TRANSFORMATION OF THE UGLY BROWN BUILDING -

LANDSCAPE STRATEGY

REEF ESTATES LIMITED

MARCH 2018

CONTENTS

INTRODUCTION

FOREWORD

A planning application, for the redevelopment of the Ugly Brown Building, was submitted to the London Borough of Camden in September 2017. The application is currently pending (ref: 2017/5497/P).

During the course of determination, a number of further design sessions have been held with London Borough of Camden Planning, Design and Conservation Officers. During these sessions officers have made a number of suggestions as to how the scheme might be refined. Furthermore, comments from a range of third parties have also been received during the determination process.

In order to address the aforementioned comments, revisions have been made to the scheme accordingly. This Landscape Strategy Report provides an assessment of the revised scheme, submitted to the London Borough of Camden in March 2018, and supersedes the original Landscape Strategy Report submitted in September 2017.

SUMMARY

fabrik Chartered Landscape Architects have been appointed by Reef Estates Limited to provide proposals in support of the development known as the Transformation of the Ugly Brown Building at 2-6 St Pancras Way, London, NW1 0TB, in the London Borough of Camden. An application is being made to the London Borough of Camden for Planning permission and demolition of a non-listed building in a conservation area.

This document sets out :

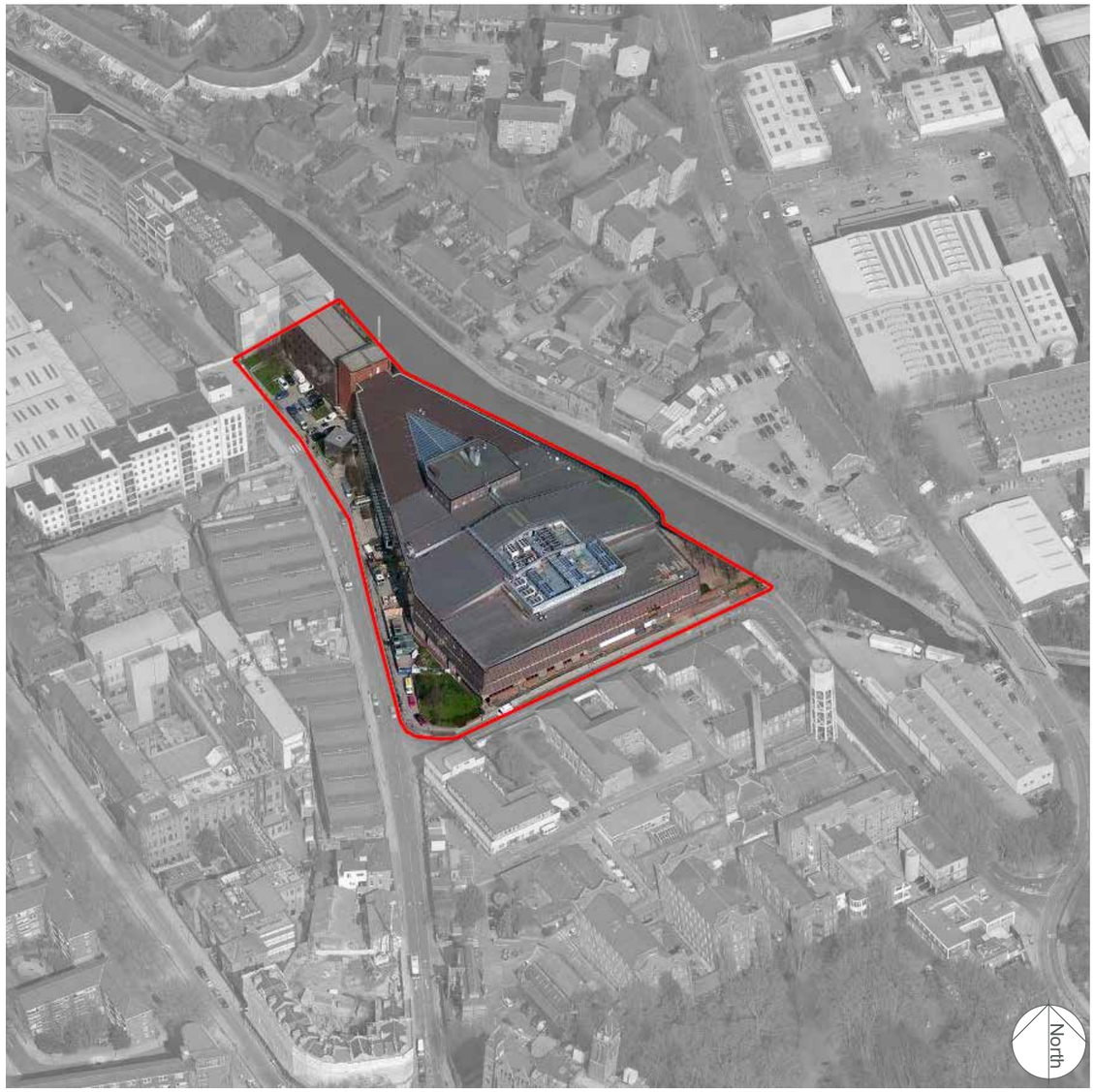
- a description of the landscape concepts and proposals for the development
- this document should be read in conjunction with all relevant project information including fabrik drawings L200-201

DESCRIPTION OF DEVELOPMENT

Demolition of the existing building and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use business floorspace (B1), residential (C3), hotel (C1), gym (D2), flexible retail (A1-A4) and storage space (B8) development with associated landscaping work.

KEY DESIGN TEAM MEMBERS :

Architect:	Bennetts Associates
Structural/Civil/Highways Engineers:	GD Partnership
Services and Drainage Engineers:	Max Fordham



LEGEND

SITE BOUNDARY

AERIAL PHOTOGRAPH OF THE SITE (SITE AREA 1.1412 HECTARES)

CONTEXT

LOCATION

The sites lies approximately 475m northwest of St Pancras International Railway Station and is situated along the Regents Canal. To the North, Camden town centre is located approximately 730m. Granary square - is located East of the site across Regents Canal. London Euston train station is located approximately 1km to the South.

AERIAL PHOTOGRAPH OF THE SITE SHOWING SURROUNDING CONTEXT

LEGEND

- SITE BOUNDARY
- REGENTS CANAL
- MAIN ROADS
- BUS STOPS
- RAILWAY STATION
- RAILWAY LINE
- MAIN PUBLIC SPACES

EXISTING SITE

SUMMARY

The site is predominately taken up by the existing building, which is quite large, extending the length of the site and creating a substantial physical barrier between the north eastern and southern boundaries. The building is currently in use as offices, including a data centre and world head office to Ted Baker. The majority of the remainder of the site is dominated by hard standing, including paved areas associated with St Pancras Way, along with the canal embankment and adjacent gravelled areas, which are largely devoid of vegetation.

1 - ST PANCRAS WAY STREET SCENE

3 - ST PANCRAS WAY STREET SCENE

IMAGE LOCATION PLAN

2 - ST PANCRAS WAY STREET SCENE

4 - GRANARY STREET

5 - CANAL FRONTAGE

PROPOSED LANDSCAPE MASTERPLAN

KEY LEGEND

1. Part M compliant step access
2. Steps with integrated street furniture
3. Cafe spill out area
4. Central plaza with curvy furniture
5. Retail street with surface mounted street furniture
6. Front canal garden with raised metal planters with integrated timber seats
7. North street with raised metal planters
8. Canal edge with intermediate low planting between building columns
9. Fixed benches at the canal edge
10. Short stay cycle space
11. Mooring bollards at the canal edge
12. Delivery bay
13. Delivery area

Application Site

PROPOSED ACCESS AND CIRCULATION

SUMMARY

The landscape including all of the public realm routes and routes around the building have been designed to provide accessibility for everyone. This not only includes barrier-free access for disabled residents, workers or visitors who may use wheelchairs, but also those with impaired mobility, sight comprehension or hearing difficulties, pushchair users, children and elderly people. The public realm has been designed to negotiate the approximately 2m level change from the canal edge to St. Pancras Way by providing a fully-accessible step free route across the site through the main plaza. The retail street, northern street, and canal footpath also offer fully step free routes into and through the site whilst contributing to the permeability and connectivity of the scheme to its adjacent context.

All ramps and external steps comply with Approved Document Part M and BS8300 with tactile surfaces and contrasting materials signalling changes in level and direction. To ensure that appropriate access standards are met at the outset and as part of mainstream, inclusive design where possible reference has been made to inclusive design policy and guidance at a national, regional and local level including relative aspects of the following:

- Approved Document M - Access to and use of buildings: Volume 1 - Dwellings (2015 edition incorporating 2016 amendments)
- Approved Document M - Access to and use of buildings: Volume 2 -Buildings other than dwellings (2015)
- BS 8300:2009+A1:2010 Design of buildings and their approaches to meet the needs of disabled people – Code of practice
- The London Plan (2016)
- Shaping Neighbourhoods Accessible London: Achieving an Inclusive Environment. Supplementary Planning Guidance (2014)
- Accessible Hotels in London Appendix B Draft Best Practice Guidance

Access into the proposed buildings will be level with the external approach and well defined within each building's façade. The wind assessment has established that all primary entrances are located in areas comfortable in both summer and winter seasons.

Further details on Inclusive Design and Access can be found in the Architects Design and Access Statement.

LEGEND

- MAIN ENTRANCE
- RETAIL ENTRANCE
- SECONDARY ENTRANCE/ SERVICE / FIRE ESCAPE
- PEDESTRIAN CROSSING
- STEP FREE PEDESTRIAN ACCESS ROUTE
- PART M. COMPLIANT STEPPED ACCESS ROUTE
- VEHICLE ROUTE
- SHORT STAY CYCLE SPACES
- DELIVERY BAY / TAXI DROP-OFF
- VEHICLE ENTRANCES

ACCESS AND CIRCULATION DIAGRAM

CHARACTER AREAS

LOCATION AND DESCRIPTION

The guiding themes set out in this document have informed the key character areas of the site, which we have explored in more detail in the following sections of this report.

These are illustrated on the plan to right and are as follows:

1. Central Plaza - The central plaza strategy is to utilise the levels to create a dynamic inclusive landscape which provides a robust framework for both gathering and through routes. The site has a maximum height difference from North to South of 3.5m, with the lowest point at St. Pancras / Granary Street corner to the canal edge. Trees play an integral part to the plaza providing structure, shade in the summer, and habitat for species.

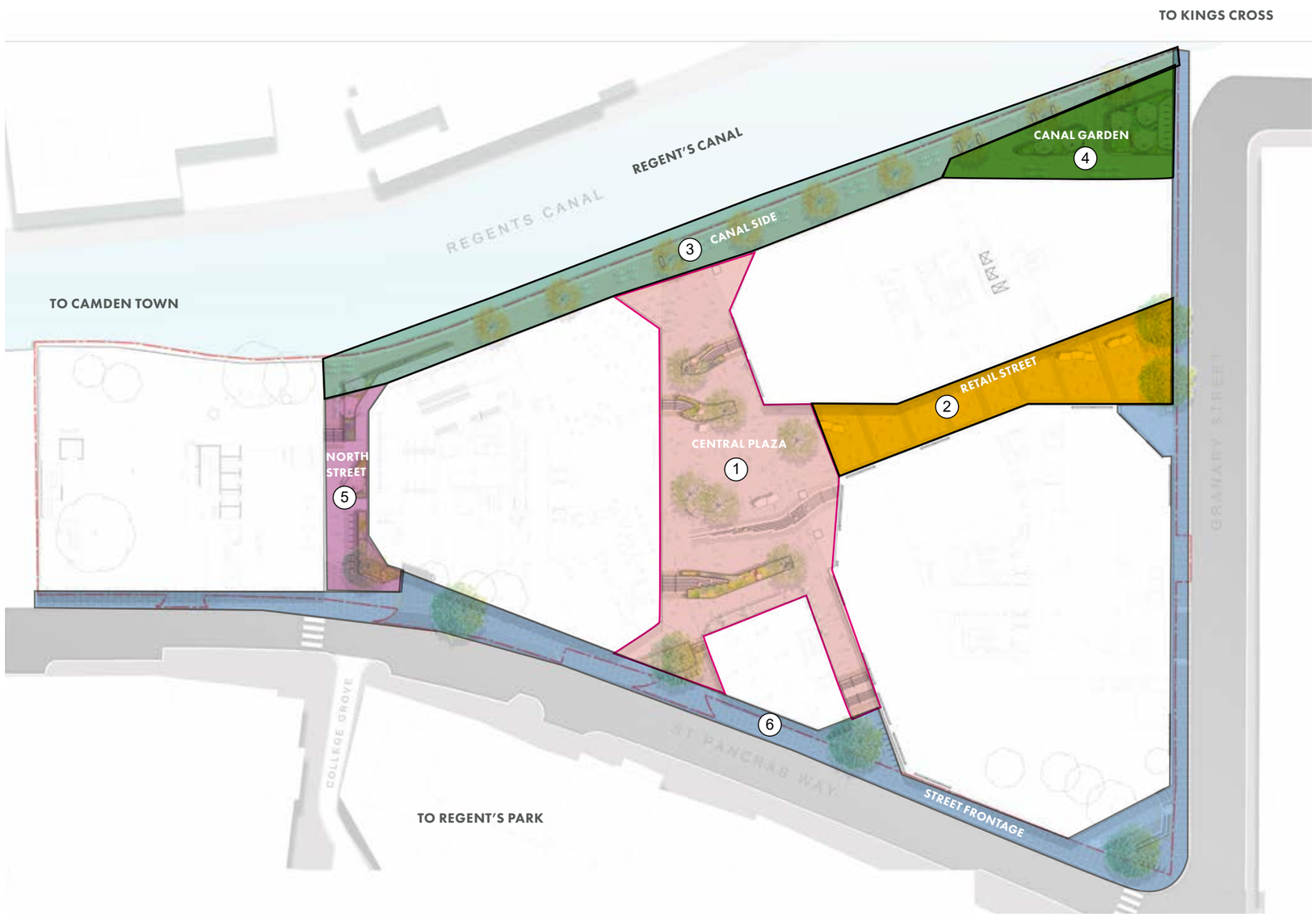
2. Retail Street - The retail streetscape provides a legible route into the development and a clear connection back to Granary Street. Street furniture provides places for rest and gathering whilst street trees create a threshold from the street frontage.

3. Canal Frontage - The canal frontage provides a route through the development but also acts as a space to remain and enjoy the canal which is supported by retail and mixed uses within the new build. Trees are a major defining feature of the landscape and help support the biodiversity of the soft landscape.

4. Canal Garden - A soft landscape garden characterised by street furniture and planting that relate to the character of the canal and are at an appropriate scale for helping to define the adjacent residential entrance and retail uses.

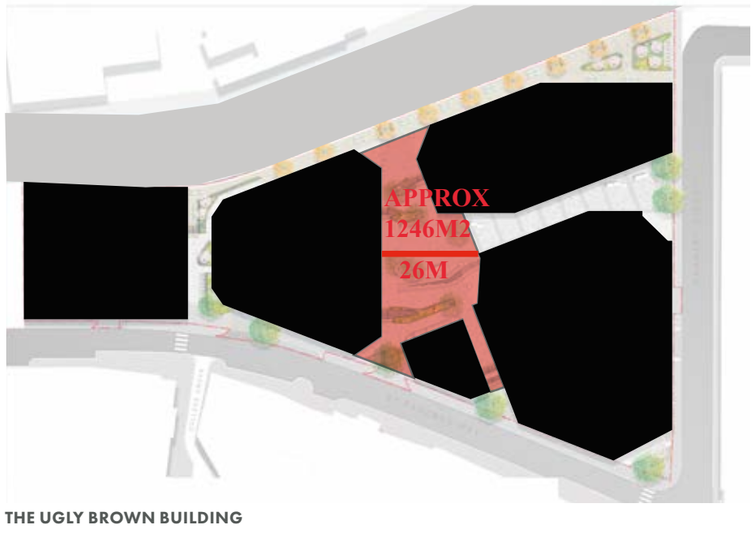
5. North Street - Primarily a high quality pedestrian throughway which includes a street furniture and paving scheme that integrates the space into the broader site.

6. Street Frontage - The street frontage is defined materially by linking into the surrounding hard landscape palette. Street trees and cycle stands are included as able and pavements are maximised as able.

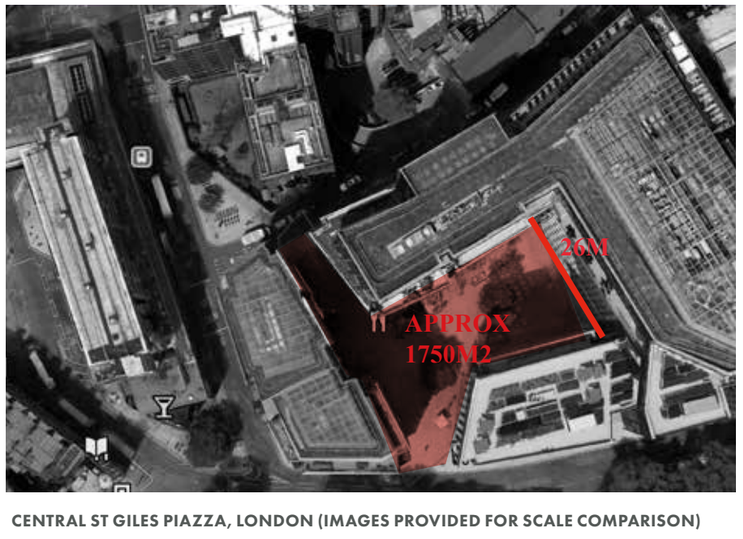


CHARACTER AREAS

CENTRAL PLAZA - SCALE COMPARISON



THE UGLY BROWN BUILDING



CENTRAL ST GILES PIAZZA, LONDON (IMAGES PROVIDED FOR SCALE COMPARISON)

LEOPOLD SQUARE, SHEFFIELD (IMAGES PROVIDED FOR SCALE COMPARISON)

CHARACTER AREAS

CENTRAL PLAZA - CHARACTER PRECEDENT IMAGES

OPEN SLOPING TERRACES WITH SEAT WALLS BETWEEN PLATEAU AREAS

CREATIVE STEP DESIGN

MINIMISE NUMBER OF RISERS IN ONE FLIGHT

SPACES FOR EVENTS

LEVEL AREAS FOR SPILL OUT ACTIVITIES

SOFT LANDSCAPE BANKS INTEGRATED INTO THE STEPS BETWEEN TERRACE LEVELS

TREES

NOTE:

- All images are indicative and shown to express design intent and character only

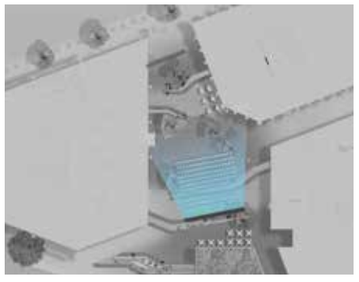
CHARACTER AREAS

CENTRAL PLAZA - LANDSCAPE PROPOSALS

The plan on the right illustrates the landscape proposals for the central plaza. The main principles of the plaza are as follows:

1. Step free route at the heart of the development connecting the street frontage to the canal and stitching the broader development together.
2. Use of level changes to create a dynamic inclusive and playful landscape with integrated soft landscape.
3. Plaza Trees to create a dappled canopy and provide pedestrian scale and green respite.
4. Street furniture which is fixed to the hard surfaces.
5. A robust high quality hard landscape palette to compliment the scheme and surrounding context.
6. Directional paving patterns will play on pedestrian desire lines and building geometry.
7. Part M compliant stepped routes.
8. Well lit legible routes, spaces, and unobstructed views provide a safe comfortable environment.

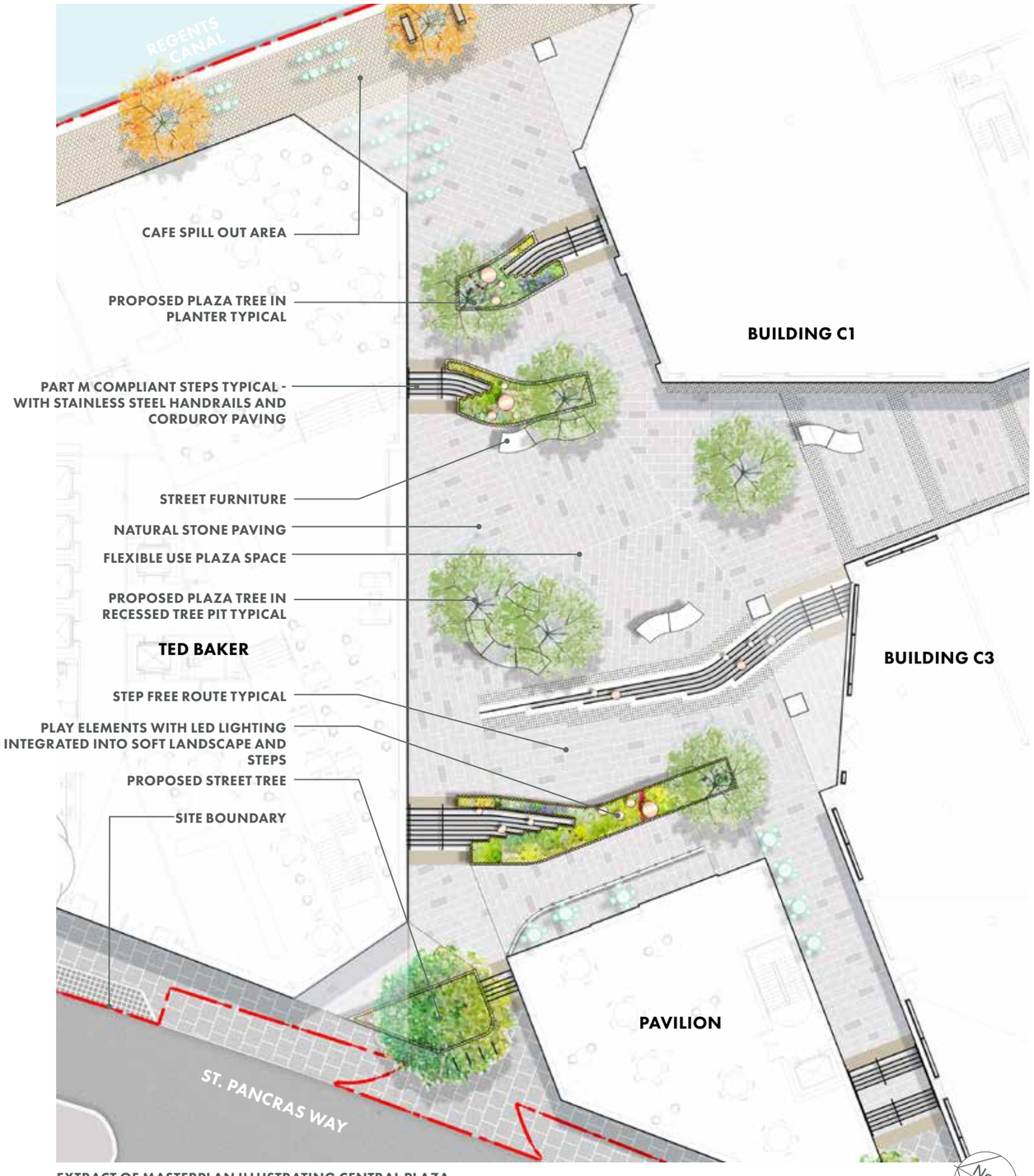
CONCEPTUAL EVENTS ARRANGEMENT DIAGRAMS



OUTDOOR CINEMA

RUNWAY SHOW

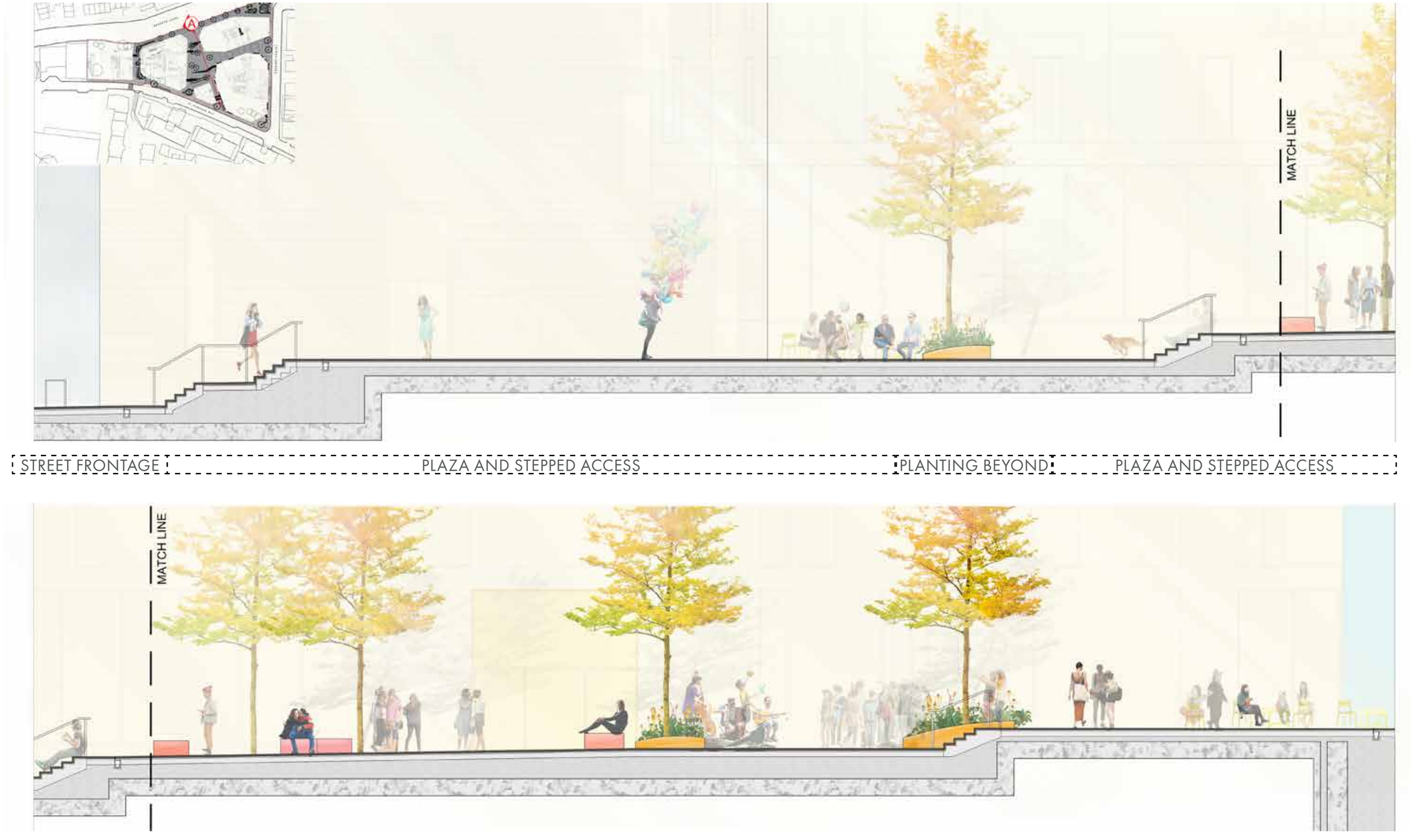
SEASONAL MARKETS AND POP-UPS



EXTRACT OF MASTERPLAN ILLUSTRATING CENTRAL PLAZA

CHARACTER AREAS

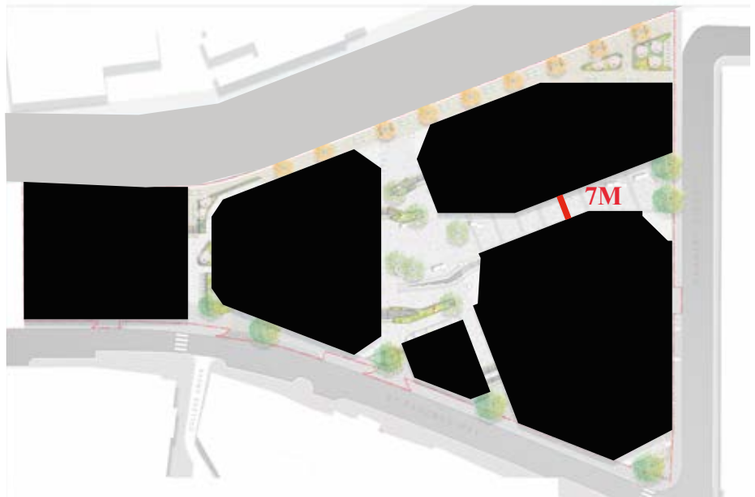
CENTRAL PLAZA - LANDSCAPE PROPOSALS



ILLUSTRATIVE SECTION A THROUGH PLAZA

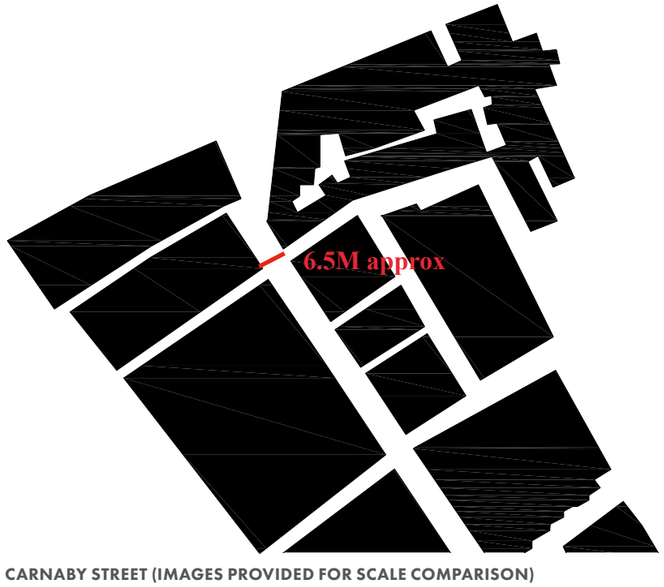
CHARACTER AREAS

RETAIL STREET - SCALE COMPARISON



THE UGLY BROWN BUILDING

BUTLERS WHARF, LONDON (IMAGES PROVIDED FOR SCALE COMPARISON)



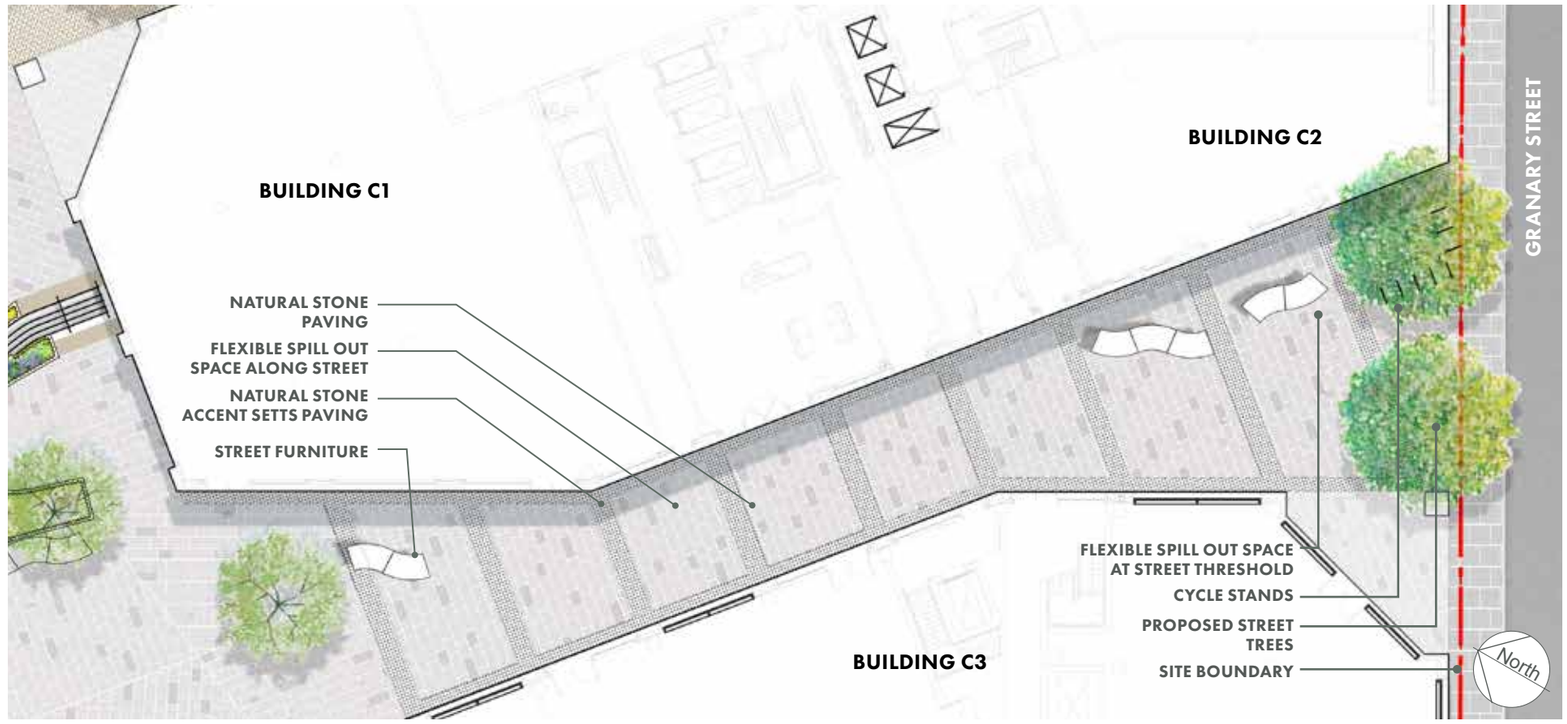
CARNABY STREET (IMAGES PROVIDED FOR SCALE COMPARISON)

CHARACTER AREAS

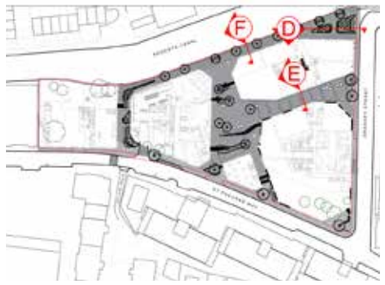
RETAIL STREET - LANDSCAPE PROPOSALS

The plan on the right illustrates the landscape proposals for the retail street. The main principles of the retail street are as follows:

1. Street trees create a threshold into the site.
2. Street furniture with integrated LED lighting act as a feature.
3. Robust sandstone paving palette ties into the central plaza.
4. Flexible spill out spaces for tables and chairs.
5. Sufficient width to accommodate occasional vehicles as needed for maintenance, events and emergency.
6. Clear, legible, well lit route.



EXTRACT OF MASTERPLAN SHOWING RETAIL STREET



ILLUSTRATIVE CROSS SECTION E THROUGH RETAIL STREET

RETAIL STREET CHARACTER PRECEDENT IMAGES

NOTE:

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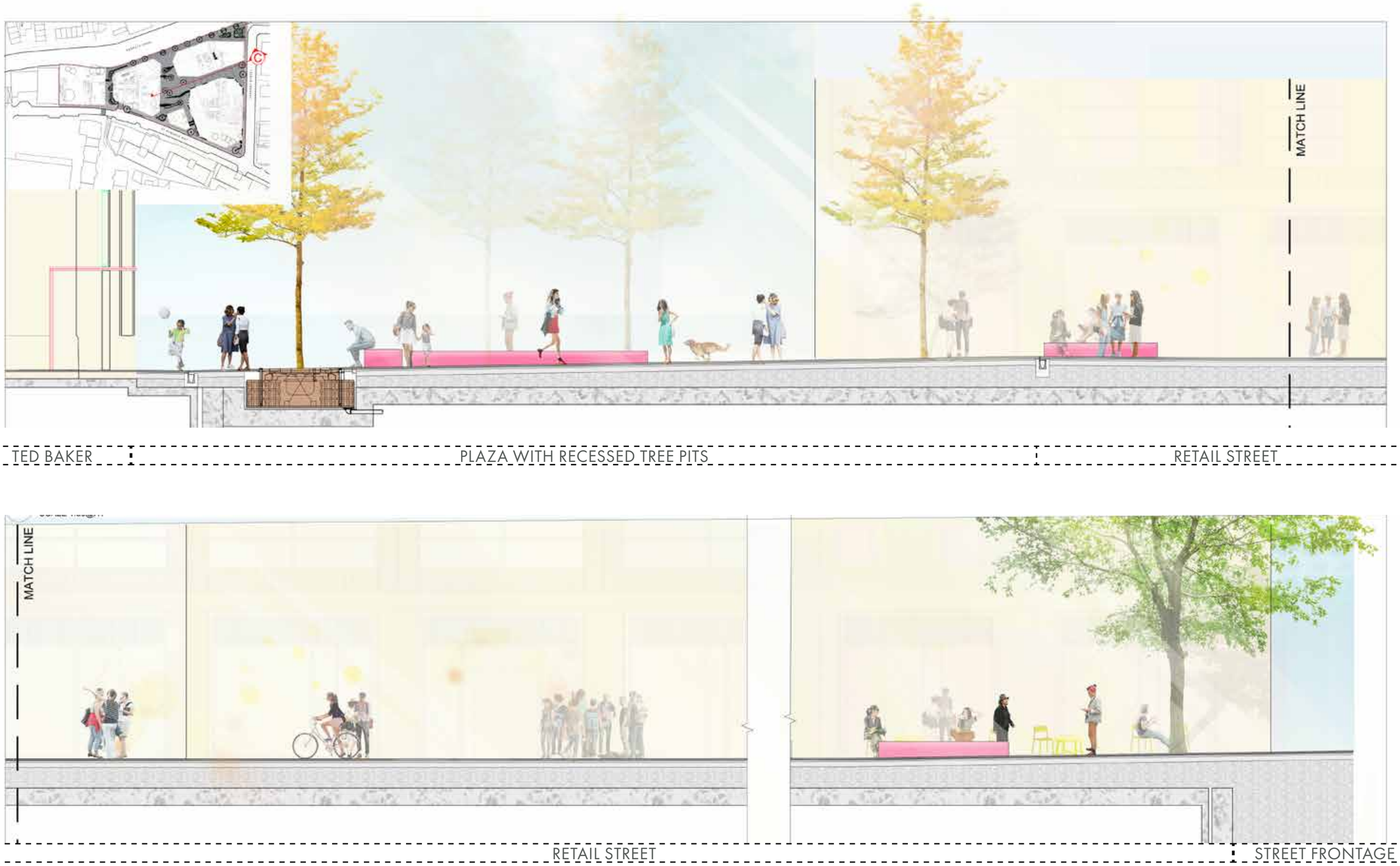
CHARACTER AREAS

RETAIL STREET - LANDSCAPE PROPOSALS



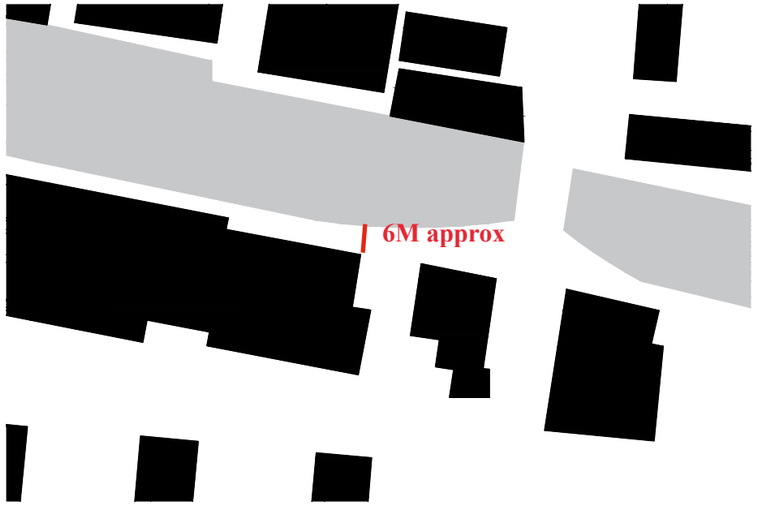
ILLUSTRATIVE SECTION C THROUGH RETAIL STREET

CHARACTER AREAS

CANAL FRONTAGE - SCALE COMPARISON

THE UGLY BROWN BUILDING

BUTLERS WHARF, LONDON (IMAGES PROVIDED FOR SCALE COMPARISON)



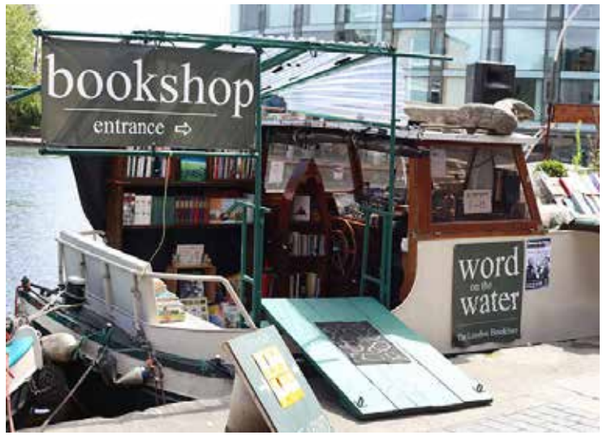
REGENT'S CANAL - HAGGERSTON (IMAGES PROVIDED FOR SCALE COMPARISON)

CHARACTER AREAS

CANAL FRONTAGE / CANAL GARDEN PRECEDENT IMAGES

MOORINGS TO BE RETAINED

TREE PLANTING (DEPENDENT ON FURTHER STRUCTURAL SURVEYS)



EXTERNAL DINING ON CANAL SIDE AND ON ACTIVITIES ON CANAL BOATS

OPPORTUNITIES FOR CANAL SIDE BIODIVERSITY

CONSIDERED MATERIALS. EDGE TREATMENT TO BE RETAINED

NOTE:

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PLANTING

INTEGRATED TIMBER SEAT

TREES

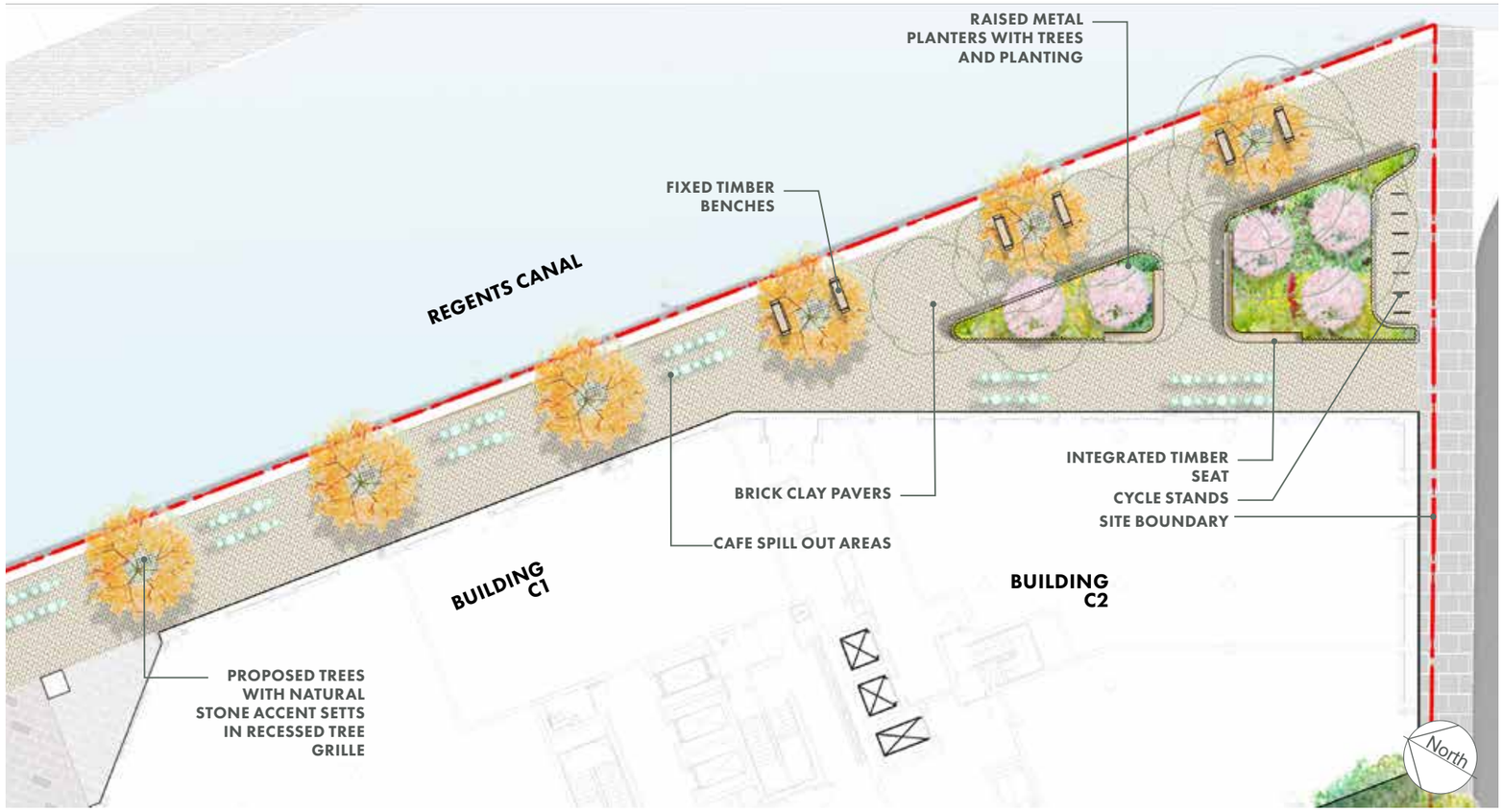
RAISED PLANTERS

CHARACTER AREAS

CANAL FRONTAGE & CANAL GARDEN - LANDSCAPE PROPOSALS

The plan on the right illustrates the landscape proposals for the canal frontage. The main principles of the canal frontage are as follows:

1. Brick paving to relate provide a hard wearing durable material and relate to the greater canal material palette.
2. Use trees to help define the canal frontage and support biodiversity.
3. Provide robust street furniture such as cycle stands and fixed timber benches with a mix of arm/backrests as suitable.
4. Flexible clear areas for the potential of exterior cafe.
5. Maintain and provide additional (as required) mooring bollards to help support waterfront activity.
6. Provide a legible route for pedestrian circulation and occasional MEWP access.

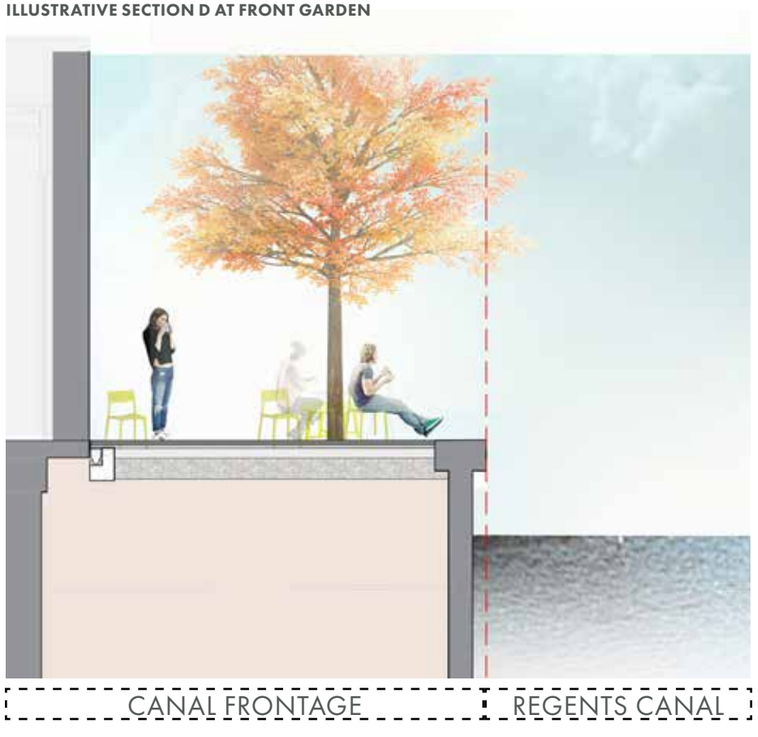


EXTRACT OF MASTERPLAN SHOWING TYPICAL CANAL FRONTAGE AND FRONT GARDEN

CHARACTER AREAS

CANAL FRONTAGE & CANAL GARDEN - LANDSCAPE PROPOSALS

ILLUSTRATIVE SECTION D AT FRONT GARDEN



ILLUSTRATIVE SECTION F AT CANAL EDGE

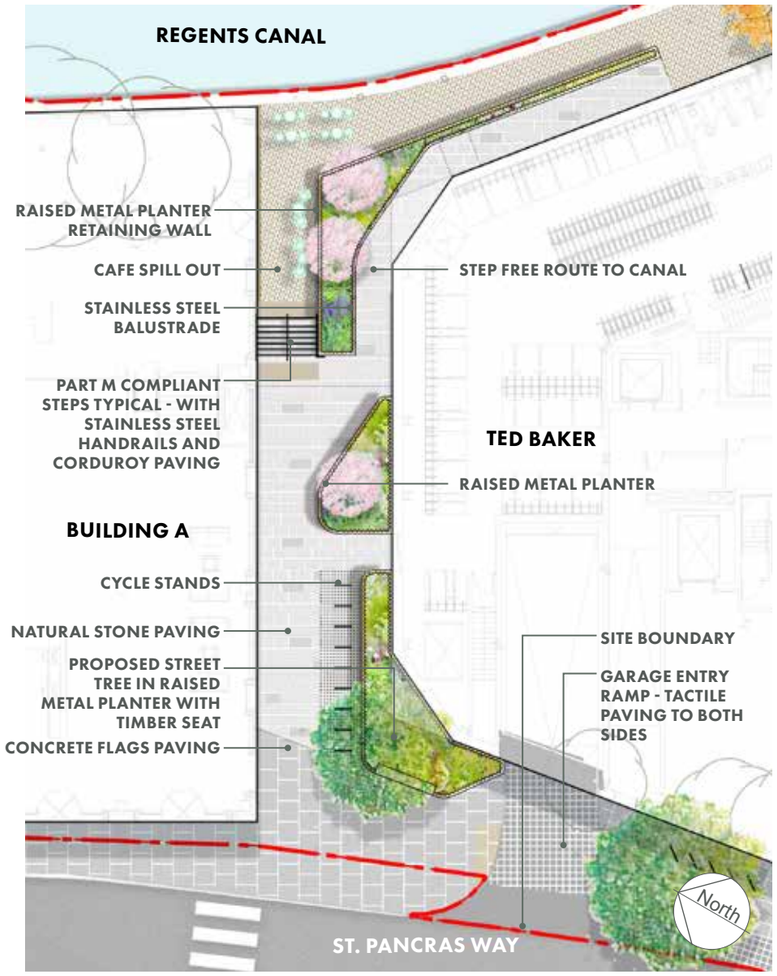
ILLUSTRATIVE SECTION B AT CANAL EDGE

CHARACTER AREAS

NORTH STREET - LANDSCAPE PROPOSALS

The plan on the right illustrates the landscape proposals for the North Street. The principles of the North Street are as follows:

1. An accessible well lit high quality pedestrian throughway with part M compliant stepped and step free access connecting to the canal.
2. Short stay cycle stands for visitors.
3. Raised metal edge planters with biodiverse planting.
4. Robust sandstone paving palette connecting the street materially to the plaza.
5. Cafe spill out space at the canal frontage interface.



NOTE:

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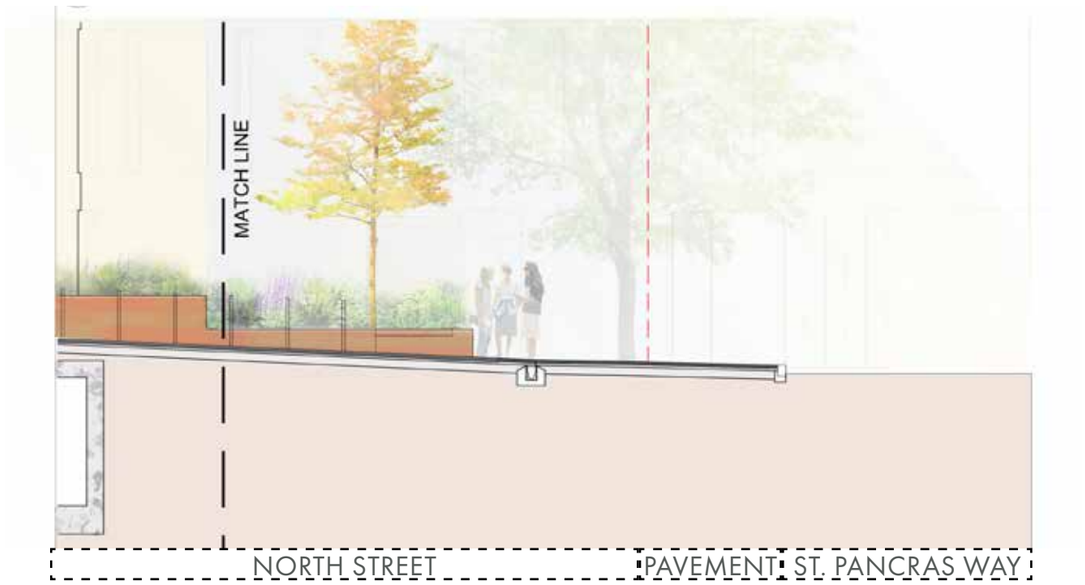
CHARACTER AREAS

NORTH STREET - LANDSCAPE PROPOSALS

ILLUSTRATIVE SECTION G THROUGH NORTH STREET



ILLUSTRATIVE SECTION G THROUGH NORTH STREET CONTINUED

CHARACTER AREAS

STREET FRONTAGE - LANDSCAPE PROPOSALS

The main principles of the Street frontage are as follows:

1. Use of Camden Highways standard materials to match the existing.
2. Provide street trees as able to be coordinated with services.
3. Provide visitor cycle stands to accommodate cyclists and promote cycling.
4. Pavements as generous as possible.
5. Create clear transitions to the public realm spaces from the street frontage.
6. Loading bay and crossover areas to receive granite setts paving and adhere to shared surface principles.

NOTE:

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LOADING BAY AS SHARED SURFACE

VISITOR CYCLE RACKS

CAMDEN HIGHWAYS STANDARD MATERIALS

STREET TREES AS ABLE TO BE PROVIDED

ILLUSTRATIVE STREET FRONTAGE ELEVATION

OPEN SPACE AND PLAY STRATEGY

POLICY AND CALCULATIONS

PLAY SPACE CALCULATION AND PROVISION

Both regional and local planning guidance for play space and communal open space policy have been explored in relationship to the scheme to understand the requirements for providing an appropriate strategy for play and outdoor space. The Greater London Authority Supplementary Planning Guidance Play Space Calculator as well as the London Borough of Camden CPG6 requirements and Camden's Local Plan have been used to calculate estimated child yield and play space requirements for the scheme as shown in the table 2 and table 3.

Using the GLA Play Space Calculator with the GLA benchmark of 10sqm per child, we are required to provide a total provision of 199sqm of play, which breaks down to 81sqm for 0-5 year olds, 71sqm for 5-11 year olds, and 47sqm for 12+ year olds (refer to table 2).

Applying Camden's CPG6 figure 5, the total play requirement is significantly lower at 37sqm (refer to table 4).

Due to our site not being suitable for providing equipped play for older children, our strategy is to over provide for 0-5 year old play which is suitable for our site, and identify substantial opportunities for the provision of 5-11 and 12+ play off-site in the surrounding area based on the GLA maximum walking distances to play areas for different children. Based on the calculations (refer to table 2), the proposed scheme is providing a total of 210sqm of 0-5 year old playable space, which is 129sqm above the GLA benchmark and 160sqm above the local benchmark.

Further details of the play strategy is outlined on the following pages.

OPEN SPACE SUMMARY

Based on Camden's CPG6 Open space and Camden's Local Plan requirements a total of 3859sqm of open space should be provided to serve both the residential and commerical site users. This breaks down as Public Amenity Open Space (2128sqm), Children's Play Space (37sqm), and Natural Green Space (1737sqm).

PUBLIC AMENITY OPEN SPACE (PAOS)

Based on Camden's CPG6 Open space requirements the scheme requires 2128sqm of public amenity open space to serve both residential and commercial uses. We are proposing a provision of 3030sqm which exceeds Camden's requirements. The scheme is well suited for this typology of open space and the areas are comprised of a generous plaza space for people to meet and greet, events to be held, and the adjacent units to spill out into the plaza, as well the retail and north streets which include elements such as street furniture and trees/planting. The canal frontage space also performs in a similar way as the other public amenity spaces providing opportunities for cafe spill out, fixed seating, and forms a high quality pedestrian route.

NATURAL GREEN SPACE (NGS)

A total of 1737sqm of Natural Green space is required according to CPG6. A provision of 276sqm of natural green space is proposed at ground level in the form of a 'front garden' adjacent to the C2 residential building / canal as well as planting between Building A and Ted Baker and soft landscaping within the central plaza. All of the planting areas have been designed to promote biodiversity as outlined in the soft landscape strategy. In addition to the planting a variety of trees are proposed across the site which further support the natural green space proposals.

Biodiverse roofs have not been included in the calculations at this stage, however, these will contribute towards biodiversity in the area and would also increase the total number of natural green space significantly.

Unit Types	Social	Intermediate	AFFORDABLE Total	PRIVATE	TOTAL
Studio			0	10	10
1b2p		4	4	20	24
1b2p WHEELCHAIR ADAPTABLE (WA)		2	2	3	5
2b4p	2	4	6	18	24
2b4p WHEELCHAIR ACCESSIBLE (WU)	1		1		1
2b4p WHEELCHAIR ADAPTABLE (WA)				2	2
3b5p	7		7		7
			20	53	**73**

TABLE 1: PROPOSED RESIDENTIAL UNIT MIX

Proportion of children

	Number of children	%	Play space requirement (sqm)	Proposed play area (sqm)
Under 5	8	41%	81	210
5 to 11	7	36%	71	
12+	5	24%	47	
Total	20	100%	199	

Play space requirements

GLA benchmark (sqm)*	Alternative local benchmark (sqm)**	Total (sq m play space) required
10		198.6
	2.5	49.6

* GLA benchmark standard=minimum of 10sqm of dedicated play space per child
** Borough's local benchmark

TABLE 2: GLA: CALCULATION OF CHILD OCCUPANCY AND PLAY SPACE REQUIREMENTS

Camden requirement per home sq m				
	Amenity open space	Children's play space	Natural green space	Total
Self-contained homes in Use Class C3				
One bedroom home	6.5		5.2	11.7
Two bedroom home	9.2	0.6	7.2	17
Three bedroom home	12.8	2.9	9.5	25.2
Four bedroom home	14.1	3.6	10.2	27.9
Per 1,000 sq m gross external area	21.6		17.9	38.9

TABLE 3: CAMDEN CPG6: OPEN SPACE REQUIRED FOR SPECIFIC DEVELOPMENTS (CPG6 FIGURE 5)

OPEN SPACE AND PLAY AREA PLAN

PUBLIC AMENITY OPEN SPACE : 3030 SQM

CHILDREN'S PLAY SPACE (0-5 YEARS) : 210 SQM

NATURAL GREEN SPACE: 276 SQM

Areas generated by the scheme sq m					
	No of units (27/07/2017)	Public Amenity open space	Children's play space	Natural green space	Total
Self-contained homes in Use Class C3					
One bedroom home	39	254	0	203	456
Two bedroom home	27	248	16	194	459
Three bedroom home	7	90	20	67	176
Four bedroom home	0	0	0	0	0
Residential Total sqm	73	592	37	464	**1092**
Commercial					
Per 1,000 sq m gross external area	71144	1537		1273	**2768**
Total Residential and Commercial sqm		2128	37	1737	**3859**
Total Proposed area sqm		3030 (+902sqm above required)	210 (+173sqm above required)	276 (1461sqm below required)	3516 (343sqm below required)

TABLE 4: REQUIRED AREAS GENERATED BY PROPOSED SCHEME

OPEN SPACE AND PLAY STRATEGY

EXISTING OPEN SPACE PROVISION

The Greater London Authority Supplementary Planning Guidance 'Providing for Children and Young People's Play and Informal Recreation' (2012) identifies maximum walking distances to play areas for different age groups: 0 to 5 years :100m, 5 to 11 years: 400m, 12 + years: 800m.

Existing open Space Sizes and approximate walking distances from the subject site:

1. Canalside open space
2. 101 Camley Street - 50m. Public amenity space (1285sq.m) including children's equipped playspace (Approx. 154sq.m)
3. Goldington Crescent Gardens -200m. Garden with lawns & mature trees. (Approx. 3373sq.m)
4. St Pancras Gardens - 250m. Large areas of open lawn in shaded churchyard. (Approx. 20295sq.m)
5. Canal Land (Baynes St to St Pancras Way) - 400m
6. Elm Village play area - 400m. A local garden with equipped children's playground. (Approx.512sq.m)
7. Elm Village natural play area - 400m. A local garden with equipped children's playground. (Approx.385sq.m)
8. Gasholder Park - 400m. Canalside park with informal play space. (Approx. 1130sq.m)
9. Camley Street Natural Park - 400m. Urban nature reserve on Regent's Canal with interpretive activities for children (Approx.10084sq.m).
10. St. Martin's Gardens - 400m. Local open space with lawn. (Approx.5683sq.m)
11. Granary Square - 500m. Large plaza with flush pop jet fountain. (Approx.5848sq.m)
12. Pancras Square - 500m. An urban square with terraced planting and water cascades. (Approx.3148saq.m)
13. Oakley Square Gardens - 500m. A local park(Approx.7557sq.m)
14. Chalton St MUGA - 550m. An equipped controlled access playground. (Approx.300sq.m)
15. Coal Drops Yard - 600m. Public open space due to complete in 2018.
16. Polygon Open Space / Plot 10 Community Play Project Hall - 750m walking distance. Purpose-built enclosed sports and adventure play area with quiet seating area, a recreational grass area and a playground / outdoor gym (Approx.5037sq.m).
17. Brill Place - 750m. Equipped play space in public park . (Approx.5308sq.m)
18. Harrington Square Gardens - 750m. Local park with lawn(Approx.7357sq.m)
19. Camden Gardens - 800m. Approximately 3051 sqm public park. (Approx.1127sq.m)
20. Lewis Cubitt Park - 800m. A principal green space with water jets to relax and for children to run and play. (Approx.5673sq.m)
21. Handyside Gardens - 800m. Landscaped park wit a water rill and children's equipped play area for ages 4-10 years. (Approx.2324sq.m)
22. Wharf Road Gardens - 800m. A new - promenade between Granary Square and York Way. (Approx.2807sq.m)
23. The Triangle Site - 800m. A proposed large green space for informal play and an ecological park.

LOCAL PLAY SPACE (SOURCE: GOOGLE MAPS)

NOTE: PROPOSED BRIDGE OVER THE CANAL AT 101 CAMLEY STREET WILL REDUCE THE DISTANCE TO OPEN SPACE NORTH OF THE CANAL.

OPEN SPACE AND PLAY STRATEGY

EXISTING OPEN SPACE CONTINUED

There is as variety of existing play provision in the vicinity of the Ugly Brown Building, as is shown by the map on the previous page and illustrated here.

The play typologies offered are extensive and include:

- Informal hard and soft areas for running, rolling, using ride-on toys, socialising, gathering and imaginative play;
- Equipped play areas where children of a similar age can interact and play together as well as explore the equipment on their own;
- Hard sports courts for formal and informal game playing.
- Exercise areas.

Of the existing neighbourhood play provision informal play areas and active play for 5-11's are provided within the GLA accessible walking distances of 400m in following sites:

- Elm Village play area
- Elm Village natural play area
- Gas Holder Park
- Camley Street Natural Park

Play areas for 12 years and older within 800m from the site are provided by:

- Pancras Square
- Handyside Gardens
- Lewis Cubitt Square
- Granary Square
- Plot 10 Community Play Project Hall
- Brill Place
- Lewis Cubitt Park

Due to the small number of children of these age groups expected to live in the subject site as well as the use and nature of the scheme as a more urban hard landscape environment not suitable for providing equipped dedicated play spaces, we propose that the existing provision is sufficient.

Additional play for the 0-5 years olds within 100m of the site is proposed in the 101 Camley Street development site with a playground that will be publicly accessible. To support this adjacent playspace we propose that playable space is built into the plaza area of the subject site to ensure that young children have an area to use immediately adjacent to their homes.

WITHIN 400M WALKING DISTANCE FROM THE SITE

ELM VILLAGE NATURAL PLAY AREA

GAS HOLDER PARK

CAMLEY STREET NATURAL PARK

WITHIN 800M WALKING DISTANCE FROM THE SITE

PANCRAS SQUARE

HANDYSIDE GARDENS

LEWIS CUBITT SQUARE

GRANARY SQUARE

PLOT 10 COMMUNITY PLAY PROJECT HALL

LEWIS CUBITT PARK

OPEN SPACE AND PLAY STRATEGY

PROPOSED PLAY SPACE PROVISION SUMMARY

As outlined on the previous pages we have identified that there are a number of appropriate existing and proposed play spaces and play opportunities for 5-11 and 12+ age groups in the immediate vicinity (including equipped and dedicated play spaces) that comply with the GLA maximum walking distances and that our proposals do not include provision for these age groups on site.

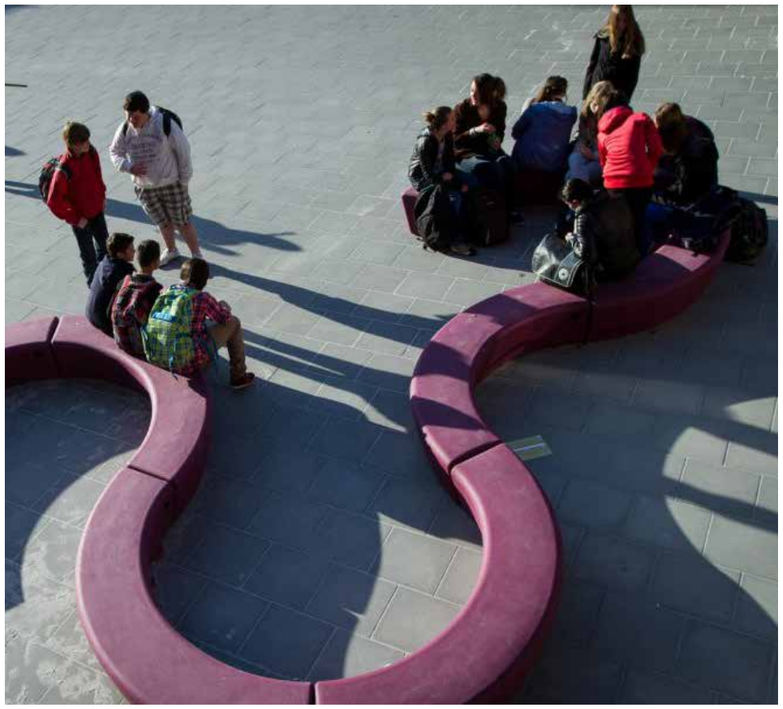
We are providing a greater area of 0-5 years play on site than both the GLA and London Borough of Camden require within the central plaza which is a public space designed to include elements of informal “doorstep” play.

The playable features within the plaza includes:

- Hard paved areas where ride-on toys can be used and children can move around the plaza freely;
- Changes in level (steps with integrated furniture elements and sensory soft landscaping) allowing children to balance and climb under the close supervision of adults;
- Sculptural furniture and elements encouraging a sense of exploration, discovery, and imaginative play

CONCLUSION

The development provides a robust opportunity for community interaction in line with the NPPF. In delivering informal play, the Mayors SPG on play is satisfied in that adults and children can play informally together in a high quality landscape setting. Additionally, the scheme satisfies Camden local plan objectives outlined in the CPG6 play strategy.



NOTE:

- All images are indicative and shown to express design intent and character only

HARD MATERIALS STRATEGY

SITEWIDE PROPOSALS

The landscape design aims to build upon the key elements of the masterplan principles, namely that the public realm should be of a quality and robustness that is appropriate to the setting and that a unifying character is conveyed. Importance is given to the appropriateness of the materials with regard to place making and their long-term performance. The selective use of high quality and varied materials enhances the settings of the buildings and public realm spaces.

The combined suite of high quality, robust elements will help to create a positive, inclusive and inspiring environment. The durability of materials will be vital due to the high levels of anticipated footfall and occasional vehicular movements.

STREET FRONTAGE (HIGHWAYS)

A contextual palette to tie in with the surrounding streetscape and Camden's requirements.

GRANITE SETTS TO CROSSOVERS

CONCRETE FLAG PAVING

GRANITE KERBS TO BE RETAINED & REPLACED/ ADDED AS NEEDED

CANAL FRONTAGE

A palette to relate to the canal materials and tie seamlessly into the broader development.

BRICK CLAY PAVERS

SANDSTONE ACCENT SETTS

PLAZA, RETAIL STREET AND NORTH STREET

A robust durable palette of high quality to define the main pedestrian spaces.

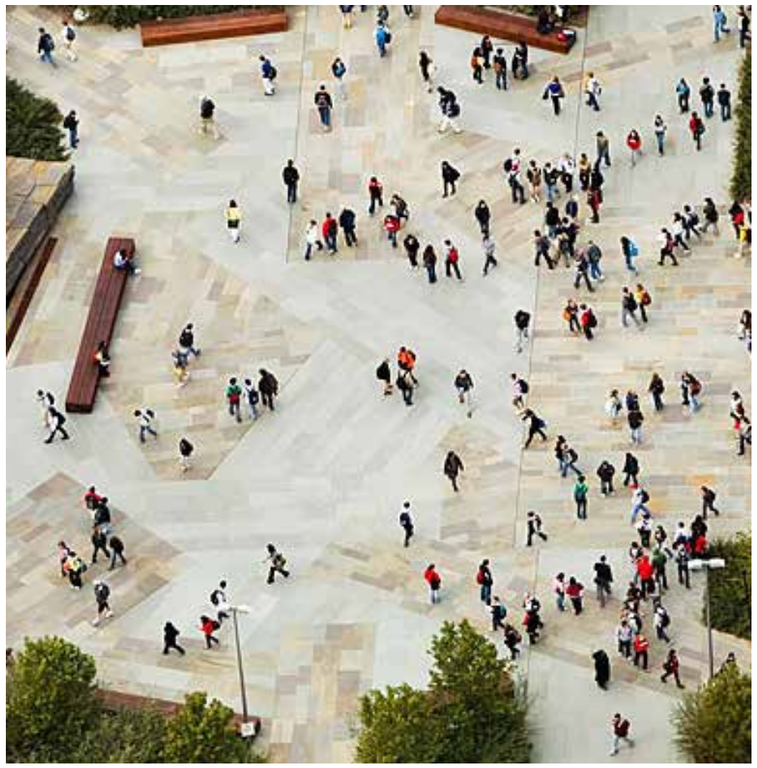
SANDSTONE PAVERS

SANDSTONE ACCENT SETTS

SANDSTONE STEPS WITH ASSOCIATED SS HANDRAILS AND SANDSTONE CORDUROY PAVING

LEGEND

- STREET FRONTAGE
- CANAL FRONTAGE
- PLAZA, RETAIL STREET, AND NORTH STREET



PRECEDENT IMAGE DEPICTING DIRECTIONAL PAVING PATTERNS

FURNITURE STRATEGY

FURNITURE STRATEGY SITEWIDE

Street furniture has been selected to be robust, multi- functional and colourful. A modular seating range has been selected for the plaza and retail street, which can be combined to create benches in a variety of different shapes and sizes. The furniture will be fixed to the ground to reduce theft and allow for temporary removal for maintenance operations and events. Seating can be installed with a variety of armrests and backrests to ensure it is comfortable and usable by as many people as possible. Modular seating whilst comfortable for sitting is not conducive to rough sleeping due to its non-orthogonal form. Lighting can be installed to the elements and anti-graffiti treated if required.

MODULAR BENCH WITH INTEGRATED LED LIGHTING - COLOUR TBA IN DETAILED DESIGN

TIMBER BENCH WITH ARMREST AND BACKREST - METALWORK COLOUR TBA IN DETAILED DESIGN

MODULAR PLAY FEATURE WITH INTEGRATED LIGHTING- COLOUR TBA IN DETAILED DESIGN

RAISED METAL EDGE PLANTERS

RAISED METAL EDGE PLANTERS WITH INTEGRATED TIMBER SEAT

STAINLESS STEEL CYCLE STANDS

STAINLESS STEEL CABLE WIRE BALUSTRADE 1100MM HT

MOORING BOLLARDS TO CANAL EDGE TO TIE INTO CANAL AESTHETIC

LIGHTING STRATEGY

SUMMARY

Lighting will be integral to the design and wherever possible will be integrated within the fabric of the building, walls, seats and other structures to minimise clutter. External lighting is necessary to ensure that particular through routes through the site are safe, and perceived to be safe, at all times of the day. Certain features in the landscape may be illuminated to enhance the character of the spaces through the evening time, however lighting to these areas will be carefully controlled to ensure that light spill will not adversely affect adjacent apartments. In order to minimalise the potential effect that lights may bring to biodiverse life at the canal and following the Camden Planning Guidance CPG1 RCa34, only wall mounted downside lights are to be provided.

A lighting designer will provide more detailed input at the next stage and lux levels will need to verified to ensure the correct lighting levels are met.

LT1 WALL FIXED OR COLUMN LIGHT

LT2 TREE UPLIGHT

LT3 HANDRAIL LIGHT

LT4 LED ILLUMINATED STEP PLAY ELEMENTS

LT5 LED ILLUMINATED STREET FURNITURE

INDICATIVE LIGHTING STRATEGY PLAN

NOTE:

EXACT LIGHTING PRODUCT, NUMBERS OF FIXTURES, AND LOCATION TO SPECIALIST DESIGN

SOFT LANDSCAPE STRATEGY

EXISTING TREES SUMMARY

In summary, the proposals necessitate clearance of the site's existing trees, including a single category A tree (#1) which has an asymmetric canopy resulting from its close proximity to an existing building, and 10no. moderate quality category B trees (#17-26) which form a cohesive ornamental feature along the sites boundary with the canal and Granary Street. By and large the existing trees recorded were non-native ornamental species, generally small and young, and not associated with any extensive vegetation or cover. All of the 30no. existing trees are proposed to be removed and replaced with appropriate trees that will add long term benefit to the area.

The soft landscape strategy includes a robust mitigation replanting proposal as per the council's saved policy requirements and the site's Conservation Area status. The tree replacement strategy is detailed on the following page.

Aspect Arboriculture have prepared the Tree Survey and Arboricultural Impact Assessment and this contains details of the condition and recommendations for replacements in relation to BS 5837 Trees in relation to Design, Demolition and Construction 2012.

KEY:

- 15 — Tree Numbers
- Tree Canopies
- [8] — Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc

Note: Trees 12-16 are not on the topographical survey and their locations have been approximated with measurements taken on site.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE
The Ugly Brown Building, St Pancras Way
Tree Constraints Plan

CLIENT
Reef Estates

SCALE	DATE	DRAWN
1:1000 @ A3	JUN 2016	GW

DRAWING NUMBER	REVISION
9298 TCP 01	

Based on topographical survey ref: 3948_10_2D.dwg

TREE CONSTRAINTS PLAN

TREES TO BE REMOVED:

1No. Category A
11No. Category B
17No. Category C
1No. Category U

Total 30 No. Trees

SOFT LANDSCAPE STRATEGY

PROPOSED TREE STRATEGY

The proposed tree strategy is to deliver a robust replacement of trees in kind that adhere to the principle “right place, right tree.” The trees have been selected in relationship to there specific site context within the public realm spaces and contribution to both biodiversity and place making. This palette of deciduous trees will ensure the leaf canopy will bestow benefit in summer when it’s needed, but in winter, when the leaves have fallen, light will be able to reach the living/retail spaces, uninterrupted by leafy canopies.

STREET FRONTAGE TREES

Currently there are 2no. trees along the street frontage that are considered high to moderate quality and contributing to the existing street scene. Tree #1 (category A2) is a mature Silver Maple of average physiological condition but is restricted from achieving its full potential due to canopy suppression as a result of being located to closely to the adjacent building. Tree #10 (category B1) is a semi-mature Norway Maple of average physiological condition with some internal deadwood and being a moderate example of the species whilst maturing.

Our mitigation replacement proposal in direct response to the removal of the trees aforementioned considered to be of contributing value to the street scene, is to create a rhythm of semi-mature, 30-35cm girth, London plane trees surrounding the perimeter of the site which will offer an immediate benefit in regards to canopy cover and appearance whilst creating a relationship with surrounding streetscapes such as the nearby Pancras Road. All of the trees will be located sufficiently from adjacent buildings to allow them to achieve there full growth potential.

London plane trees are an ideal long lasting robust tree for urban locations and are very tolerant of pollution, drought, pruning, and soil compaction.

PLAZA TREES

Currently there are no trees in the proposed plaza area as it is the site of an existing building. Our proposal is to incorporate a group of 6no. Honey locust trees with a 5m minimum height (approx. 25-30cm girth). The trees will be of a size to offer an immediate aesthetic and environmental benefit to the scheme and larger area.

The long term success of the trees has been taken into account by the design team early on by providing recessed tree pits in the structural slab sized to specialists recommendations as well as performance enhancing kit such as soil cells to prevent compaction, aeration, and irrigation.

Honey locust trees are an ideal tree for urban planting as a result of their tolerance of pollution. They are well suited for the plaza as they are fast growing with an open habit that creates lovely dappled shade in the summer months and they have a brilliant golden yellow autumn colour.

CANAL FRONTAGE TREES

Along the sites south-eastern boundary are 10no. mature Variegated Sycamore trees (#17-26). They are individually considered to be of poor structural condition, but collectively considered to be of a moderate quality due to their being visible from the canal towpath and adjacent residential properties.

The whole of the Grand Union Canal system is a Site of Metropolitan Importance, this includes the Regents Canal adjacent the site. Our proposed tree strategy for the canal frontage is to provide a tree line of 9no. semi-mature, 20-25cm, Native Field Maples along the perimeter of the site and canal. This provision will have a direct benefit on the canal corridor both ecologically and as acting as a landscape feature that is visible to local residents and people traversing the adjacent canal towpath.

The success and performance of the trees will be secured through the use of soil cells and continuous sub-grade tree pits as able to be provided to benefit the root and overall health and well-being of the trees.

PROPOSED TREE STRATEGY PLAN

- STREET FRONTAGE TREES
- PLAZA TREES
- CANAL FRONTAGE TREES
- CANAL GARDEN / NORTH STREET TREES

Field Maples are wildlife friendly, deciduous, medium sized trees native to England and much of Europe. They are tolerant of urban conditions such as air pollution, drought, and wind exposure. The lush green foliage turns a lovely shade of yellow in autumn furthering its beauty and contribution to the site and surroundings.

Field Maples are listed as a suggested tree species in Camden’s Biodiversity Action Plan (BAP), Appendix 5: Camden Biodiverity Advice Note: Landscaping Schemes and Species Features

FRONT GARDEN / NORTH STREET TREES

Currently there is a group of 10no. variegated Sycamore in the north eastern corner of the site where the Canal Garden is proposed and there are no trees in the location of the proposed North Street. Our strategy is to provide multi-stem birch trees located within raised planters with associated biodiverse understory planting (details of the soft landscape palette are on the following page). Some of the planters will have integrated timber seating to allow people to sit and enjoy the proposed planting, and the light dappled canopy will allow views through to retail and not create a too dense and dark condition within the areas of planting.

Himalayan birch is a fast growing deciduous tree with an open conical crown. It has an attractive bark and appearance and in spring produces yellow catkins closely followed by dark green ovate leaves. In autumn the foliage turns a vibrant golden yellow before the leaves fall to reveal the elegant branching structure and white bark. It tolerates almost any location well and has few demands further contributing to its success.

NOTE:

- All relevant requirements will be adhered to when planting trees in the vicinity of services.
- Due to the engineered nature of the landscaping the soft landscaping will require irrigation in perpetuity. A full strategy for irrigation should be prepared by a specialist.
- The exact tree provision numbers, locations, and species are subject to design development.

PLATANUS X ACERIFOLIA (LONDON PLANE)

GLEDITSIA TRIACANTHOS (HONEY LOCUST)

ACER CAMPESTRE ‘STREETWISE’ (FIELD MAPLE)

BETULA UTILIS VAR. JACQUEMONTII (WEST HIMALAYAN BIRCH)

SOFT LANDSCAPE STRATEGY

PROPOSED PLANTING PALETTE SUMMARY

This indicative planting palette reflects the environmental conditions expected in the planting locations, whilst also complementing the aesthetic of the hard landscape materials and architectural palette. The palette has been developed in reference to advice from specialists and Camden's Biodiversity Action Plan as well as surrounding resources such as Camley Street Natural Park. The palette aims to be inclusive of the goals of being wildlife friendly and being predominately composed of native species. Non-native species that are known harmful invasives will be completely avoided. The planting style will generally be in swaths of species intended to appear natural.

PROPOSED SHRUB, GRASS, AND PERENNIAL PLANTING

1. Viburnum opulus 'Compactum'
2. Escallonia rubra 'Crimson Spire'
3. Chimonanthus praecox 'Luteus'
4. Olearia × haastii
5. Ligustrum vulgare 'Lodense'
6. Fuchsia magellanica var. gracilis 'Aurea'
7. Cornus sanguinea 'Midwinter Fire'
8. Deschampsia cespitosa
9. Carex pendula
10. Calamagrostis x Karl Foerster
11. Liriope Ingwersen
12. Lavandula angustifolia 'Hidcote'
13. Anemone nemorosa
14. Armeria maritima 'thrift'
15. Digitalis purpurea
16. Stachys officinalis
17. Aurinia saxatilis
18. Centranthus ruber

PROPOSED CLIMBERS

19. Hedera helix

PROPOSED BULB PLANTING

20. Narcissus pseudonarcissus
21. Crocus spp.

NOTE:

- Due to the engineered nature of the landscaping both at made ground and over podiums, the soft landscaping will require irrigation in perpetuity. A full strategy for irrigation should be prepared by a specialist.

SOFT LANDSCAPE STRATEGY

BIODIVERSE ROOFS

SUMMARY

It is proposed that each block will include a biodiverse roof as feasible to provide which adheres to specialist ecological advice as well as advice provided in Camden's Biodiversity Action Plan Appendix (4). Biodiverse roofs will be either green or brown roofs chosen to suit their location and will be designed to maximise ecological value. Design intent for both brown and green roofs is outlined below and on the following page (Refer to Architects information for further detail).

BROWN ROOFS

DESIGN INTENT

Brown roofs are constructed to optimise biodiversity benefits rather than for physical use.

SOFT LANDSCAPE STRATEGY

Brown roofs are those that have been covered with substrate or loose material which is intended to colonise spontaneously with vegetation, but the non-vegetated loose substrates can also provide habitats for a range of invertebrates and birds. They are created primarily for biodiversity purposes and aim to recreate typical brownfield conditions through the use of by-products of the development of urban sites: brick rubble, crushed concrete and subsoil. It is intended that wildflower plug plants or the sowing of annuals or a combination of the two will be provided at the outset to provide a degree of vegetation cover from day one to act as an immediate resource for species.

TECHNICAL PRINCIPLE

Generally the substrate is laid on top of a filter sheet which prevents the soil from being washed away. Under the filter sheet there are the drainage mat, the waterproof membrane, the root barrier and the insulation layer (TBC in detailed design).

GREEN ROOFS

DESIGN INTENT

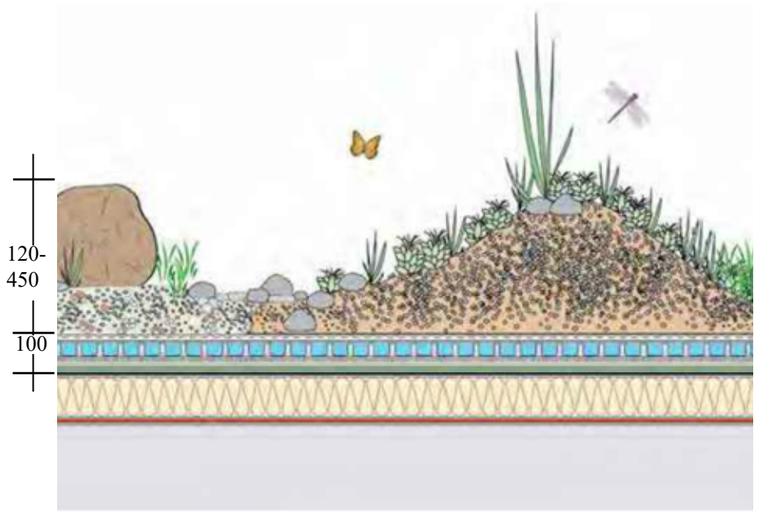
Extensive green roofs are constructed for visual amenity and biodiversity benefits rather than physical use.

SOFT LANDSCAPE STRATEGY

Lightweight and self-sufficient, wind, frost and drought resistant plants are used en mass like grasses, herbs and succulents, such a sedums. Substrate depth will be between +/-120 and 200mm, which reduces the amount of extra loading that must be built into the roof construction.

TECHNICAL PRINCIPLE

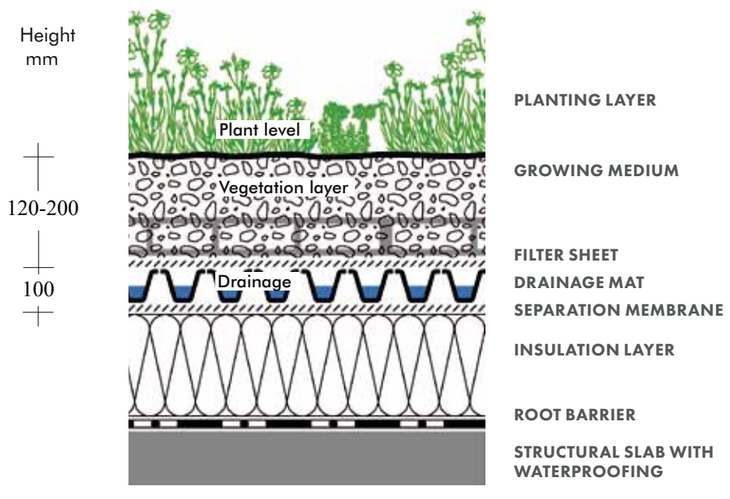
Generally the substrate is laid on top of a filter sheet which prevents the soil from being washed away. Under the filter sheet there are the drainage mat, the waterproof membrane, the root barrier and the insulation layer (TBC in detailed design).



INDICATIVE BROWN ROOF BUILD-UP

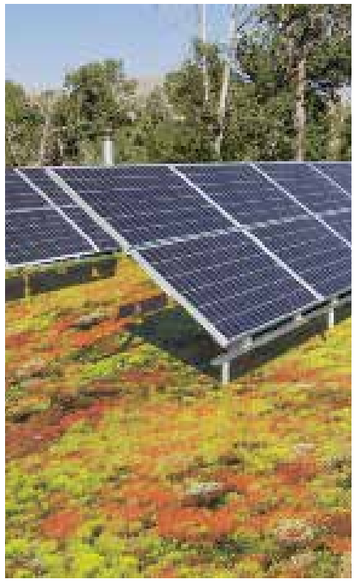
NOTE:

- Biodiverse roof build-ups to be developed in conjunction with SUDS proposals in detialed design phases.



INDICATIVE GREEN ROOF BUILD-UP

TYPICAL BROWN ROOF PRECEDENT IMAGES



TYPICAL GREEN ROOF PRECEDENT IMAGES

SOFT LANDSCAPE STRATEGY

BIODIVERSE ROOFS CONTINUED

MAINTENANCE

Biodiverse roofs require some maintenance but are generally not maintenance intensive. General maintenance is normally carried out annually during springtime. However, certain tasks which will be dependent upon the location of the roof, such as the removal of weeds, seedlings and accumulated leaf litter may also need to be done during the autumn.

The following procedures are examples of typical procedures that should be carried out as indicated below, in order to ensure that the roof is maintained in good condition:

INITIAL

- Initial irrigation is essential to establish plant material, however, permenant irrigation is not required as the plant species are drought resistant.

SPRING AND AUTUMN

- Inspection of all roof perimeters, inspections chambers and of gutters to ensure that they are clear of debris and of weeds
- Remove all dead vegetation and debris from the roof surface, as well as unwanted invasive plants whose seeds have been carried by the wind or by birds. Saplings should always be removed.

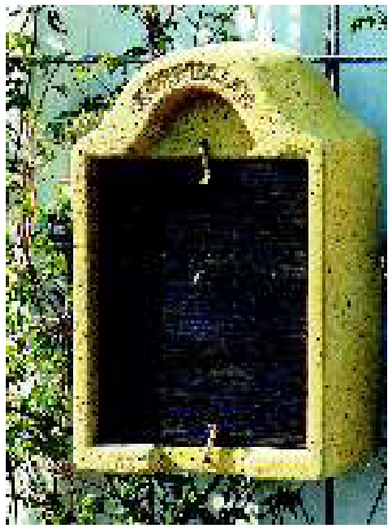
SPRING ONLY

- Check that all path tiles and paving slabs (if present) are securely fixed to the roof surface and in good condition
- Additional plant material may be added in case some plants fail or do not spread as quickly as required
- Repair bare patches, this is best done during the main growing seasons of March / April or from late August until the end of September. Take vegetation cuttings from surrounding areas of abundant growth and place on bare patches

HABITAT CREATION

Bird, bat and insect refuge will be provided on the green and brown roofs in the following way:

- Bird and bat boxes will be included in upstands on the upper levels where this is possible
- Insect blocks will be added onto the surface of the green and brown roof area
- Areas will be mounded to afford a range of plants to colonise and a variety of naturalised habitats to form and to allow for Bee banks.



INDICATIVE HABITAT CREATION PRECEDENT IMAGES

FIRST FLOOR STUDIO
4-8 EMERSON STREET
LONDON
SE1 9DU

LENTEN HOUSE
16 LENTEN STREET
ALTON
HAMPSHIRE
GU34 1HG

7TH FLOOR LOWRY HOUSE
17 MARBLE STREET
MANCHESTER
M2 3AW

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