

Proposals for Mixed Use Regeneration

140-146 CAMDEN STREET LONDON NW1 9PF



Planning Application

Landscape Strategy

Prepared by:

CHASSAY
+ LAST ARCHITECTS

December 2014

140-146 Camden Street

Landscape Design & Access Statement

December 2014

turkington martin

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City Beach, Southend



Love Lane, Woolwich



Elwick Road, Ashford



Gillett Square, Dalston

1.0 Turkington Martin

Turkington Martin are landscape architects and urban designers, providing creative design consultancy at all scales of planning and development.

Turkington Martin Landscape Architects are committed to the creation of sustainable places. We believe that a high quality public realm brings economic and social benefits, in supporting the viability of towns and cities, promoting health and wellbeing, by encouraging active use of streets and open spaces and reinforcing and celebrating local identity.

TMLA develop clear, compelling ideas for landscape projects with a strong design narrative which acts as a touchstone as they progress from design ideas to realisation on the ground.

TMLA create beautiful, enduring places, informed by an understanding of the way in which people use space, local environmental conditions, how buildings and their functions interact with the external environment and the patterns of urban movement.

Collaboration is central to the philosophy and TMLA work collectively with developers, architects, artists, planning consultants, engineers and local people.

2.0 Introduction

This document has been prepared to support the detail planning application for 140 - 146 Camden Street on behalf of Elebro Ltd. It should be read in conjunction with the Design and Access Statement prepared by Chassay + Last Architects.

This document covers the landscape aspects of the proposed development within the site boundary and also illustrates proposals to enhance Bonny Street and Camden Street. It sets out the existing urban context and setting; it then continues with the design objectives and concept for the landscape design.

The design approach is illustrated by means of a number of diagrams, which explain the key moves we have undertaken. The document continues with the layout of the public realm with precedent images of materials to convey the aesthetic of the proposed scheme. Opportunities to enhance the surrounding structures at canal levels are explored as part of the document.



Context location aerial photographs showing photographic view points





View 1 - The site from Camden Street



View 2 - The site from Camden Road bridge



View 3 - The site from Bonny Street towards Camden Street



View 4 - The site from Camden Street / Bonny Street

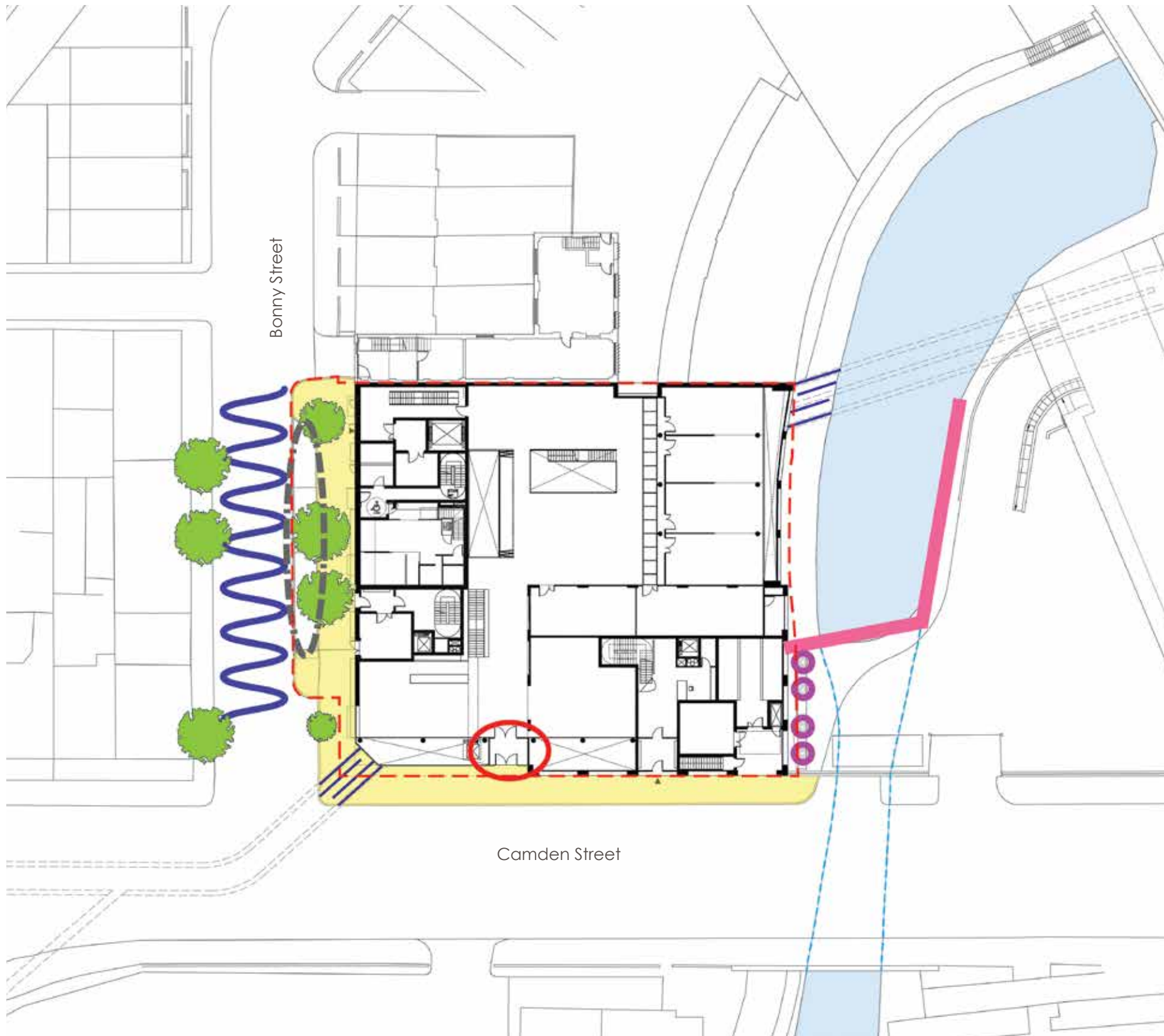
3.0 Site Context

The site is located at the junction of Bonny Street and Camden Street. The southern edge of the site faces Regents Canal. Camden Road railway station and Camden Town tube station are 90m and 450m respectively.

The surrounding context is mixed. To the south of the site, on the opposite side of the canal is a 7 storey office building with an expanse of parking on two levels. Vehicular access to the parking is via Camden Street adjacent to the site and across the canal.

To the west are five storey victorian apartment blocks. Bonny Street to the north continues around to meet Camden Road and comprised mostly 3-4 storey victorian terraced houses.

To the east end of Bonny Street is a new development by Squire & Partner which comprises of 4 - 7 storey apartments that front Camden Road with steps down to the canal towpath .



4.0 Opportunities

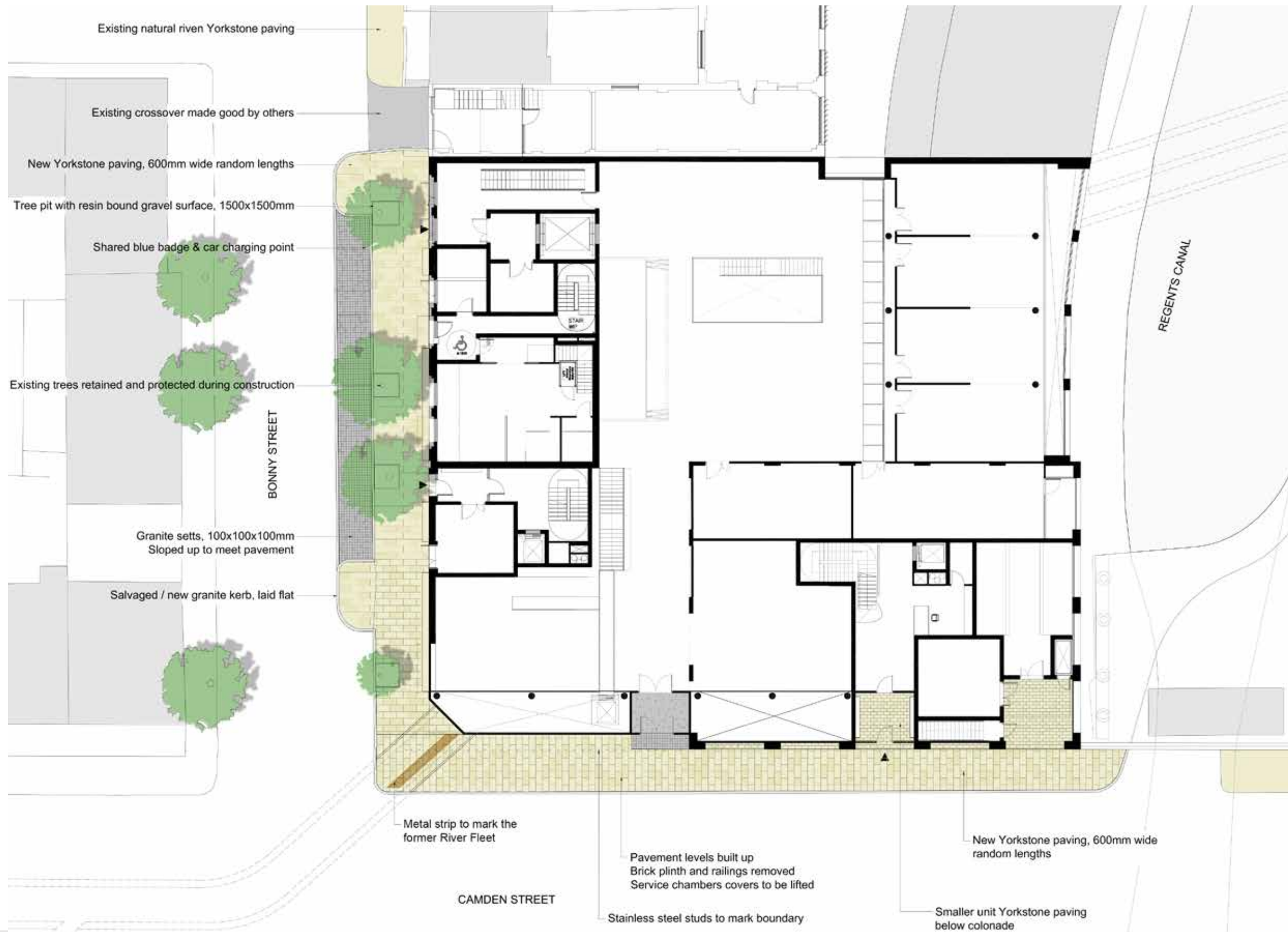
A number of unique opportunities arise from the location of 140-146 Camden Street which can help integrate the redevelopment proposals of the site in the local context;

- Traffic calming and integration of disabled parking & service bay along Bonny Street;
- Retention of existing mature trees along Bonny Street;
- Upgrade existing pavements with natural stone paving adjacent to proposed development along Camden Street and Bonny Street;
- Raise pavement level adjacent to entrance on Camden Street and remove existing railings;
- Introduce feature lighting below Regents Canal bridge adjacent to the development;
- Incorporate paving feature to mark the former River Fleet;
- Introduce metal screen structures and art work to enliven existing car park elevation opposite and associated access bridge.



5.0 Aerial Masterplan

- 1 - Reduced carriageway to Bonny Street, new service and parking with integrated bays
- 2 - Upgraded paving to Bonny Street and Camden Street frontages
- 3 - Paving feature to mark the River Fleet
- 4 - Extensive green roofs
- 5 - Terraces with communal resident access
- 6 - Terraces with private resident access
- 7 - Courtyard garden for commercial office users
- 8 - Green wall



Scale 1:250



Natural sawn Yorkstone paving



Feature granite sett paving and banding to parking and service bays



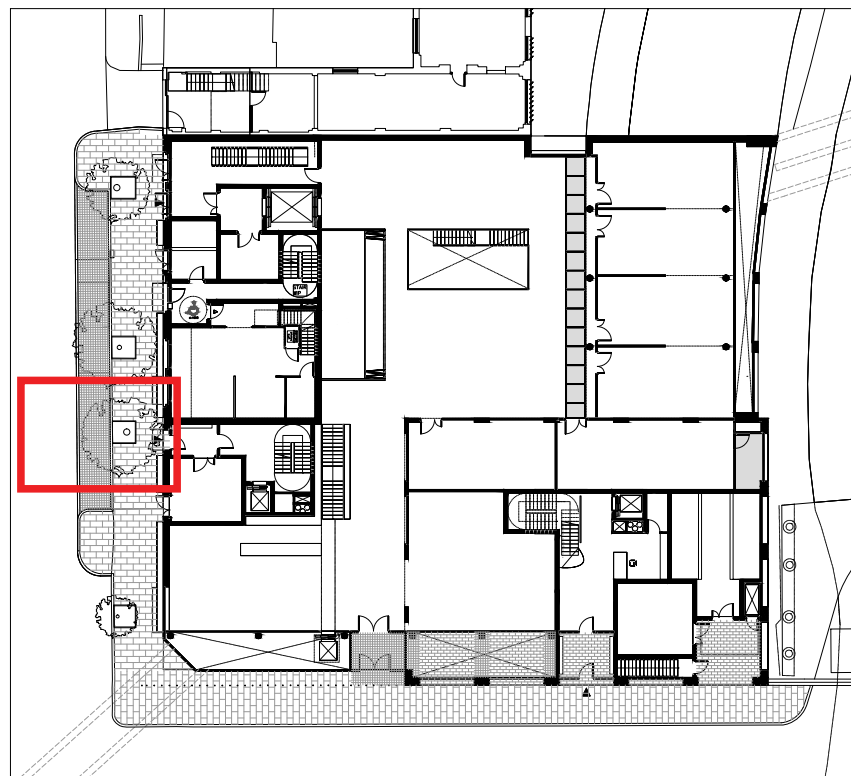
Resin bound gravel tree pit

6.0 Street Level

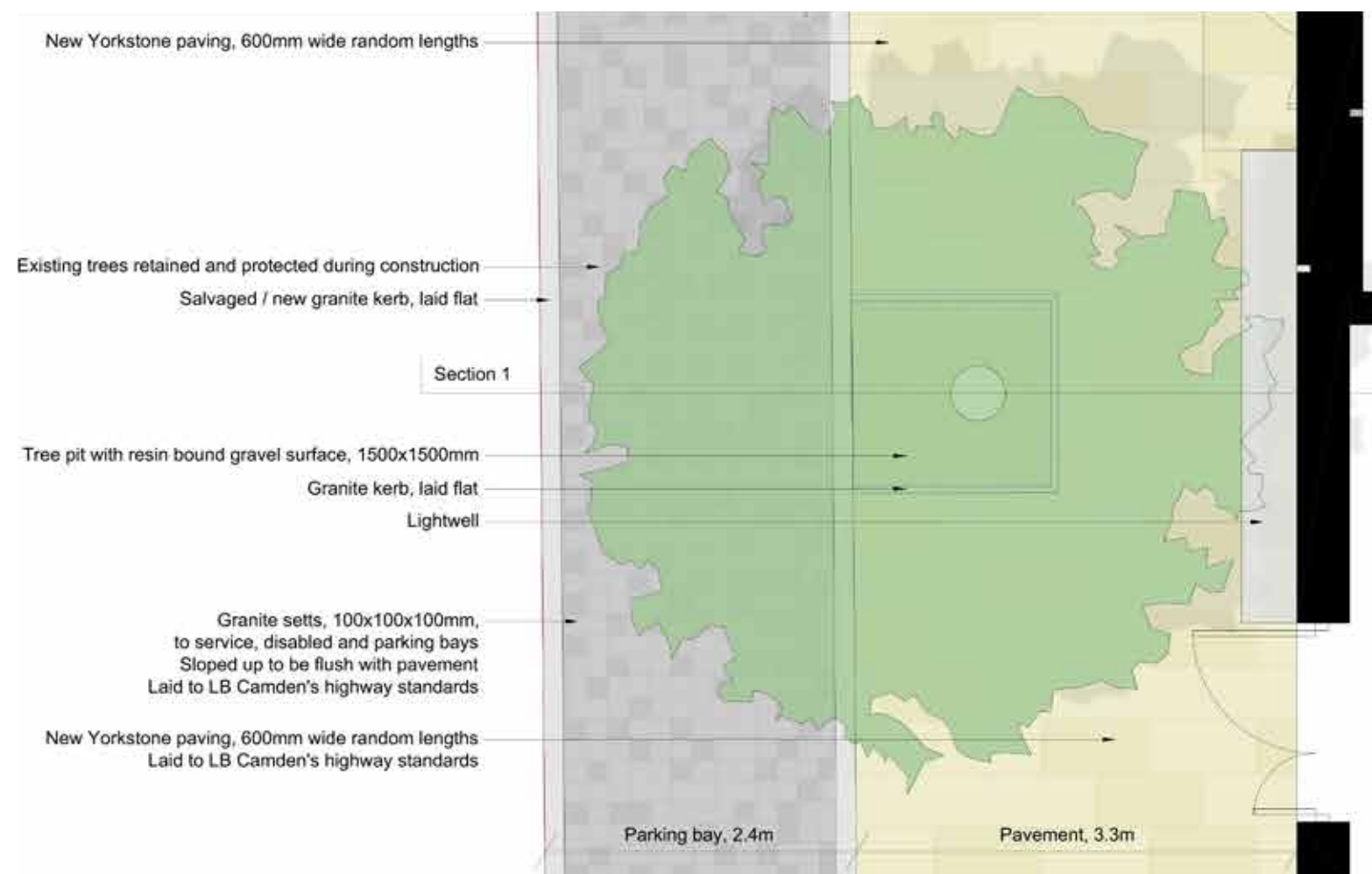
The materials proposed for public realm on Bonny Street and Camden Street are selected from a simple and robust pallet which is in keeping with the surrounding context and character.



Metal strip to mark the former River Fleet

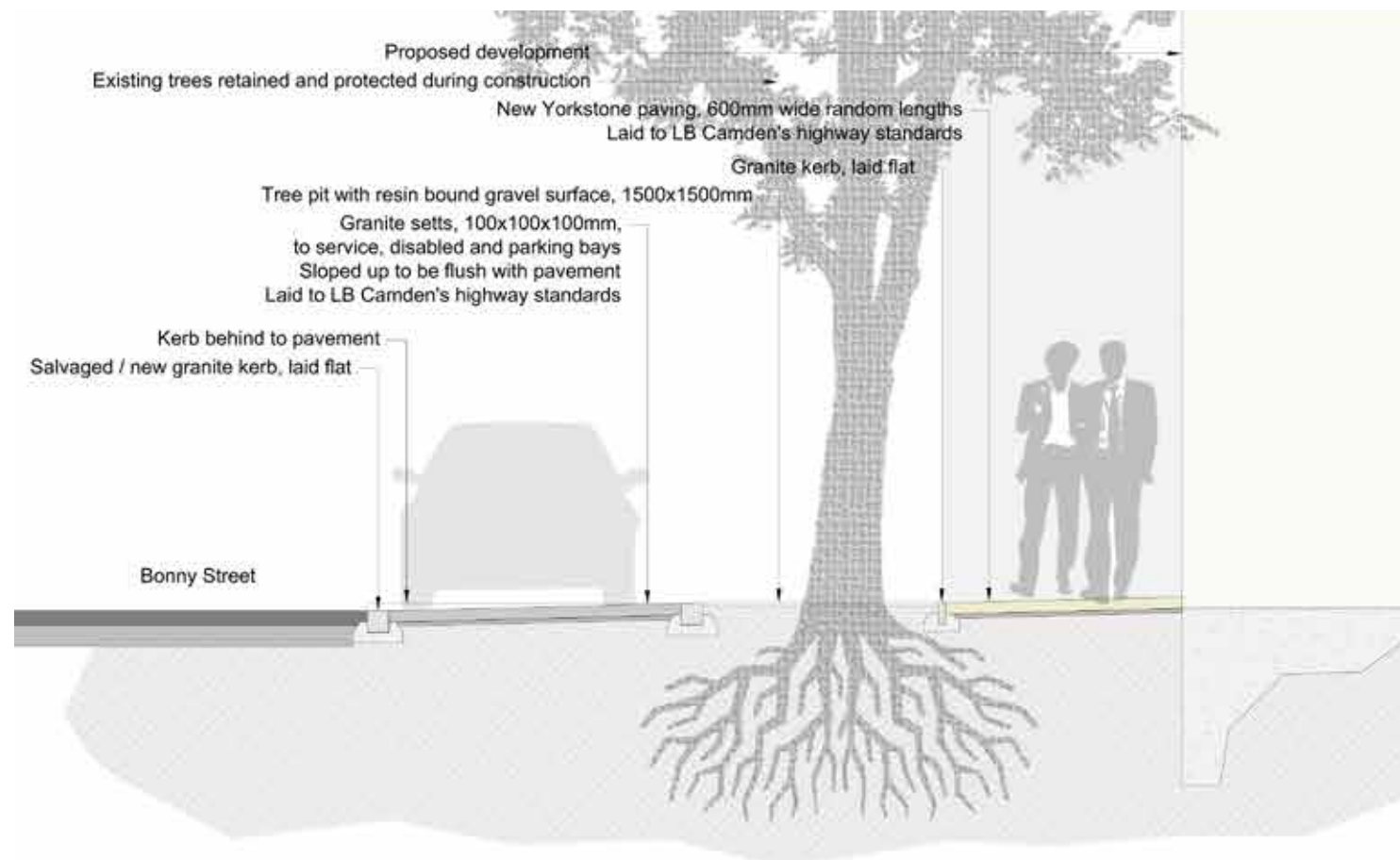


Detail Location Plan
Scale 1:500



Bonny Street Detail Plan
Scale 1:50



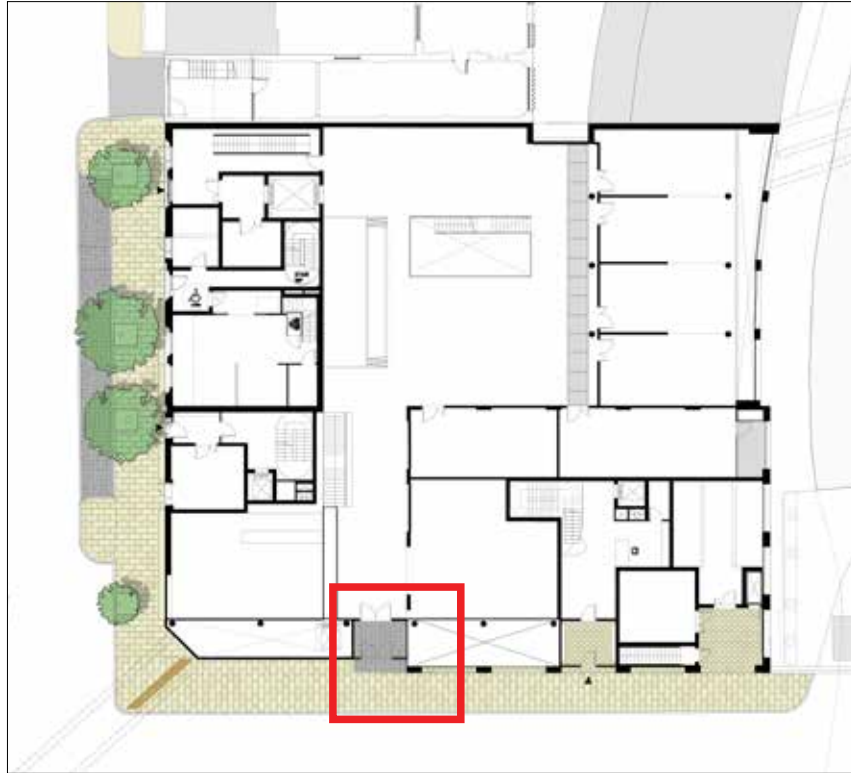


Bonny Street Detail Section
Scale 1:50

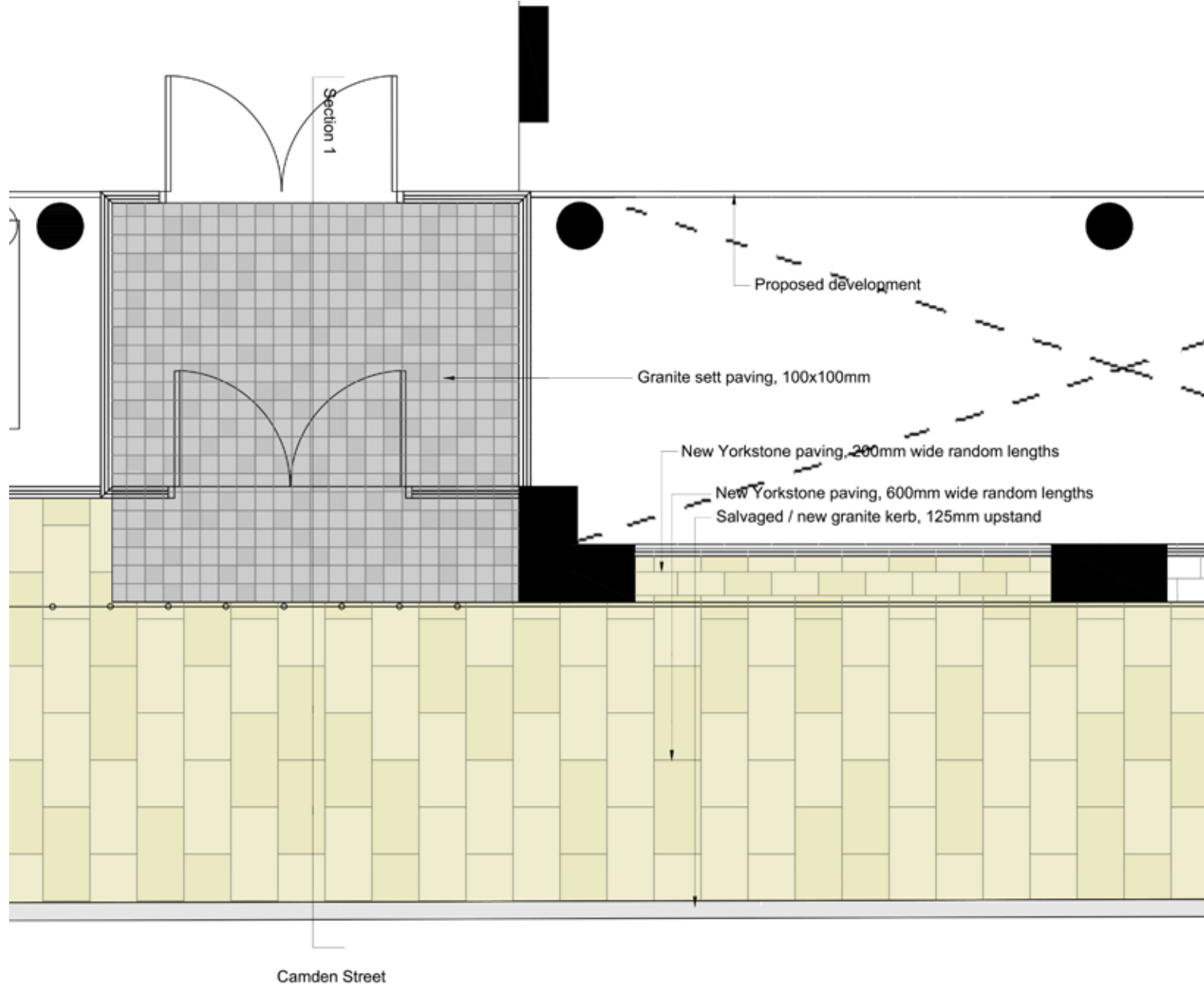
7.0 Bonny Street Detail



8.0 Bonny Street View

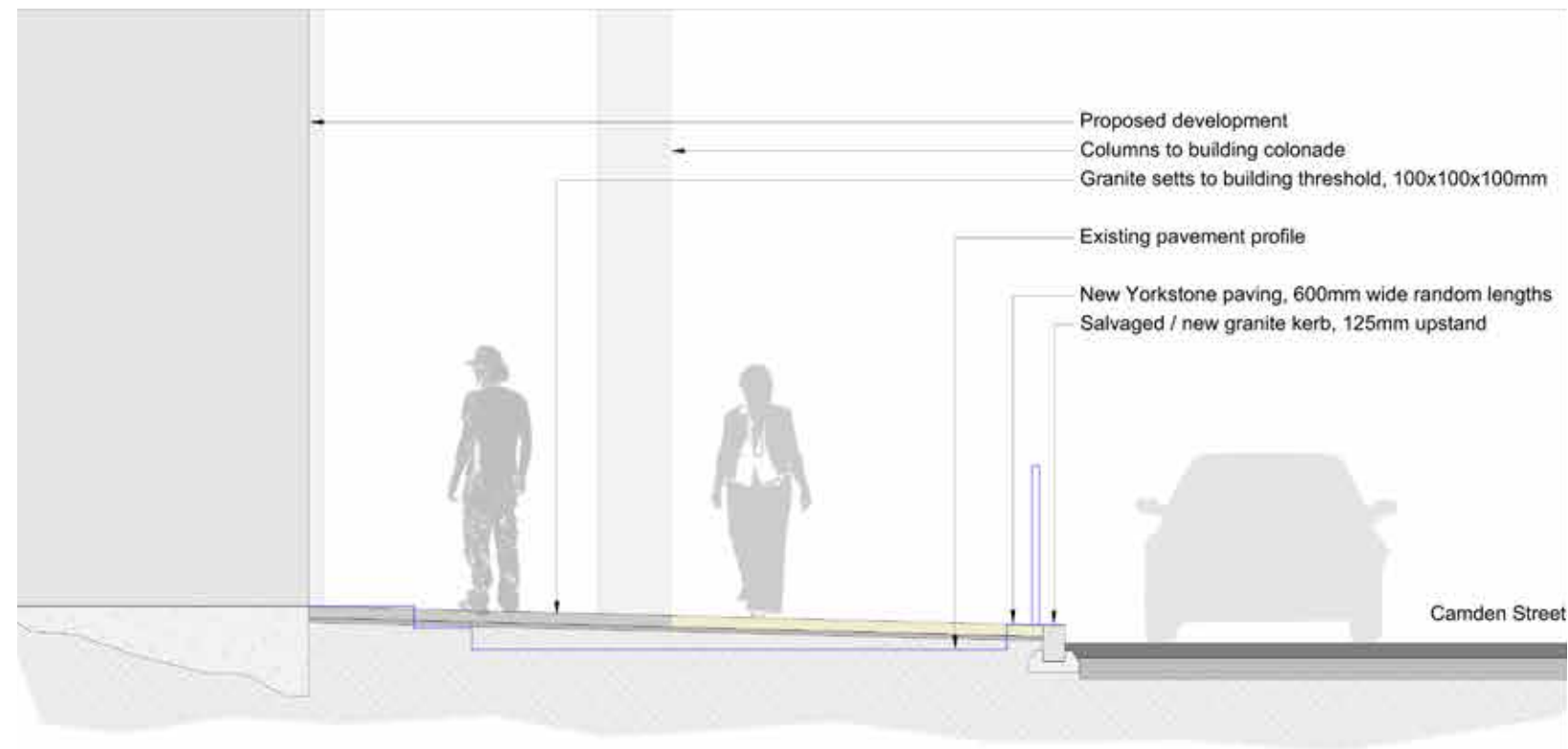


Detail Location Plan
Scale 1:500



Camden Street Detail Plan
Scale 1:50





Camden Street Detail Section
Scale 1:50

9.0 Camden Street Entrance Detail

Previous highway works to Camden Street resulted in the construction of a low wall with railings to support the road against the footway which was retained at the lower level. There is an opportunity to raise the footway level and provide further access to the buildings.

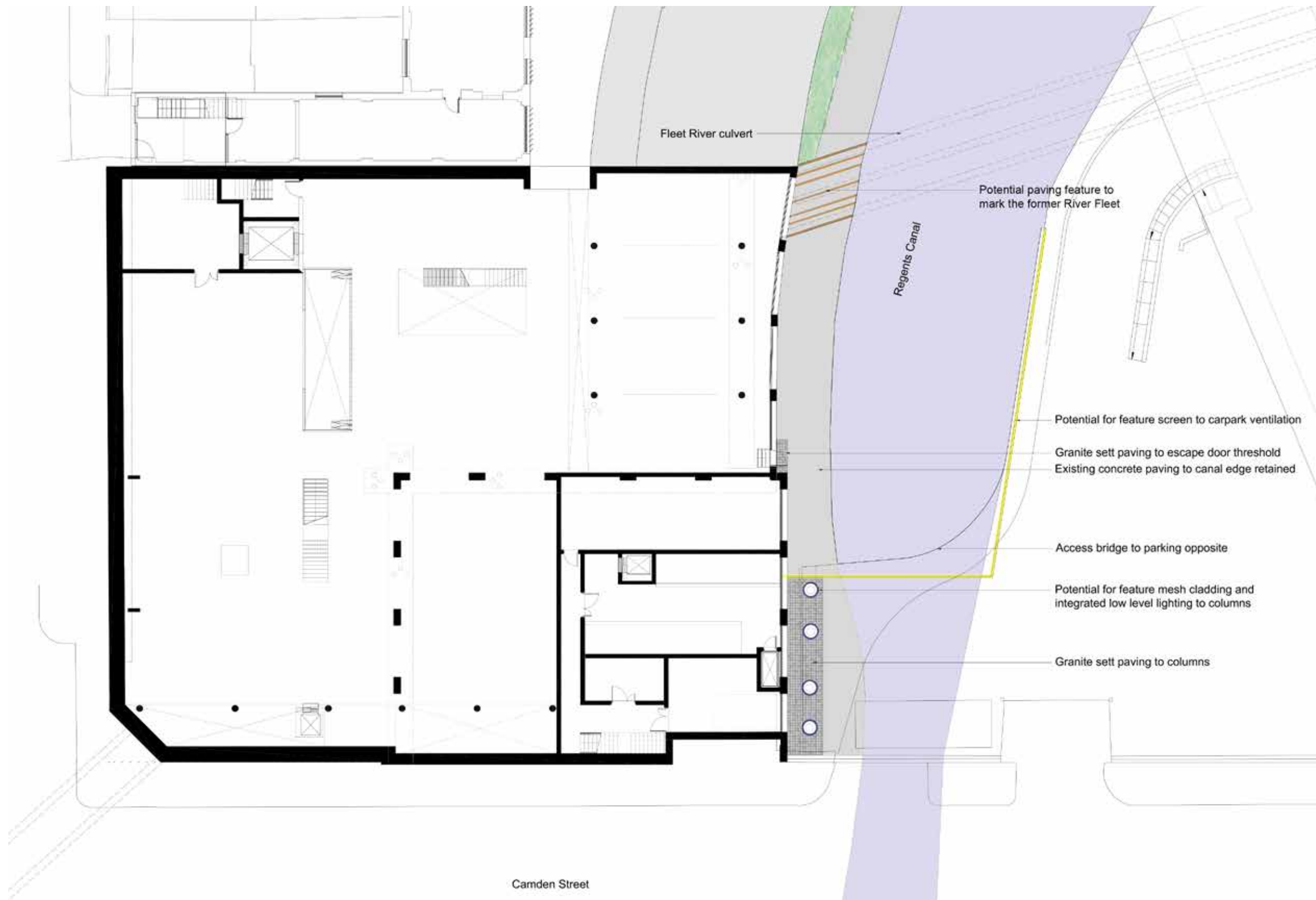
As a consequence the wall and railings can also be removed to create an uncluttered piece of public realm.



Potential to raise the footway to create level ground adjacent to the proposed development



10.0 Camden Street View



Scale 1:250



Grasses to canal building edge on canal side



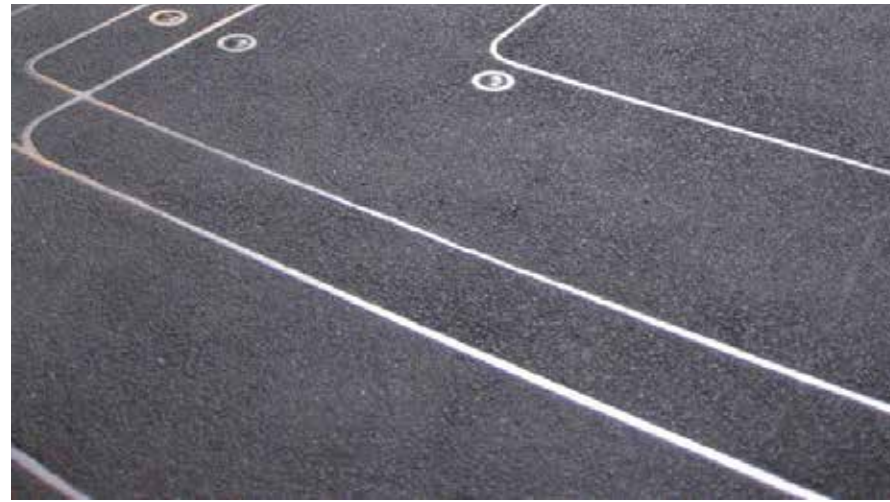
Carex spp



Miscanthus spp



Granite sett entrance threshold



Steel strips embedded in ground to signify the River Fleet below

11.0 Canal Level

A simple palette of granite sett paving and grasses improves the quality of the canal edge. The existing canal side paving and ducts within the ownership and management of the Canal & Rivers Trust is retained and unaffected by the works.

It is recommended that the soil strip between the new Camden Road development and canal paving is planted in a similar style to improve the amenity of the tow path along to the steps up to Camden Road.



12.0 Canal Level View



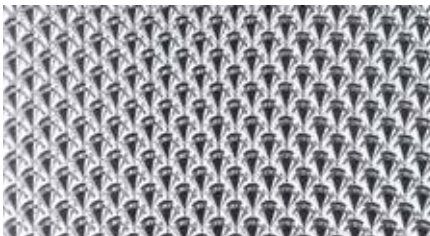
Potential to clad existing columns with gentle integrated lighting



Lighting opportunities to columns



Typical woven mesh to clad columns



13.0 Canal Level Columns

An opportunity exists to enliven the space below the car park access structure over the canal with cladding and integrated lighting to the columns. It is the clients intention to commission an artist to develop the concept.

It is acknowledged that any lighting will be assessed against potential effects on bats.



Potential extent of future screen to car park and below ground ventilation



Potential screen to car park access bridge over canal



Potential motifs for feature screen to car park and below ground ventilation opposite the proposed development and to access bridge

14.0 Canal Level Details Off-site

The structure associated with the car park and access bridge over the canal has a significant visual presence and impact on the canal character and environment. To reduce the impact a perforated metal screen is proposed that will improve the ambiance and quality of this part of the canal, whilst allowing existing ventilation flow.

The team have met on site representatives of the Canal & Rivers Trust, who expressed support of this strategy and aim to discuss with adjacent landlords.



Scale 1:250



Decked private terrace



Biodiverse roof planting



Greenwall



Seating to communal terrace



Timber decking to roof level

15.0 Terrace Level

A combination of green extensive and intensive green roofs are provided throughout. They are at various levels across the site.

Extensive roofs are located on blocks C & A and designed to enhance the bio-diversity of the site. The final selection of substrate and plant material will follow the recommendations of the consultant ecologist. Usable terrace space for residents is provided above blocks B & D, comprising an area for communal use as well as a private space for the adjacent apartment. Timber decking, raised planters, seating and glass screens combine to create an informal social space.

Both spaces offer the opportunity for views out over the canal and along Camden Street. Areas of bio-diverse planting is integrated within the communal garden space to help separate the various spaces.

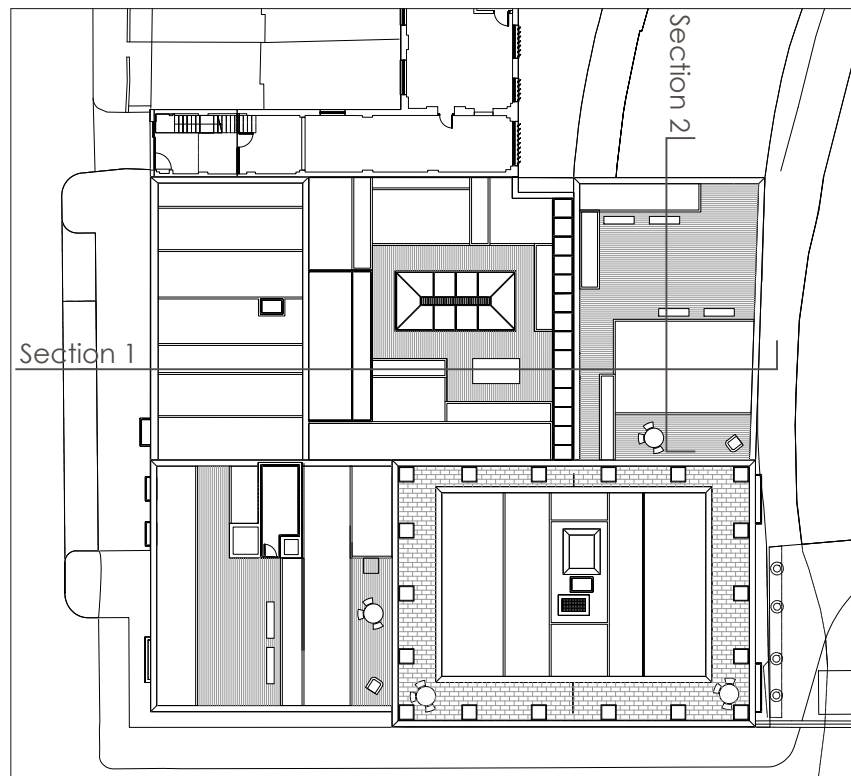
The bio-diverse planting is arranged in a linear fashion reflecting a strip field pattern. At the lower level a break out space is provided for those using the office space.



Decorative glass screen



Raised steel planters

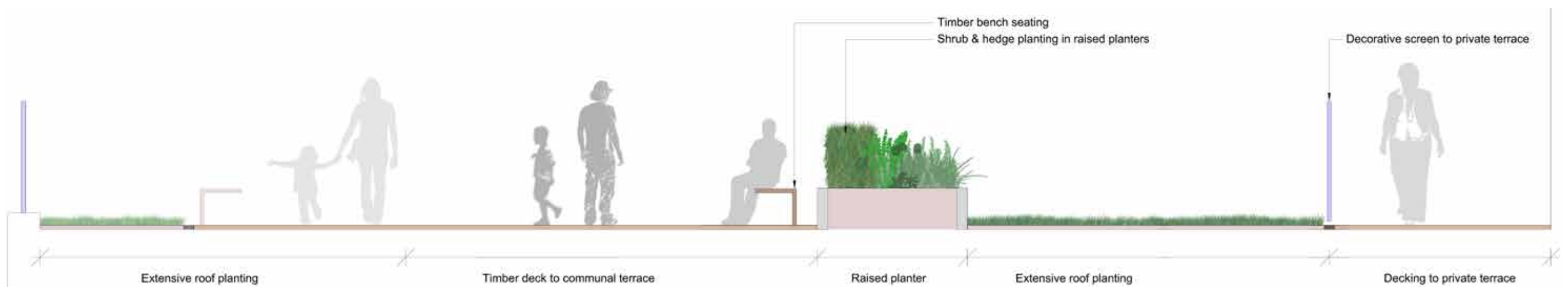


Detail Location Plan
Scale 1:500



Section 1

16.0 Terrace Level Sections



Scale 1:500



17.0 Terrace Level View

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