



03 Existing Site

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

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.

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.

The retention of all trees in and adjacent to Hampstead Green, particularly the group of London Planes at Rowland Hill Street retains the local 'village' character of Hampstead and its leafy street appearance. Towards the north, adjacent to the Hampstead Hill School, a line of Ash and Sycamore can be retained to frame a courtyard space and maintain definition of the public route.

**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.

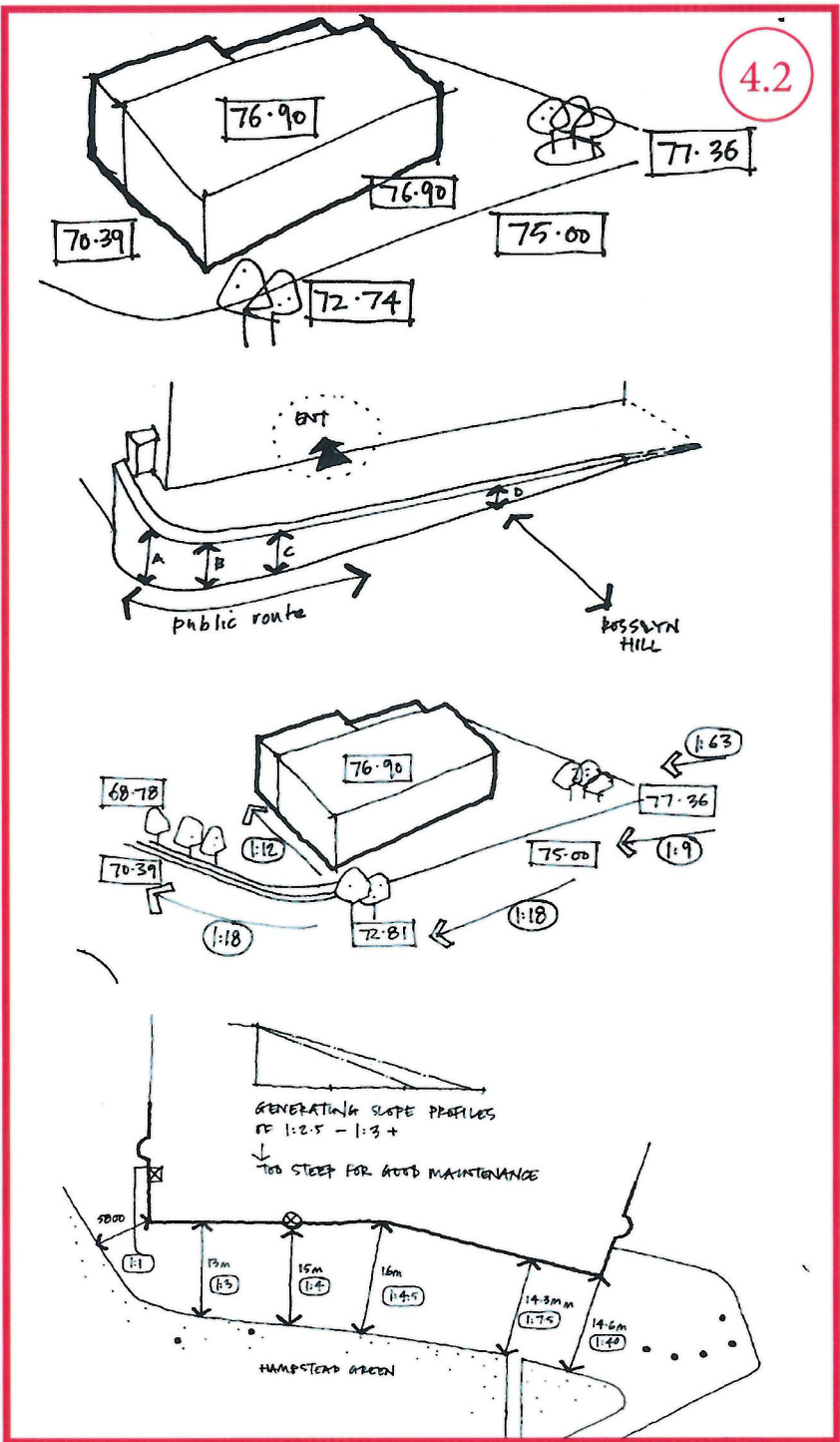
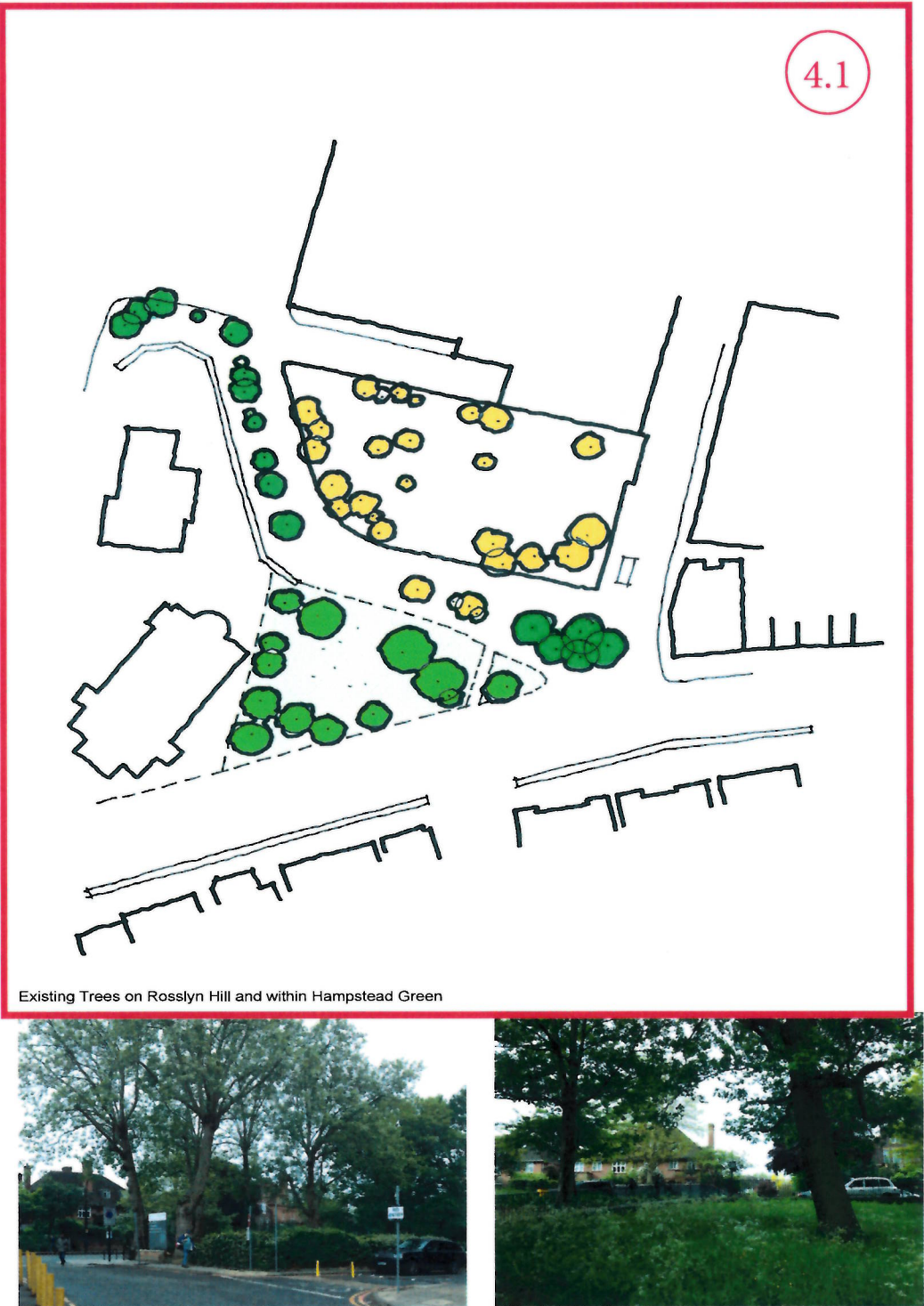


Fig 4: Extract of Section 5.8 of the originally submitted Design and Access Statement - Concept Ideas



## 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.

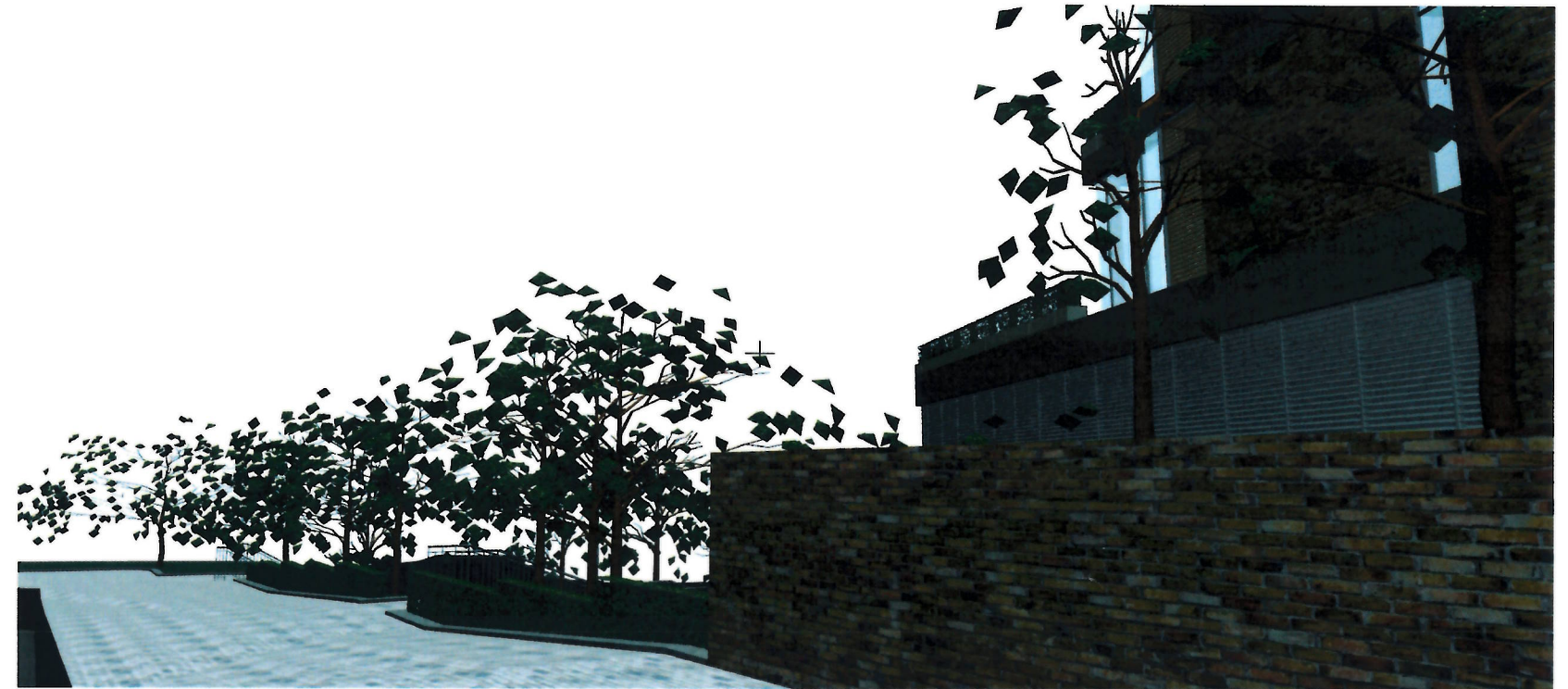


Fig 5: View of low level planting

### 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 6: View of staggered wall