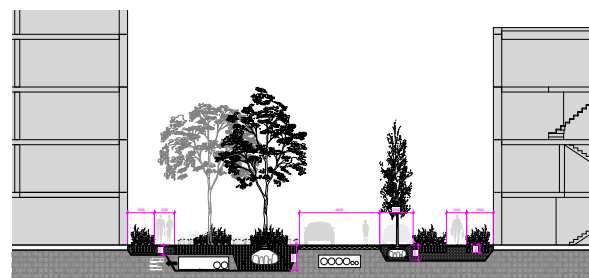
At its southern end, between the bridges, the courtyard is primarily a hard paved surface, with trees to provide colour, shade and light.

At its northern end, the courtyard incorporates areas of greenery, hedges and groundcover planting; this area includes play space and areas for sitting.

Footway: a footway minimum 2m width is provided along the east side of the courtyard, connecting across to all entrances.

Car parking: side-on parking will be provided, 6m in length with 600mm access to each side for disabled access

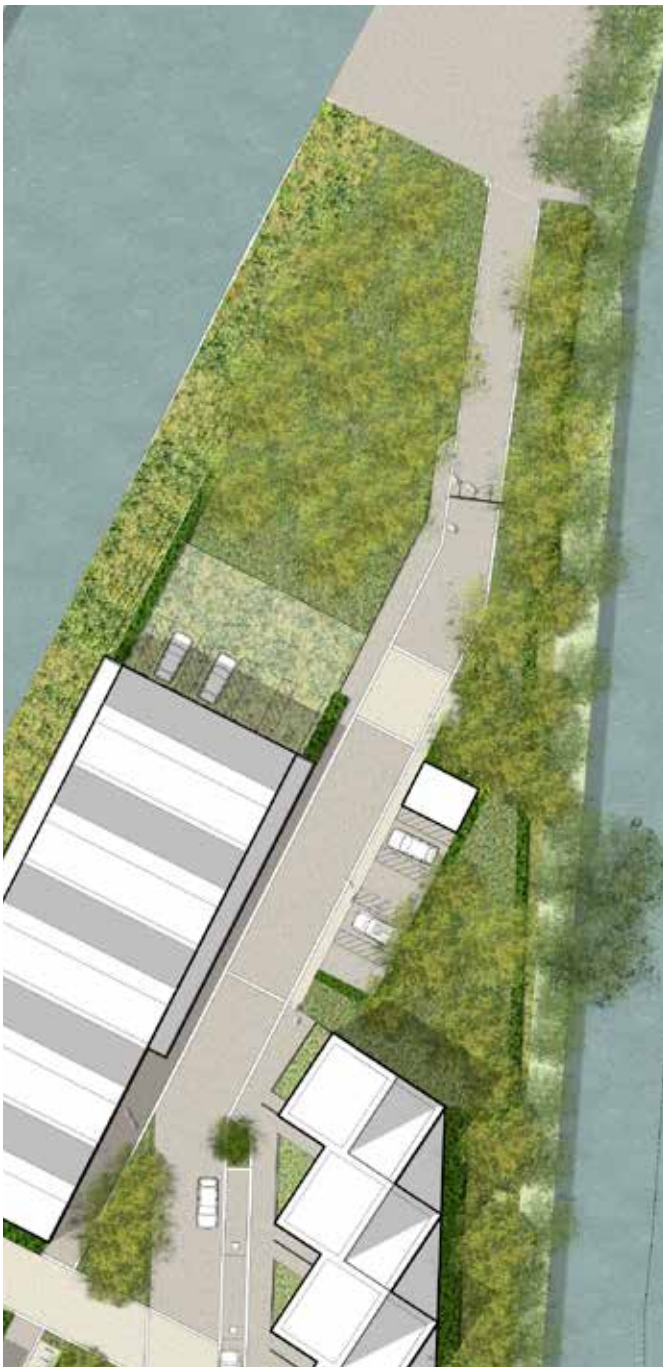
Carriageway: this provides a minimum 4.8 m width for two-way traffic with 6m passing places for servicing buildings. Kerb edgings are laid flush



courtyard section



artists impression: courtyard landscape



plan: parkside shared surface

6.12.3 Parkside shared surface

This is the northern public space linking the courtyard with the space to the north of the Hale Wharf site; it is a shared surface providing access for pedestrians and vehicles, and overlooks the River Lea.

The riverside will be heavily planted to provide screening, and a barrier to entry into the water.



parkside shared surface precedence



parkside shared surface precedence

6.12.4 Car courts

These are secondary spaces providing locations for car parking, situated between housing blocks. These areas are accessed from the courtyard, via shared surface paved areas.



car court precedence



plan: car court

6.12.5 Waterside amenity spaces

These are secondary spaces providing locations for sitting out, close to nature; situated between housing blocks. These areas are accessed from the courtyard, via shared surface paved areas.



waterside amenity space precedence



plan: waterside amenity space



- wharveside
- courtyard
- shared surface
- car court
- waterside amenity space

landscape places diagram

6.13 MATERIALS

This section describes the landscape materials which will be used to construct and give character to the landscape and public realm at Hale Wharf.

The following pages describe the site-wide landscape materials palettes which will be included in the Design Codes for Hale Wharf. These materials palettes will inform the selection of hard surfaces, street furniture and planting which will be used when each of the three phases of the development are brought forward for detailed application and construction.

The selection of landscape materials for the site at Hale Wharf is driven by the following criteria:

- develop landscape materials palettes which enhance the waterside character and identity of Hale Wharf while enhancing continuity of materials with the nearby urban centre at Tottenham Hale
 - incorporate materials which support the continuity of landscape walking and cycling routes through the site which connect with nearby open spaces within the wider Lee Valley park.
 - help people 'read' the public realm as a continuous corridor where the consistent use of materials can help to reinforce legibility.
 - reflect the change in the nature of the public realm from movement to gathering space
 - minimise visual clutter
 - include high quality and robust materials with a lifespan which will minimise future maintenance costs.
- be sustainable in sourcing and manufacture
 - enhance the prestigious nature of the development
 - assist in the ease of movement for all users, including disabled and able pedestrians, cyclists and vehicles, demarcating clear routes through the site connecting to neighbouring districts through the detailing and orientation of surfaces, and
 - Provide an attractive environment all year round.

A simple and consistent palette of surface materials will be used across the whole site, to mark the transition from Ferry Lane to the Wharfside and Courtyard environments.

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

6.14 LANDSCAPE: HARD MATERIALS

Each place within the landscape masterplan has been assigned a hard landscape materials palette. Each palette includes common elements such as kerbs and edgings which extend throughout the site, and provide continuity and coherence between each area. Each palette also includes materials which are specific to each place, giving it identity and distinctiveness.



wharfside precedence

6.14.1 Hard materials palette 1: wharfside

Kerb

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

Edge/ trim

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

Footway

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

Carriageway

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



courtyard precedence



parkside precedence

6.14.2 Hard Materials palette 2: courtyard

Kerb

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

Edge/ trim

- Trim: 63mm wide precast concrete edging at hard landscape / facade planting interface, light grey colour laid flush, butt joints to corners. - in silver grey by Marshalls or similar

Footway

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

Carriageway

- Setts: Granitic concrete setts, laid in a stretcher bond. 80mm depth x 150mm coursed x lengths of 300mm in 4 different tones (dark, medium, light, natural) % ratios of mixes dependent on location. Hardscape 'Kellen, Tagenta B,C,D and E breccia finish' or similar

Other

- Central landscape space: Self binding gravel, gold colour by CEDEC

6.14.3 Hard materials palette 3: parkside shared surface

Kerb

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

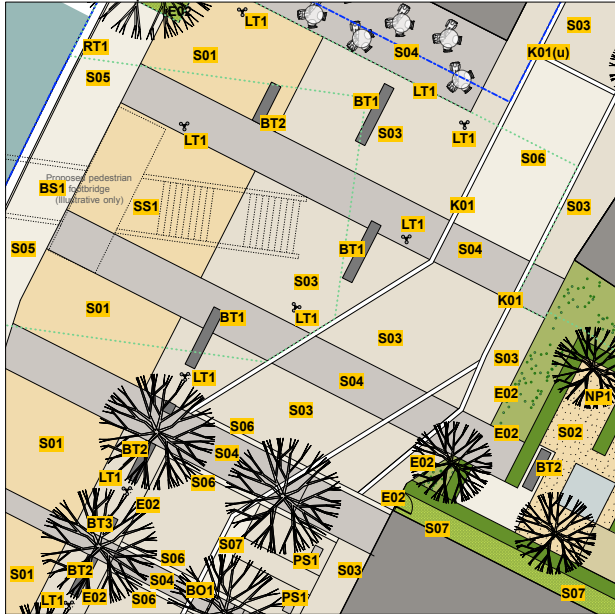
Edge/ trim

- Edging: Interface between paving material and planting areas, steel edging. Slate ppc finish "Classic", by Everedge or similar

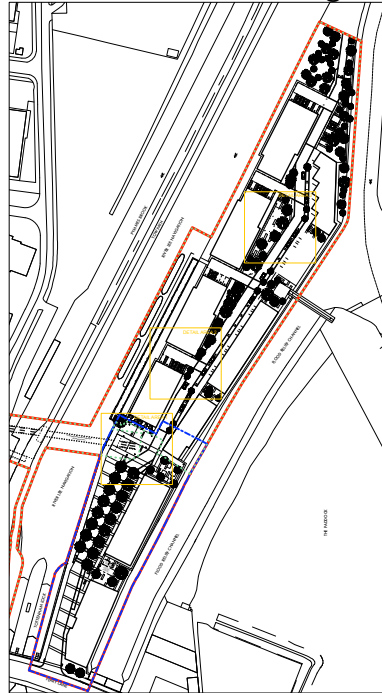
Shared Surface

- Setts: Granitic concrete setts, laid in a stretcher bond. 80mm depth x 150mm coursed x lengths of 300mm in 4 different tones (dark, medium, light, natural) % ratios of mixes dependent on location. Hardscape 'Kellen, Tagenta B,C,D and E breccia finish' or similar

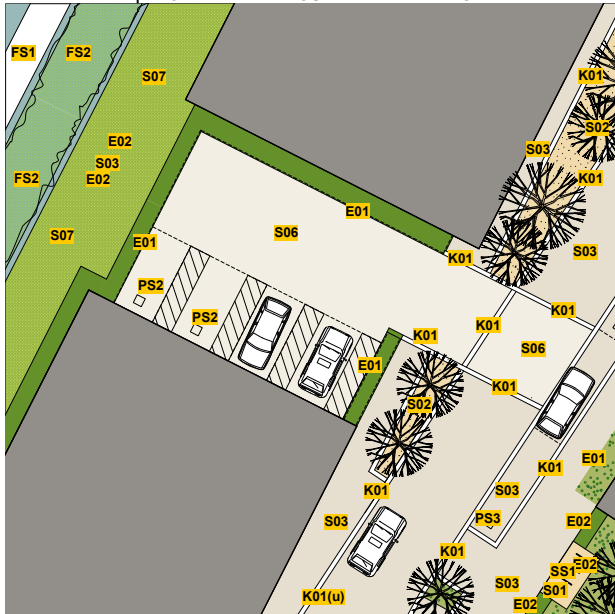
DETAIL AREA 1 | QUAYSIDE PROMENADE AND PLAZA



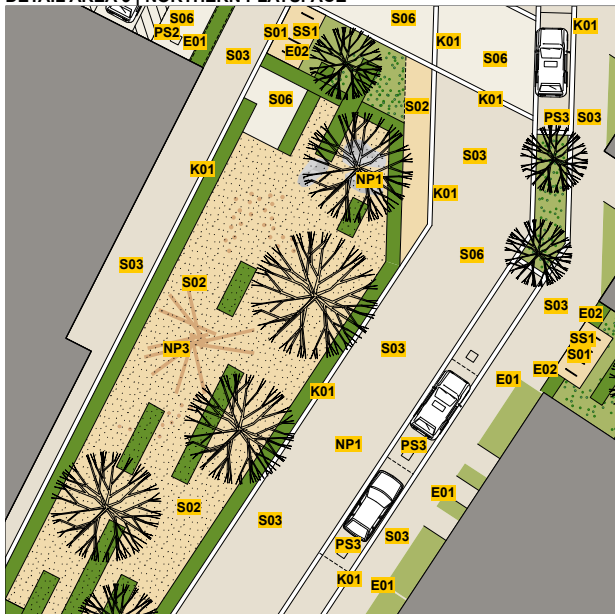
DETAIL AREA LOCATION PLAN 1:1500 @ A1



DETAIL AREA 2 | BLOCK C AND D COURTYARD PARKING



DETAIL AREA 3 | NORTHERN PLAYSPACE



KEY	
	Application boundary
	Detailed application boundary
	Outline application boundary
Hard Landscape	
Surface Materials	
	S01 Surface type 1: Sureset 6mm, Golden Pearl, Resin bound or similar
	S02 Surface type 2: Self-binding footpath gravel, gold colour by CEDEC or similar
	S03 Surface type 3: Granitic concrete setts, 80mm depth x 150mm coursed x lengths of 300mm module laid in a stretcher bond (carriageway) 50mm x 150-400mm coursed x 150-400mm lengths laid in random coursed (footpath), as Hardscape 'Kellen, Tagetaria B,C,D and E, ratios dependant on location, breccia finish or similar
	S04 Surface type 4: Granitic concrete setts, laid in a stretcher bond, 80mm depth x 150mm coursed x lengths of 300mm (carriageway) 60mm depth x 150mm coursed x lengths of 300mm (footpath) as Hardscape 'Kellen, Nemaro Argento, breccia finish or similar
	S05 Surface type 5: Granitic concrete slabs laid in random coursed, 60mm depth x 150-400mm coursed x lengths of between 200mm - 600mm as Hardscape 'Kellen, Bianco and Bianco 630, breccia finish or similar
	S06 Surface type 6: Granitic concrete setts laid in a stretcher bond, 80mm depth x 150-300mm coursed x lengths of between 150 - 300mm as Hardscape 'Kellen, Bianco and Bianco 630, breccia finish or similar
	S07 Surface type 7: Reinforced grass surface, Golpita by Geosynthetics or similar
	K01 Kerb type 1: Proposed kerb - Pre-cast concrete 255mm x 145mm x 915mm, saxon kerb laid flush on side as Marshalls or similar, 60mm upstand where (u) follows.
	E01 Edging type 1: Pre-cast concrete, 63mm x 155mm Natural buff conservation edging as Marshalls or similar
	E02 Edging type 2: Steel edging, Everedge classic, slate, by Everedge or similar
	TP1 Tactile Paving 1: Tactile Blister paving, 400x400x65, Textured Natural by Marshalls or similar
Street furniture and features	
	PS1 Parking signage 1: Bespoke 60x400x400 parking signage
	PS2 Parking signage 2: Bespoke 60x400x400 parking signage
	PS3 Parking signage 3: Bespoke 60x400x400 parking signage
	BT1 Bench type 1: Escofet Banco Sócrates 360 Black or similar
	BT2 Bench type 2: Escofet Banco Sócrates 240 Black or similar
	BT3 Bench type 3: Escofet Cubo Sócrates 60 Black or similar
	NP1 Natural Play Equipment 1: Informal features for imaginative natural play and incidental seating to include logs, boulders, trees, changes in level and lawn or similar
	B01 Bollard Type 1: Hardwood timber 1000mm 250mm x 250mm top section by woodscape or similar
	SS1 Sheffield stands 1: Sheffield stands by Falco or similar located in an area of S01 (Sureset 6mm, COLOUR, Resin bonded or similar)
	TG1 Tree grill type 1: Heavy duty pre-fabricated unit with paving finish. Paved top to match surrounding area, 'Castle' by Green Blue Urban or similar.
	PA1 Public art feature 1: Proposed bespoke public art feature
	IH1 Insect Hotels 1: Bespoke insect hotel in durable corten framework, to form habitat for insects and small amphibians.
Lighting	
	LT1 Lighting type 1: Tapered column with adjustable luminaires, Sulex Candelabra Olivio Medio LED Triple or similar
Boundary Treatment	
	RT1 Railing type 1: Proposed bespoke 2400mm x 1100mm steel railing, rail and circular galvanised bar construction, painted PAL 7201, with 50mm circular hardwood timber handrail or similar.
Structures	
	FS1 Floating Structure 1: New location of existing pontoon with potential extensions. Existing Jetty to be extended incorporating new access points
	FS2 Floating Structure 2: Modular floating rafts, "Floating Riverbanks" by Biomatrix Water or similar.
	BS1 Bridge Structure 1: Proposed footbridge to WWM Architects specification. (see notes)
	BN1 Bin Store 1: Proposed store for Boater's bins. Store to A&M's specification.

Hard landscape detail areas



car court precedence



waterside amenity spacea precedence

6.14.4 Hard materials palette 4: car court

Kerb

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

Edge/ trim

- Edging: 63mm wide precast concrete edging at hard landscape / facade planting interface, light grey colour laid flush, butt joints to corners. - 'Conservation kerb' in silver grey by Marshalls or similar.

Carriageway

- Shared Surface: Granitic concrete setts/large module, laid in a stretcher bond. 80mm depth x 300mm coursed x lengths of between 150 - 300mm as Hardscape 'Kellen, Bianco and Bianco 630, breccia finish'

6.14.5 Hard materials palette 5: waterside amenity spaces

Paddock Link space

Edge/ trim

- Edging: Interface between paving material and planting areas, steel edging. Everedge classic, slate, by Everedge or similar.

Footway

- Setts: Granitic concrete setts/small module, laid in a stretcher bond. 60mm x mixture of module sizes, as Hardscape 'Kellen, Tagenta B,C,D and E, ratios dependent on location, breccia finish

Other

- Seating area/ maintenance parking area: Granitic concrete setts/small module, laid in a stretcher bond. 60mm depth x 300mm coursed x lengths of 150mm as Hardscape 'Kellen, Nemaro Argento, breccia finish.

one Play space

Edge/ trim

- Edging: Interface between paving material and planting areas, steel edging. Everedge classic, slate, by Everedge or similar.

Other

- Play Surface: Self binding footpath gravel, gold colour by CEDEC
- Entrance path: Granitic concrete setts/large module, laid in a stretcher bond. 60mm depth x 300mm coursed x lengths of between 150 - 300mm as Hardscape 'Kellen, Bianco and Bianco 630, breccia finish'



street furniture precedence palette

6.14.6 Street furniture

Street Furniture Materials Palettes

The landscape masterplan has been assigned a site-wide street furniture materials palette.

(1) Seating

- Bespoke Timber Seating: in special locations - min 125mm thick section FSC certified durable hardwood top with brushed stainless steel legs, root fixed to concrete foundation.
- Robust timber and steel seating as part of coordinated range of street furniture by Escofet or similar, root fixed to concrete foundation.
- Robust concrete seating as part of coordinated range of street furniture by Escofet or similar,
- Incidental Seating: to be encouraged on steps, bollards etc.

(2) Lighting

- Aluminium Columns: Simple tapered aluminium columns up to 6m ht, discrete luminaires and LED white light source, closely shrouded to avoid light spillage to surrounding areas. Close textured transparent paint applied as protective coating.
- Lighting bollards: Simple brushed steel/ aluminium columns, discrete luminaires and LED white light source.

(3) Litter Bins

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

(4) Boundary Treatments

- Balustrades: Steel railings 1100mm ht to edge of river - bespoke flat and circular horizontal bar construction, galvanised and painted RAL 7021, raked to discourage climbing. Hardwood timber handrail to top, angled to allow leaning.
- Waterside Fencing: Weldmesh fence 1100mm ht V-mesh with timber posts coordinated pedestrian and vehicle gates.

(5) Cycle Storage

- Cycle Stands: Brushed steel 'Sheffield' cycle stands.

(6) Access Controls

- Bollards: Timber 1000mm ht nominal 250 x 250mm square section with flat top by Woodscape or similar.
- Marker Posts: 400mm tall green oak marker posts, nominal 200 x 200mm square section with flat top by Woodscape or similar

(7) Incidental objects

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



Fastigate Oak (*Quercus* 'Koster')



Alder (*Alnus glutinosa*)



White Willow (*Salix alba*)



London Plane (*Platanus x hispanica*)



Birch (*Betula pendula*)



Pear (*Pyrus communis*)



Hornbeam (*Carpinus* spp)



Groundcover



Climbing / Screening Plants

Grass groundcover



Aquatic planting : Floating reed bed winter (l) and summer (r)

6.15.2 Soft landscape materials palettes

1: Wharfside

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

Tree Species to include:

- Platanus x hispanica
- Alnus glutinosa
- Salix spp.

Typical hedge species to include:

- Buxus sempervirens
- Carpinus betulus
- Fagus sylvatica

Other species to include:

- Dryopteris
- Geranium
- Hedera

2: Courtyard and Parkside

Medium scale tree planting, hedging and groundcover allowing for varied planting conditions. Species height to allow for vehicle visibility requirements

Tree Species to include :

- Carpinus betulus
- Quercus "Koster"
- Alnus glutinosa
- Salix spp.

Typical hedge species to include:

- Buxus sempervirens
- Carpinus betulus
- Fagus sylvatica

Other species to include:

- Dryopteris
- Geranium
- Hedera
- Carex
- Cornus

3: Waterside Edge (Riverside)

Biodiverse native grasses and forbs, providing rich habitat for wildlife. Block planted grasses, wildflower ground cover with through planting of seasonal bulbs. Planted in bankside margins frontages.

Typical species to include:

- Grasses eg Festuca / Phleum
- Wildflowers eg Leucanthemum
- Groundcover eg Geranium / Dryopteris
- Bulbs eg Hyacinthoides

4: Waterside Edge (Navigation)

Biodiverse native marginal and aquatic plants, providing rich habitat for wildlife. Planted in floating bio-matrix.

Typical species to include:

- Lythrum / Iris / Mentha / Caltha

5: Natural

Natural species to provide visual backdrop to public spaces within courtyard and car courts.

Typical species to include:

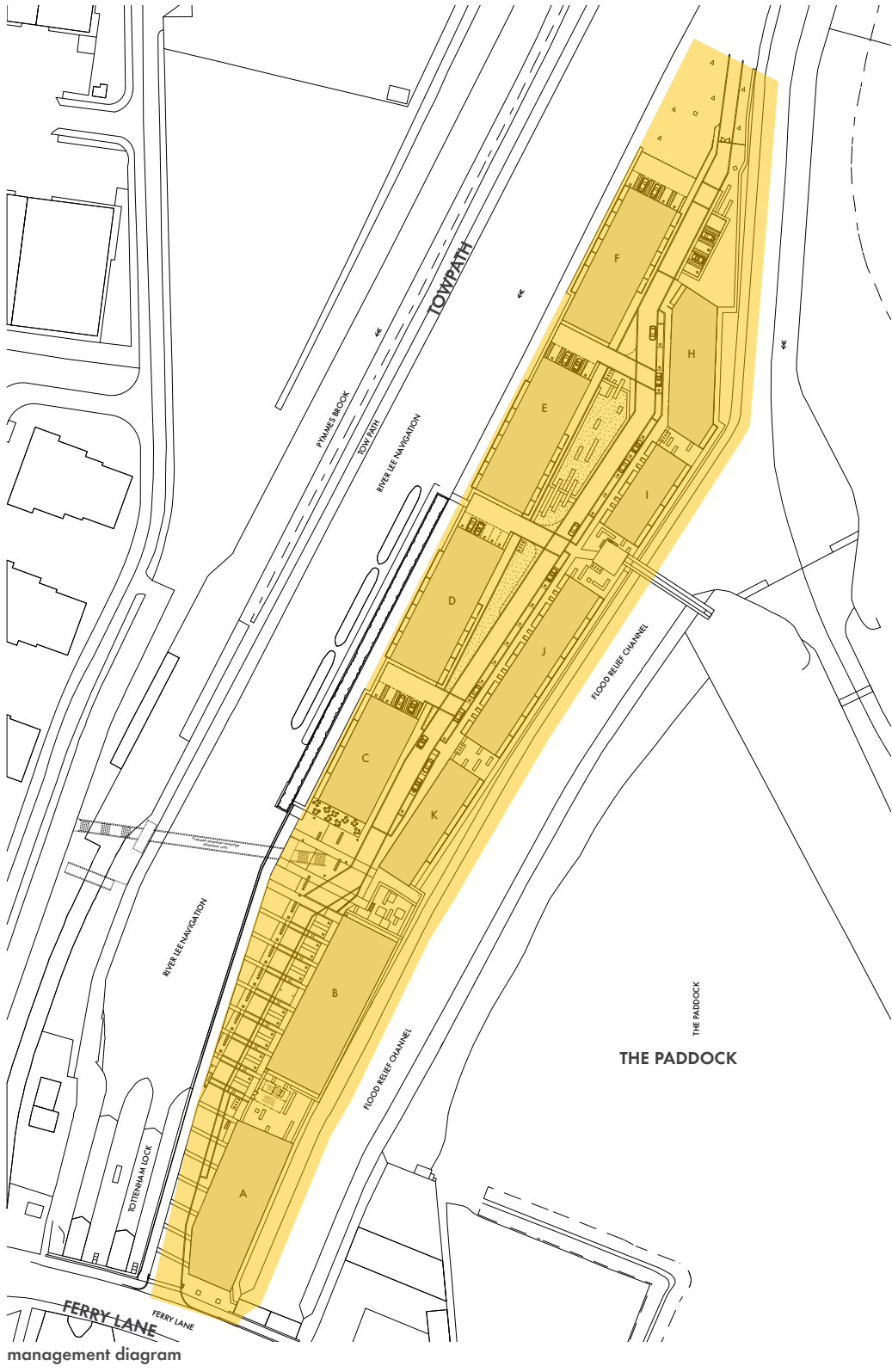
- Cornus
- Corylus
- Viburnum

6: Screening

Climbing plants to provide a vertical green backdrop as a robust cover for screening structures and boundaries.

Typical species to include:

- Hedera
- Lonicera



■ extents of management area

management diagram

6.16 LANDSCAPE MANAGEMENT

The Hale Wharf site will be managed and maintained by a private management company, on behalf of the owners of the site; this will be paid for by charges made to residents and tenants.