

# 8.14

# Squire and Partners



Twyman House, London NW1  
Landscape Report

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For CIT Developments Ltd

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## Landscape Statement

### Introduction

This report relates to the proposed development at Twyman House, Camden. It examines the existing site quality and context, its pedestrian links and connections beyond the site confines. From this analysis a landscape strategy and concept plan for the site has been developed which aims to enhance access and provide an attractive multi functional courtyard and play area for proposed residents and visitors.

### Existing Site Description

#### Courtyard

The courtyard is currently enclosed by a mix of surrounding residential and commercial properties. Its neglected state detracts from the visual amenity of the area and it has no relationship with the adjacent Regents Canal or the adjacent Bonny Street or Camden Road.

#### Camden Road

The existing frontage opening directly on to Camden Road is a mix of uninviting hard surfacing, separated from the pedestrian footpath with a low metal knee rail. Planting consists of smaller shrubs either side of the main residential entrance and one large mature London Plane to the south.

#### Boundaries

##### North of the site, (Courtyard):

Residential properties define the northern boundary. A mix of town houses overlooks the central courtyard with three at grade garages

being accessed from Bonny Street via an access road and the courtyard. The remaining boundary is a mix of rear garden fencing and low brick walling with a single property entrance requiring access directly from the courtyard.

##### East of the site, (Courtyard):

A multi-storey brick commercial property this forms the eastern courtyard boundary with a single pedestrian access point granting access to the premises.

##### South of the site, (Courtyard):

A seven storey commercial property partially dominates this boundary with the other western end consisting of a three metre high fence which has been invaded and comprehensively covered with vegetation. No visual connection with the adjacent Regents canal is possible.

##### West of the site, (Courtyard):

A two storey ,(flat roof, brick), property defines the western boundary with no access possible to the courtyard.

##### East of the site, (Camden Road):

This boundary fronts the busy Camden Road with a nominal five metre hard paved margin providing a defensible space with the residential frontage. The current space is unattractive and of no amenity value.

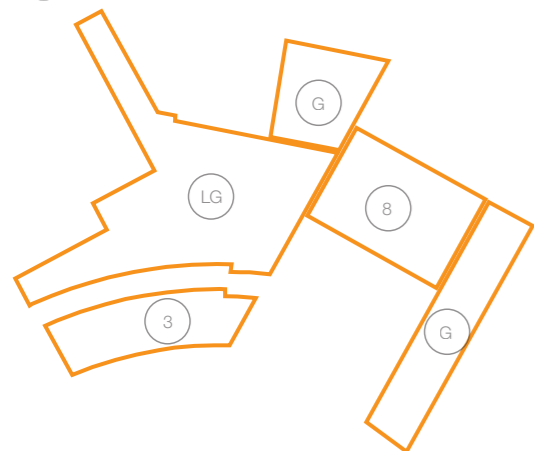
### The Landscape Proposals

The aim of the landscape strategy is to create a landscape that animates, activates and enhances the environment of the proposed development, meeting the needs in terms of amenity space for the new residents and reconnecting the site into the wider context through the careful use of materials and planting.

Central to the courtyard will be a new usable public space for residential use. A communal garden, with indigenous planting, seating and the inclusion of informal play areas for young children. The design rationale has been developed in response to the current site use requirements and the future aspirations of the proposed development.

In addition to the communal garden and courtyard will be a formal play area, (accessed via the courtyard), green and bio-diverse roof gardens and a new frontage to Camden Road.

- 1 main vehicular and pedestrian shared surface entrance from Bonny Street
- 2 disabled parking bays
- 3 entrance to block a
- 4 entrance to block b
- 5 entrance to block c
- 6 entrance to bin store
- 7 entrance to 8th floor roof terrace from block b
- 8 entrance to pulse house
- 9 entrance to bike store



Text indicates the levels the landscape proposal are at



scale 1:500



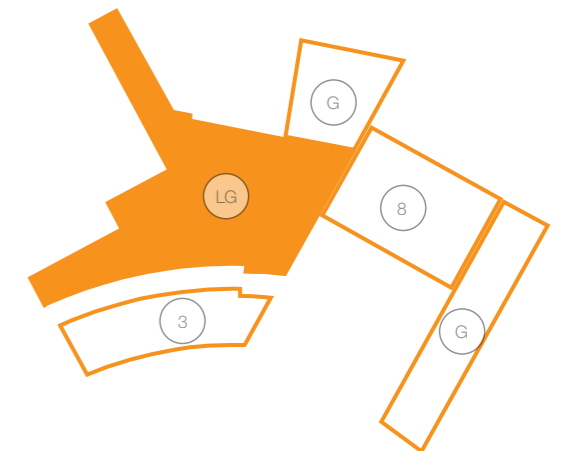


### Main Courtyard / Communal Garden

The main courtyard will create new areas of public space for local residents and visitors to enjoy. The design takes advantage of the sites current tranquil aspect to transform the courtyard into an attractive green amenity space and pedestrian priority environment, whilst maintaining occasional vehicular access for residential garage access, emergency vehicle access and refuse collection. These constraints have helped inform the setting of the communal gardens. The design also endeavours to provide an area of defensible space for the residents in Block A.

Materials will reflect the local canal vernacular whilst complimenting the proposed architectural palette. The courtyard will provide a valued green environment which breaks up this hard, overlooked urban space. Three landscaped geometric shapes will provide small informal gardens in which residents can relax. The planting within the gardens will be comprised of indigenous species to attract insects and invertebrates. Rainwater from the surrounding courtyard will be allowed to run off into the gardens, reducing the amount of storm water discharged by the development. The gardens will also provide an appealing outlook for the surrounding residential properties.

- 1 main vehicular and gated pedestrian access to courtyard
- 2 formal grass margins with wild flower meadow and grass mounds for informal play
- 3 feature trees ie. flowering cherry / silver birch
- 4 large timber benches
- 5 planting beds with informal mass planting of multi-stem silver birch trees

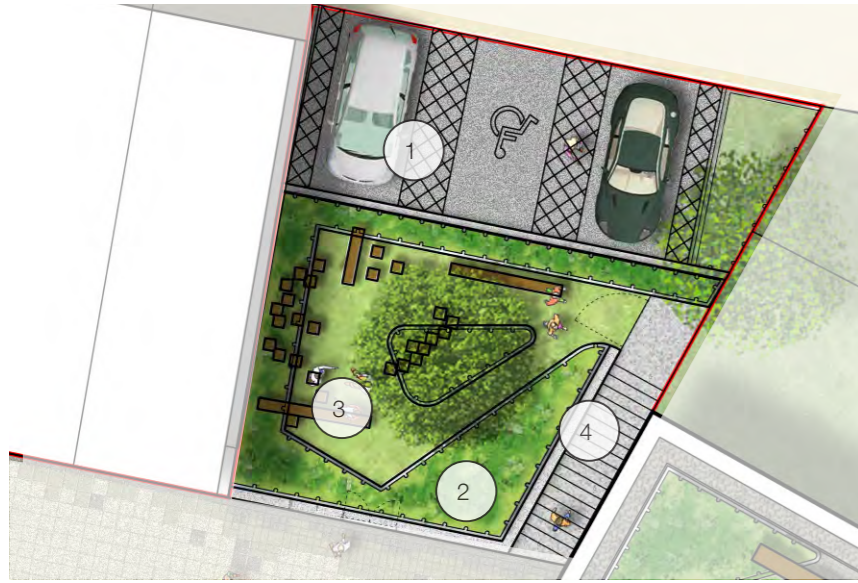


Text indicates the levels the landscape proposal are at



section a,a  
not to scale

# landscape proposals



## Play Area (Bonny Street)

In line with “Supplementary Planning Guidance”, (Providing for Children and Young People’s Play and Informal Recreation). A Doorstep Playable Space will be provided in the northeast of the site. Access will be via steps directly from the courtyard / communal gardens below. The rationale for play aims to integrate the space and play equipment. The space aims to provide an engaging play space for young children and will include the following features:

- Sensitive soft planting, non toxic, textural, sensory planting.
- Climbable objects.
- Fixed equipment.
- Seating for supervision.
- Sand and water, (if possible).
- Sculptural elements such as ground modelling and timber blocks.
- Gate to prevent children falling down steps
- Wet pour safety surfacing where required

Additional informal play areas will also be integrated into the central courtyard communal areas.

## Disabled Parking

Three new disabled parking bays will be created to the north of the site with direct access off Bonny Street.

ground floor



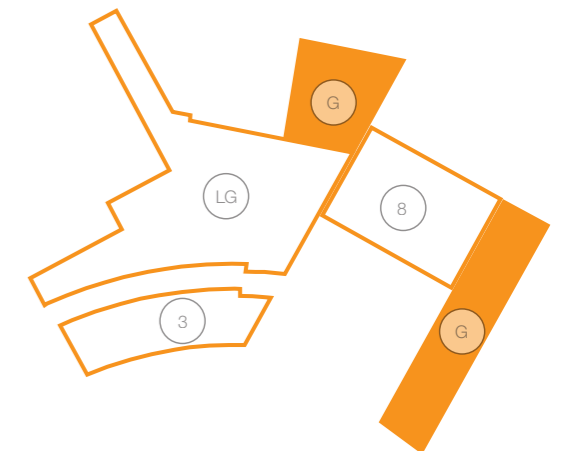
Scale 1:200



## Site frontage to Camden Road

A new site frontage is proposed which will provide an active frontage to the possible retail developments and provide pedestrian access to the residential units. The current hard surfacing will be replaced with new small unit construction paving. An existing London Plane tree will be retained, (no surface dig construction to protect the existing tree roots), and in response to the local planning authority’s aspirations, three Prunus, (Cherry), street trees are proposed to match the tree planing across the site street, whilst providing seasonal interest. Strips of low shrub planting will be introduced to provide defensible space where required.

- 1 3 no. disabled parking bays
- 2 raised ornamental planting bed
- 3 large section timber benches for informal seating
- 4 steps to lower ground floor courtyard - entrances to
- 5 existing mature london plain tree to be retained
- 6 main pedestrian entrance to block b
- 7 main pedestrian entrance to block c
- 8 buffer planting / defensible space



Text indicates the levels the landscape proposal are at

### Third floor extensive biodiverse roof

An extensive Bio-Diverse green roof is proposed on the third floor of Block A. This has been informed by our consultant ecologist and PPS9, (Biodiversity and Geological Conservation, 1994), and will incorporate of the following features:

Plug-planted sedum with sown annual cornfield mix and bulbs and a calcareous wildflower seed mix.

#### Mounding for biodiversity

Small mounded areas of substrate, comprising free-draining, acidic materials (i.e. sands, small diameter gravels and organic element based on more acidic material – bracken etc).

#### Log Piles

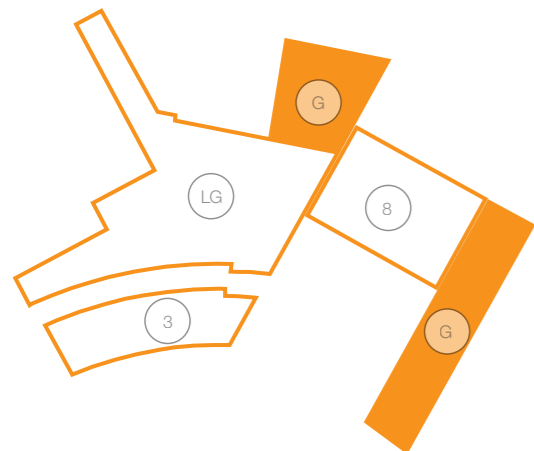
Sections of round logs, recycled from arboricultural works. Logs will be approx. 500mm in length and between 100-150mm diameter. Only native hardwood will be used. Substrate will be mounded-up around the base of the log pile to 100mm high etc. On some of the larger logs the outer face should be drilled with a series of 2-10mm wide holes to provide tunnels for invertebrates etc.

#### Bird Boxes

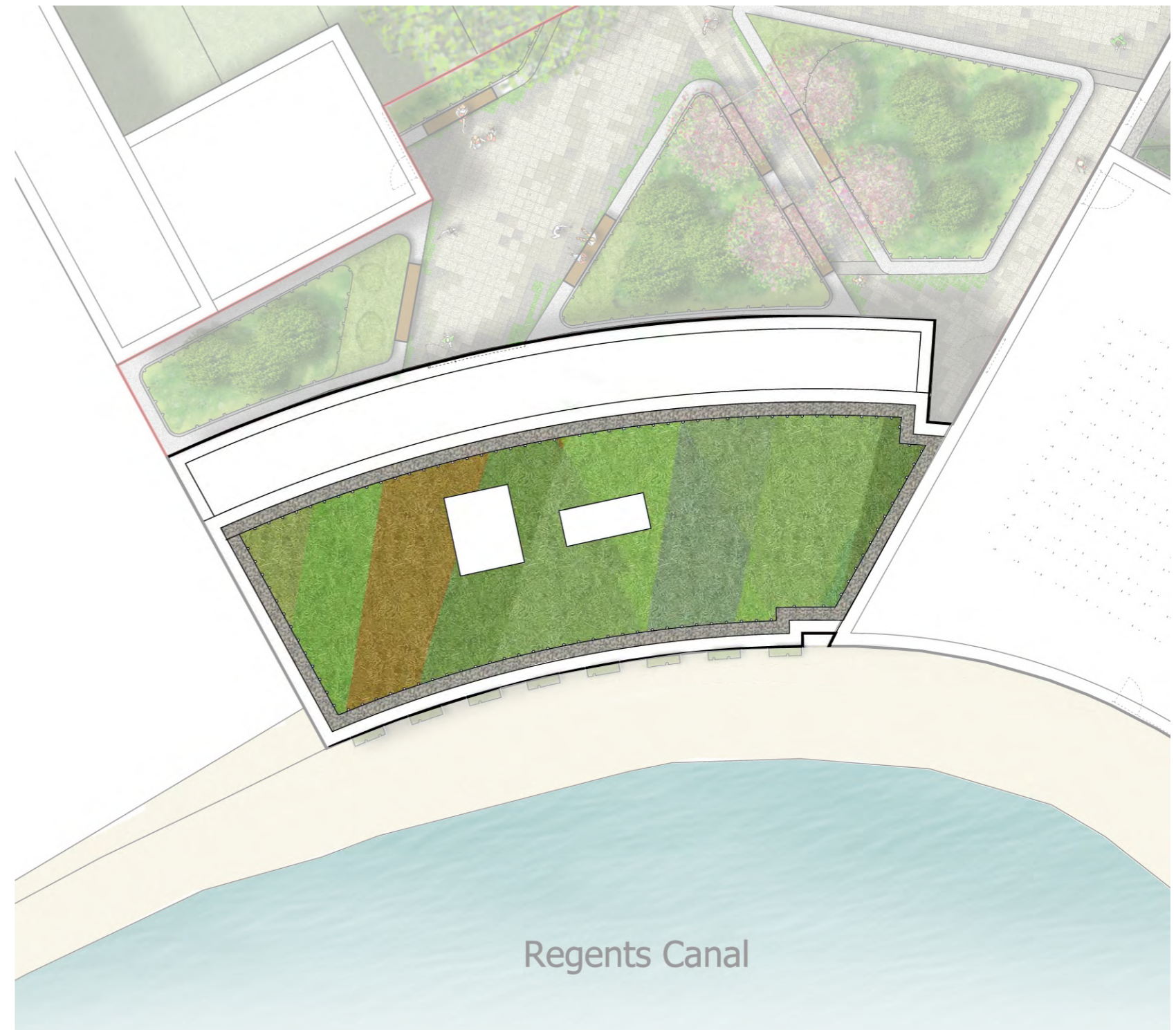
2 open-fronted boxes will be positioned in close proximity to the living roof.

#### Mud / Water Baths

Mud/water baths will be placed on the roof to provide bird baths. These should be constructed from a non-rusting metal, ideally plastic. Two of the trays should be filled (and kept filled) with soft mud for potential nest building material for species such as house martin *Delichon urbica*.



Text indicates the levels the landscape proposal are at



Scale 1:200



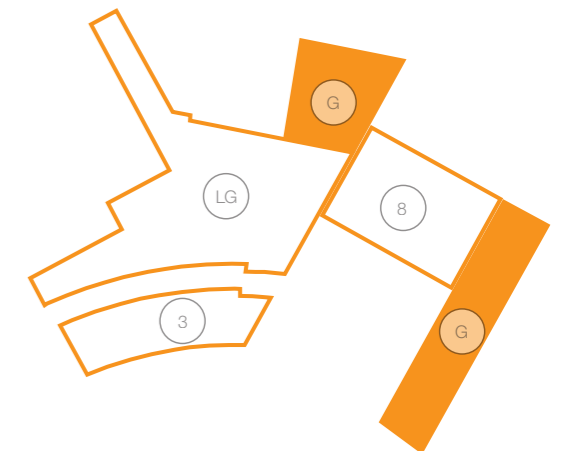


### Green roof eighth floor

A roof terrace is proposed to the eighth floor of Block C. This will help add to the local biodiversity and provide an additional recreational resource for select residents. A mix of indigenous ornamental shrubs, grasses, herbs and wildflowers are proposed to provide an attractive and purposeful space. Where the substrate allows, multi stemmed birch trees will also be planted. In addition, a paved periphery walkway and large section timber benches will be included to provide a practical roof space.

- ① raised planting bed / green roof
- ② large section timber benches
- ③ entrance to roof terrace from block b
- ④ multi-stem birch trees in mounding
- ⑤ riser extracts from core below

Scale 1:200



Text indicates the levels the landscape proposal are at






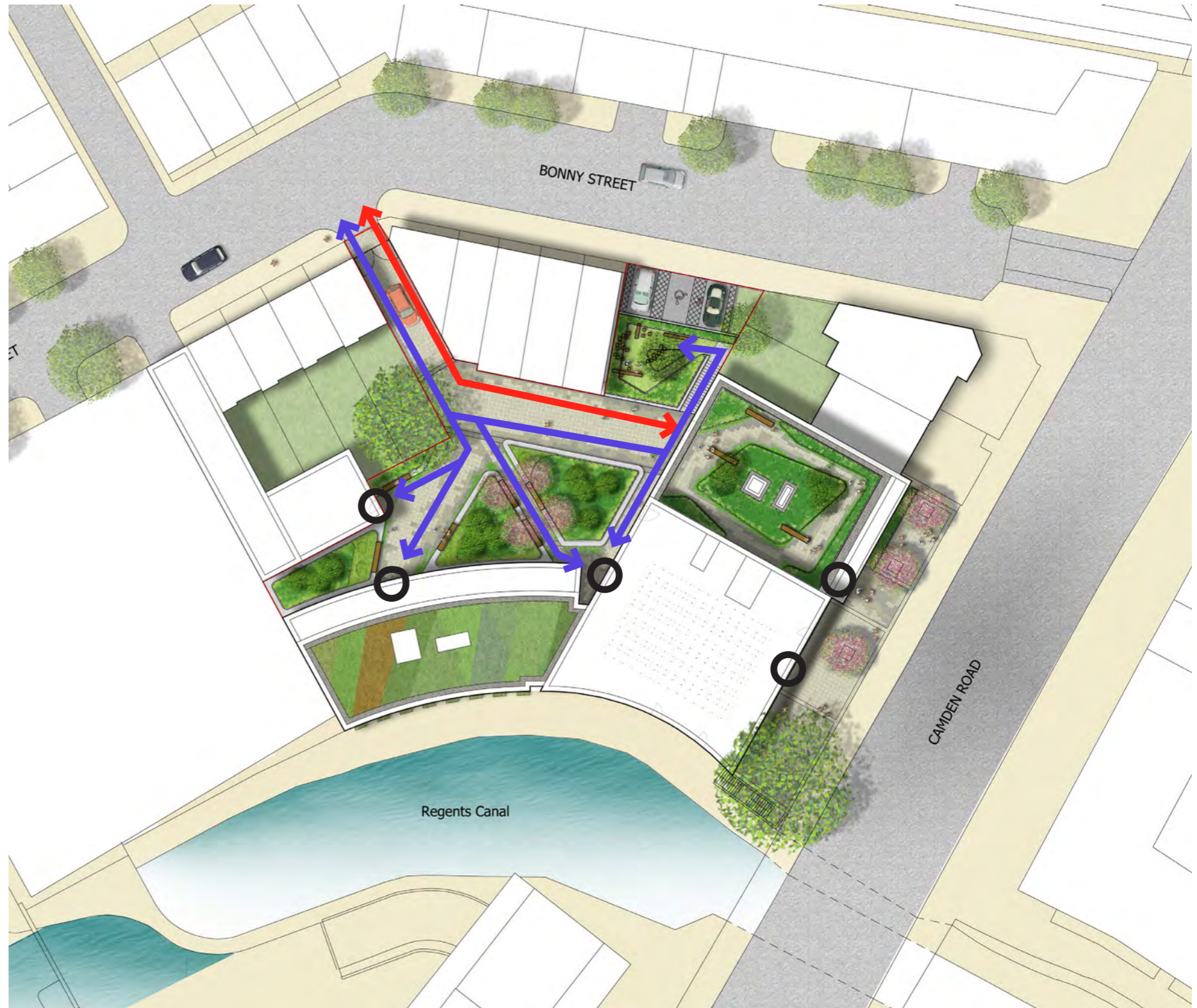
**Vehicular Access**

Infrequent vehicular access to the courtyard will be via a controlled access gate, (from Bonny Street), and limited to allow access to three existing residential garages situated along the northern boundary. A surface width of six metres has been allowed, adjacent to the garages, to allow ease of access. Refuse collection and maintenance vehicles will also be permitted. Refuse collection will be by the way of Block B, to the east of the courtyard.

**Pedestrian Access**

Access for pedestrians will also be via the controlled gate from Bonny Street, along the northern boundary. It is envisaged that this access road adopts a shared space design rationale with no traditional highway engineering principles, (kerbs, yellow lining etc). This will help make the access be perceived as an unfamiliar environment to vehicle users, thus helping to reduce road speeds. All pedestrian thresholds points will be DDA, (Disability Discrimination Act), compliant with level thresholds to aid disability access and baby buggies. The design also helps inform access legibility by allowing generous paved areas where key access nodes are situated, (entrance to Block A).

-  Vehicles
-  Pedestrians
-  Pedestrian Access Points



scale 1:500



# landscape proposals

## Planting strategy

Selection of plant material will be directly related to the nature of the environment in which they are to be placed and the character and effect intended. As the main courtyard will be in semi shade for large proportion of the day; shade tolerant plant species will be favoured.

The landscape will not be formal or manicured, but a fusion of the natural environment with strong, simple and robust man made features. These will be integrated within indigenous tree and shrub planting with bulbs, climbing plants and wildflower meadows.

Planting will be of a robust character, designed to provide an attractive high quality appearance, whilst also being reasonably low maintenance. Tree and shrub species will consist of both deciduous and evergreen species, and will be selected to provide year round interest.

Ornamental herbaceous species will provide interest and colour. Particular care will also be taken in choosing material which does not grow excessively large. In the case of tree planting, medium to small species will be chosen with light canopies.

-  existing mature trees
-  proposed feature trees
-  proposed multi-stem birch trees
-  proposed cherry street trees
-  proposed grass lawn with wild flowers
-  proposed shrub planting
-  formal box hedge
-  extensive green roof



plan nts 

feature tree - play garden



street and feature trees - camden road and courtyard



multi-stem trees - courtyard & 8th floor roof terrace



*gleditsia triacanthos* 'shademaster'



*prunus kanzan* (14-16cm)



multi-stem *betula pendula tristis*

# landscape proposals

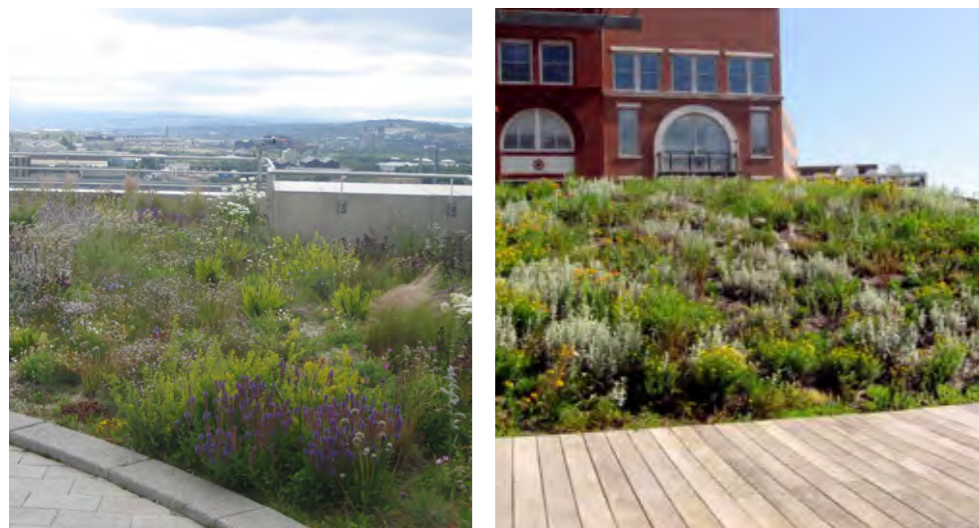
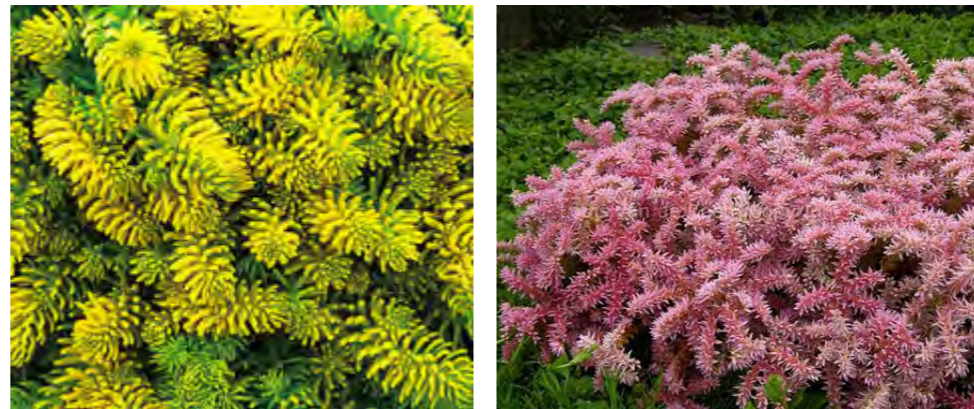
general species for 3rd floor extensive green roof



sedum species for 3rd floor extensive green roof



inclusions for biodiversity throughout the site



species to include: *Carex nigra* | *Leucanthemum vulgare* | *Stachys officinalis* | *Festuca rubra*.

native sedum species to include: *Sedum acre* | *Sedum pulchellum* | *Sedum reflexum* | *Sedum spurium*.

bird boxes | bat boxes | species for insects and invertebrates eg. anise hyssop, *Aster dumosus* and *Echinops* sp.

## green roof and ecology planting palette

shade tolerant ground cover and bulbs



climbers



ornamental planting



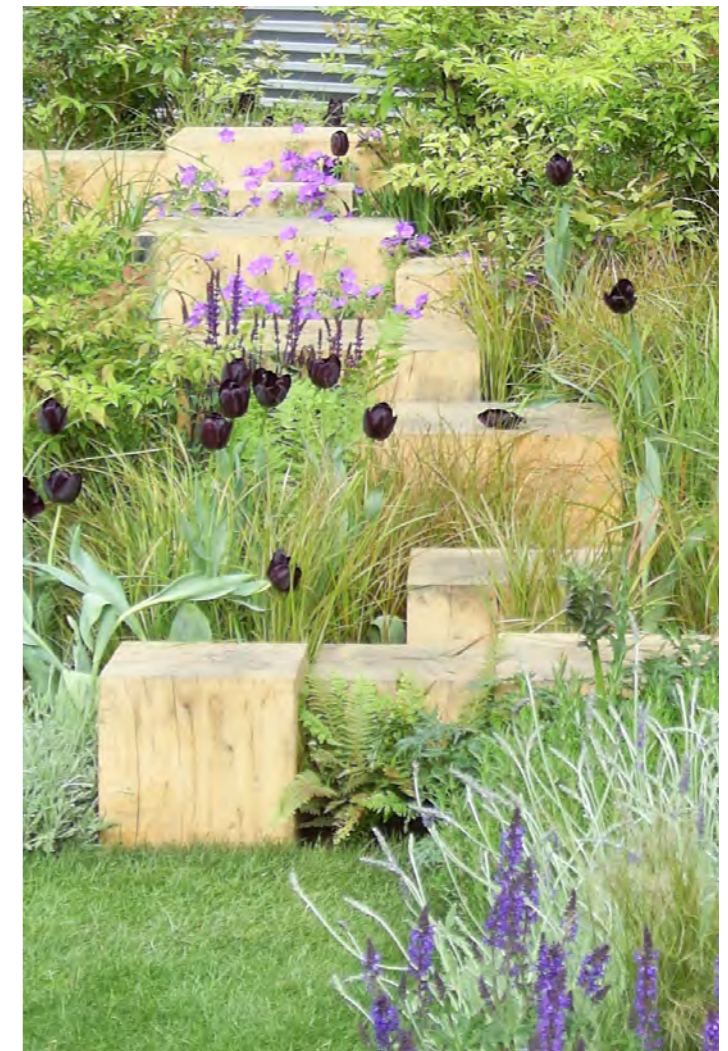
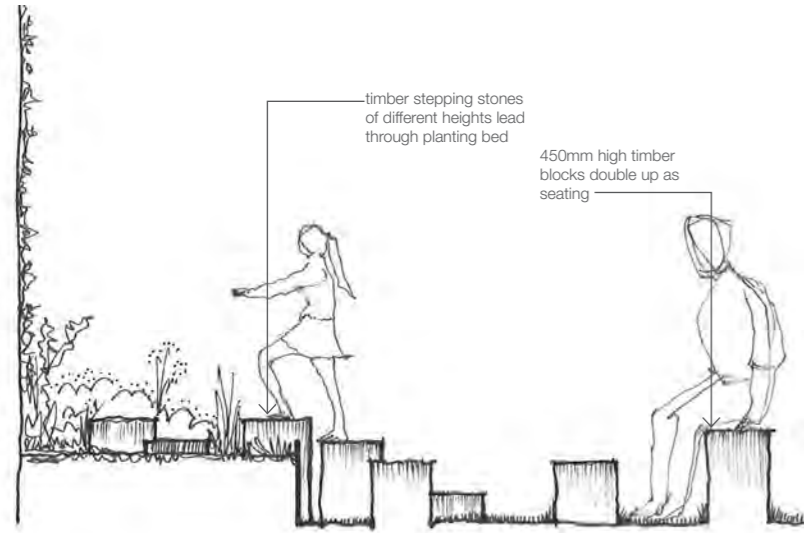
species to include: clematis vitilba | hedera helix |  
lonicera periclymenum |

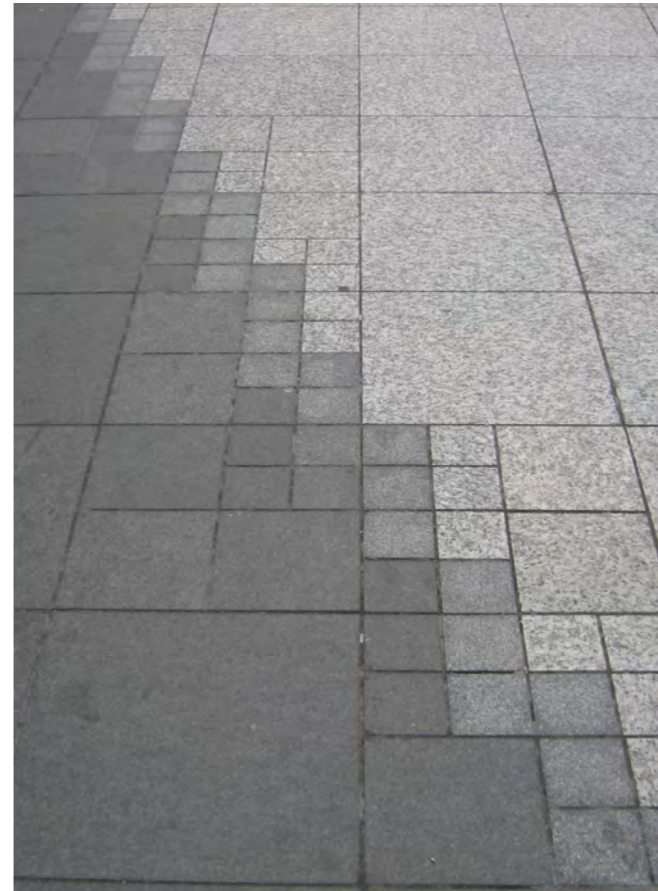
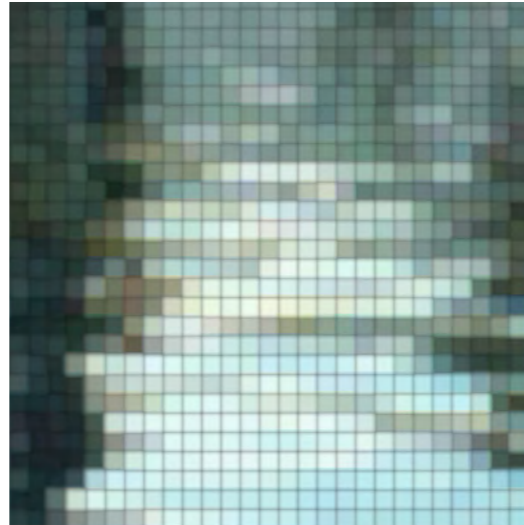
landscape proposals

ornamental planting



planting precedents for courtyard





**Hard Landscape Principles**

Like the planting principles, the selection of hard materials and site furniture will be selected to provide an informal environment, whilst complimenting the architectural palette. The follow is not exhaustive but typical materials used might be the following:

Courtyard / Camden Road Frontage & Disabled Car Parking:  
PCC small unit pavers with natural granite aggregate finish, natural granite flush kerbs / edgings, natural granite paving, reconstituted stone steps, stainless steel and hardwood furniture.

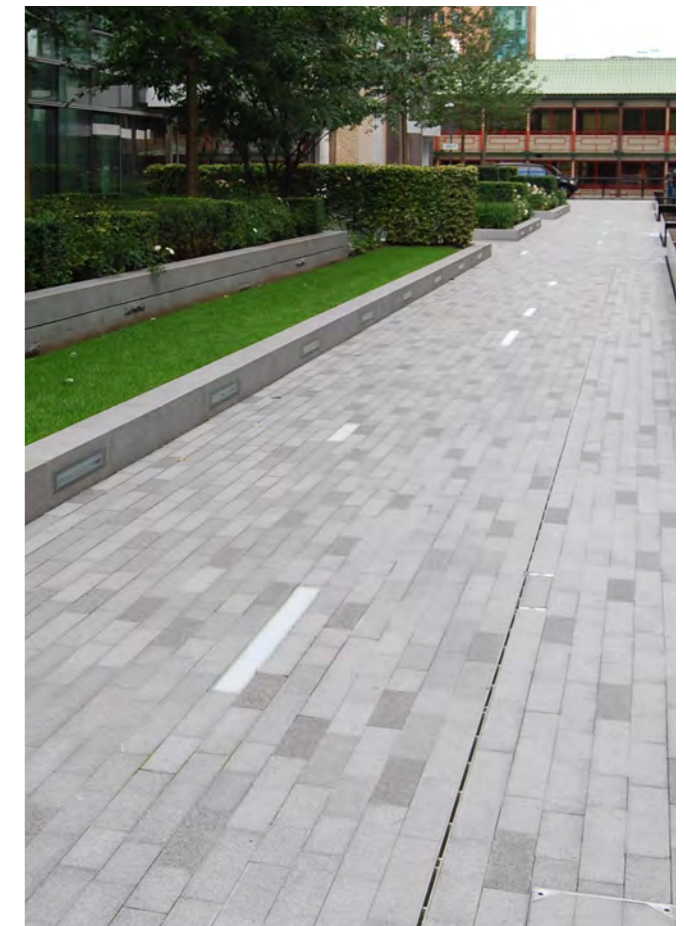
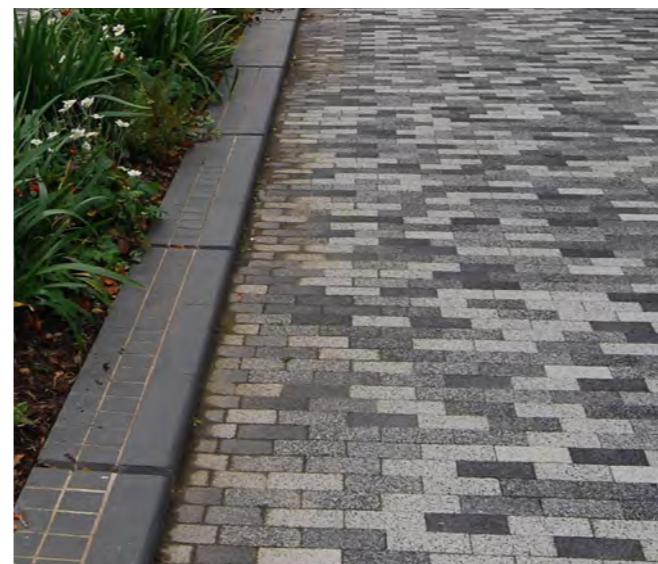
Play Area  
Rubber crumb safety surfacing, natural stone boulders, timber blocks, resin bound gravel, hardwood furniture, climbing structures, sand and water where possible

Roof Terrace:  
PCC small unit pavers with natural granite aggregate finish, clay pavers, natural granite flush kerbs / edgings and hardwood furniture.

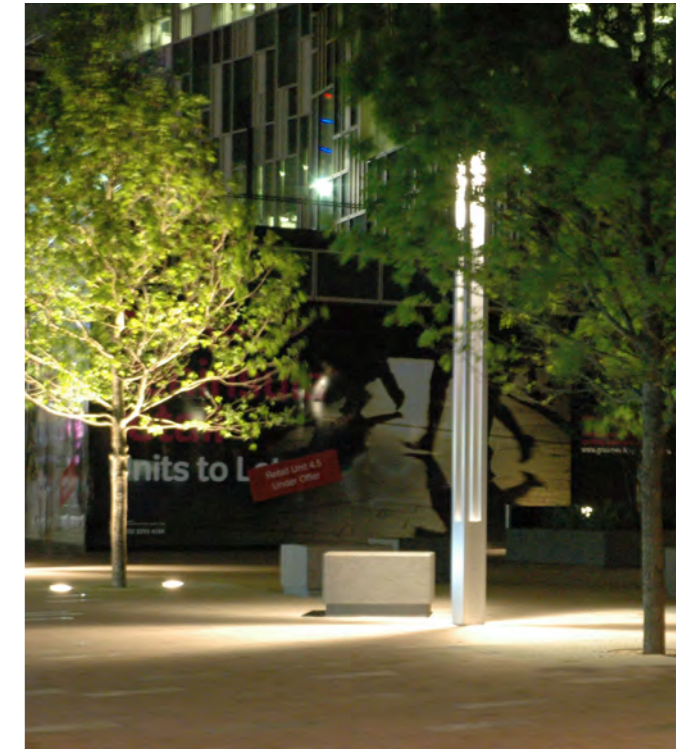
**General Sustainability Measures**

These will include:

- Sustainable horticultural practices such as peat free planting and rain water harvesting, (where feasible), to reduce the environmental costs of ground maintenance.
- Semi permeable paving and surface water run off into adjacent soft areas.
- Maximise soft surfaces, (Bio diverse & green roofs etc).
- Recycled and sustainably produced materials.



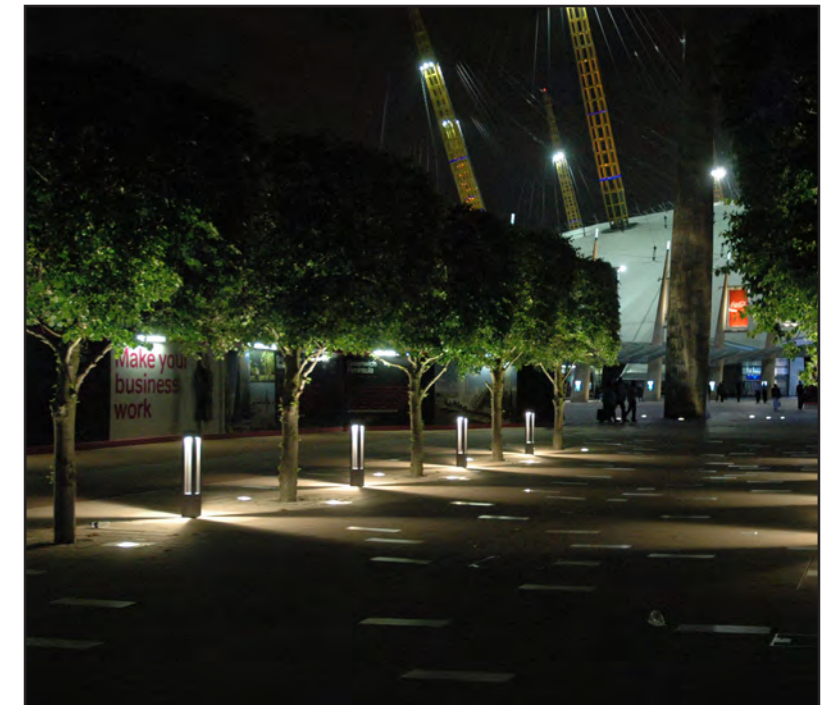


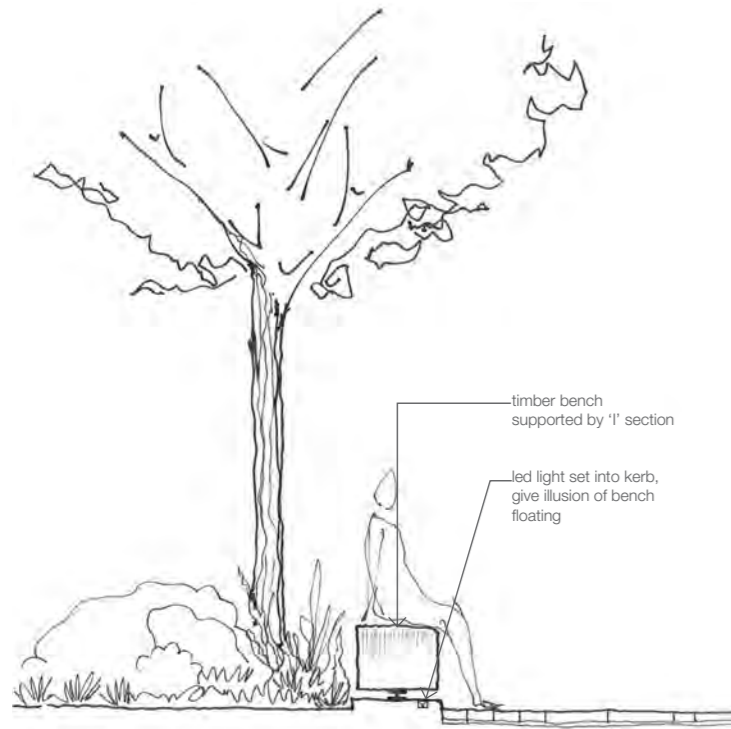


### Lighting

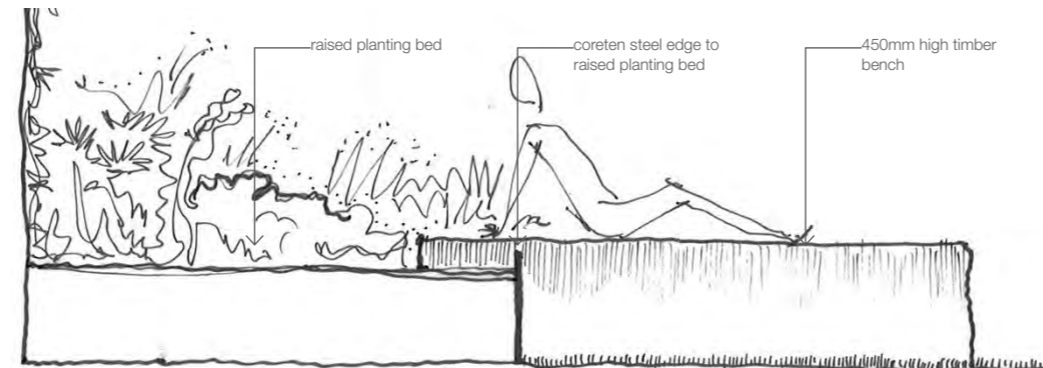
All external lighting will be low key to minimise the impact on canal wildlife, and neighbour amenity. All lighting will be to the relevant standards for external lux levels for access and guidance.

In addition, supplementary lighting will be also be specified to act as accent lighting to external features such as trees and seating areas. Supplementary lighting will be controlled by a photocell or timer. This is prevent the lighting interfering with wildlife and to reduce the amount of enegy used to light the developement.

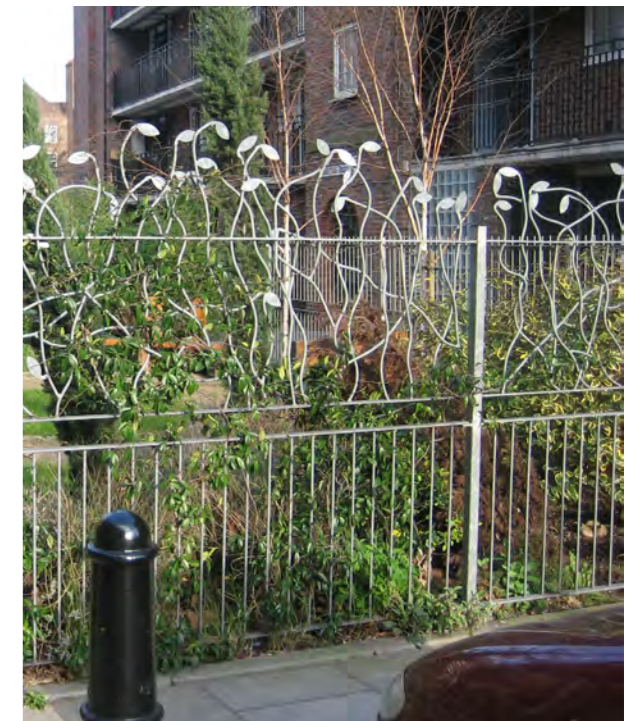




lower ground floor seating



play garden and roof terrace seating



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