

UPPER SITE: DESIGN STRATEGY



'Public Space, Activity & Security'

Set behind the houses on Moorside Road this development will create a strong link between the Downham Fields and the nearby Urban Retail Square on Downham Way. Through careful consideration of the relationship between Public and Private spaces the design ensures that active interior functions interact directly with the spaces surrounding the building. These visual links and their overlooking nature provide high natural levels of policing and security, add to a sense of place and give a strong feeling of activity and community.

The central court area is the main focus of the building. It is here that the outside meets inside and all activities, both in and out conceptually meet. This relationship focuses activity to create a vibrant, exciting and secure internal Civic Plaza.



PLANTING



Proposed trees.
Native species: Quercus, Fagus, Tilia.
Clearstemmed 2m, Advanced Nursery Stock.



Proposed hedge planting.
Native species: Ilex, Prunus, Acer, Crataegus.
Whip planting.



Proposed specimen tree.
Pinus, semi mature.
Clearstemmed 3.5m.

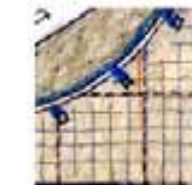


Proposed shrub planting.
Low shrubs and groundcover, max height 500mm.
Species: Hebe, Lavandula, Viburnum.

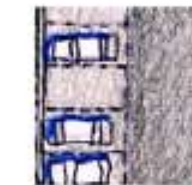


Proposed grassed areas.

PAVING MATERIALS



Pedestrian piazza.
Good quality, durable, stone aggregate slabs, stone trim.
Marshalls Perfecta range, natural colour, 450x450mm.



Car park areas.
Tarmacadam aisles with concrete pavior parking bays.
Bays delineated with 'T' in silver grey paviers. Disabled parking features dropped kerb element.



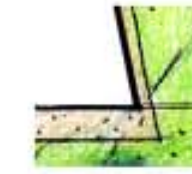
Drop off Area.
Asphalt with resin bound gravel aggregate surfacing.
Full height concrete kerb.



Creche exterior space.
Safety surfacing in attractive colours.



Footpaths through park.
Clear macadam with edging strip.



Gravel margin at base of building.

FURNITURE

'B' Bollards.
Robust hardwood square bollards.
1000mm height by Woodscape.

'S' Seating.
Vandal resistant Norfolk style benches.
1800mm length. By Wales and Wales.

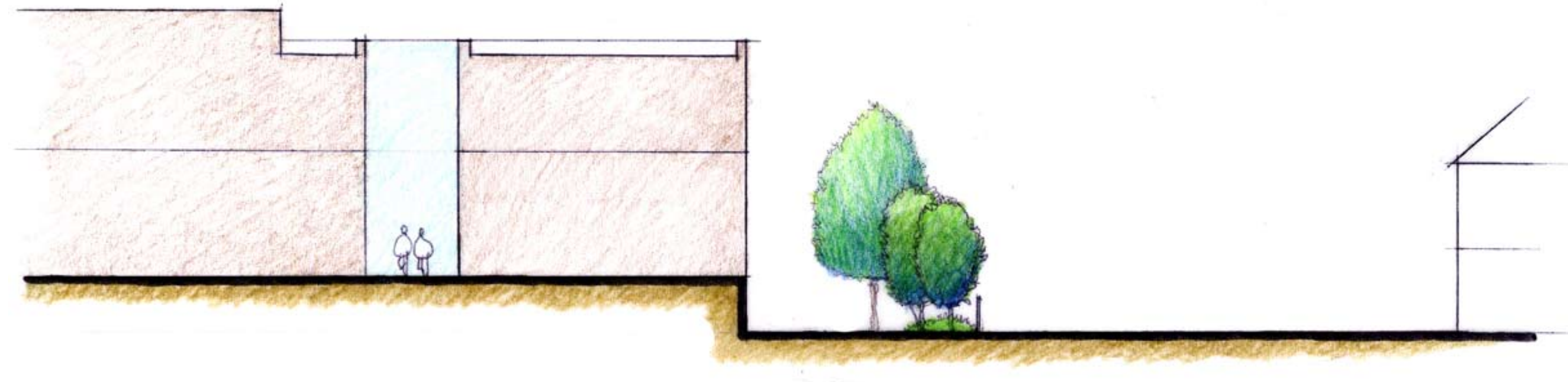
'C' Cycle stands.
Fin stainless steel stands, by Furnitubes.

'R' Railing and gate.
Vertical bar railing, galvanised steel.

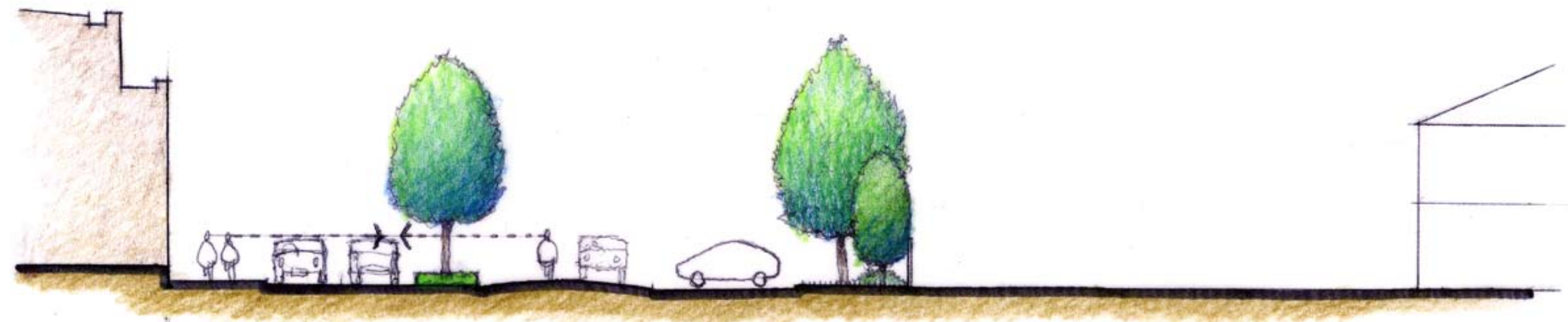
'G' Entrance sign.
Directing visitors to car park.

'P' Building collonade.

UPPER SITE: LANDSCAPE



SECTION:
EAST-WEST, THROUGH GARDENS IN DOWNHAM WAY



SECTION:
EAST-WEST, THROUGH GARDENS IN MOORSIDE ROAD



ROBUST TIMBER BOLLARDS



STONE AGGREGATE PAVING



STAINLESS STEEL CYLCLE STANDS



TIMBER AND STEEL BENCHES

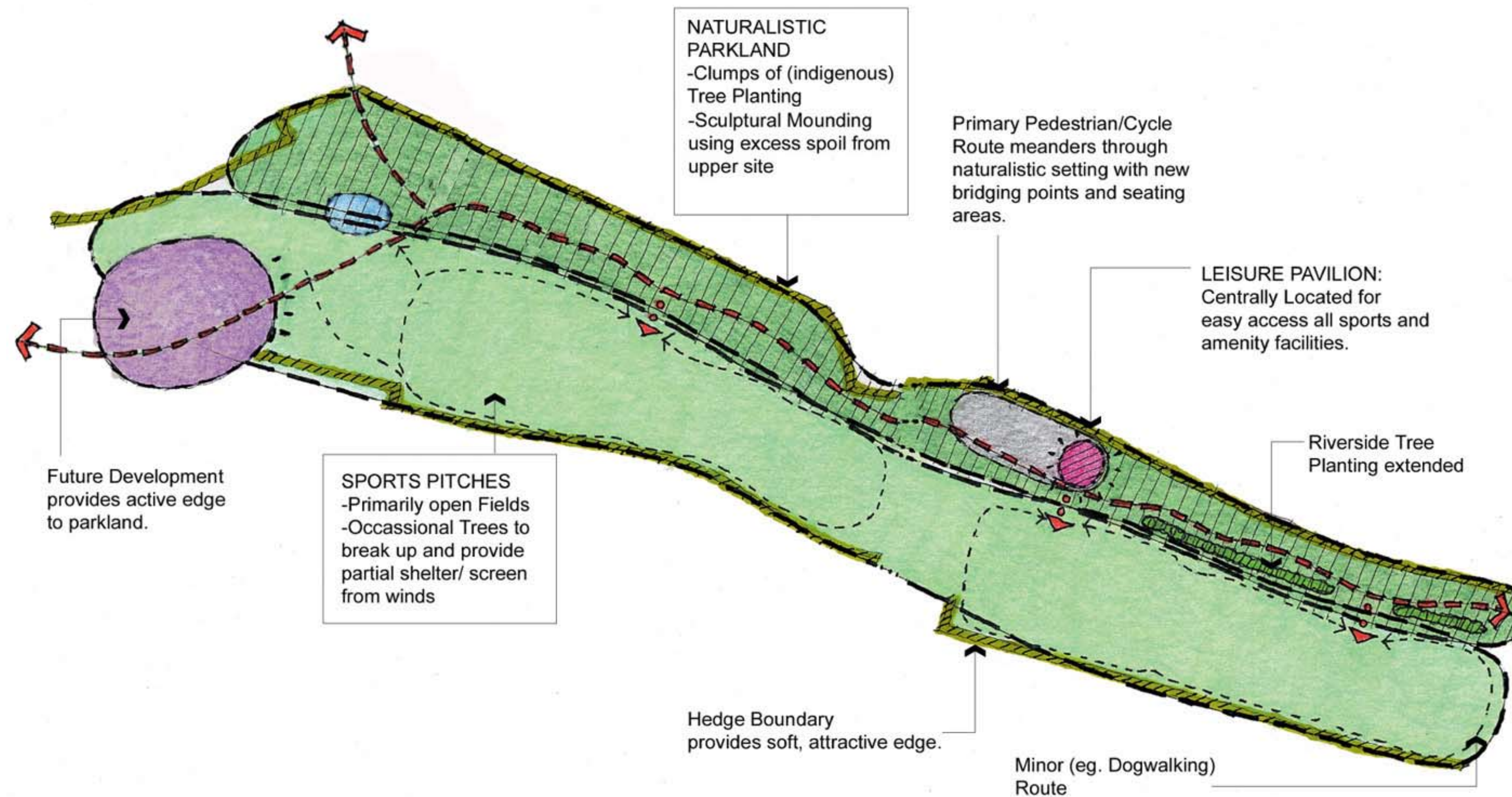


UPPER SITE: LANDSCAPE FEATURES

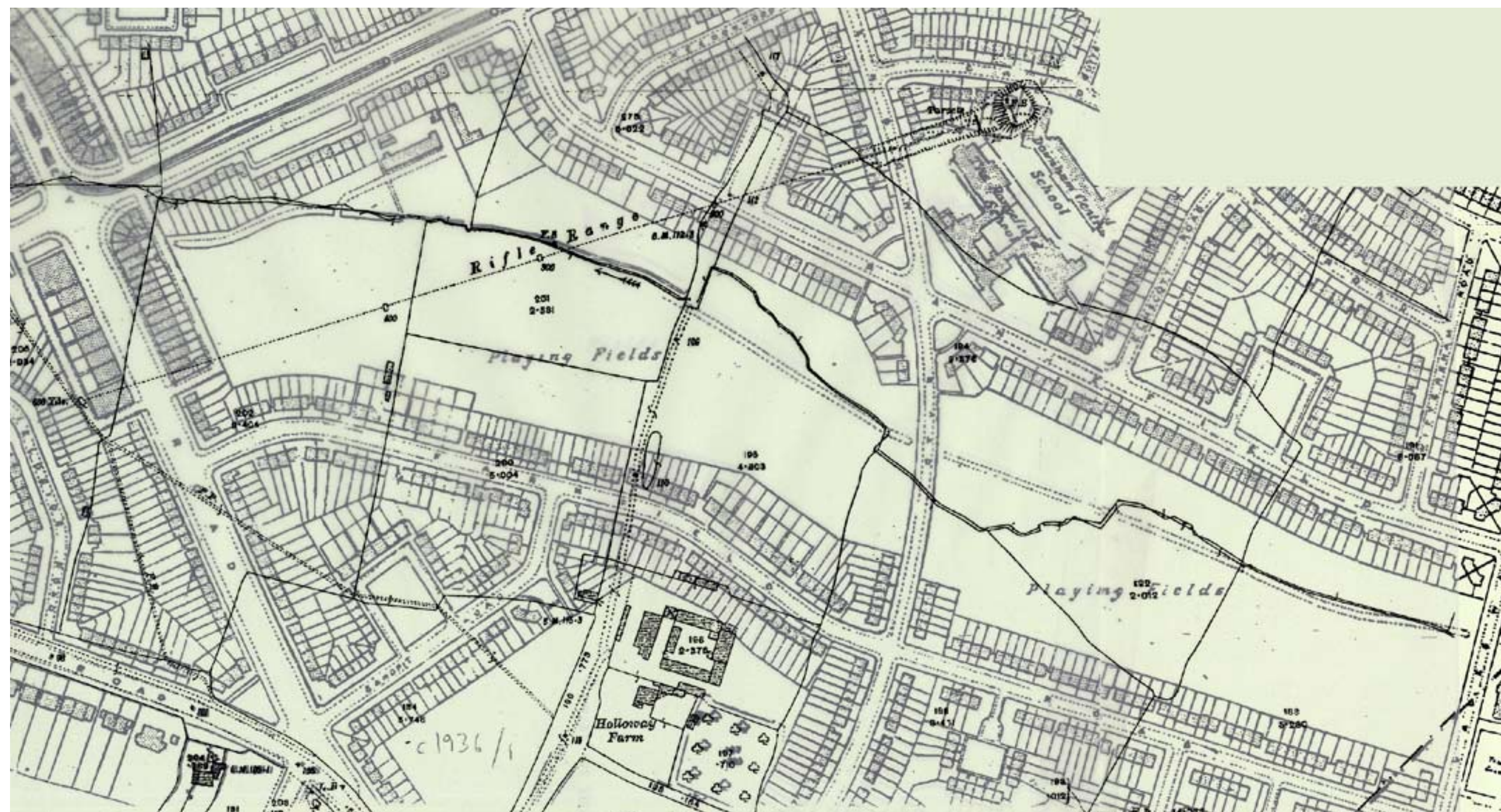
DOWNHAM LIFESTYLES PROJECT-
PLANNING APPLICATION AUGUST 2003

outerspace

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HISTORICAL ANALYSIS SHOWING ALIGNMENT OF SPRING BROOK IN 1916, OVERLAYED ON 1936 PLAN



LOWER SITE: THE CONCEPT

'Public Space, Activity & Security'

The lower site consists of approximately 19 acres of green space and is about 300m South of the upper site in Downham. It is to be enhanced to provide an attractive facility for both the local community and wildlife, subtly divided into three character areas:

A Naturalistic Park (North of the Brook) - an informal landscaped area which will provide ever changing interest and colour from early spring to late summer.

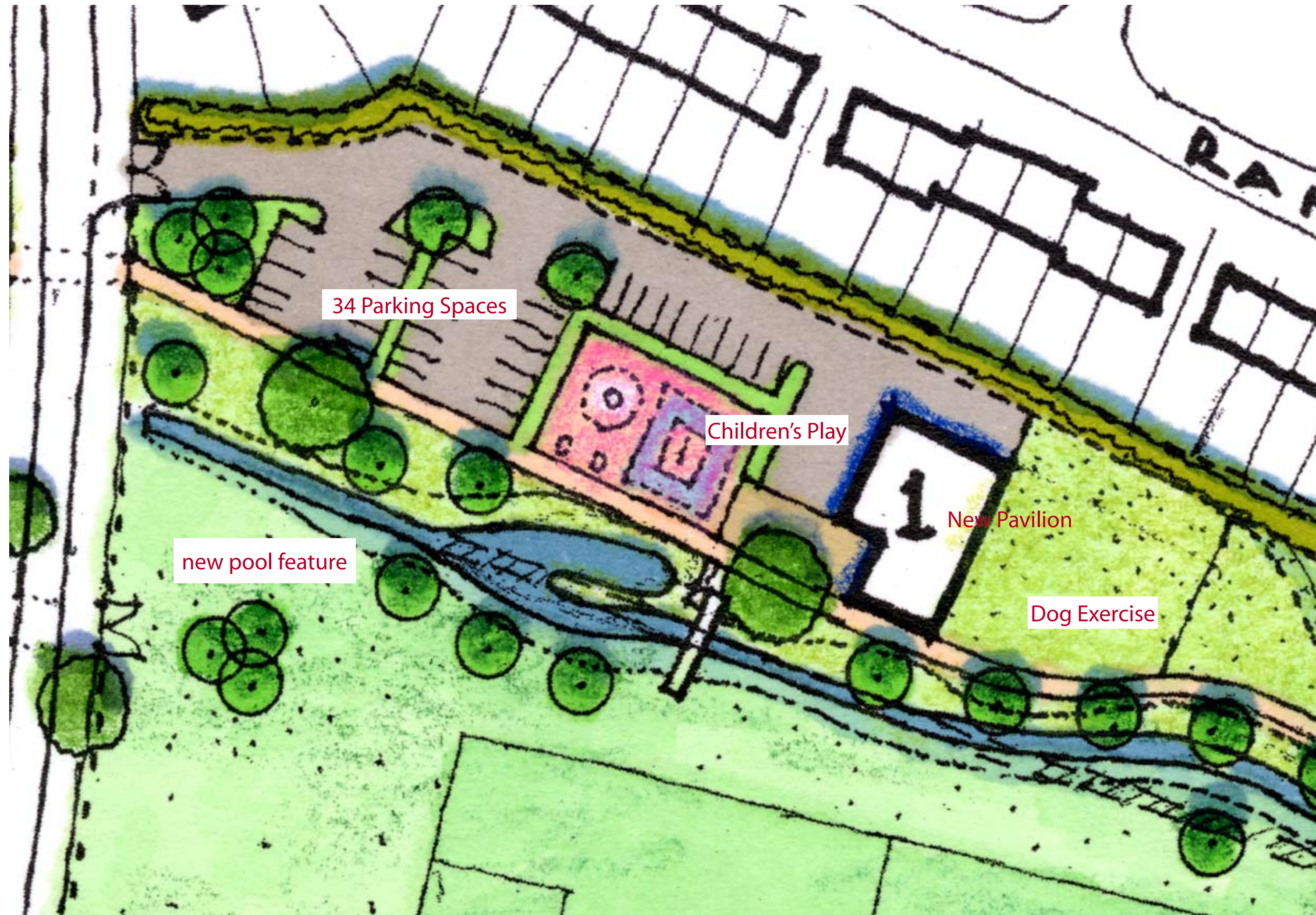
Sports fields (South of the Brook) - Existing fields will be maintained with new pitch layouts marked out. Occasional trees will be planted to provide relief and shelter from winds.

The Brook - The existing line of waterside trees West of Glenbow Road will be extended and completed.

New community facilities will also be provided offering centrally located facilities for sports pitch users, a park ranger, children play, and dog walkers.



LOWER SITE: THE MASTERPLAN



NEW HOUSING PROVIDING SECURITY FOR THE PARK



A NEW COMMUNITY PAVILION

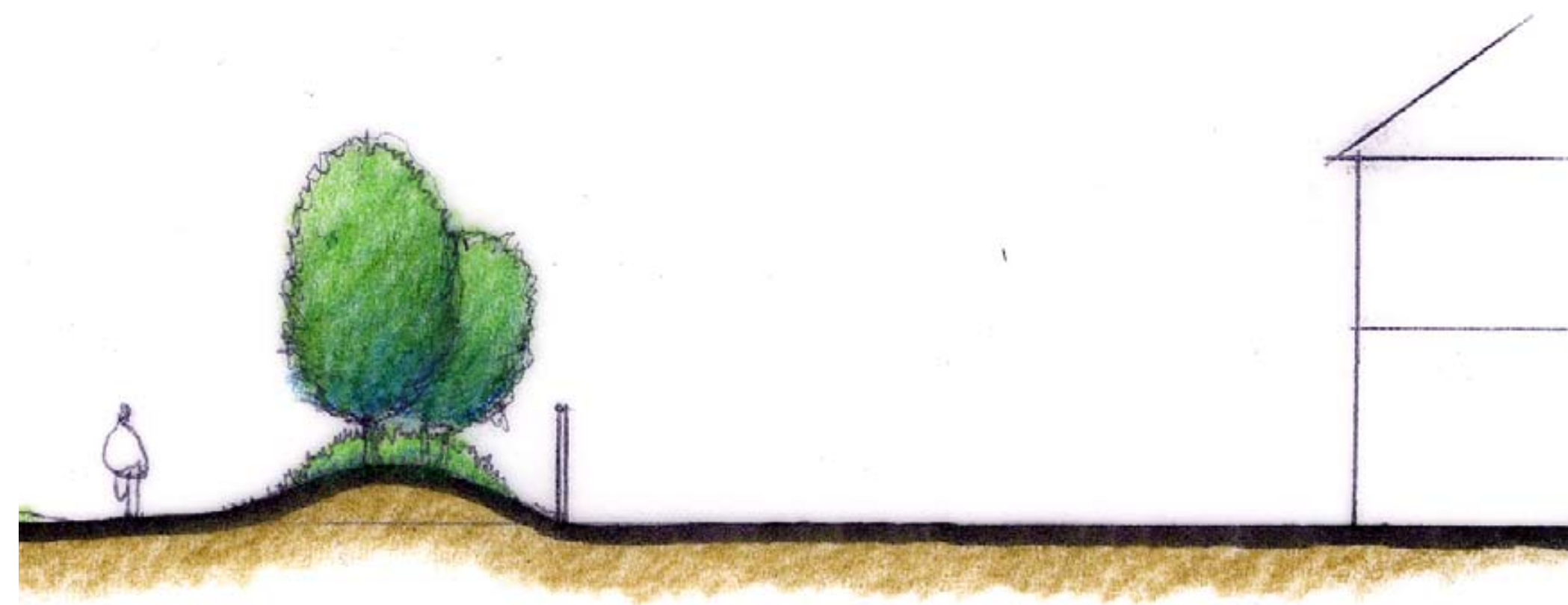
RECENT PROJECTS IN SOUTH LONDON WHERE STREAMS HAVE BEEN OPENED UP INTO WATERCOURSES OF HIGH ECOLOGICAL VALUE



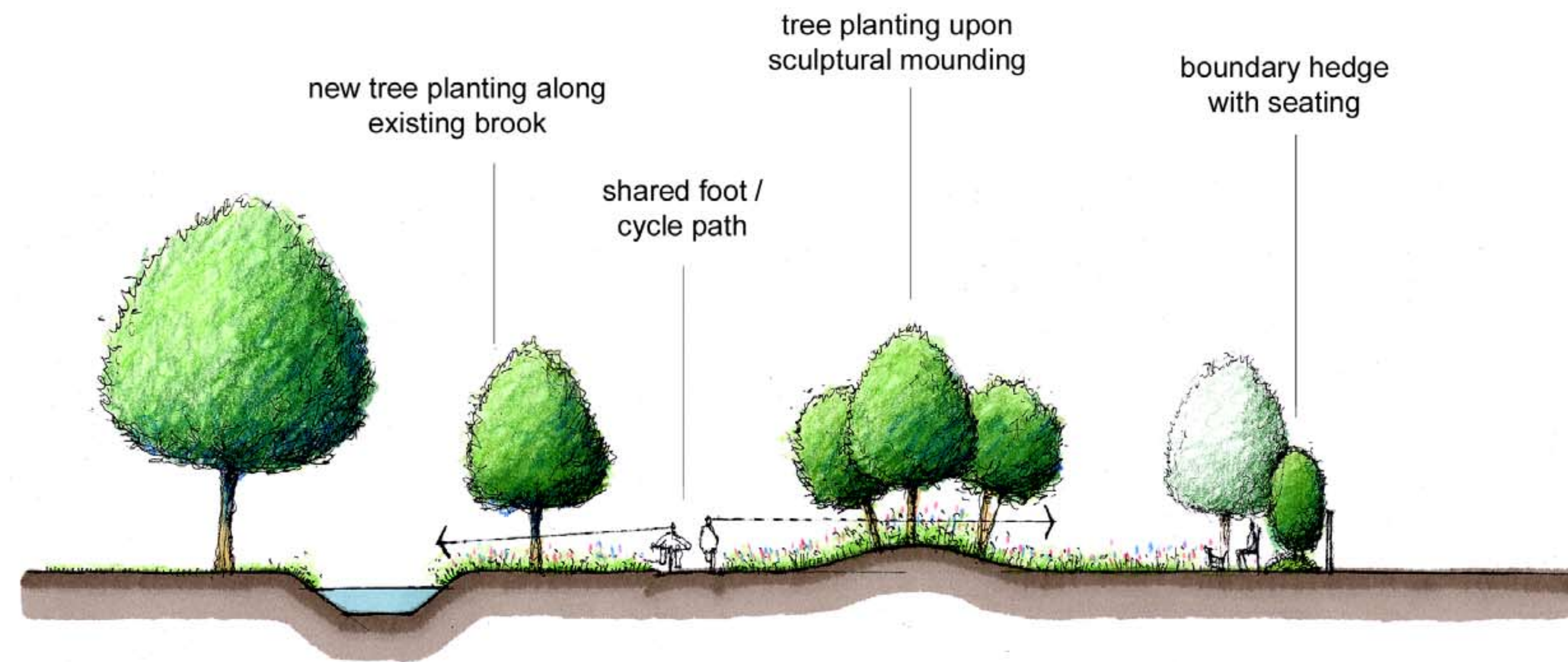
ENHANCING SPRING BROOK



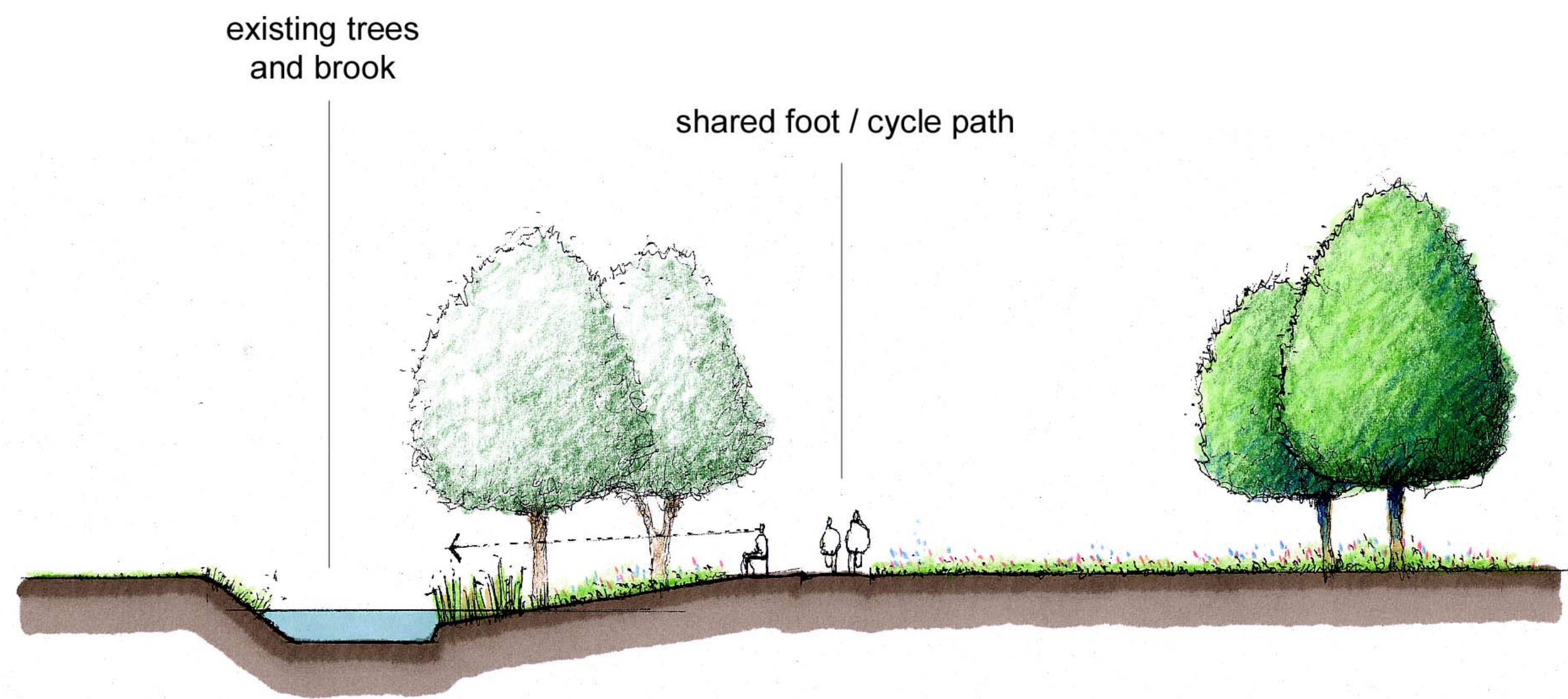
LOWER SITE: FEATURES OF THE PARK 1



SECTION SHOWING BOUNDARY TREATMENT (DENSE HEDGE ON MOUNDING)



SECTION SHOWING PARKLAND NORTH OF THE BROOK



SECTION SHOWING NEW BROOK PROFILE, SOFTENED GRADIENT WITH PLANTING



SCULPTURAL MOUNDING



SHARED CYCLE AND PEDESTRIAN PATH



ITIMBER BENCHES

LOWER SITE: FEATURES OF THE PARK 2