



## 317 Finchley Road

### Landscape Statement

PLANNING

TLG.333.LS.DAS

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Todd Longstaffe-Gowan Design Ltd (TLG) were appointed by the client to work closely with Amin Taha Architects and the design team to develop the landscape proposals for the redevelopment of no. 317 Finchley Road. This landscape report has been prepared to accompany and support the planning application for a mix-use development and associated landscape works.

The development site provides the opportunity to enhance the street scene along Finchley Road by introducing a new public space and widened approach and arrival to and from Finchley Road and Frognal Station.

### Landscape aims

Our approach to the landscape is as follows:

- Create a sense of address and approach to the main entrance of 317 Finchley Road.
- Enhance the connection between Finchley & Frognal Road Station and West Hampstead along Billy Fury Way by extending the influence of the landscape design.
- Create a public arrival space between the main entrance to 317 Finchley Road and the overground station, whilst accommodating pedestrian movement.
- Respond to the existing and proposed hierarchy of movement, providing protection to threshold spaces and facilitating footfall from the wider street network.
- Re-define the streetscape character, and improve the quality of these spaces.
- To improve sustainability in construction materials and methods and in long term maintenance.
- To enhance the ecological richness of the gardens through the creation of new and diverse habitats.

The concept for the landscape seeks to compliment the proposed architecture of the new development to 317 Finchley Road, whilst also strengthening the visual and physical connection between the new building, the street scape, existing footpaths and the entrance to Finchley Road and Frognal Station the South Front.

#### Enhancing the Streetscape:

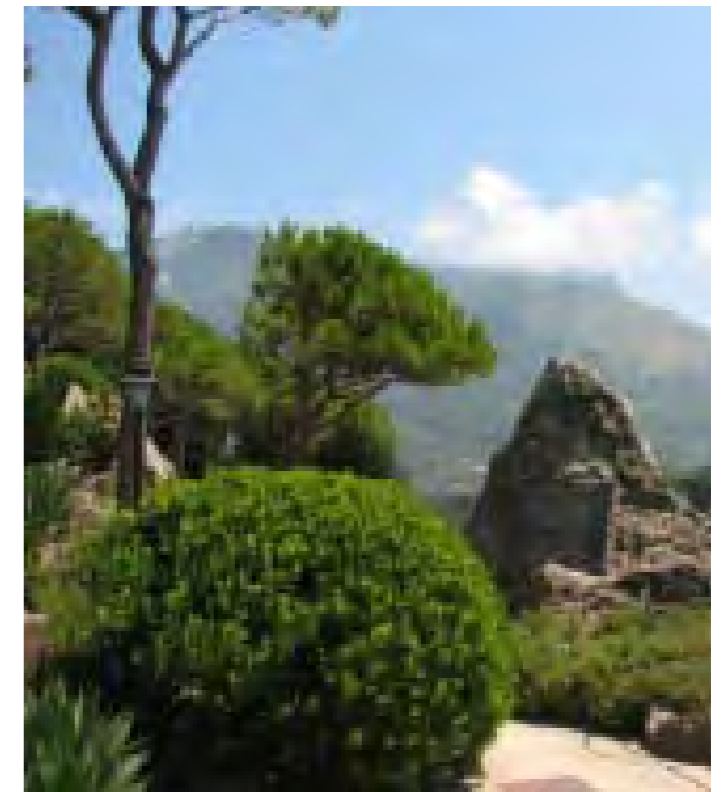
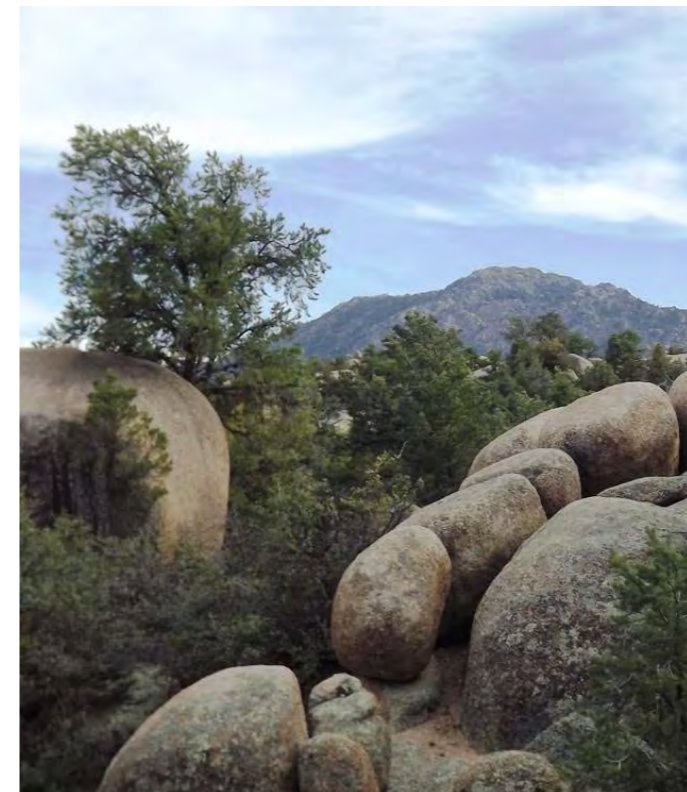
The current street scene adjacent to the site on Finchley Road is narrow, busy and cluttered, with a very discrete and unassuming access to Billy Fury Way. The proposed step back in the building footprint of no. 317 will widen the existing footpath and create clear sight lines to both the entrances to Billy Fury Way and Finchley Road and Frognal Station.

Our approach is to provide a simple carpet of materials to the ground plane that will announce both the entrances to the new building and the new portion of Billy Fury Way. Open in character this carpet will provide a clear perimeter to the development and will unify the public realm .

#### The Roof Gardens:

The sculptural form and gradation in height of the building creates an interesting arrangement of terracing garden spaces, similar to a rock face that poses ledges and crevices for planting to establish.

We see the landscape scheme as an opportunity to create a layered roof scape, a series of 'hanging gardens' comprising of contorted pines, boulders and alpine planting. This concept also seeks to compliment the material chosen for the facade treatment of the building, a solid stone exoskeleton with planting emerging from the crevices.



## Landscape Concept

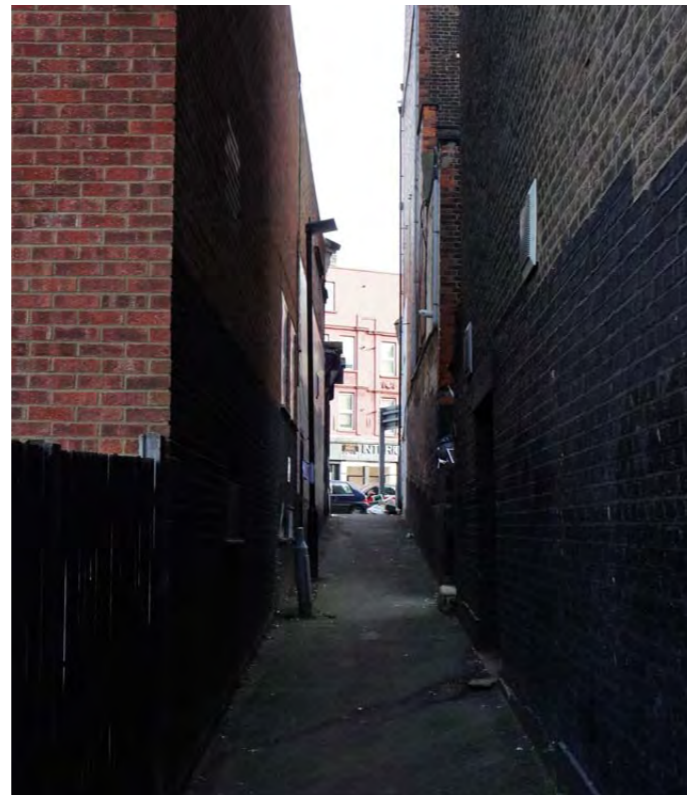
Our aim is to transform Billy Fury Way (top images) from a narrow, dark and inhospitable passage into a green residential walk - similar in character to various pedestrian passageways throughout London.

**Top left to right:**

1. Looking east down Billy Fury Way to Finchley Road
2. Looking southeast down Billy Fury Way
3. Looking southeast down Billy Fury Way

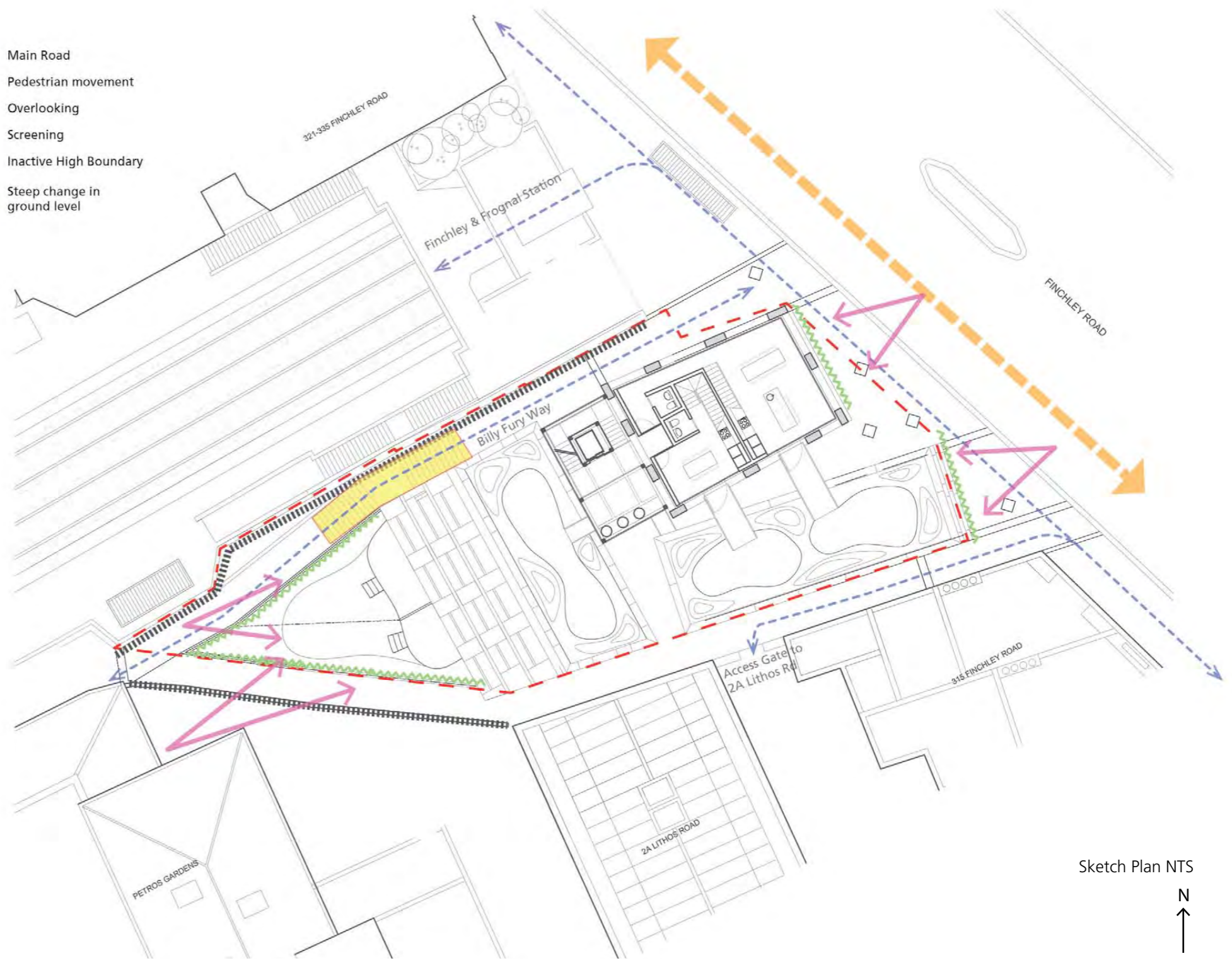
**Bottom left to right:**

1. The road on the north side of Edwardes Square, Kensington
2. Lantern integral in railings; similar types of lanterns are proposed to be placed at regular intervals along the length of the proposed iron railings along the length north boundary of Billy Fury Way.
3. Lantern integral in railings











**Existing Condition**

-  Main Road
-  Pedestrian movement
-  Overlooking
-  Screening
-  Inactive High Boundary
-  Steep change in ground level



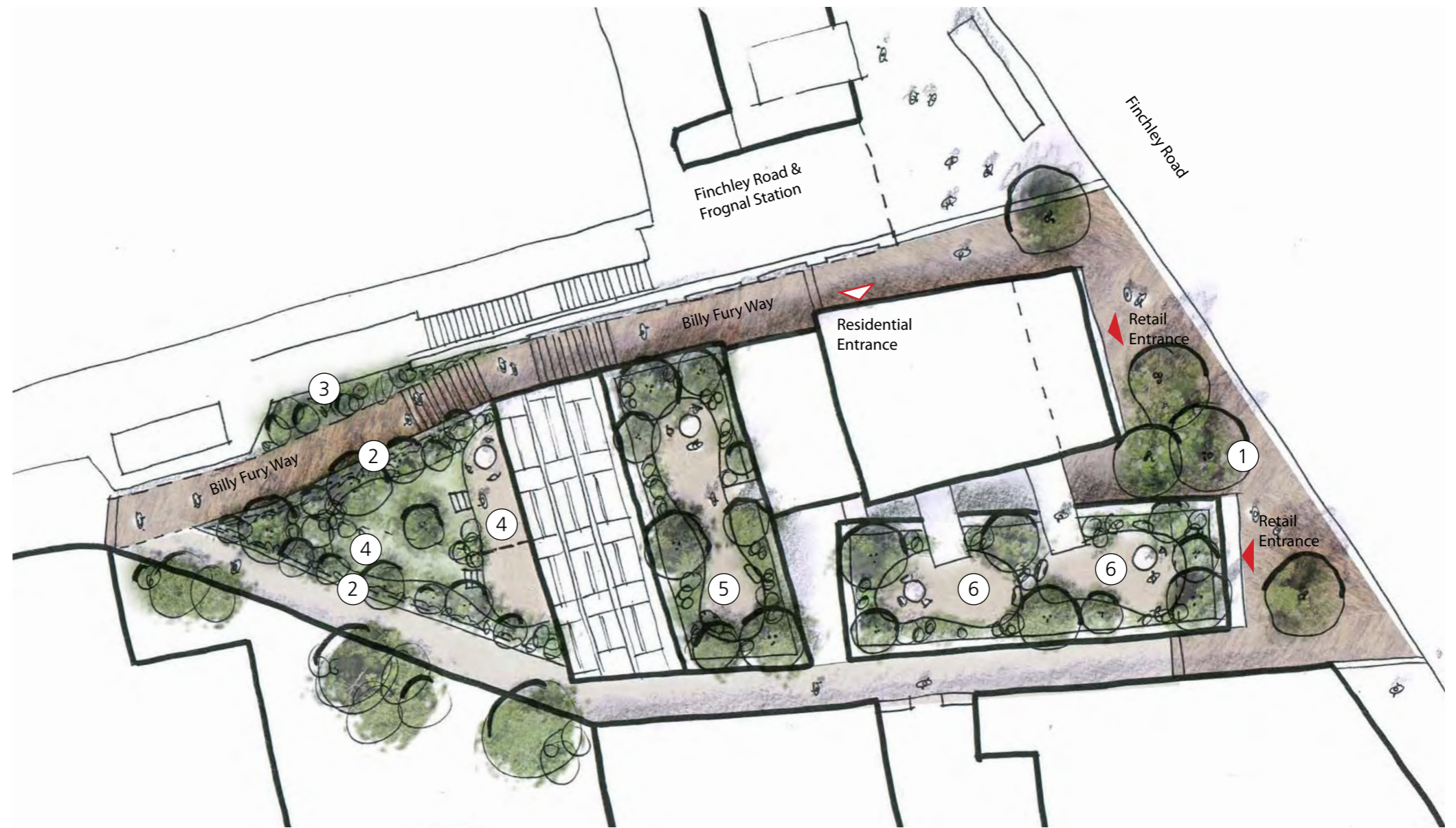
Sketch Plan NTS  
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### Landscape Constraints

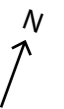
-  Garden
-  Roof Terrace
-  Public Realm
-  New Tree Planting
-  Positive Views
-  Positive Street Frontage
-  Greening of Boundary
-  Improved connection to the station entrance



## Landscape Opportunities



Sketch Plan NTS

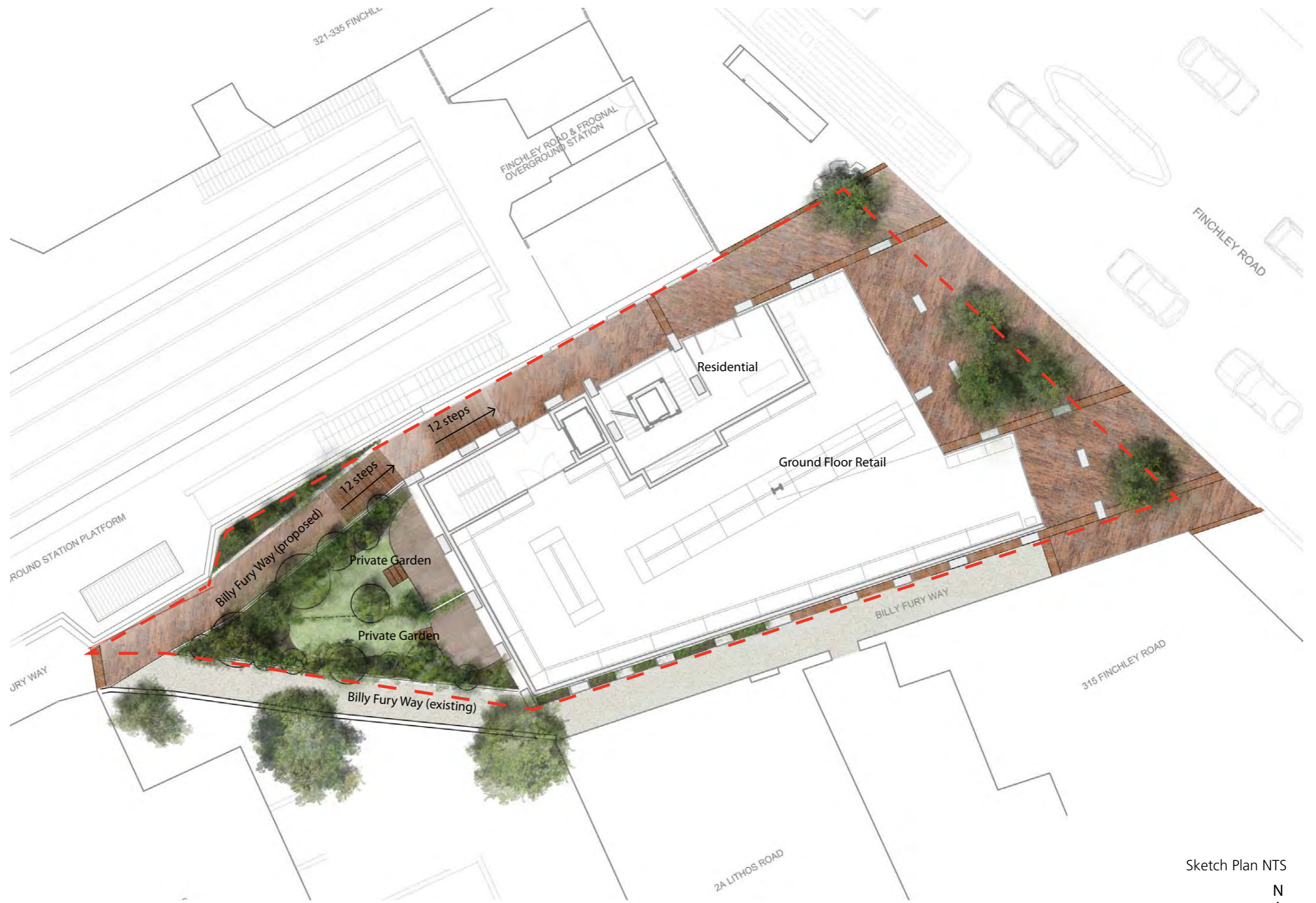


**Legend to Plan:**

- 1. Pine Trees to Street Frontage
- 2. 2.4m ht low wall and railing to LG Floor enclosure
- 3. Screening to Overground Station Boundary
- 4. Lower Ground Floor Garden terrace
- 5. 5th Floor Communal Roof Terrace
- 6. 7th Floor Private Roof Terraces






**Landscape Sketch Plan**










**Legend to Plan:**

**Hardworks**

-  Dutch Brick Paving  
Laid in alternating running bond  
Colour/Finish: Camel
-  Dutch Brick Banding Detail  
(aligned with architectural columns)  
Laid stack-bonded  
Colour/Finish: Camel
-  Dutch Brick Paving to terraces  
Laid stack-bonded
-  Boundary Brick Wall & Railings  
2.4m total height (1.8m ht railings)
-  1.2m ht Partition Timber fence

**Softworks**

-  Street Trees (Pinus pinea)
-  Garden Trees  
(mix of fastigate  
& multi stem specimens)
-  Shrub and Herbaceous planting
-  Climbers
-  Lawn

Refer to planning drwg TLG.333.GA.001 for further details

Sketch Plan NTS




**Ground level Landscape Plan**




**Legend to Plan:**


**Hardworks**


 Dutch Brick Paving to terraces  
Laid stack-bonded

 Cornish Granite Seating Boulders

**Softworks**

 Garden Trees  
(mix of multi stem specimens)

 Raised shrub and Herbaceous  
planting beds  
- 150mm Corten steel edging

 Climbing plants

Refer to planning drwg TLG.333.GA.002 for further details

Sketch Plan NTS



**Roof level Landscape Plan**

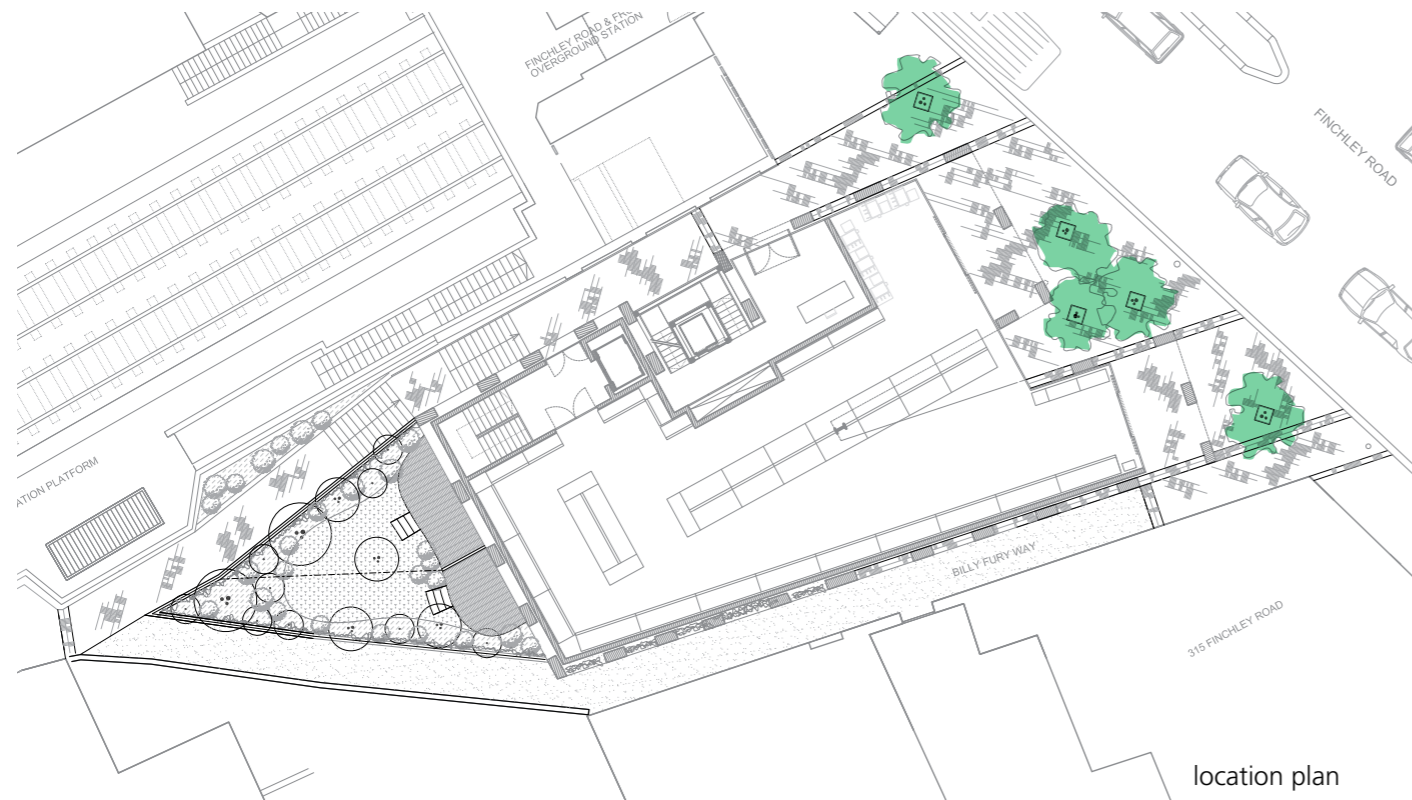
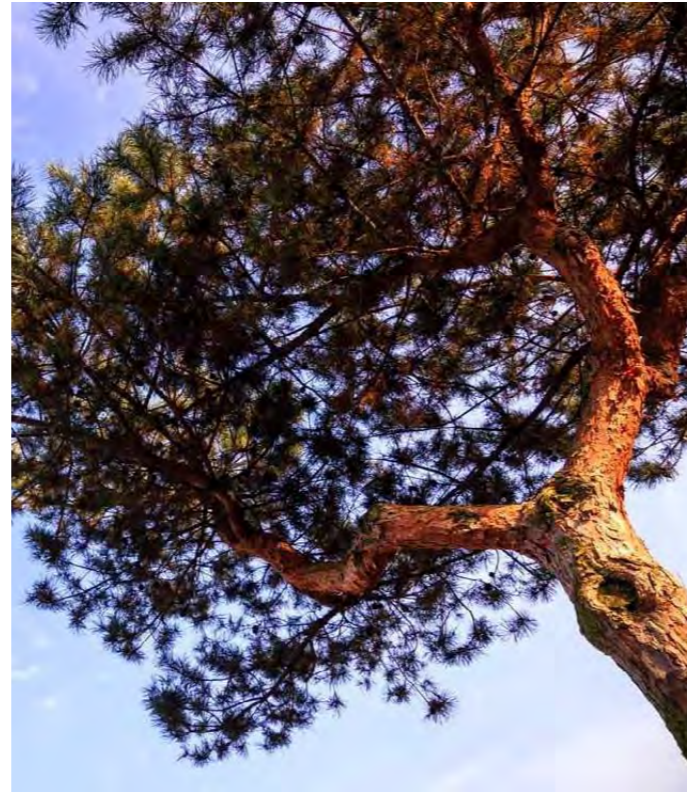
Pines (possibly *Pinus pinea*) are proposed to be planted in small groups in the Finchley Road. The canopies of the trees will be elevated above street level, providing an open view to the ground floor of the buildings, but screening the windows of the flats on the first floor.

Top left to right:

1. Looking through the trunks of Stone Pines
2. Pines have been planted as street trees in Rome, and indeed across Europe, for centuries. They have a distinctive, high and dense canopy, and do not produce as much leaf litter as many deciduous trees.

Bottom:

1. Pines in an urban context










## Addressing the streetscape: Tree Planting



Elevation to Finchley Road

Legend:

-  Semi-mature trees to Finchley Rd - clear stem pines
-  Semi-mature multi-stem trees
-  Fastigate / columnar trees
-  Multi-stem ornamental trees
-  Shrub & Herbaceous understorey planting
-  Climbing plants
-  Lawn



Street scape and ground level: Planting Strategy



**Top left to right:**

1. Magnolia soulangeana
2. (top) Pinus sylvestris
3. (bottom) Solanum jasminoides \*climber)
4. Pinus mugo

**Bottom left to right:**

1. Syringa vulgaris
2. Hoheria sexstylosa



**Billy Fury Way Boundary : Planting**



**Top left to right:**

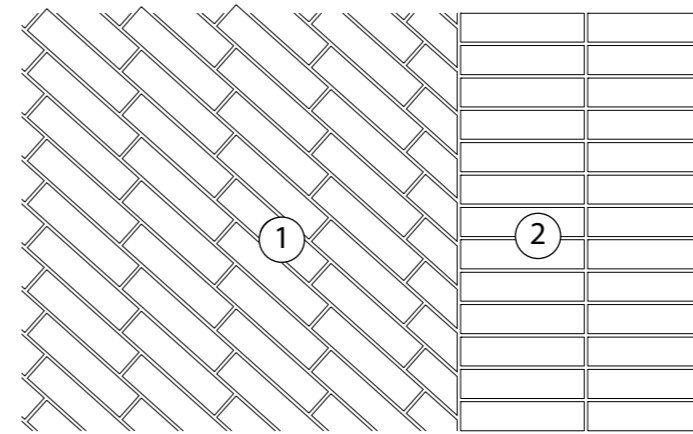
1. *Quercus robur fastigiata*
2. *Pinus sylvestris*
3. *Wisteria sinensis*
4. *Arbutus unedo*

**Bottom left to right:**

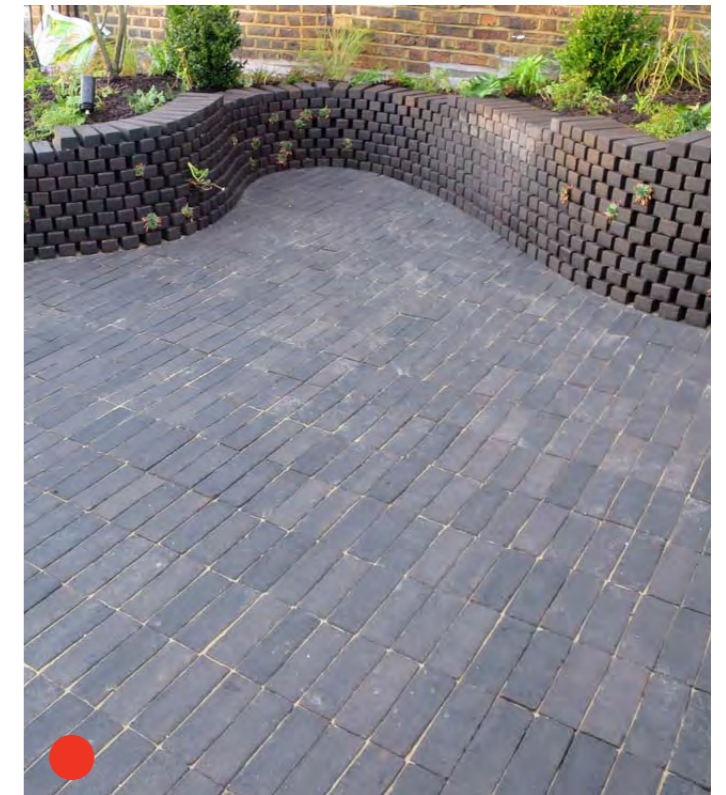
1. *Prunus serrula*
2. *Betula nigra* (multistem)
3. *Vitis cognetiae* (vine)
4. *Crataegus monogyna*



**Billy Fury Way Boundary : Planting**



- 1. Dutch brick 183x43x88mm Camel 'Acienne Belgique' Laid on edge staggered stretcher bond
- 2. Dutch brick 183x43x88mm Camel 'Acienne Belgique' Edge restraint stack bonded



**Top left to right:**

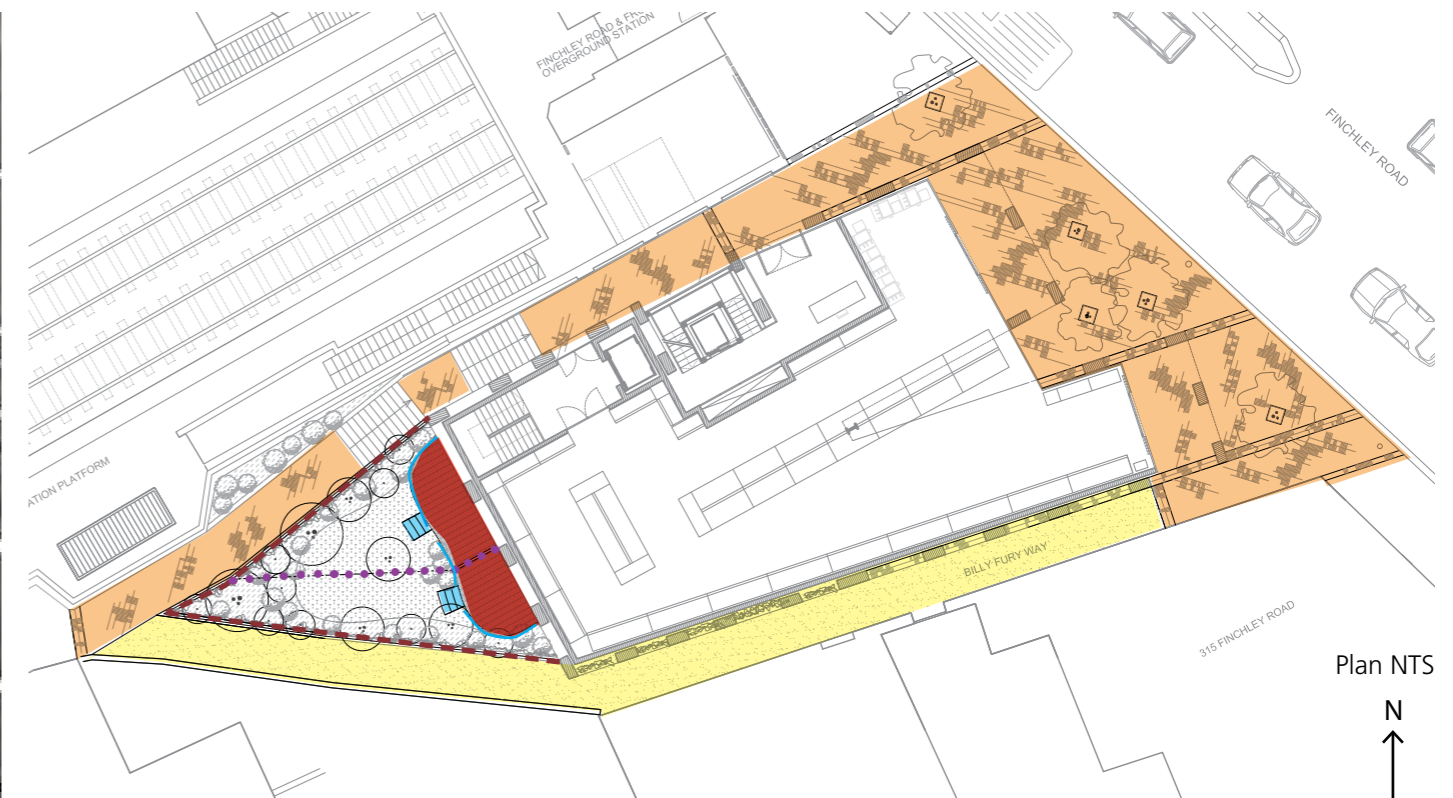
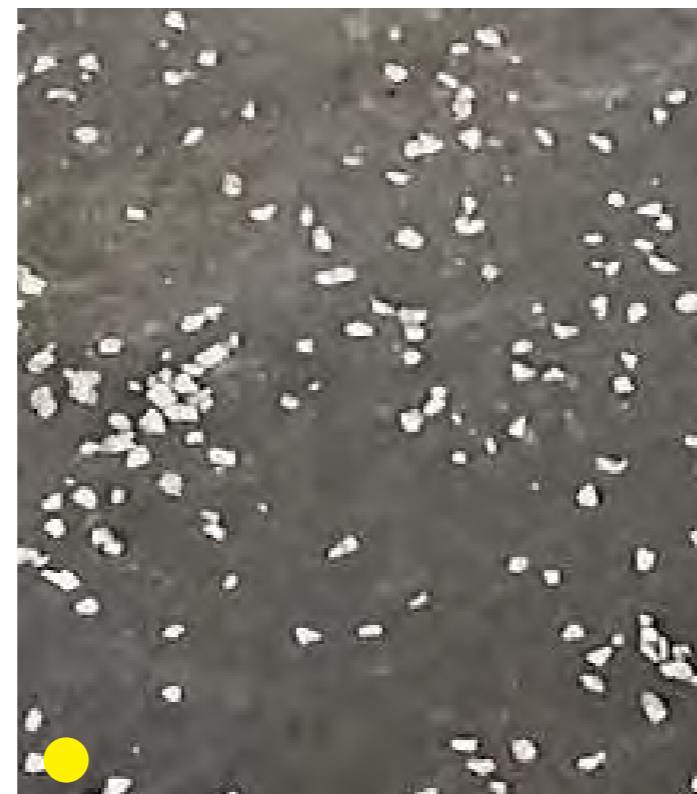
- 1. Dutch brick 183x43x88mm Camel 'Acienne Belgique'
- 2. Staggered stretcher bond pattern
- 3. Edging / Banding Detail to brick paved areas
- 4. Stack-bonded paving to lower ground garden terraces (Dutch brick 183x43x88mm Camel 'Acienne Belgique')

**Bottom left to right:**

- 1. Hot rolled asphalt with limestone chippings (8-18mm)
- 2. Ground Level Materials Diagram

**Legend:**

- Dutch brick paving laid in alternating directions
- Dutch brick paving laid stack bonded
- Hot rolled asphalt with chippings
- Boundary treatment: Low brick wall (London Stock brick) with metal railings to height of 2.4m
- Low Timber fence to height of 1.2m
- 0.5m high Dutch brick wall and brick steps to garden terraces



**Ground level : Hard Materials**