

03 Existing Site

Hopkins Architects

A\_RFMR\_9253\_C - Planning, Design and Access Statement

39  
Pears Building

**5.8 Landscaping  
Existing Site**

The new Pears Building will be located on the site of the existing car park at the Royal Free Hospital, to the west of the main hospital building and facing Hampstead Green and Rosslyn Hill. St Stephens Church and Hampstead Hill School frame the site to the northwest. To successfully integrate the proposed building into this context, the landscape approach requires a sympathetic understanding to the existing character and use of the public realm at this location.

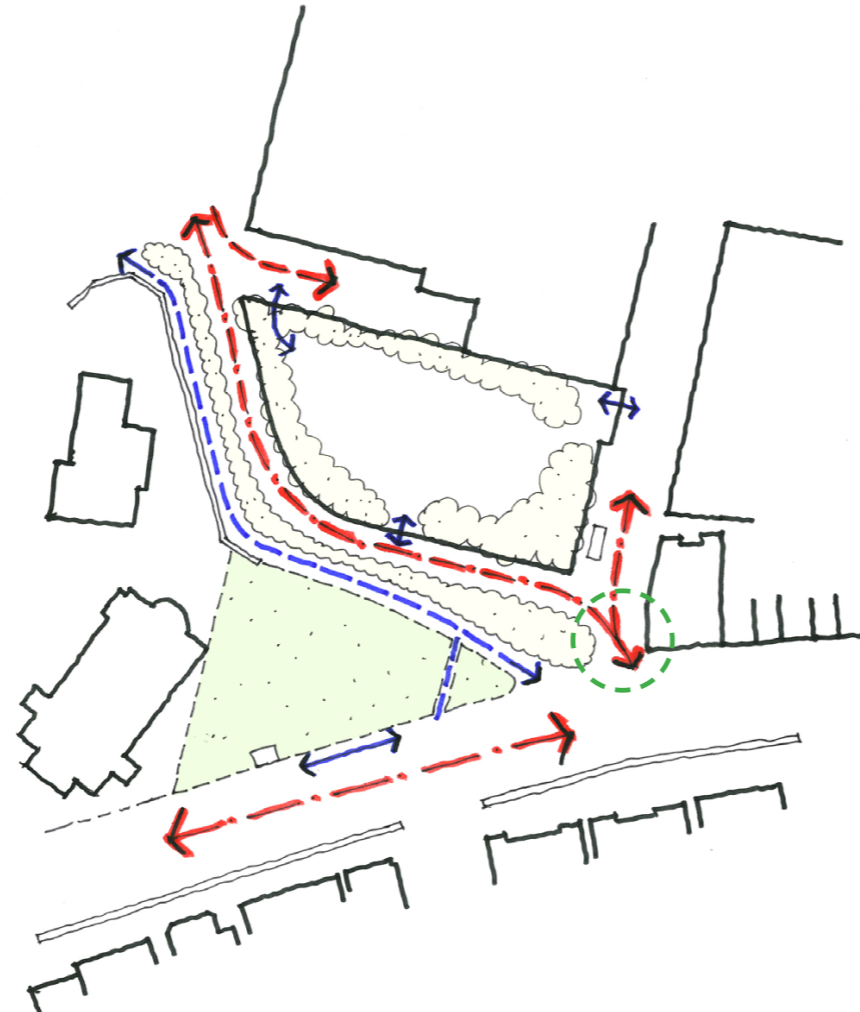
There are a number of Key Issues that influence the design of the landscape.

**Access & Circulation**

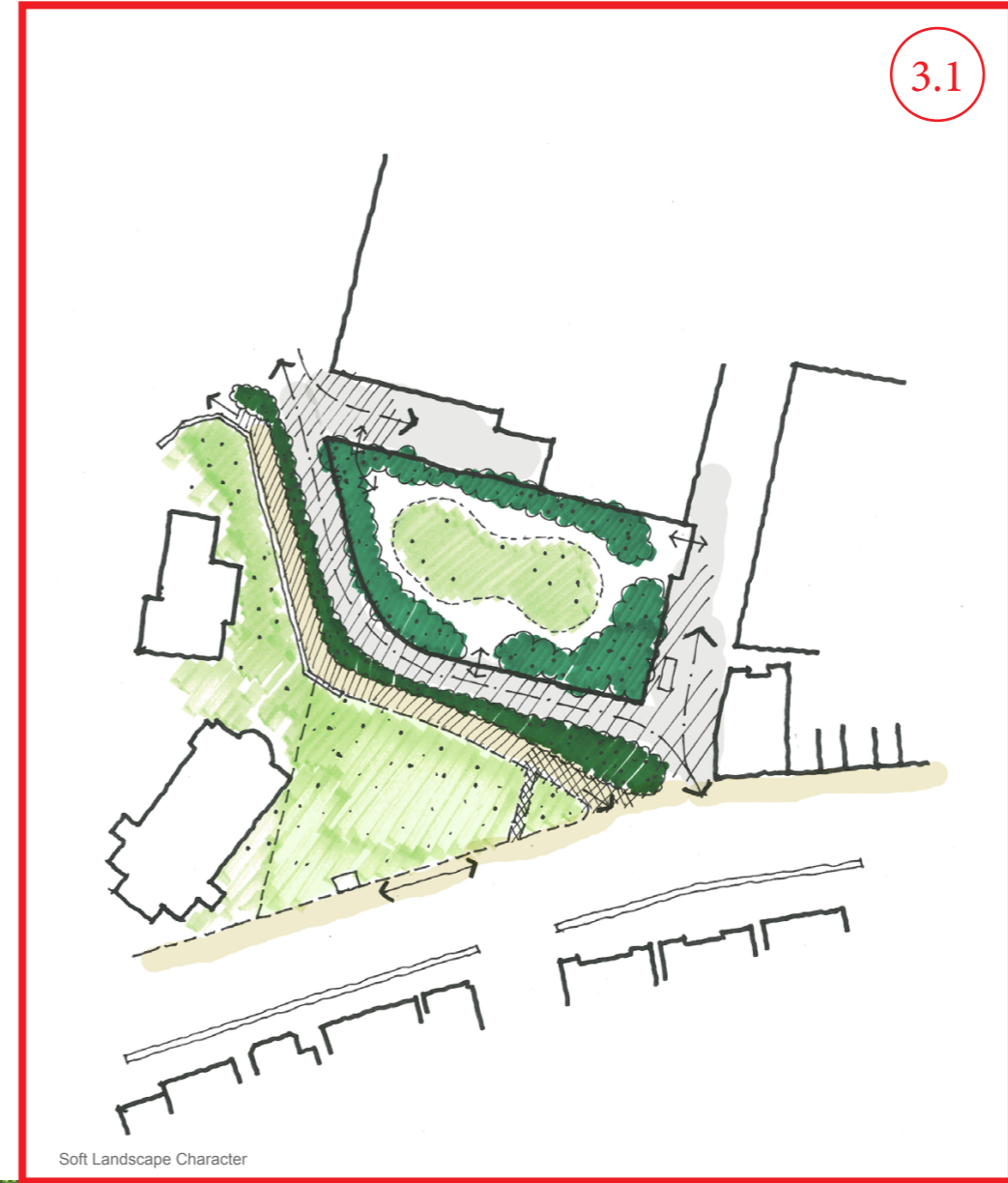
Current circulation around the site is split into two defined channels of north south movement, defined by a series of railings, boundary walls, hedgerows and the existing car park. A pedestrian route linking the hospital to Rosslyn Hill runs adjacent to Hampstead Green and plays a 'commuter route' role with little opportunity to rest and dwell next to the Green. A large hedgerow of a variety of species and heights separates vehicle access with a pedestrian footway and this feels more associated with Hospital employees or visitors. This separation and lack of definition is evident at the junction of Rowland Hill Street and Rosslyn Hill. An NHS sign provides the only directional guidance and high shrub planting reduces long views. For the proposed building, this junction requires simplification through a reduction of street clutter, removal of understorey planting and a consistent approach to hard surfacing, along with a revised wayfinding strategy.

**Soft Landscape Character**

The site has an established green 'base' for new proposals to work with. In addition to mature trees, there is a 'protected landscape' of the neighbouring school and church grounds and Hampstead Green itself, which is not open to public access. Rosslyn Hill has a defined character, exemplified by mature Planes, Chestnut, Lime and Oak, along with private garden hedgerows. The removal of Heath Strange Garden presents an opportunity for new landscape permacultures to establish on the site to work alongside world class architecture. Planting will be responsive to the new building. The meadow mix within Hampstead Green will continue into the site, rolling up to the building and onto a brown roof landscape. Alongside this, replacement vegetation provides all year round interest and close ties to the building's internal layouts; for example, medicinal planting near labs, herbs near the cafe, low growing grasses near key sight lines and robust, low maintenance in heavily trafficked areas.



Main Access & Circulation Routes



Soft Landscape Character



Fig 3: Extract of Section 5.8 of the originally submitted Design and Access Statement - Existing Site

## 03 Existing Site: Amendment Response

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### 3.1

#### **Existing Site: Amendment Response**

##### **Access and Circulation**

The proposed amendment follows the consented scheme idea of simplifying the clutter around the existing footpath, consolidating the approach to hard surfacing and using a clear wayfinding strategy.

##### **Soft Landscape Character**

The proposed amendment retains the aspirations of the consented scheme landscape concept to work with the “established green base” of the ‘protected landscape’ of Hampstead Hill School and St Stephen’s Church grounds and Hampstead Green.

While the proposal reduces the width of the proposed external terraces, the idea to have the existing ‘green base’ continue into the site and roll up into the terraces and onto the brown roof landscape, remains intact.

Note: As mentioned in the Executive Summary details of the planting species will be submitted at a later date.