

Percival Triangle Improvements – Creating a Green Oasis in the City

Malta Street Open Space

Cyrus Street Redesign

and

Grimthorpe House 1-48

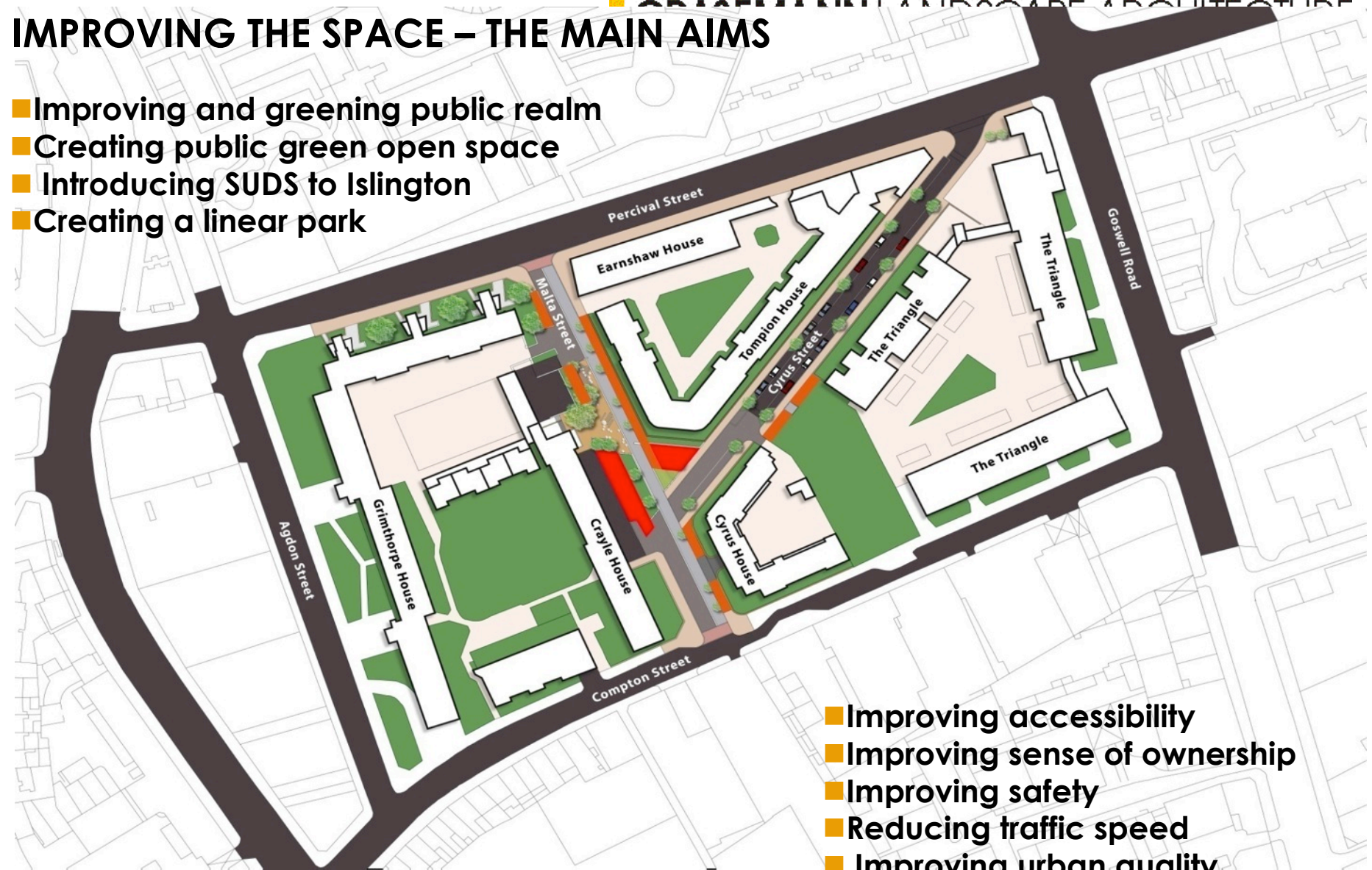
in

London - Islington



IMPROVING THE SPACE – THE MAIN AIMS

- Improving and greening public realm
- Creating public green open space
- Introducing SUDS to Islington
- Creating a linear park



- Improving accessibility
- Improving sense of ownership
- Improving safety
- Reducing traffic speed
- Improving urban quality

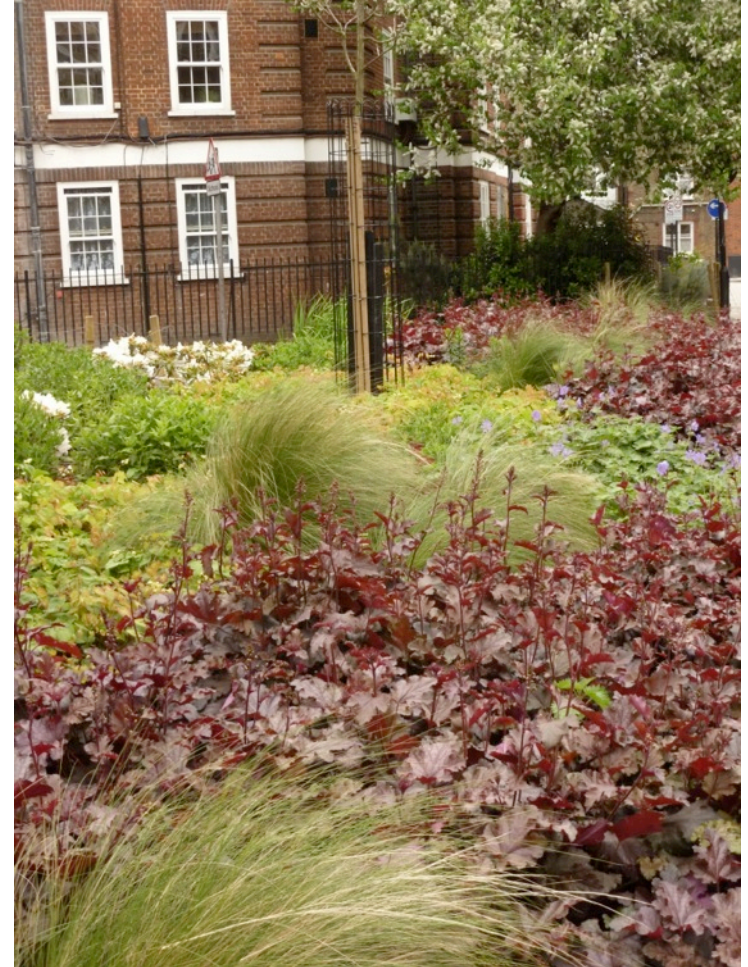
PLANNING AND IMPLEMENTATION

- **London Borough of Islington**
- **EC1 New Deal**
- **Houses for Islington**
- **Islington Greenspace**
- **Enterprise plc**
- **Project Centre**
- **Crasemann LA**
- **FM Conway**
- **Michael Duffy Landscape**



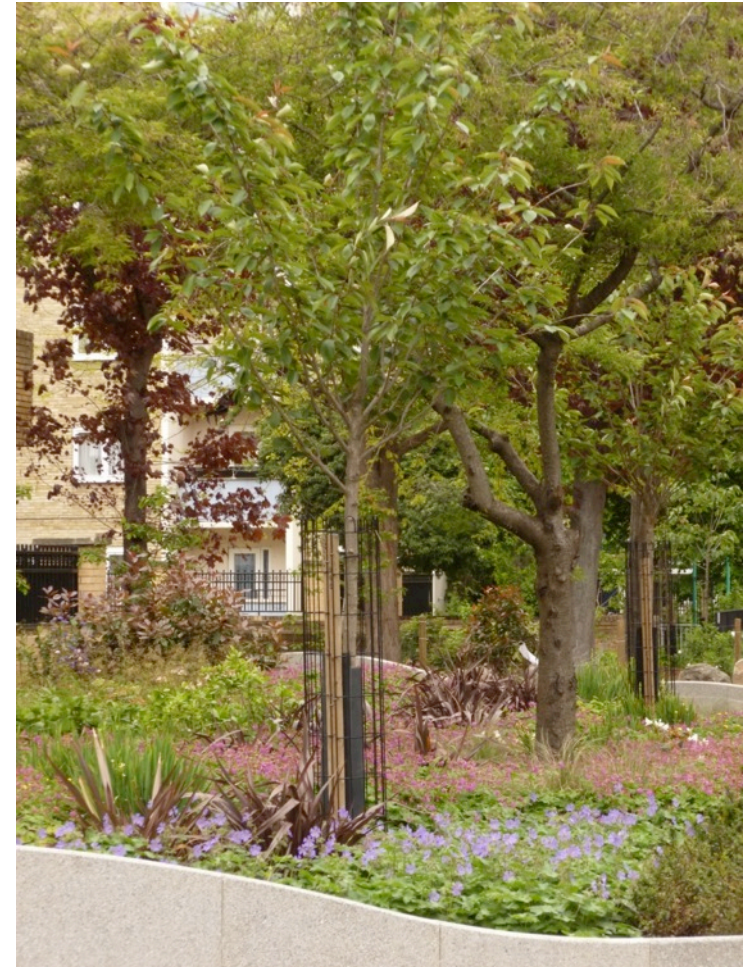
PLANNING AND IMPLEMENTATION

- **FUNDING**
- **Section 106**
- **EC1 New Deal**
- **Greening the Grey**
- **Houses for Islington**



PLANNING AND IMPLEMENTATION

- **TIMELINE FOR DELIVERY**
- **2008 October – Preliminary Design to Consultation Stage with accompanying Stakeholder Meetings**
- **2009 January- May – Consultation Process**
- **2009 Summer – Detail Design**
- **2009/10 Winter/Spring - Planning Applications, Specification and Construction Package**
- **2010 Summer – Construction Start Grimthorpe and Malta Street; continues until 2011 Summer**
- **2011 Spring and Autumn –Planting**
- **2012 Implementation Cyrus Street**



GREEN INFRASTRUCTURE

- **Increased Planting Areas**
 - Robust and attractive
 - Planting specifically designed to suit a varied range of conditions
 - Insect & wildlife friendly
- **SUDS**
 - Swales
 - Permeable paving (considered)
- **Green facades & fences**



ROAD TO LINEAR PARK



before



after

- The design utilises walled off, unused car parking and inaccessible, fenced-in open space
- The road turns into an inviting space and the adjacent buildings enjoy increased privacy.

SHORTCUT TO RESIDENTIAL STREET



before



after

- Generous one-way street allows fast traffic flow. Hard surfacing only.
- Parking on both sides reduces traffic flow. Green planting bays catch rainwater and act as retention areas.
- Intended tree planting omitted for budget reasons.

WILD DUMP TO INVITING ENTRANCE



before



after

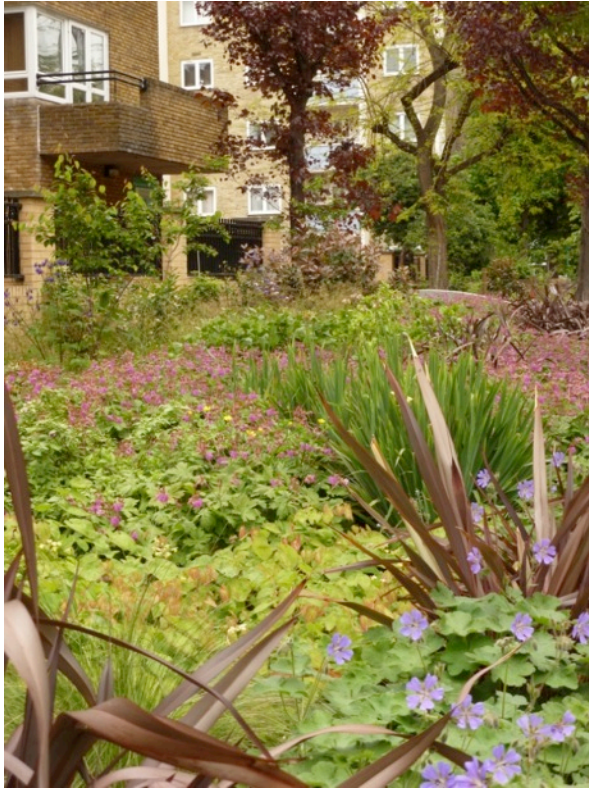
■ Grimthorpe House Entrances – New Walls and Railings and extended bin stores prevent wild dumping of all sorts of household goods especially from non-residents

THE AXIS



■ A new safe link

MALTA STREET CENTRAL GREEN OPEN SPACE



- Providing a new green centre for the community
- Providing a space to enhance social and to prevent anti-social behaviour

CONSTRUCTION



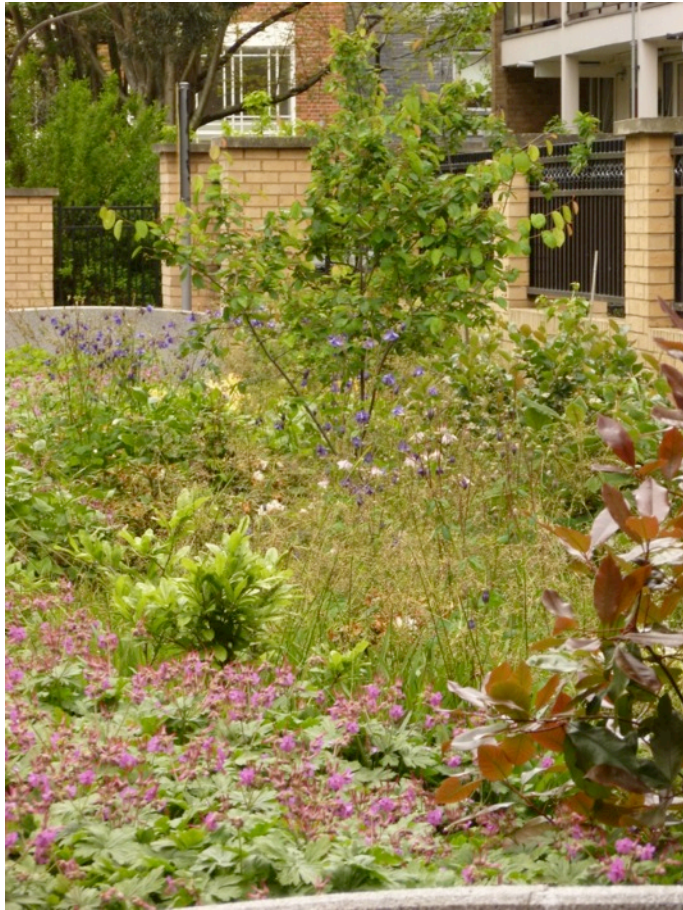
- Minimal excavation and removal of material from site
- Durable, long-lived and resource saving materials

PLANTING



- **Naturalistic, robust planting**
- **Designed to suit location & function**
- **Attractive**
- **Wildlife friendly / enhancing**
- **Complete groundcover within a year's time**

PLANTING



■ Malta Street Green Open Space

PLANTING



■ Malta Street Green Open Space

PLANTING



- **Swale Planting**
- first and second year

GREEN FACADES AND GREEN ROOFS



- **Grimthorpe House**
 - Facade
 - Bin Store Extensions

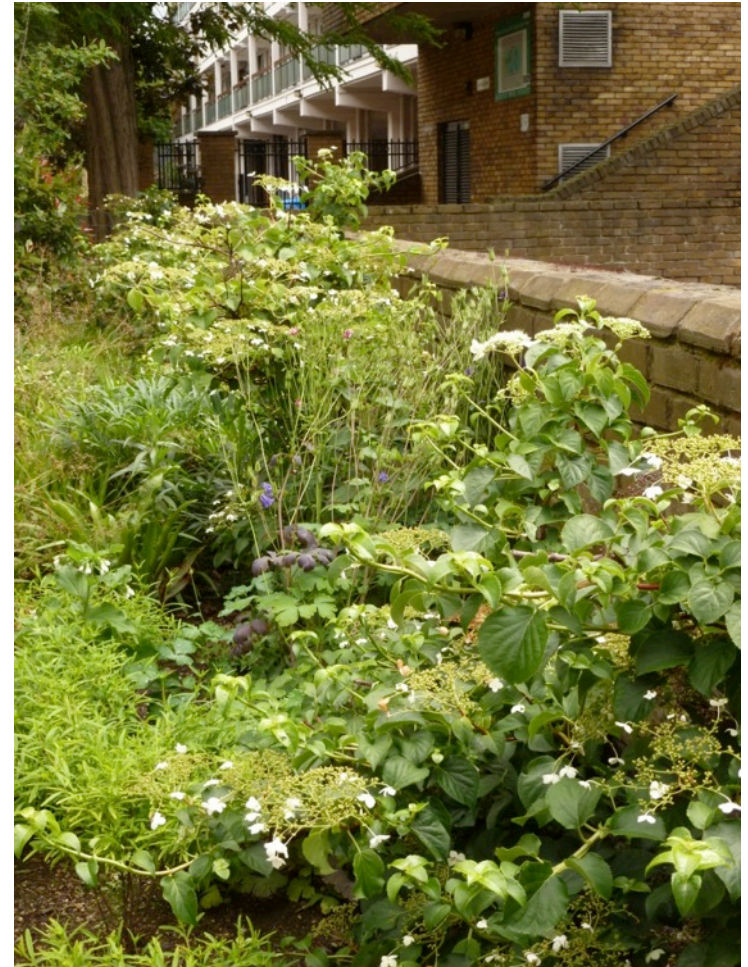
PLANTING – POSSIBLE PROBLEMS



- Change of carefully considered planting design on site
- Incorrectly carried out planting
- Result : incoherent and less easily to maintain planting

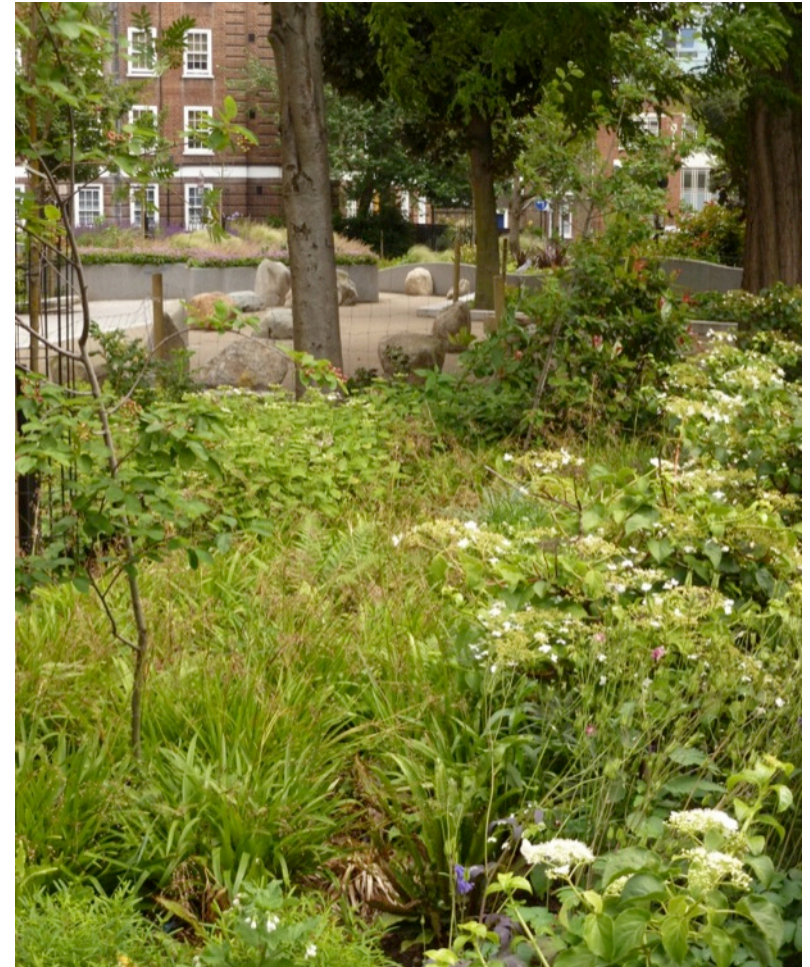
What can client, planner & contractors learn from the project

- Local involvement can be annoying, but especially in more problematic areas can greatly help to achieve a 'maintainable' result
- Persistence is useful, not liked by everyone but necessary to maintain the concept
- New techniques and designs can be challenging for/during
 - Implementation
 - Maintenance
- Spontaneous changes to design on site can lead to long term problems
- Missing site supervision can be disadvantageous. For client and architect/designer an 'artistic lead' in regard to site supervision with occasional visits is an option to
- Involving other departments (e.g. lighting) and maintenance helps to avoid everyday problems



What Did the Project Achieve?!

- **Attractive multifunctional streetscape / exterior space**
- **Clear pedestrian connection**
- **Well lit and visually more open**
- **Less anti social behaviour**
- **Semi defensible space for ground floor units introduces more privacy**
- **Accepted by locals through intensive stakeholder involvement**
- **Water retention and run-off delay**
- **Improved microclimate (dust filter, reduced summer heat)**
- **Retains water in location where it falls**
- **Reduces stress on sewer system**



**... GREEN INFRASTRUCTURE ...
ENHANCES COMMUNITIES**

