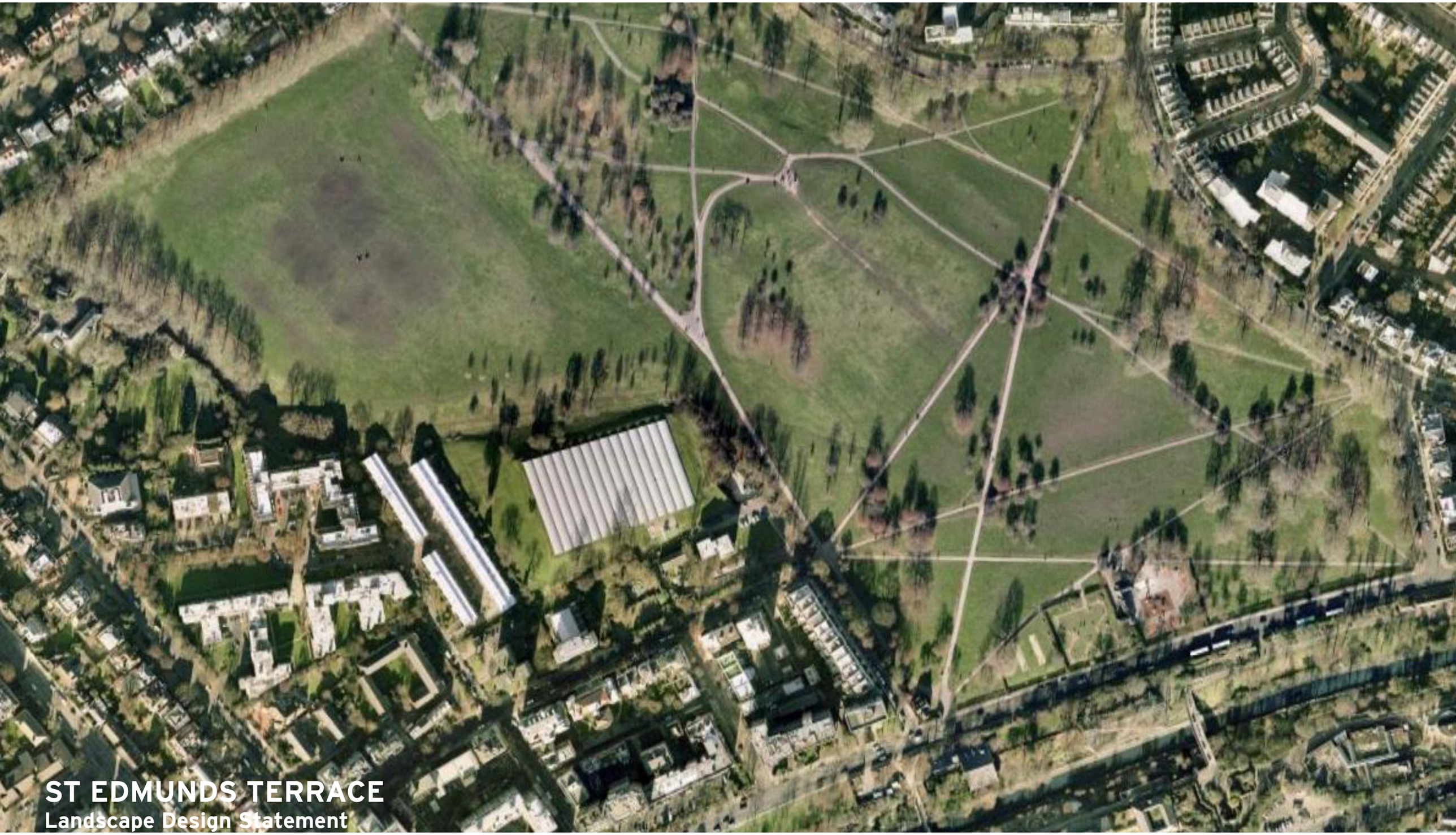


ST EDMUNDS TERRACE

Landscape Design Statement

14-02-2011

scape design associates

DESIGN STATEMENT

1.0 Introduction

1.1 The new development at St. Edmunds terrace is located on the south western edge of Primrose Hill in St John's Wood, London, NW1.

1.2 The development is comprised of three 3 residential blocks and a single two storey freestanding house. Between the blocks, landscaped courtyards will provide a greening to the development and onsite vehicular access to the basement parking and drop offs will also feature.

1.3 The style of the development takes precedent from the Regency buildings of the surrounding neighbourhood and the landscape design aims to be complementary to this approach.

1.4 The design may be divided for ease of description into the following zones.

1. Entry driveway and frontage
2. Courtyards
3. Block 1 undercroft and private residence
4. Western access route
5. Parkside access route
6. Green roof

1.5 Zones 1,3 and 4 all are above existing Thames Water assets which has very specific design restrictions relating to permissible types of development. This controls the build up level for structure, paving and planting above the asset and within a 3m exclusion zone either side of the pipeline. The landscape proposals respect these constraints.

2.0 History, Style and Approach

2.1 The style of the development aims to be respectful of the various styles associated with the history of primrose hill

2.2 The gardens of Regency style apartments in London are traditionally Georgian in their formality and approach. The garden design for development has followed key design philosophies, inherent in landscape design of the 19th century:

1. Symmetrical and well proportioned use of space
2. Classical use of natural materials
3. Modest horticulture
4. Use of furnishings, adornments and potted colour
5. Elegant lightness of touch

2.3 The site is adjacent to Primrose Hill which has an open parkland character combining a formally arranged layout with a robust canopy of predominantly native broadleaved deciduous trees.

2.4 The Thames Water Barrow Hill reservoir is situated to the north and west of the site. This infrastructure sits within lawns with shrubberies and mature trees along the perimeter.

2.5 The Landscape proposals of the development will see the retention of all trees both within and adjacent to the site that are in good condition and significant within the local and wider landscape.

2.6 New trees will be planted within courtyards and along internal road edges to complement and reinforce the character of the surrounding park and neighbourhood.

2.7 The landscape character of Primrose Hill will be respected by the development through the following key design controls, developed in consultation with The Royal Parks

1. Retention of all significant and good condition trees
2. Protection of tree root zones
3. Control of building height
4. Control of intervisibility
5. Control of light spill

3.0 Site constraints

3.1 A number of key constraints exist on this site. The building envelopes for the three blocks are largely influenced by above and below ground factors.

3.2 There is a change in level of 11m across the site from west to east. This results in steep grades for internal roadways and footpaths so that the sites circulation may work effectively with the natural levels of the adjoining sites with minimal use of retaining walls and steps. There is also a significant change in level between the lowest floor of blocks 2 and 3.

3.3 Thames Water Assets
Formerly a Thames Water property, the site is currently vacant. Derelict accommodation buildings and an assortment of small structures associated with the running of the reservoir facility are dotted throughout the site. Included in this are various pit covers, chamber lids, power consoles and valves.
Much of this infrastructure will be removed where it is redundant. Some elements will be retained and integrated into the landscape proposals.

3.4 Occasional service access is required on both east and western sides of the development for Thames Water vehicles. The anticipated volume of vehicular movement will be minimal, however, roadways will need to be provided to ensure access is sustained in the long term. These pavements may be porous to allow water infiltration and to reduce stormwater runoff from the site into local gutters.

4.0 Description of the Landscape Design

4.1 The Entry Driveway

The entrance to the site will be a gated/controlled dual access entry on the eastern side only. Vehicles may drop off and pick up at a controlled point outside building 2, which will be the concierge for the development. There will also be an exit only point further along St Edmunds Terrace westwards, which will also be gated.

4.1.1 Hard Landscape

The roadway will be of permeable and / or impervious paving designed to slow car speeds. Footpaths will be made of large sandstone flags to complement the materials of the architecture and to match the typical pavements of Regency London.
Bespoke pit covers for the Thames Water flow chamber will be designed to ensure a consistent high quality of paving finish throughout and to minimise the risk of trip hazards. A new masonry and metal railing fence will be installed along the street frontage in keeping with the neighbourhood character, the Royal Parks and the Regency style. It will be of a similar design to the existing fence.

4.1.2 Soft Landscape

The area between the internal driveway and St Edmunds Terrace is an embankment that becomes steeper towards the park. Selected weed species to be removed and replaced with a native ground cover. Species selection will contain a variety of evergreen perennial and annual plants to allow continuity of habitat for small ground animals and insects increasing the biodiversity of the site. New planting of robust shade tolerant shrubs and hedges will occur in the verge to reinforce the green edge to the development. High hedge planting along the front of block 3 will alleviate the affect of the building's exposed base. Several native trees will be planted to complement existing vegetation.

4.1.3 Access

A small stair is proposed to allow pedestrians to move from the front of the concierge to the street directly. This will be designed to ensure that tree root zones will not be compromised. The grades of the drive are established by the location of the Thames Water flow chamber and its relative level at the top of the pit. Pit covers must remain at their current levels. Vehicle and pedestrian gates will be controlled, and access will be for residents only.

4.2 Courtyards

The courtyards will be 2 quiet mews spaces that will offer residents a green outlook from inward facing windows. With a width of 8m, the courtyards aim to:

1 Provide screening to ground floor windows from higher apartments through selective tree planting
2 Maximise the green offer of the development
3 Create a calming mood through the inclusion of a reflective water body
4 Allow seasonal display through temporary and programmable planting

4.2.1 Hard Landscape

Hard Landscape will be kept to a minimum other than the accessways between blocks and a high feature wall at the end of each of the courtyards. Walkways between blocks will be of high quality sandstone and will be covered with a glass canopy. Decorative gravels will form the majority of walkways through the garden. The landscape feature wall will reduce the effect of the high retaining wall at the rear of the site. Upstand walls to planters will be clad in natural stone.

4.2.2 Soft Landscape

Small multi stemmed trees will provide low light canopies between the ground and 1st floor. A formal grove of silver birch will feature at the focal end of each courtyard. Potted Japanese Maples will provide seasonal accent.
Shrubs and groundcovers will be ornamental and seasonal, providing a habitat and food for birds butterflies and other insects.

4.2.3 Water features

Each courtyard will contain two (2) water features with minimum height of 600mm.
The features will have an integrated louver to provide inlet ventilation to the carpark.
The features will include a small cascade on the pathway edges.

4.2.4 Access

Maintenance access has been provided through narrow gravel pathways adjacent to the building edges for window cleaning and garden maintenance. Access for firefighters may also follow these routes. Acess to the entry driveway is restricted through the planted area to ensure all footfall is via the concierge

4.2.5 Drainage

All areas of soft landscape on slab will be drained using a green roof drainage system such as 'Flordrain', with a system of slab penetrations through to the upper level basement mechanical drainage system.

4.2.6 Lighting

Central water features will house low level ground lighting as well as small underwater fibre optic lights, used to create a gentle ‘starry sky’ effect within the water channels. The formal Silver birch grove and feature wall will be lit with a subtle warm glow to enhance the focus of each courtyard.

4.3 Block 1 Under-croft and Private Residence

4.3.1 The under-croft area to Block 1 will consist of a wildflower garden to encourage wildlife and for the enjoyment of residents on the ground and first floors of block 1, and the habitants of the private residence.

4.3.2 This area covers the Thames Water Pipeline at a very shallow depth, therefore planting must be kept to a minimum and all finishes must be removable to allow access for Thames Water to their below ground infrastructure.

4.3.3 Hard Landscape

As for point 4.2.1 the pavements here will be minimised, using decorative loose gravels to define bands of planting. The private house will have a small terrace garden at the rear, consisting of a small area of sandstone paving and a raised planter to meet the needs of the levels.

4.3.4 Soft Landscape

Low plantings of hedges and groundcovers only, 2 new trees (Ash) may be planted within the zone adjacent to the private residence as it falls outside the restricted area of the pipeline asset. Native grasses, herbs and flowering species will be introduced into a framework of ornamental planting to help attract wildlife and increase biodiversity.

4.3.5 Access

Maintenance access will be the only access to the area of the undercroft garden. Private access will be available to the private house for their terrace.

4.4 Western access road

4.4.1 Hard Landscape

Roads will be made of permeable and / or impervious paving to offer a soft edge to the adjoining Barrow Hill Reservoir, provide a stable finish to the path, help reduce surface run-off and to allow rainwater to permeate where there are tree roots below. Refer to Arboricultural report for details.

4.4.2 Soft Landscape

There will be a soft edge to the building, with 7 stepped landings allowing large stone clad planters. Low hedges will provide a strong green edge between the building and the path. 2 new trees will also be added adjacent to the private house.

4.5 Parkside Access Route

4.5.1 Hard Landscape

Roads will be made of permeable and / or impervious paving to offer a soft edge to the adjoining Primrose Hill, provide a stable finish to the path, help reduce surface run-off and to allow rainwater to permeate where there are tree roots below. Refer to Arboricultural report for details.

4.5.2 Soft Landscape

This area is within very close proximity to the park terrace therefore no new planting will be required.

4.6 Living Roof

Blocks 1 and 3 will house acid grassland roof planting and block 2 will house amenity grassland roof planting. These will provide habitats for native birds and insects. The selection of plant species will be undertaken in consultation with the project ecologists. The build up over the roof will be of sufficient depth to support an extensive green roof system allowing for drainage.

5.0 Irrigation

All areas over the basement roof deck will require regular watering via an automated irrigation system. The system will be designed to accept reused rain water runoff if required.

6.0 Compost Heap

A community compost heap will be included on site. Location to be determined.

7.0 Aftercare

The proposals have been designed with aftercare in mind. Regular maintenance of hard and soft areas of landscape will be required and water features will be kept clean and free of leaves and litter. A full management strategy will be prepared in consultation with the facility management.
Bird and Bat boxes will be incorporated into the developement and will be maintained as part of the management strategy.

LEGEND

1. Permeable and / or impervious entry drive & drop -off
2. Sandstone footpath & concierge
3. Thames water flow chamber
4. Courtyard access
5. Courtyard planting
6. Feature birch tree grove
7. Landscape feature wall
8. Basement ventillation
9. Water feature with built in basement ventillation
10. High screening hedge planting
11. Pedestrian stairway to St Edmunds Terrace
12. Wildflower Garden
13. Permeable and / or impervious access road with planters
14. Permeable and / or impervious access road
15. Native species verge planting
16. Wildlife foraging corridor
17. Timber deck & block 3 ground floor private terrace
18. Acid / Amenity Grassland Green Roof
19. Photovoltaic panels
20. Private house and sandstone terrace

St Edmunds Terrace

230-SK-101 Landscape masterplan

scape design associates

NORTH

Bar Scale

2 0 2 4 6 8 10 12 metres

1:250 @ A1

LEGEND

Existing trees to be retained and protected. Refer to Aboriculturalist report

Proposed trees

St Edmunds Terrace

230-SK-150 Key Plan

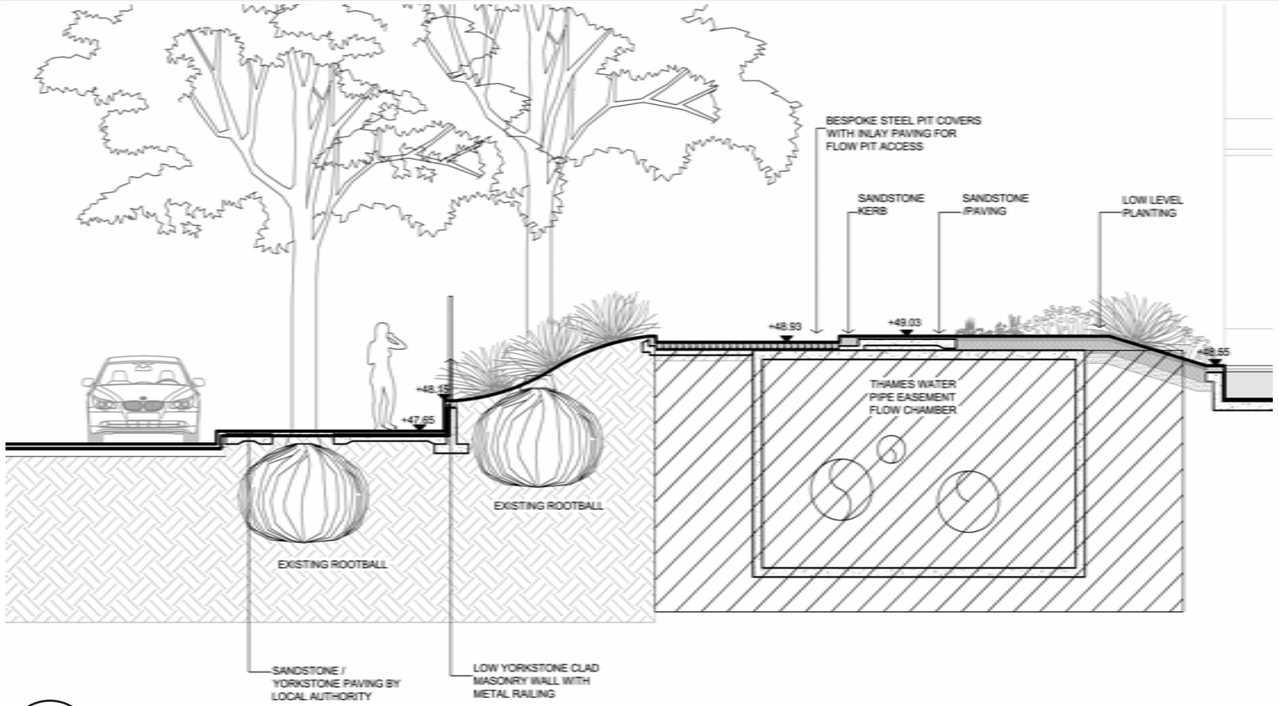
scape design associates

NORTH

Bar Scale

2 0 2 4 6 8 10 12 metres

1:250 @ A1



SECTION A-A

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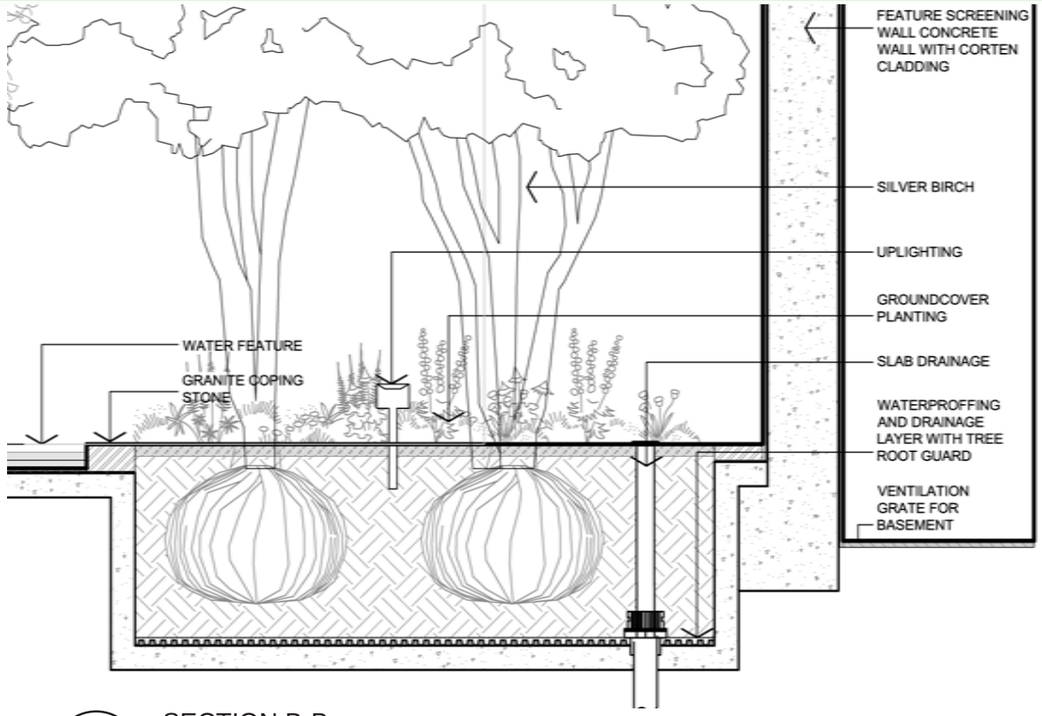
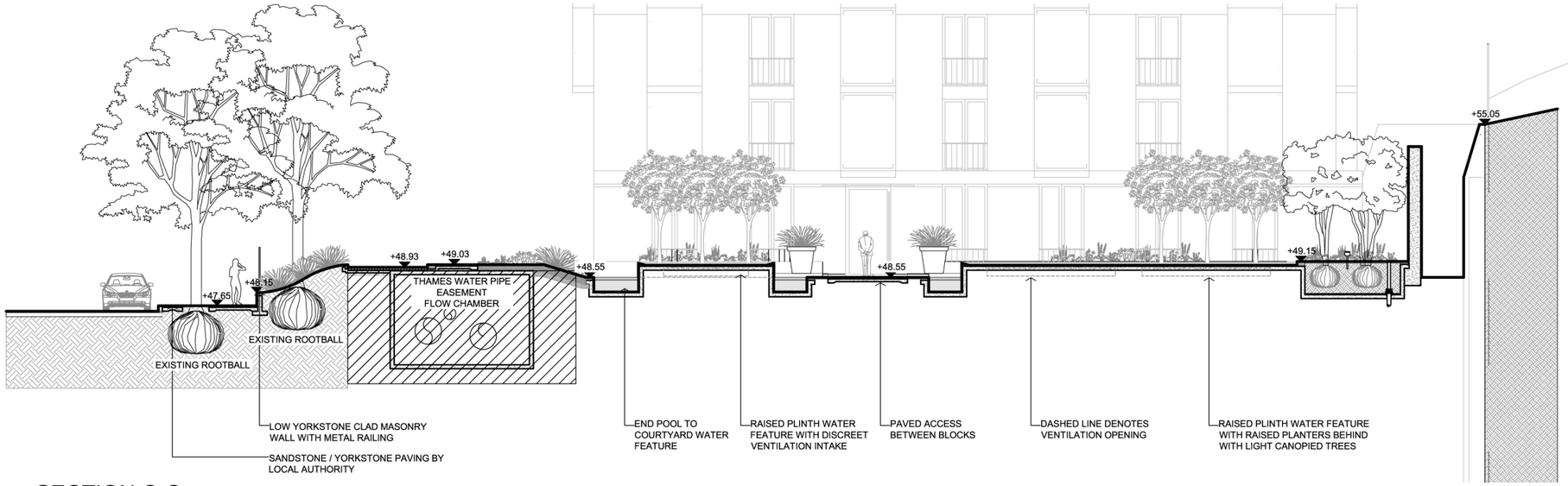


SECTION B-B

SCALE 1:50@ A3



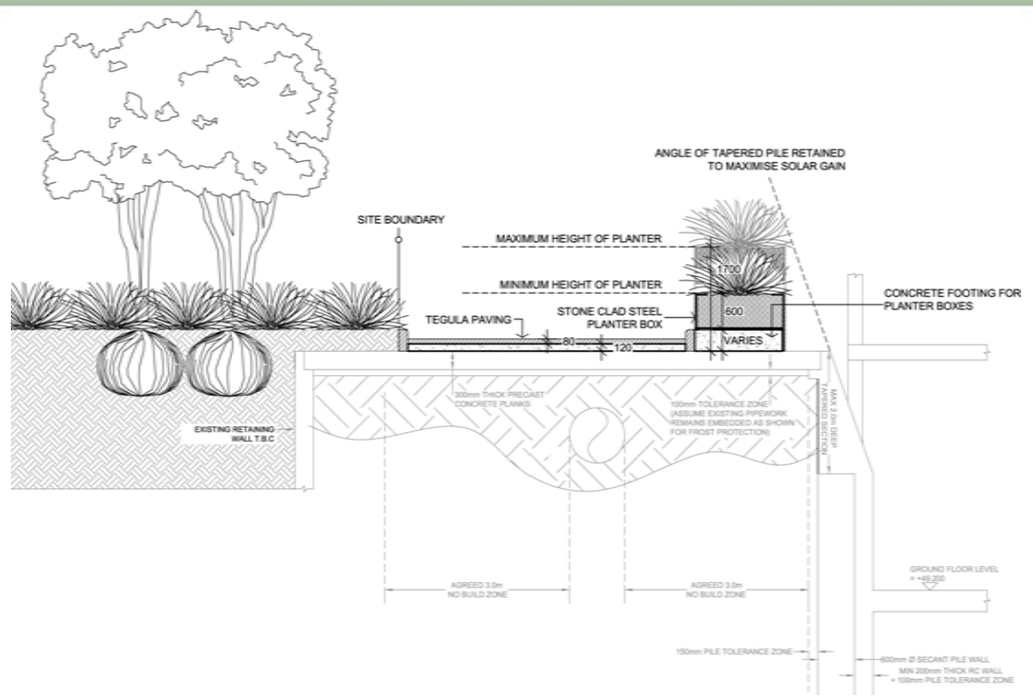
SECTION C-C

SCALE 1:200@ A3

St Edmunds Terrace

230-SK-151 Sections

scape design associates



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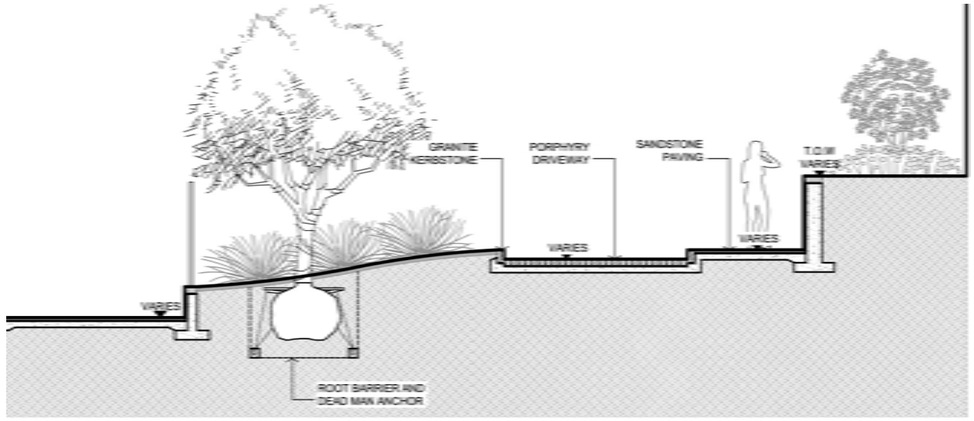

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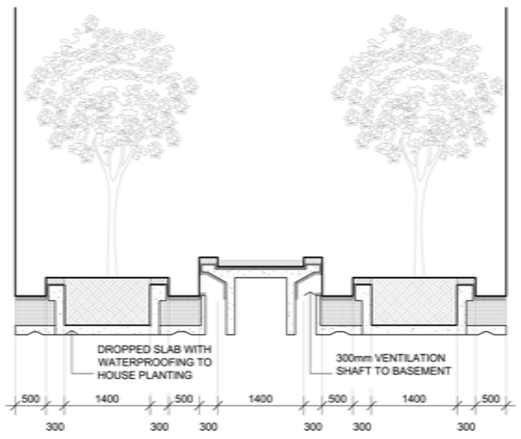

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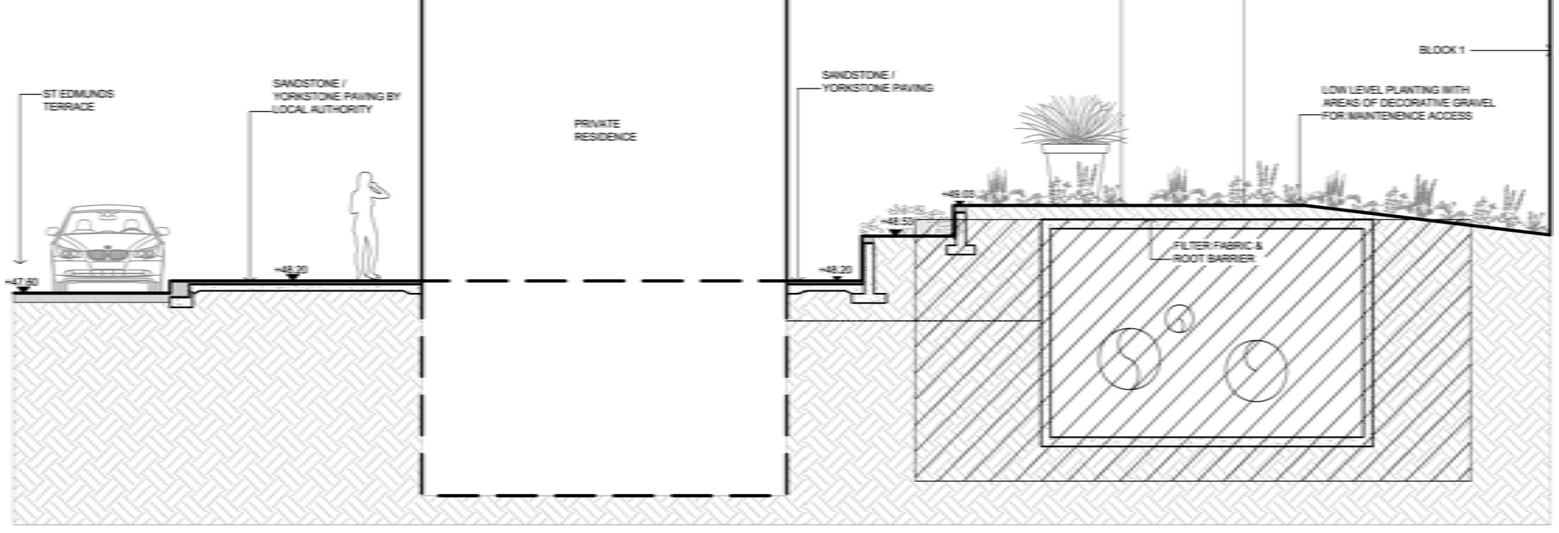
SCALE 1:100@ A3



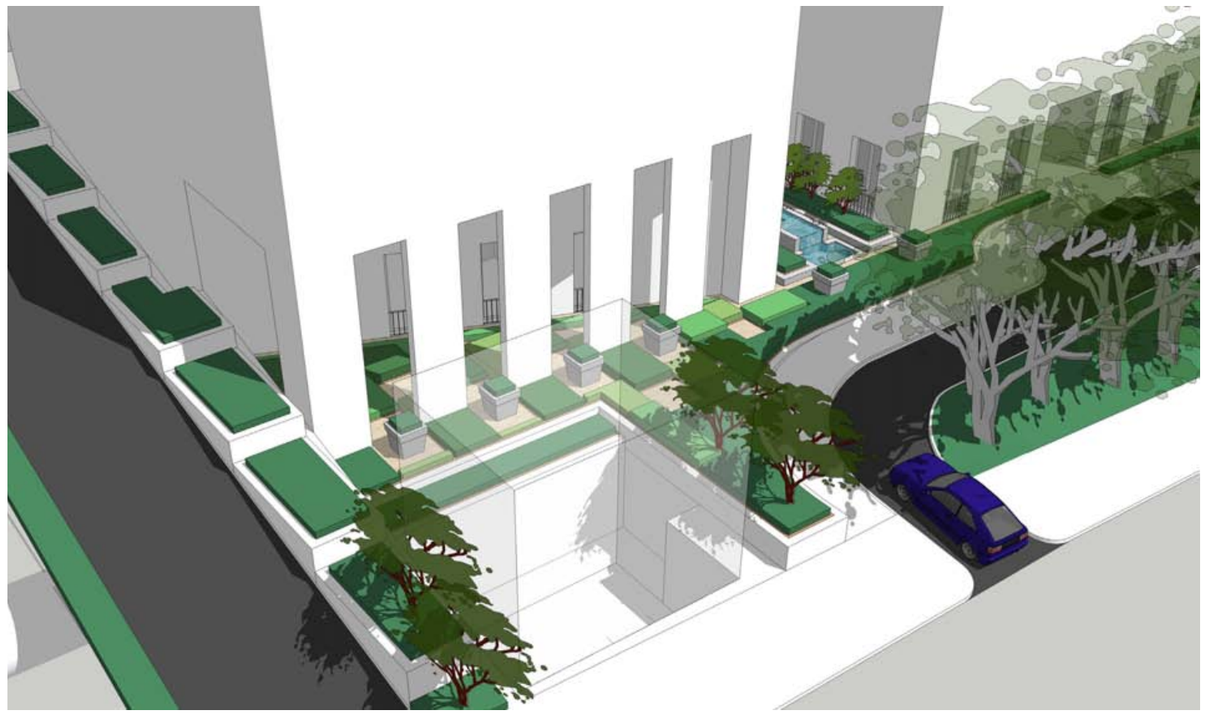
SECTION G-G

SCALE 1:100@ A3

St Edmunds Terrace

230-SK-152 Sections

scape design associates



St Edmunds Terrace

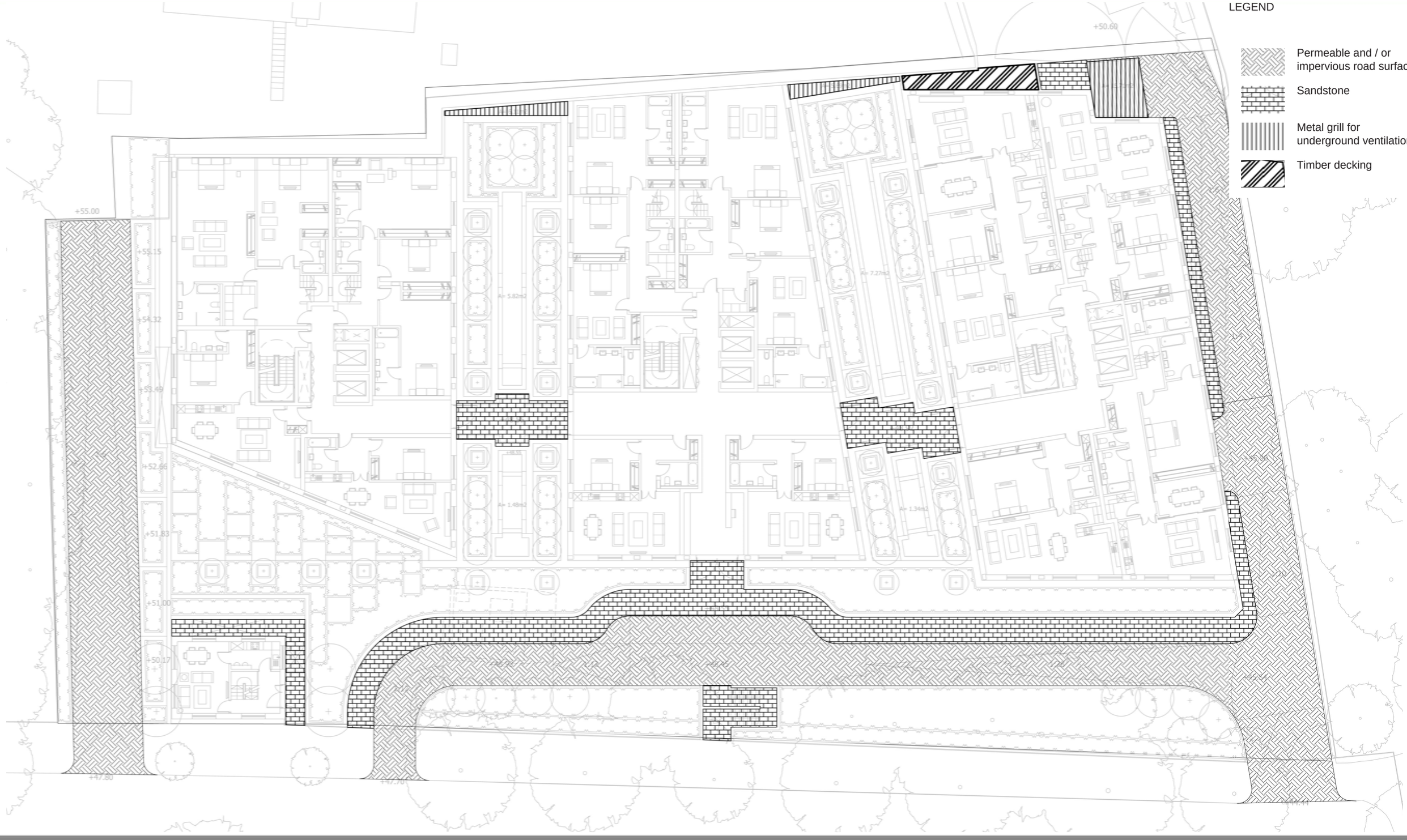
230-SK-1001 Model Views 1

scape design associates

St Edmunds Terrace

230-SK-1002 Model Views 2

scape design associates



St Edmunds Terrace

230-SK-200 Hardscape Plan

scape design associates

NORTH

Bar Scale

2 0 2 4 6 8 10 12 metres

1:250 @ A1

Paving type 1
Sandstone

Dimension: 300 x 450 x 80mm
Finish: Sandblasted

Area used: Footpath from Streets and internal footways, Garden stairway to street.

Paving type 2
Tegula Priora concrete sett pavers

Colour: Traditional
Dimension: Various mm
Finish: Natural

Area used: East and west driveways to Thames Water property and rear garden paving to block 3

Paving type 3
Porphyry sett paving

Colour: Natural with full variation
Dimension: 90 x 90 x 90mm
Finish: Natural

Area used: Entry drive

Paving type 4
Sandstone

Colour: Brown indian
Dimension: Various mm
Finish: Natural

Area used: Upstand planters courtyards, edges

Paving type 5
Granite

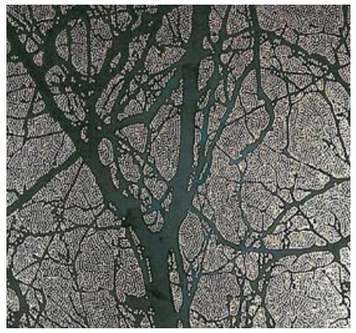
Colour: Black
Dimension: Various
Finish: Polished

Area used: Inside water features to produce mirrored effects

Water feature effects
Inset Lighting

Type: LED
Colour: White

Area used: Water features - random placement inside pools



Metal landscape decorative screen walls

Finish: Natural / brushed / rusted

Area used: Feature walls at ends of courtyards

Finish
Washed River pebbles

Colour: Various
Dimension: Min 30mm
Finish: Polished

Area used: Around water features in courtyards
Undercroft gardens

Finish
Washed River pebbles

Colour: White
Dimension: Min 30mm
Finish: Polished

Area used: Accent Around water features in courtyards

Oversized pots

Colour: Light Grey or Beige
Dimension: Min 1200mm
Finish: Patina

Area used: Accent Around water features in courtyards
Undercroft gardens

Metal Railings

Colour: Black
Dimension: 1200mm
Finish: Patina

Area used: Southern, eastern and western boundaries

St Edmunds Terrace

230-SK-201 Principal Hard Landscape materials

scape design associates

LEGEND

- Native Mix
- Unmanaged Native Hedge Mix
- Managed Native Hedging
- Ornamental Planting
- Wildflower Garden
- Green Roof
- Decorative Gravel

St Edmunds Terrace

230-SK-700 Soft Landscape Zoning Plan

scape design associates

NORTH

Bar Scale

2 0 2 4 6 8 10 12 metres

1:250 @ A1

Plant Species - by Zone (Final planting plans to be determined)

Native Mix - *Native species planting*

Scientific name	Common Name	Season	Spacing	Size @ install		Description
Trees						
Betula pendula (single stem)	Silver Birch	Deciduous	2000mm	100-120 mm (trunk diameter)		Semi-mature
Quercus robur 'Fastigiata'	Pyramidal Oak	Deciduous	2000mm	160-180 mm (trunk diameter)		Semi-mature
Fraxinus oxycarpa	Ash	Deciduous	5000mm	160-180 mm (trunk diameter)		Semi-mature
Tilia cordata	Small Leaved Lime	Deciduous	5000mm	160-180 mm (trunk diameter)		Semi-mature
Hedges						
Buxus sempervirens	English box	Evergreen	800mm	10L	(pot size)	
Carpinus betulus	Hornbeam	Deciduous (Persistant)	800mm	10L	(pot size)	
Shrubs						
Athyrium filix-femina	Lady-fern	Deciduous	300mm	10L	(pot size)	
Cornus alba	Dog wood	Deciduous	600mm	10L	(pot size)	
Rosa flower carpet white	Carpet rose	Evergreen	600mm	10L	(pot size)	
Creepers						
Hedera helix	English ivy	Evergreen	500mm	10L	(pot size)	

Unmanaged Hedging - *Native species mix*

Scientific name	Common Name	Season	Spacing	Size @ install		Description
Hedges						
Acer campestre	Field Maple	Deciduous	800mm	10L	(pot size)	Installed in hedge form
Corylus avellana	Common Hazel	Deciduous	800mm	10L	(pot size)	Installed in hedge form
Crataegus monogyna	Common Hawthorn	Deciduous	800mm	10L	(pot size)	Installed in hedge form
Prunus cerasifera	Cherry Plum	Deciduous	800mm	10L	(pot size)	Installed in hedge form
Prunus spinosa	Blackthorn	Deciduous	800mm	10L	(pot size)	Installed in hedge form
Taxus baccata	Yew	Evergreen	800mm	10L	(pot size)	Installed in hedge form

Managed Hedging - *Native species hedrerow planting*

Scientific name	Common Name	Season	Spacing	Size @ install		Description
Hedges						
Taxus baccata	Yew	Evergreen	800mm	10L	(pot size)	Installed in hedge form

Ornamental - *Native & Non-Native species planting*

Scientific name	Common Name	Season	Spacing	Size @ install	Description
Trees					
Amelanchier lamarkii	June berry tree	Deciduous	2000mm	80-100 mm (trunk diameter)	Semi-mature
Acer japonicum	Japanese maple	Deciduous	2000mm	80-100 mm (trunk diameter)	Semi-mature
Betula pendula (multi stem)	Silver Birch	Deciduous	2000mm	160-180 mm (trunk diameter)	Semi-mature
Fraxinus oxycarpa	Ash	Deciduous	5000mm	160-180 mm (trunk diameter)	Semi-mature
Gleditsia triacanthos	Honey Locust	Deciduous	5000mm	160-180 mm (trunk diameter)	Semi-mature
Pyrus chanticleer	Ornamental pear	Deciduous	5000mm	160-180 mm (trunk diameter)	Semi-mature
Hedges					
Buxus sempervirens	English box	Evergreen	800mm	10L (pot size)	
Shrubs					
Aegopodium podagraria ‘Variegatum’	Bishops Weed	Evergreen	600mm	10L (pot size)	
Artemisia ‘silver queen’	Artemisia	Evergreen	300mm	10L (pot size)	
Athyrium filix-femina	Lady Fern	Evergreen	300mm	10L (pot size)	
Fothergilla major	Wych hazel	Deciduous	1500mm	10L (pot size)	
Lavandula angustifolia	English Lavendar	Evergreen	600mm	10L (pot size)	
Lavandula angustifolia ‘alba’	White Lavendar	Evergreen	600mm	10L (pot size)	
Liriope muscari	Blue liliy turf	Evergreen	300mm	10L (pot size)	
Rosa flower carpet white	Carpet rose	Evergreen	600mm	10L (pot size)	
Perennials					
Cynara cardunculus	Cardoon	Perennial	1000mm	10L (pot size)	
Delphinium ‘King Arthur’	Delphinium	Perennial	800mm	10L (pot size)	
Geranium sanguineum Album	Hardy Geranium	Perennial	300mm	10L (pot size)	
Accents					
Allium ampeloprasum	Allium	Spring	accent	Bulb	
Colchicum speciosum Album	Crocus	Spring	accent	Bulb	
Tulipa sp	Tulips	Spring	accent	Bulb	

Wild Flower Garden - *Unmanaged native species wildflower planting*

Scientific name	Common Name	Season	Spacing	Size @ install	Description
Shrubs					
Anthyllis vulneraria	Kidney vetch	Deciduous	400mm	1/2L (pot size)	
Centaurea nigra	Common knapweed	Deciduous	200mm	1/2L (pot size)	
Hedera helix	English ivy	Evergreen	400mm	1L (pot size)	
Leucanthemum vulgare	Oxeye daisy	Deciduous	200mm	1/2L (pot size)	
Sanguisorba minor	Salad burnet	Deciduous	100mm	1/2L (pot size)	
Linaria vulgaris	Common toadflax	Deciduous	250mm	1/2L (pot size)	
Polypodium vulgare ‘Cornubiense’	Common Polypody	Evergreen	200mm	1L (pot size)	
Primula veris	Cowslip	Deciduous	100mm	1/2L (pot size)	
Prunella vulgaris	Selfheal	Deciduous	200mm	1/2L (pot size)	
Viola riviniana	Common Dog-violet	Deciduous	200mm	1/2L (pot size)	
Perennials					
Brachypodium sylvaticum	Wood False Brome	Perennial	200mm	1/2L (pot size)	
Galium odoratum	Sweet Woodruff	Perennial	500mm	1/2L (pot size)	
Galium vernum	Lady’s bedstraw	Perennial	600mm	1/2L (pot size)	

Green roof - *Acid grassland planting*

Scientific name	Common Name	Season	Spacing	Size @ install	Description
Shrubs					
Achillea millefolium	Yarrow	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Achillea ptarmica	Sneezewort	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Agrimonia procera	Fragrant Agrimony	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Agrostis castellana	Browntop Bent	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Anthoxanthum odoratum	Sweet Vernal-Grass	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Campanula rotundifolia	Harebell	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Cynosurus cristatus	Crested Dog’s-tail	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Deschampsia flexuosa	Wavy Hair-Grass	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Digitalis purpurea	Foxglove	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Digitalis purpurea	Common Knapweed	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Festuca ovina	Sheep’s Fescue	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Festuca rubra ssp litoralis	Slender Creeping Red Fescue	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Galium verum	Lady’s Bedstraw	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Hypericum perforatum	Common St. John’s-Wort	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Hypochaeris radicata	Common Cat’s-Ear	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Leucanthemum vulgare	Oxeye Daisy	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Lotus corniculatus	Bird’s Foot Trefoil	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Lotus uliginosus	Greater Bird’s Foot Trefoil	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Lychnis flos-cuculi	Ragged Robin	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Phleum pratense ssp bertolonii	Smaller Cat’s-tail	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Ranunculus acris	Meadow Buttercup	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Rhianthus minor	Yellow Rattle	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Rumex acetosa	Common Sorrel	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Rumex acetosella	Sheep’s Sorrel	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Stachys officinalis	Betony	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Succisa pratensis	Devil’s-Bit Scabious	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Teucrium scorodonia	Wood Sage	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt
Vicia cracca	Tufted Vetch	Deciduous	200mm	Plug / Seed	Possibly in a seeded matt


Acer japonicum


Pyrus chanticleer


Taxus baccata


Aegopodium podagraria 'Variegat


Dephinium 'King Arthur'


Parthenocissus tricuspidata


Amelanchier lamarkii


Buxus sempervirens


Artemisia 'silver queen'


Geranium sanguineum 'Album'


Liriope muscari


Hedera helix


Betula pendula


Carpinus betulus


Athyrium sp.


Lavandula angustifolia


Allium sp.


Fraxinus oxycarpa


Gleditsia tricathos


Cynara cardunculu


Lavandula angustifolia 'alba'


Rosa 'flower carpet' white


Tulipa sp.

Trees **Hedges** **Shrubs/Ornamentals** **Climbers/Accent**

St Edmunds Terrace

230-SK-702 Soft Materials Palette

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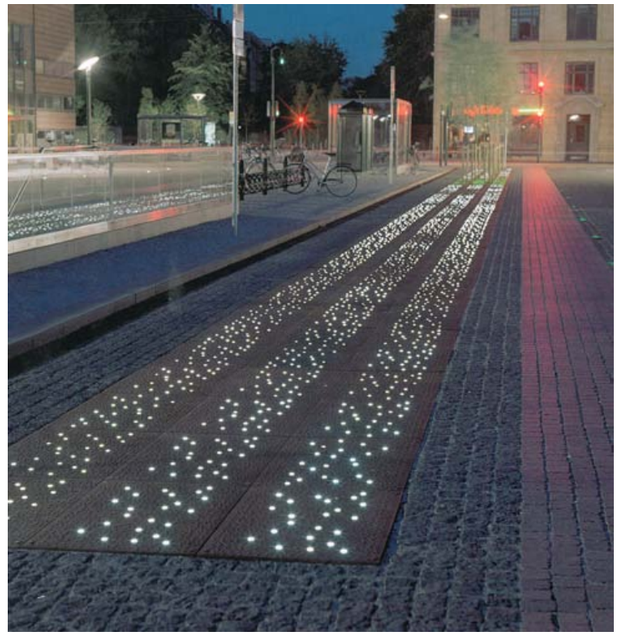

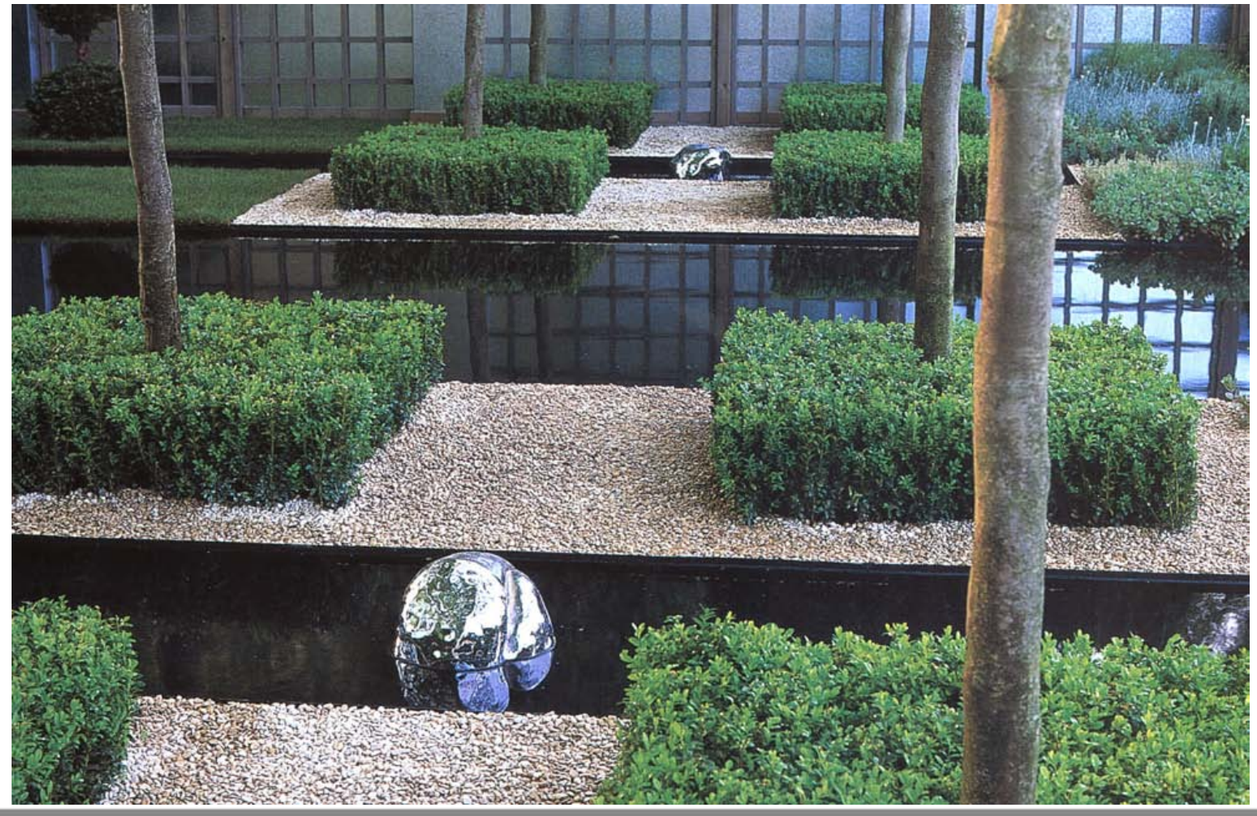

St Edmunds Terrace

230-SK-801 Mood images

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