October 2020

Masterplanning with water





Circa. 12000 Homes

1 Iron Ore processing plant

1000 Homes

RANGE OF SCALES

830 Homes











BRILLE RAMP DOWN IM







Ebbsfleet Garden Ci Delivering a big idea





The QE2 bridge from the Swanscombe Peninsula







Ebbsfleet river

Northfleet Embankment East

Northfleet Harbour

walkway exploiting from Northfleet

industrial river views station

A PLACE DEFINED BY WATER

harbour as a focal point for development







Eastern Quarry

A PLACE DEFINED BY WATER



THE GARDEN GRID



VISION PLAN

Ebbsfleet Garden City Vision for...

The Garden Grid

This plan illustrates the overall vision for the Garden Grid network across Ebbsfleet and the surrounding area, providing an integrated and flexible framework that connects landscape, recreation, movement and ecology.

LANDSO	CAPE FRAMEWORK KEY
	Natural Landscape
	Open space
1000	Environmental sensitive area
	Public realm/square/promenade
	Local Open Space
	Development area
111	Future use for further investigation
1000	Topographical feature
0	Playing Fields
200	Education Campus Playing Fields
	Play Hub/Skate Park/BMX track
	Local play/Multi-use games area (MUGA)
	Allotments
	SSSI
1	Greenbelt
1	Feature (stair/ramp/bridge/pier/lift)
1	Waterway/Lake
11	Strategic open space with water management function
-	SuDs/water management infrastructure
-	(subject to further investigation)
1.0	Wetlands
1.00	Marsh
	Cycle friendly street
	Key pedestrian and cycle way (on Site)
	Key pedestrian and cycle way (off Site)
+ (+- ++)	Overhead power line (exclusion zone 50m)
	Cliff (exclusion zone 50m)

Balancing Ponds - Rainwater storage, ecological habitat and amenity

water quality and provide ecological habitats and amenity

run off, improves water quality and provides amenity

can influence the rate and quality of surface water infiltration to ground water and aquifer. As a significant proportion of the site sits within Ground Water Protection Zones it is imperative that these area are not compromise. Natural surface water management approaches, that can combine habitat creation with surface water management, will be sought to reduce the risk of polluted run-off reaching ground water sources.











Balancing pond

Bio-Infiltration tree pits

Biodiverse roofs or walls

Permeable paving

WATER MANAGEMENT PRINCIPLES

WSUD Principles integral to the Garden Grid at Ebbsfleet

Overflow - During storm events water is discharged into the River Thames. Where possible the overflow system should be open and gravity fed

Bio-infiltration tree pits - Reduce run off, improves water quality and supports planting to be more resistant to climate change

Rainwater harvesting Reduce run off and water consumption

Permeable paving - slows and run off and provides cooling

Biodiverse roofs and walls - Improves biodiversity provides cooling, slows run off and improve water quality



Wetland

AN INTEGRATED SYSTEM



Cycle paths in the Cours Seguin, part of the redevelopment of the former Renault site in Boulogne Billancourt, Paris. Cyclists are segregated from traffic with planted meridians.





7 PARKS DEFINED BY WATER

Ebbsfleet Garden City Vision for...

Ebbsfleet's major parks

The EDC has identified five potential major parks across Ebbsfleet, each with a specific function and a unique character.

LANDSO	CAPE FRAMEWORK KEY
	Natural Landscape
-	Open space
(· · · · ·	Environmental sensitive area
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	Local Open Space
	Development area
111	Future use for further investigation
1000	Topographical feature
100	Playing Fields
200	Education Campus Playing Fields
	Play Hub/Skate Park/BMX track
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Quarry

Open Space and Landscape



DEVELOPER RESPONSE







3 Lake Frontage



S Neighbourhood Green South West



6 Neighbourhood Green West





() Washmills Plateau







2 Fastrack Linear Park







A Contemporary Picturesque Landscape



LANDSCAPE PRINCIPLES





PARAMETER PLANS

ormation:	
elopment Footprint / Green Belt /	
and retained buildings	
e primary and secondary eference NWC/OPA/PAR/02)	
indary	
n buffer	
Brook	
existing open land, woodland & treecover ined	
ry open land	

Application site boundary

Primary open land (1-5)

Primary open land boundary

Open land within school site

Secondary open land zone

Zone for works to Washpit Brook

Zone for location of flow control structure

All information other than that identified as being for approval is shown for con-

North West Cambridge

NWC/OPA/PAR/03/A - Open Land and Landscape Areas Parameter Plan: Zone B

010 50 100m Scale 1:5000@A1

01 Phase 01 Attenuation Pond 02 Reedbeds 03 Inlet from Green Corridors 01 and 09 04 Outlet to Non-Potable Water Pumping Station 05 Non-Potable Water Pumping Station Piped Outlet to Two-Stage Channel 06 07 Two-Stage Channel Wetlands 08 Timber Boardwalk 09 Steps and Path to Bund Ridgeline 10 Open Grass Slope 11 Timber Platform Overlook 12 Open Informal Recreation Area 13 'Fata Morgana Tea House' Public Artwork 14 'Pixel Wall' Public Artwork

Section AA'

FUNCTIONAL AND BEAUTIFUL

BROOK LEYS

PRIMARY ROAD NETWORK

PRIMARY ROAD DETAIL

PRIMARY STREET TYPICAL CROSS SECTION

The section below illustrates the coordination of street furniture elements and spatial dimensions of the streetscape. Tree pits have been given as much space as possible to allow for growth of mature street trees, with root barriers proposed to protect utilities. Services typically run beneath the central carriageway and footpaths, avoiding tree planting areas and swales.

PRIMARY ROAD SECTION

Mill Harbour, Isle of Dogs The forest and the ephemeral stream

MILL HARBOUR MASTERPLAN

MILL HARBOUR MASTERPLAN

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SKETCH OF THE FOREST

THE FOREST FROM THE AIR

