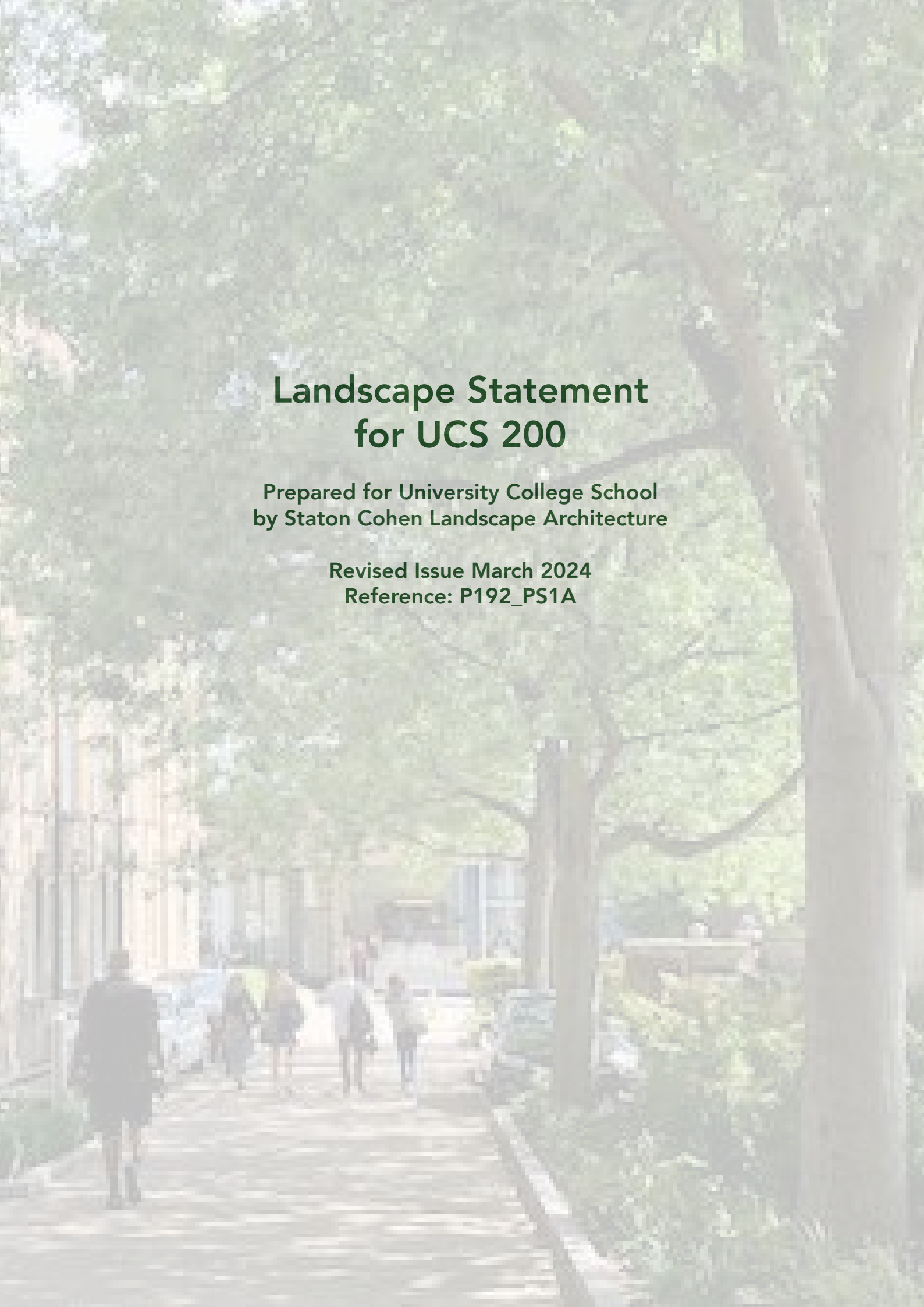


Landscape Statement for UCS 200

Prepared for University College School
by Staton Cohen Landscape Architecture

Revised Issue March 2024
Reference: P192_PS1A

Content

Revision A
March 2024 - section 6.3 modified on roofscape with additional detail. See page 16 &17.

Executive Summary

The UCS 200 development proposes a high quality landscape setting for the new building that addresses the functional, aesthetic and environmental issues that are created by the brief, within the context of the school, neighbourhood and borough.

The landscape design includes:

- Green infrastructure: the new building is connected to the site and surroundings within an integrated landscape:
  - Design to support biodiversity and habitat creation
  - Extensive new planting - with a structure of native trees, hedges, perennial planting and climbers
  - A new roof-scape with biodiverse extensive and intensive living roofs

- Blue infrastructure: the surface water management includes:
  - Sustainable urban drainage
  - A rain-garden
  - An attenuation system

- Outdoor amenities for recreation and play:
  - A new informal kick-about & free-play space
  - Informal social spaces
  - Re-provision of 3 tennis courts with flood lighting

- Improved pupil welfare with dedicated facilities including a sheltered garden

- Improved access within the UCS Estate with step free routes to the new building, northern & upper terrace

- A reduction in formal car parking

- An increase in cycle parking

1.0 Introduction

The main UCS 200 application site occupies an area of the school grounds that combine recreation & sport facilities within an engineered landform of terraces, open hard-standing and an amphitheatre, alongside existing buildings. The red-line extends to the service yard to the north, to address the provision of additional cycle storage. It also includes an area of the existing parking provision on Frognal to accommodate temporary classrooms (refer to architectural information).

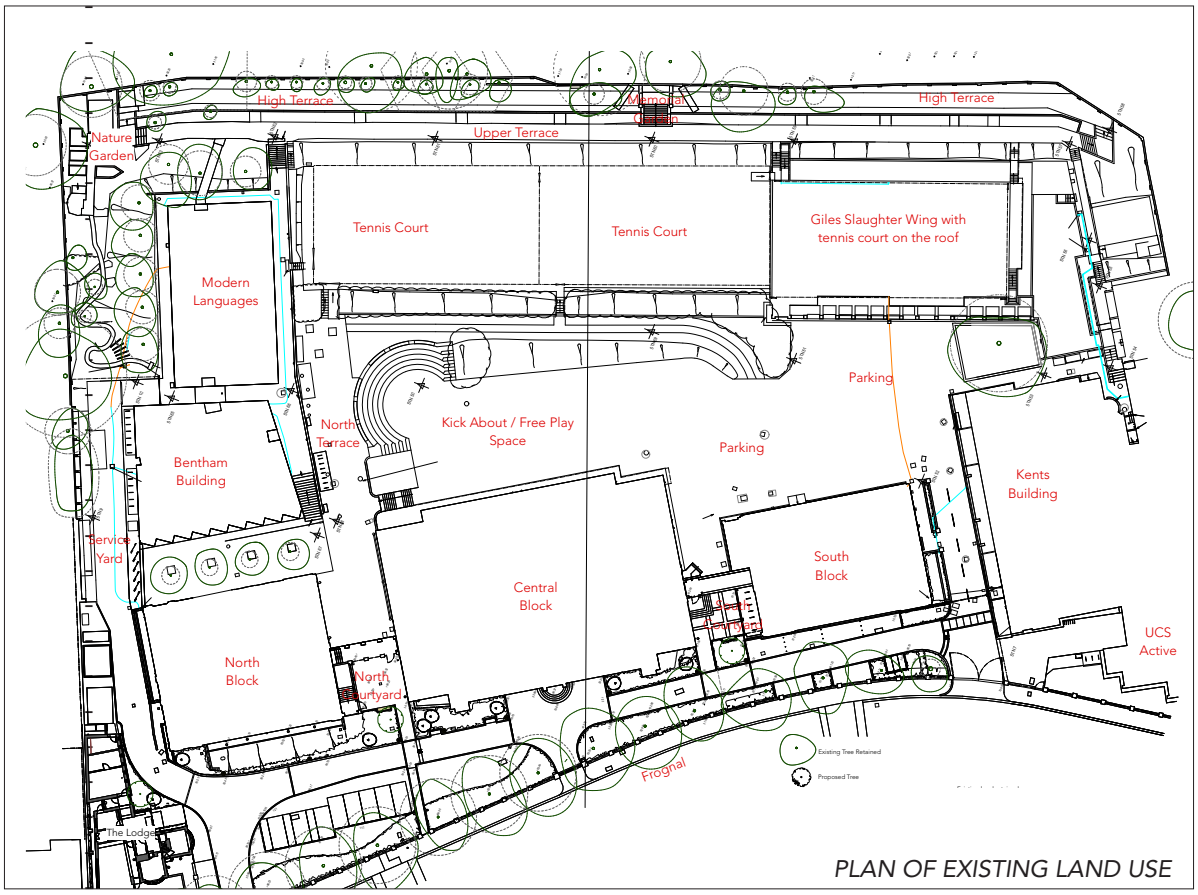
The site is set behind the main school buildings, framed by the built environment with significant structures of retaining walls, brick façades and stepped accesses. These features address the dramatic changes in level to the north and east of the site.

The planting combines mature shrubs with grass edges and groups of specimen trees. There is a significant mature oak that nestles between the existing buildings within a raised brick bed. To the south there are areas of scrub hidden behind brick edges (Refer to the ecology survey).

2.0 Existing land use & access

The existing site has a large central macadam hard-standing that serves multiple functions for the school combining:

- Car-parking
- An informal kick-about
- Free-play area
- Access
- A thorough-fare for pupils as they move across the school estate, during the school day to different classes and activities.



PLAN OF EXISTING LAND USE

It is a bleak and open space, defined by the function and the built edges. The routes across this space are informal, although there are some line markings:

- There is provision for a step free access route into the South block
- A stepped access through to the south courtyard
- A stepped route to the northern terrace and across the amphitheatre
- There are stepped access routes up the hillside.

East of the hard-standing is a bank of planting that connects up to the tennis courts. These are embedded in a structure of engineered grass banks and walls. The access to the tennis courts is via the sloped route and steps.

To the northern edge is a terrace that links up with the Bentham and Modern Languages Buildings and with steps up to the upper terrace.

The upper terrace runs between the nature garden and the pathways to the tennis courts and perimeter buildings. It is has a continuous edge of planting and seating ,with routes up to the higher terrace with the memorial garden and planted garden spaces.

To the eastern edge are engineered grass banks and steps leading to the tennis courts. From the tennis court the land connects back to the kick about space through an engineered grass bank with mature shrub planting and a pathway.


view of existing oak tree


view of car park towards Giles Slaughter Wing


view of car park towards North Block


view of amphitheatre


view of across kick-about


view of across pathway on terrace


view of engineered upper terrace & to tennis courts

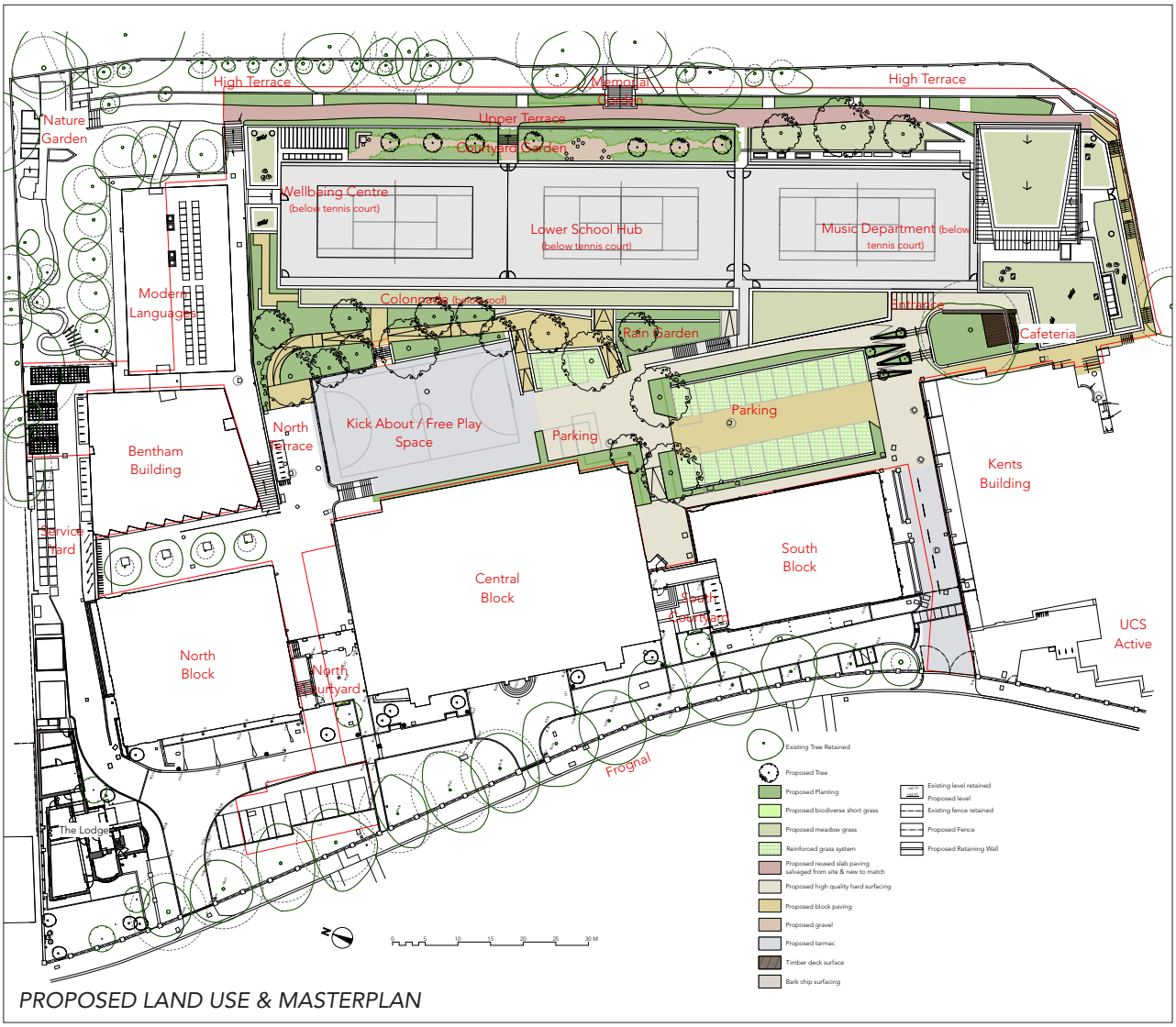

view of from high terrace northwards


view of along upper terrace

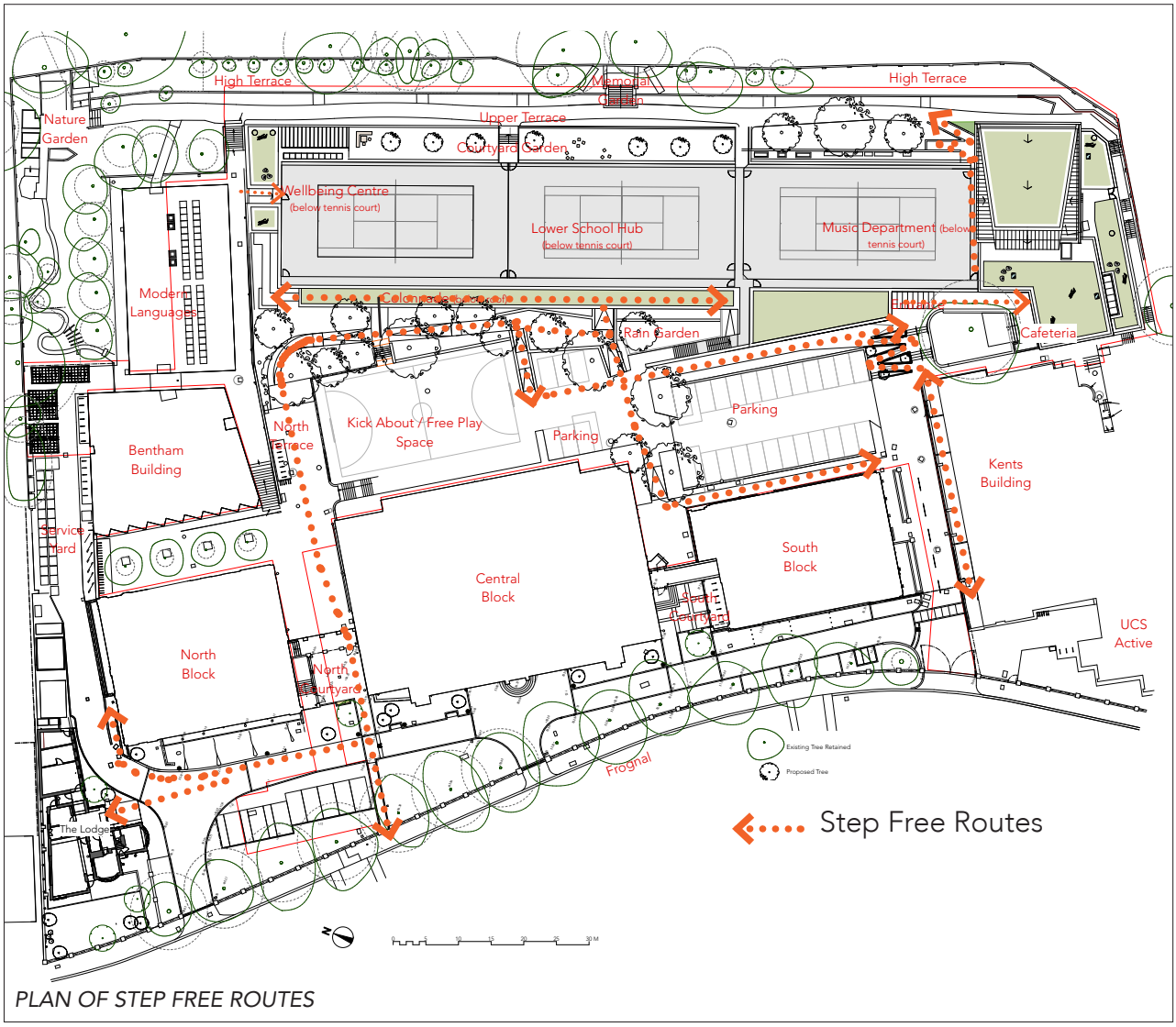
3.0 Proposed land use and access

The new school grounds will include:

- A redesigned car park for 30 vehicles
- A new informal kick-about & free-play space
- Step free access to the new building and northern terrace (see plan page 7)
- Informal social spaces for pupils with seating
- 3 tennis courts with re-provided flood lighting
- A remodelled upper terrace pathway and planting linking to the Nature Garden
- New planting - with a structure of trees, hedges and perennial planting
- A new roof-scape with biodiverse green roofs and intensive planting beds and habitat features.



PROPOSED LAND USE & MASTERPLAN



PLAN OF STEP FREE ROUTES

4.0 Redington Frognal neighbourhood

In reference to the Redington Frognal Neighbourhood Plan (2021) the landscape design addresses the following polices in relation to the Redington Frognal Character:

- *The use of hedges as front, side and rear boundaries: SD 1 vi, vii; SD 5 vii, BGI 1 i & v:* There is a structure of hedging to the within the scheme, that runs to the parking area and to the edge of the upper terrace.

- *Retention and incorporation of trees with a high value to biodiversity BGI 2 i, ii, iii & iv:* The policy is being met through the tree replacement proposal (Section 9.0 proposed trees page 12) and the central oak tree is retained & protected during construction. The majority of the tree species that have been selected are native, with value supporting wildlife.

- *The incorporation of eaves and bird bricks: SD 4*: The structure of the building will allow built in brick and bat boxes on eaves. The orientation and detail will be agreed with the ecologist and architect within the detailed design of the building.

- *Within Annex 6.0 - Living Roofs and Walls: Section 6.2.4:* The roof-scape (Section 6.3 page 16) incorporates the design principles outlined for living roofs. It includes specific habitat features for insect-life. The proposals for climbers along the existing & new retaining walls meet the design principles outlined for living walls.

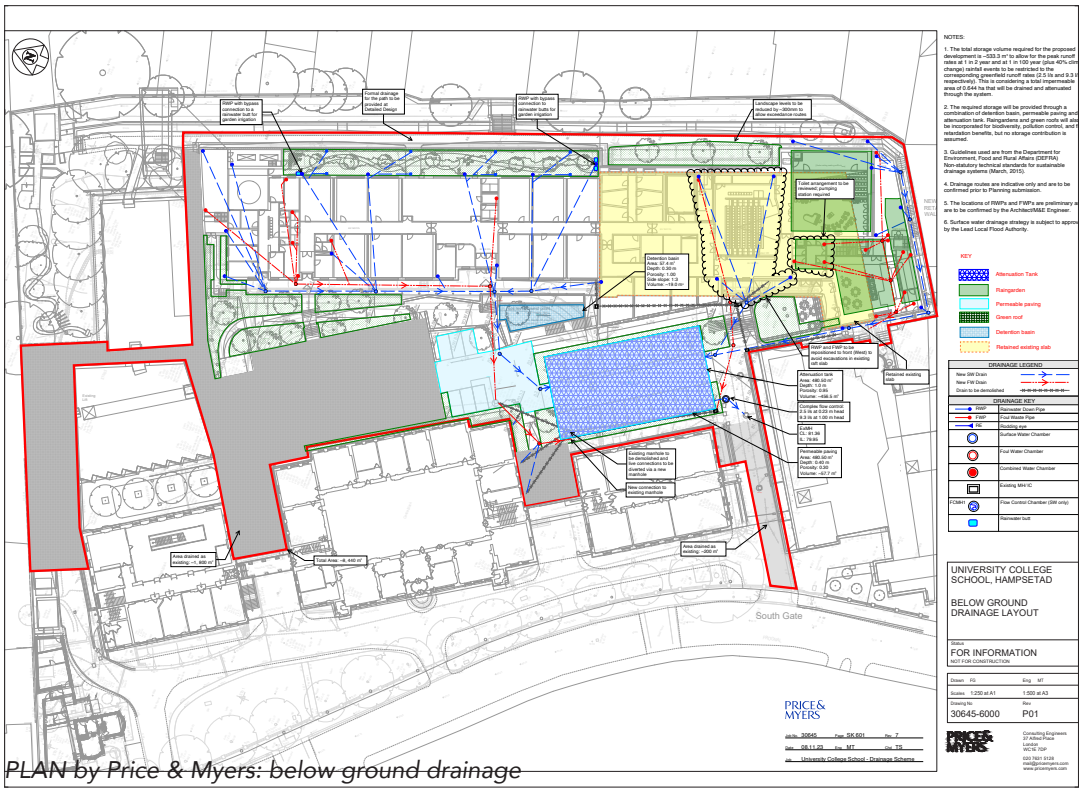
5.0 Green-Blue Infrastructure

The proposed development provides green infrastructure across the site - connecting across the new building, within an integrated landscape. This will provide benefits to the school and wider community including: improved school environment, mitigation of flooding, improved air and water quality, improved micro-climate cooling, encouraging active travel to the school, enhancement of biodiversity and ecological resilience.

5.1 Landscape and Management of surface water on site

The drainage strategy for the proposed landscape has been designed with the civil engineers. (Refer to Price and Myers documentation for detail.).

- The new pavements to the colonnade and car parks will be permeable, designed as sustainable urban drainage.
- At the edge of the Colonnade there is a rain garden that will provide some attenuation within the hierarchy of managing the surface water run-off.
- Below the car park is an attenuation tank. Refer to Price and Myers documentation for further detail.



PLAN by Price & Myers: below ground drainage

5.2 Urban Greening Factor

The site has achieve an urban greening factor score of 0.3056.
This is achieved through the structure new planting across the site and permeable paving refer to plan P192 PL07.

5.3 Biodiversity Net Gain

For detail refer to the reports prepared by Middlemarch
The Biodiversity Metric Assessment has demonstrated that the proposed development will result in a net gain of 0.66 BU (Habitats), and 0.10 BU (Hedgerows). This secures a net

gain for biodiversity, that exceeds the 10% net gain in habitat and hedgerow value advocated by the Environment Act 2021. Therefore the proposals are compliant with planning policy for habitats and hedgerow features (subject to long-term management).

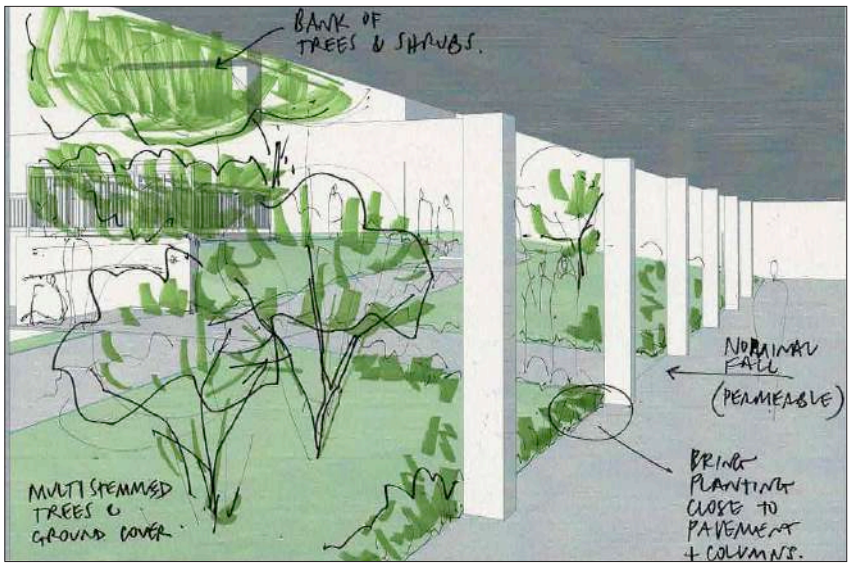
University College School have a long established maintenance programme for their school grounds. The management for the proposed landscape and habitat features will be supported by appropriate adjustments to ensure the planting and habitats thrive.

6.0 Proposed Landscape

The proposed building is set within a new structural landform that will connect to the existing topography, improving the access and creating a seamless setting for the new architecture that is embedded within the hillside.

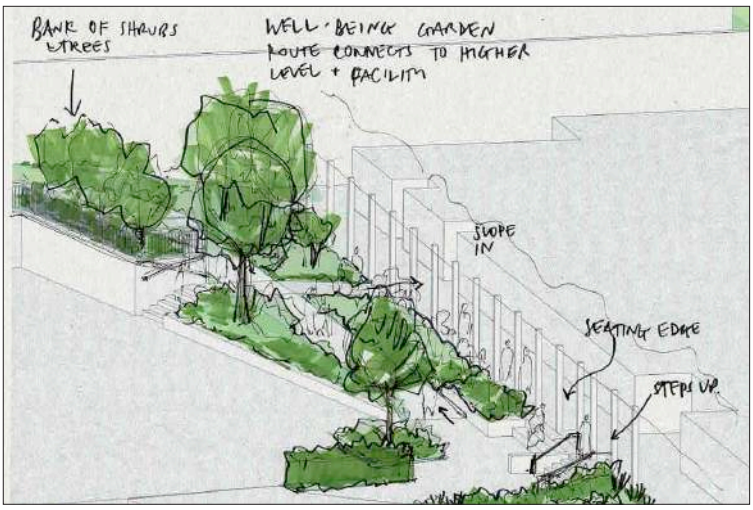
The western facade will benefit from a bank of planting, intersected by pathways that run to the colonnade. Views from within the colonnade and inside the building will look across naturalistic planting with specimen shrubs and trees.

Inspirational image: Garden Museum, Lambeth



Illustrative sketch from inside the colonnade looking out towards the bank

The bank runs to the edge of the free play space that is defined by a retaining wall that transitions from 450mm to 2.1m. The bank has a broad pathway that links the northern terrace with a new step-free route to the open space.



Illustrative sketch of structural landform

The main parking provision is finished with reinforced grass and bounded by a hedgerow. The hedge will significantly reduce the visual impact of the cars when the spaces are occupied -and when the spaces are empty it provides a flexible attractive amenity space.

Existing Parking at UCS: reinforced grass

Image of beech hedge with parking

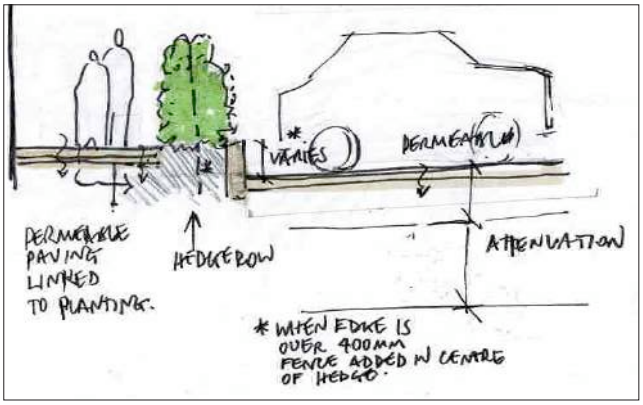


Illustration of propsed parking with hedge & change in level

The new entrance is framed by the mature oak tree and combines steps with an interconnected ramped route, providing step free access. It will be edged with planting to create a friendly and welcoming route to the new music department.

The existing brick edged planter to the oak tree forms the edge for the terrace of the building. This pocket of space extends with steps to a deck, set a raised level, for informal outdoor eating, linked to the new cafe.

To the south of the new building, the pathway will link the existing buildings of the sixth form and facilities team. Beyond these buildings the route will have a services of steps connecting it up to the upper terrace. It is likely this pathway will primarily be used by staff.

The upper terrace will to restored as an important route for the school connecting informal garden spaces with the memorial garden and the nature garden and grassy bank.

Photo in the Nature Garden

Photo in the Nature Garden

Photo of the Memorial Garden

There will be views to the tennis court and oblique views into the courtyard below. There will also be a ramped access route and 2 bridged routes connecting to the roof deck sports facilities.

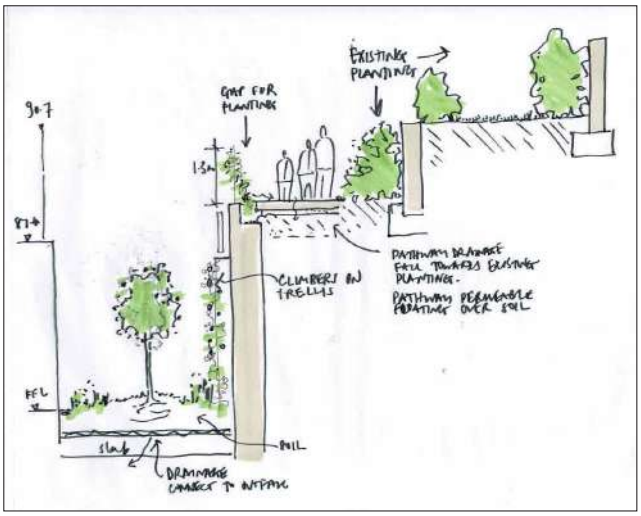


Illustration of the relationship between the upper terrace & courtyard

Precident image: looking out into a courtyard

The internal courtyard to the rear of the new classrooms will be designed to provide a refuge for contemplation for pupils and staff to access in small groups, linked to well-being and outdoor learning . The classrooms will have windows looking into the space, to enjoy the views of the shady courtyard with woody specimen trees, a wall with climbers and leafy ground covers.

Precident image: creating a tapestry of climbers on walls

The extend of hard-standing to the northern terrace will be reduced through the reworking of the levels to accommodate the new building and the resulting landform, which will be planted. The retaining wall will be softened with a tapestry of climbers across the elevation. There will be a guardrail to the southern edge to allow pupils to observe the free-play in the lower space.

6.1 Existing Trees

The existing trees have been surveyed and an arboricultural impact assessment has been undertaken.

In summary there are:
- 15no. trees that will be removed due to the footprint of the proposed development.
- These are on the bank to the tennis courts, to the edge of the amphitheatre and to the edge of the high terrace.
- These trees have been given the 'C" categorisation within the Arboricultural Survey Impact Assessment & Method Statement (reference AIA/MF/055/23).

The species being lost are: 1 no. Cordyline, 1 no. Strawberry tree, 4 no. Himalayan birch, 7 no. Cypress 'Elwoodii', 2 no. Tamarisk.

It is regrettable that these tree removals are necessary however the loss will be addressed through a significant replacement strategy that meets the Camden Tree Planting Strategy & Redington Frognal Neighbourhood Plan.

6.2 Proposed Trees

The tree replacement strategy will:
- Significantly increase the canopy cover at the school through the selection of species and increased number of trees (:note the trees being removed had compact canopies due to their natural forms)
- Plant 25 new trees within the development site
- These will be positioned to create a structure of tree cover for the school that extends through the development site from the car park, to the bank, the courtyard garden and upper terrace
- Support biodiversity and provide varying levels of form and canopy cover, depending on the location and density of planting
- Address below ground conditions to ensure the trees have sufficient growing medium to thrive
- Be of UK stock to ensure biosecurity and robust health
- At the point of implementation ensure BS 8545 Trees from Nursery to Independence in the Landscape 2014 is complied with
- Work with the school to ensure appropriate levels of after-care to ensure establishment

The native tree species proposed are: field maple, birch, hornbeam, hazel, hawthorn, cherry, bird cherry, brown, white beam.

The specimen trees proposed are: Snowy mespilus, gingko, magnolia, ornamental pear.

Images of some selected native trees

6.3 Planting Strategy

The existing school grounds benefit from well maintained planting across the site. They have been designed to be site specific and to inform the sense of place.

The existing planting design to the front of the school site provides a setting to the listed building and boundaries. Along Frognal there are a series of deep planting beds with varied ornamental shrub and perennial plants, with high amenity value framing the views through the listed boundary to the school buildings. The planting provides interest and variation throughout the year.

Photos of planting along Frognal Boundary

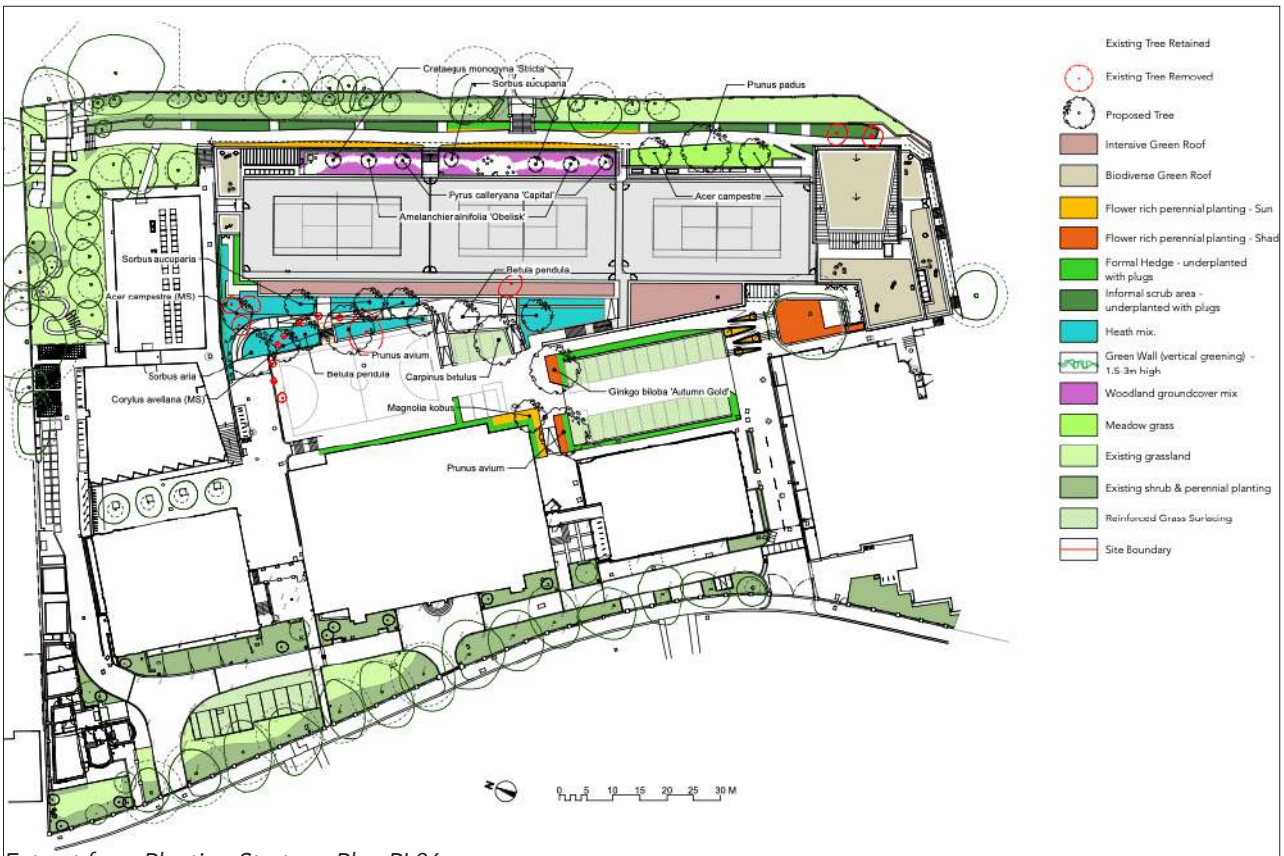
To the north east corner is the Nature Garden - a valuable educational resource. It includes a small pond and has wildlife friendly native planting. This character extends to the high terrace, where there is a structure of old fruit trees.

Photos inside the Nature Garden

The aspiration for the UCS 200 project is that the new development is richly planted and it informs a new landscape that is embedded in its locale, whilst providing rich habitat creation for insects, birds and bats. The detail is captured within drawing P192 PL06.

Creation of habitats

The planting design, management and maintenance will look to create space for nature. The palette of proposed planting material will diversify the opportunities for biodiversity to be supported across the school site, linking to the wildlife corridors created by the adjacent gardens within the Redington Frognal Neighbourhood.



Extract from Planting Strategy Plan PL06

In summary the proposed planting strategy by area provides:

The new entrance & below the oak tree:

This space will incorporate flower rich perennial planting to create an attractive welcoming area, that visually connects through to the entrance of the school off Frognal.

The car park:

This will be planted with a structure of formal hedges that will be under-planted with bulbs and ground covers. The hedges will be maintained at heights that provide natural screening to the views of the cars, to enhance the visual quality of the central space and provide separation between the listed and proposed buildings and the vehicles. The majority of the parking bays will utilise the reinforced grass system that has been successfully adopted outside the Lodge building close to Frognal.


Photo of beech hedge


Photo of parking at UCS

The Colonnade:

The new bank, adjacent to the Wellness Centre and extending to the edge of the Lower School Hub is planted with a layered structure. It includes trees, an under-storey of woody native shrubs and ground covers. There is a combination of plants adapted to exposed conditions to create a varied textured heath-like environment. Visually, it will create a green filter to look through, from inside the building and colonnade, towards the free play space.

Outside the entrance to the Lower School Hub, the planting opens up, to a structure of native trees.

The southern end of the colonnade abuts a rain garden: set at a lower level this planting bed, at times of peak rainfall, will temporarily fill with water. It is intended that it becomes an educational resource so students can observe the variations that occur with significant changes in rainfall.

Photo illustrating planting

The Courtyard:

The Courtyard extends to the rear of the Lower School Hub and Wellbeing Centre. The space is characterised by naturalistic woodland style planting with ground covers that are adapted to shade and damp conditions, there will be small feature trees and the rear wall will have vertical greening through a structure of climbers.

Photo illustrating planting

The Upper Terrace:

Above the Courtyard, at the higher level runs the upper terrace. It will have a new informal hedge of native scrub that will link from the edge of the nature garden through to the south. It will be intersected at the centre with a formal beech hedge framing the memorial garden. The hedges will be under-planted to provide continuous leaf coverage at soil level to provide habitat for invertebrates and other fauna. The plant species selected will highlight seasonal changes with spring, summer and autumn flowers.

The western edge will provide flower and nectar rich planting that gives a visual green ribbon to the edge of the new fence, running to the boundary of the courtyard. It is intended to include climbers to twine along the fencing to break up and soften the visual qualities of the built edge.

This edge runs through to connect to a bank of meadow grass. It is proposed to develop a neutral grassland with native wildflower such as lady's bedstraw, meadow crane's bill, bird's foot-trefoil and cowslip.

Photo illustrating informal mixed hedge

Nectar rich planting

Neutral grassland

The Roof-scape - extensive greenroofs

The roof-scape will be composed of a series of extensive green-roofs. They are different sizes and orientation. The intention is to plant them with a biodiverse grassland mix, with the flat roofs also incorporating wildlife features such as wood piles, sand and stone banks and pools of water to enhance the habitat value for invertebrates and birds. It is likely that due to the different sizes and orientation they will develop differently through their micro-climates, providing significant attractive variations and habitat value.

Photo illustrating habitat creation of a living roof

Extensive living roofs will be designed to include:

- biodiverse seed mix
- 150-180mm depth growing medium - this will be selected to support the specific characteristics of the seed mix.
- a filtration layer limiting the fines migrating to the drainage layer
- 40mm drainage board
- for establishment there will be an irrigation system
- a stone border before the parapet or roof edge detail
- a safe access route and man-safe system or similar to ensure maintenance is undertaken and successfully achieved
- subject to the area and gradient of the roof there will be features to support habitat establishment including: wood piles, sand and stone banks, dishes to hold rainwater and dew.

The Roof-scape - intensive greenroofs

The southern edge of the roof has a series of intensive green-roofs. The edge runs above the colonnade. It will be planted with native acid heath shrubs and grasses that are adapted to exposure and open landscapes. The planting will be visible from the high terrace, the tennis court and some of the eastern facing classrooms of the existing school.

Photo illustrating planting on intensive roof

The design will accommodate:

- a mix of perennial and woody shrub species - selected for their tolerance to exposure, their value to wildlife and aesthetic appeal on a highly visible edge of the roof.
- 150-600mm depth growing medium
- a filtration layer limiting the fines migrating to the drainage layer
- 40mm drainage board
- a stone edge before the parapet or roof edging detail.
- 15-20mm bark mulch to reduce the drying out of the surface of the growing medium
- a safe access route and man-safe system or similar to ensure maintenance is undertaken and successfully achieved

7.0 Selection of hard landscape materials

The selection of hard landscape materials will incorporate:

- Aspects of the material palette used within the public realm to Frognal: the high quality of the materials that have been used, enhance the setting of the listed building and boundary to the street. Therefore it is intended that this is continued through, to link to the school grounds together.

- A carefully selected permeable paving system that compliments the material palette of the new building: this will run along the colonnade and the main circulation spaces linking to the existing building.

- The reuse of paving lifted from the demolition of the existing pathways and building. There are opportunities to salvage materials and these will be cleaned and relaid.

- The reuse the tarmac surface finish and sub-bases of the existing kick-about space and carriageway where possible: providing new surface finishes to avoid excessive demolition.

Photo of existing material pallet

Photo showing reuse of materials

Existing Paving to be lifted & reused

- A sequence of retaining edges and walls. It is intended these are designed, where levels allow to be informal seating and playable elements for the students to occupy at break times. There are opportunities for these to be formed from the reuse of demolition material within gabion baskets.

- Where the height demands an engineered solution it is proposed the retaining walls incorporate elegant guardrails, with a design that is consistent across the new external realm.

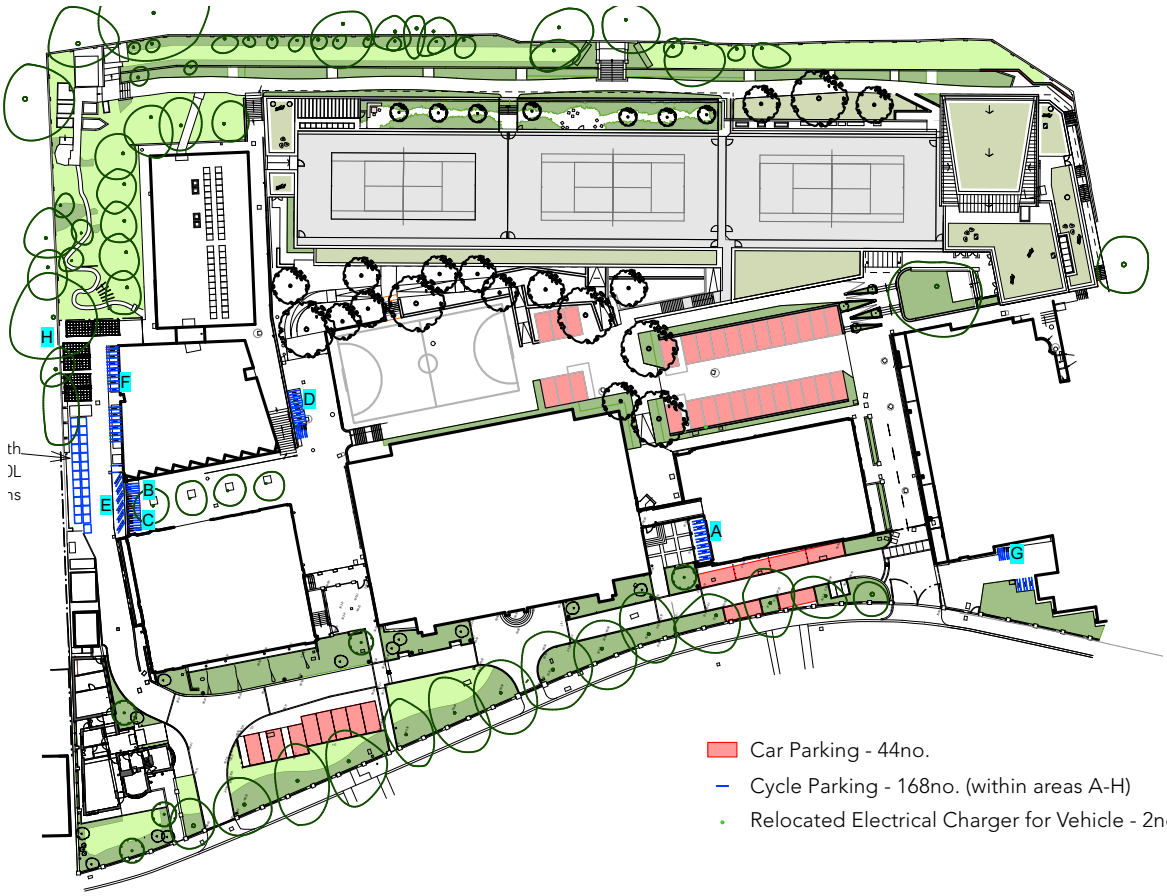
7.1 Lighting design

The landscape will be subtlety lit to provide sufficient directional lighting for the safe use of stairs and pathways. The intention is to integrate lighting where possible into handrails, and within the built environment to avoid stand-alone fixtures.

The lighting to the tennis court will be reprovided - refer to architectural information.

7.2 Parking and Bicycle Provision:

The proposals include the provision of a series of new covered bicycle stands to create a new bike hub. They will be close to existing stands.
The new developed requires the repositioning of a group of bike stands that are on the northern terrace. See drawing PL14 (extract below).



DETAIL FOR CYCLE PARKING ON SITE:
A) 7 no. sheffield stands & covered : capacity 14no.
B) 12 no. slot stand & covered: capacity 12 no.
C) 8 no. slot stand & covered: capacity 8 no.
D) 8 no. sheffield stand & covered, with 6 no. slot stand not covered: capacity 22no.
E) 6 no. modified sheffield stand: capacity 12no.
F) 14 no. sheffield stands & covered: capacity 28no.
G) 6 no. slot stand: capacity 6 no. 3 no. sheffield stand: 6 no. capacity, including 2 no. larger bikes.
H) 30 no. sheffield stands & covered: capacity 60 no.

EXTRACT FROM DRAWING PL14

END

Staton Cohen Ltd trading as Staton Cohen Landscape Architecture

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