



GILLESPIES

KING'S ROAD PARK

PHASE 2B PARK SOUTH

DESIGN & ACCESS STATEMENT

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03	09/03/2021	MP / XD / SC	MP & SR
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06	02/06/2021	MP / XD / SC	MP & SR
07	22/06/2021	MP / XD / SC	MP & SR

KING'S ROAD PARK

PHASE 2B 'PARK SOUTH'

INTRODUCTION

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AERIAL SKETCH VIEW OF SANDS END SQUARE AND THE PARK, LOOKING NORTH

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PARK SOUTH INTRODUCTION

DESIGN & CONTEXT

KING’S ROAD PARK

PHASE 2B ‘PARK SOUTH’

INTRODUCTION

This Design and Access Statement has been prepared by Gillespies LLP on behalf of St William Homes LLP, Berkeley Group to support the Reserved Matters Planning Application for Phase 2b at the Fulham Gasworks Development, also known as King’s Road Park.

The reserved matters application proposed the redevelopment of Phase 2b consisting of a park lawn and a local play hub. These proposals are fully compliant with the planning parameters, development specification and Fulham Gasworks Planning application Design codes documents dated August 2018.

The following Design and Access Statement focuses on Park South. It also includes a summary of Sands End Square and Gasholder No.7 Reinterpretation for information. This has been designed in sync with Park South, although these do not form part of this reserved matters application.

Park South is located in the centre of the King’s Road Park masterplan, heading north from Sands End Square and is surrounded by Blocks A, G and H.

It is the main open green space in the development and provides extensive and varied areas for passive and active recreational use, relaxation and play for residents, visitors and the wider community.

Open lawn areas and informal play facilities are provided for informal recreation and play with a formal play space located in the southern part of the park adjacent to commercial space. Located during planning, this location is to facilitate parent and carer supervision while relating to the range of functions and activities of Sands End Square.

Species rich lawn, wild flower meadow and planting are spread throughout the park. Water features and community grow gardens are located to the north of the park, increasing biodiverse and ecological value as well as ensuring a community and health and well-being led design approach.

Park South will provide a setting for Grade II* listed Gasholder No.2 which will be subject to a separate reserved matters application.

This Design & Access Statement will describe the landscape concept proposals for Park South and King’s Road Park Play Hub. The concept proposals will be described with a plan, sketches, sections and CGI visuals. The document also includes landscape strategies which explain the layers of landscape; including Inclusive Design, Connections, Hard Materials Strategy, Lighting Strategy and Soft Landscape.



PARK SOUTH – A PLACE TO ENJOY THE SUN, SOCIALISE, EXERCISE AND BE AMONGST NATURE.

KING'S ROAD PARK

LANDSCAPE MASTERPLAN

The adjacent landscape masterplan includes the current Phase 1 and Phase 2b/2c landscape proposals.

The Park South reserved matters application area consists of Park south, King's Road Park Play Hub and a portion of Sands End Square; total area 3194m².

- Key
- 1. Key Gateway entry
 - 2. B1 Marketing Suite
 - 3. Sands End Lane - Vehicle route
 - 4. Sands End Square - Flexible space
 - 5. Garden Quarter pedestrian lane
 - 6. Phase 1 Podium Courtyard
 - 7. Play hub
 - 8. Flexible lawn space
 - 9. Grade II* Gasholder No.2
 - 10. Grade II Listed buildings
 - 11. Relocated war memorial
- Reserved matters application boundary



KING'S ROAD PARK, LANDSCAPE LED MASTERPLAN. PHASE 2B PARK SOUTH SHOWN DASHED RED.

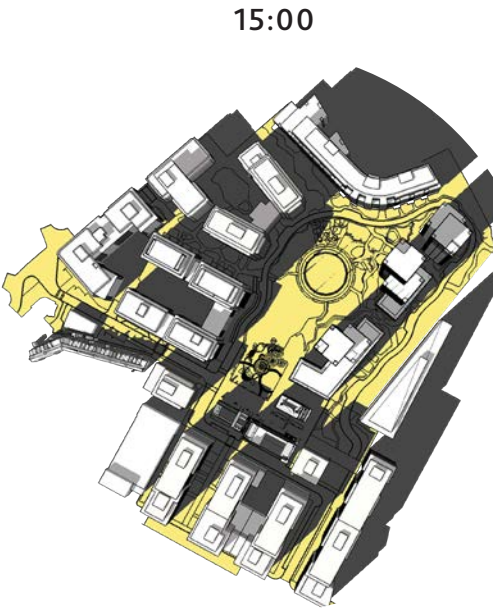
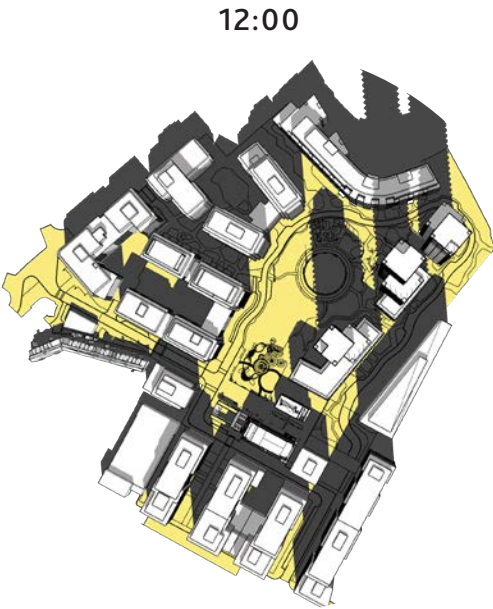
KING'S ROAD PARK

DESKTOP SUN & SHADE STUDY

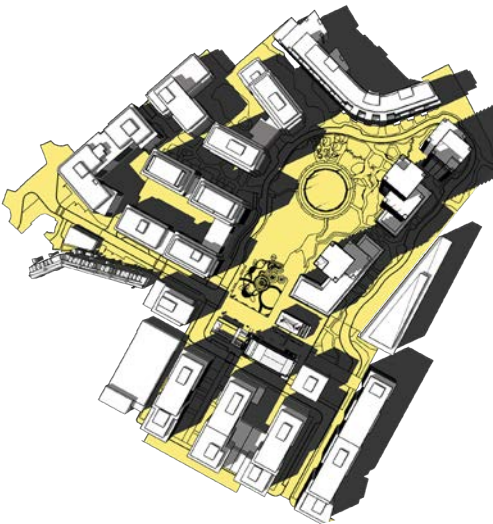
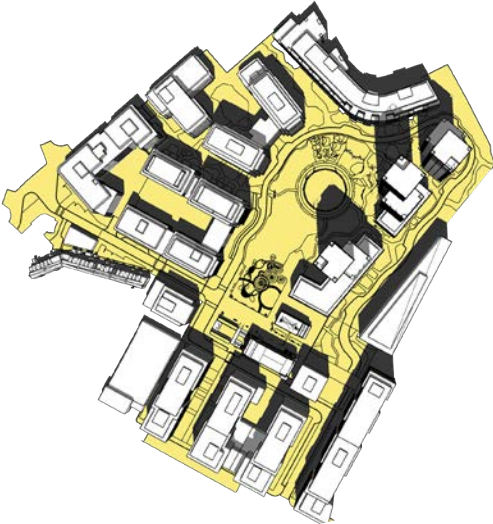
ANALYSIS

When reviewing the Park South concept design the desktop analysis of the sun and shade conditions were reviewed. This provides a reminder of the good year round solar aspect Park South and King's Road Park Play Hub receive. This analysis has been considered when locating areas of open space, seating and planting.

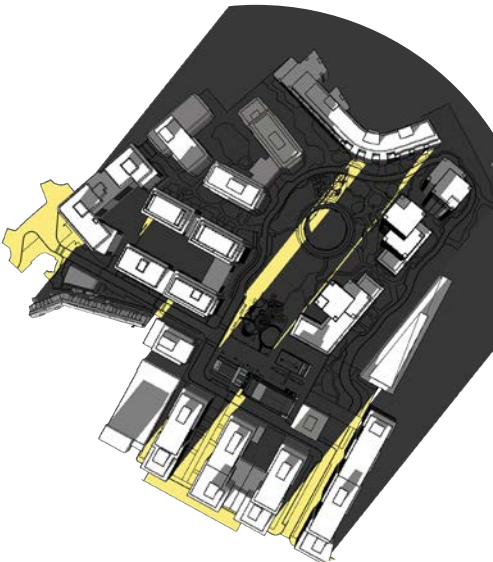
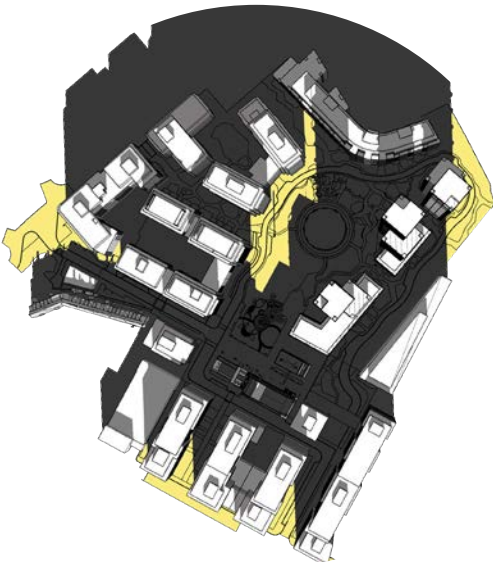
20 MARCH



21 JUNE



21 DECEMBER

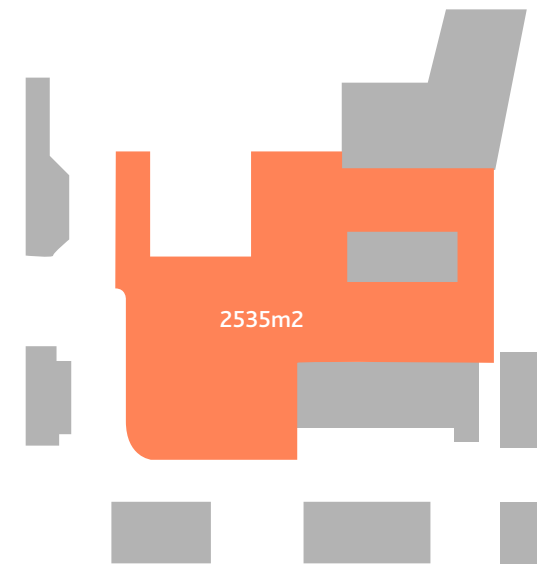


KING'S ROAD PARK

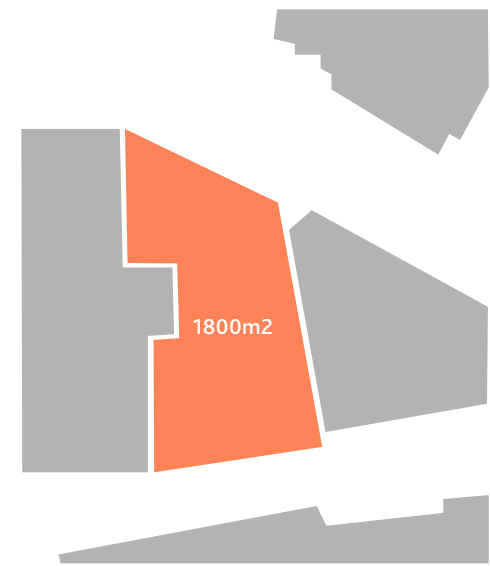
SCALE STUDY PARK AND SQUARE

ANALYSIS

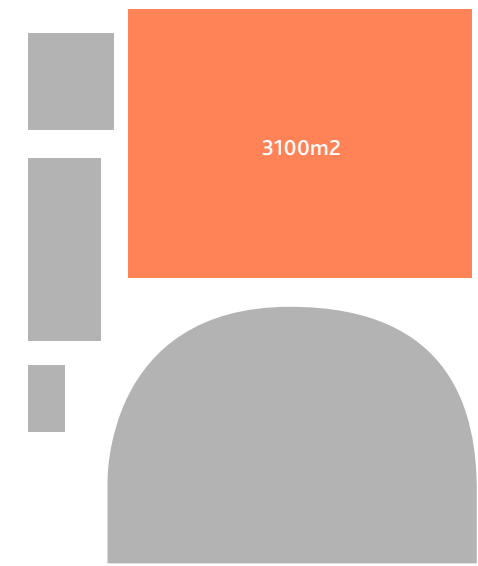
The geometry and scale of Sands End Square and the Park South have been reviewed in comparison to other London Parks and Squares. Site visits were conducted to review their geometries, solar aspect, context, programming and animation. This has informed in part the arrangements proposed for Sands End Square and the Park South.



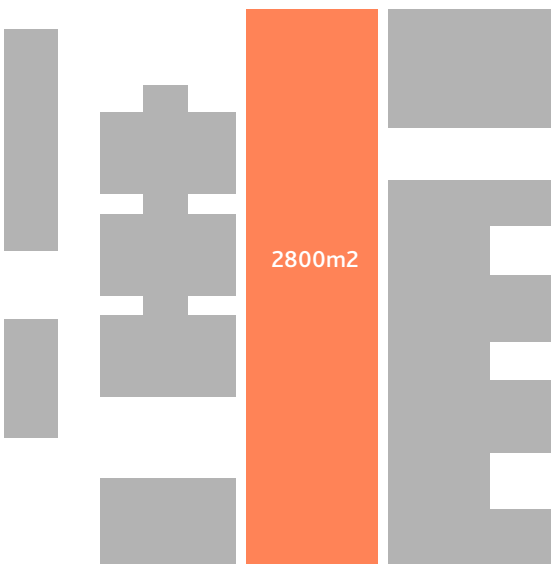
SANDS END SQUARE, FULHAM GASWORKS



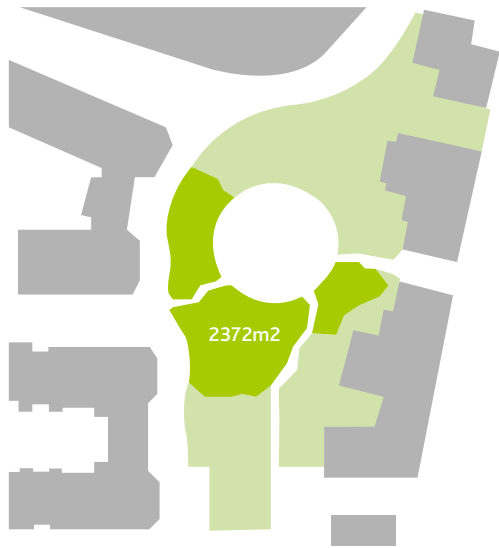
LYRIC SQUARE, HAMMERSMITH



DUKE OF YORK SQUARE



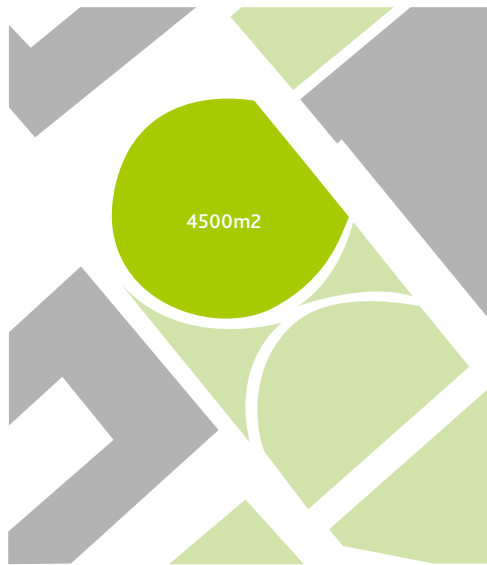
DALSTON JUNCTION SQUARE, HACKNEY



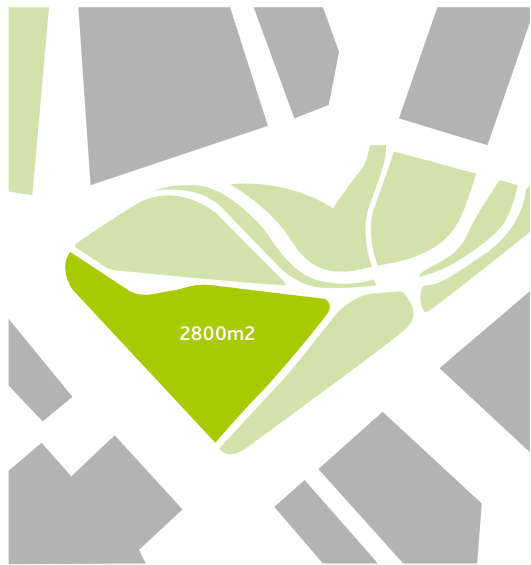
PARK LAWN, FULHAM GASWORKS



IMPERIAL PARK, FULHAM



VICTORY PARK, STRATFORD



MARIBOR PARK, WOOLWICH

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PARK SOUTH

DESIGN PROPOSAL

PARK SOUTH

KEY COMPONENTS

The Park will offer expansive green open lawn areas for people to enjoy walking, playing or sitting, alongside pocket areas for those who want more tranquillity.

Grade II* listed Gasholder No. 2, the oldest known surviving gasholder in the world, will be celebrated as a feature in the centre of the park.

The park has been divided into three distinct spaces, the central lawn (Park South), grow gardens and hydro-plane (Park North). For the purposes of this report only Park South will be described in detail.

Park South

The central park area will comprise expansive lawn separated into functional spaces by gentle variations in landform, paths and planting. It is a flexible space with Gasholder No. 2 as the main visual feature.

A series of informal play elements will be located around the Park. A large dedicated play space is located to the entrance of the Park from Sands End Square. This location will provide a relaxed environment for families to enjoy the Park adjacent to commercial offers.

A large flat expanse of lawn allows for people to lie down and relax as well as provide vital 'kick-around' space. Park trees and buffer edge planting will mitigate the impact of the low traffic estate road that circulates the park.

The Park planting will encourage greater biodiversity by maximising edges between ecotones; open water and shallow margins, wet and dry bioswales, forest and glade, shrub and meadow planting.

The park road will be a shared surface road. The design intent is to create a route within the park and not a separate, intrusive road. The route will be shared between pedestrians, cyclists and cars however vehicular traffic will be kept to a minimum, giving priority to pedestrians.

The landscape on both sides of the road is designed to reduce the impact of the road, creating the feeling of the park extending up to and beyond the buildings at the park edge.

By locating benches, planting and trees along the route and varying the hard landscape surface treatment, a more pedestrian character will be created along the park road and a series of usable spaces at the park edge. The servicing and drop off points for the buildings will blend with the park landscape.



PRECEDENT IMAGES ILLUSTRATING THE MOOD OF PARK SOUTH



PARK SOUTH

CONCEPT

The Park South comprises three distinct, but cohesive areas:

- The Open Park Lawn;
- King’s Road Park Play Hub; and
- Park South Water Trail.

The Open Park Lawn area is a large flexible flat lawn space for local activities. Soft undulating landforms to the perimeter will create a diverse environment with a sense of enclosure, while still providing clear and inviting views and routes through to the Park. The Park offers flexibility where people can play, relax and socialise within a generous green space.

Following a STEM (Science, Technology, Engineering and Mathematics) play narrative, King’s Road Park Play Hub is a dedicated local play space with a series of landforms, pipe play and interactive elements are integrated on carpet of undulating rubber and soft landforms. The play hub includes a number of circular ‘rooms’ in which children can play

The Park South Water Trail has water snaking from the Play Hub to a series of pond clusters to the Park North. This includes bio-swale planting, reed beds with low-level pioneer herbaceous and shrub species, both native and exotic. The trail offers education and play animation to locals and visitors to the site.

Key

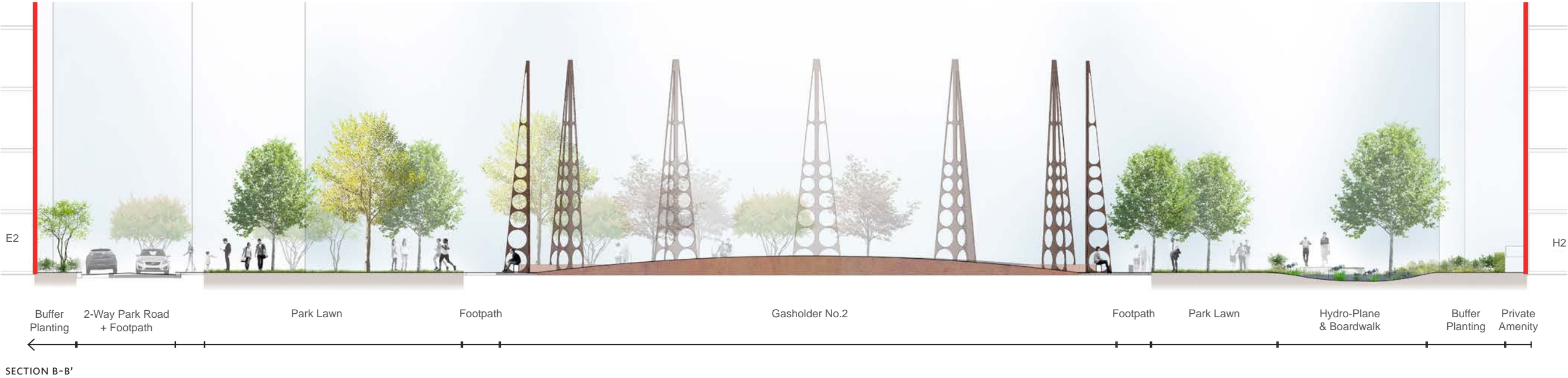
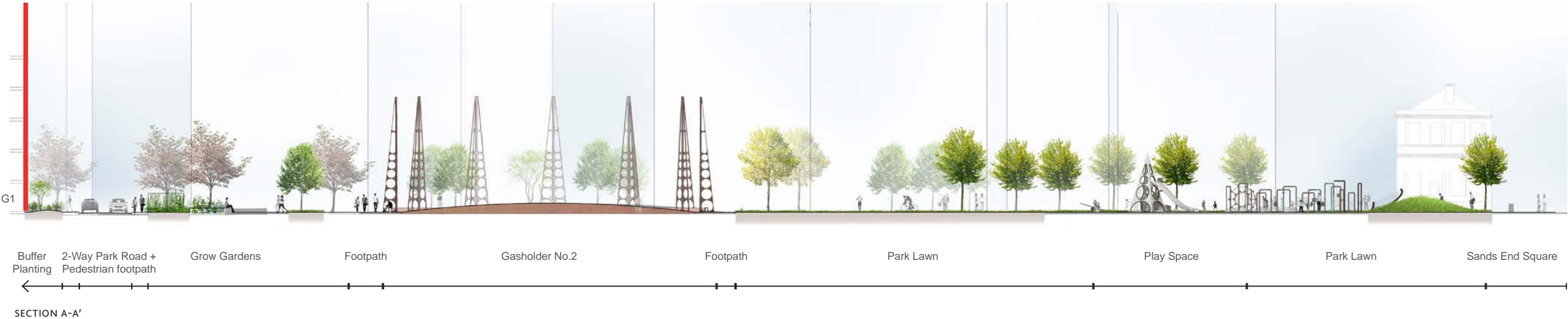
1. Undulating landforms
2. King’s Park Road Play Hub - Local play space with undulating rubber and soft landform with a series of pipe play elements.
3. Park Road footpath - minimum height kerb
4. Park Road - Rationalised meandering form. Fractured edge replaced with smooth curvature of the road and undulating landform and planting adjacent
5. Open Park Lawn for flexible use
6. Water trail - includes planting and play features
7. Pocket lawns framed by water



PARK SOUTH ENLARGEMENT PLAN

PARK LAWN

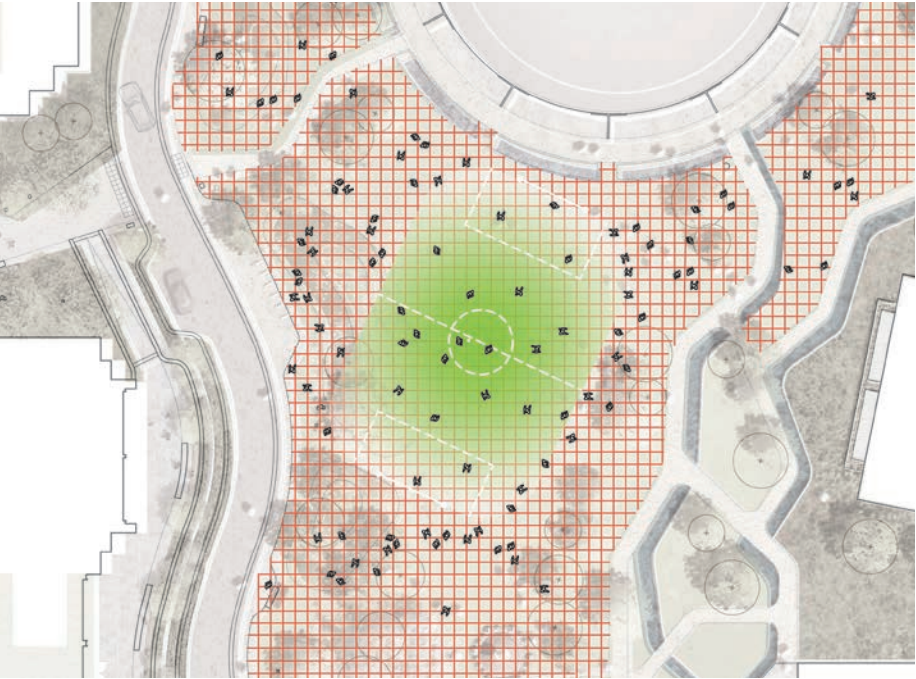
SECTIONS



PARK LAWN

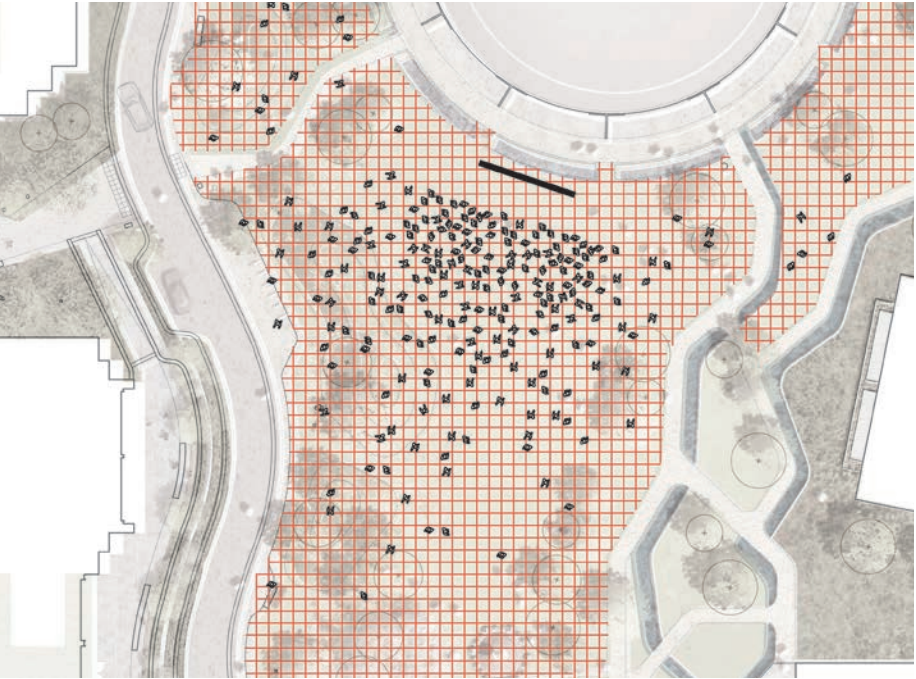
CAPACITY STUDY

SPORT



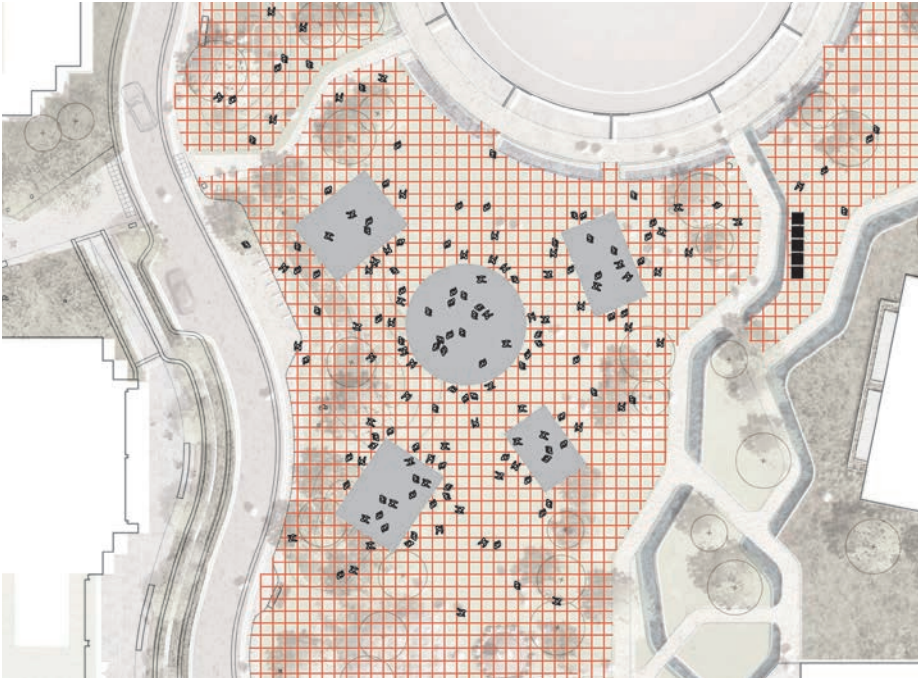
INFORMAL JUNIOR KICK-ABOUT

SCREENINGS



1NO. SCREEN

COMMUNITY EVENTS



5NO. FESTIVAL STATIONS (5X5M)
5NO. PORTABLE TOILET

THE PARK
CONCEPT VIEW



AERIAL VIEW LOOKING EAST OVER SANDS END SQUARE AND PARK SOUTH EDGE CONDITION

THE PARK
CONCEPT VIEW



ENTERING THE PARK. LOOKING NORTH TOWARDS GASHOLDER NO.2 FROM SANDS END LANE.

THE PARK
CONCEPT VIEW



ENTERING THE PARK. DIRECT ROUTE PROVIDED FROM PHASE 1 INTO KING’S ROAD PARK PLAY HUB.

PARK SOUTH

CONCEPT VIEW



LOOKING NORTH TOWARDS GASHOLDER NO.2 FROM SANDS END LANE.

PARK SOUTH

CONCEPT VIEW



ENTERING THE PARK. LOOKING NORTH A STEPPING STONE PLANK LEADS TO A CIRCULAR LAWN AND THE KING'S ROAD PARK PLAY HUB.

PARK SOUTH

CONCEPT VIEW



THE PARK - FLAT, FLEXIBLE LAWN WITH UNDULATING MOUNDING AND TREE PLANTING TO THE OUTER PERIMETER.

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KING'S ROAD PARK PLAY HUB

CONCEPT PROPOSAL

KING'S ROAD PARK PLAY HUB

DESIGN INSPIRATION

King's Road Park Play Hub takes inspiration from the history of the Imperial Gasworks, the proposed re-naturing of the site and STEM (Science, Technology, Engineering and Mathematics) learning opportunities.

Design Opportunities explored:

Imperial Gasworks

Referencing the mechanics of the past from the pipe, cog systems, steam, whistles and kinetic energy systems.

Re-naturing

The masterplan proposes an intensive overlay of planting typologies and habitat, healing a once contaminated site. Varied planting with aromatic and textured planting to be explored for its play and learning potential.

STEM learning

Pushing the boundaries on what external play conventionally should look like; learning opportunities will be weaved throughout the play hub to ensure new and varied experience can be provided on every return visit.



INSPIRATION FROM INDUSTRY, NATURE AND CURATED LEARNING

KING'S ROAD PARK PLAY HUB

KEY COMPONENTS

The King's Road Park Play Hub will be made up of a series of key ingredients or components which collectively provide a dynamic, interactive and iconic play space for the wider Fulham community.

The objectives for the King's Road Park Play Hub and Park South Lawn are:

- Developing an environment which encourages outdoor play and social interaction.
- Follows a STEM (Science, Technology, Engineering and Mathematics) play narrative woven into the landscape.
- Exploring opportunities to introduce natural elements and elements of risk and challenge within play requirement while balancing safety and maintenance needs.
- Integration of playability within the public realm, recognising that play can take place in a variety of settings, form various narratives and may or may not involve equipment.
- Ensuring inclusive play is applied. All children have the right to play no matter what ability. The proposals look to break common stereotypes and ensure spaces to facilitate child interaction.
- Allow for change and evolution of play spaces.
- Level access from all surrounding landscaped areas.
- Seating to be provided adjacent to the play space.



URBAN PLAY. GRAPHIC SAFETY SURFACE



ACTIVE STEM PLAY



EQUIPMENT FOR 0-11 YEARS OLD



LANDSCAPE LANDFORM



INFORMAL PROTECTION AND ENCLOSURE



EXAMPLES OF EXEMPLAR PLAY INTERVENTIONS

EXEMPLAR PROJECTS

KING’S ROAD PARK PLAY HUB BENCHMARK

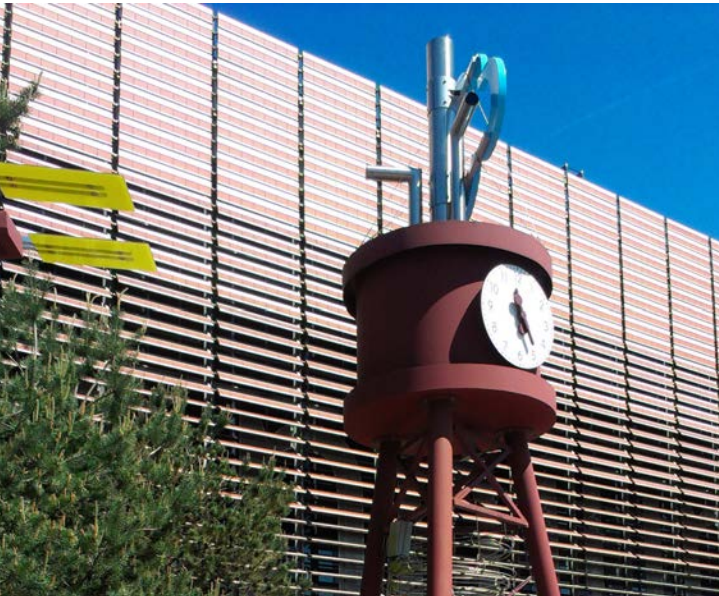
The following schemes have been used as a benchmark for the King’s Road Park Play hub. Kidbrooke Village Play space by HTA offers a combination of large and small scale play opportunities while also remaining inherently natural with a strong connection to nature.

Thinktank Science Museum by Gillespies includes a range of all ages STEM play activities ensuring learning and fun is overlaid in all aspects of the play experience.

KIDBROOKE VILLAGE (HTA) BY BERKELEY GROUP



THINKTANK SCIENCE MUSEUM, BIRMINGHAM BY GILLESPIES



KING'S ROAD PARK PLAY HUB

PLAY STRATEGY

Park South will provide opportunities for formal and informal recreation and play. Play, for all ages and abilities will be located within the park. Informal elements will include but not be limited to, natural and sensory interventions, overlooked by seating for carers and guardians.

Based on the Mayor for London's SPG the target provision for the masterplan allows 10m² of playable space for every child within a reasonable walking distance of home. As defined in the Design Codes dated August 2018 a 'Local' Public playable space for ages 0-11 with 12+ opportunities is located adjacent to Sands End Square.

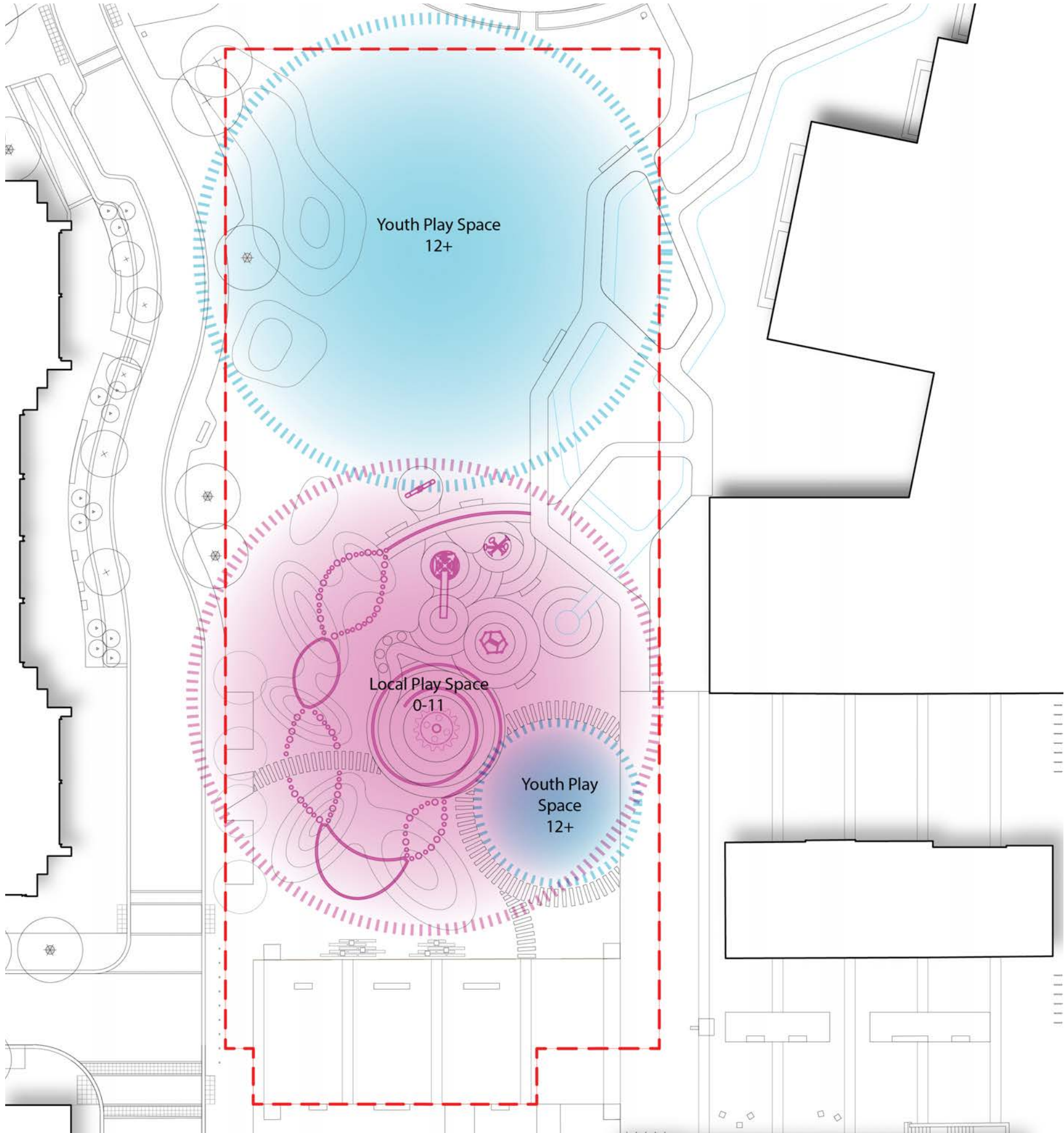
Allowance for local and youth play spaces is based on the illustrative unit mix submitted in the Outline planning application 2018 and is subject to change throughout the development phasing. The current provision complies with the Mayor's guidance.

The as designed area of dedicated Local Play Space in Park South is: **700m²** and the as designed area of open flexible Youth Play Space in Park South is: **1350m²**. The Play zones are indicatively shown in the diagram opposite.

The following documents have been considered when developing the King's Road Park play strategy:

- Shaping Neighbourhoods: Play and Informal Recreation, Supplementary Planning Guidance (SPG), September 2012
- Designing for Play: A guide to creating successful play spaces Play England
- Design Guidance for play spaces, Forestry Commission England. March 2006
- BS EN 1176 Playground Equipment & Surfacing
- BS EN 1177 Impact attenuating playground surfacing. Determination of Critical Fall Height.

- Reserved matters application boundary
- Youth play space 12+
- Local play space 0-11
- King's Road Park Play hub



PARK SOUTH PLAY TYPOLOGY DIAGRAM

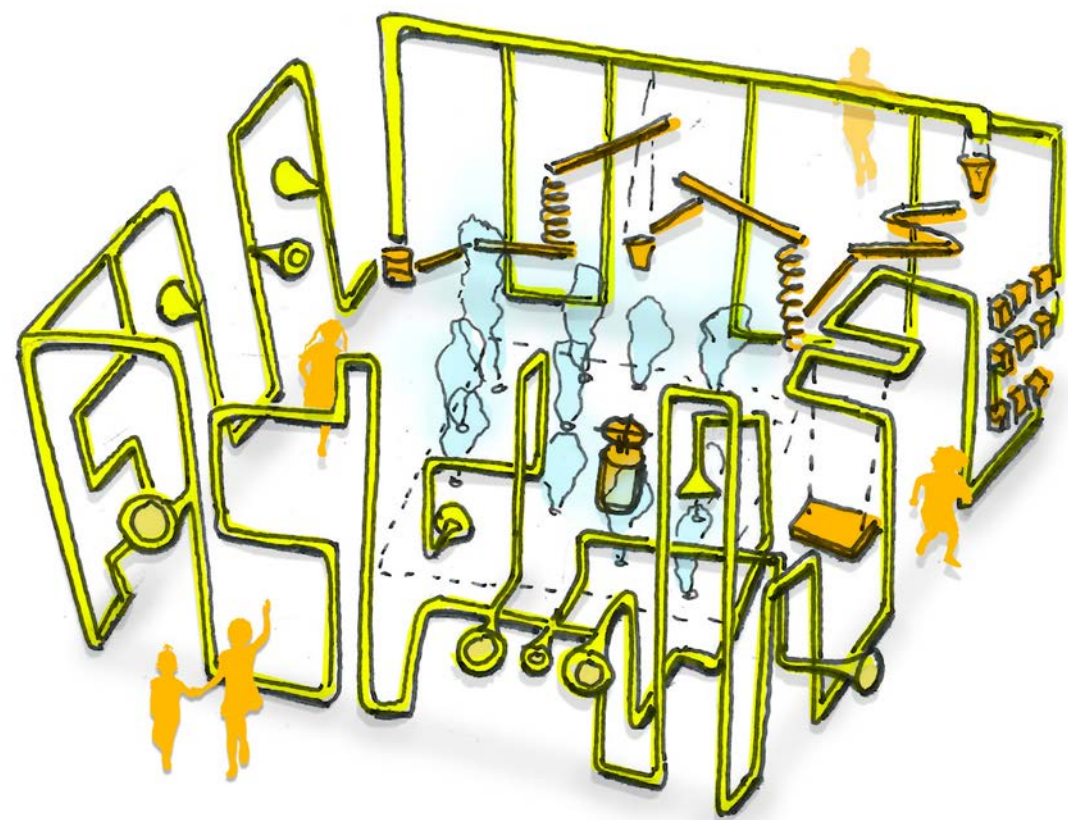
CONCEPT EXPLORATION

INITIAL STEM PLAY CONCEPT STUDIES

The initial sketch STEM play concepts looked at opportunities for imaginative, individual and social play as well as physical play. The explorations looked at a compact frame system with a nod to the history of the Gasworks. This frame hosts a range of experiences to cater for all ages and abilities providing challenge and STEM learning.

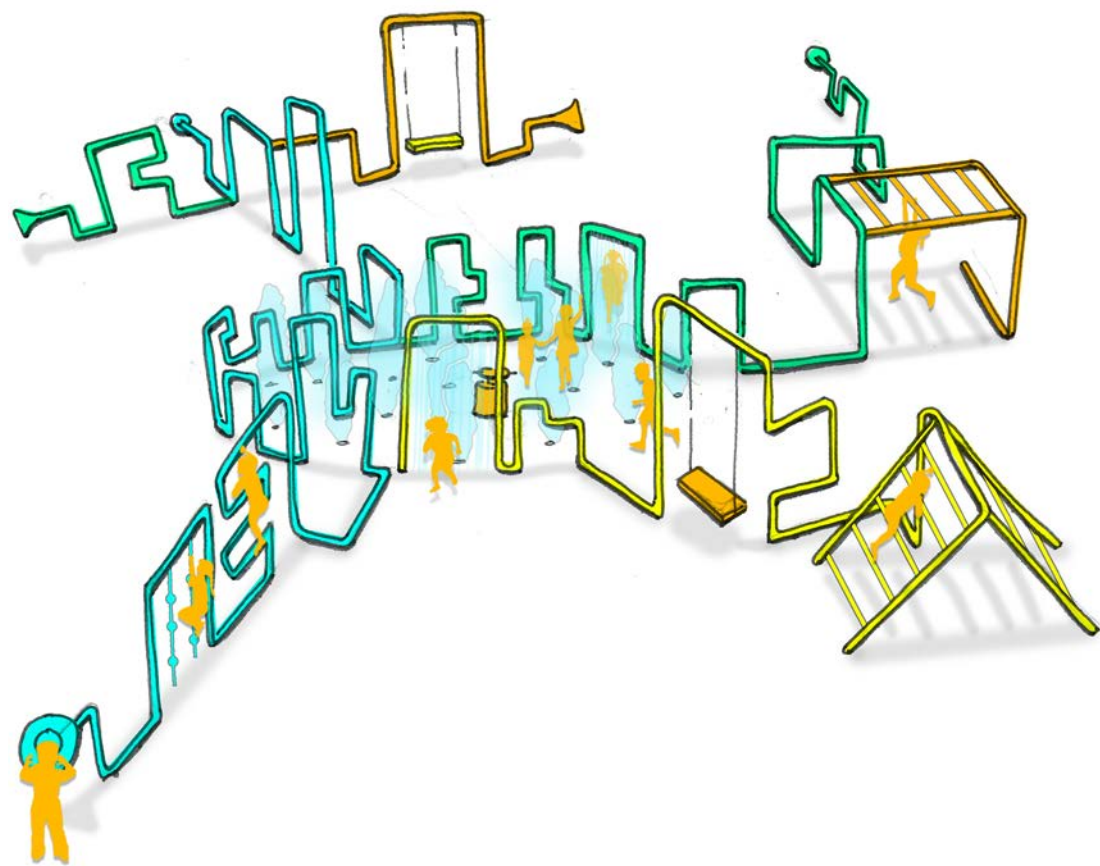
STEM PLAY FRAME - CONCEPT DEVELOPMENT 1

Conceptual exploration sketch; STEM Sensory play incorporated into 'gasworks' pipe structure with central misting 'room'



STEM PLAY FRAME - CONCEPT DEVELOPMENT 2

Conceptual exploration sketch; 'Gasworks' pipe structure forms central node with additional pipe work and play opportunities extending outwards.



KING'S ROAD PARK PLAY HUB

CONCEPT PLAY STRATEGY

The following play hub strategy looks at a series of varied experiences to negotiate; including play trails, play pockets, water play and quieter breakout lawn space. While Park South includes an active local play space; the park lawn also provides a large flat area for informal and active youth activities. The Park South is also designed with a series of mounds to provide a physical mound for exercise and an opportunity to perch, socialise and possibly watch a pop-up event or cinema screening.

Discovery Trail - A trail over a series of undulating wild flower and planting rich mounds. The trail includes a STEM play double helix, loose and tight netting, counting steppers and climbing elements. The mounding and nets provide an opportunity for child 'look out' points across the square and park. Planting provides opportunity for crafts and collection with a variety of colours, textures, sizes and shapes selected.

STEM play trail - With a nod to the post industrial history of the site, the STEM trail is the 'engine room' of the play hub. This includes a spiral frame that facilitates a range of STEM elements, gross motor skill activities and shadow animation. The heart of the engine includes the reuse of a Gasholder No.7 roller to create a cog for children to turn, activating water misting. This can be switched off for times of maintenance and low play use.

Water play - The 'source' of the water gardens includes a bubble-up of water within the play hub. Water being a STEM rich source animates the eastern edge with splashing, measuring, channelling opportunities; all within a mounded basin edge to ensure it is contained.

Play Pockets - A series of sensory, climbing, balancing and swinging play elements with clearly defined safety zones.

Picnic lawn - Break-out picnic space for youth to gather and socialise. This space can also facilitate pop-up games including badminton, volleyball or Kubb.

- Reserved matters application boundary
- Main access
- - - Informal access
- ● ● ● ● Discovery trail
- ● ● ● ● STEM play trail
- ● ● ● ● Water play
- ● ● ● ● Play pockets
- ● ● ● ● Picnic lawn



KING'S ROAD PARK PLAY HUB - PLAY STRATEGY DIAGRAM

KING’S ROAD PARK PLAY HUB

STEM PLAY HUB CONCEPT

The King’s Road Park Play Hub design draws on the functionality of the gasworks, as well as the broader STEM field, to offer a unique and contextual play space.

Key to the design is the large central misting area, allowing children to replicate the original workings of the gasworks and which sits within a ringed piping structure that offers a range of play and problem solving opportunities suitable for a variety of ages and abilities; including rope swings, climbing bars, abacus, puzzle boards and sensory sound play.

Additionally, the play space offers a range of STEM inspired standalone play elements including a prism climbing structure, pipe and organ sound sculpture, numerical stepping posts, water play fountain and a large slide and climbing structure.

The play space itself is sheltered by the soft-scaped mounding and double-helix inspired climbing net, framing the space and creating challenge for older children.

The play space colour tone references the industrial past with a neutral metallic bronze/brown colour to metal work and neutral colours for surfacing. Where possible robust planting is integrated around the perimeter and within the play space.

Key

- 1. Golden Section Path Leading to Climbing Net and Pipe Play
- 2. Sculptural Wormhole Buffer and Play Mounding
- 3. Geometric Circle Soft-fall Playspace
- 4. Misting Feature Surface
- 5. Wild Flower, Species Rich Meadow Buffer Planting
- 6. Breakout lawn Space
- 7. Double Helix Climbing Net
- 8. ‘Gasworks’ Play Pipe Structure with Additional Play Elements
- 9. Gasworks’ Misting Play. Reuse of GH7 wheel
- 10. Gasworks’ Climbing Structure and Slide
- 11. Geometric Climbing Structure
- 12. π Pi see-saw. Reuse of GH7 wheel
- 13. Speaking Organ Pipes
- 14. Numbered Jumping Blocks & sound play
- 15. Fraction Poles
- 16. Water play - ‘The source’ of the water gardens



KING’S ROAD PARK PLAY HUB ENLARGEMENT PLAN

KING'S ROAD PARK PLAY HUB

CONCEPT VIEW



KING'S ROAD PARK PLAY HUB INCLUDES MULTIPLE LEARNING AND SENSORY EXPERIENCES. THE CONCEPT ALLOWS CHILDREN AND ADULTS TO EXPLORE AND HAVE MOMENTS OF INTEREST AND DISCOVERY.

KING'S ROAD PARK PLAY HUB

PLAY STRATEGY - EQUIPMENT COMPONENTS



KING'S ROAD PARK PLAY HUB INCLUDES MULTIPLE LEARNING AND SENSORY EXPERIENCES. THE CONCEPT ALLOWS CHILDREN AND ADULTS TO EXPLORE AND HAVE MOMENTS OF INTEREST AND DISCOVERY.

KING'S ROAD PARK PLAY HUB

PLAY STRATEGY - EQUIPMENT PALETTE



1. Climbing Net with pendulum steppers



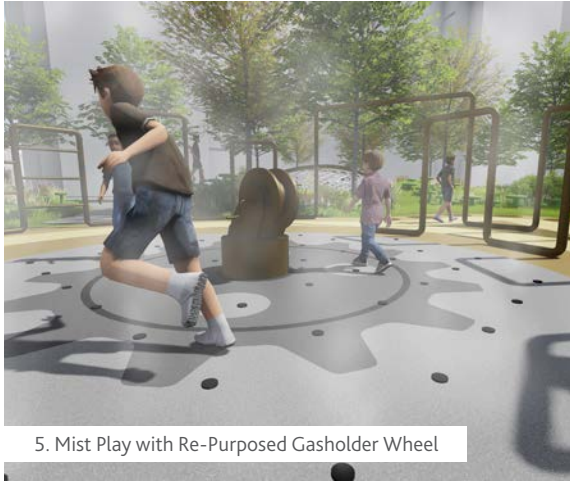
2. Helix Climbing Net



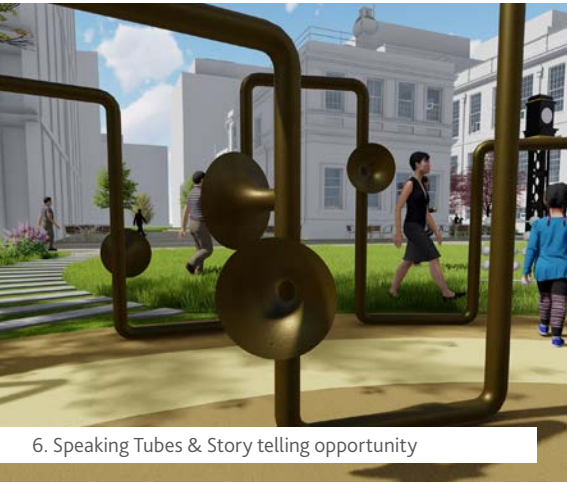
3. Double Helix Steppers Trail



4. Lawn / Planted Play Mounds



5. Mist Play with Re-Purposed Gasholder Wheel



6. Speaking Tubes & Story telling opportunity



7. Puzzle Play



8. The pendulum swings



9. Climbing Poles



10. Dodecahedron climbing with Prisms



11. The Organ



12. π Pi See-Saw using Re-purposed Gasholder Wheel



13. Pyramid Slide with Climbing Nets



14. Water play - 'The source'



15. In-ground Trampolines

KING'S ROAD PARK PLAY HUB

CONCEPT VIEW



KING'S ROAD PARK PLAY HUB ENGINE ROOM. REUSE OF THE GH7 WHEEL IN THE CENTRE PROVIDES THE CATALYST FOR EXCITED ANIMATION IN THE PUBLIC REALM.

KING'S ROAD PARK PLAY HUB

CONCEPT VIEW



LOOKING SOUTH FROM THE START OF THE WATER GARDENS. 'THE SOURCE' IS A WATER PLAY FEATURE THAT BEGINS THE FLOW OF WATER HEADING NORTH.

KING'S ROAD PARK PLAY HUB

CONCEPT VIEW



KING'S ROAD PARK PLAY HUB ENGINE ROOM. REUSE OF THE GH7 WHEEL IN THE CENTRE PROVIDES THE CATALYST FOR EXCITED ANIMATION IN THE PUBLIC REALM.

KING’S ROAD PARK PLAY HUB
CONCEPT VIEW



LOOKING NORTH, PLAY PIPES FACILITATE MULTIPLE STEM PLAY ELEMENTS

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LANDSCAPE STRATEGIES

PARK SOUTH

INCLUSIVE DESIGN

PARK SOUTH LEVELS STRATEGY

A well designed public realm contributes significantly to the quality of the built environment and plays a key role in the creation of sustainable, inclusive, mixed communities.

The proposals illustrated in this strategy are based on a number of integrated principles which are in accordance with the guidelines set out in The Principles of Inclusive Design (CABE 2006) which:

- Places people at the heart of the design process;
- Acknowledges diversity and difference;
- Offers choice where a single solution cannot accommodate all users;
- Provides for flexibility in use, and;
- Provides buildings and environments that are convenient and enjoyable for everyone.

Park South will provide a clear and inclusive environment suitable and safe for everyone, including people with disabilities, the elderly and pushchairs. The legibility of the proposed scheme will help to orientate people without the need for extensive signage.

Vehicle circulation - Vehicular circulation around the park responds to the recent guidance from the 2007 Department for Transport Manual for Streets (MfS), a replacement to Design Bulletin 32 which puts well-designed streets at the heart of sustainable communities and advises on how street design can help create better places –places with local distinctiveness and identity.

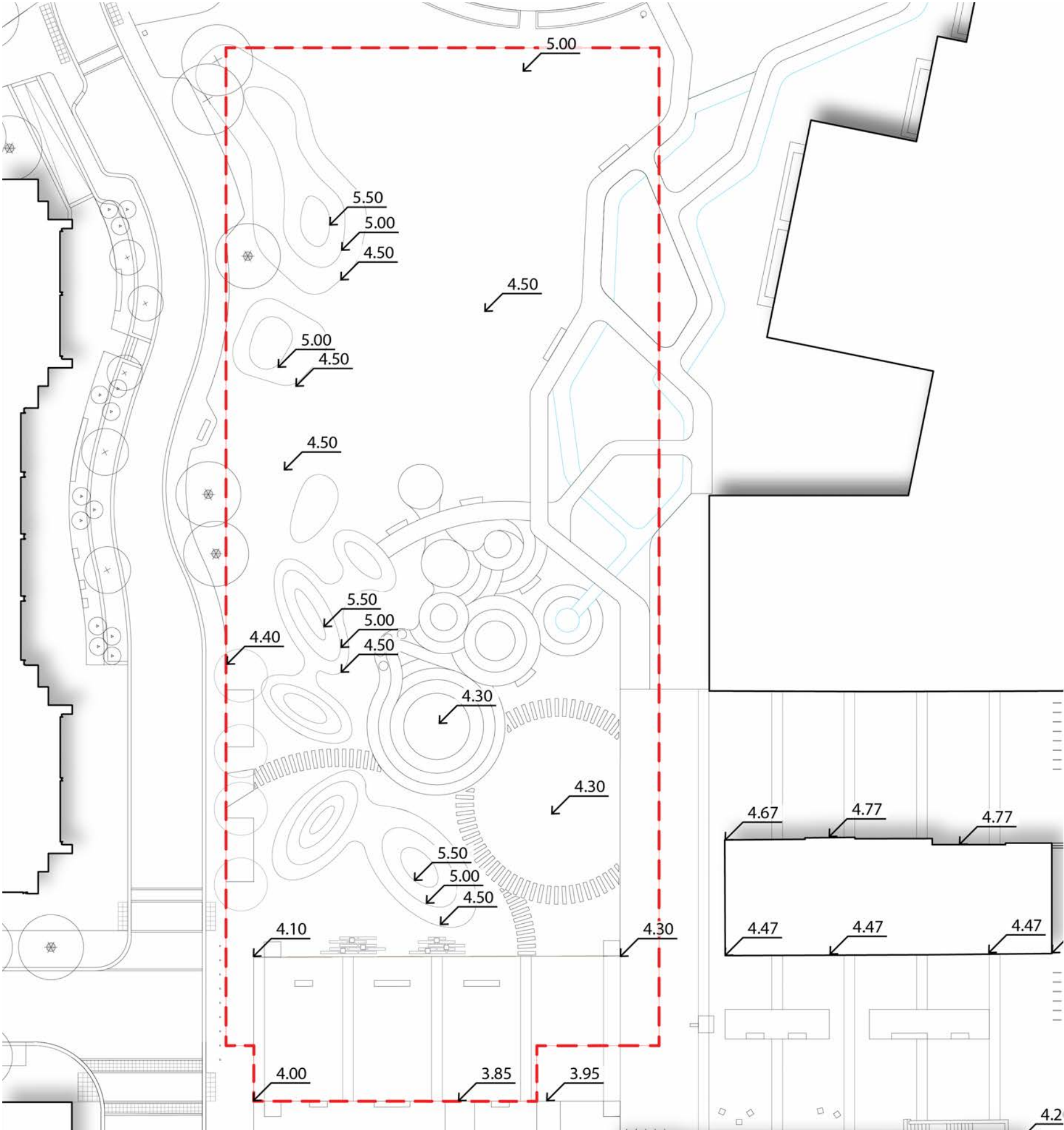
The design is proactive in the approach to recognising that a fundamental culture change is needed in the way streets are designed and used. However the needs of all users, including blind and partially sighted people are considered where areas of shared surfaces are proposed.

The Park Road and Sands End Lane will be clearly demarcated with kerbs of contrasting colour to the pavement and the road. Designated crossing points will be distinguished by a contrast in material tone and flush pavement treatment.

Street furniture - Street furniture can contribute greatly to the character of a place, and it is proposed that a simple, consistent range of benches, bollards, cycle racks and litter bins will be selected. Benches will be simple, durable, and robust but also comfortable, and located at distances of no more than 50 metres apart.

All disability requirements will be considered in the selection/ design of benches including the need for arm and backrests. The specification and locations of all street furniture is covered in more detail in the furniture strategy.

- - - Reserved matters application boundary
- ↙ x.xx Proposed level



PARK SOUTH INDICATIVE LEVELS DIAGRAM

CONNECTIONS

PARK SOUTH PEDESTRIAN AND CYCLE LINKS

Accessible pedestrian routes and cycle links are provided through and across Park South connecting it to the rest of the development.

The Park Road footpath adjacent to the park has a minimum width of 2m with a raised 60mm kerb, which allows for regular wheelchair passing points.

The main north-south park pedestrian route has a minimum width of 2m crossing the full length of Park South. Additional secondary footpaths creates a slower and recreational walking experience.

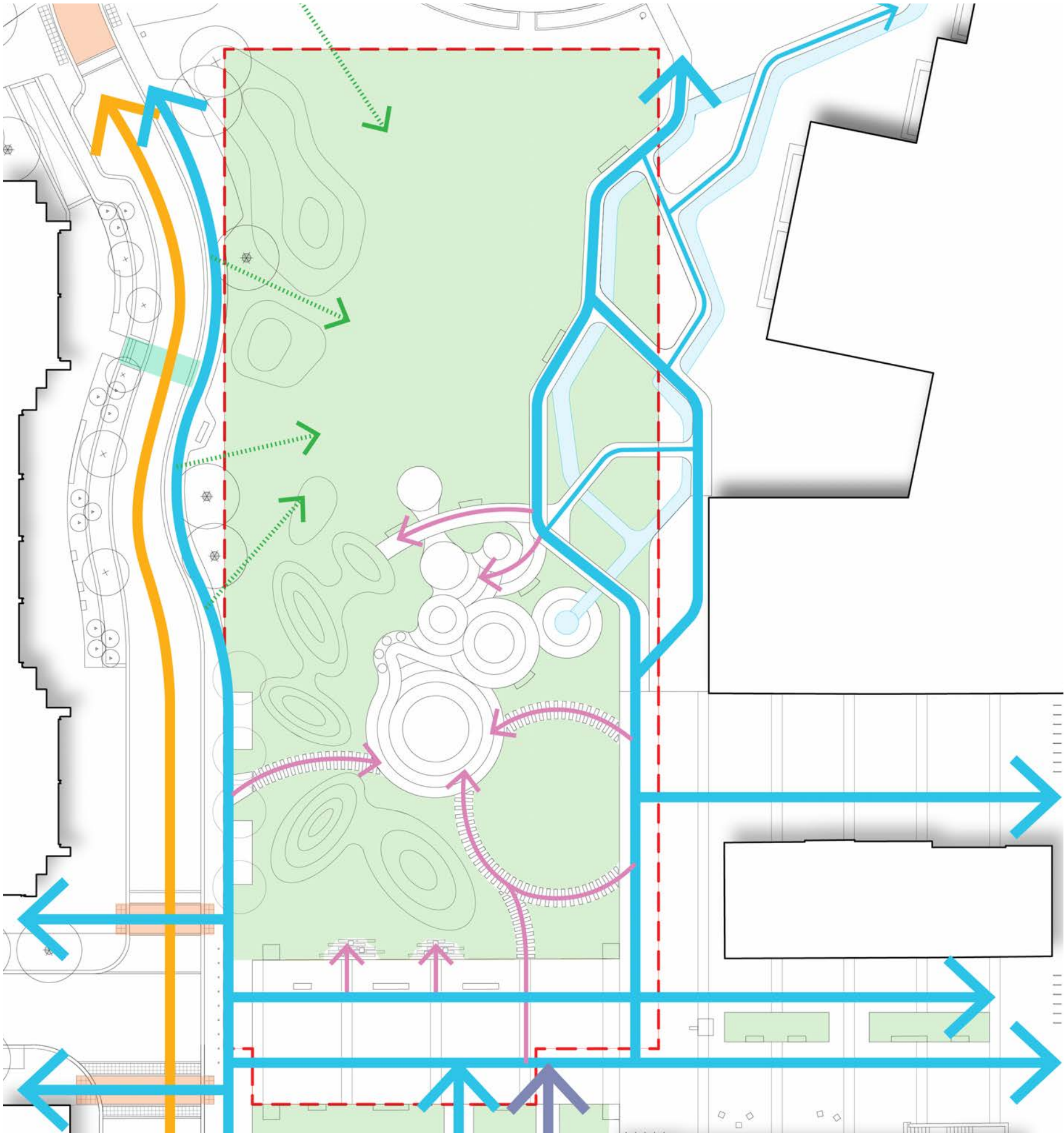
Informal access to the park from Park Road can be achieved across the lawn between undulating wildflower mounding.

Paths to the Play Hub are provided for convenient and quick access to the play area from all sides.

All pedestrian footpaths are step free and do not exceed a gradient of 1:40.

Formal raised table crossing points are located on Sands End Lane and the Park Road. An informal crossing point is provided between these formal crossing on the Park Road to facilitate movement from Block A. Formal crossings are delineated with tactile paving and different surfacing material.

- Reserved matters application boundary
- ➡ Main pedestrian access & informal cycle route
- ➡ Secondary pedestrian route
- ➡ Access to the Play Hub
- ➡ Informal park connections
- ➡ Park Road vehicular & cycle route
- Raised Table pedestrian crossing
- Informal pedestrian crossing
- Green space



PARK SOUTH MOVEMENT & CONNECTIONS DIAGRAM

HARD MATERIALS STRATEGY

PAVING PALETTE

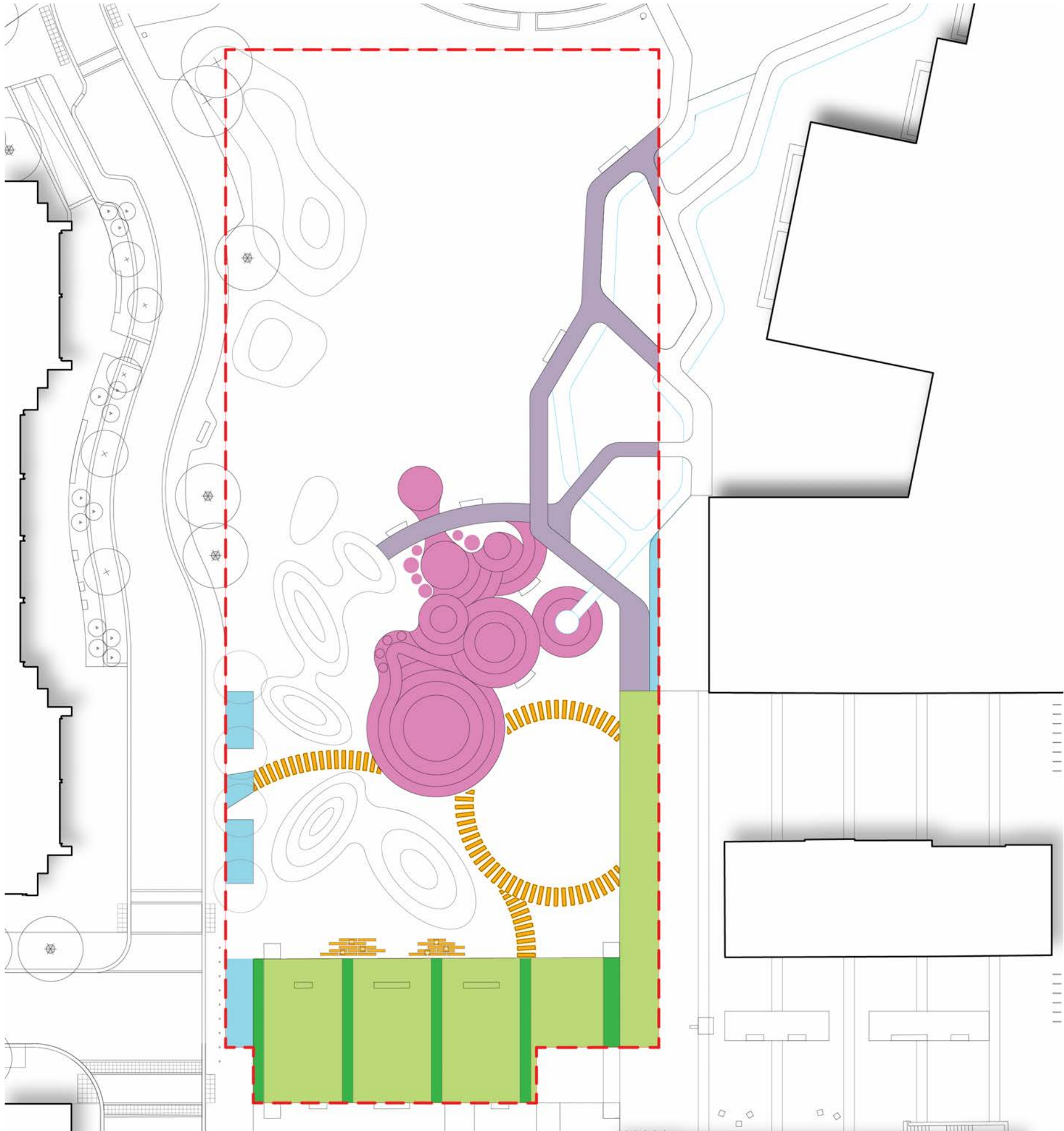
The hard landscape design aims to convey a unifying character to the masterplan, providing a robust solution that will support the anticipated uses. Importance is given to the appropriateness of the materials in regard to heritage significance, place making and long-term performance. Components of the public realm must also contribute to the overall sustainability of the scheme.

To accomplish a high quality scheme that respects the parkland character, a simple, de-cluttered palette of natural materials has been chosen for Park South. Natural and permeable materials will characterise all the green amenity spaces and gardens.

Key Features

- Natural stone pavers to routes and public realm areas along Sands End Lane and Park Road entry
- Warm natural stone flags with banding to square
- Stepping stone (concrete) paths provide entry to the play hub
- Neutral toned play surfaces
- Resin bound paths with natural stone chip provide the internal network within the park

- Reserved matters application boundary
- Sand End Square - Natural stone plaza
- Sand End Square - Natural stone paving bands
- Sand End Lane Footpath - Natural stone
- Park Footpath - Resin bound paving
- King's Road Park Play Hub - Rubber safety surface (neutral tones)
- Stepping Stones - Precast concrete with resin bound infill



HARD MATERIALS PALETTE DIAGRAM

HARD MATERIALS STRATEGY

PAVING PALETTE



Sand End Square - Natural stone plaza, buff tones



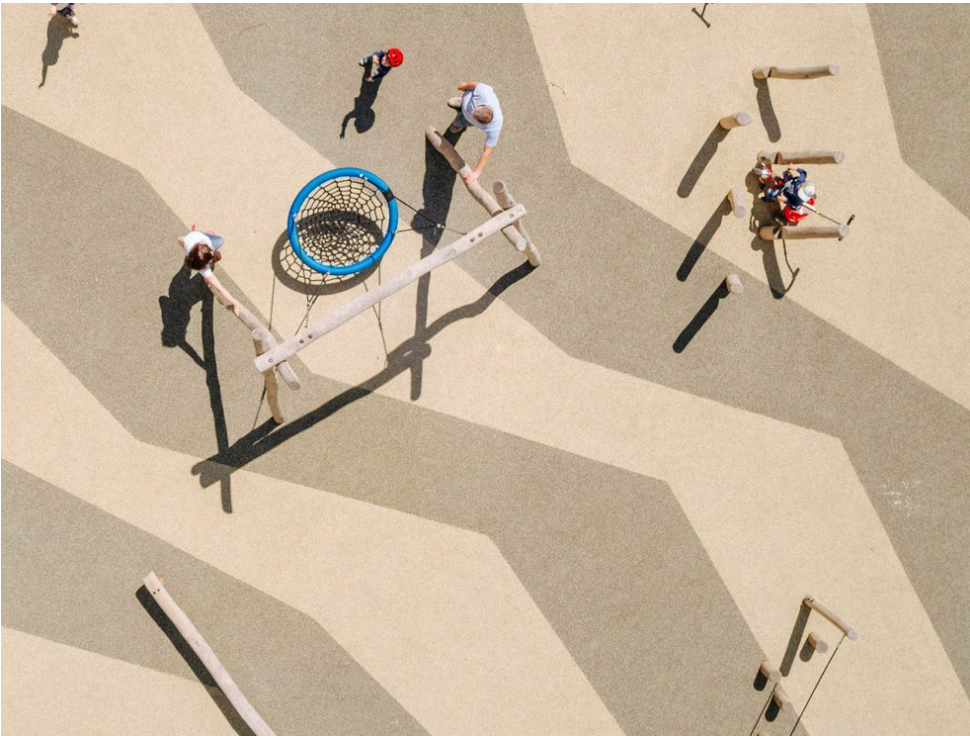
Park Footpath - Resin bound paving



Sand End Lane Footpath - Natural stone



Sand End Square - Natural stone paving bands



King's Road Park Play Hub - Rubber safety surface (neutral tones)



Stepping Stones - Precast concrete with resin bound infill

HARD MATERIALS STRATEGY

FURNITURE STRATEGY

Site furniture elements provide physical amenity, moments to pause for rest and relaxation and can assist in animating the public realm encouraging people to linger and socialise instead of passing through, thereby altering the character of the space.

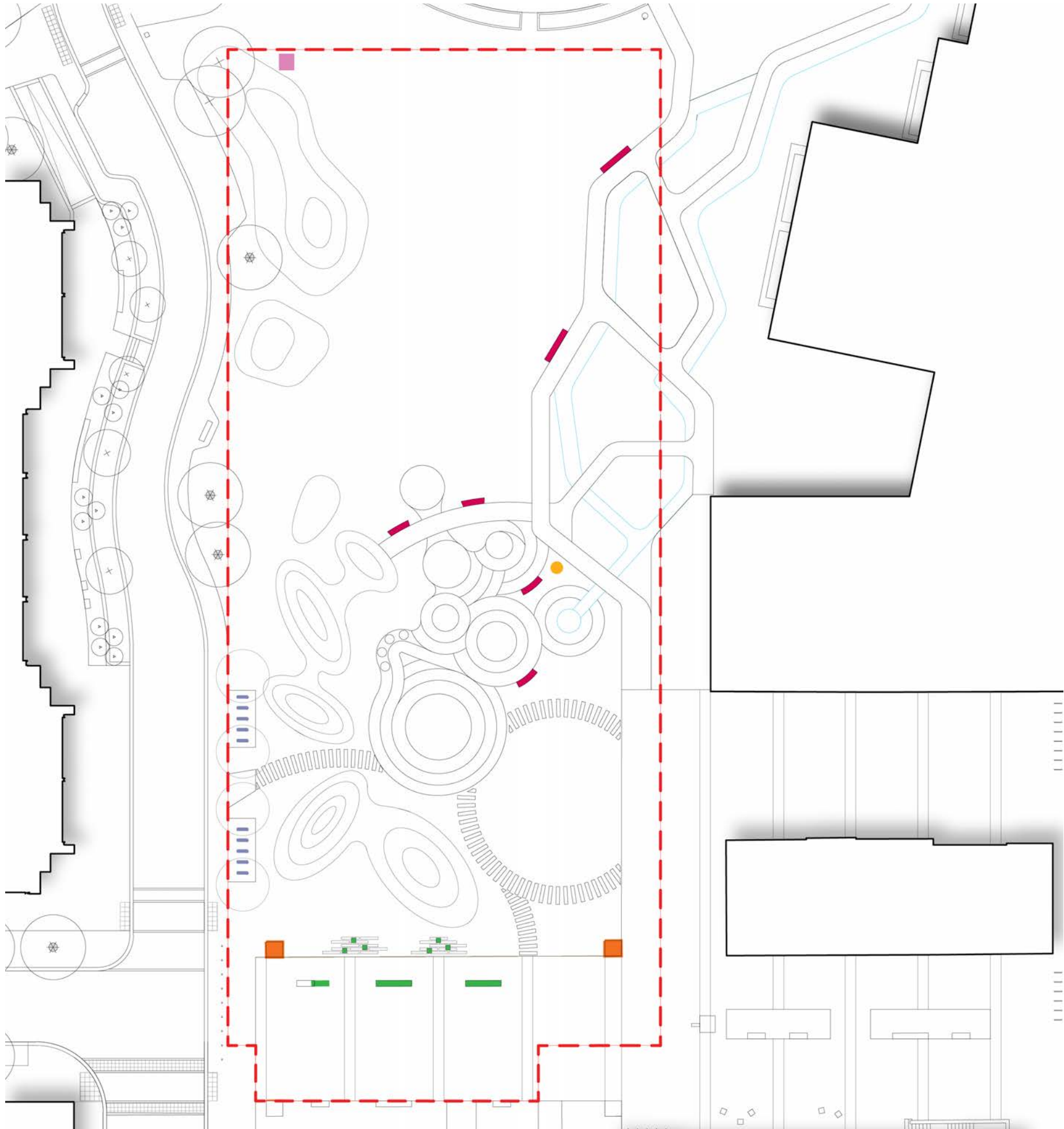
The following principles have been considered in the selection of furniture types:

- Consistency in character and materials with reference to the built form and history of the site, but also taking account of comfort and inclusive provision for all users. This assists in formulating a sense of place as well as responding to particular access needs.
- The furniture elements will be robust, require low maintenance and be able to tolerate the demands of the public environment. Timber is used to create a tactile and comfortable surface.
- Designed for all abilities. All furniture will be to BS8300-1 2018 Design of an accessible and inclusive built environment, External environment – clause 10.7.

The furniture palette includes:

- Gasholder No.7 re-purposed as signage, refuse, drinking fountain and post
- Gasholder No.7 Re-purposed as a clock tower
- Loose furniture
- Concrete & Timber seating with timber top, backrest and armrests
- Cycle Stands
- Litter bins

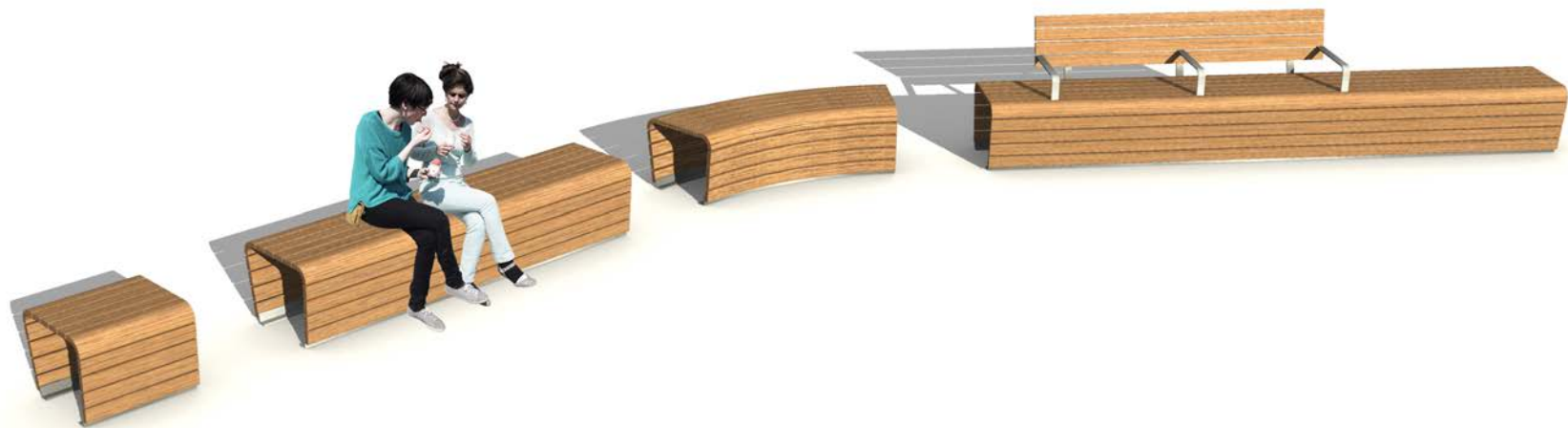
- - - - - Reserved matters application boundary
- Gasholder No.7 Capital Blocks
- Gasholder No.7 Park Totem
- | | | | Cycle stands
- Parkland furniture suite
- Civic furniture suite
- Litter bins



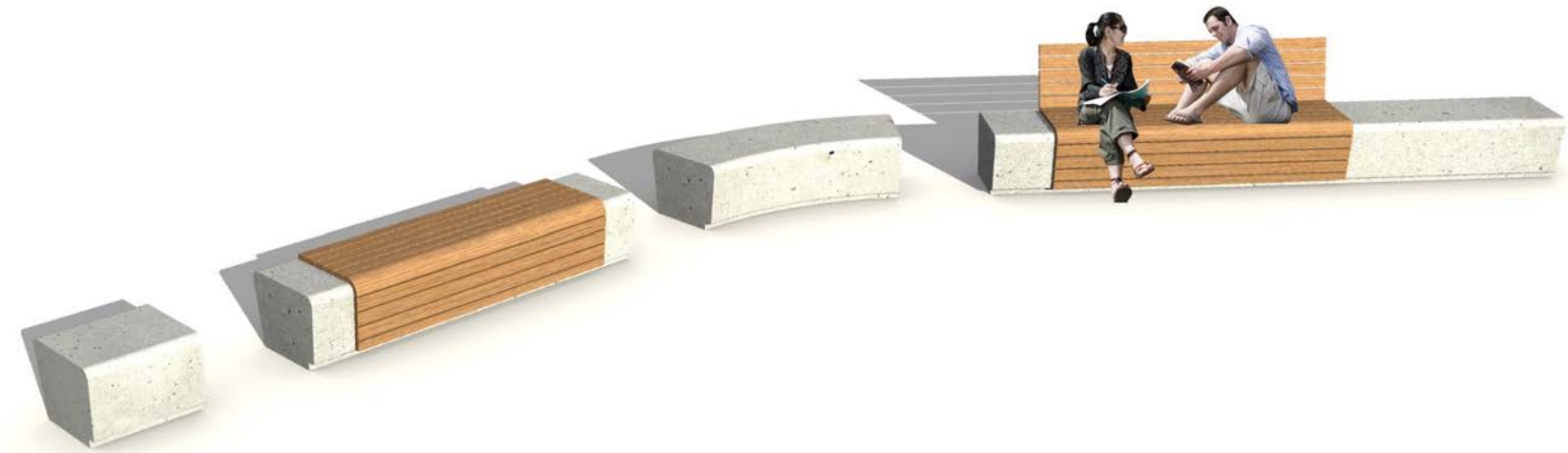
FURNITURE PALETTE DIAGRAM

HARD MATERIALS STRATEGY

FURNITURE STRATEGY



PARKLAND SUITE: TIMBER BENCHES AND INDIVIDUAL SEATS ON STAINLESS STEEL FRAME. THESE DUAL ASPECT BENCH SEATING INCLUDES WITH AND WITHOUT BACK AND ARM RESTS. (INDICATIVE SUITE SHOWN)



CIVIC SUITE: TIMBER BENCHES WITH CONCRETE AND INDIVIDUAL SEATS ON CONCRETE BASE. THESE DUAL ASPECT BENCH SEATING INCLUDES WITH AND WITHOUT BACK AND ARM RESTS. (INDICATIVE SUITE SHOWN)



CYCLE STANDS – INCLUDING TAP RAIL



LITTER BINS



LOOSE FURNITURE



GASHOLDER NO.7 PARK TOTEM



GASHOLDER NO.7 CAPITAL BLOCKS AND SANDS END SQUARE CLOCK



MATERIALS SWATCH

LIGHTING STRATEGY

PARK SOUTH LIGHTING

A well designed lighting scheme will enhance the user experience, making a safe and enjoyable night time environment. Lighting will reinforce way finding and the overall hierarchy of spaces, giving emphasis to the primary circulation routes and highlight special features within the landscape.

Park South lighting will create a safe and welcoming environment during the hours of darkness. The lighting strategy will also provide subtle feature lighting of architectural elements including the built form, furniture and specimen trees.

Lighting of pedestrian routes varies depending on priority of route, with pole mounted fittings providing way-finding cues through the site. A range of smaller bollard and ground mounted fittings may be used in lower priority areas and garden areas.

Building mounted light fittings are used where appropriate ensuring that routes are lit to create a safe environment for effective navigation and safety.

CCTV camera coverage is provided to augment secure by design features and light levels are designed to facilitate operation of these cameras. CCTV will be mounted to light columns where appropriate.

Feature lighting is generally kept to a minimum but where used it will enhance landscape and architectural features within the wider public realm.

- - - Reserved matters application boundary
- Pole lighting to open space
- Pole lighting to secondary walkways
- Tree uplighting
- ✱ Feature lighting to gasholder elements
- Linear LED Furniture Lighting



LIGHTING STRATEGY DIAGRAM

LIGHTING STRATEGY

PARK SOUTH LIGHTING PALETTE



6m high pole lighting to open space



3.5m high pole lighting to secondary walkways



Tree uplighting



Water feature accent lighting



Linear LED lighting to furniture



Linear LED lighting to furniture



Feature lighting to Gasholder elements



Feature lighting to Gasholder elements

SOFT LANDSCAPE

BIODIVERSITY STRATEGY

A key aim across King’s Road Park is to create a landscape with a series of closed loop systems - wildflowers attracting bees which pollinate flowers and fruit, nitrogen fixing species to add to soil nutrients, and selection of habitat and food species for wildlife benefits.

The King’s Road Park biodiversity strategy complements the objectives of the London Borough of Hammersmith and Fulham Local Biodiversity Action Plan (BAP) 2016-2020. The design forms priority habitats that provide opportunity for the selected borough priority species to establish. This strategy also aligns with London and National action plans.

There are a number of opportunities to enhance the site wide biodiversity and ecology and to mitigate the impact of the proposed development. Park South landscape includes:

- A network of trees and green spaces forming potential wildlife habitats and green corridors.
- Sustainable and climate resilient planting by developing planting designs that are appropriate for their location, including the availability of sunlight and water.
- Incorporate native plant species into the planting designs across the masterplan including the use of native shrub planting to provide nesting opportunities for birds.
- Establish a series of biodiverse roofs on the buildings across the site, to aid biodiversity and establish a range of habitats.
- Incorporation of bird and bat boxes within the tree network.
- Biodiverse roofs have been proposed on buildings as indicated and provision made for these within the structures and access arrangements of each building.

- Reserved matters application boundary
- Lawn
- Ornamental planting
- Water garden - Aquatic and marginal planting
- Wild flower shade and full sun meadow planting
- Proposed Trees
- Bird box
- Bat box
- Bug hotel



ECOLOGICAL ENHANCEMENT DIAGRAM

SOFT LANDSCAPE

PLANTING STRATEGY

A site-specific plant palette has been developed, which responds to the needs of various character areas and scale of spaces around King’s Road Park. A combination of native and adaptive plants are proposed, with high durability and low water demand and softening of the surrounding built form. Shade and feature trees define the spaces and provide a green ceiling, shelter and seasonal colour.

A site-specific plant palette has been developed, which responds to the needs of various character areas and scale of spaces around King’s Road Park. A combination of native and adapted plants are proposed, with high durability and low water demand and softening of the surrounding built form. Shade and feature trees within plaza and parkland areas define the spaces and provide a ceiling, shelter and seasonal colour.

A range of plant types has been selected, with a predominance of native or adapted species suited to the local region, combined with various exotic species to provide seasonal colour, shade, variety and texture within the landscape. The planting will provide foliage and flower colour at various times of the year, to provide contrast and interest.

Planting palettes include native plants and plants of value for wildlife, as well as structural plants, clipped hedges, shade loving plants and groundcover plants. Varied palettes of native and non-native have shade loving plants have been compiled to create variety with a focus on texture, seasonal change and habitat diversity. This will encompass a combination of grasses and groundcovers. Areas with more sun include ornamental planting with structure and seasonal interest lasting through the autumn and winter months.

The landscape provision within the development will be characterised by a distinctive planting design language, and a substantial soft landscape planting programme within the scheme.

The Planting Strategy diagram is colour coded and relates to the following palette of plants for each of the areas / planting zones shown; for example, parkland, streetscape & courtyards. This mix of planting is not exhaustive, further detailed planting palettes will be explored in future design stages.

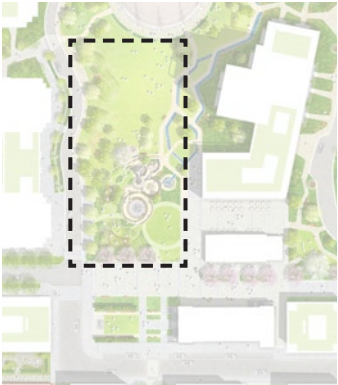
- Reserved matters application boundary
- Species Rich Lawn
- Ornamental planting
- Water garden planting
- Wild flower planting



PLANTING TYPOLOGY DIAGRAM

SOFT LANDSCAPE

PARK SOUTH PARK - INDICATIVE PALETTE



TREES	MIDDLE LAYER	GROUND LAYER					GROUND LAYER AROUND PLAY AREA		BULBS
									
PAULOWNIA TOMENTOSA	QUERCUS PALUSTRIS	ABELIA X GRANDIFLORA	AJUGA REPTANS 'CATLIN'S GIANT'	ARUNCUS 'HORATIO'	ANEMONE X HYBRIDA	CALAMAGROSTIS BRACHYTRICHA	ACAENA MICROPHYLLA	ACHILLEA TOMENTOSA 'AUREA'	ALLIUM SPHAEROCEPHALON
									
ILEX CASTANEIFOLIA	SORBUS AUCUPARIA 'EDULIS'	HOHERIA SEXSTYLOSA 'STARDUST'	CAREX DIVULSA	CEPHALARIA GIGANTEA	DRYOPTERIS AFFINIS	EUPHORBIA AMYGDALOIDES	AJUGA REPTANS 'BRAUNHERZ'	BELLIS PERENNIS	CAMASSIA CUSICKII
									
PINUS NIGRA 'AUSTRIACA'	MAGNOLIA KOBUS	SAMBUCUS NIGRA 'LACINIATA'	EPIMEDIUM X PERRALCHICUM	EURYBIA X HERVEYI	GERANIUM PHAEUM	GERANIUM X CANTABRIGIENSE	GLECHOMA HEDERACEA	PERSICARIA AFFINIS	GALANTHUS NIVALIS
									
AMELANCHIER LAMARCKII	CORNUS KOUSA 'CHINA GIRL'	VIBURNUM SARGENTII	LUZULA NIVEA	PHLOMIS RUSSELLIANA	SESLERIA AUTUMNALIS	TELLIMA GRANDIFLORA RUBRA	SAGINA SUBULATA	TRIFOLIUM RUBENS	HYACINTHOIDES NON-SCRIPTA

SOFT LANDSCAPE

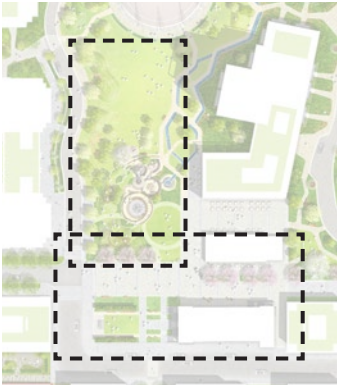
PARK SOUTH WATER GARDENS - INDICATIVE PALETTE



TREES	SHRUBS	UNDERSTOREY AND GROUND COVER				POUND MARGINS		WATER PLANTS	BULBS
									
BETULA NIGRA 'HERITAGE'	CORNUS ALBA 'AUREA'	ARUNCUS 'HORATIO'	ASPENIUM SCOLOPENDRIUM	ASTILBE 'WEISSE GLORIA'	PACHYSANDRA TERMINALIS	ACORUS GRAMINEUS 'OGON'	CALTHA PALUSTRIS	APONOGETON DISTACHYOS	ALLIUM SPHAEROCEPHALON
									
CORNUS MAS	DAPHNE BHOLUA	ASTRANTIA 'SUPERSTAR'	BRUNNERA MACROPHYLLA	CAREX DIVULSA	PRIMULA JAPONICA	ERIOPHORUM ANGUSTIFOLIUM	EQUISETUM HYEMALE	BUTOMUS UMBELLATUS	CAMASSIA CUSICKII
									
CORYLUS AVELLANA	HYDRANGEA QUERCIFOLIA	DRYOPTERIS AFFINIS	EUPHORBIA PALUSTRIS	HESPERANTHA COCCINEA	RANUNCULUS ACONITIFOLIUS	FILIPENDULA ULMARIA	HYDROCOTYLE VULGARIS	PONTERDERIA CORDATA	LEUCOJUM AESTIVUM
									
SALIX ALBA VAR. VITELLINA	SARCOCOCCA CONFUSA	KIRENGESHOMA PALMATA	MISCANTHUS 'STARLIGHT'	WALDSTEINIA TERNATA	RODGERSIA PODOPHYLLA	IRIS PSEUDOPUMILA	IOLEPIS CERNUA	SAGITTARIA SAGITTIFOLIA	NARCISSUS 'JACK SNIPE'

SOFT LANDSCAPE

SANDS END SQUARE – PLANTING PALETTE



TREES



PRUNUS 'PANDORA'



CARPINUS BETULUS

GROUND LAYER



AJUGA REPTANS 'CATLIN'S GIANT'



ALCHEMILLA MOLLIS



ASTRANTIA 'SUPERSTAR'



AQUILEGIA CAERULEA



ACHILLEA 'MOONSHINE'



ASTER X FRIKARTII 'MÖNCH'



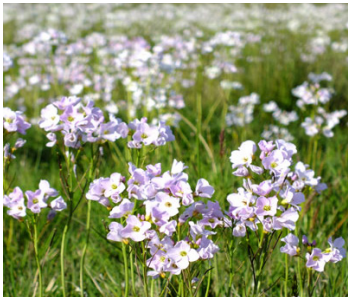
BERGENIA 'BACH'



ASTER X FRIKARTII 'MÖNCH'



CALAMAGROSTIS BRACHYTRICHA



CARDAMINE PRATENSIS



DRYOPTERIS AFFINIS



CALAMAGROSTIS BRACHYTRICHA



FOENICULUM VULGARE 'PURPUREUM'



GERANIUM 'BROOKSIDE'



ERYTHRONIUM PAGODA



GERANIUM WLASSOVIANUM 'BLUE STAR'



LIRIOPE MUSCARI 'INGWERSEN'



OMPHALODES CAPPADO -CICA



HEMEROCALLIS 'MARION VAUGHN'



MISCANTHUS 'STARLIGHT'



PULMONARIA 'COTTON COOL'



PACHYSANDRA TERMINALIS 'GREEN SHEEN'



PHLOX DIVARICATA 'CLOUDS OF PERFUME'



PRIMULA JAPONICA 'POSTFORD WHITE'



PULMONARIA 'COTTON COOL'



RUDBECKIA 'GOLDSTURM'



VERBENA BONARIENSIS



VIOLA 'BOUGHTON BLUE'

SOFT LANDSCAPE

PARKLAND AND MEADOW PALETTE



PARKLAND AND MEADOWS

Species Rich Lawn

Biodiverse lawn with native wild-flower species, 26 species in total. This lawn is shade and drought tolerant and perfect for urban parks.



Meadow (For Sunny Areas)

This turf is made up of 34 UK native wildflowers and grasses and it is suitable for different soil types, it is shade and drought tolerant.



Meadow (For Shaded Areas)

This turf is made up of 40 UK native wild-flowers and grasses and it is suitable for different soil types, it is shade and drought tolerant.



SOFT LANDSCAPE

TREE STRATEGY

The tree strategy will strengthen the masterplan and provide features within each character area.

Structural tree planting is a key feature within the masterplan. The planting will have two different roles. In certain sections of the masterplan it will provide a functional framework, creating a definition and buffer between public and communal amenity space. Within other sections of the masterplan, the planting will enhance visual amenity and provide a distinctive identity to the various areas of the site.

The selection includes species that will allow high levels of natural light to filter through the canopy and the heights of the lower branches of the trees will allow for clear views through the masterplan. The character of the trees will complement the Character Areas and the texture, colour and height will be considered when placing each tree.

Consideration of the various constraints of each area of the site have been taken into account in the development of the plant palette.

Tree pits 'stem to ground' are provided as per design code 3.41.06. Rather than individual pits, tree pits will likely have linear trenches to share soil volume.

Shade tolerant planting is proposed suited to the environmental conditions. The courtyard provides a private communal oasis for a moment to pause surrounding by lush planting. The courtyard offers quiet amenity as opposed to the animated activity of the Park and Sands End Square

The tree palette has been developed in consideration of the following:

- Appropriateness to place;
- Aspect and direct sunlight available;
- Biodiversity value;
- Longevity; and
- London Borough of Hammersmith & Fulham input

- Reserved matters application boundary
- Parkland Tree
- Park Road Tree
- Avenue Tree



TREE TYPOLOGY DIAGRAM

SOFT LANDSCAPE

TREE STRATEGY

Reserved matters application boundary

Reserved matters application boundary

Large Trees

- Trees to be specified as single stem
- 3m clear stem
- 5 times transplanted
- 8-10m high
- 3-4m wide
- 35-40cm girth

Medium Trees

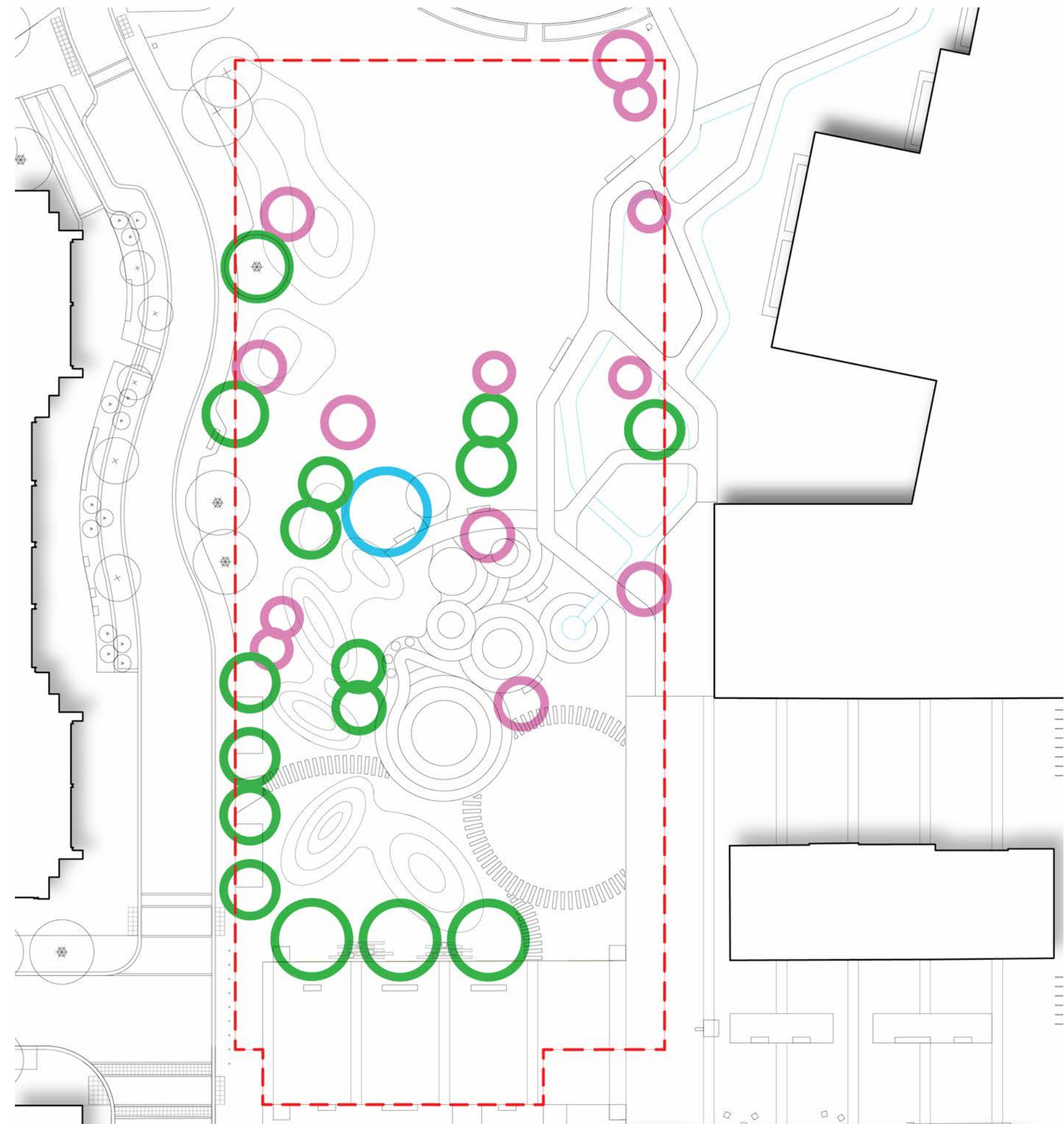
- 2m clear stem
- 5 times transplanted
- 5-7m high
- 2-3m wide
- 30-35cm girth

Small Single & Multi-stem Trees

- 4-4.5m high
- 2-3m wide.

Pleached Trees

- Pleached trees to be specified as single stem
- 3m clear stem
- 5 times transplanted
- 5-6m high
- 2m wide
- 30-35cm girth



TREE SIZE DIAGRAM

SOFT LANDSCAPE

INDICATIVE TREE PALETTE

A mix of native and non-native tree species will define Park South, including providing biodiversity and seasonal interest in the heart of the scheme. The tree planting strategy aims to provide and connect wildlife corridors across the site linking the 'Parkland' area (Garden Quarter, Park View and The Park) with the 'Urban' area (Imperial Quarter and Sands End Square) as well as providing wider green connections to Eel Brook Common, Chelsea Creek and The River Thames.

Structural tree planting is a key feature within Park South and Sands End Square. It will provide a functional framework, creating a definition and buffer between public and communal amenity space as well as defining pedestrian crossing locations, enhance visual amenity and provide a distinctive identity.

The tree selection includes species that will allow high levels of natural light to filter through the canopy and the heights of the lower branches of trees will allow for clear site lines across Park South.

Description/Size: Small to large size, deciduous and evergreen trees, broadly pyramidal crown. Best on a moist, well-drained in full sun.

Colours: Greens, hints of violet and plenty of striking red and yellow autumnal colour.

Park South tree list for consideration but not limited to:

- Paulownia tomentos
- Betula nigra 'Heritage'
- Sorbus aucuparia
- Ilex castaneifolia
- Pinus nigra 'Austriaca'
- Quercus palustris
- Amelanchier lamarckii
- Prunus pandora
- Cornus mas
- Cornus kousa 'China girl'
- Corylus Avellana 'Kentish Cob'
- Magnolia kobus
- Salix alba
- Carpinus betulus
- Quercus robur
- Fagus sylvatica
- Tilia cordata
- Quercus frainetto
- Pinus sylvestris
- Nyssa sylvatica
- Acer campestre
- Carpinus betulus
- Pinus sylvestris
- Quercus ilex
- Quercus robur
- Malus sylvestris
- Magnolia grandiflora



PAULOWNIA TOMENTOSA



PINUS NIGRA 'AUSTRIACA'



QUERCUS PALUSTRIS



PRUNUS 'PANDORA'



BETULA NIGRA 'HERITAGE'



ILEX CASTANEIFOLIA



QUERCUS ROBUR



FAGUS SYLVATICA



TILIA CORDATA



QUERCUS FRAINETTO



PINUS SYLVESTRIS



NYSSA SYLVATICA



AMELANCHIER LAMARCKII



CORNUS MAS



CORYLUS AVELLANA 'KENTISH COB'



MAGNOLIA KOBUS



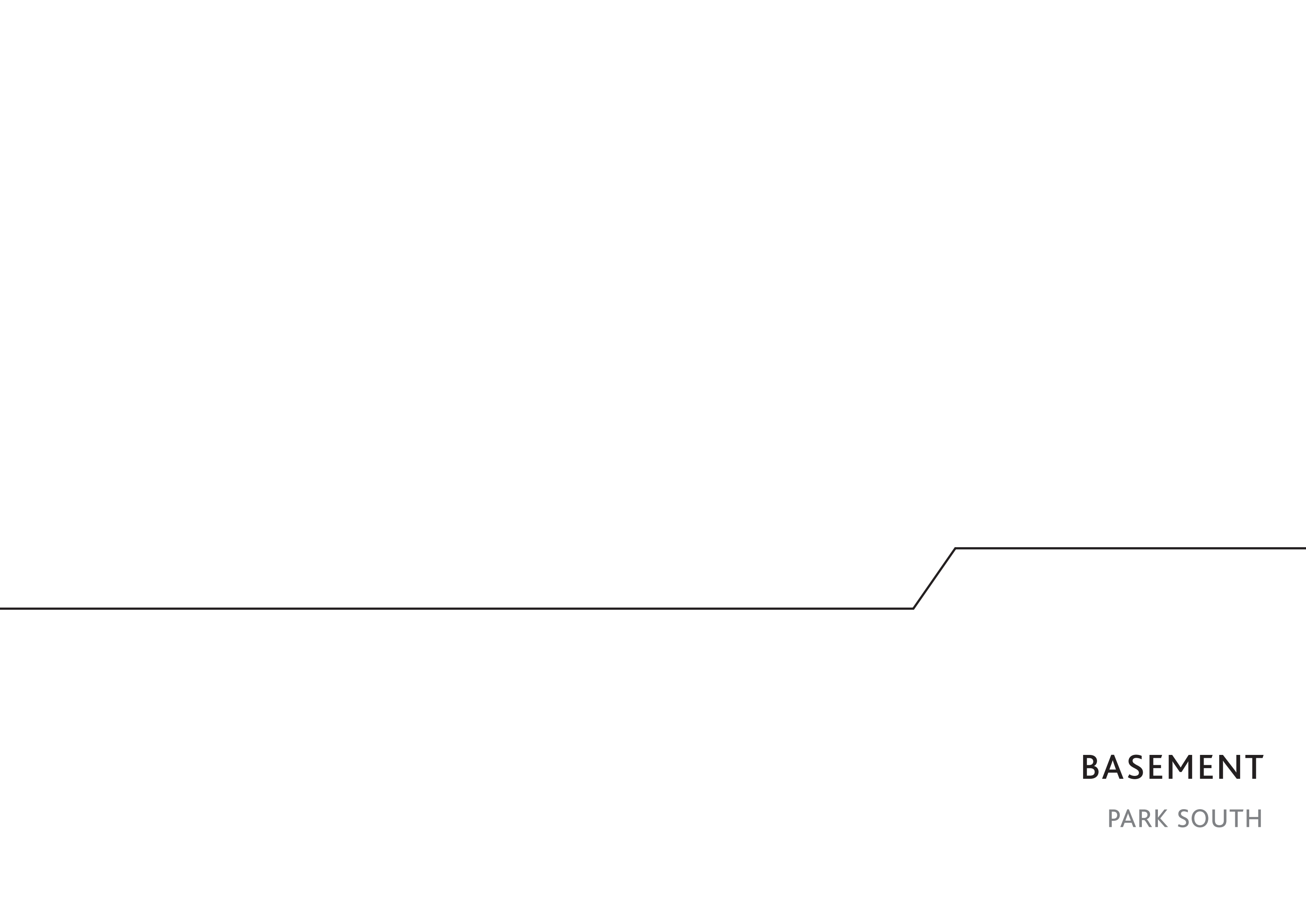
SALIX ALBA



CARPINUS BETULUS



THE PARK SOUTH TREES FRAME KEY VIEWS ACROSS THE MASTERPLAN



BASEMENT

PARK SOUTH

BASEMENT

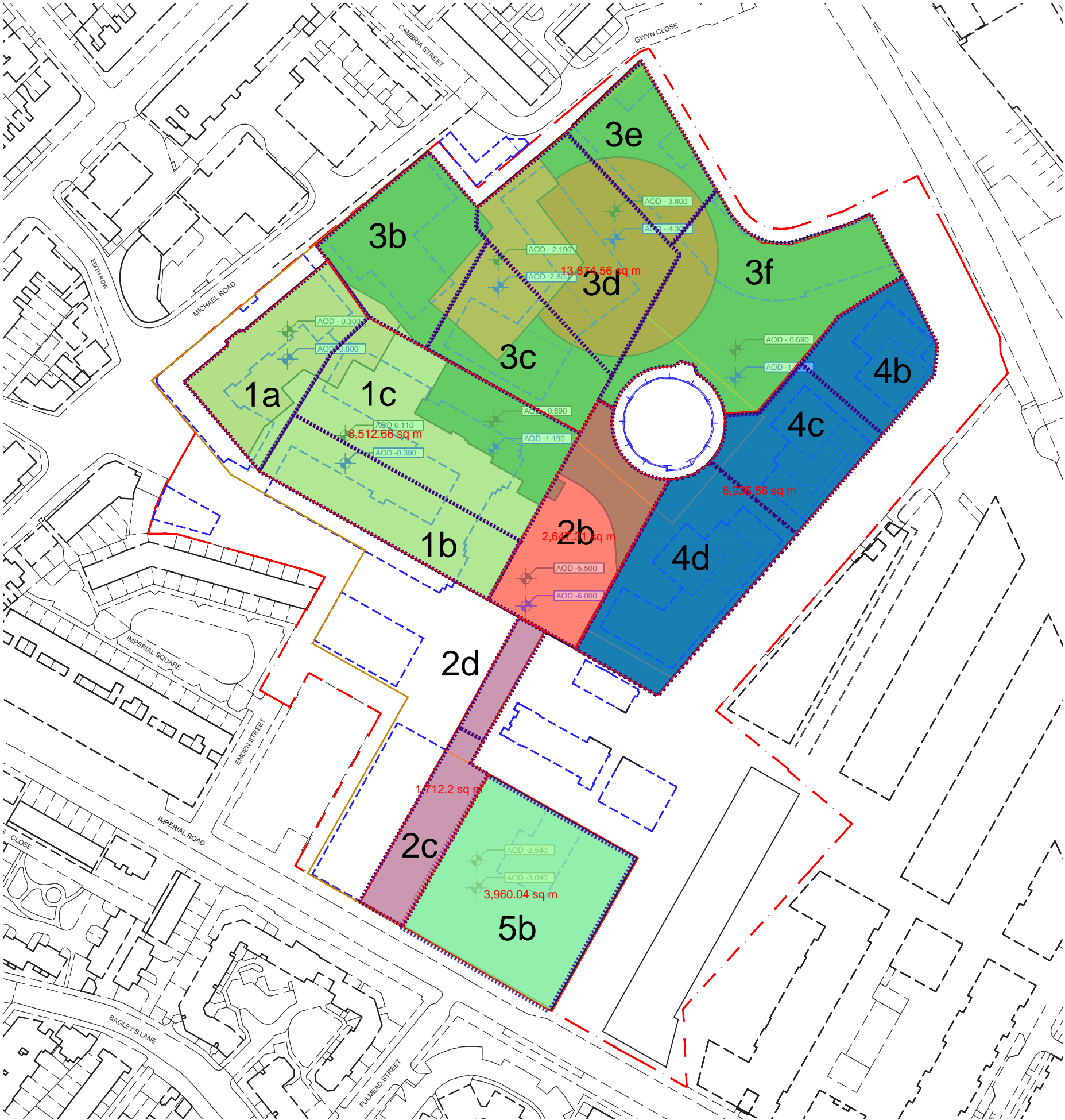
SUMMARY

The Outline Planning Consent includes a sitewide basement, articulated on a split level floor plate.

The sitewide basement will be constructed in five phases. The first phase includes the Garden Quarter and is currently under construction. Each phase will be assessed and coordinated individually reflecting detailed design of the buildings.

The overall basement design remains illustrative. It will be developed in detail along the consecutive construction stages.

Phase 2B is the second stage to be constructed in this development. It is this phase which is the subject of this reserved matters application.



CURRENT BASEMENT PHASING STRATEGY

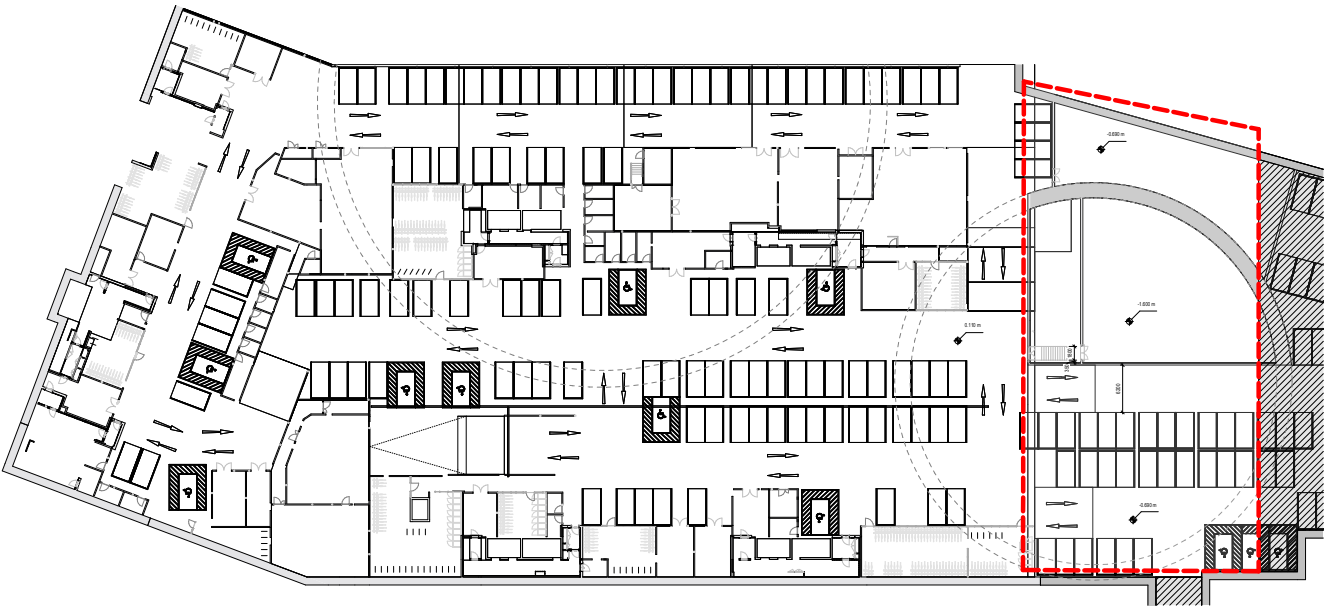
BASEMENT

PHASE 1 & PHASE 2B

Phase 2B serves as a continuation on from Phase 1 which is currently under construction. The image below shows the relationship between them, with Phase 2B attached onto the right side of Phase 1.

Shown to the right is the extent of the Phase 2B/Park South basement area. This area contains a number of parking spaces along with two plant rooms which will be used to serve the entire development. Phase 2B is set lower than Phase 1 to allow for increased head height.

To reach the Phase 2B level this will require ramped access from Phase 1 and the larger of the two plant rooms will be accessed via steps from the Phase 1 basement area, as shown on the drawing to the right.



PHASE 1 & PHASE 2B SHOWN TOGETHER AS ONE BASEMENT PORTION



PARK SOUTH - BASEMENT RMA AREA

PARK SOUTH APPLICATION BOUNDARY

BASEMENT

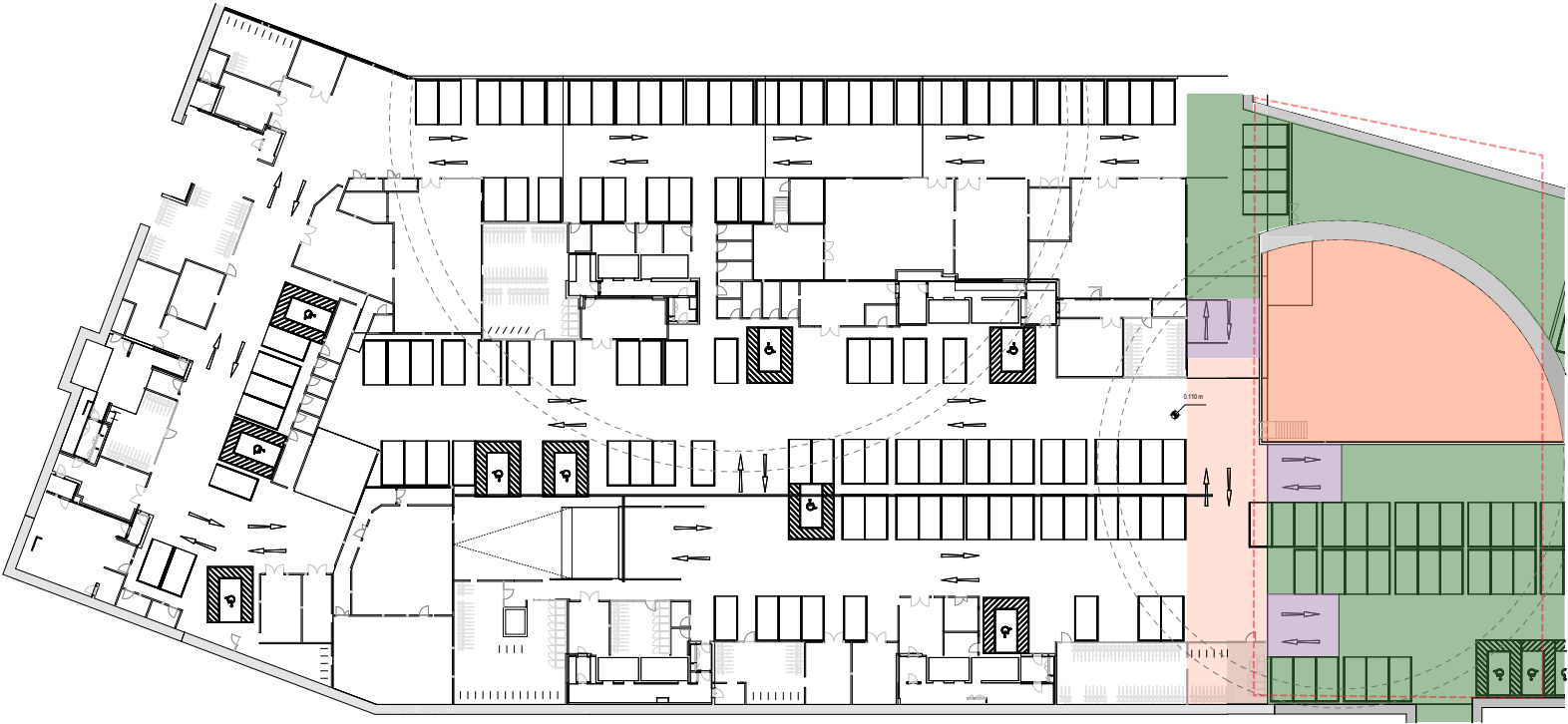
STRATEGY

Depicted below are the relationship of the basement levels within Phase 1 and Phase 2B, which step down from Phase 1 to allow for increased height head in the rest of the development.

This area contains a number of parking spaces and plant area to service the overall development. The intention is that part of the existing gas holder structure is retained within this space.

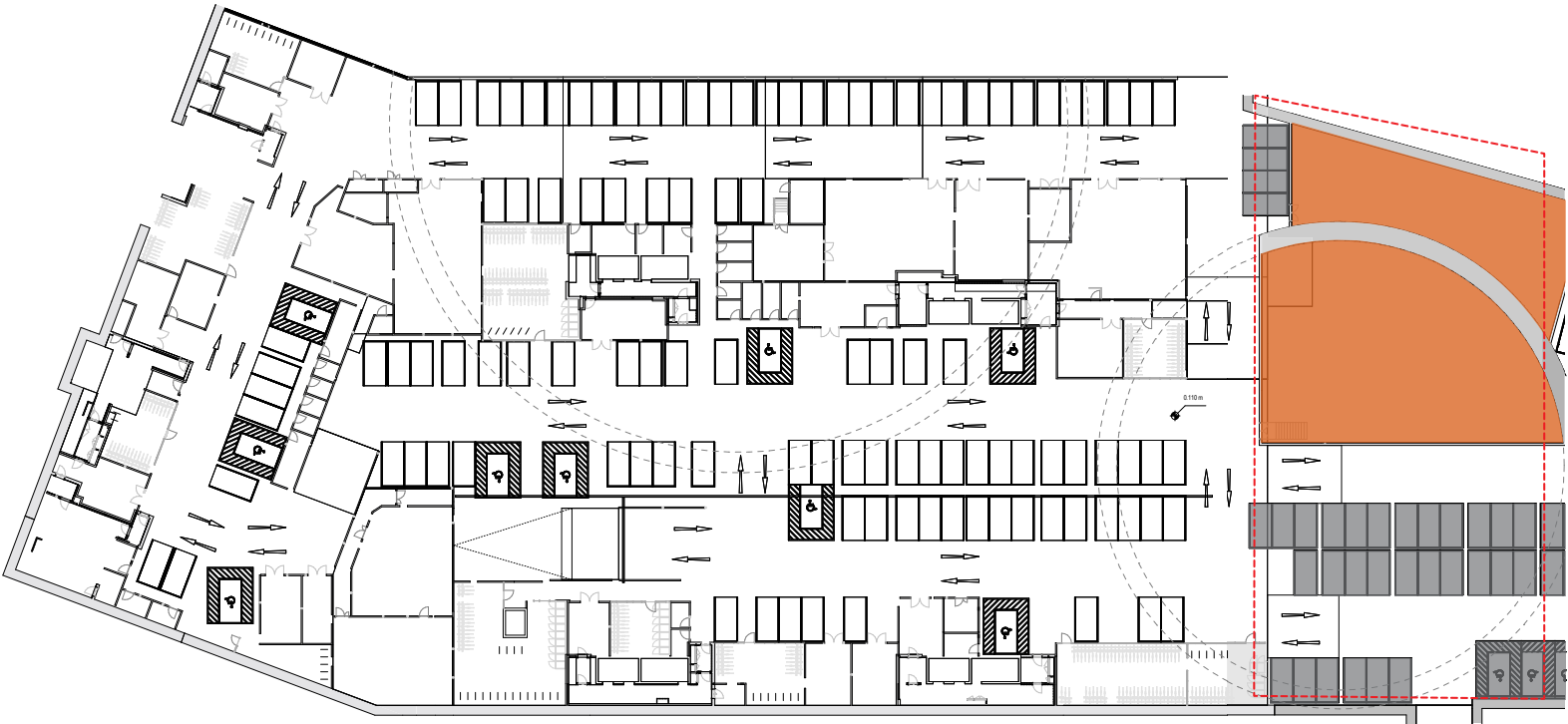
Total plant area: 869m2

Total parking/vehicle circulation area: 889.8m2



Basement levels

- 0.110m
- 0.690m
- 1.600m
- Ramp



Uses

- Plant area
- Parking

BASEMENT

BASEMENT ACCESS

The access to this space will be via the entrance ramp within Phase 1 with ramps leading down to the lower level in Phase 2B.

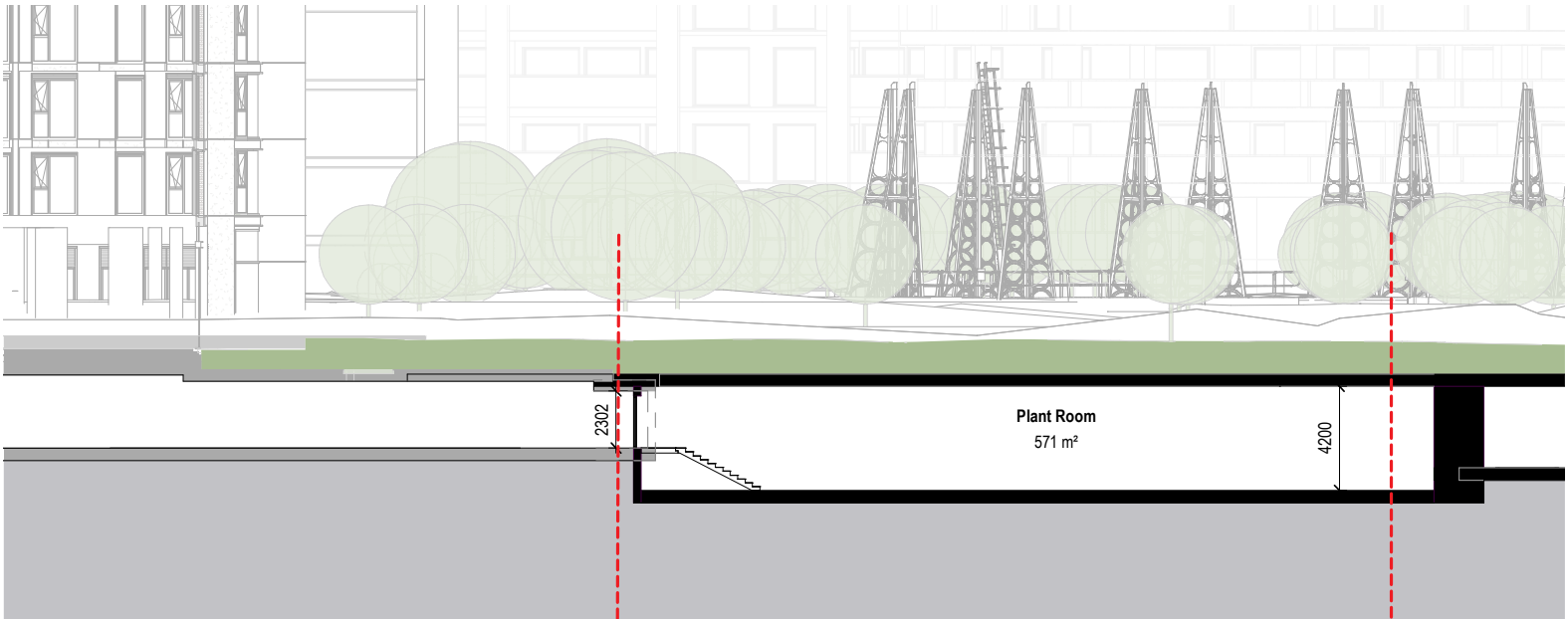
This space will serve as a connection to the later phases of the development.



BASEMENT

SITE SECTIONS

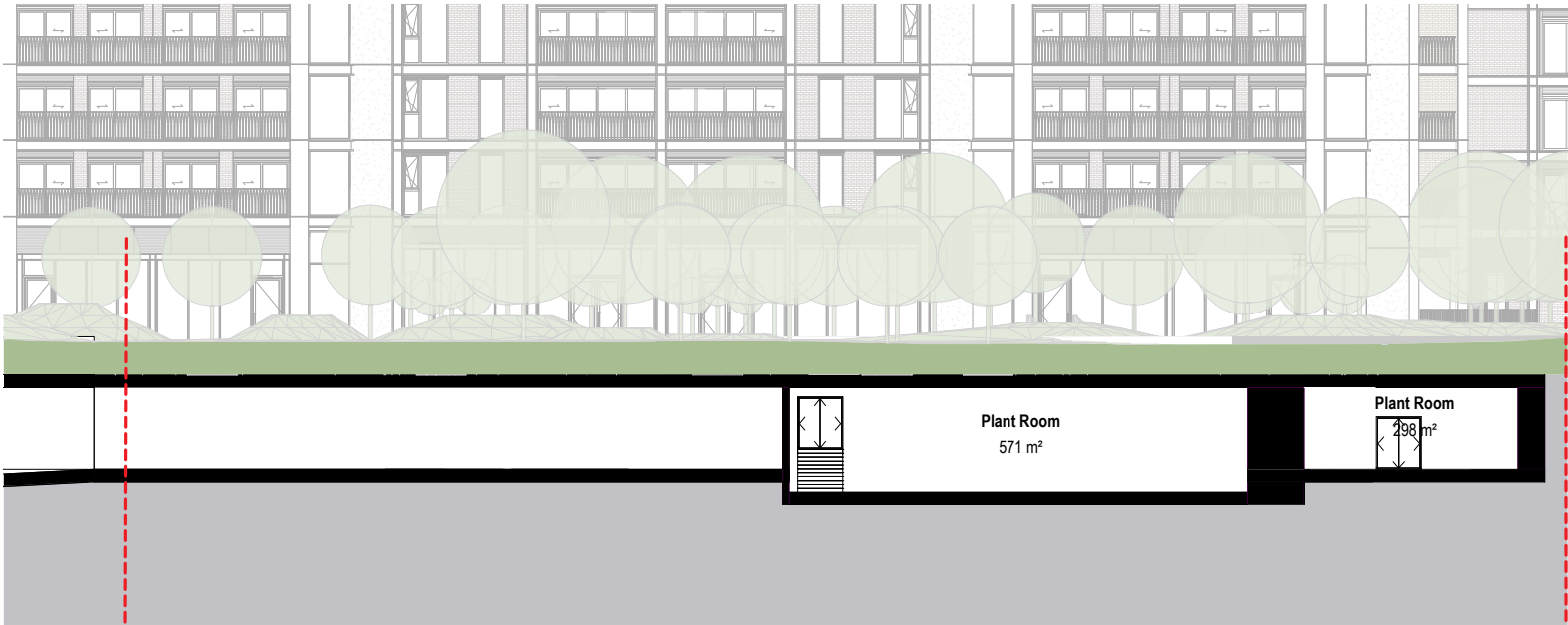
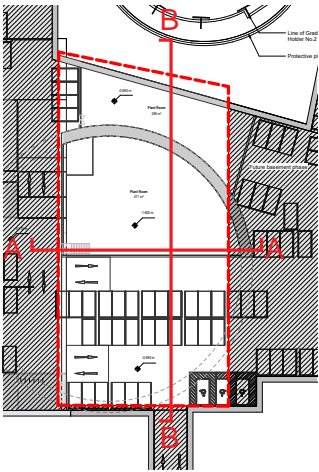
To the right are two sections drawings which have been submitted as a drawing with the RMA.



Phase 1

Phase 2B

Section A, A



Towards Phase 3B and the service yard

Section B, B

