

FRIENDS HOUSE GARDEN DESIGN AND ACCESS STATEMENT

SEPTEMBER 2015

REV 01

This Design and Access Statement has been revised following a number of changes to the Friends House Garden proposals.

Changes made since planning submission 03.02.14 include:

1. Relocation of substation from north side of main entrance to south side.
2. New timber top bench to concrete protrusion where substation access is required.
3. Proposed northern steps relocated 2980mm north to increase upper terrace dining area.
4. Height changes in proposed retaining walls relocated to screen step profile.
5. Proposed integrated handrails within retaining walls replaced with free standing metal handrails.
6. Existing wall and balustrade cut back to accommodate larger gate outside cafe entrance.
7. Proposed Scoutmoor Yorkstone paving to secondary footpaths changed to reclaimed Yorkstone.
8. Removal of two proposed trees to the southern planting area.
9. Reduction in the specification height of proposed hedges.
10. Reinstatement of lantern above main entrance on east elevation.
11. Fenestration pattern on new door to cafe amended to match adjacent windows in accordance with planning condition.

CONTENTS

SITE ANALYSIS

- A.1** LOCAL AREA
- A.2** ACCESS
- A.3** THE GARDEN PHOTOGRAPHIC SURVEY

LANDSCAPE

- A.4** CONCEPT DESIGN
- A.5** THE MASTERPLAN
- A.6** 3D VISUALS
- A.7** PRECEDENTS
- A.8** SITE SECTIONS
- A.9** MATERIALS STRATEGY
- A.10** LIGHTING STRATEGY
- A.11** TREE STRATEGY
- A.12** PLANTING STRATEGY

TERRACE DESIGN

- B.1** INTRODUCTION
- B.2** PROPOSAL
- B.3** MEP STRATEGY

HERITAGE STATEMENT

- C.1** OVERVIEW
- C.2** ARCHITECTURAL CONSIDERATIONS
- C.3** ELEMENTS OF SIGNIFICANCE
- C.4** PROPOSED ELEMENTS

APPENDIX

- D.1** ARBORICULTURAL IMPACT ASSESSMENT
- D.2** LISTED BUILDING CONSENT
- D.3** INCLUSIVE ACCESS STATEMENT

A | LANDSCAPE

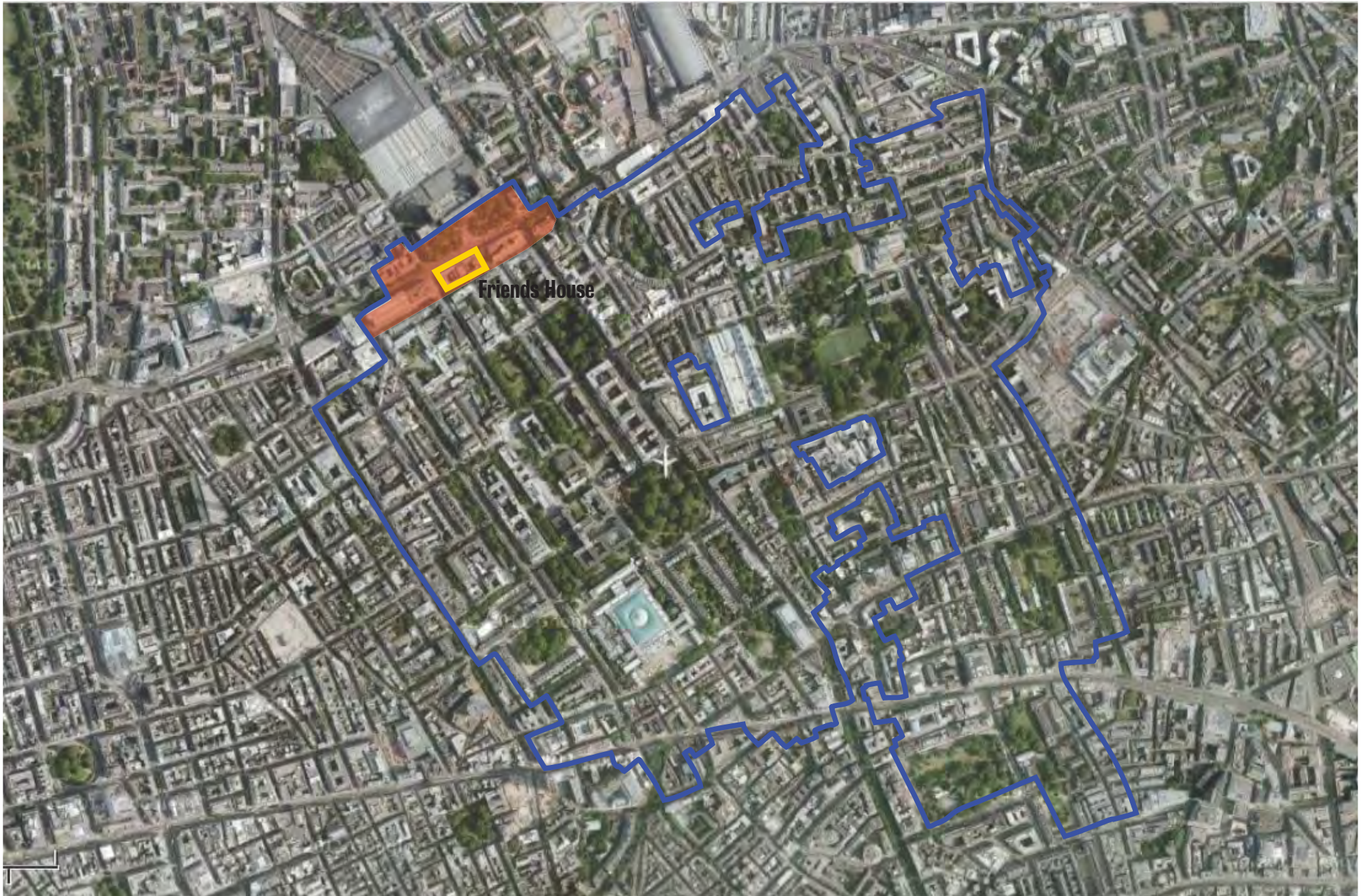
A.1 SITE ANALYSIS LOCAL AREA

The initial designation of Bloomsbury as a Conservation Area in 1968 sought to protect elements of development from the Georgian and earlier era. There have since been various extensions to reflect a growing appreciation of Victorian, Edwardian and 20th century architecture. The Conservation Area has been subdivided into a series of character areas that share common characteristics

Friends House lies within the Euston Road sub area, and is characterised by institutional buildings along a wide, heavily-trafficked dual carriageway with broad pavements and mature street trees. Many of the institutions, replacing domestic terraces in the first half of the 20th century, adopted a classical design. Later 20th and early 21st century buildings tend to be of a larger scale. Traditional building materials are red brick, Portland stone and stucco, complemented by recent additions of glass, steel and concrete.

Within the area there are two designated open spaces Euston Square and the gardens East of Friends House. The Greek Revival church of St Pancras (listed grade I) is an important landmark. The distinctive tiered tower, the caryatids holding up the portico, and the trees in the churchyard are important elements in views along Euston Road. On the north side of the road, the red brick and Portland stone Euston Fire Station (listed grade II*) is also a prominent landmark.





BLOOMSBURY CONSERVATION AREA

A.2 SITE ANALYSIS ACCESS

Friends House is situated approximately 200m south of Euston Station and on the edge of the Bloomsbury Conservation Area. Up to 1million people per week use Euston Station and a large majority of these people pass by the main facade or through the gardens directly to the East. Friends House sits on Euston Road, one of the main arteries into Central London and borders the Congestion Zone. Therefore the exposure and potential to increase use and indeed access to the facilities within Friends House are great indeed.

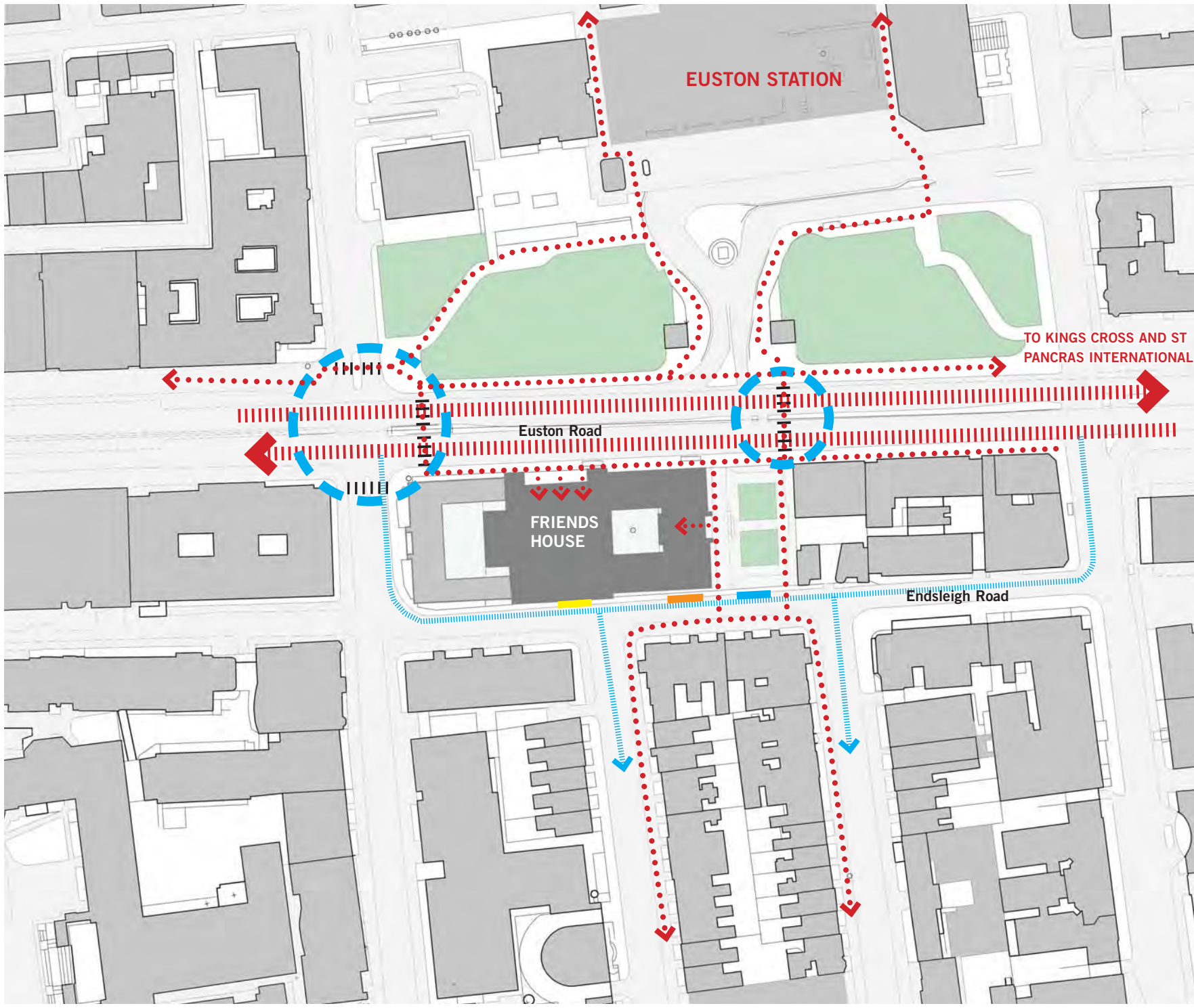
Currently the main entrance is via the Eastern Garden up a steep ramp, with limited disabled access via the rear on Ensleigh Gardens, or to the less used Main Entrance. Again limited disabled parking is located on Ensleigh Gardens (this is subject to a separate application to increase this by three additional bays).

Service Access is via a rear door on Ensleigh Gardens which also provides setting down for taxis and cars.

There is a bus stop in front of the Entrance portico on Euston Road (this is subject to a separate application to move the bus stop) and multiple bus stops in front of Euston Station, adjacent to the two memorial buildings.

THE MAP OPPOSITE ILLUSTRATES THE TRANSPORT ROUTES FOR BOTH VEHICLES AND PEDESTRIANS ON THE ROADS AND PAVEMENTS SURROUNDING FRIENDS HOUSE.





- KEY**
- FRIENDS HOUSE
 - FRIENDS HOUSE GROUND FLOOR PLAN
 - SURROUNDING BUILDINGS
 - GARDEN SPACE
 - PEDESTRIAN CROSSINGS
 - EUSTON ROAD
 - MAIN VEHICLE ROUTES
 - PEDESTRIAN ROUTES
 - ENTRANCE POINTS
 - ENTRANCE TO COLLEGE
 - ENTRANCE FOR SERVICES
 - SET DOWN FOR SERVICES DELIVERIES
 - PARKING FOR 3 BLUE BADGE HOLDERS
 - SET DOWN ZONE

A.3 SITE ANALYSIS THE GARDEN PHOTOGRAPHIC SURVEY



View from main entrance, between stone seating, looking towards garden.



Path along eastern boundary, currently closed to pedestrian through traffic.



View from eastern edge of the garden looking towards the formal symmetry of the facade.



Existing planting is varied but piecemeal and lacking the coordination and structure appropriate to context.



Mature *Ailanthus altissima* is a valuable asset.



Bin store and street furniture need careful integration.



Lawn areas lack the formality and precision of the building and surrounding public realm. Randomly placed plant beds are detrimental to the use of the space.



Balustrades and railings have heritage value but need coordination to make connections with the garden.



Ramped access (approx 1:15) is non DDA compliant and misses an opportunity to create a welcoming approach to the main entrance.

A.4 LANDSCAPE CONCEPT DESIGN

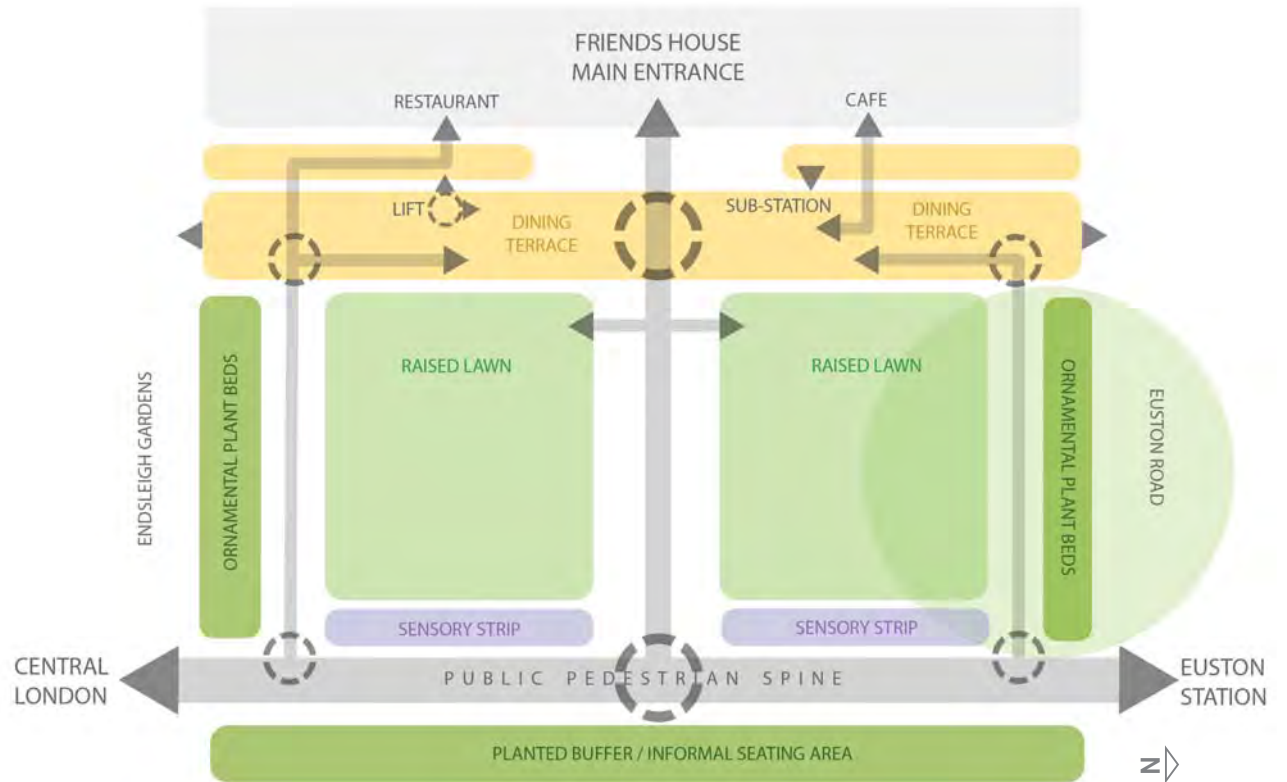
INTRODUCTION

The garden has the potential to become a welcoming, green oasis within the busy urban context. It should be an open yet intimate place where people come to relax, contemplate and meet.

The strategic location between Euston station and Central London can be fully utilised by realigning the pedestrian movement away from the building to join the Euston Station pedestrian crossing with the street pattern of Endsleigh Gardens. This move frees up the garden space and terrace areas to enable Friends House to have a more intimate and controllable relationship with its visitors, whilst still interacting with the wider public.

The challenge is to create a refuge from the busy and noisy surroundings and encourage the space to be used in a variety of ways by all people. This can be achieved by simplifying the layout and using a selection of key design elements, both hard and soft, to define spaces and provide buffers. The emphasis will be on elegant formal symmetry reflecting both the adjoining building and streetscape.

The introduction of planted buffers and sensory strips together with a rational layout in quality hard material will create the appropriate balance between accessible urban realm and intimate garden.



Concept design diagram - NTS

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A.5 LANDSCAPE THE MASTERPLAN

DESIGN RATIONALE

The proposal takes into account the formality of the historic setting and building, delivering a landscape scheme that is formal, simple and, at the same time, elegant. The garden's size is limited and it is important not to clutter the space, to define clear routes and respond to the needs of the building and its users, as well as the wider public realm.

The main central route to the building has been retained and a new semi-public route has been created away from the building's facade. Two terraces complement the building's uses at ground floor level, providing spill out spaces for the cafe and restaurant. The terraces will have direct access into the garden.

The significant level changes have been transformed into a positive feature, becoming an integral part of the design. The areas of lawn have been designed as slightly raised, forming a seating edge along the semi-public route and becoming flush at grade towards the building, allowing step-free and maintenance access. Raising the turf will make the area more dramatic and discourage cutting across the grass.

The scheme uses many sensible elements such as; public access to the east, terraced dining outside the restaurant, a gradual sloped entrance and a planting buffer to the perimeter creating a sense of enclosure. But the design's subtle use of planting, seating and up-stands frame two square lawns, accentuating the elegance and formality of the building facade.

Practical requirements such as bin storage, substation access, DDA compliance, vehicle space and terraced dining access have all been thoughtfully integrated without compromising the design.

Proposed planting will build on the variety of existing architectural plants and mature trees with rich displays of ornamental shrubs and perennials at lower levels. The controlled use of planting at the perimeter and edges will create dramatic boundaries and intimate seating areas.

The preliminary concept work of Wendy Price will inform the selection and position of plant species to the borders and the use of olive trees and box hedging has been reinterpreted into the design. The plant selection was inspired by the 'sea of light' quotation and will play a key part in the success of the planting scheme.

*Where did the sea of light roll from
Onto Flower Meadow Field and Flower Field? QFP 21.33 Waldo Williams.*

With restrained use of key ingredients, and an emphasis on fine detailing, the design aims to invite multiple uses and interpretation whilst blurring the boundary between intimate garden and welcoming public space.

A number of practical and sculptural elements will be integrated into the garden design, these include: signage for Friends opening times and events, composting area, garden storage area, a timeline of Quaker history carved into the stonework and a time capsule set into the paving.

SOFT LANDSCAPE

The area along the long linear bench could be planted with a strip of sensory/scented plants such as Lavender and feathery grasses, complementing the olive trees and softening the semi-public route. All routes and gradients have been designed to be DDA compliant.

Two symmetrical and precise areas of lawn are created, allowing flexibility of use for picnics or events and, at the raised edges, opportunities for informal seating. The two perimeter planted areas will provide intimacy and screening from the adjacent busy roads.

The planting will feature timber benches and a rich mix of evergreen shrubs, perennials and ornamental grasses, as well as new tree planting. A long planted strip with integral benches is created along the building facade opposite Friends House. Some of the existing trees and good quality shrubs could be retained or transplanted.

MATERIALS

The choice of materials should be limited and of high quality. Yorkstone for the main paving planes; similarly a plinth of light coloured stone could be extruded from the ground plane to form the raised edging around the lawn areas, plants and seats. The integral benches could have timber tops or back rests in certain areas. Linear light fittings (LED tubes) could be recessed along the raised edges, lighting the main paths.

KEY

1. Terrace areas and footpaths. Reclaimed Yorkstone paving.
2. Main pedestrian areas. Yorkstone paving.
3. Stone Steps.
4. Flexible raised turf area. Natural stone raised edges, height varies from 550mm to 0mm.
Informal seating edges and decorative lighting.
5. Plant beds to garden perimeter.
6. Proposed evergreen screening to bin store.
7. Perimeter wall/fence and access gates.
8. Bin store.
9. Stone benches with integral timber top.
10. Mixed shrub/perennial planting to sensory strip.
11. Existing wall and railings retained.
12. Lift.
13. Existing stone benches retained.
14. Proposed retaining wall.



Landscape Masterplan - NTS

A.6 LANDSCAPE 3D VISUALS



3D visualisation - Aerial view



3D visualisation - View from main path

A.7 LANDSCAPE PRECEDENTS



Seating opportunities close to sensory planting strips



Planting paving and seating are used to frame the space and dramatise the building entrance



External dining to terraced area overlooking the garden space



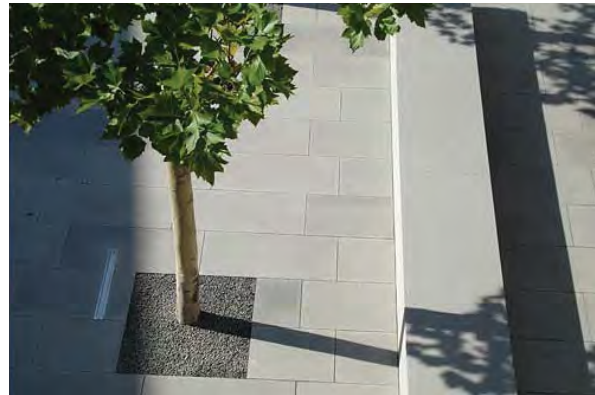
Waves of ornamental shrubs and perennials beneath existing architectural plants to create rich and dense borders



Formal lawn areas framed with stone upstand



Simple sharp detailing of footpaths enclose the symmetrical lawns and complement the rational geometry of the building



Clipped box hedge to the lawn and rear of planting to define and enclose spaces

A.8 LANDSCAPE SITE SECTIONS



Section EE - NTS

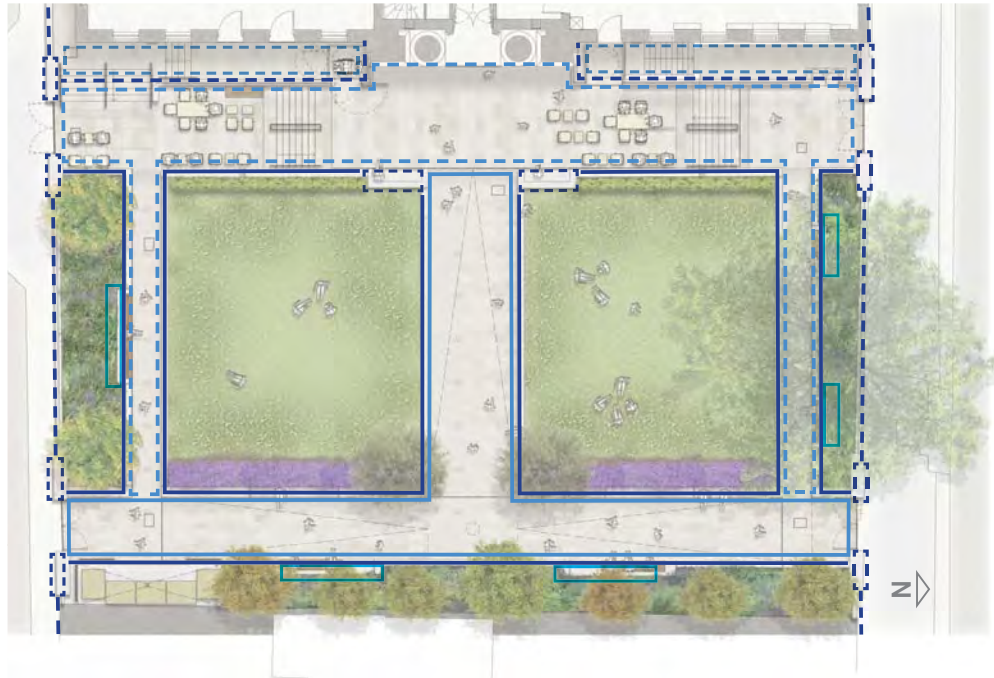


Section FF - NTS



Section GG - NTS

A.9 LANDSCAPE MATERIALS STRATEGY



Materials/site furniture strategy diagram - NTS

MATERIALS AND SITE FURNITURE STRATEGY

A restrained and complementary palette of hard landscape materials has been selected to mirror the formality of the building and tie-in with existing external elements.

Reclaimed riven Yorkstone will be used for the terraces adjoining the building entrance and secondary footpaths and Scoutmoor Yorkstone to the main pedestrian route, including the sloped entrance. The use of random sized pavers arranged in an irregular stretcher pattern will emphasise the linear character of the building whilst introducing subtle asymmetry to the overall formality of the garden.






The raised lawns and planted areas are framed with upstands and seating, these can be made from light/creamy stone or Portland cement based concrete. The upstands increase in height and width along certain sections to incorporate timber slatted seating and integrated litter bins and ashtrays.

The timber seating can include intermittent backrests and armrests to discourage rough sleeping. LED lighting will also be integrated along the bottom of the upstands within a recessed shadow gap to provide ambient low level light and aid wayfinding. Rather than being an awkward addition, each site furniture element will be an integral part of the space. Consequently, the finish will be high quality, robust, low maintenance and will contribute to the quality and use of the garden.

The distinctive existing railings and gates will be retained and in places adjusted to enclose the rationalised design. The addition of proposed handrails to the steps will reference the existing ironwork with a matching colour.

Stonework walls and benches, adjacent to the main entrance, can be integrated into the proposed design. Some restoration and cleaning work to these elements is required for the proposed and existing to blend seamlessly and create an elegant, unified design.

The limited but thoughtful choice of materials is arranged to emphasise the dramatic historic context of Friends House and create a welcoming yet controlled space, fitting of the wider strategic public realm. Signage will be discreetly included through use of metal plaques and engraved letters to the existing and proposed stone walls.

-  RECLAIMED RIVEN YORKSTONE
-  SCOUTMOOR YORKSTONE
-  EXISTING STONE BENCH / WALL
-  STONE BENCH / UPSTAND
-  TIMBER TOP SEATING



Reclaimed riven Yorkstone paving to terraces area and secondary footpaths.



New Scoutmoor Yorkstone paving, random sizes to main pedestrian areas.



Raised stone edges to area of grass.



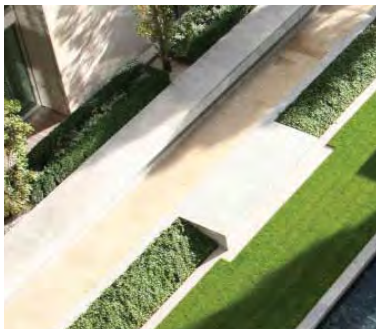
Integral LED strips to raised stone edges.



Timber tops and armrests to bespoke stone seats. Integral litter bins and ashtrays.



Example of feature paving/timeline embedded into Yorkstone paving.



Stone kerbing/low walls to plant beds and bespoke benches.



Existing listed gates retained

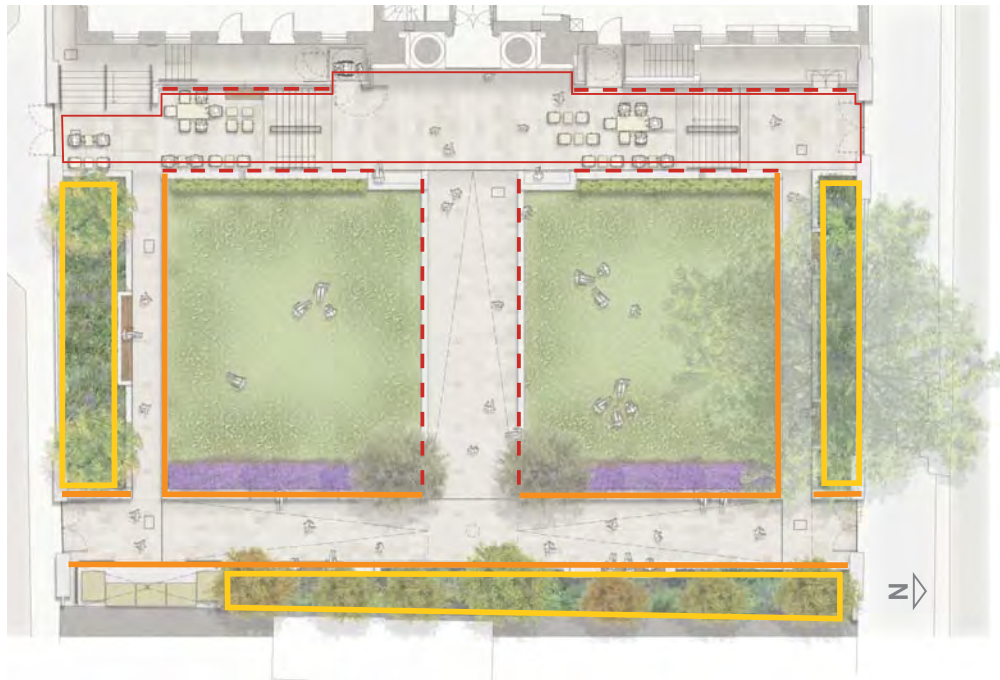


Existing listed railings retained



Existing listed benches retained

A.10 LANDSCAPE LIGHTING STRATEGY



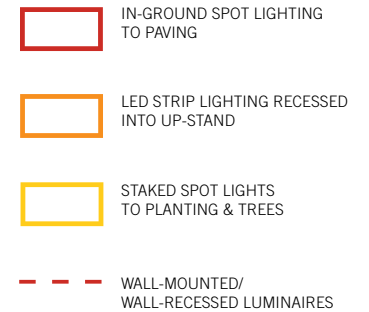
Lighting strategy diagram - NTS

LIGHTING STRATEGY

The design of the garden must be able to support activity when the building is open after dark, providing both an inviting pedestrian route and a safe semi-public space. This can be achieved in an engaging way with the use of simple, integrated lighting elements located to illuminate the garden's key features. The choice of a limited yet high quality selection of lighting products will be an important influence on the character of the space and adjoining streetscape, as well as a basic security requirement during the hours of darkness.

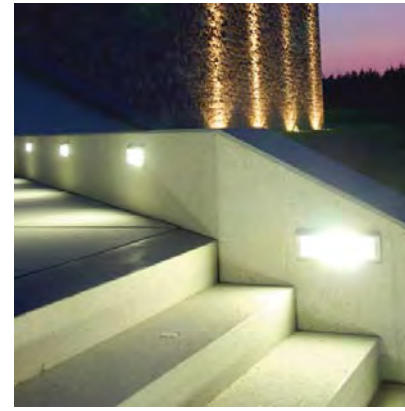
The lighting should fulfil the following aspirations:

- Enliven the space, building and adjoining public realm in a visually coherent and appealing way.
- Use robust, low maintenance, contemporary lighting elements with multiple fittings appropriate to pedestrian spaces.
- Light sources can contrast in colour with the standard street lighting and should be both decorative and functional.
- Provide a degree of flexibility in lighting direction and intensity to allow the client to host certain evening events.
- Elements will be discrete and integrated into the paving or stonework to reduce clutter and to feel like an integral part of the overall design.
- Position and intensity of light will support crime prevention, emphasise wayfinding through the site and promote personal safety.
- Fittings should combine low energy use with long lifespan with the use of LEDs for example.
- The lighting will complement the immediate architectural scale and character and take into account the scale, design and ambient levels of the street lighting.





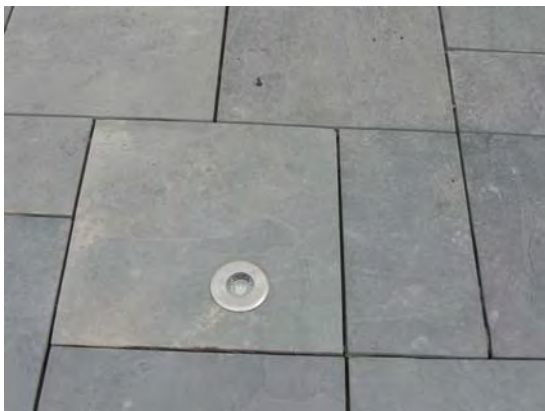
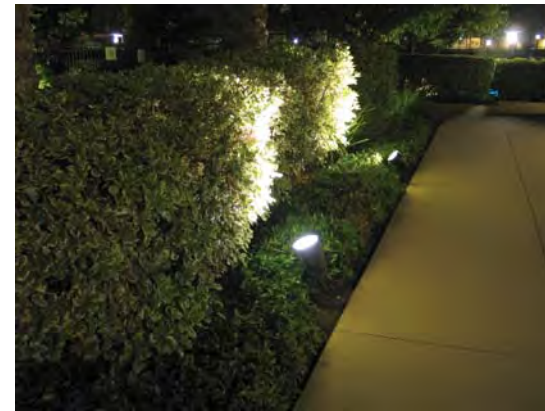
LED strip lighting recessed into up-stand and benches.



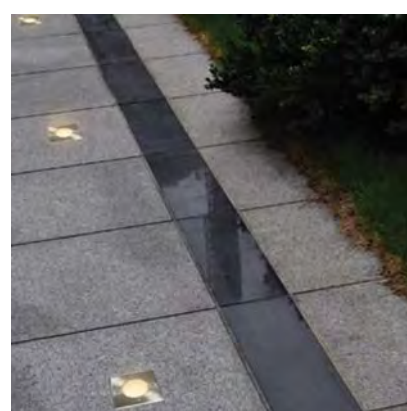
Wall-mounted and wall-recessed luminaires



Staked spot lighting to planting and trees.



In-ground spot lighting to paving.



A.11 LANDSCAPE TREE STRATEGY



Tree strategy diagram - NTS

NOTES. All plant species subject to further consultation and detail design.

Tree and plant species: consultation in relation to re-location/re-use of existing planting will need to be carried out in line with the Quaker's aspirations.

Method of watering plants/irrigation system to be developed during detailed design stage.

TREE STRATEGY






In developing the tree strategy for the scheme, JMP landscape aims to work by London Borough of Camden's principles as set out in their Policy for managing and replacing Council owned Trees.

Camden's policy is to replace and where possible, increase the Council's tree stock. They plant trees guided by their 'right tree for the right site' programme, with the aim of achieving age and species diversification in their tree stock. Species selection includes native species of value to wildlife in order to contribute to the Borough's biodiversity, and in line with Camden's Biodiversity Action Plan.

JMP's tree strategy will reflect this by retaining the main existing tree along Euston Road and proposing a diverse selection of trees, including UK natives.

Careful consideration has been given to the large tree's root protection area. In close consultation with Camden's tree officer, arboriculturalists and earth stabilisation specialists we aim to minimise the impact by using a Cellweb system within the RPA as a no-dig solution for the up-stands and path and to avoid soil compaction within the build-up of the raised lawn. This solution will ensure vital nutrients and water still reach the roots and future grow can occur.

Two small ornamental trees are proposed along the southern edge of the site to balance the large existing tree opposite and provide a buffer between the garden and the street. Two olive trees will frame the main approach to Friends House and complement the sensory border. The eastern edge will retain and transplant some of the small existing trees and shrubs where desired, but a richer, denser mix of seasonal interest trees are proposed in this location. Together with the understorey perennials, this edge will enhance biodiversity and provide an intricate contrast to the more formal lawn. Overall, the proposal will increase the number and quality of trees on site. The amenity value of this tree planting will spread beyond the garden's boundary, enhancing the identity of the wider public realm.

-  RETAINED EXISTING TREES
-  TRANSPLANTED EXISTING TREE
-  PROPOSED TREES TO PLANTED BUFFER
-  PROPOSED TREES TO PLANT BEDS
-  PROPOSED TREES TO SENSORY STRIP



Eg. *Ailanthus altissima*

RETAINED EXISTING TREES

- *Ailanthus altissima*

TRANSPLANTED EXISTING TREE

- *Magnolia grandiflora*

KEY PRINCIPLES

- Excellent amenity value.
- Significant contribution to the surrounding landscape.



Eg. *Amelanchier lamarkii*

PROPOSED TREES TO PLANTED BUFFER

- Species from the following:
- *Acer palmatum* spp.
 - *Amelanchier lamarkii* spp.
 - *Prunus* spp.

Size: semi-mature

KEY PRINCIPLES

- Small/medium size
- Flowering/spring interest
- Seasonal variation



Eg. *Acer campestre*

PROPOSED TREES TO PLANT BEDS

- Species from the following:
- *Amelanchier* spp.
 - *Prunus* spp.
 - *Cercis* spp.
 - *Sorbus* spp.

Size: semi-mature

KEY PRINCIPLES

- Small size / high canopy
- Clear stem to allow visibility into garden area
- Definition of site boundary
- Seasonal interest



Eg. *Olea europaea*

PROPOSED TREES TO SENSORY STRIP

- Species from the following:
- *Olea europaea*

Size: semi-mature

KEY PRINCIPLES

- Medium size
- Mediterranean trees to complement sensory lavender strip and to link to Quakers initiatives

A.12 LANDSCAPE PLANTING STRATEGY



Planting strategy diagram - NTS

NOTES. All plant species subject to further consultation and detail design.

Tree and plant species: consultation in relation to re-location/re-use of existing planting will need to be carried out in line with the Quaker's aspirations.

Method of watering plants/irrigation system to be developed during detailed design stage.

SOFT LANDSCAPING/PLANTING

Species from the following:



- V1 Turf
- V2 Hedges
 - Elaeagnus ebbingei
 - Osmanthus burkwoodii
 - Pittosporum tenuifolium
 - Prunus laurocerasus
 - Taxus baccata
 - Viburnum tinus



- V3 Planting to raised wall
 - Actaea simplex spp.
 - Calamagrostis spp.
 - Deschampsia cespitosa
 - Perovskia 'Blue Spire'
 - Rudbeckia fulgida
 - Salvia spp.
 - Sarcococca confusa spp.
 - Hebe spp.



- V4a Mixed planting to side plant bed a.
 - Achillea millefolium 'Lilac Beauty'
 - Agapanthus spp.
 - Artemisia spp.
 - Taxus baccata
 - Deschampsia spp.
 - Digitalis purpurea 'Excelsior Group'
 - Eryngium spp.
 - Geranium spp.
 - Liriope muscari spp.
 - Miscanthus sinensis
 - Perovskia 'Blue Spire'
 - Salvia spp.
 - Stipa spp.



- V4b Mixed planting to side plant bed b.
 - Asplenium scolopendrium
 - Digitalis purpurea spp.
 - Hosta spp.
 - Luzula nivea
 - Matteuccia spp.
 - Polystichum setiferum spp.
 - Primula spp.



- V5 Sensory strip along main path
 - Allium hollandicum 'Purple sensation'
 - Deschampsia spp.
 - Hebe spp.
 - Lavandula angustifolia

V2



- Evergreen planting screen to adjacent bin store and existing benches.

Colours: green.

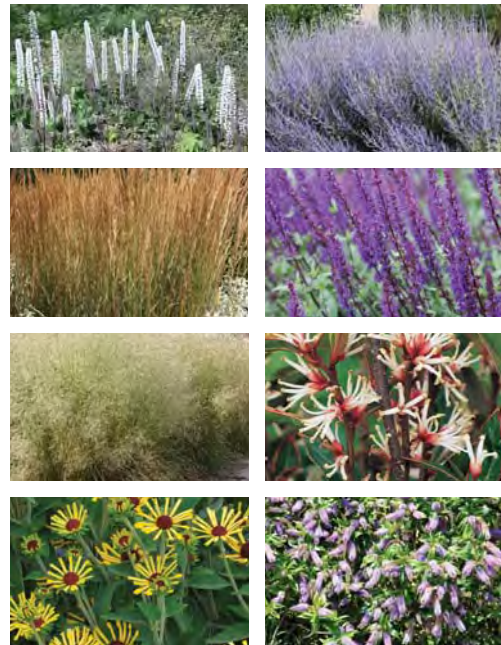


V3



- Mixed shrub, perennials, ornamental grass planting to provide understorey planting to small trees.
- Feathery/textural qualities.

Colours: green, silvery green, white, blue, yellow.

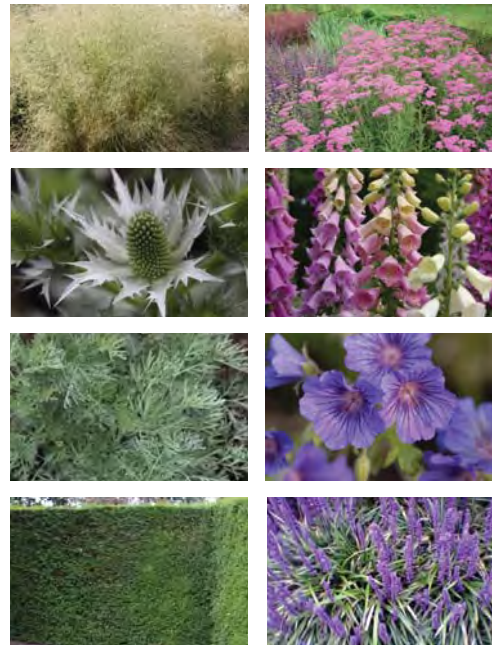


V4a



- Use of rich, mixed ornamental grasses and flowering perennials.
- Feathery/textural qualities.
- May flowering.
- Use of robust, evergreen shrub planting to provide year-round interest.

Colours: blue/violet/purple, green, silvery green.



V4b



- Mixed shade tolerant plants for an area with poor sun exposure. Evergreen ferns and shade tolerant perennials/ornamental grasses.

Colours: green, white, yellow.



V5



- Mixed perennials, shrubs, ornamental grass planting to provide sensory, scented strip along main path.

Colours: green, white, blue.

