

5.0 Landscape and Public Realm Design

5.15 Circulation Strategy

The circulation strategy has been developed with other disciplines including transport, fire and accessibility.

The external spaces and thresholds with the main entrances are designed to be step-free; furniture such as seats and benches will be equipped with armrests and backrests.

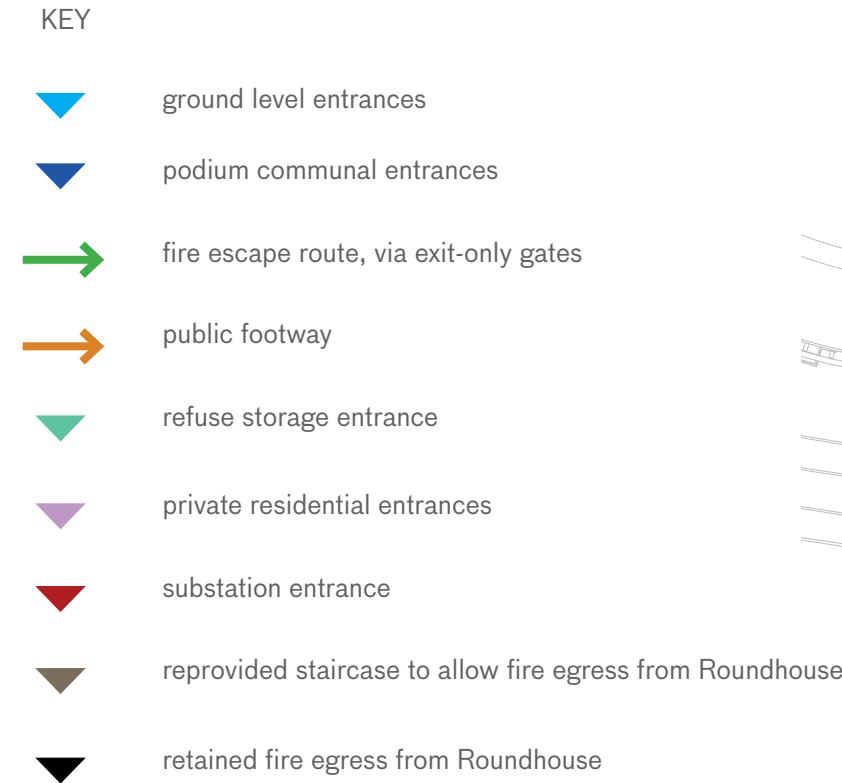
The podium level will be accessible via internal elevators.

The new, enlarged public realm provides a comfortable approach to the commercial, student and residential entrances.

At podium level, the student and residential buildings each have separate entrances to the outdoor amenity space.

Residential dwellings at podium level have direct access through their private amenity terraces.

The strategy re-provides the existing egress routes from The Roundhouse. These existing routes are across first and ground floors, via two different external staircases. These staircases are gated and accessed for emergencies only. Please refer to the fire and security report for further details on the strategy.



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5.16 Short Stay Cycle Parking

15 cycle stands are required for short stay parking provision, in accordance with GLA guidance.

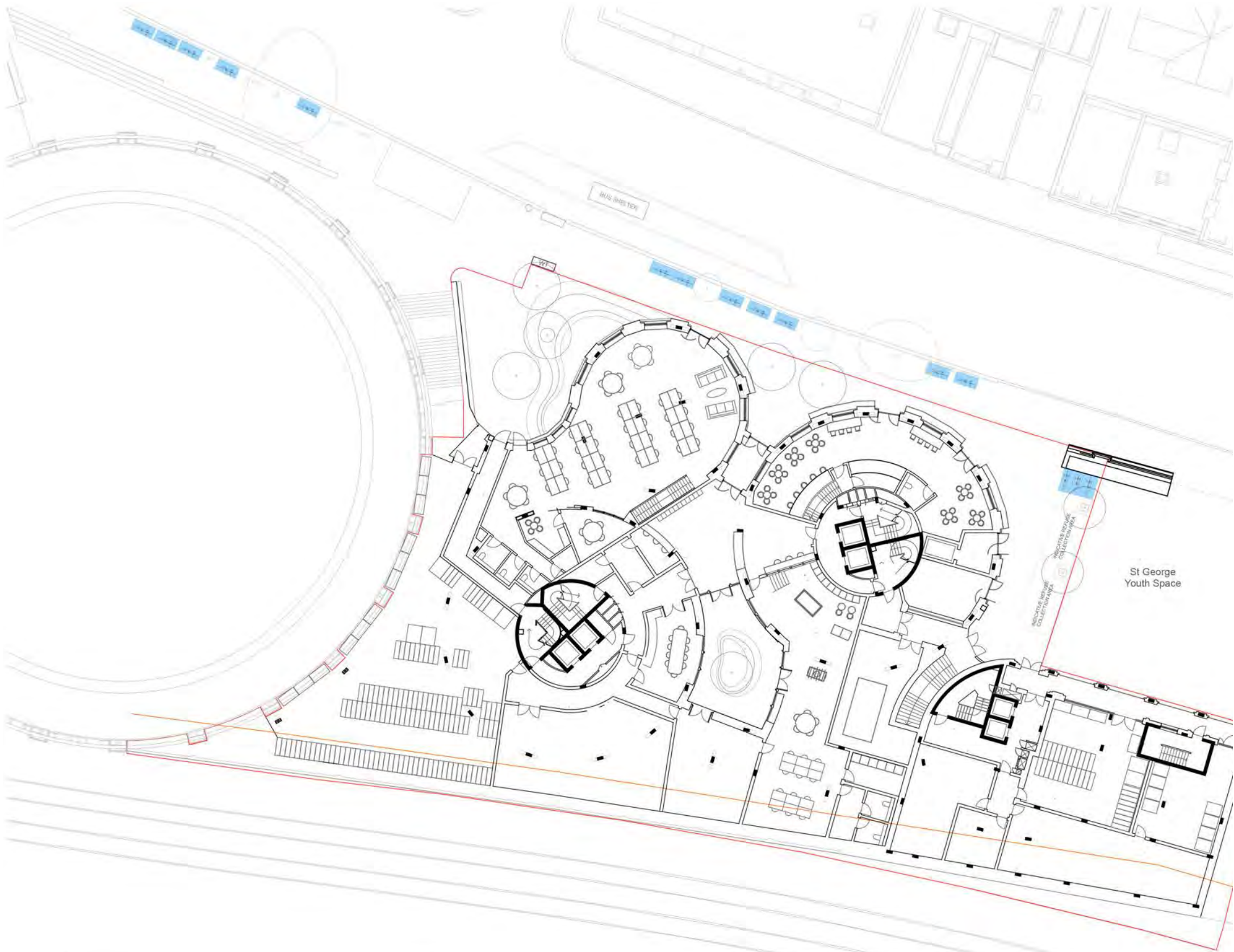
'M' cycle stands in stainless steel finish are proposed.

3 stands are within the site boundary near to the residential entrance.


12 stands are positioned along the edge of the footway evenly distributed along the frontage of the building and accessible from all the entrances.



Proposed 'M' cycle stands in stainless steel



KEY

 proposed cycle stands

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5.18 Public Open Space Assessment

The public open space area requirement is calculated using methods set out in Camden Planning Guidance methods:

Dwelling type	Quantum (sqm) per person	Number of dwellings	Total POS required
Residential	9sqm x 2.12 (average household size in Camden Town ward)	24	458sqm
PBSA	6.75sqm	265	1,789sqm

Public open space overview:

The existing site provides no public open space, being enclosed by a wall all along the frontage onto Chalk Farm Road. The proposal makes significant improvement to this condition by opening the ground floor open space to public access, improving also the relationship between the site and the public footpath, besides adding a new socialising and resting space and street greenery. The proposal therefore improves condition for both residents and the wider community.

The proposal secures private outdoor amenity for residents and students, away from the main road and optimally located for daylight and sunlight.

	Quantum (sqm)
POS required	2,247sqm
POS provided	336sqm
Balance	-1,911sqm

Other types of open space:

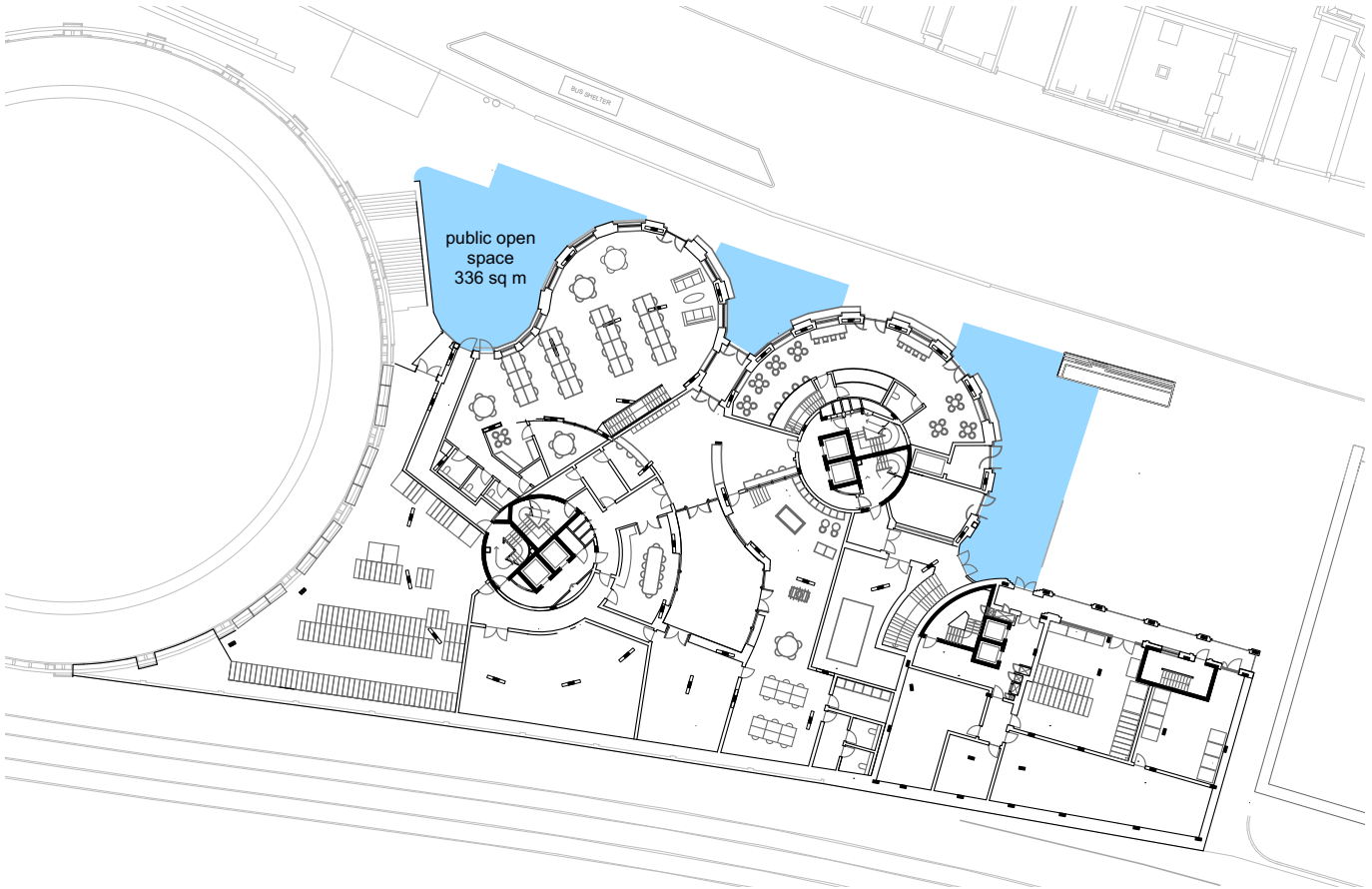
633 sqm private outdoor amenity shared by residents and students

226 sqm private outdoor amenity for student

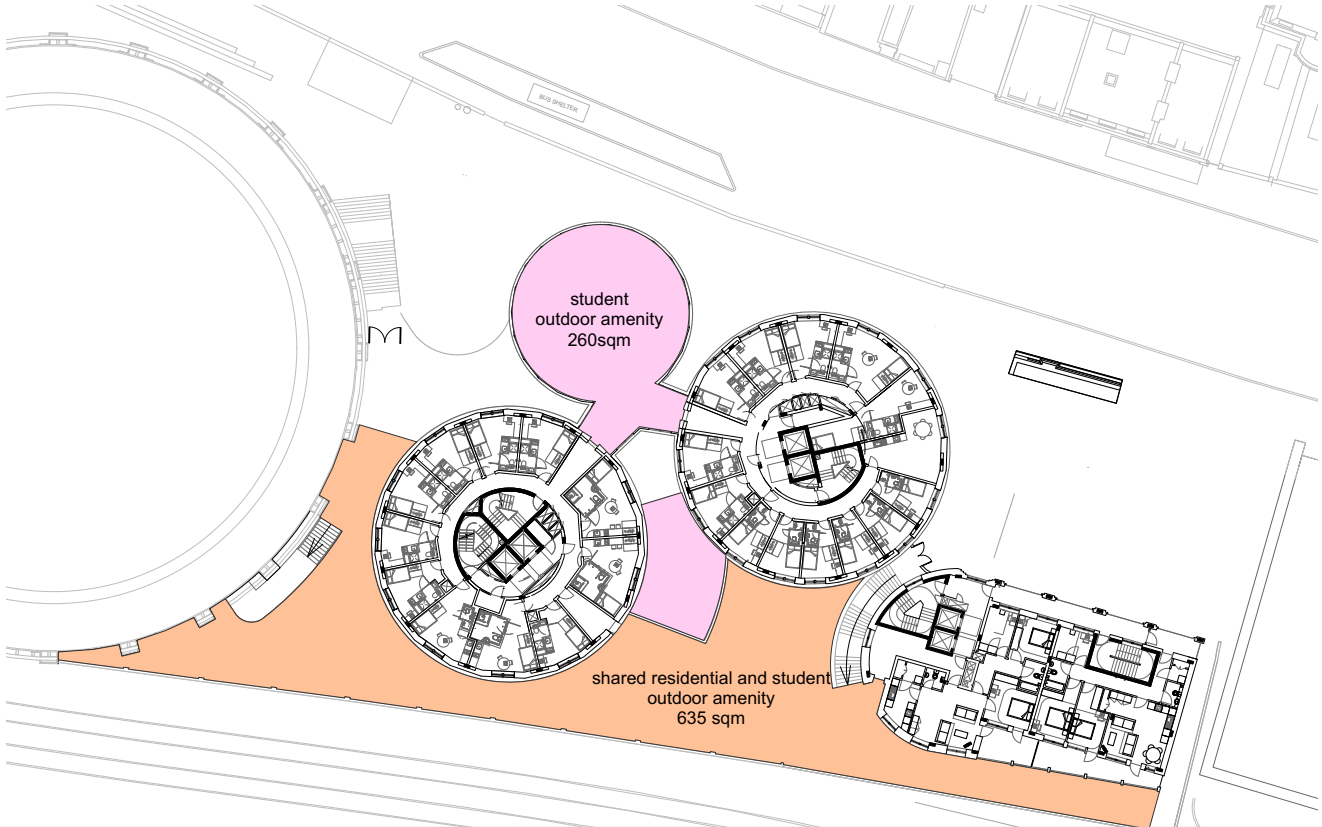
KEY

- 336 sqm** public open space
- 635 sqm** outdoor amenity playable space for residents and students
- 260 sqm** student roof terrace garden and courtyard

Public open space



Other types of open space:



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5.19 Play Space Assessment

Play provision has been calculated with LB Camden’s Public Open Space Planning Guidance and Student Housing Planning Guidance.

PLAY (10sqm per child benchmark)
SECTION 1.35 OF POLICY

Under 5:	110	sqm
5-11:	85	sqm
12-15:	39	sqm

Total 234 sqm

Play for ages 0-4 and 5-11 may be provided within the residents’ shared outdoor amenity space.

Play for ages 12-15 must be within 800m walking distance and therefore can be provided by Talacre Gardens, which is a 9 minute walk (or 700m) with 2 pedestrian crossings. Refer back to ‘Landscape Context’ page for walking routes.

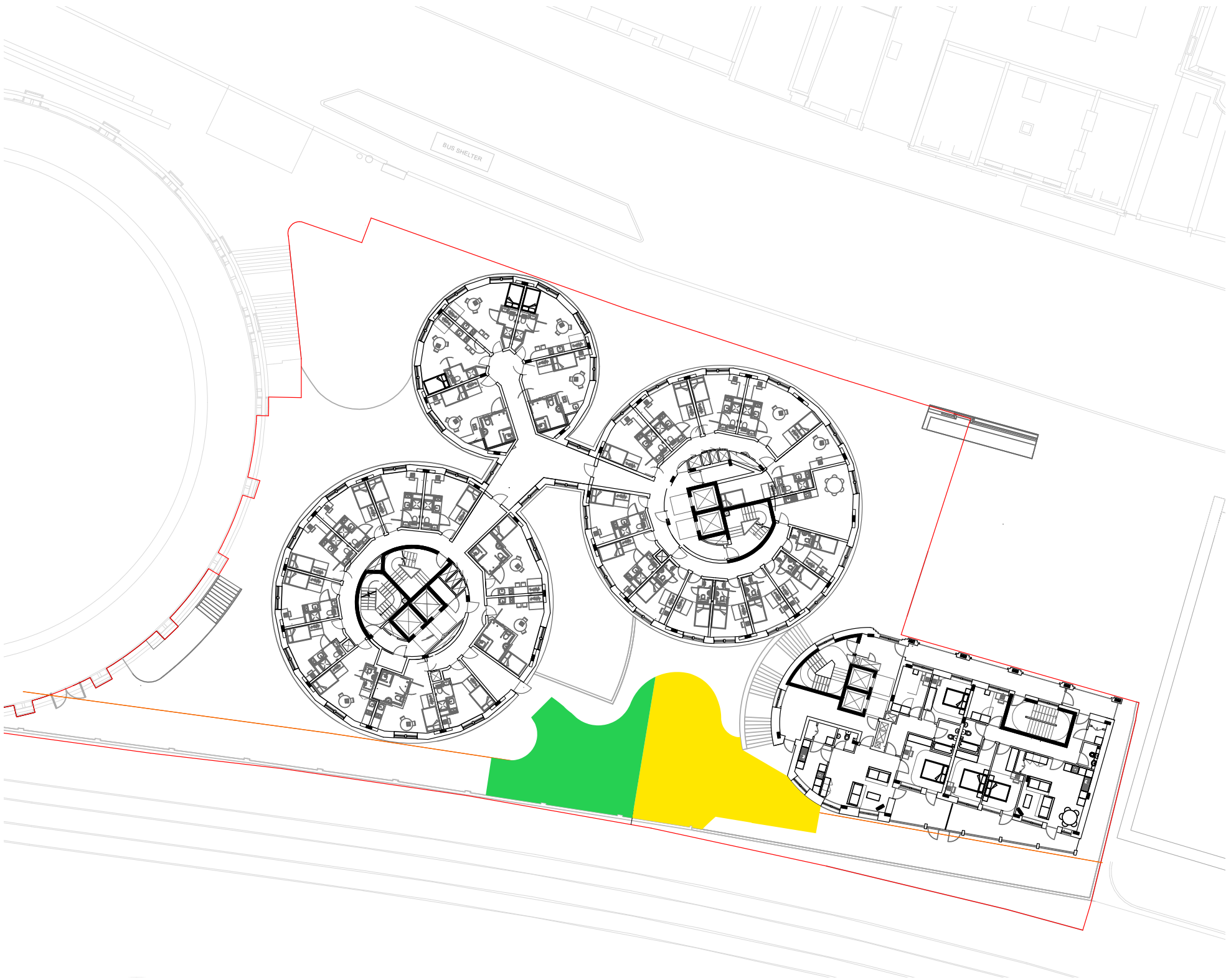
39 sqm play area for ages 12-15 to be provided off-site.

Key

play area for ages 0-4
110 sqm

play area for ages 5-11
85 sqm

(volumes to scale with plan)



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5.20 Landscape Management & Maintenance

1.1 Maintenance objectives

Maintenance is fundamental to the successful creation of places and neighbourhoods. We recognise that a cared for environment helps foster a sense of pride and ownership in residents.

A successful landscape takes time to mature. The maintenance of the landscaped areas will ensure the successful establishment of high quality hard and soft landscape spaces. Hard and soft landscape areas will be carefully maintained to ensure they develop into mature and attractive landscape spaces.

Typical maintenance activities

- Maintenance shall include watering to establishment, pruning, pest and disease control, weeding, adjusting tree guys (twice a year), tree security checked (twice a year) stakes, ties, topping up mulch and applying fertiliser.
- Any plants which fail to thrive will be replaced annually (tree to 100%, shrubs and ground cover to fill gaps).
- Biodegradable arisings such as grass cutting, tree roots, shrub and pruning arisings will be removed to local composting bins.
- Hard surfaces and gravel areas will be kept weed and litter free, surface gulleys and channels free from mud, silt and other debris. Damage to surfaces will be repaired to match the original specification.
- Fences, gates and railings will be maintained in good functioning order and damaged components replaced.

Month	January				February				March				April				May				June				July				August				September				October				November				December			
Week	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
Operations																																																
Hard Surfaces																																																
Litter removal																																																
Clear weeds/moss																																																
Jet wash play area surfaces																																																
Check clear drainage grilles/gulleys																																																
Check maintain tree pit surfaces																																																
Bio-diverse Grassed Areas																																																
Top dress																																																
Check for and treat moss																																																
During establishment cut meadow to 50mm																																																
During establishment remove unwanted species																																																
Check & if necessary and feed amenity grass																																																
Remove persistant weeds																																																
Planting Generally																																																
Little removal																																																
Irrigate necessary																																																
Check soil levels & top up if necessary																																																
Top up mulch																																																
Check compaction & aerate if necessary																																																
Check plants & re-firm if necessary																																																
Shrubs																																																
Prune as per planting schedule																																																
Remove, re-firm/tie stakes as necessary																																																
Fertilizer application																																																
Treat shrubs with pesticide if necessary																																																
Remove & replace dead/dying plants																																																
Climbers																																																
Check ties and supports																																																
Check & prune away from gutters & windows																																																
Herbaceous Planting																																																
Fertilizer application																																																
Treat plants with pesticide if necessary																																																
Remove & replace dead/dying plants																																																
Once established remove protective fencing																																																
Cut back to ground as per plant schedule																																																
Trees																																																
Pruning of dead/damaged wood																																																
Check stakes, ties & or supports																																																
Remove tree spats																																																
Check & refirm establishing trees																																																
Leaf removal from hard surfaces																																																
Fruit removal from grassed areas & hard surfaces																																																
Irrigation system																																																
Check nozzles, pipes and controls																																																

