

# Streets, squares and gardens



## Overview

The Masterplan Concept envisages that the site is divided into a series of interconnected open areas that provide a range of spaces and uses. Consultation with surrounding residents has emphasised a demand for this variety. Not only will there be a mix of paved and green spaces, private and public gardens, and open and enclosed squares; there will also be a range of cultural, retail and other uses that knit the area into the rest of the neighbourhood, and provide a life to the heart of the new development. The urban squares are orientated to take maximum advantage of the afternoon sun and prevailing fresh wind that passes over the river and Ranelagh Gardens. The proportions of the open spaces to the height of buildings have been carefully balanced to reflect the pattern of some of London's most successful garden squares.

## Sustainability

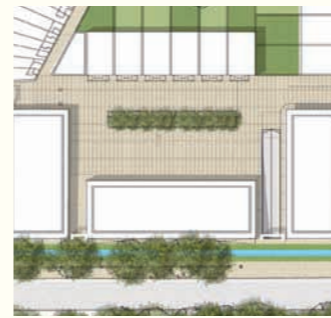
Sustainability concerns, and the need to preserve valuable resources, means that spaces need to be used very carefully. The design of public spaces and gardens will be inspired by the stewardship of soil, water and air. In addition to offering play and recreation, they will need to capture rainwater, improve air quality, compost waste, respect wildlife and even grow food. Historically

urban gardens have been very productive. The rich, well-watered, riverside soils of Chelsea were famous for their market gardens. Eighteenth-century maps of the Barracks site show the Westbourne tributary weaving its way to the Thames through a grid of orchards and vegetable plots.

The new development will show how to provide modern and elegant housing that sits comfortably in the traditional pattern of the city, while using its open space as the structure and logic behind the layout. The spaces have to be strong and productive, demonstrating a new kind of urban aesthetic that is both beautiful and responsible.

## Management and maintenance

Most of the streets, squares and gardens will be open to the public and created with the highest quality materials and planting. The garden squares are likely to be locked at night for safety, like many other squares in the neighbourhood. The garden squares will be run and managed by the freeholder. The productive Promenade Garden will be maintained and harvested by estate gardeners, whilst site residents will be encouraged to run the Community Gardens.



### 1. Pimlico Court

At the north-western corner of the site, there will be a quiet square overlooked by large townhouses, apartments and a boutique hotel fronting the Pimlico Road. The space will need to be uncluttered and elegant, but could be a mixture of hard or soft landscaping. It will need to provide protection for the large houses on its north-east side, but could also have links with the hotel. There will be a popular pedestrian route through the square from the Pimlico Road into the heart of the site, but the space will primarily be for local residents. Vehicle access will be a single loop off the Promenade Garden. There will be no through traffic.



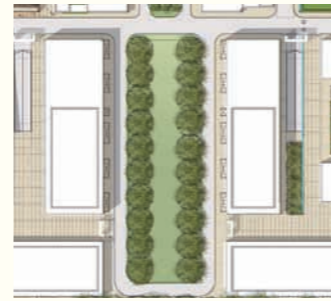
### 2. Promenade Garden

The central spine of the development will be a green rectangle that emphasises the historic Ranelagh Grove axial link between the Royal Chelsea Hospital and Victoria. As the main promenade, it will welcome people into the site and make the strongest statement about the philosophy of the place. It could provide a dramatic display of plants and vegetables that can be used in the Garrison Square restaurant and sold at the farmers' market. Modern glass houses will create architectural focal points and work as productive buildings for the gardeners. The garden will be a focal space for the development, connecting directly with the central public square. During the day full-time estate gardeners will supervise the space and people will be encouraged to walk through the space and sit and watch the activity from sheltered terraces beside the glass houses. The garden will be locked at night.



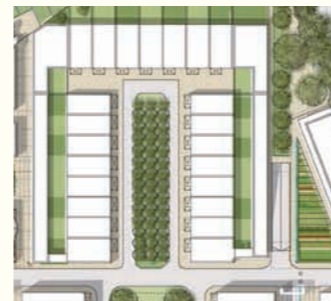
### 3. Garrison Square

The Garrison Square is to be a simple, open space landscaped with a variety of materials. The refurbished and converted chapel building with its old plane tree will form the heart of the square and the development. The square is to be fully publicly accessible, shared and flexible space. It will have the potential to host events similar to the Orange Square farmers' market. The square could be bordered by small-scale retail to foster a neighbourhood centre in the site. The former chapel will need to play an active role. It could be refurbished as a destination cultural building for special events, music and exhibitions or other community events.



### 4. Garden Square

The principal green space will be a traditional grass lawn bordered by trees and enclosed by railings. The scale and grandeur of the space will create the foreground for the major apartment buildings, reaching deep into the heart of the site. The flexible open grass is to work for informal play as well as filtering and absorbing rainwater. The square will be railed and locked at night, but will be open to the public during the day.



### 5. Orchard

At the quiet head of the Garden Square will be a productive orchard with meadow grass, wildflowers and bulbs. This is to be the most tranquil and private part of the development. The orchard is to be a locked and private space for the houses at the head of the garden square. The primary function will be visual and ecological. Apple harvesting and educational visits will bring the wider community into this space on specific occasions.



### 6. Community Gardens

Two community gardens will combine sunny terraces and children's play areas with growing food, and link directly to the affordable housing and the extra care facilities. The gardens will be open to local residents but they are to be enclosed by walls and railings and locked at night. The community gardens are to be managed by a committee of local residents in liaison with the freeholder.