

Landscape approach

The mix of reclaimed and standard paving materials to the estate environs of the former Cape of Good Hope Pub create a rich varied texture specific to this part of the estate. This palette of materials [reclaimed granite paving and kerbs, granite cobble drainage channels and estate road of cast in-situ concrete] is proposed for the new hard landscape to tie the new block into the existing estate fabric.

The landscape proposals are a mix of sunken basement gardens and linear planting edges to the perimeter of the new housing block to provide privacy and deter illegal parking on the access roadway.

Climbing plants bring visual delight and a splash of seasonal colour to the corner of the building.

Vehicular access to St Bede's Mews is maintained with an extended turning head provided for service vehicles. The ground around the new block is an extended shared surface for with pedestrian priority in the extents of granite sett paving.

Access to a key east-west visual and physical link from Albany Street through the existing Swallofield block is improved by providing a new ramp. Reclaimed granite kerbs are set within concrete to define this entrance into the estate.



Existing paving textures to continue around new building



Climbers to south facing wall



Landscape and public realm plan



The St Bede's site is at a complex junction of pedestrian links, level changes, service roads, parking, residential entrances and bin enclosures which create the setting for St Bede's chapel and the site of the replacement housing.

The landscape proposal unifies the different levels and access requirement by a single shared surface in granite setts.

In the longer term, the removal and relocation of the bin and shed storage building in the centre of the linear yard space to Troutbeck is proposed to open up the space to create an amenity space for the residents overlooking the yard which is currently dominated by parking.

A hedge wraps around the proposed new building to provide a green buffer and two fruiting trees as well as climbing plants are proposed on the west-facing wall of the Clarence Gardens block.

New paving and small level adjustments are proposed to the upper level of the site around the entrances of the new housing to create a single courtyard space with planting to soften the edges and give privacy to the residential unit at ground floor level which directly overlooks the public routes.



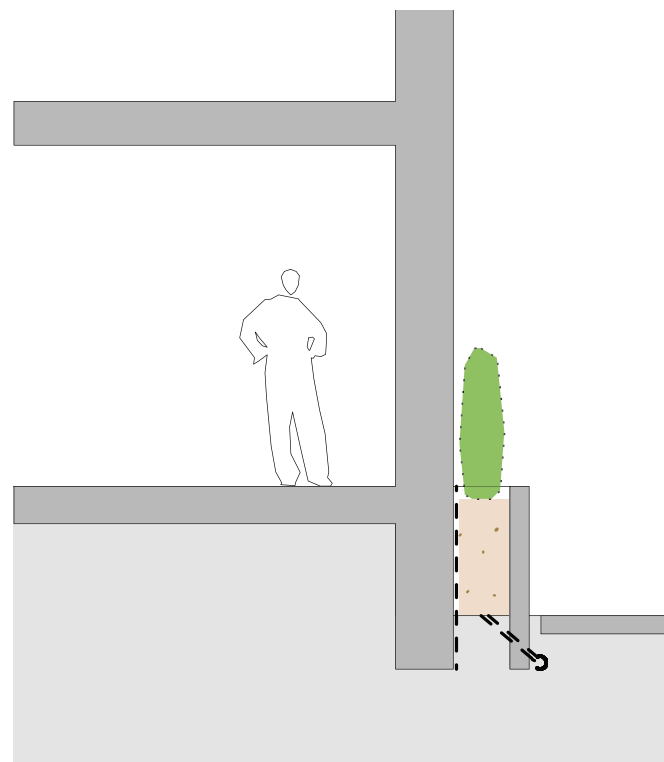
Planting and materials

A unifying ground of small set granite sett is proposed as a new shared surface material, and reused granite kerbs are laid as a 'footmat' to the new residential entrances.

The proposal maximised planting opportunities by providing two blossom trees, a Juneberry and a Rowan. The latter is underplanted with bulbs and perennials. A privet hedge on the west and north facing sides of the propose new building turns into a wildlife hedge on the eastern aspect towards the communal gardens, and yellow roses and clematis enhance the yellow spandrels of the Clarence Gardens block.



A mix of climbing plants are proposed to the west-facing wall of Clarence Gardens with yellow flowers



Section AA through the planters



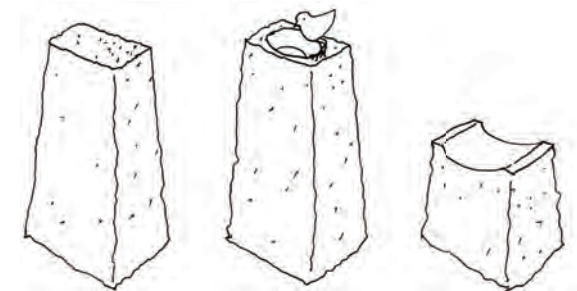
1. Yellow flowers climber: Clematis



1. Yellow flowers climber: Rosa banksia



2. Armelanchier



4. Family of stones, chasse-roue and seat (reused granite bollards)



3. Existing pebbles with moss



5. Reused existing granite cobbles

Waste provision

Refuse & Recycling Stores are located on the ground floor, within 10m of refuse vehicle collection points and 30m of residential flats.

The total capacity of the bins located within the stores have been calculated to comply with LB Camdens Planning guidance. The requirements for Code for Sustainable Homes have also been achieved and/or exceeded using the above calculation.

The proposed general and recycling provision per site is proposed as per the table below.

St Bedes Mews					
Unit Type	No. of Units	o/a Camden requirement (litres)		Total	
		waste	bikes (min)	Waste (Litres)	bikes (min)
1 Bed	1	200	1	200	1
2 Bed	0	250	1	0	0
3 Bed	2	350	2	700	4
4 Bed	0	400	2	0	0
Totals	3			900	5

Secured by Design

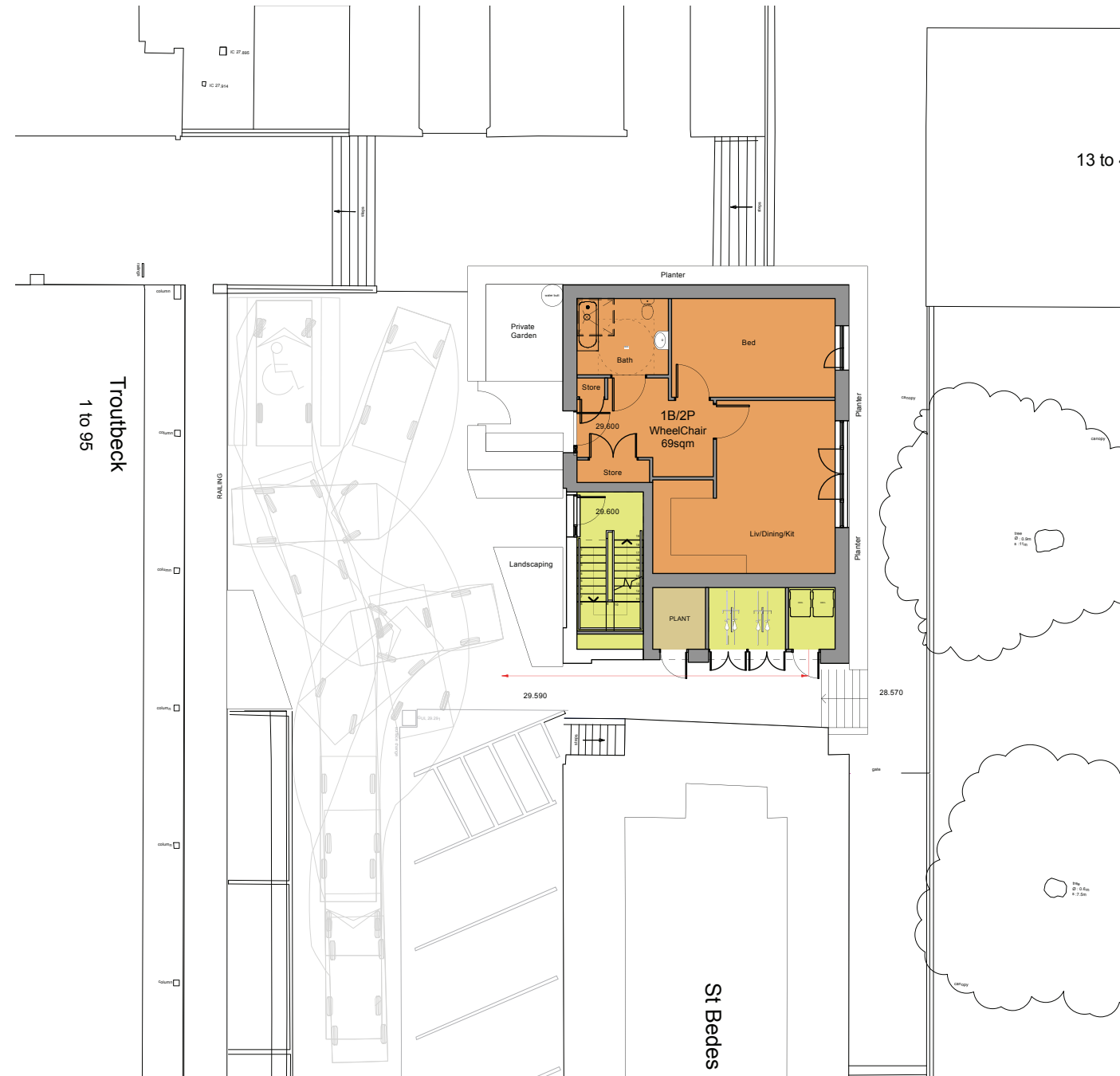
Following advice from Camden's Architectural Liaison Officer, the following has been incorporated into the proposals:

- Through-wall post and defined perimeter of building.
- A gate should be provided on the front boundary of SBM

London Housing Design Guide

All the new homes are designed to meet LHDG standards. These are some of the key standards relevant to this project:

- All internal areas meet LHDG standards.
- Homes with 3 or more bedrooms have either two living spaces or the ability to divide living rooms.
- Natural Light is provided to the core via windows at upper levels.
- Cycle storage is communal and accessible at ground floor.



- Plant
- Core/Bins/Bikes
- Commercial
- Domestic

Wheelchair Accessible Plans

The standards set out within Camden Wheelchair Housing Design Brief 2013 have been incorporated into the proposed layouts. See diagram 1 opposite, which indicates the main access zones and corridors widths.

The wheelchair unit is located on the ground floor for ease of access and include small external private garden access.

Compliance has been achieved in circulation zones and general access criteria. Following a meeting with the Access Officers at Camden, an order of priority was agreed to achieving accessible layouts within the restrictions imposed by site footprints & surrounding context.

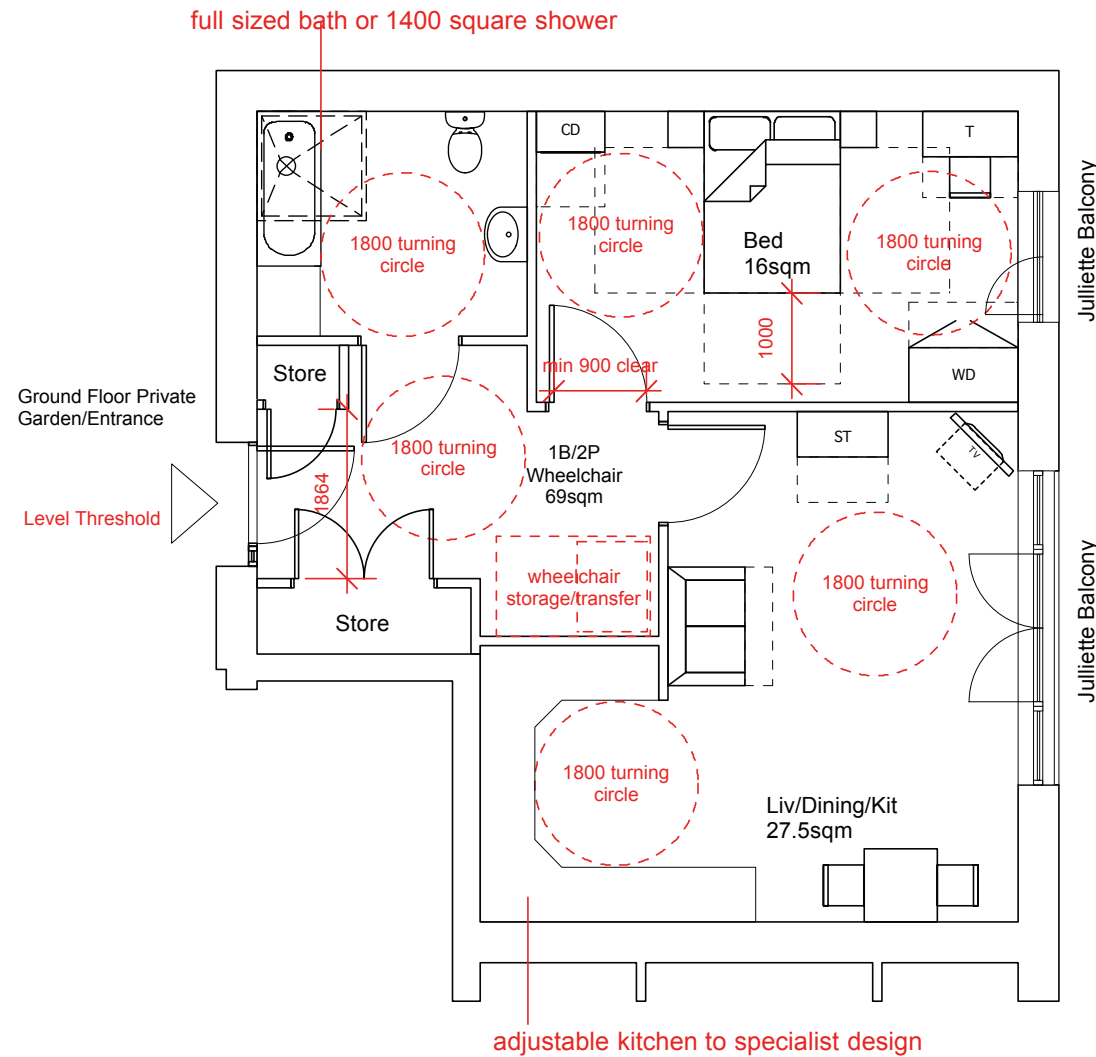
Officers also agreed that an accessible lift access would be acceptable given this site cannot deliver ground level residential accommodation.

Lifetime Homes

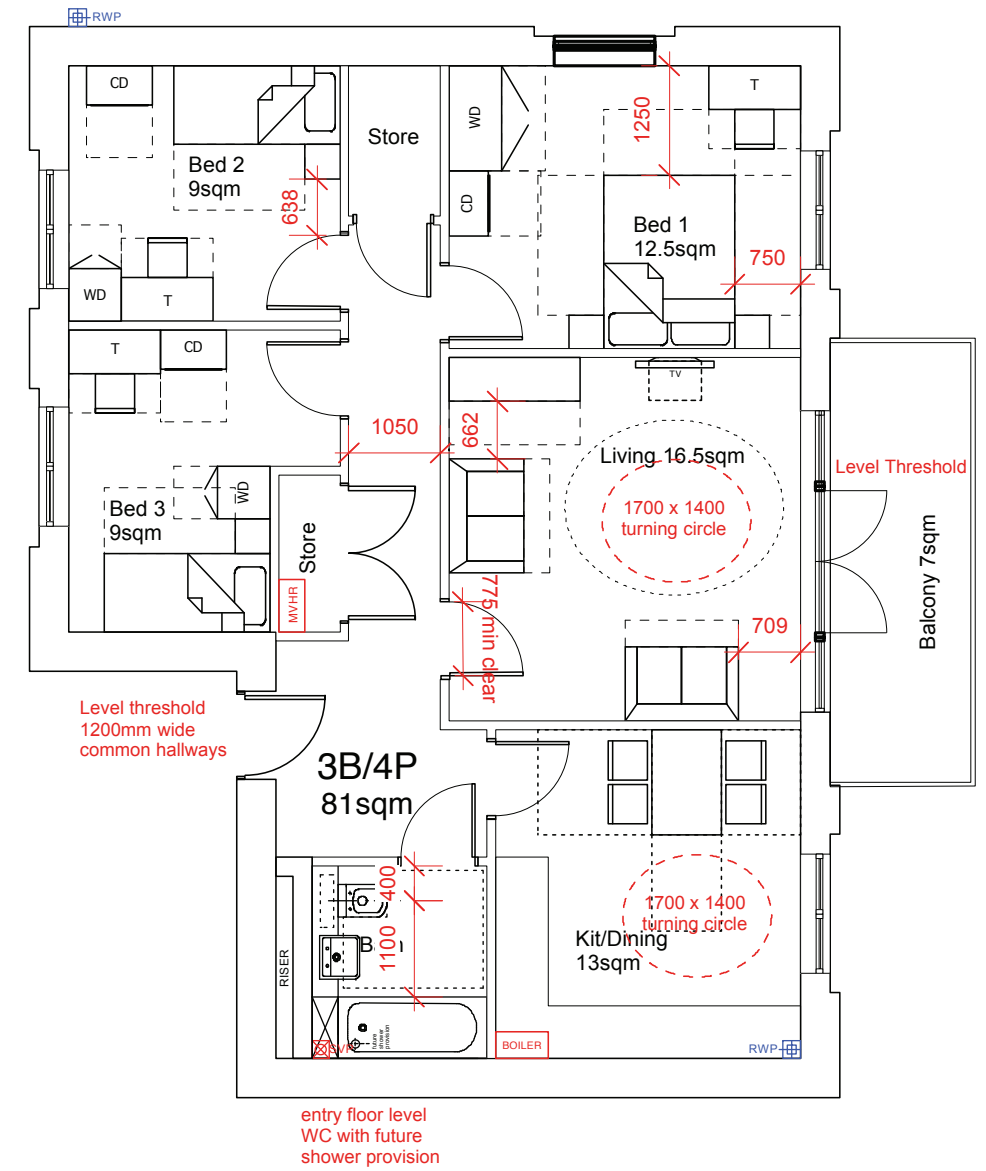
All flats have been designed to meet the 16 No. Lifetime Homes (LTH) design criteria.

Diagram 2 opposite indicates a typical 2 Bed flat internal layout. This demonstrates main LTH access zones and corridor widths.

Level access is included from the street. Common circulation space includes 1200mm wide hallways, common stairs are also to LTH standards.



Wheelchair unit



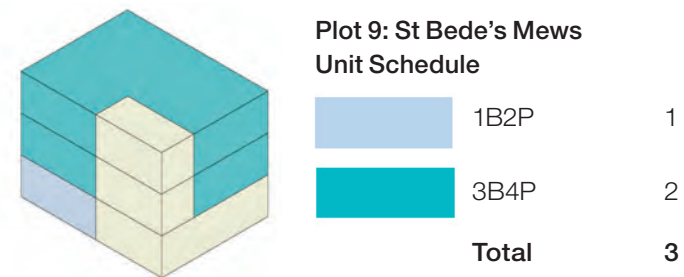
Lifetime Homes analysis of upper level units



St. Bede's Mews site proposed areas and relevant data.

DWELLING REFERENCE	LHDG AREA	TOTAL RESIDENTIAL NIA-Flat	DWELLING TYPE	HABITABLE ROOMS
Plot-Level-Unit	sq.m	sq.m	xBxP	
GROUND FLOOR				
S9-00-01		66	1B2P WCH	2
FIRST FLOOR				
S9-01-01	70	80	3B4P	4
SECOND FLOOR				
S9-02-01	70	80	3B4P	4
ROOF				

UNIT SUMMARY	
1B2P WCH	1
2B3P WCH	
3B4P	2
3B5P	
3B6P	
4B6P	
4B7P	
TOTAL	3



6.4: LOSS OF OPEN SPACE AND MITIGATION

6.9 Loss of Open Space

The main principles for mitigating loss of open space are:

- minimise the loss of usable open space through minimising the new building footprint
- create new open spaces either on or adjacent to the development sites
- improve the quality of the open spaces of the development sites including improvements to benefit existing residents in neighbouring blocks

The existing open spaces around the estate have been assessed to identify any unused spaces that could be used to mitigate against the loss of the open spaces of three of the development sites and a number of service or access roads to the double-fronted residential blocks have been identified. These spaces have vehicle barriers to close them to through traffic and parking and as a result give a high level of physical permeability through the estate for pedestrians. As a consequence of their function these are wide generous spaces, but compromised in quality due to their current service function.

These spaces are also adjacent to or close to a number of the replacement homes development sites offering the potential for redesignating these strip spaces as garden or landscape without compromising the servicing of the residential blocks. The strategy is therefore to combine these spaces into the new communal gardens which has the benefit of providing a wider number of residents with improved access to garden spaces which will also undergo improvements as part of the landscape proposals for the new sites.

The combination of open space gains and local improvements around each of the development sites mitigates the loss of open space arising from the building footprints as much as possible with a net loss of 47m².

Additional estate spaces that have a public or civic character and are in close proximity to the development sites have been identified for improvements to enhance their role and setting within the estate as part of the mitigation strategy.

Two new public spaces are also proposed as part of the project to contribute to strengthening spatial relationships between new and existing spaces and buildings in addition

to bringing more legibility to routes and public/private spaces.

These new public spaces are:

- a new public square on Robert Street
- a new playgarden on Newlands Plot



Open space loss and gain diagram

Housing replacement Plots	Loss Building footprint [m2]	Gain [m2]	Shortfall [m2]	Quality improvements	Total Site Area [m2]
Loss of Open Space					
2_Former One Stop Shop	380.75				
3_Varndell Street Corner	308				
4_Newlands Plot	392.4				
Open Space gains					
a. Former One Stop Shop service road		118			
b. Newlands service road		143.8			
c. car parking on Robert Street car park + Borrowdale service road		312			
d. Patterdale parking on service road		103.8			
e. Rothay /Albany Street		282			
f. Borrowdale parking on service road [Stanhope St. frontage]		73.8			
g. Thirlmere Garden		27.5			
TOTALS	1081.15	1033.4	47.75		
Mitigation sites [including qualitative improvements]					
Stanhope Street/Robert Street				improvements to existing open spaces with gain of parking space to Borrowdale for extending civic spaces	1263
Rothay / Albany Street				Opening up of fenced off area to create civic space in front of St Georges' Cathedral and landscape improvements to frontage of Rothay	815
Varndell Street landscape light touch				Planting in road marking cut-outs as interim light touch during works	13
Varndell Street landscape - longer term proposal				To tie in with works to The Tarns following completion of HS2 works	350
Newlands plot playspace				New playspace	860
The Tarns				Creation of new civic space between the Former One Stop Shop and Newlands Plots opposite future HS2 station development	491
Thirlmere Garden				Widened key pedestrian pathway for east-west connections to Cumberland Market with improvements to remaining garden space	100
				TOTAL	3792
Landscape + Public Realm Improvements					
All new housing sites				Enhanced ecology and quality of shared garden spaces including access improvements where appropriate	5695
TOTAL					9487

Open space loss and gain table

The three open space sites that will be plots for the proposed replacement homes have been assessed in terms of their existing condition and qualities to understand the full impact of what will be lost through development.

The three sites are:

- Former One Stop Shop Plot
- Newlands Plot
- Varndell Street Corner Plot

Qualitative assessment

In order to establish a framework for objectively assessing the existing quality of spaces a set of criteria have been developed.

These are based upon the criteria quoted in CABI's 'Open Space Strategies, Best Practice Guidance' which contains some useful guidance for objectively assessing the qualities of open spaces and also based on Green Flag award standard.

The criteria are:

- A welcoming space (attractive and appealing)
- Accessible and connected
- Well-maintained with an ongoing management plan
- Biodiverse and ability to support ecology
- Promote activity and health and well being
- Have community benefits



The Former One Stop Shop Plot

This open space primarily offers visual amenity to the surrounding blocks and sets back the existing housing block from the busy Hampstead Road edge.

The landscape is generic in character, a clear area of amenity grassland enclosed by a low fence with a paved seating area to the northern end of the space along the pathway, one of the many routes which contribute to a high level of permeability, but poor legibility through the estate. It offers little ecological value or interest to encourage use of the space.

The open space allows for parkland trees such as weeping willows to spread their canopy close to the road - special



Weeping willow (Salix alba x babylonica)



Former One Stop Shop open space qualitative assessment

Criteria	Existing space	Proposed changes
A welcoming space (attractive and appealing)	The existing space is a clear site of grass with a few trees and a low fence to the perimeter. It occupies a corner site overlooked by the busy Hampstead Road and surrounding residential blocks. It offers a place to sit, but there is little else to encourage use of space as it does not provide any visual interest and is greatly overlooked. It is unclear who it is for. The space does provide visual amenity to some extent for the surrounding blocks and the willow trees gives this edge of the estate a particular character along Hampstead Road.	The new landscape will have clear boundaries to create a new shared residents garden and 'garden entrance' for the new and existing residential block. Varied planting and separate spaces within the garden creates an attractive set of opportunities for gardening, spaces to sit, meet neighbours and play and encourage more use of the garden.
Accessible and connected	The space currently provides a pedestrian link from Hampstead Road to the interior of the estate and contributes to the high level of permeability and lack of clarity of the routes and spaces on the estate.	An enclosed shared residents garden reduces permeability across the site and creates legible distinction for public routes along streets. Gates to boundary fence maintain access to existing residential entrances through new garden space.
Well-maintained with an outgoing management plan	The grounds are maintained by termed contractor with management plan to maintain visual amenity of the space.	The garden will be maintained by the estate management team's existing termed contractor. Raised beds will be offered to residents if they wish to garden or grow food. These can revert to being planted and maintained by the estate team if they are neglected.
Biodiverse and ability to support ecology	Ecology report indicates minimal biodiversity.	The new planting is varied and introduces tree and plant species to support wildlife and improve the biodiversity of the space.
Promote activity and health and well being	The space currently provides visual amenity to surrounding blocks overlooking the space, but located on the busy Hampstead Road it offers little active use of the space.	Improvements to the garden include raised beds for residents to participate in gardening and growing their own food. The new block screens the space from the busy Hampstead Road environment to encourage active use of the garden to meet, relax, play and if interested garden /grow food in the raised beds on offer to residents. Informal play elements in the garden provide on-site play opportunities for 0-5 year olds. Cycle stands are provided for visitors.
Have community benefits	The space is open during daylight hours and currently provides a pedestrian link from Hampstead Road to the interior of the estate and contributes to the high level of permeability on the estate. Benches provide a place of rest and community noticeboard identifies the space for estate residents.	Creating a shared garden space for residents of both the existing and new blocks with clear boundaries and spaces to sit, play, garden offers opportunities for residents to meet and socialise through active use of the garden.



Newlands Plot

This open space is fully enclosed with the gates permanently locked it provides only visual amenity for passers by and residents if the surrounding blocks.

The plot has a number of trees of different varieties giving the space a parkland character and also seasonal variation throughout the year. Although it is not accessible to the estate residents it is maintained to provide visual amenity.

The site is predominantly amenity grassland with some broadleaved trees and a species poor hedge along the western fence boundary.



Newlands open space qualitative assessment

Criteria	Existing space	Proposed changes
A welcoming space (attractive and appealing)	The existing space is currently permanently locked with no access available so as such it is not a welcoming space. The space does provide visual amenity to some extent for the surrounding blocks.	The landscape around the new block will be a public garden with play provision for all age groups. The garden is to be attractive for adults [parents/carers] who accompany the children. Planting to provide seasonal interest and visual amenity to users and passersby.
Accessible and connected	The space is currently not accessible or connected, being permanently locked.	Removing fences and gates from the street boundaries will improve the access into the space. Fences to the shared residential gardens will be maintained with gates added to provide links into the garden and playspace. Pathways with amenity lighting provides a pedestrian link from Vardell Street to Cartmel block north of the site. Vardell Street is a future key east-west green link for pedestrians and cyclists and this space will have an open and direct relationship to this route.
Well-maintained with an outgoing management plan	The grounds are maintained by termed contractor with management plan to maintain visual amenity of the space.	The garden will be maintained by the estate management team's existing termed contractor.
Biodiverse and ability to support ecology	Ecology report indicates minimal biodiversity.	The new planting is varied and introduces tree and plant species to support wildlife and improve the biodiversity of the space. Insect hotel and bird boxes are also proposed.
Promote activity and health and well being	The space is not currently accessible. Provides visual amenity to surrounding blocks overlooking the space.	The play provision is a mix of natural play elements with more challenging and varied play experiences including climbing, swinging, balancing to encourage active play for both young and older children.
Have community benefits	The space is enclosed and is not accessible and therefore limited benefit to the community in providing some visual amenity.	Playspaces provide a place for families with young children to meet encouraging social interaction and relationships.



Varndell Street Corner Plot

The open space to the Varndell Street Corner site is on first impression one of the larger gardens which is cultivated and well-maintained. On closer inspection it is evident that there is no way in to the garden, the gates are kept locked, and the shrubs dotted around the interior a possible deterrent to ball games.

A low fence and hedge to the perimeter is overlooked from the surrounding streets as well as the tall housing blocks around the site.

As such it provides visual amenity only as there is no opportunity to use the space in a meaningful way.

The garden is an area of amenity grassland with privet and box hedging to the perimeter and introduced shrubs to the interior of the site.



Varndell open space qualitative assessment

Criteria	Existing space	Proposed changes
A welcoming space (attractive and appealing)	The existing space is currently enclosed with fencing and hedges. The gates are locked with no access available so as such it is not a welcoming space. The space does provide visual amenity to some extent for the surrounding blocks. Bushes have been planted in the centre of the space to avoid it being used for ball games.	The new landscape will have clear boundaries to create a new shared residents garden for the new and existing residential block. Varied planting and separate spaces within the garden creates an attractive set of opportunities for gardening, spaces to sit, meet neighbours and play and encourage more use of the garden.
Accessible and connected	The space is currently not accessible or connected, being permanently locked.	A new garden gate close to the Augustus Street entrance of Mackworth House will enable existing residents to access the garden. The new block is split at ground floor level to create a route into the garden from the core and units accessed from the street. A screen and gate provides a clear indication that the garden is for residents.
Well-maintained with an outgoing management plan	The grounds are maintained by termed contractor with management plan to maintain visual amenity of the space.	The garden will be maintained by the estate management team's existing termed contractor. Raised beds will be offered to residents if they wish to garden or grow food. These can revert to being planted and maintained by the estate team if they are neglected.
Biodiverse and ability to support ecology	Ecology report indicates minimal biodiversity.	The new planting is varied and introduces tree and plant species to support wildlife and improve the biodiversity of the space. Insect hotel and bird boxes are also proposed. Starter rows of fruit-bearing trees are proposed with a longer term proposal to develop a community orchard on the site if residents are interested in developing the site in this way with training provided by organisations such as 'The Urban Orchard Project'.
Promote activity and health and well being	The space is not currently accessible. Provides visual amenity to surrounding blocks overlooking the space.	Improvements to the garden include raised beds for residents to participate in gardening and growing their own food. The new block screens the space from Stanhope Street to encourage active use of the garden to meet, relax, play and if interested garden /grow food in the raised beds on offer to residents. Informal play elements in the garden provide on-site play opportunities for 0-5 year olds.
Have community benefits	The space is enclosed and is not accessible and therefore limited benefit to the community in providing some visual amenity.	The play provision offers parents/carers of young children to meet encouraging social interaction and relationships. Creating a shared garden space for residents of both the existing and new blocks with clear boundaries and spaces to sit, play, garden offers opportunities for residents to meet and socialise through active use of the garden. The potential for a community orchard to develop over time can strengthen communities and improve wellbeing.

6.10 Mitigation Site Proposals

The public/civic spaces detailed below have been identified as being suitable for improvements. These spaces have the potential to become key assets of the estate; improving the function, perception and legibility of the estate for both residents and as part of the city.

Improvements for the mitigation sites include new paving materials, facilities for pedestrians and cyclists such as bicycle stands and seating and areas of new planting.

Where possible the existing features will be utilised and improved such as the tree pits for existing trees which will be extended and improved. At certain areas tree can lights will be added to existing trees.

As well as the more general improvements to the materials and quality of the spaces, special proposals will relate more specifically to each site. These include the restoration of the existing water fountain at Stanhope Street and Robert Street junction and a new pergola along The Tarns that reflects the linear nature of the site incorporating a swing and climbing plants as part of the screen.

1. Rothay / Albany Street

This site has been identified for improvements due to its specific location on the estate and is recognised for the careful and considered spatial relationships created by the original layout of the estate.

St George's Cathedral is a Grade II* listed building and lies within the Regent's Park Conservation Area and a key landmark along this edge of the estate.

The alignment of the residential block of Rothay with the estate blocks directly to the south reveals the grand facade of St. Georges' Cathedral with its unusual steeple creating an open space, civic in character, where the geometry of Albany Street shifts.

The spatial generosity of the original plan has been compromised over time as fences have been introduced to close off areas of paving being lifted by the tree roots. This has lowered the quality, use and appearance of the space.

The key proposal to restore the civic role of this space is to remove the fencing and improve the paving and tree pits with higher quality materials.

Introducing low level planting, seating and lighting to the trees will further improve the setting of the church and enhance the public realm and entrances to the existing residential block.

Proposals include:

- new low level evergreen and varied dense planting along building frontage with seasonal flowering planting / herbs at residential entrances
- new Breedon gravel tree pits and new low level planting around the existing trees
- tree lighting to the mature plane trees
- high quality Yorkstone paving
- reclaimed granite kerb mats to existing residential entrances
- cycle stands and seating



Fenced space facing Rothay at present



The Civic space facing Rothay and St. Georges' Cathedral during the 50s



The Civic space facing Rothay and St. Georges' Cathedral at present



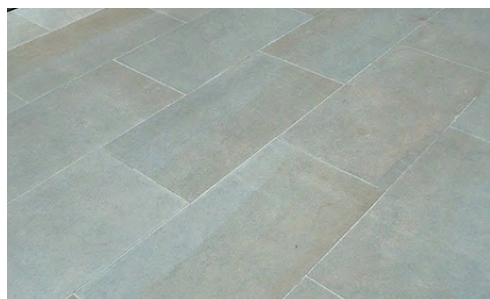
Existing plan



Proposed plan



Lighting to existing mature trees



Yorkstone paving



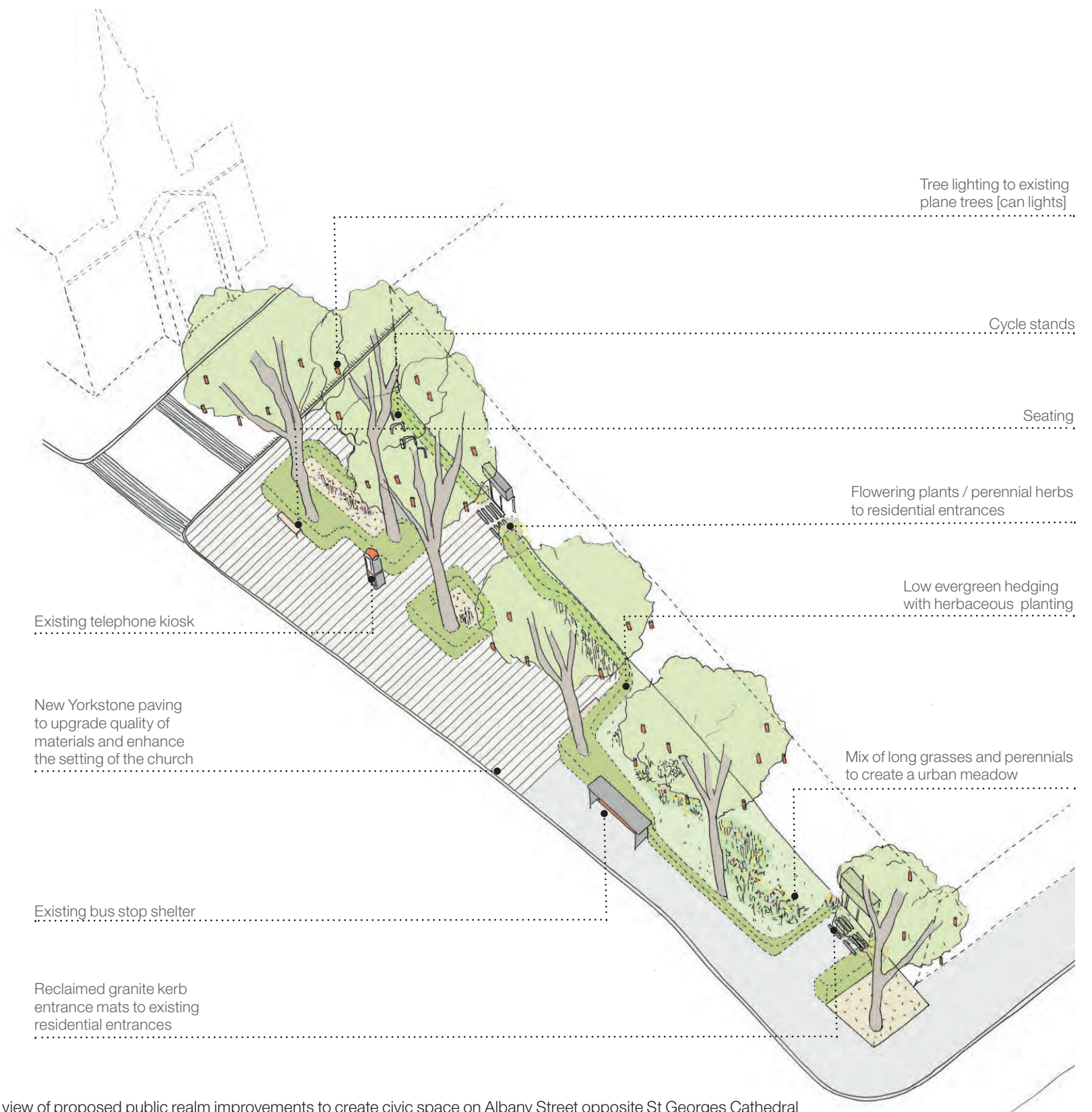
Reclaimed granite kerb mats to existing residential entrances



Low level planting around the existing trees



Example of urban meadow in Queen Elizabeth Olympic Park, London



3D view of proposed public realm improvements to create civic space on Albany Street opposite St Georges Cathedral

2. Stanhope Street / Robert Street Junction

This generous informal public square and small linear garden have been identified for improvements due to their specific location on the estate and are recognised for the careful detailing and considered spatial relationships intended by the original estate plan at this key junction.

The proposal is to create a single public space across both sites with informal play and recreation opportunities to improve both the use and perception of this space on the main east-west route through the estate for both residents and as part of the city.

A new hard and soft landscaping palette is proposed to visually tie the spaces together with a new raised table providing a physical link across Stanhope Street.

The material palette combines new high quality paving and gravel surfaces with existing textures such as granite cobbles and pebbles to create a rich varied ground with space to sit, meet and play.

In close proximity to the Robert Street Car Park development the combination of improvements across both sites along with the proposals for the Former One Stop Shop Plot will have a significant uplift in character, quality and legibility of Robert Street.



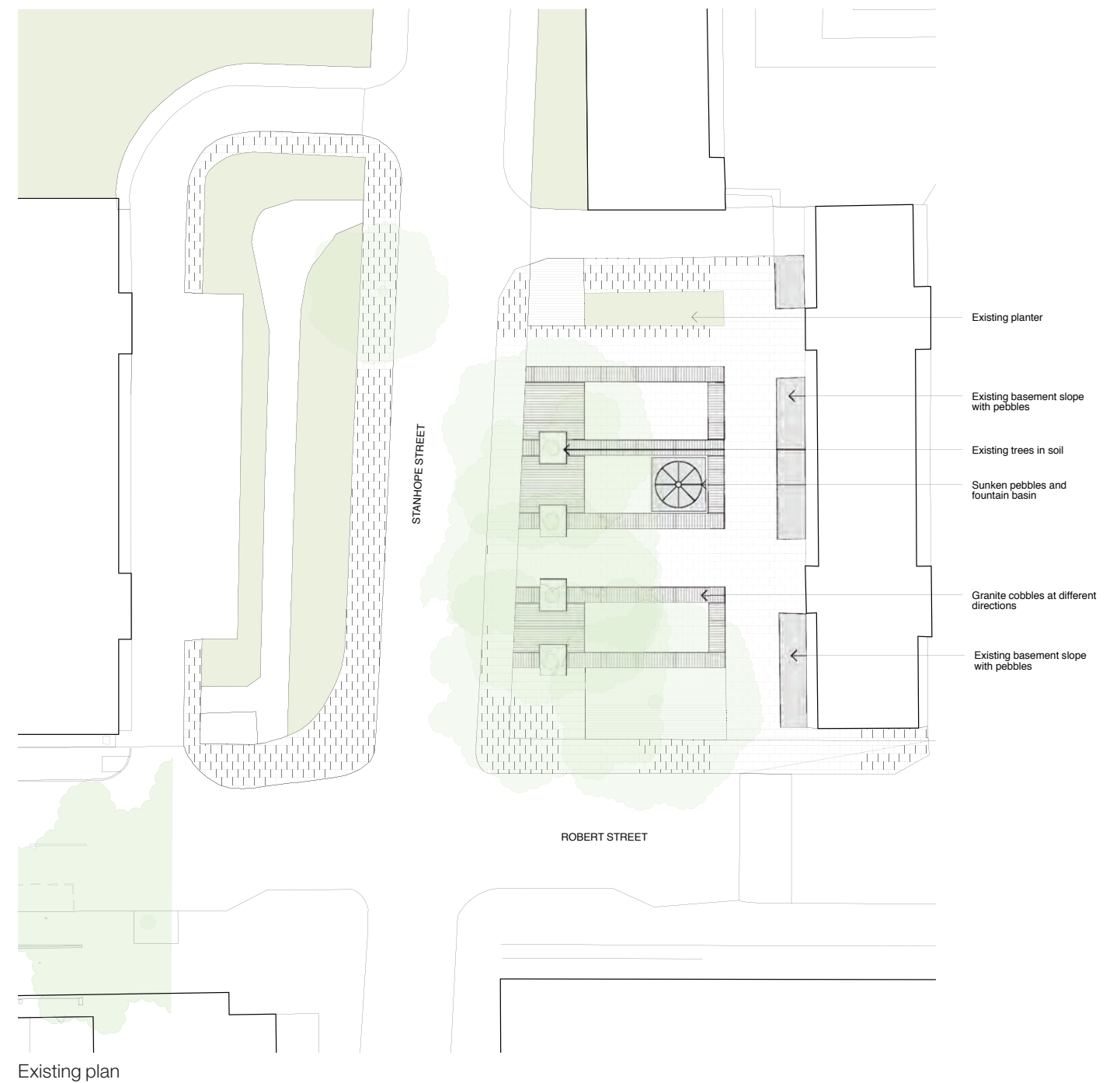
Large hardscaped public space in front of Derwent



Linear garden in front of Patterdale

Proposals include:

- new planting beds with wildlife friendly shrubs and grasses and flush planting
- boules pit as part of the breedon gravel surface, with stainless steel edge
- table tennis area
- improve and extend tree pits around existing trees
- restore the water fountain to working order
- can lights in existing trees





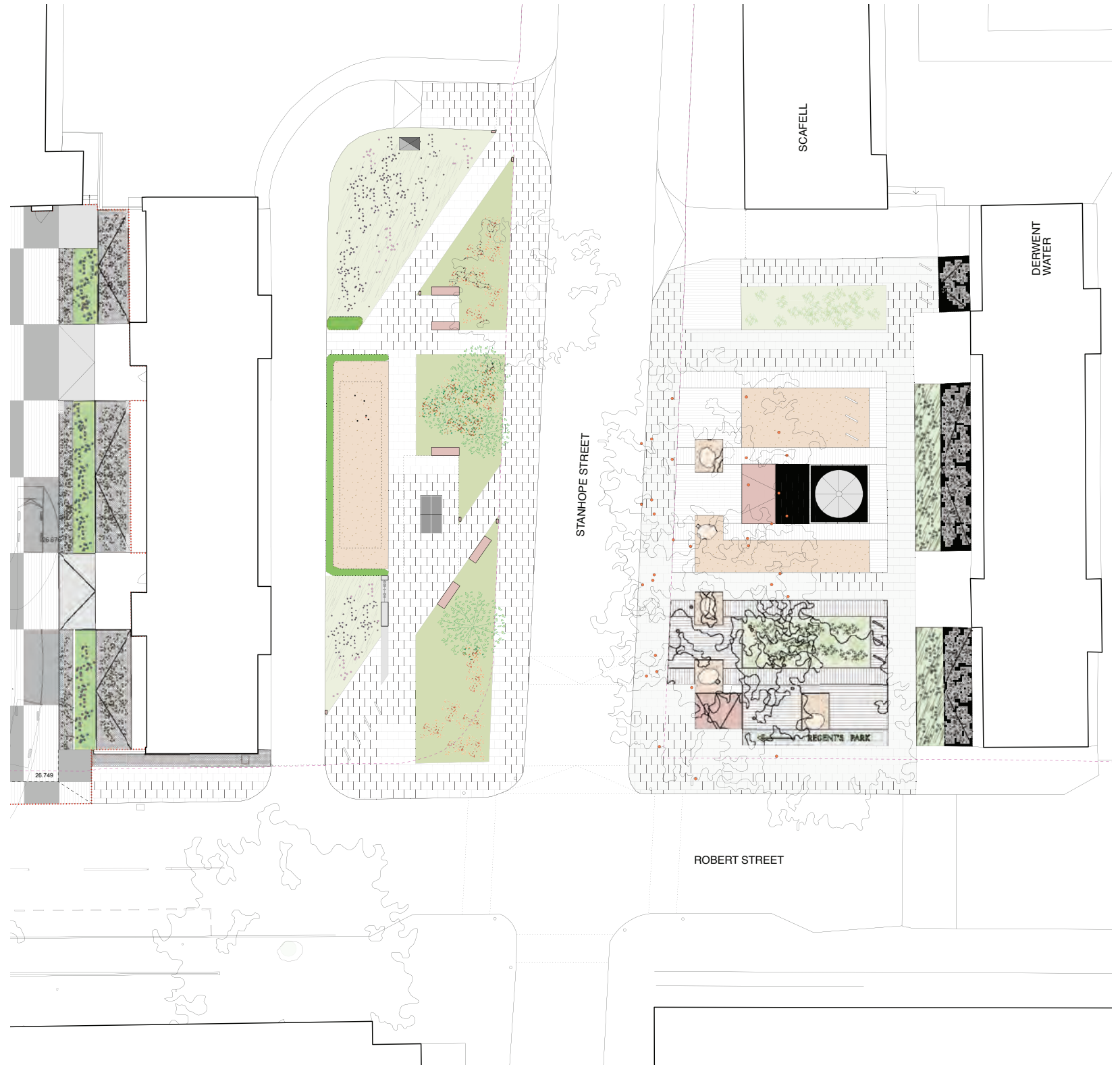
Moss text in in-situ concrete slabs



Albizia trees to be planted in front of Patterdale



Existing water fountain



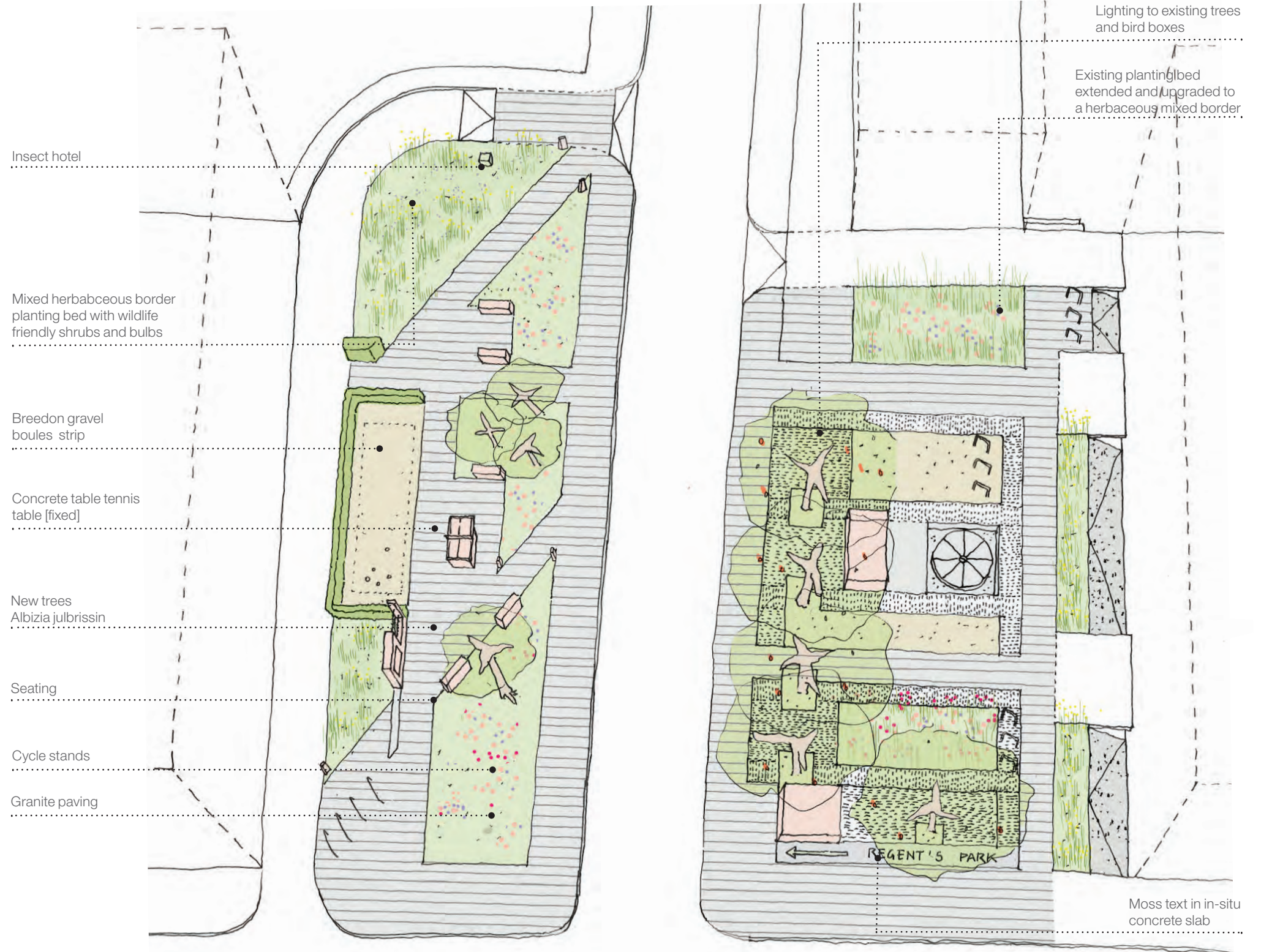
Proposed plan



Boules strip - Elongated Breedon gravel surface



Concrete table- tennis table within estate setting provides recreation for adults and older children



3D view of proposed public realm improvements to Stanhope Street / Robert Street junction

3. Varndell Street

The anticipated HS2 proposals will close off the eastern end of Varndell Street to vehicles, but maintain access for cyclists and pedestrians with a new east-west cycle and pedestrian link across the Euston Station development towards Cumberland Market and Regent's Park.

Due to scheduled utility diversions along Varndell Street and future HS2 works a phased approach can be adopted to achieve some gains in the short term by applying for a Traffic Regulation Order combined with a set of light touch interventions that would also need agreement with LBC Highways.

The proposal for the short term is a playful intervention defining the street as a space for people by carefully cutting out the painted road markings and replacing these with planting. Trees in movable containers with lockable wheels anticipate the future change of the street into a pedestrian space with a specimen from each of the proposed tree species.

Short term proposals include:

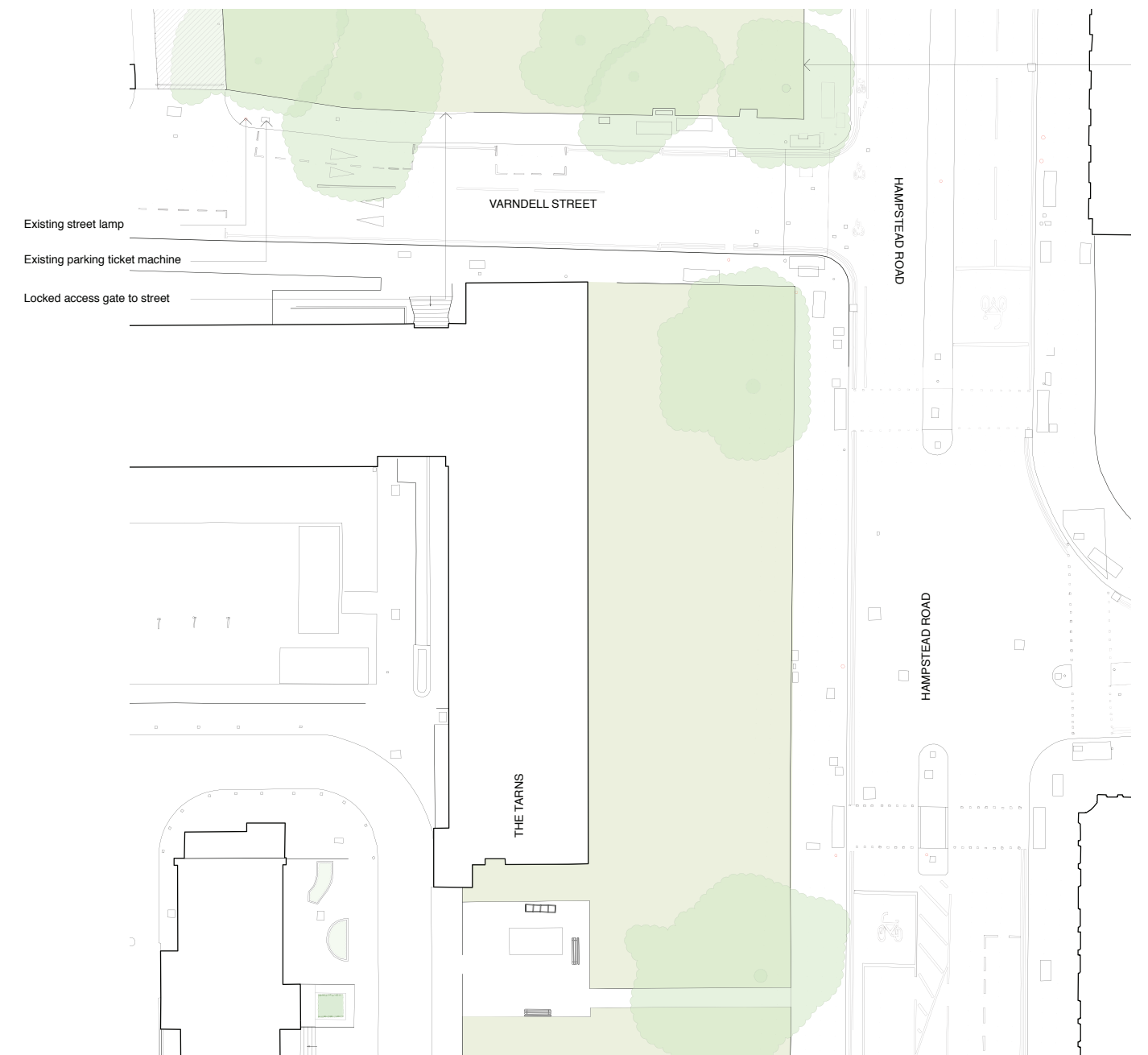
- localised removal of painted road markings for shallow planting
- long grasses, annuals and bulbs combined with low planting to green the street
- hedges to provide barriers to vehicles
- trees in movable containers [to be replanted in the long term proposals]
- signage to indicate pedestrian/cycles only



Existing space in front of The Tarns, along Hampstead Road



Existing view down Varndell Road towards Cumberland Market



Existing plan