

7.1

Material palette for hard landscaping retained - refer to material's key on the next page.

7.2

The UCL Garden and the Heath Strange Garden spaces to the east of the building are not part of this amendment.

7.3

North courtyard removed, but the proposed path adjacent to the North side of the building retained. The material palette for the path remains unchanged.

The two proposed car park spaces retained. The second car park space upgraded to become an accessible bay. A third accessible car park space added to the scheme in this location. The materials proposed for this area remain unchanged.

7.4

The materiality of the terraces and the aim to keep only a 150mm of the concrete visible remain unchanged. The low level terrace offering seating opportunities has been reduced to 450mm height.

7.5

The proposal to use brick on the retaining wall to the North-West corner remains unchanged in this amendment. The only changes constitute in adding a few "steps" to the already staggered arrangement of this wall.

The proposed landscape redesign aims to return the public footpath to its existing footprint as closely as possible, maintaining the minimum existing width in all locations.

Fig 15: Extract of Section 5.8 of the originally submitted Design and Access Statement - Hard Landscape Strategy - Proposed Amendment

07 Hard Landscape Strategy

46

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A_RFMR_9253_C - Planning, Design and Access Statement

Pears Building

5.8 Landscaping Hard Landscape Strategy



Terrace Colonnade & Main Entrance

Scoutmoor Yorkstone Flags
600mm w x 400-900mm L x 80mm
Diamond sawn finish



Roof Garden Spaces

'Perfecta' Concrete flags
400x400x65mm
Natural Colour



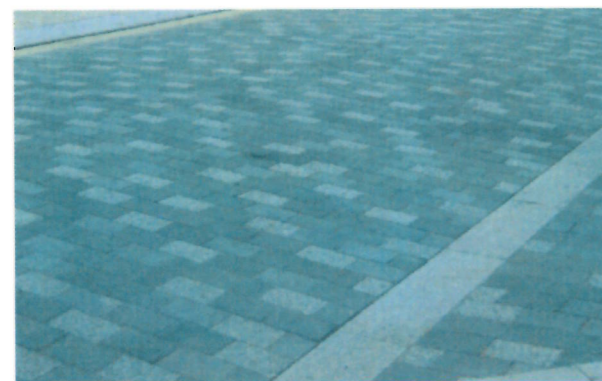
Public Garden Spaces

'Tegula' Concrete setts
300x150x100mm
Traditional colour



Car Parking Spaces

'Tegula' Concrete setts
300x150x100mm
Pennant Grey colour



Rowland Hill Street Pedestrian Crossing

Granite setts
300x150x100mm
Fine picked finish, sawn sides
30% dark grey, 40% mid grey, 30%
light grey



UCL Garden Space

Timber Decking
Hardwood with slip resistant finish



Terraces and edges to public footpaths

Concrete Retaining Wall
Brick finish Wall



Memorial Garden

Concrete steps and bleachers

Fig 16: Extract of Section 5.8 of the originally submitted Design and Access Statement - Hard Landscape Strategy

08 Soft Landscape Strategy

48

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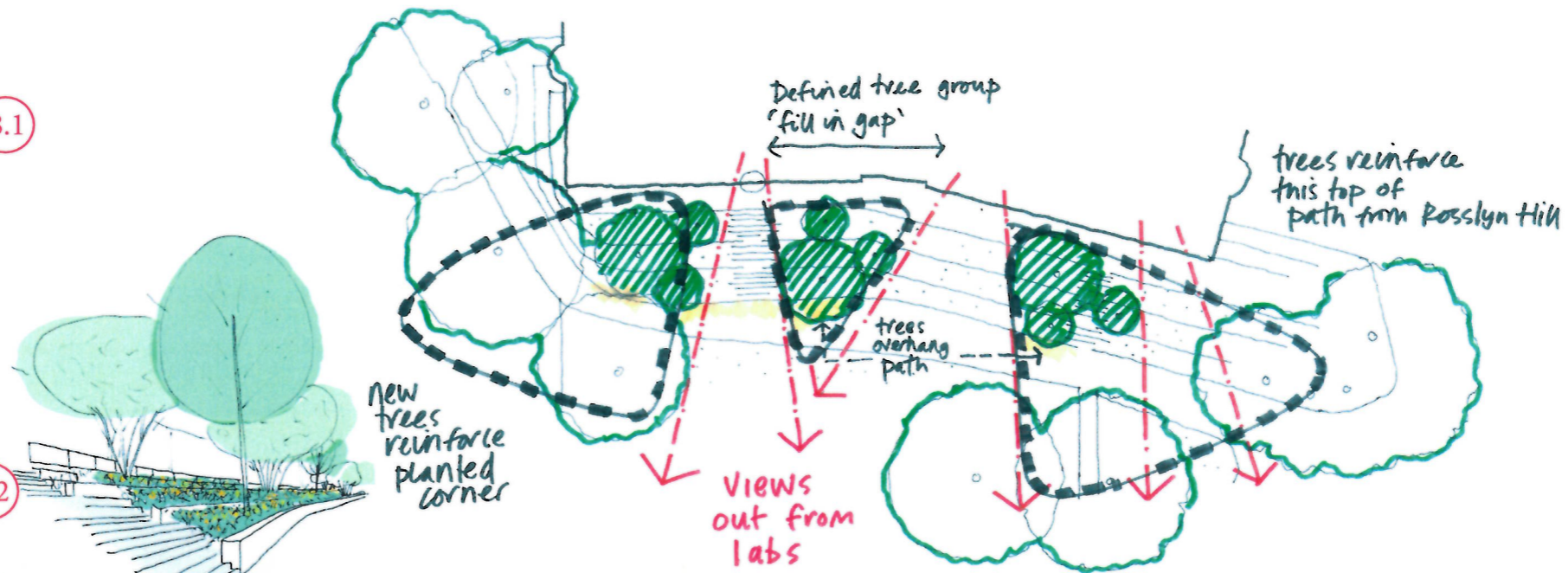
A_RFMR_9253_C - Planning, Design and Access Statement

Pears Building

5.8 Landscaping
Soft Landscape Strategy

Existing tree species on the site include a number of very mature London Planes, Limes and Horse Chestnuts. The majority of these will be protected and maintained so the green character and setting from Rosslyn Hill remains as existing. To support and complement the existing trees, new tree planting is limited to a select number of carefully positioned species that do not compete with the existing and maintain some visual connection with the proposed building. On the western elevation, it is important that users of the lab spaces internally get the sense of Hampstead Green and the existing vegetation and so new trees are positioned in small groups at locations that allow views out towards Rosslyn Hill but occasionally afford glimpses of new trees close to the Terrace Colonnade.

8.1



Similarly, the garden spaces on the eastern side of the development offer the opportunity to use smaller scale trees of an ornamental nature to reflect the more passive and intimate character of these areas.

8.2

It is proposed that Pin Oak is planted to act as a larger 'accent' tree at key locations through the terraces and is supplemented by the smaller, more ornamental Amelanchier. The larger oaks are positioned to frame the step access through the terraces and work with the existing trees on Hampstead Green.

8.3

At the north west corner of the site, climbing species, bushy evergreen shrubs and smaller multi stem trees will be planted through the terraces to green the vertical elevations.

8.3

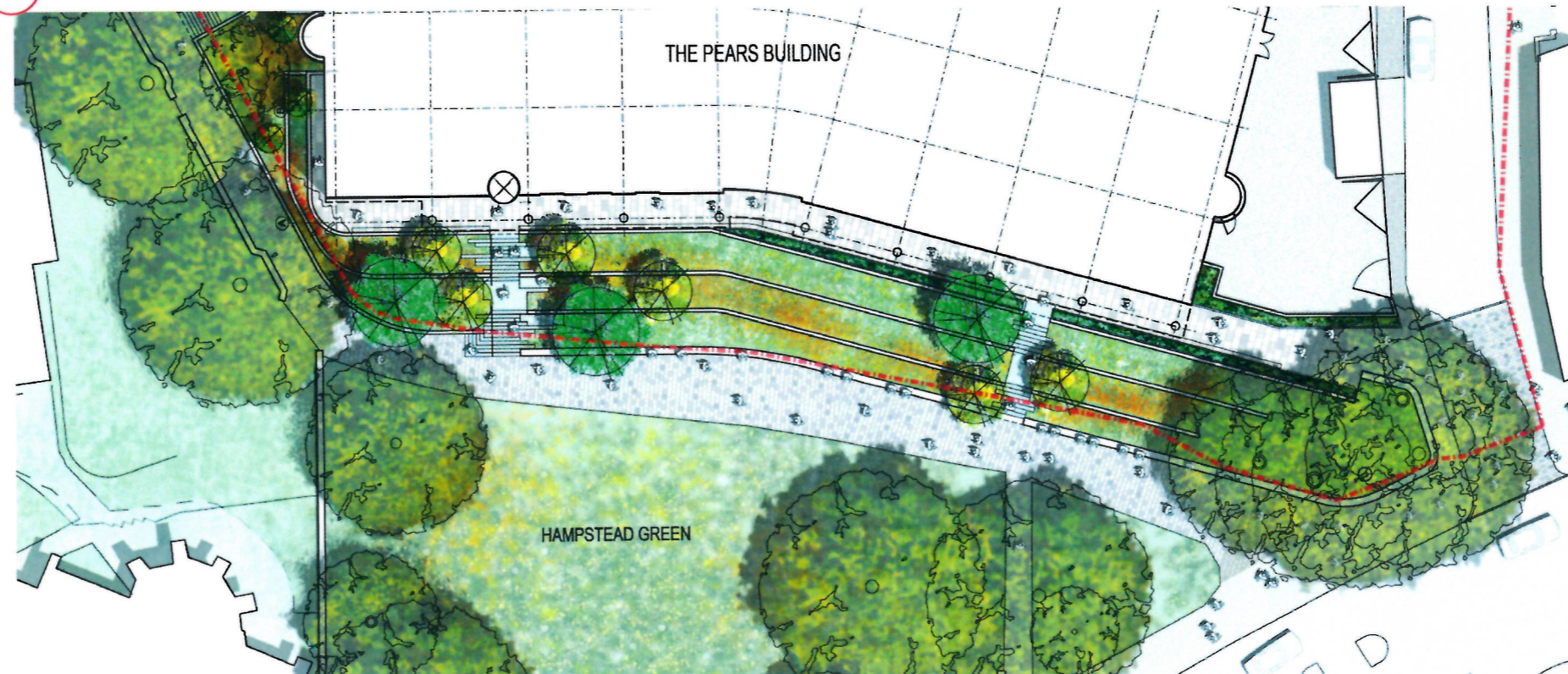


Fig 17: Extract of Section 5.8 of the originally submitted Design and Access Statement - Soft Landscape Strategy

08 Soft Landscape Strategy: Amendment Response

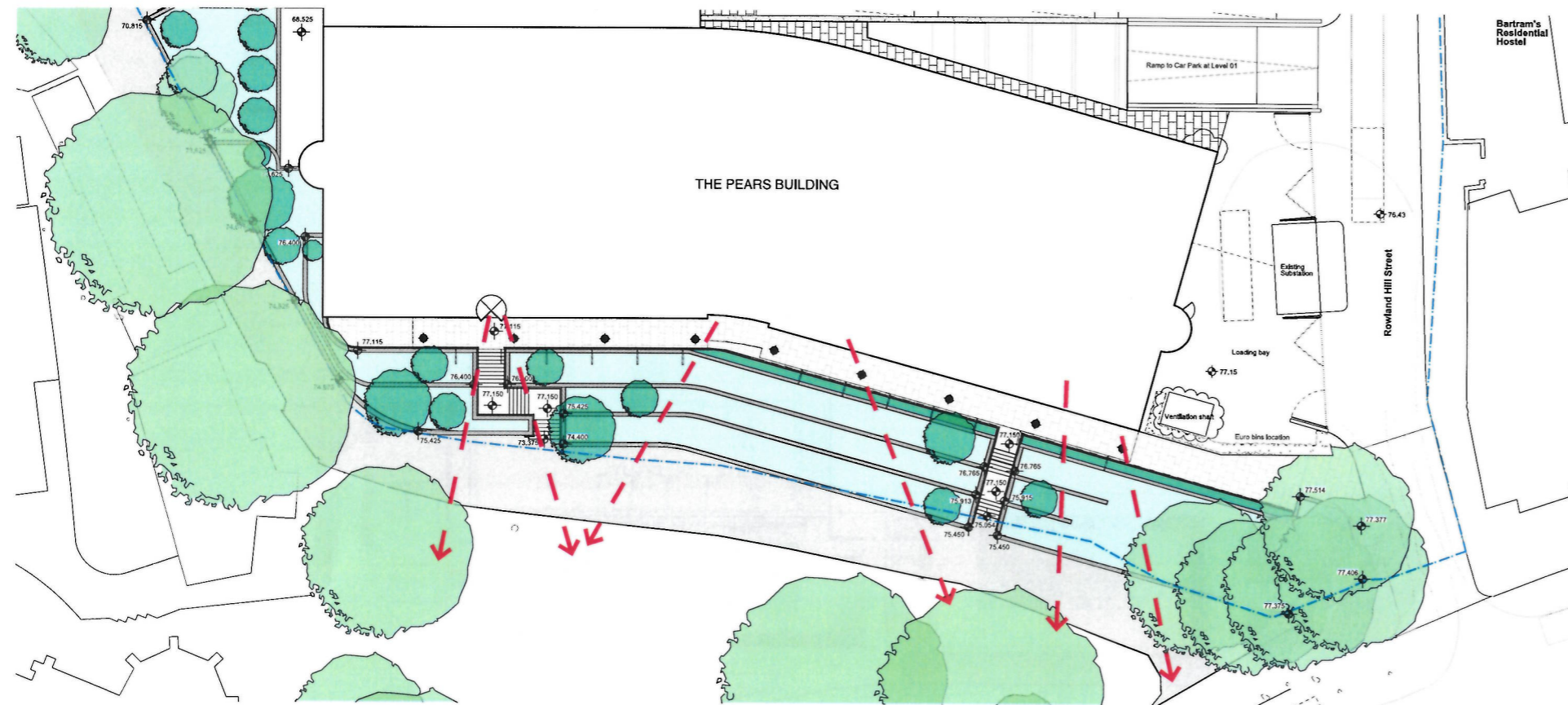


Fig 19
Proposed Amendment - Soft Landscape Strategy
Refer to note 8.1

8.1

The consented scheme strategy for existing and proposed trees remains unchanged. Refer to Section 10 for the outline of the effect of the proposed landscape amendment on the existing trees.

As seen on the diagram above, the proposed amendment does not change the consented scheme concept to provide views out towards Rosslyn Hill, Hampstead Green and the new planting from the interior

8.2

The UCL Garden and the Heath Strange Garden spaces to the east of the building are not part of this amendment.

8.3

The detailed proposals for planting species to be submitted at a later date. The consented scheme concept to be followed, unless dimensional restrictions of available green space require changes to proposed species.

5.8 Landscaping
Soft Landscape Strategy

The landscape concept of 'rolling' the landscape from Hampstead Green up and over the building presents the opportunity to establish a number of different planting characters on the site. Towards the north, a number of existing mature trees will be retained and these frame the existing footway and the North Courtyard space. A new understorey palette will be planted of shade tolerant, robust ground covers supplemented by herbaceous perennials for seasonal displays of colour.

The western elevation, conceived as the 'front' of the development relates strongly to Hampstead Green with the meadow character continuing up into the terraces. The planting mix will be supplemented with evergreen species to ensure the terraces retain a full, verdant appearance throughout the year.

The north west corner of the terrace creates a transition point between these two characters, as described by the diagram below.

The western side of the development creates private and public garden spaces and the planting will reflect the more calmer, passive character, leaning towards more herbaceous perennials with scent and texture with some evergreen filler shrubs for structure.

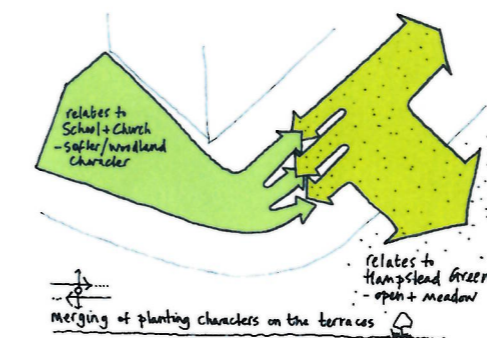
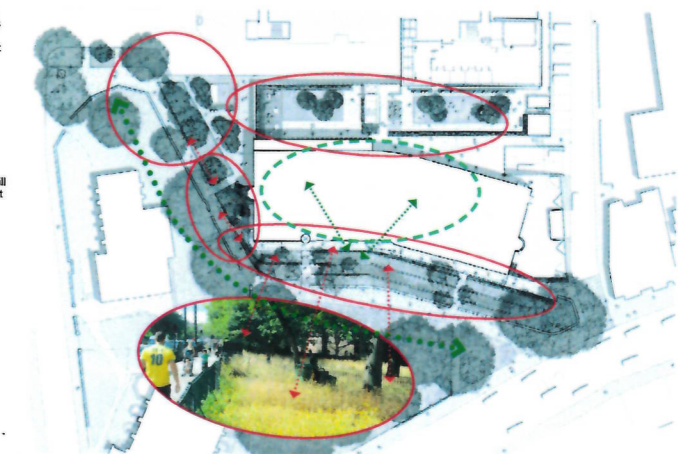


Fig 18
Extract of Section 5.8 of the originally submitted Design and Access Statement - Soft Landscape Strategy

Refer to note 8.3

