

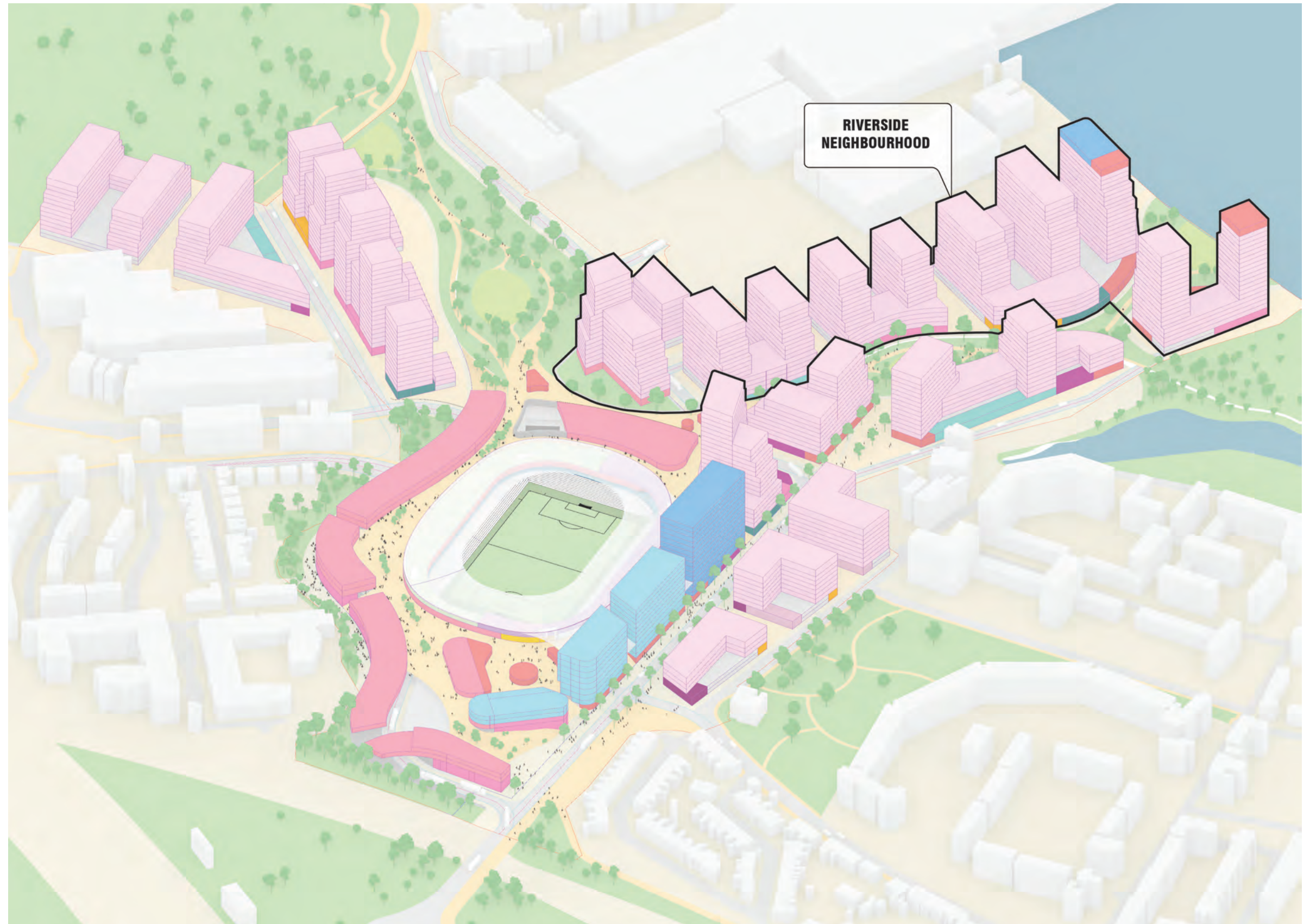
5.5.1 The Riverside

Introduction

With a beautiful promenade as a focal point, Riverside Neighborhood will promote an accessible and enjoyable connection from the new stadium to River Thames.

Approximately 150 m of waterfront, residents and visitors will be able to appreciate the view and the public realm enhanced by the landscape and cafés/bars.

Along with the astonishing riverside gardens, the residential urban blocks at the northern edge of the path will complement the sense of community created by the active frontage and surroundings.



5.5.2 The Riverside

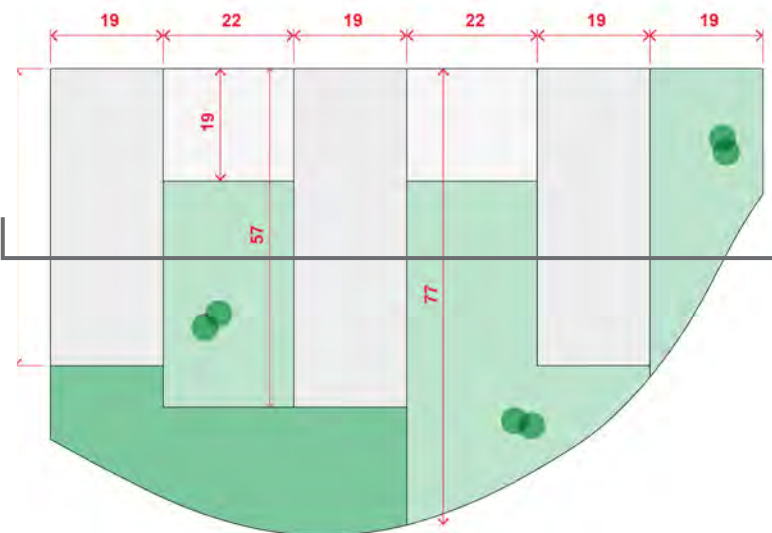
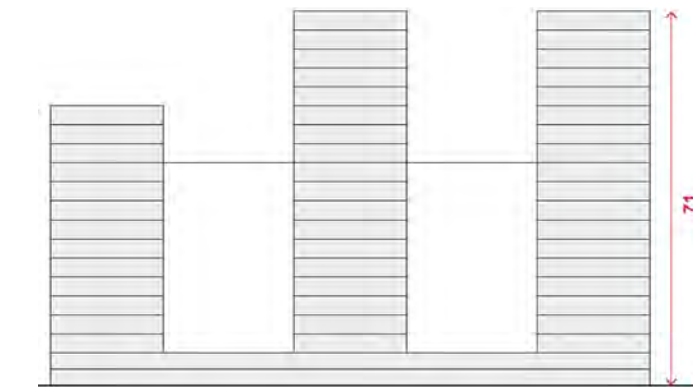
Scale Comparison

To understand the scale of the proposed residential block within the Riverside Neighbourhood, a comparison analysis of constructed schemes from the UK was undertaken.

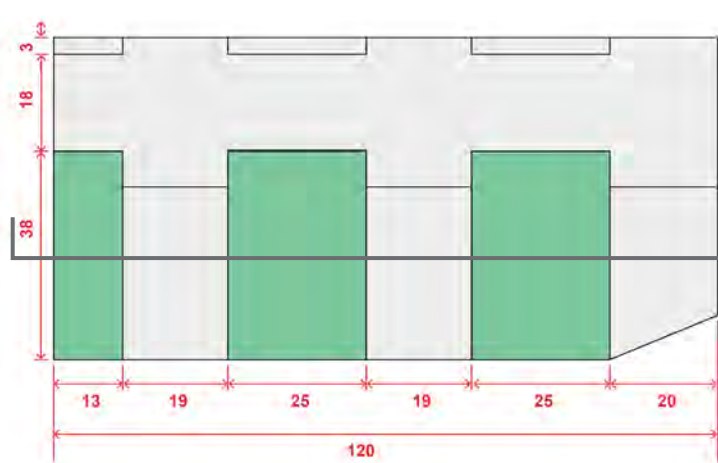
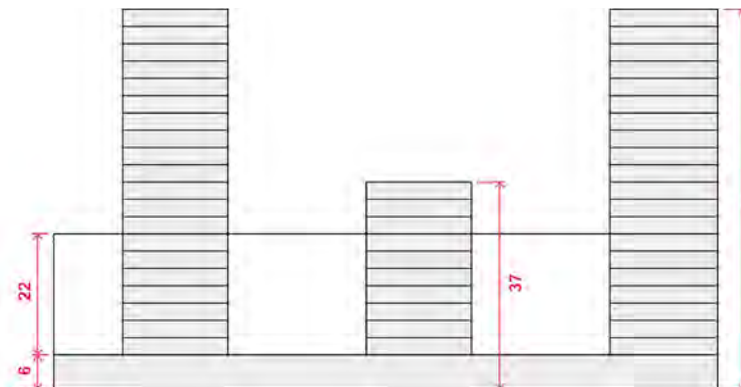
Both Bentham House and Larkin House provide a great example of high dense urban block above podium. The distance between buildings are also an excellent precedent.

The presented schemes were considered as successful benchmark examples to be incorporated in the proposed development.

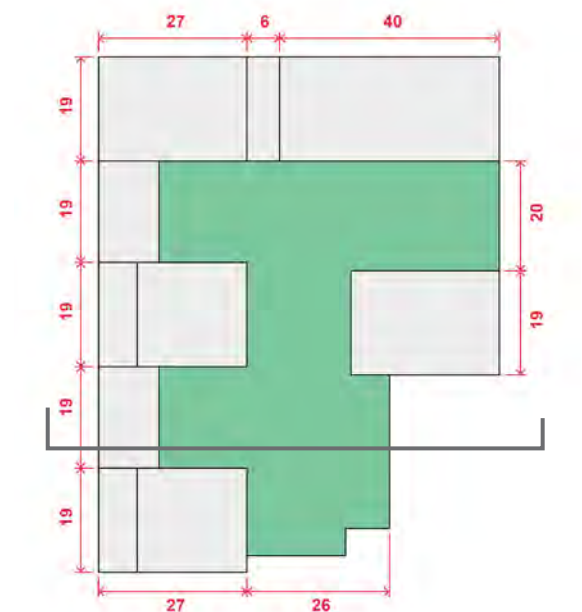
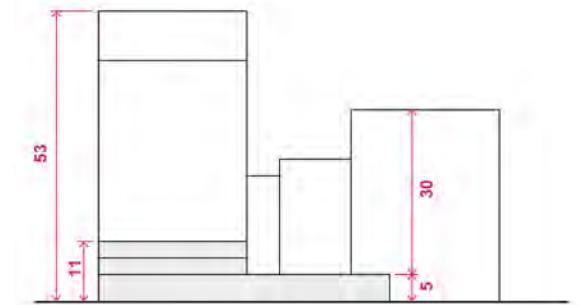
Proposed Urban Block



Bentham House, Woolwich, UK



Larkin House, Kidbrooke, UK



5.5.3 The Riverside

Illustrative Layout

Riverside neighbourhood consists of six mixed-used urban blocks located along the riverside gardens.

The taller buildings were design in perpendicular position to the existing adjacent industrial site to avoid direct overlooking.

Typical Levels

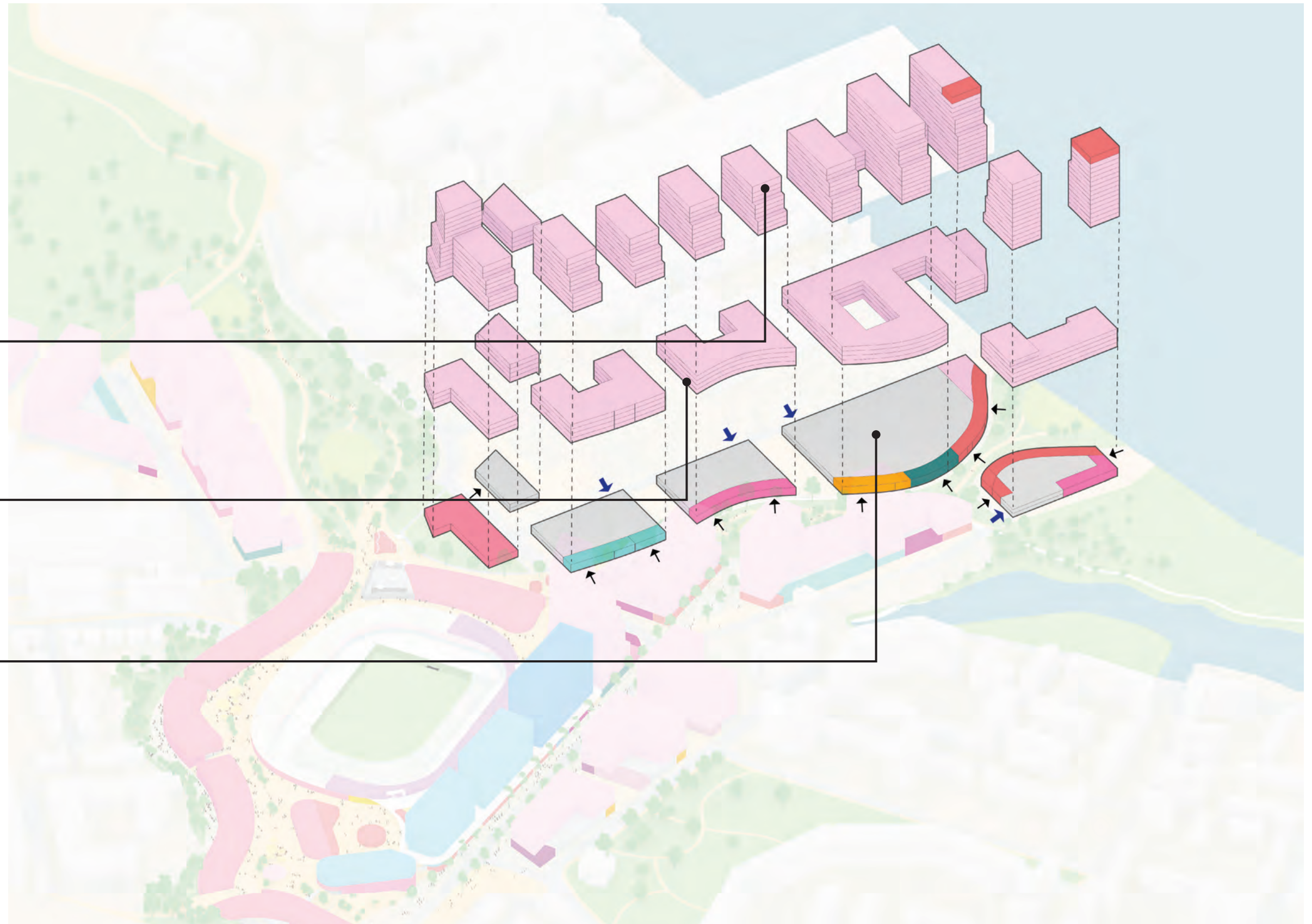
- Key relationships between blocks and critical dimensions are set in Design Code document

Courtyard/ Podium Level

- Sunlight/ Daylight were taken into account regarding location and orientation for courtyards and podium

Ground Floor

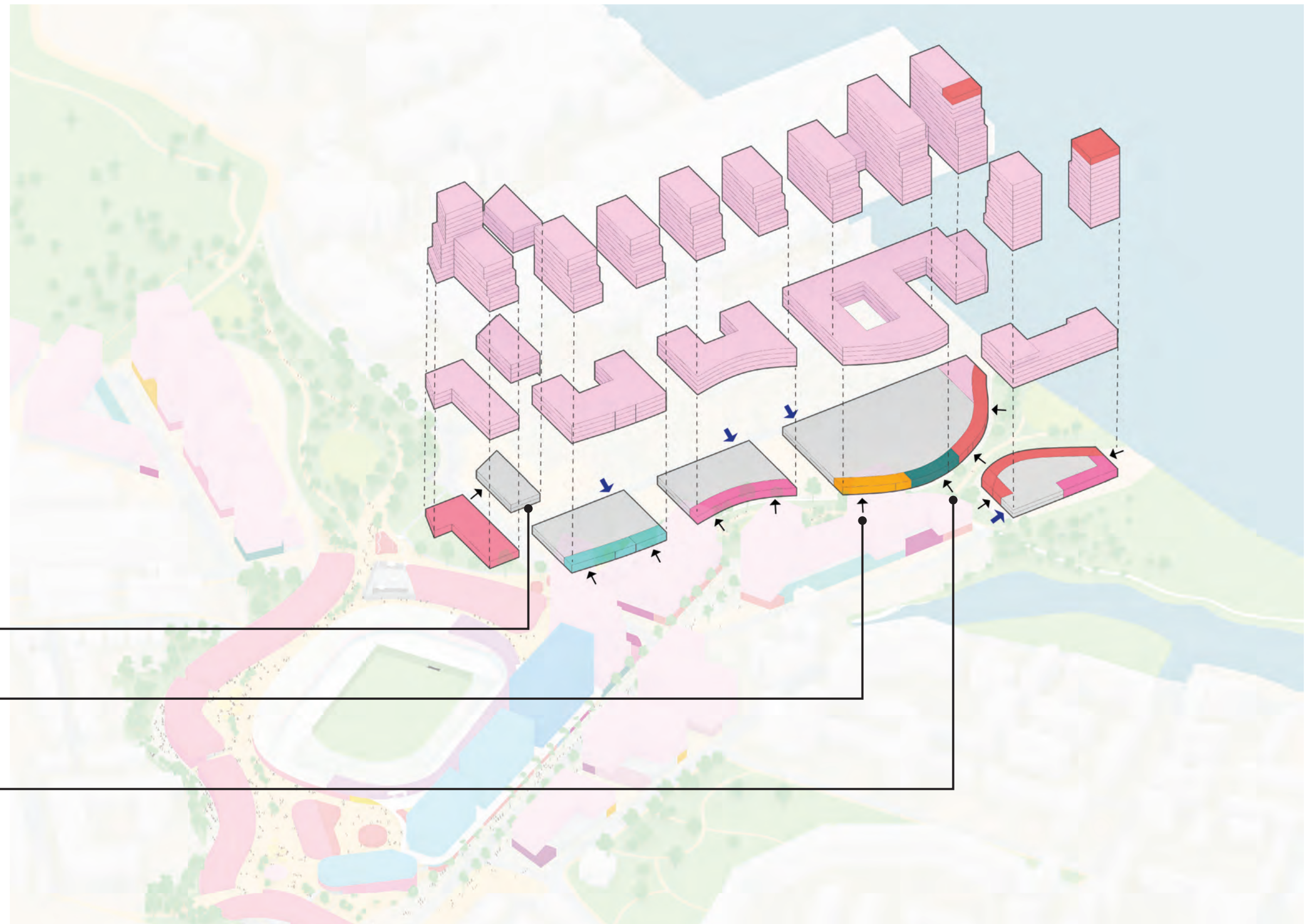
- An organic contour at the ground level creates a fluid movement that enhance the public realm.
- Majority of the ground floor facade have active frontage.



5.5.4 The Riverside Neighbourhood

Illustrative Access

- Pedestrian Access
- ➡ Vehicular Access
- Parking Area
- Residential
- Medical / Health
- Community
- Sports / Fitness
- Local Services
- Creche / Nursery
- Food / Beverage
- Retail
- Hotel



Vehicular route to Car Park
Access to the podium parking are from Boulevard Street and Grove Road

Residents Pedestrian Access
Access to the residential lobbies are from ground floor level

Commercial Units
All commercial units within this neighbourhood are accessible from the street only

5.5.5 The Riverside Neighbourhood

Illustrative Use and Areas

- Parking Area
- Residential
- Medical / Health
- Community
- Sports / Fitness
- Local Services
- Creche / Nursery
- Food / Beverage
- Retail
- Hotel

Top Floors;
Food/ Beverage
Residential Apartments

Ground floor;
Crèche
Community Function
Food/ Beverage
Sports/ Fitness
Medical/ Health Function

- ca. 1910m2 Food and Beverage
- ca. 300m2 Sports and Fitness
- ca. 480m2 Health and Medical
- ca. 280m2 Creche/Nursery
- ca. 700m2 Local Community Use

Up to 1600 Residential Units

Illustrative Areas Split



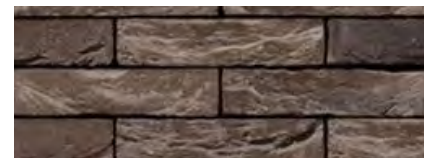
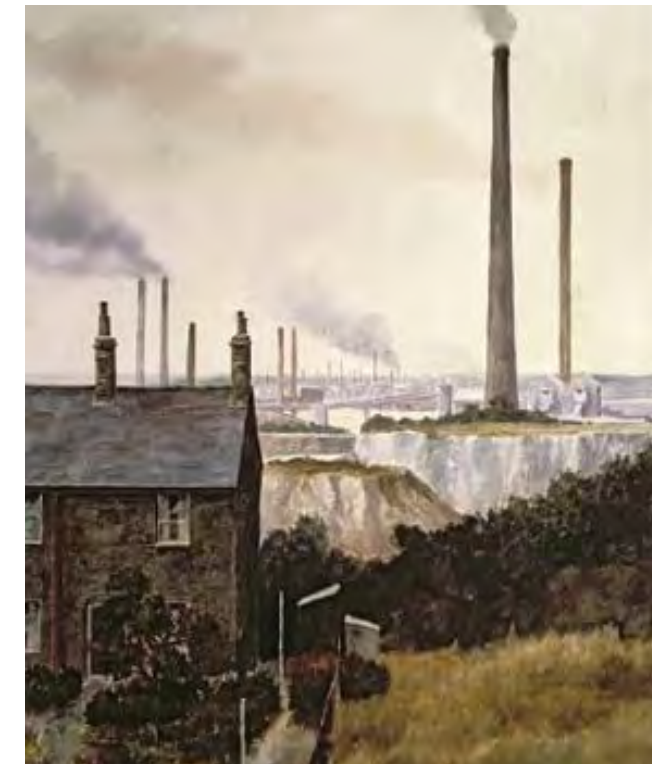
5.5.6 The Riverside Neighbourhood

Design Intent and Materiality

Appearance

The neighbourhood characterisation was inspired by the painting *North Kent Landscape Nr Northfleet Gravesend* by Vic Trevett

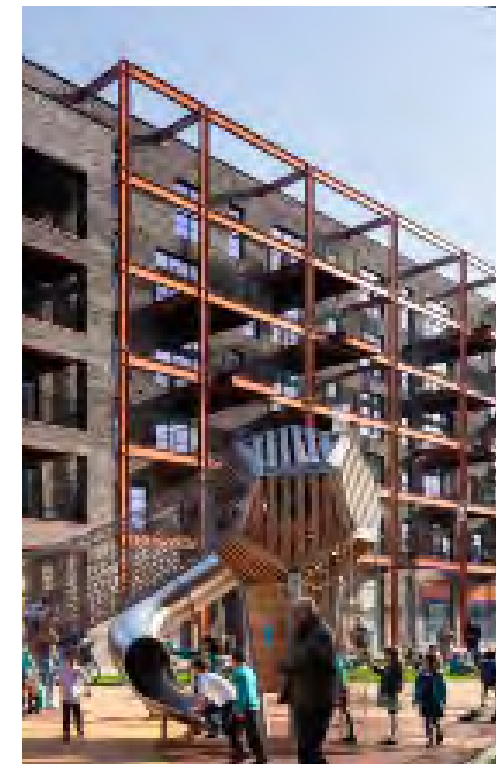
The theme colours have been extracted also from the art expression which exhibit a dominant colour with variations.



Materiality

A residential neighbourhood characterised by industrial styled elements and features that form part of the architectural vernacular.

For detail information, refer to Design Code *Chapter D - Detailing the building*



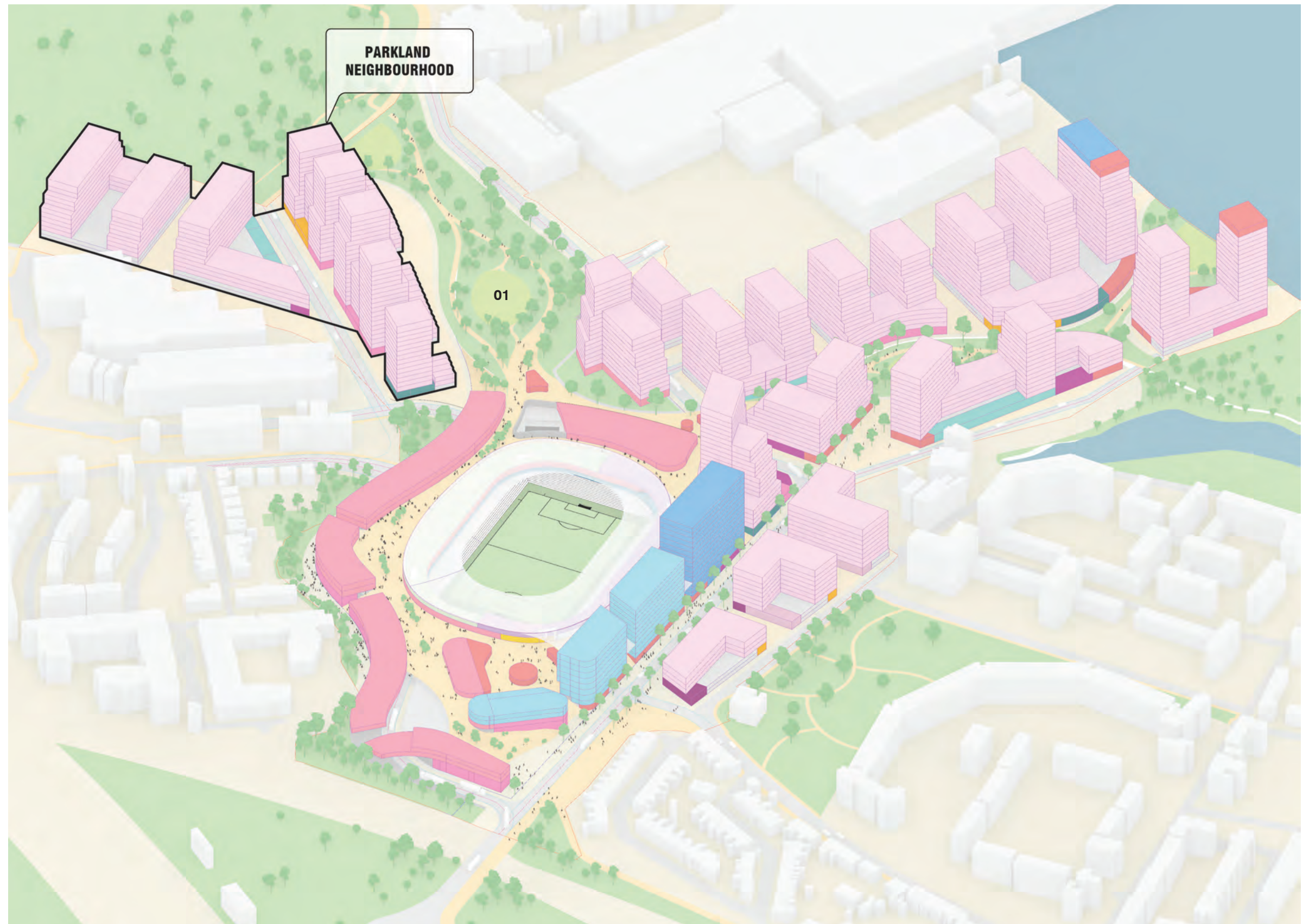
5.6.1 The Parkland Neighbourhood

Introduction

Located along the Power Park (01), the residential blocks at the Parkland Neighbourhood will complement the proposed woodland glade.

Residents and visitor will be able to contemplate the nature right at their door step.

The proposed urban blocks will be characterised by living, green elements and features that form part of the architectural vernacular.



5.6.2 The Parkland Neighbourhood

Scale Comparison

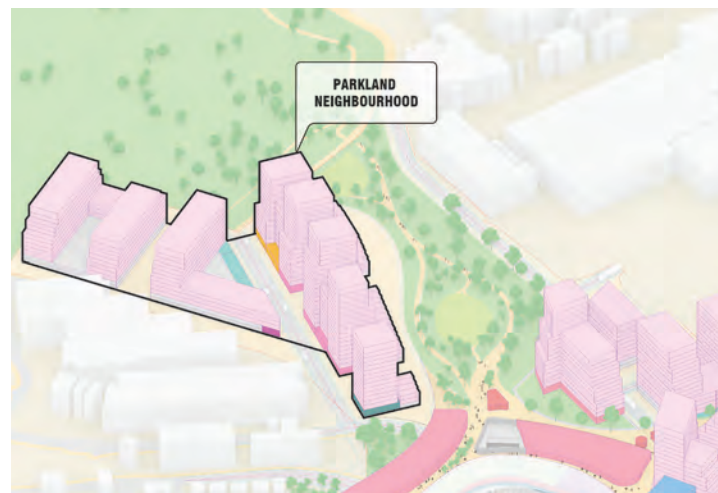
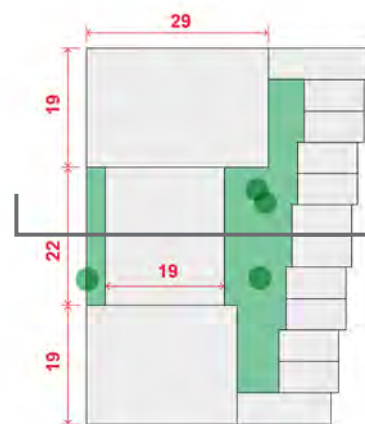
To understand the scale of the proposed residential block within the Parkland Neighbourhood, a comparison analysis of constructed schemes from the UK and abroad was undertaken.

The optimised density development; City Island has an excellent precedent of town-house block inserted within the urban block.

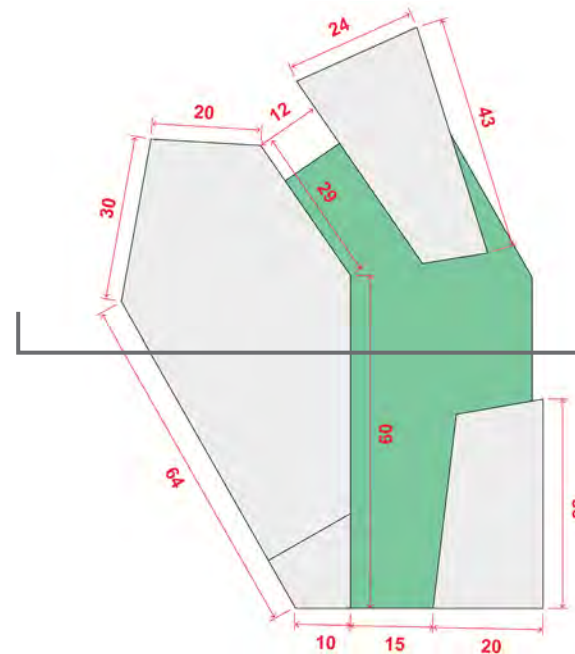
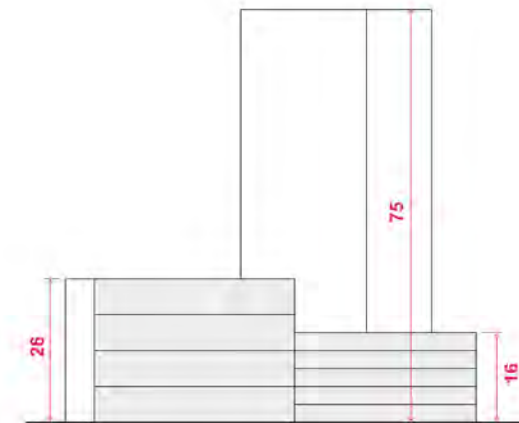
Radio City in Toronto is another great example of a residential building located behind a town-house element.

The presented schemes were considered as successful benchmark examples of town-house blocks within large multi-building developments which brings benefits to the neighbourhood context.

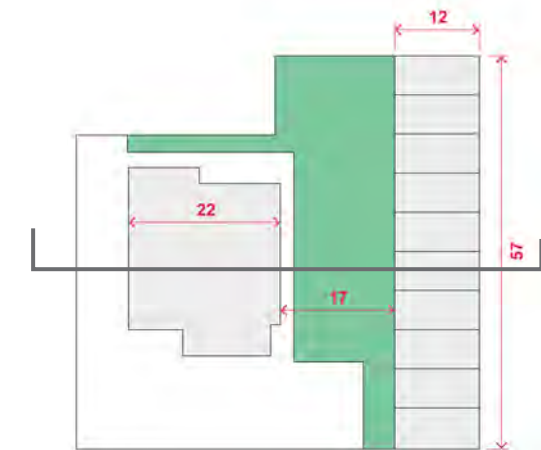
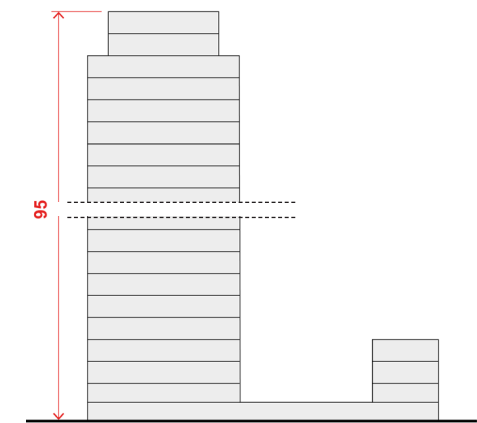
Proposed Urban Block



The Townhouse, City Island, UK



Radio City, Toronto



5.6.3 The Parkland Neighbourhood

Illustrative Layout

Parkland Neighbourhood is situated at the northwest part of the site, southeast of Swanscombe Marshes.

The layout of this neighbourhood consist of five residential urban blocks separated in two areas by a third level local street

Typical Levels

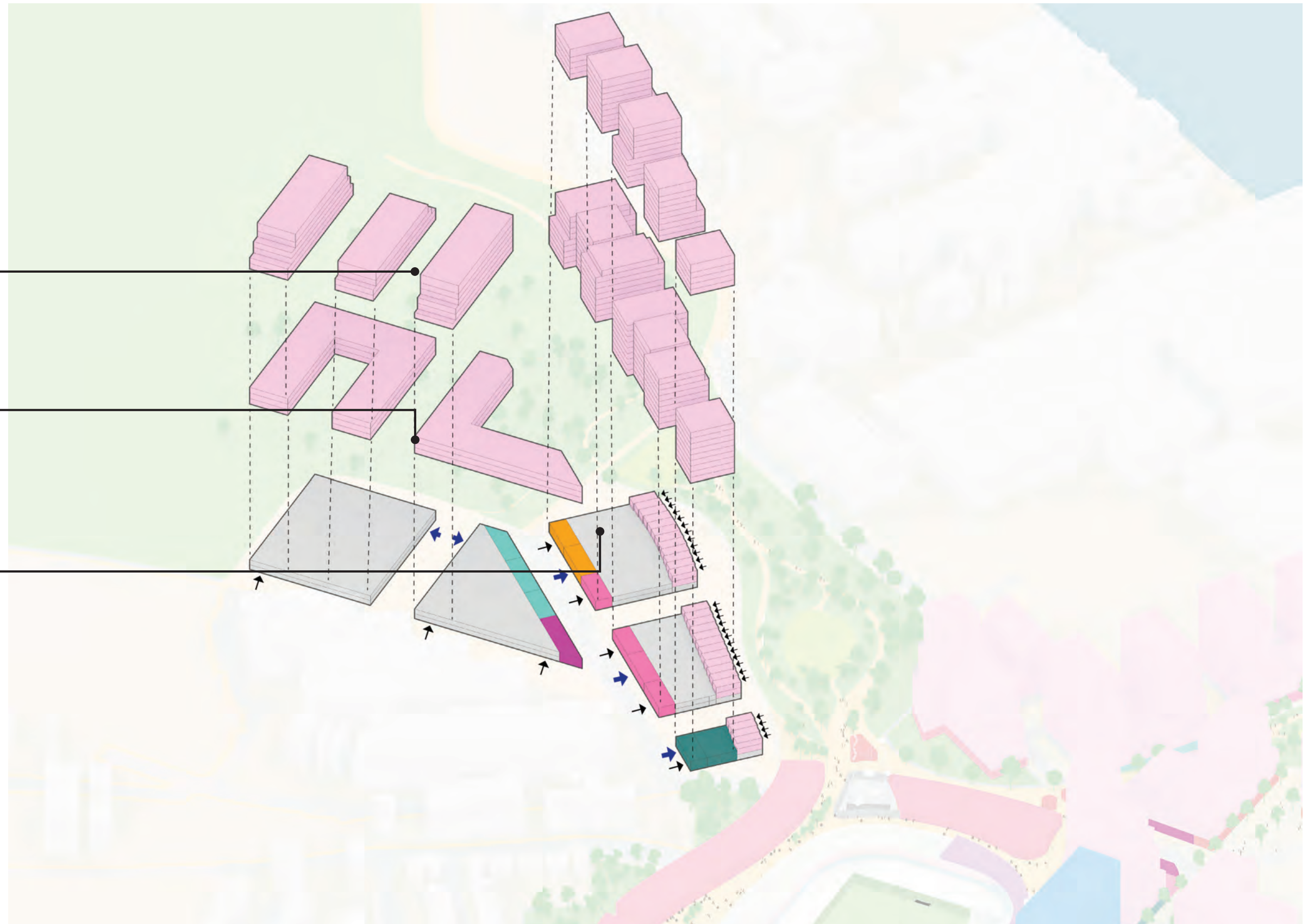
- Key relationships between blocks and critical dimensions are set in Design Code document

Courtyard/ Podium Level

- Sunlight/ Daylight were taken into account regarding location and orientation for courtyards and podium

Ground Floor

- The ground floor of this neighbourhood are outlined by the urban blocks and the third level local street
- Town-houses are proposed along the Power Park to collaborate with the human scale of the landscape



5.6.4 The Parkland Neighbourhood

Illustrative Access

- Pedestrian Access
- ➡ Vehicular Access
- Parking Area
- Residential
- Medical / Health
- Community
- Sports / Fitness
- Local Services
- Creche / Nursery
- Food / Beverage
- Retail
- Hotel

Vehicular route to Car Park

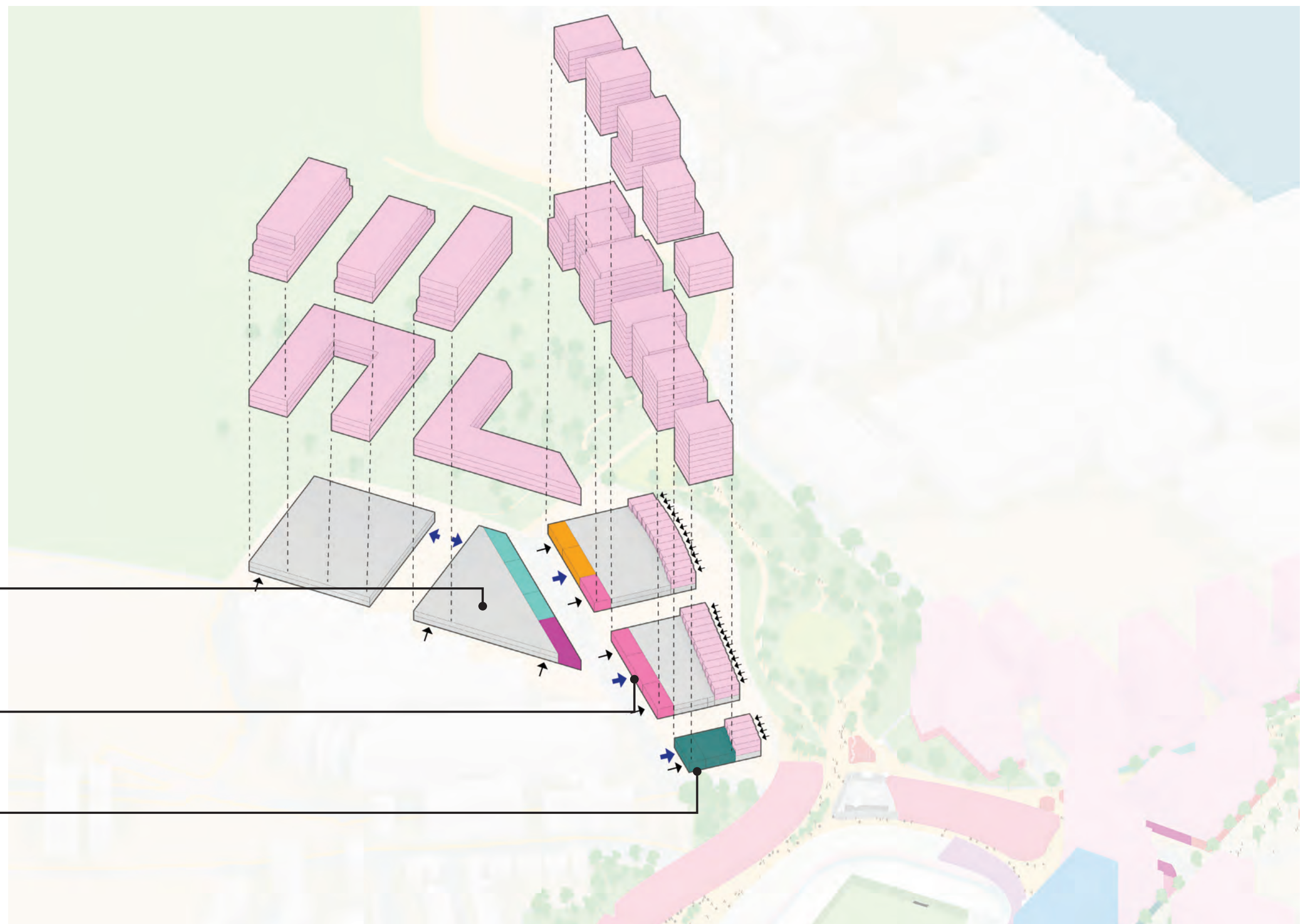
Access to the podium parking are from re-routed A226 and a new vehicular road dividing the plots of the Parkland Neighbourhood.

Residents Pedestrian Access

Access to the residential lobbies are from ground floor level

Commercial Units

All commercial units within this neighbourhood are accessible



5.6.5 The Parkland Neighbourhood

Illustrative Use and Areas

Parking Area

Residential

Medical / Health

Community

Sports / Fitness

Local Services

Creche / Nursery

Food / Beverage

Retail

Hotel

Top Floors;

Residential Apartments

Ground floor;

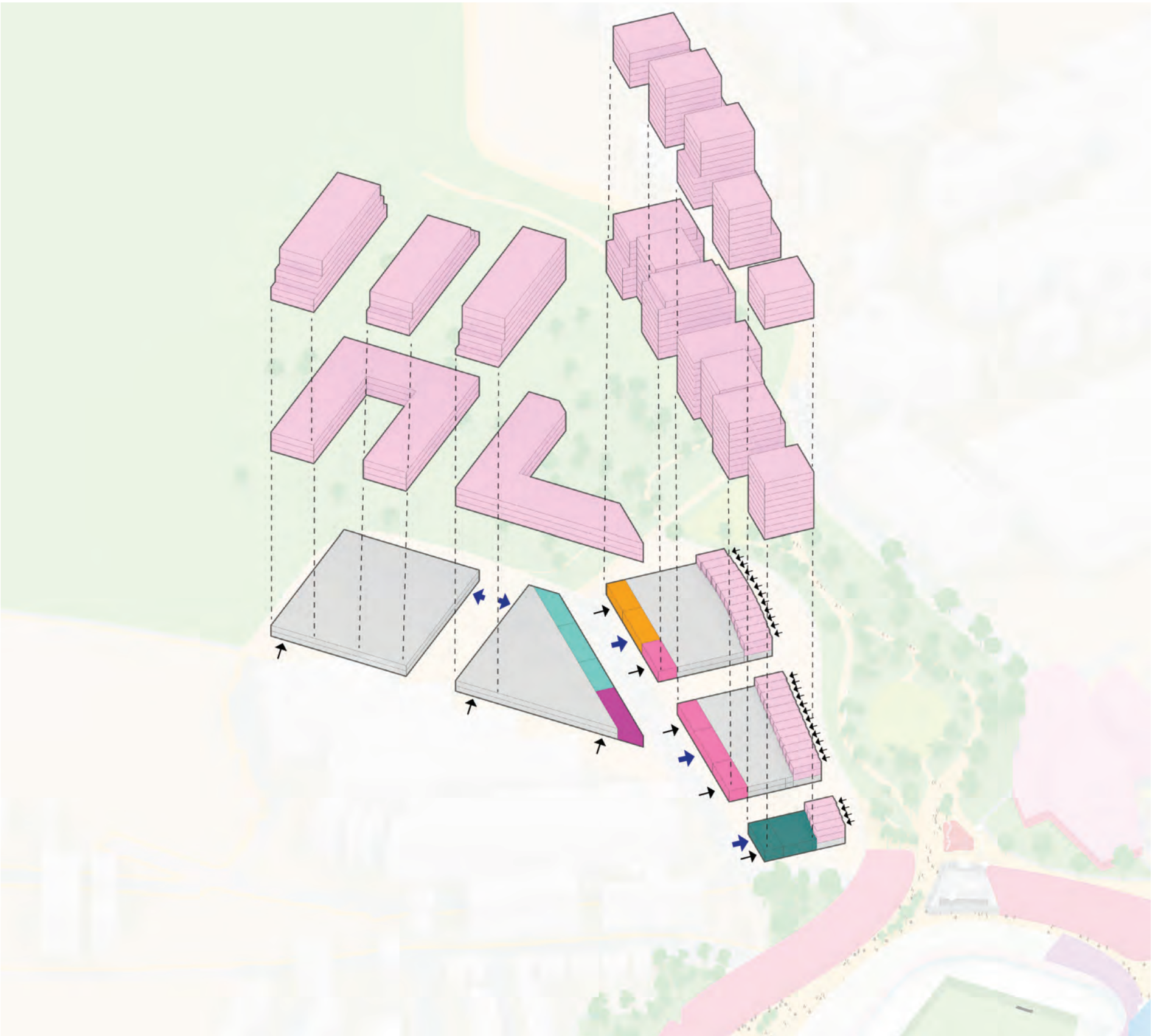
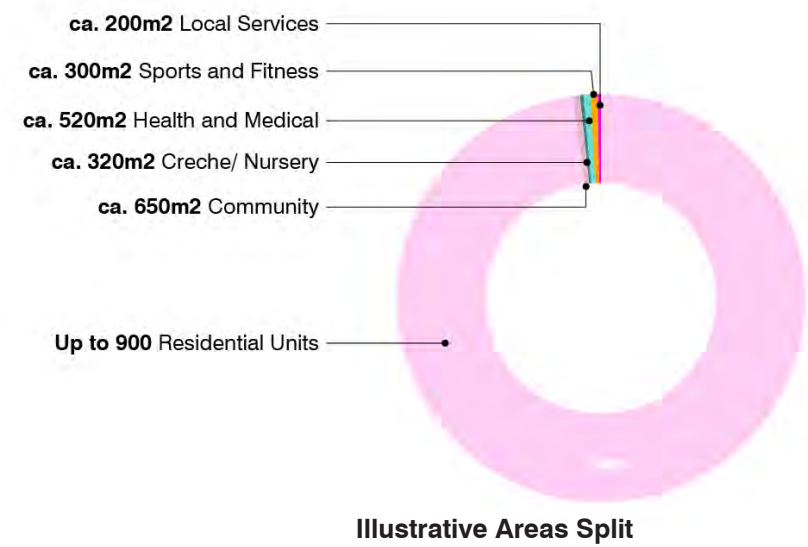
Crèche

Community Function

Food/ Beverage

Sports/ Fitness

Medical/ Health Function



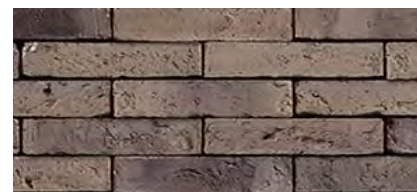
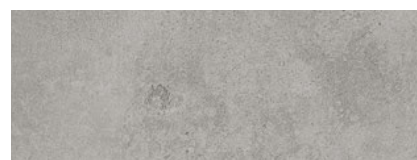
5.6.6 The Parkland Neighbourhood

Design Intent and Materiality

Appearance

The neighbourhood characterisation was inspired by the painting *On the Thames and Medway Canal, near Northfleet* by Frederick Stonham

The theme colours have been extracted also from the art expression which exhibit a dominant colour with variations.



Materiality

A residential neighbourhood characterised by living, green elements and features that form part of the architectural vernacular.

For detail information, refer to Design Code *Chapter D - Detailing the building*





**Northfleet
Harbourside**

6. Landscape & Public Realm

Northfleet Harbourside

6.1 Illustrative Landscape Masterplan

The Illustrative Landscape Masterplan organises the site to meet the objectives set out in the vision statement, incorporating a landscape framework to support a Northfleet Harbourside community.

Key Features of the Illustrative Masterplan:

- Over 3ha of Parkland including parklands, riverside gardens, pocket parks, green streets, allotments, productive rooftops gardens and water features;
- A multi-functional amphitheatre space located in the Riverside character area, providing opportunity for events, gigs, outdoor cinema and community interactions;
- Carefully and sensitively designed landscape design to achieve a minimum of 20% BNG maximising ecological enhancements;
- Residential courtyards designed to include intensive and extensive green and brown roofs and providing space for the community to grow fruit, vegetables and herbs on productive rooftops;
- Buffering and screening spaces, forming glades between building services yards, meadows and sustainable urban drainage features;
- The public realm is designed to create legible spaces that are easy to navigate with logical pedestrian and vehicular routes;
- Shared surfaces will dominate so pedestrians have priority;
- The proposed podium landform will help contribute to creating spaces of human scale, with seating for informal recreation, breakout space; and
- Northfleet Harbourside will maximise play opportunities. The play network will help to connect people linking key active spaces to leisure and work destinations along a network of safe and clearly defined routes.

— Site Application Boundary

.... Northfleet Trail (heritage/ecological/art adventure trail)

- | | | |
|-----------------------|---------------------|-------------------|
| 1 Swanscombe Gate | 4 Marketplace | 7 Boulevard |
| 2 Power Park | 5 Riverside Gardens | 8 Winter Gardens |
| 3 Ebbsfleet United FC | 6 Thames View | 9 Harbour Gardens |



6.2 Green Infrastructure (GI)

The landscape network will help to create a high quality, attractive and functional place. Provide a setting for day-to-day living, enhance the character and diversity of the landscape and protect cultural heritage assets that contribute to the area's unique sense of place and identity. GI will enrich the area's wildlife value by addressing the negative impact of habitat loss and fragmentation by promoting habitat enhancement and connectivity. The green infrastructure network will also help to connect people to places, by linking residents and visitors to leisure and work destinations, along a network of safe and clearly defined routes for the multi-generational community. GI has been divided into the following two networks:

Primary GI network – including larger scaled landscape spaces providing extensive and diverse recreational and ecological benefits such as the Power Park and the Riverwalk Gardens. The primary GI network will contribute to the informal recreation needs of those living, working and visiting the Northfleet Harbourside.

The secondary GI network – including medium sized landscape spaces such as pocket parks, buffers and edges, street trees and residential courtyards. These spaces provide important opportunities for incidental recreational and ecological benefits.

-  **Existing Green Infrastructure**
Opportunity to connect Northfleet Harbourside through green corridors to existing green infrastructure
-  **Primary Green Infrastructure**
To include Powerpark, Riverwalk Gardens, Harbourside Square, Entrance gateways to the Market Place, Goal square, Thames View and the NEAP
-  **Secondary Green Infrastructure**
To include courtyards, edges, public realm spaces, active green routes, SuDS, rain gardens, LAPs, LEAPs and a NEAP
-  **Community Uses**
Allotments (edible landscapes) and urban orchards bringing opportunity to activate GI for community wellbeing
-  **The Boulevard Green Infrastructure**
A predominantly shared surface hard landscape with planting beds and tree avenues
-  **Public Realm Interventions**
-  **Green Roofs**
-  **Brown Roofs**
-  **Future Green Infrastructure**
Beyond application boundary



6.3 Primary and Secondary Green Infrastructure



Conceptual ideas for the Power Park



Conceptual ideas for the residential amenity spaces

Existing site to be transformed through green infrastructure design



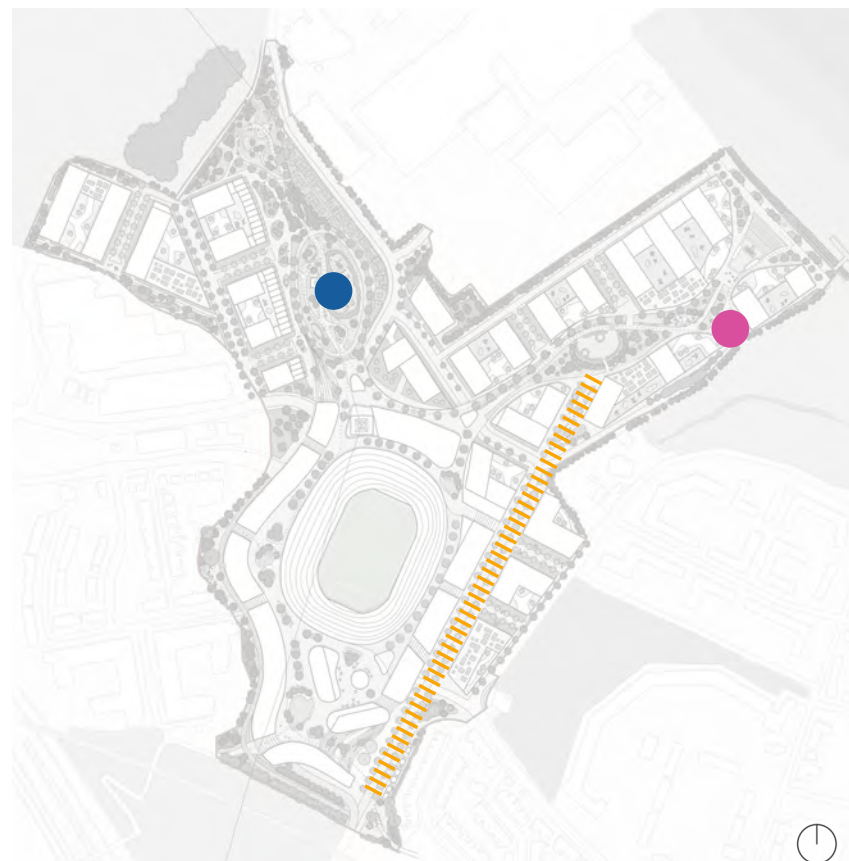
6.4 Heritage Assets and Opportunities

The site has a rich historical past and contains relics and features of more recent activities on site. Revealing and reflecting these relics in the public realm will help forge a strong site identity.

There are existing remnants of the cement industry, including cement plant mixers on several locations on site. Industrial inspired play spaces could reflect the industrial heritage of the site utilising similar cylindrical forms.

Years of heavy industry has also left its mark on the surface of the site, with many cracks forming on roads and tracks. An imaginative solution could celebrate the site industrial scars, such as planting within the cracks or landscape fissures.

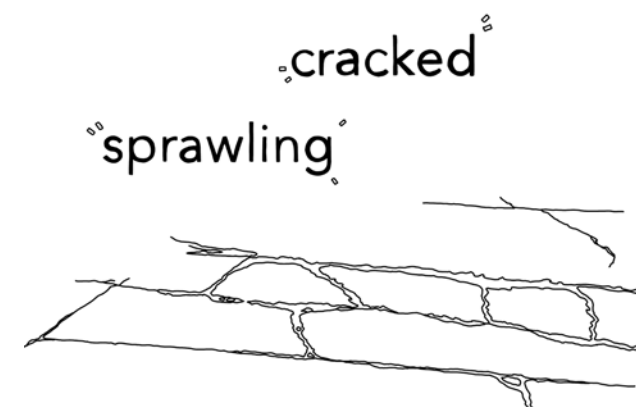
There was a recent discovery of a rare water wheel which points towards the sites use during the Saxon times. Furthermore, 'Ebbsfleet river' a culverted chalk stream runs beneath Grove Road. There is an opportunity to reflect the historical importance of water on site within the paving and planting design.



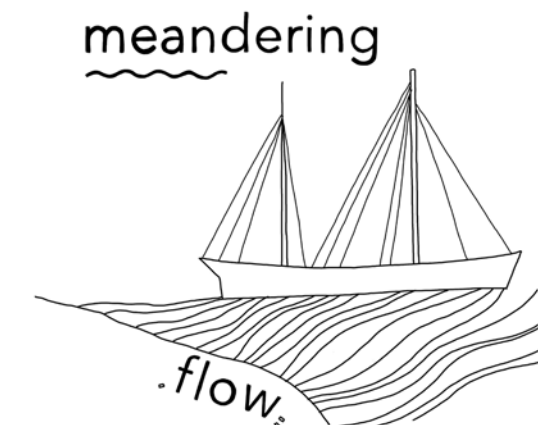
Industrial Heritage ●



Fractured Land ●



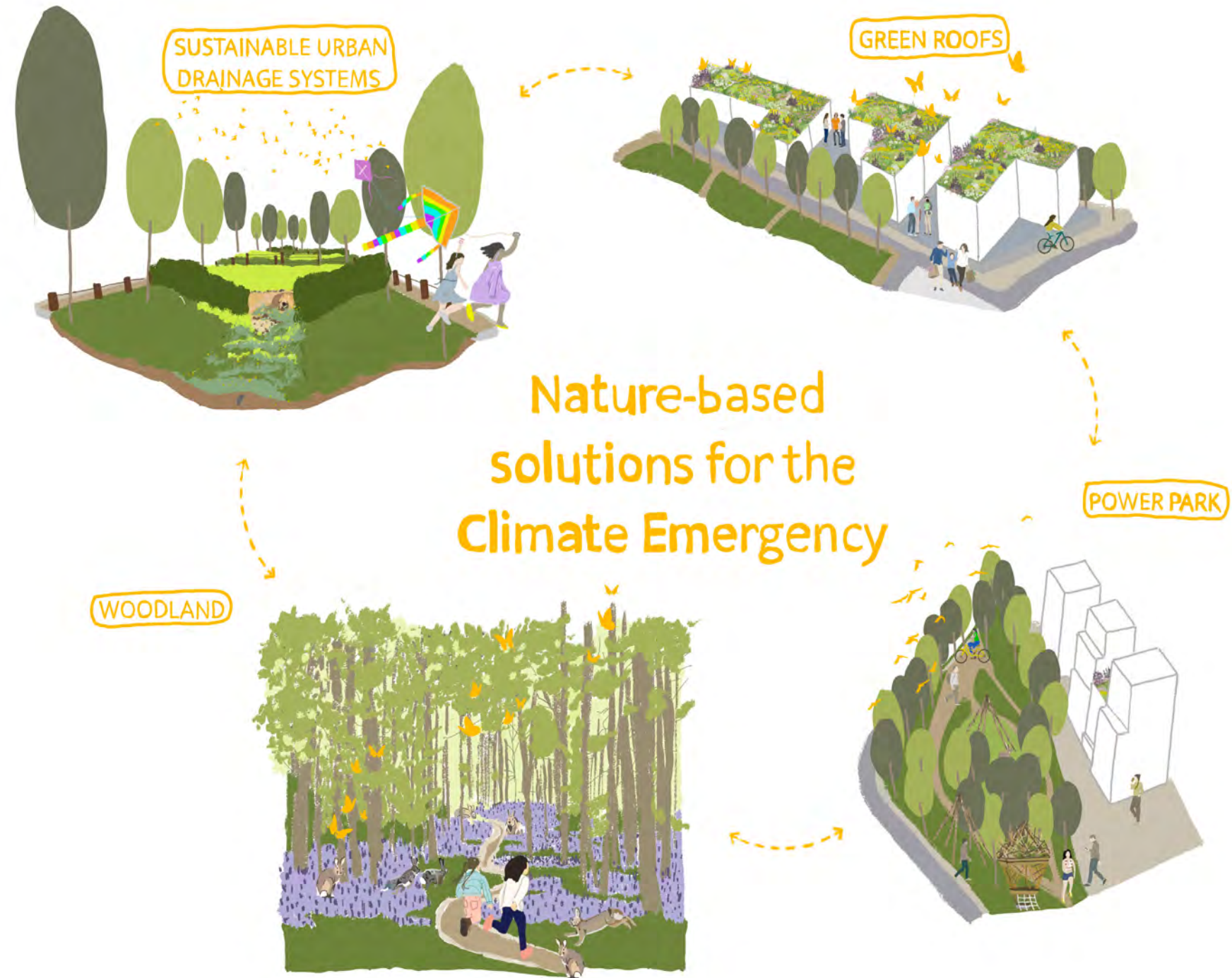
Water and River Heritage |||||



6.5 Biodiversity, Habitats and Ecology

A minimum of 10% Biodiversity Net Gain will be delivered for the site. The site has limited existing ecological value. Where possible existing boundary planting will be retained and enhanced. The following measures should be included:

- Bird and bat boxes (integrated into the walls of buildings and on suitable trees), including features for house sparrows, starlings, swifts and house martins;
- Biodiversity-focussed SuDS;
- Greenroofs integrated solar gain;
- Brown roofs with a range of substrates located within the Riverside character area;
- Rough/natural/flint stone walls with holes for invertebrates and small birds;
- Species-rich hedgerows (at least 6 woody locally characteristic native species);
- Ponds with irregular and shallow sloping edges combined with log piles, stone piles and long grass areas;
- Green walls with planting locations built in or a planting framework added externally;
- Native and locally characteristic tree planting;
- Nectar rich native and species rich wildflower planting;
- Native spring bulb planting, e.g. Snowdrop, Wild garlic, Wild daffodil, English bluebells and Wood anemone;
- Planting fruit trees along the allotment boundary, e.g. local varieties of apple;
- South-facing banks with bare ground for reptiles and invertebrates;
- Architectural features that provide nesting or roosting locations, e.g. ornamental slit holes, stone ledges and wooden cladding;
- Bug hotels and purpose made bug boxes;
- Retention/creation of deadwood habitats;
- Controlled pedestrian access and signposting displaying the sensitivity of human disturbance within the SSSI for bird habitats along Power Park edge adjacent to Swanscombe Marshes, SSSI; and
- Screening semi-mature tree and shrub planting east of the site adjacent to Robins Creek.



6.6 Community and Inclusivity

Northfleet Harbourside will be a place for all abilities, all beliefs and all ages to come together. It will be important to welcome and connect existing site neighbours with new residents, strengthening Northfleet Harbourside in the wider Gravesham community.

The public spaces will be designed to foster community activity across all age groups. High levels of accessibility are envisioned to promote activity throughout the day and evening, encouraging a spirit of community stewardship and natural surveillance.

The residential neighbourhoods, alongside stadium staff, service, retail workers and visitors to the site, will create natural safety and passive surveillance for a 24/7 community environment.

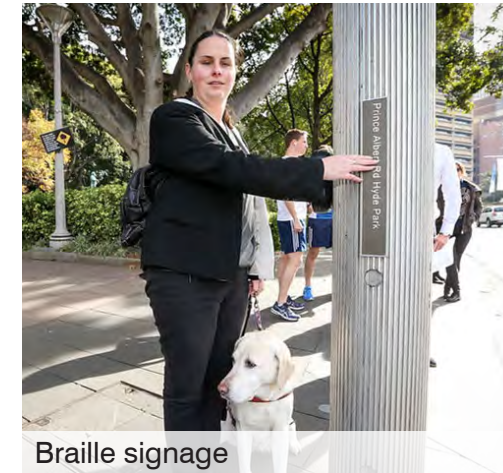
The Northfleet Harbourside team will be working closely with Gravesham Borough Council and neighbours to find ways to



Multi-generational spaces



Well lit spaces with passive surveillance



Braille signage



Raised beds for wheelchair users



Community events for all



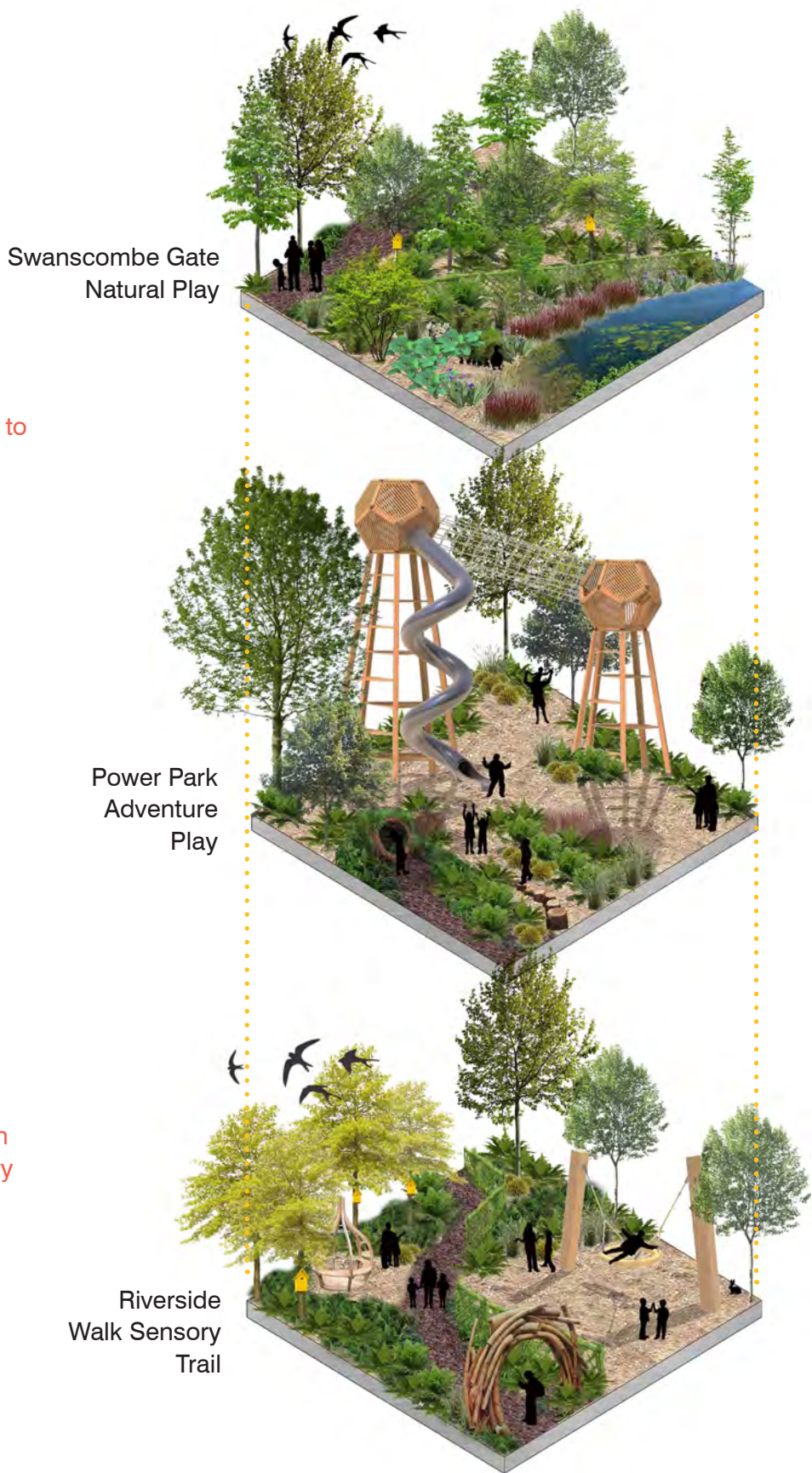
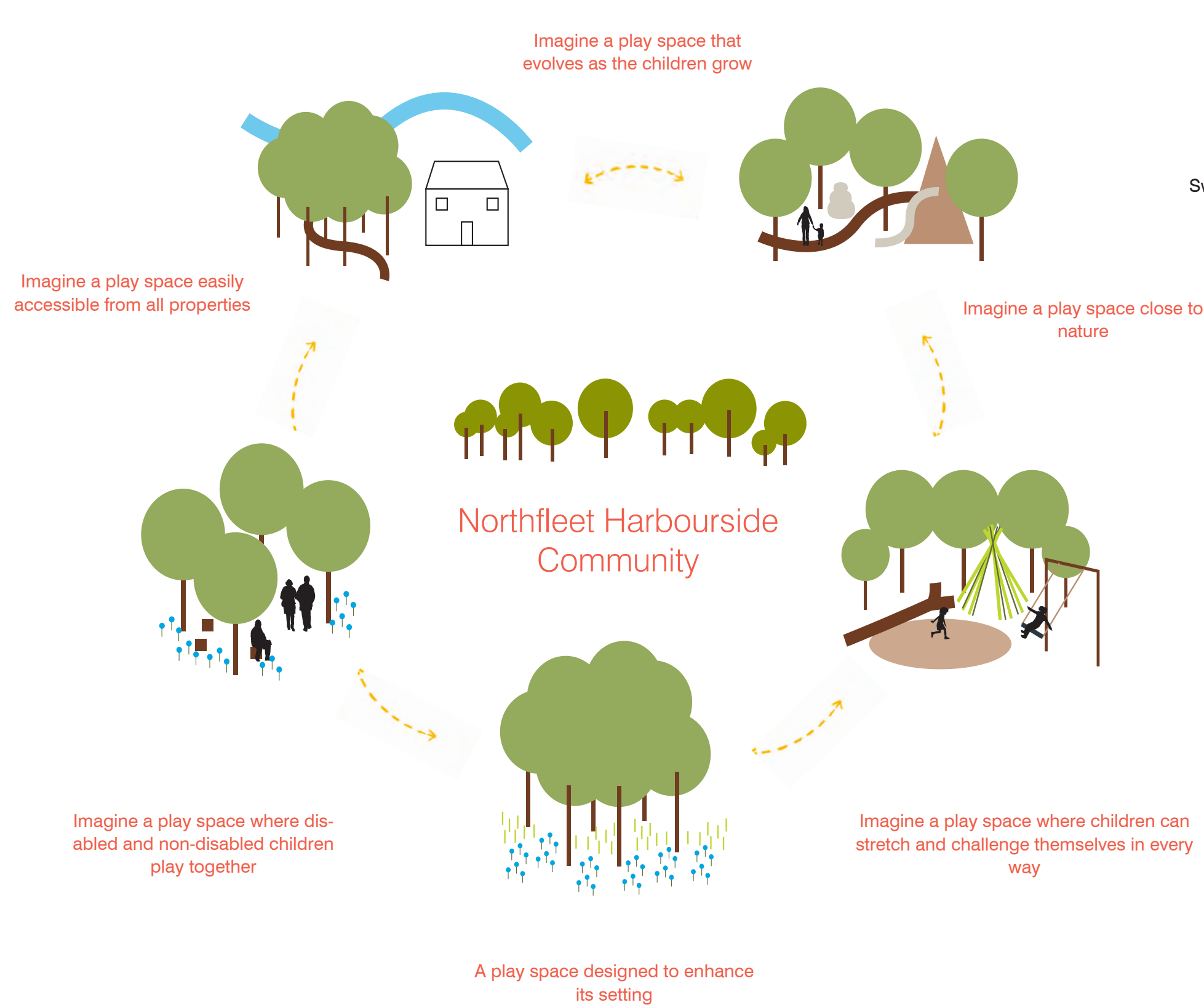
A sense of stewardship for green spaces



Play spaces for all ages

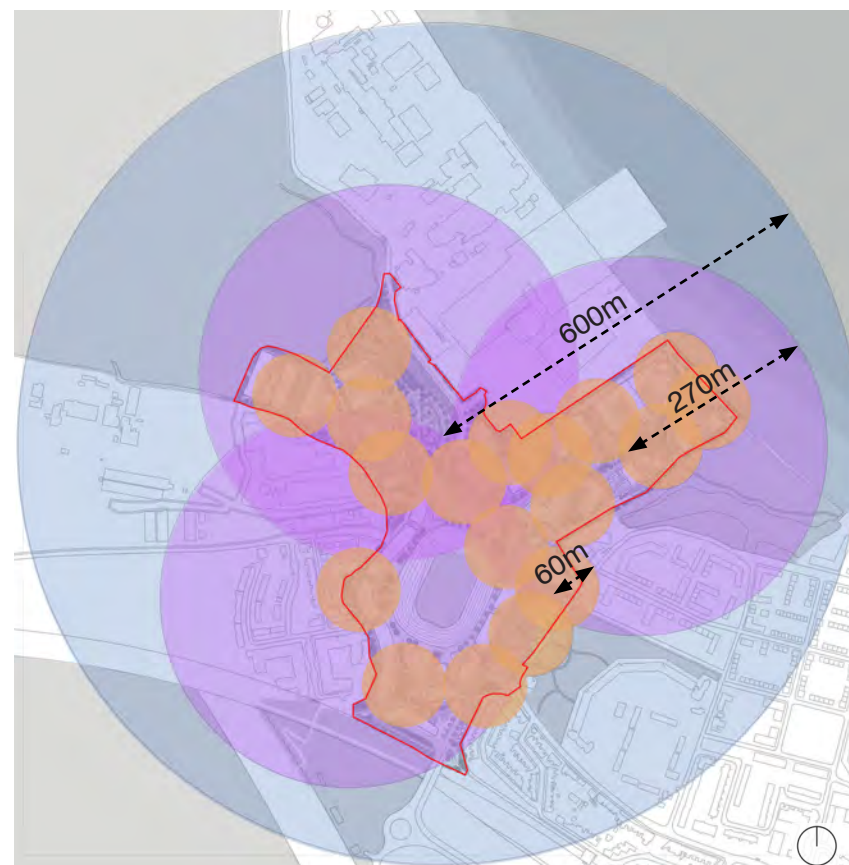
6.7 Recreation Play and Activity Strategy

Providing a wide range of play experiences, allowing children to grow and develop with the space, driving deeper emotional connections with nature, thus encouraging return visits, whilst ensuring that interventions are robust and future proof.



6.7 Recreation Play and Activity Areas

Northfleet Harbourside will maximise play opportunities and will align with the evidence based policy in the emerging local plan. The play network will help to connect people to places by linking residents and visitors to leisure and work destinations along a network of safe and clearly defined routes. The play space and recreation strategy makes provision so all homes within the urban area are located not more than one minutes' walking distance from a local area for play (LAP), five minutes' walk from a local equipped area for play (LEAP) and fifteen minutes' walk from a neighbourhood equipped area for play (NEAP), in line with Fields in Trust guidance. Maintenance provision must be provided to a high standard to ensure the aesthetic and functional qualities of these spaces are preserved. The green infrastructure strategy will provide a holistic and fully integrated response to play. Play is a journey not a destination. Play is a vital part of children's lives. It is a mechanism by which children connect with themselves, with family, friends and with the natural environment. Play is the means by which children explore the world around them and express themselves.



Illustrative Play space locations plan

LAP 60m walking distance from all homes



Play trails through planting



Playful graphics on street



Natural play elements

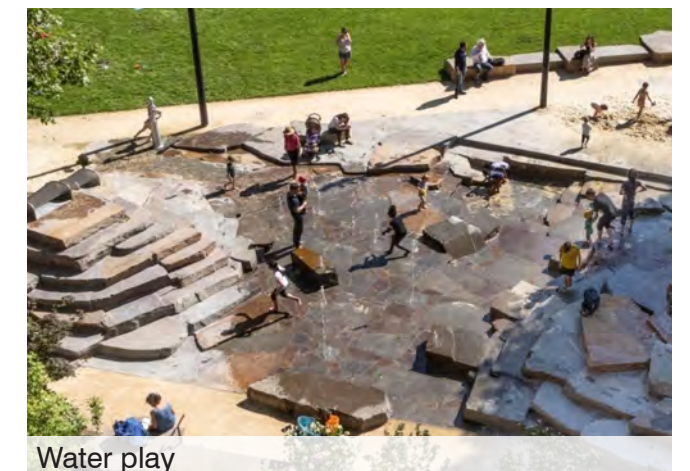
LEAP 270m walking distance from all homes



Cycle and scooter tracks



Vertical play elements



Water play

NEAP 600m walking distance from all homes



Adventure play towers



Different play spaces for different age groups



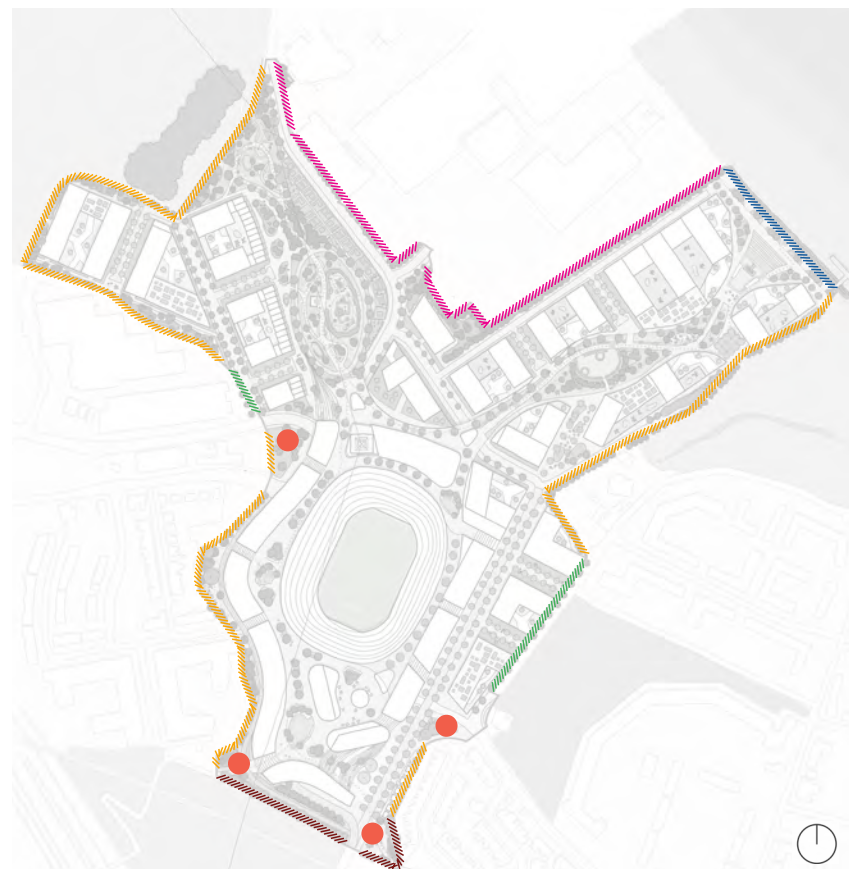
MUGAs

6.8 Boundary Treatment and Border Conditions

There is a variety of boundary treatments to be utilised on site which are appropriate for different edges. It is important to soften edges with trees and planting which will aid in the creation of green corridors for wildlife. Where possible existing vegetation should be retained and supported with planting.

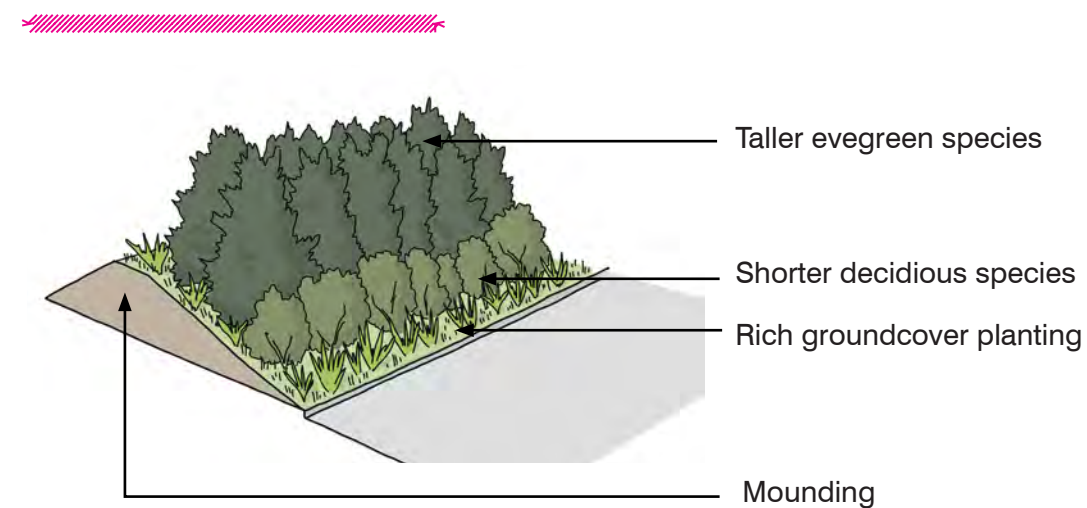
Using species sympathetic to the landscape adjoining the site boundary is important to maintain and enhance the surrounding site character. For example using species present in Swanscombe/ Botany Marshes along the North West site boundary. Additionally, in some areas it is appropriate to screen the view, such as the Northern boundary adjacent to the Seacon Terminal. Here a green curtain should be applied, utilising mounding topography with deciduous and evergreen tree species to screen the view into the industrial works.

Primary vehicular and pedestrian routes into the site should also be highlighted with focal pieces of art used as wayfinding and local reference. The use of inventive lighting at night should be considered.

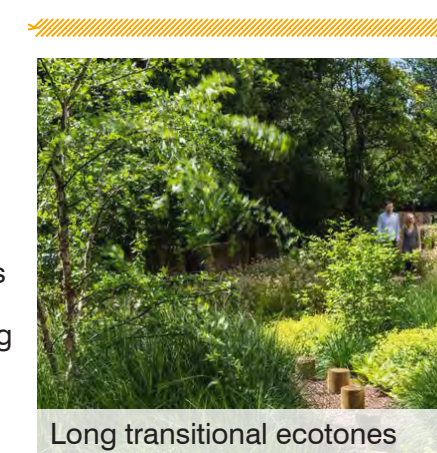


Illustrative edge treatment plan

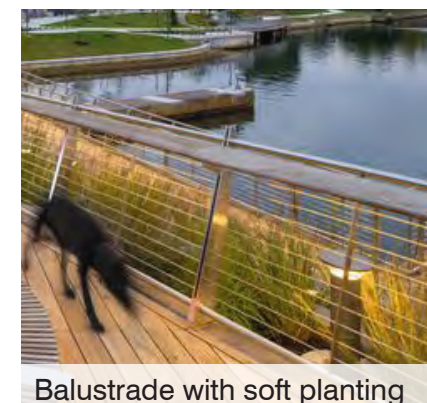
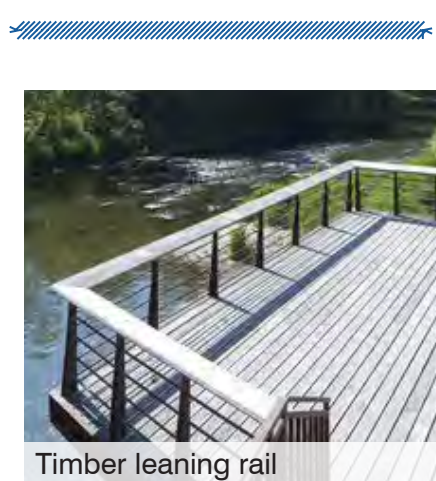
Green Curtain



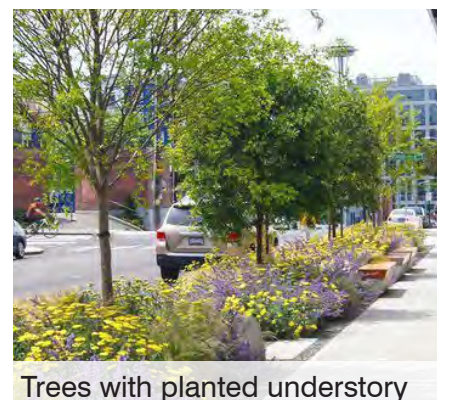
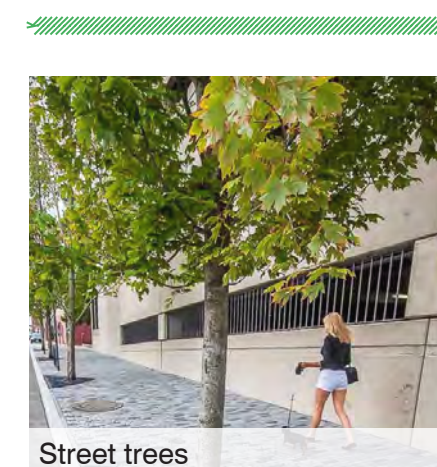
Green Buffer



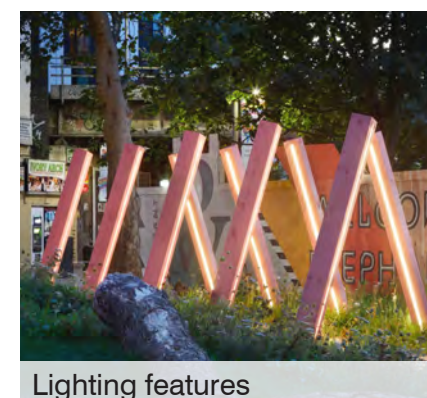
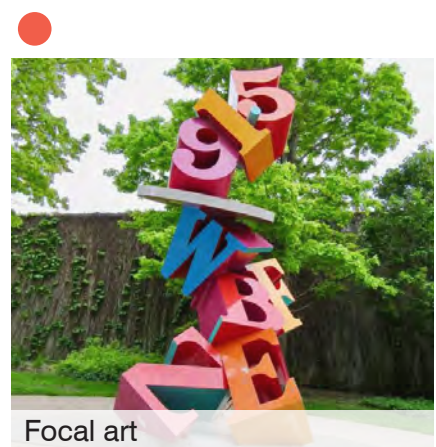
Thames Wall



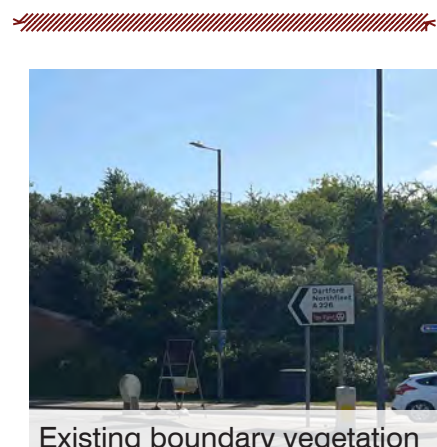
Street Trees



Focal Entrances



Existing Boundary Vegetation



6.9 Drainage and Blue Infrastructure

The illustrative masterplan has been developed to include a positive drainage system that is drained into attenuation ponds and permanent areas of water. These will be located within the green infrastructure spaces where appropriate. The creation of such areas for drainage and biodiversity will require specialised design and management, in line with CIRIA SuDS Manual. Once created, the ponds and attenuation areas will provide opportunities for colonisation of marginal plants and associated habitats increasing the biodiversity value of the development.

Sustainable drainage features shall be designed to function as both drainage and habitat creation. The maintenance requirements of drainage features shall give due consideration to ecological goals of promoting notable species such as water vole, wildfowl, amphibians, reptiles, and invertebrates.

Engagement with water within the site is considered important for well-being, visual stimulation, and play. Managed water features will be created to enhance the sense of delight in the landscape open spaces.



Illustrative Drainage and blue infrastructure treatment plan

Swales



Swales with perennial planting



Accessible natural edge

Rain Gardens



As part of the street design



Access over rain gardens

Basins



Attenuation basins



Basins which can dry out

Rills



Decorative rill



Decorative grill over rill

Water Play



Water rockery play

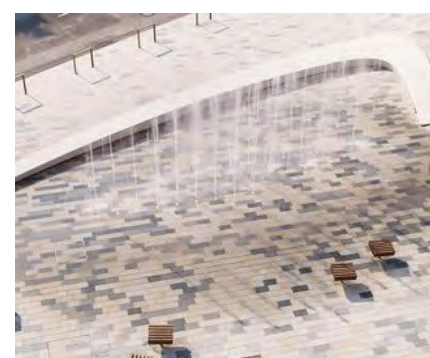


Splashpark

Water Features



Shallow water scrim



Water fountains

6.10 Rooftops

Rooftops offer additional and vital extra space for amenity, recreation and ecological purposes. There are 3 types of rooftops to be adopted at Northfleet Harbourside: intensive roofs, extensive roofs and productive roofs.

Intensive roofs: These would create a private space for residents to socialise, chill out and enjoy a sense of nature. Seating, rich ornamental planting and lawned areas will create a multi-use green space accessible to residents with expansive views over the site.

Extensive brown roofs: These will be situated close to Robins Creek and aid the population of bird species which are located in the creek. Brown roofs are inaccessible to residents and offer a rich environment for birds to nest.

Productive roofs: These support the sites provision for allotments and edible landscape areas required on site. Featuring raised planters for ease of use, they not only allow residents to grow their own food locally but a community spirit can be forged.



Illustrative Rooftop treatment plan

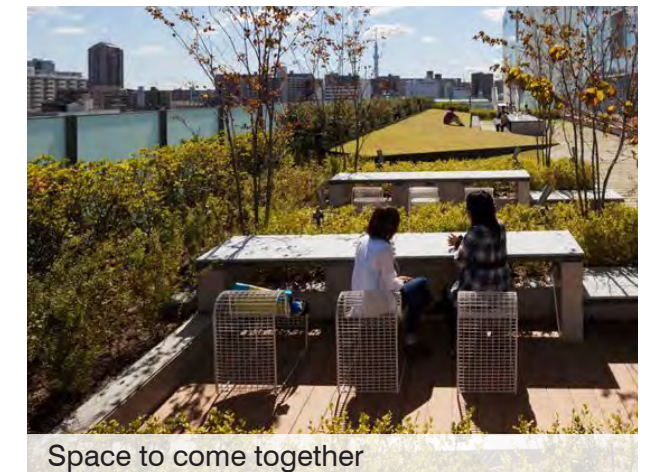
Resident Amenity Roofs/Intensive



Low cost planters



A sense of enclosure



Space to come together

Brown Roofs/Extensive



Dead wood habitats



Native plug plants



A range of substrates

Productive Roofs



Greenhouse and gathering spaces



Timber raised beds



South facing rooftops

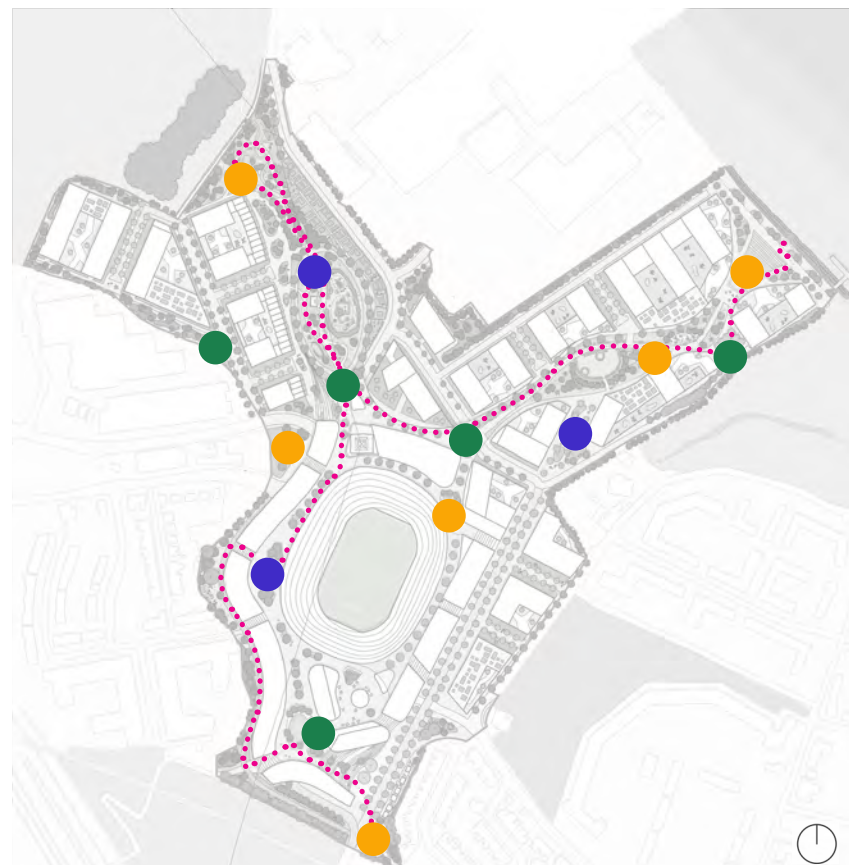
6.11 Public Art and Wayfinding

Public art should feature throughout the site, offering a cultural richness, aesthetic value and economic vitality to the community. Public art is freely accessible and contributes to the communities identity and pride. Key to the public art strategy is the Northfleet Trail, intended to be a site wide route which connects the majority of public art, cultural features and ecological elements together in one thread.

Both permanent and temporary public art elements are important. Additionally, temporary public art features which can be created with the help of the community can help forge a sense of stewardship.

Public art which acts as a wayfinding tools reduces the need for conventional signage which can often clutter public spaces. Furthermore, sculptures combined with lighting can further aid wayfinding and evening interest.

In the interest of sustainability, recycled and renewable materials ideally should be used for sculptures and public art.



Illustrative Public art locations and trail

Public Art ●



Large scale sculptures



Evening art feature



Art created from natural and sustainable materials

Wayfinding & Signage ●



Focal totems trail



Feature facade signage

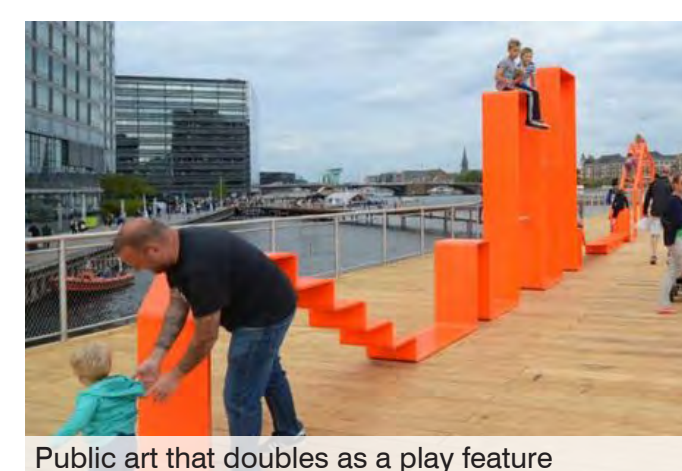


Informative signage

Interactive Art ●



Local community decorating their local spaces



Public art that doubles as a play feature



Sensory public art

6.12 Hard Landscape Character

6.12.1 Marketplace

High quality hard materials should be used for the Marketplace character area as it acts as the main visitor destination on site and needs to withstand regular heavy pedestrian use. The use of large Yorkstone and concrete flags will create a precedent for visitors to the site.

A range of light buff colours will complement the darker materials palette of the marketplace architecture. A variation in tones will also help to break down the expansive podium level.

In situ poured concrete steps will form the feature access staircase from the ground to the podium level. In situ application allows for bespoke shapes and finishes to be applied.

Further high quality finishes are to be used for kerbs and edgings including granite kerb stones and flush aluminium edging. Engravings in the paving will further add detail and interest underfoot.



Illustrative Plan

Hard Materials Inspiration Matrix



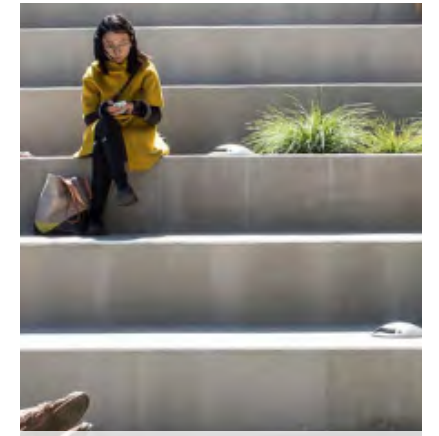
Buff tone rectangular concrete flags, stretcher bond



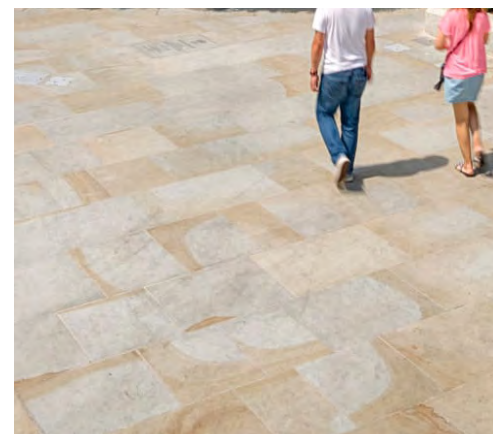
Tumbled vehicular sett paving, stack bond



Composite decking



In situ grey concrete steps



Yorkstone paving flags, stretcher bond



Buff stone pavers, stretcher bond



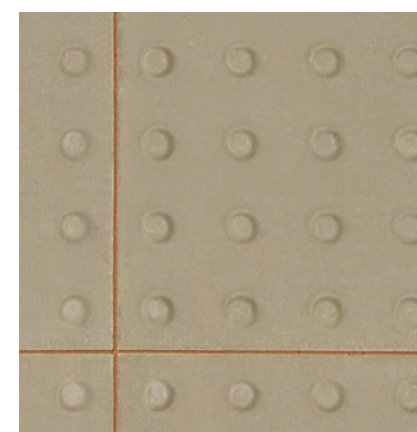
Bituminous red cycleway



Grey vehicular asphalt



Buff granite kerb stone



Buff concrete tactile paving



Flush aluminium edging



Etched paving finish

6.12 Hard Landscape Character

6.12.2 Boulevard

Smaller paving units in this character area will reflect a sense of craftsmanship and the sites heritage as an important industrial area. Smaller paving units will also create more intimate spaces and a finer grain character in this largely residential zone. Further variation in laying patterns, such as a Herringbone pattern and the use of tumbled setts in various tones will again add to a more intimately scaled space.

Surface detailing including water inspired engravings in paving along the Boulevard will reflect the importance of water in Northfleet's history. A pattern weaving down the length of the boulevard could act as a wayfinding tool, leading people from the marketplace through to the Riverside character area.

Hard Materials Inspiration Matrix



Tumbled vehicular sett paving, stack bond



Rectangular flags, various tones, stretcher bond



Clay block paving, herringbone



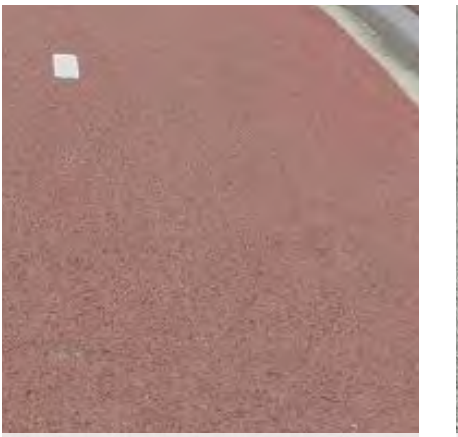
In situ grey concrete steps



Buff stone pavers, stretcher bond



Tegula permeable paving setts, various sizes, stretcher bond



Bituminous red cycleway



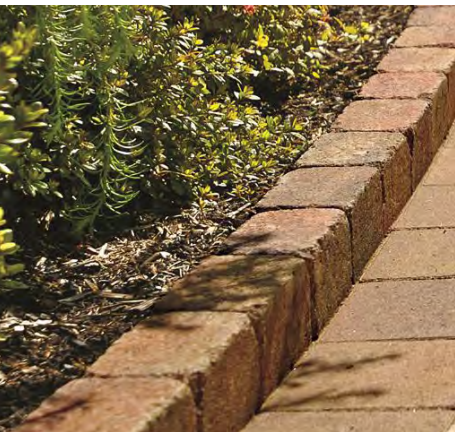
Grey vehicular asphalt



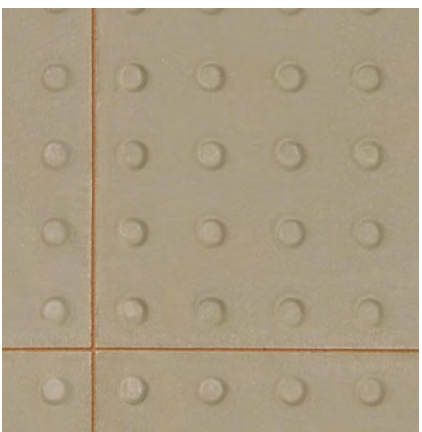
Illustrative Plan



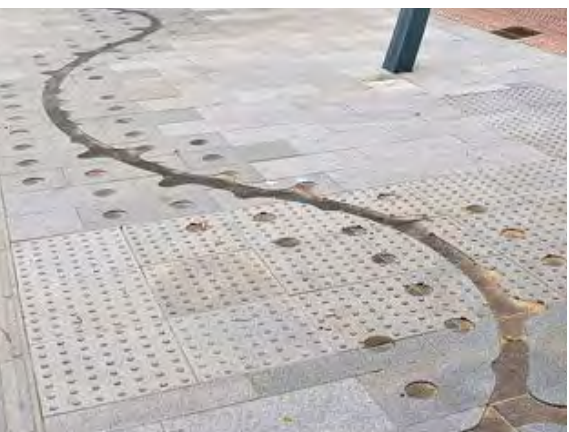
Buff granite kerb stone



Tumbled stone sett kerb



Buff concrete tactile paving



Water inspired engraved paving

6.12 Hard Landscape Character

6.12.3 Riverside

The riverside character area is a residential zone which borders the river Thames. The Thames View area of public realm will be a destination within the site and therefore should feature high quality paving, for example Yorkstone and granite pavers.

Similiarly to the Boulevard character area smaller paving units should be used to create a finer grain in residential areas, creating more intimate spaces for residents.

This character area also borders the existing Seacon terminals and this sense of industry could be reflected within the hard materials choices. For example the use of metal stud demarcation and aluminium edgings.

The use of a porous materials, such as resin bound surfacing and in situ poured concrete, would be prefereable over paving slabs to prevent laboriuos cutting and excess wastage, when creating the curved path network which runs through the river walk park.

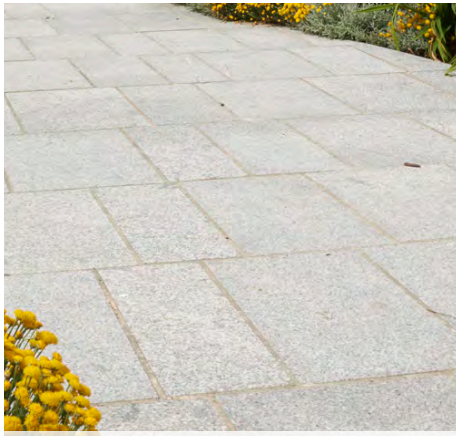


Illustrative Plan

Hard Materials Inspiration Matrix



Yorkstone paving flags, stretcher bond



Silver granite flags, various sizes, stretcher bond



In situ exposed grey aggregate poured concrete



Buff resin bound surface



Buff stone pavers, stretcher bond



Tegula permeable paving setts, various sizes, stretcher bond



Permeable vehicular sett paving, stretcher bond



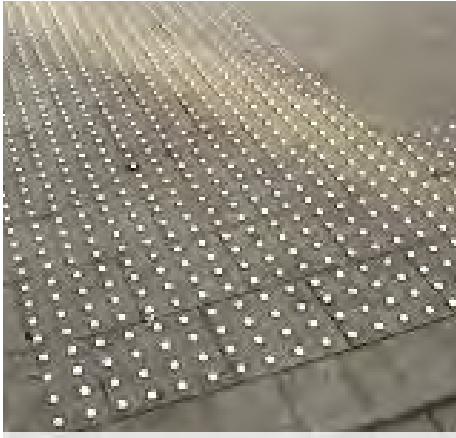
Grey vehicular asphalt



Pre-cast grey concrete kerb



Sand blasted surface



Metal stud demarcation



Flush aluminium edging

6.12 Hard Landscape Character

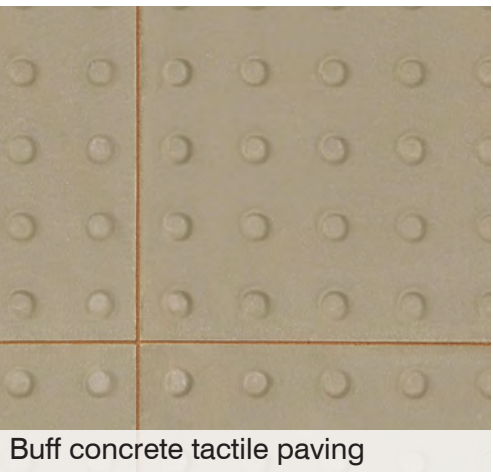
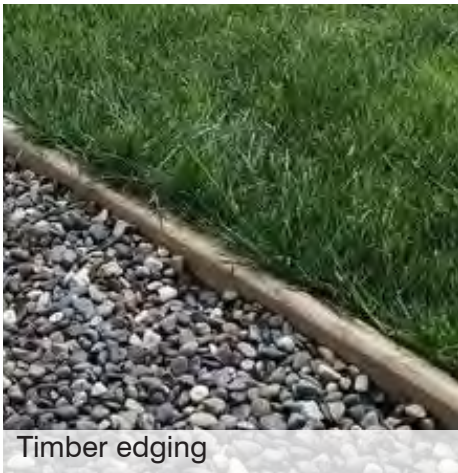
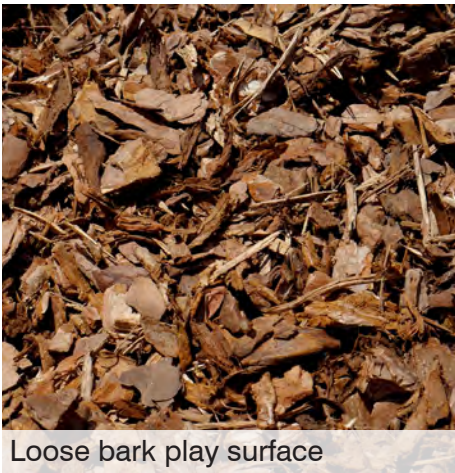
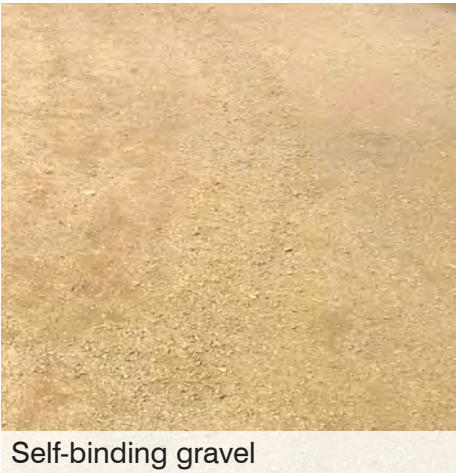
6.12.4 Parkland

The Parkland character area is seen as a softer and greener space, where materials such as Grasscrete which blend hard and soft materials together would be preferable.

Again, a largely residential zone, the use of smaller paving units would create a more intimate setting around residential units.

The use of loose materials such as self-binding gravel, will help to create a sinuous connection through the Power Park and into the adjacent Swanscombe/Botany Marshes. Furthermore, composite decking will allow access over the marsh inspired landscape in the North of the Power Park, close to Swanscombe/Botany Marshes. Finally, loose bark play surfacing would provide a natural setting for play provision in the character area.

Hard Materials Inspiration Matrix



Illustrative Plan

6.13 Soft Landscape Character

6.13.1 Marketplace

The podium retail area of the Marketplace will act as the main site destination, therefore showcase ornamental perennial planting with seasonality should be adopted here. Ornamental multi stem trees will also feature along the retail podium, providing comforting areas of shade for shoppers.

The winter gardens will feature exotic plants from warmer climates, such as palms. This will be a show stopping area and its character very different from the other planting within the site.

Flowering meadows will feature at the site entrances, providing a colourful display when arriving into the site. Meadows offer great ecological value for pollinators and could be seeded with the help of the community.

Along the site boundary native scrubland with long ecotones will create a soft buffer between the marketplace podium and the existing neighbourhood.



Illustrative Plan

Soft Landscape Inspiration Matrix



Flowering meadow at entrances



Ornamental perennial podium raised bed planting



Winter Garden Mediterranean planting



Native buffer scrub planting



Rain garden planting



Long grass



Exotic trees for the Winter Garden



Mixed broadleaf and evergreen buffer woodland



Multi-stem ornamental species

6.13 Soft Landscape Character

6.13.2 Boulevard

Specimen street trees will feature along the length of the boulevard, supplemented by rich perennial planting beneath the canopy. Both the street trees and planting will aid in softening the overall feel of the busy boulevard.

Further street tree planting will be important along Grove Road, providing the site with a formal edge to the neighbouring existing community.

Rain garden species will feature within the residential zones green spaces, helping to reduce surface water run off.

Rooftop planting which is both extensive and intensive will feature. The intensive roofs will include ornamental planting combined with lawn and ornamental multi-stem trees. The extensive roofs will be supported by native plug planting.

Soft Landscape Inspiration Matrix



Shade tolerant ornamental street planting



Rain garden planting



Ornamental perennial roof planting



Hedge buffer planting



Native plug brown roof planting



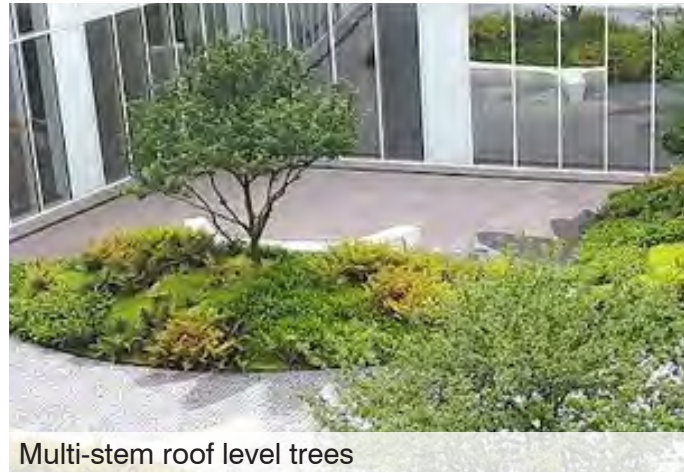
Rich street planting along the streetscape



Illustrative Plan



Boulevard trees



Multi-stem roof level trees



Secondary street trees

6.13 Soft Landscape Character

6.13.3 Riverside

The Riverside character area has an enviable position on the banks of the river Thames. Its location should inspire the planting mix, with ornamental coastal species tolerant of high winds and sea water.

The Riverside gardens will largely be amenity lawn space with additional swathes of meadow planting, helping to form smaller more intimate lawn pockets. The riverside gardens will be further punctured by a mix of deciduous trees.

Green screening will be necessary along the character areas northern boundary to Seacon terminals, utilising a combination of evergreen and deciduous trees to provide effective year round screening.

Finally, a formal grove of boxhead trees will create a sheltered intimate space to look out beyond Robins Creek.

Soft Landscape Inspiration Matrix



Illustrative Plan



6.13 Soft Landscape Character

6.13.4 Parkland

The Parkland character area neighbours the existing Swanscombe/Botany Marshes SSSI and therefore the planting palette for the northern area of the Power Park should be largely inspired by the grassland, coastal and scrub habitats of Swanscombe Marshes.

A central deciduous woodland grove in the Power Park will contrast the open and expansive feel of the rest of the Power Park. Shade tolerant understory planting will feature beneath the canopy.

Edible planting including fruit trees and hedgerows will encourage informal foraging. Furthermore, edible planting should be utilised near the allotments, where an edible hedgerow could enclose the plots.

Again, street trees will be an important feature of the streetscape, where a carefully selected tree palette will aid in reflecting a sense of street hierarchy.



Illustrative Plan

Soft Landscape Inspiration Matrix



Botany Marsh inspired planting



Shade tolerant planting



Ornamental perennial roof planting



Native buffer scrub planting



Rain garden planting



Edible planting



Dense woodland grove



Street tree planting



Mixed deciduous parkland trees



**Northfleet
Harbourside**

7. Implementation

Northfleet Harbourside

7.1. Implementation

Delivery & Phasing

The proposed Development at Northfleet Harbourside will adopt a staggered approach to phasing. Plots 1-8 & 15-19 will be included within the first phase of the project. Plots 9 - 14 will be included within the second phase of the project.

Each plot or combinations of plots can be considered sub-phases of the over-all phasing plan. Please see chapter 7.2 *Implementation* for further information.

By year 4 the objective is to have the central plots containing the Stadium & Marketplace neighbourhoods complete while the Parkland neighbourhood is in the process of being constructed with one building on plot 19 already complete.

By year 8 all of Phase 1 will be complete with Phase 2 (remaining buildings of the Boulevard and the Riverside Neighbourhood) will all be under construction.

By year 10 the entire proposed development will be complete.

Please refer to the Environmental Statement Vol. 1- Chapter 5 Demolition and Construction & Environmental Statement Volume 3, Appendix: Demolition and Construction – Annex 1



7.2. Implementation

Roads and Plot Phasing

The Illustrative design of the roads in the development will be approached in a staggered way to ensure the least amount of disruption to the local area. Connection between local industry and the A226 will be implemented firstly, then access from the development to the immediate context to the west of the site and then within the development itself to the different neighbourhoods.

Please refer to the Environmental Statement Vol. 1- Chapter 5 Demolition and Construction & Environmental Statement Volume 3, Appendix: Demolition and Construction – Annex 1

