



QS QUACQUARELLI SYMONDS LIMITED

**TRANLEY HOUSE, TRANLEY MEWS, NW3 2DG
LANDSCAPE DESIGN AND ACCESS STATEMENT, UGF.**

DECEMBER 2023

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View into the underpass
from Fleet Road



View into the Underpass



Initial view into the Mews



View into the Mews and
Tranley House

Existing Site – Tranley Mews

The Mews space and underpass provide gated pedestrian and vehicular access from Fleet Road to the office building, Tranley House. The Mews space is utilized by employees and visitors for entry, work breaks, informal meetings, and deliveries.

The office is owned and occupied by the company Quacquarelli Symonds (QS), specializing in global higher education solutions.

It could be argued that the Mews, as a courtyard-type space, feels stark and uninviting, lacking soft landscaping that would enhance visual appeal and soften the environment, its boundaries, and views in and out.

The current surface condition presents an uneven plane in varying states of repair, with different treatments, primarily tarmac and concrete, and some areas covered in ground moss.

The Mews boundaries consist of painted brick walls topped with trellises on the south side. Flank walls of adjacent properties then act as boundary divisions for the underpass.

Existing cycle racks will be retained or replaced with more modern variants. Additionally, two brick meter housings for gas and electricity will be retained as-is or cosmetically refurbished to blend in with the scheme.

Design Brief

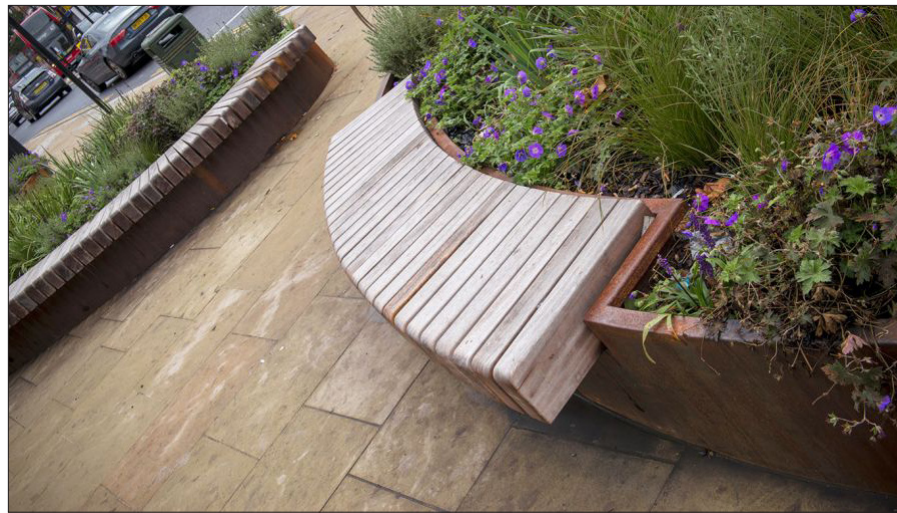
The planning application covers the refurbishment, renewal, and greening of the external courtyard space and underpass in Tranley Mews. This includes proposing a new vehicular and pedestrian gate arrangement at the boundary entrance by Fleet Road.

The overall aim is to provide an accessible, modern, and usable Mews space, along with a more refined and secure gated entrance, that is sympathetic to the location and site context.

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Design intent, examples of metal planters and bench seating.



Proposals and Use

The current use will be maintained but enhanced to provide a more facilitated and structured experience with new permeable surfacing, along with the installation of new seating and planting. The proposals aim to create a more welcoming and sustainable environment, visually attractive from within the Mews and neighbouring views.

Discreet low-level lighting is proposed in the planting beds and under benches to replace the existing security-type flood lighting.

By exploring opportunities for soft landscaping, it can be expanded to say that the Mews shall be a more wildlife friendly, biodiverse and environmentally friendly space.

Access

The existing surface is set to be renewed with resin-bound permeable surfacing, which shall increase the current external floor levels by 20-60mm, depending on the detailed design and the exact product and supplier.

Using this material will allow maintaining level access (no steps or ramps) from the site boundary entrance at Fleet Road up to the main building entrance.

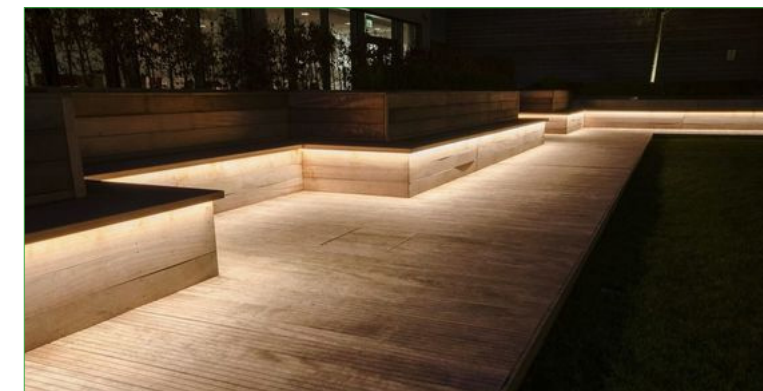
Car Parking

On-site parking for cars and vans is available, though none are currently parked there for extended periods or on a regular basis. The proposals allow for vehicle parking to be limited by the use of bollards to the area within and outside the underpass and for the access of service and delivery vehicles.

Lighting

Discreet low level light fittings such as adjustable shielded spike lights located within the planting beds with other LED strips to the underside of the bench seats aim to provide subtle mood and access lighting.

The ideas attempts to emphasizing aesthetics without compromising on light efficiency and to incorporate dark sky principles into the designs - see below photo.



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Examples of horizontal slatted gates



Steel Blue RAL 5011



Gated Access

The proposal includes the replacement of the current gates with new high-quality variants for several reasons outlined below. This change aims to enhance the visual appeal of the entrance and arrival experience, complement the overall site and company profile, and contribute positively to the street scene and location.

The existing gate fails to meet current standards by not providing a 'push to exit' feature on the inside, necessary for emergency egress when the gate is shut. However, during working hours, the gate will remain open, maintaining the current operational practice. Furthermore, the installation will incorporate updated pedestrian sensors.

The size and scale of the proposed gates are in line with the current arrangement to ensure optimal site security. The intended gates are proposed to be manufactured in metal, specifically in either aluminum or steel, with a powder-coated finish in a RAL color, such as Steel Blue (refer to the swatch on the left).

The gate design includes horizontal slatted pieces with gaps in between, providing some but limited visibility into the underpass - see examples on the left.

A modest central panel for signage is proposed to offer flexibility for both current usage and potential future branding - refer to drawings.

View of existing gate



| Urban Greening Factor Calculator | | | | |
|---|--------|-----------|--------------|--------------------|
| Surface Cover Type | Factor | Area (m²) | Contribution | Notes |
| Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site. | 1 | | 0 | |
| Wetland or open water (semi-natural; not chlorinated) maintained or established on | 1 | | 0 | |
| Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm. | 0.8 | | 0 | |
| Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree. | 0.8 | | 0 | |
| Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014. | 0.7 | | 0 | |
| Flower-rich perennial planting. | 0.7 | 7 | 4.9 | |
| Rain gardens and other vegetated sustainable drainage elements. | 0.7 | | 0 | |
| Hedges (line of mature shrubs one or two shrubs wide). | 0.6 | 11.5 | 6.9 | |
| Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree. | 0.6 | 3.5 | 2.1 | |
| Green wall –modular system or climbers rooted in soil. | 0.6 | | 0 | |
| Groundcover planting. | 0.5 | 2 | 1 | |
| Amenity grassland (species-poor, regularly mown lawn). | 0.4 | | 0 | |
| Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014. | 0.3 | | 0 | |
| Water features (chlorinated) or unplanted detention basins. | 0.2 | | 0 | |
| Permeable paving. | 0.1 | 146 | 14.6 | |
| Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone). | 0 | | 0 | |
| Total contribution | | | 29.5 | |
| Total site area (m²) | | | | 182 |
| Urban Greening Factor | | | | 0.162087912 |

UGF calculated referencing advice via https://www.london.gov.uk/sites/default/files/urban_greening_factor_lpg_pre-consultation_draft.pdf and <https://www.landscapeinstitute.org/blog/urban-greening-factor-london/> and using a UGF calculator provided at <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/urban-greening-factor-ugf-guidance-pre-consultation-draft>

Areas are calculated using CAD software and with all reasonable care, any errors should be reported and any such parties that relies on the report at its own risk. Landscape Design and UGF is subject to detail design and further site investigations and design and client coordination and local authority approvals. Disclaimer, this report has been prepared by Concept Landscape Architects with all reasonable care, skill, and diligence and to the contractual terms with the client. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. To be read in connection with all other drawings and materials.

Earlier concept illustration, now superseded by the current design drawings



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