

BACTON LOW RISE REDEVELOPMENT



Camlins

REV A
08.02.2013

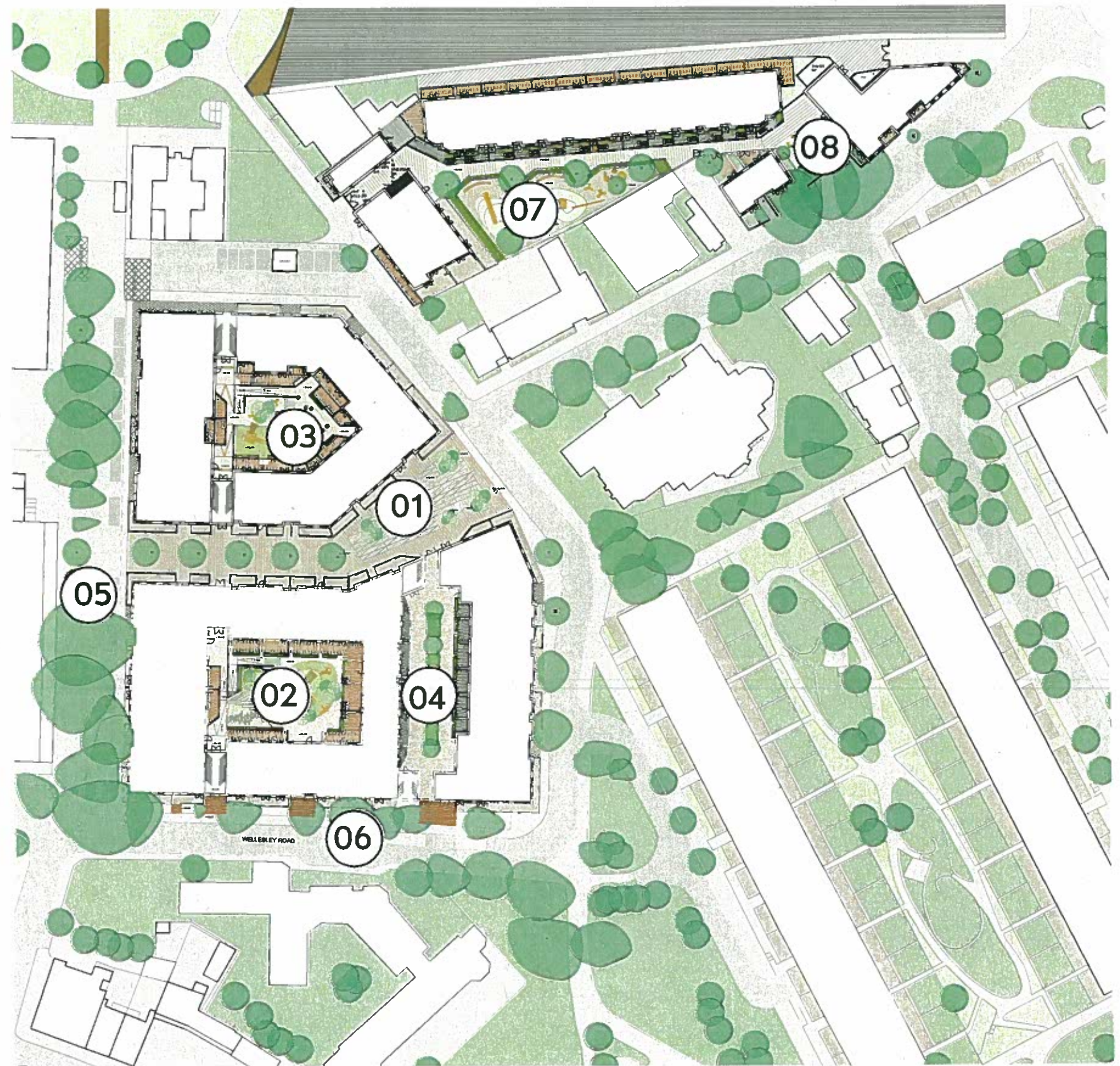
LANDSCAPE
PROPOSALS

Issue History:

Revision:	Date:	Written by	Checked by
1st	14.11.2012	RB	MSS
2nd	16.11.2012	RB	MSS
3rd	18.11.2012	RB	MSS
4th	20.11.2012	RB	MSS
5th	22.11.2012	RB	MSS
6th	22.11.2012	RB	MSS
7th	22.11.2012	RB	MSS
8th	04.02.2013	RB	PSS

- 01 - The Street
- 02 - Phase 2 Courtyard
- 03 - Phase 3 Courtyard
- 04 - Mews Court
- 05 - Haverstock Road Trees
- 06 - Wellesley Road Sunken Meadow
- 07 - DHO Play Gardens
- 08 - Vicar's Road Square

This report has been prepared by Camlins Landscape Architects to support the full planning application for the redevelopment of Bacton Low Rise on behalf of the London Borough of Camden.



Landscape Overview

2. General Approach

The proposals for the Bacton Low Rise (BLR) and Gospel Oak District Housing Office (DHO) sites have been developed from both an analysis of the current situation and through a series of community consultation events.

Given the significant concerns of the residents as set out below, we have based our proposals on a series of fundamental principles, these are that the space will be:

- ◆ Attractive
- ◆ Safe
- ◆ Robust

The external spaces need to perform a number of functions and so need to be designed to allow flexibility of use whilst ensure the way the place can be utilised is clear. To assist in this definition the spaces have been classified in to three basic typologies described later.

Residents raised the following areas of concern -

Issue:

- ◆ Safety and Security - anti social behaviour and issues with drugs and violence.

Design Response:

- ◆ Ensure passive surveillance over public spaces.
- ◆ Utilise lighter planting species, such a ornamental grasses.
- ◆ Clearly define private and public spaces.

Issue:

- ◆ A need for improved and diversified play spaces.

Design Response:

- ◆ Identify and design distinct play spaces for a range of age groups.
- ◆ Integrate informal play into overall external spaces.
- ◆ Work with community group and suppliers to select imaginative play equipment.

Issue or concern

Anti social behaviour



No 'Defensible' space



Undefined ambiguous spaces



Design Solution

Passive oversight security, busy spaces



Clearly defined private spaces, with clear boundaries



Legible spaces with clear uses



Issue:

- Clean simple spaces that allow multiple uses.

Design Response:

- Remove all extraneous objects from Public spaces.
- Create hazard free spaces and surfaces allowing a diversity of uses
- Provide informal and structured seating in secure Courtyard areas only.

Issue:

- Resolving issues caused by trees and their proximity to the buildings.

Design Response:

- Place large species trees away from buildings and in relation to existing avenues.
- Select smaller trees with lighter canopies
- Implement a canopy management regime in line with Camden's aspirations

Issue:

- Providing clearly defined defensible spaces.

Design Response:

- Physically define and segregate spaces.
- Change in floorscape finishes to define uses.

Issue:

- Ensuring all spaces are accessible and inclusive.

Design Response:

- Clearly define spaces allowing for mixed age play spaces and more passive recreation by other user groups co exist without conflict.
- Ensure all spaces are DDA compliant and that all spaces can be accessed by all in a clear and legible manner.
- Design access to the courtyards from the surrounding properties to encourage social use of the spaces by the residents.

Issue or concern

Overgrown and oppressive planting



Dense bushes use to conceal drugs and knives



Level changes and existing trees to be retained



Large Species Trees very close to buildings



Design Solution

Meadow style planting.



Light 'transparent' planting



Bridged access to retain Root Protection Zone



Medium sized trees with lighter canopies



3. Public / Private / Communal Spaces

There are a series of spaces created in the proposals for BLR and the DHO site.

These can be classified as:

Public Amenity Space

Spaces accessible by the public at anytime of the day or night.

Private Amenity Space

Spaces that are for the sole use of the residents of a single unit, these spaces may be overlooked and accessible from Public spaces, although the access is discouraged or restricted.

Semi-Private Amenity Space - or Communal Space

Spaces intended to be used by the 'micro communities' (that is to say the conglomerate of the residents from within the block overlooking their courtyard) within the two sites. These spaces are accessible by the residents but not the general public.



Public, Private and Communal Spaces

Existing Landscaping

BLR Site

The existing estate is made up of three inward looking residential courtyard blocks which terminate short of the pavement line.

The allocation of semi-private or communal spaces is boosted by the inclusion of the deck access routes that are accessible by all the residents in each of the blocks, in reality these spaces are little used for social interaction and the residents have noted concerns that they are used by groups of younger people to gather which can prove intimidating.

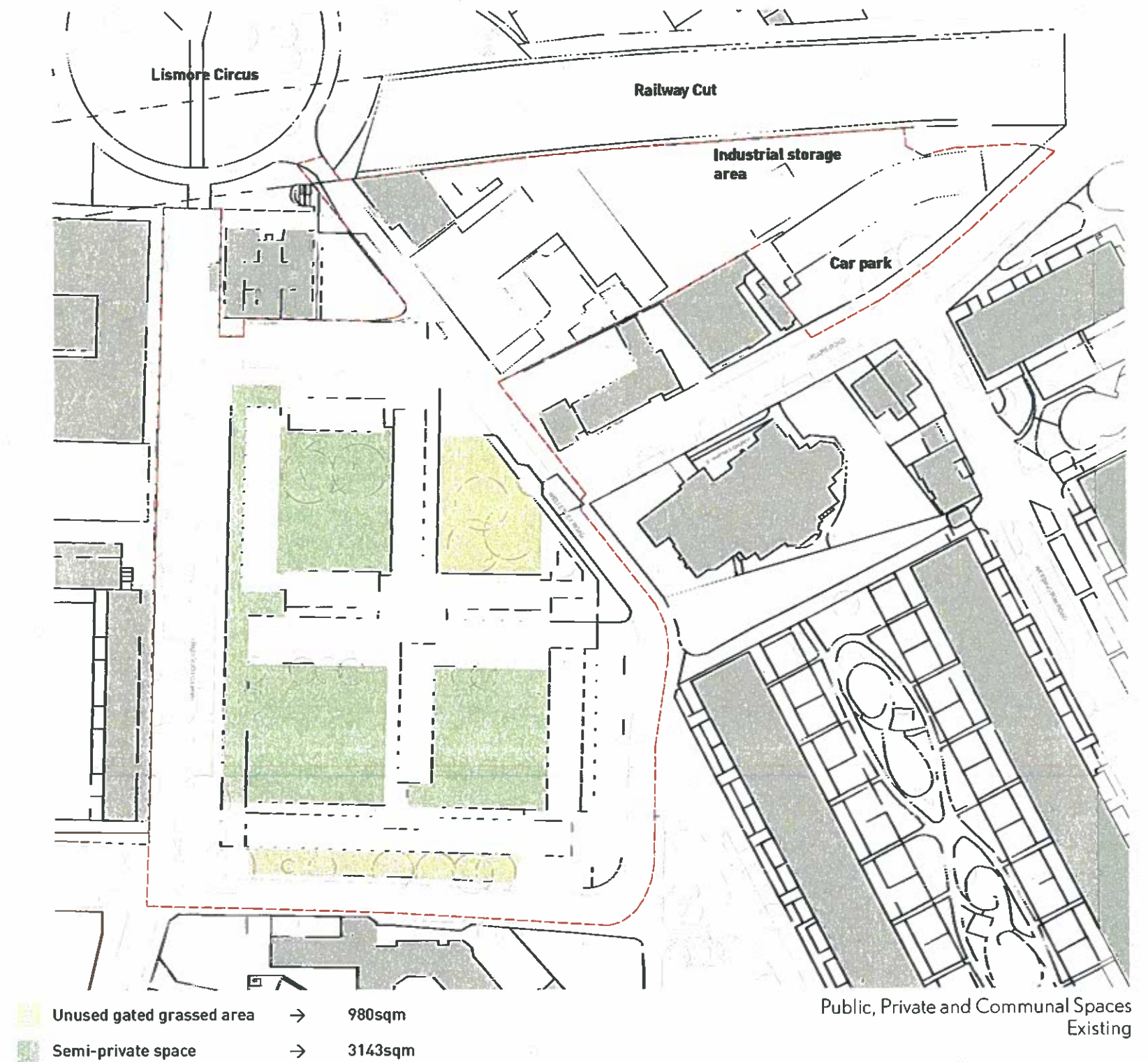
Outside the building Bacton Low Rise has a relatively large amount of publicly accessible space, the issue is the quality of this space. Large areas that are accessible by the public are dedicated to car and vehicle access and circulation. these spaces have a limited use to the residents in terms of recreation or social gatherings. In addition to this issue garages then adjoin the street, or redundant gated green areas which encourage little sense of ownership.

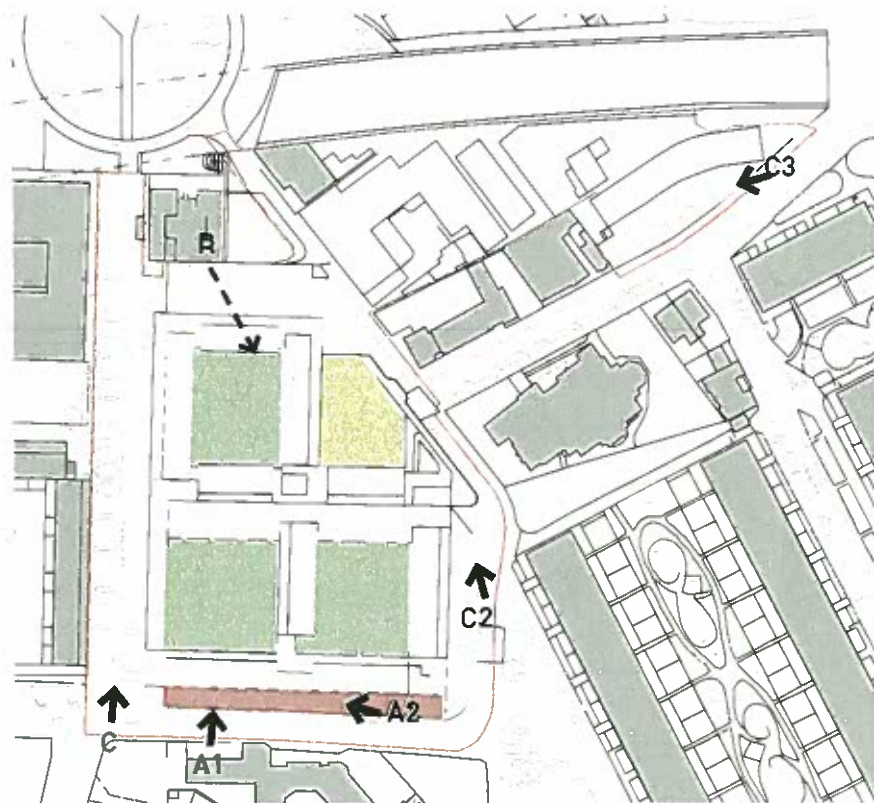
The current configuration has resulted in a poorly defined urban edge, with minimal active frontages onto the street.

Existing play spaces are contained within semi-private courtyard areas.

DHO site

The DHO site currently contains workshops, industrial storage areas, the Gospel Oak Housing and Social Services Office and the TRA Hall. All of these are proposed to be demolished, excluding the TRA Hall. The DHO site suffers similar strategic issues to the BLR, with building lines set back from the road and a car park dominating the streetscape.





- A. WELLESLEY ROAD SOUTH**
 - Lack of activity to street
 - Garages negatively define street frontage
 - Areas of greenery unoccupied/isolated behind fencing

- B. SHARED COURTYARDS**
 - Unimaginative courtyard spaces
 - Hard roofscape & lack of habitable terraces

- C. PUBLIC REALM**
 - Unoccupied/isolated green space
 - Open space lacks ownership
 - Setback weakens street edge
 - No interaction between internal/external realm



A1: View toward Garages, Wellesley Road



A2: View toward redundant grass patches, facing Wellesley Road



B: View from Bacton Tower over roofscape and inward looking courtyards



C: View north along hard landscaped Haverstock Road bordered by garages



C2: View of hard landscaped private outdoor space. Garages facing street



C3: View toward existing Workshops on the DHO Site

Spatial Configuration

BLR Site




Our proposal involves creating two perimeter courtyard blocks. To the street, occupied private defensible space acts as a buffer between the public and private realms whilst front doors activate the streetscape. This strategy also maximises usable space within the courtyards.

Private amenity space opens onto secure semi-private courtyards. Play equipment and seating are integrated into a dynamic environment containing a mixture of hard and soft landscaping.

Between the two perimeter blocks we propose a new pedestrianised street which recognises the significance of St. Martin's Church within its urban context. Townhouses and maisonettes predominantly occupy this tree-lined street, facilitating a sense of ownership over the space.

DHO site

The proposal involves setting a row of townhouses and maisonettes along an east to west axis which runs adjacent to the railway. This creates a buffer between the railway and proposed private courtyard whilst maximising southerly light into the space. Integrated play equipment, seating and appropriate planting is also proposed. A new mansion block on the eastern corner of the site sits directly against the pavement line. A further two townhouses then frame the entrance to the private courtyard creating a stronger edge to Vicar's Road.

	Private space	→	4874sqm
	Semi-private space	→	2728sqm
	Public space	→	1626sqm

NB. Figures incorporating balconies & roof terraces



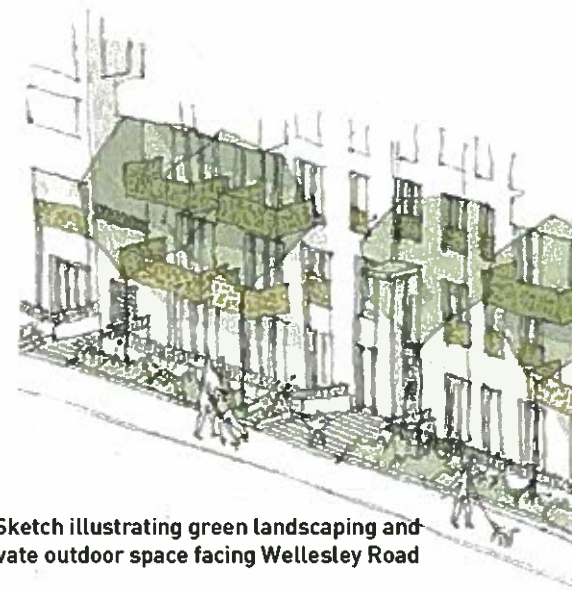
Spatial Configuration

Proposed Spatial Distribution

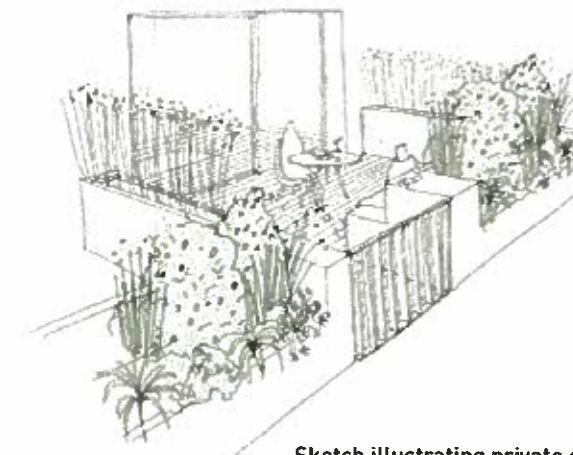
The extensive provision of balconies and private front gardens creates a diverse provision of spaces for private use and fulfils the good design principles of providing 'defensible' space at the frontages of the apartments. Communal Space is provided internally as the corridors and access foyers within the building. Externally the communal spaces provide play spaces and seating areas for the residents. The provision of Public space within the development is primarily contained within the new Street. This is a pedestrian environment with large street trees and planted beds providing a well detailed, high quality space dedicated to pedestrian use with vehicle limited to emergency access and special maintenance regimes.



- Green roofs
- A. WELLESLEY ROAD SOUTH**
 - Active street frontage
 - Clear hierarchy to openings
 - Entrances and ground floor windows
 - Defensible space to private front gardens
 - Generous greenery to street
 - Outboard balconies animate streetscape
- B. SHARED COURTYARDS**
 - Generous green space
 - Integrated play equipment
 - Private rear gardens open onto communal gardens
 - Passive surveillance onto secure garden
- D. PUBLIC REALM**
 - New street created
 - Defined edge to public realm
 - Occupied space created
 - Spatial relationship with church encouraged



A: Sketch illustrating green landscaping and private outdoor space facing Wellesley Road



Sketch illustrating private outdoor terrace space with integrated planters.



B: Sketch illustrating semi-private courtyards to BLR site with integrated play areas & soft landscaping



B2: Sketch illustrating proposed semi-private courtyards to DHO Site with integrated play areas & soft landscaping



D: Sectional perspective sketch illustrating semi-private courtyards to BLR site and proposed 'New Street' with soft landscaping providing views toward St. Martin's Church