

APPENDIX 1:

DESIGN GUIDELINES

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- 1. AIM OF THE GUIDELINES**
- 2. PARK-WIDE DESIGN GUIDELINES**
- 3. PARKZONE RELATED DESIGN GUIDELINES**

1. AIM OF THE GUIDELINES

The Masterplan proposals are guided by design principles which set out to achieve:

- **A revived metropolitan Park and heritage asset**
- **A sports and event Park**
- **A sustainable Park**
- **An accessible and integrated Park**
- **An educational Park**

The Guidelines contained in the following pages describe these principles in the context of the Park as a whole and in respect of each of the individual zones within the Park. Adherence to these principles will ensure a consistent approach to design, use of materials and overall appearance throughout the Park, ultimately leading to a full integration of landscape and buildings.

2. PARK-WIDE DESIGN GUIDELINES

2.1 General Principles

The following are overarching principles which apply to the Masterplan as a whole:

- Re-establish a coherent structure and scale of the Park, with the Palace Site and Terraces as the focus of the landscape design, and the whole unified by a strong central axis
- Repair, conserve, enhance and interpret the surviving elements of Paxton's hard and soft landscape design to reinforce the designed landscape character
- Improve visibility into and within the Park, reopen views and provide visual connections within the Park
- Develop site-wide design themes to integrate landscape and building design and to reunite the Park as a coherent landscape
- Develop a consistent site style for surfaces, signage, interpretation, lighting, furniture, fittings and boundary treatments
- Improve accessibility and connection to and within the Park, provide access points with good visibility and orientation
- Integrate on-site parking to minimise the impact of vehicle movement and parking on landscape, connections and views
- Reduce the visual impact of existing facilities and integrate all buildings into a strengthened landscape
- Ensure that new design of landscape and buildings in the Park, where practicable, enhances its ecological value
- Ensure that all planting schemes enhance the historic value, biodiversity and landscape character of the Park zones
- Maintain the Park in accordance with the [draft] Conservation Area Management Plan
- Integrate best practice sustainable urban drainage systems (SUDS) in respect of ornamental features

2.2 Heritage

The intention is that the Masterplan's emphasis reflects the remnant heritage asset while at the same time integrating contemporary design appropriate for a city park of the 21st century. The design requires a sensitive connection between historic elements and new components. It is envisaged that this will be achieved by:

- Ensuring that the distinction between old and new is evident through the expression of materials and design language
- Assessing the value of all the heritage assets and considering how they could contribute to the future Park, with options for conservation, refurbishment, transformation, preservation in situ or removal
- Conserving, restoring and improving the setting of listed buildings and structures
- Reinstating the Paxton Axis
- Implementing a programme of archaeological investigation and recording across the Park and in particular on the Palace Site
- Establishing a presumption of permanently safeguarding significant remains of the Palace and Park (preservation in situ). Where preservation in situ is not appropriate or feasible, the principle of preservation by record will be applied

2.3 Movement and Access

The Park will be designed to ensure maximum accessibility and to comply with DDA requirements wherever possible and appropriate. The following hierarchy of Park routes will be established:

- Primary routes - main vehicular circulation routes
- Secondary routes – primarily pedestrian but also for maintenance and emergency vehicles
- Tertiary routes – solely for pedestrians

There will be an increase in the number of access points into the Park and the design of the access points will improve connectivity. There will be dedicated cycle routes and DDA-compliant paths. Car parking areas will be designed to integrate into the Park landscape.

2.4 Scale

The original scale of the Paxton scheme is to be respected in both landscaping and structural elements. This will be achieved by minimising the visual impact of buildings and structures within the landscape in which they are set and ensuring that planting does not obstruct views along the Paxton Axis nor obstruct physical connections between zones.

2.5 Surfaces

2.5.1 Soft surfaces

A wide range of soft landscaped surfaces are envisaged to reflect different amenity aspects and habitats, and to provide a generally high level of biodiversity within the Park.

2.5.2 Hard surfaces

Within the Park a variety of hard surfaces for paths and open spaces will be defined, with three basic categories of intended use:

- Primary routes - high intensity and heavy load
- Secondary routes and paved open areas – medium to high-bearing capacity
- Tertiary routes - limited to low-use requirements

Materials used will be appropriate to the category of intended use and the Park Wide Design Guidelines.

2.6 Vegetation strategy

Planting design in the Park should respond to existing planting themes and provide a variety of environments for sensory pleasure, ecology and biodiversity. All planting should be sustainable in terms of management and maintenance, reflecting the character of the area within which the planting is carried out.

2.6.1 Tree planting

It is intended that the Masterplan should not only maintain as many trees as possible, but also increase the arboricultural value by additional planting which respects design, heritage and ecology issues. In order to achieve this:

- A Tree Management Strategy will be developed to inform all tree removal, proposed planting and tree management across the Park, within the scope of the Parameter Plans showing the proposed location of planting within each Park zone
- All trees removed should be replaced within the Park and there will be a net gain in arboricultural value of the Park
- Proposed tree plantings should enhance the character of each Park zone
- Newly planted trees adjacent to proposed buildings should have due regard to the scale and design of those buildings
- Tree protection measures should be in accordance with British Standards BS5837:2005 (or equivalent)

2.7 Ecology and Biodiversity

The landscaping proposals will ensure a net gain in biodiversity and will include:

- Retaining trees with high ecological value and removing, where necessary, any inappropriate planting (e.g. rhododendron, cherry laurel)
- Creating a woodland edge and enhancing grassland/meadow and aquatic habitat
- Replacing lost woodland habitat and retaining deadwood where possible
- Using green roofs and walls and designing buildings and structures to enhance biodiversity (such as through the use of bat boxes and bird boxes) throughout the Park, where appropriate and possible
- Improving connectivity between habitats through strategic planting, linear connections and the creation of new habitats
- Increasing plant diversity within existing grassland habitats through simple changes to management techniques, such as relaxing the cutting regime at particular times of the year, where possible and appropriate
- Using sustainable horticultural practices including minimum use of irrigation, fertilisers, and pesticides, use of peat-free composts and, where possible, the re-use and recycling of materials
- Using native and exotic species of proven wildlife value in any ornamental/ formal planting, where possible and appropriate

An ecological management plan will be produced to assist in achieving these principles.

2.8 Water

The water strategy for the site will aim to:

- Protect and enhance aquatic ecosystems
- Conserve water resources
- Harvest, store, distribute and recycle rain water to meet the water demands of the proposals
- Contribute to mitigating the effects of flood risk and address climate change
- Improve water quality within the water bodies in the Park
- Implement a sustainable urban drainage (SUDS) system within the Park by combining site natural gravity channels with ponds, reed beds and aesthetic water features

The water strategy would be implemented in phases to ensure flood risk is not increased during the construction phase of the development.

2.9 Sustainability

The Sustainability Strategy for the Masterplan includes the following commitments:

Building Design

- Code for Sustainable Homes Level 4 for the residential units (equivalent to an overall 44% reduction in carbon emissions compared to contemporary Building Regulations)
- BREEAM 'Very Good' for the non-residential elements (striving to achieve 'Excellent')
- Buildings will be designed to have flexible design and respond to climate change

Energy and Carbon Emissions

- Reducing carbon emissions by 40% below Building Regulations (2006) through passive design, energy efficiency measures and low carbon technology
- Contributing a minimum of 20% from on-site renewable energy sources
- Creating a flexible infrastructure to allow for an increased integration of low and zero carbon energy sources in the future, where economically and technically feasible

A 1**Waste and Materials**

- Construction and demolition works and phasing will aim to achieve a cut fill balance and maximize the re-use of construction and demolition materials on-site.
- Production of a waste strategy for the Park to assist in achieving current recycling targets and allow flexibility to meet future targets
- Managing waste by providing efficient collection schemes and facilities for waste and recyclables to maximise sustainable waste management
- Providing waste storage facilities to cater for recycling and re-use both in residential and public buildings in line with Code for Sustainable Homes and BREEAM standards and for general Park arisings
- The reuse of waste generated from demolition on site with an aim to achieve a cut and fill balance to reduce the use of new aggregates and materials on site
- Seek to specify materials taking account of the low-embodied energy spectrum in line with BREEAM and the Code for Sustainable Homes Guidelines
- Specify where feasible recycled products for buildings and Park use
- Development of a green procurement strategy.
- Use non-peat based products and other sustainable horticultural materials
- Give preference for using local materials that meet the specified criteria where feasible

Water Strategy

- Production of a water strategy
- Implementation of a sustainable urban drainage (SUDS) systems including green roofs, ponds, lakes, reed beds, ditches and retention tanks
- Provision of rainwater harvesting and reuse within on each building
- Restoration and improvement to the existing ponds and lakes including re-profiling of the lakes edges to provide areas for planting a variety of emergent and semi-emergent aquatic plants
- Achievement of water efficiency targets in line with Code for sustainable Homes and BREEAM standards.
- Designing systems to provide drainage and storage capacity to maintain the current discharge rates, taking into account the effects of climate change

2.10 Lighting

A 'lighting strategy' would be developed which will address the following key elements:

- Public lighting for secondary pedestrian routes, access points and car parks
- Park lighting for tertiary pedestrian routes using low-level lighting techniques
- Enhanced lighting, located along Paxton Axis, the majority of which will be mounted on columns, using metal-halide lamps or LEDs. There will also be vegetation lighting
- Architectural lighting of key features, including the Terraces, NSC buildings and treetop walk
- 'Ghost lighting' of the Palace Terrace with high levels of horizontal illumination providing a safe night time environment and adequate lighting for events and activities
- Accent lighting, providing lighting of historical elements, in particular the dinosaurs to provide low-level lighting, to make them visible during the hours of darkness using a combination of lighting fixtures using LEDs and metal-halide lamps
- Road lighting, along all vehicular routes designed to a suitable standard for the proposed traffic movements, with consideration of pedestrian and cyclist priority

2.11 Outdoor fixtures

The character of the Park furniture should reflect the historic context as well as contemporary aesthetics and functionality.

2.12 Boundary treatments

Dimensions and proportions would respect the scale of the context with the least possible impact on the Park and its heritage. Fenced areas should be reduced to a minimum and should aim to integrate hedges wherever possible.

2.13 Implementation, management and maintenance

A management and maintenance plan will be prepared to address the following key issues:

- Restoration, consolidation and maintenance of historic and listed features
- Biodiversity enhancement
- Safety and crime prevention
- Tree management (including historic trees)
- Establish maintenance regimes to achieve desired quality, safety and environmental standards

The management and maintenance plan shall ensure:

- A co-ordinated structure of management and maintenance for the entire Park with clearly defined management objectives, standards and performance requirements to ensure a longer term, controlled and measurable management process
- Future management of the Park is based on an understanding of the Park's significance as an historic landscape and ecological resource and should seek to conserve the historic fabric and ecological interest while acknowledging modern needs
- Plans are developed to achieve and maintain "Green Flag" status and also give consideration to applying for "Green Heritage Site" status
- Secure funding partnerships to implement historic and ecological conservation enhancement and management and maintenance of the Park
- Adoption of ecologically appropriate, sustainable and environmentally sensitive management practices in accordance with best practice, strategies and plans, including sourcing of materials, minimal use of herbicides and pesticides, avoiding use of peat or peat-based products, composting of green waste and re-use/recycling of materials where possible
- Adoption of management techniques that will conserve and enhance the range and diversity of habitats, while respecting the design intentions of the historic and contemporary landscape features
- Safeguarding of the special architectural, archaeological, and historical interest of the listed buildings or other structures of historical importance would underpin all works of repair and maintenance. Such works will be carried out in compliance with best conservation practice

The following strategies/plans will also be prepared:

- Construction environmental management plan
- Archaeological method statements and mitigation strategies
- Environmental site investigation method statements and remediation strategies
- Events strategy
- Green travel plan
- Interpretation and educational strategy
- Tree management strategy
- Conservation management plan

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3. PARK ZONE RELATED DESIGN GUIDELINES

3.0 The Paxton Axis

3.0.1 Objective

It is intended that the Paxton Axis will act as the backbone of the Park, a connecting chain of linked spaces leading from the Palace Terrace to Penge Gate.

3.0.2 Landscape design principles

- Reinforce the Paxton Axis as the main pedestrian and visual Axis through the Park and remove barriers
- Return the Axis to ground level along its full length
- Connect all other Park paths to the Axis
- Ensure DDA compliance wherever possible
- Animate the Axis with a series of appropriate design features and spaces along its length
- Relocate the Paxton Bust to the Upper Terrace

3.0.3 Vegetation and ecology

- Planting not to obstruct views along the Axis or into adjacent Park zones
- Replanting to respect the existing species and historic Axis layout

3.1 The Anerley Hill Edge (A/1200)

3.1.1 Objective

It is intended that accessibility and visibility are improved by opening up the physical connection between Anerley Hill and the Park, from Norwood Triangle to Crystal Palace Station, connecting the Park to its surroundings, enriching the Park edge with associated facilities, while conserving historic features and improving their setting.

3.1.2 Landscape design principle

- Connect Anerley Hill with the Park by enriching the Park edge and removing retaining walls and barriers
- Strengthen entrances through built-form and landscape enhancement
- Conserve exposed features of heritage interest wherever possible
- Improve access to and setting of the former Engineering School and the base of the south water tower and provide interpretation

3.1.3 Vegetation and ecology

- Flowering trees should be specified with light canopies and high, clear stems (suggested minimum 3m trunk height)
- No planting should block visual connections into the Park

3.1.4 Building design principles

College and Lodge

The Lodge will be a key building which together with the Station will create a new public space and active gateway at the main arrival point of the Park.

Special design requirements

- Incorporate tree planting on north and south elevation to replace existing trees and to provide a green screen between existing residential and the Lodge
- Incorporate the majority of the Crystal Colonnade wall into the Park elevation treatment
- Incorporate a greenhouse on the upper level consisting of glazed and timber elements
- Roofline and façade will be articulated to reduce the height and massing of the boundary and the upper stories will be set back

Material

- High quality detailing and surface finishes including glazing and timber
- Boundary treatment
- There should be no boundary definition between the building and the surrounding Park and streetscape

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A South Greenhouse

The two greenhouses provide a formal framed setting to the Italian Terrace in a manner echoing the original glazed wings of the Crystal Palace.

Special design requirements

- Setting to reflect original Palace wing
- Height to accommodate mature palms
- Structural/glazing proportions to reflect historic Palace grid material
- Respect existing ground contours
- Pile layout design envisaged to avoid predicted positions of the 24-foot grid of the original columns of the South Wing and any foundations running between them.
- Detailed design of the foundations or other ground reductions will be developed with the aim of preserving in situ any significant remains of the former South Wing of the Palace.

Material

- High quality detailing and surface finishes i.e. fully glazed envelope with single glazing

B Former Crystal Palace Museum

The historic Engineering School building will be retained and renovated with minimal and sensitive adjustments to the fabric and external appearance.

3.2 The Palace Terrace (B/1300)**3.2.1 Objective**

It is intended that the former Crystal Palace is re-interpreted as a contemporary landscape respecting the historic layout, drama and scale of the original Palace, and to bring the area into full public use as the focus of the Masterplan. Detailed design would be subject to the findings of further archaeological and environmental site investigation and remediation strategy.

3.2.2 Landscape design principles

- Re-interpret the footprint of the Palace through formal tree planting, with the historic nave and transept kept clear of planting and redefining the eastern extent of the Palace by an embankment/slope
- Improve the connection with Crystal Palace Parade
- Create a vibrant Park promenade along Crystal Palace Parade
- Integrate the former caravan site into the landscape
- Facilitate public use and events within a high-quality, well-serviced space, including provision for gardens and children's play
- Conserve, protect and interpret surviving features of the Palace and supporting infrastructure wherever possible
- Create new water features including creation of aquatic habitat
- Integrate transport infrastructure
- Design tree planting layout to avoid the predicted positions of the 24-foot grid of the original columns of the Palace and any foundations running between the columns, as well as the nave fountains. This is necessary to avoid the tree planting holes coinciding with the main foundations of the Palace

- Take measures to limit the growth of the tree roots to prevent potential damage to remains of the Crystal Palace

3.2.3 Vegetation and Ecology

- Formal layout of trees on the Palace Terrace should be the dominant feature
- Wherever possible, retain principal trees in the former caravan site and restore and enhance its ecological value
- The slope that will be created between the Palace Terrace and the Italian Terrace will be planted with grassy and wildflower rich species with intermittent planting of shrubs including both native and non native species in order to enhance its ecological value. In places, wall structures will be created in order to provide habitat for invertebrates and especially threatened species of bees and other burrowing insects.

3.2.4 Building design principles**A Palace Terrace Kiosks**

It is proposed that small temporary and permanent Kiosks constructed largely in timber to minimize their visual impact will be placed on the Palace Terrace to serve a range of uses and will be securely closed at night.

B Crystal Palace Park Museum

The new Centre, a focal point on the Palace Terrace, would be a fully-glazed building echoing the design language of the greenhouses in rhythm and consistency of detail. It should be located adjacent to the historic subway, offering the opportunity to return the spectacular underground space to public use.

Special design requirements

- Following archaeological field evaluation, the detailed design for the Museum and Interpretation Centre will avoid the removal of any significant remains of the main building of the Palace, preserving them in situ (less important remains will be archaeologically excavated and recorded, forming preservation by record)
- Conservation and restoration of listed subway and courtyard

Material

- High quality detailing and surface finishes i.e. glazed roof over subway courtyard, glazed screen across western end of subway and predominately glazed envelope with glazing proportions to reflect original Palace Grid

Boundary treatment

- There should be no boundary definition between the building and the surrounding Park
- Existing historic curved walls and railings will be refurbished and remain in their setting

3.3 The Italian Terraces (C/1400)**3.3.1 Objective**

It is intended that the heritage structures are conserved, that the original scale of the space is retained and enhanced and that the historic features become fully accessible by interpreting the historic layout. The terrace space would be framed and enhanced by the greenhouses to the north and south.

3.3.2 Landscape design principles

- Repair and conserve the terrace features including retaining walls, steps and balustrades in accordance with a conservation management plan
- Retain views over the Park
- Interpret missing elements through contemporary features reflecting the massing and openness of the historic layout, incorporating the potential for horticultural display and innovation
- Improve access between levels by creating two sunken gardens on the lower Italian Terrace reflecting the historic Park layout
- Implement new steps along the Paxton Axis
- Retain and restore existing statues
- Proposed sunken gardens have been located to minimise impact to the original eastern retaining wall of the Lower Italian Terrace by placing the entrances through the retaining wall at the sites of former stairs
- The detailed design of the proposed sunken gardens should minimise impacts on any significant surviving remains of the former sunken garden and would retain remains in situ wherever possible

3.3.3 Vegetation and ecology

- The Italian Terrace would be kept clear of permanent planting other than grass, with the exception of the sunken gardens where the plant material should protrude above the general level

3.4 The Transitional Landscape (D/1500)

3.4.1 Objective

It is intended that this area is reintegrated into the Park by removing the lodge and associated housing, re-contouring the area and shaping the terrain into a defined arrangement of slopes and terraces preserving all elements of value including historic landscape configurations, significant trees and structures. Tree cover would be enhanced and the horticultural and ecological interest reintroduced.

3.4.2 Landscape design principles

- Integrate this area into the Park by removing expansive areas of hard standing and parking
- Formation of a flowing, transitional terraced landscape to create an undulating form with varying ecological potential and character
- Link pathways along contours north to south for enhanced accessibility across the Park
- Remove fences, hedges and visual barriers and re-open views
- Incorporate rainwater management features to showcase best practice sustainable urban drainage techniques
- Recreate and replant the Rosary Mound
- Create a feature from the remains of the lodge building

3.4.3 Vegetation and ecology

- Tree species should be selected for their fruits or flowers
- In between tree planting areas and paths, meadows should be created to display different grasslands formed by seeding, mowing and soil composition to display particular characteristics. Ecological enhancement should be achieved by creating a series of habitats including annual and perennial meadows, acid grassland, and areas for ruderal plants
- An orchard should be created comprising old varieties of English apple within the meadowland

3.4.4 Building design principles

Meeting Pavilion

The Meeting Pavilion will be a light timber-framed pavilion providing a help and advice point in the middle of the Park.

3.5 The Central Sports Area (E - 1600)

3.5.1 Objectives

It is intended that the Masterplan would re-establish a parkland quality, identity and coherence to this area within which sporting facilities would be accommodated, generating a truly open, accessible central space, well-connected and permeable, for small and large-scale activities and events. The proposed RSC will provide approximately 3,000 covered fixed seating in addition to additional informal seating.

3.5.2 Landscape design principles

- Open up views, particularly those across and along the Paxton Axis
- Integrate the sports facilities into the Parkland to allow greater access and appreciation of the Park
- Improve the setting of the listed NSC building
- Integrate the car parking into the landscape
- Link and realign the inner circuit at the new level
- Remove obstructive hedges, fences and other redundant barriers, structure and buildings
- Improve vegetation where necessary to frame strategic view corridors across the Park with new tree planting
- Provide less obtrusive lighting

3.5.3 Vegetation and ecology

- The RSC will provide opportunities for incorporating green roofs and walls, design to enhance wildlife value and integrate the building into the landscape
- Incorporate landscape detail around the perimeter of the historic northern fountain basin around the NSC

3.5.4 Building design principles

A National Sports Centre

Please refer to the Listed Building Consent Application Design and Access Statement for details in respect of the NSC.

B Crystal Palace Regional Sports Centre

Special design requirements

- Building to be adjacent to existing athletics track and to be predominantly below ground level and integrated into the Park Transitional Landscape
- Access to be integrated with Parkland circulation

3.6 The Tidal Lakes (F - 1700)

3.6.1 Objectives

It is intended that the heritage features and their settings are maintained and enhanced, resolving the remaining issues from Heritage Lottery Funding (HLF) funded work, improving Park and interpretation facilities while enhancing the Tidal Lake edge ecology.

3.6.2 Landscape design principles

- Reduce and remove fencing particularly around the Tidal Lake edges
- Repair Historic Paxton Fountain Basin and improve its setting and relationship to the farm
- Review all planting and agree a replanting scheme with the HLF
- Improve drainage and path surfaces and consider a fully-bound surface for intensive use
- Improve the ecological and aesthetic value of the planting along the Park boundary
- Conserve the coal measures and geological illustrations

3.6.3 Vegetation and ecology

- Improve the Tidal Lake's ecology
- Retain the existing character of open Parkland through careful pruning and replanting
- Improve the lake's ecology by improving water quality and circulation and enhancing the emergent and marginal vegetation at the Tidal Lake edge

- Extend woodland and woodland edge habitat to Crystal Palace Station and incorporate a variety of bird nesting, feeding and bathing

3.6.4 Building design principles

A Café and Dinosaur Interpretation Centre

A new building at Penge Gate will provide a café, dinosaur interpretation education suite and information centre. It should capitalise on the landscape levels to better connect the Tidal Lake edge with the Park.

Special design requirements

- Integrate building into the Tidal Lake edge landscape

3.7 The Cricket Ground (G - 1800)

3.7.1 Objectives

It is intended that the ground is brought back into use, that the ecology and character of the field is reinforced with clumps of mixed trees and shrubs creating an enlarged area by shifting the outer path towards the Park edge.

3.7.2 Landscape design principles

- Plant additional trees and shrubs to strengthen the existing character of this area
- Reinststate the cricket pitch
- Enhance the definition of the Park entrance and ensure better integration of car parking

3.7.3 Vegetation and ecology

- All planting should be in informal tree groups or single specimens
- Areas of woodland adjacent to the Cricket Pitch would be less intensely planted to create greater planting structure and diversity
- A series of drainage ponds would provide a variety of aquatic and emergent plant species and create a series of wetland ecosystems

3.7.4 Building design principles

A **Park Management Yard (reference 10)**

The existing John Lyall Maintenance Building will be dismantled and relocated in the vicinity of Sydenham gate, integrating the building into its new landscape setting and incorporating a green roof.

Boundary Treatment

- The sunken courtyard will be surrounded by a combined hedge and fence

A **Sydenham Residential (reference 11)**

The new buildings should relate to the scale and character of the existing villas, reflecting features such as gables, pitched roofs, double height windows, projecting bays and brick façades with timber framed top storeys.

Special design requirements

- Scale, articulation, fenestration and materials to reflect existing Arts and Crafts villas

Landscape

- All planting around the buildings would be designed to respect the character of the zone and to integrate well with the adjacent Park planting
- Specimen trees would be planted around the buildings as an integral part of the detailed design of this space

Boundary Treatment

- Respect existing streetscape including low walls and hedgerows

B **Cricket Pavilion (reference 12)**

The new Cricket Pavilion adjoining the re-instated pitch would be a single-storey building providing community and sports space during the day time. The building will incorporate a partial green roof and bird and bat roosting structures boxes.

3.8 The English Landscape (H - 1900)

3.8.1 Objectives

It is intended to reinforce the existing landscape character and enhance visual and physical connectivity.

3.8.2 Landscape design principles

- Enhance the Park character of this area through additional tree and shrub planting
- Conserve, protect and interpret surviving features of the Aquarium and base of the north water tower

3.8.3 Vegetation and ecology

- Enhance the ecological interest through careful planting including creating a new woodland edge by planting of native shrubs
- Create woodland edge habitats with small ephemeral ponds reminiscent of the Great North Wood that once characterised the whole area

3.8.4 Building design principles

A Rockhills residential (Block 2, 3)

A new residential development would frame the Park at its north-west corner, creating a public space and new entrance gateway, while providing capital to fund Park improvements.

Special design requirements

- Enhance location of listed gate piers, and improve and interpret Rockhills garden
- Install partial green roofs and green walls on the Park elevations
- Articulation of roof line and façade to reduce the height and massing of buildings

Boundary treatment

- Create an attractive streetscape including wider pavement, low brick wall with hedge and street tree planting
- Use of recycled bricks for boundary wall where possible

Landscape

- All planting around the buildings should respect the existing character of the zone and integrate itself into the adjacent Park
- Specimen trees should be planted reflecting the collection of native and non-native species in the original Paxton garden
- Provide interpretation of the Rockhills Paxton Gardens

B Rockhills Café /Community Facilities (Block 1)

Special design requirements

- Reflect the scale and character of a Park related building
- Include partial green roof
- Meet the Ofsted requirements for the Nursery design

Boundary treatment

- Integrate boundary with the Parkland

Landscape

- New planting to integrate the built-form into the Park

C North Greenhouse

The two greenhouses will provide a formal framed setting to the Italian Terrace in a manner echoing the original glazed wings of the Crystal Palace. The North Greenhouse will contain temperate to tropical plants, a refreshment kiosk and an educational facility.

Special design requirements

- Setting to reflect original Palace wing
- Height to accommodate mature palms
- Structural/glazing proportions to reflect historic Palace grid Material
- The western and northern sides should respect the existing setting of a steep slope and the historic north wing wall of the former Crystal Palace
- Pile layout design envisaged to avoid predicted positions of the 24-foot grid of the original columns of the South Wing and any foundations running between them.
- Detailed design of the foundations or other ground reductions will be developed with the aim of preserving in situ any significant remains of the former South Wing of the Palace.

Material

- High quality detailing and surface finishes i.e. fully glazed envelope with single glazing