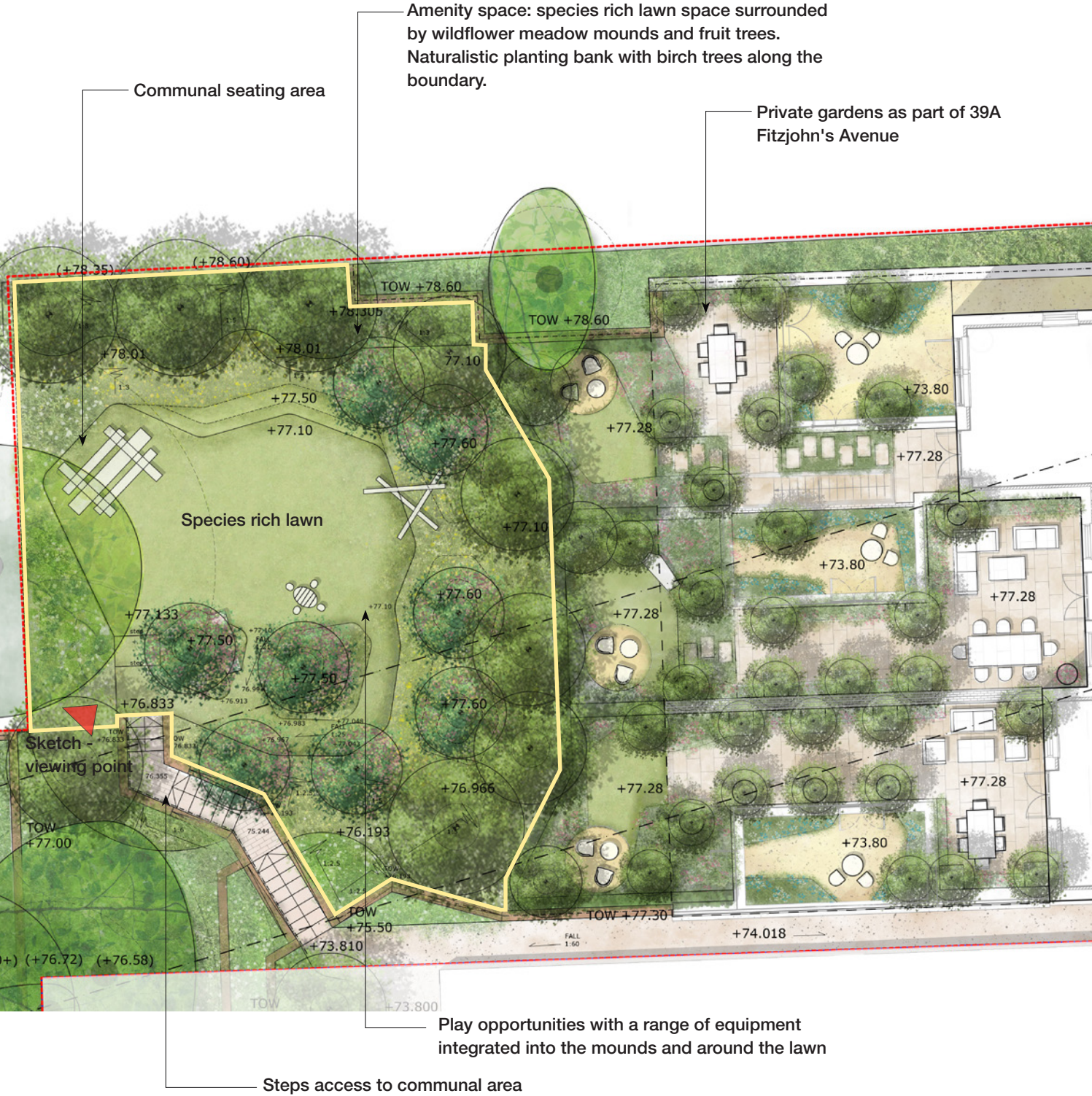


Landscape led master-plan

Key character areas



Close-up plan showing design proposal for rear of 39A Fitzjohn's Avenue

BOWLES & WYER

A space for community

Located in the upper north side of the Site, at the rear of 39A Fitzjohn's Avenue where the tennis court is positioned and at the highest point of the plot, this entire spaces is re-imagined as a multifunctional space for residents of all ages.

A set of winding steps provide access from the lower common ground area where similar facilities are continued as part of the of the Wider Site design. Planting wraps around the edges to create a space with its own identify. The woodland feel is carried through with birch trees along the north boundary that create a sense of enclosure and smaller native trees that add another layer of visual screening for private gardens. Climbers layered with mid height shrubs partially mask the retaining walls for a softer integration into the landscape.

Once reaching the top, you are welcomed by a generous open space which is the heart of the space providing opportunities for socialising, temporary events and playing. This is surrounded by landforms where small fruit trees are planted and naturalistic planting that attracts wildlife.

Options for communal seating located in the shade of existing trees offer views of the entire space while tiered grass banks can be used by individuals or smaller groups for reflecting or more intimate conversations.



Manipulating the topography to create informal seating options
Image credit: Arne Maynard



Resting points nestled within planting
Image credit: Martin Argyroglo and Atelier Jacqueline Osty



Fruit trees planted amongst long grasses and herbaceous that attract pollinators
Image credit: Andrea Jones



Landforms created using sub-soil from site
Image credit: Landscape First

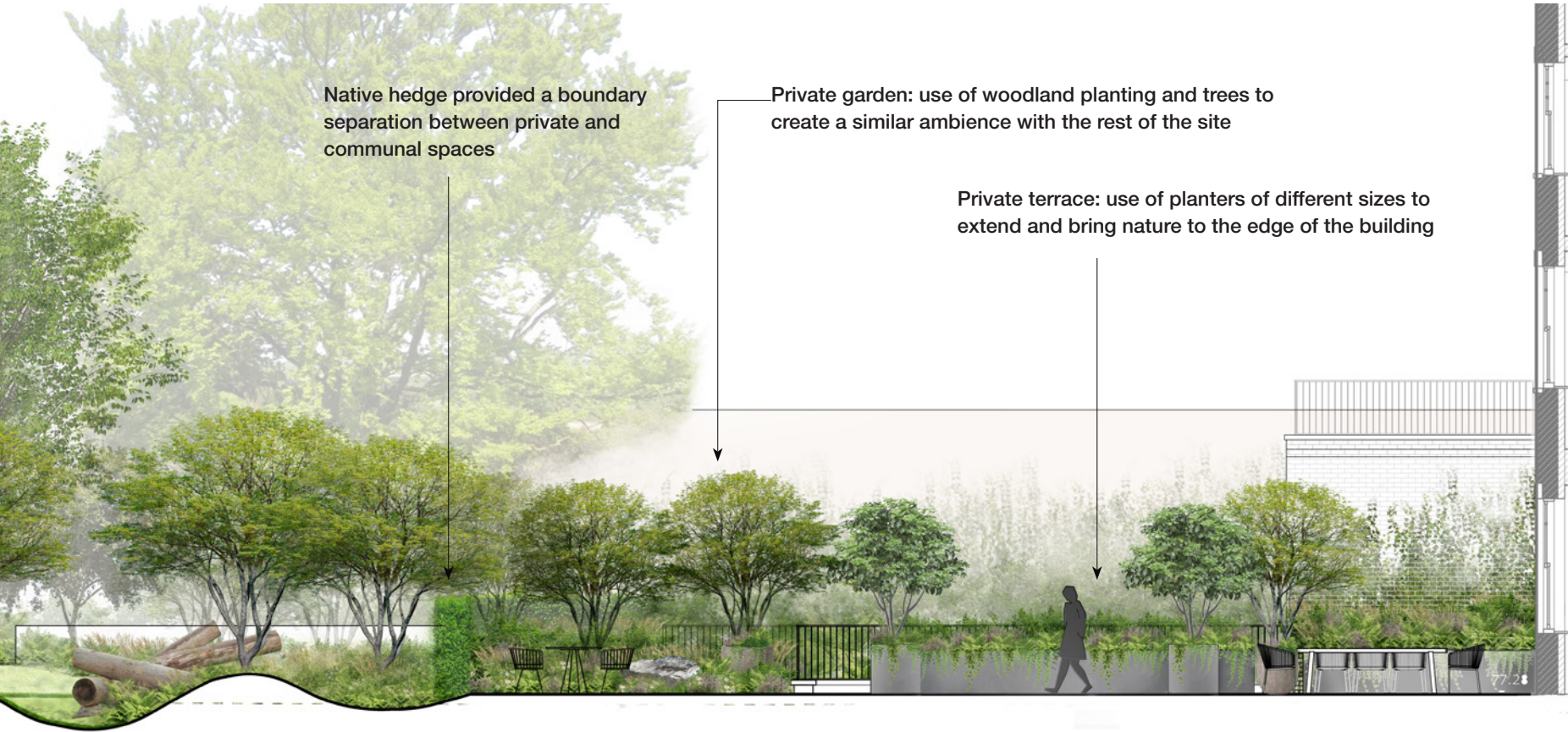
Landscape led master-plan
Key character areas



Illustrative sketch of communal area

Landscape led master-plan

Private gardens



Elevation of private gardens and terraces part of 39A Fitzjohn's Avenue transitioning into shared amenity space

A seamless transition from shared amenity to private gardens

Located at the back of 39A Fitzjohn's Avenue and next to the communal area, these private spaces provide a generous series of outdoor rooms for seating, dining and entertaining.

Native hedging defines a soft physical boundary between shared and private spaces. Woodland planting transitions into private gardens and a similar planting palette is carried through onto the terraces and to the front gardens bringing nature close to the building edge and creating a natural relaxed feel. This strengthens the connection with the Wider Site and draws people outdoors.

The use and materiality of the gardens also change as one moves through the spaces with planting in containers at different levels and stepping stones with low maintenance and resilient species in between. At the basement level, a gravel garden designed as a visual space takes centre stage.



Location plan



Low and hardy planting blurring paved edges



Outdoor rooms separated by planting
Image credit: Allan Pollok-Morris



Planting layering for privacy and creating a sense of depth
Image credit: Paul Upward



Seating areas surrounded by planting
Image credit: Ula Maria



Woodland planting carried through the private gardens
Image credit: Colm Joseph Gardens

Landscape led master-plan

Social values



Diagram showing external amenity space and play

BOWLES & WYER

External shared amenity




The extent of shared amenity complies with Camden's Public Open Space guidance and Local Plan policy A2, exceeding the minimum recommendations of 9sqm per resident with a proposal for 11.5sqm per resident. The landscape is designed with multifunctional use with natural green space that provides opportunities for passive recreation but also biodiversity and community engaging.

Community benefits are a key design principle to the development of the site. Recognizing the importance of social engagement and cohesion, the design approach aims to create spaces that foster community interactions and promote a sense of belonging.

By incorporating features that encourage community engagement, such as seating areas, gathering spaces, and opportunities for shared activities such as foraging and educational areas, the design seeks to create a vibrant and inclusive community hub that enhances the overall well-being of the buildings occupants and promotes a sense of community ownership and pride.

- Foraging and education
The woodland area offers the opportunity to connect with residents facilitating learning around foraging, food growing and enabling the residents to be part of the nurture process as the site develops.
- Fruits trees
A number of fruit trees located where is the tennis court, is another way for community engagement. Located within the wildflower meadow, this area will also offer a good habitat for plants, birds, and insects.
- Wildlife features in the landscape
It is important to design a landscape that functions as an ecosystem and not only takes into account people but also supports wildlife all the way up to the food chain contributing to climate resilience. Reclaimed materials from site, like bricks, tree trunks, stumps or twigs located within planting provide not only direct food sources but also shelter. This can also be used as an education resource for residents learning about wildlife.

Key messages:

-  Facilitate community cohesion
-  Promote education in food growing and wildlife
-  Foraging, fruit trees and learning about what nature provides



Seating opportunities for socialising
Image credit: Extra Vert



Access to green spaces
Image credit: Gillespies



Use of edible plants that encourage foraging and learning about nurturing a landscape

Landscape led master-plan

Social values



Play opportunities diagram

Play opportunities

The play area features a natural play space geared toward younger groups with many different elements for the children to enjoy. Crawling tunnels carved into proposed mounds, storytelling area and mounds have been integrated into the communal area for children under 4. Stacked logs reclaimed from felled trees to create a climbing structure and designed landforms can be used by children above 4. A communal lawn space can be used for active play by children of all ages for running, kicking a ball or playing games.

The proposals encourage active play and physical discovery while also providing a sensory and tactile experience though the incorporation of natural materials. Pockets of seating throughout the site offer places and spaces to hang out and relax. Ample planting and trees, including edibles have been incorporated into the design, giving shade and inviting the kids to interact with nature and learn about wildlife.

Play space calculator		Benchmark	Total space (min)
Total children 7.9	Play space requirement	6.5m ²	51.1m ²

Play space	Planning requirement	Proposed
0-4 age group	25.4m ²	31.5m ²
4-11 age group	17.5m ²	28.8m ²
12+ age group	8.2m ²	16.5m ²
Total	51.1m ²	76.8m ²

Planning requirement calculations based on GLA Yield Calculator updated June 2019 and accommodation schedule for 39A Fitzjohn's Avenue and Maresfield Gardens.



Mounds
Image credit: Mikyoung Kim Design and Kate Joyce



Natural play using reclaimed logs from site
Image credit: Earth Scape



Natural play
Image credit: Mikyoung Kim Design and Kate Joyce



Balancing logs
Image credit: Eric Sander

Landscape led master-plan

Materials palette



Hardworks diagram

Key:

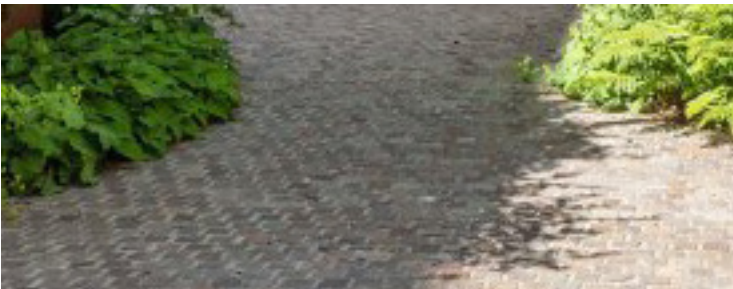
- | | | |
|---|--|---|
| Self binding gravel for vehicular access | Stone paving to main entrances | Self binding gravel for pedestrian and cycle paths |
| Vehicular clay paving with planting bands to front of 39A | Porcelain paving to podium gardens | Gravel in stabilisation trays to private lightwells |
| Clay paving to shared pedestrian and/or cycle paths | Block paving and steps to side access between 39 and 39A | |

A coherent hard landscape palette

The hard landscape strategy focuses on the integration of the development within the surrounding context and responding to the Wider Site conditions. A robust and restrained range of complementary materials is proposed that is coordinated with the architectural finishes. The aim is to create a cohesive palette which suits the natural feel of the Site and requires low maintenance.

The extent of the hardscape is reduced to allow space for nature. Careful consideration has been taken to create paths around and away from tree roots and propose permeable materials such as gravel and clay paving that help reducing water run-off.

The frontage to 39a Fitzjohn's Avenue addresses the functionality of the space with materials suitable for both vehicles and pedestrians. Working in harmony and reflecting the character of Fitzjohn's Avenue, stone paving formalises the main entrance into each dwelling.



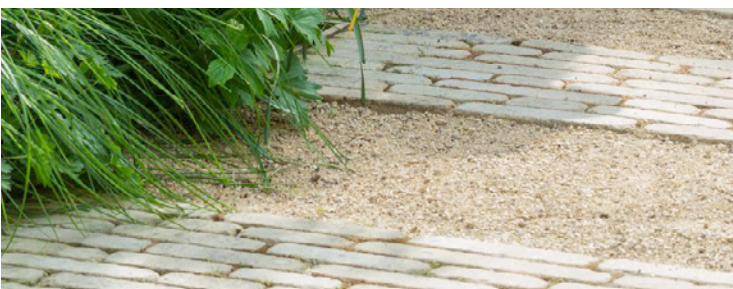
Clay pavers
Image credit: Gillespies



Self binding gravel
Image credit: Townshend Landscape Architects



Loose gravel
Image credit: Scott Shigley



Clay pavers stepping stones
Image credit: Angus Thompson



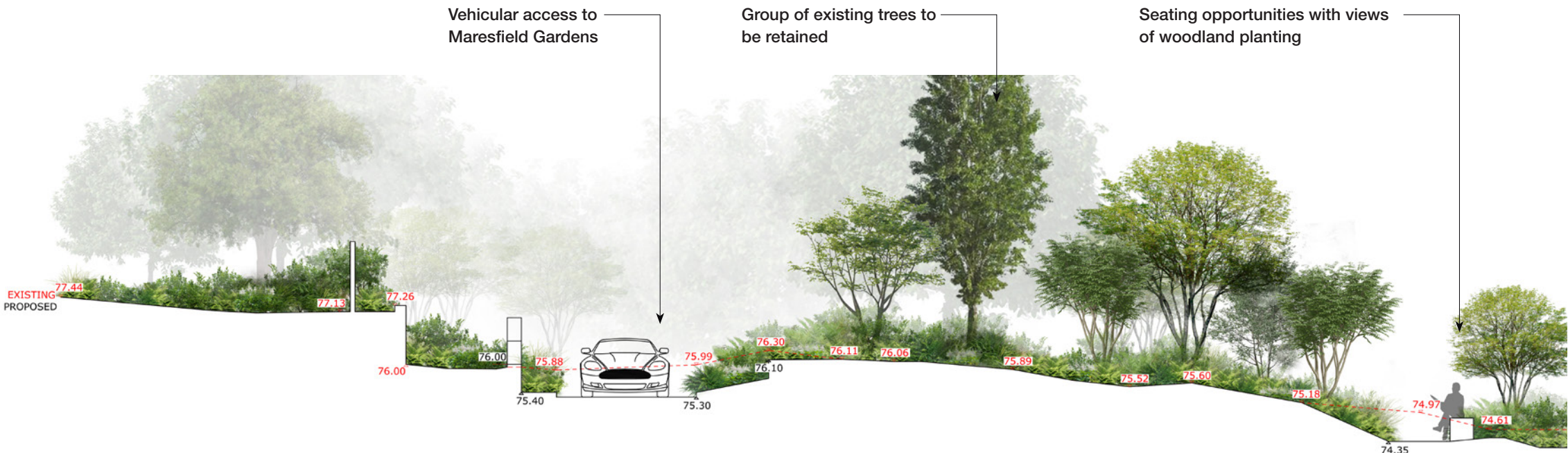
Clay pavers steps



Stone paving

Landscape led master-plan

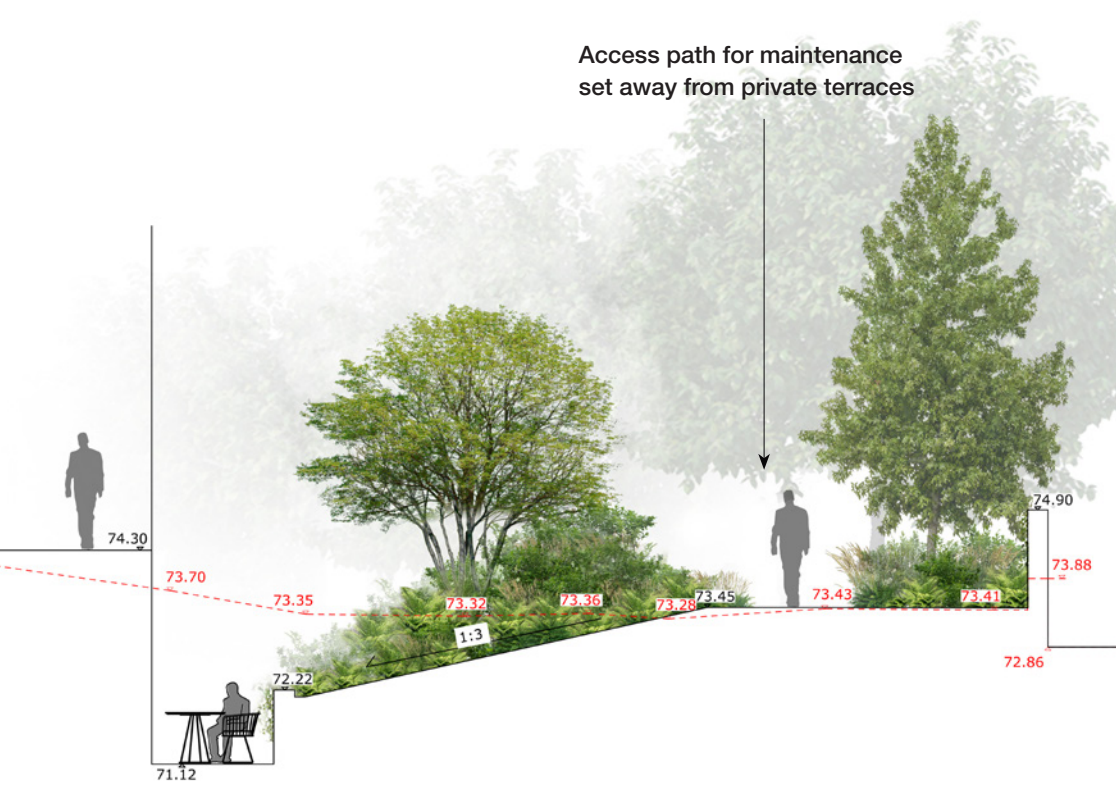
Topography



Section illustrating minimal intervention where existing trees are retained



Location plan



Section illustrating the visual relation between the private terraces and planting



Sculpting the landscape to create natural landforms for shared amenity spaces

Landscape and buildings in context

The Wider Site has a challenging topography with a significant 5m change in height, land sloping from the north boundary to the south - west corner. The landscape proposal aims to work with the Site natural topography by minimising the extent of excavation.

Reusing sub-soil from site, the north area is designed as a series of landforms that provide access to shared amenities such as mounds planted with wildflower meadow which are partially sculpted to integrate play equipment or stepped seating areas which tie in to existing boundary ground.

Sloping down by 3m, the topography around Maresfield Gardens responds to the new building location. Minimal and thoughtful interventions are proposed where existing trees are to be retained with narrow paths provided for maintenance access around the Site.

A consistent gradient is kept around the Maresfield Gardens building with the landscape sloping towards the lower terraces. This approach supports the theme of nature re-connection and strengthens the relation between indoors and outdoors by providing direct views of the woodland planting that surrounds and meets the building and external terraces to their edges.

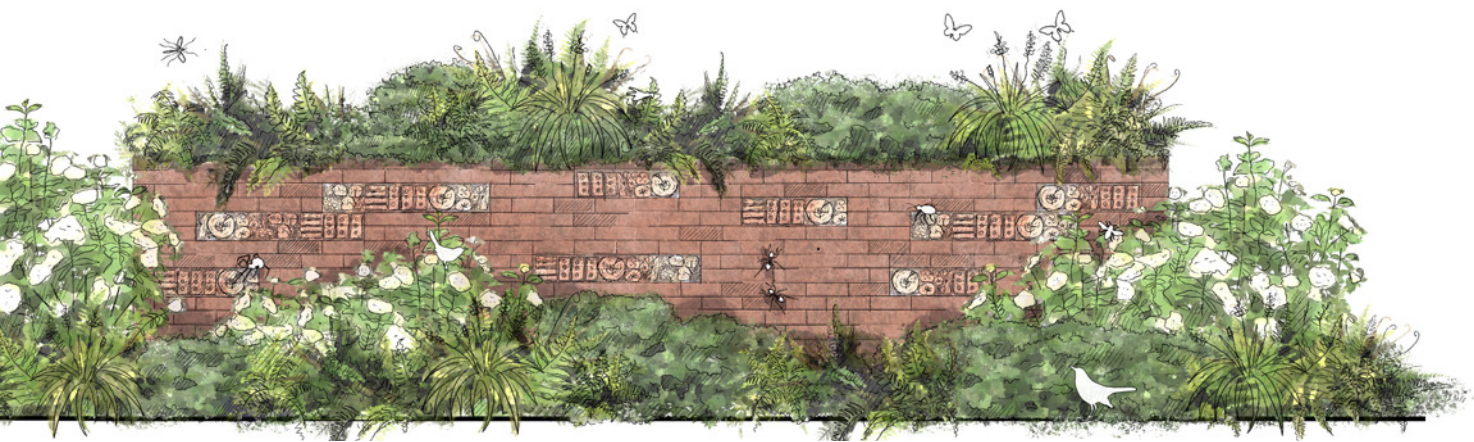
Landscape led master-plan

Ecology & biodiversity

Low walls against paths



Walls above 600mm high planting in front and above



Integration of wildlife friendly design as part of the retaining walls

Key features

Retaining walls are an integral element of the landscape design as they mediate the relationship between existing and proposed. These are to be partially built using reclaimed bricks from existing buildings located within the Wider Site. Layers of planting and climbers soften the edges and integrate the walls into the landscape with subtle or more visible parts exposed for accommodating opportunities for wildlife to shelter.



Integrating walls into the landscape
Image credit: Kuhn Landschaftsarchitekten





Nature and wildlife integration

Our proposal focuses on themes which include supporting and increasing biodiversity, creating additional green blue infrastructure, planting trees and developing a Nature Recovery network to support a landscape scale restoration of nature for the Wider Site.

With reference to the London and Camden Biodiversity Action Plans (BAP), the development aims to contribute to a cleaner and greener future by creating priority habitats and conserving priority species. A number of trees will need to be removed to facilitate for development which will lead to a small loss in habitat units. However the Wider Site strategy looks at developing a woodland landscape that will be managed to ensure a range of habitats by incorporating measures such as :

- reusing the felled tree trunks for creating habitat features within the landscapes that benefit beetles, centipedes, spiders, woodlice and ladybirds
- stumps left in the landscape for food and shelter
- bird and bat boxes to encourage nesting
- integrating wildlife friendly features into retaining walls built partially from reclaimed brick from site
- enhancing existing planting structures and species diversity to provide food and shelter for wildlife
- underplanting the existing trees with shrubs and groundcover improving the planting structure and providing food source for invertebrates and birds
- woodland pond with access for wildlife
- climate resilience planting that have adapted to dry conditions forming sways of decorative planting islands
- wildflower meadows, species rich lawn and green roofs (responding to Camden’s DP22) that support a range of habitats

Key principles:

-  Conservation of priority species to ensure biodiversity net gain
-  Improve infrastructure for biodiversity in built environment
-  Preserving/Rehabilitating ecosystems aid to mitigate climate change
-  Diverse habitats = greater species diversity = more resilient to climate



Green roofs



Resilient planting
Image credit: Sarah Eberle



Nest boxes



Species rich lawn