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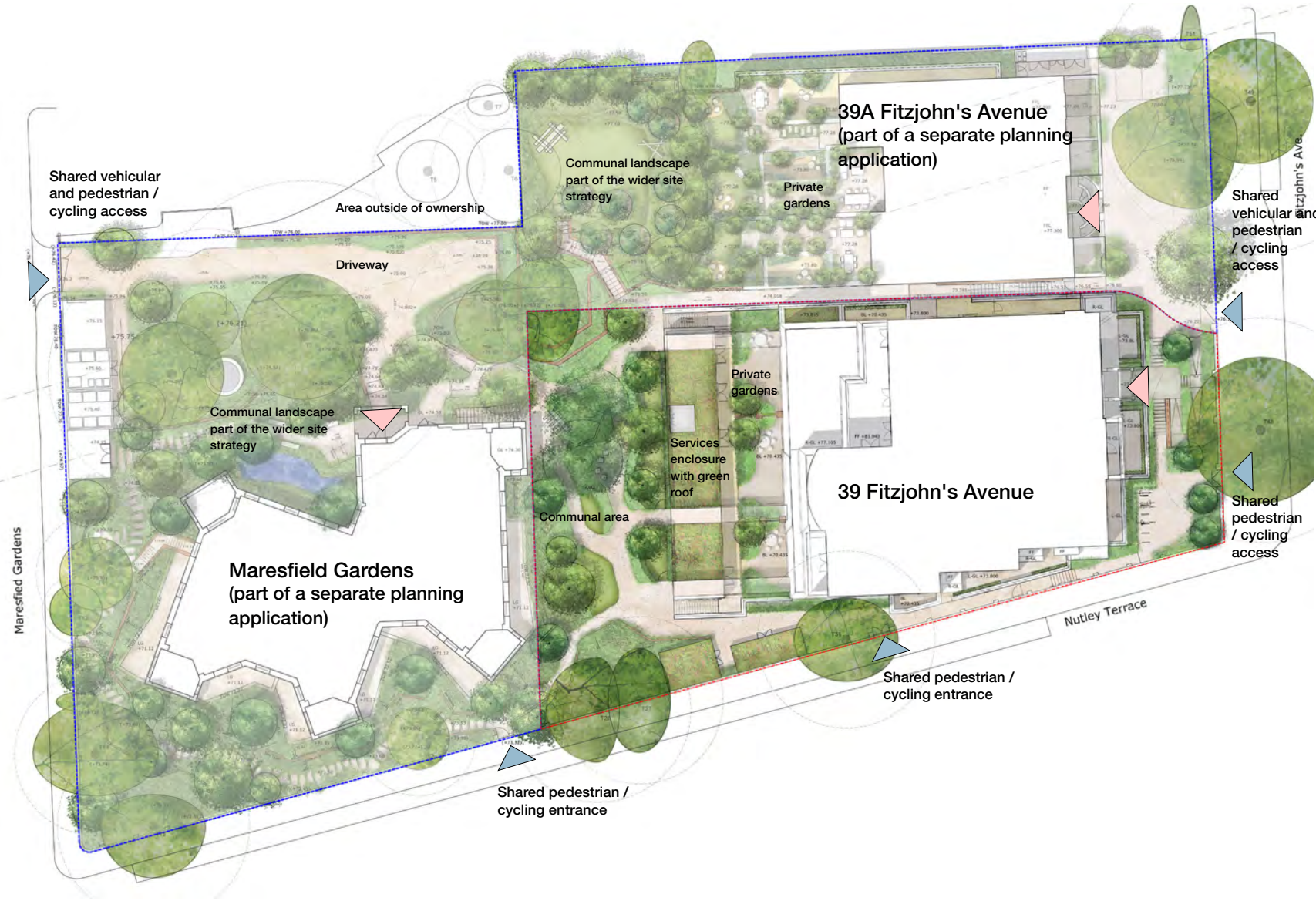
39 Fitzjohn's Avenue, NW3

Addendum to paragraph 7 of the Design and Access Statement
under planning reference number 2020/2169/P

Issued 03.06.24




Proposals: landscape led master-plan

Integration with the wider masterplan



Indicative comprehensive wider site masterplan

- Key:
- Outline of planning application 2020/2169/P
 - Outline of planning application 2024/0728/P
 - Site access points
 - Building main entrance

-  Facilitate connection with nature
-  Promote mental and physical well-being
-  Increased biodiversity through new habitat creation

This document is part of an addendum to planning application 2020/2169/P. There are no changes to 39 Fitzjohn's Avenue built form and accommodation, these amendments solely relating to the external proposals.

The team behind this Non-Material Amendments application have also promoted a separate planning application for the Wider Site at 39 Fitzjohn's Avenue, 39a Fitzjohn's Avenue and land adjacent to 46 Maresfield Gardens. This was submitted to the Local Planning Authority earlier this year under planning reference number 2024/0728/P.

This Non-Material Amendments application delivers an integrated approach for the landscape and access strategies to the Wider Site improving sense of arrival and maximising opportunities for soft landscaping, sustainable technologies and pedestrian access.

This Non-Material Amendments application and the Full Planning Application 2024/0728/P should therefore be considered side-by-side.

The proposed changes within this application look at the arrival from Fitzjohn's Avenue and how resident cyclists access the dedicated cycle store. The consented ramp access (2020/2169/P) to the lower-level cycle store occupied a considerable portion of the forecourt to 39 Fitzjohn's Avenue, compromising sense of arrival and the overall character of the east elevation. 2024/0728/P propose a pedestrian ramp connecting the access from Nutley Terrace to the lower cycle stores to 39 Fitzjohn's Avenue and 39a Fitzjohn's Avenue via the rear of 39 Fitzjohn's Avenue, this removing the need for the original ramp to the front of the building.

The forecourt has been re-designed accordingly with a sympathetic ramps and steps access along with soft planting and permeable paving.

The scheme consented under planning reference number 2020/2169/P has been further developed through detail design stages validating the energy strategy and plant space allowance. The exercise highlighted shortfalls in plant space allocation within the footprint of the building for mechanical, electrical and water services. Addressing the shortfall offered the opportunity to consolidate plant space allocation for 39 Fitzjohn's Avenue, including air source heat pump plant previously located within a free-standing enclosure further west within the Wider Site.

The consented large sunken courtyards at basement level to the rear of the building have been reduced in size to accommodate a plantroom along the consented western retaining wall. The former air source heat pump enclosure has been relocated accordingly thus freeing up further space for planting and soft landscape.

The sunken courtyards serving the basement dwellings remain well above minimum standards and have been re-designed soft planting along with a service route for the estate management team only.

Landscape led masterplan

A comprehensive landscape design for the Wider Site has been developed that also includes 39 Fitzjohn's Avenue.

While the proposal for 39a Fitzjohn's Avenue and Maresfield Gardens is part of a separate planning application, it is important to look at the relationship between the 3 buildings and develop a unified landscape strategy that responds to 3 key design principles:

1. Access to Green Environment by enhancing the leafy character of the site and introducing a range of outdoor spaces for visual amenity and residents use.
2. Community Benefits by including spaces for seating and socialising, play areas, walking routes and educational opportunities where residents can learn about foraging and food growing.
3. Focus on Biodiversity with an increased tree coverage across the Wider Site that create a woodland feel like landscape along with provision for other habitats such as grassland, green roofs and amenity planting that provide food and pollen for wildlife.

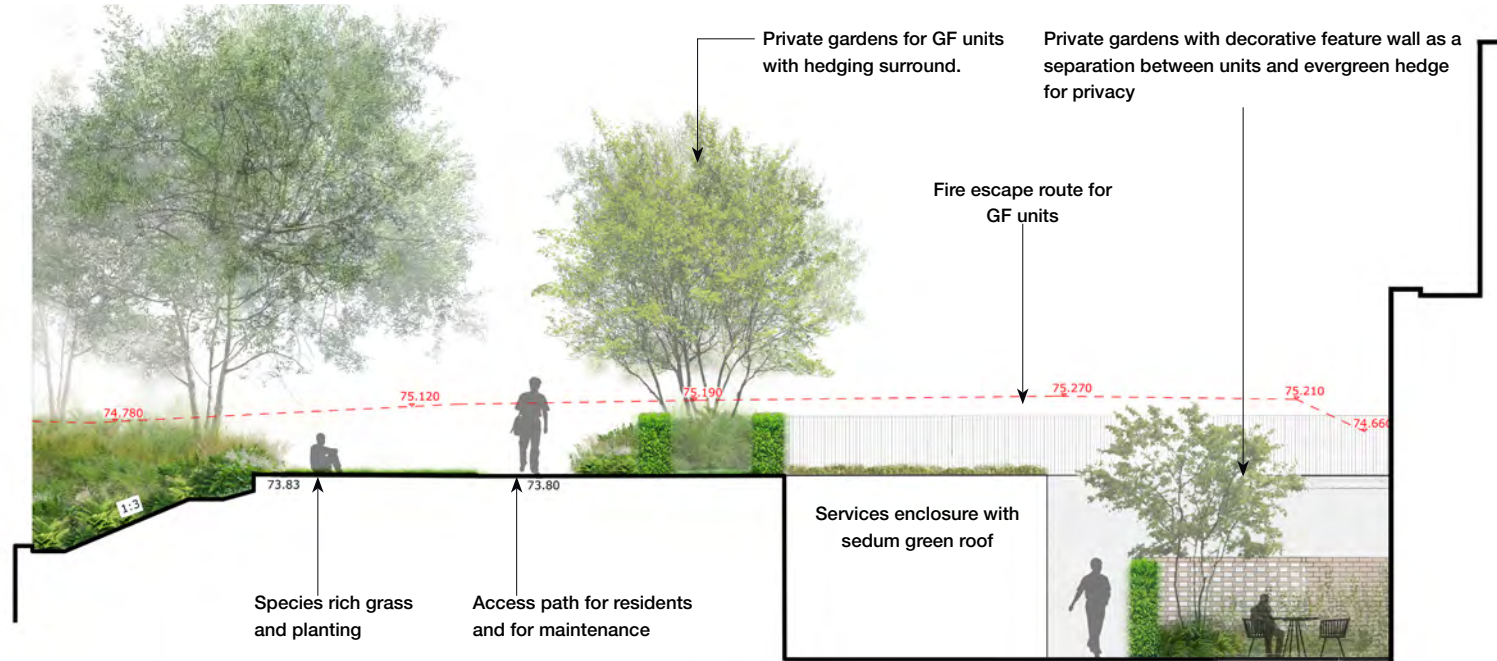
The focus on this document will be on 39 Fitzjohn's Avenue, describing the updates from the planning application and explaining how the landscape has been developed to create a cohesive masterplan.

Proposals: landscape led master-plan

Landscape design principles



Landscape around 39 Fitzjohn's Avenue



Section A-A' illustrating the transition from communal space to private garden and lightwell area

Design development

The design approach to create an overarching woodland landscape that respects and responds to the local character of Hampstead and of the Wider Site, is a theme that gets carried through to 39 Fitzjohn's Avenue site.

As part of the Wider Site strategy, a series of outdoor spaces that range in function and form are proposed with the aim to create a green oasis for future residents.

Within 39 Fitzjohn's Avenue ownership, the landscape flows across all levels creating an immersive green experience. A generous communal space located at the rear transitions into private gardens and terraces bringing the planting close to the building edge. This way, while the nature of spaces changes, the aesthetic reflects the wider strategy creating a strong connection between indoor and outdoor.

Private amenity is offered for each flat. As part of this updated set of information, an integrated design has been developed for the lightwell spaces and the ground floor units that include opportunities for seating and socialising while being surrounded by planting. Use of bricks walls and hedges provide separation between each space and a sense of enclosure.

In the current proposal, services have also been integrated into the landscape with a continuous enclosure incorporated at a lower level instead of ground level. Green roofs mask the function and create an uninterrupted green carpet. Two number bin stores have been positioned on Nutley Terrace boundary in line with Camden's Waste Guidance for residential units and include allowance for general waste, mixed recycling and food waste.



Immersive landscape with winding routes through planting
Image credit: Gillespies & John Sturrock



Use of woodland style planting for screening between communal and private spaces
Image credit: Gillespies & John Sturrock

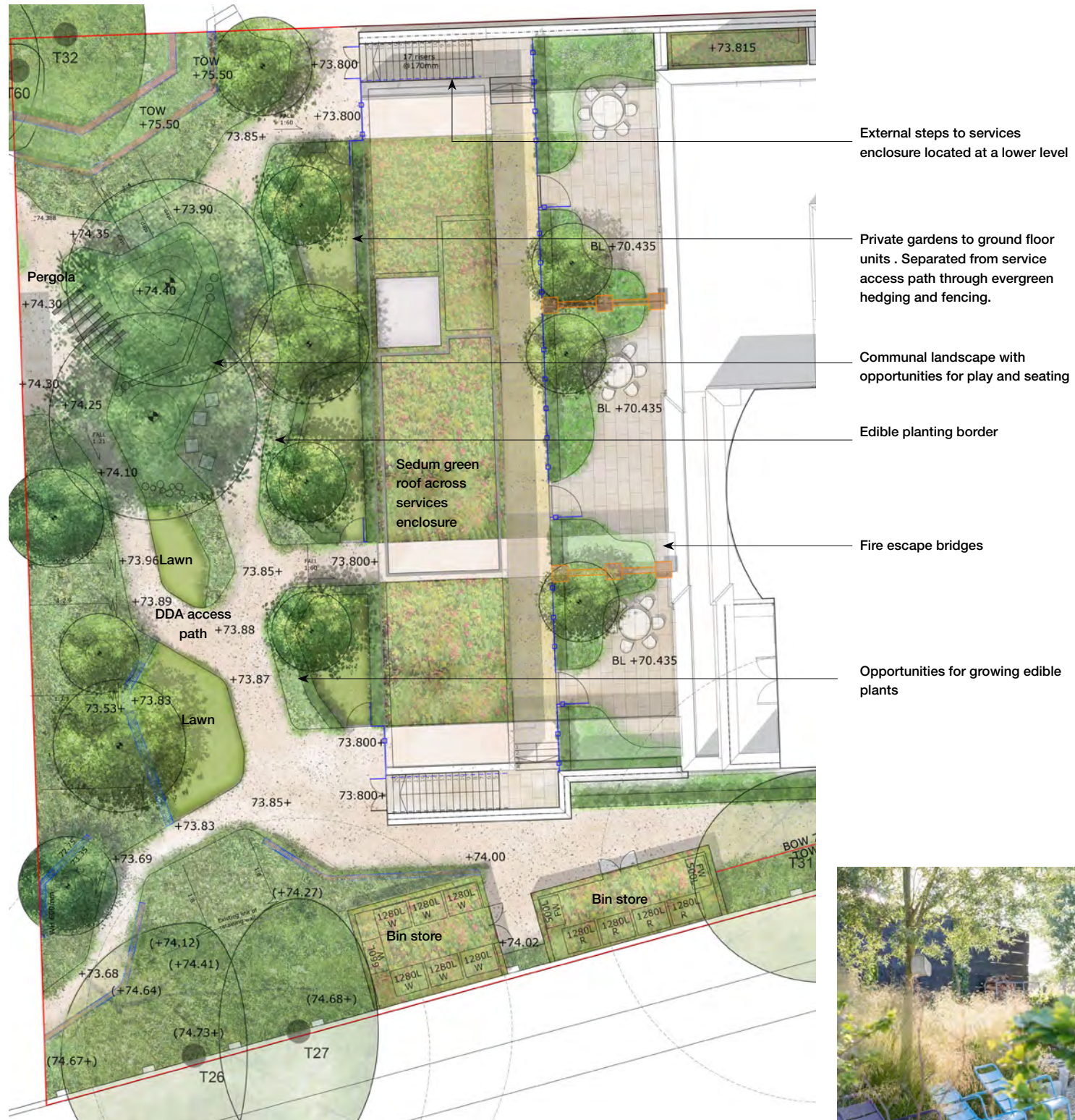


Private gardens with opportunities for seating surrounded by planting
Image credit: Colm Joseph Gardens



Connectivity with the Wider Site
Image credit: Charlie Hopkinson & Jinny Blom

Key character areas



Close-up of communal space between 39 Fitzjohn's Avenue and Maresfield Gardens

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A space for community

One of the key changes since the planning application, is the introduction of a communal area. Set at the rear of 39 Fitzjohn's Avenue and in close proximity to Maresfield Gardens, this communal landscape is proposed as a hub for residents of all ages with opportunities for play and socialising.

The geometry responds to the use of the space, with nooks for seating set back from the main path and recessed into the planted mounds. Informal play area cuts through the planting creating a bespoke trim trail for children under 11. This includes stepping stones in the shape of logs reclaimed for the trees felled from site, balancing beam and stilts. Two lawn areas across each can also be used for play as well as picnic spots.

Topography and trees of different heights as a layering veil are used to separate private spaces from communal areas.

Ornamental edible planting is incorporated into the planting scheme to encourage residents to take some ownership of the landscape as well as an educational tool for the younger generation. This is mainly located along the border of the private gardens and to the base of the central island for ease of access.



Dense woodland planting with trees creating a layering effect and providing screening for ground floor units.
Image credit: Alister Thorpe & Tom Massey



Mounds with planting and integrated play equipment
Image credit: Musacchio Ianniello



Opportunities for seating
Image credit: Extra Vert



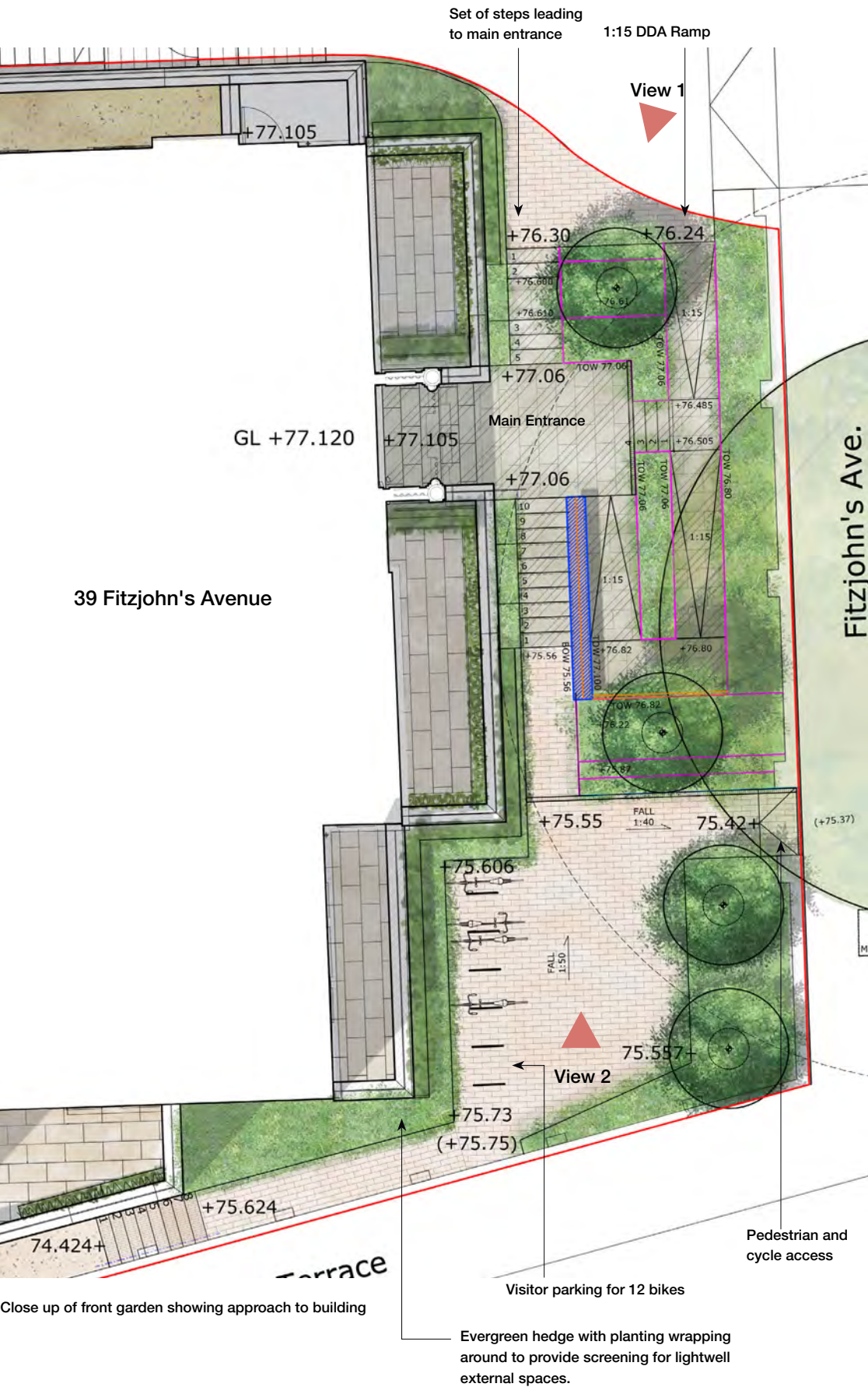
Edible planting integrated into the herbaceous border for residents to nurture
Image credit: Lynn Karlin



Timber used from felled trees to create play equipment
Image credit: Earth Scape Play

Proposals: landscape led master-plan

Front garden



Accessibility and main approach

With 2 pedestrian access points leading to the main entrance into the building and challenging levels, the proposal for the front is simple but elegant, striking a balance between hard and soft.

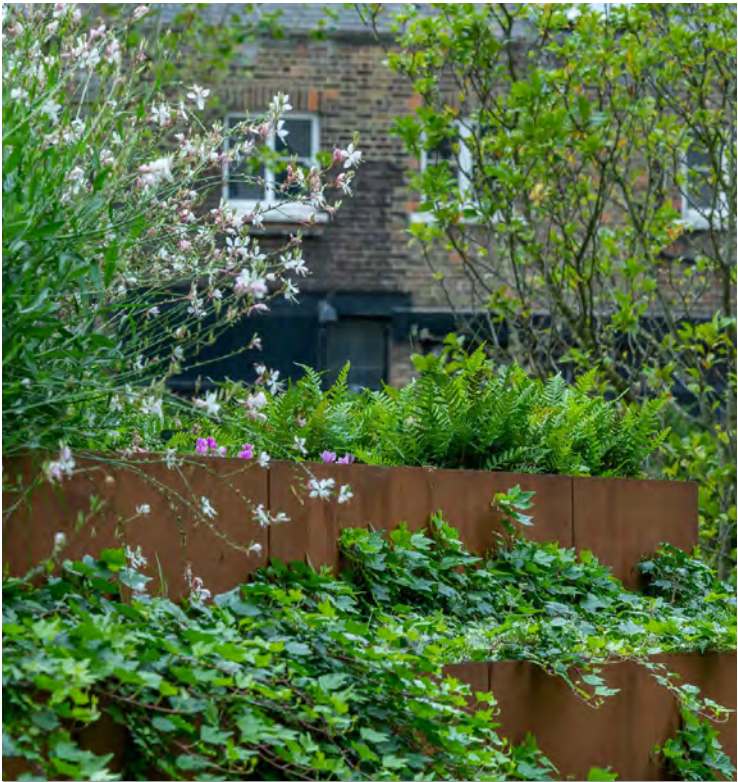
The long ramp has been replaced with two sets of steps that provide easier access into the building and make use of both entry points into the site. A shorter ramp with landings edged by planting beds either side provides DDA access.

When viewed from the street, the ramp and steps are hidden by tiered planting beds that add to the leafy character of the area. New specimen trees continue the line of boundary trees along the street. Evergreen hedging to the edge of the lightwells with planting to front provide additional privacy.

As part of the Wider Site strategy, cycle parking is provided for visitors to the front of the building with direct access from Fitzjohn's Avenue.



View 1. Visual of main entrance showing dual access; DDA ramp and steps separated by tiered planting



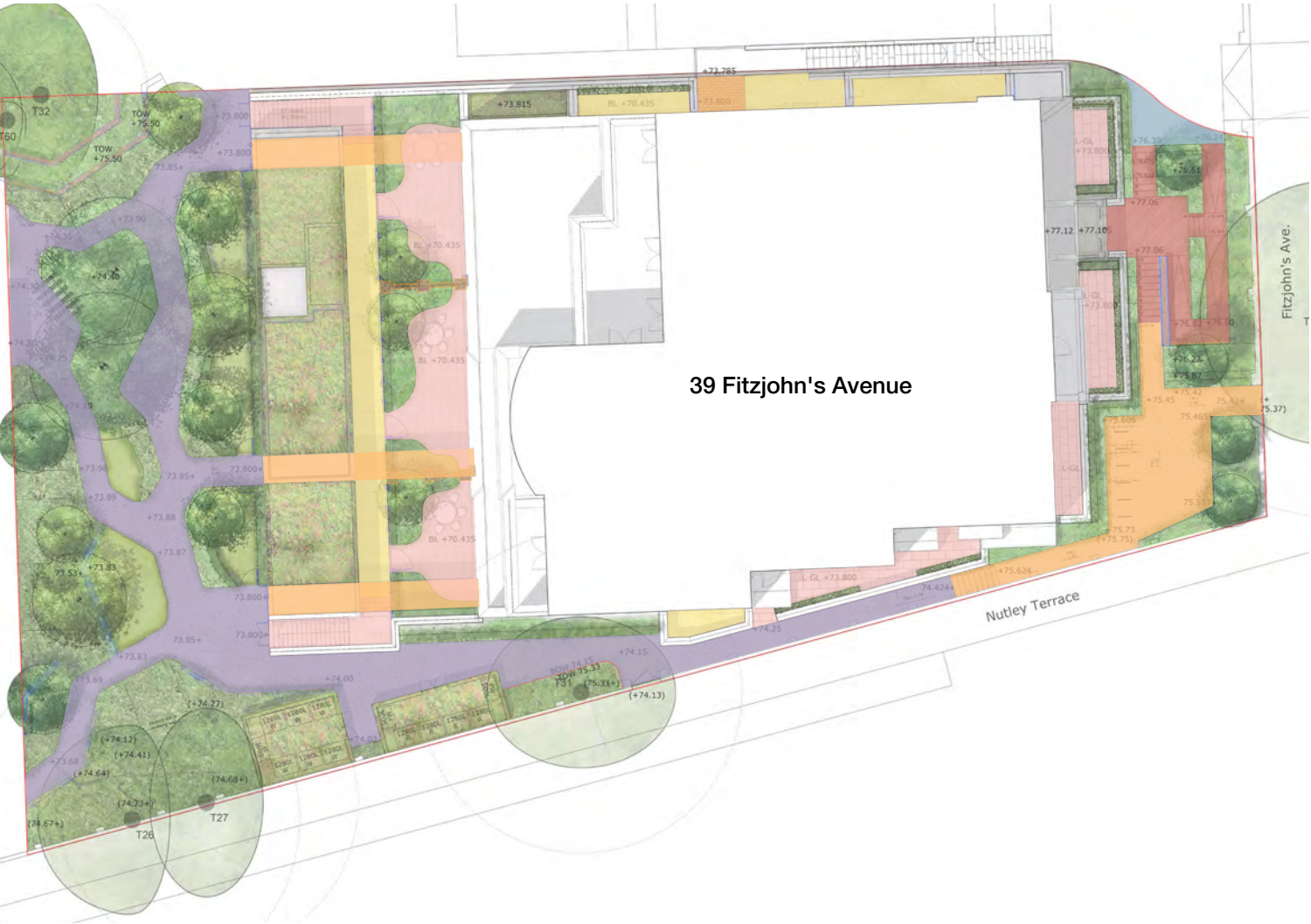
Tiered planters with woodland style planting
Image credit: Bowles & Wyer



View 2. Visual of external steps to main entrance with tiered planting beds. Cycle parking for visitors in the foreground.

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Materials palette



Hardworks diagram

Key:

Vehicular clay paving to access area between 39 and 39a Fitzjohn's Avenue

Stone paving to main entrances

Self binding gravel for pedestrian and cycle paths

Clay paving to shared pedestrian and/or cycle paths

Porcelain paving to lightwell external spaces

Gravel in stabilisation trays to private lightwells

A coherent hard landscape palette

The hard landscape palette responds to the Wider Site strategy with a focus on permeable materials and low maintenance that suits the natural feel of the development. A robust and restrained range of complementary materials is proposed that is coordinated with the architectural finishes.

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 39 Fitzjohn's Avenue addresses the functionality of the space with materials suitable for both vehicles as one of the entrance is shared with 39a and for pedestrians. Working in harmony and reflecting the character of Fitzjohn's Avenue, stone paving formalises the main entrance. Porcelain paving is suggested for the lower ground areas to reduce the level of maintenance.

Clay pavers
Image credit: Gillespies

Self binding gravel
Image credit: Townshend Landscape Architects

Loose gravel
Image credit: Scott Shigley

Clay pavers steps

Stone paving

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Trees strategy



Proposed trees diagram

- Key:
- Private gardens trees mix - small trees restricted by building proximity and / or planted in containers (6no. trees)
 - Ornamental trees mix - medium to small trees create a woodland landscape (10no. trees)
 - Boundary trees mix - large trees that provide screening and a leafy feel to the local area (2no. trees)

Note:

All trees species indicative and subject to detailed design and nursery availability at the moment of sourcing / planting.



Arbutus unedo, ms, 2-2.5m high



Parrotia persica, MS, 2.5-3m high



Amelanchier lamarcki, ms, 2.5-3.0m high



Betula nigra, ms, 3-3.5m high



Prunus avium, ms, 2.5-3m high

- Proposed tree strategy
- The landscape strategy groups the trees on Site into three typologies:
- boundary trees mix that will provide screening; located along Fitzjohn's Avenue
 - ornamental tree planting - medium to small size trees; location varies; are used for providing privacy to flats and focal features into the landscape
 - private gardens trees - small size trees located in lightwells and private gardens

The proposed trees include attractive species that provide seasonal interest as well as species that are beneficial to pollinators and other wildlife.



Ilex castaneifolia, st, 20-25cm



Sorbus aucuparia, ms, 3-3.5m high



Alnus glutinosa, st, 18-20cm



Malus sylvestris, ms, 2.5m high

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Planting scheme



Amenity planting diagram

Key:

Woodland planting

Naturalistic planting (mix of shrubs and herbaceous that offer interest all year round and provide food and pollen for wildlife) with inclusion of edible planting

Species rich lawn

Extensive green roof - sedum

Layering of soft landscaping

Planting plays a vital role in defining the character of the Site. Key landscape drivers are derived from the Wider Site condition and the leafy ambience of Hampstead.

The previous proposals show a clear separation between hard and soft with the rear area being predominantly lawn and no clear design intent for the areas near the building. While no changes are proposed to the building, this set of updates show a more integrated landscape strategy Site wide with a predominantly woodland character. This planting style not only covers the communal spaces but also extends into the front area and private gardens of residents creating a feel that the building is part of the landscape.

A series of trees of different heights and form produce a layering effect that provide screening for residents but also create green windows when viewed from inside, giving the impression that the building is enveloped by nature.

Within the communal space, pockets for naturalistic planting are proposed that include a mix of ornamental and edible species. This will provide interest through out the year and give residents opportunity to take ownership of the beds.

To complete the planting interventions, sedum green roof extend over the services enclosure and bin stores increasing the visual amenity when viewed from above.



Woodland planting
Image credit: Rich Brothers



Naturalistic planting mix with edible species in the mix
Image credit: Charlotte Rowe & Marianne Majerus



Sedum green roof
Image credit: Loci Landscape Architects Ltd



Species rich lawn
Image credit: xxxx

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Private gardens

Woodland planting mix - indicative palette



Sarcococca confusa



Mahonia 'Soft Caress'



Viburnum carlesii



Salix hastata 'Wehrhahnii'



Skimmia japonica 'Bowles' Dwarf Female'



Cornus flaviramea



Hakonechloa macra



Luzula nivea



Melica uniflora f. albida



Anthriscus sylvestris 'Ravenswing'



Boehmeria platanifolia 'Lushan'



Kirengeshoma palmata



Bistorta amplexicaulis 'Firetail'



Epimedium x versicolor 'Sulphureum'



Liriope muscari



Lilium martagon



Selinum wallichianum



Polystichum polyblepharum



Dryopteris affinis 'Cristata'



Geranium macrorrhizum 'Ingwersen's Variety'



Helleborus argutifolius



Brunnera macrophylla 'Jack Frost'



Cornus canadensis



Vinca minor



Matteuccia struthiopteris



Athyrium niponicum var. pictum



Molinia 'Transparent'



Actaea simplex 'Prichard's Giant'



Amsonia tabernaemontana var. salicifolia



Lamprocapnos spectabilis 'Alba'

Naturalistic planting mix - indicative palette



Salvia sylvestris



Taxus baccata



Cynara scolymus



Carex oshimensis 'Greenwell'



Alchemilla mollis



Euphorbia characias subsp. wulfenii



Nepeta racemosa 'Walker's Low'



Ocimum basilicum 'Cinnamon'



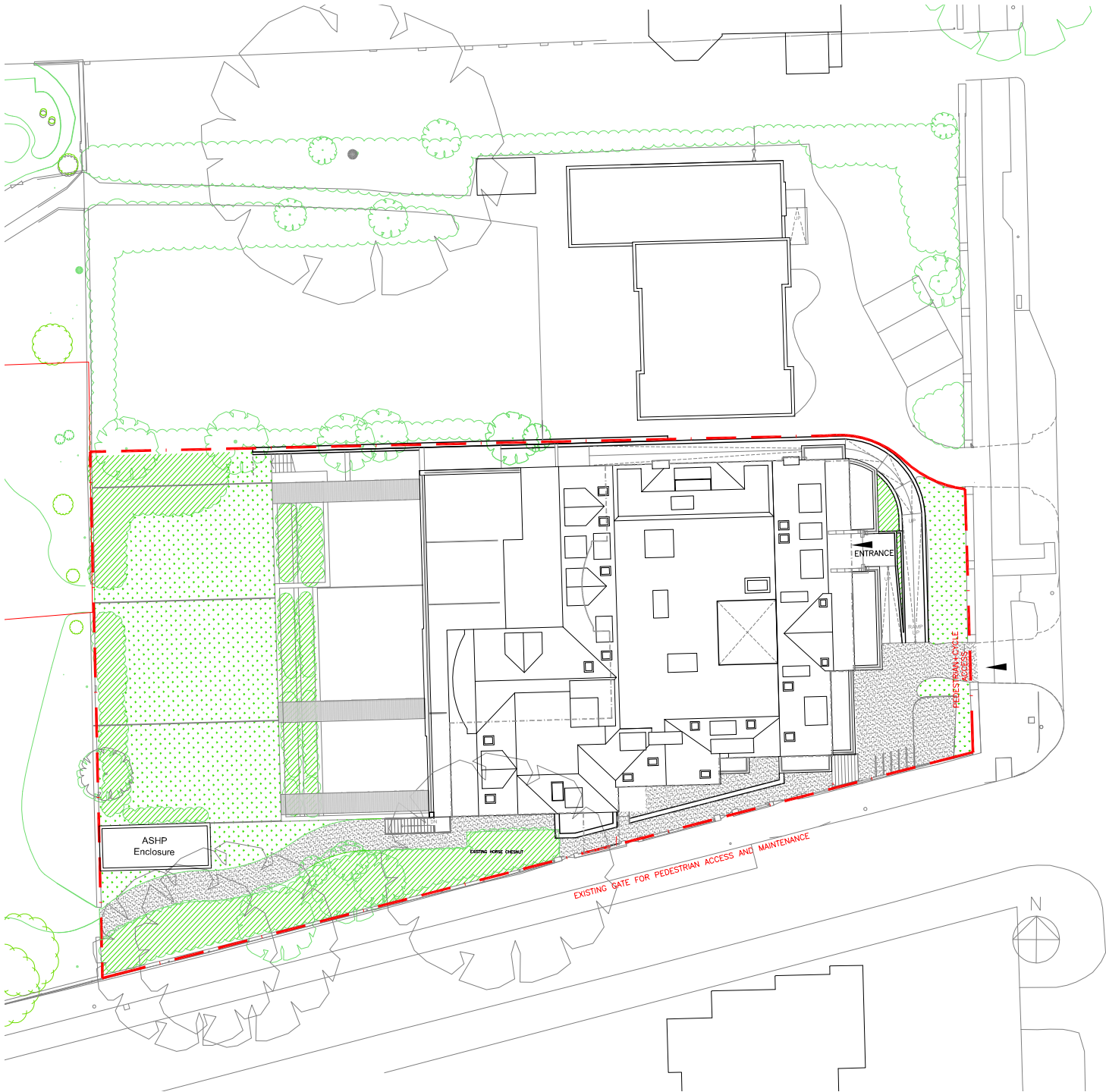
Salvia rosmarinus



Pittosporum tobira

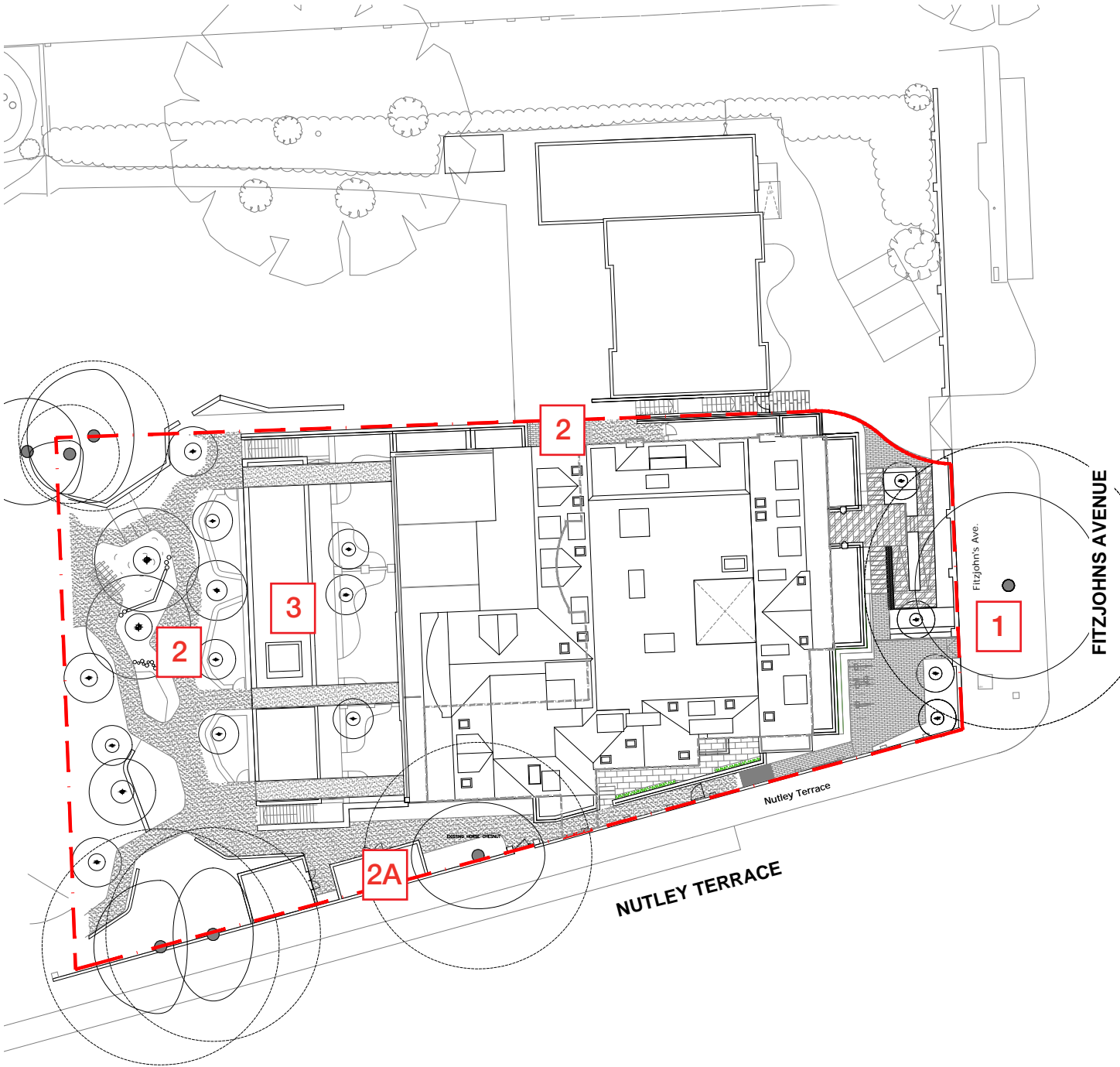
Appendix

Summary of proposed changes - access, plant enclosure, cycle and bin stores



Consented Site Plan
2020/2169/P

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Amended Site Plan

1. Main Entrance area and access arrangement amended to provide a more welcoming arrival
2. Maintenance path to bike and refuse store relocated from the front entrance area to the rear of the building, including the relocation of a temporary bins holding area (2A) along Nutley Terrace.
3. External plant enclosure added to the rear courtyard to service the building as required, private courtyards separated from the plant room enclosures by planted

