



LANDSCAPE DESIGN GUIDANCE LA_04 The Plaza Typology *Collaborative spaces to seed innovation*

Location

3.7.34 Situated at the southern end of the Runway Park, the plaza primary movement corridor serving the majority of development area within plot 1 & 2 of the site.

Core Functions

3.7.35 Generous plaza space will provide the stage for lunchtime food trucks to draw employees in from the wider site and build lasting social networks.

3.7.36 The plaza will serve as an integral piece of public realm where different landscape typologies converge.

3.7.37 The plaza will be complemented by contemporary urban character and activated ground floors, creating a vibrant and complementary civic space.

Objectives

1. Create a high quality space as a welcoming and convivial meeting point.
2. Encourage interaction between tenants, local communities and other users while also providing a safe environment for children to play.
3. Create an enabling environment for innovation, focusing on encouraging collaboration, fostering face to face communication.

Design Freedom

3.7.38 Creative experimentation is encouraged with a view to achieving the informal, vibrant and collaborative space desired. Plots within this area will, therefore, offer a higher level of design freedom.



Figure 3.20 Plaza Typology Plan

Legend



Figure 3.21. Plaza Typology Axo

Precedents



- ① Outdoor workspace space designed to feel as active and vibrant on a winters day as it will through the heights of summer thanks to the planting mixes which celebrate the changing season.

(BCBSCN, Durham)

- ② Spaces for people to stop will be curated through materials that suggest warmth and comfort, raked timber seating will allow people to sit on the coldest of days.

(Pitt Street, Sydney)

- ③ Cafes and restaurants spill out onto the street to activate street frontages and provide a more stimulating experience for passersby.

(Granary Square, London)

- ④ Outbox - a brightly colored workspace designed to seat 20 people and equipped with wi-fi and outlets, popped up in the plaza at the center of arts and entertainment districts.

(Silver Spring, Maryland)

- ⑤ Aker Brygge in Oslo demonstrates the vibrancy that street furniture and such shared-surface environments can bring.

(Aker Brygge, Oslo)





Landscape Design Guidance LA_05 The Gateway Typology *Arrival points & identity markers*

Location

3.7.39 All three 'Gateway' accesses are located along Laker Road as arrival points and identity markers.

Core Functions

3.7.40 Gateways **should** open up access and transform perceptions, placing IPM on the map for investors.

3.7.41 Gateways **should** present a high quality public realm and sense of enclosure that celebrates a sense of arrival and sets the tone for a place of distinction.

Objectives

1. To provide key gateways into the IPM, that link to the existing road network, new public spaces and key gateway buildings to signify the arrival.
2. To enable positive gateways that exemplify the quality of public realm at IPM.
3. To build momentum for the identity of the place from the outset.

Design Freedom

3.7.42 These gateway locations will require detailed discussions with officers and early discussions are recommended. Some design freedom is afforded through the provision of recommended material palettes which design teams can respond to and justify their decisions. Innovation is encouraged and **should** be a key consideration.

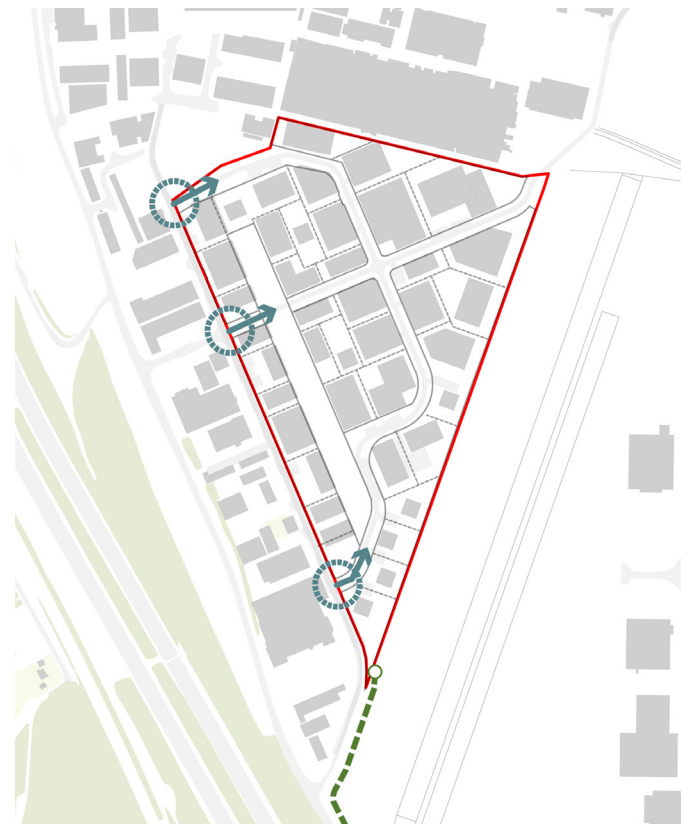


Figure 3.22 Gateway Typology Plan

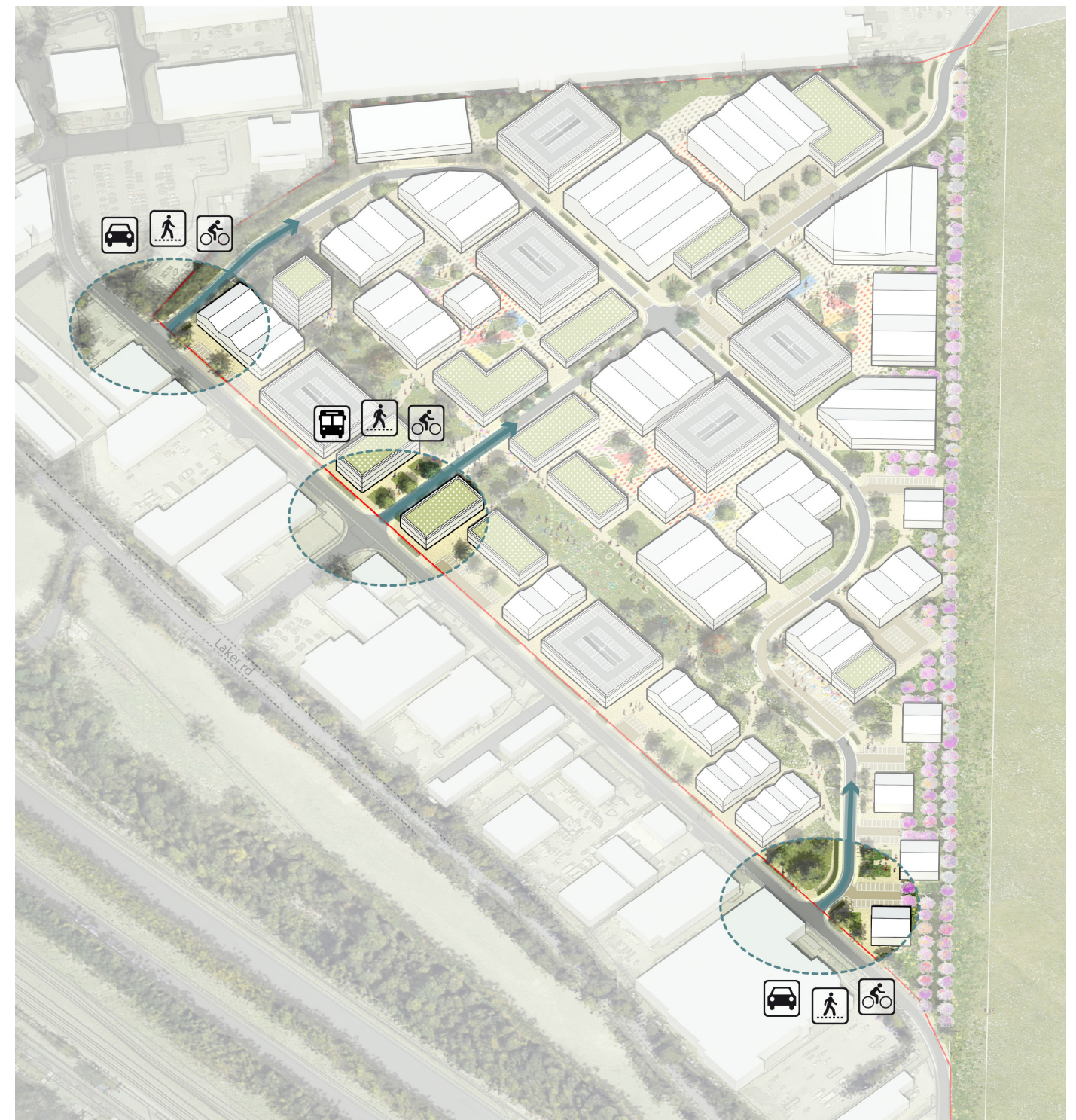


Figure 3.23. Gateway Typology Axo

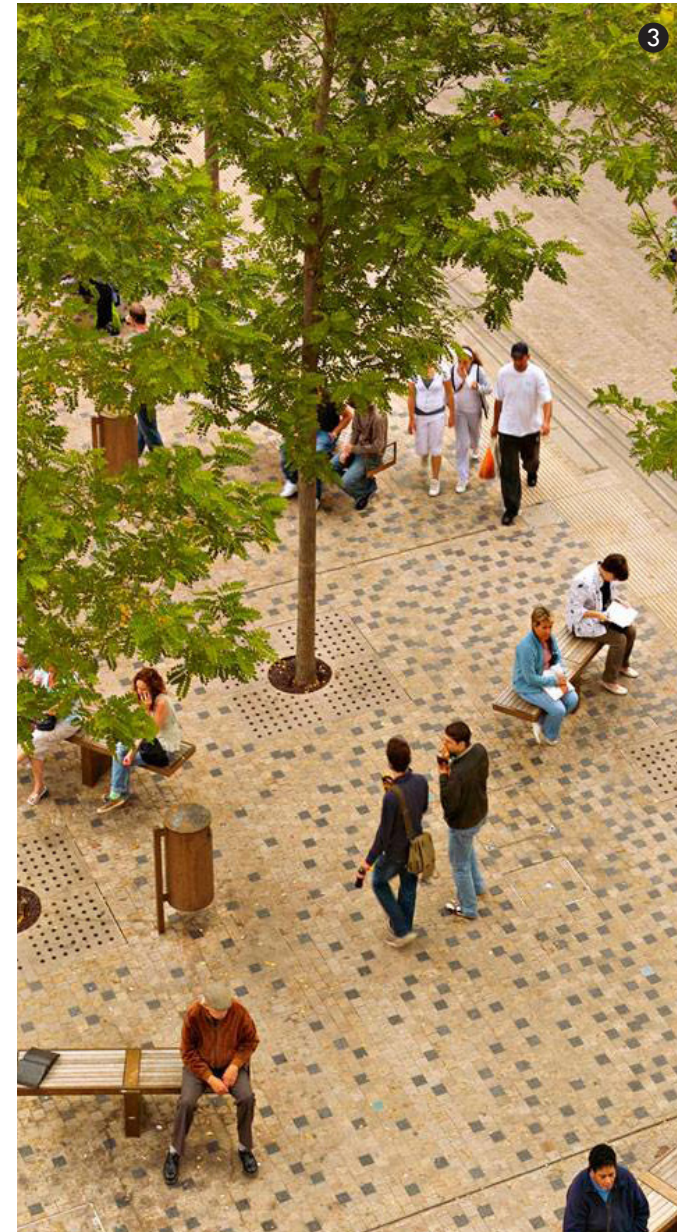
Precedents



1



2



3

- 1 Temporary and alternative public space at the edge of a local street in Bat-Yam, providing outdoor space and ample opportunities for collaboration.

(Olympic Park, London)

- 2 A multi-use gateway area to celebrate the regeneration of Wood Street and inspire the local community to use their recently developed plaza for exciting and engaging events.

(Wood Street, London)

- 3 A simple paved area provides a multi-use space for a variety of community activities. A similar flexible space is proposed along the Gateway Plaza.

(Bonn Square, Oxford)





4.0

PUBLIC REALM DESIGN CODES

4. Public Realm Design Codes



PALETTE P1_TS Tree Selection

4.1 Introduction

4.1.1 The ‘Public Realm Design Codes’ are a set of specific rules or requirements to guide the physical development of the public spaces and streets. The aim of coding these key public spaces and corridors is to provide clarity for future decision makers as to what constitutes acceptable design quality and thereby a level of certainty for developers and the local community alike that can help to accelerate the delivery of high quality new development.

4.1.2 A library of palettes for hard landscape, soft landscape, tree selection and street furniture have been provided to guide the future detailed design of streets and public realm.

4.1.3 The design codes provide requirements for the design of streets and open spaces and co-ordinates this across the site to support the overall vision. Each space and street is underpinned by a series of common principles which support the delivery of the overall vision.

4.1.4 Early phases of development at IPM will set a benchmark for later phases to follow. A key priority for each phase of development is to strive for aesthetic cohesion and continuity of finish in order to stitch in with the previous phases.

4.2 Tree Selection

4.2.1 A palette of different tree categories are set out as an index for designers and those involved in the delivery of public realm at IPM to select from. The intention is for proposals to respond to the specific conditions of character areas and the public realm typologies proposed. More detail on specific species is provided within each street and space code.

4.2.2 Continuity of tree species through formal corridors is required. Height of trees proposed is to be considered in accordance with the Rochester Airport height restriction contour. Selection of species in the planting scheme to avoid small berried and nut bearing species in order to minimise attraction of large birds and/or flocks which could contribute to risk of bird strike on the airfield.

Street Typology Tree Selection

Woodland Typology Tree Selection

Parkland Typology Tree Selection

Trees of Character Typology Tree Selection

Plaza and Gateway Tree Selection

Primary and Boulevard Street Trees

ST_TS1
Avenue



ST_TS2
Boulevard



ST_TS3
Screening



Minor Access Street Trees

ST_TS4
Columnar



ST_TS5
Place-making



Upper Canopy Woodland Trees

LA01_TS1
High Canopy



LA01_TS2
Native



LA01_TS3
Seasonal Interest



Lower Canopy Woodland Trees

LA01_TS4
Multi-Stem



LA01_TS5
Large Shrub



Primary Parkland Trees

LA02_TS1
Vertical Structure



LA02_TS2
Seasonal



LA02_TS3
Rows/Groups



LA02_TS4
Single Specimen



Secondary Parkland Trees and Scrubs

LA02_TS5
Single Stem



LA02_TS6
Multi-stem



Trees of Character

LA03_TS1
Linear Rows



LA03_TS2
Blocks/Grouped



LA03_TS3
Fruiting



LA03_TS4
Flowering



LA03_TS5
Native



Plaza and Gateway Trees

LA04_TS1
Grouped



LA04_TS2
Rows



LA04_TS3
Single Specimen



LA04_TS4
Colour



LA04_TS5
Seasonal Interest





PALETTE P2_SL Soft Landscape

4.3 Soft landscape

4.3.1 A palette of different soft landscape categories are set out as an index for designers and those involved in the delivery of public realm at IPM to select from. The intention is for proposals to respond to the specific conditions of character areas and the public realm typologies proposed. More detail on specific species is provided within each street and space code.

4.3.2 Continuity of soft landscape species through formal corridors is required.

4.3.3 Selection of species in the planting scheme to avoid small berried and nut bearing species in order to minimise attraction of large birds and/or flocks which could contribute to risk of bird strike on the airfield.

Robust Street Planting

Linear Street and Raised Planter Planting

ST_SL1
Shrubs


ST_SL2
Grasses/Sedges


ST_SL3
Hardy Perennials


Lawns

Amenity Lawn

LA01_SL1
Standard Amenity


LA01_SL2
Robust Amenity


Species-Rich Lawn / Meadow

LA01_SL3
Natural Height


LA01_SL4
Mown Edge


Herbaceous, Grass and Shrub Planting

Herbaceous and Shrub Planting

LA02_SL1
Herbaceous


LA02_SL2
Ornamental Grass


LA02_SL3
Shrub


LA02_SL4
Seasonal Interest


SuDS Planting

LA02_SL5
Grasses


LA02_SL6
Herbaceous


Plaza Planting

Herbaceous and Ornamental Grass Planting

LA03_SL1
Herbaceous


LA03_SL2
Grasses


LA03_TS3
Bulb


Low Shrub and Structural Planting

LA03_SL4
Low Shrub


LA03_SL5
Structural


Woodland Planting

Understorey Planting

LA04_SL1
Shrubs


LA04_SL2
Herbaceous


LA04_SL3
Groundcover


LA04_SL4
Winter Bulb


LA04_SL5
Spring Bulb


LA04_SL6
Native Hedgerow




PALETTE P3_HL Hard Landscape

4.4 Hard landscape

4.4.1 A palette of different hard landscape categories are set out as an index for designers and those involved in the delivery of public realm at IPM to select from. The intention is for proposals to respond to the specific conditions of character areas and the public realm typologies proposed. More detail on specific materials is provided within each street and space code.

4.4.2 Continuity of materials through formal corridors is required.

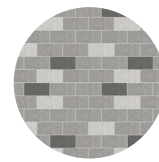
4.4.3 Street paving selection offers alternatives ranging from natural stone finishes to concrete blocks. Continuity is crucial and the first phases delivered at IPM are intended to set the standard that all later phases follow.

4.4.4 Paving units must be in accordance with local authority's requirements and structurally suitable for the ground conditions.

Street Paving

Primary Street Paving *

ST_HL1
Granite Paving:
Grey mix



ST_HL2
Granite Setts:
Grey Mix



ST_HL3
High Quality
Concrete Blocks:
Colour Mix

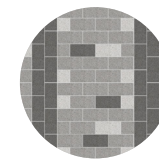


Secondary Street Paving

ST_HL4
Concrete Blocks:
Grey mix



ST_HL5
Granite Contrast/
edge: Dark Grey



Tertiary Street Paving

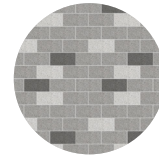
ST_HL6
Resin-bound
Gravel: Buff



Parkland Paving

Primary Parkland Paving

LA01_HL1
Granite Paving:
Grey mix



LA01_HL2
Concrete blocks:
Grey mix



Secondary Parkland Paving

LA01_HL3
Resin-bound
Gravel: Buff



Tertiary Parkland Paving

LA01_HL5
Resin-bonded
Gravel: Silver



Public Realm Plaza Paving

Primary Plaza Paving

LA02_HL1
Granite Paving:
Grey/pink mix

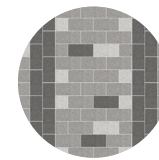


LA02_HL2
Granite Setts:
Grey Mix

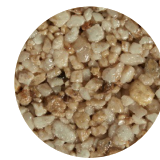


Secondary / Contrasting Paving

LA02_HL3
Granite contrast/
edge: Dark Grey



LA02_HL4
Resin-bound
Gravel: Buff



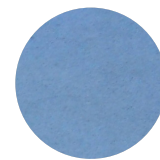
Cycle Lane and Carriageway Paving

Cycle Lane Paving

LA03_HL1
Bituminous
Macadam: Buff

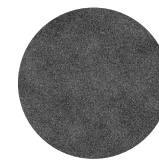


LA03_HL2
Bituminous
Macadam: Colour



Primary Carriageway Surfacing

LA03_HL3
Asphalt (Adoptable)



Secondary Carriageway Surfacing

LA03_HL4
Granite Setts: Grey Mix



* Primary Street Paving: granite is the preferred material for primary streets, however, the concrete block may be applied to primary streets where an alternative cost / material option is desired.



PALETTE P4_SF Street Furniture

4.5 Street furniture

4.5.1 A palette of street furniture categories are set out as an index for designers and those involved in the delivery of public realm at IPM to select from. The intention is for proposals to respond to the specific conditions of character areas and the public realm typologies proposed. More detail on specific street furniture requirements is provided within each street and space code.

4.5.2 Continuity of street furniture quality and location is required through formal corridors and key spaces.

4.5.3 Alternative suppliers are acceptable but continuity is crucial and the first phases delivered at IPM are intended to set the standard that all later phases should follow.

4.5.4 All streets to be appropriately lit to deliver a safe public realm whilst minimising light pollution and avoiding any operational risks to the airport

4.5.5 Sufficient bins to be located in the public realm to minimise litter and waste food that might attract gulls and contribute to risk of bird strike on the airfield.

Street Furniture

Linear Bench (single-facing)

ST_SF1
Steel / Timber



ST_SF2
With Armrests



Linear Bench (double facing)

ST_SF3
In Streets / backrests



ST_SF4
In Public Realm



Raised Planter Bench

ST_SF5
Raised Planter



Bespoke Bench

ST_SF6
Bespoke Geometry



Lighting

Primary Street and Public Realm Lighting

LA01_SF1
Cornical Steel Light Post



LA01_SF2
Linear Steel Light Post



Parkland Lighting

LA01_SF3
Steel Light Bollard



LA01_SF4
Timber Light Bollard



Accent / Furniture Lighting

LA01_SF5
Catenary Lights



LA01_SF6
Furniture Lights



Litter Bins

Street and Public Realm Litter Bin

LA02_SF1
Steel Litter Bin



LA02_SF2
Timber Litter Bin



Mixed Recycling Bin

LA02_SF3
Mixed Recycling



Dog Waste Bin

LA02_SF4
Dog Waste Bin



Cycle Stands

Street and Public Realm Cycle Stands

LA03_SF1
Linear Row



LA03_SF2
Grouped



Wayfinding

Wayfinding

LA04_SF1
Monolith Boards



LA04_SF2
Totem Boards



LA04_SF3
Finger Boards



M BRAND IDENTITY

4.6 Brand Identity

4.6.1 Drawing on the Zest branding work previously commissioned by the Medway Council, this document sets out a logo, a unified colour palette, design objectives and precedents to guide the future design work on public realm and buildings within the IPM.

4.6.2 The graphic language will be underpinned by the 'pathways of discovery', with a subtle nod to aviation and demonstrate Rochester Airport's heritage and its future direction.

4.6.3 Colour palette - blue as the primary colour to maintain a strong connection to Medway's heritage, complemented by a fresh and inspiring secondary palette.

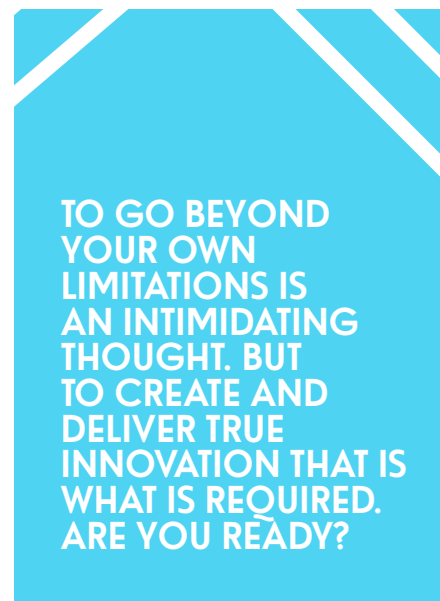
Primary Colour



Secondary Colour



**INNOVATION
PARK
MEDWAY**



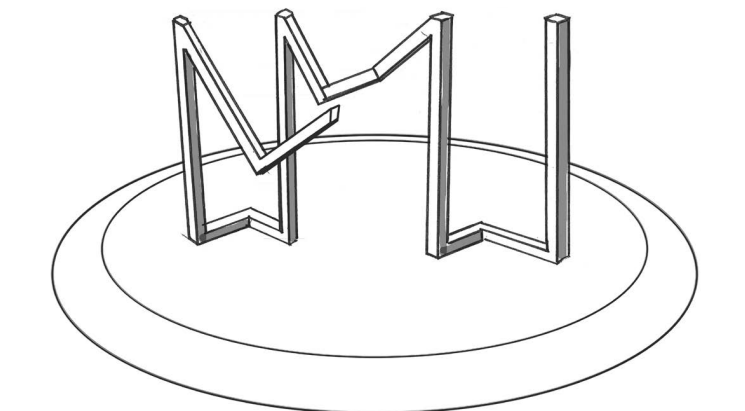
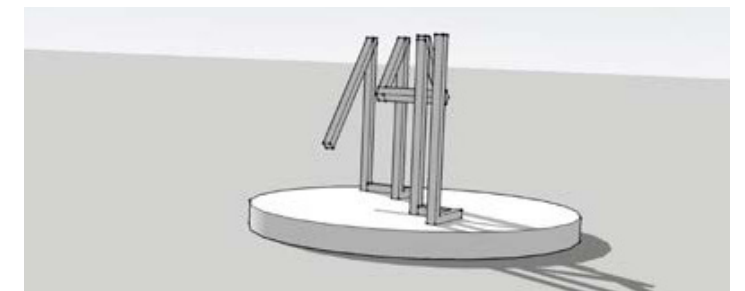
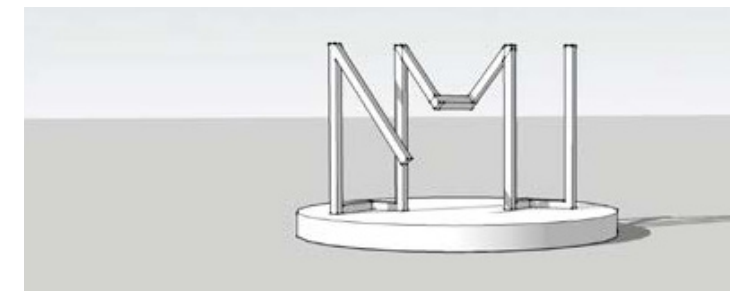
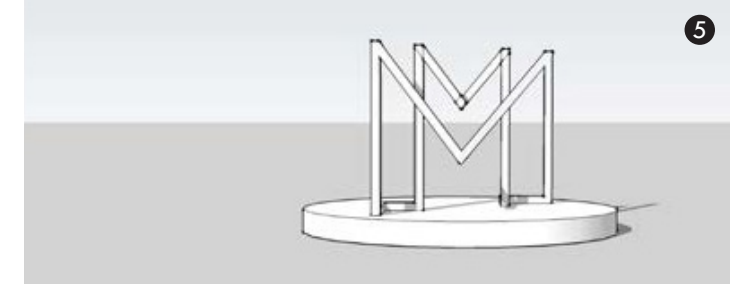
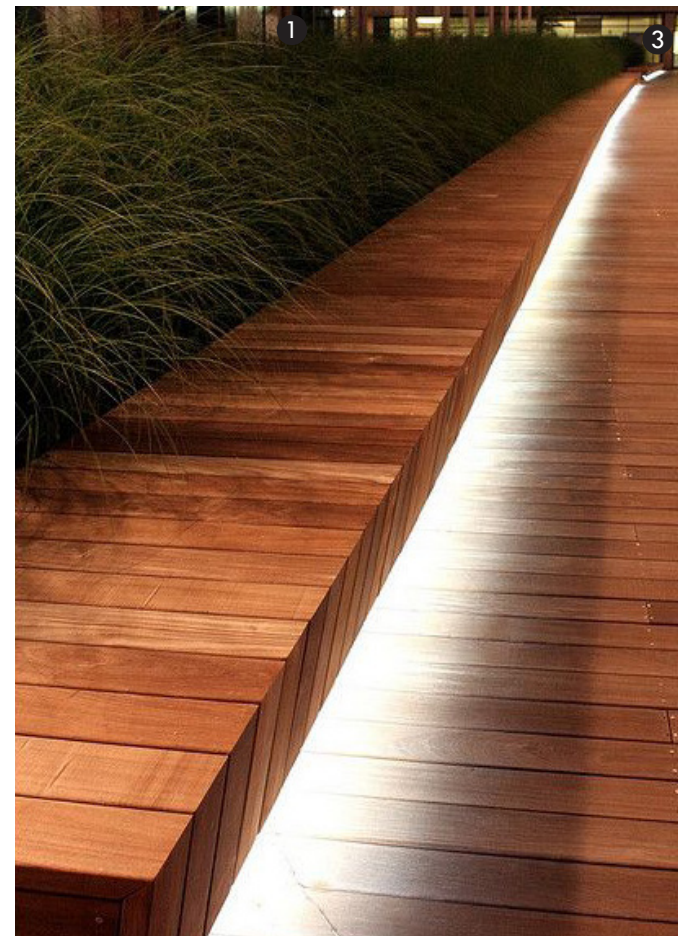
M INDICATIVE PUBLIC REALM ACCENTS TO REINFORCE BRAND

Public Realm Brand Identity

4.6.4 Design Objectives

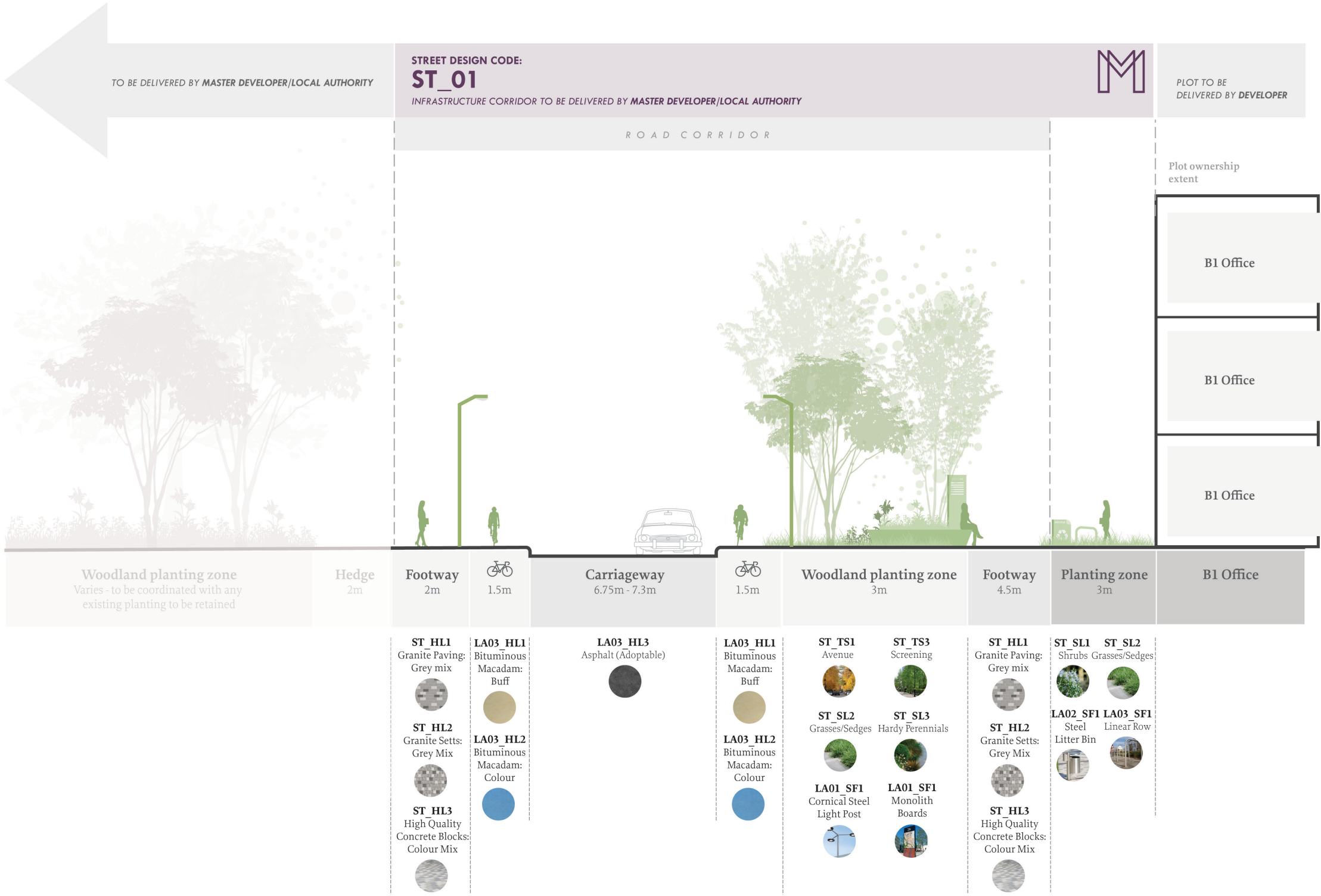
1. To increase and improve the direction signage beyond and within the boundaries of the IPM, which contribute towards strengthening the brand identity;
2. To avoid visual clutter and ensure advertisements and signage are incorporated into the design of the wider development and positively contribute to the identity, character and legibility of the site;
3. To illuminate street furniture in the public realm with LED lighting; and
4. Use material complementary to the context to achieve visual consistency and brand image

- 1 Walkways and paths in the park can be designed to follow the style of pathway lines, defined by clear geometry and sharp corners.
- 2 Monolith entrance signage at primary locations (e.g.: gateways and plaza) to create a sense of arrival and help people navigate their way through streets and spaces.
- 3 Seating planters that breakout from the paths and walkways can be illuminated underneath so that at night they take on a visual life of their own.
- 4 Direction signage beyond the boundaries of the IPM.
- 5 Iconic optical installations that can be illuminated at night.





DESIGN CODE ST_01 Gateway Streets





DESIGN CODE ST_01 Gateway Streets

Design Objectives

Gateway Streets accentuate key arrival points and aid legibility through paving materiality, lighting and way-finding signage. They should be designed to aid movement, but also provide meeting or resting spots. Predominantly hard landscaped areas, Access Gateways may incorporate street planting or other planting types where appropriate.

Specification

User Groups: Pedestrian, cyclist, cars, public transport, service vehicles, HGV

Lighting: column lighting

Design Criteria:

Design speed: 20-30mph (depending on adoption)
Speed Limit: Speed 20-30mph (depending on adoption)
Vehicle types: Bicycle, Car, Bus HGV
Direction of traffic: Two way
On-street parking: None
Bus access: Yes
Bus lanes: No
Bus stops: Yes

4.7 Gateway Streets

Tree Selection Palette

4.7.1 All street trees should be suitable for urban conditions. Where located close to buildings, roads or underground services, suitable root barrier protection should be provided for all trees.

4.7.2 Primary Street Trees (ST_TS1), (ST_TS3) should be single-stem and have a mature clear canopy height of no less than 2.0m. They should be larger species and generally achieve no less than 16+m at mature height. They should be located in streets with higher strategic importance, planted in rows or avenues to create an avenue or boulevard aesthetic and reinforce the linear nature of the route. Street tree centres should be planted at least 1.8m from road carriageway edges. No more than two different species of Primary Street Trees should be planted per street. Suggested tree species for Gateway Streets include: Platanus x hispanica (London Plane), Tilia cordata (Small Leaved Lime). Selection of species in the planting scheme should avoid small berried and nut bearing species in order to minimise attraction of large birds and/or flocks which could contribute to risk of bird strike on the airfield.

Soft Landscape Palette

4.7.3 Robust Linear Street Planting (ST_SL1), (ST_SL2) or (ST_SL3) – To be applied to linear planting strips along streets and avenues, or within raised planters in streets. Low maintenance shrubs (ST_SL1), grasses (ST_SL2) and hardy perennial plants (ST_SL3) which can withstand urban conditions. Robust street planting may include; Carex flacca (Blue Sedge), Buxus sempervirens (Box), Sarcococca Hookeriana, Rosemarinus officinalis (Rosemary); Carex morrowii ‘Ice Dance’ (Variegated Sedge). Planting may be interspersed with more ornamental herbaceous planting where location and conditions allow. Street planting should always reflect the planting character of adjacent Open Space Typologies.

Hard Landscape Palette

4.7.4 Street Paving Type 1 (ST_HL1) - Granite paving mix to primary streets and key public spaces to denote importance within street and open space hierarchy. Street Paving Type 1 may comprise: Granite paving mix, light grey(25%)/mid grey(65%)/dark grey(10%). Unit size - varies (L) x 300 (W) x varies (D), stretcher bond, colour laid in a random pattern

4.7.5 Street Paving Type 2 (ST_HL2) –Granite setts to key raised tables, shared vehicular surfaces and important road crossing locations. Materiality should match Street Paving Type 1, but using smaller sett unit sizes. Construction and specification must be suitable for heavy vehicle loads. Street Paving Type 2 may comprise: Street Paving Type 2 may comprise: Granite paving mix, light grey(45%)/mid grey(45%)/dark grey(10%), unit size 100(L) x 100 (W) x varies(D) mm, stretcher bond, colour laid in a random pattern.

4.7.6 Street Paving Type 3 (ST_HL3) - high end concrete block which allows for variation in colour mix/dimensions to achieve a similar visual aesthetic as an alternative to granite. Cycle Lane Surfacing (LA03_HL1) or (LA03_HL2) – Bituminous Macadam to cycle lanes adjacent to highways. Colour may be Buff to visually match ST_HL5, or may be a contrasting bright colour Bituminous Macadam. Cycle lanes should be constructed to withstand occasional heavy vehicular loading and have designated cycle demarcation to Local Authority Adoptable standards.

4.7.7 Primary Carriageway Surfacing (LA03_HL3) – Asphalt finish to highways carriageway to Local Authority adoptable standards.

Street Furniture Palette

4.7.8 Linear Bench (ST_SF1), (ST_SF2), (ST_SF3) or (ST_SF4) - Linear Benches should be located along routes or bounding key spaces within the park. Where applicable, they should be set back within planting on hardstanding to match the adjacent Paving Type. Single-facing benches (ST_SF1) should have planting or

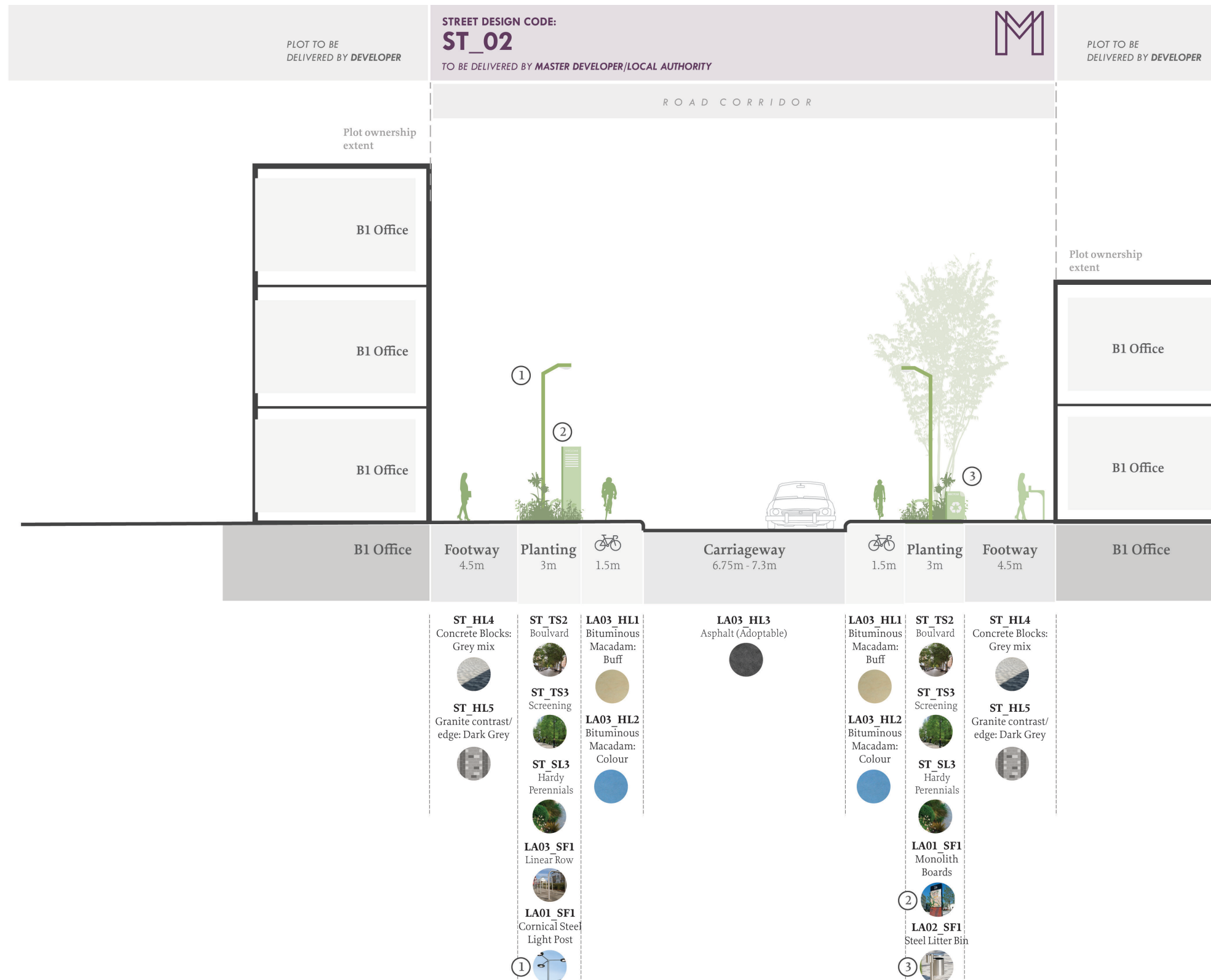
building façade located to the back of the seat. Double-facing linear benches (ST_SF3) may be located along wide streets where there is a clear 2.5m offset to either side, or within public realm spaces (ST_SF4). Linear Benches should comply with Local Authority guidance and ensure that both back and armrests are provided (ST_SF2) for a proportion of seating provision. Linear Bench may comprise; Treated hardwood timber seating top with stainless steel frame/legs/ Materiality should match that used for Litter Bins and other street furniture within the scheme.

4.7.9 Street Light Column (LA01_SF1) or (LA01_SF2) – Decorative Stainless Steel light column to primary streets and key public realm spaces. LA01_SF1 Street Light Columns should delineate key routes or linear routes. LA01_SF2 Street Light Columns may be more sculptural or cast more down-light to act as focal elements within public realm design. All Street Light Columns should provide verticality to the public realm and be no less than 3000mm in height. Where located along streets, Light Columns should be located within a designated furniture zone so as not to affect movement routes. Street Light Columns may comprise; Stainless Steel body/frame, minimum 3000mm, LED-based light. Note: Street Light Columns do not replace typical highways lighting, which should be to Local Authority adoptable standards

4.7.10 Litter Bin/Mixed Recycling Litter Bin (LA02_SF1) or (LA02_SF2) or (LA02_SF3) – Litter Bin/Mixed Recycling Bin within Streets, Plaza and Parkland. Within streets, Litter Bins should be located along primary routes, close to building entrances or within key public realm spaces. Bins should be located within a designated furniture zone so as not to impact movement routes. Litter Bins should relate to the materiality of other street furniture within the development. LA02_SF1 may comprise; Street Litter bin, stainless steel, capacity varies. LA02_SF2 may comprise; Street Litter bin, stainless steel and timber, capacity varies. LA02_SF3 may comprise; Mixed Recycling litter bin, stainless steel/timber finish to match either LA02_SF2 or LA02_SF3, capacity varies.



DESIGN CODE ST_02 The Boulevard





DESIGN CODE ST_02 The Boulevard

Design Objectives

Proposals for the The Boulevard should provide a formal avenue of trees that runs along its entire length, articulating a leafy and intimate environment with dappled light that differentiates it from all other types of streets cross the site.

Specification

User Groups: Pedestrian, cyclist, cars, public transport, service vehicles

Lighting: column lighting, medium level

Where possible, lighting should be on a time restriction to ensure minimum energy use, mitigate adverse effects on ecology and light pollution.

Design Criteria:

Design speed: 20-30mph (depending on adoption)
Speed Limit: Speed 20-30mph (depending on adoption)
Vehicle types: Bicycle and Bus only for particular segments, cars, HGV
Direction of traffic: Two way
On-street parking: None
Bus access: Yes
Bus lanes: No (bus priority form Laker Road)
Bus stops: Yes

4.8 The Boulevard

Tree Selection Palette

4.8.1 Boulevard Trees (ST_TS2), (ST_TS3) should be single-stem and have a mature clear canopy height of no less than 2.0m. They should be larger species and generally achieve no less than 16+m at mature height. They should be located in streets with higher strategic importance, planted in rows or avenues to create an avenue or boulevard aesthetic and reinforce the linear nature of the route. Street tree centres should be planted at least 1.8m from road carriageway edges. No more than two different species of Primary Street Trees should be planted per street. Suggested tree species for The Boulevard include: Platanus x hispanica (London Plane), Tilia cordata (Small Leaved Lime). Selection of species in the planting scheme should avoid small berried and nut bearing species in order to minimise attraction of large birds and/or flocks which could contribute to risk of bird strike on the airfield.

Soft Landscape Palette

4.8.2 Robust Linear Street Planting (ST_SL1), (ST_SL2) or (ST_SL3) – To be applied to linear planting strips along streets and avenues, or within raised planters in streets. Low maintenance shrubs (ST_SL1), grasses (ST_SL2) and hardy perennial plants (ST_SL3) which can withstand urban conditions. Robust street planting may include; Carex flacca (Blue Sedge), Buxus sempervirens (Box), Sarcococca Hookeriana’, Rosemarinus officinalis (Rosemary); Carex morrowii ‘Ice Dance’ (Variegated Sedge). Planting may be interspersed with more ornamental herbaceous planting where location and conditions allow. Street planting should always reflect the planting character of adjacent Open Space Typologies.

Hard Landscape Palette

4.8.3 Street Paving Type 4 (ST_HL4) – Concrete Block paving to secondary routes and spaces. Concrete Block should be aggregate-based, grey colour mix to

compliment ST_HL1, but a greater percentage of light grey tone. Street Paving Type 3 may comprise: Concrete block paving mix, 300(L) x 200(W) x varies(H); light grey(70%)/mid grey(25%)/dark grey(5%), stretcher bond, colour laid in a random pattern

4.8.4 Street Paving Type 5 (ST_HL5) – Contrasting Granite edge / channel course. Dark grey granite paving to be applied to ST_HL1, ST_HL2 or ST_HL 1,2,4 and all the interface between paving and all kerbs or building facades. Street Paving Type 4 may comprise; Dark grey Granite paving, double row, stretcher bond, 300(L) x 150(W) x varied(H) mm.

4.8.5 Cycle Lane Surfacing (LA03_HL1) or (LA03_HL2) – Bituminous Macadam to cycle lanes adjacent to highways. Colour may be Buff to visually match ST_HL5, or may be a contrasting bright colour Bituminous Macadam. Cycle lanes should be constructed to withstand occasional heavy vehicular loading and have designated cycle demarcation to Local Authority Adoptable standards.

4.8.6 Secondary/Tertiary Carriageway Surfacing (LA03_HL4) – Granite sett paving to match Street Paving Type 2 (ST_HL2). To be applied to secondary or tertiary streets/roads where a shared vehicular/ pedestrian surface approach is permissible and where Local Authority adoptable standards do not need to be met.

Street Furniture Palette

4.8.7 Linear Bench (ST_SF1), (ST_SF2), (ST_SF3) or (ST_SF4) - Linear Benches should be located along routes or bounding key spaces within the park. Where applicable, they should be set back within planting on hardstanding to match the adjacent Paving Type. Single-facing benches (ST_SF1) should have planting or building façade located to the back of the seat. Double-facing linear benches (ST_SF3) may be located along wide streets where there is a clear 2.5m offset to either side, or within public realm spaces (ST_SF4). Linear Benches should comply with Local Authority guidance

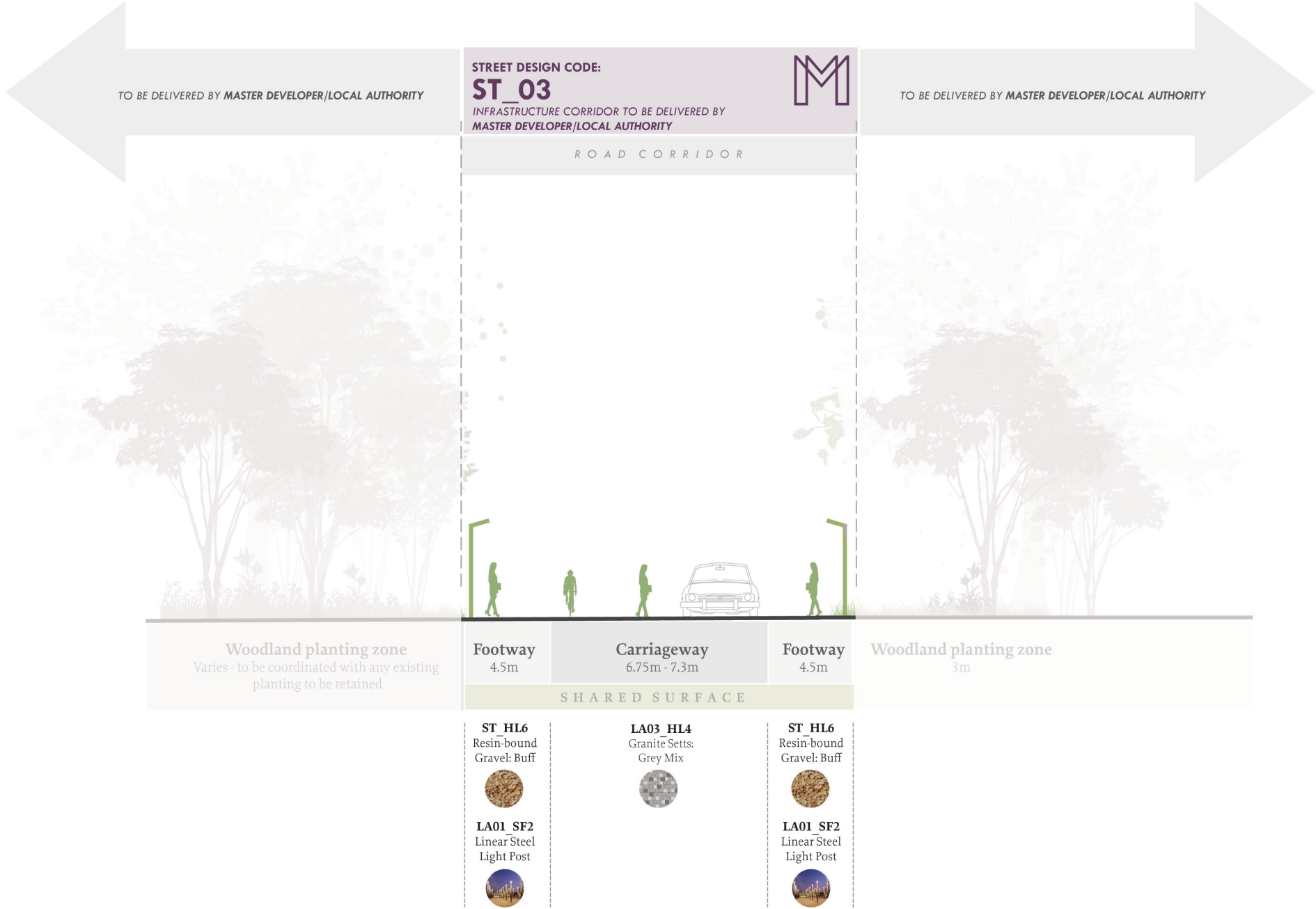
and ensure that both back and armrests are provided (ST_SF2) for a proportion of seating provision. Linear Bench may comprise; Treated hardwood timber seating top with stainless steel frame/legs/ Materiality should match that used for Litter Bins and other street furniture within the scheme.

4.8.8 Street Light Column (LA01_SF1) or (LA01_SF2) – Decorative Stainless Steel light column to primary streets and key public realm spaces. LA01_SF1 Street Light Columns should delineate key routes or linear routes. LA01_SF2 Street Light Columns may be more sculptural or cast more down-light to act as focal elements within public realm design. All Street Light Columns should provide verticality to the public realm and be no less than 3000mm in height. Where located along streets, Light Columns should be located within a designated furniture zone so as not to affect movement routes. Street Light Columns may comprise; Stainless Steel body/frame, minimum 3000mm, LED-based light. Note: Street Light Columns do not replace typical highways lighting, which should be to Local Authority adoptable standards

4.8.9 Litter Bin/Mixed Recycling Litter Bin (LA02_SF1) or (LA02_SF2) or (LA02_SF3) – Litter Bin/Mixed Recycling Bin within Streets, Plaza and Parkland. Within streets, Litter Bins should be located along primary routes, close to building entrances or within key public realm spaces. Bins should be located within a designated furniture zone so as not to impact movement routes. Litter Bins should relate to the materiality of other street furniture within the development. LA02_SF1 may comprise; Street Litter bin, stainless steel, capacity varies. LA02_SF2 may comprise; Street Litter bin, stainless steel and timber, capacity varies. LA02_SF3 may comprise; Mixed Recycling litter bin, stainless steel/timber finish to match either LA02_SF2 or LA02_SF3, capacity varies.



DESIGN CODE ST_03 Minor Access Streets





DESIGN CODE ST_03 Minor Access Streets

Design Objectives

Proposals for the Minor Access Streets should be defined from their primary and secondary counterparts by reduced road widths, less restrictions on boundary treatments which, together with the woodland setting, will result in a more relaxed and intimate environment. The design of the streets should promote a more people-oriented environment to encourage collaboration and innovation.

Specification

User Groups: Pedestrian, cyclist, cars, service vehicles

Lighting: column lighting, medium level

Where possible, lighting should be on a time restriction to ensure minimum energy use, mitigate adverse effects on ecology and light pollution.

Design Criteria:

Design speed: 20-30mph (depending on adoption)
Speed Limit: Speed 20-30mph (depending on adoption)
Vehicle types: Bicycle and Bus only for particular segments, cars, lorries
Direction of traffic: Two way
On-street parking: None
Bus access: No
Bus lanes: No
Bus stops: No

4.9 Minor Access Streets

Tree Selection Palette

4.9.1 Minor Access Street Trees (ST_TS4), (ST_TS5), (ST_TS6) should be single stem and have a mature clear canopy height of no less than 1.5m. They should be medium size species with upright habits that are suitable for smaller or narrower streets. Street tree centres should be planted at least 1.5m from road carriageway edges. Ulmus ‘New Horizon’ Elm ‘New Horizon’), Acer platanoides ‘Columnare’ (Norway Maple ‘Columnare’), Pyrus calleryana ‘Chanticleer’ (Ornamental Pear). Selection of species in the planting scheme should avoid small berried and nut bearing species in order to minimise attraction of large birds and/or flocks which could contribute to risk of bird strike on the airfield.

Soft Landscape Palette

4.9.2 Robust Linear Street Planting (ST_SL1), (ST_SL2) or (ST_SL3) – To be applied to linear planting strips along streets and avenues, or within raised planters in streets. Low maintenance shrubs (ST_SL1), grasses (ST_SL2) and hardy perennial plants (ST_SL3) which can withstand urban conditions. Robust street planting may include; Carex flacca (Blue Sedge), Buxus sempervirens (Box), Sarcococca Hookeriana’, Rosemarinus officinalis (Rosemary); Carex morrowii ‘Ice Dance’ (Variegated Sedge). Planting may be interspersed with more ornamental herbaceous planting where location and conditions allow. Street planting should always reflect the planting character of adjacent Open Space Typologies.

Hard Landscape Palette

4.9.3 Street Paving Type 6 (ST_HL6) – Resin bound gravel – alternative secondary paving type where a softer look is desired, or where visual connections to parkland areas are required. Buff colour and permeable construction build-up where vehicular and loading requirements allow.

4.9.4 Cycle Lane Surfacing (LA03_HL1) or (LA03_HL2) – Bituminous Macadam to cycle lanes adjacent to highways. Colour may be Buff to visually match ST_HL5, or may be a contrasting bright colour Bituminous Macadam. Cycle lanes should be constructed to withstand occasional heavy vehicular loading and have designated cycle demarcation to Local Authority Adoptable standards.

4.9.5 Secondary/Tertiary Carriageway Surfacing (LA03_HL4) – Granite sett paving to match Street Paving Type 2 (ST_HL2). To be applied to secondary or tertiary streets/roads where a shared vehicular/pedestrian surface approach is permissible and where Local Authority adoptable standards do not need to be met.

Street Furniture Palette

4.9.6 Linear Bench (ST_SF1), (ST_SF2), (ST_SF3) or (ST_SF4) - Linear Benches should be located along routes or bounding key spaces within the park. Where applicable, they should be set back within planting on hardstanding to match the adjacent Paving Type. Single-facing benches (ST_SF1) should have planting or building façade located to the back of the seat. Double-facing linear benches (ST_SF3) may be located along wide streets where there is a clear 2.5m offset to either side, or within public realm spaces (ST_SF4). Linear Benches should comply with Local Authority guidance and ensure that both back and armrests are provided (ST_SF2) for a proportion of seating provision. Linear Bench may comprise; Treated hardwood timber seating top with stainless steel frame/legs/ Materiality should match that used for Litter Bins and other street furniture within the scheme.

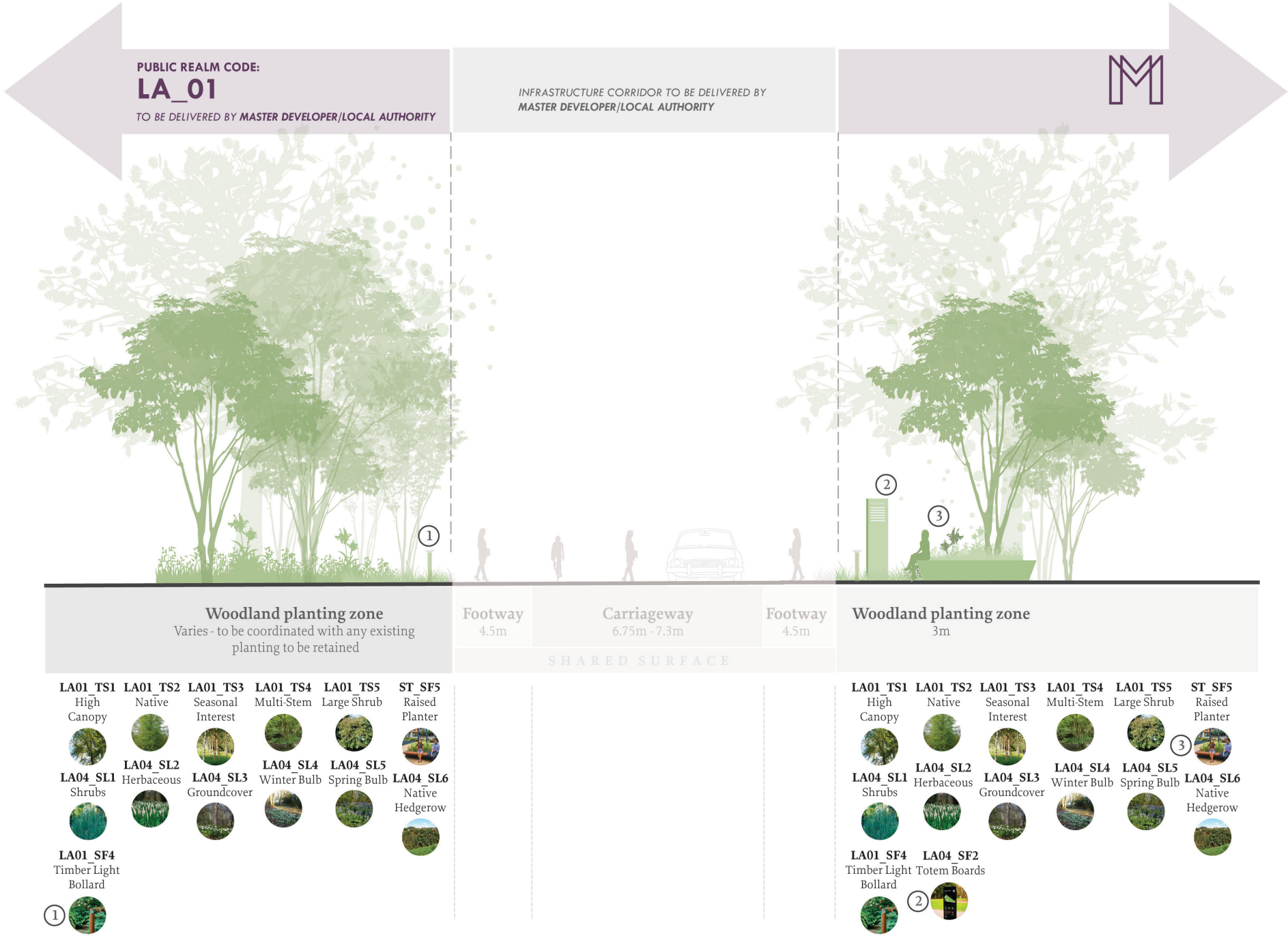
4.9.7 Street Light Column (LA01_SF1) or (LA01_SF2) – Decorative Stainless Steel light column to primary streets and key public realm spaces. LA01_SF1 Street Light Columns should delineate key routes or linear routes. LA01_SF2 Street Light Columns may be more sculptural or cast more down-light to act as focal elements within public realm design. All Street Light

Columns should provide verticality to the public realm and be no less than 3000mm in height. Where located along streets, Light Columns should be located within a designated furniture zone so as not to affect movement routes. Street Light Columns may comprise; Stainless Steel body/frame, minimum 3000mm, LED-based light. Note: Street Light Columns do not replace typical highways lighting, which should be to Local Authority adoptable standards

4.9.8 Litter Bin/Mixed Recycling Litter Bin (LA02_SF1) or (LA02_SF2) or (LA02_SF3) – Litter Bin/Mixed Recycling Bin within Streets, Plaza and Parkland. Within streets, Litter Bins should be located along primary routes, close to building entrances or within key public realm spaces. Bins should be located within a designated furniture zone so as not to impact movement routes. Litter Bins should relate to the materiality of other street furniture within the development. LA02_SF1 may comprise; Street Litter bin, stainless steel, capacity varies. LA02_SF2 may comprise; Street Litter bin, stainless steel and timber, capacity varies. LA02_SF3 may comprise; Mixed Recycling litter bin, stainless steel/timber finish to match either LA02_SF2 or LA02_SF3, capacity varies.



DESIGN CODE LA_01 The Woodland Typology





DESIGN CODE LA_01 The Woodland Typology

Design Objectives

- 4.9.9 The Woodland Typology should capitalise on existing natural assets of the site to retain native trees, blend development with adjacent land and to create a verdant landscape character to open spaces and public realm where the Woodland Typology applies.
- 4.9.10 It should incorporate a naturalistic woodland planting character with an upper tree canopy and a low shrub, herbaceous and groundcover layer. The Lower planting layer should allow for views through the planting. Root Protection Zones to existing trees should be respected within Woodland Typology areas.
- 4.9.11 To the northern-most boundary of the Site, a native hedgerow should be planted along the length of the site boundary.
- 4.9.12 In the southern woodland area root protection areas of existing mature trees should be respected when setting out development plots.

4.10 Woodland Typology

Tree Selection Palette

4.10.1 Woodland Trees (LA01_TS1), (LA01_TS2), (LA01_TS3), (LA01_TS4), (LA01_TS5) - Trees species selection should be comprised of minimum 75% native species. Of trees species: a minimum of 70% should be selected/managed to retain a clear stem height of minimum 1.8m to create an ‘upper canopy’ (LA01_TS1, LA01_TS2 or LA01_TS3). A maximum of 30% of species may be selected as multi-stem (LA01_TS4) or large shrubs (LA01_TS5). Woodland Typology trees may comprise; *Alnus glutinosa* (Alder), *Birch*, downy (*Betula pubescens*), *Populus tremula* (Aspen), *Betula pendula* (Silver Birch). Selection of species in the planting scheme should avoid small berried and nut bearing species in order to minimise attraction of large birds and/or flocks which could contribute to risk of bird strike on the airfield.

Soft Landscape Palette

4.10.2 ‘Understorey’ Planting (LA04_TS1), (LA04_TS2), (LA04_TS3), (LA04_TS4), (LA04_TS5) - May be comprised of low shrubs (LA04_TS1), herbaceous (LA04_TS2), and groundcover plants (LA04_TS3) which should be selected to create a woodland planting character. Winter or Spring Bulbs may also be planted (LA04_TS4 or (LA04_TS5). Planting should be minimum 75% native. Planting should be selected/managed to a maximum height of 1.2m to promote visual links through the Woodland Typology area. ‘Lower’ canopy planting may comprise; *Anemone nemorosa* (Wood anemone), *Cornus sanguinea* (Dogwood), *Hyacinthoides non-scripta* (Bluebell), *Galanthus nivalis* (Snowdrop).

4.10.3 Hedgerow Planting (LA04_TS6) - Hedgerow should be comprised of 100% native species, and planted/managed to achieve a minimum 2.0m width at maturity. It should be planted along the full length of the northern Site boundary where it adjoins adjacent land ownership. Hedgerow planting may comprise;

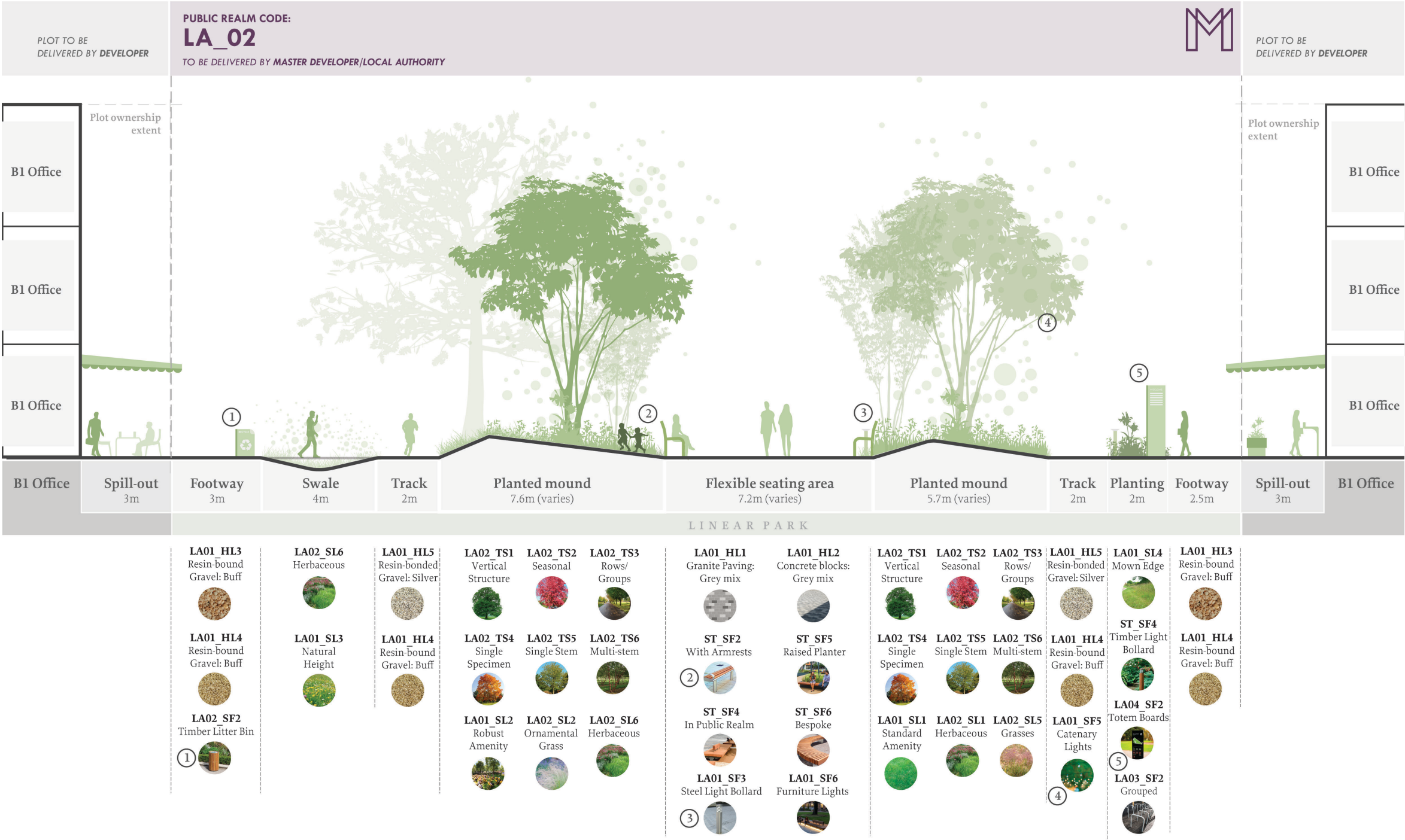
Carpinus betulus (Hornbeam), *Crataegus monogyna* (Hawthorn), *Corylus avellana* (Hazel).

Hard Landscape and Street Furniture Palette

4.10.4 Secondary/Tertiary Parkland Paving (LA01_HL3), LA01_HL4 and LA01_HL5) - Where required, paving within the Woodland Typology should match Secondary or Tertiary Parkland paving. Street furniture should match that within the Parkland Typology.

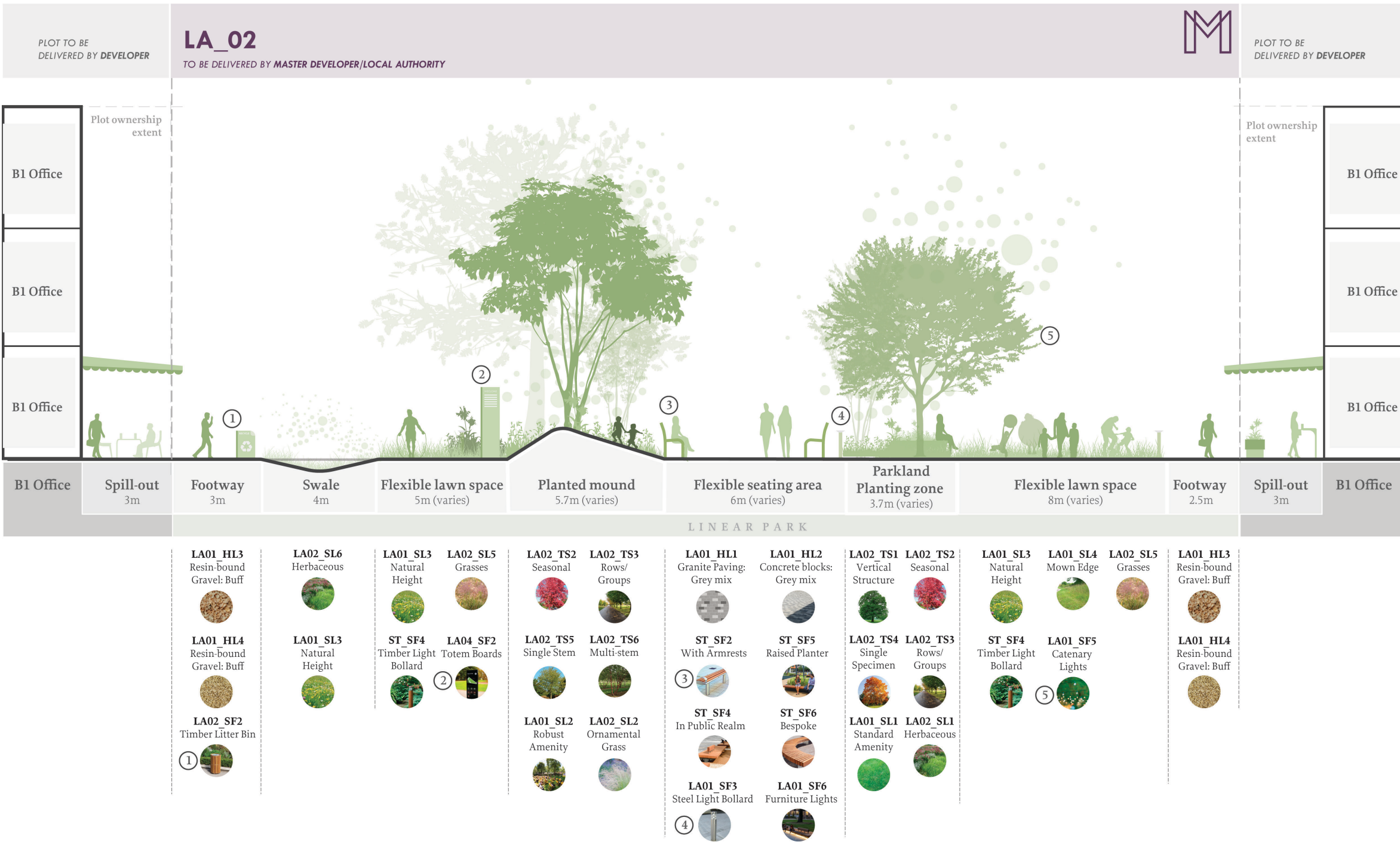


DESIGN CODE LA_02 The Parkland Typology_Social Track





DESIGN CODE LA_02 The Parkland Typology_Event Lawn

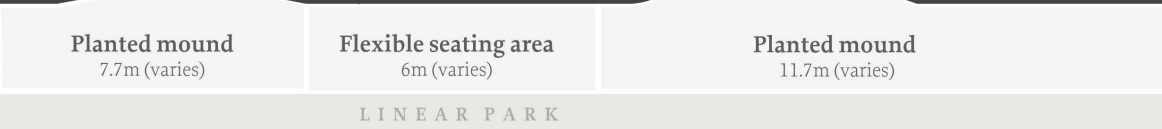
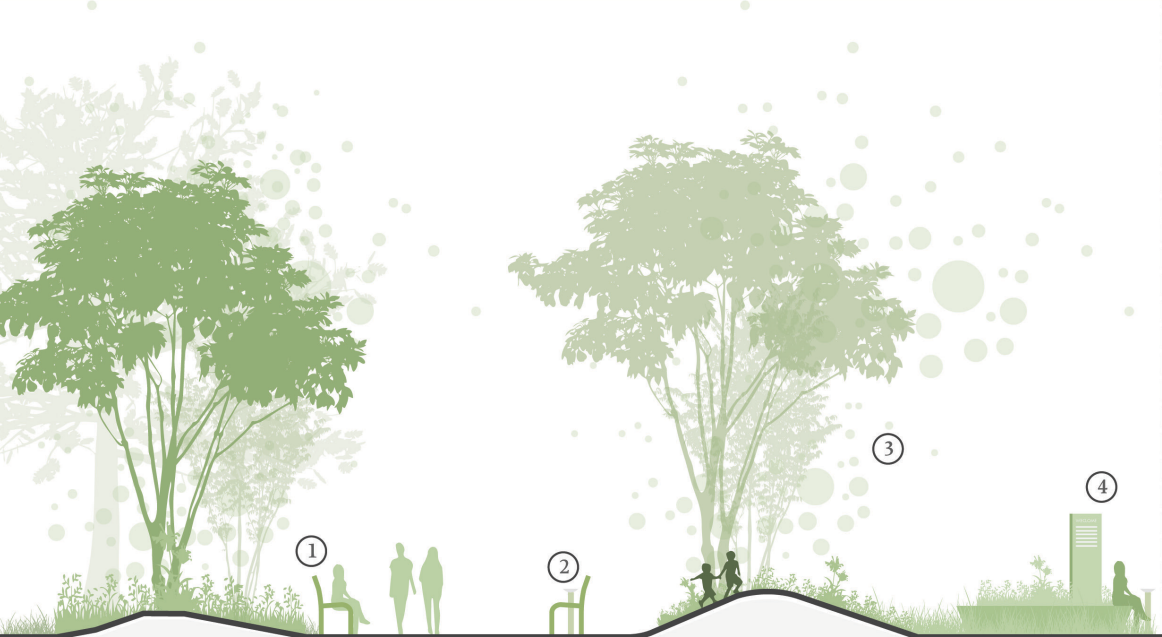




DESIGN CODE LA_02 The Parkland Typology_Park Edge

LA_02

TO BE DELIVERED BY MASTER DEVELOPER/LOCAL AUTHORITY



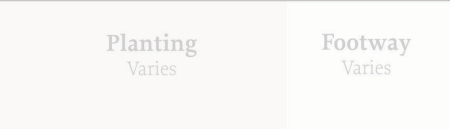
- | | | | | | | | |
|--------------------------------------|--|--|---|--|---------------------------------------|------------------------------------|--------------------------------|
| LA02_TS2
Seasonal | LA02_TS3
Rows/
Groups | LA01_HL1
Granite Paving:
Grey mix | LA01_HL2
Concrete blocks:
Grey mix | LA01_SL3
Natural
Height | LA01_SL4
Mown Edge | LA02_SL5
Grasses | LA02_SL6
Herbaceous |
| LA02_TS5
Single Stem | LA02_TS6
Multi-stem | ST_SF2
With Armrests | ST_SF5
Raised Planter | LA02_TS1
Vertical
Structure | LA02_TS2
Seasonal | LA02_TS3
Rows/
Groups | LA02_TS5
Single Stem |
| LA01_SL2
Robust
Amenity | LA02_SL2
Ornamental
Grass | ST_SF4
In Public Realm | ST_SF6
Bespoke | ST_SF4
Timber Light
Bollard | LA01_SF5
Catenary
Lights | LA04_SF2
Totem Boards | |
| | | LA01_SF3
Steel Light Bollard | LA01_SF6
Furniture Lights | | | | |

INFRASTRUCTURE CORRIDOR TO BE DELIVERED
BY MASTER DEVELOPER/LOCAL AUTHORITY



LA_04

INFRASTRUCTURE CORRIDOR TO BE DELIVERED
BY MASTER DEVELOPER/LOCAL AUTHORITY





DESIGN CODE LA_02 The Parkland Typology

Design Objectives

1. Parkland should be predominantly green in character, with a mixture of open lawns, biodiverse planting areas and a mix of trees and shrubs. It will form a heart to the development and provide a relaxing space for people to interact with nature, have lunch or for occasional events. Amenity lawns and a circuit route for jogging will provide the opportunity for informal exercise.
2. Of total Parkland provision: A minimum of 70% should be provided as Soft. A maximum of 30% may be provided as Hard park area.
3. Of total Soft parkland provision: A maximum of 70% may be provided as Lawn (Amenity or Species-Rich) and a minimum of 30% should be provided as Herbaceous and Shrub Planting. Primary Park Trees and Secondary Trees and Shrubs may be applied to either category, which does not affect percentage provision.

4.11 Parkland Typology

Tree Selection Palette

4.11.1 Primary Parkland Trees (LA02_TS1), (LA02_TS2) or (LA02_TS3) - Primary trees should be selected to provide the primary height and vertical structure to the park. A maximum five species of Primary Park Tree should be selected to encourage a cohesiveness across parkland areas. Species selection should offer seasonal interest. Trees may be selected in rows, groups or located as singular specimens. Primary Park Trees should typically be specified as having minimum 35cm girth at planting. *Alnus glutinosa* ‘Laciniata’ (Cut-leaved Common Alder), *Alnus glutinosa* (Alder), *Liquidambar styraciflua* (Sweet Gum). Selection of species in the planting scheme should avoid small berried and nut bearing species in order to minimise attraction of large birds and/or flocks which could contribute to risk of bird strike on the airfield.

4.11.2 Secondary Park Trees and Shrubs (LA02_TS4), (LA02_TS5) or (LA02_TS6) - Secondary Trees and Shrubs may form a sub-canopy to Primary Park Trees, grouped as specimens of no less three per group, or located as structural elements within Herbaceous and Shrub Planting areas. Secondary Trees should have a smaller mature height than Primary Park Trees, generally growing to a maximum mature height of no more than 15m. A minimum of 30% of Secondary Trees and Shrubs should be evergreen. Secondary Park Trees and Shrubs may comprise of; *Acer palmatum* (Japanese Maple), *Amelanchier x grandiflora* ‘Ballerina’ (Serviceberry Ballerina), *Cornus kousa* (Kousa).

Soft Landscape Palette

4.11.3 Lawns (LA01_SL1), (LA01_SL2), (LA01_SL3) or (LA01_SL4) - Of total Lawn provision: A maximum of 70% should be provided as Amenity Lawn and may be regularly mown to maintain a short sward (LA01_SL1). Amenity Lawn will provide the primary area for amenity, informal recreation or events within parkland areas. Robust or reinforced Amenity Lawn (LA01_SL2)

may be applied where greater footfall of events are anticipated. Of total Lawn provision: a minimum of 30% should be provided as Species-Rich Lawn and should have an appropriate mowing regime to allow for a tall sward and maximised flowering period (LA01_SL3) for biodiversity/ecological benefit. Species-Rich Lawn may have a mown edge where a neater boundary is desired adjacent to public realm or streets (LA01_SL4). Species-Rich Lawn should not be located within areas identified as being primary areas for amenity or recreation. Either Amenity Lawn or Species-Rich/Flowering Lawn may have Primary or Secondary Parkland Trees within them.

4.11.4 Hedgerow Planting (LA04_TS6) - Hedgerow should be comprised of 100% native species, and planted/managed to achieve a minimum 2.0m width at maturity. It should be planted along the full length of the northern Site boundary where it adjoins adjacent land ownership. Hedgerow planting may comprise; *Carpinus betulus* (Hornbeam), *Crataegus monogyna* (Hawthorn), *Corylus avellana* (Hazel), *Rubus idaeus* (Raspberry), *Rubus fruticosus* (Blackberry).

4.11.5 Herbaceous and Small Shrub Planting (LA02_SL1), (LA02_SL1), (LA02_SL3) or (LA02_SL4) - Herbaceous (LA02_SL1), ornamental grass (LA02_SL2) and small shrub planting (LA02_SL3) should form a biodiverse palette of plant species; providing colour, texture and seasonal interest to Park areas (LA02_SL4). Species should be selected to for maximum flowering period. Of Herbaceous and Small Shrub Planting, a minimum of 30% should be of local native species (LA02_SL6).

4.11.6 SuDS Planting (LA02_SL5) and (LA02_SL6) - The provision of Sustainable Drainage Systems (SuDS) should be considered as part of a site-wide sustainable drainage strategy. Within Parks, SuDS may be comprised of rain gardens, detention ponds, linear swales or other natural drainage features. Features should be well-integrated as part of the overall landscape design, with capacity/connectivity requirements guided by a drainage engineer. Any SuDS

features within Parks should provide biodiversity and ecological benefits through selection of appropriate planting species and habitat creation including grasses (LA02_SL5) and perennial/herbaceous plants (LA02_SL6). SuDS Planting may be calculated as part of the minimum 30% ‘Herbaceous and Small Shrub Planting’ requirement within Parks.

Hard Landscape and Street Furniture Palette

4.11.7 Primary Parkland Paving (LA01_HL1) or (LA01_HL2) - A high quality, hard-wearing material that should be applied to primary routes which connect key buildings and key spaces within the public realm. Focal hard spaces within Parkland, such as small event spaces, social seating areas or spill-out space for adjacent buildings should incorporate Primary Parkland Paving (LA01_HL1) or (LA01_HL2). This paving type should match the materiality for Street Paving Type 1 (ST_HL1). LA01_HL1 may comprise: Granite paving mix, light grey(25%)/mid grey(65%)/dark grey(10%). Unit size - varies (L) x 300 (W) x varies (D), stretcher bond, colour laid in a random pattern.

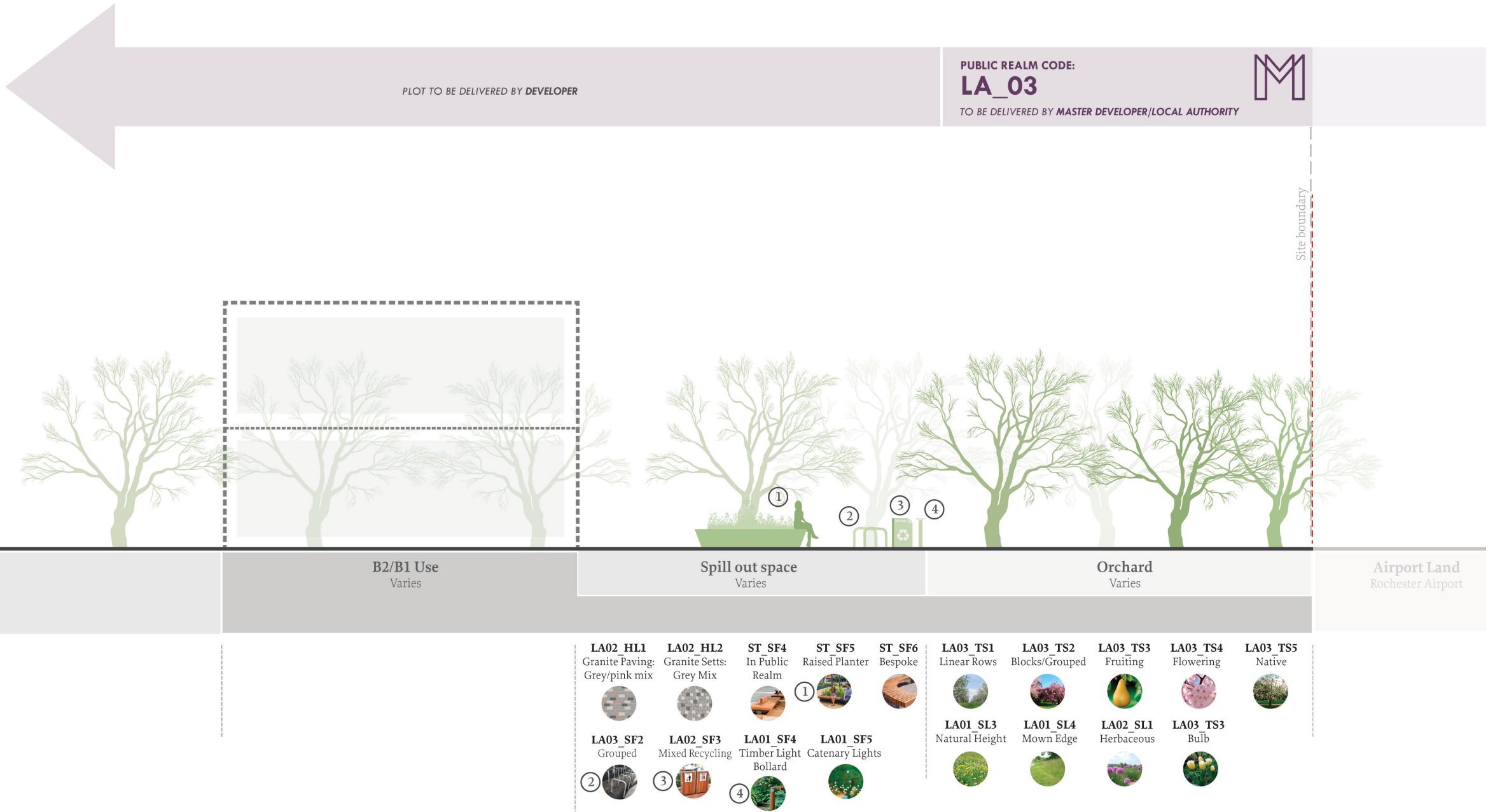
4.11.8 An alternative paving option (LA01_HL2) which matches Street Paving Type 3 (ST_HL3) may be applied to primary park routes and spaces where adjoining to footways which implement that material palette.

4.11.9 Secondary Parkland Paving (LA01_HL3) - A hard material that is more tactile in nature, it should be applied to secondary routes which form part of the Parkland movement network, but may take on more of a meandering or secondary nature. Secondary Parkland Paving (LA01_HL3) should match Street Paving Type 5 (ST_HL5). LA01_HL3 may comprise; Resin bound gravel, Buff colour and permeable construction build-up where vehicular and loading requirements allow.

4.11.10 Tertiary Parkland Paving (LA01_HL4) or (LA01_HL5) - Alternative paving options comprised of resin-bonded gravel may be applied where a loose or soft landscape character is required for tertiary are



DESIGN CODE LA_03 Runway Edge Typology





DESIGN CODE LA_03 Runway Edge Typology

Design Objectives

- 1. In the area adjacent to the airport western boundary tree planting should respect operational requirements and height of trees should be maintained to acceptable heights.
- 2. The Trees of Character Typology should create linear belts of blossoming trees and natural open space. It should comprise a mix of fruiting and non-fruiting flowering species, chosen to create a magnificent spring blossom effect.

4.12 Runway Edge Typology

Tree Selection Palette

4.12.1 Character Trees (LA03_TS1),(LA03_TS2), (LA03_TS3), (LA03_TS4), (LA03_TS5) - The mix species should be chosen to extend the blossom flowering period for as long as possible. Where planted in linear rows, trees should be planted as a double row as a minimum (LA03_TS1), with a minimum of 3.0m between planting centres. The same dimensions apply where trees of character or planted in blocks or groups (LA03_TS2). Tree centres should be planted 2.0m away from adjacent footways, carriageways or hedgerows as a minimum. Fruiting (LA03_TS3) and flowering (LA03_TS4) species should be selected. A minimum of 50% of fruit tree species should be native (LA03_TS5). Trees of character may comprise; Malus domestica (Apple), Malus Elstar (Elstar Apple), Pyrus communis (Pear), Arbutus unedo (strawberry). Selection of species in the planting scheme should avoid small berried and nut bearing species in order to minimise attraction of large birds and/or flocks which could contribute to risk of bird strike on the airfield.

Soft Landscape Palette

4.12.2 Species-Rich Lawn/ Meadow and Herbaceous Planting (LA01_SL3), (LA01_SL4), (LA02_HL1), (LA02_HL2) or (LA04_TS5) - Trees of character should be planted within a soft landscape of meadow/grassland of locally appropriate species. Soft landscape areas may be additionally planted with flowering spring bulbs or herbaceous planting offset at least 1.0m from tree centres. Soft landscape species for trees of character may comprise; Agrostis capillaris (Common Bent), Leucanthemum vulgare (Ox-Eye Daisy), Pseudonarcissus lobularis (Daffodil).

Hard Landscape Palette and Street Furniture

- 4.12.3 Primary Plaza Paving (LA02_HL1), (LA02_HL2)
- 4.12.4 Linear Benches / Raised Planters / Bespoke

Benches (ST_SF4), (ST_SF5), (ST_SF6)

4.12.5 Grouped Cycle Stands (LA03_SF2)

4.12.6 Public Realm Litter Bin (LA02_SF2), (LA02_SF3)