

100 Chalk Farm Road

## 5.0 Landscape and Public Realm

Prepared in collaboration with  
BBUK Landscape Architecture





# 5.0 Landscape and Public Realm Design

## 5.1 Introduction

BBUK were appointed by Regal Chalk Farm Ltd to provide the landscape design for the redevelopment of 100 Chalk Farm Road, including public realm, roof terraces, urban greening and play provision.

The site sits at the north-western end of Chalk Farm Road, close to Chalk Farm Road tube station. The busy Chalk Farm Road and associated footway runs along the northern boundary of the site. The western boundary is shared with the grade II\* listed Roundhouse music and cultural events space; the southern boundary is shared with Network Rail; the eastern boundary is the site of a former petrol filling station, is proposed as a Youth Open Space that will be delivered by developers St George. All of these conditions critically inform the external space at 100 Chalk Farm Road.

The site falls within the Regent’s Canal Conservation Area, is a short walk from the iconic Camden Market, and Camden Goods Yard development. The landscape proposals seek to maximise green coverage and establish a high quality urban realm to enhance the heritage and landscape assets in this part of Camden.

There is a good provision of street trees on the South side of Chalk Farm Road and the landscape proposal will contribute positively to this character by introducing additional trees along the street frontage.

The proposed public realm at ground level provides a new rest and meeting place adjacent to The Roundhouse.

On the first floor there is an external landscaped area to the south of the site built on a podium. This is designed to provide play for the younger residents and amenity space for all age groups, shared between families and students.

The proposal is co-ordinated with the escape route strategy for The Roundhouse.

At upper levels, the proposal also includes landscaped and green rooftops to assist bio diversity and to mitigate the urban heat island effect.

- Site boundary
- 1 Chalk Farm Road
- 2 The Roundhouse
- 3 Camden Lock Market





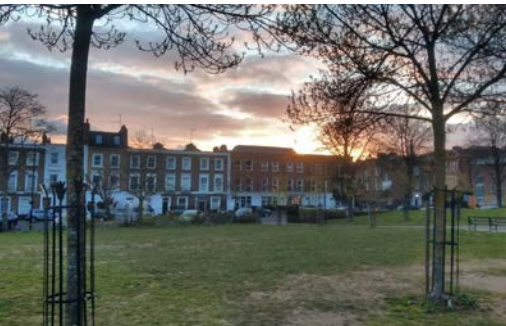
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## 5.2 Landscape Context

The site is in an urban context with a number of local parks and wildlife corridors in walking distance of the site.

Camden ‘Open Space, Sport & Recreation Study 2014 suggests that the site is near an area deficient in open space. The new public realm will improve the access to open space in this urban context.

The diagram opposite uses data from London Borough of Camden Open Space, Sport and Recreation Study 2014, a supporting documents of the Camden Local Plan, and Greenspace in Greater London map (GIGL). The diagram shows that the closest open spaces with ecological designations and designated habitat corridors are the Regent’s Canal and Adelaide Road Nature Reserve.



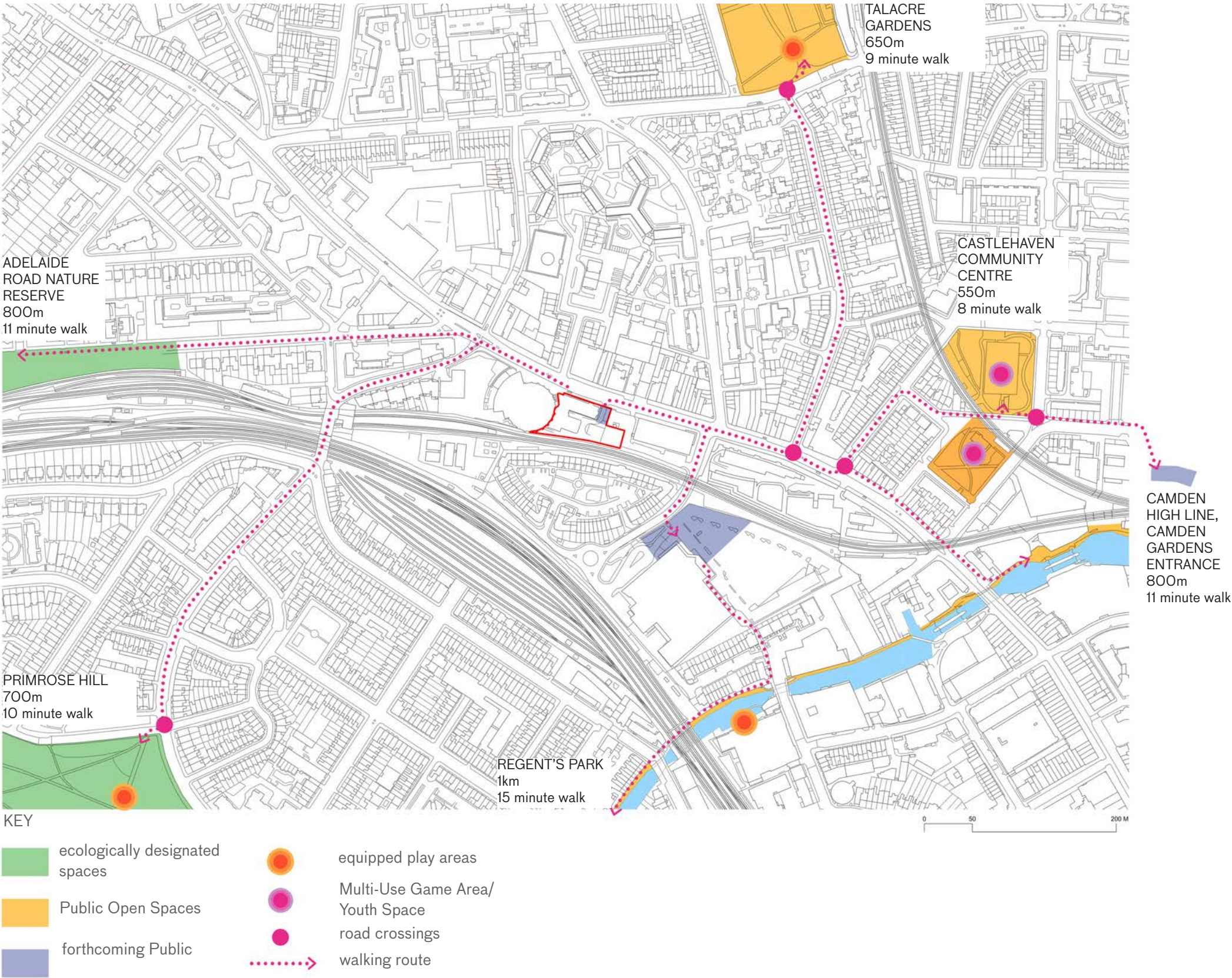
Talacre Gardens



Castlehaven Community Centre



Primrose Hill





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5.3 Local Context

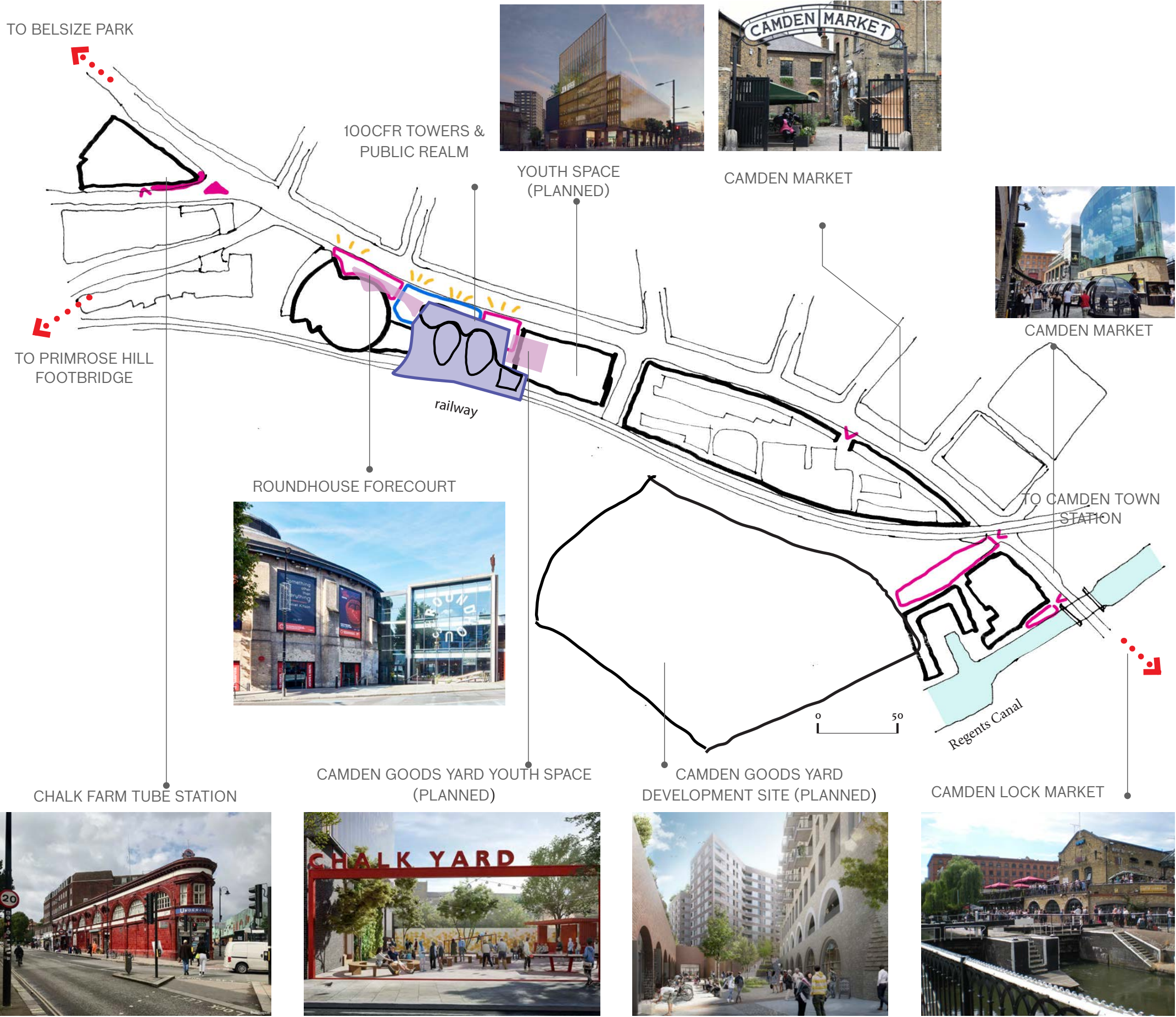
The urban context of Chalk Farm Road is a vibrant and busy street that connects some of the prime destinations in Camden, such as Camden Market, the Roundhouse and further west to the tube station.

Chalk Farm Road has a dual identity. The character on the south side is in the process of evolving it is currently a narrow footway with very little overlooking or acitve uses, whereas the north side is wider, busier with the character of a typical local high street.

The site is neighbouring The Roundhouse venue which is an important grade II\* listed landmark.

The proposal will:

- Provide an open space adjacent to The Roundhouse to create a seamless transition between the new and existing listed building
- Provide an improved and connected street frontage with widened footpaths
- Provide places to sit in a new public space with planting
- Reveal more of the original form of the former railway engine shed to public views
- Integrate with the planned youth play space delivered with the Camden Goods Yard development to the east the proposal
- Form a significant improvement to the public amenity along this road
- Memorialise the 'Camden Wall' in materiality of the public realm seating
- Protect the water trough from highway traffic





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## 5.4 Local Material Palette

Local paving materials within the vicinity reflect the industrial history of the site. Within and around Regents Canal and Camden Lock market are the original Victorian granite setts.

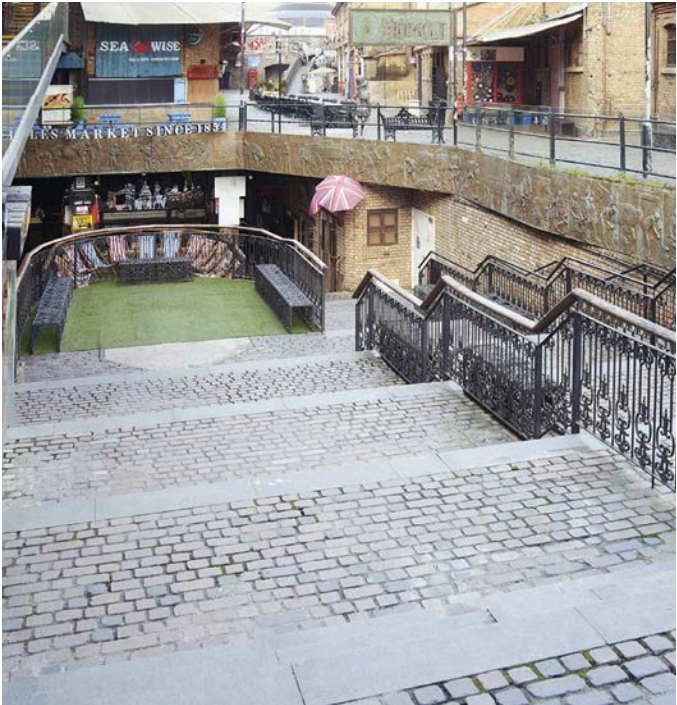
Local Victorian terraces have their footways paved with York Stone.

The footway immediately adjacent to the site has standard concrete paving slabs that do little to enhance the public realm.

There is a large existing brick wall that will be demolished, proposals will seek to reused these bricks.



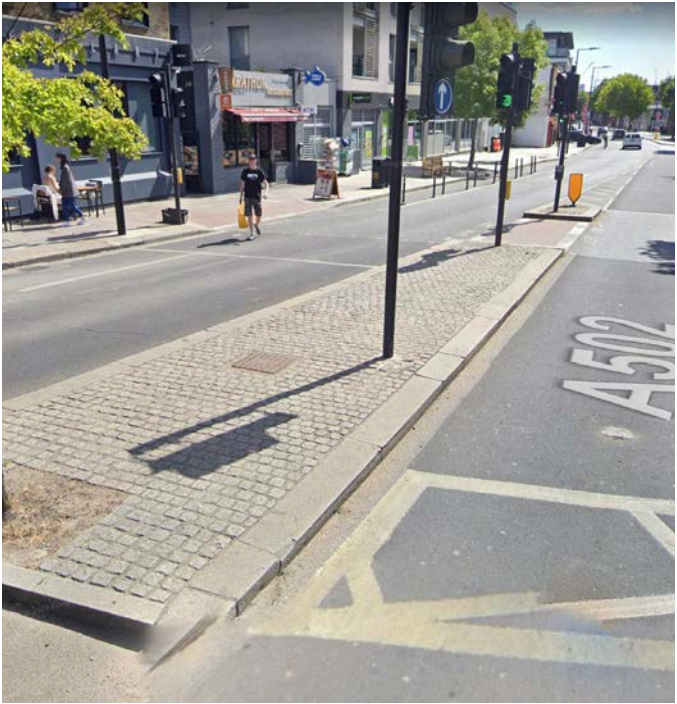
Original stone cobbles in Camden Market, these are generally uneven and difficult for less abled people to traverse



Locally at Inverness Street market new stone setts provide accessible surface finish with similar historic of cobbles



Stone setts in the public footway on Chalk Farm Road



Yorkstone flags in the neighbourhood



# 5.0 Landscape and Public Realm Design

## 5.5 Site Constraints

### Site

The site is constrained between The Roundhouse, the existing retaining walls of railway tracks to the south and Chalk Farm Road to the north and proposed new development is proposed to the east of the site. The Roundhouse is a Grade II\* listed building in addition to this there is a Grade II listed stone water trough on Chalk Farm Road. A 4.5m level difference between the north and south edges of the site, represent a significant level difference.

### Boundaries

The existing free-standing brick wall constrains the width of the footway, prevents active ground floor uses and limits light into the ground level of the site. Network Rail require a 3m free zone adjacent to the southern boundary for maintenance.

### Exits

Emergency exit routes from the Roundhouse must be retained. The Roundhouse currently has two egress routes through the first floor of the site.

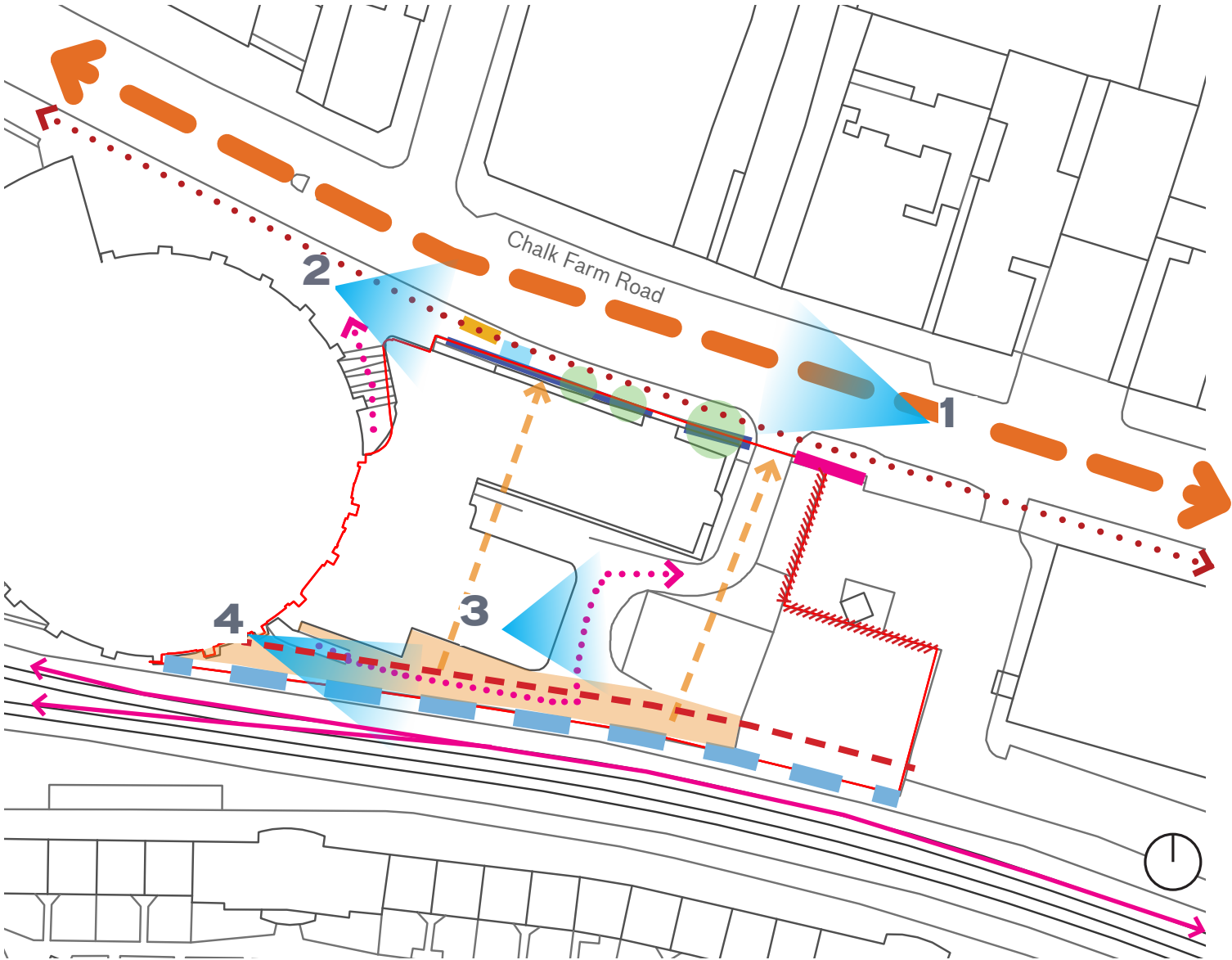
### Access

The frontage is along a busy route - pedestrian, cycle lane bus land and vehicular. A floating bus stop and shelter distances vehicular traffic from the footway. Heavy footfall and queuing from Roundhouse events mean the design of the external space must be generous, robust and safe.

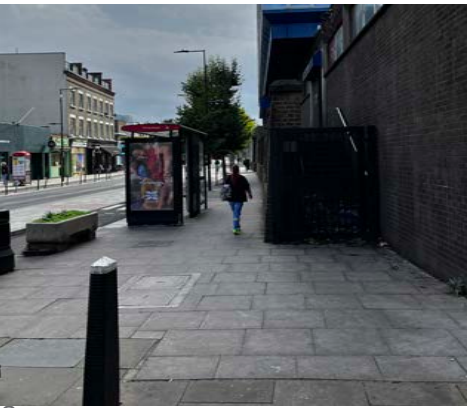
### Trees

There are three existing street trees which will need to be considered in the proposal: 1no. Platanus x hispanica (category B), 2no. Acer campestre (category C)

- KEY:
- railway track
  - railway wall
  - pedestrian public footway
  - emergency exits from the roundhouse
  - approx 4.5 m level difference
  - Network Rail 3m clear zone
  - high traffic volume route
  - existing tall wall
  - no permeability across plots
  - existing tree
  - floating bus stop
  - historic wall
  - listed historic water
  - site boundary



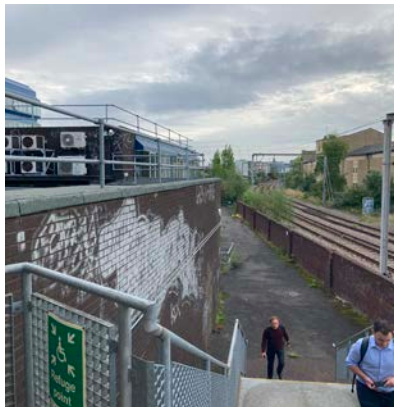
1.



2.



3.



4.

# 5.0 Landscape and Public Realm Design

## 5.6 Site Opportunities

### Frontage

Allow more of the ‘drum’ of the roundhouse building to be revealed.  
Open up the frontage to the public by demolishing the existing wall.  
New public realm creates a space for all to enjoy and benefit from, in particular Roundhouse users.  
Provide a widened pedestrian environment.

### Play

Play for new residents (children under 5 years) could be accommodated in the residents’ podium.  
Connect to the planned adjacent Youth play zone that is delivered by others which will bring opportunities for older children and youths to play and socialise.  
Possible opportunity to integrate planned youth space with 100 Chalk Farm Road public realm.

### Roof Terrace

Provide amenity space for the students with good views out of The Roundhouse and environs.  
Incorporate planting and increase biodiversity.

### Historic Elements

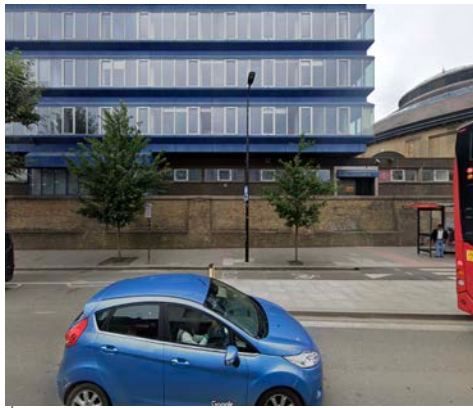
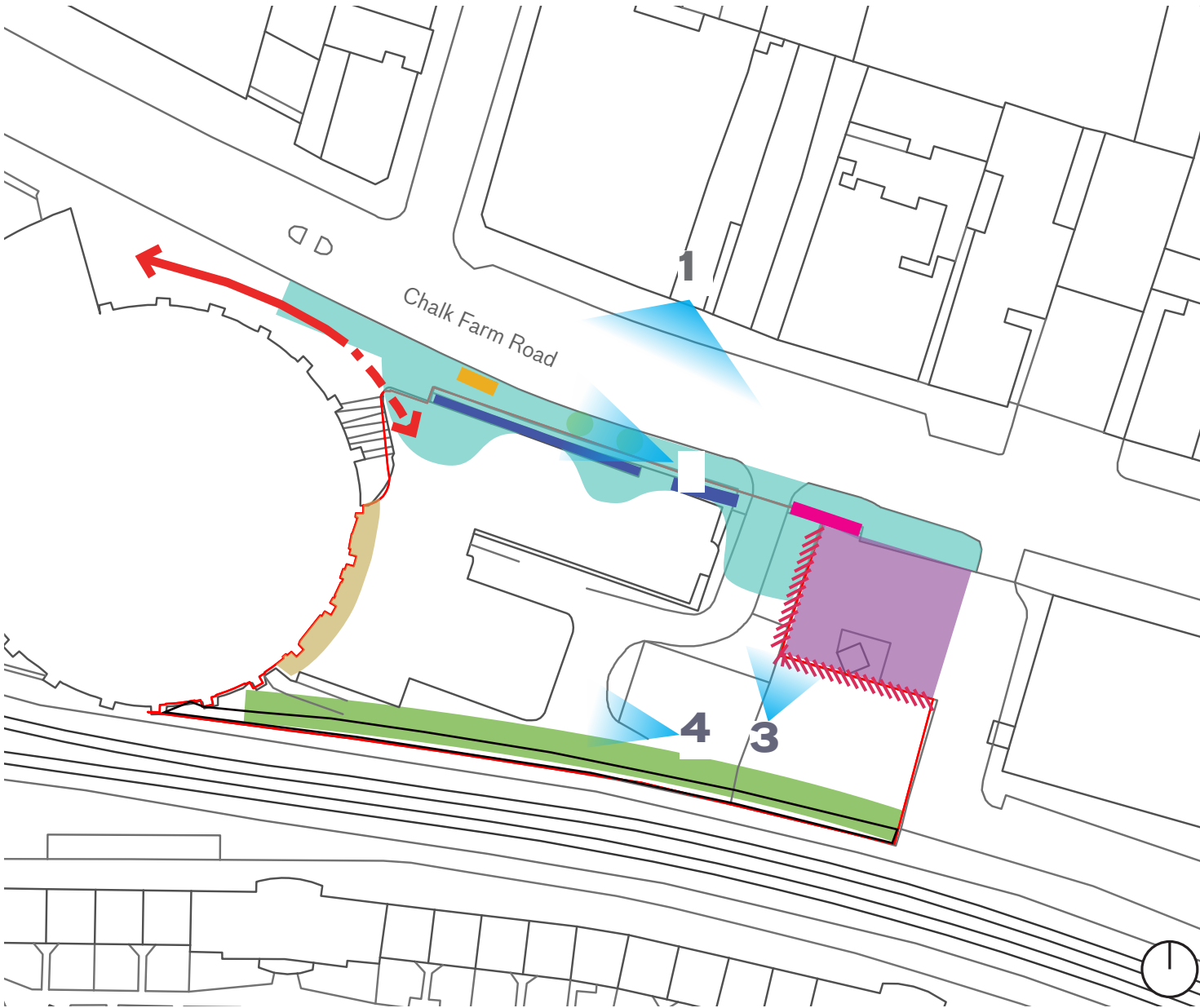
Utilise the water trough and section of the historic wall in the design.  
Retention of part of the existing wall along frontage to recognise industrial past.  
Retaining a ‘memory’ of the historic wall that is being demolished in the urban realm surface treatment.

### Trees

New high quality trees in the public realm increase the local diversity and green Chalk Farm Road.  
Additional tree planting in the podium garden to improve tree canopy cover and wildlife amenity value.  
Existing street trees are retained in the proposal.

KEY:

- historic wall
- listed water trough
- planned youth space designed by others
- extended Roundhouse public realm
- existing wall removal
- planted and lit southern edge
- existing category C tree
- engage with youth space
- revealing round house views
- public realm extended
- site boundary



1.



2.



3.



4.

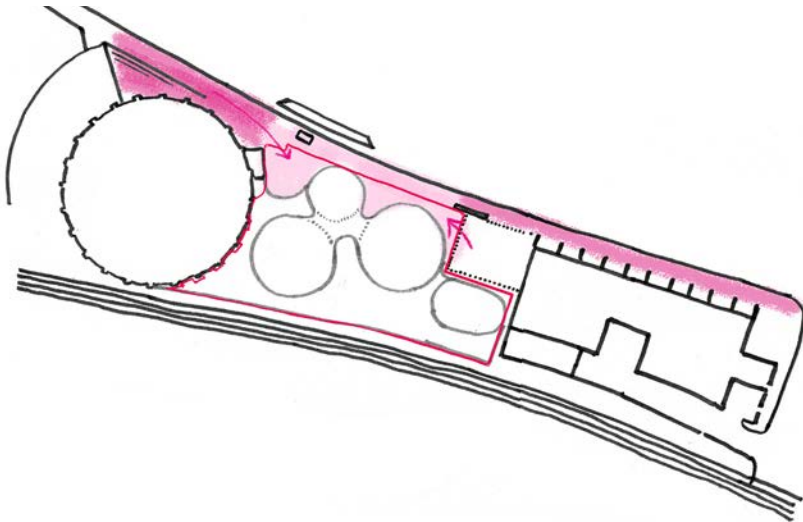


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## 5.7 Public Reaml Key Moves

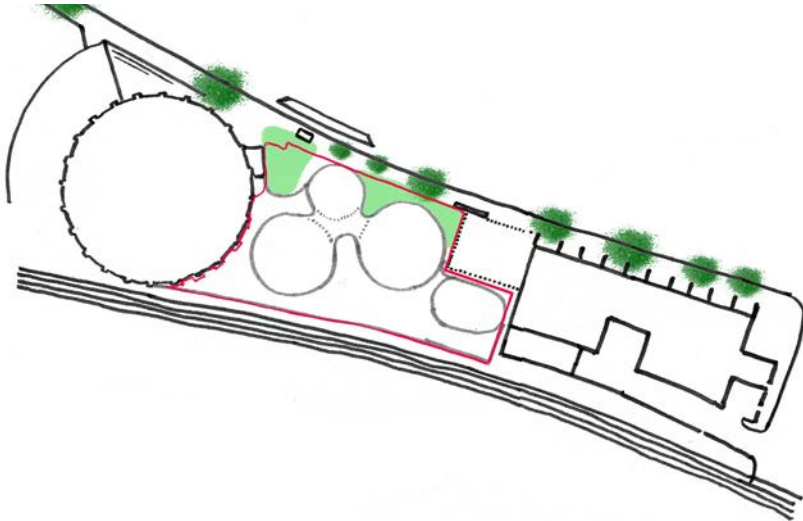
Soften the interface of footway and building

Set back towers reveal views of The Roundhouse from the street.  
Widening the footway accommodates the footfall to The Roundhouse to the west and Camden Goods Yard to the east of the site.



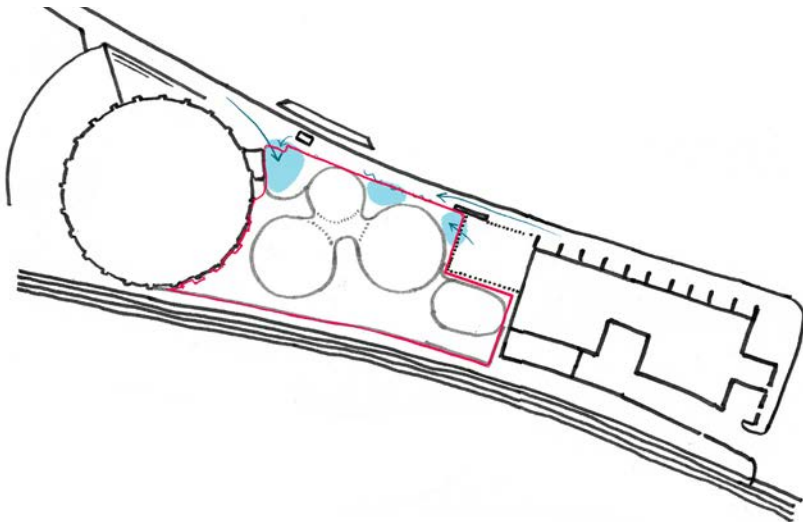
Maximise street greening

Maximising the urban greening on Chalk Farm Road in the new public realm will improve environmental benefit to the public.



Meet demand for respite pockets

The proposed public realm facilitates respite spaces, supporting the entrance into the buildings and connecting to The Roundhouse the proposed youth space.



Existing footway constrained by wall



Opportunity to improve approach to Roundhouse



Axel Towers, Copenhagen



Tiered seating integrated with tree



Terraces seating at Exchange Square, London,



Planters with integrated seating at White Collar Factory, London, BBUK



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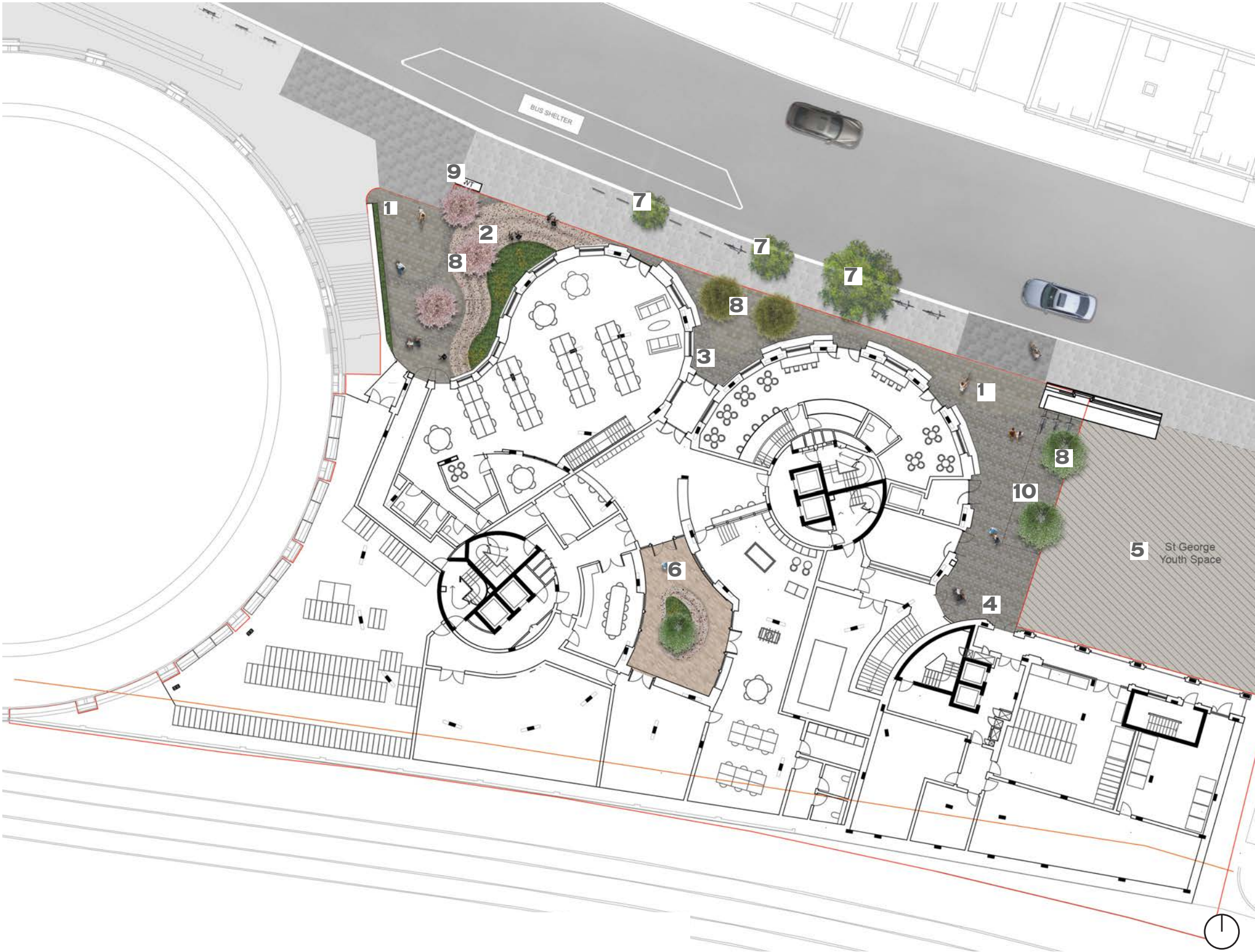
## 5.8 Ground Level Proposal - Landscape Layout

The landscape at ground level creates new public realm to be enjoyed by pedestrians and events goers at The Roundhouse, as well as opportunity for future connection with the adjacent youth space.

A private courtyard for students allows natural light to the reception area for the student accommodation and into amenity spaces at ground level.

Emergency vehicle access is accommodated within the clear spaces of public realm at the eastern and west of the site.

- KEY
- 1 - EMERGENCY VEHICLE ACCESS
  - 2 - STEPPED SEATING
  - 3 - PBSA MAIN ENTRANCE
  - 4 - RESIDENTIAL FORECOURT
  - 5 - ST GEORGE YOUTH SPACE
  - 6 - STUDENT ENTRANCE COURTYARD
  - 7 - EXISTING RETAINED TREES OUTSIDE RED LINE BOUNDARY
  - 8 - PROPOSED TREES
  - 9 - WATER TROUGH, LOCATION IN ABEYANCE & TO BE SECURED UNDER SEPARATE S278 APPLICATION
  - 10 - REFUSE COLLECTION AREA INDICATIVE ONLY, REFER TO ARCHITECTURE DRAWING





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5.8 Ground Level Proposal - Public Realm Terraced Seating

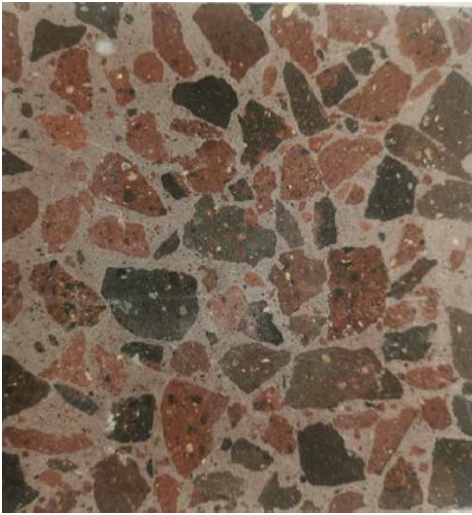
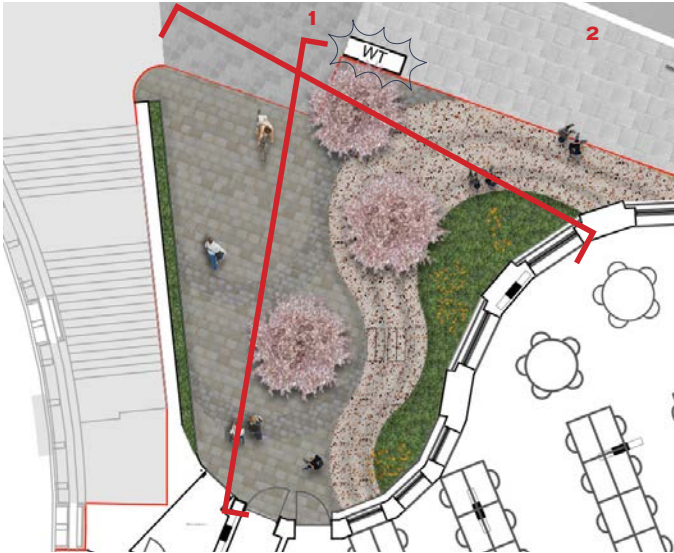
This new pocket of public realm is the key open space due to its prominent position next to The Roundhouse. It provides a new meeting and resting place for events goes at The Roundhouse or to accommodate the increasing pedestrian footfall following the forthcoming local developments.

Tiered seating not only provides a new sociable space, 3 tiers of seating, with curved shape inspired by the rotunded forms of the local architecture.

The materiality of the bleacher seating is inspired by the heritage of the ‘Camden Wall’, as well as principles of sustainable construction. The design proposes to re-use bricks from the existing ‘Camden Wall’ in the bleacher seating either as solid bricks mixed with the proposed bricks of the ground floor facade or crushed and used as aggregate in terrazzo slabs.



Prunus subhirtella ‘Autumnalis’



Recycled brick terrazzo



1 - elevation



2 - section



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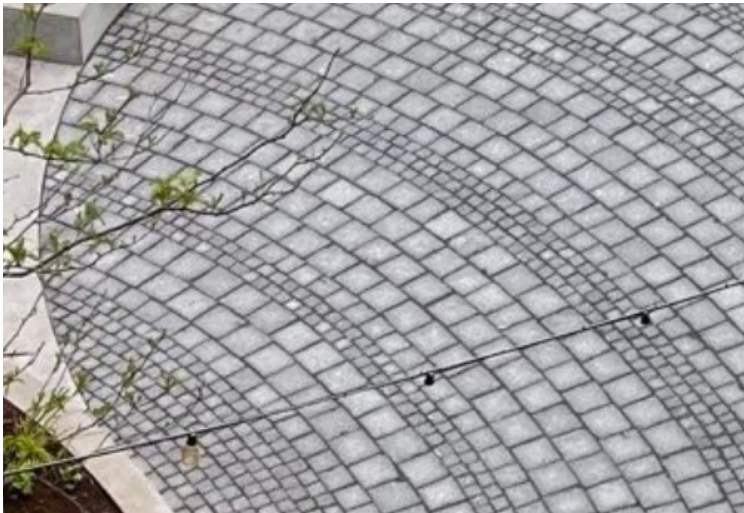
## 5.8 Ground Level Proposal - Public Realm Main Entrance

Two new trees mark the entrance to the student housing.

Stone paving is proposed this is likely to be small units of paving, for example diamond sawn granite setts. These can be laid in a radial pattern around the proposed buildings and can also transition to align with the foot way paving slabs.

Tree pits will be designed to have tree grilles that can be paved over so they do not remove any footway space.

It is proposed to plant Ginkgo biloba 'Fastigiata', this is a narrow form of the Maidenhair tree. This species will tolerate the urban conditions of Chalk Farm Road, they also have striking yellow autumn colouring.



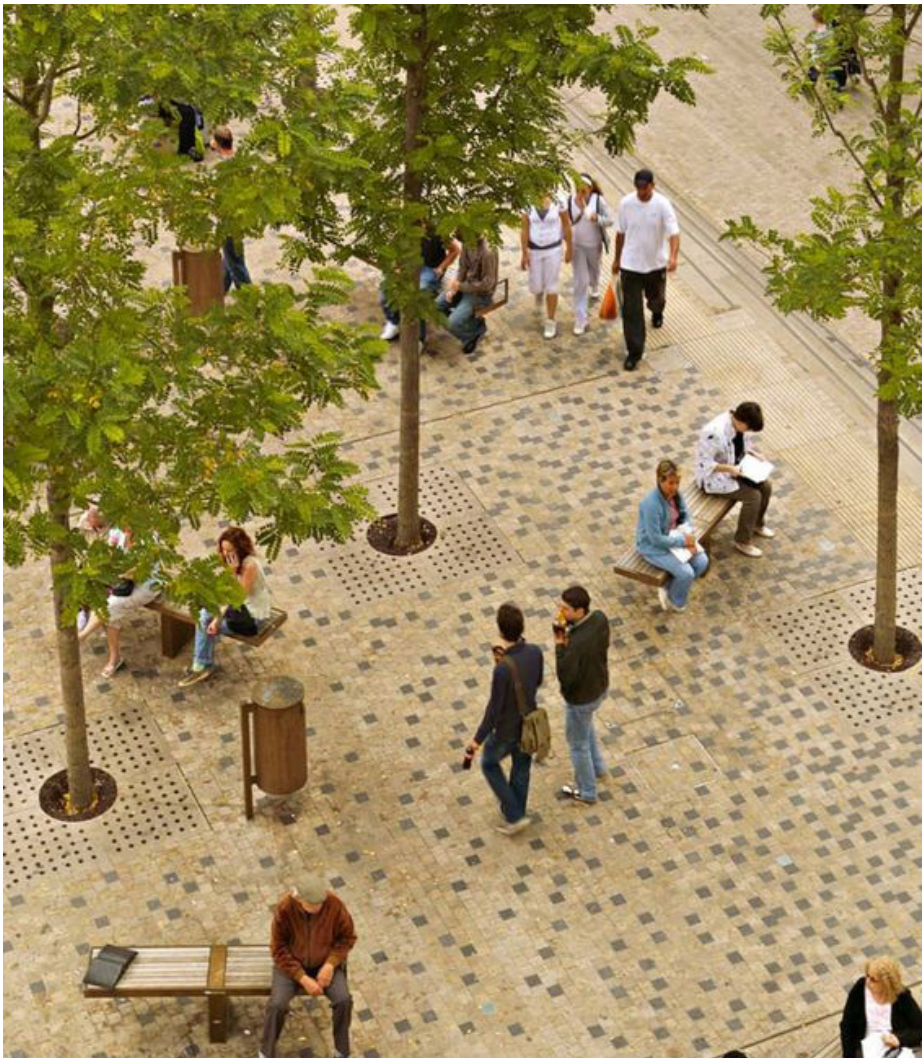
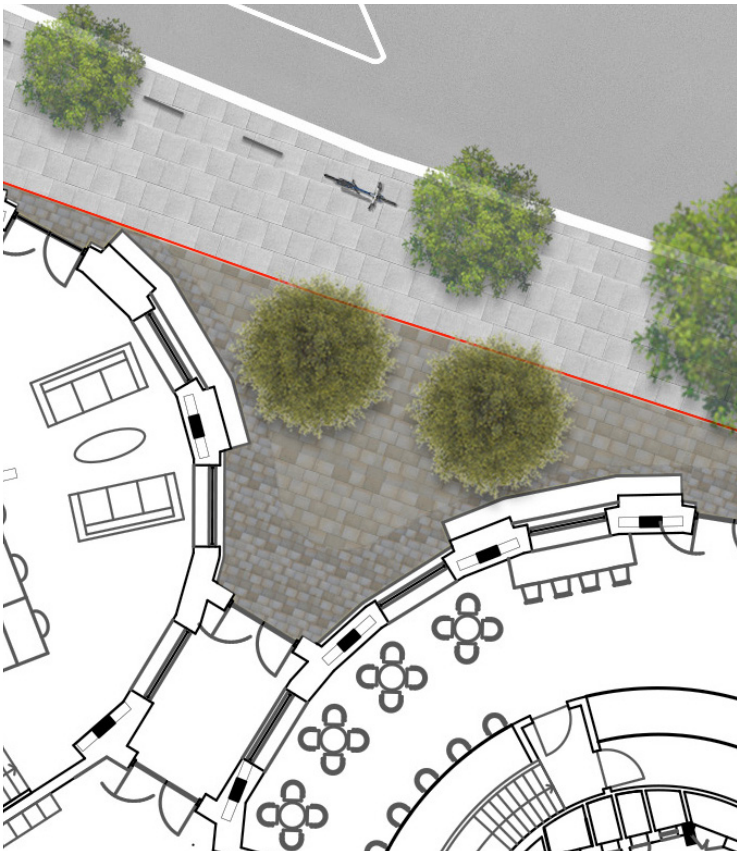
Radial pattern stone setts



Paver-filled tree grille



*Ginkgo biloba* 'Fastigiata'



*Ginkgo biloba* 'Fastigiata'