REGENTS PARK ESTATE -MITIGATION SITE 2 DICK COLLINS HALL/ ALBANY STREET/ ROTHAY

LANDSCAPE REVIEW STATEMENT



Ecology
Archaeology
Arboriculture
Landscape Architecture

LOVELL PARTNERSHIPS LIMITED

Written By:	JS
Checked By:	SD
Date:	NOV 2016
Document File	LOV20688lrs
Ref:	site 2
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 Dick Collins Hall 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: LOV20688-12 (Appendix A).
- 1.3 The original planning approved landscape plan, drawing reference: 114 RPE M2 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 specific changes within the proposals include expanding the apertures around the existing trees with a breedon gravel surfacing to a more uniformed design.
- 2.3. The majority of the planting around the tree apertures has been removed, with one larger, conventional bed provided alongside the breedon gravel area. The smaller strips of planting would be difficult to install and maintain considering the ground conditions and constraints posed by the existing mature trees. One larger block is more sustainable and likely to be more successful with a larger potential rooting medium.
- 2.4. The proposed benches have been relocated to accord with the redesigned landscape.
- 2.5. Flowering plants and perennial herbs at the building entrances have been replaced by more robust, shade tolerant shrub planting which will create a feature of visual interest all year round.
- 2.6. The hedge planting has been removed from around the extents of the southern planting area, in lieu of a larger, shade tolerant wildflower grassland area. By creating a larger wildflower grassland, we are able to provide the herbaceous species within an area that can be maintained. The additional hedge planting directly through the existing trees and principle root structure will be difficult to achieve without being detrimental to the health of the trees.

- 2.7. A larger shrub planting bed has been provided at the southern tip of the site, to create a more robust planting bed that is likely to mature in an area where the smaller proposed planting would likely suffer damage and failure from a high level of pedestrian foot traffic.
- 2.8. The extensive, random lighting pattern has been removed as this would create a maintenance issue with lighting installed within the existing tree root structures.

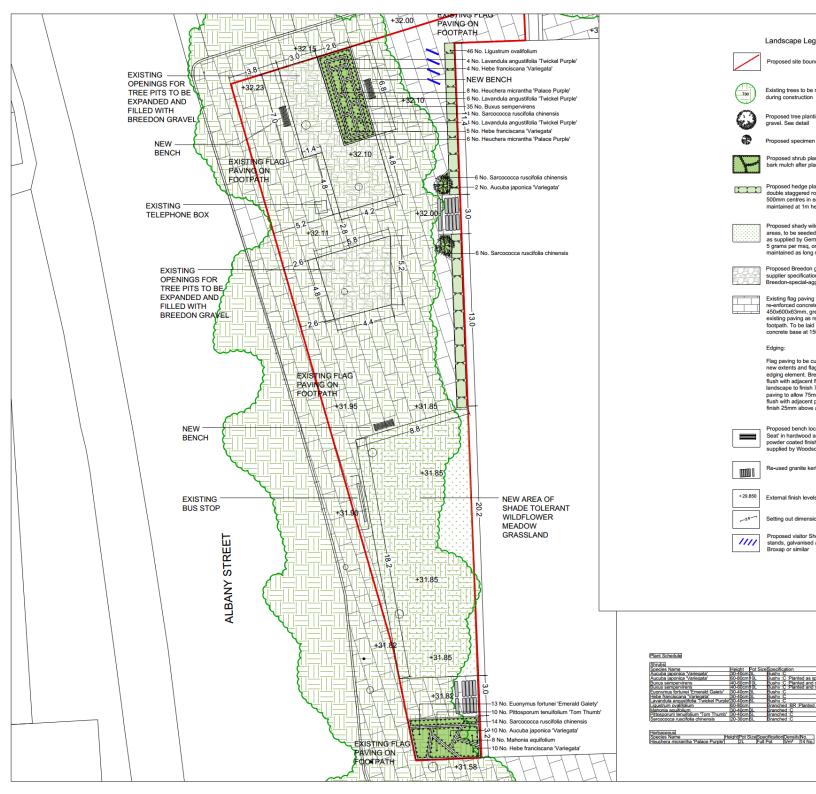
3.0 Appendices

Appendix A – ACD Environmental landscape proposals LOV20688-12

Appendix B - East landscape proposals 114 RPE M2 100

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Landscape Legend



Proposed site boundary



Existing trees to be retained and protected during construction



Proposed tree planting within breedon gravel. See detail



Proposed specimen shrub planting



Proposed shrub planting to receive 75mm bark mulch after planting operations



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 shady wildflower grassland areas, to be seeded with WFG8 seed mix as supplied by Germinal seeds and sown at 5 grams per msq, or similar. To be maintained as long meadow grassland



Proposed Breedon gravel to be laid to supplier specification as supplied by Breedon-special-aggregates.co.uk



Existing flag paving to be retained. New re-enforced concrete block flag paving 450x600x63mm, grey, to be laid alongside existing paying as required to complete footpath. To be laid butt jointed with concrete base at 150mm staggered bond

Edging:

Flag paying to be cut as required to form new extents and flag paving is to form the edging element. Breedon 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 bench locations, to be FSC 'Inline Seat' in hardwood and steelwith black powder coated finish to metal framework as supplied by Woodscape or similar



Re-used granite kerbs 300mm wide



External finish levels



Setting out dimensions in metres



Proposed visitor Sheffield cycle stands, galvanised as supplied by Broxap or similar

C :Planted as specimen
C :Planted and maintained as hedge
C :Planted and maintained as hedge

Bushy C: 4/m: Bushy C: 4/m: Branched :BR :Planted and maintained as hedgeb.5Ctr Double Staggered at 0.3m offsels

SPECIFICATION

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

NOTE: DO NOT SCALE FROM DRAWING

ENVIRONMENTAL

Ecology Archaeology Arboricultur Landscape Architectu ACD at these offices:

Rail Business Centre, Grange Lan Malmesbury, SN16 0ES Tel: 01666 825646

Suite 6, Crescent House, Yonge Close, Eastleigh, SO50 9SX Tel: 02382 026 300

Lovell Partnerships Limited

scheme: Regent's Park Estates Mitigation Site 2 - Dick Collins Hall/ Albany Street Rothay

client: Lovell Partnerships Ltd drawing: Landscape Proposals

date: November 2016 scale: 1:100@A1

drawing no: LOV20688-12 drawn: JS checked: JC

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DRAFT

East Architecture landscape urban design

Unit 8 49-59 Old Street London EC1V 9HX T 020 7490 3190 E mail@east.uk.com

www.east.uk.com

KEY

Existing tree retained









Breedon gravel



Concrete flags



Reused granite kerbs 300mm wide



Highway boundaries

PROJECT

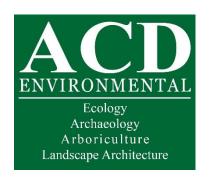


CLIENT LB Camden

> DRAWING STATUS DATE Planning

May 2015 SCALE SIZE 1:200 A2

Proposed site plan Mitigation Site -Albany Street / Rothay 114 RPE M2 100



Head Office

Rodbourne Rail Business Centre Grange Lane Malmesbury SN16 0ES Tel: 01666 825646

Surrey Office

Courtyard House Mill Lane Godalming GU7 1EY Tel: 01483 425714

Hampshire Office

Suite 6
Crescent House
Yonge Close
Eastleigh
SO50 9SX
Tel: 02382 026 300

Cambridgeshire Office

PO Box 1272 Cambridge CB1 0YR

Email: mail@acdenv.co.uk Website: www.acdenvironmental.co.uk

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