

A circular photograph of a large, multi-story brick building with many windows, partially obscured by lush green trees. The scene is set in a park-like area with a path in the foreground. The text is overlaid on the image.

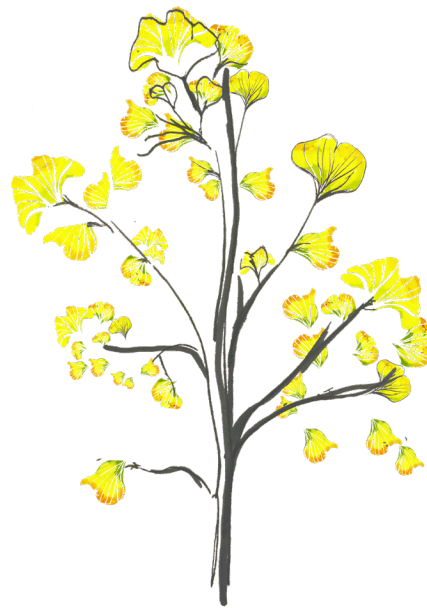
BARNSBURY ESTATE

PHELPS LODGE

NOVEMBER 2024

**FARRER
HUXLEY**

01.
CONSENTED SCHEME



CONSENTED SCHEME

SUMMARY OF CONCERNS

INCREASED
FOOTFALL

- Noise from gate
- Disturbance from passers by
- Activity proposed to courtyards

SECURITY
&
PRIVACY

- Views in to ground floor
- Proximity of path to windows

LOSS OF SPACE

- Garden space currently only used by residents



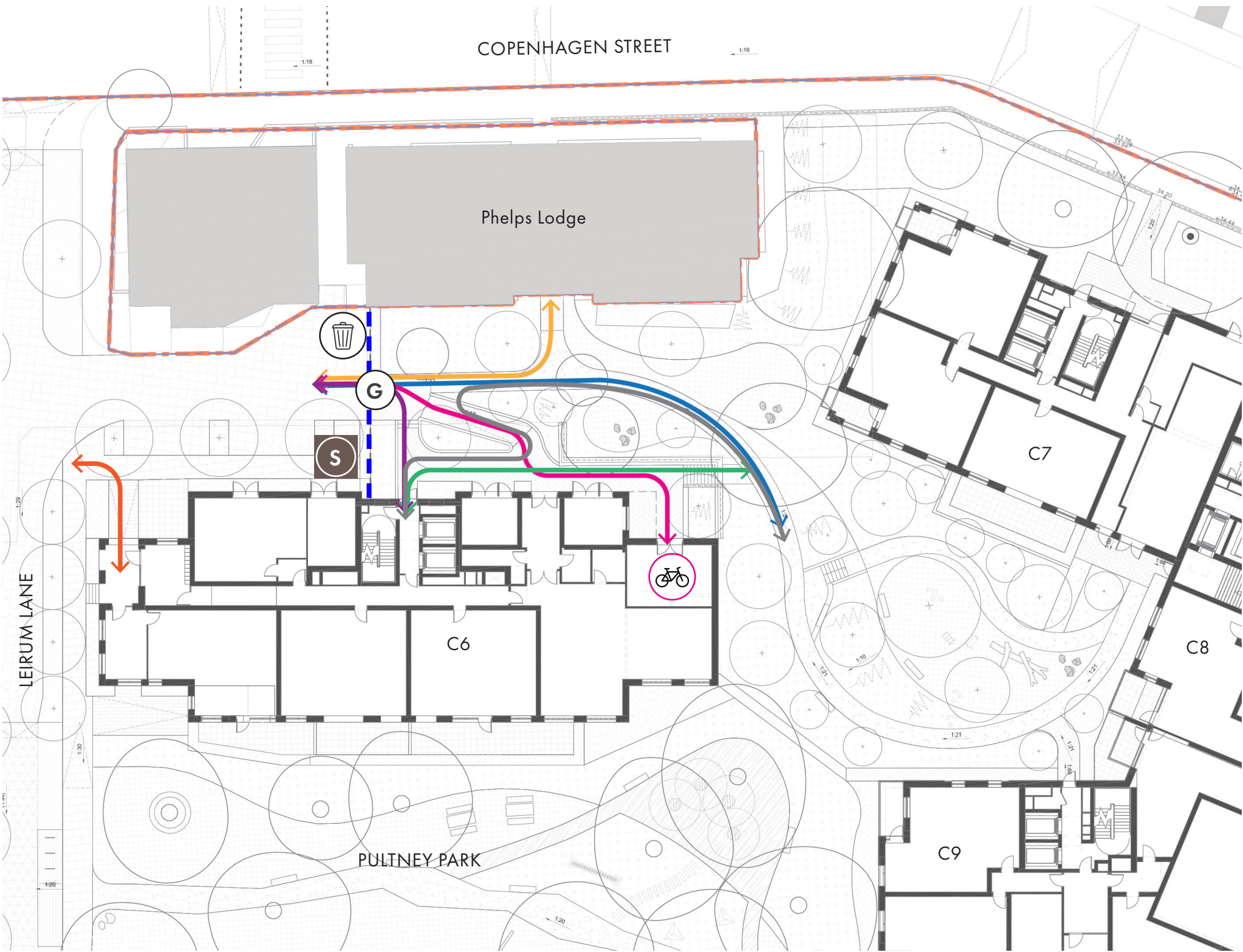
Do you have
any other
concerns?

CONSENTED SCHEME

MOVEMENT

- Multiple routes passed by Phelps Lodge
- Location of secure line was proposed to remain, replaced with higher 1.8m fence and fob gate

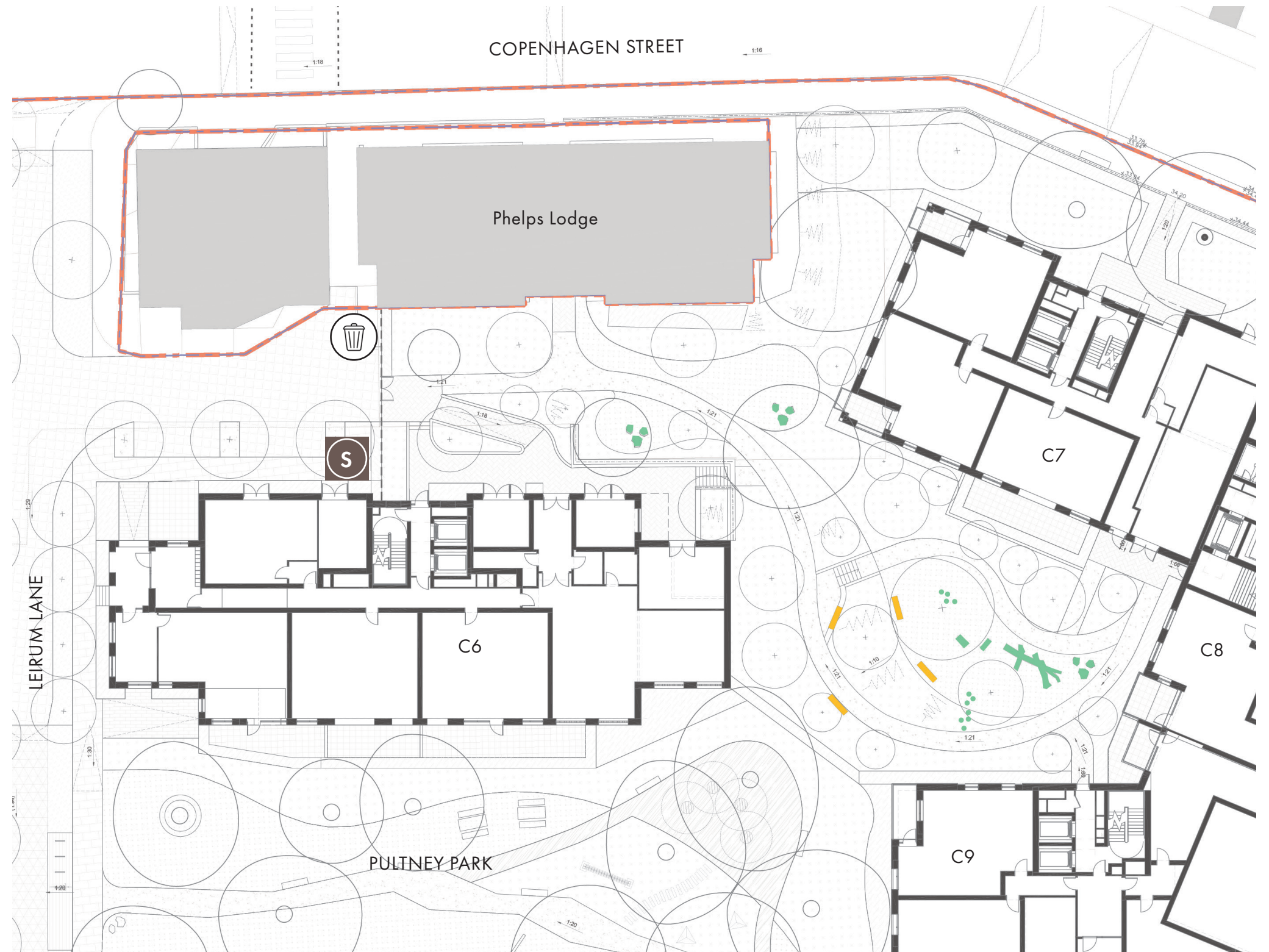
-  Temporary substation location
-  Gate
-  Secure line
-  Phelp's Lodge back entrance
-  Pedestrian route from street to courtyard
-  Accesible route to cycle stores
-  Accessible route from core to courtyard
-  Stepped route from core to courtyard
-  Stepped route from street to core
-  Main building entrance





CONSENTED SCHEME

ACTIVITY

- Majority of play and formal seating located to the eastern end of communal courtyard, closest to C7 and C8
- Natural play features such as boulders were proposed closer to Phelps's Lodge
- All seating was proposed within eastern end of the courtyard
- Existing refuse store for Phelps Lodge retained

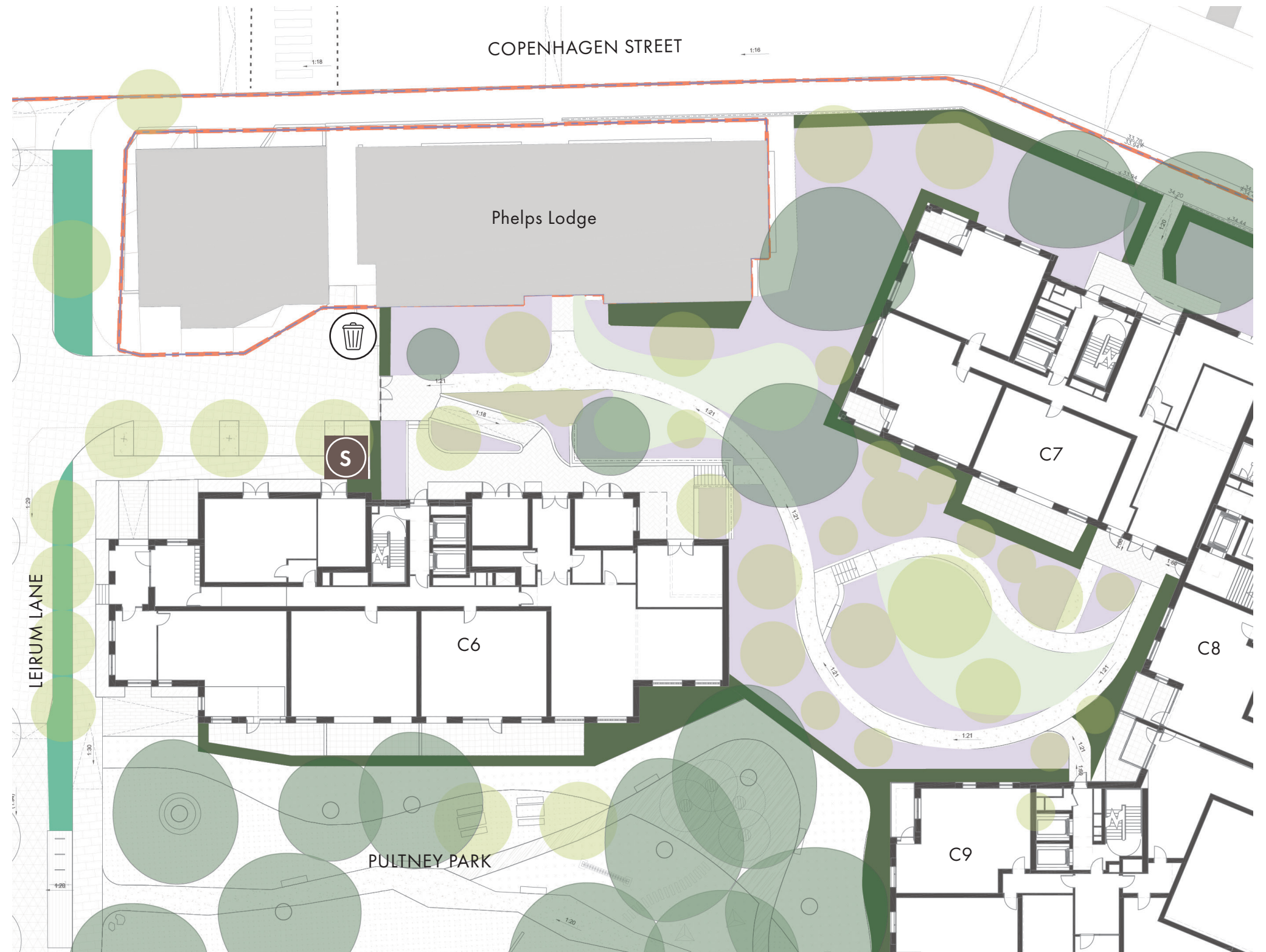


-  Play element
-  Bench

CONSENTED SCHEME

PLANTING

- A 1.2m high planted buffer of mixed hedgerow was only proposed to the eastern end of Phelps Lodge
- Nectar-rich meadow planting was proposed to the majority of courtyard spaces
- Flowering lawn was proposed to areas intended to be used for informal seating and play in good weather, two of which were located close to Phelps Lodge
- Healthy trees retained where possible, with new tree planting to streets, courtyard and parkland



02.

REDESIGN



REDESIGN

MOVEMENT

- Separate entrances for residents of Phelps Lodge and those of C6 managed with different fob keys
- Secure line moves west, railings and gate are replaced and the new bin store sits within the new fence line
- Majority of routes are now accommodated by a new path which runs alongside the facade of the new building
- The slope into the courtyard is still required as this provides the accessible route into the garden from the elevator lobby
- All new paths and spaces will be sensitively and effectively lit to ensure improved safety and security

S

G

New location for temporary substation

Gate

Secure line

Phelp's Lodge back entrance

Pedestrian route from street to courtyard

Accessible route to cycle stores

Accessible route from core to courtyard

Stepped route from core to courtyard

Main building entrance

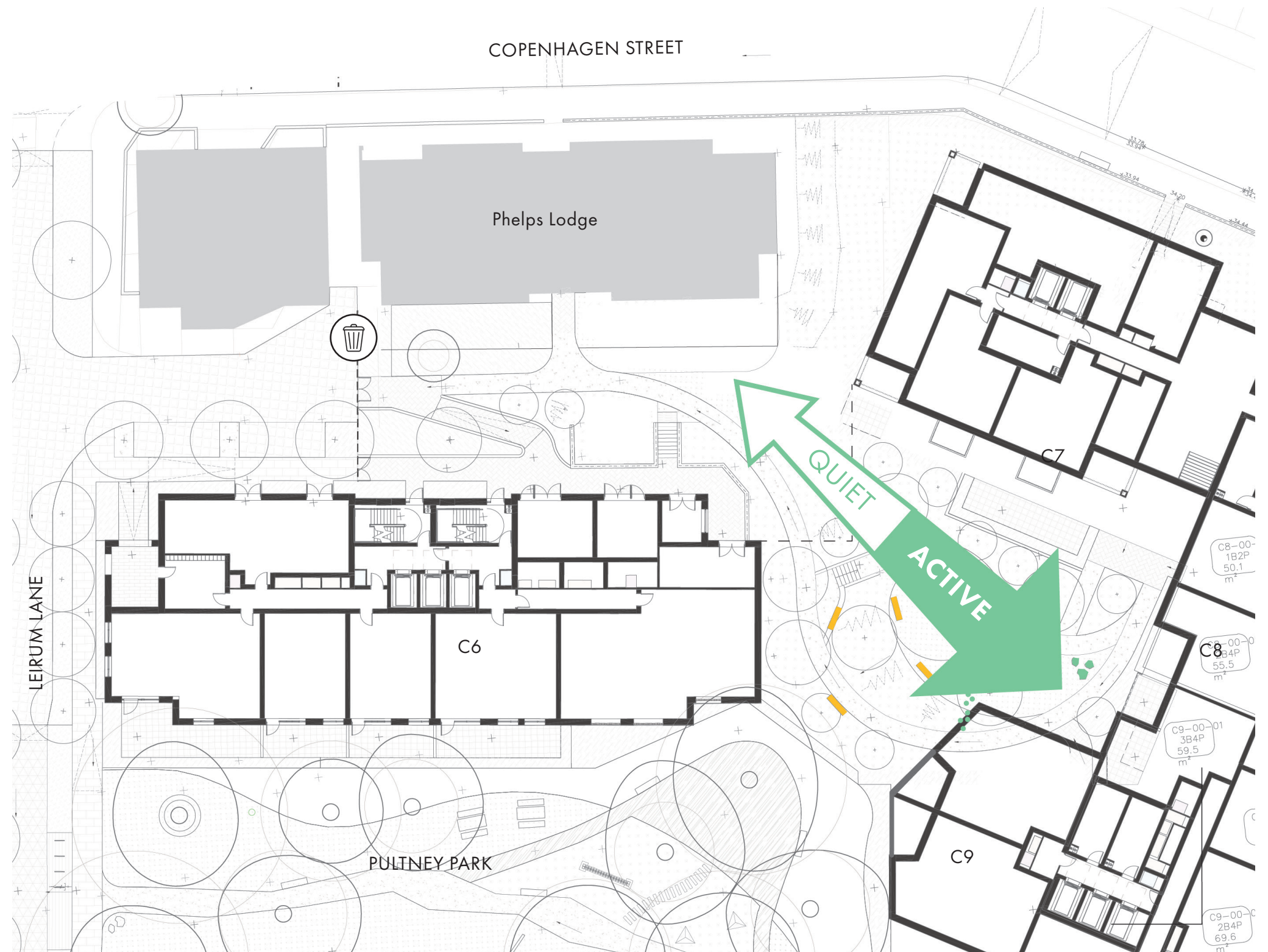
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REDESIGN

ACTIVITY

- The courtyard garden is in the process of being redesigned to address the changes to the building footprints
- As before, the majority of play and seating will be located to the eastern end of the communal courtyard, closest to C6
- Natural play features such as the boulders will be moved away from Phelps Lodge
- Existing refuse store will be replaced with a more attractive solution which forms part of the secure line
- Improved lighting throughout

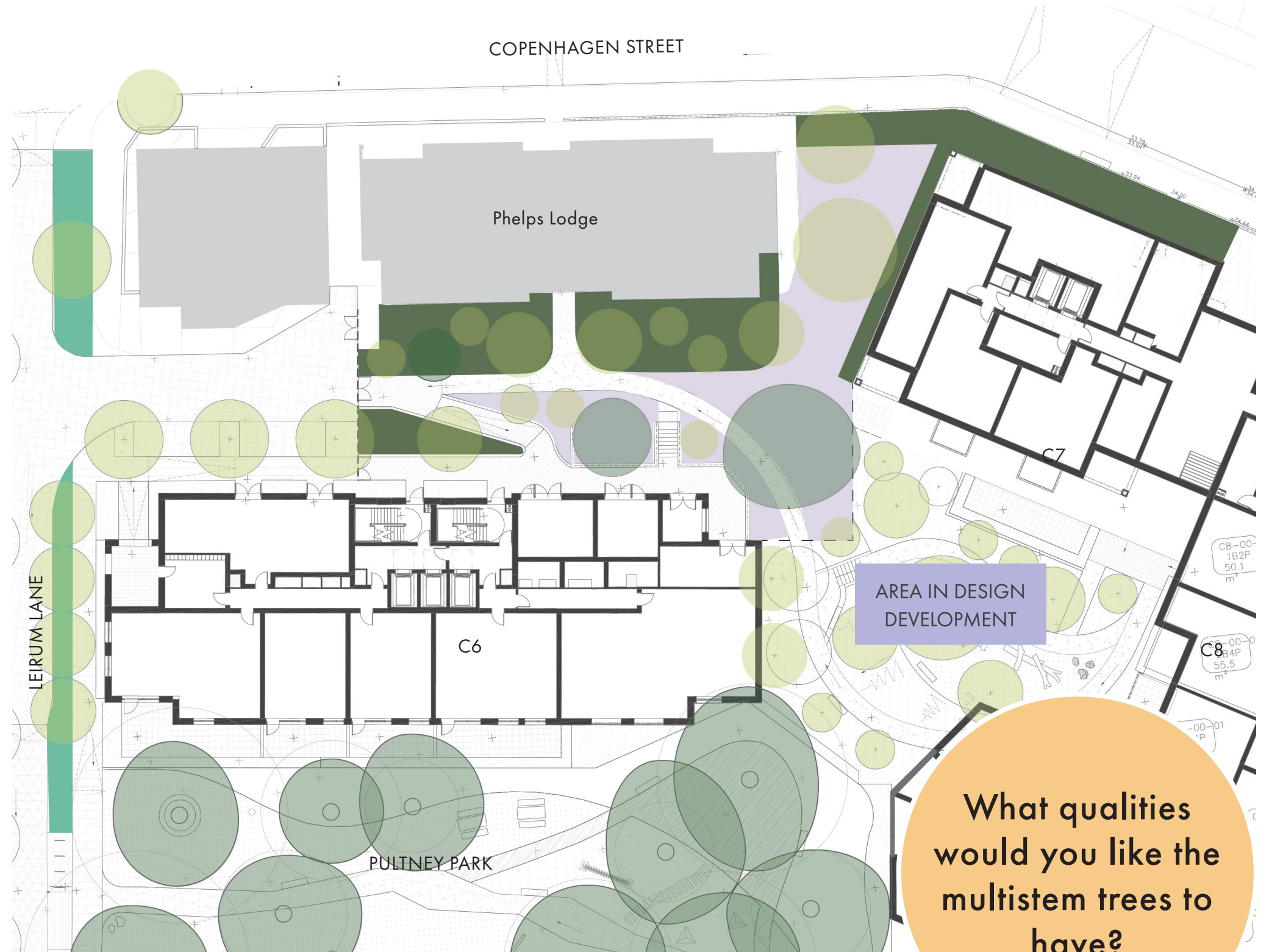
What would you like to see on offer in the new courtyard garden?









REDESIGN

PLANTING

- The 1.2m high planted buffer of mixed evergreen and native hedegrow species provides a generous (5m+) screen between Phelps Lodge and the path
- Species-rich flowering lawn for informal seating and play in good weather will be kept further away from Phelps Lodge
- More multistem trees set within the buffer to Phelps Lodge improve privacy



-  Rain garden / swale
-  Planted buffer evergreen and native hedegrow
-  Nectar rich meadow
-  Flowering lawn
-  Existing tree to be retained
-  Proposed tree

REDESIGN

PRECEDENTS



Resin bound path



Timber benches



Attractive, enclosed bin store



Repurposed timber play



Playful sculptures



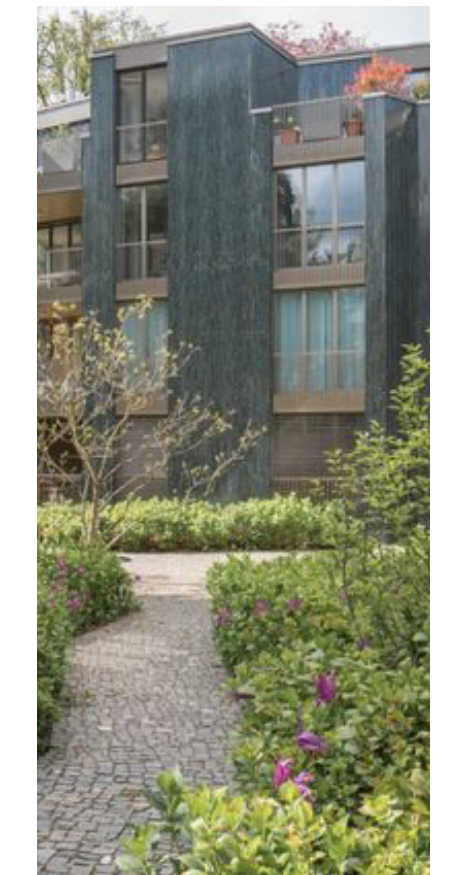
Trees screen views



Secure fenceline with fob gate



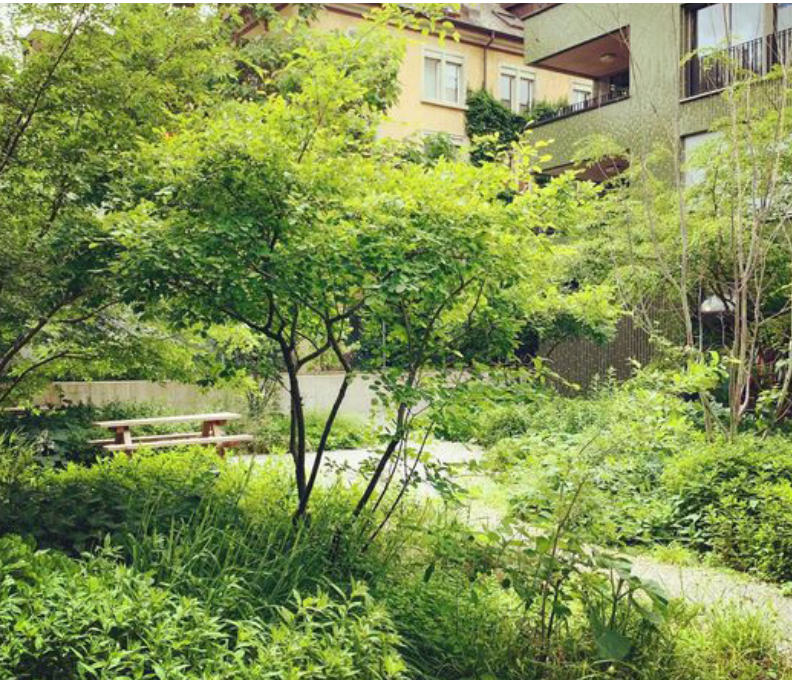
Planted slope



Buffer channels movement

REDESIGN

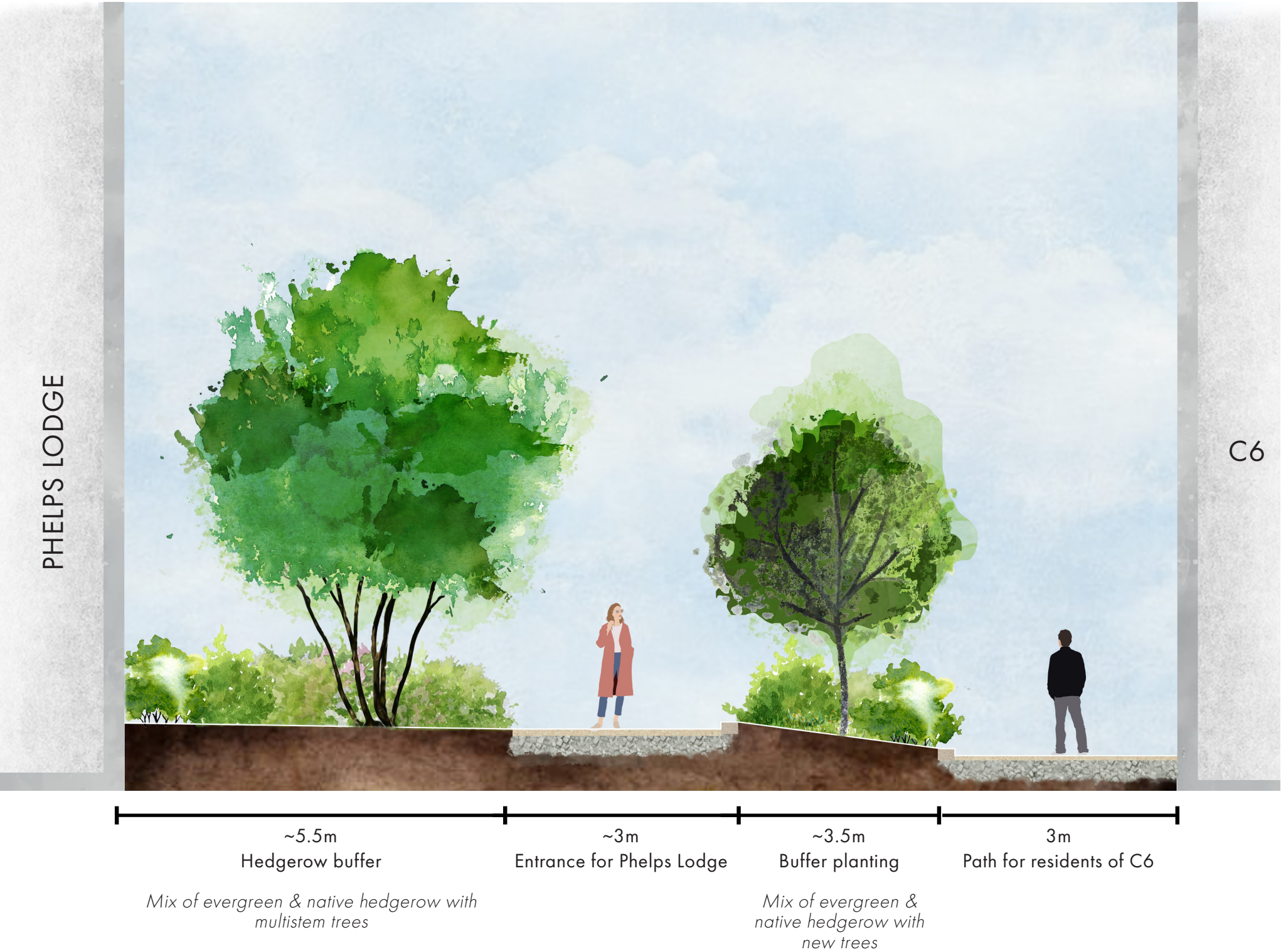
ILLUSTRATIVE SECTION



Trees screen views



Buffer planting



Mix of evergreen & native hedgerow with multistem trees

Mix of evergreen & native hedgerow with new trees

REDESIGN

ILLUSTRATIVE VIEW



Secure fence softened by planting

- 1 New, enclosed, attractive refuse store
- 2 Front of refuse store forms the secure line
- 3 New paving
- 4 New multistem trees
- 5 Buffer planting of mixed hedgerow
- 6 Fob gate for Phelps Lodge residents only
- 7 Buffer planting to slope



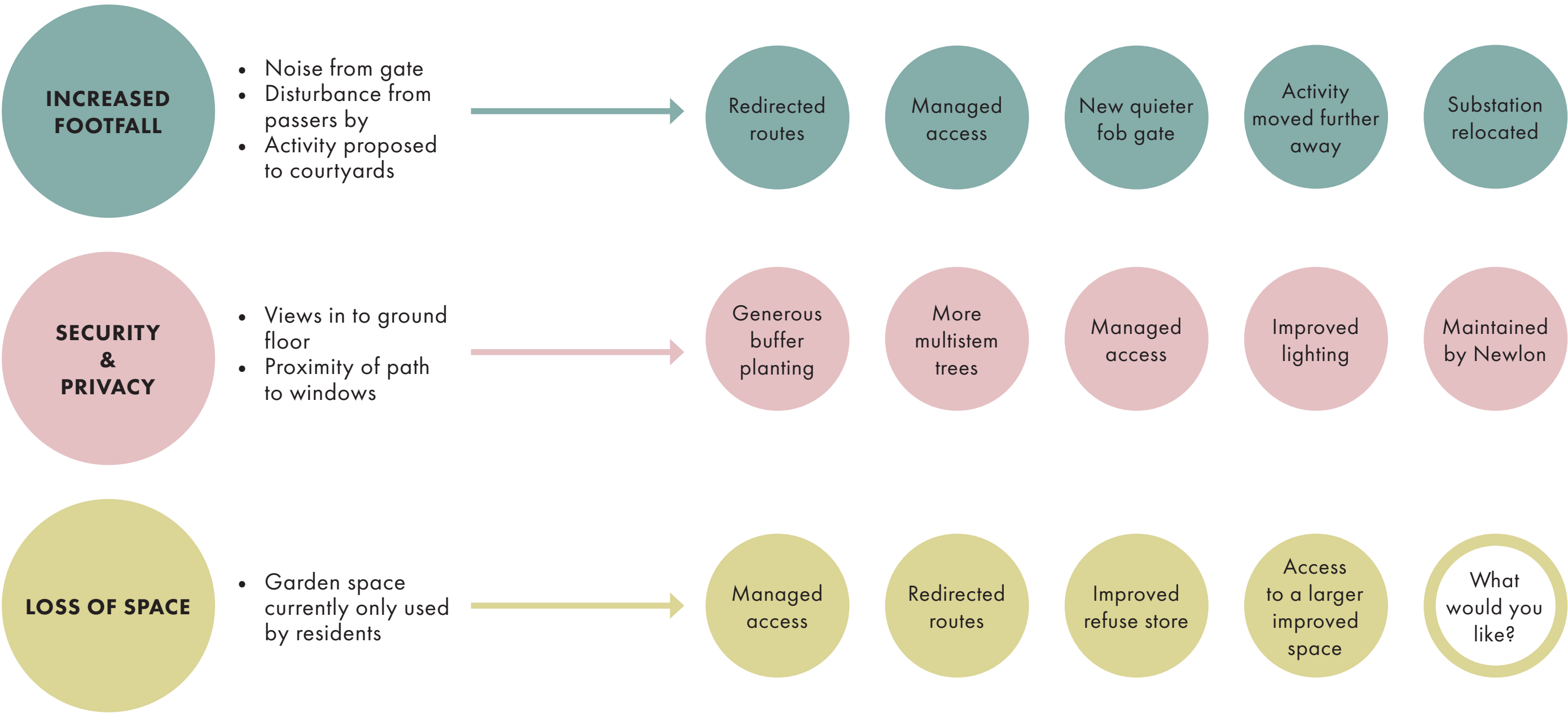
03.

SUMMARY



SUMMARY

ADDRESSING YOUR CONCERNS



SUMMARY

VALUE AND BENEFITS



Accessible and inclusive
Varied landscape
Useable and meaningful



Green and leafy
Promotes walking and cycling
Playable



Animated
Safe and inviting
Well-used, well-loved

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