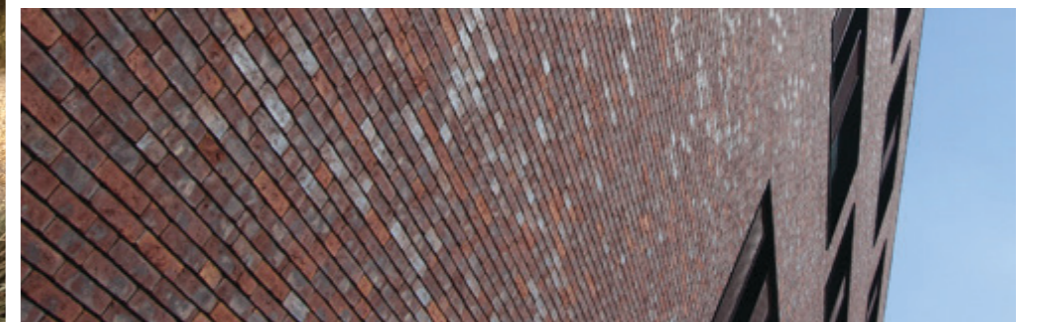




3.7.2 PLOTS 1-3

PIERCY&COMPANY ARCHITECTS

A family of three elegant brick volumes.
Simple, stepped forms to create a rhythm along Fitzroy Park.



3.7.3 PLOT 4
FATHOM ARCHITECTS

A simple brick building, primarily made up of three solid retaining garden walls. Massing sunk into the ground to reduce the visual impact as much as possible.



3.7.4 PLOT 5
PIERCY&COMPANY ARCHITECTS

A simple 2 storey building set into the landscape to create an elegant brick pavilion overlooking the pond.

4.0 Landscape Design

Prepared by LUC

4.1 Landscape & Ecology Baseline

4.1.1 SITE DESCRIPTION

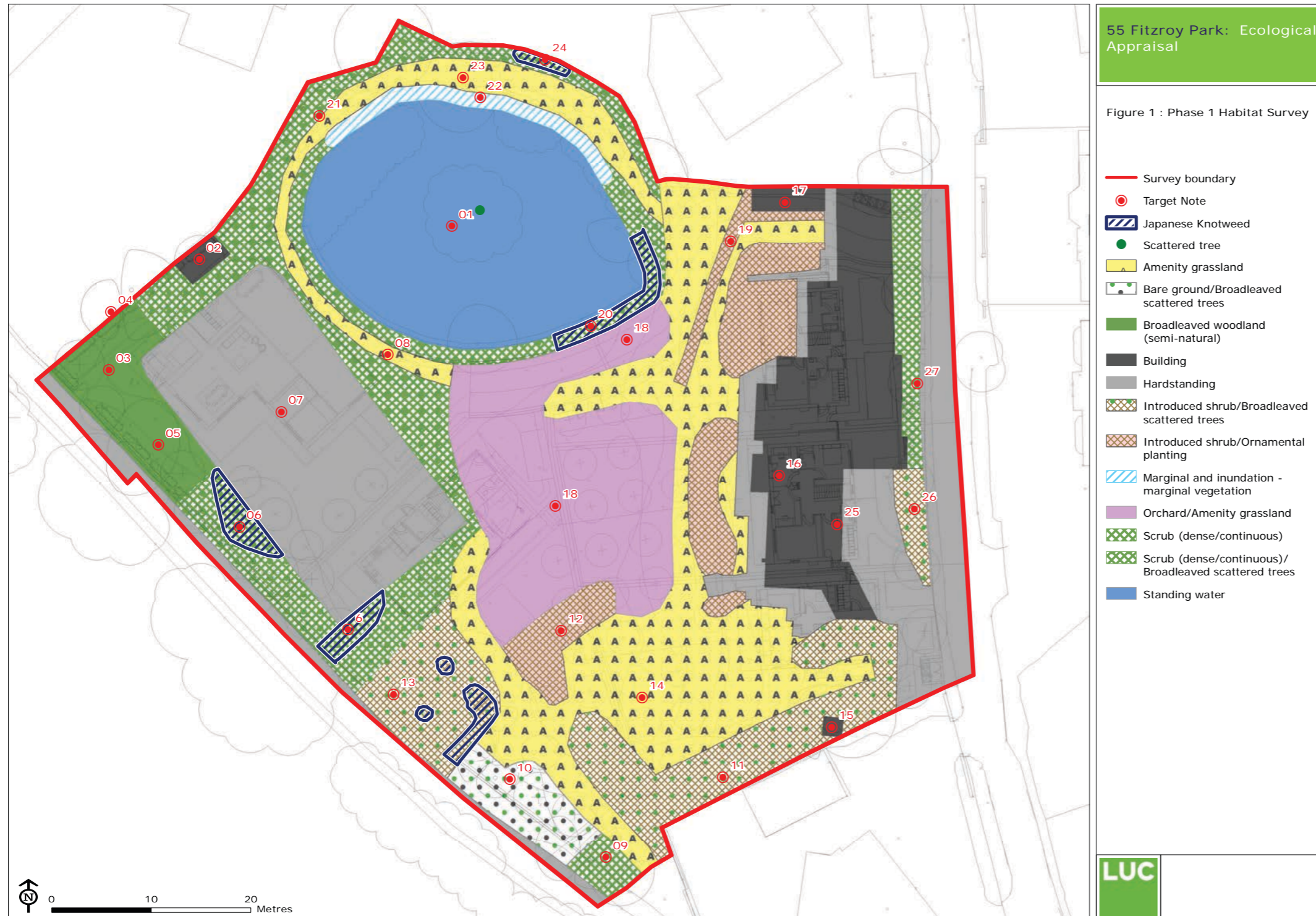
The site currently consists of a long and low mainly built frontage to Fitzroy Park backed by a large and partially overgrown rear garden. The garden contains a dilapidated hard tennis court, heavily silted and over shadowed naturally fed pond and the remains of an orchard. The rear of the garden is particularly overgrown consisting of numerous unmanaged trees and self-sown and unmanaged shrubberies. The boundary with Millfield Lane consists of an intrusive concrete panel fence and unmanaged planting which is at odds with the otherwise semi-rural character of the lane.

The density of the Millfield Lane perimeter and the mainly built up frontage together with the density of vegetation within the site mean that the site makes limited and uncertain contribution to local landscape character. Although designated as Metropolitan Open Land these attributes allow very little awareness of this open space and its essentially undeveloped core.



[ABOVE] DILAPIDATED TENNIS COURT
[BELOW] EXISTING ORCHARD

[ABOVE] SILTED & OVERSHADOWED POND
[BELOW] CONCRETE PANEL FENCE TO MILLFIELD LANE



ECOLOGY PHASE 1 HABITAT SURVEY

4.1.2 ECOLOGY

The application includes an independent Ecology Report which records the extensive surveys undertaken on the site, an assessment of the site's baseline condition and sensitivities together with proposed mitigation both during construction and as part of the completed scheme.

The baseline survey shows the site to comprise of a mix of amenity grass and ornamental planting, woodland and scrub, standing water and marginal vegetation and orchard. None of these habitats are of particular value. In terms of protected species surveys found an absence of great crested newt, bat roosts and other protected species. The site is used by toad, garden and woodland birds and small mammals.

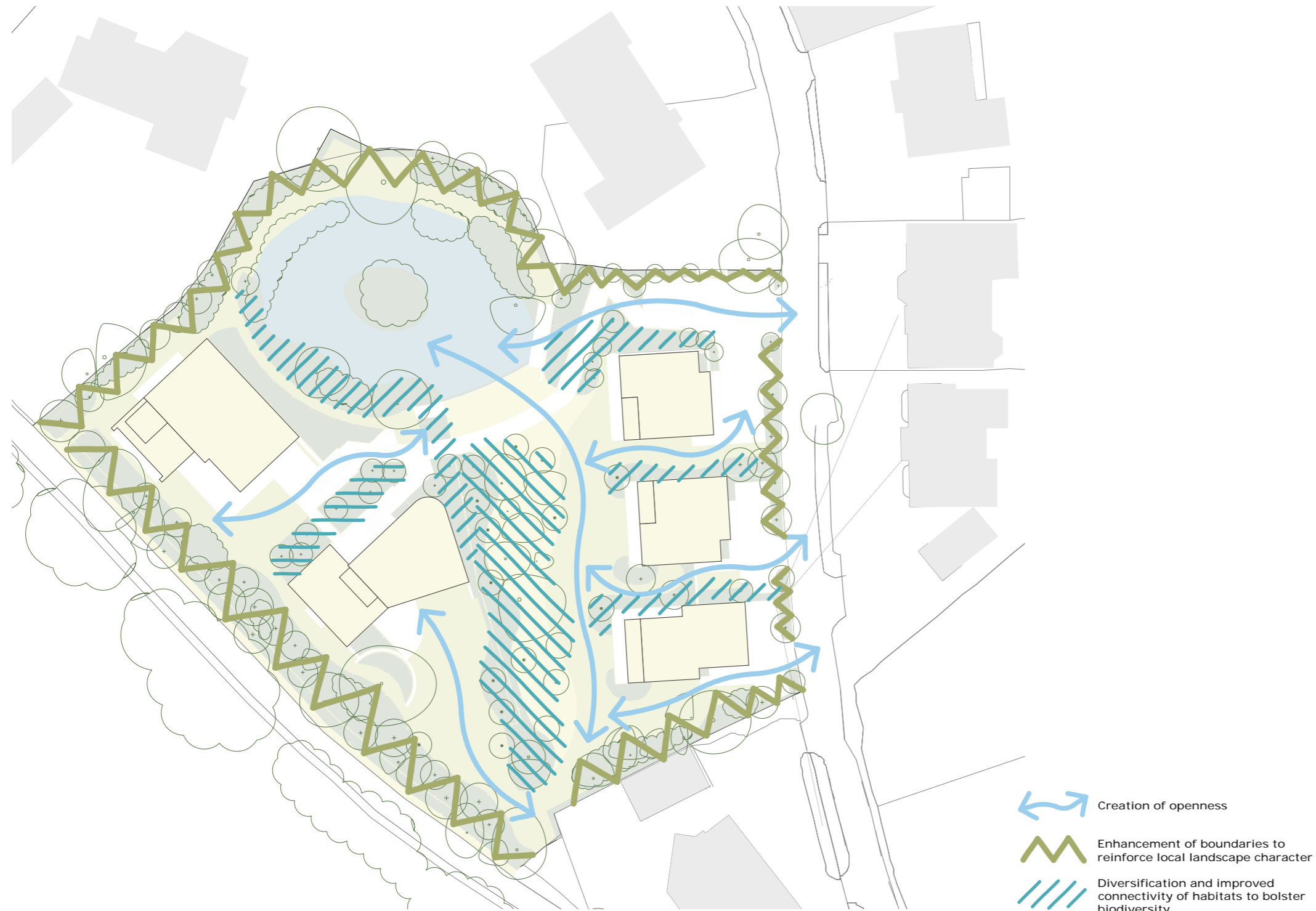
Japanese knotweed is established in a number of locations.

4.1.3 OPPORTUNITIES

The site presents a number of landscape opportunities to enhance its qualities, and public awareness of them and the private open space. Ecologically there are significant opportunities of habitat enhancement and added ecological connectivity in particular. Common to both sets of opportunities are the pond and its surroundings, the boundary with Millfield Lane, the boundaries between the proposed plots, and the orchard.

4.1.4 CHALLENGES

Construction on such a constricted site presents particular challenges to site assets that will be retained and enhanced. Considerable early work has gone into mitigation to avoid construction related damage.



LANDSCAPE STRATEGY PLAN

4.2 Landscape Strategy

4.2.1 LANDSCAPE STRATEGY

The landscape strategy responds to the need for five plots and the planning context set out in earlier sections, particularly the expectations of the Metropolitan Open Land policy. Other drivers include the need to retain local landscape character and the ecological opportunities outlined above.

The objectives of the landscape strategy are to:

- Increase the quality and perceived sense of openness of the site
- Reinforce and enhance the local landscape character
- Protect, enhance and improve the connectivity of existing habitats
- Provide sustainable ecological gain
- Naturalise the boundaries to integrate the site into the surrounding landscape
- Create a landscape masterplan which is fully integrated and is more than the sum of its parts

The landscape masterplan achieves this by using a number of initiatives which include:

- **Creating a sense of openness**
Enhancing visual openness from Fitzroy Park with reduced built frontage and more openings compared to the existing situation; maximising openness of the site interior by minimising boundaries between plots 1 to 3, and ensuring no visibility of buildings from Millfield Lane. The pond will now be visible from Fitzroy Park
- **Reinforcing local landscape character**
Introducing a naturalness of style and materials, significantly enhancing the rural character of Millfield Lane and consolidating the different character of Fitzroy Park
- **Bolstering Biodiversity**
Establishing ecological corridors to provide strong connectivity between the Heath and Fitzroy Park area, significant enhancement of the pond and its associated habitats, and the consolidation and extension of other habitats including the retained orchard, extensive green roofs and the grass/tree mosaic



VEHICLE & PEDESTRIAN ACCESS PLAN

4.3 Landscape Masterplan

4.3.1 LANDSCAPE MASTERPLAN

The Landscape masterplan [see drawing overleaf] contains a number of key elements and proposals which are summarised as:

Fitzroy Park frontage

Each of the three buildings have small paved forecourts with parking for a single car and a semi-natural hedge along the site boundary. There are views to the interior of the site between the buildings. Access to Plots 4 and 5 is via a forecourt north of Plot 1 with parking for two cars. The design allows views of the pond from Fitzroy Park and a sense of openness absent from the current situation. The semi-rural character of the road frontage is reinforced.

Access to Plots 4 and 5

This is by a ramped pedestrian path which descends to both plots. It is rural in character and provides good elevated views of the pond.

Pond and surroundings

Vegetation around the pond is selectively reduced to increase light levels, improve water quality and increase the pond's visibility. Other works include desilting, bank treatments, creation of an orbital grass path including boardwalk, extension of the pond as a swale to take surface water runoff from gardens of Plots 1-3 and new ecologically based planting. These works will result in significant and sustainable landscape and ecological benefits.

Site and plot boundaries

Most of these are treated as living boundaries consisting of native-rich hedgerows with existing and proposed trees and grassland edges. These will provide considerable ecological and screening benefit. Radiating from the pond these will provide valuable added ecological connectivity. The exception will be the rear gardens to plots 1, 2 and 3 which will be treated as a single space allowing visual connectivity with the pond and contributing to a sense of added openness.

Millfield Lane boundary

The rural character of the Lane is enhanced by the replacement of the concrete panel fence with a fence within a native hedge and retention of the majority of existing trees.

Headline Landscape Strategies:

- Increase the quality & perceived sense of openness of the site
- Reinforce and enhance the local landscape character
- Protect, enhance & improve the connectivity of existing habitats
- Provide sustainable ecological gain
- Naturalise the boundaries to integrate the site into the surrounding landscape

Water House Boundary Treatment:

- 2m high mixed native hedge
- 4no. small to medium trees such as Rowan to prevent excessive shading
- Existing trees and scrub retained as further screening

Millfield Lane Treatment:

- Existing concrete wall to be replaced with native planting to enhance the visual and ecological boundary
- Widened verge between lane and boundary hedge to support wildflower grassland
- Existing trees and scrub retained as screening and supplemented with new planting to increase green corridor effect
- 1.8m high steel grating fence, set back 1.5m from edge of lane
- Existing gates replaced with timber gates
- 2.5m high native mixed wild hedge, planted each side of fence with species including yew, holly, hawthorn, beech and hazel
- Woodland belt to consist of **trees** (mixture of semi-mature and heavy standards for naturalistic size combination) - species to include holly, beech, oak, hornbeam and silver birch and **coppiced understorey** of hawthorn, hazel, dog rose, wayfaring tree and guelder rose
- All as per LWT consultation

Fitzroy Lodge Boundary Treatment:

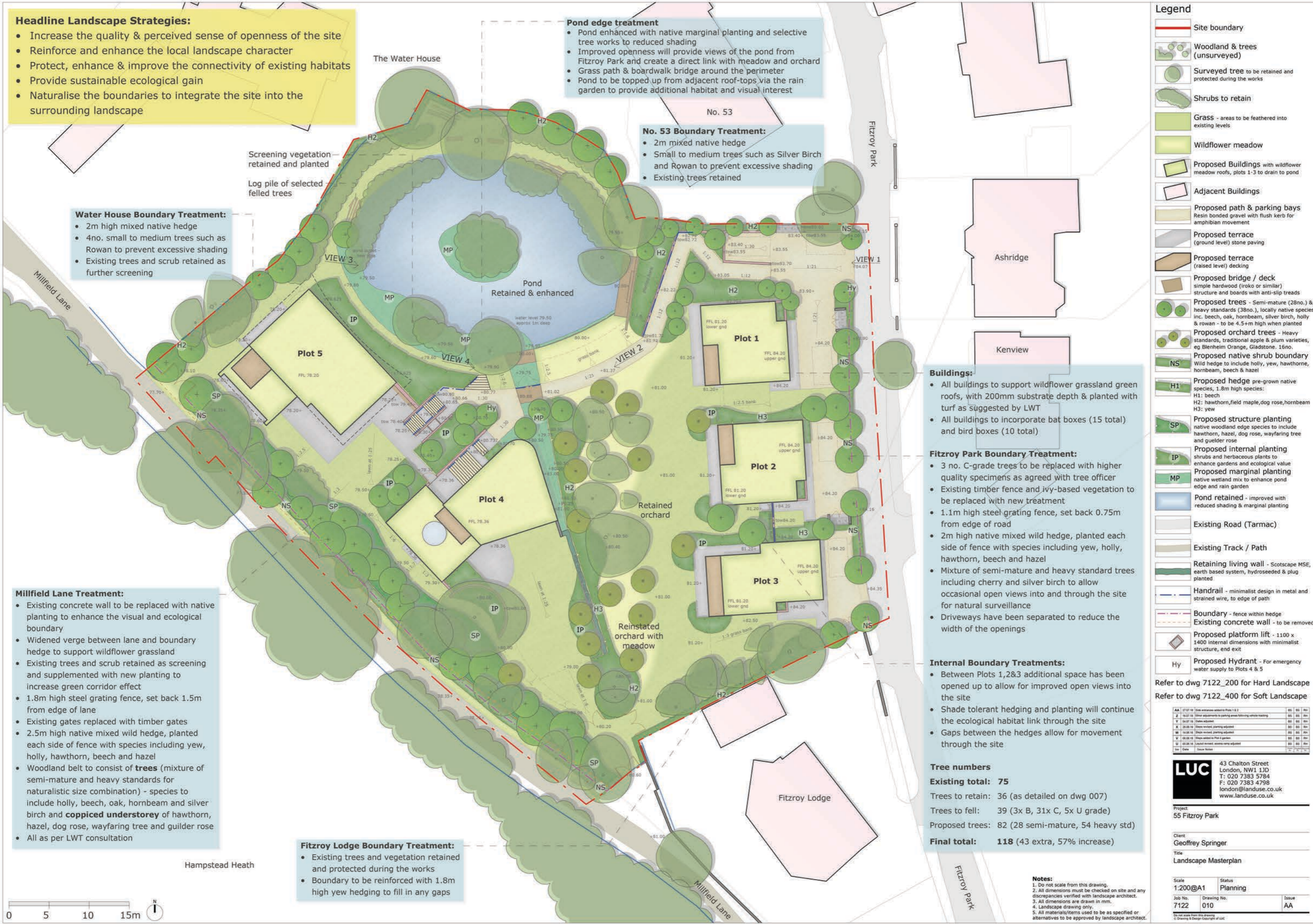
- Existing trees and vegetation retained and protected during the works
- Boundary to be reinforced with 1.8m high yew hedging to fill in any gaps

Pond edge treatment

- Pond enhanced with native marginal planting and selective tree works to reduced shading
- Improved openness will provide views of the pond from Fitzroy Park and create a direct link with meadow and orchard
- Grass path & boardwalk bridge around the perimeter
- Pond to be topped up from adjacent roof-tops via the rain garden to provide additional habitat and visual interest

No. 53 Boundary Treatment:

- 2m mixed native hedge
- Small to medium trees such as Silver Birch and Rowan to prevent excessive shading
- Existing trees retained



Legend

- Site boundary
- Woodland & trees (unsurveyed)
- Surveyed tree to be retained and protected during the works
- Shrubs to retain
- Grass - areas to be feathered into existing levels
- Wildflower meadow
- Proposed Buildings with wildflower meadow roofs, plots 1-3 to drain to pond
- Adjacent Buildings
- Proposed path & parking bays Resin bonded gravel with flush kerb for amphibian movement
- Proposed terrace (ground level) stone paving
- Proposed terrace (raised level) decking
- Proposed bridge / deck simple hardwood (iroko or similar) structure and boards with anti-slip treads
- Proposed trees - Semi-mature (28no.) & heavy standards (38no.), locally native species inc. beech, oak, hornbeam, silver birch, holly & rowan - to be 4.5+m high when planted
- Proposed orchard trees - Heavy standards, traditional apple & plum varieties, eg Blenheim Orange, Gladstone. 16no.
- Proposed native shrub boundary Wild hedge to include holly, yew, hawthorne, hornbeam, beech & hazel
- Proposed hedge pre-grown native species, 1.8m high species: H1: beech H2: hawthorn, field maple, dog rose, hornbeam H3: yew
- Proposed structure planting native woodland edge species to include hawthorn, hazel, dog rose, wayfaring tree and guelder rose
- Proposed internal planting shrubs and herbaceous plants to enhance gardens and ecological value
- Proposed marginal planting native wetland mix to enhance pond edge and rain garden
- Pond retained - improved with reduced shading & marginal planting
- Existing Road (Tarmac)
- Existing Track / Path
- Retaining living wall - Scotscape MSE, earth based system, hydroseeded & plug planted
- Handrail - minimalist design in metal and strained wire, to edge of path
- Boundary - fence within hedge
- Existing concrete wall - to be removed
- Proposed platform lift - 1100 x 1400 internal dimensions with minimalist structure, end exit
- Proposed Hydrant - For emergency water supply to Plots 4 & 5

- Buildings:**
- All buildings to support wildflower grassland green roofs, with 200mm substrate depth & planted with turf as suggested by LWT
 - All buildings to incorporate bat boxes (15 total) and bird boxes (10 total)

- Fitzroy Park Boundary Treatment:**
- 3 no. C-grade trees to be replaced with higher quality specimens as agreed with tree officer
 - Existing timber fence and ivy-based vegetation to be replaced with new treatment
 - 1.1m high steel grating fence, set back 0.75m from edge of road
 - 2m high native mixed wild hedge, planted each side of fence with species including yew, holly, hawthorn, beech and hazel
 - Mixture of semi-mature and heavy standard trees including cherry and silver birch to allow occasional open views into and through the site for natural surveillance
 - Driveways have been separated to reduce the width of the openings

- Internal Boundary Treatments:**
- Between Plots 1,2&3 additional space has been opened up to allow for improved open views into the site
 - Shade tolerant hedging and planting will continue the ecological habitat link through the site
 - Gaps between the hedges allow for movement through the site

Tree numbers

Existing total: 75

Trees to retain: 36 (as detailed on dwg 007)

Trees to fell: 39 (3x B, 31x C, 5x U grade)

Proposed trees: 82 (28 semi-mature, 54 heavy std)

Final total: 118 (43 extra, 57% increase)

Refer to dwg 7122_200 for Hard Landscape
Refer to dwg 7122_400 for Soft Landscape

AA	27.07.19	Site analysis added to Plot 1 & 2	01	01	01
Z	02.07.19	Draw adjustments to parking areas following vehicle tracking	01	01	01
Y	04.07.19	Draws revised, planting adjusted	01	01	01
X	20.08.19	Draws revised, planting adjusted	01	01	01
W	14.09.19	Draws revised, planting adjusted	01	01	01
V	08.09.19	Draws added to Plot 4 garden	01	01	01
U	05.09.19	Local context review complete adjusted	01	01	01
Site	Date	Issue Notes	01	01	01

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Project: 55 Fitzroy Park

Client: Geoffrey Springer

Title: Landscape Masterplan

Scale: 1:200@A1

Status: Planning

Job No: 7122

Drawing No: 010

Issue: AA

Do not scale from this drawing
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Notes:

1. Do not scale from this drawing.
2. All dimensions must be checked on site and any discrepancies verified with landscape architect.
3. All dimensions are drawn in mm.
4. Landscape drawing only.
5. All materials/items used to be as specified or alternatives to be approved by landscape architect.

