
Naylor Street

Landscape - Design Strategy 17.543 / 001

Phase 01 (phase 2 included for context)

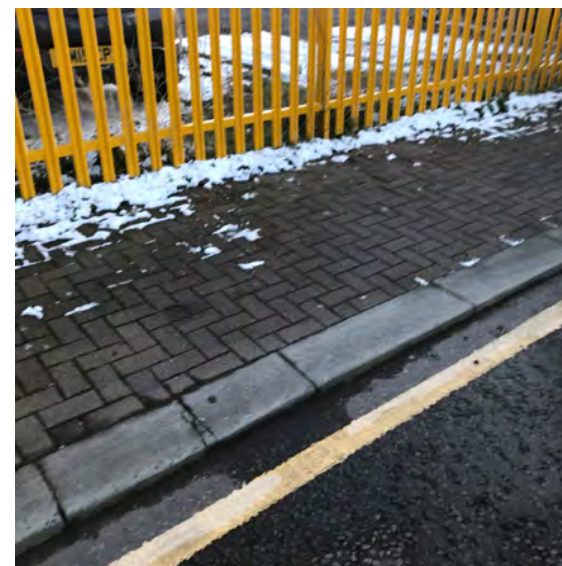
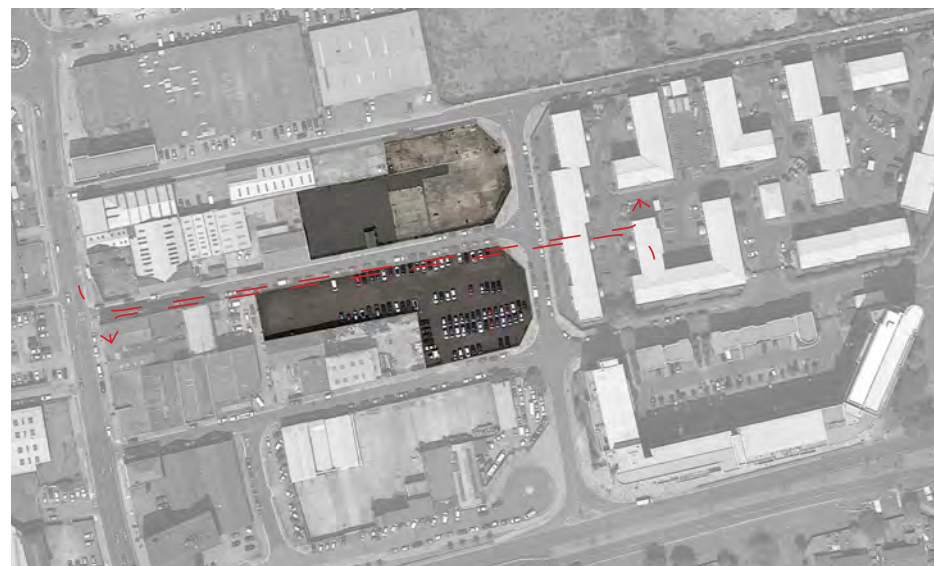
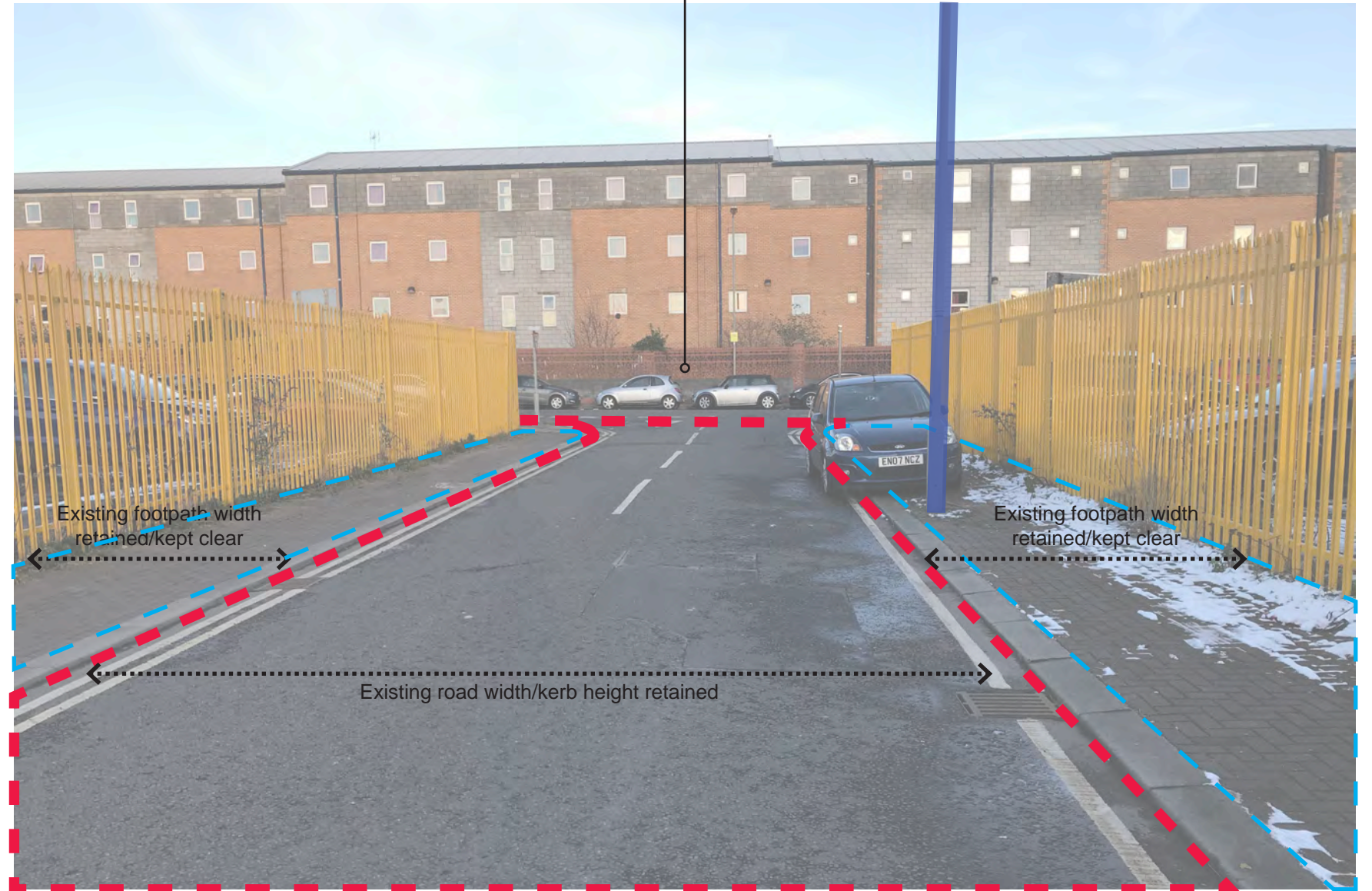


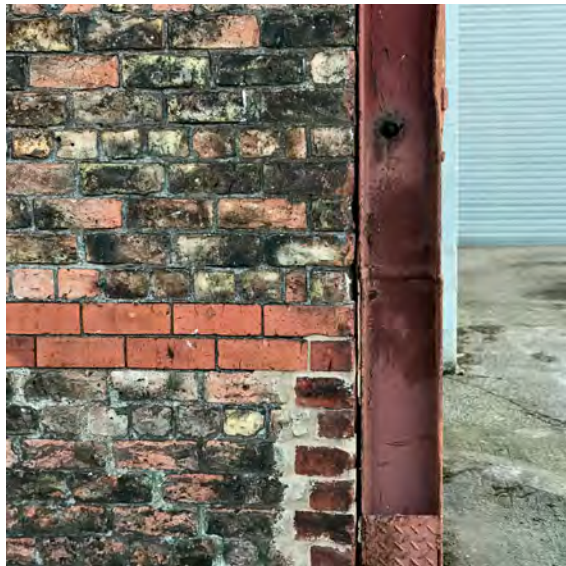
BCA Landscape

Opportunities/Constraints

- Retain width of existing carriageway in order to maintain current access to existing businesses and any possible future developments in the area.
- The existing site area has a very poor environmental quality (inc. surface parking, 2.1m high yellow railings and no trees or greenery).
- Retain existing clear footpaths/adoptable zone [replaced with new high quality clay paving].
- Retain kerb locations/heights/gully locations [replace with new stone kerbs].
- Lighting columns to be replaced along southern side of Oriel Street.
- There is an exciting opportunity here to help repair the urban grain and at the same time create a series of new public urban courts/squares that allow additional pedestrian access and linkages through the site.
- There is also a chance for this new development to have a positive environmental impact on the Pumpfields area, inc. the implementation of a sustainable urban drainage and the planting of over 100 trees.
- Opportunity to celebrate the historic industrial past of the surrounding area.

Existing boundary walls/fences on adjacent sites offer a blank frontage to the street.

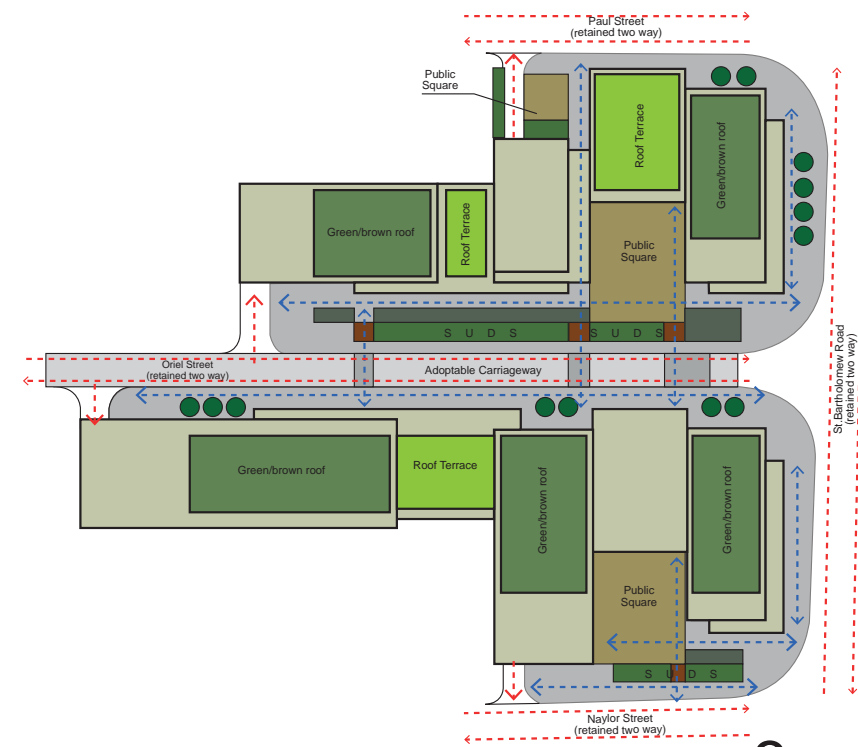




Pumpfields Strategic Area Analysis

The area currently surrounding the site consists of an interesting mix of industrial architecture, from 18th century brick buildings to 20th century concrete warehouses. However there are noticeable pockets of dereliction and a general lack of investment with a poor environmental backdrop. There is a real opportunity here to develop a unique urban design strategy that ties these varying architecture styles into a coherent story.

The wider strategic target is to help re-energise an area which has lost its way and bring back further prosperity, life and activity in the day and evenings.



Design intention diagram

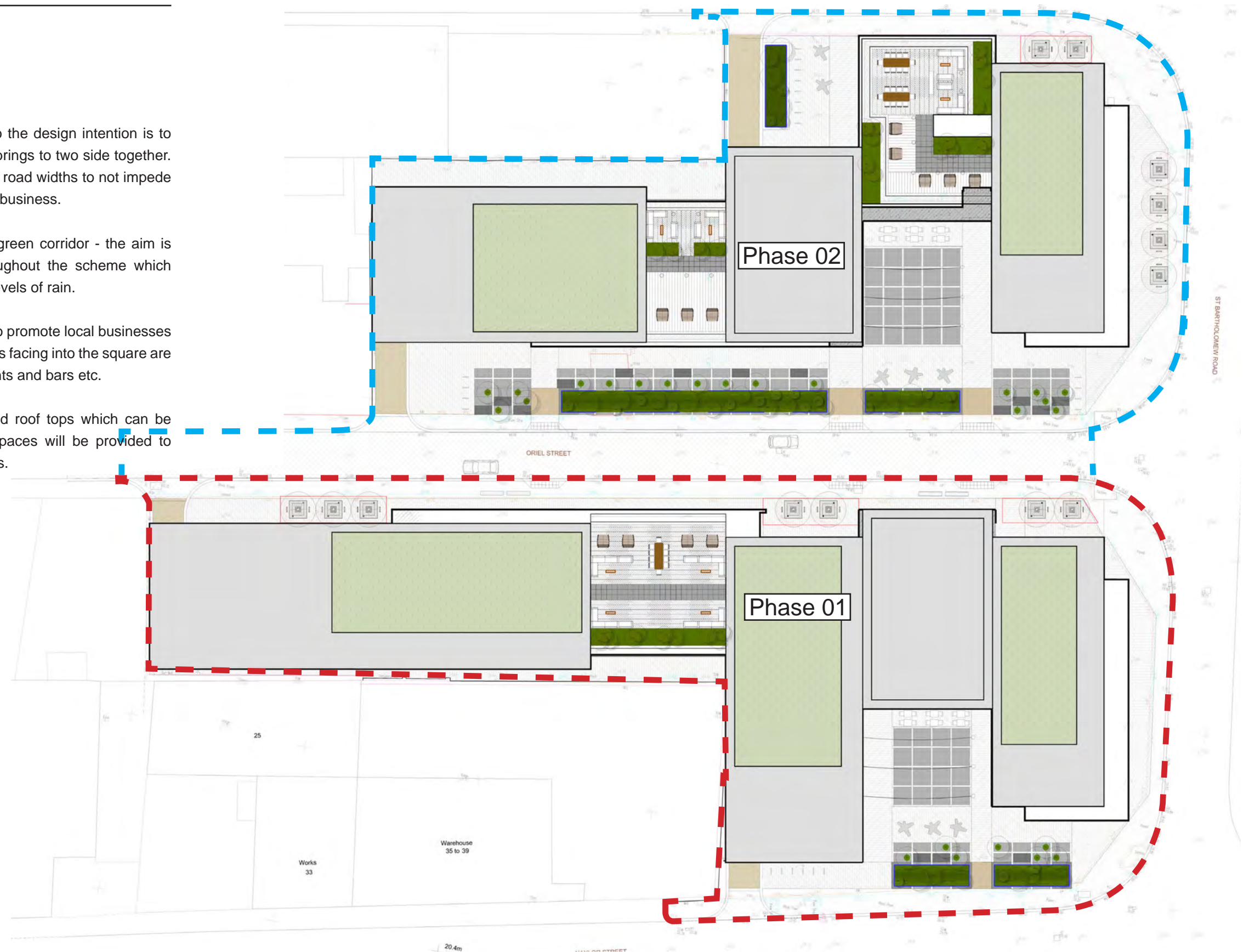
Masterplan

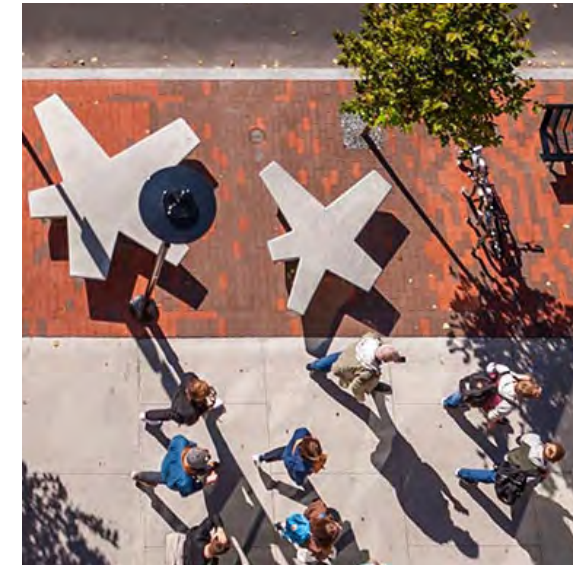
The site is split either side of Oriel Street so the design intention is to develop the landscape in such a way which brings the two sides together. A key design consideration is the retention of road widths to not impede on any site access for existing and new local business.

Trees will run along Oriel Street creating a green corridor - the aim is to create a sustainable drainage system throughout the scheme which mitigates the effects of water run off in high levels of rain.

New public courts will be created which aim to promote local businesses by creating a destination, the ground floor units facing into the square are earmarked for cafes, coffee shops, restaurants and bars etc.

Amenity terraces will be created on selected roof tops which can be accessed by local residents; a variety of spaces will be provided to extend the living zones into the external areas.





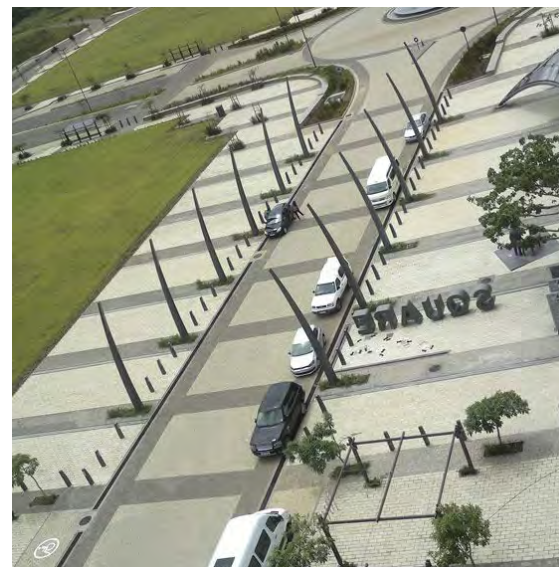
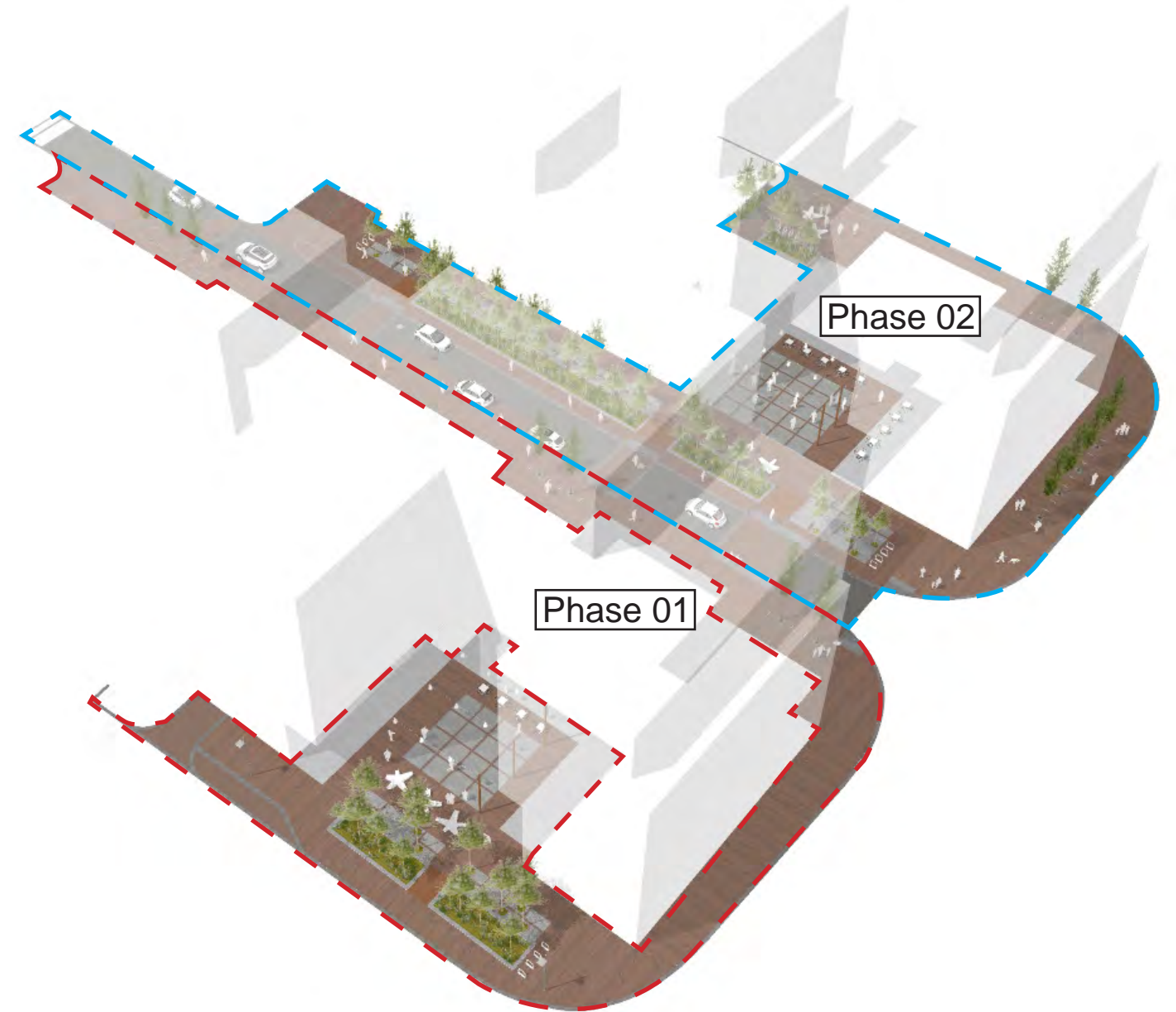
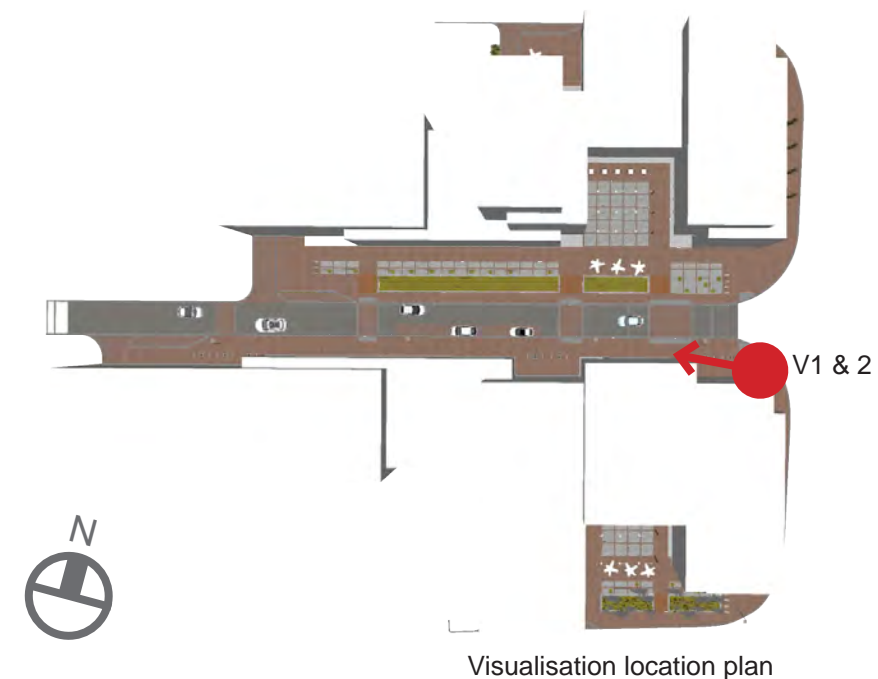
Oriel Street

Internal Street-scape:

Oriel Street runs through the centre of this development; therefore it is key to enhance into a coherent streetscape which helps join the two sides of the development.

It is key to retain all existing kerb lines and kerb radii as to not limit any current or future site access on surrounding businesses. All enhancements must be robust enough to withstand this through fare but at the same time take into consideration how this road will impact pedestrians. Currently the road is set down 60mm from the top of the kerb - we intend to retain this feature as it helps to reduce the dominance and feeling of a main road.

Along the road there will be crossing points to help connect the two sides of the development - a single use material throughout the site will further help create the feeling of a single development.



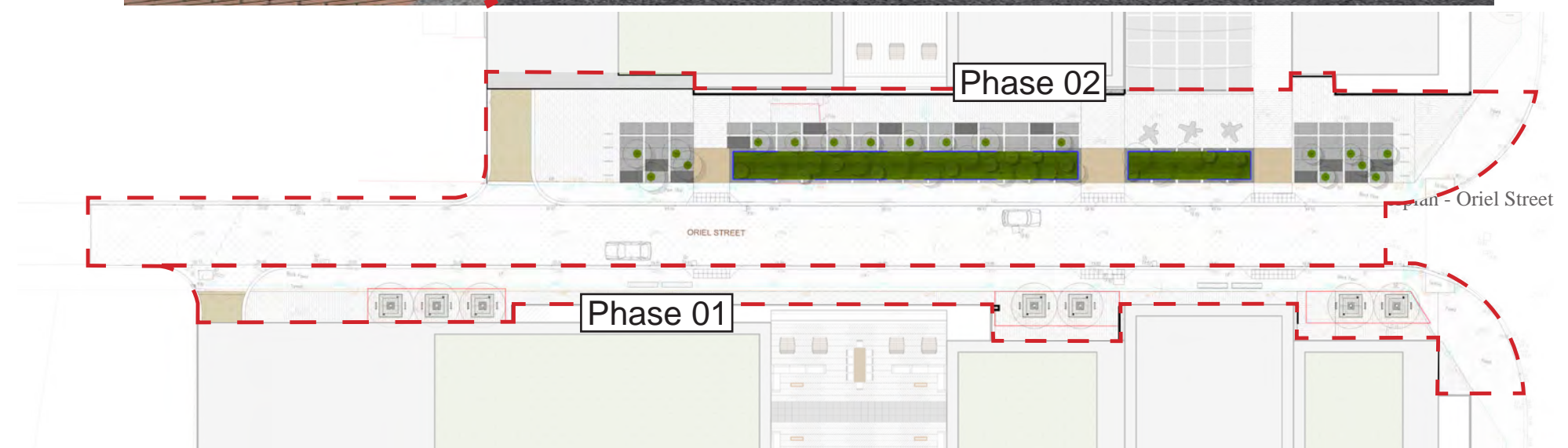
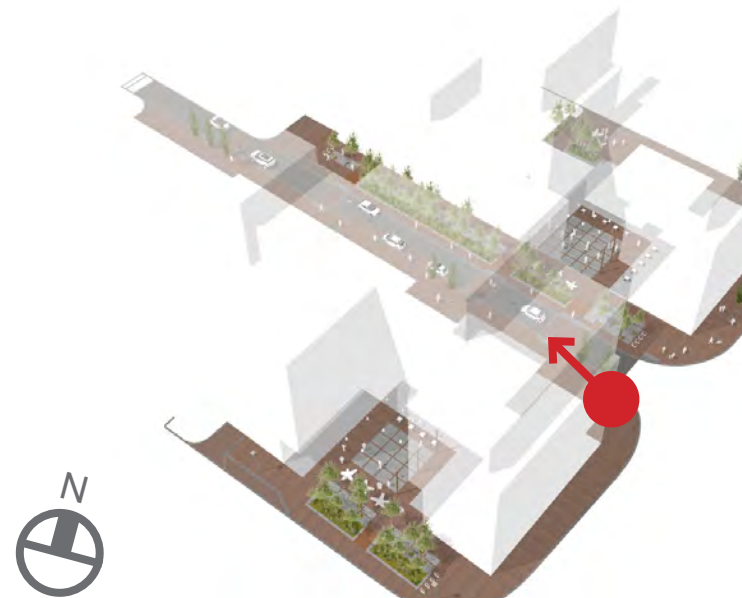


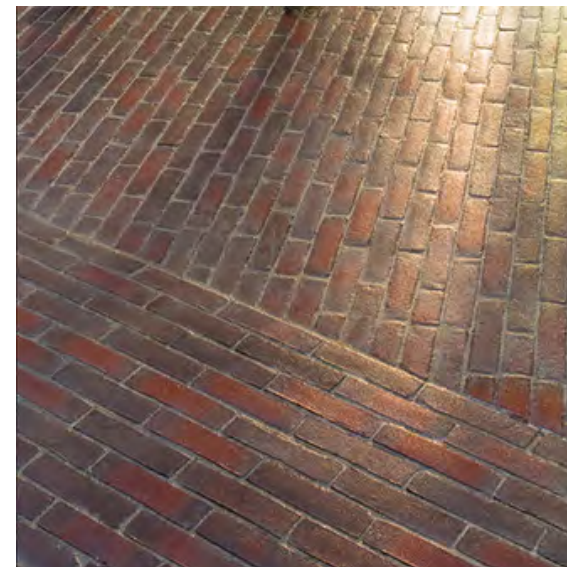
Oriel Street

A tree lined street:

Street trees will run the length of the street and will enhance what is currently a very hard space. Trees have many benefits on a streetscape:

- Makes for a more visually attractive space
- Helps create a unique destination
- Mitigates the effects of passing traffic; both through noise reduction and removal of harmful pollutants such as sulphur dioxide, nitrogen oxides and particulates, carbon monoxide, cadmium, nickel, and lead and improve air quality
- Improves local fauna
- Storm water management (SUDS)
- Independent studies have shown a consistent 5-15% increase in property values on tree lined streets, proving that trees increase commercial and residential real estate values
- Adverse wind speeds; Buildings increase wind speed as wind is forced to travel further around them. Trees significantly reduce wind speed up to a distance of 10 times their height.



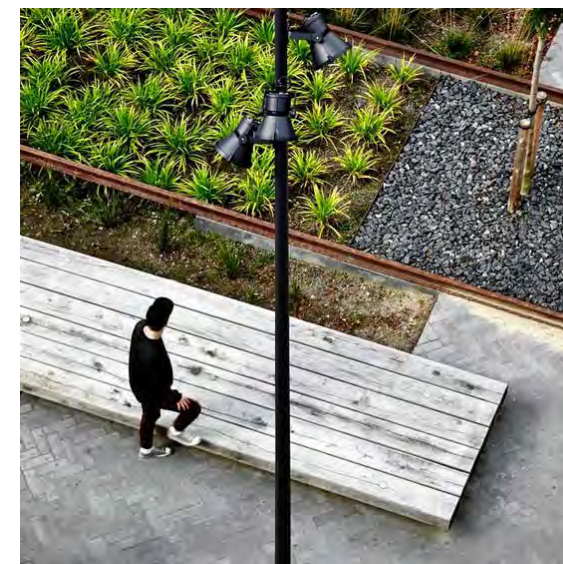
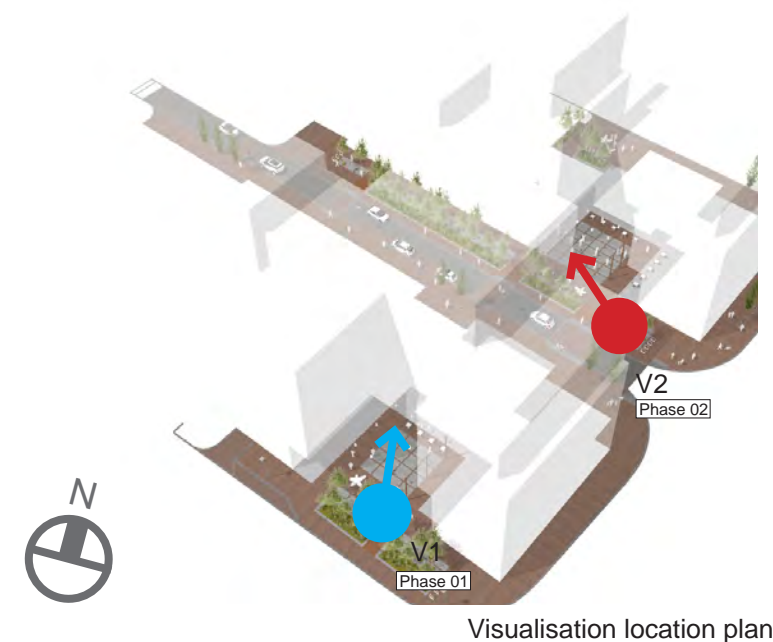


Public Courts

Creating a destination

To the North of Oriel Street and Naylor Street there will be two new public squares/courtyards which have ground floor activation with commercial units surrounding the space which have the potential for cafes, restaurants, bars or other suitable businesses to thrive.

There is a real opportunity to create a new destination; the intention is to blend the existing character of the surrounding area with the new contemporary architecture through the use of contemporary and traditional materials.



View looking North-West into public square off Oriel Street



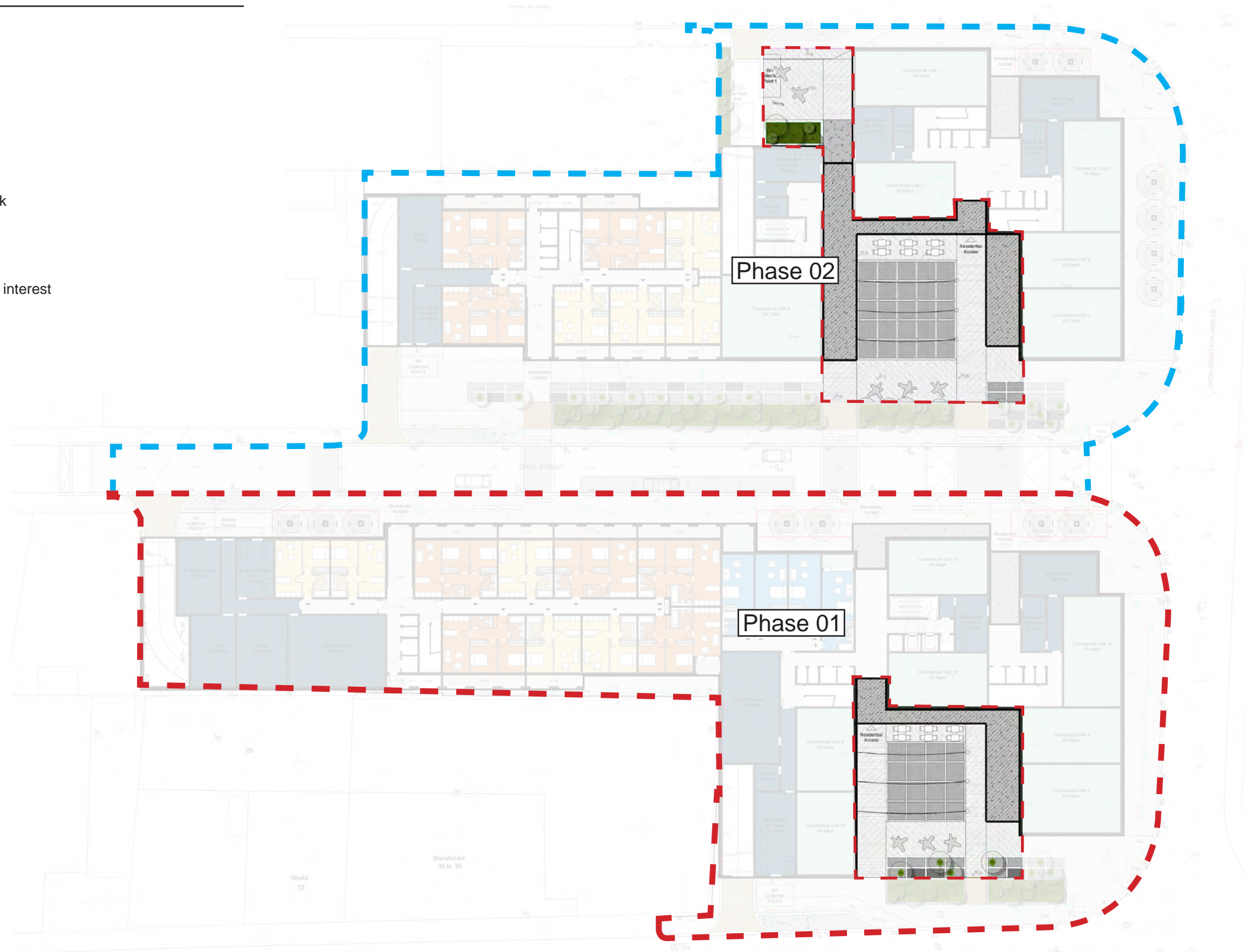
Phase 02

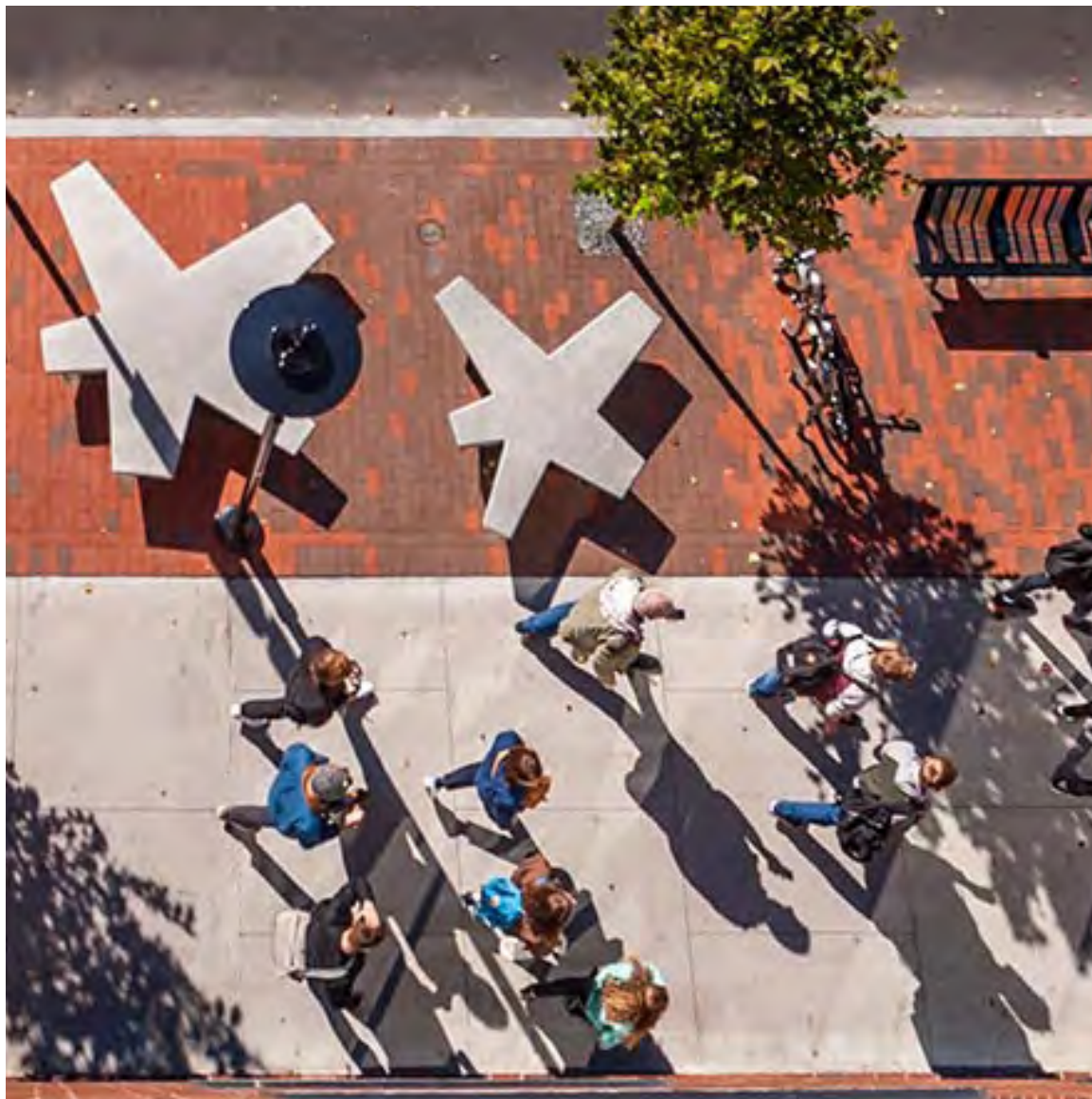
Aerial view looking North-West into public square off Oriol Street

Public Courts

Creating a destination

- Potential to enhance the area with artwork
- Recreating the classic 'public square'
- Improving ground floor activation through interest



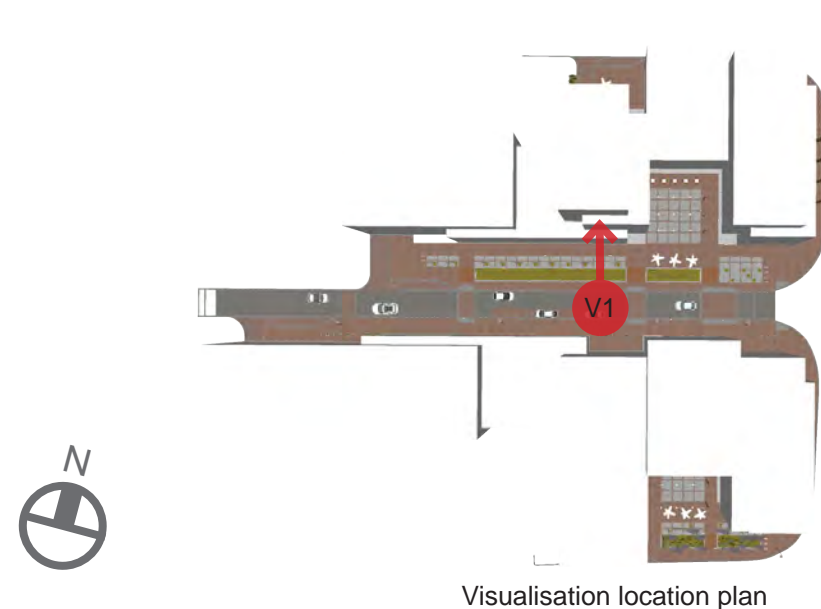


Water garden/SUDS

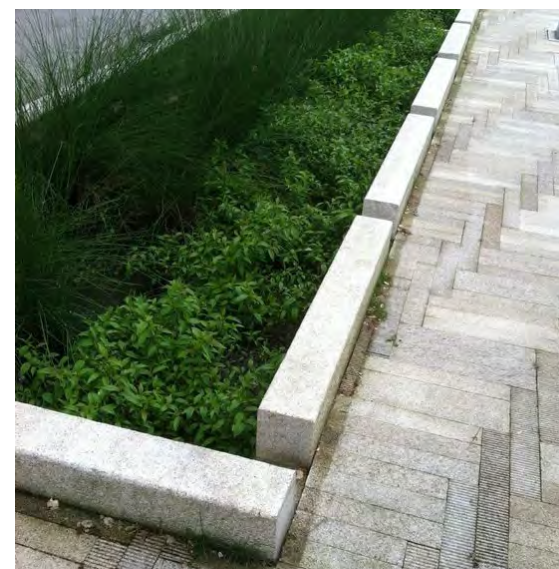
AIMS

The proposal is to utilise water runoff from the public squares and footpaths to enhance the planting zones which run the length of Oriel Street and smaller sections along Naylor Street and Paul Street. These planting zones will be part of a sustainable drainage system where excess water which would in a typical drainage system run directly into the drains will be held on site for a longer time period. During high levels of rain the peak flow of water runoff will be reduced; lessening the strain on the sewer system.

Water tolerant planting will be used to create site interest for both visitors/residents and local fauna. Planting of this nature is low maintenance and can be very attractive - opportunities to use a variety of native plants/trees.



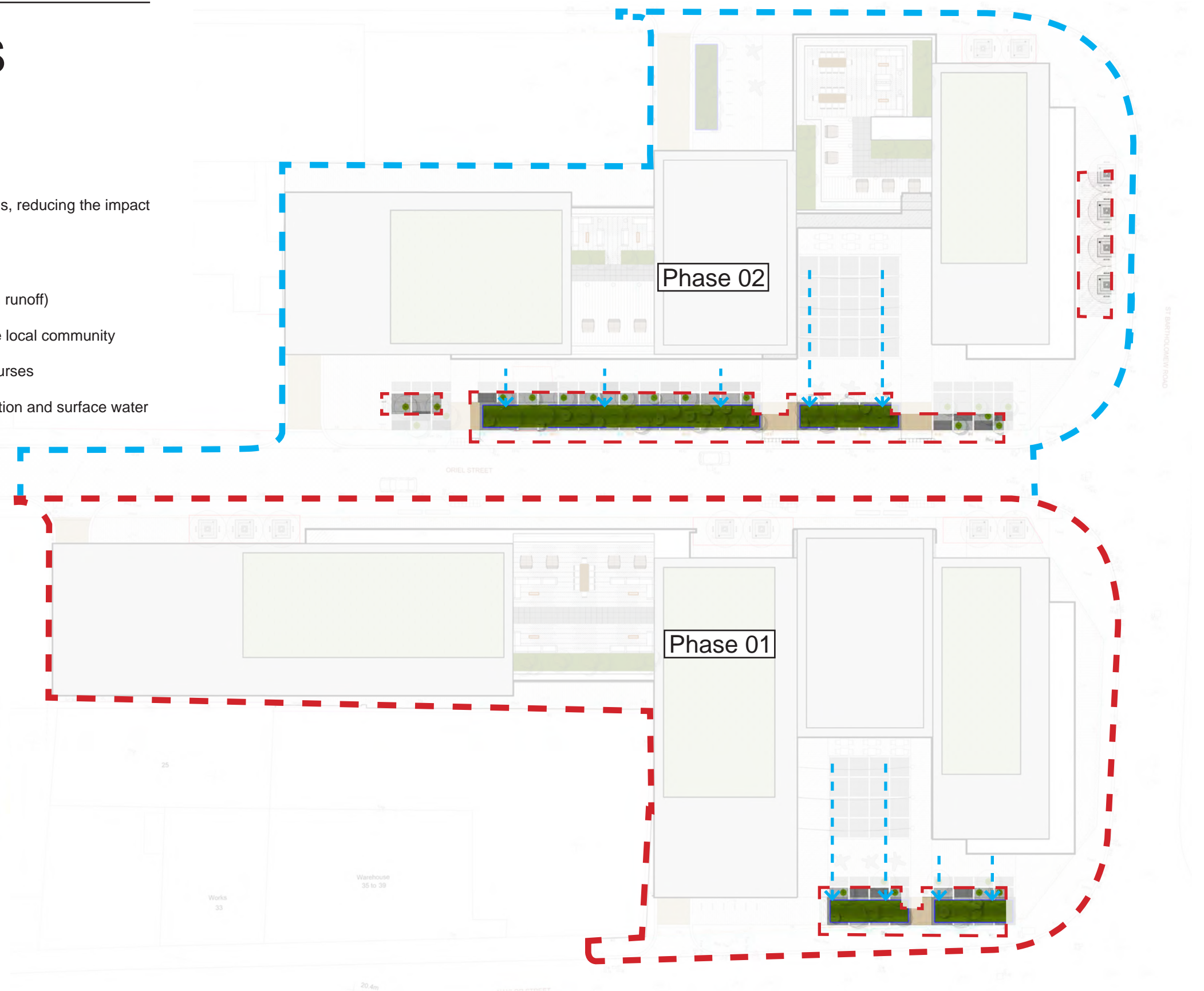
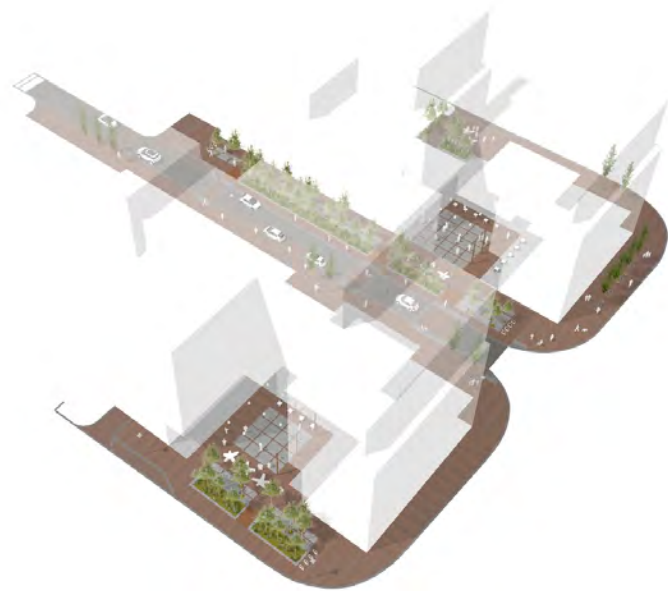
Visualisation location plan

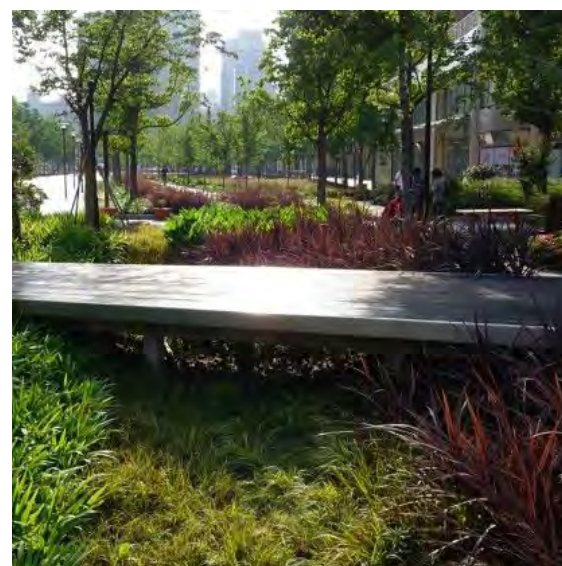


Water garden/SUDS

Benefits of SUDS:

- Manage runoff volumes and flow rates from hard surfaces, reducing the impact of urbanisation on flooding
- Provide opportunities for using runoff where it falls
- Protect or enhance water quality (reducing pollution from runoff)
- Are sympathetic to the environment and the needs of the local community
- Provide an attractive habitat for wildlife in urban watercourses
- Provide opportunities for evapotranspiration from vegetation and surface water
- Encourage natural groundwater/aquifer recharge
- Create better places to live, work and play.





View looking South from the public square off Oriel Street

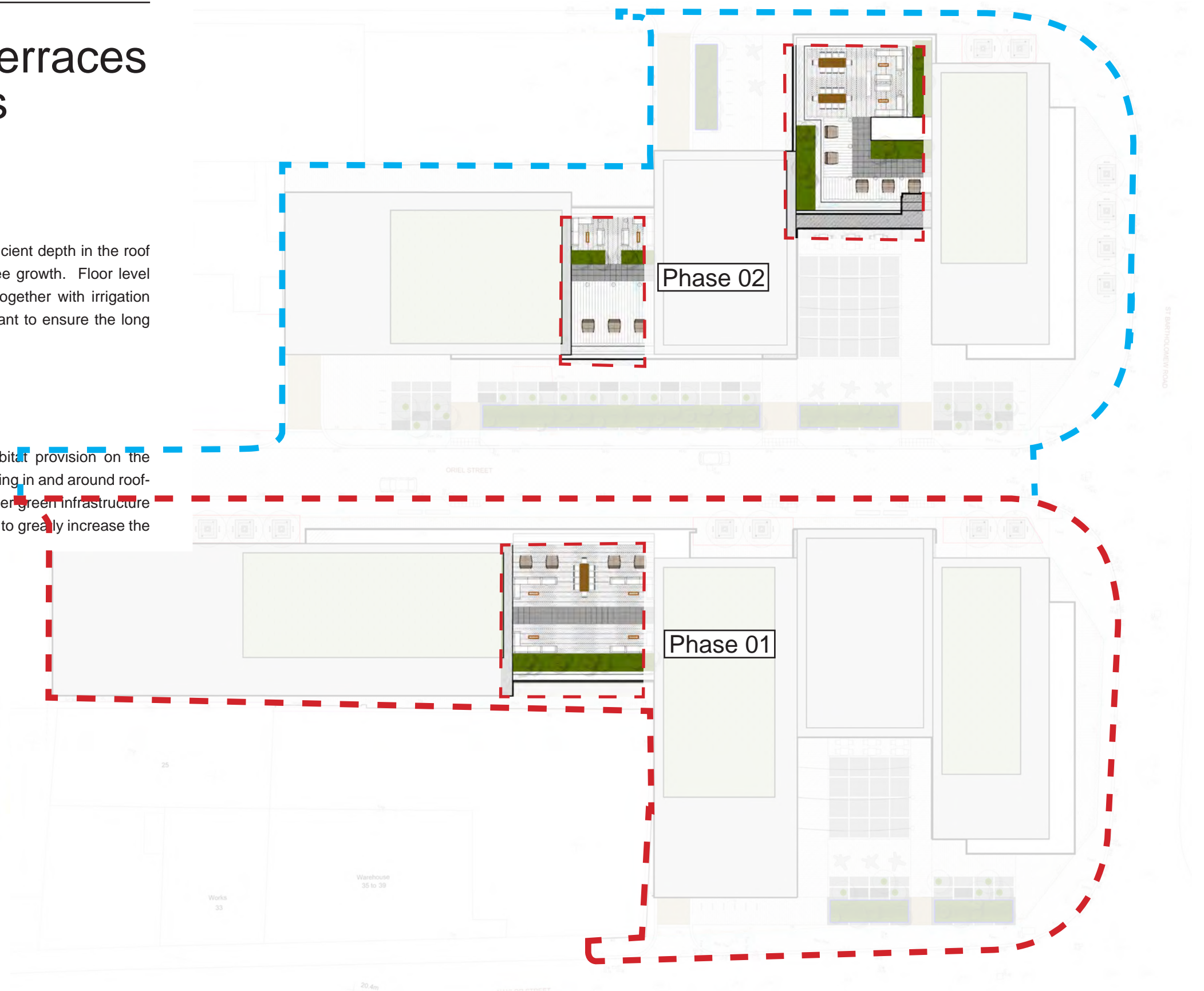
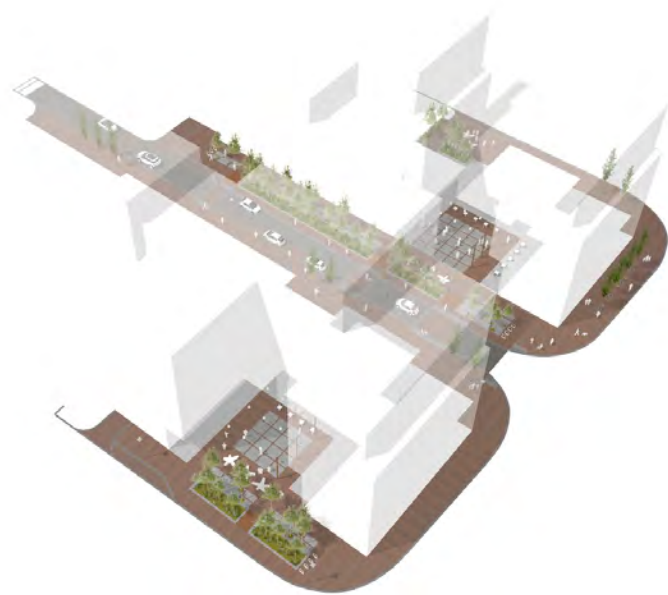
Private Courtyard, Terraces & Brown/green roofs

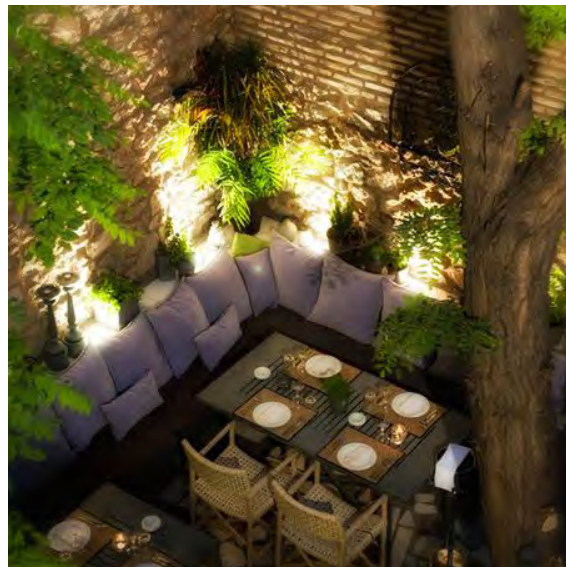
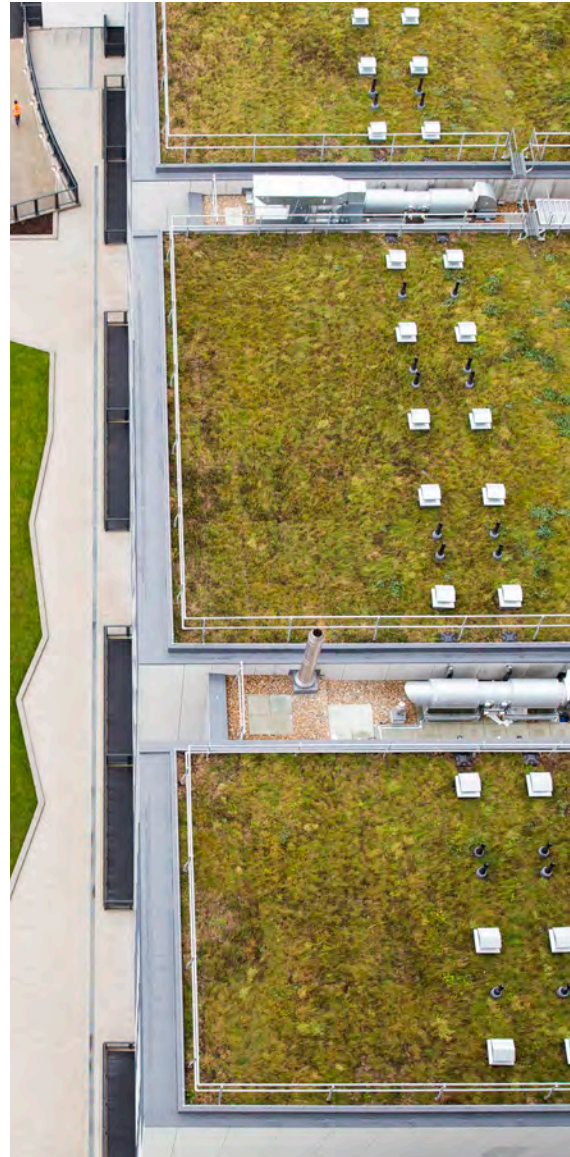
Terraces

It will be important going forward to ensure that there is sufficient depth in the roof build-up to support a full intensive green roof to support tree growth. Floor level to structural slab level depths and structural grid support together with irrigation provision in the form of a tap at each terrace will be important to ensure the long term viability of the green infrastructure

Brown and Green Roof

Every effort will be made to increase biodiversity and habitat provision on the scheme through the use of green and brown roof areas, working in and around roof-top plant areas as these are developed. Green walls and other green infrastructure measures and enhancement of existing green areas will help to greatly increase the biodiversity of this important site.





Lighting

Adoptable Areas

Currently the street lighting on Oriel street is located along the Southern footpath, the intention is to replace and relocate these columns with contemporary LED ones along the Southern footpath. The aim is to create consistent light levels which meet the requirements set out by LCC.

Catenary

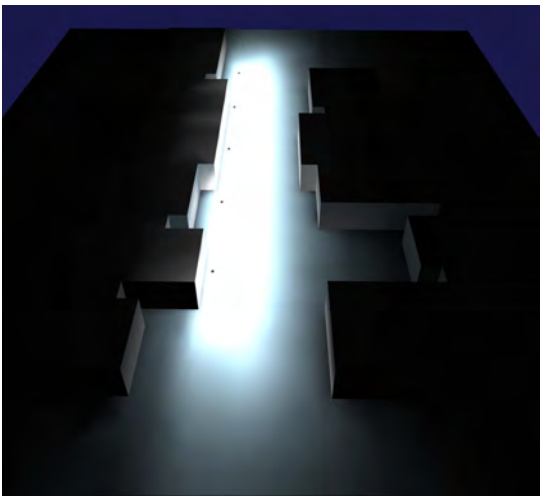
Overhead catenary lighting will be used the new public squares locations the North of Oriel Street and to the North of Naylor Street. The aim is create an atomospheric lighting experience which helps to define the area as a destination opposed to a thoroughfare.

Feature Lighting

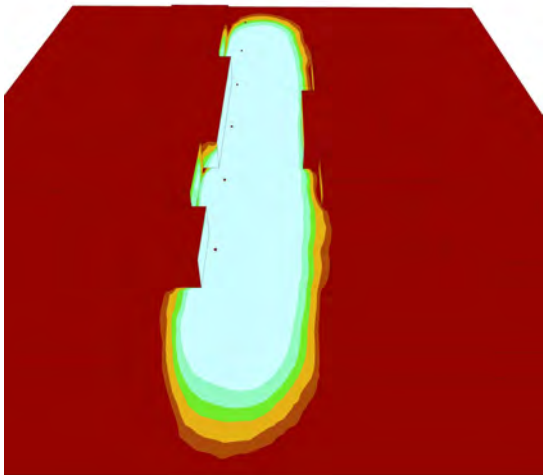
This will be achieved through a linear and spot uplighter system which runs the length of the SUDS planting zones along Oriel Street and Naylor Street. These will light up the tree canopies from below giving a warm glow further developing the atmosphere of the street.



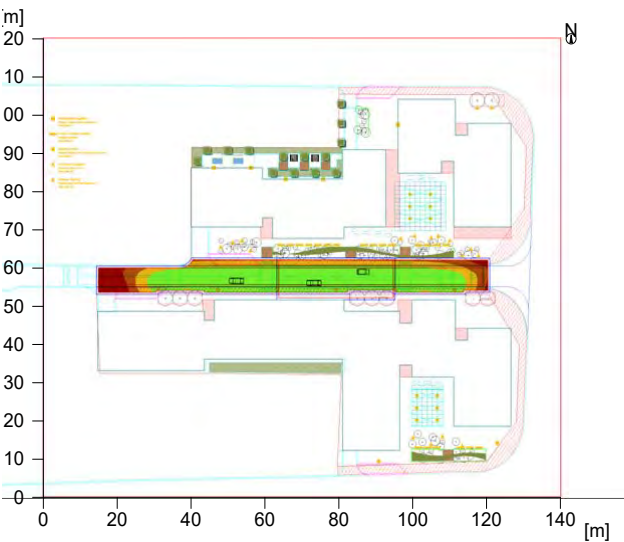
Luminance in the scene
Minimum: : 0 cd/m²
Maximum: : 167 cd/m²



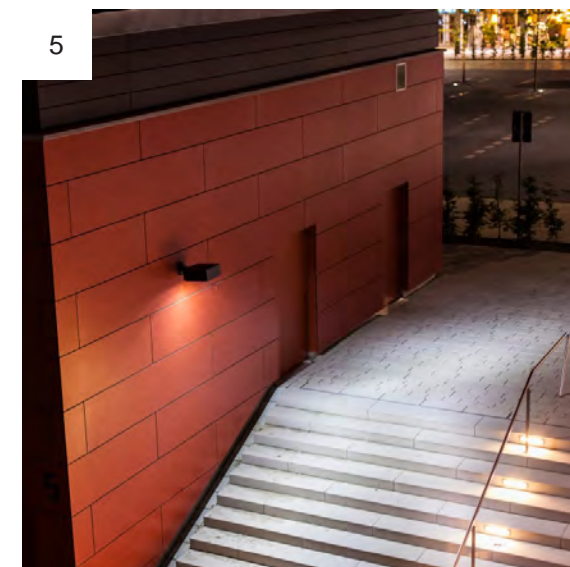
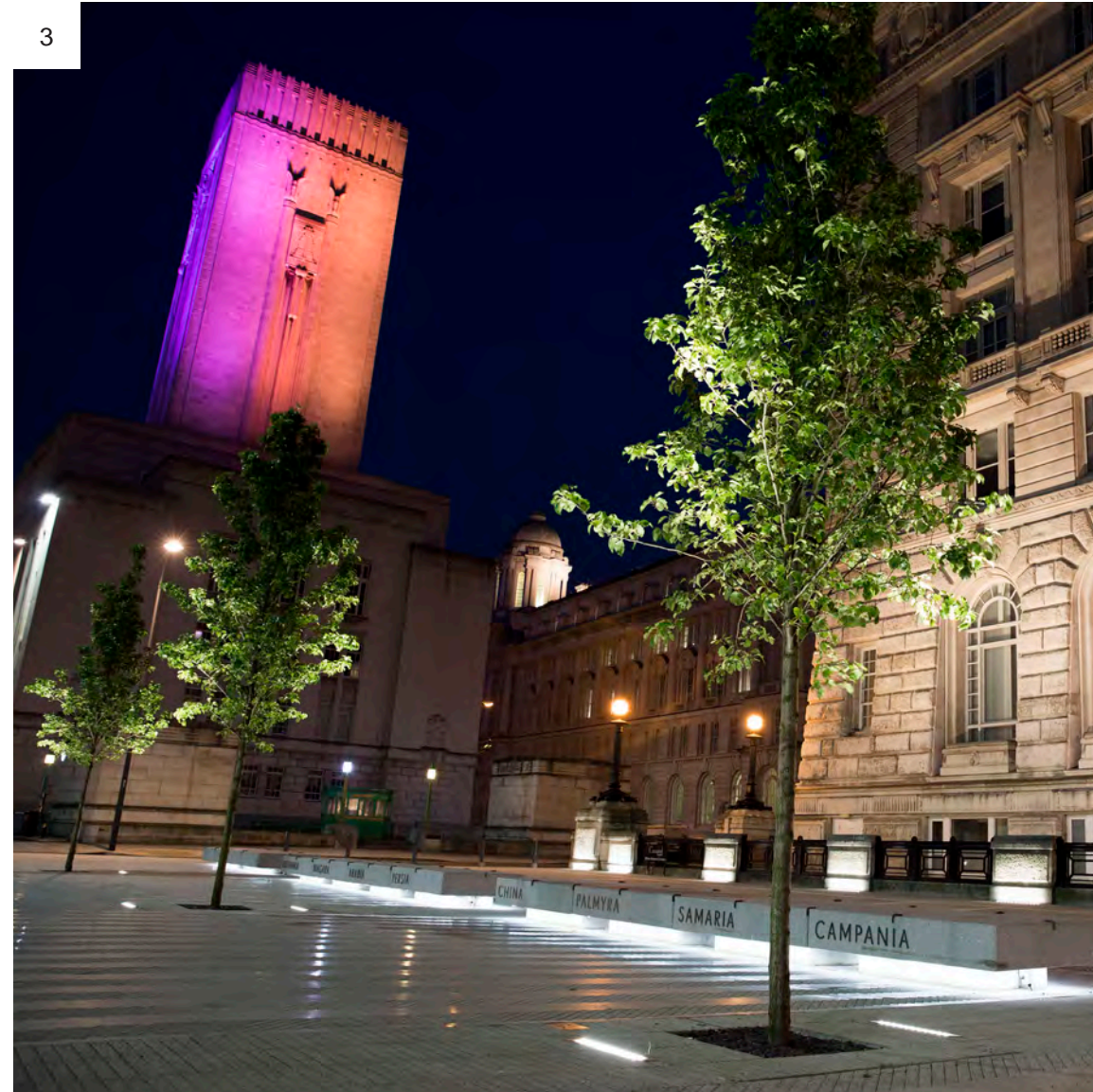
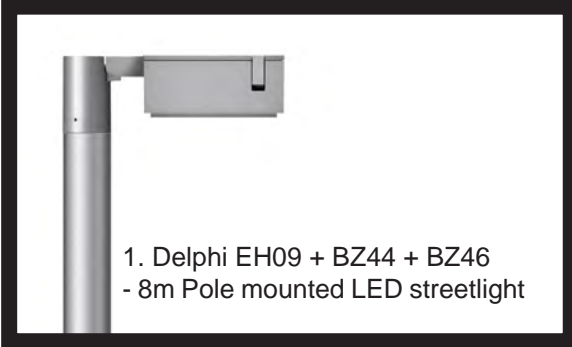
Luminance in the scene
Minimum: : 0 cd/m²
Maximum: : 1.69 cd/m²



Illuminance [lx]
0.75 1 1.5 2 3

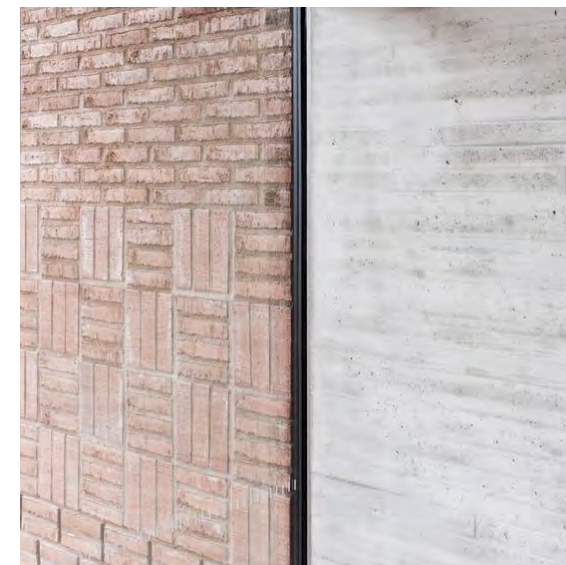
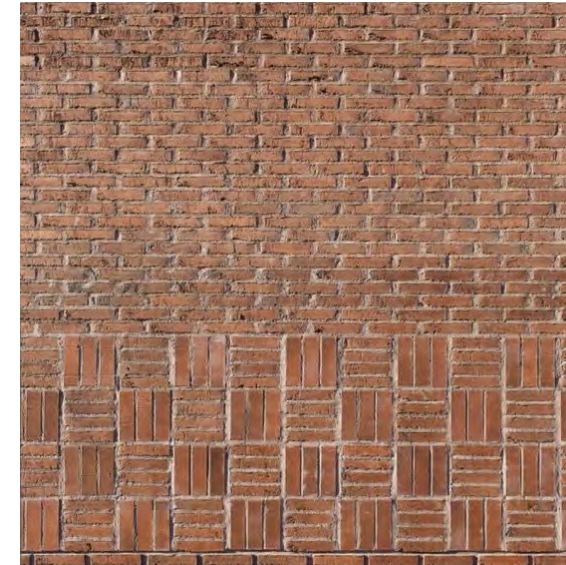


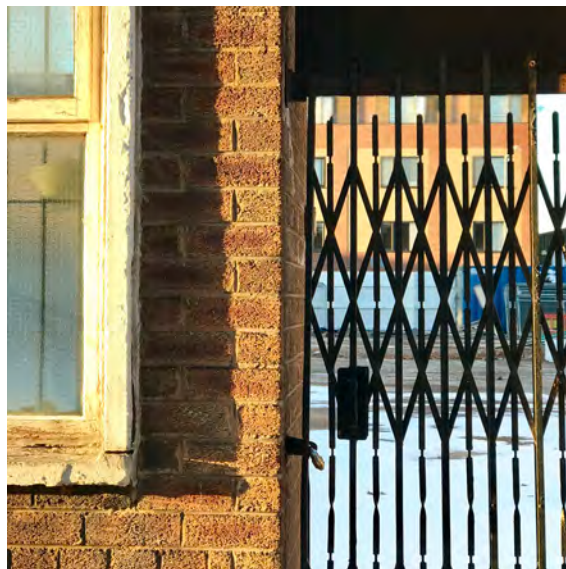
Illuminance [lx]
10 15 20 30 50



Proposed Materiality

There is a real opportunity to create a unique character; the intention is to blend the existing character of the surrounding area with the new architecture through the use of contemporary and traditional materials.





BCA Landscape