
13491 Haverstock Hill
Cambridge Gate Properties

Landscape Planning
Statement
LUC
July 2016

Piercy&Company

122 Arlington Road
London NW1 7HP

Telephone
+44 (0)20 74249611

info@piercyandco.com
www.piercyandco.com



5 - 17 Haverstock Hill

Landscape Planning Statement

6755-LD-REP-801

Prepared by LUC on behalf of Cambridge Gate Properties
May 2016

Project Title: 5 - 17 Haverstock Hill

Client: Cambridge Gate Properties

Project ref: 6755

Link: S:\6700\6755 Haverstock Hill - RFP Landscape Architect\Graphics\REPORTS\160322 Planning Statement\6755-LD-REP-801_A Landscape Planning Statement



www.landuse.co.uk

Version	Date	Version Details	Prepared by	Checked by	Approved by Principal
1.0	01.04.16	First Issue	Andy Pringle	James Virgo	Jennette Emery-Wallis
2.0	27.04.16	Second Issue	Andy Pringle	James Virgo	Jennette Emery-Wallis
3.0	27.05.16	Planning Issue	Andy Pringle	James Virgo	Jennette Emery-Wallis

LUC Team Contributors

Jennette Emery-Wallis
James Virgo
Andy Pringle
Caroline Druon

Director Landscape Architect
Associate Landscape Architect
Principal Landscape Architect
Consultant Landscape Architect



Planning & EIA
Design
Landscape Planning
Landscape Management
Ecology
Mapping & Visualisation

LUC LONDON
43 Chalton Street
London NW1 1JD
T 020 7383 5784
F 020 7383 4798
london@landuse.co.uk

Offices also in
Bristol
Glasgow
Edinburgh



FS 566056
EMS 566057

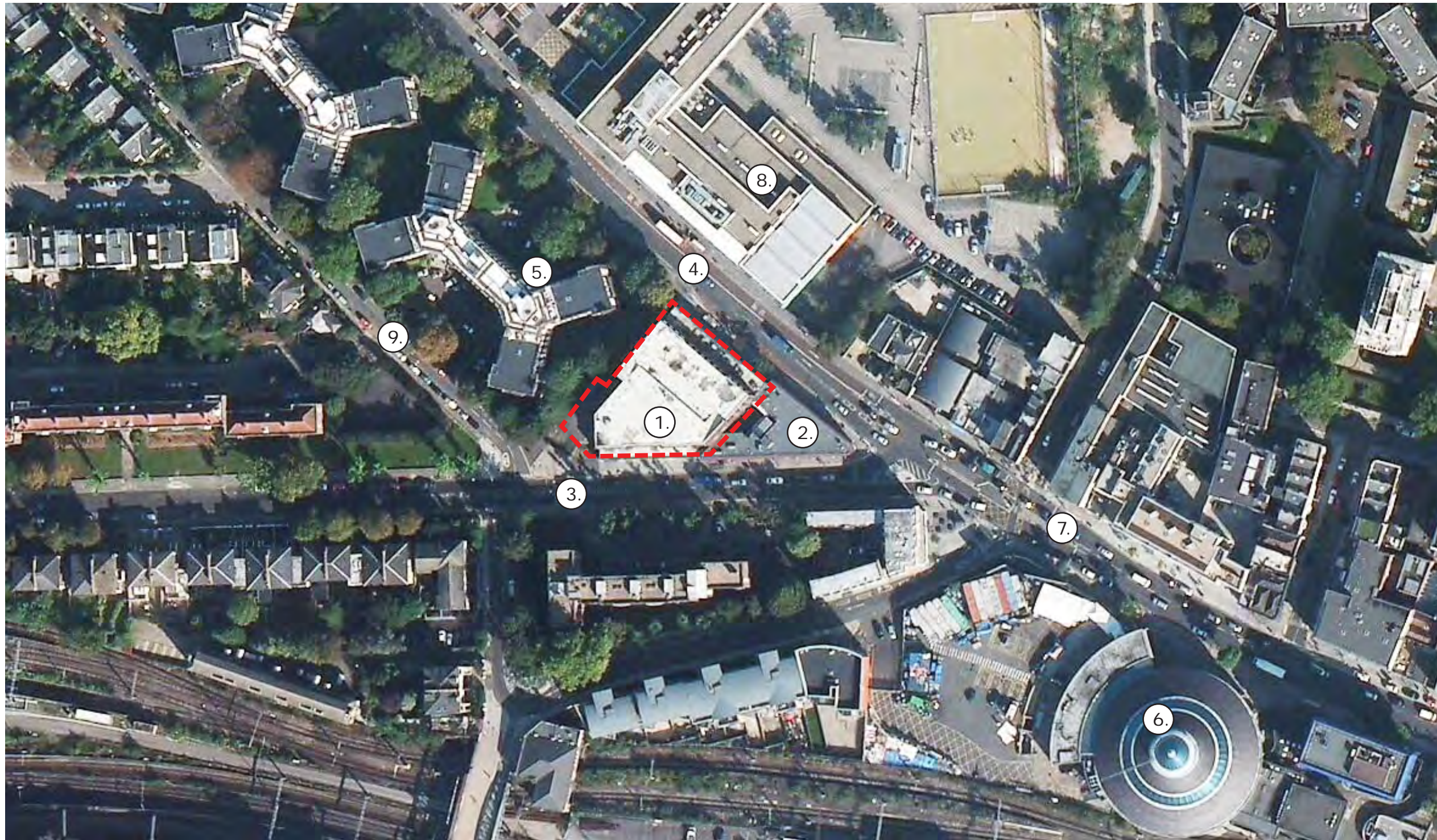
Land Use Consultants Ltd
Registered in England
Registered number: 2549296
Registered Office:
43 Chalton Street
London NW1 1JD

Printed on 100% recycled paper

Contents

Introduction	5
Existing site images	6
Existing site survey plan	8
Landscape Masterplan	9
Detailed Areas	10
Detailed Sections	16
Material Palette	18
Edge Strategy	20
Furniture	21
Play Strategy	22
Soft Landscape Palette	24
Biodiversity	30
Topsoiling	32

Site Context



1. Eton Garage
2. Chalk Farm Underground Station
3. Adelaide Road
4. Haverstock Hill
5. Eton Place
6. The Roundhouse
7. Chalk Farm Road
8. Haverstock School
9. Eton College Road

Introduction

The GLA in March 2016 adopted their Minor Alterations to the London Plan, this included an update on their housing and parking policies including a number of revised standards to bring them in line with the national standards. These have now been formally adopted and should be referenced throughout the report.

At the local level the London Borough of Camden are in the process of developing their new Local Plan. The consultation period for their Local Plan Pre-Submission Draft closed on April 4th 2016. The plan will then be amended accordingly prior to submission to the Secretary of State for Public Examination. This version of the Local Plan is at an advanced stage in the adoption process, and therefore policies should be considered in this submission.

This document sets out the landscape design proposals and provides supporting technical information for the 5 - 17 Haverstock Hill site planning application submission. It should be read in conjunction with the following drawings, which together form a comprehensive background to the site and the overall objectives for the scheme.

- 6755-LD-PLN-001 - Landscape Masterplan
- 6755-LD-PLN-002 - Rendered Landscape Masterplan
- 6755-LD-PLN-201 - Landscape Proposals – Ground Floor
- 6755-LD-PLN-202 - Landscape Proposals – Level 1
- 6755-LD-PLN-203 - Landscape Proposals – Level 2, 3 & 4
- 6755-LD-PLN-204 - Landscape Proposals – Level 6
- 6755-LD-SEC-601 - Section A & B – Ground Floor Gardens
- 6755-LD-SEC-602 - Section C – Level 1, 4 & 5
- 6755-LD-SEC-501 - Overall Masterplan

This document should also be read in conjunction with the Design and Access Statement (DAS) prepared by PIERCY & COMPANY ARCHITECTS which provides a detailed description of the whole development.

Description

Cambridge Gate Properties wishes to redevelop the Eton Garage site on Haverstock Hill, in Chalk Farm, London. The site currently comprises of a purpose built vehicle storage site including vehicle storage with vacant ancillary offices. The project objective is to develop the site with a landmark building comprising residential use. The proposal includes a mixed tenure of residential units comprising market housing, social rented and intermediate housing; garden and terrace spaces at various building levels; ground floor retail provision; and a children's play space adjacent. The site also interfaces with the Grade II listed London Underground Chalk Farm Station.

Landscape Design

The various elements of the landscape design need to perform several different roles, including:

- Urban public realm and pedestrian access
- Private external space for residents
- Communal play and amenity space for residents

It also needs to address issues of security, servicing (e.g. refuse collection), pedestrian circulation, residential access, biodiversity, and ecological enhancement, and drainage.

Scope

The landscape brief, and this report, covers the landscape design inclusive of hard and soft external works, levels and surface finishes for the following areas:

- Entrance to affordable units from Adelaide Road
- Communal play space
- 4no private gardens to affordable units at ground level
- Inaccessible Central Courtyard garden to Level 1
- Biodiverse roof space to Level 3
- 2no private garden terraces to Level 4
- 4no private garden terraces to Level 5
- 2no private garden terraces to Level 6

It excludes the following areas:

- Highways and public realm street spaces to Adelaide Road and Haverstock Hill
- Internal spaces
- Access to internal bin store from Haverstock Hill

Existing Site



View of existing site from Chalk Farm Road



View of existing site and Chalk Farm Underground Station from Adelaide Road



View of existing site and Chalk Farm Underground Station from Adelaide Road



View of existing site and Eton Place from Adelaide Road



View of existing site from Adelaide Road



View of existing site and Chalk Farm Underground Station from Haverstock Hill

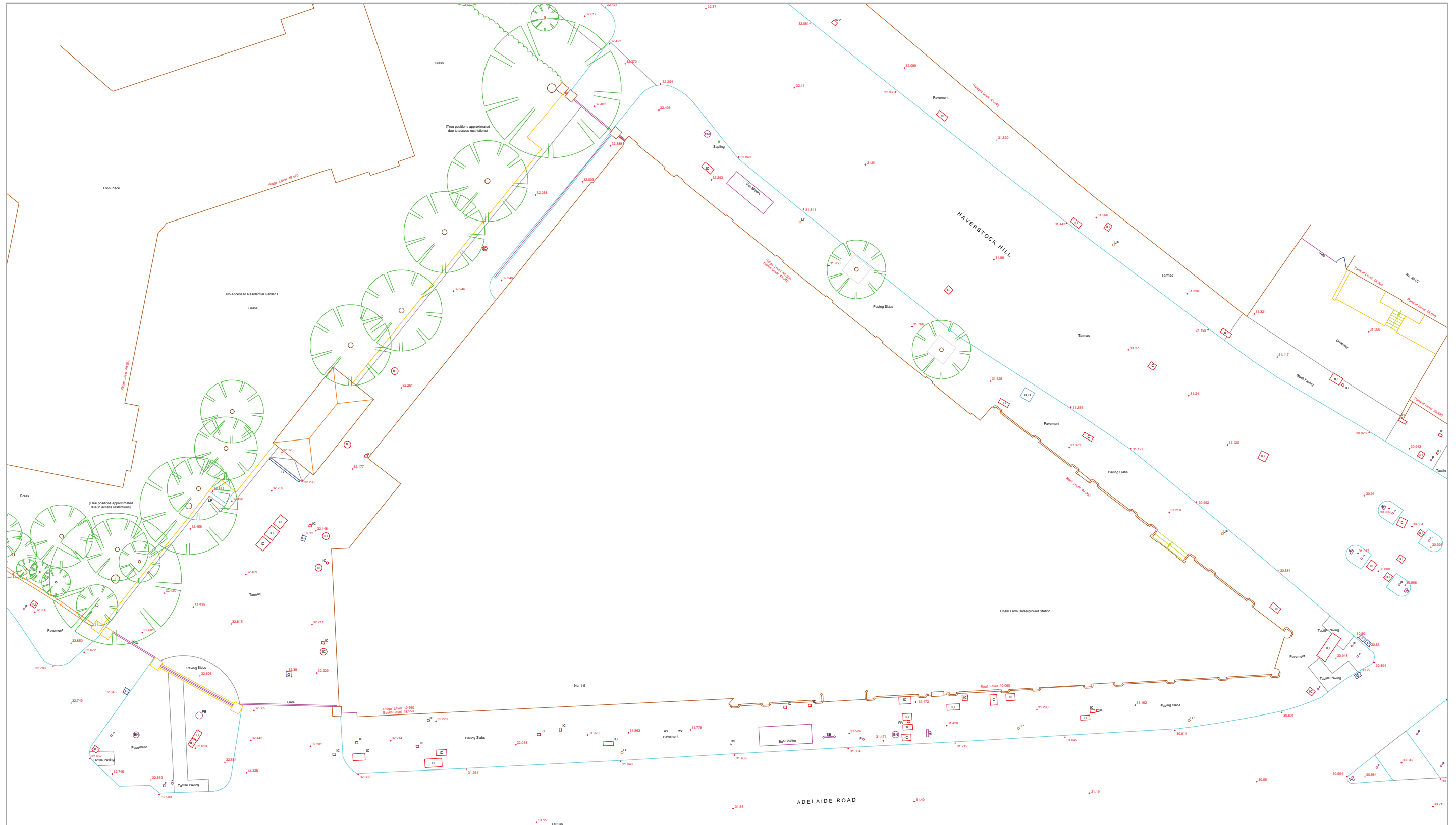


View of entrance to rear alleyway from Haverstock Hill



View from Haverstock Hill along existing rear alleyway

Existing Site Survey Plan



Landscape Masterplan

The overall landscape masterplan integrates into the surrounding context of the site giving respect to its history and heritage as well as to bordering existing features such as the Grade II listed Chalk Farm Station, as well as protected trees and existing walls. The landscape masterplan is designed to offer a range of experiences and typologies of space across all levels while overall reading cohesively using the same design narrative.



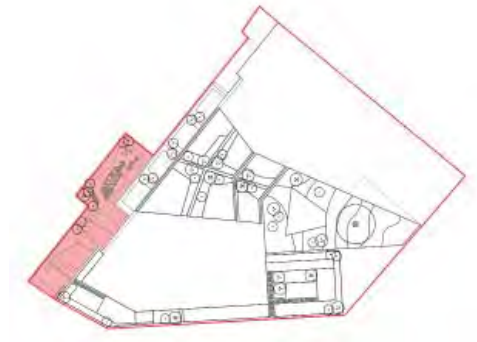
Detail Areas - Ground Floor Level

At the ground level is the entrance to the affordable accommodation. This securely gated space will only be accessible for residents and is a suitably attractive and welcoming space. A DDA compliant 1:21 ramp leads to the entrance, interest is heightened through banding of the high quality natural stone paving created through subtle changes in paving tone and units size.

Planting beds soften the space and lessens the impact of the brick walls which enclose it these are complimented by vertical climbing plants again adding to this green buffer. Planting beds also contribute to the suds system and help attenuate water and relive run off lessening peak flow rates.

A children's play space is also proposed which offers a relaxed area with a number of natural play elements and seating opportunities.

Opposite the entrance, covered cycle parking has been proposed, with the number of spaces in line with GLA standards. Additionally there is also 4 visitor parking spaces accessible to the street.



Location Plan

1. Multi-stem tree
2. Banded natural stone paving on ramp
3. Resident cycle parking (16 spaces) and bespoke shelter
4. Inlaid timber sleepers
5. Bespoke timber bench
6. Willow tunnel
7. Play boulders
8. Timber hollowed log
9. Rubber bark softfall
10. Climbing plants on wall
11. Entrance spill out space
12. Secure entrance gateway
13. Herbaceous planting
14. SUDS Planting incorporated within planting beds
15. Visitor cycle parking (4 spaces)

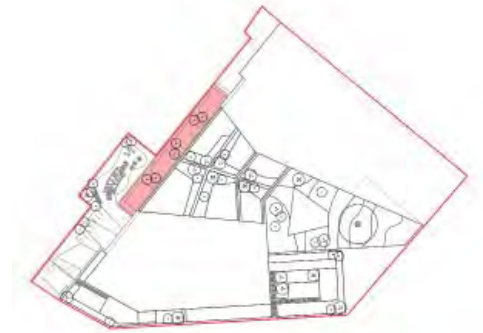


Detail Areas - Ground Floor Gardens

As part of the affordable units, private courtyard spaces have been allowed for, which provide intimate, quiet areas for residents to use and enjoy. Planting beds enclose the space and provide a green buffer against the harder brick edges. Hedges are proposed between properties these are 1.2 m high to give a sense of enclosure and privacy while not dominating the space.

Planting beds are fully planted with low maintenance herbaceous planting to present a cohesive scheme yet there is an opportunity for residents to use these beds for food growing in the future.

Each courtyard is provided with a flexible area of hard space paved with Dutch Clay pavers giving a garden character and reinforcing the sense of the intimate scale.



Location Plan



1. Dutch Clay paver
2. Trimmed hedge screen planting
3. Raised herbaceous planting bed (metal edge)
4. Multi-stem tree
5. Seating on planter edge

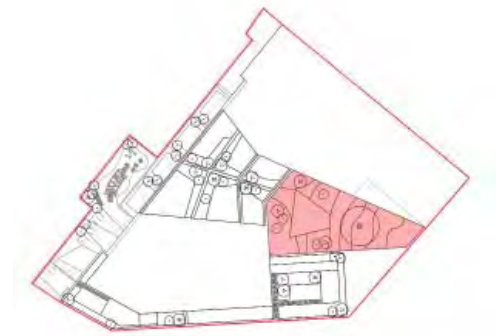


Detail Areas - Level 1 Central Courtyard

The inaccessible central courtyard space is at the heart of the development and is intended to provide residents with a non accessible dynamic green-space to look out onto while supporting and promoting biodiversity.

Banding of three different characters punctuate the space. The species chosen have been selected due to their aesthetic quality and also enable the space to be relatively low maintenance. Drip-fed subsurface irrigation incorporating soil moisture sensors shall be incorporated at this level to support the planting. The irrigation control will be zoned to permit variable irrigation to different planting assemblages.

A large feature tree characterises the space and provides a focal feature the canopy of which can be seen from the street greening the development.

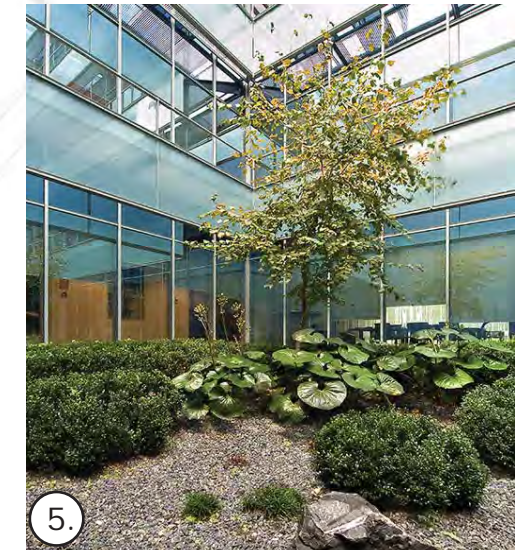


Location Plan



1. Large feature tree - Liquidambar styraciflua 'Worplesdon' – Sweet Gum 'Worplesdon'
2. Long grass planting
3. Small gravel and multi-stem trees/grasses
4. Wildflower mix
5. Large boulders/stones and ferns/multi stem trees
6. Low maintenance herbaceous planting
7. Glass skylight
8. Informal maintenance/access pathway

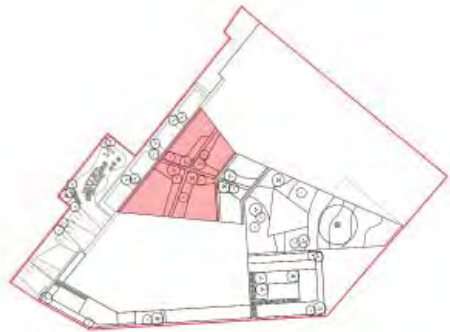
NOTE: LANDSCAPE ON THIS LEVEL IS INTENDED TO BE FLAT AND NO MOUNDING OR STEPPING OCCURS APART FROM AROUND THE BASE OF THE MATURE FEATURE TREE WHERE IT MOUNDS TO 500mm MAX.



Detail Areas - Level 5 Terrace Gardens

The private terrace gardens on levels 4 & 5 offer residents the opportunity for spacious external areas. Planting beds offer a green buffer between terraces complimented by hedges that are 1.2 m high giving a sense of enclosure and privacy while not dominating the space.

Planting beds are fully planted with low maintenance herbaceous planting to present a cohesive scheme yet there is an opportunity for residents to use these beds for food growing in the future.



Location Plan

1. Natural stone paving small unit
2. Hedge screen planting
3. Raised herbaceous planting bed
4. Multi-stem tree
5. Metal edge
6. Low planter buffer to balustrade



Level 3 - Biodiverse Roof



Location Plan



1. Wildflower planting

Level 4 - Terrace Gardens



Location Plan



3.



4. 5.

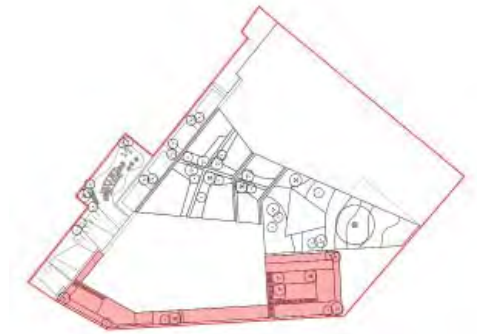
1. Natural stone paving small unit
2. Hedge screen planting
3. Raised herbaceous planting bed
4. Multi-stem tree
5. Metal edge
6. Low planter buffer to balustrade

Detail Areas - Level 6 Terrace Gardens

The private terrace gardens on level 6 offer residents generously proportioned external areas that offer a range of nodes and characters. Low maintenance planting beds enclose the space and create areas of year round interest.

Within the terrace hard areas paved with high quality natural stone paving form an informal patio seating space while a softer area is proposed through a planted ground-cover lawn with stepping stones through it.

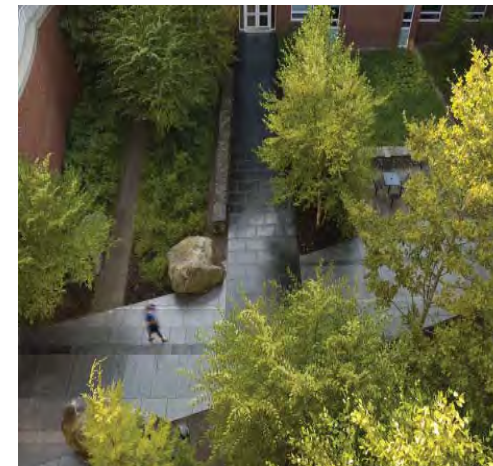
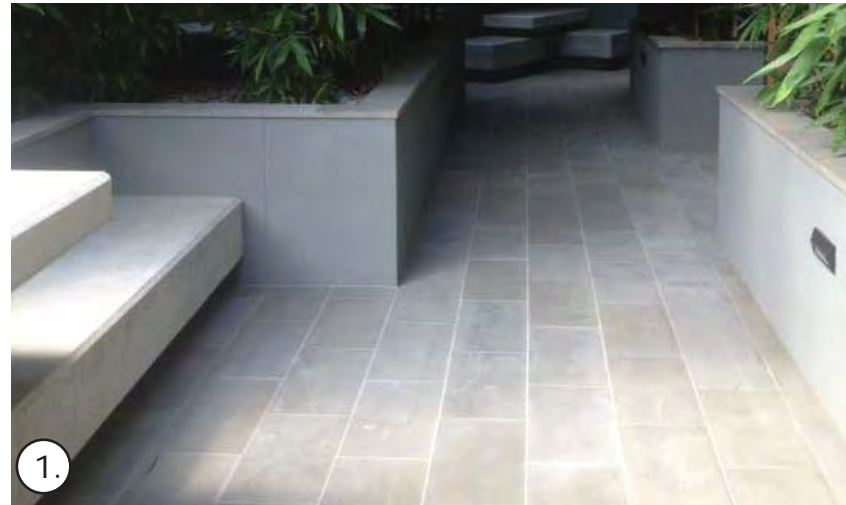
The terrace achieves a balance between maximizing views out over the surrounding area and providing a sense of enclosure and intimacy in line with its domestic character.



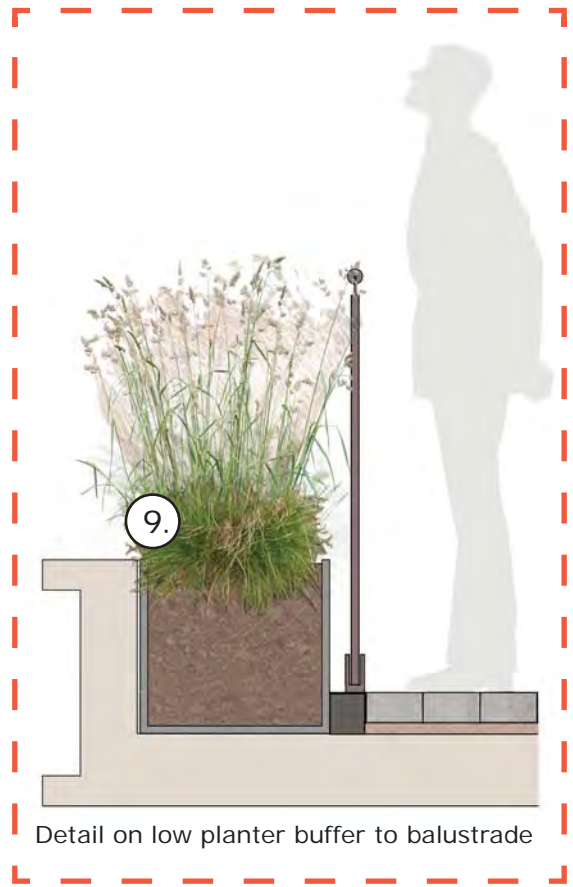
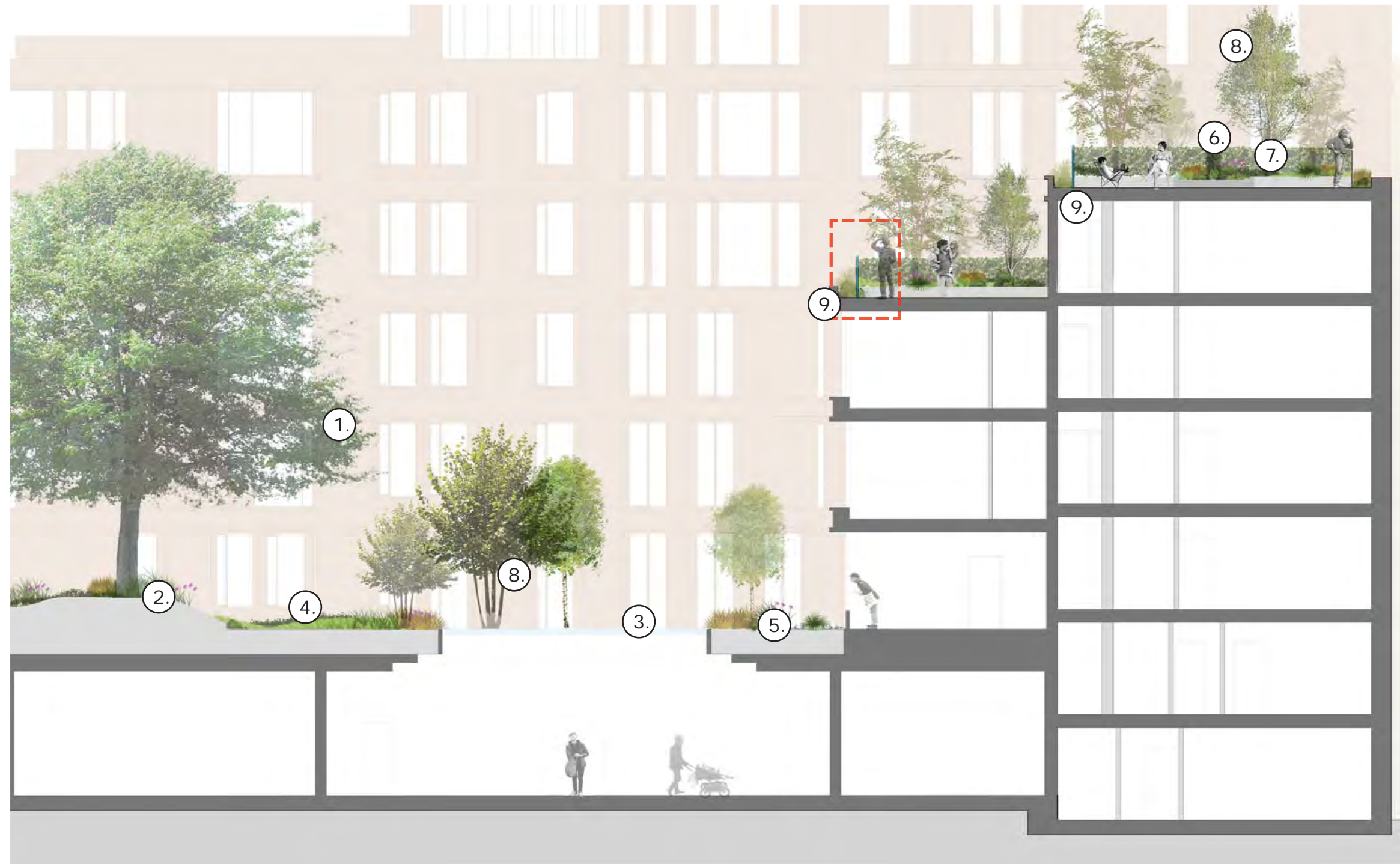
Location Plan



- 1. Natural stone paving small unit
- 2. Hedge screen planting
- 3. Raised herbaceous planting bed
- 4. Multi-stem tree
- 5. Groundcover lawn planting
- 6. Metal edge
- 7. Low planter buffer to balustrade
- 8. Stepping stones through lawn
- 9. Wildflower planting



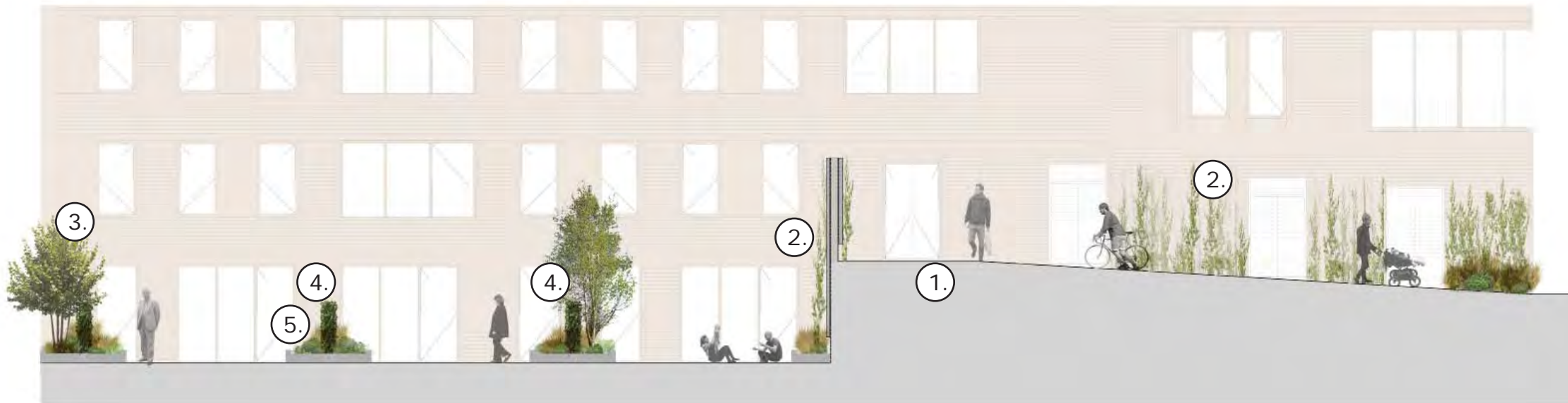
Detailed Sections



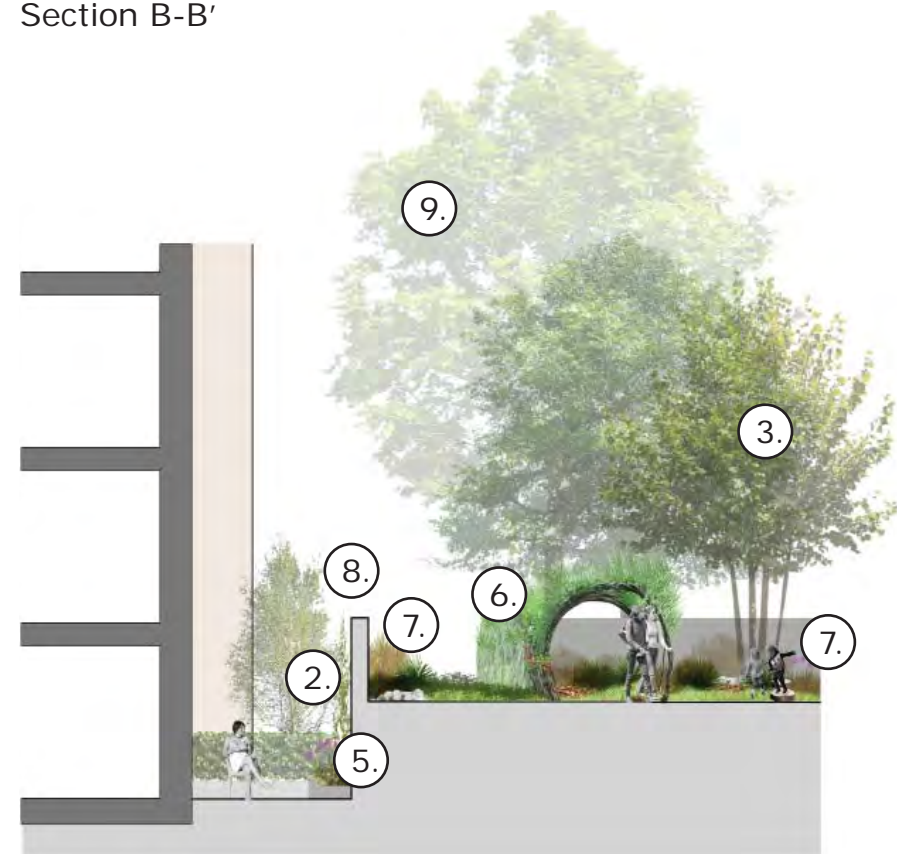
Detail on low planter buffer to balustrade

- 1. Large feature tree - Liquidambar styraciflua 'Worplesdon' – Sweet Gum 'Worplesdon'. To be inserted at 5.5m- 6m high. Reaches a height of 15-20m with a 10-12m spread.
- 2. Long grass planting
- 3. Glass skylight
- 4. Low maintenance herbaceous planting
- 5. Large stones and ferns
- 6. Hedge screen planting
- 7. Raised herbaceous planting bed
- 8. Multi-stem tree
- 9. Low planter buffer to balustrade

Section A-A'

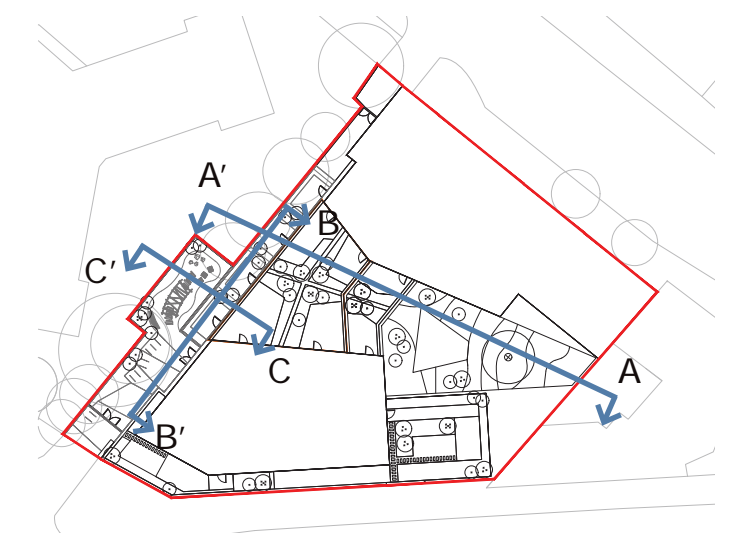


Section B-B'



Section C-C'

1. Entrance spill out space
2. Climbing plants on wall
3. Multi-stem tree
4. Hedge screen planting
5. Raised herbaceous planting bed
6. Willow tunnel
7. Herbaceous planting
8. Brick wall
9. Existing trees retained



Location Plan



Material Palette

A palette of high-quality materials have been chosen for the various spaces in the proposed scheme:

- Access into the affordable units from Adelaide Road will be via a 1:21 DDA compliant ramp formed of irregular bands of granite setts and paving flags, flanked by evergreen climbers to the existing boundary wall and to the elevation of the proposed building.
- Private gardens to Level 0 will be surfaced with a warm coloured clay brick paver to compliment the brickwork elevation to the proposed building.
- The play area will be surfaced with a porous play safety surface called Tigermulch, which is a bound rubberised surface that has a naturalistic appearance.
- The central courtyard will predominantly feature bands of planting, but one of the bands will comprise a stone garden interspersed with ferns and multi-stem trees. The stone will include a mixed grade of Scottish Beach Cobbles including 5% boulders (minimum size 800mm in any direction), 60% of cobbles (100-200mm grade), 35% pebbles (20-30mm grade).
- Terrace gardens to levels 4, 5 & 6 will be paved with yorkstone flag pavers, with level 6 gardens also including areas of yorkstone setts and yorkstone flag stepping stones through areas of groundcover planting.





Granite pavers



Granite sett paving



Yorkstone sett paving



Yorkstone pavers



Dutch clay pavers



Yorkstone stepping stones



Tiger mulch



Scottish beach boulders / cobbles / pebbles



Ashfield tarmac

Additional materials and furniture include the following:

- Retention of the existing boundary brick wall to Eton Place which would require cleaning up and minor repair work.
- Polyester powder coated sheet steel planters to all private garden spaces (colour TBC).
- Sheffield stand bike racks to affordable unit entrance (colour TBC).

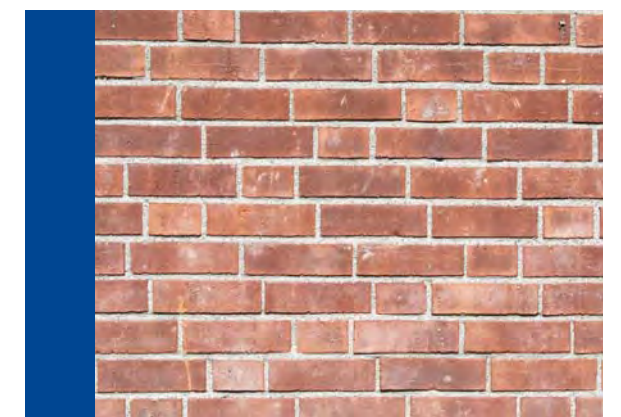
Edge Strategy



5mm thick 250 high metal retaining edge



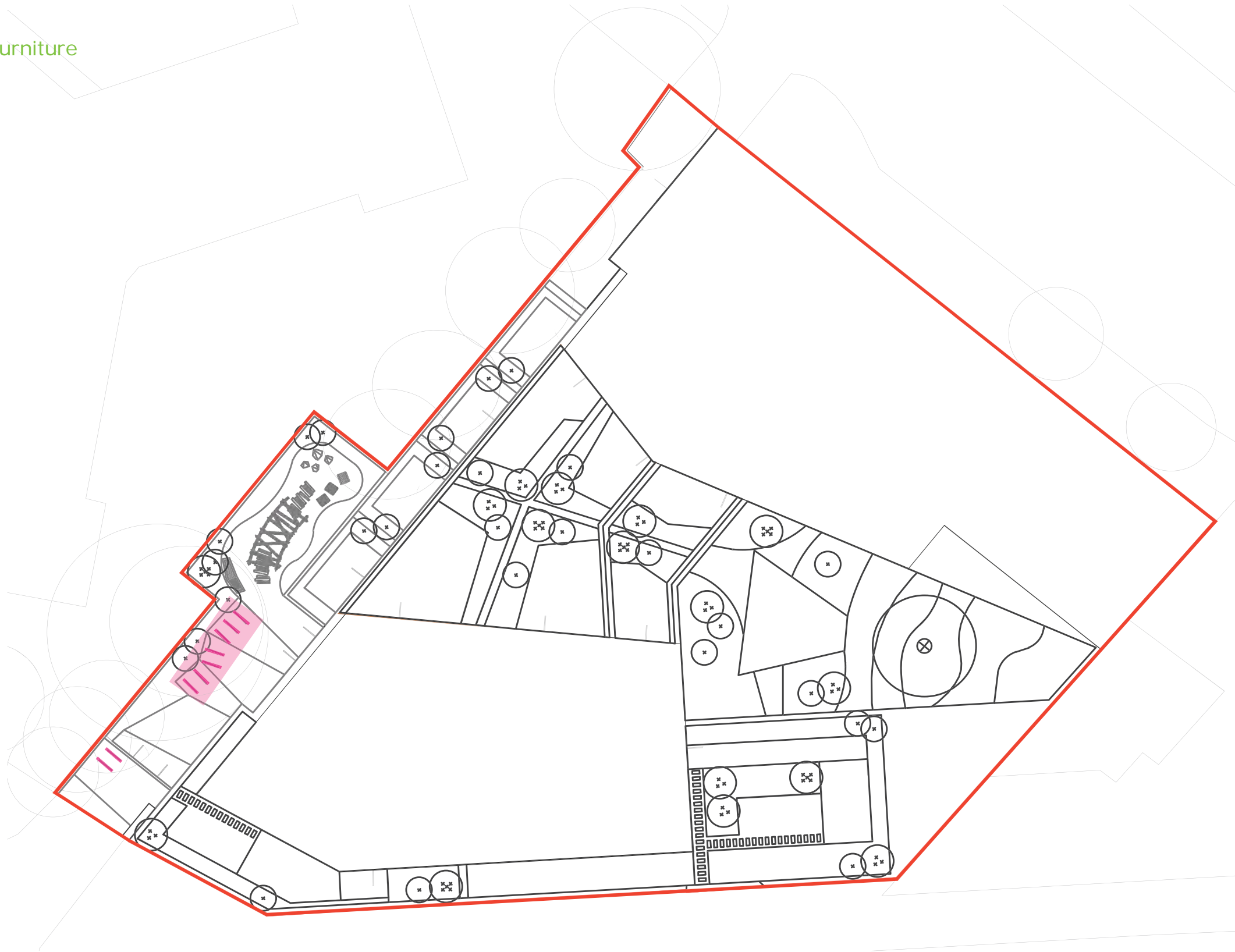
Retained existing brick wall



Proposed new brick wall to match existing

NOTE: THE EXISTING BRICK WALL IS TO BE CLEANED AND REPAIRED WHERE NECESSARY.

Furniture



Stainless Steel Cycle Stand Cs20 by Voss 8no



Bespoke cycle parking shelter

Play Strategy

The play area is designed to be an informal play space within a planted and soft environment setting, and features a planted border to its perimeter to help soften the rectangular space. The play is laid out to encourage 'journeying', for different age ranges, and features a willow play tunnel with port holes, timber stepping stones, hollowed out log tunnels and a stone boulder circle.

All of the play pieces are formed using natural materials to help engage children more with the natural environment. A timber seat to the play space entrance links the space with the entrance to the affordable units, and provides seating space for parents and carers.

Assessing child occupancy and play space requirements

Number of flats:

	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Social rented/affordable	0	0	3	6	0	0	9
Intermediate	2	4	2	0	0	0	8
Market	6	14	28	12	0	0	60
Total	8	18	33	18	0	0	77

Proportion of children:

	Number of children	%
Under 5	10	44%
5 to 11	8	35%
12+	5	21%
Total	23	100%

Play space requirements:

Camden play space requirements (sqm)	Total required	Total of Children's play space for the development
2.5sqm per child	57.5sqm	71.3sqm



1. Tigermulch rubber surfacing
2. Smooth boulders
3. Hollowed log timber play element
4. Willow tunnel
5. Timber railway sleepers
6. Bespoke timber bench

