

04 Concept Ideas

5.8 Landscaping
Concept Ideas

Soft Landscape Character
Building upon the green base provided by Hampstead Green, the site has a variety of mature trees and a range of primarily native species. These include London Plane, Lime, Chestnut, Silver Birch, Cherry and Ash. The retention of the majority of the trees is paramount. The removal of those currently within Heath Strange Garden is a requirement in order to achieve the new Pears Building, but there is the opportunity to mitigate the loss of these through new tree planting in the proposed scheme.

Topography
The retention of many of the trees means very limited adjustment to their surrounding levels. The site has a level difference of approximately 7m from the south to north meaning that at least some of the building will need to be built into the slope if the site is to be utilized effectively. This also presents challenges east west, as a consistent floor plate generates a gradual 0 to 5m level difference to Hampstead Green.

As a result, there is an opportunity to experience a multi levelled landscape in which staff and visitors of the building can get different experiences to those within the public areas.

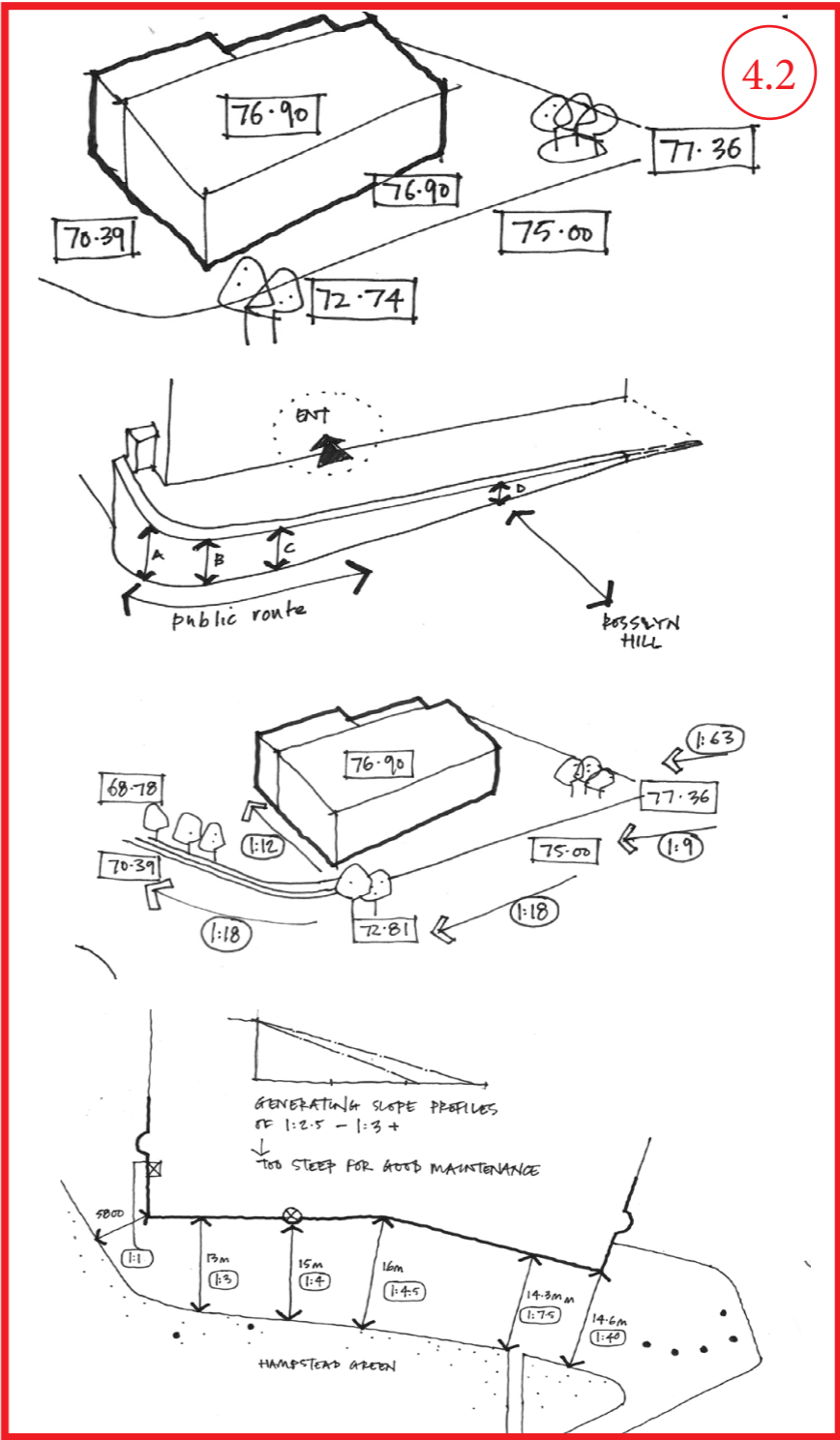


Fig 4: Extract of Section 5.8 of the originally submitted Design and Access Statement - Concept Ideas

04 Concept Ideas: Amendment Response

4.1

Concept Ideas: Amendment Response

Soft Landscape Character

The proposed amendment supports the consented scheme's commitment to retain the majority of existing trees and to ensure careful assessment of any trees that may require removal and to mitigate their loss through new planting.

The proposed amendment retains the group of existing trees (London Planes) at the corner of Rowland Hill Street and Rosslyn Hill, which contribute to the local 'village' character of Hampstead and its leafy street appearance. It is proposed that the existing low level retaining wall is replaced with low level kerb. The existing tree roots appear too close to the edge to allow for the construction of a new retaining wall in that location.

The proposed amendment also retains the line of Ash and Sycamore adjacent to Hampstead Hill School. These existing trees help maintain the defined character of the public footpath and will be supported with low level planting. The low level planting will create 'soft' physical separation between the path and the new sloping landscape to the North and help avoid the use of metal railings.

The proposed amendment will require removal of existing trees along this line in addition to the ones shown in the consented scheme. However, the extension of the soft landscaping following the removal of the North courtyard allow for space for planting new trees to mitigate this loss.

4.2

Concept Ideas: Amendment Response

Topography

The proposed amendment builds upon the consented scheme idea of using a multi levelled landscape to create varied experience for the public, visitors and staff. The brick wall wrapping around the North West corner has been utilised to create a series of steps coming down with the path, echoing the change of level. The proposed amendment adds a few more "steps" to the wall, softening the change in height and adding even more definition to the public



Fig 5: View of low level planting



Fig 6: View of staggered wall

05 Landscape Concept

Hopkins Architects

A_RFMR_9253_C - Planning, Design and Access Statement

Pears Building

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5.8 Landscaping
Landscape Concept

The site topography presents an opportunity to create an open and imersive landscape setting to the new building and strengthen its relationship with the existing public realm.

To overcome the challenges with a sloping site, three options were considered:

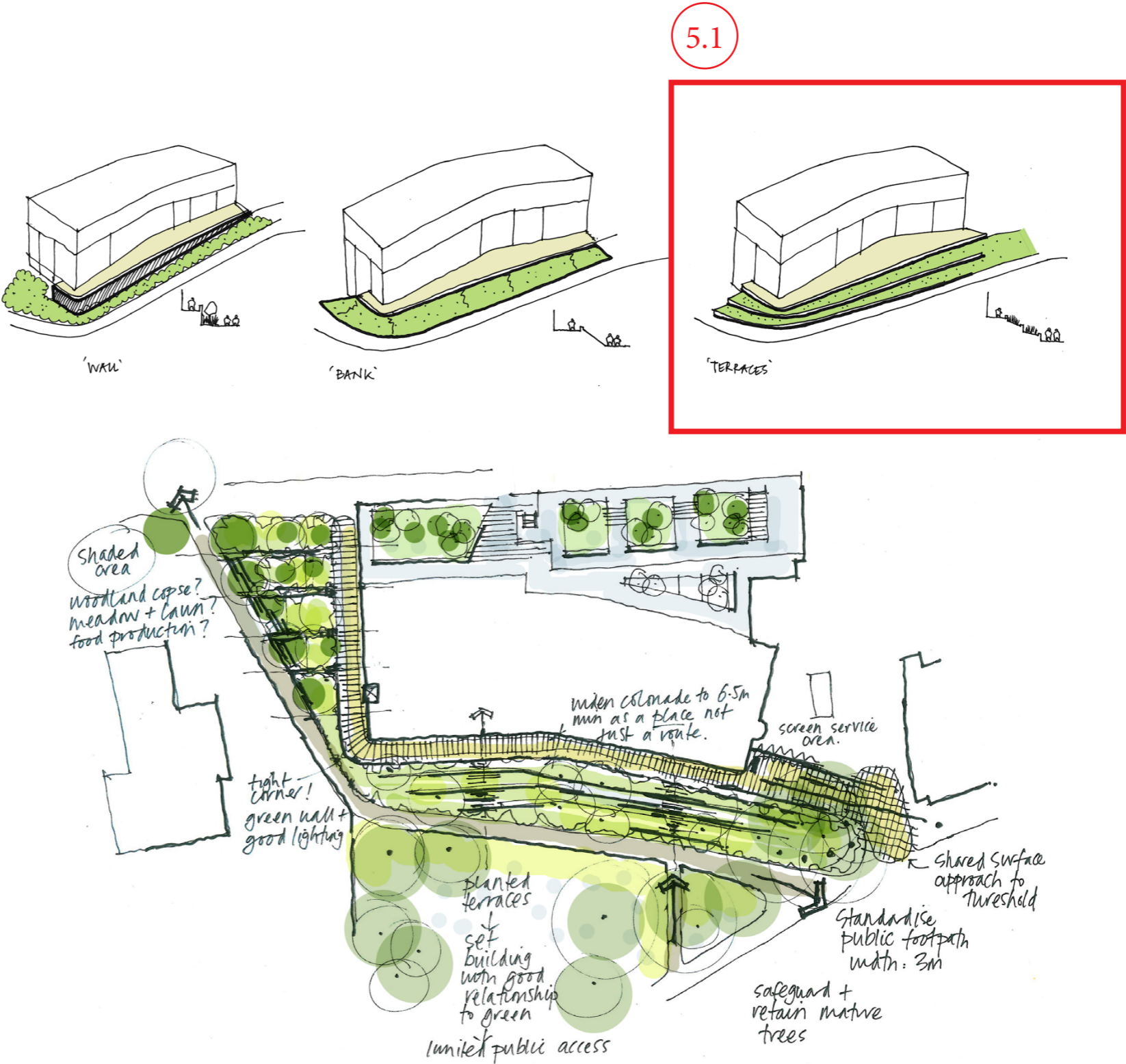
Wall
This option constructs a tapering retaining wall to offset the difference from the proposed building finished floor level to the adjacent public footpath levels. This creates a 'terrace at the top' at building FFL and a planted base at footpath level. Appropriate planting species could soften the wall elevation but this option feels too divisive and does little to integrate the building into the public domain. The vertical structure could be very dominant as a backdrop to Hampstead Green and when viewed from afar only appear to increase the overall massing of the building.

Bank
Replacing the wall with a tapering, planted bank provides greater interaction between the building level and footpath level but due to the level difference against the site boundary, the bank begins to exceed the maximum 1:2.5 slope. Supporting systems would be needed and management and maintenance requirements may be higher. This option has a high risk of appearing inconsistent and poorly maintained.

Terrace
Breaking down the wall and bank creates a series of stepped terraces can absorb the level difference and allows greater flexibility and opportunities for design and usability. The 'layering' of terraces would support the building ethos of fronting onto Hampstead Green and supports the growth of planting. The terraces present a tiered approach that feels more comfortable against the public footpath, allowing views and opportunities for integrated seating.



The site concept has a spatial sequence comprised of publicly accessible spaces.



Concept Sketch.

Fig 7: Extract of Section 5.8 of the originally submitted Design and Access Statement - Landscape Concept