[2.3] LANDSCAPE ELEMENTS - WATER FEATURE PROPOSALS

- Reflective quality
- Stone plinth with different textural surfaces finishes
- Overspill/active edge
- Sculptural trees
- Subtle edge detailing
2.3 Landscape elements - Water feature design

The water feature is designed to be both a reflective and active water element. The ‘table top’ will have a thin layer of water capturing the light from the sky above. The colourful and textural stems of the cornelian cherry trees emerging from the stone surface around it will form a playful contrast. Where the pool kisses the outer edge of the plinth the sides of the feature will be textured to active the water and create ‘white noise’. The bottom grilled collection pool, flush with the ground level will have bubblers to create active water noise.

Water is fed into the feature through inlet points incorporated within the stone surface of the table top. In the lower pool the water outlets will be located at regular intervals. A pump room will be accommodated adjacent to the water feature within the stone plinth area.

It is proposed that the raised water feature will be designed in a way that creates optimum growing conditions for the selected trees located within the plinth around it. The height of the feature can be set to achieve an appropriate soil volume. Root directors, an automated irrigation system and load bearing soil will promote tree health and longevity.
[2.4] LANDSCAPE ELEMENTS - BRONZE POTS
2.4 Landscape elements-bronze pots

Bespoke bronze pots are proposed throughout the scheme. These pots provide additional opportunities to green the spaces and provide vertical accent. The pots will be planted with a range of plant material depending on location, from grasses and ferns to clipped hedging and small multi-stemmed trees.

The small tree species proposed for individual pots have been selected to thrive within the space limitations. The pots themselves are designed as ridged structures. On-going and long term maintenance and management of the planting will include review and replacement if necessary.

Within the central courtyard and mews the pots demark residential entrances. On the High Street they provide an element of informal division and privacy between café tables and the public thoroughfare. The pots are not fixed and can be moved with mechanical lifting equipment.
2.5 LANDSCAPE ELEMENTS - SPECIAL PAVING

[1] Art deco cornice/ decorative moulding on the Odeon building
[2] Simplified pattern as metal inserts in the ground plane
[3] Metal inserts act as aeration + irrigation to tree roots

Functional inlays - aeration and irrigation to tree roots
2.5 Landscape elements-special paving

Bronze inlays aligned the paving pattern are proposed as an elegant demarcation solution between public and private ownership replacing the existing stainless steel inlay. These inlays would have an engraved and textured finish to create an anti-slip surface. The pattern could be developed in collaboration with an artist and for example could reflect the building architecture, the frieze pattern to the cinema facade or tell a story of past uses. The metal could be perforated to incorporate an irrigation and aeration system providing air and water to the roots of the existing mature London Plane trees; this would be developed in collaboration with tree establishment specialist. The inlays would add a distinctive quality to the forecourt space and continue with the language used throughout the site of bronzed elements such as pots, planters and inlays into the ground.
LANDSCAPE ELEMENTS - DECORATIVE SCREENS

[Clematis montana /rambling roses /wisteria - climbing plants on walls and screens]
Cast or laser cut metal interlocking screens are proposed to provide vertical emphasis and a green façade to the end of the Mews and within both sunken Townhouse (7 & 8) gardens. The form is a reference to the folding of the cinema curtains. The screens could be planted with selected self-clinging climbers that provide seasonal interest.
2.7 Landscape Lighting

Key to the lighting strategy is to create a public realm which is compliant with regulations and lux levels. The proposed lighting is designed to be well distributed, illuminating routes and key features. Street lighting will be the adoptable highways lighting within the borough namely the ‘Geo’ Street lighting column.

The overall lighting for the site is to be achieved from a variety of sources which include feature lighting to trees and planters, undercroft lighting from buildings were they form roofs for pedestrian and vehicular passage and wall wash lighting. The aim is to provide safely lit routes throughout the site combined with atmospheric lighting to key areas.

The proposed solutions aim to ensure that the site is safe with particular emphasis provided at changes in level and direction, transitions into and from each space within the site relative to adjacent surroundings.

A key consideration in the development of the lighting proposals is to maintain as much ‘openness’ as possible, minimise visual clutter, enabling views throughout the site.

The above objectives are encompassed within the following key lighting proposals;

Circulation Lighting; Wall lighting to the western boundary wall will provide pathway definition and distinct illumination will be provided at specific locations such as the gated entrance area off the High Street. The lights should provide suitable lux levels for road lighting.

Feature Lighting; The water feature and screens are playfully illuminated with in conjunction with a potential art installation. Up lighting to selected trees within hard surfaces will add additional levels of light.

Step lighting; Lighting to step faces within the rear townhouse gardens to clearly delineate level changes.

Garden lighting; In ground up lighting to feature trees in combination with low level lighting delineating main paved areas,

Integrated lighting; Integrated lighting to raised planters where they form and edge to a building entrance. Concealed and integrated and step handrails from the mews to Block 1.

Street lighting; Building accent lighting should be used to provide ambient light within spaces. This will be achieved through careful placement of light fixtures.

All of the luminaires include anti-glare/beam control accessories. Fittings will be specially aimed down to minimise upward light spill.
[2.7] **LANDSCAPE LIGHTING**

**[Lighting Existing- spacing varies]**

The existing light column partially blocks sight lines to the incoming buses.

**[Lighting Proposed @ 26.2m centers]**
The existing RBKC light columns are from the Geo Street Lighting range by Woodhouse. On the High Street frontage they are a cladded stepped column design with a rear mounted lamp for pathway illumination. The columns are currently located at between 24-28metre centres. One of the columns is located in front of Bus Stop X partially blocking sightlines to incoming busses. It is proposed that this column is relocated to the west of the bus stop improving site lines for pedestrians.
[2.8] PLAY STRATEGY

[view of the mews 0-5 year old play space]

0-5 year Play space [150m²]

1. Linear paving elements as lines to run along + balance along
2. Circular paving inserts used as 2D stepping stones
3. Use of bands of hedges [as used in the lower mews area] to form small 'rooms' for creative roll play
4. Change of surface to compacted or bound gravel
5. Raised stepping stones in a gravel surface
6. Clear access maintained for deliveries + fire
7. Stepping stone through robust ground cover planting
8. Linear seats / platforms for sitting / balancing + climbing
2.6 Play strategy

There is generally a good network of open space and structured play in the local area. Holland Park play areas offer a range of play for assorted ages and is 0.4 miles or 7 minutes’ walk from the development. In addition, The Diana Princess of Wales Memorial Playground in Kensington Gardens is 1.1 miles or 21 minutes’ walk. The new development aims to increase connectivity to Holland Park open space by way of an improved crossing point and direct route to the play spaces. These areas will however remain inaccessible to the under 5 age group.

The proposed landscape is structured by a public streetscape, semi-private residential courtyards and private residential gardens. All public realm spaces are fully accessible providing level access and are DDA compliant. The overall design aspiration for the scheme is to make the public realm child friendly through the provision of well located, well designed spaces that are accessible. Pedestrian priority in the public realm is a key driver in the design and there are informal opportunities for ‘playable’ and ‘social’ space throughout the landscape and creative play is encouraged through the incorporation of a number of different elements within these spaces as outlined below:

**Kensington High Street:**

A social space with access to public art work.

**Semi-private courtyard and mews:**

Opportunities to play within a safe and enclosed designed landscape which offers informal oversight from residential buildings. These areas are located away from the busy High Street and will offer a range of play experiences. The spaces will allow for children of different ages and disabilities to play together. Play will be non-prescriptive and will incorporate simple elements such as changes textures within the paving, tactile engraving in the form of metal inlay art work and water related play in relation to the central water feature. References to the site’s historical past as the Odeon Cinema will be translated into landscape features and artwork for children to enjoy. Raised planters and low boundary walls will offer seating and climbing opportunities. Low hedging will contain the space and is combined with herbaceous planting to provide a range of sensory experiences, visually through seasonal interest provided, and physically through the range of textures of different plants and their scents. There are spaces for quiet contemplation as well as open space to play, creating a range of experiences for children to enjoy.

A dedicated play space for 0-5 year olds will be located in the Mews occupying an area of approximately 150 m². This space will provide non-prescriptive interactive elements which encourage role play and physical activity. The palette employed in this space is in keeping with the overall design language for the scheme.
ART STRATEGY

[1] Way finding artwork in the form of lighting installations

[2] Laser cut decorative metalwork (pattern and form being an art project)

[3] Inscribed metal inlays

[4] Artwork incorporated into the stone plinth of the water feature

[5] Light installation incorporated into the building architecture at cinema entrances.

[Art Strategy Plan]
2.8 Art strategy

Public art should be integrated into the design to add local distinctiveness as well as giving added value to The Kensington development. Collaboration between and art consultant and the design team at an early stage should ensure that art is fully embedded in the scheme. The following ideas and ambitions are to be introduced as a means to developing an overall art strategy brief for the site;

The aspiration is for a sequence of physical interventions which vary in scale, such as light at cinema entrances or textural markings within the floorscape on Kensington High Street which make reference to past uses. The interventions should be both permanent and temporary and have a long term outlook.

Below is a list of a number of historical and contextual references which may be considered as possible themes for art;

The Odeon Cinema - The art deco 1920’s designed cinema references such as omate detailing and patterns both external on the facade and internally could be reflected in the paving pattern on the forecourt.

Connectivity of space - The key spaces within the development area are linked together by a series of passageways. The connection, flow and way finding between spaces could be explored through the use of light, pattern or form.

The future relationship with the Design Museum - The location of the design museum on the doorstep of the development provides an opportunity for art and collaboration.

There are a number of settings where art can be accommodated these are identified below;

The front forecourt - The proposed metal inlays within the large format yorkstone paving could be engraved or perforated with artwork with historic references.

Bespoke elements of furniture could be included in the landscape such as carvings in the stone surface of the raised water feature and plinth.

The mews - The form and pattern of the decorative screens could make historical references to the cinema building.
[3.0] EXISTING + PROPOSED TREES

- **T1**: London Plane
- **T2**: London Plane
- **T3**: Tree of Heaven
- **T4**: Sycamore
- **T5**: Ornamental Plane

[Existing Trees]
3.0 Existing/proposed trees

3.1 Existing trees

There are three existing trees within the redline boundary and two on the external edges of the site the species mix as listed below:

- T1 London Plane
- T2 London Plane
- T3 Tree of Heaven
- T4 Sycamore
- T5 Ornamental Plane
- T RZ Tree root zone for T1 and T2

A detailed tree survey has been carried out by DPA Arboricultural Consultants.

The two mature London Plane trees on Kensington High Street which frame the view to the development and dominate the streetscape are categorised as trees of high quality (class A) and third Ornamental Plane on the High street to the eastern side of the existing cinema building is young and is categorised as a tree of moderate quality (class B). All of the above mentioned trees situated both in and adjacent to the site are to be retained and will be fully protected during the construction phase of the works in accordance with the arboricultural consultant’s method statement and recommendations.

DPA have recommended that the existing hard surfaces within the root protection areas for T1 & T2 are not to be removed and replaced until all major construction works have been completed at the site. The removal and replacement of these hard surfaces will be in accordance with the requirements of BS 5837:2012. The new surface created in the T1 and T2 root zones should be an improvement in terms of irrigation and aeration to the tree root zones. Ideas for this can be achieved can be found in section 2.1 of this report.

3.2 Proposed tree planting + schedule

The new proposals as indicated on the drawing and schedule below will substantially increase the number of trees within the area. Fifteen small and medium sized ornamental trees are proposed. Species are listed below;

- Acer palmatum dissectum ‘Viridis’
- Acer palmatum dissectum ‘Seiryu’
- Acer griseum
- Acer tegmentosum ‘White Tigress’
- Amelanchier ‘Snowflakes’
- Carpinus betulus (pleached/espaliered)
- Prunus Mackii
- Betula utilis ‘Moonbeam’
- Prunus maackii
For the entire maintenance period the contractor is to provide a monthly maintenance report stating a record of maintenance operations carried out and highlighting any maintenance issues arising during the previous month.

### SUMMARY OF ANNUAL OPERATIONS

#### SOFT LANDSCAPE

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Operation</th>
<th>Number of Operations per Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>TREES, SHRUBS, HERBACEOUS PLANTING AND CLIMBERS</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Watering</td>
<td>All plant material= manual as required</td>
</tr>
<tr>
<td></td>
<td>Inspection for pests /disease</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>Maintaining loose mulch</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Fertilise</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Minor works, pruning, leaf, cut-back and dead material removal</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>Re-firming after strong winds, frost heave and other disturbances</td>
<td>as required</td>
</tr>
<tr>
<td></td>
<td>Weed control / hand weeding</td>
<td>24</td>
</tr>
<tr>
<td></td>
<td>Reinstatement of damaged trees, plants</td>
<td>as required</td>
</tr>
<tr>
<td></td>
<td>Checking underground guys</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Mulching and forking around base of trees (avoid damaging bulbs)</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>HEDGES</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Trimming</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>HERBACEOUS PLANTING</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minor works, pruning, leaf, cut-back and dead material removal</td>
<td>8</td>
</tr>
<tr>
<td>4</td>
<td>CLIMBING PLANTING</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Secure new growth to climbing wires /structure</td>
<td>2</td>
</tr>
</tbody>
</table>

* New plantings will require manual watering during the establishment period of the plants and will also require additional manual watering during any periods of abnormal drought.
### Summary of Annual Operations

#### Hard Landscape

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Operation</th>
<th>Number of Operations per Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Natural stone paving</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Weeding</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>Sweeping/washing down</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td>Mechanical cleaning</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>Repairs and Replacement</td>
<td>as instructed</td>
</tr>
<tr>
<td>2</td>
<td>Gravel (loose) pathways</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Weeding</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>Washing down</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td>Repairs and Replacement</td>
<td>as instructed</td>
</tr>
<tr>
<td>3</td>
<td>Steps, Walls and Edges</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sweeping/washing down</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td>Mechanical cleaning</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Repairs and Replacement</td>
<td>as instructed</td>
</tr>
<tr>
<td>4</td>
<td>Lighting</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Check distribution box/timer</td>
<td>as required</td>
</tr>
<tr>
<td></td>
<td>Cleaning</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lamp replacement</td>
<td>as required</td>
</tr>
<tr>
<td></td>
<td>Repairs &amp; Replacement</td>
<td>as instructed</td>
</tr>
<tr>
<td>5</td>
<td>Seats, pots and screens</td>
<td></td>
</tr>
</tbody>
</table>

#### Other Operations

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Operation</th>
<th>No. of Operations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Snow - Removal and de-icing of paths</td>
<td>Within 24 hours</td>
</tr>
<tr>
<td>3</td>
<td>Storm Damage - Removal of damaged material</td>
<td>Within 24 hours</td>
</tr>
<tr>
<td>4</td>
<td>Graffiti - General removal</td>
<td>Within 24 hours</td>
</tr>
<tr>
<td>5</td>
<td>Pest control - Baiting and Removal</td>
<td>As required</td>
</tr>
<tr>
<td>7</td>
<td>Chewing gum - Removal</td>
<td>As instructed</td>
</tr>
</tbody>
</table>

### 4.0 Landscape Maintenance Strategy

#### 4.1 Maintenance Statement/Schedule

The maintenance of the Kensington development will be privately managed by a maintenance team company appointed by the client. An outline schedule of works indicates the anticipated level of management and maintenance.

The aim of the landscape management plan is to ensure that the quality of the landscape is both sustained and maintained to a high quality.

The landscape proposals comprise:

- Paving and kerbs to footpaths and forecourt areas.
- Furniture including raised planters, pots, a water feature and lighting elements.
- Soft landscape to semi-private residential courtyards including, hedges, climbing plants, shrub and herbaceous.
- Herbaceous planting to rooftops.

In general all hard landscape surfaces should be maintained to ensure they are clean, safe and slip free. Street furniture should be fully operational at all times and retain its original appearance in terms of fixtures and finishes. All soft landscape should be allowed to mature to meet the design intent and thereafter maintained as such.
APPENDICIES
NOTES:
- ALL DIMENSIONS ARE IN MILLIMETRES
- DIMENSIONS TO BE CHECKED SHOWN
- DO NOT SCALE FROM DRAWING

MATERIALS:

SUPPLIERS:
- YORKSTONE

REVISION NOTES:

* PAVING DESIGNED TO ACCOMMODATE FOR OCCASIONAL VEHICLE OVERRUN
** BUILD-UP DEPTHS SUBJECT TO GROUND CONDITION SURVEY / ENGINEERING INPUT
MIN 220 MM DEPTH TYPE 1
GRANULAR SUB-BASE

100MM DEPTH C32/40 CONCRETE BASE

50MM DEPTH SAND / CEMENT MORTAR BED

200 MM X 300MM X 75MM DEPTH
SCOUTMOOR YORKSTONE SETTS FINISH DIAMOND SAWN

BUILD UP SUBJECT TO CIVIL ENGINEERS SPEC AND APPROVAL

TRANSFER SLAB WATERPROOFING BY OTHERS

6-8MM NON SPHERICAL LIGHTWEIGHT EXPANDED CLAY AGGREGATE
- DEPTH VARIES

30MM DEPTH DECK DRAINAGE BOARD AND WATERPROOFING SYSTEM

NOTES:
ALL DIMENSIONS ARE TO BE CHECKED WHERE
DO NOT SCALE FROM THE ORIGINAL

MATERIALS:

SUPPLIERS:
YORKSTONE PAVERS

REVISION NOTES:

* PAVING TO ACcommodate OCCASIONAL VEHICLE OVERTURN
** PAVING Laid ON TRANSFER SLAB
*** BUILD-UP DEPTHS SUBJECT TO GROUND CONDITION SURVEY / ENGINEERING INPUT
MULTISTEM TREE AS PER PLANTING SCHEDULE

50MM DEPTH FINE SAND/SYNTURF

DRAPE TRENCHER AND PER TREE, AND TIMBER FRAME 120 X 25 MM TO PROTECT ROOTBALL

ROCK MOUNTED IN TRENCHES OR CONCRETE

EARTH TRENCHES BY GREENLEAF

300MM DEPTH BAULDER INTENSIVE SUBSTRATE

BELOW GRADE UPLIFT AS PER SPECIAL BITS DETAIL

HOPE DRAINAGE BOARD AND FINISH BAULDER D50 OR EQUAL

BAULDER INTENSIVE SUBSTRATE

DEAD MANS ANCHORS, RAMMS KITS OF EQUAL AND SAME PROPORTIONS, EACH ROPE LOOPED THRUAR AND NOT MIN. 4 ANCHOR POINTS PER TREE

TREE ROOTBALL AREA TO BE FORMED BY NURSERY PRIOR TO PLANTING.

SECTION