

**Abbey Road Redevelopment
Landscape Report**



Project Partners

Client

London Borough of Camden HASC

Architects

Pollard Thomas Edwards

Landscape architects

Farrer Huxley Associates

Planning Consultant

CBRE

Building Services Engineer

Atkins

Community Consultation

Camden Consultation Team HASC

Structural Engineer

Atkins

Highways Consultants

Camden Highways / Atkins

Contents

1. Introduction	10	3.2 Phase 3 / Detailed Proposals	46
1.1 Brief Description of Contents	10	3.21 Hard Landscape Strategy	46
1.2 Existing Movement	11	3.22 Soft Landscape Strategy	47
1.3 Surrounding Site Character	12	3.23 Access & Movement	48
1.4 Planning Guidance	13	3.24 Public & Private Boundaries	49
<hr/>		3.25 Illustrative Sectional Elevations	50
2.1 Site Wide Strategy / Existing Landscape	15	3.26 Illustrative Views	51
2.1 Project History	15	3.3 Phase 3 / Play Strategy	52
2.2 Previous Masterplan	15	3.31 Play Summary	52
2.13 Existing Hard & Soft Landscape	16	3.32 Play Areas	53
2.14 Existing Site Photos	16	<hr/>	
2.15 Existing Pedestrian Movement	17	4.1 Phase 2 / Introduction	55
2.16 Existing Access	17	4.11 Concept Summary	55
2.17 Existing Street Parking	18	4.11 Concept Diagrams	56
2.18 Existing Street Clutter	18	4.11 Illustrative Masterplan	57
2.19 Existing Value of the Landscape	19	4.2 Phase 2 / Detailed Proposals	58
2.19 Existing Photos	19	4.21 Hard Landscape Strategy	58
2.2 Site Wide Strategy / Proposed Landscape	20	4.22 Soft Landscape Strategy	59
2.21 Introduction	20	4.23 Access & Movement	60
2.22 Landscape Character Areas	21	4.24 Levels Strategy	61
2.23 Hard Materials Strategy	22	4.25 Open Space Provision and Public/Private Boundaries	62
2.24 Soft Materials Strategy	23	4.26 Residential Carparking	63
2.25 Street Furniture	24	4.27 Illustrative Views	64
2.26 Pedestrian Movement	25	4.28 Illustrative Views	65
2.27 Safer Crossings & junction	26	4.29 Community Centre Garden Plan	66
2.28 Refuse, Fire & Emergency Access	27	4.30 Community Centre Garden Section	67
2.29 Street Parking	28	4.3 Phase 2 / Play Strategy	68
2.3 Site Wide Strategy / Tree & Biodiversity Strategy	29	4.31 Play Summary	68
2.31 Proposed Tree Removal	29	<hr/>	
2.32 Planning Conditions Relating to Trees	30	5.1 Appendices	69
2.33 Proposed Tree Strategy	31	5.11 Illustrative Masterplan	69
2.34 Biodiversity Strategy	32	5.12 Highways Adoption Boundary	70
2.35 Lighting Strategy	34	5.13 Hardworks Strategy	71
2.36 Microclimate Strategy	34	5.14 Levels Strategy	72
2.4 Site Wide Strategy / Play Strategy	35	5.15 Softworks Strategy	73
2.31 Existing Play Provision	35	5.16 Tree Removal & Retention Plan	74
2.32 Proposed Play Strategy	38	5.17 Topsoil Strategy	75
2.33 FHA Play Manifesto	39	5.18 Planting Schedule	76
2.34 Proposed Play Strategy	40	5.19 Planting Schedule	77
2.34 Proposed Play Areas	41	5.20 Central Area Play Concept	78
<hr/>			
3.1 Phase 3 / Introduction	43		
3.11 Concept Summary	43		
3.11 Concept Diagrams	44		
3.12 Illustrative Masterplan	45		

Planning Conditions

Drawing List / Report Location

No	Details	Application	Drawings	Report Location
29	Hard & Soft Landscaping details	Phase 3 Reserved Matters	FHA586L201: Hard Landscape Strategy FHA586L401: Soft Landscape Strategy FHA586L402: Tree Removal & Retention FHA586S01: Planting Schedule FHA586D401: Tree Pit Details FHA586D402: Softworks Details	2.2: Site Wide Landscape Strategy 2.3: Site Wide Tree & Biodiversity Strategy 3.2: Phase 3 Detailed Proposals 4.2: Phase 2 Detailed Proposals
37	Refuse and Recycling	Phase 3 Reserved Matters Phase 2 Detailed Application		2.28: Refuse, Fire & Emergency Access
38	Phase 3 Play Space	Phase 3 Reserved Matters		2.4: Site Wide Play Strategy 3.3: Phase 3 Play Strategy 5.20 Central Play Area Play Concept
39	Open Space Strategy	Phase 2 Detailed Application	FHA586L201: Hard Landscape Strategy FHA586L401: Soft Landscape Strategy FHA586L402: Tree Removal & Retention	2.2: Site Wide Landscape Strategy 2.3: Site Wide Tree & Biodiversity Strategy 4.2: Phase 2 Detailed Proposals
40	Protection of Trees	Phase 3 Reserved Matters Phase 2 Detailed Application	FHA586L201: Hard Landscape Strategy FHA586L401: Soft Landscape Strategy FHA586L301: Levels Strategy FHA586L402: Tree Removal & Retention FHA586L404: Topsoil Strategy FHA586D402: Softworks Details	2.2: Site Wide Landscape Strategy 2.3: Site Wide Tree & Biodiversity Strategy
41	Tree Removal	Phase 3 Reserved Matters Phase 2 Detailed Application	FHA586L201: Hard Landscape Strategy FHA586L401: Soft Landscape Strategy FHA586L301: Levels Strategy FHA586D401: Tree Pit Details FHA586D402: Softworks Details	2.2: Site Wide Landscape Strategy 2.26: Pedestrian Movement 4.2 Phase 2 Detailed Proposals
48	Public Realm Improvements	Phase 3 Reserved Matters Phase 2 Detailed Application	FHA586L201: Hard Landscape Strategy FHA586L401: Soft Landscape Strategy FHA586S01: Planting Schedule	2.2: Site Wide Landscape Strategy 2.3: Site Wide Tree & Biodiversity Strategy
52	Cycle Parking	Phase 3 Reserved Matters Phase 2 Detailed Application	FHA586L201: Hard Landscape Strategy FHA586L301: Levels Strategy	2.25: Site Wide Street Furniture 3.21: Phase 3 Hard Landscape Strategy 4.21: Phase 2 Hard Landscape Strategy
61	Biodiversity Strategy	Phase 3 Reserved Matters Phase 2 Detailed Application	FHA586L401: Soft Landscape Strategy FHA586S01: Planting Schedule	2.3: Site Wide Tree & Biodiversity Strategy
62	Phase 2 Design	Phase 2 Detailed Application		2.36: Site Wide Micro Climate
67	Community Safety	Phase 3 Reserved Matters Phase 2 Detailed Application		2.36: Site Wide Lighting Strategy

1. Introduction

1.1 Brief Description of Contents

Farrer Huxley Associates (FHA) have been commissioned by Pollard Thomas Edwards (PTE) as part of a multi disciplinary team, led by PTE to develop landscaping proposals for the Abbey Area Regeneration Project.

The proposed development is located at the junction of Abbey Road and Belsize Road in the London Borough of Camden. The development is split into three phases.

It is envisaged that the proposals for the Abbey Area will create an improved and safe streetscape for the local residents with the additional benefit of an updated, improved green open space provision.

In this document FHA:

- Sets out aspirations and design principles for the wider streetscape and public realm
- Sets the designs in a wider context, drawing on the baseline analysis as developed in collaboration with PTE and the design team
- Sets out the detailed landscape information for Phase 3 to discharge the reserved matters planning conditions
- Sets out the detailed landscape information to support the Phase 2 new detailed planning application

Summary of Phases & Planning Status

Phase 1:

- Demolition of the existing multi storey car parking and commercial units
- Provision of residential and mixed use development, including commercial/retail units

Current Planning Status:

Detailed planning permission - approved as part of hybrid planning application (2013/4678/P)

Phase 2:

- New locations of the community centre and health centre
- Improvements to the Community Open Space with additional play provision and greening of the space between the two existing residential towers

Current Planning Status:

New detailed planning application submitted as an independent entity.

Phase 3:

- Demolition of the existing residential and retail/commercial units
- Relocation of the community centre and health centre within Phase 2
- Provision of residential mixed use development, including commercial/retail units
- A central courtyard space with doorstep and local play

Current Planning Status:

Outline planning permission - Reserved matters to be discharged as part of this submission

Aerial View of Site Extent









1.2 Existing Movement

The site is in the London Borough of Camden and is located at the junction of Abbey Road and Belsize Road. The site is surrounded by conservation areas and 20th Century development, with a green space to the north that is accessible to all. There are also a number of Grade II listed buildings near the site.

Kilburn High Road (10 minutes from Euston) is a 5 minute walk away and South Hampstead (7 minutes from Euston) is a 5 minute walk away. Additionally there is a strong bus network with stops in close proximity to the site.

The busy road junction and low grade surface materiality significantly contributes to the negative neighbourhood characteristics.

There are a number of existing street trees in grassed areas and in raised planters. These provide a positive contribution to the street character and the proposed streetscape strategy will look at keeping as many of these as possible.

-  Main vehicle routes
-  Secondary vehicle routes
-  Residential vehicle routes
-  Pedestrian routes
-  Bus stops
-  Site boundary

Primary Movement



1. Introduction

1.3 Surrounding Site Character

The site is defined by the following distinct boundary conditions:

West:

- Victorian terraced houses & private gardens (Priory Road Conservation Area)

North:





- Snowman House and Casterbridge, 22 storey tower blocks and associated green space and landscape between the towers
- Victorian terrace houses & private gardens (South Hampstead Conservation Area)

South:

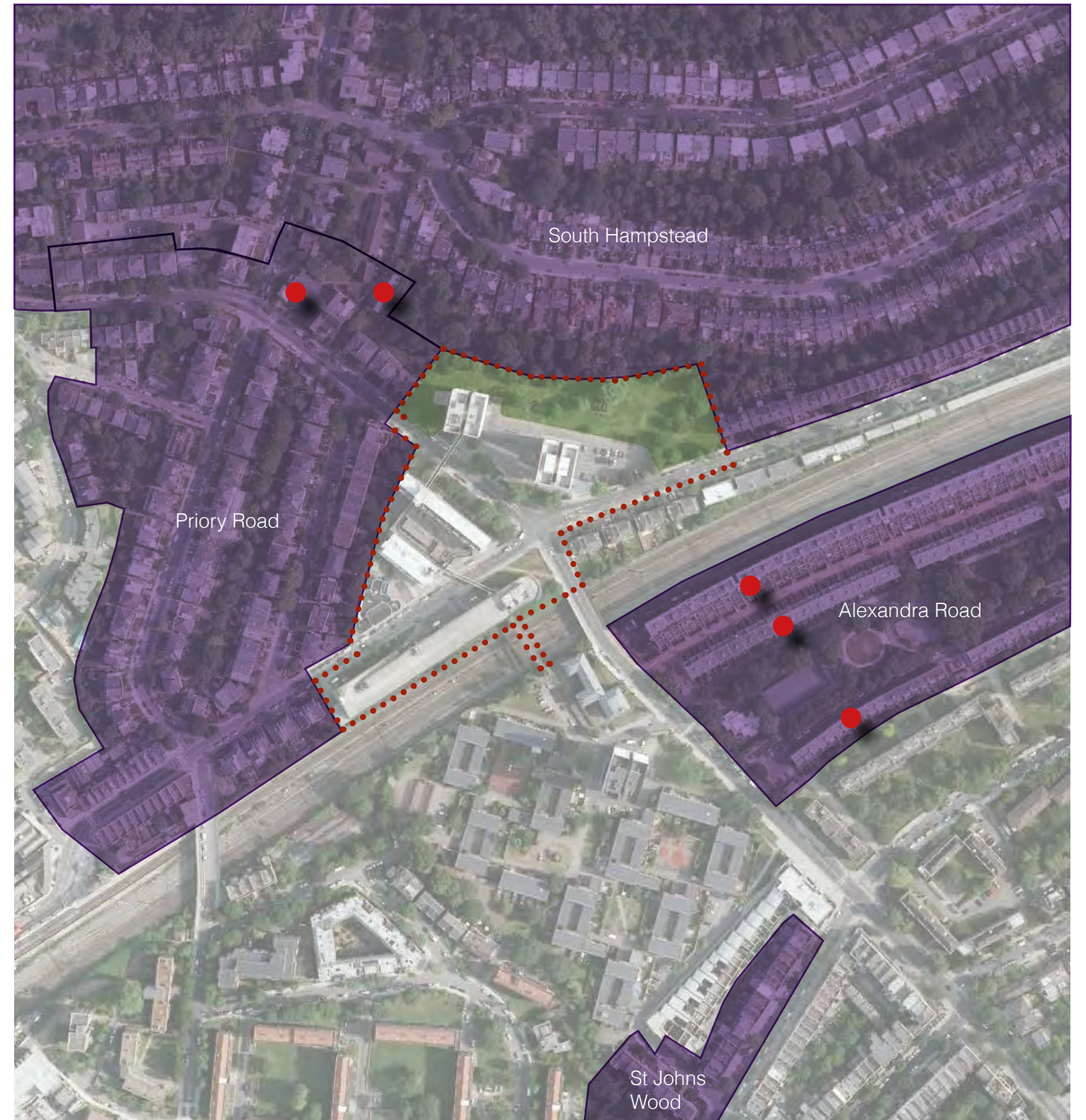
- Belsize car park (to be demolished as part of Phase 1 works)
- Railway line
- Victorian housing
- 20th century blocks (Alexandra Road Conservation Area)

East:

- Victorian terrace houses (South Hampstead Conservation Area)
- 20th century blocks (Alexandra Road Conservation Area)

-  Conservation areas
-  Green space
-  Listed buildings
-  Site boundary

Site Character & Conservation Areas



1.4 Planning Guidance

A number of documents have been extensively consulted during the development of the landscaping proposals and the production of this report. These include:

- Supplementary Planning Guidance Accessible London: Achieving an inclusive environment.**
 Policies have been included throughout the London Plan (published in July 2011) to promote social inclusion and to help eliminate discrimination. This Supplementary Planning Guidance (SPG) provides detailed advice and guidance on the policies that promote an inclusive environment in London. The SPG provides details of where to get further information and should assist boroughs, developers, architects, urban designers, facilities managers and others with responsibility for making improvements to London's built environment.
- A Manifesto for Public Space: 'London's Great Outdoors'**
 Details the Mayor's vision and objectives. It is supported by two very practical programmes: 'Better Streets' and 'Better Green and Water Spaces' that outline how exactly this vision will be delivered so that Londoners will have a brighter and more enjoyable city to live, work and play in.
- The London Plan 2011**
 Is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.

- Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation. Draft Supplementary Planning Guidance, February 2012.**
 The SPG introduces and provides greater emphasis than the 2008 SPG on the concept of lifetime neighbourhoods and the role of play provision in meeting the needs of all Londoners, at every stage of their lives. It further emphasizes the importance of 'playable' spaces in accommodating the presence of children in the capital.
- London Borough of Camden: Streetscape Design Manual**
 Outlines the strategy for design to the streetscape in Camden. It gives advice on hard surface materials, street furniture and general advice on how to create a safe and consistent streetscape across the borough.
- Camden Planning Guidance: Amenity (CPG6)**
 Provides guidance on air quality, contaminated land, noise & vibration, artificial light, daylight & sunlight, overlooking, privacy and outlook, construction management plans, access for all, wind & micro climate, open space, outdoor sport & recreation facilities

In addition to the above documents further Camden guidance documents have also been consulted such as:

- Camden Play Strategy
- Camden Planning Guidance: Design
- Camden Open Space, Sport and Recreation Study



2.1 Site Wide Strategy / Existing Landscape

2.1 Project History

The existing proposals (2013/4678/P) that received planning permission in May 2014 required further consultation with the local community regarding landscaping and the urban realm. Further public consultations for Phase 2 have been carried out through the summer and autumn of 2014 and spring 2015 and ongoing consultation, including the types and locations of play provisions in Phase 2 will continue following submission.

Throughout the consultation process, sketch schemes have been tabled by the design team to engage comment from the local community, including the idea of removing the existing trees adjacent to the busy junction of Abbey Road in order to create a more open streetscape. Following feedback, it was clear that these trees are highly valued by the community as they provide a green buffer between the junction and entrances to Snowman and Casterbirdge. This has been taken into account in the proposals, where the trees will be retained and space for their roots to thrive will be created with enlarged raised planters. The green buffer will be enhanced with additional planting and the junction will be made more pedestrian friendly with a diagonal crossing.

The first section of the site wide strategy illustrates and assesses the existing landscape. The areas covered are:

- Existing hard and soft landscape
- Existing movement
- Existing access
- Existing street parking
- Existing street clutter
- Existing value of the landscape

Drawing from the evaluation of the existing landscape and consultation feedback, the following section of this chapter offers proposals for a site wide strategy, with the final two chapters looking at the landscape of Phases 3 and 2 in more detail.

2.2 Previous Masterplan



2.1 Site Wide Strategy / Existing Landscape

2.13 Existing Hard & Soft Landscape

- Concrete surfacing & pavers
- Tarmac
- Brick pavers
- Tactile pavers
- Other hard surface: gravel, decking, play surface and rough surface
- Lawn
- Raised planters
- Boundaries: Walls & fencing
- Existing Trees



The existing landscape is poor and dated across all phases. The soft landscape is predominantly areas of amenity grass, mainly fenced off restricting access. The Community Open Space is fenced off and secured at night to minimise anti-social behaviour. The lawn areas do provide soft landscape, but don't contribute much to the biodiversity and ecology value of the area, which is low and could be significantly improved.

There is a good range of existing mature trees and the proposed development will be looking to retain as many of the existing trees as possible.

The main hard surface material is made up of concrete surfacing and pavers. There is little distinction between different areas and the space between Snowman and Casterbridge, is predominately hard surface. This area would benefit from greening and improvements made to the hard surfaces.

2.14 Existing Site Photos



Walls & fencing around Snowman



Large extent of concrete pavers



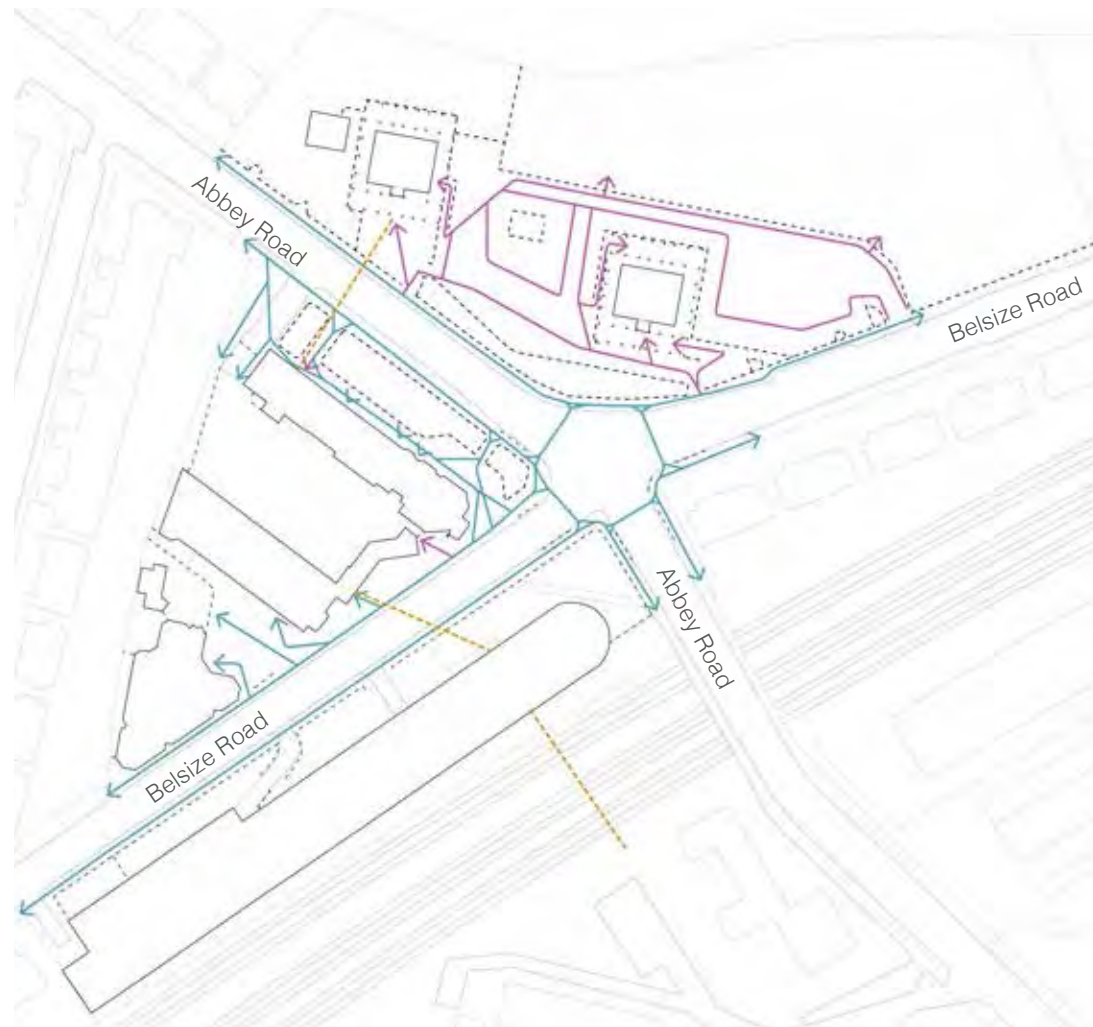
Fenced off lawn areas along Abbey Road



Community Open Space

2.15 Existing Pedestrian Movement

- Public movement: Streetscape
- Residential movement
- Bridge links
- - - Boundaries: Walls, fencing and railings limiting access to grass areas and planting



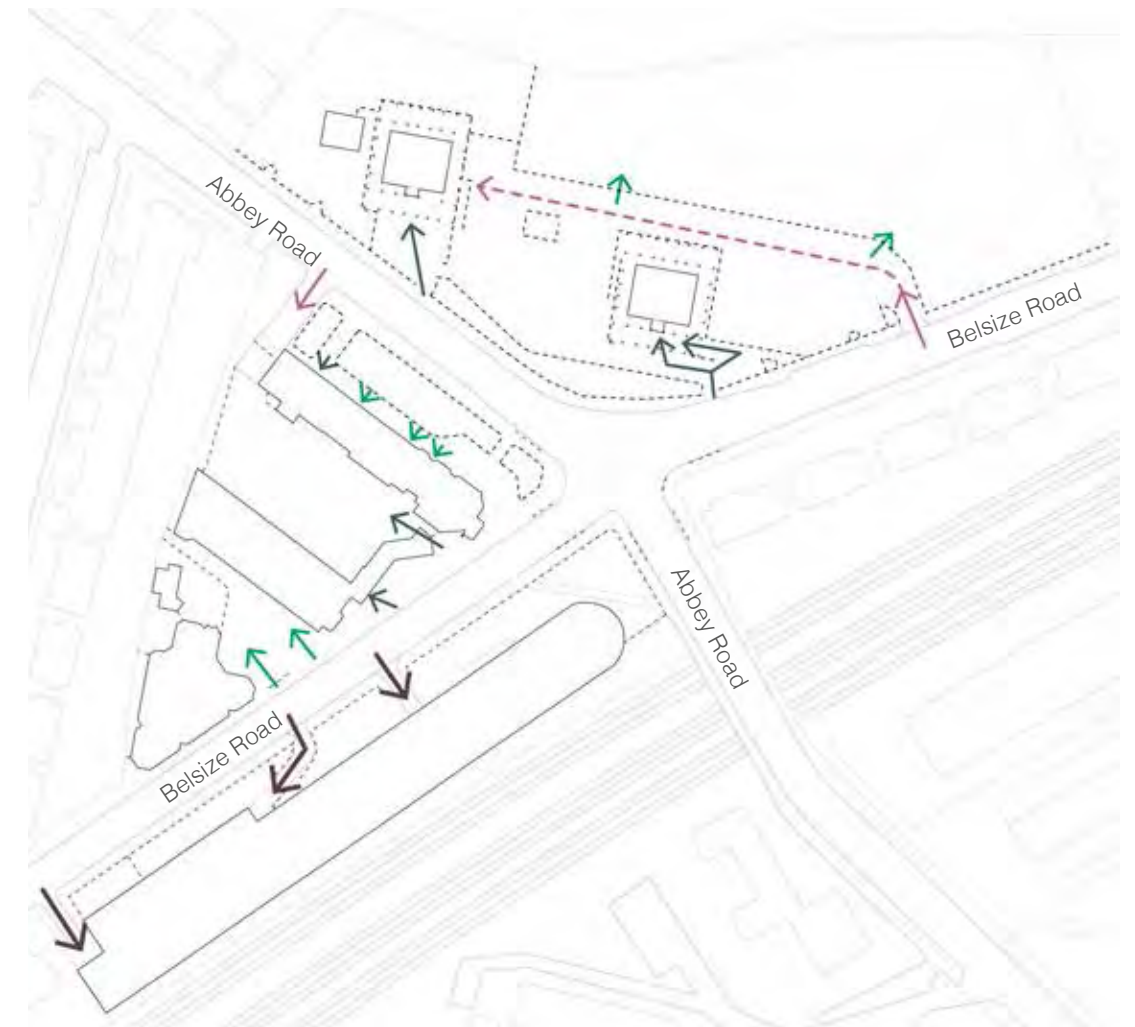
The existing landscape leaves large areas of space fenced off without any public access. The streetscape is well proportioned everywhere apart from the junction. The large amount of fencing and boundaries makes the streetscape feel smaller than it is. The crossings at the junction are busy and not deemed to be very safe. Additional space and safer crossings at the junction would be welcome.

The residential landscape between the towers is set on different levels and is largely taken up by car parking and road circulation.

The existing link bridges are thought to be unsafe and not a positive contribution to the pedestrian movement and are to be removed as part of the redevelopment.

2.16 Existing Access

- Access to parking
- Residential access to parking
- Public pedestrian access
- Residential access to towers
- Public access to commercial/retail units



The streetscape along Belsize Road is interrupted by car access to the existing car parking in Phase 1. On the other side of the street the Community Centre and parade of shops are tired and do not positively contribute to the area.

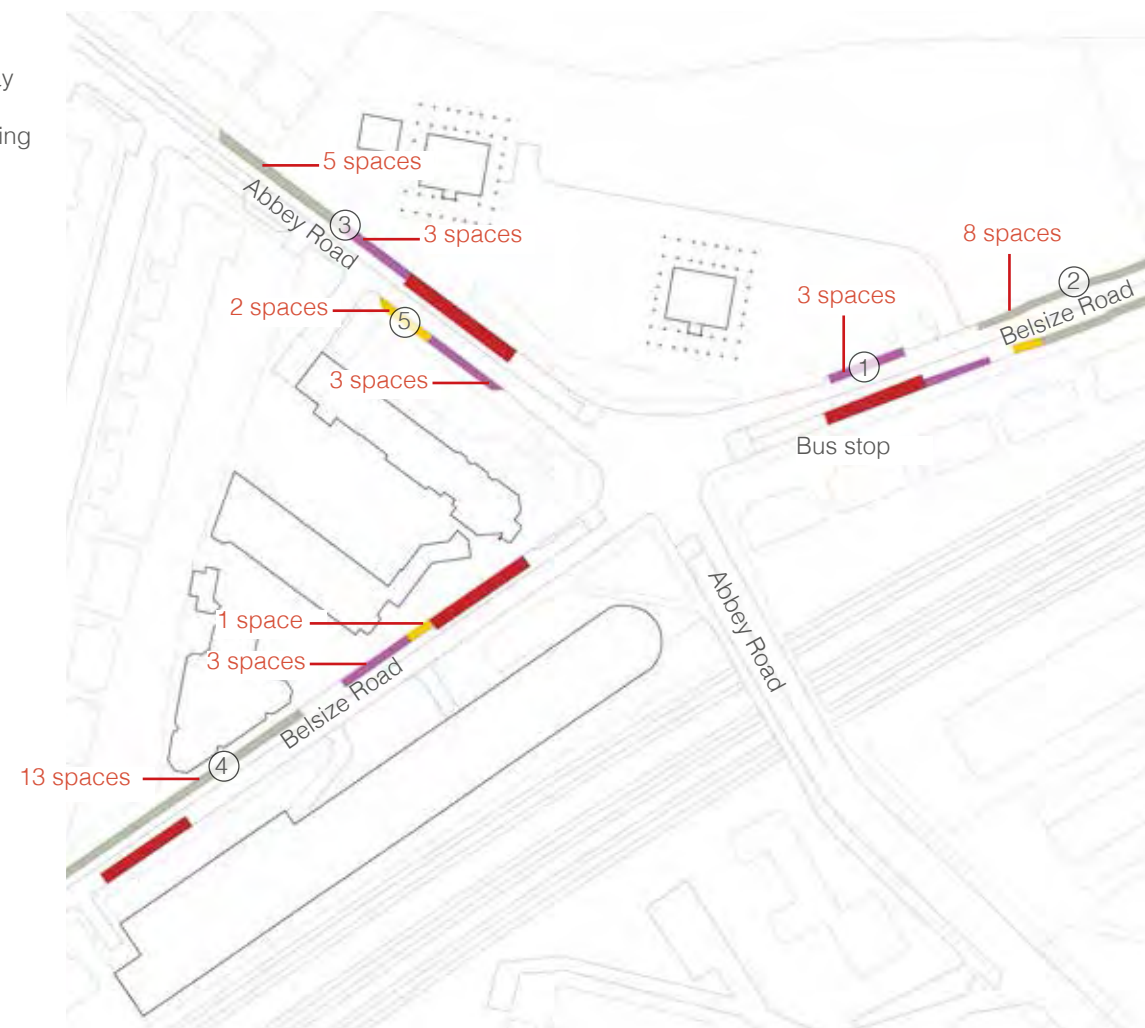
The access into Snowman and Casterbridge is through gaps in the planters, available from steps and ramps. Access is also through the car park entrance next to the Community Open Space.

There is no entrance to the Community Open Space from Belsize or Abbey Road. Entry into the park is via the car park entrance or from the hard landscaped space between the towers.

2.1 Site Wide Strategy / Existing Landscape

2.17 Existing Street Parking

- Bus stops
- Paid for parking bay
- Permit Holder parking bays
- Disabled (loading) parking bay



There is a mix of bus stops and street parking along the 4 roads approaching the junction. Parking is mostly on-street, apart from a stretch along Abbey Road, which is inset into the pavement.

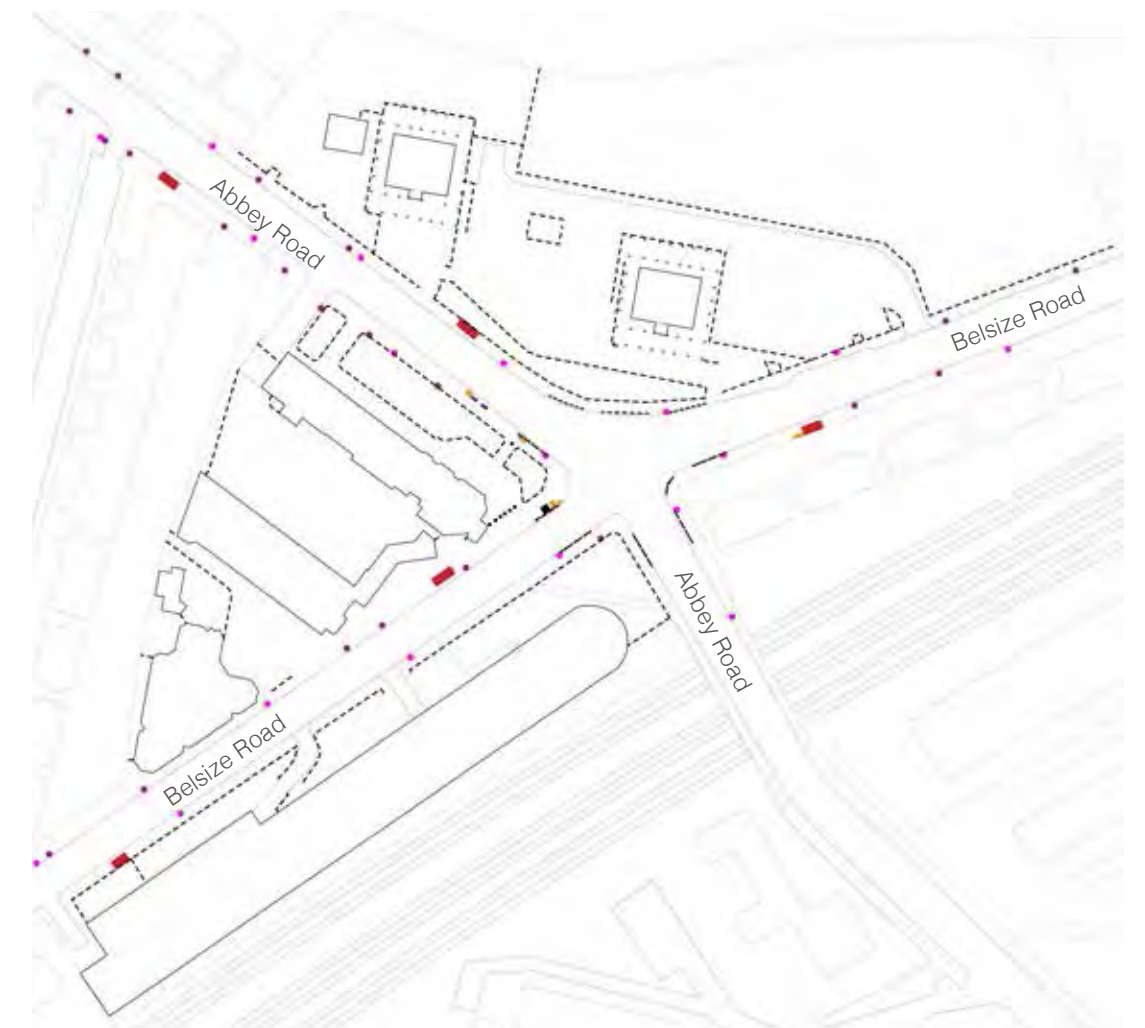
As part of the development process a detailed parking survey by Camden Highways has been carried out to determine parking demand in the area. The results are summarised below. (The numbers reference the location shown in the plan above.)

- ① Pay and display parking bays under-used. Potential to relocate 3 bays further up Belsize Road where there is low use of Permit Holder parking bays.
- ② Low use of the Permit Holder parking bays along this stretch of Belsize Road. There is potential to remove up to 16 bays along the longer stretch of Belsize Road.
- ③ Permit Holder parking bays well used, Paid for parking bays under used. Potential to remove 3 Paid for parking bays and 1 Permit Holder parking bay here.
- ④ Parking quite well used. Potential to remove 2 Permit Holder parking bays.
- ⑤ Potential to remove 1 Disabled parking bay.

All removal of street parking will be confirmed and agreed with Camden Parking Services. Please refer to proposed street parking strategy and the Camden Parking Occupation Study, carried out in Autumn 2014 and the Transport Assessment prepared by Atkins.

2.18 Existing Street Clutter

- Bus shelters
- Recycling facilities
- Boundaries
- Control boxes & parking meters
- Lamp posts
- Cycle stands
- Road signs
- Bollards



The existing streetscape around the junction is quite narrow and cluttered in places with recycle bins and control boxes. The pavement is fenced off from the junction.

The existing planters together with the existing trees to Phase 2 create a green boundary to the pavement. This protects the entrance of Casterbridge, and the landscape between the towers from the busy road and junction.

There is potential to tidy up and create more space at the junction as part of improved and safer crossings here.

2.19 Existing Value of the Landscape

-  Existing trees part of green buffer to Phase 2
-  Planters creating green buffer zones to the road and junction
-  Green open space
-  Area between the towers with potential for extension of green open space



The existing mature trees and planters to Phase 2 provide an important green buffer to the road. This is an existing landscape value that should be retained, enhanced and used as inspiration for the boundaries between road and landscape spaces behind.

Another important existing landscape value is the large open space to the back of the residential towers in Phase 2. There is potential to upgrade and improve this area as part of the development. This will provide an important verdant breathing space in an otherwise dense area of Camden.

There is further potential to extend the green open space to the existing hard space between the towers. This will create a leafy central area between the towers and provide a connection from the road to the open space behind.

2.19 Existing Photos



Community Open Space



Existing raised planter to Phase 2



Area between the towers



Existing tree in raised planter at junction

2.2 Site Wide Strategy / Proposed Landscape

2.21 Introduction

The development aims to enhance the existing landscape value in the area and provide an improved and safer streetscape. A diverse, verdant landscape that will provide play and open space for existing and new residents will be created. This will be achieved by:

1. Extending the green open space:

The existing Community Open Space behind Snowman and Casterbridge will be extended to the space in between the towers. Visual and actual connections will also be extended to Abbey and Belsize Road.

2. Extending and enhancing the green buffer:

The existing green buffer to Phase 2 will be extended and enhanced. As many of the existing mature trees as possible will be retained. One gap in the existing planter will be created to add permeability into the space between the towers.

3. Improving crossings & connections between phases:

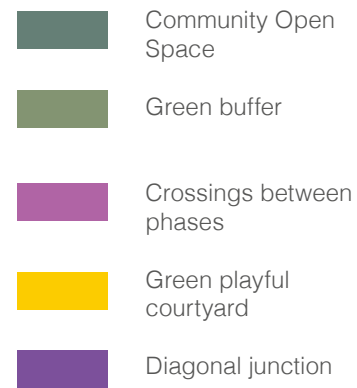
Two new crossings will be created; one between Phases 1 and 3 and another to connect Phases 2 and 3. These will help to ensure that the open spaces / public realm can be used and enjoyed by residents across all phases.

4. Providing a green playful courtyard:

A playful and green courtyard to Phase 3 will be created. This will provide play and relaxation opportunities. Planting and grass will provide year round verdancy and seasonal interest.

5. Adding a diagonal junction:

An improved junction with the addition of diagonal, timed crossings will provide a safer way to cross the busy Abbey and Belsize Roads.



Concept Diagram

