

HEATH HOUSE HAMPSTEAD

LANDSCAPE DESIGN STATEMENT

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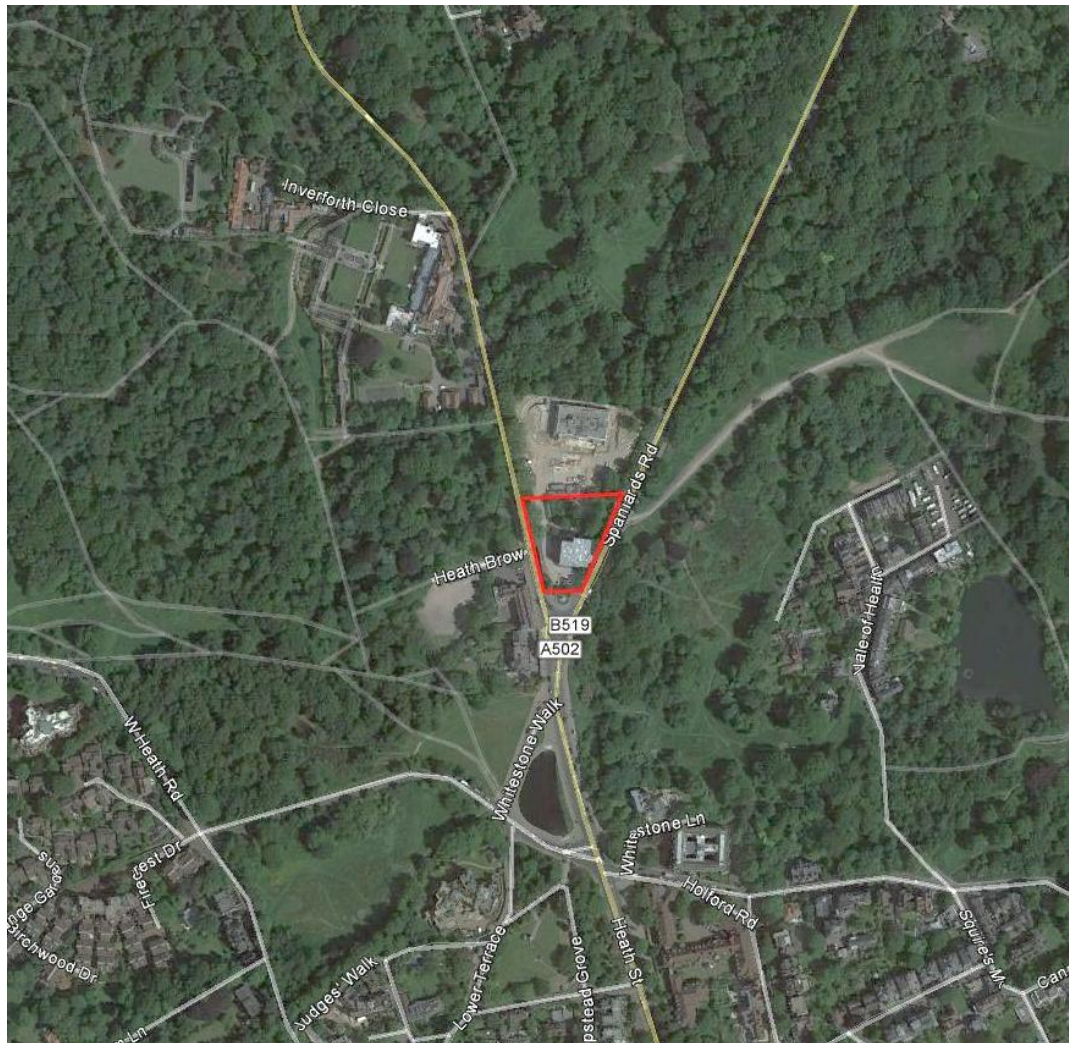
1.0 Introduction

- 1.1 ACD was instructed to prepare a Landscape Design Statement for the proposed development Heath House, Hampstead Heath by Consero in August 2015.
- 1.2 This document provides details of the landscape principles of the design, incorporating examples and key elements of the proposals which have been informed by the Ecology and Tree Survey reports carried out by Richard Kilshaw Ecological Services and Arbtech Consulting Limited. Further considerations have also been taken in account from the updated Phase 1 Ecology Appraisal being prepared by ACD Ecology.
- 1.3 A full Planning Application for the development will be submitted to the Planning Authority end of September 2015. The proposals include renovations of the existing Grade II listed building for 6 apartments, a new layout and improvement of the gardens, access road/s and pathways. Previous application to build a new private property (Heath Park) rear to Heath House has been granted and is currently being developed.

2.0 Context

2.1 Location

- 2.1.1 The site is situated North of Hampstead and within Hampstead Heath, lying between A502 (North End Road) and B519 (Spaniards Road). Hampstead Heath is one of London's popular open spaces, a countryside which hosts a rich resource for wildlife and recreational opportunities and has national as well as regional designations.



Photograph 1: Location Plan - Not to scale (Source Google Earth)

- 2.1.2 The site is predominately enclosed by a high brick boundary wall (currently listed) with two vehicular accesses on either side of an existing war memorial, to the South of the site. There is another vehicle access onto the site from the A502. There are two pedestrian crossings on both the A502 and B519, leading up to the vehicle accesses and memorial. To the North and adjacent to the site the development Heath Park is under construction and there is an existing ancient woodland which can be viewed from the site.

2.2 Site description

- 2.2.1 Heath House is a disused Grade II listed building, an early Georgian building situated South of the site, overlooking the war memorial. It is currently surrounded by mixed hard landscape and small areas of shrubs and grass.



Photograph 2: Heath House looking from Spaniards Road



Photograph 3: Heath House Southern Side

- 2.2.2 The topography varies across the site with the use of ramps, retaining walls and grounds graded to meet the levels. The site contains a combination of hard materials comprising mainly of concrete and asphalt paving and driveways set out in irregular form amongst the soft landscape.

- 2.2.3 The tree survey carried out by Arbtech Consulting Limited indicates three trees are covered by a Tree Preservation Order and have been assessed as category “B”. In accordance with the British Standard, BS5837:2012 Trees in relation to design, demolition and Construction, Category “B” trees are considered ‘moderate quality with an estimated remaining life expectancy of at least 20 years’. These are therefore to be retained and protected during construction.
- 2.2.4 There are shrubs and flower beds in various locations throughout across the site which have been neglected and poorly managed.
- 2.2.5 There is a mound approximately 20m from Heath House which is thought to be an in-filled air raid shelter with no current access.
- 2.2.6 Japanese knotweed has been identified within four areas of the site which will require an eradication program before construction phase. This is to be undertaken in line with Environmental Protection Act (EPA) 1990 and Environmental Protection (Duty of Care) Regulations 1991.
- 2.3 Scale and Appearance
- 2.3.1 Heath House is a prominent feature with views to and from it outside the site boundary. It is in keeping with the design of the properties and buildings along the A502, however has been neglected and will require restoration works to bring it back to its former appearance.
- 2.3.2 Due to the height of the boundary wall, the gardens are not visible from outside the site and currently restrict opportunities for wildlife to access the site.
- 2.3.3 The gardens are uncoordinated and poorly maintained with a large number of non-native species which are out of character with the local provenance. There is very little historical evidence on site to determine the original layout of the gardens however the grounds around existing similar historical buildings within Hampstead Heath provide an invaluable insight to the local landscape design, character and formation.

3.0 Landscape Inspirations

- 3.1 The proposals include the renovation of Heath House which will encompass the style that is typical within the local area.
- 3.2 The landscape design primarily draws inspiration from other nearby historical buildings such as Kenwood House, albeit to a lesser scale, capturing the formality and the setting to articulate the periodic building.
- 3.3 The landscape design includes the restoration of existing fragmented historical landscape features such the Lime Avenue adjacent to Spaniards Road.
- 3.4 The retention of existing mature trees and the introduction of new formal trees, will enhance the connectivity between the gardens and greenspaces beyond the site.

4.0 Landscape Design Principles

- 4.1 The proposed landscape provides connectivity with the surrounding area for both residents and vehicles, with good links to the existing roads and footpaths. This is enhanced by the use of contrasting coloured block paving and laying patterns that differentiate between pedestrian and vehicular routes. Heath House will share a common vehicular entrance court with Heath Park, accessed from the North End Way.
- 4.2 Heath House retains the original formal wrought iron gated entrance located at the junction of Spaniards Road and New End Road.
- 4.3 Heath House will be separated from the Heath Park grounds by a boundary wall which runs from the shared access, across the site, ending East towards Spaniards Road. Metal railing along this internal boundary wall is proposed to retain both a sense of "openness" and clarity of the landscape proposals. A swathe of clipped Yew hedging will follow the railing to create a soft landscape boundary.
- 4.4 Proposed new ramps and retaining walls are strategically positioned to manage the topography of the site which will be softened by swathes of planting creating a sense of unity and harmony across the site. Blocks of evergreen shrubs, neatly clipped hedges and a variety of trees, some of which are box clipped, creates a soothing green structure and framework.

5.0 Landscape Areas

5.1 Heath House

The proposed garden layout will be in keeping with the more urban and prominent setting of Heath House, the gardens are intended to be more formal in character, with emphasis on mature topiary planting and formal lawns. To echo historical tree planting around the street frontage, semi-mature Lime trees frame a renovated entrance court, paved with brick and natural stone.



Photograph 4: Clipped Yew, formal lawns



Photograph 5: Avenue of lime trees

5.2 Examples of Hard Landscaping Materials

For driveways and pathways, emphasis will be placed on the incorporation of sustainable drainage systems (SUDS), by using materials which are permeable and are installed to manage the collection of rainwater for garden irrigation.



Photograph 6: Proposed gravel path to Heath House



Photograph 7: Permeable block paving for driveways and paths



Photograph 8: Natural stone paving types

The internal boundary wall and fencing matches existing features of the site and local area.



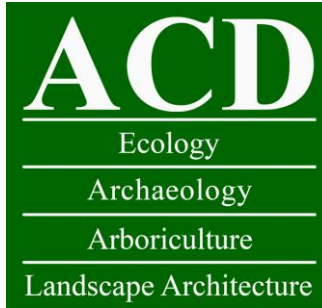
Photograph 9: Existing Listed boundary wall to site



Photograph 10: Existing Wrought Iron gates to Heath House

6.0 Landscape Management

- 6.1 The main objective of the future management of the landscape is to ensure the successful planting operations, establishment and continued healthy growth through to maturity of the trees, shrubs and grassland.
- 6.2 The landscape is to be maintained to a high standard with all areas being maintained in a clean and tidy condition. This is to include watering operations to all new planting to ensure successful establishment, grass cutting operations to be undertaken every two weeks, litter picking operations being undertaken in all areas every two weeks and hedge and pruned tree (box and umbrella pruned specimens) cutting two to three times per year depending on the species to ensure these are neatly clipped at all times.
- 6.3 The creation of ornamental planting beds will result in some areas needing to be hand weeded, ideally at monthly intervals with a good thickness of bark mulch maintained in order to prevent weed establishment.
- 6.4 Replacement planting operations will be required, in the appropriate planting season, to ensure planting beds are fully stocked. Any planting or trees which deteriorate or die within the first 5 years of planting will be replaced.
- 6.5 A combination of the above will provide a high quality feel to the landscape and will ensure that the landscape looks well managed and as designed. The planting beds will require formative pruning with all planting being maintained in a well-balanced shape, with minor pruning of dead wood and damaged wood as required to maintain vigour of the planting.
- 6.6 The landscape will be maintained in perpetuity by an appointment management company who will be responsible for the maintenance and appearance of the landscape following installation.



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