



Nido Student Living West Hampstead

Landscape Design & Access Statement
Revision D - May 2018

Revision Tracker

Rev - #	23.11.2017	Draft planning issue
Rev - A	21.12.2017	Planning issue
Rev - B	26.04.2018	Following DRP comment
REV - C	01.05.2018	Design updates
REV - D	23.05.2018	Design updates - Planning

1.0 INTRODUCTION

This document has been prepared by Turkington Martin landscape architects to support the detailed Planning Application for the built extension to Nido West Hampstead. The design of the public realm has developed with the architects Tigg & Coll and this document should be read in conjunction with their Design and Access Statement. Reference should also be made to the Arboricultural Report by Broad Oak Tree Consultants.

A number of discussions and pre-application meetings have taken place with the LB Camden (LBC) and their Design Review Panel (DRP), local amenity groups and stakeholders through the design process and their comments have been incorporated where possible. In particular, a number of modifications have now been to the public realm following comments received from the DRP, which was held on the 16th March 2018.

The main objective of the public realm design is to create a safer and more user friendly environment through improved lighting and reducing visual barriers. It also aims to improve the relationship of the Nido building with its road frontage to create a more open and welcoming experience. As a result a new paved surface, pedestrian in character, is proposed across Blackburn Road from building edge to the opposite side of the street to create a new paved square. New tree and shrub planting is also included to improve the site's bio-diversity and overall amenity value of the site.

The document begins with an analysis of the existing context and progresses to proposals for the improvement of landscape spaces in the vicinity of the development. The application is seen as an opportunity to improve the workings of the public space and pedestrian routes immediately surrounding the site, alongside improvements to the building.

This report should be read in conjunction to the associated landscape drawings:

TM255 L02G Landscape general arrangement plan

TM255 L03H Landscape illustrated general arrangement plan

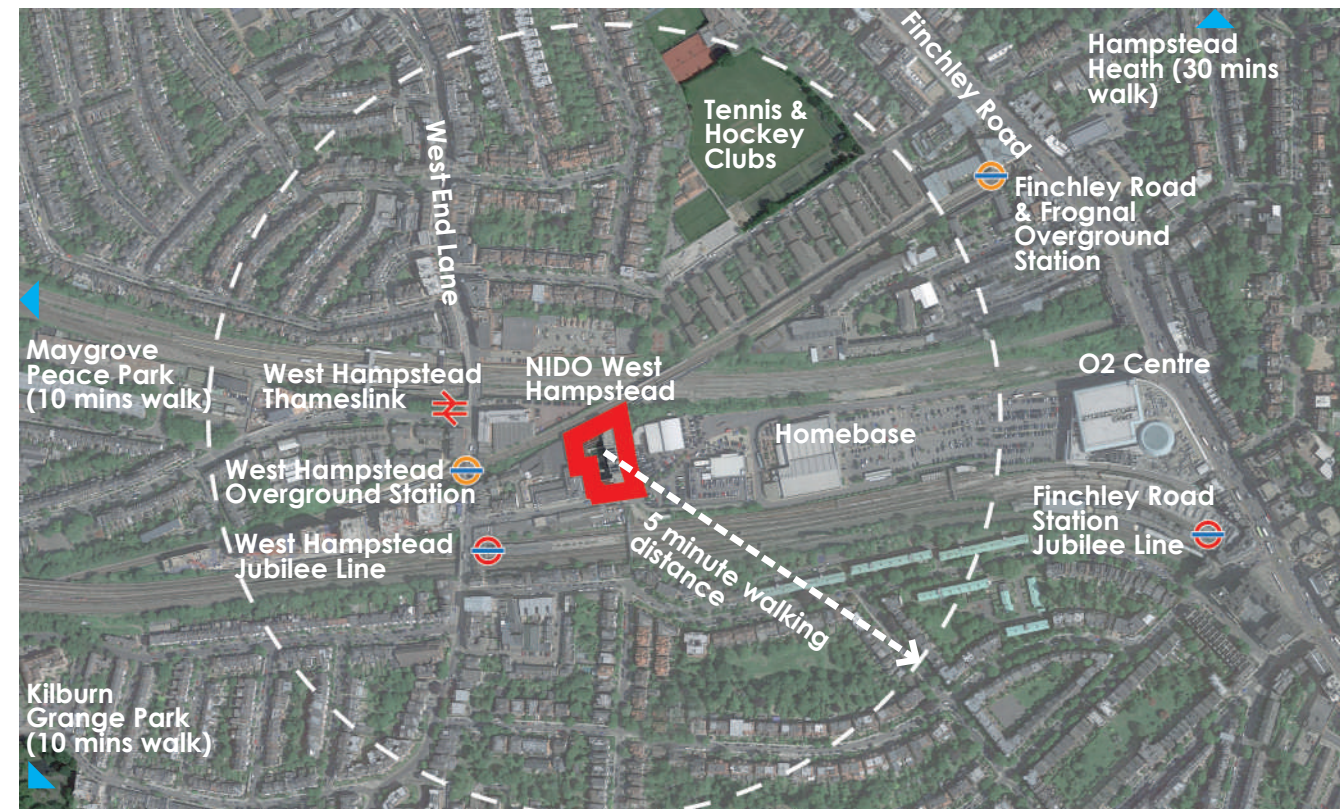
2.0 CONTEXT & ANALYSIS

2.1 LOCAL SITE CONTEXT

The site locale is very well-served by public transport, with the Jubilee line, Overground and Thameslink stations within five minutes walking distance on West End Lane, which is also a bus route for the 139, 328 and C11 buses. Local open green space is much less abundant with the nearest parks over 10 minutes walk away in the west. Hampstead Heath is some 30 minutes walk to the north east.

The combination of local shopping, cafes, restaurants and public transport into central London make it a well connected site, ideal for student accommodation. The site's immediate surroundings offer little in the way of recreation, or public amenity space.

The proposed extension to the Nido development offers opportunities to improve the public realm and enrich the enjoyment of external space, both for residents and the wider public.




Local context plan


2.2 USES, ACCESS & CONNECTIONS

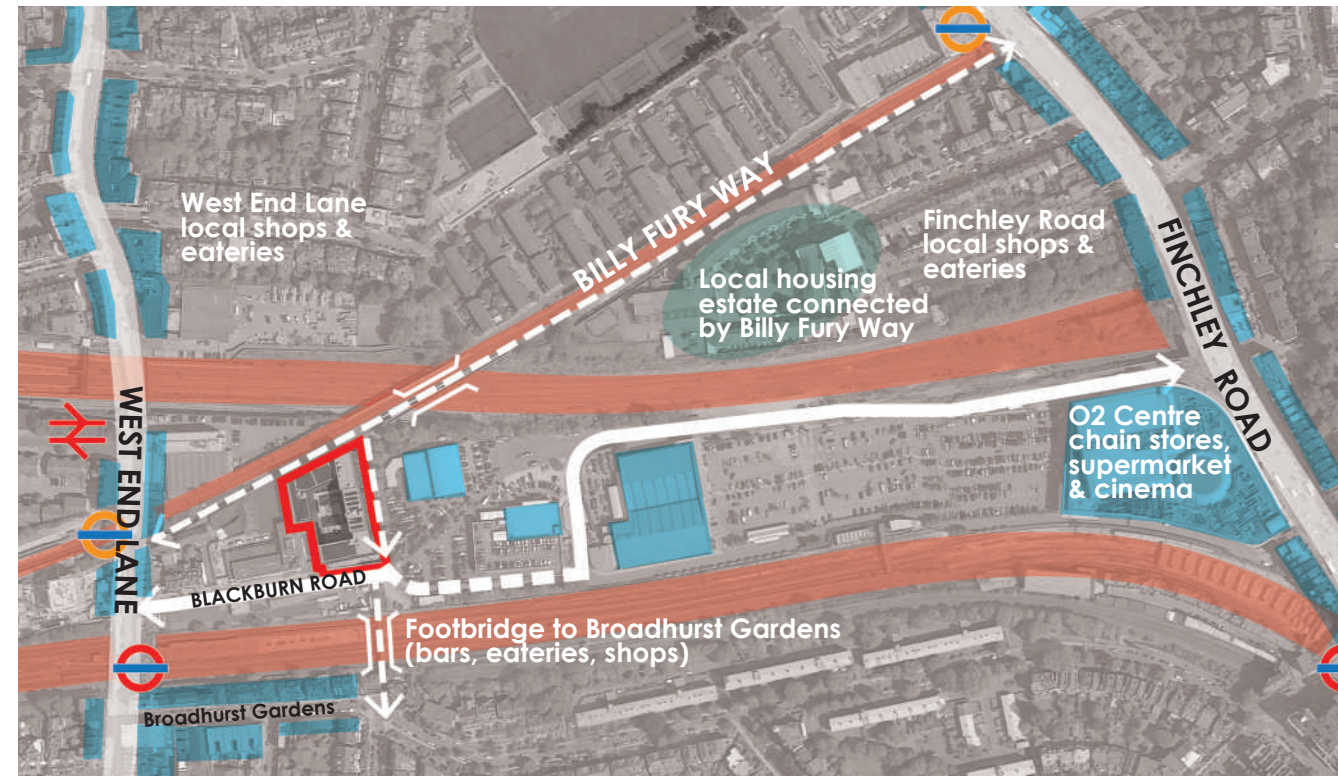
The site sits between two railway lines, which generally restricts north/south movement. A pedestrian footbridge, facing the entrance to the Nido student accommodation provides access across the tracks to the residential and commercial areas to the south, avoiding West End Lane.

Billy Fury Way provides pedestrian access along the south side of the Overground Line, crossing the Network Rail tracks to the north east of the site. Billy Fury Way bifurcates providing a pedestrian route to the east of the site that connects with Blackburn Road.

Blackburn Road provides vehicular access to the site and adjacent developments including the builder's merchants immediately opposite the site and a secondary access for the Audi Volkswagen dealership at the end of the road. A pedestrian and cycle route connects the end of Blackburn Road with Homebase further to the east. This route appears to be frequently used.

 Retail uses comprising large retail sheds between the tracks and smaller retail units, including restaurants and cafes along West End Lane, Finchley Road and the west end of Broadhurst Gardens.

 Railway lines creating a barrier, in particular to pedestrian movement.



Access & Connections

2.3 BILLY FURY WAY

Billy Fury Way connects West End Lane with Finchley Road. It appears a little used route and the following observations may contribute to the reason:

The route has limited benefit, it connects two adjacent stops on the same railway line, it follows the railway line, which reduces the ability to connect with it along its length.

The route feels unsafe and generally unpleasant, due to its poor state of repair, its limited width in places, long stretches without an exit off and minimal overlooking from adjacent buildings.

It is not fully accessible, the steep steps at West End Lane make it unsuitable for cyclists and disabled people, although an alternate preferred walking route is available to the east of NIDO and along Blackburn Road.

The entrance from West End Lane is poorly visible and uninviting. It has become an area for dumping waste. The steps are steep, inhibiting use by cyclists or those with buggies and walking difficulties.

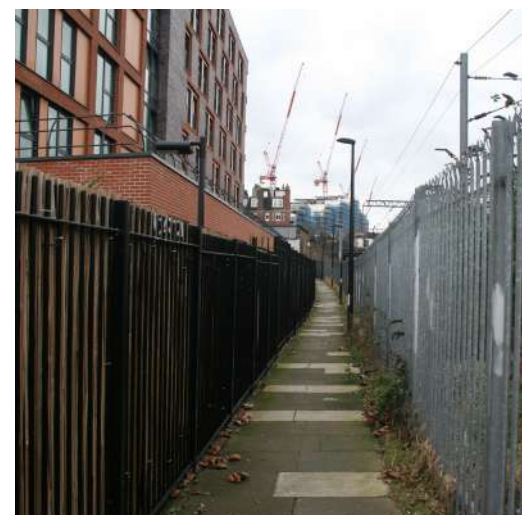
Billy Fury Way does however have the potential to connect the nearby residential area on Lithos & Rosemont Roads, as it connects them to railway stations and the shops on Finchley Road, West End Lane and Broadhurst Gardens. It could also be used by residents of Blackburn Road as part of a walking/cycle route toward Hampstead Heath.



Entrance to Billy Fury Way off West End Lane



Dumped rubbish at the West End Lane entrance



North edge of Nido with no ground level surveillance from the Nido development, but overlooked by flats above and the first floor terrace



Bifurcation of Billy Fury Way creating a blind corner; the ground level screens contributes to an unsafe environment for pedestrians.

2.4 BLACKBURN ROAD FRONTAGE

The frontage to Blackburn Road is of mixed quality and includes a builder's depot and adjacent railway yard as well as new offices and Victorian terraced housing.

Connections to Billy Fury Way, footbridge and route to the retail park are all poorly legible and not attractive to pedestrians. Inactive ground floor uses and low wall provide a disconnect with the street. The car dealership fails to provide a significant terminus to the street at its eastern end.

The cut through between Blackburn Road and the adjacent retail park along the side of the car showroom provides a useful and relatively well-used connection for both pedestrian and cyclists. It is poor in terms of surface finish and has little natural surveillance.

The footbridge that connects Blackburn Road to the shops and cafes in Broadhurst Gardens has very poor visibility as it is set back from the street and bounded on two sides by railings with unsightly advertising.



Pedestrian & cycle route to shopping centre



Pedestrian footbridge



Blackburn Road frontage



Blackburn Road & existing Nido frontage

The street appears run-down due to the poor quality surfacing, lack of active frontage, entrances to compounds and builder's merchants and lack of street trees. The Nido building currently makes a defensive stance with the street and does not positively engage with public realm.

2.5 THE SITE AT NIGHT

The existing lighting comprises columns and additional light spill from the Nido building foyer. The lighting does not provide adequate lux levels delivering limited areas of illumination on an otherwise dark route. This makes the public realm areas feel unsafe and an unattractive prospect for pedestrians at night.



View south along Billy Fury Way



View north from Blackburn Road



View west along Billy Fury Way



View west along Blackburn Road

3.0 DESIGN POTENTIAL | PROPOSED INTERVENTIONS

3.1 BLACKBURN ROAD

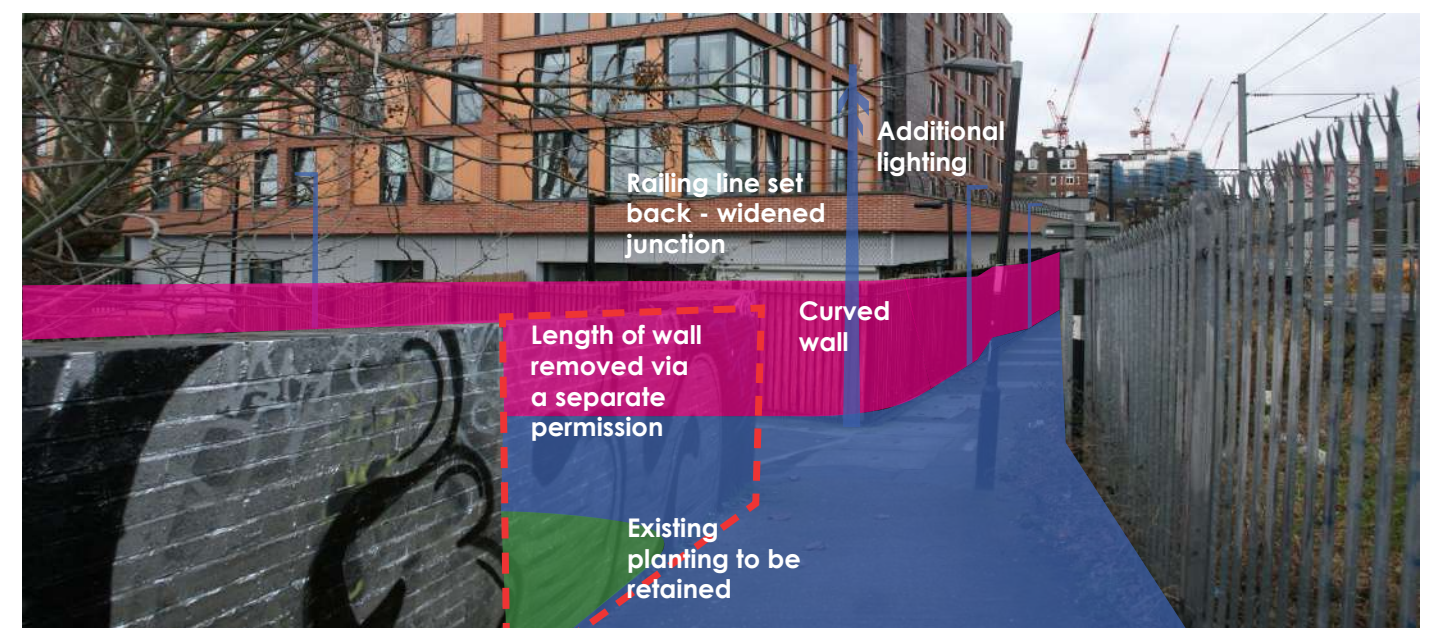
- 01. Remove raised planter,
- 02. Install new street trees,
- 03. Provide a new shared surface square offering improved access to pedestrian routes and foot bridge associated with Nido building entrance
- 04. Integrate additional street lighting
- 05. Provide outdoor seating and cycle parking



Panoramic view west along Blackburn Road

3.2 BILLY FURY WAY

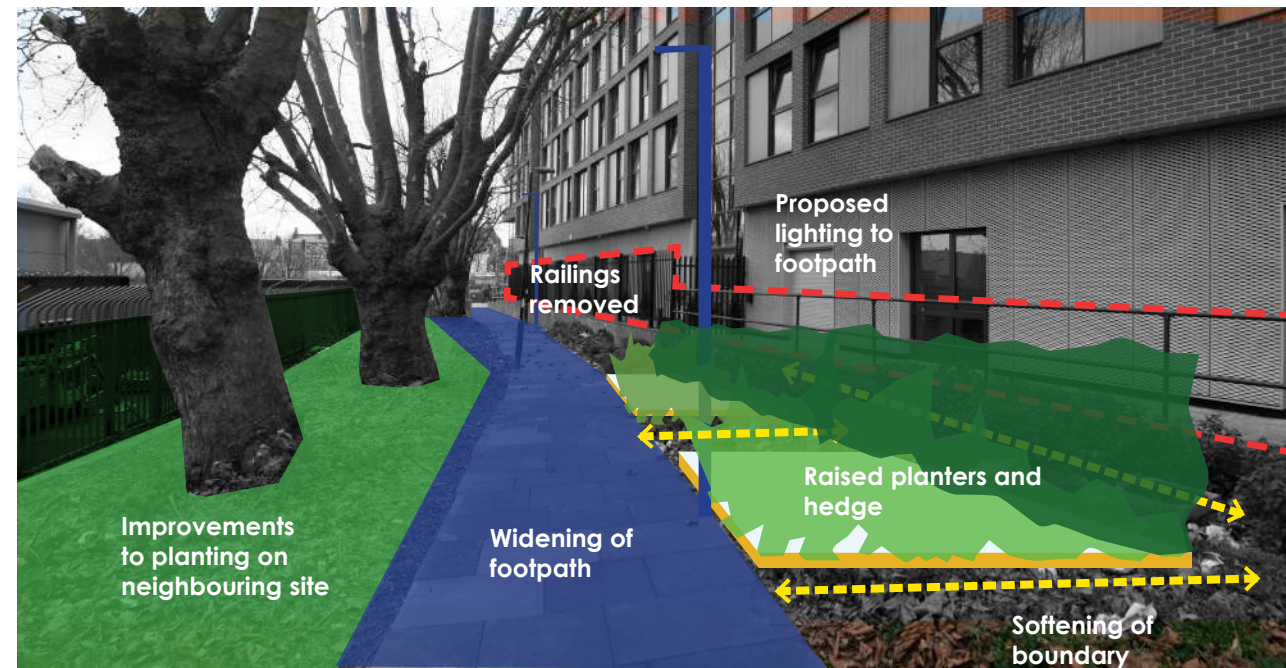
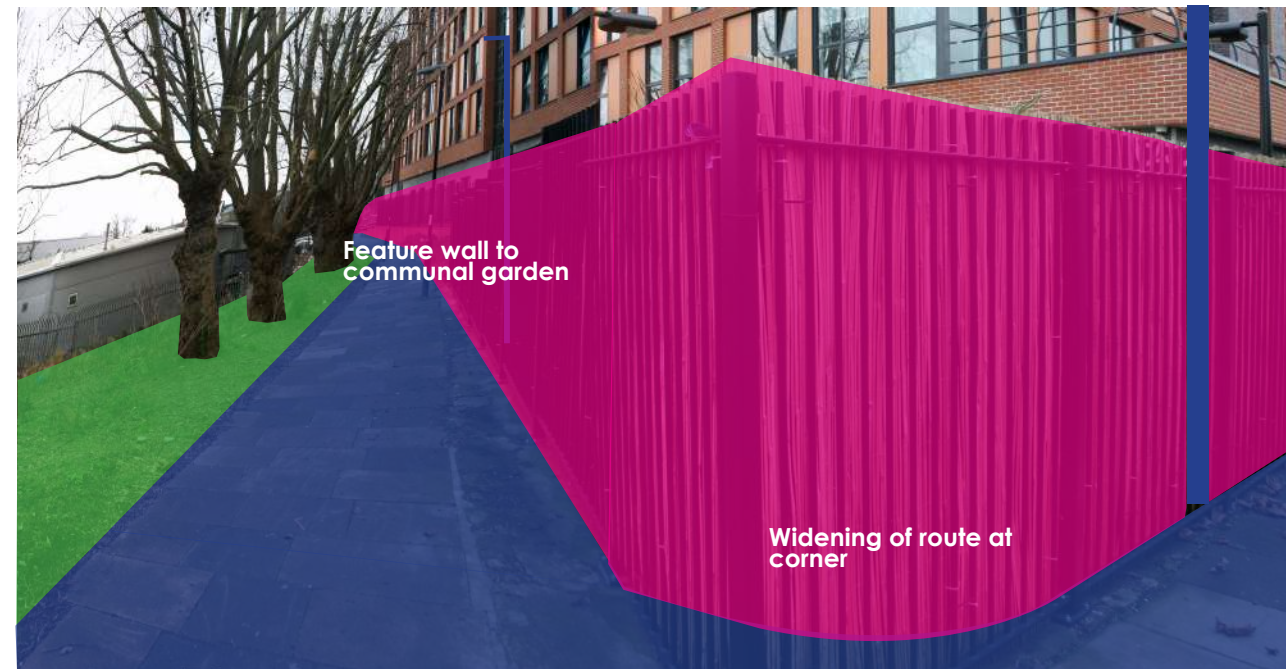
- 01. Improve lighting to footpath
- 02. Increase security and privacy along the north of Billy Fury Way, utilising a feature 2.2 m brick wall
- 03. Widen the pedestrian junction on Billy Fury Way and cut back existing vegetation along existing boundaries to increase visibility and security
- 04. Improve paved surface to Billy Fury Way.



View west from footbridge

3.3 BILLY FURY WAY SOUTH

- 01. Improve planting to Network Rail land and part - screen railings to rear
- 02. Improve planting to neighbouring site
- 03. Provide additional lighting to public footpath
- 04. Improve the planting within site boundary
- 05. Improve and widen paved surface to Billy fury Way
- 06. Soften building boundary along eastern elevation



4.0 DESIGN PROPOSALS

4.1 AIMS & OBJECTIVES

The aim of the landscape proposals are as follows:

1. Improve feeling of safety and security,
2. Promote existing public pedestrian routes, improving quality of routes and visibility,
3. Improve existing the streetscape and arrival experience to the student accommodation building through tree planting, space and street furniture.

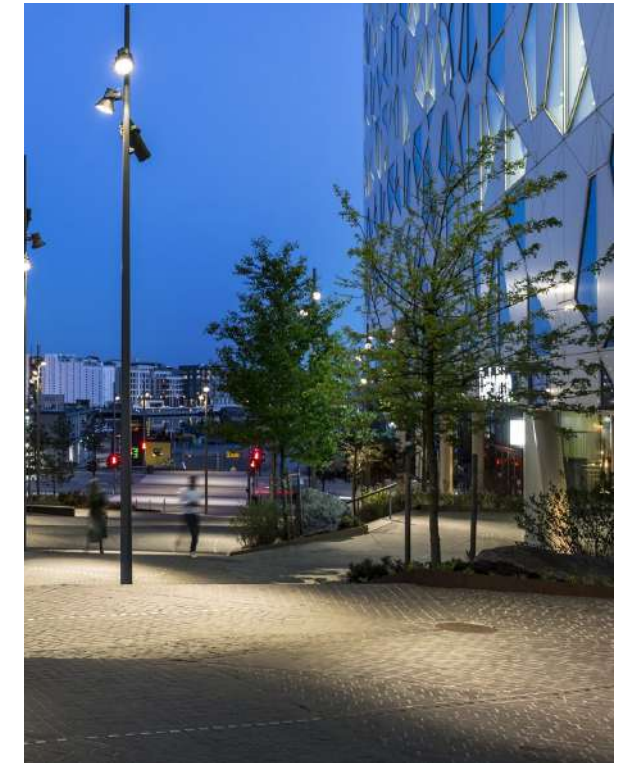
The landscape proposals feature a range of improvements to the existing public realm. Lighting levels both within the site boundary and along adjoining routes will be significantly increased. Existing planting beds will be replaced with more appropriate species providing visual amenity and biodiversity value.

Emphasis is placed on improving the pedestrian experience of Billy Fury Way, through improved surveillance and lighting, as well as widening the path at key points. Overall the landscape will be rationalised with an improved surface and boundary treatment.

The Blackburn Road frontage is also improved to provide a more generous open space to the front of the building that can potentially host spill out activities from the building. The existing retaining wall and planter will be removed creating a more welcoming approach to the main entrance. Cycle parking stands and timber seats will add to the activity and vibrancy of the area.



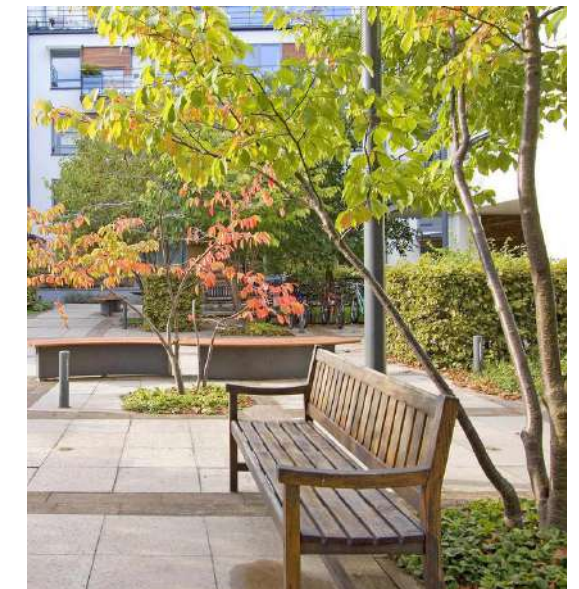
Creating an open, accessible & welcoming street frontage



Augmented & accentuated lighting



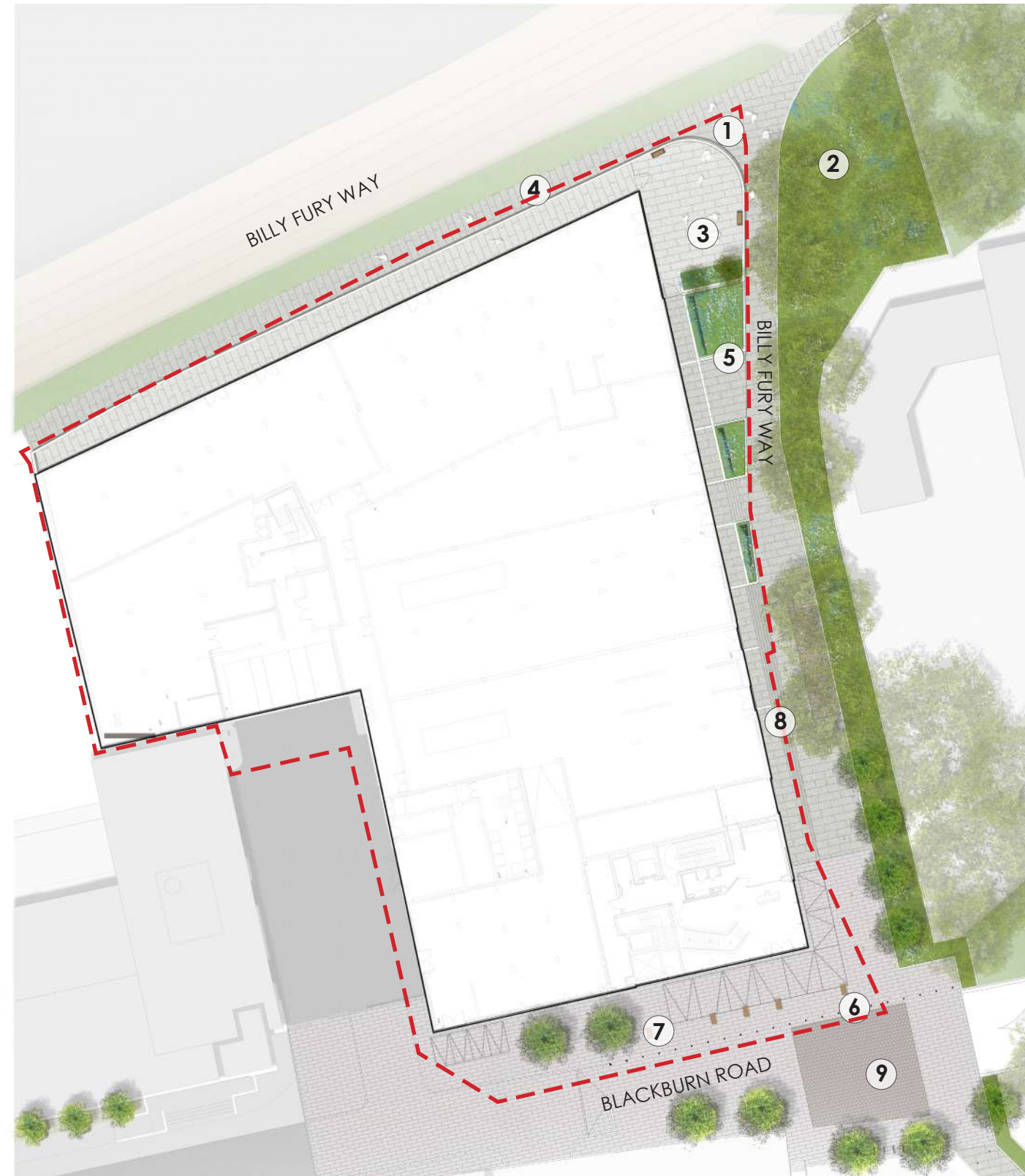
Shared surface



Improvement to existing private communal garden

4.2 OVERALL LANDSCAPE PROPOSALS

- ① Widened junction of Billy Fury Way and improved lighting along both stretches of Billy Fury Way
- ② Improvements to planting on adjoining site (subject to separate approval)
- ③ Improved communal garden with feature brickwall enclosure
- ④ Feature brickwall boundary effectively widening Billy Fury Way
- ⑤ Additional planting and hedging to Billy Fury Way edge
- ⑥ New paving to Blackburn Road frontage
- ⑦ New shared surface featuring tree planting, seating & new lighting
- ⑧ Widening of footway and opening up of 'defensible space' using steps and ramps to improve setting of building
- ⑨ Extension of shared surface block paving to connect existing pedestrian and cycle routes



4.3 BLACKBURN ROAD FRONTAGE

The existing street frontage to the halls of residence and neighbouring units is improved to create a welcoming environment with opportunities for overspill of social and/or commercial activities along Blackburn Road.

The existing raised planter will be removed and replaced by a new feature wall, with timber seat tops and inset lighting. The addition of street trees, column lighting, new paving and cycle furniture, will further improve and enliven the public realm. The trees are planted at ground level with bound gravel to the base of tree with inset uplighters.

It is hoped that this work will set the tone for future improvements across Blackburn Road so this area can become a pedestrian and cycle hub that connects a series of existing routes.



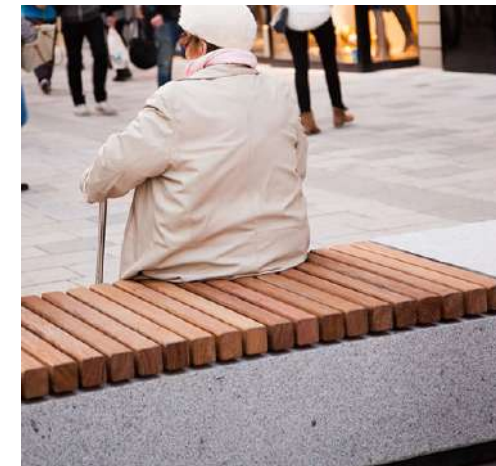
Liriodendron tulipafera fastigiatum - 20-25cm girth, 4.5m high



Recessed tree pits with resin bound gravel infill



Cycle parking hoops



Concrete wall with timber seat



High quality textured flags with granite constituent



High quality concrete sett paving to centre of square



Brick wall

- ① Street tree planting - Liriodendron tulipafera with uplighters
- ② Existing wall & planter replaced with hi-finish concrete benches with timber top and feature lighting
- ③ Textured shared surface natural stone constituent concrete block paving
- ④ Visitor cycle parking
- ⑤ Existing railings removed
- ⑥ Multi-spot lighting column
- ⑦ Improved lighting to Billy Fury Way: Building-mounted bulkhead, inset wall lights and lighting columns
- ⑧ Proposed widening of public realm
- ⑨ Concrete block-paved shared surface





Visualisation of view
along Blackburn Road



Visualisation of shared surface and building entrance landscape

4.4 BILLY FURY WAY FRONTAGE

The proposals along Billy Fury Way are designed to set the tone for further improvements in the future with the aim of encouraging greater use of this important pedestrian route. The emphasis is on increasing security through lighting and passive surveillance, as well as improving its visual appearance through planting, surface materials and boundary treatments.

The boundary treatment to the two units closest to Blackburn Road will be removed and replaced by less formal planting beds and low hedging. The boundary enclosing the private communal garden will be pulled back creating more space for the public path. The boundary itself will become a feature brickwork wall.

Significant improvements are proposed to the private communal garden to encourage use by staff, including additional seating and planting.



Sawtooth brick wall to communal garden



Raised planter edge separating footway and building



Low hedging



Concrete paving with raised planters, screen planted edge & ornamental trees



- ① Flowering planting to raised beds
- ② Feature brickwork wall in sawtooth pattern
- ③ Timber bench seating
- ④ Raised planter with ornamental tree cluster
- ⑤ Widened junction of Billy Fury Way - reduction of extent of existing wall (not part of this application)
- ⑥ Column lighting
- ⑦ Raised planters with inset lighting
- ⑧ Ramps to building
- ⑨ Improved paving





Visualisation of view
along Billy Fury Way
Daytime



Visualisation of view
along Billy Fury Way
Night time



Further view south along Billy Fury Way

4.5 LIGHTING STRATEGY

Additional light fittings are proposed within the site boundary to illuminate areas both within and beyond the site boundary. The Blackburn Road and the southern part of Billy Fury Way will also have additional lighting in order to plug the gaps left by existing lighting in order to provide a safer and more uniformly-lit public routes.

The majority of proposed luminaires will be column mounted, supplemented by building-fixed bulkhead lighting to reduce clutter. A feature multi-spot luminaire will be located at the terminus of Blackburn Road to cast a direct and dramatic illumination along the three connecting pedestrian routes. Small uplighters are integrated with the proposed trees along Blackburn road to further improve the appearance and ambience of the development.



Lighting plan



Inset lighting to concrete wall



6m multispot feature light column



4m Lighting column



In-ground tree uplighters



Lighting plan - study of existing condition



Lighting plan - study of proposed condition



Left:
Visualisation of night
time view along
Blackburn Road

4.6 TREES & PLANTING

The scheme aims to improve the green space by replanting existing shrub areas and planting additional trees.

PLANTING - OUTSIDE SITE

Along the eastern edge of the site, the existing bank is proposed to be replanted subject to a separate permission. The proposed planting is designed to increase the biodiversity and improve the overall green amenity of the area. Currently the site appears quite barren, with large areas of unsuccessful planting, due in part to significant shading by the existing London Plane trees.

New planting will comprise primarily woodland floor shrubs and herbaceous species suited to the existing dry shady conditions. A significant number of native species will feature in the mix. Within the communal garden, planting around the edge will allow filtered views out with raised planters further defining smaller more intimate seating areas.

PLANTING - RAISED BEDS

Along Billy Fury way a series of raised planters act as an informal screen and defensible space marker between the building and public footway. An informal indigenous hedgerow spans along the rear of this planter.

EXISTING TREES

The existing trees along the eastern edge were surveyed in March 2016 by arboricultural consultants Broad Oak. A group of category B London Plane trees (and one category C) line Billy Fury Way outside the application boundary. There are no proposals to remove or carry out any works to these trees and any development works, storage or vehicular overrun will not be permitted within their demise.

PROPOSED TREES

As part of the proposed planting scheme, four fastigate street trees will be planted along Blackburn Road to improve the character of the existing street and add to the ambience of the new space created at the entrance to the building.

Indigenous hedgerow



Cornus sanguinea dogwood



Rosa canina dog rose



Carpinus betulus hornbeam

Woodland floor planting



Galanthus nivalis snowdrop



Euphorbia amygdaloides wood spurge



Hyacinthoides non scripta bluebell



Anemone nemorosa wood anemone



Convallaria Majalis lily of the valley



Dryopteris filix-mas male fern



- ① Existing London Plane trees and improved planted bank
- ② Planted raised beds with hedgerow
- ③ Raised planters with 2No dwarf trees
- ④ Street trees Liriodendron Tulipafera

Street tree planting



Liriodendron tulipifera fastigiatum
tulip tree

Small garden tree



Amelanchier
Snowy mespilus



Isometric view of building main entrance with existing foreground plots screened

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