

REGENTS PARK
ESTATE -
MITIGATION SITE 1
ROBERT STREET

LANDSCAPE
REVIEW
STATEMENT

ACD
ENVIRONMENTAL

Ecology
Archaeology
Arboriculture
Landscape Architecture

LOVELL
PARTNERSHIPS
LIMITED

Written By:	JS
Checked By:	SD
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Revision:	-

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1.0 Introduction

- 1.1 Following a meeting with Lovell Homes and the London Borough of Camden, ACD Environmental were instructed to prepare of document to support a revised design proposal for Robert Street mitigation site, as part of the Regents Park Estates regeneration.
- 1.2 This design review document accompanies and supports the revised landscape plan drawing reference: LOV20688-11 (Appendix A).
- 1.3 The original planning approved landscape plan, drawing reference: 114 RPE M1 100, was produced by East (Appendix B).

2.0 Revised Proposals

- 2.1. The principles for the revised ACD landscape scheme (Appendix A) deviating from the East landscape design (Appendix B) stemmed from producing a simplified scheme that would be both deliverable and sustainable. This in terms of the ability to install the scheme within the context of the site and the ability to be able to maintain and manage the scheme to achieve a robust and useable space.
- 2.2. The proposed scheme does follow quite closely the approved East proposals with four specific changes. These changes include the restoration of the fountain, the removal of the lighting, amendments to some seating and the simplification of the grass, bulb and herbaceous planting.
- 2.3. The approved East proposals included the restoration of the foundation to a workable condition. The revised proposals include for the retention of this feature with works provided to create a feature of visual interest. This will be achieved by replacing the edging with new in-situ concrete edging, along with the removal of the removal of the cobbles. The former cobble areas will be filled with soil and low bamboo shrub planting, with a feature specimen within the central hole of the water feature.
- 2.4. Two raised large granite benches have been replaced with two conventional benches as have been used elsewhere within the site. The number and location of benches remain the same.
- 2.5. The areas of amenity grass, long grass, bulbs and herbaceous planting have been simplified to ensure a robust and manageable landscape. The quantum and location of planted areas remain the same, with areas specified as either amenity grass or wildflower grassland. The wildflower grassland includes for a diverse mix of long grass species, bulbs and herbaceous planting.

- 2.6. The extensive, random lighting pattern has been removed as this would create a maintenance issue with lighting installed within the existing tree root structures and within highway land.

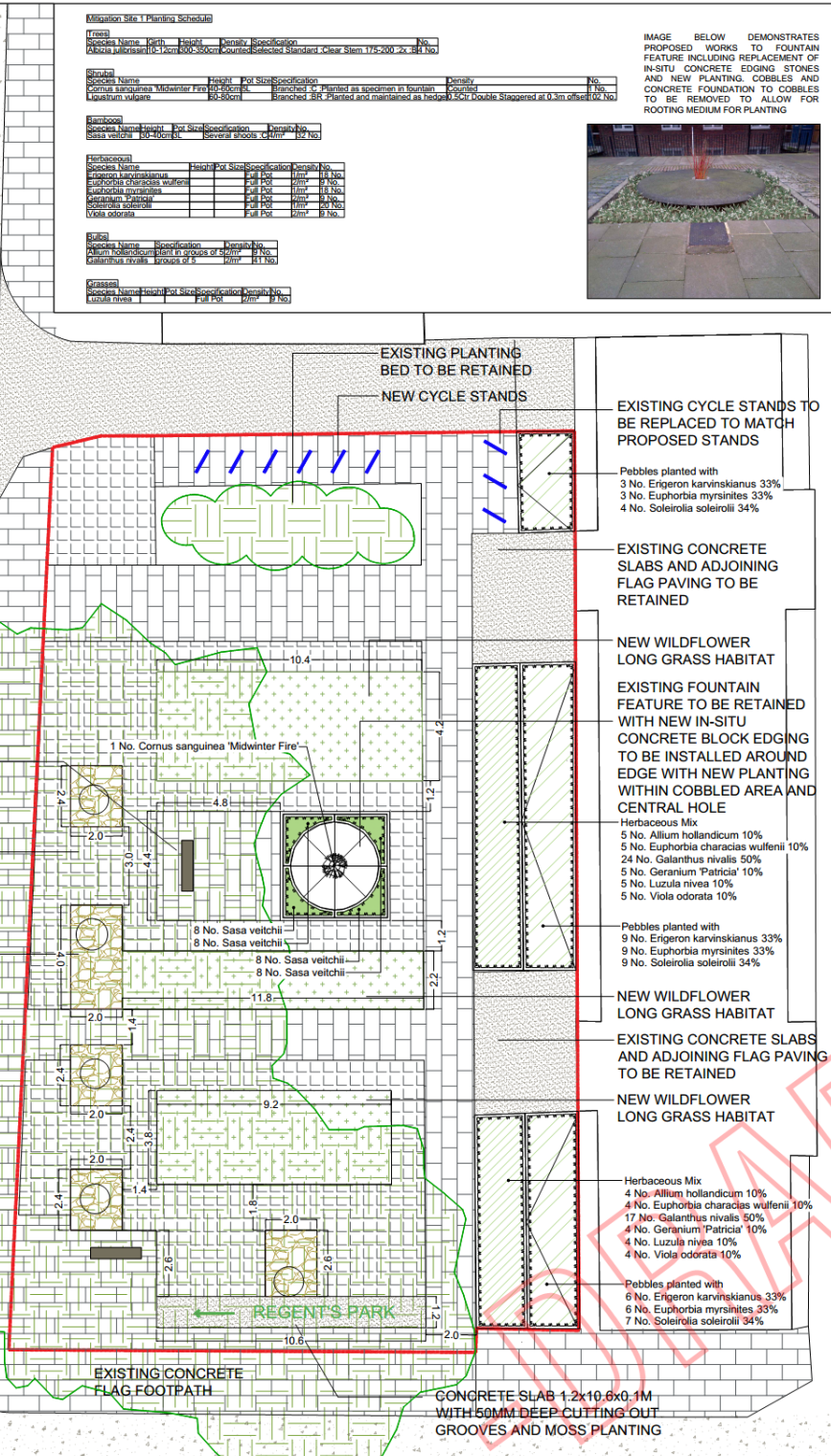
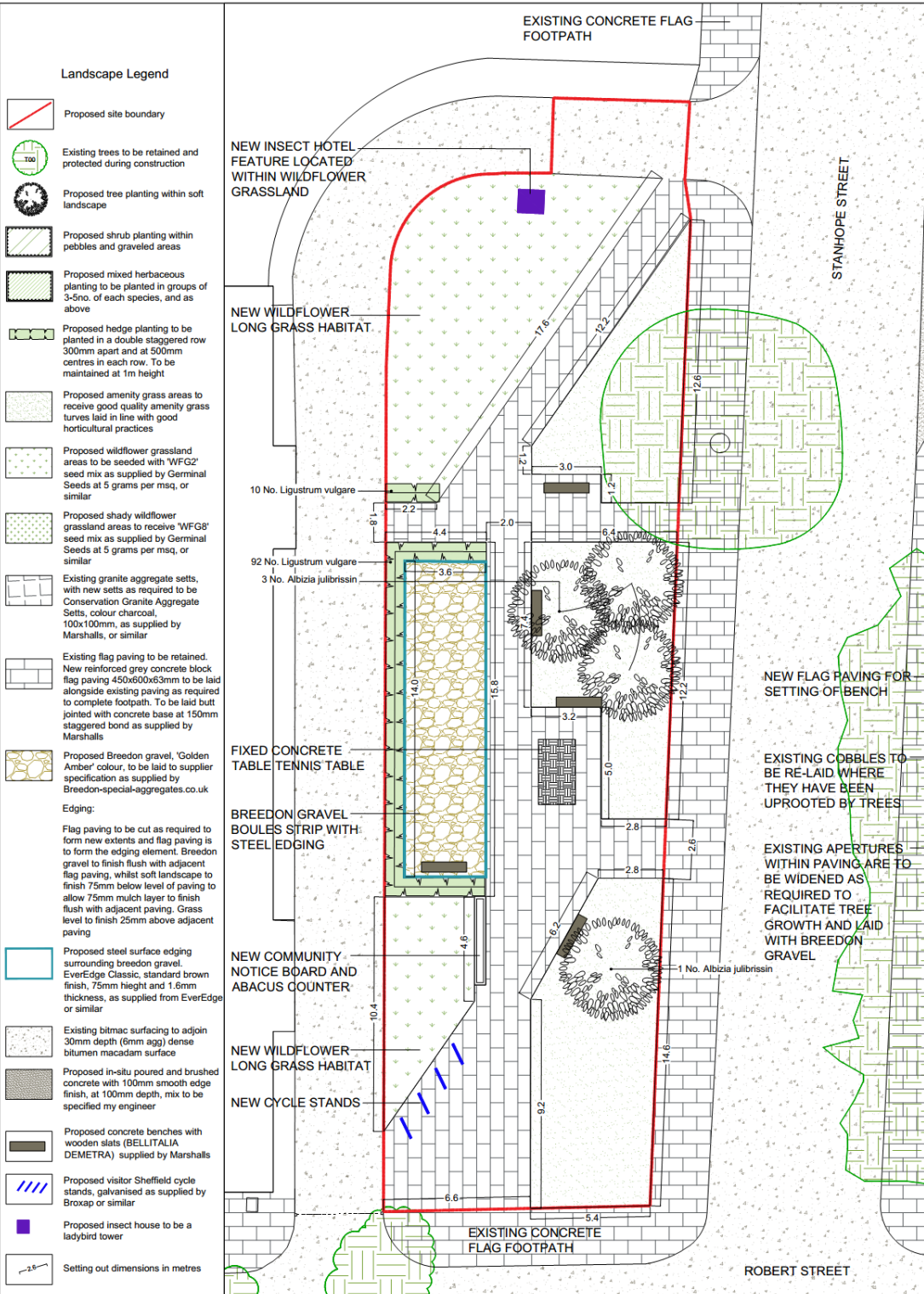
3.0 Appendices

Appendix A – ACD Environmental landscape proposals LOV20688-11

Appendix B – East landscape proposals 114 RPE M1 100

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- Landscape Legend**
- Proposed site boundary
 - Existing trees to be retained and protected during construction
 - Proposed tree planting within soft landscape
 - Proposed shrub planting within pebbles and gravelled areas
 - Proposed mixed herbaceous planting to be planted in groups of 3-5no. of each species, and as above
 - Proposed hedge planting to be planted in a double staggered row 300mm apart and at 500mm centres in each row. To be maintained at 1m height
 - Proposed amenity grass areas to receive good quality amenity grass turves laid in line with good horticultural practices
 - Proposed wildflower grassland areas to be seeded with 'WFG2' seed mix as supplied by Germinial Seeds at 5 grams per msq, or similar
 - Proposed shady wildflower grassland areas to receive 'WFG3' seed mix as supplied by Germinial Seeds at 5 grams per msq, or similar
 - Existing granite aggregate sets, with new sets as required to be Conservation Granite Aggregate Sets, colour charcoal, 100x100mm, as supplied by Marshalls, or similar
 - Existing flag paving to be retained. New reinforced grey concrete block flag paving 450x600x63mm to be laid alongside existing paving as required to complete footpath. To be laid butt jointed with concrete base at 150mm staggered bond as supplied by Marshalls
 - Proposed Breendon gravel, 'Golden Amber' colour, to be laid to supplier specification as supplied by Breendon-special-aggregates.co.uk
 - Edging:**
 - Flag paving to be cut as required to form new extents and flag paving is to form the edging element. Breendon gravel to finish flush with adjacent flag paving, whilst soft landscape to finish 75mm below level of paving to allow 75mm mulch layer to finish flush with adjacent paving. Grass level to finish 25mm above adjacent paving
 - Proposed steel surface edging surrounding breendon gravel. EverEdge Classic, standard brown finish, 75mm height and 1.6mm thickness, as supplied from EverEdge or similar
 - Existing bitmac surfacing to adjoin 30mm depth (6mm agg) dense bitumen macadam surface
 - Proposed in-situ poured and brushed concrete with 100mm smooth edge finish, at 100mm depth, mix to be specified by engineer
 - Proposed concrete benches with wooden slats (BELLITALIA DEMETRA) supplied by Marshalls
 - Proposed visitor Sheffield cycle stands, galvanised as supplied by Broxap or similar
 - Proposed insect house to be a ladybird tower
 - Setting out dimensions in metres

Mitigation Site 1 Planting Schedule

Trees	Species Name	Height	Height	Quantity	Specification	Planting	Density	No.
	Albizia julibrissin	10-12m	100-350cm	4	Selected Standard, Clear Slime 175-200 x 24 Top			4

Shrubs	Species Name	Height	Height	Quantity	Specification	Planting	Density	No.
	Cornus sanguinea	Medium	100-150cm	1	Planted as specimen in fountain			1
	Ligustrum vulgare	1.2-1.5m	100-150cm	1	Branched BR Planted and maintained as hedge			1

Herbaceous	Species Name	Height	Height	Quantity	Specification	Planting	Density	No.
	Allium hollandicum	Full Pot	100-150mm	5				5
	Euphorbia characias wulfenii	Full Pot	100-150mm	10				10
	Geranium 'Patricia'	Full Pot	100-150mm	4				4
	Luzula nivea	Full Pot	100-150mm	4				4
	Viola odorata	Full Pot	100-150mm	6				6

Grasses	Species Name	Height	Height	Quantity	Specification	Planting	Density	No.
	Sasa veitchii	Full Pot	100-150mm	8				8



SPECIFICATION

All works generally, to comply with the written Soft Landscape Specification.

NOTE: DO NOT SCALE FROM DRAWING

Herbaceous Mix
 5 No. Allium hollandicum 10%
 5 No. Euphorbia characias wulfenii 10%
 24 No. Galanthus nivalis 50%
 5 No. Geranium 'Patricia' 10%
 5 No. Luzula nivea 10%
 5 No. Viola odorata 10%

Pebbles planted with
 3 No. Erigeron karvinskianus 33%
 3 No. Euphorbia myrsinites 33%
 4 No. Soleirolia soleirolii 34%

Pebbles planted with
 9 No. Erigeron karvinskianus 33%
 9 No. Euphorbia myrsinites 33%
 9 No. Soleirolia soleirolii 34%

Herbaceous Mix
 4 No. Allium hollandicum 10%
 4 No. Euphorbia characias wulfenii 10%
 17 No. Galanthus nivalis 50%
 4 No. Geranium 'Patricia' 10%
 4 No. Luzula nivea 10%
 4 No. Viola odorata 10%

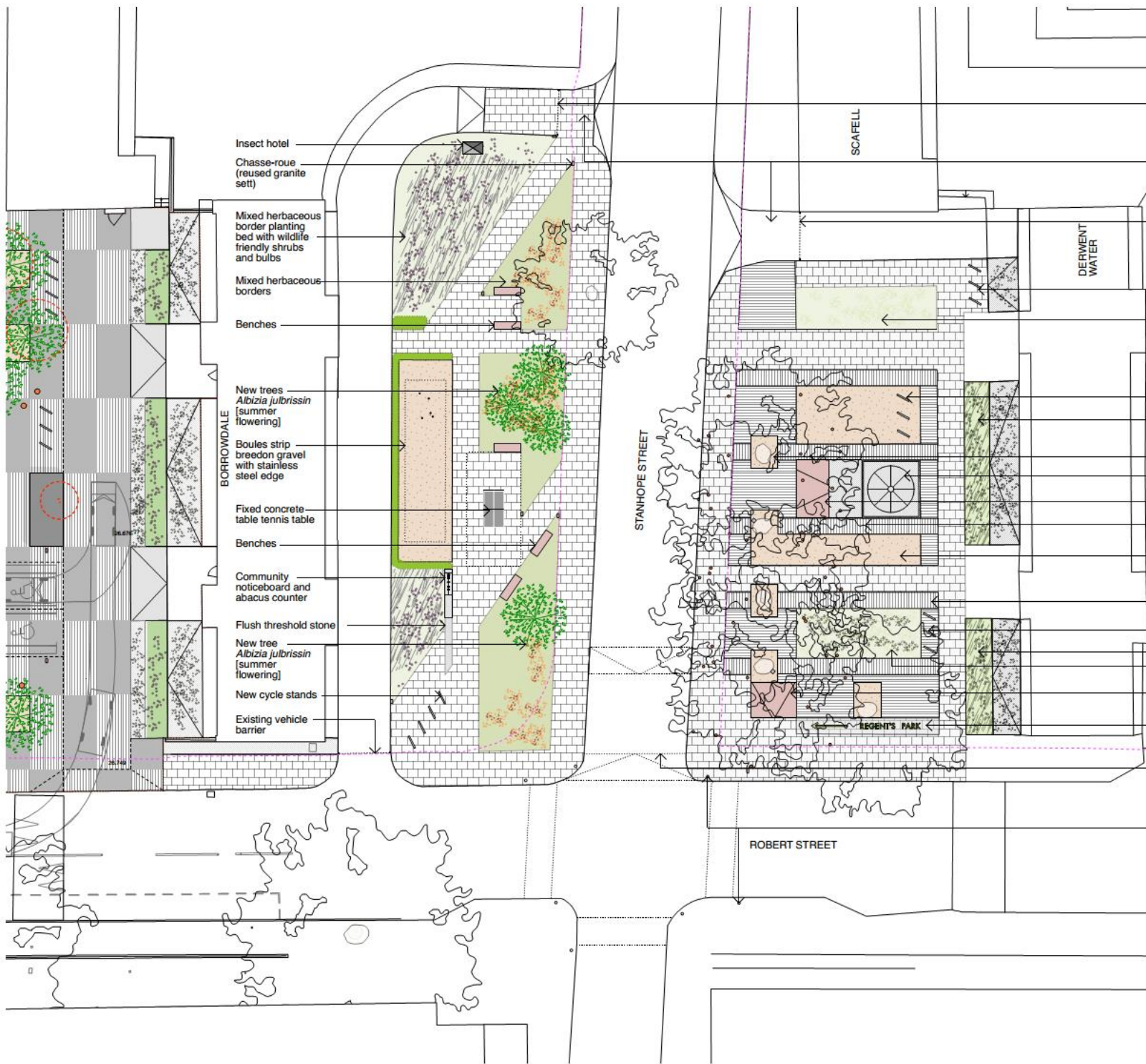
Pebbles planted with
 6 No. Erigeron karvinskianus 33%
 6 No. Euphorbia myrsinites 33%
 7 No. Soleirolia soleirolii 34%

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Lovell Partnerships Limited

scheme: Regent's Park Estates
 Mitigation Site 1 - Robert Street
 client: Lovell Partnerships Ltd
 drawing: Landscape Proposals
 date: September 2016
 scale: 1:100@A1
 drawing no: LOV20688-11
 drawn: JS checked: JC

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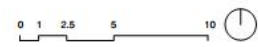


- KEY**
- Existing tree retained
 - Existing tree removed
 - New tree
 - Evergreen hedges
 - Grass
 - Long grass
 - Underplanting
 - Herbaceous borders
 - Pebbles with mosses/low ground cover
 - Seating
 - Granite setts 200x100mm
 - Breedon gravel
 - Concrete flags
 - In situ concrete
 - Tarmac
 - Chasse-roue (reused bollard)
 - Highway boundaries

- Existing vehicle barrier
- Raised tables
- Existing vehicle barrier
- Existing cycle stands [upgraded to match other sites]
- Existing planting bed extended and upgraded to a herbaceous mixed border
- Existing cycle stands [upgraded to match other sites]
- Grasses and bulbs
- Bird boxes to existing mature trees
- Existing fountain to be restored to working condition
- Raised granite bench
- Existing plane trees with tree can lights
- Breedon gravel
- Existing granite cobbles
- Existing cycle stands [upgraded to match other sites]
- Grasses and bulbs
- Herbaceous mixed border
- Raised granite bench
- Moss text in in-situ concrete slab
- Suggested raised table to connect public spaces on either side of Stanhope Street
- Existing traffic signals

- Insect hotel
- Chasse-roue (reused granite sett)
- Mixed herbaceous border planting bed with wildlife friendly shrubs and bulbs
- Mixed herbaceous borders
- Benches
- New trees *Albizia julibrissin* [summer flowering]
- Boules strip breedon gravel with stainless steel edge
- Fixed concrete table tennis table
- Benches
- Community noticeboard and abacus counter
- Flush threshold stone
- New tree *Albizia julibrissin* [summer flowering]
- New cycle stands
- Existing vehicle barrier

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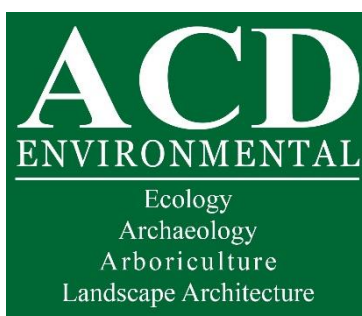
PROJECT
Regent's Park Estate

CLIENT
 LB Camden

DRAWING STATUS **DATE**
 Planning May 2015

SCALE **SIZE** **REV**
 1:200 A2 -

DRAWING TITLE **DRAWING NR**
 Proposed site plan 114 RPE M1 100
 Mitigation site
 Robert St. - Stanhope
 St. junction



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