

Landscape Design and Access Statement

Pagnell Grange
CLDL 2455 (08) 1001 R02
Charnwood
March 2026



Key Principles

Defining Spaces, Connections and Permeability

Alegible landscape will be provided throughout the development, allowing pedestrians to understand their position within it and its relationship with the surrounding neighbourhoods. The design will draw on the importance of integrating with the existing buildings to provide clear cohesive links. The proposals seek to develop active neighbourhood spaces and environments of high quality, both in their materiality and design.

Defensible Space

The transition between the public, semi-public, and private spaces will be carefully considered in order to ensure clarity of definition between them. Activity and interest is achieved on the street level through building entrances and active frontages.

When enhancing these streetscapes it is important to consider a defensible buffer to protect the privacy of residents and to provide a transitional space between the street and front door. The proposed soft landscape within will be used to provide defensible space.

Comfort and Safety

The length of time people spend in a public space is a key indicator to its comfort. Comfort can be defined by its physical properties, such as providing a range of seating types, shelter from rain and sun etc. Comfort can also be defined by psychological effects such as the perception of safety, a sense of refuge, the character and ambience a place creates. The character for the public realm will address this by acknowledging that people have different requirements and that by providing diversity within the design a range of people's needs can be accommodated. Appropriate public realm management and maintenance is vital to its success, since even the best-designed spaces need to be cared for, and inappropriate behaviour needs an effective response. The design of the site will foster perceptions of safety and a degree of self-regulation of behaviour through encouraging active, positive uses by a diverse mix of users, while offering specific places for all people to meet.

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Designing Streets as Social Places

A key principle underpinning the streetscape strategy is the emphasis on the spatial qualities of the streets. Where there is an emphasis on place making, streets must be social spaces and can encourage informal meetings at intersections - they are the arena in which everyday life takes place, chatting, playing and wandering happens. Focal points will be provided along the routes to provide spaces to stop and promote a sense of place.

Planting

The design will use planting in a variety of ways within the landscape to:

- Define key routes and desire lines through the use of structure planting.
- The use of specimen species to create a focal point within a space.
- Reinforce the spatial definition of a space.
- Establish and reinforce key views.
- Improve the micro-climate through air quality and reduction in noise levels in problem areas, for example tree planting along roads.
- Provide shelter from wind and rain, or reduce glare and reflections.
- Demarcate different uses, for example between traffic and pedestrian routes.
- Low level planting to allow natural surveillance through the site.

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Celebrating building entrances
(Accordia, Cambridge)



Creating pockets of seating
(Bromley-by-Bow, London)



Focal points
(Accordia, Cambridge)



Integrated access
(Pancras Square, London)



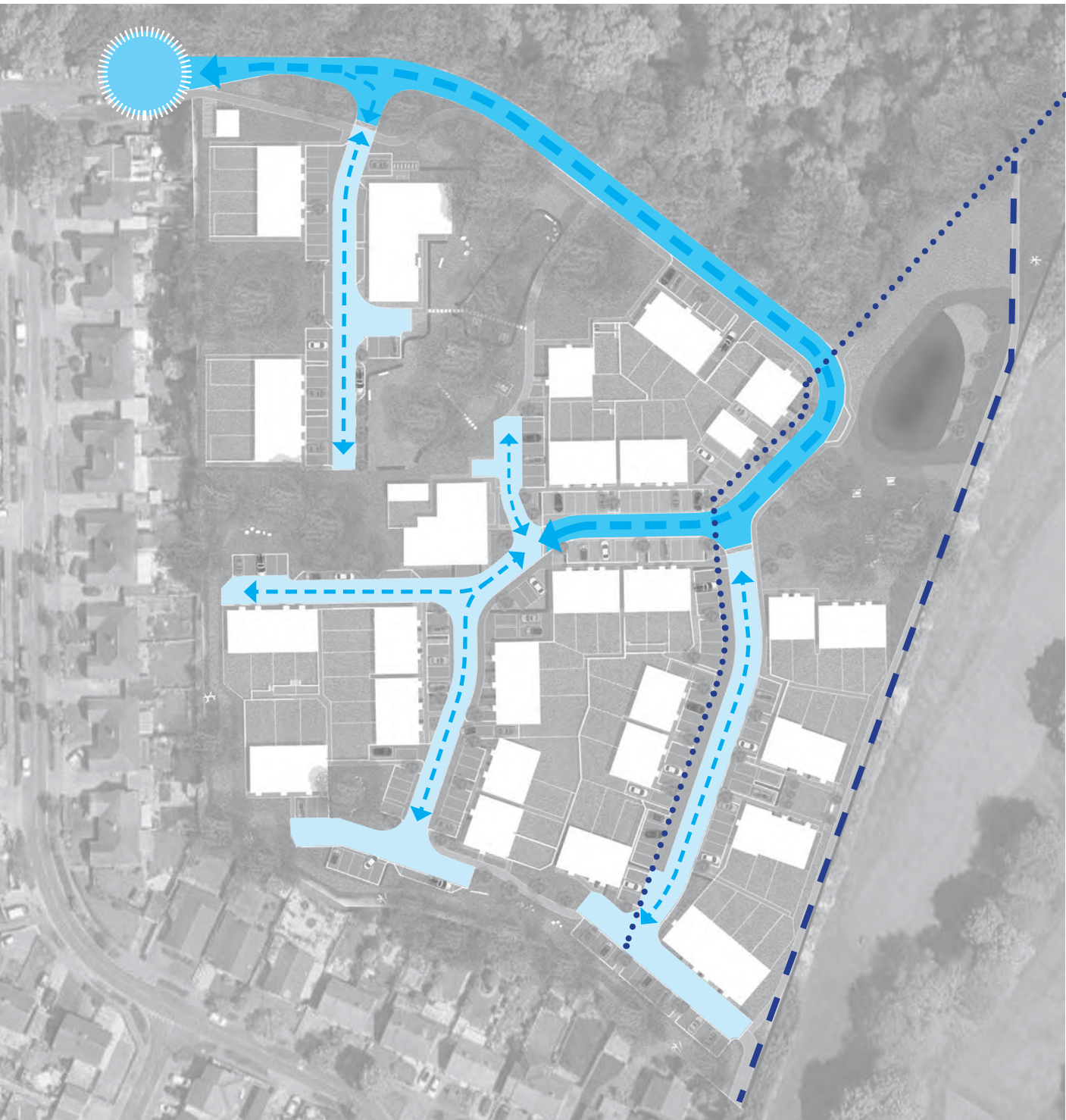
Safe and secure spaces
(Berlin, Germany)



Street tree and general planting
(Saffron Walden)



Site Analysis



Vehicular circulation
Vehicles access and egress the site to the west from the Padnell Road.

- > Vehicle movement
- Traditional road and pavement
- Shared surface
- Vehicular access/egress
- Current PROW route
- - - Proposed PROW route



Pedestrian circulation
Pedestrians can access the site from several locations. The ease of permeability across the site is an important tool in helping to create links.

- > Pedestrian movement
- Pedestrian access/egress



Spatial hierarchy
The largest amenity open space is to the north west and this will be the busiest pedestrian area. As pedestrian walk from this open space to the residential areas they pass through secondary open spaces. Within the residential areas there are a series of small spaces. To the eastern edge of the site offers a wildlife orientated space.

- Open amenity space
- Wildlife orientated space
- Play space with equipment
- Playable space

Landscape Masterplan



The key tenet of the landscape masterplan is to maximise the open space and retain the mature character of the existing site. A great deal of co-ordination has been carried out between the design team in order to achieve this and retain a majority of the existing trees.

The road layout is designed to allow a series of well proportioned streetscapes to service the proposed dwellings, using a mixture of traditional street and shared surfaces.

A network of pedestrian paths allow an easy permeability across the site through both the streetscapes and the open spaces. The existing public right of way has also been retained with a connection to the south east of the site to the wider area

The design also looks to enhance the boundary planting and maintain a strong visual screen with the neighbouring communities. Existing mature trees and hedges have been retained and a large amount of native planting is proposed around the boundary. The soft palette of material will help to control views across the site, set up vistas and create character areas within it.

A network of spaces across the site allow plenty of opportunities for residents and their guests to informally mix with their neighbours in comfortable settings.

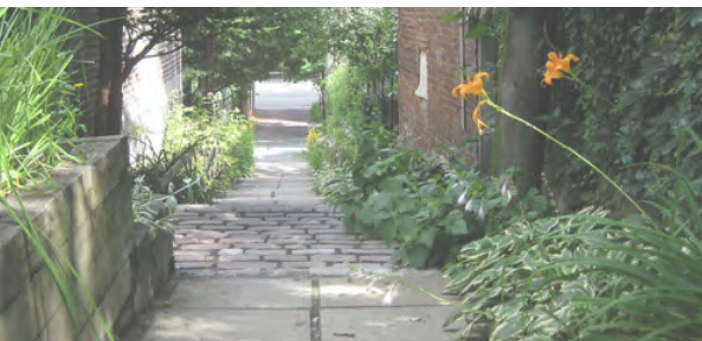
Landscape Character Areas

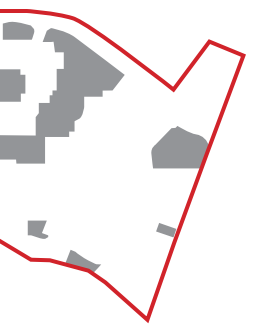


The design for the landscape and public realm of Padnell Grange aims to provide a permeable pedestrian orientated series of spaces and create enjoyable connections through the site by establishing a series of interconnecting spaces.

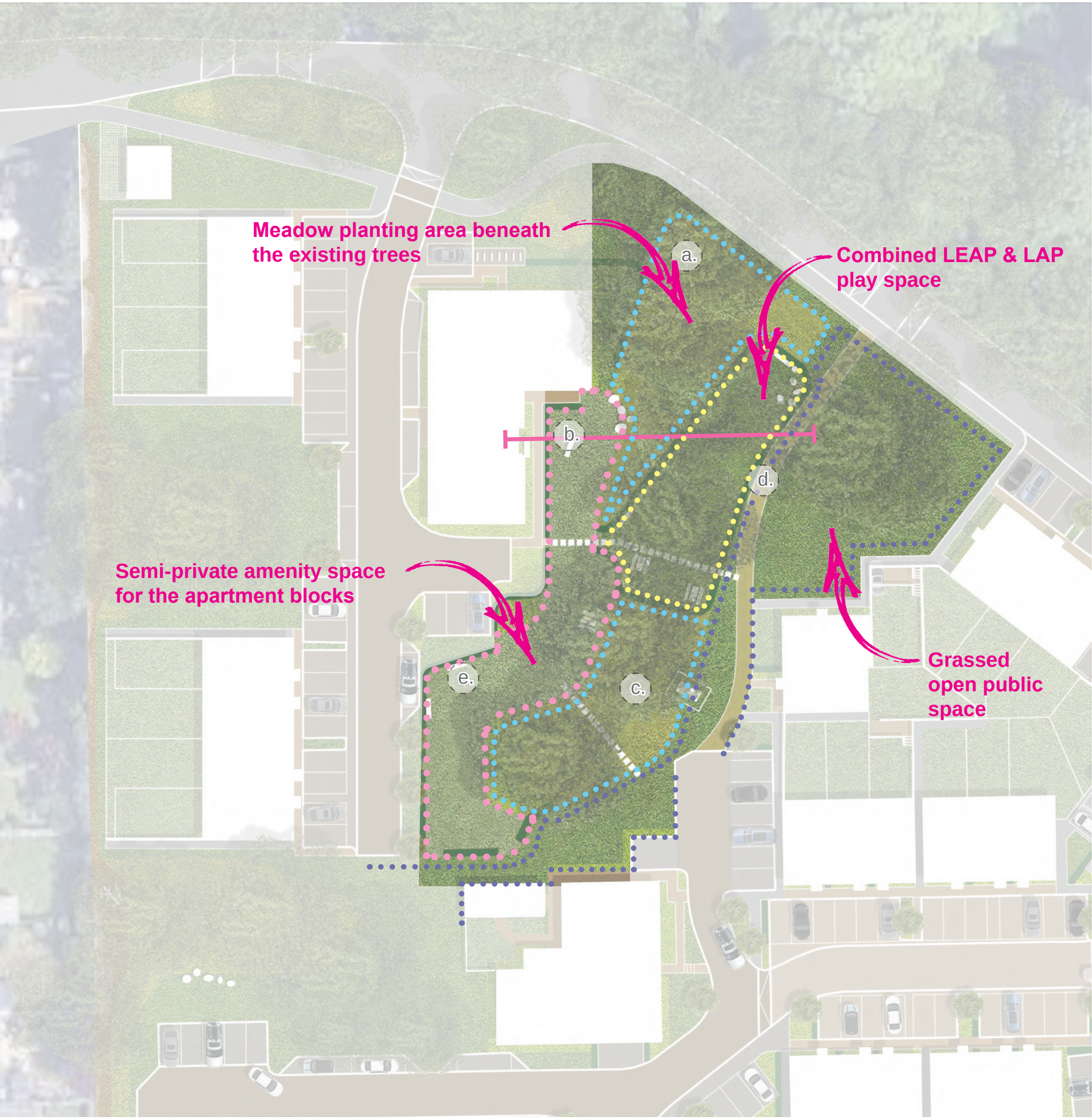
The landscape has been divided into 4No. distinct character areas:

- Open Green Space
- Primary Street
- Shared Surface Street
- SUDS Landscape





Primary Open Space



Northern open space plan

The northern open space is designed to provide the primary amenity space for the residents and their visitors. It is set within areas of existing mature tree planting.

A pedestrian route runs north south through the area, linking the access road with the pedestrian routes throughout the site and beyond.

The design is arranged to provide a series of sub spaces for use by the local neighbourhood. Creating opportunity for informal social interaction between neighbours.

A linear semi-private space is located between the apartment blocks to the east of the existing retained trees. This space is bounded by hedging and low level flowering meadow. The character of the space it provided by a turf grass lawn, timber seating and bordered by elements of gardenesque planting.

The surface finishes and furniture palette area all high quality and will provide a durable and robust public realm. The seating is positioned to allow parents and guardians watch children playing in the space and also allow people to mix easily and comfortably.

The arrangement of open spaces, furniture and planting has also been set out to allow a for use as a playable space.

The emphasis for the planting palette is predominantly on native species to help enhance the local biodiversity.



a. Retained mature broadleaf trees



b.. Grass lawn set within planting.



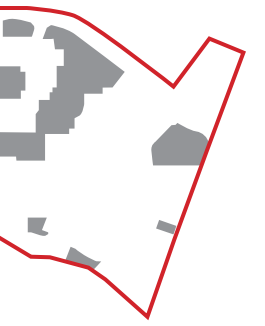
c. Seasonal meadow planting



d. Curving footpath through open space



e. Timber seating in soft landscape



Primary Open Space

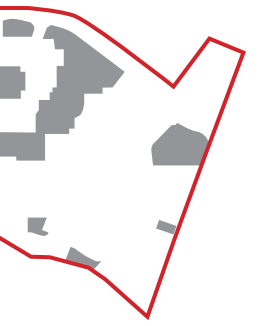
Apartment blocks garden area Fine lawn and ornamentally planted spaces	Meadow planting area Native species seed mix set under existing trees	Equipped play area Comprising of planting, seating and timber play equipment	Footpath
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Section across northern open space



Character images of northern open space



Secondary Open Space



Scrub boundary planting	Meadow planting and grass lawn with informal furniture Native species	Footpath	Defensible front garden
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Section across southern open space



Southern open space plan

Drainage Depression Open Space



Drainage depression space plan

In this location the focus of the proposed planting is to aesthetically link the space in with the existing boundary hedgerow and landscape beyond and enhance the site biodiversity.

The planting also helps bolster the available food sources and shelter for local wildlife. The planting ranges from amenity grass next to the road, through flowering meadow before populating the margin area on the bank of the drainage basin with suitable native planting. Within the drainage basin reed planting is proposed to help create a diverse habitat.

The boundary condition retains the existing hedge and bolsters this with native scrub planting and infill planting where required.



c. Smooth boulder seats



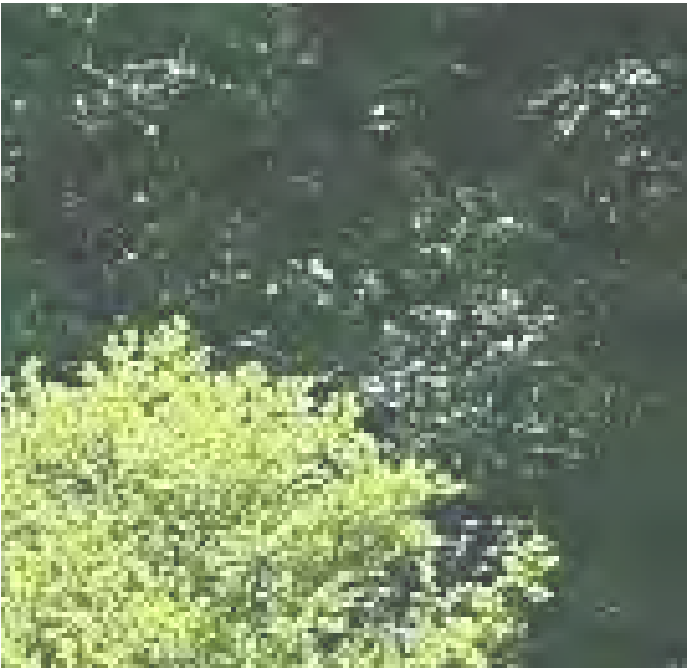
d. Reed planting in the drainage basin



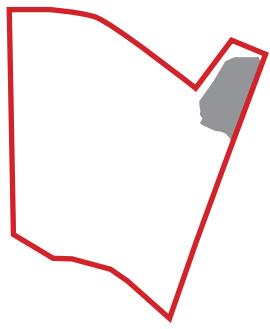
a. Drainage basin

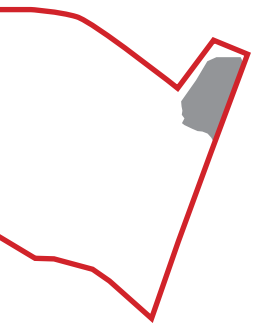


b.. Native marginal planting.



e. Existing tree stand retained





Drainage Depression Open Space



Section through drainage depression space



Character images of drainage depression planting



Residential Streets



Residential streetscape plan

The residential streets should be social places, creating pedestrian priority spaces in which the choice of materials, planting and street furniture has a large part to play in achieving a sense of place.

The streets will demarcate the arrival and destination points into the site in which people will be able to easily and enjoyable navigate and move through to the wider community.

The use of street trees and street planting which will define the routes and reinforce the linear quality of the street and provide year round foliage and interest.

Ground floor residential units (whilst having a degree of buffer planting) will face onto open, active and transparent spaces, adding to feelings of security and increasing natural surveillance. A defensible buffer will be created to protect the privacy of the residents and transitional space to building entrances, this will take the form of a low hedge and railings, further increasing the green presence of the street.

The streets will be developed based on the following principles:

- Private defensible planting to the residential units.
- Maintain clear vehicle access route for maintenance and fire vehicle access.
- Tree planting and specimen shrubs will often the space, creating a human scale to the development, as well as providing a variety of colour, texture and scent throughout the year.
- High quality surface materials will be laid to create legible routes through the space



Tree lined streets



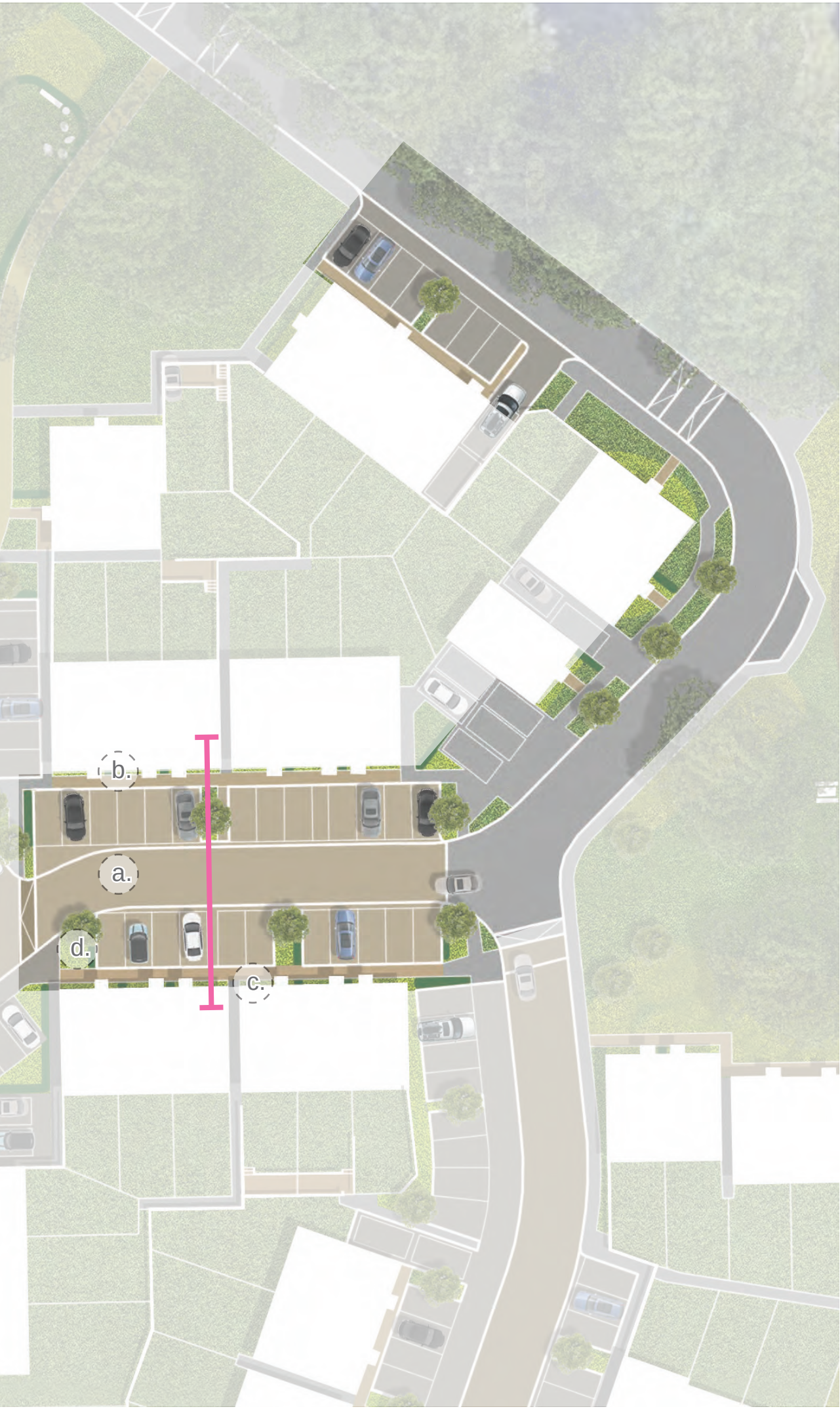
Planted, playable verges



Native planting giving character to spaces



Residential Streets - Primary Street



Primary Street plan

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Footpath

Traditional carriageway with parking bays either side
The hard paved area contains a 2 way carriageway, parking bays and planting areas

Footpath



Section across a traditional carriageway



a. Coloured asphalt road surface



b. Defensible planting against dwellings



c. Pedestrian footpath



d. Street planting

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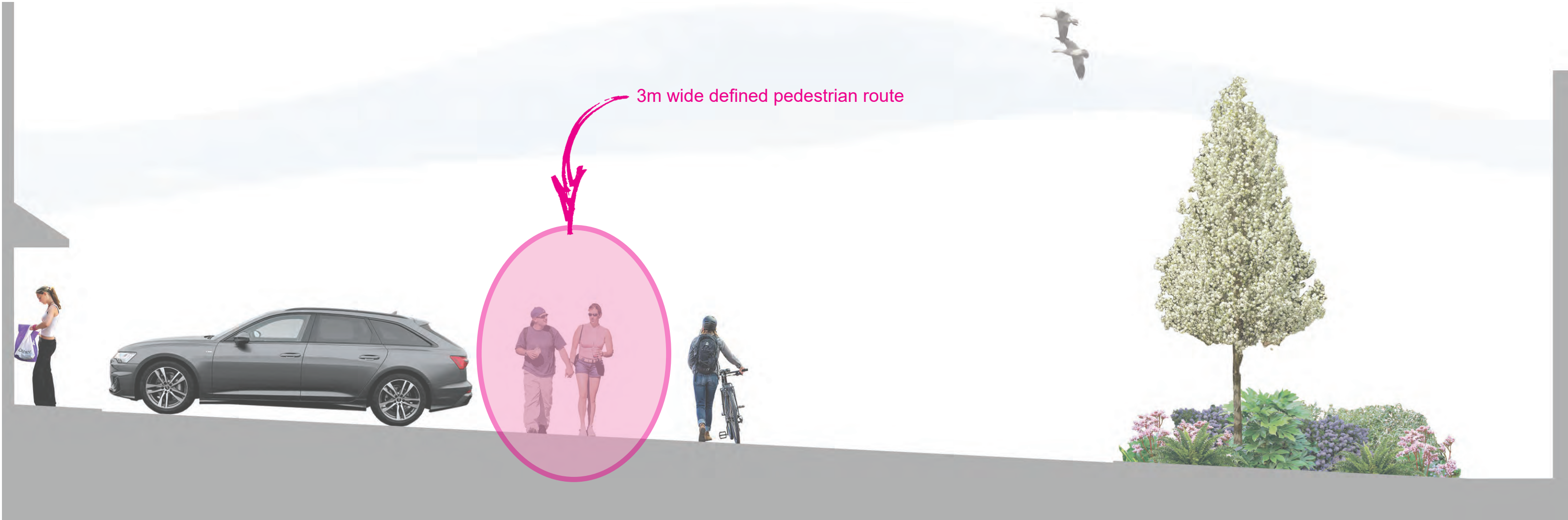


Residential Streets - Secondary Street



Secondary Street plan

Shared surface
The hard paved area contains a 2 way carriageway, parking bays, planting areas and a 3m wide pedestrian route



Section across the shared surface



a. Change in paving surface by dwelling



b. Flush kerbs help define surface usage



c. Street planting



Pedestrians and vehicles use the space

Play Strategy



Play space plan



Legend

Combined LEAP & LAP

This play strategy sets out how the development will give proper recognition of children and young people’s need and wish for play and recreation. The key principles are multi- functionality, design quality, permeability, and effective, sensitive management and maintenance.

The aim is to create a landscape that is genuinely child-friendly and inclusive. As much of the public realm as possible will be in the form of ‘playable space’, where children’s play and recreation is one legitimate use amongst a range of uses without compromising other residents and users needs and enjoyment.

A combined LEAP and LAP is located to the north of the site within the main green open space. Different age groups should be able to make use of the spaces throughout this area and through varying activities at different times of the day.

Carefully selected play equipment, facilities and non-prescriptive features such as hard and soft landscaping, and other landscape features will create playful offers that merge into the wider open space, encouraging a wide range of play activities while also allowing the spaces to be enjoyed by adults.



Lawns provide informal play space



Hard surfaces provide play opportunities



Landform forming play apparatus



Hedges forming passive play elements



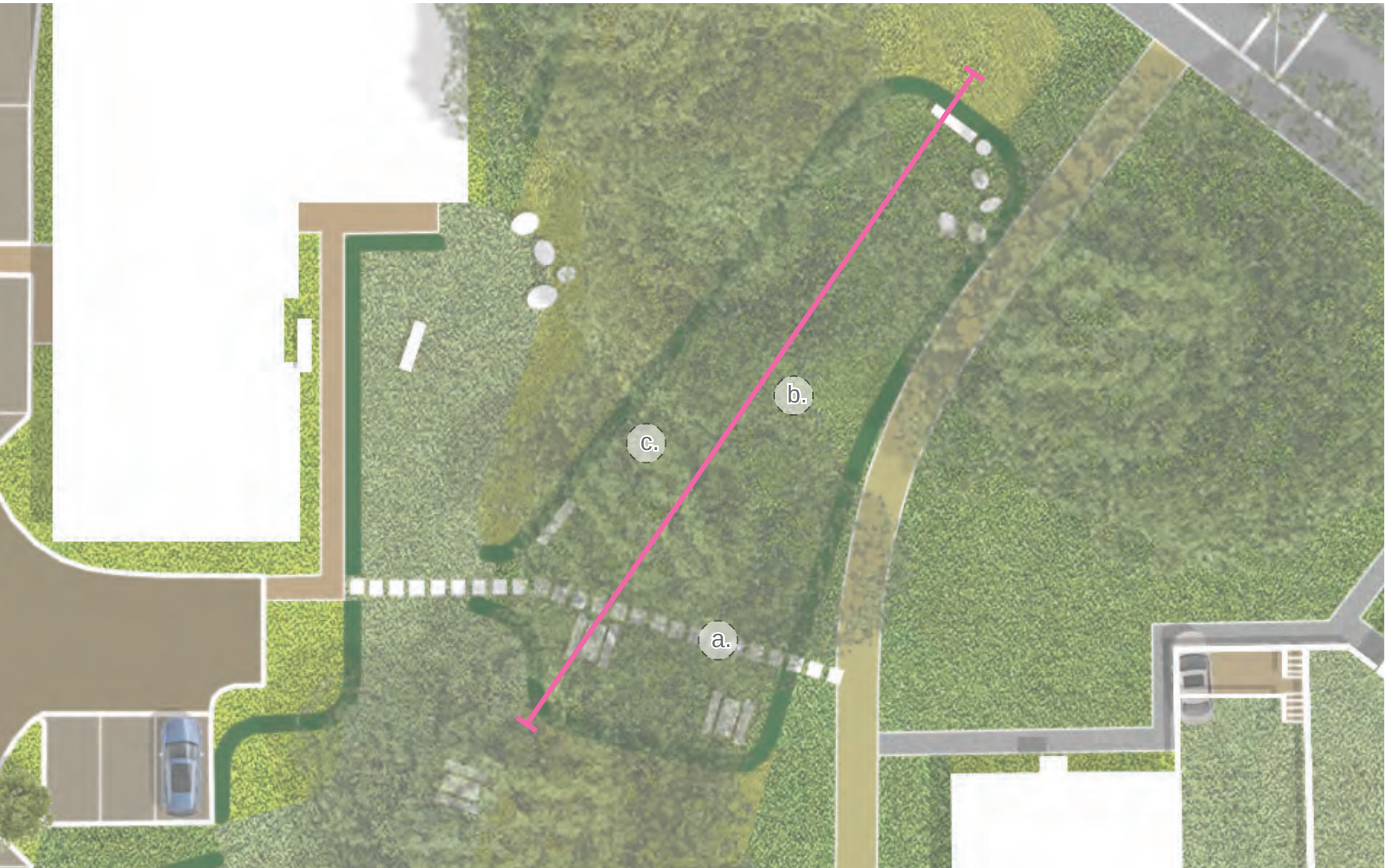
Natural feature help imaginative play



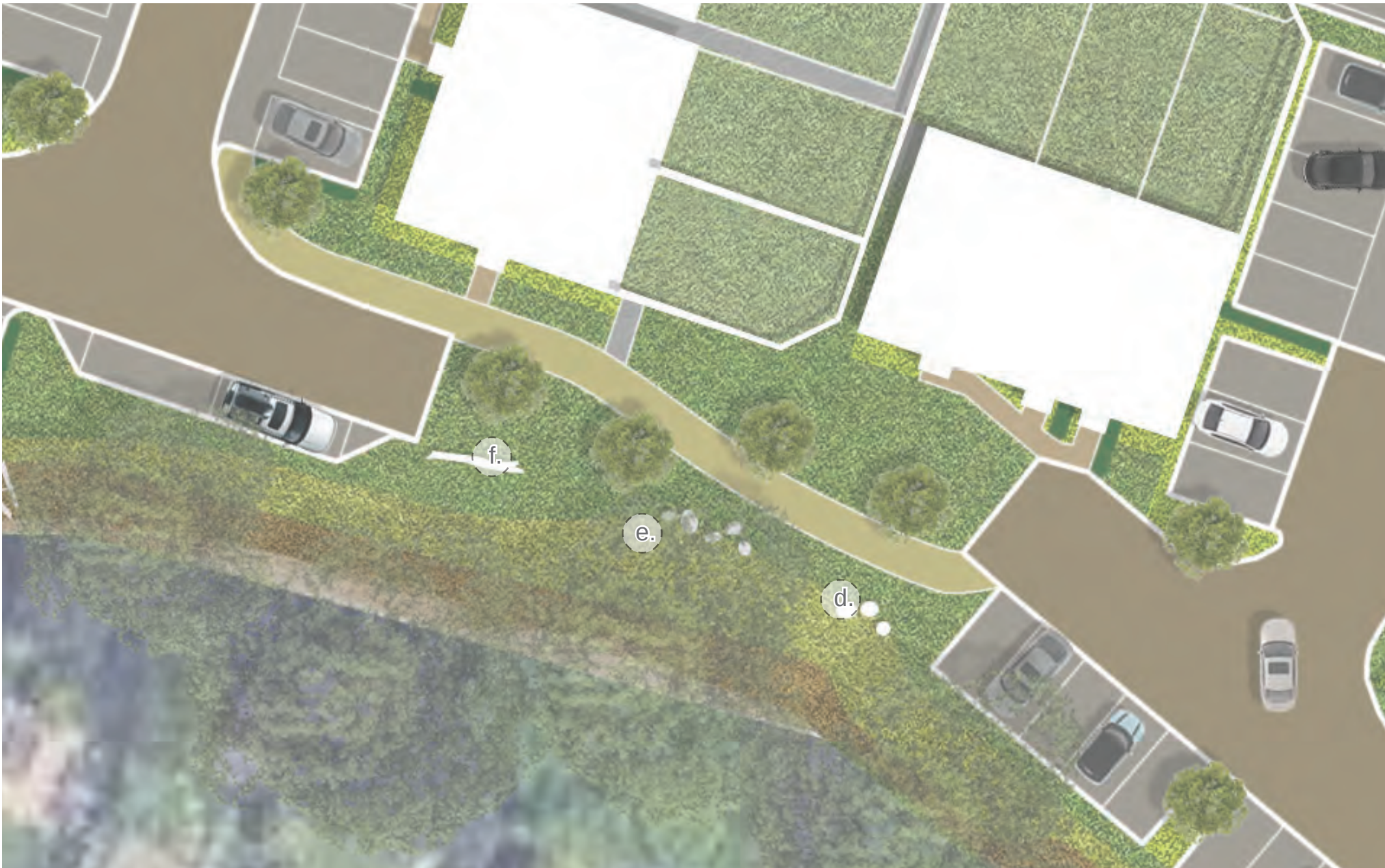
Safe streets can form an important focus



Play Strategy



Plan of equipped play area in primary northern open space



Plan of playable natural elements in a secondary open space



a. Stepping stones



b. Area for timber play elements



c. Planting to explore



d. Smooth stone boulders



e. Natural playable elements



Fallen tree carved into playable element