

06. Elevations



Camden Road, looking South _ verified view



private courtyard view _ image for illustrative purposes

06. Elevations



communal courtyard view
image for illustrative purposes



fourth floor communal terrace view _ image for illustrative purposes

07

LANDSCAPE

07. Landscape

07.01 INTRODUCTION

The proposed development provides a unique opportunity to enhance the environs of the public realm in this part of Camden. The site is important strategically in the wider regeneration of the area, being located on a pivotal node connecting Camden Town and Tottenham.

This chapter sets out our proposals for the landscape design. It starts with an understanding of the problems and issues of the existing public realm. Then describes our approach to creating successful amenity spaces for the new residents together with our strategy to create an enhanced streetscape that will contribute positively to the wider regeneration of Camden.

07.02 LANDSCAPE CONTEXT

The proposed development is situated in a dense urban setting at the junction of two busy roads: Camden Road and St. Pancras Way close to Camden Rail Station. Camden Road is heavily trafficked by vehicles and pedestrians, connecting Camden Town to Tottenham. A bus stop to the front of the development serves as the nearest public transport link.

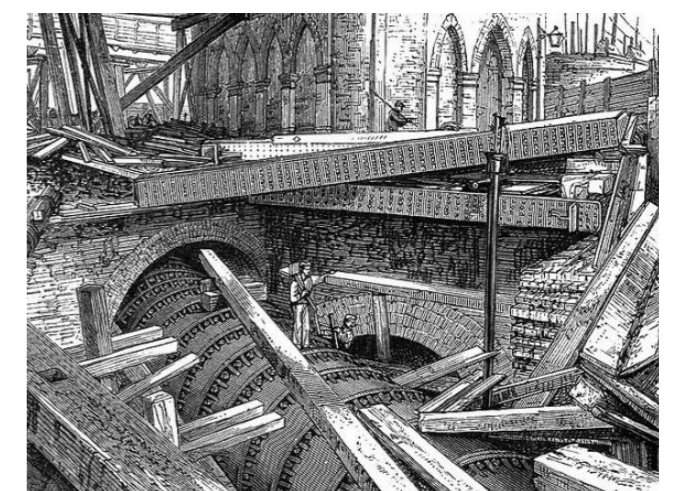
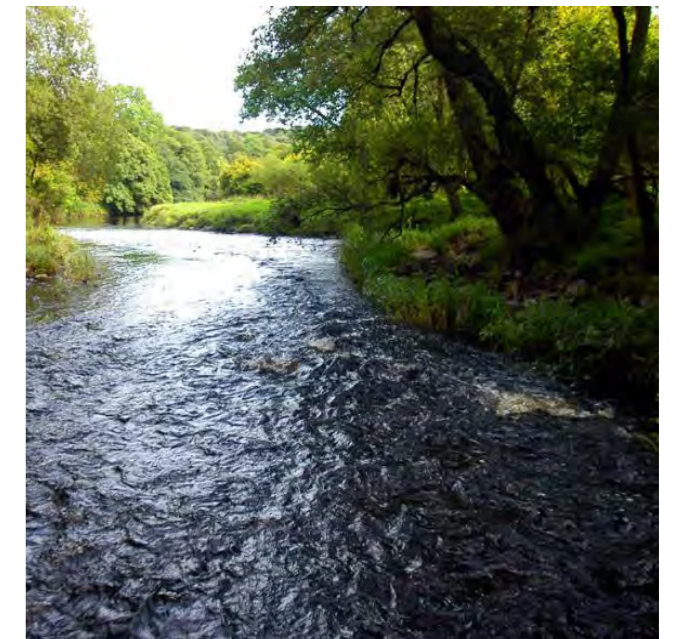
The site sits in close proximity to Regent's Canal and its junction to the Grand Union Tow Path linking East and West London. Rochester Terrace Gardens, Camden Square Gardens and Canteloves Gardens provide an ample mix of local green amenity spaces, the latter also providing extensive outdoor sports facilities.

We believe the following landscape strategy and proposals demonstrate the enthusiasm and creativity of our approach to compliment the architectural solution and integrate the new development into both the local and wider townscape.



Context: a high density urban setting

On a busy road junction, close to the canal but severed by the railway



Indigenous landscape

Tamed by Man

07.03 DESIGN PRINCIPLES

Our overall aim is to create a landscape that belongs to its time, its place and its community. Hence we have explored solutions that celebrate the heritage of the area whilst promoting contemporary design; respond to the physical context; and acknowledge the social and environmental needs of the new community.

In our aim to successfully integrate the new development into the existing surrounds we are looking to improve the local streetscape by providing easy, safe and visually pleasing pedestrian routes and access to the site as well as high standard private and semi-private amenity space for the new residents.

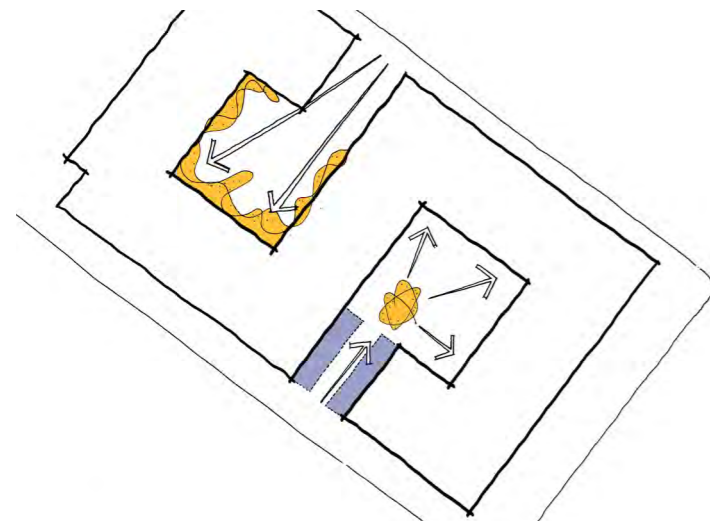
Two new courtyards provide the opportunity to create calming and relaxing outdoor spaces for the new residents. In our search for the most beneficial landscape design solution we explored amongst other things sunpaths to reflect the optimum day light. We also looked at options for creating open views into the courtyard spaces from the surrounding streets and more subtle glimpsed views whilst ensuring easy access to the building entrances by responding to desire lines.

Due to the scale of the courtyards we explored ways and options of bringing the spatial effect down to a human scale at the ground floor level by creating a 'canopy' of planting. This ensures enough privacy whilst also maintaining attractive views from the higher floor levels overlooking the courtyards.

Continuing with the design language of the courtyard at ground level we explored options of creating two roof top gardens which offer flexible play and amenity space in a very safe and unpolluted environment. These gardens also exploit both the wonderful views and the full sun throughout the day and late afternoon.

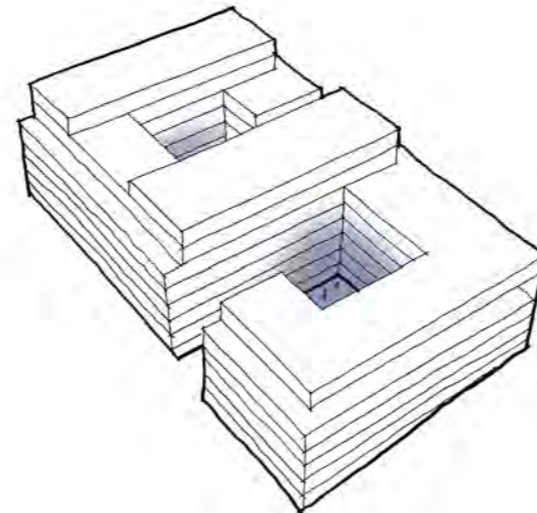
VIEWING OPPORTUNITIES AND SENSE OF ARRIVAL

Options to create open views to intrigue from the outside or glimpsed views of a surprise



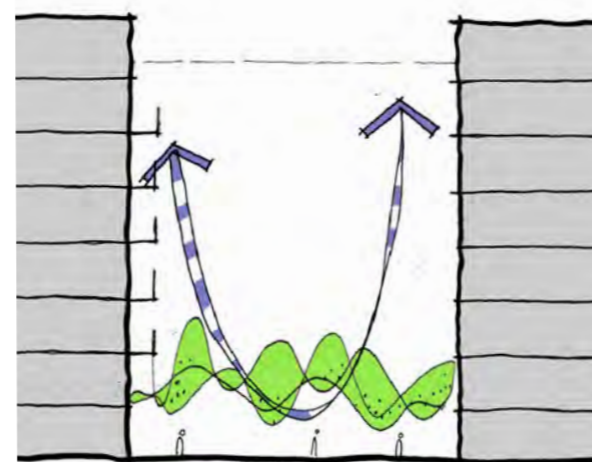
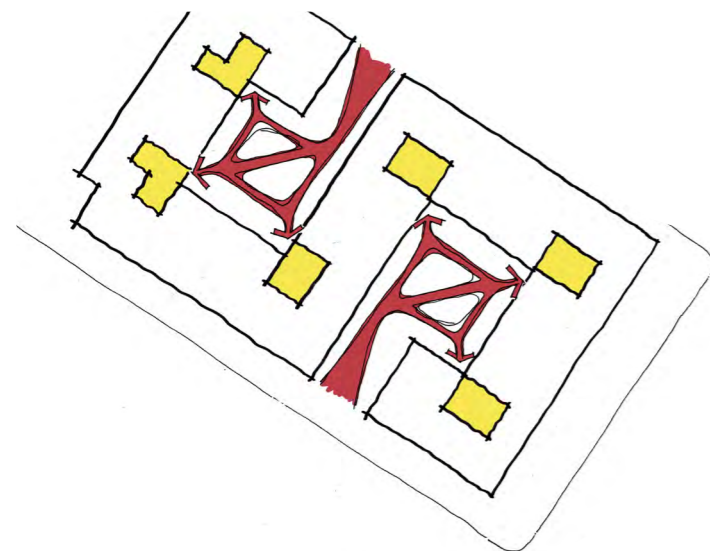
APPRECIATING THE DENSITY

Introduce a 'canopy' to create a human scale environment and soften the spatial character to prevent a feeling of being overwhelmed by the space



PEDESTRIAN MOVEMENT AND ACCESS

Facilitating movement by responding to desire lines



07. Landscape

07.04 DESIGN INSPIRATION AND EVOLUTION

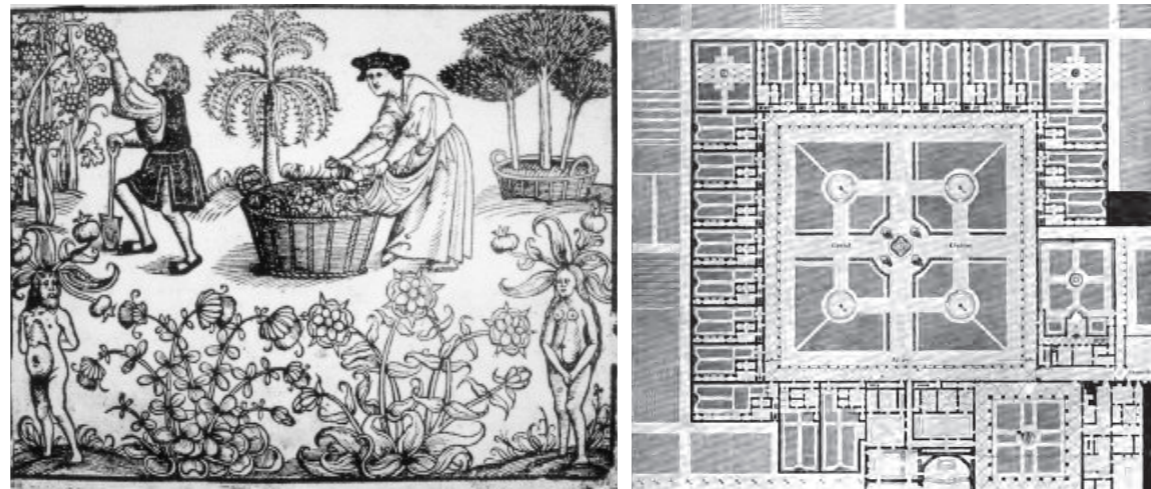
Our overall concept is to take the indigenous landscape as a starting point; the water, the reeds and rushes, and dappled shade from the riverbank. Then control it with a contemporary solution, an interplay of circular forms which are unashamedly man made.

This approach is inspired by medieval and moorish gardens which transform nature into elements of beauty, creating a sense of calmness, solitude and tranquility in enclosed spaces. Historically water is common to such gardens either for practical reasons (for irrigation) or for its aesthetic value.

The roof gardens underwent a similar design process, building on the established concept to create a coherent design language across the scheme. The spatial requirements of the user in the roof gardens differs from those of the lower level courtyards with emphasis more on play and socialisation. This is reflected in the end design.



DESIGN INSPIRATION



A place of sanctuary
Of intimacy and solitude: Medieval town gardens

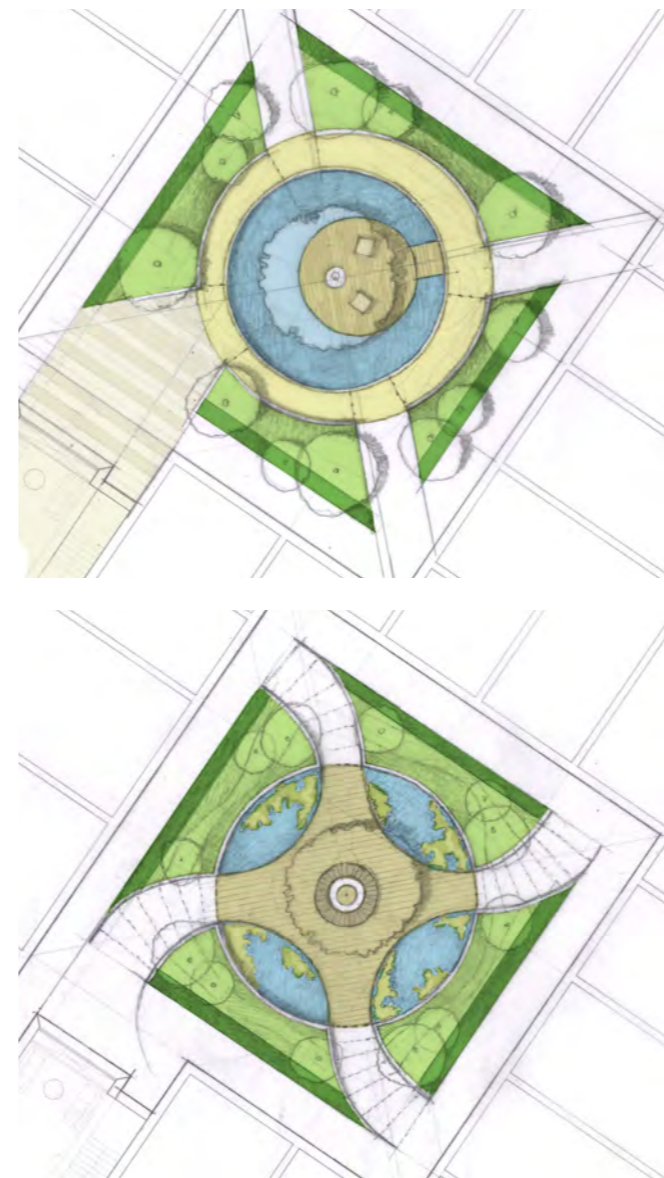
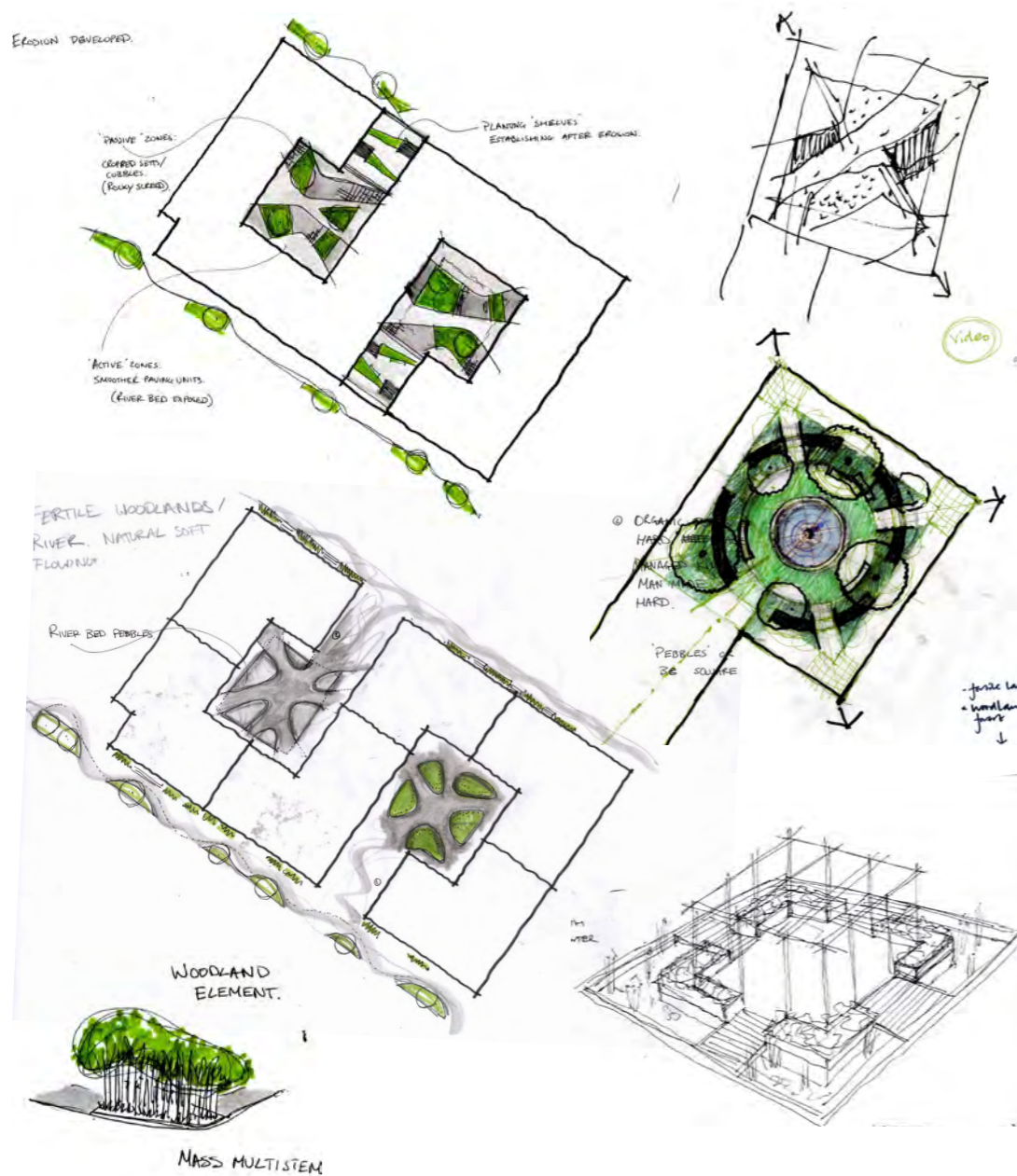


Hard textured courtyards
Using a range of paving with tree planting



Lush green and water
Moorish Garden principles

DESIGN EVOLUTION AND OPTIONS EXPLORED



We explored a variety of options for integrating the private realm with the public streetscape, whilst still providing enough privacy and light for the apartments at the ground and lower level. Special consideration has been taken with the light wells to the lower level to ensure adequate light reaches the apartments without a compromise to the security of the public and private spaces. For this reason we have discussed options for the boundary treatment including using railings and hedges of varying heights.

The design process undertaken for the low level courtyards explored a range of options with the aim to create a calm oasis away from the busy local environs and urban setting of Camden, primarily by re-introducing greenery into the site. Options included organically shaped islands of woodland planting, sculptural forms representing elements of the indigenous landscape and moats of water channels representing man's influence and efforts to tame the land and create the environment we see today.

07. Landscape

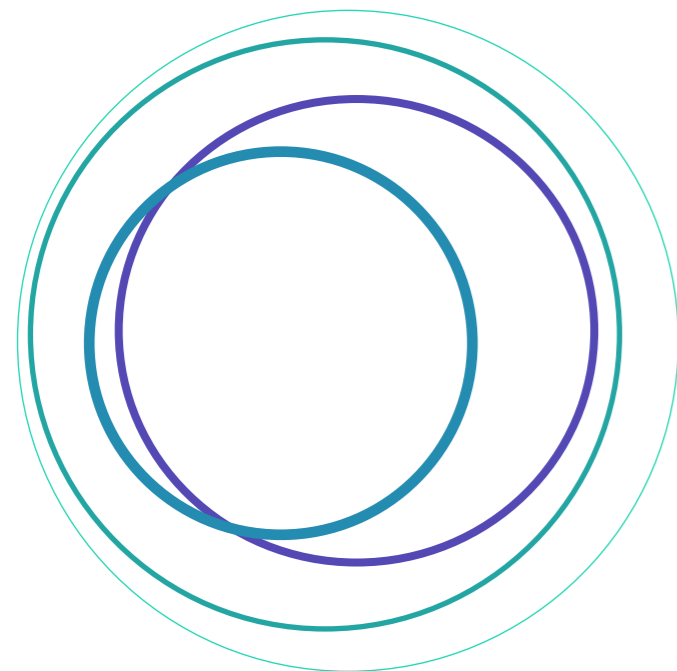
07.05 LANDSCAPE MASTERPLAN

The following pages describe the landscape proposals in more detail, setting out the overall character of the scheme whilst identifying the special quality of each of the various spaces within it.

While the scheme will form a cohesive and integrated landscape masterplan, the intensity of activity will vary between each space to create distinct experiences.

We envisage three such 'zones of activity': from the playful privacy of the roof top gardens, to the calm and intimate semi-private character of the communal courtyards and private terraces through to the contrasting hustle and bustle of Camden Road and St. Pancras Way streetscapes.

The Landscape Masterplan together with an indication of the individual spaces are highlighted on the facing page as follows:

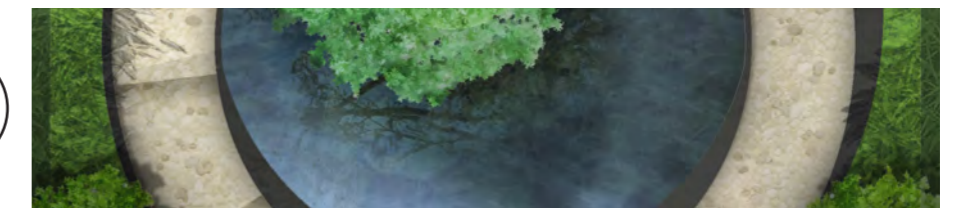


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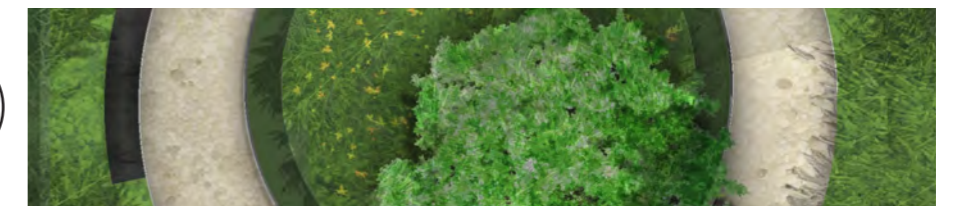
Public Realm Streetscape

2



Eastern Courtyard

3



Western Courtyard

4



Eastern Roof Garden

5



Western Roof Garden

ROCHESTER PLACE

CAMDEN ROAD

St. PANCRAS WAY



07. Landscape

07.06 PUBLIC REALM STREETSCAPE

The development is enclosed on three sides by roads of differing hierarchy as well as public footpaths. The external landscape which forms part of the public realm will contribute towards the London Borough of Camden's vision to 'create safe, friendly, inviting and attractive streetscapes'.

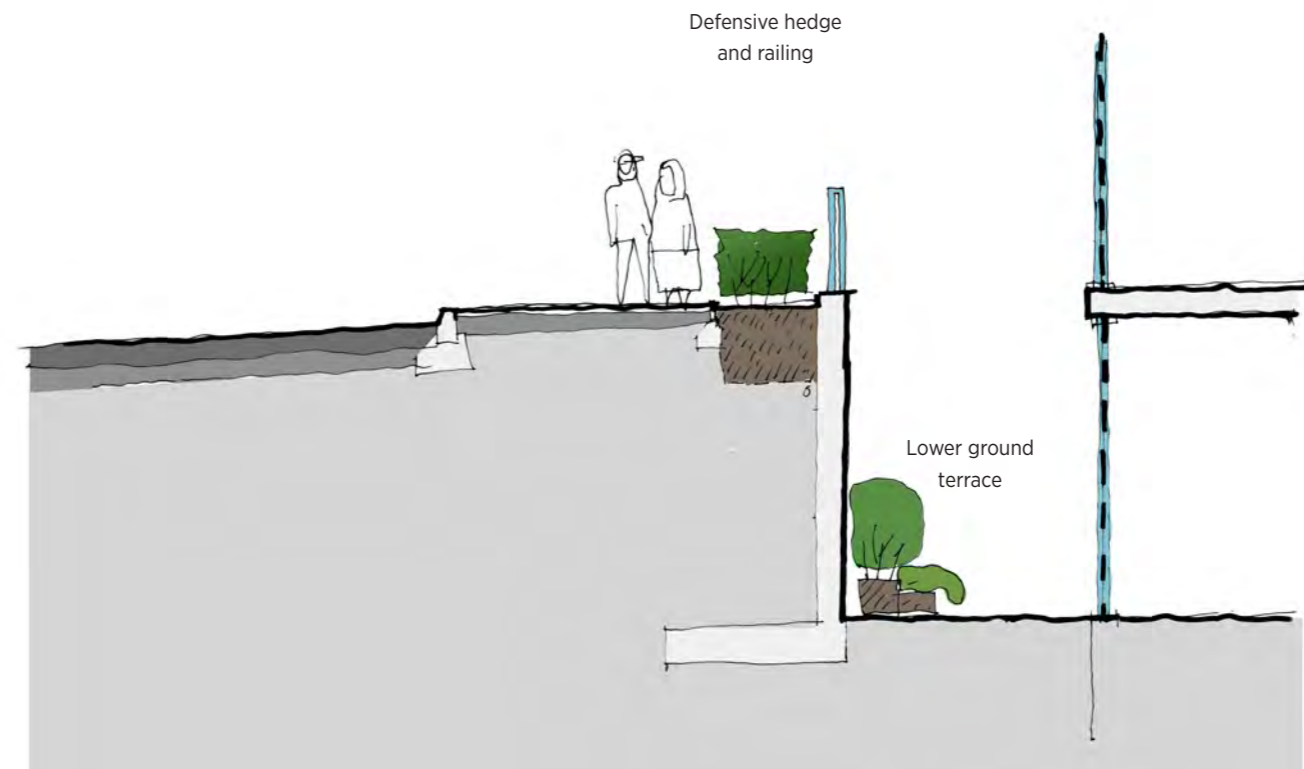
Along Camden Road, the busiest of the three roads, the footpath will be wide enough to allow high levels of pedestrian movement. It accommodates the bus stop shelter, and provides defensive buffer planting along the private apartments at ground and lower ground floor level within the development. Our aim is to provide enough privacy to the apartments whilst allowing them to interact with the public realm and maintain an active frontage on to the streetscape. This is achieved with low evergreen hedges and railings around the perimeters of the light wells to the lower ground floor apartments.

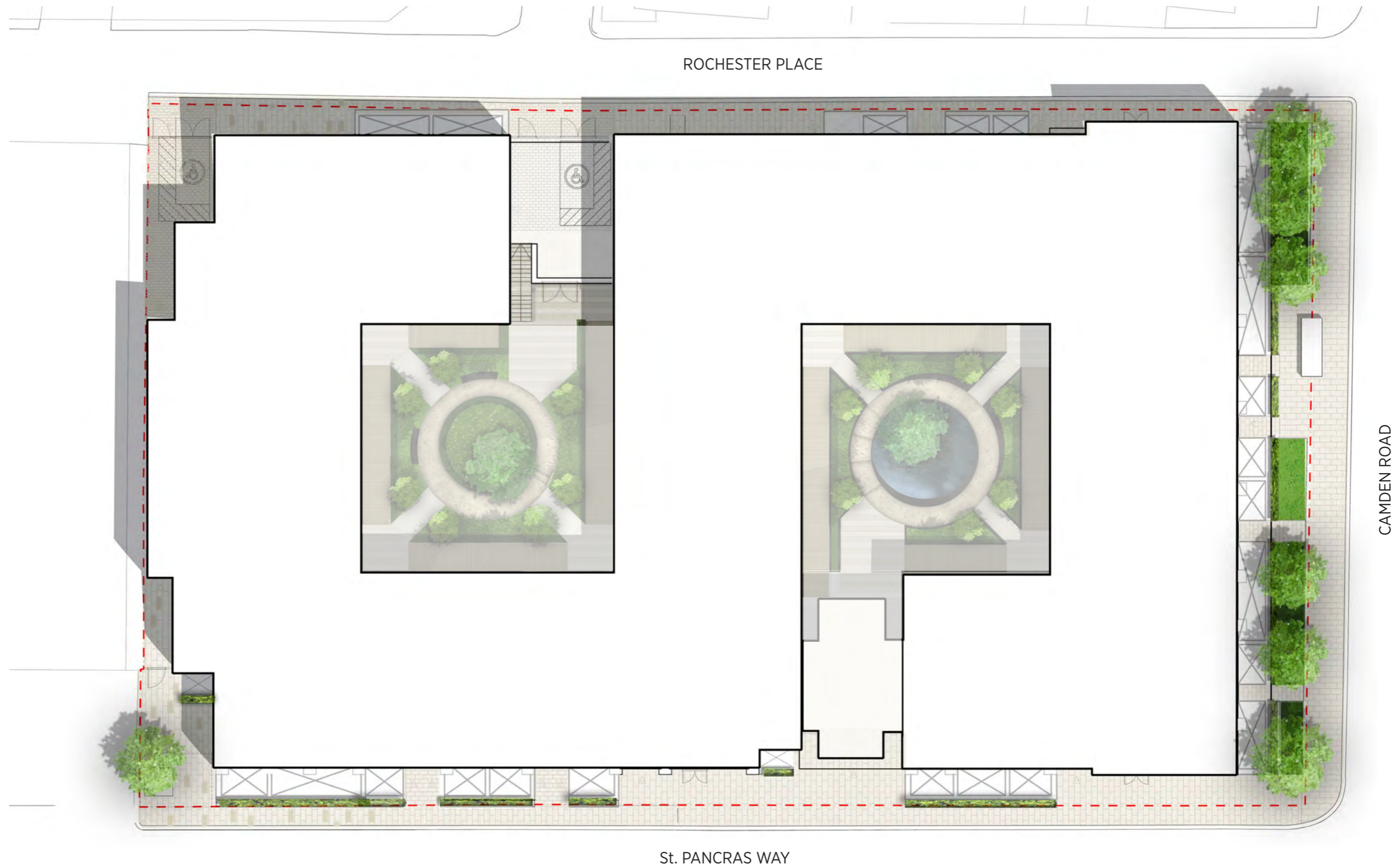
The existing trees will be retained with the exception of one which will be replaced. This helps to maintain any existing ecological and aesthetic value and provides constant greening to the streetscape. Currently the trees are located in inadequately sized tree pits in the paving, of which they are outgrowing. Our proposals will replace the hard surfaced tree pits with larger planting beds and introduce groundcovers to allow for better growing conditions whilst deterring pedestrians from the close proximity to the light wells of the apartments.

A diseased London Plane tree along St. Pancras Way will be removed and replaced with a native Maple tree. This will have a smaller crown that is more appropriate for the restricted space and street profile.

The light wells along St. Pancras Way will also have a visual buffer formed from hedge planting.

The paving material shall match the adjacent surfaces to tie in seamlessly with the existing footpaths; except for the building entrance thresholds which will receive a smaller sized paving treatment to mark the entrance and work appropriately with the smaller dimensions.





07. Landscape

07.07 EASTERN COURTYARD

The courtyards to the new private apartments will offer an attractive approach to the building entrances and act as a calm and intimate space to be shared between the residents. The space provides high quality physical and visual amenity value. The design takes inspiration from the sanctuary of medieval courtyards and moorish gardens - places that bestow calm to enclosed spaces, away from the urban world of hustle and bustle.

The courtyard functions both as a green entrance lobby to the apartments for those arriving from St. Pancras Way, as well as an amenity space for relaxation in its own right. The space is intended to be a 'pause spot', a place to have a conversation with a neighbour as you pass them by.

Indeed, the design responds to human scale environmental needs, offering opportunities for socialisation and enrichment. It also strives to offer an element of protection and intimacy, preventing a sense of being overwhelmed by the enclosure of the space and of being overlooked by the upper floors. At the same time it still provides an attractive view from the apartments above, a view that will change throughout the seasons as the plants flower in the spring and summer months and their leaves create a glow of stunning autumn colour.

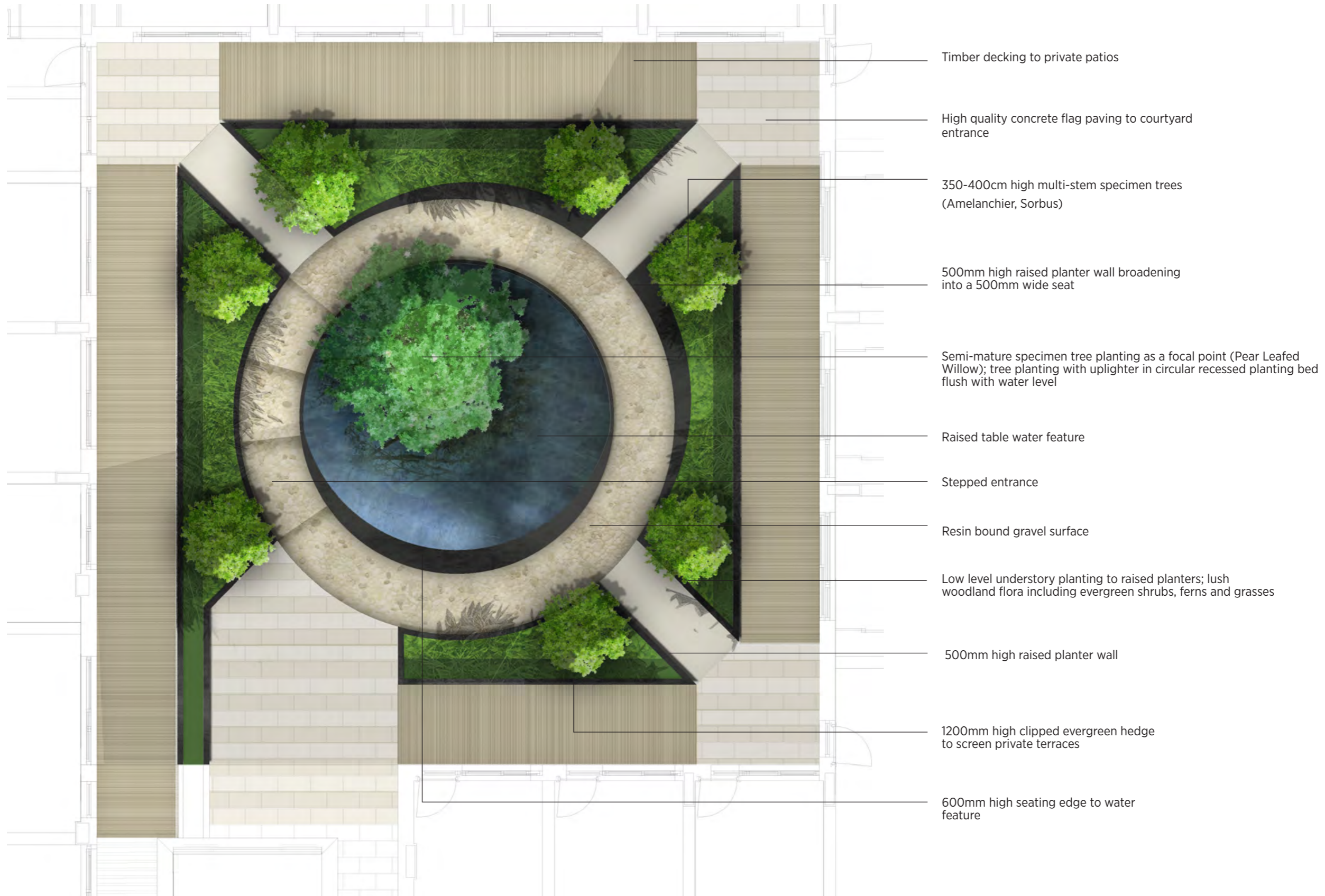
The focal point of the courtyard is a raised circular water feature to its centre that is aesthetically stimulating and provides year-round interest. It is of high sculptural quality and offers seating along its edge. A tree is planted 'inside' the water feature to create a special effect when seen from the groundfloor, but also provides some visual amenity to the upper floor levels which are overlooking the courtyard. Situated in a bed of ornamental grasses, this willow leaved pear tree provides a memory from centuries past, before the canals and the factories that took over this part of London, and back to the forgotten world of streams and marshes.

The water feature is surrounded by a circular footpath with varying gradients to provide DDA compliant access to each building core entrance which are located at different heights.

Raised planters create a bufferzone and planting space between the central water feature with its footpath and the surrounding private terraces. They will be planted with small trees/ large specimen shrubs, ornamental shrubs and perennials to give a lush appearance.

The flats at groundfloor level have private terraces facing out on to the courtyard which are secured with a railing and visually protected by a 1.2m high evergreen hedge (Ilex crenata) for privacy.





EASTERN COURTYARD LANDSCAPE PLAN

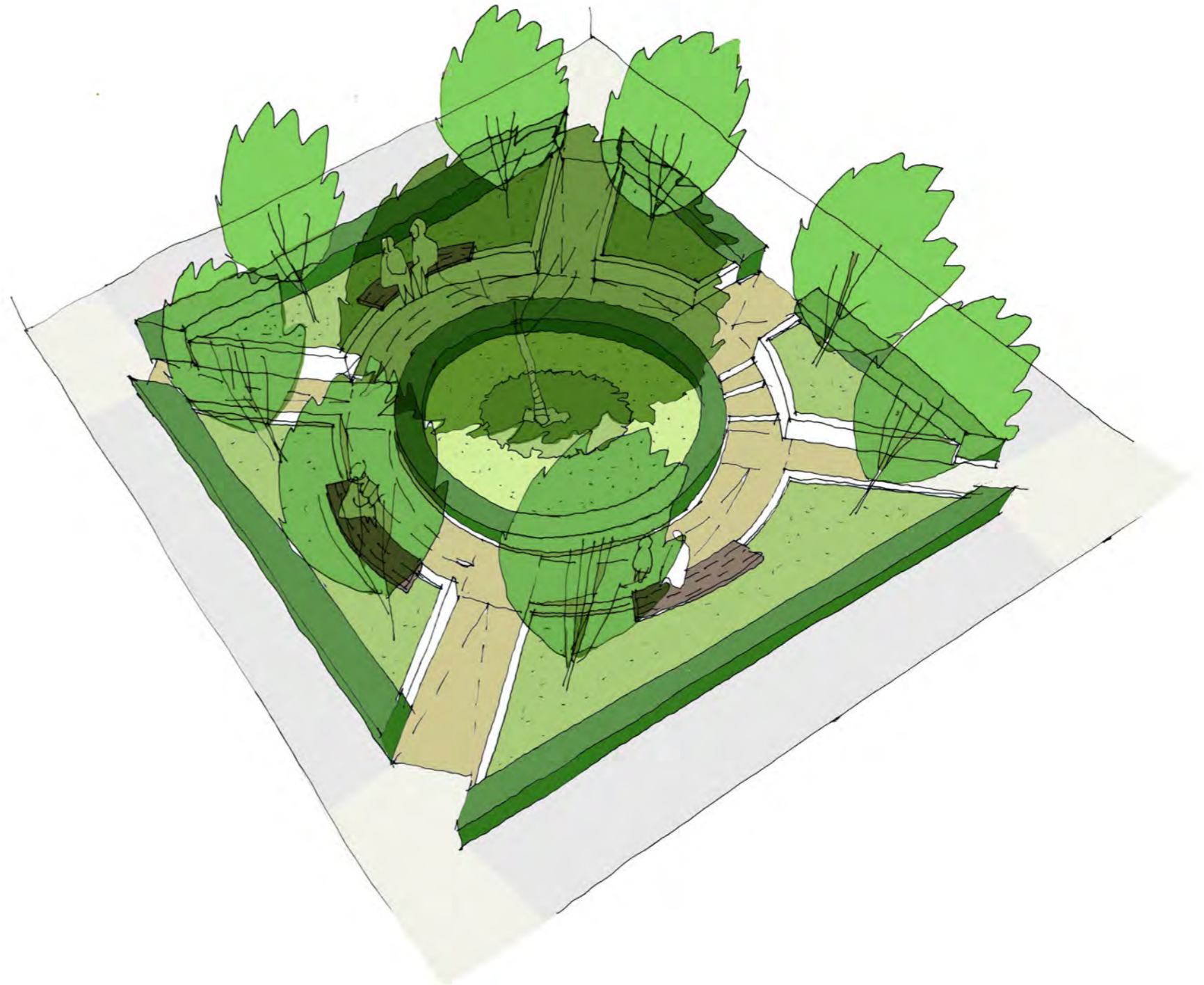
07. Landscape

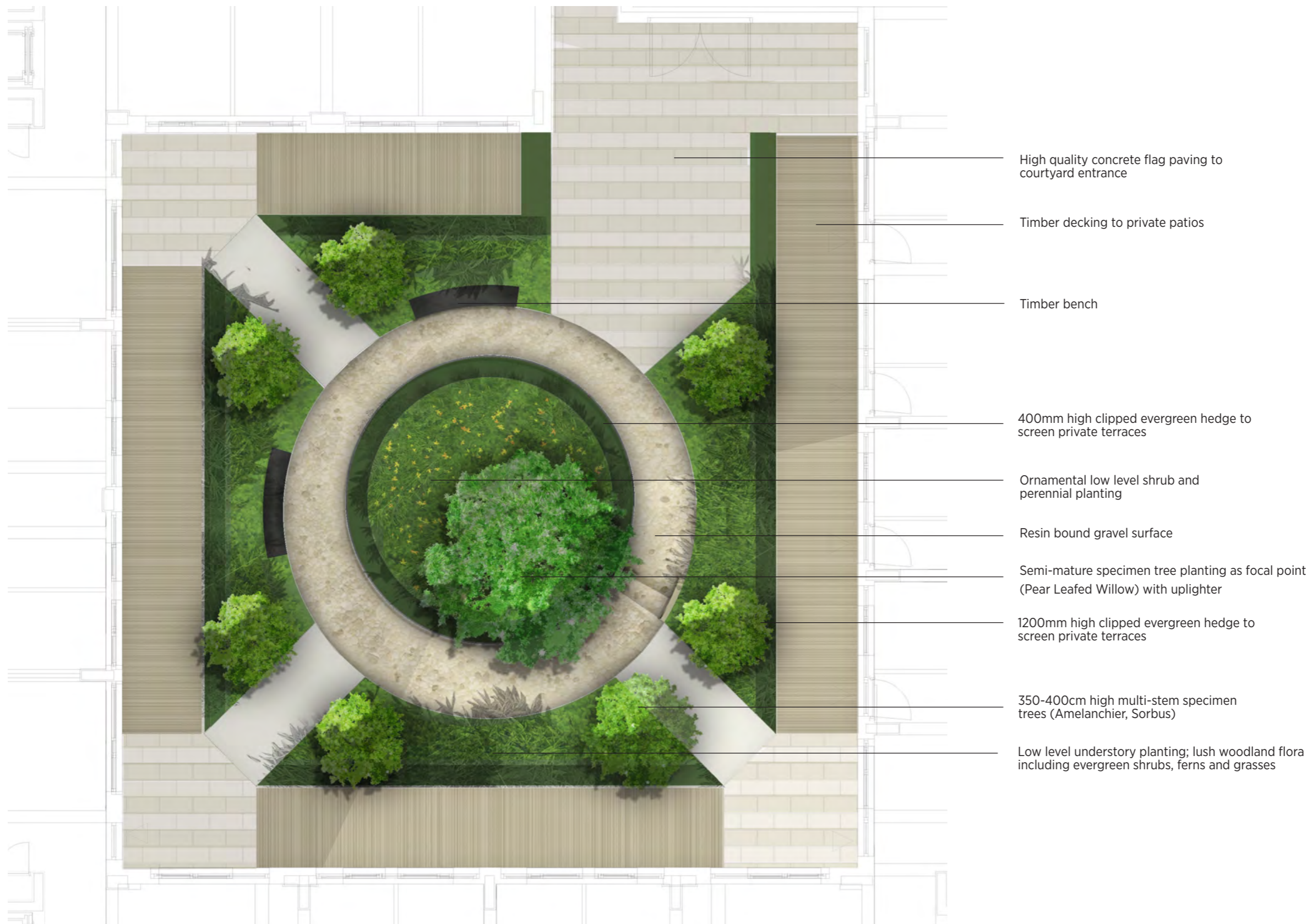
07.08 WESTERN COURTYARD

A second courtyard will be created for the new affordable flats. It has a very similar layout and form to the Eastern Courtyard, also providing an opportunity to sit and relax in a partly secluded environment.

The main element of difference is the central feature. The water feature is replaced with a planting arrangement of a feature specimen tree sitting in lush groundcover and contained by a low evergreen hedge. Whilst the 'water element' of the Eastern Courtyard provides reference to the indigenous wetlands, this courtyard respects and hints at the woodland glades that run along the banks of the streams and marshes.

The Western Courtyard will also have planting that provides intense seasonal colour, constantly changing through the spring, summer and autumn months. In the winter there will still be interest through a combination of evergreen foliage and colourful branches of the specimen deciduous shrubs.





- High quality concrete flag paving to courtyard entrance
- Timber decking to private patios
- Timber bench
- 400mm high clipped evergreen hedge to screen private terraces
- Ornamental low level shrub and perennial planting
- Resin bound gravel surface
- Semi-mature specimen tree planting as focal point (Pear Leafed Willow) with uplighter
- 1200mm high clipped evergreen hedge to screen private terraces
- 350-400cm high multi-stem specimen trees (Amelanchier, Sorbus)
- Low level understory planting; lush woodland flora including evergreen shrubs, ferns and grasses

07. Landscape

07.09 EASTERN ROOF GARDEN

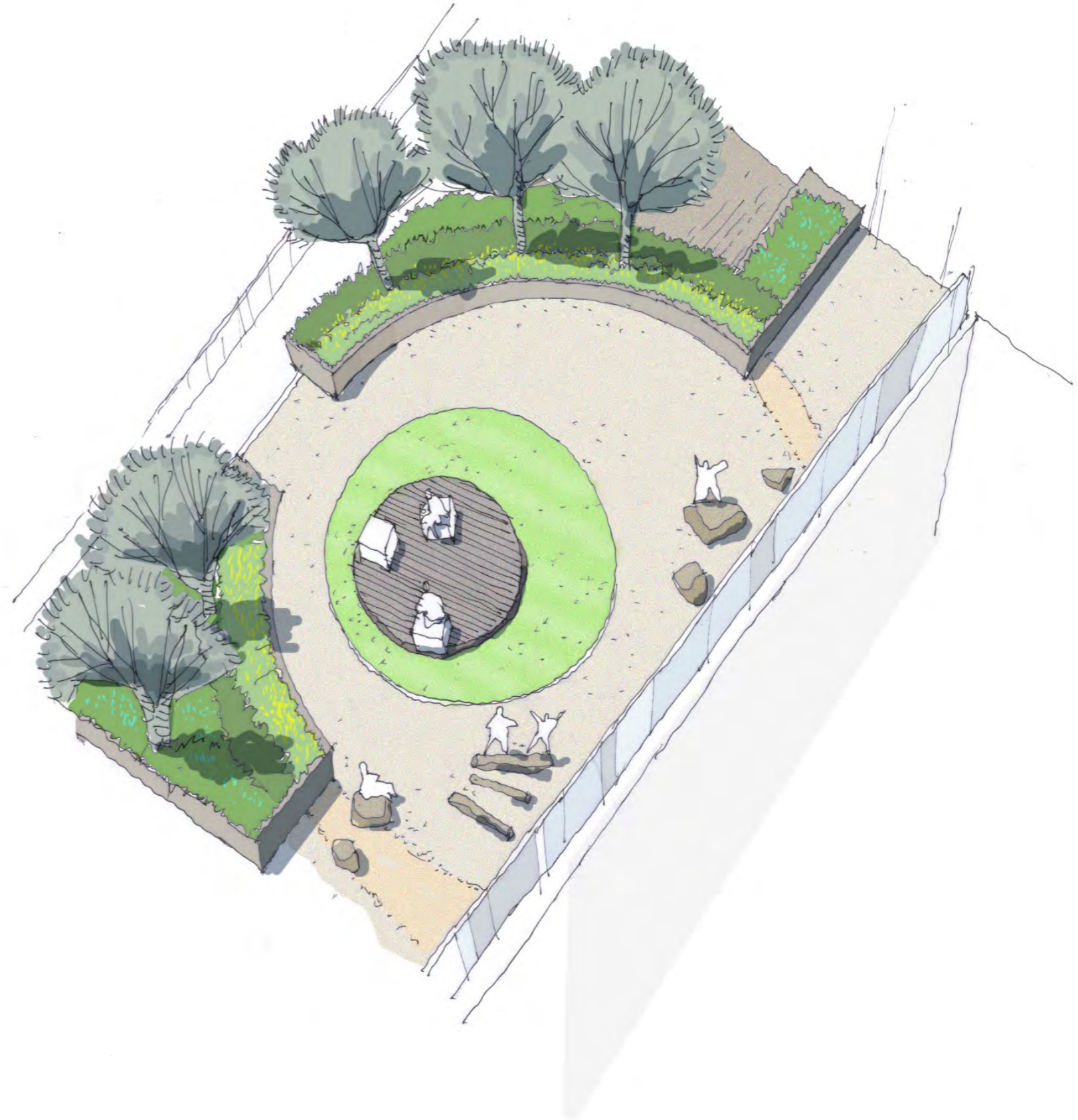
A roof garden on the 5th floor provides valuable amenity space for the local residents of the private apartments. The design caters for all ages and physical abilities whilst celebrating the elevated views across Camden and the development.

The composition of the landscape takes precedent from the courtyards at the lower level creating a legible and cohesive design ethos across the scheme.

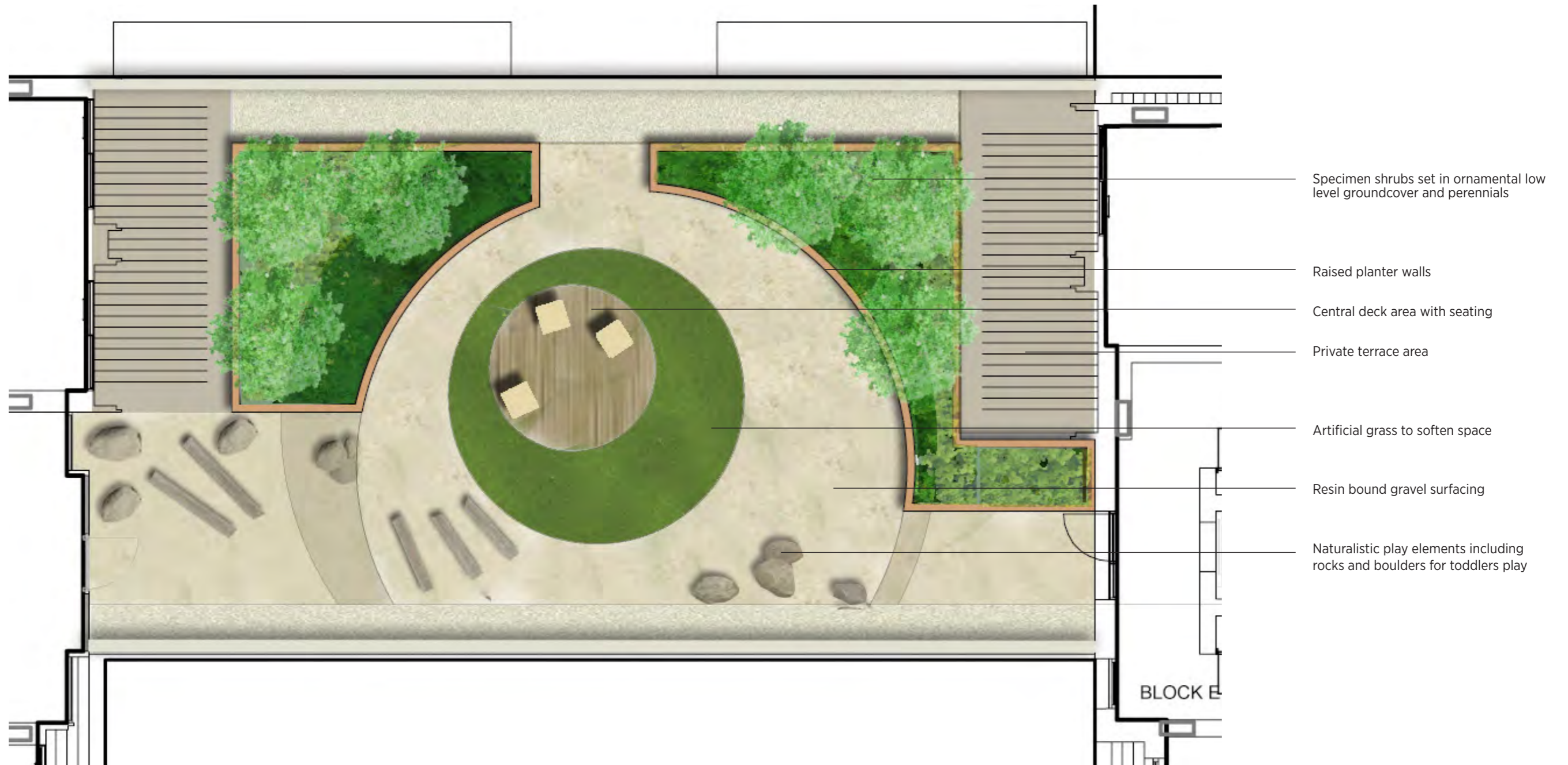
The garden will include doorstep play for the 0-5 year age group utilising naturalistic play including boulders, stepping stones and informal equipment arranged to encourage inventive play and social interaction.

A sun deck will give residents the opportunity to use the space for AI fresco dining or just to relax in a deck chair.

Raised planters allow a wide variety of ornamental shrubs from tall specimens to ground hugging masses. Perennial species provide colour and texture interspersed between larger shrubs, creating a lush, green, sheltered environment. Plant species will be selected for their ability to flourish in exposed conditions and will be sunlight and drought tolerant.



07. Landscape



07. Landscape

07.10 WESTERN ROOF GARDEN

On the 5th floor of the affordable building block another, larger roof garden will be created providing ample amenity space for relaxation and play.

Circular design patterns are playfully repeating the ground floor courtyard landscape to enhance the feeling of continuity and cohesion.

The garden will be equipped with naturalistic informal play equipment: rocks and boulders, stepping stones set in artificial grass.

Along with the play areas, timber decking will create a flexible space for all ages: for children to play, adults to sunbathe or for communal events and picnics.

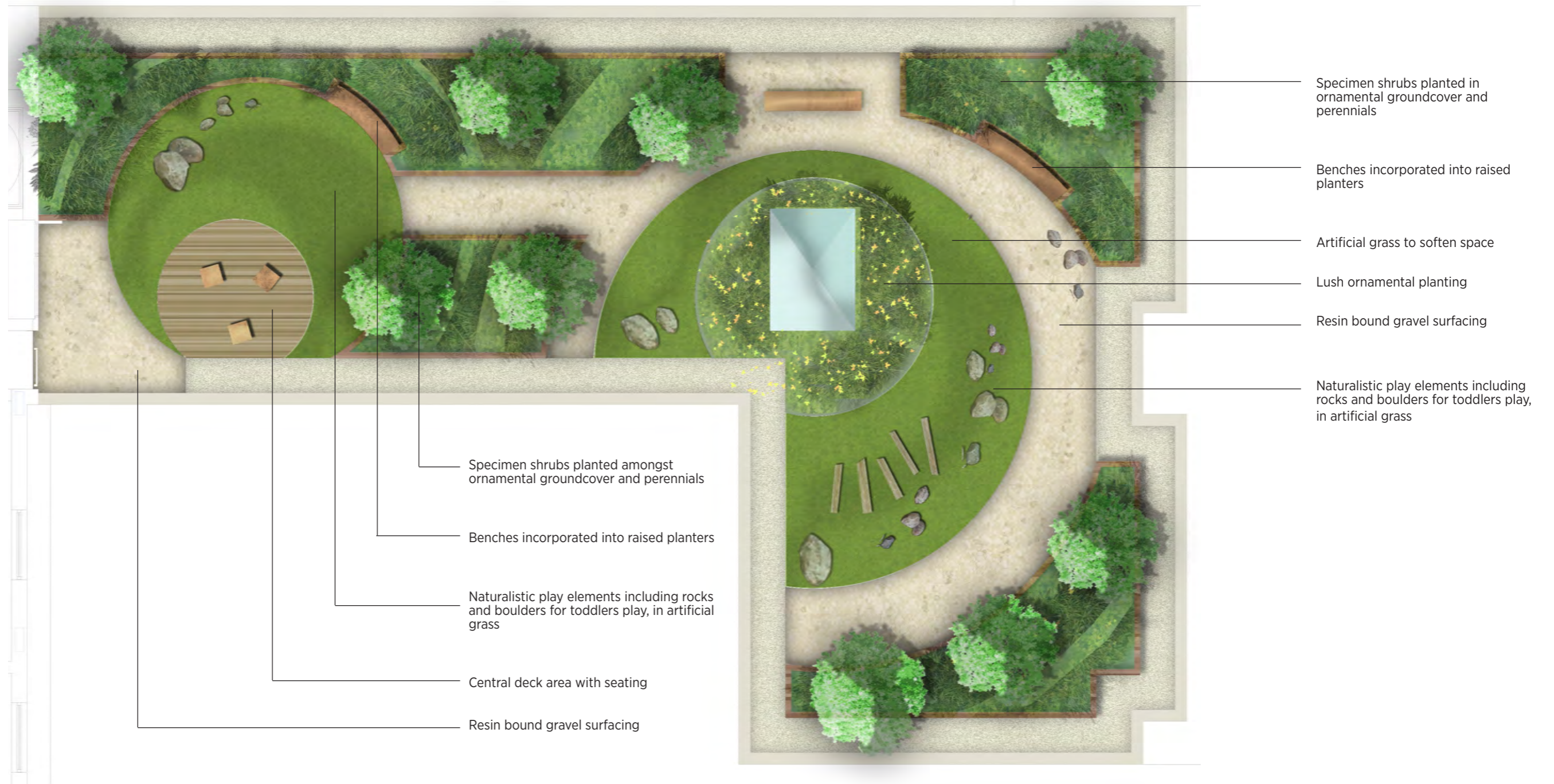
Integrated benches will be offered throughout the garden to allow a variety of seating opportunities for relaxation chatting with neighbours, sitting alone for a moment or for parents to watch their children play.

Similar to the other roof top garden, small trees, shrubs and perennials/ grasses in raised planters will provide some screening from the wind and dappled shade in the summer sun, thus creating a pleasant and welcoming environment.

Furthermore we encourage assigning some of the raised planting space to allotments, as we feel this is beneficial in forming the new community. It is a great opportunity for residents to meet and have a chat whilst being actively engaged with the landscape.



07. Landscape



Specimen shrubs planted in ornamental groundcover and perennials

Benches incorporated into raised planters

Artificial grass to soften space

Lush ornamental planting

Resin bound gravel surfacing

Naturalistic play elements including rocks and boulders for toddlers play, in artificial grass

Specimen shrubs planted amongst ornamental groundcover and perennials

Benches incorporated into raised planters

Naturalistic play elements including rocks and boulders for toddlers play, in artificial grass

Central deck area with seating

Resin bound gravel surfacing

07. Landscape

07.11. PLANTING STRATEGY AND BIODIVERSITY

The landscape proposals seek to promote sustainability and biodiversity, the principles of which lie at the heart of Outerspace's design process. The new courtyards and roof gardens offer the greatest potential for improving the area's ecological value.

All plant species on site will be chosen for their hardiness and drought tolerance. Where possible all surface water will be collected and redistributed to planting beds to help naturally irrigate the plants.

At street level along Camden Road and St. Pancras Way we will retain the existing magnificent old lime trees with the exception of one, the smallest, which will be replaced by a tree of identical species.

The courtyards and roof gardens offer the greatest potential for new lush, biodiverse planting.

A tall specimen tree in the centre of each courtyard acts as a focal point from ground level and from the higher apartments above. Integrated seating will be positioned against a backdrop of planting to provide areas of privacy and quiet reflection. Smaller ornamental species are to be located more frequently nearer seating areas whilst larger structural species provide the overall form and spatial quality of the scheme. The courtyards are framed with planting in raised beds which shall consist of small trees or tall shrubs with a beautiful habit yet light crown. Such shrubs (including Amelanchier) help create intimacy for the lower apartments yet allow enough light to penetrate to the planting below. Shade tolerant ornamental woodland type understory planting with ferns and evergreen grasses helps to create a lush feel and together with the trees softens the appearance of the space.

Evergreen hedging (*Ilex crenata*) provides screening to the private terraces.

At roof garden level, drought and full sunlight favouring plants will be planted in raised planters. The planters improve planting depth allowing a wider variety of species to thrive while providing some wind shelter, noise buffering and a pleasing aesthetic environment for users of the gardens. Plants include small trees and large shrubs like Birch, dwarf willow shrubs, grasses, lavender and silver leaved perennials. We would also like to encourage the use of the planters as 'growing gardens' for new neighbours to cultivate herbs and ornamental vegetables, thus helping to interact and personalise the space.

Following ecologist recommendations, the site will include a series of brown roofs to support biodiversity in the area. Where possible there will also be a provision for bug boxes or log piles to provide habitat for a range of invertebrates and other wildlife greatly enhancing the site's overall ecological value.



Willow Leaved Pear Tree



Sorbus Aucuparia



Amelanchier laevis



Polystichum setiferum



Alchemilla mollis



Skimmia japonica



Viburnum tinus 'Eve Prince'



Liriope muscari



Blechnum Spicant



Ilex crenata clipped hedge



Luzula sylvatica



Multi-stem Birch tree



Olive



Skimmia japonica



Miscanthus sinensis gracillimus



Stachys byzantina



Lavandula angustifolia



Pennisetum alopecuroides



Liriope muscari



Salix rosmarinifolia



Pyracantha sp.



Potentilla fruticosa



Herbs and ornamental vegetables

07. Landscape

07.12. PLAY STRATEGY: FOR TODDLERS AND BIG CHILDREN ALIKE

The communal roof gardens will provide doorstep play for 0-5 year old's along with flexible lawn areas for all age groups.

The play areas will combine a selection of naturalistic play elements to encourage creative play, teach balance and agility and encourage residents to socialise.

These areas will include boulders, stepping stones and balance blocks. Lawns will also provide flexible play space for all ages and can be used for social games, sitting in the sun or simply having a picnic with the family and neighbours.

Shade and shelter will be provided with taller plants in raised planters.

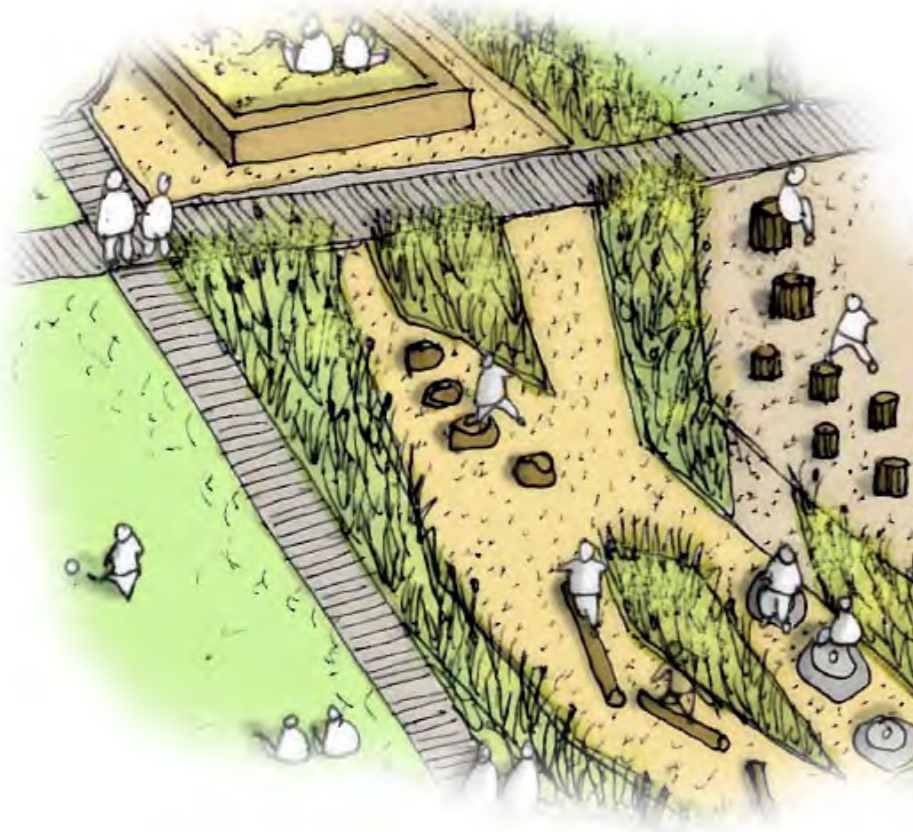
There will also be plenty of opportunity for play and recreation for 'older children', namely adults. Here they can play and meet others, with such engagement helping to create a spirit of community within the development.

Simple lawns provide a venue for informal games such as croquet and badminton, whilst decked areas can be used for barbecues and social events.

The planting throughout the gardens will include herbs and ornamental vegetables for the residents to help communally nurture and harvest throughout the year.

Together these gardens provide a valuable social and recreational resource for all age groups to enjoy together, all times of the year.





Naturalistic play for toddlers in a safe and secure environments



Herbs and ornamental vegetables within the planting: opportunities for interaction



Toddlers learning and being inspired by the nature and ecology within the gardens



Simple flexible lawn space provides a venue for informal and social recreation

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