

University College London Campbell House

Landscape Design & Access Statement

February 2016

BD 0112 SD 402 R03



Campbell House: Landscape Design & Access Statement

Contents

Contents

- 1 Background and Context
- 2 Illustrative Landscape Masterplan
- 3-4 Hard Landscape Strategy
- 5 Heritage Statement
- 6 Existing Trees, Tree Removal & Mitigation
- 7-8 Soft Landscape Strategy

This section of the Campbell House Landscape Design & Access Statement describes the design which forms the landscape proposals.

This section should be read in conjunction with the following drawings and documents:

B|D landscape architects drawings:

Plans

BD 0112 DD 001	Hard Landscape Layout Plan
BD 0112 DD 002	Detailed Levels Plan
BD 0112 DD 003	Soft Landscape Layout Plan
BD 0112 DD 004	Topsoil Depths & Ameliorations Plan
BD 0112 DD 005	Tree Retention & Removals Plan
BD 0112 DD 006	Detail Reference Plan

Sections

BD 0112 DD 101	Detailed Site Sections A-A & B-B
BD 0112 DD 102	Detailed Site Sections C-C & D-D

Typical Details

BD 0112 DD 300	Tree Protection Detail
BD 0112 DD 302	Raised Planter (RP1/RP2)
BD 0112 DD 303	High Quality Concrete Paving
BD 0112 DD 305	Flush Edging CK1 & Raised Edging CK2
BD 0112 DD 307	Steel Steps & Handrail SS1/SS2/SS3
BD 0112 DD 309	Timber Fin Fencing (TF1 & TF2)
BD 0112 DD 310	Two Tier Cycle Stands (BS1) & Cycle Shelters CS1/CS2
BD 0112 DD 311	Storage Shed (ST1)
BD 0112 DD 312	Access Gates (AG2/AG5)

Campbell House: Landscape Design & Access Statement

Background and Context



Introduction

The landscape proposals set out in this design and access statement have been developed from careful study and analysis of the site in its context, together with a strong collaborative approach between the Client, Hawkins\ Brown Architects and other associated design disciplines such as structural, mechanical & electrical engineering consultants. The scheme submitted reflects the comments and contributions of these parties.

The approach to the landscape design for the area to the rear of Grade II Listed Campbell House (20-24 Taviton Street) reflects aspirations formed by the previous planning application for Wates House (22 Gordon Street) creating a useable amenity area for the residents of Campbell House with a separate access route to provide cycle parking for 96 bikes.

The landscape proposals respond to Condition 4 of the approval and creates enhanced opportunities for wildlife and visual delight.

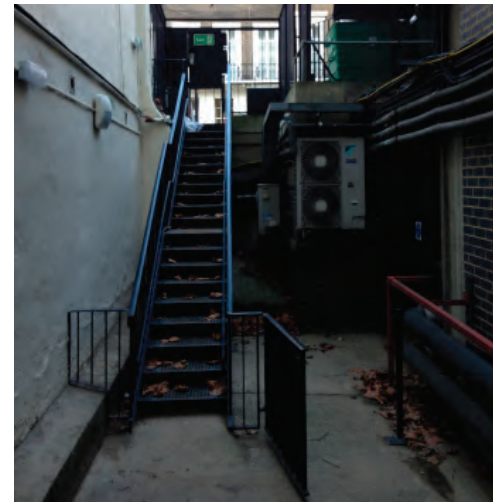
Existing Landscape

The existing amenity area is 2.97m below street level at Taviton Street and is accessed either from the rear of Campbell House or via two flights of steel stairs adjacent No. 20 Taviton Street. The stairs also provide an emergency access route from Campbell House.

Recesses between the building wings are at building threshold level with the majority of the amenity area at a higher level with various stepped access.

The shady but valuable amenity area comprises a mis match of areas with division by brick walls and varying changes in level to provide access and a variety of surface finishes including artificial grass, concrete paving slabs, gravel and natural stone.

Existing large shrubs block views across the area and increase shade. There are planting beds along sections of the boundary wall and along the central area where the topsoil slopes down to the narrow path.



Existing stair access to Taviton Street



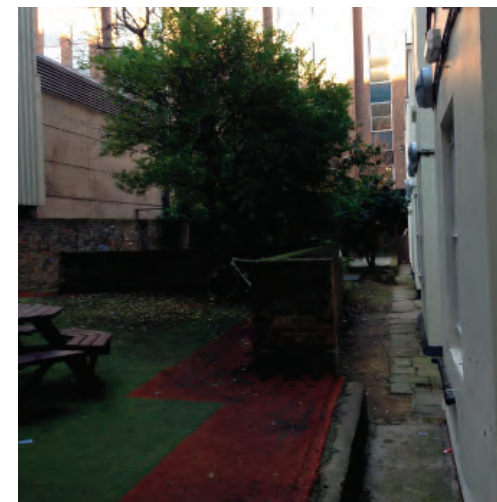
Existing ramp access to Campbell House amenity area



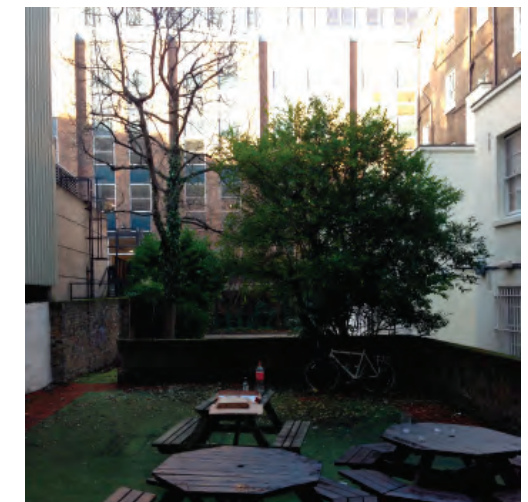
Raised picnic area with stepped access



Picnic area with artificial grass surface finish



Narrow path between amenity area and building



Amenity area divided with brick walls



Building recesses paved with Yorkstone



Existing varying level changes



View looking to north-west boundary wall

Illustrative Landscape Masterplan

Illustrative Landscape Masterplan

The approach to the landscape design of the site reflects a strong aspiration to develop a high quality public realm environment that responds to the opportunities and constraints presented by the site and the brief.

The landscape design has developed to provide a rich and stimulating, yet simple and functional public realm setting to Campbell House that will be used and cherished by University College London's students and staff.

The public realm needs to be visually attractive and legible, hardworking, delightful and robust. Enhancing the public realm setting to the building will strengthen the conservation area.

We have developed this approach adopting the design principles and adding a richness of detail that works with the built environment to create usable and habitable spaces.

The amenity area will take inspiration from the existing landscape by maintaining a raised amenity area improved by the construction of a low retaining wall with 2 stepped access points.

Landscape Highlights

The illustrative landscape masterplan allows for the enrichment of the amenity area whilst providing a structured cycle parking storage facility for students within a separately defined area.

Raised planters with integrated seating will provide social gathering spaces around a boules area to provide space for social activity.

Water in the Landscape

By increasing areas of soft landscape and the introduction of a porous boules area and permeable paving within the tree root protection area we are reducing the areas of hard landscape with direct surface water run off.

Paving Strategy

In general paving material for the site will be of an appropriate quality for an important and well used amenity area for university students and will respect the retained existing Yorkstone natural paving.



Campbell House: Landscape Design & Access Statement

Hard Landscape Strategy



Paving

Paving materials, street furniture and other hard landscape elements have been selected for robustness, longevity and durability.

Pavement upgrades are intended to be even and well laid in a robust and durable high quality finish. A hard wearing concrete paving unit is proposed that meets Green Guide A rating with a mix of grey tones to the access route to the cycle racks to help reflect light within the existing shady site. Existing Yorkstone paving will be retained, cleaned and protected. Additional Yorkstone paving along the base of the raised terrace will match existing.

Street Furniture

The landscape materials are designed to be robust and low maintenance and a management and maintenance regime will be implemented by University College London to ensure a long term high quality appearance of the site.

Preference is given to robust surfacing and seating that is low maintenance, vandal resistant and has a timeless design quality whilst also being tactile and comfortable.

The cycle parking and amenity area will be divided by a raised timber planter with a timber fin fence fixed to the side to provide a 1.8m high division. Raised timber planters with integrated seating provide social gathering spaces and soften the amenity area with planting providing seasonal interest. Evergreen climbers and low hedging will help create visual privacy for Campbell House residents from people using the cycle parking.

Movement & Accessibility

The existing site is set 2.97m below Taviton Street level and the route between Campbell House gardens and Taviton Street is an emergency exit route and will require an emergency break glass point within the Campbell House amenity area for egress by resident students in the event of an emergency.

Access from street level will match existing requiring two flights of stairs. The new steel stairs will include cycle access ramps either side to allow students to wheel their bikes into the cycle storage area. A 1.585m wide opening will be created in the existing southern wall to allow access to cycle storage.

Access between the cycle storage area and Wates House will be via a single flight of stairs. The existing ground level will be raised where a 4.4m long section of existing wall is removed to allow access through from the Campbell House gardens to Wates House.

Existing levels from Taviton Street entrance will remain unchanged. Levels within the amenity area will be lifted to allow for permeable paving to be laid over the roots of the retained tree and to rationalise the existing mismatch of flooring materials and levels.

Level access to Campbell House will be retained where levels within the recessed building areas will match existing.



Concrete paving to route to cycle storage



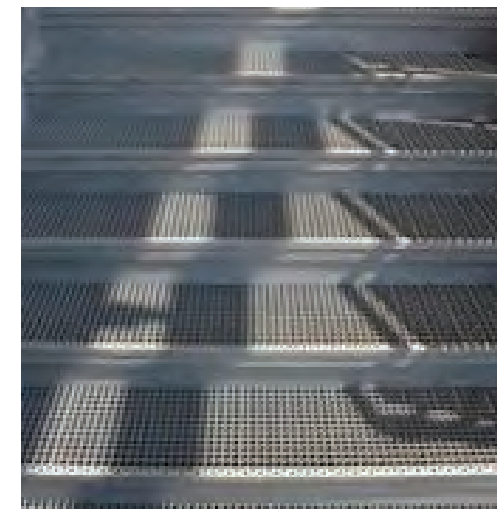
Permeable concrete paving within tree RPA



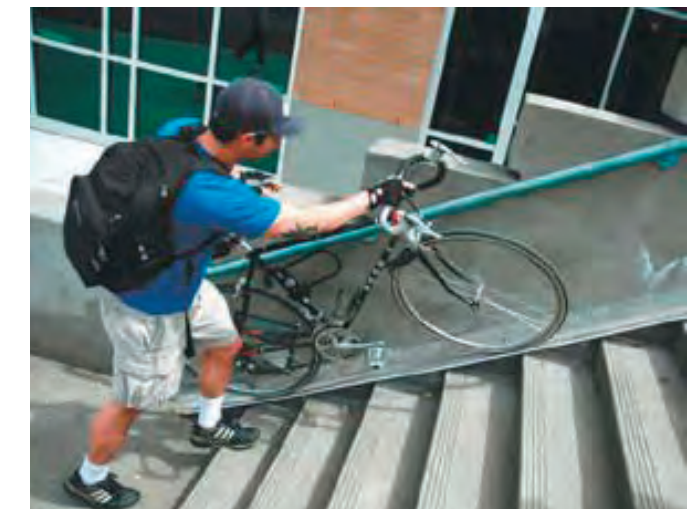
Existing Yorkstone paving to be cleaned and relaid to amenity area



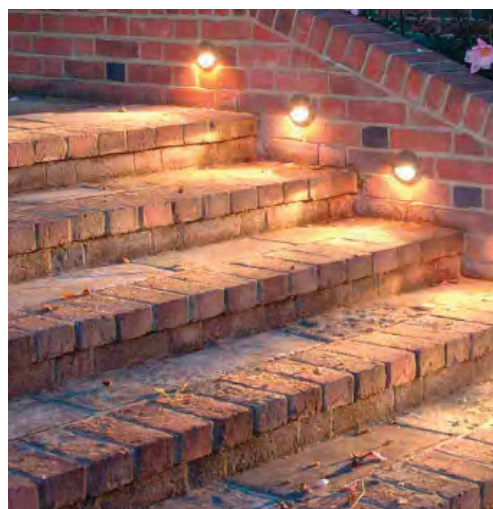
Two tier cycle parking to the rear of Campbell House



Access stairs from Taviton Street



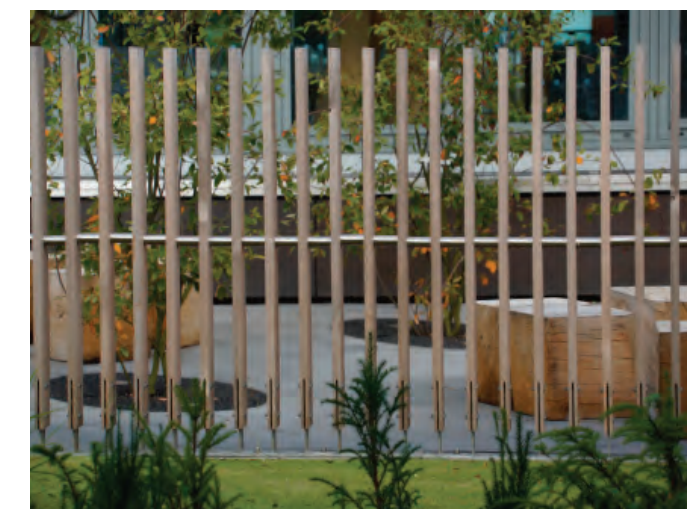
Stairs with ramps for cycle access



Light wash across amenity garden steps



Raised timber planters to amenity area



Timber fin fence for natural passive surveillance

Campbell House: Landscape Design & Access Statement

Hard Landscape Strategy

Existing Walls

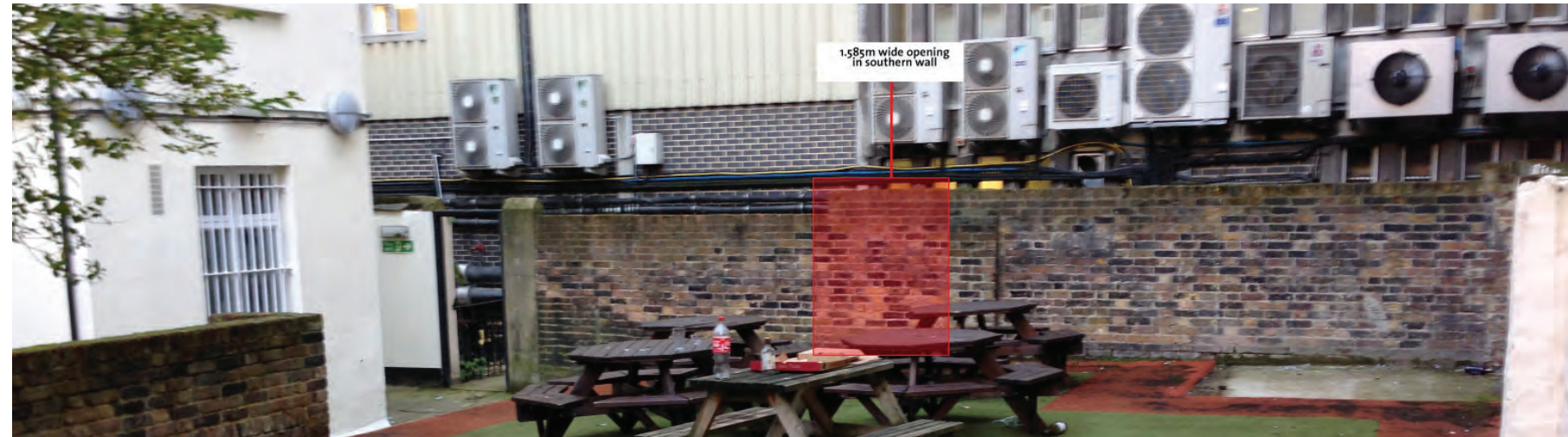
The landscape proposals reflect the requirement for the existing access route from Taviton Street to be extended to a separate cycle storage area that links through to Wates House. Due to restricted access requirements to Campbell House amenity area a new 1.585m wide access is required in the existing southern wall.

A 4.4m length of the existing western wall will be removed to create the link between Campbell House garden and access to Wates House.

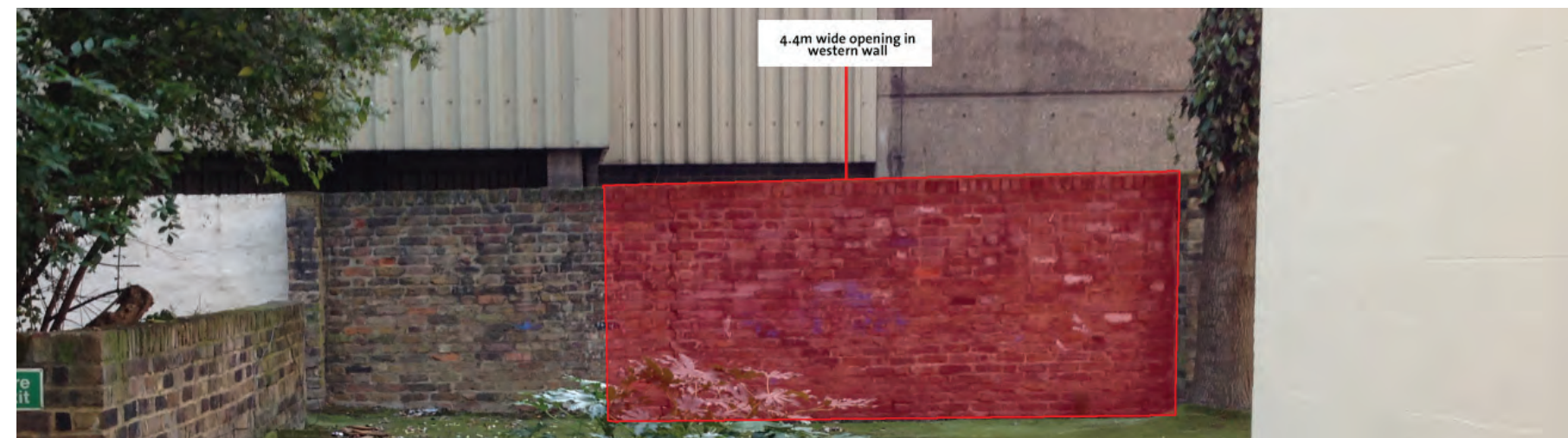
The north western corner of the existing garden walls will be realigned to allow the installation of an access gate for UKPN use and to allow the District Heating Pipes to be fixed to the wall.

Proposed Walls

Low level retaining walls with brick access steps to access the upper level of the amenity area will match existing walls with brick on edge copings. To the southern end a balustrade will be fixed to the top of the wall to prevent fall whereas a timber raised planter with hedge planting provides a physical barrier to the northern end.



(1) Single access through southern brick wall



(2) 4.4m long section to be removed in western wall



(3) Realignment of the north western corner



Campbell House: Landscape Design & Access Statement

Heritage Statement

Alterations to Existing Walls

An existing Planning Consent on the site (2014/3486/P) was granted in July 2014 for the refurbishment and extension to 22 Gordon Street, as well as provision of external cycle parking and landscaping.

Built in 1824 by Thomas Cubitt, the Campbell House terraces and the attached cast-iron railings at 20-24 Taviton Street have been Grade-II Listed since 1974 and are located within the Bloomsbury Conservation Area (Sub-Area 2). They are representative of the historic character which defines much of the Bloomsbury area.

The Listed buildings and attached railings within the site will not be affected by the proposal, which only concerns landscaping of the gardens behind the terraces, with the aim to improve their condition, character and amenity. Planning, Heritage and Arboricultural consultations have taken place to ensure the Listed buildings are carefully protected during the proposed works, to maintain their quality and appearance within the Conservation Area. Existing York stone paving and brickwork within the gardens is to be retained and cleaned.

The existing access gate and stairway from Taviton Street, which runs alongside the end terrace, is to be replaced and widened. These will be self-supported to avoid fixings into the terrace itself.

The curtilage brick walls within the terrace gardens are to be modified to provide enhanced access to both Campbell House and 22 Gordon Street, and to the proposed cycle parking racks. This includes the introduction of a security gate adjacent Wates House (location 3) to provide 24 hour access to UKPN and at location 4 to provide secure access for residents of Campbell House.

The existing condition of the walls is shown in the adjacent photographs. These show visible signs of disrepair including cracks and possible subsidence, which are to be remedied during the proposed construction works, to be completed in September 2015.

Please refer to Demolitions Plan drawing for further detail of the amendments to take place to the existing walls and landscape.



Campbell House: Landscape Design & Access Statement

Existing Trees, Tree Removal & Mitigation

Existing Trees, Tree Removal & Mitigation Measures

A detailed arboricultural survey carried out in accordance with the principles of BS 5837:2012 'Guide for trees in relation to construction' clearly helped to identify the importance of individual mature trees and key tree groups on site, and the potential role they will have within the new public realm environment. In particular the survey provides a detailed understanding of the health, vigour and potential longevity of individual specimens and accordingly their suitability for long term retention.

Strategy for Retaining/Removing Existing Trees

The rationale for selecting trees to be retained or removed is based on three main criteria:

- A technical and professional appraisal of the tree (arboricultural survey)
- An aesthetic appraisal of the tree which also considers the long term planting proposals and objectives for the site and the influence the tree may have on these proposals.
- A site appraisal undertaken by the arboriculturalist and design team to assess any potential impact the new development may have on the existing tree, in particular the tree root zone and any implication or constraints this may have on finished ground levels, etc.

An Arboricultural Survey was carried out by tree:fabrik dated April 2015, drawing ref: tf1009/TS/100 which identifies Privet (T2), Portuguese Laurel (T4), Laurel shrub (T5), and a small group of Field Maple (G6) as category C trees. These trees and shrubs are also identified for removal to facilitate the development.

Given their location between Campbell House, The Christopher Ingold Lecture Theatre and Wates House, their removal shall not have a significant impact on the visual amenity of the locality.

Following a review on site in September 2015 with the London Borough of Camden Planning Officer, Conservation Officer and Tree Officer it is proposed to retain the existing Ash tree (T3) using established methods for protecting the tree in order to retain the design intent for clear division between the amenity space for Campbell House residents and the cycle parking area/access route to Wates House.

Tree Retention & Removals



Campbell House: Landscape Design & Access Statement

Soft Landscape Strategy

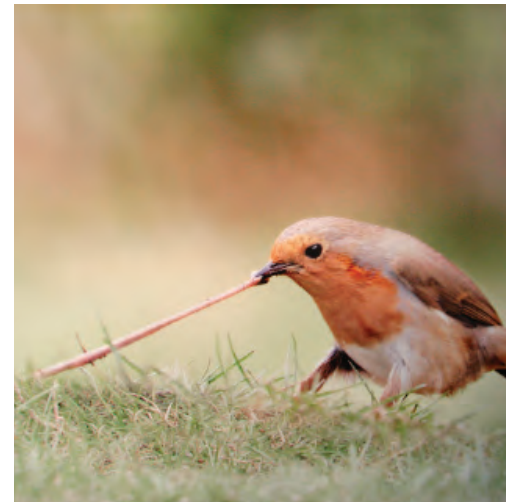
The planting strategy sets out to form a confident approach to planting within the amenity area environment by:

- Creating attractive garden like spaces for passive recreation
- Increasing the amount of planting where possible
- Improving habitat and biodiversity provision
- Using shrubs and lower storey planting to create interest and spatial definition.

This will be achieved as follows:

Tree Planting

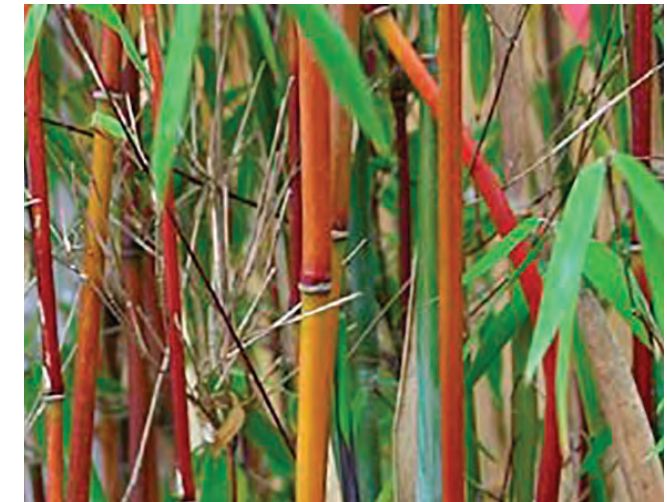
The existing Ash tree (T3) is to be retained with a raised planter installed around it. The tree trunk will be protected using a protective pipe with perforations at the base to allow the tree to grow and allow air and water to filter down to the tree roots.



Inviting nature to play



Evergreen shrub planting provide structure



Bamboo to northern boundary to provide evergreen screen

Ornamental Shrubs

Proposed shrub planting will be designed to provide year round colour and interest. A robust framework of shrubs will provide structure and year-round presence, stands of softer grasses and bamboo will provide verticality and movement, whilst blocks of herbaceous planting will add shots of colour and seasonal interest.

Planting will respect the need for low maintenance and robustness.

Biodiversity

An integral part of the landscape strategy will be the promotion of biodiversity and mitigation of any adverse effects.

The soft landscape areas will offer a variety of species to provide food and shelter for improved biodiversity.

A bird nesting box will be fixed to the existing Ash tree.



Sensory planting to the Taviton Street Gardens



Evergreen climbers for screening



The existing tree framework to Endsleigh Gardens & Taviton Street



Hedge planting in raised planters



Early spring bulbs



Summer bulb planting

Soft Landscape Strategy

This table comprises the proposed planting palette for the Campbell House project as indicated on the Soft Landscape Layout Plan BD 0112 DD 003

PLANTING CATEGORY	TYPICAL SPECIES	TYPICAL SIZES	DENSITIES	NOTES
1.0 Shrubs, Herbaceous & Groundcover Planting	<i>Epimedium x perralchicum</i> 'Frohnleiten' <i>Lavandula angustifolia</i> 'Hidcote' <i>Liriope muscari</i> 'Monroe White' <i>Liriope muscari</i> 'Big Blue' <i>Mahonia nitens</i> 'Cabaret' <i>Polystichum setiferum</i> 'Herrenhausen' <i>Sarcococca hookeriana</i> 'Winter Gem' <i>Skimmia x confusa</i> 'Kew Green' <i>Vinca minor</i> 'Alba'	5L pot sizes	As located on landscape plans.	75mm depth ornamental bark mulch to all planting beds
2.0 Ornamental Grasses & Bamboo	<i>Fargesia</i> 'Red Panda' <i>Hakonechloa macra</i> 'Albo aurea' <i>Panicum virgatum</i> 'Rehbraun'	5L & 10L pot sizes	As located on landscape plans.	
3.0 Climbers	<i>Clematis cirrhosa</i> var. <i>balearica</i> <i>Lonicera japonica</i> 'Halliana'	10L pot sizes	As located on landscape plans.	
4.0 Hedge Planting	<i>Ilex crenata</i>	10L pot size 75cm high	As located on landscape plans.	
5.0 Bulb Planting	<i>Allium</i> 'Mount Everest' <i>Galanthus nivalis</i> <i>Crocus tommasinianus</i> Whitewell Purple	Topsize	10 & 15/sq.m.	