

6.0 Landscape

6.1 Constraints and Opportunities

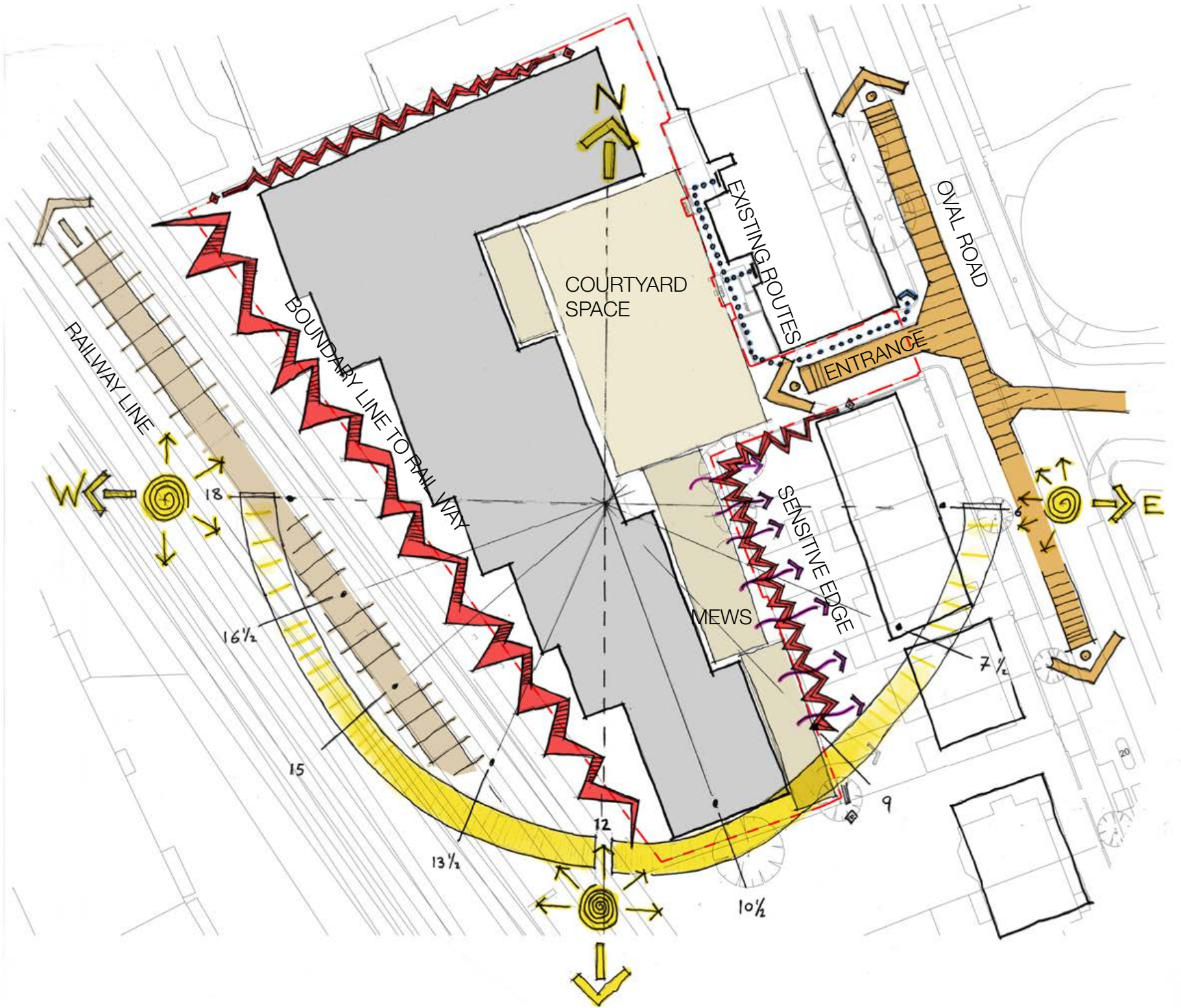
The proposed development of Centric Close is for a residential block with some B1 office workspace at the ground floor. The proposed building footprint, combined with the site shape, characteristics and existing elements create a number of constraints and opportunities for landscape & public realm. These are set out below;

Constraints:

- The building footprint and alignment create a narrow landscape space at the south end of the site;
- The location of the site means the site has a single entrance/exit of 7m wide;
- A large area in the centre of the landscape must be kept clear to accommodate refuse and fire tender routes;
- The site is located directly alongside a National Rail route;
- The site is surrounded by but not within the Primrose Hill Conservation Area and The Regents Canal Conservation Area; and
- The site has sensitive edges to the south where neighbouring gardens are located up to 1.5m below the existing site level.

Opportunities:

- The building is positioned to the west of the site adjacent to the railway line resulting in a large significant courtyard space 19.5 x 32m;
- The building forms a step back at the core entrance forming a threshold in the landscape that can be used for seating like an outdoor foyer;
- The southern block of the building creates a narrow mews like space in the landscape;
- With only a single entrance the remainder of the sites boundary can be planted;
- Direct views can be seen from Gloucester Crescent, providing potential for a key feature in the landscape; and
- There is potential for increasing Biodiversity and Ecology in the site.



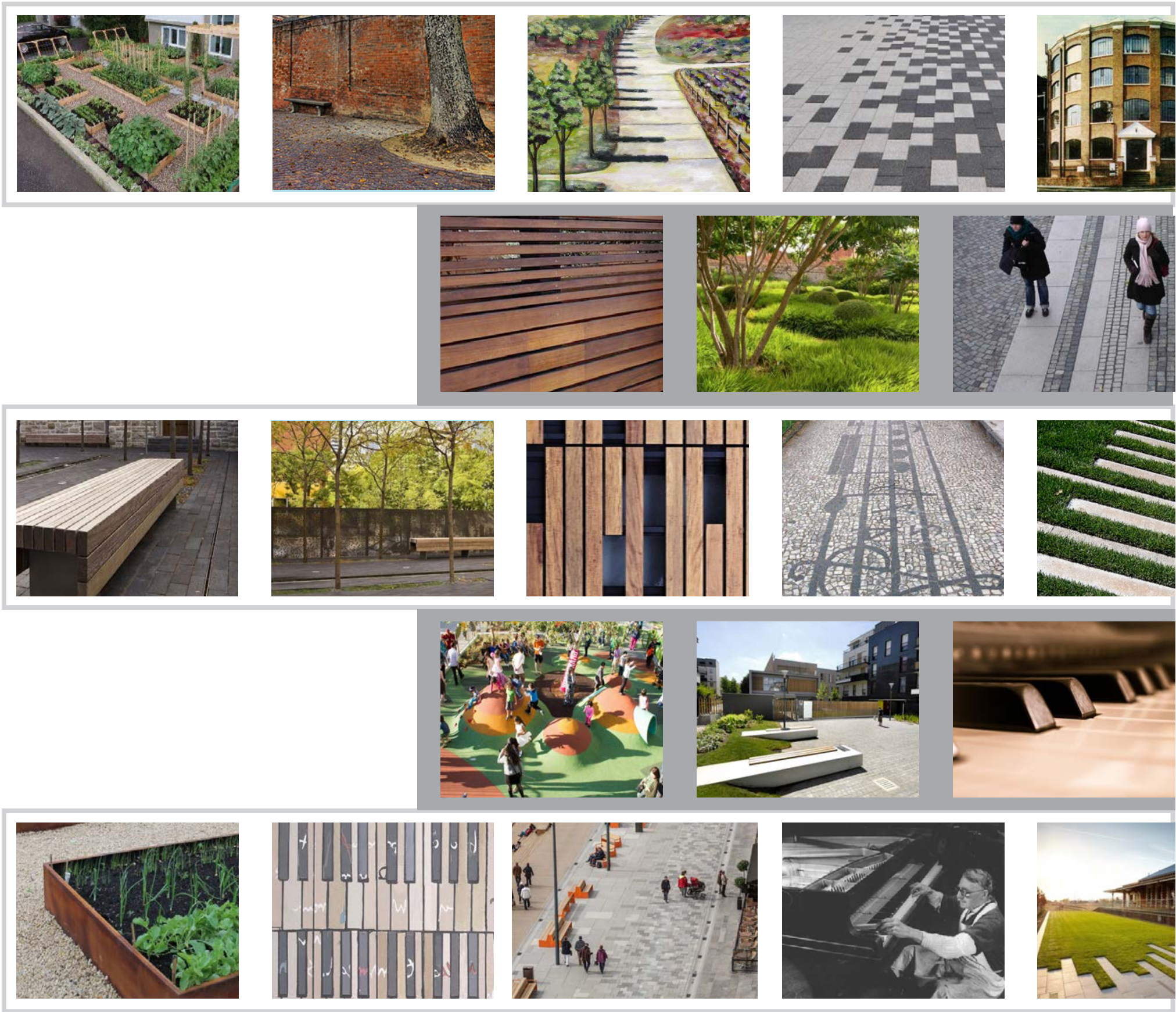
Constraints and Analysis Diagram - Centric Close

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6.2 Landscape Vision

LANDSCAPE VISION

The vision for the landscape design of Centric Close draws from the rich heritage of piano manufacturing in the area. The emerging fabric in this area of Camden is of residential living in an industrial workspace environment. The site lends itself nicely to become a special courtyard with residential mews tucked away behind the residential street. The Landscape concept for the Centric Close site is to create a new private courtyard that residents and workers can enjoy living and working in. The design seeks to include details that reference Camden's history and industrial heritage.



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6.3 Concept Development

Concept Development

The conceptual approach to the landscape design at Centric Close is of a contemporary space in a historic courtyard & mews. This is created through the marriage of two main spaces. The main courtyard and a residential mews courtyard. The resulting space to the rear and sides of the building are partitioned into private terraces for workers and residents.

The site's location within Camden provides for the expression of an industrial past. This is reflected by use of both hard and soft elements such as reclaimed steel railway track, large semi mature feature tree with clusters of potted plants. These have been positioned within the landscape in order to connect the site to its industrial heritage and create the feel of a 'working' courtyard character.

Vegetation
In an ever-growing urban environment the 'need for green' is paramount, and the success of the Centric Close redevelopment is to integrate multiple green roofs into the scheme. The previous workspace site offers no vegetation or ecological initiatives so while the site is constrained by size, the new landscape design manages to locate greenspace where before it was not possible.

Feature tree planting on the ground floor plane can accentuate views particularly from outside the site on Gloucester Crescent. As well as generating views, the tree will act as an important moment in the landscape where workers, residents can gather and socialise.

Seating space will be matched with green interventions in the landscape to create welcome spaces where visitors can wait or pass through before entering the building cores.

Vegetated buffers are proposed along the site's constrained boundary. What is now a wire fence boundary will be decorated with ornamental shrubs, evergreen ground cover plants, climbing plants and perennials.

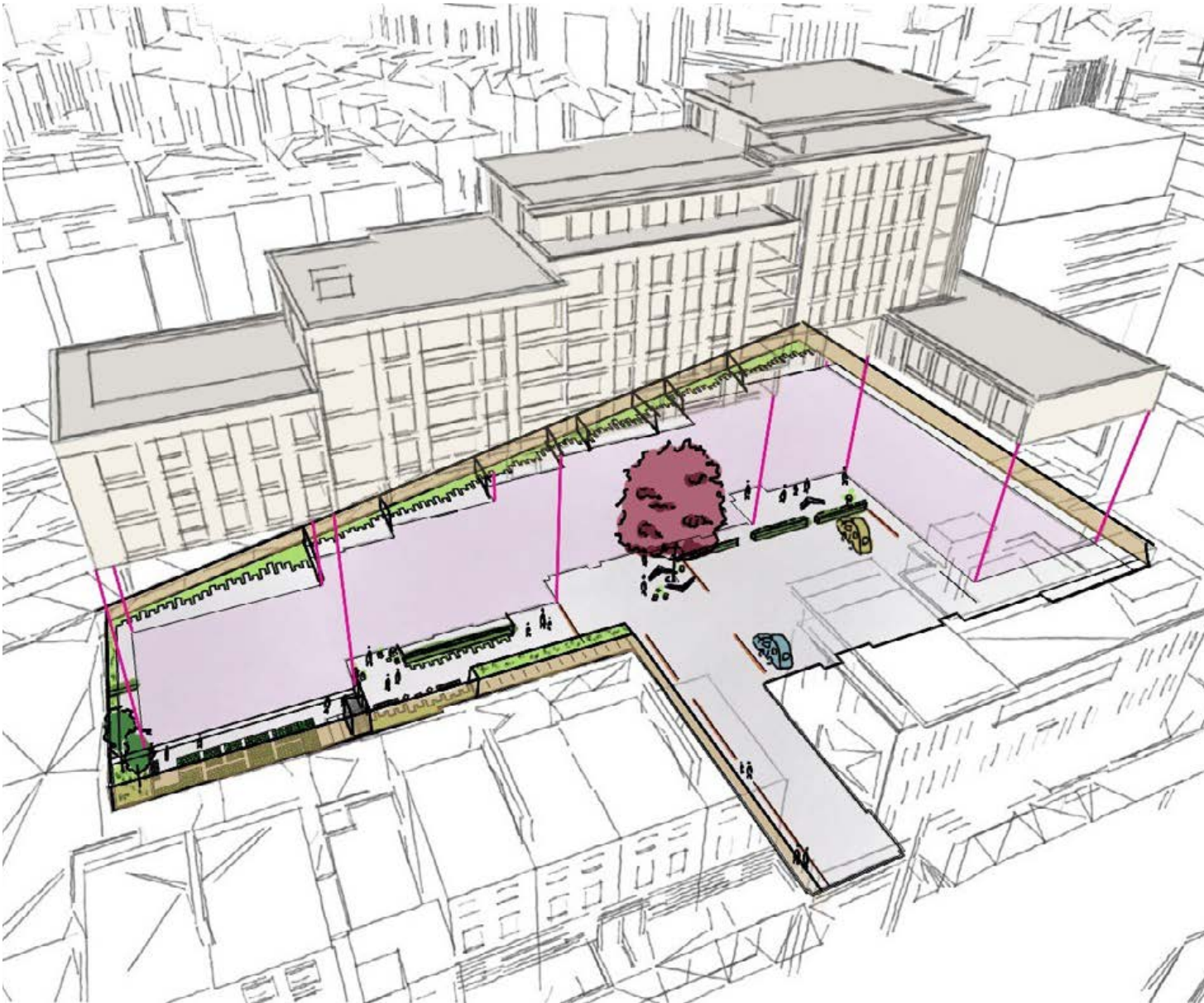
People
Providing a high quality semi private courtyard space for office workers and resident's is a key driver for the development of Centric Close and this is achieved through the careful programming of spaces that can be found in the landscape proposal.

The single surface courtyard space will welcome visitors will be welcomed with when entering the site and by using materials for way finding, residents/workers will be guided to the building entrances. The building

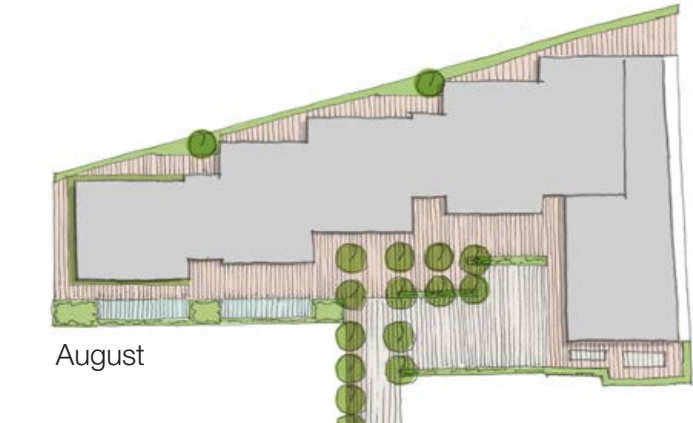
entrances feature planting pots and seating furniture to offer people a place to have lunch, gather and enjoy the courtyard.

The southern part of site constrained to a 6 metre linear space has been designed as a residential self grow area for vegetables & flowering plants.

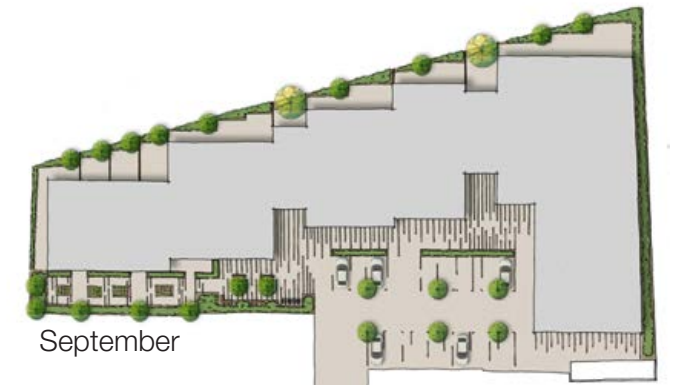
A roof top play space has been designed on the 4 storey roof top and a communal terrace designed on the 6 storey roof top. Both roofs will enjoy views toward London and unique views toward the BT tower.



Landscape Concept Plan - Centric Close



August



September



September



November

Concept layout development

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6.4 Strategic diagrams

Landscape strategies

The creation of the landscape Masterplan in Centric Close is based on the following 6 principles,

1 - Sunlight
The nature of the stepped blocks of the building allow for strategic placement of designed roofs that will benefit from south facing sunlight.

2 - Vehicular access
The single surface courtyard has been designed to accommodate a weekly refuse pickup service and also fire tender.

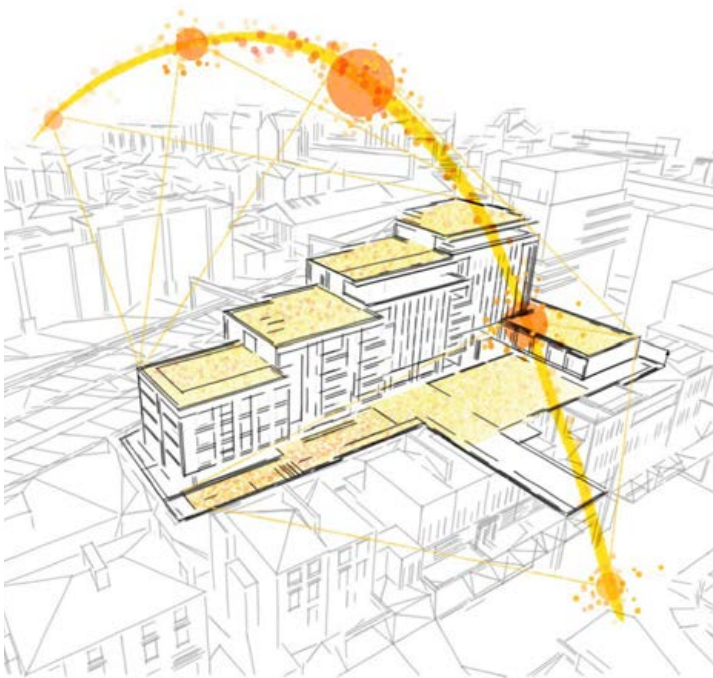
3 - Parking
The courtyard is designed to accommodate 14 car parking bays.

4 - Hardscape
The single shared surface in the centric close is made up of a permeable paving surface. This is in line with a sustainable urban drainage strategy (SuDs) that is encouraged in many new developments in Camden.

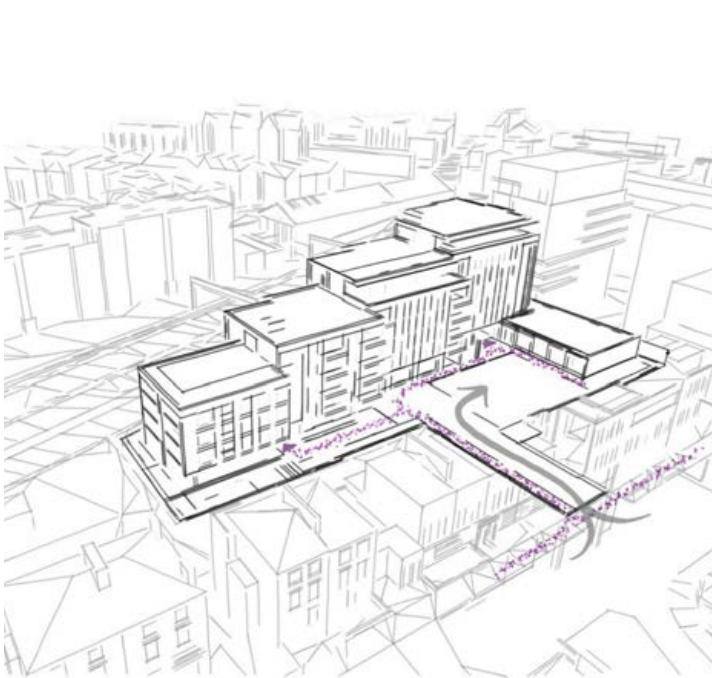
5 - Green roofs
The multiple flat roofs have been designated green roofs to enhance the biodiversity of the area. The ground floor plane offer the opportunity for ornamental shrubs both in ground and in planters. The southern part of the site has been designated a communal self grow space.

6 - Area typologies:

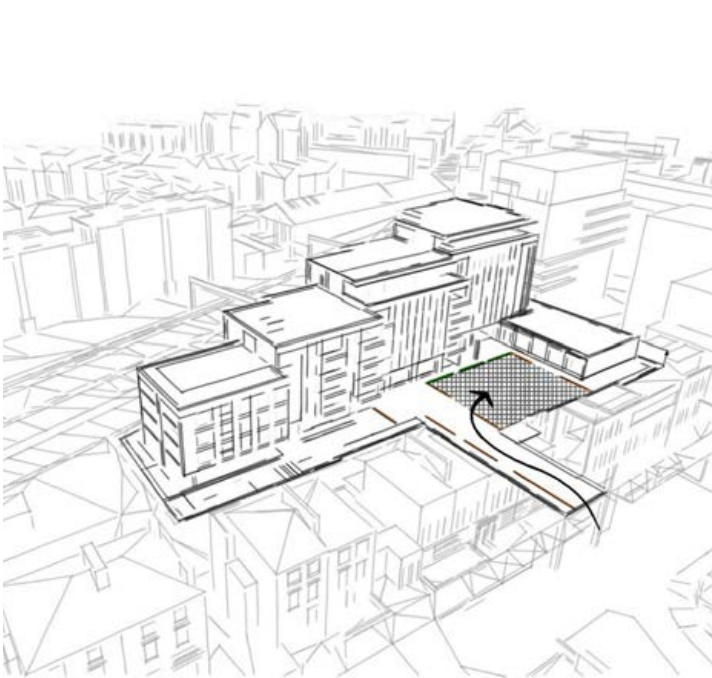
- a Self grow community area;
- b Residential mews;
- c Shared courtyard;
- d Play roof; and
- e Communal terrace.



1 - Sunlight diagram



2 - Vehicular & Pedestrian access diagram



3 - Parking diagram



4 - Hardscape diagram



5 - Vegetation diagram



3 - Area typologies

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6.5 Landscape Masterplan

The key landscape principles for the development of Centric Close site are set out below.

Establish a unique space with character:

- Celebration of the sites heritage by including details in the landscape that reference it's industrial heritage.
- Landscape elements such as seating, block paving and a selective planting palette will echo the character of a London Mews courtyard;
- The use of steel railway track in the landscape make reference to the sites history;
- A large semi mature feature tree in the courtyard provides a special moment in the landscape and visual clue from outside the site; and
- A family of street furniture elements create a sense of place and enhance legibility and way finding. Bespoke seating elements define hubs where people can gather, sit and enjoy the courtyard.

Improve the ecological footprint of the site:

- The creation of green infrastructure that links into the wider area context will promote a rich ecological presence in a site currently absent of vegetation;
- Green roofs have the potential to increase biodiversity, create habitat and develop a range of fauna colonies on site;
- Vegetated buffers and the introduction of trees create a mini eco corridor.

Provide residents with a quality landscape:

- With the city struggling for space, the landscape design at Centric Close makes optimum use of the space. Making use of roof terraces for play and communal outdoor space for residence; and
- Creating a landscape that fits into the fabric of the site's context. Using high quality materials, and a carefully chosen material palette.

Create a quality space for workers:

- The design at centric close provides communal seating areas throughout the landscape where workers can sit and enjoy the courtyard; and
- The workspace units have access to a rear private terrace.



Illustrative Landscape Masterplan - Centric Close



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6.7 Centric Mews

Centric Mews

The Centric Mews is located in the south of the site. The space is 37m in length and 6m wide. This space has been designed with a open seating area just outside the entrance of the building and a residential self grow area. The areas to the building are partitioned private terraces for ground floor residents and workspaces.

Self Grow area:

- Accommodates multiple patches of self grow beds;
- Receives midday sun;
- Has some accessible raised planting beds;
- Proposes an allotment tool shed;
- 700mm wide planting hedge buffer to private adjacent homes; and
- Gated access.

Outdoor welcome area:

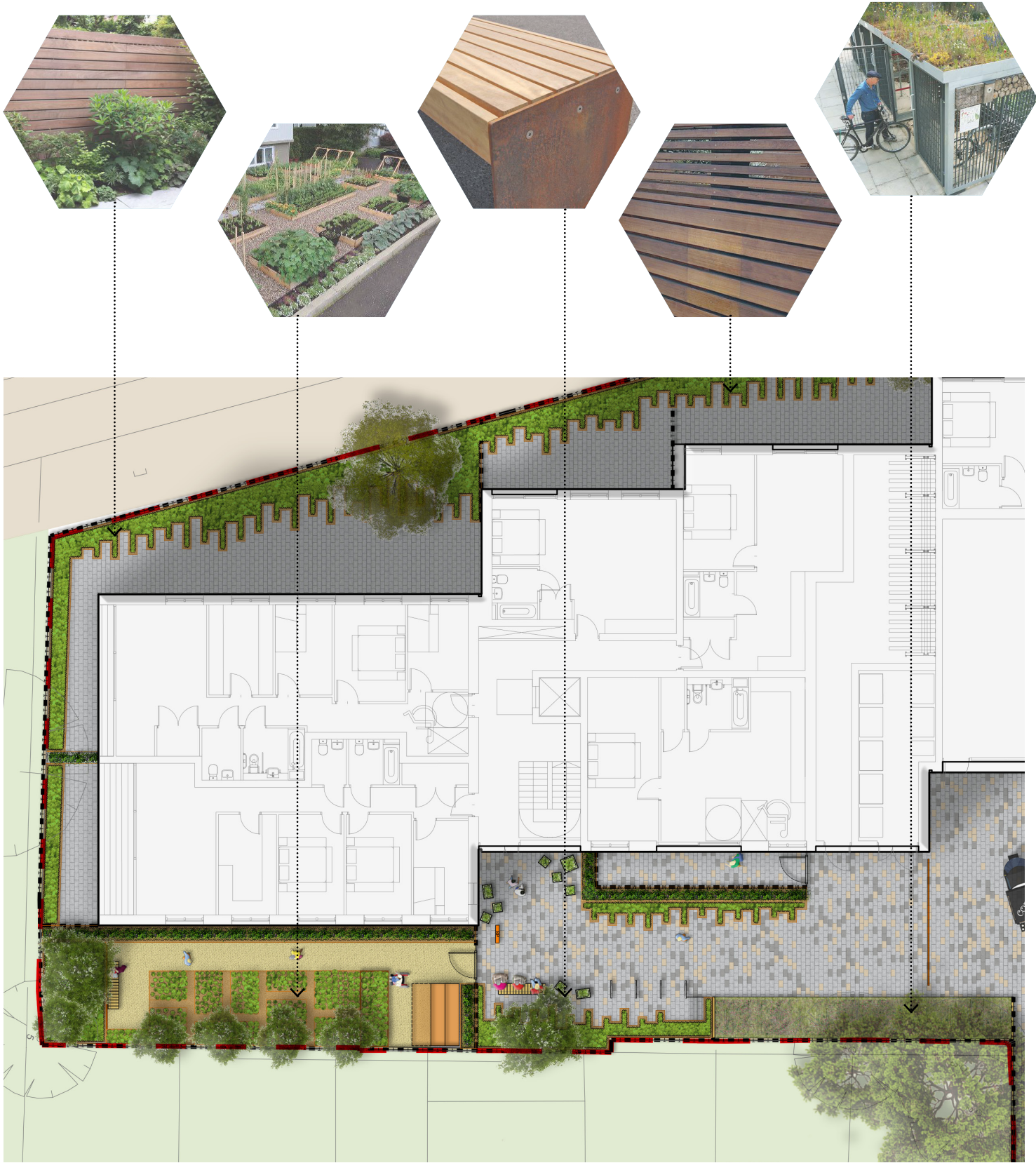
- Offers seating and ornamental planting;
- Single surface.

Private terraces:

- Single surface with dark paving band detail;
- Ground cover and climbing plans; and
- Acoustic double boarded timber fence to boundary.



Artistic Impression - Centric Mews



Illustrative Courtyard Mews plan

