

Alexandra Road Park Conservation Management Plan



Prepared for a Heritage Lottery Fund Parks for People Second Round submission

Sarah Couch Historic Landscapes
July 2012

alexandra road park conservation management plan

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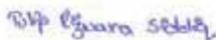
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Eynsham
Oxfordshire
OX29 4PD

cover photograph: the whole park in 1979 (photo courtesy Janet Jack)

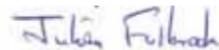


Camden has a wealth of excellent architecture and we are justifiably proud of the work of Camden Architects department which produced many innovative and influential schemes. The Alexandra Road Estate is perhaps one of the best known of these projects, notable for its striking geometry and spatial arrangement.

The park at the centre of the estate is in itself an important and highly regarded piece of design and it is very gratifying to introduce this study, prepared for the second round of a Heritage Lottery Fund Parks for People funding bid. Camden is committed to the success of this project and we hope that, through collaborative working with HLF and the wider community, we can together ensure that this unique Modernist park can be enjoyed by generations to come.



Cllr. Tulip Siddiq
Cabinet Member for Communities & Culture



Cllr. Julian Fulbrook
Cabinet Member for Housing





Janet Jack's photograph of the park under construction in 1978-9. Newly completed playgrounds 5 and 4 are in the foreground and the Meadow is under construction beyond.

SUMMARY

This Conservation Management Plan focuses on the essential parts of the CMP: assessing the significance of the site and how this can inform long term care and management of the park and open spaces.

Alexandra Road Park is unusual, and unique in Heritage Lottery funded projects, being a public park within a housing estate, built in the late 1970s. The fact that the designers are still alive is also unusual within the HLF context. It is a strong design, consistent with the listed architecture, and the overall structure is intact. The current and major need is for sympathetic and well planned management and maintenance, underpinned by an understanding of the unique qualities of the design which provide such a valuable reflection of the time in which it was created. It would also benefit from the replacement of some of the lost play features and landscape, which will revitalise the park as a vibrant focus of the community, as originally envisaged.

The concept of the design is unique in the international context and it has been extremely influential, achieving iconic status. It is highly significant for its modernist integration of landscape and architectural design; for its place in housing and public park design; for the role of the landscape architect and approach to planting; for its approach to children's play; and as a source of knowledge and natural or scientific interest. It is considered to be

amongst the most important housing schemes in Camden which was the leading Borough for social housing in the later twentieth century; finally, not least, it is of great social value to its community.

This plan sets out recommendations for the management of each character area as part of a strategic vision for the park. This will provide the framework for developing a Masterplan and the Management and Maintenance Plan, also being developed as part of this project. These will ensure that short and long term management decisions will be based on an understanding of the park's significance; will engage a wide range of residents, visitors and volunteers and will preserve and celebrate the unique qualities of the park.

The preparation and agreement of this Conservation Management Plan involved the following consultees:

Project Management Group

Sara Bell
Eleanor Fawcett
Elizabeth Knowles
Lefkos Kyriacou
Janet Jack

Project Team

Sue Morgan Around the Block
Nick Burton – Around the Block
Neil Davidson and Malin Janssen – J & L Gibbons
David McAlpine – MTW Leisure Consultants

Camden Council

Petra Clarke Senior Development Manager
Andrew McDermott Regeneration Team Leader
Jessica Gibbons Head Parks and Gardens
Joanna Ecclestone Conservation and Historic Buildings Advisor
Justin Hunt Head of Estates
Melissa Dillon Head of Estate Regeneration
David Houghton Arboriculture Officer
Richard Bradbury Environmental Services Manager
Al Smith Arboriculture Manager
Donna Tomlinson Senior Environmental Services
Malcolm Dickson Design and Planning Manager
Ward Councillors: Thomas Gardiner, Mike Katz, Maryam Eslamdoust, Cabinet Councillor for Housing Justin Fullbrook

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1.0 INTRODUCTION

This plan has been written by Sarah Couch Historic Landscapes¹ in consultation with the Alexandra Road Park Project Management Group (PMG), as part of the development phase of their bid to the Heritage Lottery Fund's Parks for People Programme. The CMP draws on a great deal of earlier reports as well as new research and surveys carried out as part of the current project.

In February 2011, the London Borough of Camden's Housing Regeneration team, in partnership with Alexandra Road Park Group (a subsidiary of the Tenants and Residents Association) of the Alexandra and Ainsworth Estate, submitted a first-round application to the Heritage Lottery Fund (HLF) Parks for People Programme, in support of a restoration project for Alexandra Road Park. The project received its first-round pass and development grant funding in July 2011.

1.1 Abbreviations

Abbreviations used in the text are as follows:

- AATRA or TRA Alexandra and Ainsworth Tenants and Residents Association
- CMP Conservation Management Plan
- GiGL Greenspace Information for Greater London
- HLF Heritage Lottery Fund
- LBC Camden Council (London Borough of Camden)
- LDF Local Development Framework
- MMP Management and Maintenance Plan
- NPPF National Planning Policy Framework
- PMB Project Management Board
- PMG Project Management Group
- PPA Persons Per Acre
- PPH Persons per Hectare
- PPS Planning Policy Statement
- SHHC South Hampstead Housing Co-operative

1.2 Scope of the project

This Conservation Management Plan (CMP) is written as part of the development phase of an HLF project to conserve the landscape elements of the Alexandra Road estate. It covers the whole Alexandra Road landscape, which is broadly the same as the listing boundary plus the part of the Conservation Area which extends to Loudoun Road. This covers areas outside the current HLF project works. See boundary plan below. It follows HLF and English Heritage guidance for Conservation Management Plans (CMPs). The focus of this work is an analysis of existing and new material to gain an understanding of the unique significance of the landscape elements of the scheme in

the context of design history and to guide its repair, conservation and restoration as well as its practical management and maintenance over the next 10 years. In the light of the needs of the project and the resources available, we have produced a focused, concise document to help form a clear management strategy.

The most important elements are developing (a) a shared understanding of the design, ecological and social significance and (b) the overall design and management strategy and policies for the site as a whole and elements within it.

Management aims

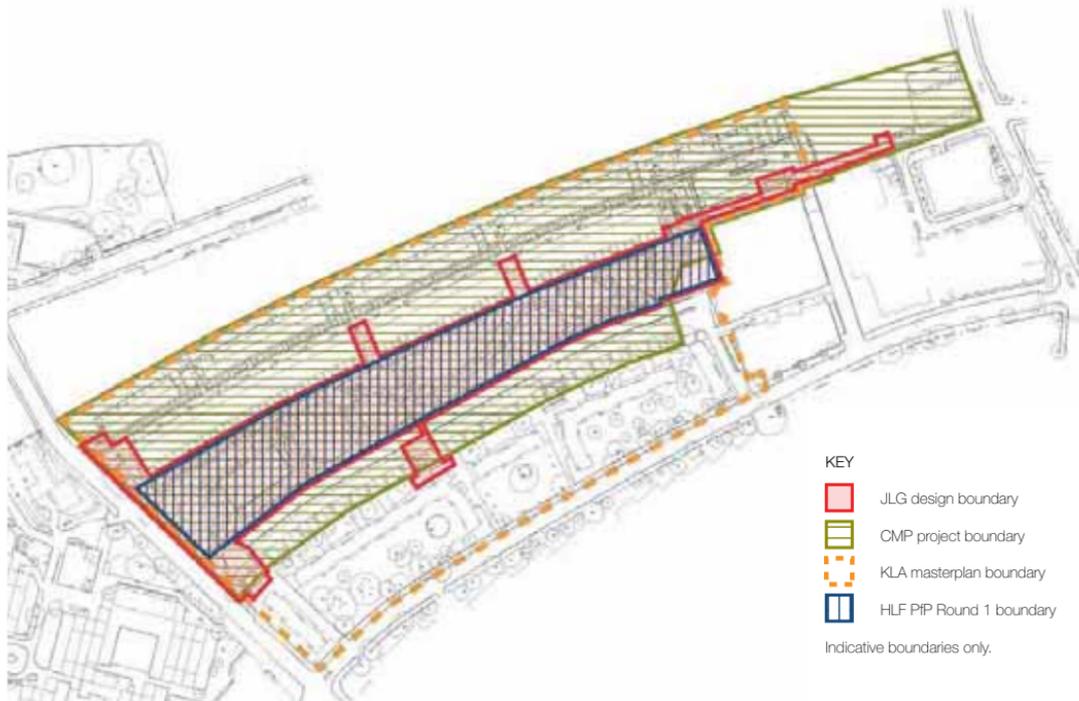
The aim of the management section is to ensure that the way the site is managed is informed by the significance of the site. The findings of the CMP will set the agenda for the future conservation and management of the park including:

- The agreed vision for the site as a whole. For each 'character area', a description of the historic and current landscape character, the significance, ecology and other issues such as access requirements and broad management aims to enhance, protect and sustain the significance of the area.
- Development of broad management aims to protect the significance of the park as a whole and character areas/features existing and proposed.

This will be used to provide the framework for the MMP and developing Masterplan.

¹ Sarah Couch is an architect qualified in the conservation of historic landscapes and has a wide experience of professional practice, teaching and work for major conservation bodies.

1 Introduction



Site plan and boundaries J & L Gibbons (JLG)

1.3 Methodology

- Review of existing studies, reports and surveys and research supplied by the client including HLF application documents, tree survey, Phase 1 habitat survey and other reports completed as part of the previous Masterplan.
- Additional research from primary sources and on the design context and intentions. Refer to annotated bibliography, Appendix H.
- Meetings and correspondence with the original designers, including obtaining copies of original plans and photographs.
- Enquiry and visit to the National Monument Record: buildings and park records, illustrations, aerial photographs and archaeology.
- Meetings with the Twentieth Century Society and English Heritage.
- Contact with Docomomo.
- Discussions with Elaine Harwood, English Heritage historian, Mark Swenarton who curated a recent exhibition on 'Cook's Camden' and Barbara Simms who has written on housing landscapes of the period
- Meetings and contact with the Alexandra Road Park Management Group.
- Research at the RIBA Library, Holborn Library and English Heritage, obtaining copies of historic maps, drawings, photographs, press cuttings, reports and sources of further information.
- Contextual research to establish the design's place in landscape design history.
- Study of published sources including many journals.
- Preparation of digital historic map regression overlays.
- Preparation of comparative views.

- Site visits and general walkover site surveys to establish survival of historic features, condition of the landscape and significant trees, drawing on the existing tree survey, and to assess management issues.
- Consultation with members of the project team.
- Interviews with site staff.
- Public consultation event.
- Discussions and site visit with Nick Burton, Around the Block, who is preparing the MMP.

1.4 Location, Ownership and Boundaries

The Alexandra and Ainsworth Estate is situated in the London Borough of Camden, Kilburn Ward. The estate is bordered to the north by the East Coast Mainline railway, to the east by Loudoun Road, to the south by Boundary Road, and to the west by Abbey Road. It is a short walking distance from South Hampstead train station and Swiss Cottage tube station. Westminster and Brent are its closest neighbours, with the Westminster Borough boundary line running down Boundary Road and across Abbey Road to the West.

The Alexandra and Ainsworth estate will be in the centre of much proposed development in the coming years, including local property development, the Abbey Estate regeneration², the potential siting of a High Speed 2 ventilation shaft at the east entrance with the route passing below the estate, and work connected with the Decent Homes Programme.

1.5 General description

The listed Alexandra Road elements of the

² See <http://www.camden.gov.uk/> for Abbey Regeneration page

estate were designed by Neave Brown of Camden Architects department from 1968, and include 520 homes for 1660 people, a tenants' hall, underground parking, shop (now an artist's studio), community facilities and the walls steps and ramps of the park.

In the centre of the estate is an open space of approximately 1.7 hectares made up of a series of children's play areas, grassy areas, both open and enclosed by trees, and enclosed paved areas. Some of the areas are surrounded by grade II* listed concrete walls. A fenced multi-use games area and former play centre, 'The Hive' community building (84-86 Abbey Road; it has other names and designations) is located at the western end of the park and within a separate leasehold arrangement managed by the Property Services department.

Ainsworth Way borders the Ainsworth Estate to the south, which accommodates a range of conventional 6-storey blocks built in the 1950s as well as a terrace of the largest houses designed by Neave Brown as part of the Alexandra Road Estate. It is located immediately to the south of the park and bordered on the south by a series of enclosed grass and planted areas along Boundary Road. All estate residents were originally Council tenants. A residents' co-operative took over day-to-day management of the site in 1991 though subsequently returned the properties to Council management in 2005. Currently 95 or 18.2% of the 520 dwellings are leasehold. This is a relatively low percentage and

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Designations: Conservation area shaded; listed buildings outlined in green

compares with 36% leasehold on Ainsworth estate and 27% within Camden.

Alexandra Road Park is a neighbourhood public park in a built up urban area of inner London. It occupies an area of 3 acres (1.243 hectares) of Local Development Framework designated Open Space. The park considered in this CMP, including open space, Langtry walk, South west entrance and area outside the TRA hall extends to 3.7 acres (1.5 hectares).³ The park adjoins several plaza spaces, which create entrance areas connecting the park to the surrounding neighbourhood. The park is linear in its layout and structured by a series of diagonal paths which cut across the open space, maximizing use of the space and creating a series of 'outdoor rooms' with different characters, for relaxation and play. This structure is enlivened by a dramatic three-dimensional landscape of ridges and valleys which create excellent views over the space from raised gardens and plazas, as well as more intimate sunken spaces.

The original designs included five play areas within the park, each designed for a different age group⁴ and these contained a combination of bespoke robust playable landscape features, many of which echoed the design language and details found elsewhere on the estate, and off-the-shelf play equipment. Only two swing sets remain; all of the bespoke playable landscape features have been lost.

³ Greenspace Information for Greater London (GiGL) gives area as 1.361 ha.

⁴ This was a client requirement and not the designer's intention (Neave Brown, pers.comm.)

The park forms an integral part of the highly acclaimed and internationally renowned Alexandra and Ainsworth Estate which was designed by Neave Brown. Brown was the project architect employed within the London Borough of Camden's Architects Department; the estate is now a Grade II* listed site. Neave Brown included the park and its distinctive structure in his early drawings⁵ as part of the integrated concept. The park's detailed landscape design and all the estate planting were designed by Landscape Architect Janet Jack. A significant part of the original planting design and some of the original features remain intact, some of which are listed.

Alexandra Road Park is a valuable example of a post war landscape, completed in 1979, and is of special significance because much of the original topography and design is still intact, despite the fact that the park has suffered from lack of maintenance and is in very poor condition. As a result, many areas of the park are today under-used even by the community which overlooks it.

1.6 Designations

- The park, named 'Ainsworth Park', is identified as an Open Space in the Local Development Framework, 2010.
 - 'Ainsworth Park' is identified as an Open Space (no 3) in the Alexandra Road Conservation Area, designated on 21 March 1996.⁶
- ⁵ Early drawings supplied by Neave Brown (many dated 1976, first site plan 1970) show playground enclosures, steps, surrounding fences and block/paver perimeter benches. There is also a design for the sleeper mounds and slides in playground 1; some reproduced later in this document in Sections 2 and 4
- ⁶ Camden Conservation Area Statement Alexandra Road No 31

The whole estate is part of the Alexandra Road conservation area.

- The landscape forms the setting of the Grade II* listed Alexandra Road estate. The listing boundary includes the whole park and the listing includes 'walls, ramps and steps', community centre and boiler house ie the hard landscape structure is included in the listing.

1.7 Planning Policy context

National planning policy

The new National Planning Policy Framework (NPPF) was issued on 27 March 2012. Section 12, Conserving and enhancing the historic environment, includes the following statements which refer to the importance of determining significance, the role of setting, the high significance of Grade II* sites and the need to make information available:

- Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment
- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- Local planning authorities should make information about the significance of the

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historic environment gathered as part of plan-making or development management publicly accessible.

Previous guidance replaced by the NPPF includes Planning Policy Statement 5 (PPS5) in March 2010 (DCLG 2010).⁷ PPS5 describes in detail some of the principles now summarised in the NPPF. They integrate planning strategy on 'heritage assets', bringing together all aspects of the historic environment, (defined in PPS5 as below and above ground, including historic buildings and structures, landscapes, archaeological sites, and wrecks). The significance of heritage assets needs to be considered in the planning process, whether designated or not, and the settings of assets taken into account. NPPF requires using an integrated approach to establishing the archaeological, architectural, artistic or historic significance of the heritage asset and its setting.

Local context

The park's value is safeguarded by planning policies which prevent development on existing parks and open spaces.

Camden Local Development Framework (LDF)

replaced the Unitary Development Plan (UDP) in November 2010.

Camden LDF Core Strategy 2010-2025

shows the park as public open space and includes the following relevant core strategies: [CS13 Tackling climate change through](#)

[promoting higher environmental standards](#): Reducing the effects of and adapting to climate change; water and surface water flooding.

[CS14 Promoting high quality places and conserving our heritage](#): preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens; c) promoting high quality landscaping and works to streets and public spaces; d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible. [CS15 Protecting and improving our parks and open spaces & encouraging biodiversity](#): a) protect open spaces designated in the open space schedule as shown on the Proposals Map, including our Metropolitan Open Land, and other suitable land of 400sqm or more on large estates with the potential to be used as open space; securing improvements to publicly accessible open land on the Council's housing estates.

[CS17 Making Camden a safer place](#): a) work with our partners to tackle crime, fear of crime and anti-social behaviour; b) encourage appropriate security and community safety measures in buildings, spaces and the transport system; e) promote safer streets and public areas.

[CS18 Dealing with our waste and encouraging recycling](#)

Camden strategy documents

- Camden Council: An Open Space Strategy for Camden 2006 – 2011
- Camden's Vision and Community Strategy 2001

- Camden's Neighbourhood Renewal Strategy 2003
- Camden's Children's and Young People's Strategy 2004
- Camden's Crime and Disorder Strategy 2002-2005
- Camden's Environmental Strategy/Report 2002-2005
- Quality of Life Strategy for Camden's Older Citizens 2002
- Camden Cultural Strategy
- Camden Draft Supplementary Planning Document - Provision of Public Open Space 2004
- Camden Tree Strategy
- Camden Sport and Physical Activity Strategic Plan 2004/2005
- Camden Biodiversity Action Plan (BAP) 2009-12

Other guidance:

- Supplementary Planning Guidance: Providing for Children and Young People's Play and Informal Recreation, Mayor of London 2008
- Play England, Design for Play: A guide to creating successful play spaces, 200
- Disability and the Equality Act 2010

1.8 Geology and soils

The bedrock geology is London Clay Formation - Clay, Silt and Sand. Sedimentary Bedrock formed approximately 34 to 55 million years ago in the Palaeogene Period where the local environment was previously dominated by deep seas.⁸ The site is largely built up from excavated clay material from the construction of the housing blocks. This has

⁸ from British Geological Survey Geology of Britain viewer (February 2012)

⁷ PPS's are referenced in LBC's LDF

had a major influence on the detailing of the steep slopes in the park and has contributed to settlement problems.

1.9 Hydrology

The Westbourne brook passes under the site, running from northeast to southwest. The Westbourne arose by several streamlets from the west side of Hampstead and in 1966 one of these could be seen flowing beneath a manhole at the west end of Alexandra Road. It joined other tributaries and flowed into Hyde Park and its valley is occupied by the Serpentine. It then flowed via two ponds in the park to the Thames in the grounds of Chelsea Hospital. It was not completely covered until 1856-7 and is now the Ranelagh sewer.⁹ This major sewer caused problems during construction of the Alexandra Road estate.¹⁰

1.10 Definitions

The Burra Charter 1999: (revision of 1988 charter) includes the following widely accepted definitions:

Place includes site, area, land, landscape, group, spaces and views, may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. The term cultural significance is synonymous with heritage

significance and cultural heritage value.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use.

David Jacques, a leading authority on historic landscapes, also discusses the important issue of repair and *conjectural detailing*, ie creating a feature when there is no site evidence.¹¹

1.11 Acknowledgements

The author acknowledges with thanks advice given by a great many people including:

Residents of Alexandra Road, PMG members, Malcolm Dixon and other Camden Council staff. Neave Brown and Janet Jack who have been generous with their time and information;

Catherine Croft and Henrietta Billings, Twentieth Century Society; Zosia Mellor, Elaine Harwood and June Warrington, English Heritage; Barbara Simms; Mark Swenarton; Jan Woudstra, Laurence Pattacini, University of Sheffield; Hazel Conway; Tom Turner, University of Greenwich; Nick Alexander (former Camden architect on Fleet Road etc); Tudor Allen and staff at Holborn Library; staff at the National Monument Record.

1.12 Copyright of illustrations

Reasonable efforts have been made to contact copyright holders of material reproduced in this study and acknowledgements are printed with the illustrations as appropriate. We acknowledge with thanks the slides supplied by Janet Jack which are an invaluable source as well as drawings by both Neave Brown and Janet Jack. Please note that these images should not be reproduced for any other purpose without specific permission. Modern site photographs are by SCHL unless noted otherwise.

1.13 Adoption of the Plan

This CMP has been agreed by LB Camden (May 2012) as the basis for the future development, enhancement and maintenance of the landscape. In particular the policies, aims and objectives outlined in the Plan and the summary and recommendations in the Gazetteer will be used to inform ongoing design and management decisions. This CMP should be reviewed at the completion of the current phase of work and regularly (at least 5 yearly) thereafter.

Refer to MMP for governance structure.

⁹ Nicholas Barton, *the Lost Rivers of London*, 1966 and 1992, p43. The name Westbourne did not appear until the C19. The stream was larger than the Tyburn.

¹⁰ Neave Brown, pers.comm. 13 December 2012

¹¹ David Jacques, 'The Treatment of Historic Parks and Gardens' *Journal of Architectural Conservation* No 2 July 1995

1 Introduction



Current site layout overlaid on 1830 Greenwood plan showing field patterns, Westbourne brook and early road layout

2.0 UNDERSTANDING THE HERITAGE

2.1 The site before the estate

2.1.1 Archaeology

The National Monument Record has no records for archaeological interventions (i.e. watching briefs/excavations) in this area.¹² There are 10 records for Belsize Road, including several for Kilburn Priory.¹³ Generally, the Victorian and Modern development will have impacted on archaeological deposits in the area. On the site itself, there has been major earth moving so any archaeological remains are likely to have been disturbed.

2.1.2 Early landscape history

Early map evidence indicates that the area was predominantly used for agricultural purposes prior to the mid nineteenth century. The Greenwood map of 1830 (see plan opposite) shows part of Abbey Road and Boundary Road enclosing the current site with large fields and the Westbourne brook crossing the site from northeast to southwest. As noted previously, the Westbourne brook was not completely covered until 1856-7 and is now the Ranelagh sewer.¹⁴

By the time of the first edition Ordnance Survey 25 inch map of 1869-82 (See plan below), semi-detached housing had been laid out along Alexandra Road, to the south of the London, Midland and Scottish Railway, and along Boundary Road. Land to the north of Belsize Road was still shown as fields until 1891, when it began to be developed; the area displayed a fully developed Victorian street pattern by 1912. There were no major public open spaces in the immediate area.

The London and Birmingham Main Line which runs to the north of the site, was authorised in 1833 and the line was completed in 1838. Robert Stephenson was the engineer and there are many major engineering works, notably the tunnels and embankments. Doubling proceeded from 1859 and a New Watford Tunnel was opened in 1874.¹⁵

Alexandra Road was named after Princess Alexandra to commemorate her marriage to the Prince of Wales (later Edward VII) in 1863. The most famous resident of the road was Lily Langtry (1853–1929), music hall singer and stage actress and mistress of the same Prince of Wales. Her house in Alexandra Road had to be demolished to make way for the development.¹⁶ She is remembered in the name of Langtry Walk.

¹² NMR search response 29 November 2011

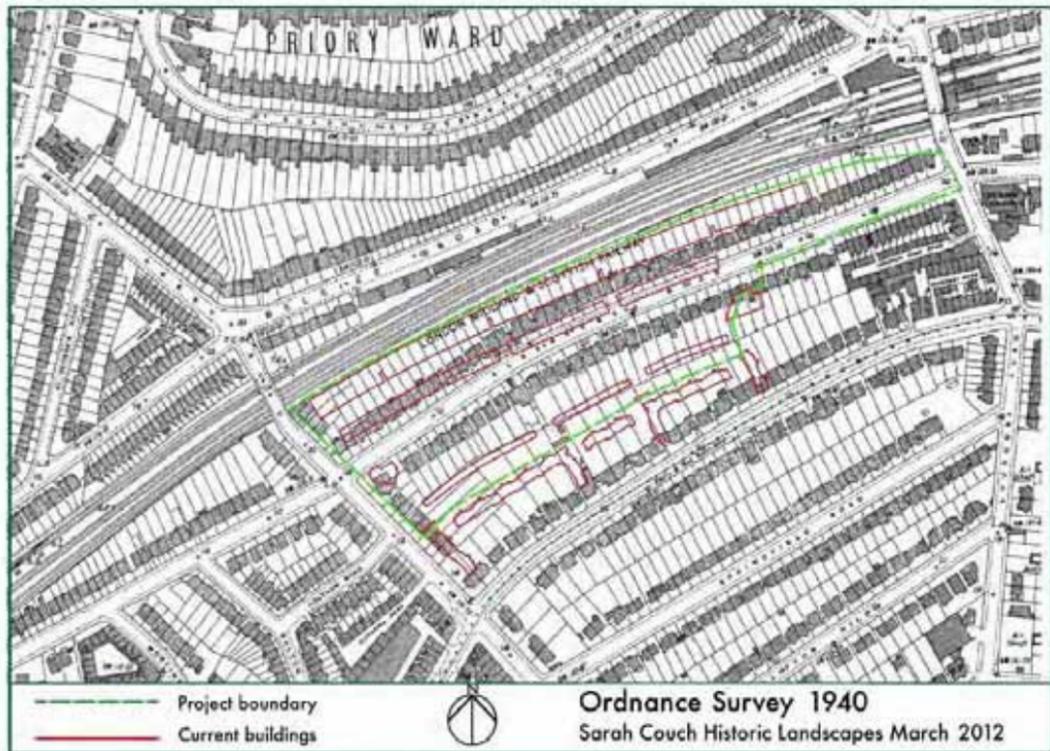
¹³ Greater London Historic Environment Record

¹⁴ Nicholas Barton, *the Lost Rivers of London*, 1966 and 1992, p43. The name Westbourne did not appear until the C19. The stream was larger than the Tyburn.

¹⁵ NMR monument report, from Robin Leleux, 1976: *The east Midlands in A regional history of the railways of Great Britain*, Vol vol.9, Page(s) 15-20

¹⁶ Malcolm Holmes, *Hampstead and Primrose Hill*, 1995

2 Understanding the Heritage



Current site layout overlaid on 1940 Ordnance Survey showing back gardens on site of current park

Understanding the Heritage 2



Aerial photograph taken 19 June 1969 showing the site before the estate was built. Abbey Road blocks (Mary Green, Snowman, and Casterbridge) and Ainsworth estate are already built

RAF/58/9699/frame
0029 19 June 1969
English Heritage (NMR)



Alexandra Road before demolition

17 E Harwood report October 1992

Parts of the adjacent Abbey Estate were developed in the interwar period and the building of the remainder of the Abbey Estate dates to the late 1960s.

Prior to the creation of the London Borough of Camden, the Eyre Estate, who owned Alexandra Road, were developing plans for rebuilding. They had to abandon a middle class scheme for a high density mixed development, to accommodate tenants on protected rents. They gained outline planning permission in 1962¹⁷, but by 1964 Hampstead Metropolitan Borough had become alarmed at the tower block proposals and recommended their rejection. A revised scheme with lower point blocks followed, and in 1965 the new London Borough of Camden bought the 13.5 acre site and their own architects department began a new design in 1968.

2 Understanding the Heritage



Above left: Alton West Roehampton (1951-6); a 'Corbusian' landscape, the blocks appear to float over parkland; Right: Parkleys by Span (1954), showing integration of landscape and building in a private low density scheme



Lillington Gardens, Pimlico (1961-71); it has been developed in recent years and now has a Green Flag (SCHL, 2012)

2.2 Precedents and design context

2.2.1 Housing landscapes

The post-war period 1945-75 was the main era of local authority housing development in England, particularly in London, where 'a commitment to low-cost housing design [was] unequalled in other parts of Europe'.¹⁸ There were two broad movements in housing design in the mid twentieth century: high density urban 'mixed development' and suburban low rise development.

Inspired by, but not following, the modern movement architecture of le Corbusier and Swedish precedents, slab, tower or point blocks were seen as the way to build a better future in the 1950s and 1960s. The Corbusian model involved slab blocks floating over parkland with little connection to the landscape, as seen in the UK at the Alton Estate, Roehampton (1952-8).¹⁹ The concept of 'mixed development' including tower, slab blocks and some low rise housing was favoured in the UK.

'Mixed development' as seen at Roehampton, was the favoured approach in London where high densities were to be achieved with minimum use of land, and had been the policy in the former Borough of Hampstead in the 1960s. The 31 storey North Kensington Trelick Tower (Erno

Goldfinger, 1967) was the highest ever housing block; building reached a peak of 20,000 flats in 1967. However in the early 1960s architects were questioning this interpretation of modern movement design and students at the Architectural Association were exploring low rise designs. These were also inspired by le Corbusier, but by his low rise continuous 'mat' projects for the Cité Permanente of La Sainte-Baume and the villas 'Roq et Rob' in the south of France.²⁰ Public opposition to high rise followed the architects' lead and was fuelled by the 1968 Ronan Point gas explosion and collapse. By the mid-1970s, doubts about construction methods, management problems and social consequences had halted high-rise building. In addition, the rise in car ownership meant that tower blocks were often surrounded by a sea of parking rather than parkland.²¹ The 1967 cost yardstick curbed excessive density and led to a return to medium rise.²²

The other broad approach was suburban low rise development. In the private sector, Span Developments Ltd set the standard for affordable and attractive low density developments in suburban garden settings: these were the best representation of the ideal post-war London suburb.²³ In the interwar period outside London, the New Town movement was providing low density housing in a green setting.

A study undertaken for English Heritage on

18 Barbara Simms, study for English Heritage, Register of Parks and Gardens, Thematic Survey Landscapes of Post-war Housing Developments 1945-72, 2003.
19 Jan Woudstra, 'The Corbusian Landscape' *Garden History*, 28:1 (2000)

20 Mark Swenarton 2012, 'Developing a new format for urban housing: Neave Brown and the design of Camden's Fleet Road estate' *Journal of Architecture* (forthcoming).
21 Mark Swenarton 2012
22 Alan Powers Britain: *Modern Architectures in History*, 2007
23 Elaine Harwood draft for *London's Suburbs* 1994

Landscapes of Post-war Housing Developments gives useful context for the design of Alexandra Road.²⁴ The study found that many housing developments did not include significant communal landscapes as part of the total design concept. This was despite important texts such as Christopher Tunnard's visionary concept for parks within housing landscapes.²⁵ The study also found generally poor levels of care, vandalism and repairs with inappropriate materials and a need to raise awareness of the importance of historic housing landscapes. The difficulty of valuing recent landscapes has been studied by Jan Hanraets who found that they are often changed, removed or poorly maintained, partly due to quickly changing fashions.²⁶

However there were some notable reactions to the rejection of high rise housing which included significant hard and soft landscape design. (See images opposite). Two of these resulted from high profile competitions in 1961: Michael Neylan's low rise low density Danish-inspired Bishopsfield in Harlow New Town, which explored 'a total indoor/outdoor environment of a type hardly known before in English domestic work' and Darbourne and

24 Barbara Simms 2003: Register of Parks and Gardens, Thematic Survey Landscapes of Post-war Housing Developments 1945-72, 2003

25 Jan Woudstra and David Jacques, *Landscape Modernism Revisited: The Career of Christopher Tunnard* (1910-1979), 2009; Christopher Tunnard, *Gardens in the Modern Landscape*, 1948

26 Jan H.M. Haenraets, 'Identifying Key Problems Regarding the Conservation of Designed Landscapes: Landscapes of The Recent Past' PhD Thesis, De Montfort University, October 2009

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Top left: Siedlung Halen (1959-61) (photo myschweizland.com)

Top middle and right: Golden Lane (1957-62) (photo SCHL 2012)

Above left: Balfion Tower playground (1965-7) (photo Eleanor Fawcett)

Above right: Brunswick Square (1960-72) (photo SCHL December 2011)

Darke's medium rise Lillington Street, Pimlico (1961-72).²⁷ The latter achieves a density of 200 persons per acre with courtyards up to 8 storeys high with high quality landscape. The 'stepped and jumbled forms' derived from le Corbusier's wartime Rob et Roq housing in the south of France and avoided an institutional feel. Mark Swenarton argues that the first time that this was translated into low rise high density was in Neave Brown's Dunboyne (Fleet) Rd (1966-9), the forerunner to Alexandra Road.²⁸

2.2.2 Other public landscapes of the period

Relatively few new parks were made in the war-troubled early- mid twentieth century, particularly in urban areas. In the post war period, lack of space necessitated a concentration on making use of existing spaces, as at the 1951 Festival of Britain gardens created in Battersea Park, and the majority of new spaces were associated with New Towns. Harwood cited the Festival of Britain as an important catalyst for the collaboration of architects and landscape architects.²⁹ Notable works of the post war period include Geoffrey and Susan Jellicoe's Hemel Hempstead Water Gardens (1957-9, English Heritage registered 2011), Plymouth Civic Centre Great Square,³⁰ and Gibberd's

Harlow Water Gardens (1958-63). All of these urban spaces feature strong geometric design and survive in variable condition: in the case of Harlow, the whole garden has been rebuilt in a new location to allow redevelopment, leading to its removal from the English Heritage Register of Parks and Gardens. Although altered, Plymouth Civic Square was registered Grade II in 1999. The only English Heritage registered park in a social housing landscape was at Sunny Blunts, Peterlee New Town, site of the 'Apollo' Victor Pasmore pavilion (1964-70).

Leading landscape architects were involved with designing landscape on a new scale, not only in New Towns, but also the landscapes associated with industry and infrastructure. In addition, from 1948, a new kind of small-scale urban park was introduced with the advent of adventure playgrounds.³¹

2.3 Design Precedents

This is a summary; more information is in the annotated bibliography (Appendix G) and in the chronology below.

Although designers were rejecting Corbusier's blocks floating over parkland of la Ville Radieuse, there was a Corbusian influence on the low rise high density schemes which followed, via projects such as his "Roq et Rob" project on a steep slope at Cap-Martin, 1949 as outlined above. One project which was much discussed and admired by architects, including Neave Brown, was

Atelier 5's Siedlung Halen, Berne (1959-61), a private rural scheme with a stepped section. Neave Brown wrote that it was 'Corbusian in detail, and the plan is just one step away from that of the Permanent City of the St. Baume project' (1948, contemporary with Roq et Rob). It had a 'clever distortion of Corbusian forms'. He admired its overall design as a whole pedestrian community with communal store, pool, recreation space etc, but criticised the way the designers adopted Corbusian forms without working through the design and regretted that it was too introverted and protected and only for the relatively wealthy. There were paved public spaces and flats had small courtyards and gardens 'in which plants grow with tropical profusion and the atmosphere is enchanting'; 'a delightful liveable environment'.³² Many of these positive qualities were behind the design of Alexandra Road. Students at the Architectural Association were drawn to Siedlung Halen. Other influences came via Walter Segal, selfbuilt pioneer, who publicised German courtyard housing of the 1920s and 30s; further precedents for low rise housing came from Scandinavia and the US: Danish courtyard schemes of the 1950s and early 60s appealed to British architects and inspired Neylan's Bishopsfield scheme.³³

27 Mark Swenarton 2012. Bishopsfield was threatened with demolition in 2008

28 Mark Swenarton 2012

29 Elaine Harwood, 'Public Housing and Landscaping in Post-War London', in *London's Garden Suburbs. Community Landscape and the Urban Ideal* (2001), referenced in Simms, 'Landscape Conservation on Span Estates', AA thesis, 2001

30 Geoffrey Jellicoe, *Studies in Landscape Design* volume III, 1966, p134

31 See Hazel Conway, 'Everyday landscape', *Garden History*, 28'; 1(2000) on twentieth century parks; Janet Waymark, *Modern Garden Design, Innovation since 1900*, 2003

32 Neave Brown, 'Siedlung Halen and the eclectic predicament', *Architectural Design* February 1963. Neave Brown pers. comm 16 May 2012

33 Mark Swenarton 2012; Emily Greeves, lecture on Neylan and Ungless, RIBA 10 July 2012. Neylan and Ungless explored increasing density while respecting street patterns, and giving each dwelling a ground level front door from a pedestrian street, private open space and owned communal spaces-concepts also seen at Alexandra Road.

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Camden housing

Top left middle and right: Highgate New Town(1968-9), after completion and in 2012 (Cook's Camden exhibition and SCHL). Below left: Fleet Road(1966-78) in 2011 (SCHL).

Patrick Hodgkinson's exploration of the form of 'modernist urbanism' at the Brunswick Centre (designed from 1960), initially with Leslie Martin, is an important precedent. Here stepped section blocks enclosed a plaza and public facilities with 'the figure and the entire site, treated as a single building, forming the ground' as later seen at Alexandra Road in a more complex form.

Early housing development in Camden

Mark Swenarton has assessed the impact of Camden's architecture department in the 1960s and 70s and Neave Brown's role within it: 'The housing projects designed by Camden borough council in London in the period 1965–73 when Sydney Cook was borough architect—which include Fleet Road, Alexandra Road, Highgate New Town, Branch Hill and Maiden Lane—are internationally recognised as being among the most important housing schemes of the past half century, providing a model for low-rise high-density urban housing that is still relevant today...a series of housing projects was designed which set out a model for high-density urban housing. The Camden architects rejected the characteristic form of post-war social housing, the high-rise slab or tower, in favour of an attempt to re-connect with recognisable features of traditional urbanism, including streets with front doors.'³⁴ 'Camden was not just exceptionally well resourced but both its councillors and its officers were fired with the ambition to 'put Camden on the map', which for borough

architect Sydney Cook meant producing new ideas for the design of housing. The creation of a new format for urban housing, which was what Brown achieved with Fleet Road, marked the realisation of this ambition.³⁵ To achieve this, Cook recruited and gave responsibility to young talented architects, many from the nearby Architectural Association. The attitude was that nothing was too good for Camden tenants. The Council's national leadership in inner city housing is now recognized by many listed projects. They developed characteristic stepped terraces in a low rise, high density approach which reflected traditional terraced housing and continued the urban context, but provided light, privacy and private open space for all levels of accommodation.³⁶

Many of the ideas from Siedlung Halen and other sites were explored in Camden, in an architecturally ambitious programme of housing schemes following the Council's creation in 1965. As described above, Neave Brown's Dunboyne (Fleet) Rd (1966-9, listed Grade II in 2010) was a pioneering Camden scheme which experimented with the ideas of high density low rise stepped section, with defined, 'owned' public and private outside space, also involving landscape architect Janet Jack. This scheme was 'the breakthrough project that opened the way to the other Camden projects';³⁷ it managed to achieve high density and low rise, while giving all dwellings access via a pedestrian walkway, a private outdoor space open to the sky as well as shared, overlooked, communal gardens. Other important Camden projects

included Highgate New Town, Maiden Lane, and Branch Hill (also listed Grade II in 2010), reputedly the most expensive council housing in Britain and was 'perhaps the most idyllic of the Roq et Rob derivatives'.³⁸

Neave Brown's approach

Neave Brown wrote about his approach to housing in 1967, just before Alexandra Road was conceived:

'Attitudes towards housing are changing... it is as if the accommodation which was recently piled in slabs in towers, ...has been compressed and flattened out to fill the extremes of the site. Instead of buildings standing as objects in an open space, the buildings tend to form a continuous texture and the open space becomes geometrically finite and positively organised, an element of the design.' He criticised the typical English mixed development and Corbusian high rise designs: 'in [Corbusier's] Radiant city the parks and open spaces would become mere incidents in the general parkland... The Radiant City would exist in a green landscape with no formal characteristics of its own.' He recognised the need to connect to the urban context with positive organisation of open space. 'So little work has been done which pays attention to the problem of fitting housing into the environment... And as far as I know, there is not a completed English housing project that satisfies these criteria.'³⁹ A priority was to eliminate undefined or residual outside space. Housing developments of the period are summarised in the table below.

³⁴ Mark Swenarton (2011): Geared to producing ideas, with the emphasis on youth: the creation of the Camden borough architect's department under Sydney Cook, *The Journal of Architecture*, 16:3, 387-414

³⁵ Mark Swenarton 2012

³⁶ LBC's LDF Core Strategy 2010-25 p 129 downloaded 2012

³⁷ Swenarton 2012

³⁸ Alan Powers 2007

³⁹ Neave Brown, 'The form of housing' *Architectural Design* September 1967, p 432-3

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2.4 Table of other housing schemes

Much of the table below is drawn from Barbara Simms, 2003 (BS) with additions from other sources .

The most relevant comparisons and precedents are in bold

Date	Development and designer	Landscape community elements
1933	Highpoint 1, North Hill, Highgate London N6 built by Bertold Lubetkin and Tecton.	
1938	Spa Green Estate Islington (listed) designed by Berthold Lubetkin and Tecton; eight- and four-storey curvilinear blocks of flats in communal gardens	The flats are set in lawns with trees with a public garden screening the development from the road, but the landscape is uninspiring and does not merit additional protection. (BS)
1948	Le Corbusier Cite permanente of Sainte-Baume	Influence on Siedlung Halen and Camden schemes
1949	Le Corbusier “Roq et Rob” at Cap-Martin, 1949	On steep site; influence on Siedlung Halen and Camden schemes
1947 and built 1950-55	Halffield Estate Paddington, Westminster This mixed development was the showpiece estate of Paddington Metropolitan Borough and the first public housing by Denys Lasdun. The ten and six storey blocks are laid out on a grid at 45 degrees to the surrounding roads. They are set in an attractive landscape setting, which includes chestnut, sycamore, mountain ash and mulberry trees and also magnolias and catalpas. The conservation area was first designated in 1990 and extended in 1996.	It was one of the first schemes to combine housing with other facilities. Due to its sunken setting the scheme achieves a feeling of peace and quiet despite its location near a busy road. The surrounding sloping landscape is well cared for Corbusian open park. The landscape of the Halffield Estate has three elements: retained Victorian planting, original 1950s planting, and recent additions (BS). The landscape setting of the Halffield Estate is a fundamental part of its character, with the blocks laid out to maximise open space, minimise overshadowing, retain existing trees and provide the best view of the gardens. The open spaces of the estate merge into one another giving it a park-like character; flat areas with trees and play equipment. Le Corbusier's principles of building tall apartment blocks in open spaces set out in his Ville Contemporaine and Plan Voisin heavily influenced modernist architects of the day, including Tecton and its successor practices. (Conservation Area audit.)
1951-6	Alton East Roehampton; eleven-storey point blocks inspired by Swedish models together with houses and four-storey maisonettes; Alton West (1955-9) also includes five slab blocks clearly influenced by Le Corbusier's 1950s Unite d'Habitation in Marseilles.	'Corbusian', blocks set in eighteenth century landscape park.
1945-1952	Designed 1945. Unite D'habitation, Marseilles, – a vertical community on the seacoast.	Highly structured communal areas on roof See Woudstra 2000
1947 -1964	Churchill Gardens, Powell and Moya, (listed) Grosvenor Rd, Lupus St, Claverton St, London SW1. Following a competition, Churchill Gardens was developed as a mixed development scheme in six phases by Philip Powell and Hildago Moya using formal combinations of buildings and landscape to produce a green urban environment. The first phase won a Festival of Britain award in 1951.	Architect designed landscape; a large block with lower flats and houses at right angles forming carefully landscaped courts incorporating trees, lawns, gardens and children's play areas. The development has seen improvements in care in recent years; it was listed Grade II by English Heritage in 1998 and is within a Conservation Area.

Date	Development and designer	Landscape community elements
1950s 1960s	Span Housing: Field End, Waldegrave Park, Teddington (1961); Templemere, Weybridge, Surrey (1963-4); Mallard Place Richmond 1984; the Priory Blackheath 1956; Parkleys Richmond (listed) 1954; integration of the landscape and building and the contribution of design layout to community spirit. Designed to encourage a sense of community, houses face onto a central area designed as a communal landscape, private gardens being at the rear. Based on the principles of visual unity, integral functional landscaping and a sense of community.	Low rise houses in a garden, communal open space, (private housing) and shared management 'an idyllic secluded area thickly planted with silver birch trees, now the most sylvan of all Span developments in London' a 'green oasis of tranquility.'(BS)
1958-65	Highsett Cambs Eric Lyons For Span. A low-rise high-density development of private houses, flats and maisonettes set in the grounds of Victorian gardens and built in three phases 1958-65.	Highsett is an early example of Span's courtyard housing, the flats built around a flat grassed and planted collegiate style quadrangle partially raised on pilotis (stilts) to allow a view through to the rear- not very personal. A residents' association, a system set up by Span to foster a community spirit as well as to maintain the development in its original condition, manages the grounds and buildings. (BS)
1957-62	Golden Lane Chamberlain Powell and Bonn (listed) a seventeen-storey tower as a centrepiece for a series of linked landscaped courts formed by four- and six-storey blocks of flats and maisonettes. Resulted in a design at 200 persons per acre achieved by placing two bedroom maisonettes in four- and six-storey ranges around a central tower of smaller flats with a roof garden, pergola and pool. More small flats were built from 1958 when the site was extended.	Highly structured sunken gardens and tennis courts surround the buildings while a tree filled bastion terminates the formal central axis preserved from the original scheme of more regular squares. There is a sports centre, community centre, tenants hall, shops and a pub. Roof garden, pergola and pool.
1961	Vanbrugh Park Greenwick Chamberlain Powell and Bonn; the grid plan of the tower block and low terraces knitted together by imaginative landscaping and gardens. (BS)	Generous landscape, which is lavish with mature trees preserved among a network of paths and communal spaces between brick garden walls and pergolas. (BS)
1959-61	Siedlung Halen , Berne Atelier 5. Discussed by Neave Brown. Hillside site.	Landscape elements: terraced gardens, communal facilities. A continuous 'mat' of landscape and building
1961	Park Hill Sheffield listed II* in 1998(the largest Listed structure in Europe), Sheffield City Architect's Department; long high-rise block inspired by Marseilles Unite d'Habitation, a variation of Alison and Peter Smithson's approach. Considered a showpiece of social housing, a shopping centre, primary school and sports facilities were also provided.	Topography allowed views over the steep hillside and wide access walkways (decks) overlooking a series of interlocking courtyards with play and seating areas, a shopping centre, primary school and sports facilities were also provided. The estate retains a lively community atmosphere with groups of different ages using the well-proportioned communal spaces, interspersed with trees. (BS) Recent major work (2011) by Urban Splash
1961	Harvey Court, Cambridge, Sir Leslie Martin, listed Grade II* in 1993.	Stepped section student accommodation; alteration and renovation in 2011
1961-4	Point Royal Bracknell, eighteen-storey point block by the planner Sir Lancelot Keay (listed Grade II 1998).	Set on rising ground, the design was determined by existing mature trees and features, an underground car park that both segregates pedestrian and vehicle access and also allows the surrounding lawns to flow around the building, reminiscent of a landscape park. The original house and community centre remain and the lawn is still studded with mature trees together with some planted in recent years (BS)

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Date	Development and designer	Landscape community elements
1963-6	Neave Brown (in private practice) Winscombe Street houses. Designed for families as a community. Inventive planning.	Communal garden shared between all 5 houses to maximise usable space. Definition between public, private and semi public areas in a controlled sequence.
1963-72	Barbican development now the only registered housing landscape in London (Grade II* 2003, building listed Grade II 2001), Chamberlin Powell and Bon. Arts centre and highest density (300 persons per acre) private housing. In 1972 the Barbican Estate was completed boasting the highest tower in Europe.	Geometric hard landscape and water garden, communal lawns and shrubberies; public and communal terraces, lawns formal water features, inc schools, shops arts centre. Janet Jack worked on a later geometric roof garden (North Podium 1983)
1964-70	Sunny Blunts housing and Pasmore Pavilion, Peterlee new town; low rise housing striking with modernist pavilion on lake; the first registered social housing landscape , registered Grade II in 2002. Building listed as Apollo Pavilion II* in 2011.	Parkland style, Blunts Dene stream valley which was dammed to make lake park- lawns, surrounded by low rise housing. Victor Pasmore (Apollo) Pavilion subject of HLF project 2008-9.
1961-71	Lillington Gardens Darbourne and Darke It was one of the first moves against high rise housing estates in London, with medium-rise, high-density housing and high quality landscape. The brief required the design to accommodate 2000 people together with sheltered housing for 90 elderly people, two doctor's surgeries, three pubs, ten shops, a community hall and a public library. Together with his partner, Geoffrey Darke, Darbourne designed the development in three phases using red-brown bricks and organically formed terraces of flats and maisonettes forming a near-continuous wall around the site. The primarily three-, six- and eight-story blocks shelter a central space. Later phases lost some of the original architectural and landscape quality, being lower in height, less well planned and providing more dwellings at ground level with gardens. With its extensive communal facilities and sheltered housing for the elderly, the development set new standards for detail and finish and influenced public sector housing for the next ten years. Phases I and II were listed at Grade II* in 1998. Darke had joined the architect Eric Lyons in 1958. ² High level of community involvement.	Flats in the low blocks with views over lushly planted intersecting courts using change in levels, with steps and banks. With extensive communal facilities and sheltered housing for the elderly. Originally laid out as a series of green spaces with trees. Since 1996 these have been developed considerably into a number of gardens planted with a wide range of shrubs, herbaceous plants and bulbs suited to the dry, urban environment. Features include classic mixed borders, Mediterranean areas, an exotic border with yuccas, palms, agaves and cannas, a sensory garden with bubble fountain, pergolas, flowers and vegetables, a children's 'grow your own' garden and a garden club area. Perennial meadows and wildlife areas and a pond have been made to increase biodiversity. (BS). There is a playground for children under 10 accompanied by an adult, adapted for children with disabilities. The intimate secure atmosphere of the interconnecting courts remains. The estate has won the Best Garden for Wildlife section of the Westminster in Bloom competition and has achieved a Green Flag award for excellent management and maintenance for five years running. It was the first in the country to win this award. Designated a conservation area in 1990.
1960-1963	Bishopsfield Estate Harlow, Neylan and Ungless	Low rise scheme with central civic space over parking with 'Mediterranean lanes' - to rediscover a sense of community and 'owned' public spaces, equality of dwellings. Scandinavian influence.
1960-72	Brunswick Centre with shops, cinema and with stepped section housing. Patrick Hodgkinson listed Grade II in 2000. Bought by LB Camden from developers.	Recent refurbishment. Stepped blocks enclose public hard landscaped space; direct comparison to Alexandra Road. (Swenarton 2011)
1962-8 1964	Zigurats at University of East Anglia by Denys Lasdun listed II* in 2003 Washington New Town	University residences in park setting

Date	Development and designer	Landscape community elements
1965-7	The Balfour Tower by Ernő Goldfinger	Incorporated sculpted walled playspaces at base of tower, to be seen from above, largely hard surfaced with surrounding lawns and trees.
1965-66	Burghey Road, LB Camden by John Green 'an early essay in stepped-section low-rise design clearly influenced by the Brunswick scheme by Patrick Hodgkinson'	(Swenarton 2011)
1966-78	Fleet (Dunboyne) Road , Neave Brown for Camden; terraces and communal gardens; landscape design by landscape architect Janet Jack. Listed Grade II in 2010. High density low rise; housing density of 160 persons per acre. Planners had assumed that this could only be achieved with a tower and maisonette 'mixed development'.	Stepped section, private terraces. Gardens, communal garden between (now taken over by residents) Breakthrough design of low rise high density and integral landscape.
1967-74	Central Hill, Lambeth, with ingenious planning it was possible to give all the flats front doors at ground level, reached by paths along the contours of the hill.	The other side affords excellent views towards central London
1965-1971	Robin Hood Gardens- two slab blocks Alison and Peter Smithson	Public parkland between blocks- sculpted with hills and sunken playgrounds, but with little planting.
1971	Marquess Estate Darbourne and Darke	
1968-9	Highgate New Town Peter Tabori; Tabori had worked with Lasdun at the at University of East Anglia (Swenarton 2011)	Another example of Camden housing; pedestrian landscape with (small) hard, soft and playspaces between blocks.
1968-82	Byker Road Newcastle Ralph Erskine Listed II* in 1997 The housing scheme is a good example of a mixed development high-density local authority scheme with communal landscape arranged in courts. The project was designed by the Swedish architect Ralph Erskine and represents a unique architectural and social solution to the rehousing of an urban community. Variation of colour and shape that constantly transforms throughout the estate. Humanitarian attitude: dual-purpose use of certain vertical ducts of terrace housing as bird boxes. Pedestrian-orientated area, a very safe environment, especially for children.	Large scale participatory design Throughout the areas near the Wall the pedestrian courtyards provide small friendly communal spaces with children's play areas , seating and table linked by winding pathways with a rural feel. Paving and wall details complement the softer feel of the often plant-lined pathways linking the pedestrian courts, sometimes on different levels, each corner revealing an intimate space for relaxation and play. These are in contrast to the open lawns and sports area on the periphery.
1972-8	Setchell Road Southwark by Neylan and Ungless. Neylan and Ungless explored increasing density in a human way - resulting in the later 5 storey Fitzjohns Avenue, Camden while and giving each dwelling a ground level front door	Respect for former street patterns, access from a pedestrian street , narrow lanes, private open space and ' owned ' communal spaces, sculptural playground - concepts also seen at Alexandra Road,
1978	Branch Hill , Benson and Forsyth for Camden; a stepped section on a steep slope. Listed Grade II in 2010.	Roof gardens, with communal hard and soft landscape areas within pedestrian scheme and separate playground
1978	Setchell Road, Southwark, SE1 Neylan and Ungless	Lower density, designed the landscape with the design of the dwelling; pedestrian streets, community spaces, children's play spaces etc.
1982	Maiden Lane Benson, Gordon & Alan Forsyth (while working in LBC Architects Department) developed in two phases to provide homes for 1400 people in 476 dwellings. Created functional green and hard landscaped areas together with a community centre.	The landscape included a series of playgrounds for children and a grassed informal play area.

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Neave Brown's model showing the original concept for the landform of the park

2.5 General Design principles at Alexandra Road

The estate was designed from 1968 by the architect Neave Brown and later the detailed landscape design and all of the planting were developed by landscape architect Janet Jack through BDP. To both designers, the project was one of their most significant works.

Neave Brown has explained that he included the park and its distinctive structure of levels, routes and spaces as part of the integrated concept presented to the Council in April 1969 (see photograph of model opposite and early design plan). At that time there were no detailed requirements for playgrounds etc. Subsequently, in 1974, after the contract was let and construction of the buildings underway, requirements for four specific playgrounds and a five aside football pitch together with a Play Centre building were added and Neave Brown redesigned the landscape to include the new requirements maintaining the use of levels, and adding a variety of routes and spaces, including the walled playgrounds. Kisa Kawakami in Neave Brown's group designed the Play Centre building integrated in the landscape. In 1976 landscape architect Janet Jack was appointed and designed all the green landscape for the park and all the planting and its protection, watering system etc throughout the entire Alexandra Road project, and detailed designs within the playgrounds.⁴⁰

40 Neave Brown, pers.comm. 23 May 2012

Construction began in 1973 and the landscape was constructed from 1978-80. As explained above, the design of the housing at Alexandra Road was a reaction against mixed development with point and slab blocks and the flat landscape or 'left over space' characteristic of post war housing. The whole area was deficient in open space and so a public park formed part of the complex brief, which also called for numerous community facilities as well as housing for 1600 people. The project started in a mood of optimism. Neave Brown stated it was a 'model of democratic architecture...to render irrelevant the sad distinction between public and private housing.'⁴¹ It was rigorously designed to a high standard. 'Every aspect of the exterior from access guard rails to the communal flower boxes has a robust well- designed feel to its brave new world.... the very epitome of social democracy at work...it was a deeply held tenet of the socialism which came to power in Britain in 1945.'⁴² However, by its completion it had become the subject of recriminations about delays and rising costs, leading to a public inquiry. Janet Jack added that with the exception of the concrete walls, 'the quality of the hard landscaping was low quality and budget price'.⁴³

While the terraces at Siedlung Halen or Branch Hill made use of the steep topography, Alan Powers commented that as the site was flat,

41 Architect's statement in 'Housing, School and Community Centre, Alexandra Road, Camden, London', *Architectural Review*, August 1979.

42 *Architectural Review*, August 1979.

43 Janet Jack pers.comm. March 2012

at Alexandra Road 'the architecture makes its own mountain slopes in a gentle curve aligned to the adjoining railway line. Its sweep of repeating units is undeniably sublime, but construction became notoriously expensive...'⁴⁴

A review of the time commented that 'the arrangement is similar to that of Regency or Victorian London and the scale approximates with the nearby Belsize Park.' Brown stated he was inspired by London squares, Georgian Bath, Bristol and Leamington Spa and he also derived inspiration from mannerist formal gardens: the steps and ramps of Renaissance villas such as Villa Lante.⁴⁵ Referring to the tower blocks that could have been built, Brown added: 'The cautionary tale stands 20-storeys high across Abbey Road, and the form of Alexandra Road can regrettably be read as a frame for, and parterre to, the rejected model.'⁴⁶

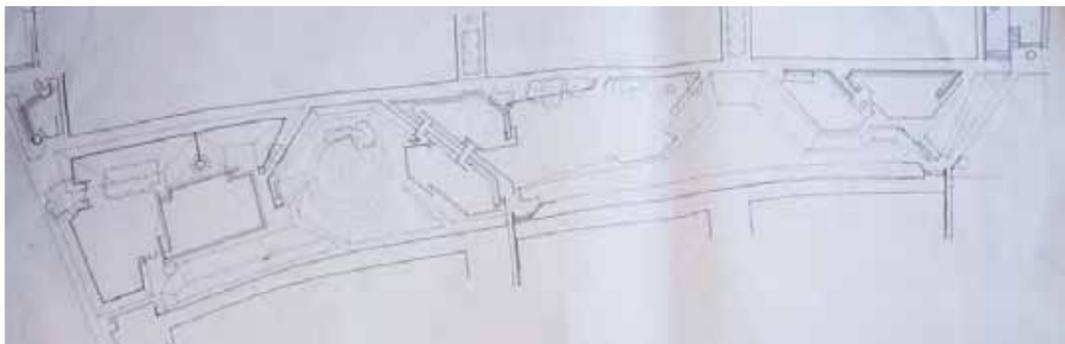
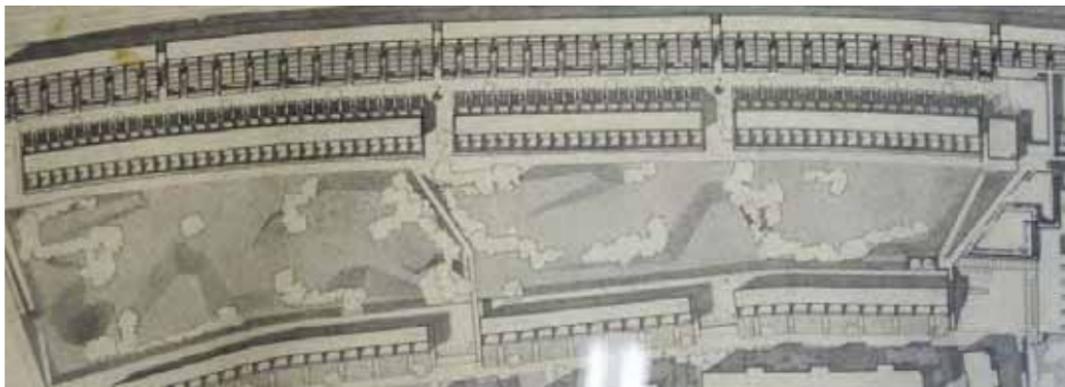
Neave Brown explains that the size of the open space was increased to circa 4 acres by increasing the housing density. His intention was to create a 'piece of city' unified in itself and integrated in its neighbourhood, with the main entrance to the Park from Abbey Road via Langtry Walk. He saw the open space not just for the estate, but for the neighbourhood. The whole building is a landscape, with its 'hanging gardens' and park.

44 Alan Powers *Britain: Modern Architectures in History*, 2007.

45 Neave Brown, pers. Comm. 13 December 2011 and 16 May 2012 and Swenarton 2011.

46 *Architectural Review*, August 1979

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Neave Brown's original park design (top) and his early plan of the park as redesigned to incorporate separate playgrounds and Play Centre (Neave Brown collection)

Neave Brown stated: 'The landscape of Alexandra Road is, I think unique...Unlike its precedents, which are usually flat and surrounded by roads, it is the centre of a continuous pedestrian urban architecture including the main dwellings and ancillary spaces with trees and seating, and the small main 'place' in the centre, play walls and ramps and a variety of stairs from the monumental to small and circular - all composed as one uninterrupted walking environment and conceived as a continuous playground'.⁴⁷

For Brown 'the pedestrian street, that "relic of the centuries"... freed from vehicles' offered the key to unlocking the problem of urban housing.⁴⁸

Neave Brown listed the factors affecting the landscape design including:

- the long narrow site
- complex levels linking to the higher Community centre, and the need for full pedestrian and vehicle segregation throughout, requiring the bridging over the Ainsworth Service Road; using excavated material to sculpt levels
- the need to integrate many different spaces: four enclosed children's playgrounds for different age groups (a Camden requirement), and an enclosed tarmac five-a-side football pitch (as well as another playground with slides).

47 Neave Brown, March 2011. Neave Brown's full account of the landscape is in Appendix B
48 Neave Brown 1967, 'The form of housing', p. 433, also quoted by Swernart, 2012

- children's play centre at the west end and a variety of leisure places, all linked together and making a garden
- a series of episodes united to create a variety of open and closed spaces with a certain surprise and mystery, linked by a choice of routes providing alternative ways of walking about.

The curve of the terraces broadly follows the railway line, but Neave succeeded in setting up a complex flowing geometry of arcs and straight sections which allowed equal frontages.⁴⁹

The detail of Neave Brown's landscape concept was realised by landscape architect Janet Jack. When Janet was commissioned in 1976, the overall design, shape and levels of the park within a 'valley of buildings' were fixed⁵⁰, but she gave the park many of its special qualities.

2.6 Landscape design influences of the period

Architects such as Ivor Cunningham as well as landscape designers visited Northern Europe and Scandinavian housing built before, during and just after the war, where they saw a new approach to housing estates that incorporated flats with private balconies and communal facilities, including gardens, playgrounds, libraries and shops, a model which proved more popular than the Corbusian blocks.¹ Landscape architects flocked to see Danish housing and many renowned and influential designers, including the modernist Christopher Tunnard, Geoffrey Jellicoe and Sylvia Crowe acknowledged this influence.⁵¹ Janet Jack

49 Neave Brown pers. comm 16 May 2012
50 Janet Jack lecture at Garden Museum, 29 March 2012
51 Jan Woudstra, 'Danish Landscape design in the modern era'

worked for Sylvia Crowe in 1965-6.⁵² Janet Jack had visited Scandinavia 6 and 10 years before designing the landscape of Alexandra Road, and has stated that Danish landscape design was her biggest influence.⁵³ She appreciated the 'humane' design of their housing schemes, such as the influential Albertslund development (1972). She also visited and photographed an amphitheatre, enclosed by trees, high and low hedges and this was part of the inspiration for her treatment of the bowl (area 8) or amphitheatre. She admired the Scandinavian use of hedges and the pure use of granite and ivy at the Louisiana Art gallery in Denmark.

Janet Jack had been taught by Preben Jakobsen at Thames Polytechnic, later Greenwich University.⁵⁴ Jakobsen was a Danish landscape architect and Kew graduate who worked on detailed planting plans for Ivor Cunningham's layouts for Eric Lyons Span Housing Company in the 1960s. Span was known for their successful integration of housing and landscape and the influence of Swedish housing. Cunningham also brought with him knowledge of projects in Holland and Sweden, as well as experience from work in the office of Brenda Colvin and Sylvia Crowe.⁵⁵

(1920-1970), *Garden History* Vol 23 No 2. 1995, pp 222-241.

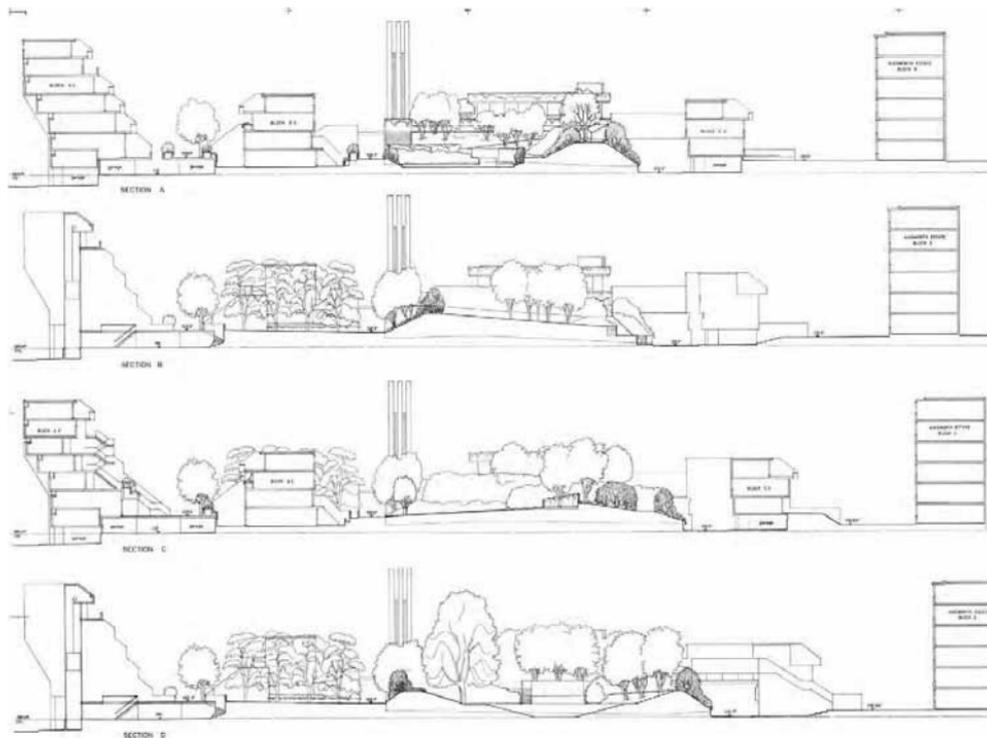
52 Janet Jack cv. Appendix F

53 Meeting with Janet Jack, 29 January 2012, pers. comm. March 2012; lecture March 29 2012

54 Janet Jack, pers. comm. Jakobsen taught at Thames Polytechnic (later the University of Greenwich) in the late 1960s and early 70s.

55 Barbara Simms, 'Landscape Conservation on Span

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Janet Jack/BDP landscape sections for Alexandra Road showing steep and complex slopes. Bowl is shown in lowest section.

Jakobsen designed Hounslow Civic Centre garden, a modern landscape design 'with Japanese and Scandinavian affinities', using a geometric hard landscape, a great range of plants, smooth stones and ground cover plants. It was reputedly influential on student landscape architects at the time.⁵⁶

Janet Jack (as well as Neave Brown's approach) appears to have been in tune with the Scandinavian approach to creative play, if not consciously influenced by it. The leading Danish landscape architect Professor Sørensen was influential in the development of junk or adventure playgrounds, although Janet Jack did not see any of these; he wrote the preface to Lady Allen of Hurtwood's 'seminal' *Planning for Play*.⁵⁷ Sørensen had designed several green amphitheatres, such as, Bellahøj, Copenhagen, 1947-58 and also highly geometric gardens, such as his 1945 design for a 'sculpture musical garden' comprising enclosures including circles, squares, octagons and hexagons, later executed in Herning.⁵⁸

Recurring Danish influenced features described by Woudstra, are evident at Alexandra Road:

- the use of diagonals for the design of walks
- directional paving

56 AA thesis, 2001, quoted a letter in the *Architect's Journal* (2 May 1996) from the landscape architect Preben Jakobsen, who worked with Lyons from 1961-69
<http://www.gardenvisist.com>

57 Janet Jack's cv and pers.comm.; Jan Woudstra, 'Danish Landscape design in the modern era' 1995, describes *Planning for Play* as seminal. Lady Allen of Hurtwood *Planning for Play* 1968

58 Woudstra, op cit., Jan Woudstra, pers.comm.

- frequent use of hedges
- adventure playgrounds often surrounded by earth mounding and extensive planting, to create a sheltered play environment and prevent 'the adult world from penetrating too much'; this is shown in Sørensen's work.⁵⁹

One can also draw some parallels, in a very different context, with the highly structured communal areas on the roof of Corbusier's Unite D'habitation, Marseilles (1952).

2.7 Attitudes to play

Planning for Play (1968) was a plea for creative and what we would now call 'natural play' and was much influenced by Scandinavian junk playgrounds. Much of this is relevant to the design and ethos of Alexandra Road:

- a desire to 'restore ...lost mystery and keep alive a keen sense of curiosity'
- local authorities making dull playgrounds because of fear of litigation (even in the 1960s); the majority of playgrounds were asphalt with fixed catalogue equipment
- acknowledged that children prefer to play in the street if playgrounds not attractive to them
- advocated 'plenty of seats, sheltered from the wind by flowering shrubs, hedges or walls' to benefit children and their mothers
- children attracted by changes in level; 'children adore climbing, clambering and sliding; hence full advantage should be taken of any differences of level. Ground- shaping and artificial contours and mounds make good wind shields and barriers, serve as banks for rolling

59 Woudstra, 1995, Janet Waymark, *Modern Garden Design, Innovation since 1900*, 2003, p191

- down'; granite setts could be added. Hills were an 'excellent way of disposing of ... excavated soil from building works.'
- children like exploring through planting; admired paths 'that thread their way among the planting'. 'Shrubs, even of the prickly kind, will not daunt adventurous children'
- the need to stimulate all senses, including touch and smell 'by the rich use of texture, colour and scale'
- the desirability of play leaders⁶⁰

The book illustrates an adventure play park at Lulea, which has timber structures reminiscent of playground 1 (see Gazetteer images and next page).

Many of these ideas are now being promoted again through publications such as *Design for Play* (2008).⁶¹

Design for Play's 10 principles for designing successful play spaces

Successful play spaces...

- are 'bespoke'
- are well located
- make use of natural elements
- provide a wide range of play experiences
- are accessible to both disabled and non-disabled children
- meet community needs
- allow children of different ages to play together

60 Summarised from Lady Allen of Hurtwood *Planning for Play* 1968

61 Play England, *Design for Play: A guide to creating successful play spaces*, 2008; see also, Mayor of London, Supplementary Planning Guidance 13:46 Providing for Children and Young People's Play and Informal Recreation, 2008

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Above left: Manhattan playground by Pomerance and Breines (photo David Hirsch)

Above right: Central park adventure playground by Richard Dattner. Architect Richard Dattner wrote *Design for Play* (1969)

Below right: Lulea playground, Sweden, by Ingemar Callenberg

Playgrounds illustrated in *Planning For Play* 1968, showing recent playgrounds of the time



- build in opportunities to experience risk and challenge
- are sustainable and appropriately maintained
- allow for change and evolution

Many of these principles can be seen in the design concept of Alexandra Road, with the notable exception of allowing children of different ages to play together, which was the designers' intention but ruled out by Camden's brief and modern standards of accessibility. The most successful play areas at Alexandra Road included bespoke design (as well as Camden standard off the peg equipment) but these bespoke elements have been removed.

2.8 Approach to the detailed design of the landscape

Janet Jack's account of the landscape design is in Appendix A. Her stated priorities can be summarised as:

- a low maintenance landscape with tough planting, good protection and irrigation
- a landscape into which a large number of residents and others from the surrounding housing areas of Camden and Westminster could be absorbed comfortably and pleasantly
- visual separation of the areas and many of the functions with planting
- The key to the design would be in the large-scale use of plants
- provide calm, relaxing spaces to sit, pause, rest and relax
- planting to flower, fruit, appeal to all the

senses and reflect the changing seasons (and attract wildlife)

- planting to reduce the effects of uncomfortable winds
- detailing consistent with the design aesthetic

At her lecture at the Garden Museum, 29 March 2012, Janet Jack added:

- Use of hedges to exaggerate the three dimensional mounds and banks
- 'conjuring a feeling of timeless countryside'
- seats in maximum sunshine were a priority

2.9 Landscape Implementation

The landscape was implemented in phases from 1977 to 1980 beginning with Rowley Way. The park had been used as the contractor's working area and it was a requirement that some play facilities should be available when the first tenants moved in. The first areas of the park to be completed were playgrounds 4 and 5 in the east of the site, followed by areas to the west. One difficulty was the very steep gradients (up to 45 degrees) to be formed with clay subsoil. This required detailed design of retaining and also a comprehensive arrangement of drainage through the banks. There was also an irrigation system installed. The tree survey of the time shows that 27 of 154 existing trees on the site were retained in the new scheme.

2.10 Unique and distinctive qualities of the design

These can be summarised as:

- landscape an integral part of the design from the outset
- significant communal hard and soft landscape as part of the total design concept
- a public park in a housing development
- involvement of landscape architect
- the whole site 'a unique sculptured landscape.'
- 'one uninterrupted walking environment and conceived as a continuous playground'
- difficult levels turned to advantage to structure the space
- site levels, structure and planting to create privacy and absorb more people
- diagonals to increase width in narrow space
- areas of dense and lush planting, with plants characteristic of its period, gives privacy between facing blocks
- large-scale use of plants, fragrance, colour, textures
- use of planting and hedges to emphasise the three dimensional qualities of the design
- exceptional number of seating and play spaces
- shelter from wind provided by dense planting
- use of irrigation system and protective fencing for all planting
- provides a feeling of countryside in the city
- 'a variety of open and closed spaces with a certain surprise and mystery'
- complicated maze like design
- secretive spaces, adventurous play but with subtle overlooking
- outside rooms with great variety- unusual in a public open space
- consistency of detail

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2.11 Site chronology

date	event	source
1732	Eyre Estate bought by Henry Samuel Eyre from Earl of Chesterfield; open fields	Conservation Area statement 1830 Greenwood map
By 1853	Boundary Road developed as speculative housing	Conservation Area Statement
1862-1885	Alexandra Road was developed on 99 year leases held from the Eyre Estate	E Harwood report October 1992
1863	Alexandra Road built and named to commemorate the Prince of Wales' (later Edward VII) marriage to Princess Alexandra	Conservation Area Statement
late 1940s/ early 1950s	Ainsworth Estate built, 6 storeys	Conservation Area Statement
1950-6	Neave Brown trained at the Architectural Association; later worked with Lyons Israel Ellis where many leading designers worked	Swenarton 2011
1952-7	Janet Jack trained at the Architectural Association	Janet Jack cv
1961	Eyre Estate commissioned plans from Devereux and Davies (later Elidir Davies). First scheme for dense middle class housing. Then a scheme to accommodate tenants on protected rents in three 20-storey point blocks to the west, a 12-storey slab block and shops to the east, and in between a series of houses, maisonettes and studios arranged in courtyards off a southern access road with carparking. Objection to 30 storey block obstructing protected view from Primrose Hill	Conservation Area Statement; E Harwood reports October 1992 and 1996
1962	This scheme was granted outline planning permission for three years by the London County Council on 12 October 1962.	E Harwood report October 1992
1963-6	Winscombe Street by Neave Brown explores terraced housing and communal space	
1964	Hampstead Metropolitan Borough had become alarmed at the tower block proposals and recommended their rejection	E Harwood report October 1992
1965	Camden was formed in 1965 from the London Boroughs of Hampstead, Holborn and St Pancras and was one of the largest, wealthiest (largely thanks to Holborn) and most ambitious of the new London Boroughs. The new Borough had greater planning powers and aspirations. Revised scheme with lower point blocks. Abbey Estate point blocks under construction.	Management Guidelines 2006 E Harwood report October 1992
1960s	Small industries that had taken over mews buildings in the southeast corner of the site between Alexandra Road and Boundary Road. These included a photographer's, numerous vehicle repair shops and panel beaters, and the sculptor Anthony Caro.	E Harwood report October 1992
1964	From 1964 there had been a well-organised residents' association	E Harwood report October 1992
1966	Neave Brown appointed by LB Camden	
1966	L B Camden bought 13.5 acres; Ministry of Housing funding on condition it was used for public housing	
1966	Questionnaire showed that the majority of the residents preferred the conservation and rehabilitation of their existing premises to a brand new council flat; the residents' association were later offered a short terrace on Boundary Road, which was eventually restored, and at least three housing associations took on small sections in the eastern part of the site	E Harwood report October 1992
1967	Camden resolved to pedestrianise Alexandra Road	E Harwood report October 1992
1968	First concept for Alexandra Road; design delays; some pressure to refurb houses	E Harwood report October 1996

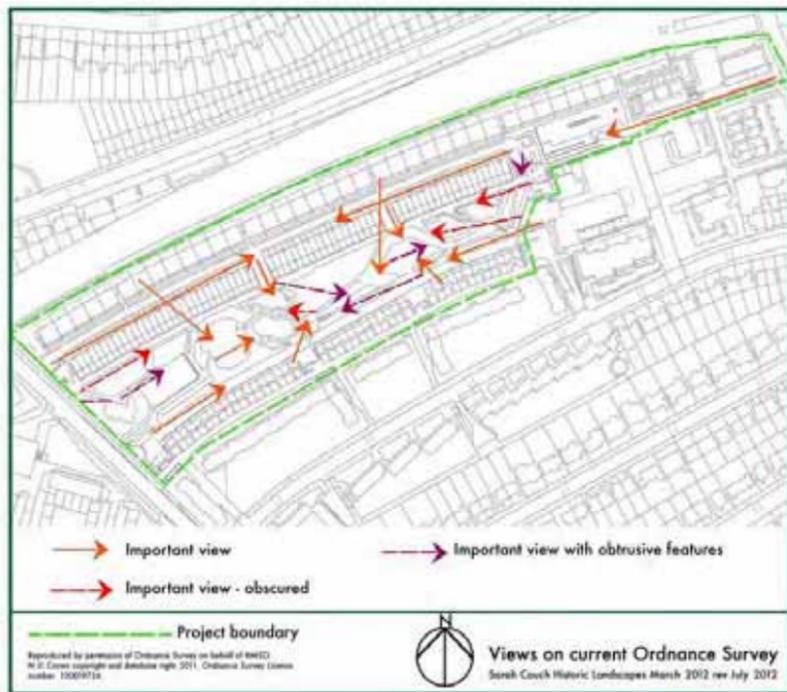
date	event	source
1970	Scheme design June to September to answer complex brief of facilities absent from earlier estates	Conservation Area Statement
1970	Planning permission received January	E Harwood report October 1992
1970	Demolition of houses but trees retained until design was finalised	Conservation Area Statement; Neave Brown pers. comm. 16 May 2012
1970	Watneys and Ind Coope declined options for intended pub on the site.	E Harwood report October 1992
1971	Fight to save Langtry house (former home of Lily Langtry)	Daily Telegraph 9 October 1971
1972	Construction began after public inquiry	Conservation Area Statement; E Harwood report October 1992
1974	Delays to construction due to requirement for temporary playground to be available during construction	Ham and High 7 June 1974
1974	A new use had to be found for the pub site: a youth centre was suggested	E Harwood report October 1992
1975	Delays due to an old stream bed (the Westbourne Stream/Ranelagh sewer burst)	E Harwood report October 1992 N Brown pers.comm.
1975	Residents to move in before open space complete, as it was used as contractor's area. Consultation on sketch plan October 1975	Kilburn Times 27 June 1975
1976	Janet Jack commissioned	Janet Jack report for 'From Garden City to Green City'
1977	Aerial photo shows park still a dumping ground	Kilburn Times 23 September 1977
1977	Lunch club	Kilburn Times 29 July 1977
1978	Partial handover	Conservation Area Statement
1978	Inquiry into delays and costs	Ham and High 16 June 1978
1978-9	Play Centre was drawn By Kisa Kawakami and Max Fordham in June 1980. Kisaboro Kurakami worked for Camden under Neave Brown; he went on to become a successful sculptor. The original Play Centre landscape design was more complex than implemented and the final design led to some alteration to the relationship between Abbey Road and the access to the park.	Neave Brown pers. comm. 16 May 2012
1978	Described as 'Like being on the Riviera'	Ham and High 20 January 1978
1979	Fully occupied	Conservation Area Statement
1980	Advice to tenants; 'How to plant troughs and window boxes' in one of the regular newsletters	Alexandra and Ainsworth Residents Association Newsletter May 1980
1981	Other Conservation area buildings completed, including Kisa Kawakami's children's Play Centre (the Hive, 1980) and buildings by Evans and Shalev.	
c 1990	Sleeper mounds and slides removed (playground 1), assumed due to need for maintenance	
1990-93	Few globe lights added in Langtry Walk and the length of Ainsworth Way. Langtry Walk lights later replaced with lamps on standards as part of Estate Action works.	

2 Understanding the Heritage

date	event	source
1991	26 April South Hampstead Housing Co-operative (a Tenant Managed Organisation) was set up in 1991 under Section 27 of the 1985 Housing Act. 2 May 1991, petition of signatures from Rowley Way residents collected by resident Elizabeth Knowles, and sent to the Dept of the Environment requesting listing for Alexandra Road.	Camden Council website Elizabeth Knowles, pers.comm.
1992	November: first phase of Estate action work begins University College report - At the time the estate was considered to be 'high risk' and the incidence of both reported and unreported crime is said to be significantly higher on the estate than in the surrounding streets and estates. The 'complex design and layout of the estate' was viewed as a major contributory factor to a general lack of security. Improvements to the external environment were therefore ranked second in order of priority by the tenants. A number of proposals were made to resolve the problems of its security and layout on the estate through its physical redesign. Graffiti was the most widespread form of damage, with 63 recorded instances. Litter scored 20 sightings and deliberate damage, 14. The most segregated parts of the estate were less vandalised than the more integrated areas with these characteristics. Play Centre reopens as African and Caribbean Elders Centre around this time after a short spell of using the tenants hall, while that building was being made ready for them and after SHHC moved to the Co-op offices.	Unit for Architectural Studies, the Bartlett, University College London April, 1992 'A High Quality and Secure Environment?' - An appraisal of the pattern of public space in the Ainsworth and Alexandra Road Housing Estate, Camden, in relation to observed space use and pedestrian movement in the public domain'
1993	18 th March, E Knowles receives letter from Helen Powell at the D.O.E. to say consideration is being given to listing Alexandra Road. The listing was supported by English Heritage, Docomomo, the Twentieth Century Society and eminent figures such as Lord St John of Fawsley and Sir Phillip Powell. In August the Estate was listed Grade II*, partly as a response to concern over inappropriate repairs. It was the first building of under thirty years of age to be listed, so breaking the thirty year rule.	Elizabeth Knowles, pers.comm.
1996	The Alexandra Road Conservation Area was designated by the Council on 21 March 1996	Conservation Area Statement
1998	Janet Jack Maintenance schedule for entire Alexandra and Ainsworth estate 17.09.98 for SHHC; not fully implemented due to lack of funds. Janet Jack described it as 'an expedient maintenance document'. Some work was completed: "The programme was carried out by two stalwart caretakers who enjoyed the outside work."	Janet Jack September 2011
1999	Janet Jack Management Plan 4.08.99 for SHHC- not implemented	
2001	Estate action programme. Janet Jack revised management plan with detailed planting schedules and photos showing neglect; a low point in condition of the park; no funding to implement the plan Playground 5 new play equipment installed. Play equipment was supplied by the Swedish company HAGS Aneby AB	Janet Jack management plan 2001 LBA Management Guidelines, 2006
2004-5	Play equipment (mostly standard items) removed.	One below the Queen (2010)
2005	South Hampstead Housing Co-op decides to close and transfer to Camden Council management on 4 April 2005	Camden council website
2005	LB Camden Housing took over grounds maintenance from South Hampstead Housing Co-op (excluding the area around the Hive); period of decline followed by very unpopular rapid severe pruning of shrubs and removal of the plants on the ARC roof (some donated by residents) and trailing ivy down ramps by LB Camden. TRA pressed for masterplan.	Camden council website; Peter Freeman pers. comm; Sara Bell pers. comm.
2006 or earlier	Bowl filled in (partly due to drainage problems)	Peter Freeman pers. comm.

date	event	source
2006	Management Guidelines by Levitt Bernstein for buildings agreed with EH. Little reference to landscape other than paving, metalwork and general comments on 'miscellaneous external elements'. Excludes graffiti study. Langtry Walk relaid with concrete slabs.	Management Guidelines 2006
2007	Rowley Way planting in very poor condition and was replanted with Mediterranean drought tolerant plants including cordylines, rosemary, lavender and Tamarisk trees, without consultation. Phormiums added later by EK (following an earlier one off planting).	Peter Freeman pers. Comm. Sara Bell, Elizabeth Knowles pers. comm.
2007	TRA and Camden draw up 'compact agreement' and grounds maintenance brief for new planting dated 28 February 2007 mailing for the short term. Elizabeth Knowles devised some of the planting lists and advised on planting locations. Beds along Abbey Road replanted together with all the planters up Ainsworth Way, the area in front of the closed shop, the roof of the ARC centre some work on Ainsworth Lawns. Offer of free orchard trees not taken up while there was no masterplan.	Peter Freeman pers. comm. Sara Bell, Elizabeth Knowles pers. comm. Alexandra & Ainsworth Estate: Grounds Maintenance Brief version 4, 28.2.2008
2008	Ainsworth rose beds planted. May Estate Action Day- with council workers and community payback team and residents- work on graffiti and grounds, smaller shrubs and ivy planted.	Peter Freeman, Sara Bell pers comm Alexandra and Ainsworth link no 4 June 2008
2008-9	Unsuccessful attempt to transfer maintenance to Camden Parks department.	Peter Freeman pers comm
2009	30 March 84-86 Abbey Road opened for use as a consultation venue. May, Spring Gardening day with 100 residents as part of estate regeneration programme. £50,000 secured for Masterplan. Renamed as the Hive in June. Vegetables grown in bags at the Hive. Kinnear Landscape Architects carried out Play pathfinder funding for 8-13s and design for Play sculpture in the Meadow. After completion, there was a general feeling that this equipment is unpopular and ill sited in relation to original landscape.	Abbey Area link no 2, no 3, no 4
2010	Kinnear Landscape Masterplan carried out to stage C. Aspects of KLA masterplan rejected by residents. KLA ceased to work on plan – residents created abridged version for HLF application in February 2011. Green roof on Hive. November, exhibition of Abbey Area Masterplan.	Abbey Area Link no 5 Feb 2010
2010	Community film 'One below the Queen'	
2011	Playground 5 cleaned, painted and planted by young people through the Orange Rock Corp initiative in co-ordination with Alexandra Road Park Group, with some tidying and cleaning preparation from LB Camden. TRA pay for planting outside TRA Hall	Malcolm Dickson pers. comm. Sara Bell pers.comm.
2011	'Creating a piece of City: Neave Brown and the design of Alexandra Road' exhibition and tour of Alexandra Road estate and park led by Neave Brown and Mark Swenarton	Mark Swenarton pers.comm. See www.alexandraandainsworth.org/history.html
2011	Exhibition at Garden Museum features Alexandra Road with Janet Jack's drawings	
2012	Jubilee picnic and consultation event in the park 5 June 2012	

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Views



important view from the TRA Hall

3.0 CURRENT CONDITION

3.1 General condition of the landscape

In summary, the overall structure of the park as laid out in the 1970s survives, but its character and diversity of experience has been eroded by removal of built features, fencing, play equipment, planting and inadequate maintenance. As a result the park is not used to its potential, reinforcing the sense of decline

Refer to gazetteer for summary of information about each character area and for images for each character area

3.2 Aspects of the site as a whole

Overall the park and majority of the planted areas, with the exception of Rowley Way, appear neglected and undermaintained (early 2012). Much paving around the park is uneven, broken and dangerous; seats have collapsed and not been repaired and most play structures and equipment have been removed, leaving spaces with little function; some report that they attract undesirable activities, although the situation is reported as improving. Basic maintenance is carried out, which is an improvement from the condition from c1991-2001: grass is cut, rubbish removed and the worst weeds are under control, but this is at the expense of smaller flowering plants and flowering ground cover (other than ivy) which are all but eradicated.

The park is used and valued by residents, but from consultation and survey information it would seem that some are deterred from using the park by management problems, dog fouling etc; grass areas are seen by many as unusable due to persistent dog fouling and a sense of insecurity. The park clearly has potential for greater use, particularly by the wider community.

The park planting has matured well and the experience of the park has changed accordingly. There is dense tree cover, with some trees planted very close together to achieve multi-stemmed groups or in anticipation of losses or thinning, others clothed with ivy or in poor condition, some removed and others self sown; there is a need for systematic, planned surgery, new phased planting and long term management.

3.2.1 Views and connections

Although much of the design depends on seclusion, the maturing planting, lack of maintenance and growth of ivy on trees has obscured key views, notably from the Tenants' (TRA) Hall over the park (see photo below) and also some views into play areas, where planting was designed to be below eye level. The entrance to Langtry Walk from Abbey Road is so overgrown as to deter anyone unfamiliar with the site. The abandoned appearance of the Hive building and its grounds is another deterrent on the important Abbey Road frontage. (see views plan opposite)

3.2.2 Biodiversity

Janet Jack's aim of encouraging wildlife through planting has been successful. A survey by the Ecology Consultancy in 2010 concluded that the Alexandra and Ainsworth Estate is of at least local importance for nature conservation due to the presence of mature trees and extensive areas of mature planted shrubbery that provide opportunities for nesting and foraging birds and for invertebrates.⁶² Birds including Long-tailed tit, Great spotted woodpecker, Greenfinch and Goldfinch. Many wrens are known to nest in mature ivy. Planting for wildlife was one of Janet Jack's design intentions and residents greatly value the view of treetops and connection with wildlife from their dwellings. A recent bat survey found that there is no bat roosting in buildings or in the park. Bat foraging takes place and the park needs to conserve its biodiversity to maintain it as a bat corridor. Bat roosting can be encouraged by the positioning of bat boxes.⁶³ Noctule bats are present and visit the Bowl.⁶⁴

A recent Japanese knotweed survey⁶⁵ confirmed the location of knotweed on the bank south of the Woodland Walk and along the service road. There is also some knotweed north of the Woodland Walk and there had previously been other areas of knotweed in the park.

⁶² Ecology Consultancy Alexandra and Ainsworth Estate Phase 1 Habitat Survey 2010

⁶³ MKA Ecology Limited Alexandra Road Park Bat Inspection Survey Report March 2012

⁶⁴ Elizabeth Knowles, pers. comm.

⁶⁵ Japanese Knotweed Control Ltd February 2012

3 Current condition



3.3 Designed elements: condition by character area

The site has been organised into character areas which relate to the historic design elements of the park and are used for descriptions of condition, issues and management options in the sections below (see character areas plan opposite).

These character areas are based on names used in the original design and also reflect current usage.

1 Rowley Way (Red Brick Road)

Designed landscape character

This was designed as a curving pedestrian street giving access to all the Rowley Way dwellings. It had a hard red paved landscape, public planters at street level and private planters and terraces at upper levels. Its character has been described as that of a Mediterranean holiday resort. Although inspired by traditional London street patterns and Bath terraces, its distinctive architectural form and its pedestrian function give it a quiet intimate character. It is enclosed by the taller A block to the north and B block to the south. It is a sociable space and has numerous public benches along the south facing side; the benches have timber slat seats and painted steel arms. Original planting included *Rosa rugosa*, *Rosa paulii* (ground cover rose), *Berberis*, *Sambucus*, *Chaenomeles*, *Pyracantha*, *Rhus typhina* *Cotoneaster*, ivy, Boston ivy and *Berberis*. On the south side were regularly planted *Whitebeam* (*Sorbus aria* 'Lutescens').

Current condition



The strong architectural character means that it appears the least changed. The 'red brick' paving and waterproofing have been completely re-laid with about 60% new paviors, because of the breakdown of the waterproofing layer and problems with cast-in conduits and expansion joints, the brick paving and water proofing.⁶⁶

The public planting in planters and street trees have changed in recent years. Recent replanting of planters (2007, by LBC) includes *Fargesia*, *Vinca*, *Hebe*, *Lavender*, *Santolina*, *Hebes* and *Cordylines*; *Phormium* was added later.

There are new *Tamerisk* trees and some *Whitebeam* in varying condition, shape and sizes. The original *Whitebeam* were removed when the paving was repaired.⁶⁷ The

⁶⁶ Levitt Bernstein, 'Alexandra Road Estate Management Guidelines', 2006

⁶⁷ The removal of the trees caused a great outcry. 'The replacements have never grown in a strong and uniform manner like the originals did': Elizabeth Knowles, pers. comm.

replacement trees were planted in concrete pits, which extend into the basement. They are approximately 2.5m cubes. It was found that because the surface water draining from Rowley Way had been percolating into the soil-filled pits over the last 20 years, the soil and trees had been poisoned. The pits were excavated and refilled with granular fill up to 1200mm, where there is a Terram membrane, and then filled with topsoil. The edge detail has been revised to prevent the pavement drainage. PVC tubes have been inserted into the pits for manual drainage and the same tree grilles reinstated. Hose points were supplied at suitable intervals along Rowley Way but were all removed when the car park roof leaks were repaired. The watering line originally in the B Block planters has been reinstated with regularly spaced stopcocks for watering both the planters to B Blocks and A Blocks. This is a manual system, not automatic.⁶⁸

Personalisation of roof terraces is having an impact and there is a need to define and agree acceptable changes.

2 Langtry Walk

Designed landscape character

This paved walk borders the park and provides a greener alternative route to Rowley Way, but does not give access to dwellings. On the north side were planters filled with roses bordering the gardens at

⁶⁸ Levitt Bernstein, 'Alexandra Road Estate Management Guidelines', 2006

3 Current condition

the back of B block; the south side provided a varied experience, alternating between flowering Pyracantha and honeysuckle hedges, flowering shrub planting and, according to planting plans, Phormiums enclosing the bowl, the open meadow, the lime tree planting north of the mound (including 83 *Tilia petiolaris* and 13 *Quercus ilex*) and a flowering Pyracantha and honeysuckle informal hedge enclosing playgrounds 4 & 5. Shrub areas were bordered by Hypericum groundcover and Narcissi.

Current condition



This walk has undergone several changes. The maturing shrubs and mature self seeded sycamores are largely unmanaged, so that the area at the west forms a tunnel of planting, which some appreciate but others find intimidating. There is a vehicle barrier at the Abbey Road end and it is not at all obvious that this is a public route providing access to a public park. By contrast, the flowering hedge at the east end along the north side of playground 5 was removed to open up the area. Some of the protective fencing has gone, so most of the Hypericum ground cover has disappeared due to trampling. There is much bare compacted

earth below shrubs and trees. Planters to the north are generally overgrown with ivy but some roses remain. Lighting columns and CCTV have been added. Its character is generally wild and lush, it is overlooked by the living rooms, bedrooms and kitchens of B block flats and it is well used by residents and as a cut through but may appear secretive and unwelcoming to non residents and may be less used than other walks, partly because it does not pass any front doors.

By 2006 Langtry Walk was completely re-laid with standard 600x600 gray pimpled slabs re-utilising the original sub-strata but with new bedding and follows a slightly different pattern. The original walk had a large number of cracked slabs (in excess of 80%) largely due to unauthorised use by heavy vehicles.⁶⁹ Watering points along Langtry Walk were also removed.⁷⁰ However in 2012 there is again broken paving and areas patched with tarmac.

3 Ainsworth Way

Designed landscape character

This is the boundary between the older Ainsworth estate and the new housing; the Alexandra Road landscaping went right up to north side of the Ainsworth blocks. On the north side there were fenced gardens with some small trees planted in threes to grow into more interesting multi stem trees.⁷¹ Planting included *Sorbus hupehensis*, *Malus floribunda* (Japanese crab), *Cornus nuttallii* and *Cotoneaster 'Cornubia'*,

day lily and iris. In the lawns to the south side were planted *Tilia euchlora*, *Prunus avium* (bird cherry) and *Robinia frisia* in threes. Janet Jack also planted the refuse store roofs with *Lonicera japonica* 'Halliana' and planted *Pyracantha* round the base.

Current condition



Camden appear to maintain the newer planting between the Ainsworth Way Alexandra estate blocks, and the Ainsworth estate side. Some of the 'public' planting beds which were part of the original scheme, at the front of the gardens to the north of the walk have been taken over by residents. A few grow vegetables in their gardens behind the planters but the majority of planters are overgrown with ivy, some larger conifers and have lost interest and variety. Some original trees have been lost and the planters do not appear to be maintained, although planted as 'public' areas. Phormium, smaller shrubs and ivy were planted in the planters between the blocks on Ainsworth Way in 2008, although there are some gaps. Store roofs now have

⁶⁹ Levitt Bernstein, 'Alexandra Road Estate Management Guidelines', 2006

⁷⁰ Janet Jack, pers.comm. March 2012

⁷¹ Janet Jack, pers.comm. March 2012

self sown grass with *Pyracantha* at the base. There has been patchy replacement of concrete slabs (smaller 400x400 size than elsewhere) in generally fair condition. Replacement fencing is unstained (original is black). The Ainsworth (south) side is maintained as grass with scattered trees (most originals survive) plus newly planted *Aucuba* hedges and low railings at entrances.

4 Woodland walk

Designed landscape character

A raised walkway on made ground, bordering the park and Ainsworth Service road, intended to be of a native woodland character, with above eye height planting, to attract wildlife and create a bit of country. Native and flowering plants to provide berries for birds. Original planting predominantly hawthorn, broom and gorse, with wild cherry, cotoneaster 'Cornubia' and oak providing food for the birds; fastigate poplars; a small glade with a seat, with *Robinia* and red oak and narcissi in the lawn and a stand of birch at the east end.

Current condition



The mature walk has retained a country feel

and consultation has shown it to be popular, if unmanaged and overgrown.⁷² *Hedera Hibernica* is now the dominant groundcover: the original *Hypericum calycinum* is largely missing. There is some *Symphitum* and *Narcissus* in a glade near a broken bench. There are bare areas where protective fencing is lost. Spanish broom and gorse, so evident in early photographs, are also largely missing. Japanese knotweed has invaded small areas to the south. There are major problems with settlement and uneven paving and some desire line paths across planting beds.

5 Spaces between B Blocks

Designed landscape character

Semi enclosed paved space with raised planters and grid of *Robinia*. In discussion with Neave Brown, Janet Jack planted ivy and *Parthenocissus* to clothe the buildings.

Current condition



Mix of concrete paving and red pavers in very poor condition lifted around trees (this area was used as a contractor's compound during recent building works). *Robinias* in mixed ages/sizes and condition. Planters with ivy growing up flank walls.

⁷² CMP consultation, January 2012

6a Abbey Road frontage: Seating areas near Abbey Road entrance

Designed landscape character

Highly designed 'gateway' area at entrance to the estate,— a piece of landscape with a distinctly urban character connecting to Rowley Way.

'Fortress', a raised concrete seating area as a viewing landmark on Abbey Road and sunken seating accessed by ramp and steps, with blue painted railings and planters. Incorporated existing lime trees at back of pavement, new plane trees in well and shrub planting in planters.

Current condition

This is reported as one of the more popular areas to sit and wait for people. Damaged red pavior paving, where four original plane trees were removed (possibly due to paviers lifting). Recent new planting of *Mahonia*, ivy and white *Vinca* (lower trough), with weed growth. Raised seating area poorly maintained.

6b Abbey Road frontage: the 'Hive' and setting

Designed landscape character

The Hive at 84-86 Abbey Road was designed a The Children's Play Centre with play areas on the roof. This would have been a lively community building at the entrance to the park. It was completed after the main contract and the area incorporated some pre-existing trees. Later it became an African and Caribbean Elders Centre.

3 Current condition

Current condition



The building was reopened as a Consultation Venue in 2009 for Regeneration and Adult Social Care and renamed 'the Hive', but is currently not used regularly. There are several maintenance problems with the building.

In 2009, vegetables began to be grown in bags on the Abbey Road frontage of the Hive as a 'Capital Growth' project, and this attracted residents from other estates.⁷³ In 2010 a Green roof was installed on the Hive and has already attracted new species from the original seeding, and increased the biodiversity in this area. Designed to be self-maintaining due to depth of substrate.

The area is part of the grounds maintenance contract but does not appear currently maintained. In winter the area feels derelict, abandoned and underused. There is an area currently used for compost storage and the area has collected rubbish in the past. Access

to playground 1 has been blocked off for some time and is full of debris. A mix of paving surfaces in variable condition and unsightly chainlink fence inside post and rail. The whole area is fenced in which creates a visual and physical barrier. There is very little visibility of the park along this frontage and its condition deters access. There are accessibility issues in this area.

6c Abbey Road frontage: Ainsworth carpark and service road

Designed landscape character

Border to Abbey Road with planting of the same palette of shrubs in raised planters screening sunken parking area and service road.⁷⁴

Current condition



In situ concrete raised seats and planters with new planting 2008 devised by residents with LB Camden, included Pampas Grass, Phormium, Ceanothus, Fatsia, Berberis, Holly, Mahonia Japonica (scented), Verbena Bonariensis, Hebe and wild white and yellow roses. Most are doing well, but there are some gaps.

⁷⁴ NB further copies of drawings for this area required.

7 Football pitch

Designed landscape character

Designed as a fenced 5 a side pitch. Cherry bank to south designed for watching games; planted with crocus and 21 cherries in groups of three. Bank to north maintains existing ground level and makes use of existing trees. Original fencing was lower and visually more permeable Chainlink (c 2m high).

Current condition



Fencing replaced with higher blue security fencing and floodlights installed. Seats gone from inside pitch; used as dedicated graffiti space used by some well known artists in this art movement. Hidden and unwelcoming entrance from the Hive; no other activity nearby as playground 1 and 2 are now unused. A few crocus survive on cherry bank, plus some violets and daisies and about half the cherry trees, singly or in twos. Other species no longer seen in the area to the south: Rhus typhina, Ulex europaeus, Vinca minor.⁷⁵ Low wall south of the pitch is damaged and some railings nearby have been painted with graffiti at random.

⁷⁵ Nick Burton site notes March 2012

⁷³ 'This is such a good idea as it gives the feeling that the residents belong on this site and it really is their home' Janet Jack, 2011

8 Bowl

Designed landscape character

A magic circle forming an intimate, dished grass performance space with stage and 'a welcoming entrance from Abbey Road.'⁷⁶ The design carefully incorporated and completed a backdrop of large-leaved, loosely textured horse chestnuts and within this an encircling clipped yew eye level hedge with a contrasting dark, fine texture. The treatment of contrasting foliage was inspired by an amphitheatre seen by Janet Jack at Malmo.⁷⁷ Shrubs included Cotoneaster, Eleagnus, Fatsia Prunus, Lonicera nitida, Viburnum, Philadelphus; Phormium, Pyracantha, Senecio; a few Sambucus; Vinca/Hedera groundcover north and Hypericum to south; hedge of Spartium junceum (broom) to south plus Iris foetidissima and narcissi.

Current condition



Bowl filled in due to drainage problems; some original (9 of 18) and 2 pre-existing large horse chestnuts survive; the third is now sprouting from a stump; hedge far too high; smaller plants swamped by larger shrubs. Dominated

⁷⁶ Janet Jack lecture at Garden Museum, 29 March 2012

⁷⁷ Janet Jack, pers. comm. July 2012. Sorenson also designed double hedged amphitheatre gardens in Denmark (Jan Woudstra, pers. comm.)

by cotoneasters and yew, large areas of bare soil where groundcover plants lost. Much of the horticultural interest/variety has been lost with often just one or a few individual plants indicating the former richness of planting eg a single Phormium survives and just a few iris and narcissus. Planting largely absent from the smaller beds to the south of the stage area. Hedera, Vinca, Hemmerocalis, some Phormium species and Senecio were not seen.⁷⁸ Dog fouling is a major nuisance. Granite sett stage with grass and some gaps/ loose setts; stage little used; hoggin circular path in fair condition and new entrance made to north west; some drainage issues. Area used by noctule bats. Protective post and rail lost or damaged.

9 Playground 1- former slide park

Designed landscape character

Site specific playground for adventurous play with sleeper mounds and house, slides, balancing bars etc.⁷⁹ The original design allowed the existing ground level to remain round the existing plane tree, one of the best original trees. Vertical slat timber fencing with cherry trees within semicircular fencing bays.

Current condition



Play structures removed since 1991, leaving

⁷⁸ Nick Burton site notes March 2012

⁷⁹ Resonant with Danish adventurous play structures: eg Playground at Lulea illustrated in *Planning for Play*- see page 32

only moss covered tarmac edged with concrete kerbs and concrete steps; broken timber fences; the asphalt has been taken right up to the to the trunk of the plane which will have a severe effect on the health of the tree. Route to the Hive blocked so now it is a cut de sac. Cherry trees and planting in poor condition; groundcover lost.

10 Playground 2

Designed landscape character

Play area for older children with ladder pole and totem pole in sand pit, 2 swings in fenced area, mound of concrete stepping stones. Both playgrounds 2 and 3 located between housing blocks to reduce noise nuisance to residents. Enclosed with strong diagonal exposed concrete walled structure and low concrete paving benches with surrounding planters (below eye height to east) with Ivy, roses, some Aralia elata (Japanese angelica tree), Yucca, Sambucus, Phormium and (east side) Berberis and Boston ivy.

Current condition



Forlorn space without function. All play equipment including stepping stones removed following some arson damage. Sand pits filled

3 Current condition



Janet Jack's photograph of the completed park taken from the TRA hall in 1979. Playground 5 can be seen in the foreground and Playground 4 and the Mound beyond.

with tarmac. Surrounding planting choked with ivy and variety and interest lost. What planting remains is different from the original planting palette suggesting that replanting may have taken place some years ago; soil looks poor. Some of perimeter concrete block and paving slab benches have collapsed. Surrounding concrete walls painted to cover graffiti.

11 Playground 3

Designed landscape character

Play area for older children with swings in fenced area, mound of concrete stepping stones, minidome in sand circle. Enclosed with concrete walls and low concrete paving benches with surrounding planters (below eye height to east) with Ivy, roses, some *Aralia elata* (Japanese angelica tree), *Sambucus*, *Phormium* and (east side) *Berberis*, *Boston ivy*.

Current condition



Space without function. All play equipment removed including stepping stones. Sand pits filled with tarmac. Surrounding planting choked with ivy and variety and interest lost.

A few violets noted. What planting remains is different from the original planting palette and soil looks poor. Surrounding concrete walls painted to cover graffiti. Some seating recently repaired.

12 Playground 4

Designed landscape character

Highly designed sunken enclosed play area for young children with geometric walls and steps. Overlooked from walkway and enclosed with scented flowering shrubs including *Pyracantha*, *Lonicera*, *Roses*, *Berberis*, *Sambucus*. Detailing and design matched architecture and some elements appear inspired by Danish design. In situ walls, steps, seats, climbing frames, swings, tyre frame and sandpits (see photo on opposite page).

Current condition



All original equipment and play features removed except swings and a few concrete benches, some of which are collapsing. Tyres on frame had been damaged by arson.⁸⁰ Much of the original planting palette, which was designed to stimulate the senses, is missing,

suggesting removal and possibly replanting; *Berberis* was significant in the original plans but not evident now. What shrubs remain are dominated by *Hedera helix* 'Hibernica' with *Pyracantha* in significant quantity. Soil appears poor.

13 Playground 5

Designed landscape character

Highly designed play area for young children with geometric walls, 'hide holes' and steps. (see photo opposite).

Overlooked from walkway. Detailing and design matched architecture and some elements appear inspired by Danish design and ideas expressed by Lady Allen of Hurtwood eg child sized spaces, 'hide holes', mini triangular amphitheatre at east end, mini sett mound, honeycomb walls, steps, seats climbing frames, arch, swings, slide, sandpits. Enclosed by wall and timber rail on south side. Overlooked from walkway and enclosed with scented flowering shrubs including *Pyracantha*, *Lonicera*, *Roses*, *Berberis*, *Sambucus*.

Current condition

All original equipment and play features removed except a few concrete benches. New equipment recently installed with safety surface. One oriental plane survives in playground 5, but without original stepped surround.

80 Malcolm Dickson, pers.comm. March 2012

3 Current condition



Much of the original planting palette is missing. What shrubs remain are dominated by *Hedera helix* 'Hibernica' with *Pyracantha* in significant quantity. Soil appears poor. Significant strip of flowering hedge between the playground and Langtry Walk has been removed to make play area more visible. Fence damaged by fire and replaced and some rubber tyre swings destroyed by pit bulls.⁸¹

14 Meadow

Designed landscape character

'A sunny family place'.⁸²

Open meadow area with scattered trees (*Acer*, *Prunus Avium*, *Tilia*). Trees planted in groups and protected, with the intention that some of each group would survive.⁸³ *Eucalyptus* to the south. Planting surrounding the meadow (North Bank on the design drawings) had a rich variety of shrubs and groundcover included interesting plants such as *Phormium*

tenax, *Fatsia japonica*, lavender, iris, *Senecio greylii*, *Forsythia* and *Narcissi* 'February Gold' in random groups. Scaffold pole and post for protection of borders and concrete seating area to south east.

Current condition

Pleasant glade with mature trees and recent play sculpture; overlooked by houses along Langtry Walk; major dog fouling problem. Play sculpture is unfortunately located in one of the few areas that never had play structures. (Its intended location was playground 3 but due to time constraints and health and safety issues the TRA reluctantly agreed that it could be located in the Meadow as a temporary position until such time as it would be moved elsewhere).



Shrub areas to south with curious clipped *Lonicera nitida*. Little of the horticultural interest remains and the beds have become dominated by less-interesting but longer-lived species such as *Cotoneasters* and *Viburnum rhytidophyllum* and *Hedera helix* 'Hibernica' on the ground.

Paving in raised area to west has lifted around plane trees causing major trip hazard. There is hoggin in poor condition around the triangle of cherry trees; granite sett surrounds to the original 6 cherry trees remain; two trees of different sizes survive. There is an area of exposed aggregate paving to the south and a desire line to the Woodland Walk, bypassing the damaged steps. Post and rail lost or damaged as for other places; some recent replacement without original detail.

15 Mound

Designed landscape character

Enclosed, sheltered, south facing meadow area with scattered trees in lawn in groups of 7. Planting was more exuberant here with yellow and purple foliage and bright Autumn colour: *Acer*, purple *Acer* and *Robinia pseudoacacia* 'Frisia'. Trees planted in groups as carried out elsewhere by Professor Sorenson and protected, with the intention that some of each group would survive. *Narcissi* planted in *Hypericum* groundcover around lawn and north of mound.

Current condition



81 Sara Bell, pers. comm.

82 Janet Jack lecture at Garden Museum, 29 March 2012

83 Janet Jack believes this technique was suggested by Preben Jacobsen who was taught by Professor Sorenson in Denmark.

Main space is unmanaged, forgotten, uninviting, overgrown, unkempt, too enclosed, used by dog walkers and fouled; seats in state of collapse. Nevertheless it is a potentially appealing and sheltered south facing lawn with mature trees- remarkable in such a built up area. Good group of holm oak on mound north promontory; cherries, self seeded sycamore; good group of purple Norway maple (10 of 49 planted) and maples (2 of 14 planted) in glade; clump of lime at south end of space between B blocks in steep slope; retaining boards collapsing. Smaller shrubs eg Hypericum trampled to bare earth, due to loss of fencing. Little of the horticultural interest remains and the beds have become dominated by less-interesting but longer-lived species such as Cotoneasters and Viburnum rhytidophyllum and Hedera helix 'Hibernica' on the ground. Fencing lost/damaged and recent replacement does not match the original detail. Species no longer evident include Cotinus, Fatsia japonica, Lavandula, some ivies, Phormium species, Roses, Senecio, and Vinca.⁸⁴

16a Tenants Hall: Seating areas near Tenants Hall

Designed landscape character

A seating area for gathering outside the hall with view over whole park. Original planting included ivy, Boston ivy and Sumach and Yucca in the corner near the building.

Current condition



Little planting other than ivy survives in western bed; bare areas, views over park obscured by ivy on trees; timber bench seats lost. Recent replanting of bed to east includes herbs, lavender and crocus. Irrigation systems: Tenants Hall roof level and terrace - the pump system is in the enclosure at roof level by the water tanks and the electrical controls are in the ground floor entrance area. It is essential when maintaining the planters not to damage water lines.⁸⁵

16b Tenants Hall: Tenants Hall bank and ramps

Designed landscape character

Designed as birch banks; silver birch whips Betula alba planted in threes 300mm apart; intended to become multistem birch grove with low level ground cover: Hedera helix 'Hibernica', Berberis Juliana, groundcover Rosa 'Max graf' (single, deep pink), Vinca minor 'Bowles variety' ground cover.

Current condition



Silver birch and whole area clothed with ivy, obscuring the silver birch bark and preventing the intended transparency. Some Berberis julianae survives, roses largely removed. Vinca not seen. Bulkhead lights broken soon after installation.

17 ARC (Alexandra Resource Centre) roof and ramps

Designed landscape character

ARC roof original planting was low level ivy, Boston ivy and Rosa x paulii, (single white ground cover) with Rhus typhina (sumach) at east end. Ramps were originally intended to be planted with alternate ivy and Rosa paulii.⁸⁶

Current condition

This is one of the more popular areas to sit and a young people's gathering area near the ARC Youth Centre. The roof light has had triangular blocks added to

84 Nick Burton site notes March 2012

85 Levitt Bernstein, 'Alexandra Road Estate Management Guidelines', 2006

86 PMG state that roses were not planted

3 Current condition

prevent people from sitting on the top. Planting (including some donated by residents) removed by Camden followed by new planting list by TRA/Camden 2008 included Philadelphus Green and Gold, White Hebe, Festuca glauca Blue Fox, Purple Hebe, Phormiums interspersed with bulbs. Some of these eg Hebes have gone; dominated by large broom; smaller plants and bulbs 'weeded out'.⁸⁷



Trailing ivy removed but now replanted and regrowing; some bare/weedy areas. Paving has been repaired and is in better condition than other areas.

18 The well

Designed landscape character

Formal 'hypostyle' designed service area dominated by large planes planted at lower level within a raised granite sett bed.

Current condition



Planes in poor condition plus ivy; 2 lost, one replaced.

19a Sunken area at end of B block ('the pub')

Designed landscape character

Sunken seating area with cascading Rosa 'wedding day'; had been intended to be a pub but no tenant was found.

Current condition



Underused, roses removed, bare areas, little horticultural interest except some Pyracantha.

19b Shop area: Deck at east of Rowley Way

Designed landscape character

A seating area in a hub area with planters, originally ivy and thorny Rosa x Paulii groundcover rose. Tall thin Robinias planted as semi mature trees c 7.5m high at car park level, project through opening in deck.

Current condition



Pittosporum at corners; 'white wild roses' were to be added 2008, plus Ivy, assortment of small shrubs similar to seating areas on Ainsworth Way. Paving drainage problems. Robinias planted at car park level survive as an attractive feature with ivy growing up the trunks. (See photos in Gazetteer 20).

The high level walkway by the Tenants Hall above the Youth Club and past the shops to London Road was originally paved in purpose-made Camus slabs. Because of problems of delivery and costs, a different slab was used from the bridge to the shops, and remaining areas were repaired with re-used slabs, when repairs were carried out.

87 Elizabeth Knowles, pers.comm.

There are some Camus slabs left in store..⁸⁸

20 Walkway to Loudoun Road

(continuation of Langtry Walk)

Designed landscape character

A narrow raised paved walkway with Robinia pseudocacia 'Bessoniana' and Rosa x paulii and Hedera helix 'Hibernica' in planters.

Current condition



Planters constructed of sleepers added around trees; these were a late and unplanned addition and were built around the existing ground level trees.⁸⁹ These beds contain some Cistus (rock rose); some planting appears to have been lost.

88 Levitt Bernstein, 'Alexandra Road Estate Management Guidelines', 2006, states that the area in front of the shops and above the Youth Club was treated with a flame treatment to provide a new grip surface and that if in future the slabs again become slippery the flame treatment offers a reasonable solution. PMG state that in fact slabs were turned over, not treated

89 Elizabeth Knowles, pers.comm. June 2012

Robinia of varying size and condition; two missing. Ivy but no Rosa in long planters. Patch repairs to small module precast concrete paving.

1-8 Langtry Walk is a site designated for demolition to accommodate High Speed 2 vent shafts.

21 Service road

Designed landscape character

A functional access road alongside the railway line, planted with ivy and Sambucus (elder).

Current condition



Appears largely unmanaged but does at least have a green boundary.

3.4 Current maintenance arrangements

Summarised from Management and Maintenance: Baseline Review.⁹⁰

While the housing department retains ultimate control over the whole estate, including the park, other sections and departments either provide or oversee the delivery of management and maintenance services. Alexandra Road Park is managed Environmental Services which has devolved responsibility from Housing to manage both the Cleansing and Grounds Maintenance contracts. In addition separate arrangements are made for the following: Arboriculture, Playgrounds, Infrastructure Repair and Replacement, Graffiti and Fly-poster Removal, Abandoned Vehicles, Urgent Health and Safety Issues (such as removal of drug paraphernalia, anti-social deposits, dead animals etc.)

Service requests and complaints can be made direct to Environmental Services, through 'Contact Camden' or may come via the Housing department who have contact with tenants and residents on housing matters. Repairs that are needed to infrastructure in the park (along with other housing repairs) are reported, via the Contact Camden call centre, to the housing repairs team.

Environmental Services manage the two contracts and the contract costs are funded by the Housing department; if additional ad hoc jobs are required, these are requested by

90 Management and Maintenance: Baseline Review Nick Burton on behalf of Around the Block – March 2012 and updates

3 Current condition

Housing and may be delivered by the appropriate contractor either using the rates established in the contracts or following a suitable quotation.

Cleansing

Veolia's cleansing contract covers all housing estates and has a site-based cleansing operative that covers just Alexandra Park; he is supported by other Veolia staff as necessary (generally from a mobile crew of two staff). All parts of the estate and park are cleaned (litter, dog mess, sweeping etc) at least once a week. There are also Camden caretakers who clear rubbish from walkways. In 2007 Camden Council adopted the dog control powers in the Clean Neighbourhoods and Environment Act.

Grounds maintenance

Fountains OCS Environmental Limited grounds maintenance contract area (current Contract end date: 31 March 2015) includes all of Alexandra and Ainsworth estate. Grounds maintenance takes place on a pre-programmed basis according to a performance-based contract, a set of schedules and site plan. It is maintained following a Borough wide contract and the unit rates in the schedule for Alexandra Park are identical to those in other housing sites/parks. The contract includes inspection of play equipment and an annual inspection of all play areas is also undertaken by a member of the Register of Play Inspectors International (RPII); this was last done in January 2012 by contractor Seagrave Inspection Services Ltd.

There is a premium for a site-based gardener who covers the whole of this area and is supported by other contract staff as necessary

(generally from a mobile crew of two staff). The static gardener has been provided for 2 years. Trees, including young as well as mature and semi-mature trees, are managed and maintained by the Council's arboriculture team, based in Parks and Open Spaces – Leisure and Community Services. All Council trees, including those on the estate are inspected on a three-year cycle and work is scheduled accordingly, mostly on the grounds of health and safety and tree health/condition. The next inspection for the estate is due in the next financial year (2012-13). Removals, pruning and planting is based on a Schedule of Rates provided by the contractor: City Suburban.

The Council's 'DART and Grime team' deal with Graffiti, Fly-posting, anti-social deposits and drug paraphernalia.

From discussion with the staff involved, it is clear that Alexandra Park is treated as one of a number of sites (ie. is not treated as particularly special) by the departments and contractor involved in its maintenance. They apply standard approaches and use standard rates that apply to most other Housing areas and/or Council sites in the borough. With regard to grounds maintenance, Housing has chosen to incur the additional cost of having a static gardener based on site (one of only two housing sites in the borough), however, it is uncertain how effective this has been in marking the site out as different from any other Housing site.

The experiences of tenants and residents on the Project Board (up to March 2012) indicate that the actual cleansing and grounds maintenance standards achieved fall short of expectations and

of the contract specification/good practice. They also report communication problems with work carried out without consultation in the past.

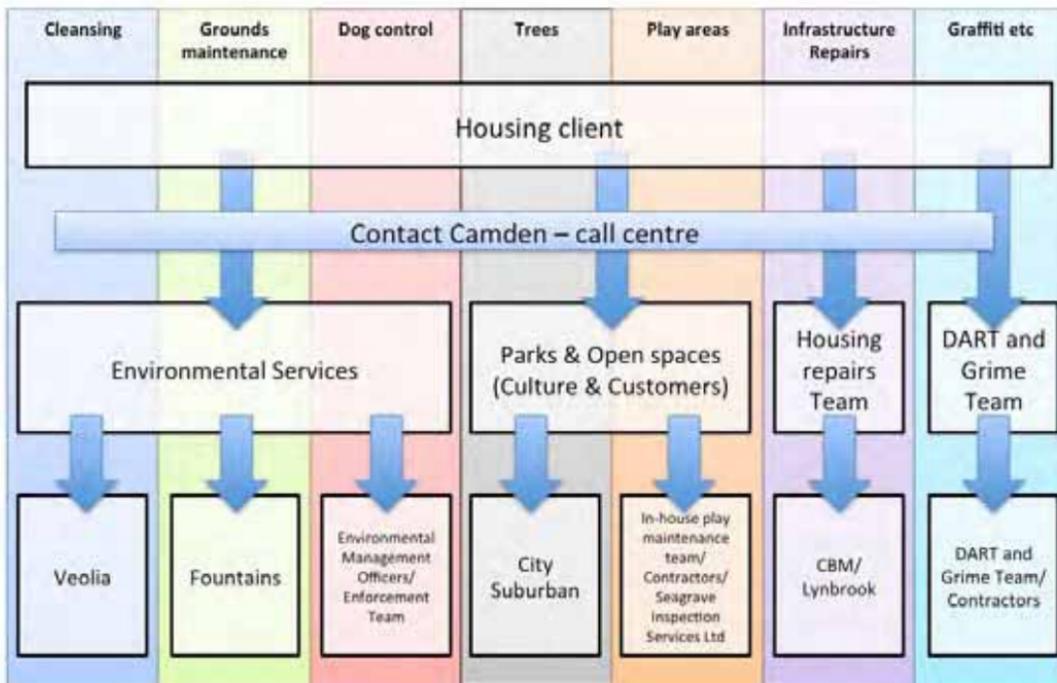


former triangle of cherry trees west of Meadow

Current Green Flag Assessment

In order to pass the Green Flag assessment the average score must be at least 6; it is currently 4.8. Poor or very poor aspects include: good and safe access, signage, safe equipment and facilities, dog fouling, personal security in park, building and infrastructure, maintenance, horticultural and arboriculture standards, conservation and heritage, appropriate provision for the community, promotion as a community resource. Good or excellent aspects include: recycle green waste, pesticides and peat policy, community involvement in management and development. Other elements were rated as fair. Current organisational structure is shown below.

Current organisational structure



3 Current condition

Volunteers

Over the years there has been ongoing tenant participation in caring for the landscape. The estate benefits from well informed and motivated residents, whose energies represent a potential resource of great value. Past activities include estate clearance days, two free plant giveaways, trips to Crews Hill nursery, vegetable growing projects etc (see section below).

Other current initiatives include the new 'Friends' group and beehives on the TRA roof; the beekeeping group meets once a week. The residents group led the preparation of the successful HLF bid. Friends' task force meets once a month; recently (March 2012) they planted a planter in Rowley Way and sowed wildflower seeds on Mound.

3.5 Views of users

3.5.1 Consultation event 28 January 2012

A full report is in Appendix D with individual comments; the main points are summarised below. Some findings of a more recent questionnaire (May 2012) carried out as part of the Activity Plan are also included.⁹¹

A consultation event was held on 28 January 2012. The purpose was to gather information about how people use and value open spaces at Alexandra Road to inform the assessment of Significance. Sarah Couch explained the CMP process, the context of the park's

design, showed some of Janet Jacks' original photographs and compared these with views today. She also gave her understanding of the site's importance as a designed landscape and asked for people's views.

Although this was a small, self selecting sample⁹², there was a good geographical spread of respondents from inside and outside the estate and a full range of ages attended; the answers and comments are very useful in identifying values and priorities for the space. Three people had known the estate since its early days and there was a large body of experience. It was clear that people value the open spaces and their unique design.

The main changes noted were deterioration in maintenance, removal of play equipment, paving slabs broken, fences and concrete fixtures getting gradually more derelict, lack of safety and lack of control of dogs and dog fouling; the estate used to be dog free (ie tenants were not allowed to keep dogs). Some see the trees as very dominant, while others appreciated the maturing trees and planting and the woodland feel, as well as the children's play spaces.

Some recognised that the swings had been repainted and the little playground cleaned up - but basically no real changes had taken place.⁹³ The "thing" in the meadow was criticised as being wholly inappropriate.

Areas used: about 9 of 23 used the park at least once a week but 4 people never or hardly ever used it; the May 2012 questionnaire found 72% of 86 respondents used the park and that park users used the park nearly twice a week (excluding use as a short cut). The average use per resident per week was 1.4 times. The CMP consultation found that the meadow was the most highly used and the mound the least used. Of the seating areas, the most frequently used were the seating areas near Abbey Road and those near the Tenants hall. It is not surprising that the majority (21 of 23) use Rowley Way, but it is interesting that a majority of 16 also use the Woodland Walk, which does not pass any dwellings, compared to 13 using Langtry Walk and 11 Ainsworth Way. People use the spaces for walking, meeting neighbours, play, cycling, and people appreciate natural and green routes and the green outlook of the changing seasons from their dwellings. Some said they would like to see the Hive repaired and used with its frontage making the estate and surrounding area more pleasing.

Areas not used:

The most frequent comment was that people do not use the grassed areas (mound, meadow and bowl) because of dog fouling (11 comments); also comments about the empty playgrounds and lack of safety.

Valued qualities:

The top quality of the park was trees and shrubs (20 of 23) followed by views (19 of 23)

⁹² 25 attendees signed in, 23 questionnaires were completed, 11 online and 12 at the meeting.

⁹³ Event organised by Orange Rock Corp and equipment replaced in Playground 5.

⁹¹ MTW Consultants Ltd, questionnaire results in Activity Planning workshop presentation, May 2012

and wildlife (18 of 23), places to sit and meet friends and neighbours (14 of 23) modern/unusual [good] design (14 of 23), play spaces (12 of 23), sports facilities (10 of 23). People commented that 'the whole estate and park is an incredibly sociable place. It's a very special place'. 'I love the wonderful range of spaces...the care so obviously taken over the design'. There was a desire for more activities in the park and more scented and edible plants. The May 2012 questionnaire also found that 43% rated the design and appearance of the park as good or very good, but that many rated the facilities for children, cleanliness and maintenance as poor.

Worries about the outside spaces

Main concerns were lack of maintenance, dog mess, dirt, safety and over-seclusion. People with children go elsewhere for picnics etc. Concern to maintain the very special mature feel of the park particularly the views from the homes on the estate.

Other comments

Suggestions included an exercise trail; making the park dog free / dogs on lead only; open up to increase security; increase events and use; need for gardeners, playworkers etc. to maintain the park; use creative residents to brainstorm ideas; improve connection to Abbey Road. People were very interested to hear about the design of their estate and its special qualities and would like a permanent display of the original photographs. Again the May 2012 questionnaire reinforced these

concerns and ideas, stating that less dog mess (73% of respondents), better maintenance (55% of respondents), better play equipment, improved safety, events, staff on site and better lighting would encourage more use.

Friends of Alexandra Road Park

15 people (65% of attendees) are willing to become Friends.

Summary of main issues:

- Maintenance and repair of hard and soft landscape
- Control of dog fouling
- Keeping trees and greenery as a green outlook from flats but with limited opening up of views (concern re over pruning)
- Enhancing wildlife
- High social value
- Replacing lost play equipment and hard landscape features
- Making the park more obvious and welcoming to people outside the estate especially from Abbey Road end
- Broken paving and overgrown/hidden areas feel unsafe
- More activities and more people around to increase sense of security
- Value and celebrate the original design and remove inappropriate features

3.5.2 Estate regeneration consultation December 2007

The most important issues on the estate included: too much rampant foliage, lack of light and open space, community safety

and anti social behaviour, big dogs off the lead and not under control, rubbish, parking, vandalism, graffiti, criminal damage, use by 'free climbers club that come and climb all over the estate', nothing for older people, damage by contractors, subsiding paths, the TRA doesn't represent all residents views.

3.5.3 Estate Regeneration Survey 2008

Residents' comments in the questionnaire showed clearly that green spaces on the estate are valued. However suggestions for making better use of the area include maintaining it properly, making sure it is not fouled by dogs, creating more play areas and perhaps using it to grow vegetables or plant fruit trees. A number of residents also stated that the green space on the estate is important and that existing facilities should be improved before new facilities are considered.⁹⁴

3.5.4 Two consultation workshops on the open space 2009

In response to issues raised about the use, design and maintenance of the green and open spaces on the estate at earlier consultation and in advance of preparing a Masterplan.⁹⁵ Over 60 residents attended the two workshops held in January and took part in walkabouts to learn about the ecology of the area. They were also asked how the £50,000 Environmental Improvement Fund should be allocated. Suggestions included the need for areas for play facilities and

⁹⁴ Alexandra and Ainsworth Link No 5 September 2008
⁹⁵ Abbey Area Link No 1 Feb 2009

3 Current condition

activities for younger children, better facilities and access for older people and people with disabilities, places for people to sit, communal gardening areas for residents, new flowers and plants, and designated areas for dogs and dog free zones. Residents who took part in the walkabouts also suggested better litter and recycling facilities, as well as better lighting to make the area feel safer. Some residents said they would like designated food growing areas, identification boards in areas of biodiversity, green roofs, cycling networks, a café and even a farmers market. It was later decided that the funds should be spent on a Masterplan for the estate for long term management and maintenance when Kinnear Landscape Architects were invited.

3.5.5 Views of residents from One below the Queen

See Appendix C⁹⁶

A great range of residents' views of the estate were recorded as part of a community film made in 2010. It was likened to the Riviera, or Alcatraz or a set for a sci-fi film; it was described as the most fantastic, cool place to daunting and frightening, brutal, industrial, hard, monotone; like a massive playground; a great place to grow up; fantastic view of meadow, it's like an extension of my garden. I feel proud of the area, The film 'restores your faith in human nature'.

3.5.6 Educational activities

Activities and groups include:

- Gardening project at the Hive from May 2009

⁹⁶ Film made by residents in 2010

- Jack Taylor Special Educational Needs School uses park
- Multi-use games area: Kickz football training project for 9 – 18 year olds, 3 times a week.
- Parkour (free exercise involving jumping, vaulting and climbing over obstacles in the natural and urban environment) and jogging from the wider urban area. This is informal and not something organised or necessarily supported by residents.⁹⁷
- Street Dance Project – one off project, local area users.
- Tenants Hall: Judo, Table Tennis, Friday Prayers, Tae Kwon-do, Beekeeping, Film Club and SHEF fruit and veg co-op.
- Somali Family Group, numerous crèches.
- Hive: Capital Growth Space and consultation venue (previously various clubs and activities).
- Bike maintenance project fosters close ties with Police and community support.

3.6 Patterns of use

In the absence of current data, some observations on patterns of use from a study by University College architectural students in 1992 are set out below.⁹⁸ However it should be noted that this is an old study with limitations, and some of the observations are disputed⁹⁹ or out of date and suggestions unacceptable. Nevertheless this is the only

⁹⁷ see <http://www.parkourgenerations.com/>; Run Jump Shoot RIBA 2012

⁹⁸ A High Quality And Secure Environment? - An appraisal of the pattern of public space in the Ainsworth and Alexandra Road Housing Estate, Camden, in relation to observed space use and pedestrian movement in the public domain Unit for Architectural Studies, the Bartlett, University College London April, 1992

⁹⁹ Elizabeth Knowles, pers.comm.

available movement survey (March 2012) and its conclusions could be tested:

Conclusions included:

- The majority of spaces on the estate are much denser in concentration and much smaller in scale than those in the neighbourhood.
- Routes through the estate are complex, requiring between 6-9 changes in direction east-west, and 5-8 changes north-south.
- The 'complex design and layout of the estate' was viewed as a major contributory factor to a general lack of security. Improvements to the external environment were therefore ranked second in order of priority by the tenants. A number of proposals were made to resolve the problems of its security and layout on the estate through its physical redesign.
- The residential 'streets' of the estate - Rowley Way and Ainsworth Way – are well-integrated within the estate and in the neighbourhood but the access to the dwellings from the street is over-localised so that both the informal policing of entrances by passers-by and the relation of residents to pedestrians on the street is so fleeting as to make both the system of access and circulation and front doors themselves vulnerable.
- The estate has large clumps of segregated spaces which are uncharacteristic of the urban region as a whole. Large concentrations of segregation are found to the east of Rowley Way and in Ainsworth Park. There are too many similar routes.
- The terminal spaces east of Rowley Way through to Loudoun Road are fragmented, complex and have restricted views. The existing

- 'square' at the pedestrian centre is poorly located, visually restricted and under-used.
- The play spaces in Ainsworth Park are spatially segregated and suffer from very restricted views.
- Less than 10% of people questioned on Rowley way were strangers using the estate as a through route. This figure compares with 66% strangers on ordinary streets. Nearly 70% of those interviewed were residents.
- Nonetheless, the main residential streets of the estate 'work' in the sense that they carry pedestrian traffic proportional to their degree of integration in the estate and the neighbourhood. They carry roughly equal numbers of men, women and children in a ratio of 6:4:4.
- Rowley Way is the only place on the estate where pedestrian activity approaches that of the residential streets outside the estate. This is due to the unusually high density of dwellings on the street. The two residential streets together carry only half the observed adult pedestrian movement of a typical street in the neighbourhood.
- Static activity among adults is also low on the estate compared with the surrounding streets.
- Children are more in evidence on the estate than in the neighbourhood.
- The rest of the estate is totally unpredictable in relating space characteristics to movement patterns.
- Levels of observed use are very low, on average 2 men in a 10 minute period and 1 woman and/or child in a 10 minute period. Women and children 'vote with their feet' and avoid the complex routes at the eastern end

of Rowley Way and through 'Ainsworth Park'.

- Graffiti was the most widespread form of damage, with 63 recorded instances. Litter scored 20 sightings and deliberate damage, 14. The spatial characteristics of abused spaces are that they are located well away from dwellings and not overlooked.
- At the time the estate was considered to be 'high risk' and the incidence of both reported and unreported crime - particularly break-in and vandalism to cars - was said to be significantly higher on the estate than in the surrounding streets and estates (Ainsworth and Alexandra Estate Action Bid Support Document, p. 26).

3.7 Access

Entrances

The park landscape and dwellings are only accessible on foot; there are pedestrian entrances to the east, west and south of the site. Vehicle access is via Boundary Road, segregated from pedestrians and parking is underground and behind Ainsworth Way. Some anecdotal evidence of vehicle access along Rowley Way and Langtry Walk; damage to pedestrian paving suggests vehicle access.

Cycling

There are no designated cycle routes through the park although some routes are used on an informal basis.

Public transport

Bus routes pass the site at Abbey Road; South Hampstead rail station is east of the site; West Hampstead rail and Swiss Cottage tube stations are within walking distance. The

site's Public Transport Accessibility Level (PTAL) rating varies between 3 and 5. The PTAL values give a synthetic measure of the access to public transport ranging from 1 to 6. A value of 1 indicates poor access to public transport, whereas a value of 6b indicates very good access, where 1 is worst and 6 best.¹⁰⁰

DDA compliance

There are multiple steps and uneven damaged paths, although main areas are accessible by ramps, in varying condition and some would not meet Building Regulations Part M requirements. The existing KLA Masterplan assessed accessibility and this should be reviewed as necessary.¹⁰¹



¹⁰⁰ <http://www.londonprofiler.org/>

¹⁰¹ KLA Masterplan Report January 2011, section 3.3 Refer to English Heritage's *Easy Access to Historic Landscapes*, 2005

4 Significance

4.0 STATEMENT OF SIGNIFICANCE

This section follows HLF Guidance and also incorporates the types of significance set out in English Heritage's Conservation Principles.¹⁰²

The determination of the significance is the core of the CMP, as all decisions should flow from an understanding of the significance and values attached to the site. The determination of the significance of these assets is based on statutory designation and professional judgement against four broad values:

- **Evidential value:** Evidential value derives from the potential of a place to yield evidence about past human activity. It includes physical remains, above and below ground (archaeology) as well as geology, landforms, species and habitats. Evidential value relates to the potential to contribute to people's understanding of the past and might take into account date, rarity, condition and relation to documentary evidence.
- **Historical value:** Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative (visual) or associative. The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation.

For example if it illustrates a rare or early example, a unique style, complete survival, associated with significant people and events, association with other important assets or literature, art, music or film. It takes account of completeness and ability to illustrate connections, use and management.

- **Aesthetic value:** (design and artistic value) Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. It is related to periods of culture; quality of design, innovation, influence, role of architect and artist/craftsman, design in accordance with landscape theories, (such as the Picturesque or Modern Movement), composition (form, proportions, massing, silhouette, views and vistas, circulation) materials or planting. Sources and expression of concepts. Strong indicators of importance are quality of design and execution, and innovation, particularly if influential.
- **Communal value:** Commemorative and symbolic values and Social value. Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, along with and educational, social or economic values.

Levels of significance

- Very high: Grade I sites and buildings, Scheduled Ancient Monuments; World Heritage Sites; sites/features of international significance
- High: Grade II* sites and buildings; sites/features of national importance
- Medium: Grade II sites; sites/features of regional importance
- Low: Sites/features of local importance, locally listed buildings and landscapes
- Negligible: Sites/features with no significant value
- Negative: Negative or intrusive features, which detract from the value of a site, such as adverse impact on views

¹⁰² English Heritage's *Conservation Principles* 2008; also in Planning Policy Statement 5: Planning for the Historic Environment 23 March 2010, now superseded by the NPPF, 2012.

4.1 Statement of significance

Overall Significance: very high (international)

The whole landscape at Alexandra Road, as an intrinsic part of the overall design, is of international significance. It has been described as 'the most significant landscape of its type in the UK' and 'a unique concept in the international context'. It is an outstanding example of modernist design in which the II* listed buildings and landscape are an integrated whole. The whole surface of the site is treated as a sculpted landscape, which relies on strong geometric design, complex levels, very dense planting and a consistent approach to detailing. There is an unusual variety of open and closed, private and communal, sheltered spaces, designed to create intimacy, a sense of mystery, to encourage adventurous play or to evoke a sense of country in a dense urban setting. It is a key example of mid twentieth century approach to design, social inclusion and play and is a major source of study.

Significance of elements: the whole site is an integrated whole, a unique sculpted landscape; buildings and landscape are one design, therefore in this case all areas are equally significant. However themes of significance have been set out below. It is also notable that significance is affected by loss of features and detractors.

4.2 Themes of significance:

Evidential value

Theme A: the earlier landscape

Significance: Low (local)

Although this was a complete redevelopment of the site, the design reflected and incorporated earlier features. The former street layout was reinterpreted in the creation of the pedestrian street, Rowley Way, close to the line of Alexandra Road; the former resident of Alexandra Road, the actress Lilly Langtry, is commemorated in Langtry Walk and Rowley Way was named after the prominent local figure and Camden Housing Manager Llewellyn Rowley. The park incorporated a number of existing trees from the former gardens.

Evidential and historical value

Theme B : Comparison with other housing landscapes of the modern movement

Significance: very high (international)

The design is unique in this country, where housing landscapes did not generally contribute to the public realm. Most of the social housing that considered landscape created semi communal landscapes, often entirely undefined realms, without clarity of function.

Alexandra Road was a reaction to the unimaginative recreation spaces which surrounded many post war housing schemes and the simple parkland 'Corbusian

landscape', detached from its buildings.

'Unlike its precedents, which are usually flat and surrounded by roads, it is the centre of a continuous pedestrian urban architecture including the main dwellings and ancillary spaces with trees and seating, and the small main 'place' in the centre, play walls and ramps and a variety of stairs from the monumental to small and circular - all composed as one uninterrupted walking environment and conceived as a continuous playground.'¹⁰³

It is unique in treating the whole site area, built and open, as a consistently detailed three dimensional functionalist landscape designed as a magical, maze-like neighbourhood park, defined by spatially imaginative, complex levels, irregular but geometric hard landscape and dense planting. All of the spaces were designed with functional clarity.

There are few if any comparable sites with such complexity of design, although elements of the concept can be seen at other sites. A close architectural comparison can be made with the Brunswick Centre, although its landscape is a hard paved public plaza rather than a lush complex park and play landscape. On a smaller and less complex scale are Neave Brown's Fleet Road and Highgate New Town phase one, which has some successful public open spaces but on a much smaller scale.¹⁰⁴

¹⁰³ Neave Brown: 'Alexandra Road Public Open Space' March 2011

¹⁰⁴ Mark Swenarton, pers. comm., May 2012. Brunswick Centre scheme originally included trees and planting either side of plaza.

4 Significance



Comparative housing and park landscapes:

Top left: Robin Hood Gardens

Top middle: Lillington Gardens

Top right: Balfron Tower

Bottom left: Byker Wall Bottom middle: Barbican

Bottom right: Parc André Citroën, Paris

(See images in section 2 above).

Robin Hood Gardens (1972) is a rare example of a public space between housing blocks, with sculpted hills and sunken playgrounds, but it is very open, with little planting and perhaps closer to the 'Corbusian' Park in character than the complex and human scale of the Alexandra Road landscape.¹⁰⁵ Byker Road Newcastle (Ralph Erskine 1968-82) made use of a sloping site to incorporate plant-lined pathways linking the pedestrian courts, with intimate space for relaxation and play. The earlier Balfron Tower by Ernö Goldfinger (1965-7) had incorporated sculpted walled playspaces, largely hard surfaced with surrounding lawns and trees, but these were at the base of tower, to be seen from above, rather than fully integrated into the surface design of the site (see opposite).

Catherine Croft Director of the Twentieth Century Society stated 'it is the most significant landscape of its type in the UK'.¹⁰⁶

Dr. Jan Woudstra of Sheffield University has stated that it was *revolutionary at the time and is unique in the international context*.¹⁰⁷

Christopher Tunnard's visionary concept for housing landscapes, while a general statement, is relevant to Alexandra Road: he said 'its most useful form would be that of a local park, connected with adjoining park areas, and containing children's swings and

play apparatus, paddling pools and seats and benches... the planting would necessarily be of the simplest character for economy of upkeep, probably consisting of ornamental and shade trees with a few occasional plantations of flowering shrubs in massed arrangements to make easy cultivation'.¹⁰⁸

Theme C: Role of the landscape architect in a housing landscape

Significance: high (national)

Most post war public housing developments did not include significant communal open spaces as part of the total design concept and it was rare at this time for landscape architects to be involved, although the treatment of landscape was given far greater attention in the post-war period than hitherto.¹⁰⁹ Harwood draws the distinction between architect-designed projects and those which included landscape architects; Alexandra Road being a rare example of the involvement of a landscape architect.¹¹⁰

The landscape was an integral part of the design from the outset and the whole surface of the site is treated as a sculptural garden, with consistent modernist detailing, and one in which planting played a primary role.

Janet Jack was trained as an architect as

well as landscape architect and was ideally suited to the project. Her 'aim was to design a landscape into which a large number of residents and others from the surrounding housing areas of Camden and Westminster could be absorbed comfortably and pleasantly.' She used dense planting to create a sheltered microclimate (see Theme E overleaf).¹¹¹

It is also one of the most significant projects in Janet Jack's full career.¹¹² The fact that the original designers are still involved with the site is unusual in the conservation world: 'Involving the original designers in conservation issues is obviously an unprecedented opportunity and a useful one'.¹¹³

Aesthetic value

Theme D: Architectural and aesthetic interest: integration of landscape and architectural design as an expression of modernist design

Significance: very high (international)

The architect was determined to build low rise high density as opposed to the prevailing high rise estates. The whole site is a three dimensional building and landscape and although most celebrated for its architecture, the landscape is integral to the concept. The stepped design allows everyone to have a private balcony garden open to the sky, and the garden overlooks and extends via public planters into the public realm as a whole.

¹⁰⁵ Twentieth Century Society, *Robin Hood Gardens Re-Visions*

Mark Swanerton, pers. comm., May 2012

¹⁰⁶ Catherine Croft, Twentieth Century Society, pers.comm.14 December 2011

¹⁰⁷ Jan Woudstra, pers.comm.,26 January 2012

¹⁰⁸ Tunnard, op cit, p.144.quoted by Simms, 2003

¹⁰⁹ Elaine Harwood draft for *London's Suburbs* 1994

¹¹⁰ Elaine Harwood, 'Post- was landscape and public housing' Garden History, 28:1 (2000)

¹¹¹ Janet Jack statement to accompany Garden City exhibition at the Garden Museum, 2011-12

¹¹² Janet Jack's cv, Appendix F.

¹¹³ Catherine Croft, draft report for English Heritage, c1995

4 Significance

The estate is now regarded as one of the most important examples of social housing in Europe. Elaine Harwood of English Heritage stated it is: 'One of the best expressions of housing design in the post war period'.¹¹⁴ Mark Swenarton has described it as the flagship scheme of the flagship Borough of Camden; 'the most famous housing project of the last fifty years'.¹¹⁵

It demonstrates clearly the integration of landscape and building and the increasing awareness of the connection between the space within buildings and the space around them, which is 'one of the best qualities of the modern movement'.¹¹⁶

The 'idea of a more intimate relation to ground and site...At Alexandra Road, on a fairly flat site, the idea [of Siedlung Halen] is transposed so that the building itself recreates the idea of a hillside site, with slopes too steep for cars but not for people. In this way the building form becomes part of the shape of external space'.¹¹⁷

Its conservation area status and the inclusion of all the built structures within the park in the listing recognise this interrelated quality: 'Alexandra Road was the youngest building ever listed, arguably the largest 'building' to be listed and the first post-war housing estate to be listed. ... The park raised several specific points. Play

equipment was clearly ephemeral [sic], but it was agreed that the basic structure of walls and planned enclosures were important.'¹¹⁸ There were only three other post-war Conservation Areas in 1994.¹¹⁹

'A close collaboration between Brown and landscape architect Janet Jack produced an innovative integrated design for Alexandra Road, where eight- and four-storey terraces of maisonettes linked by a raised walkway are keyed into their surroundings by the landscaping that includes a wooded park overlooked by many of the dwellings'.¹²⁰

Theme E : Approach to planting

Significance: medium (regional)

Janet Jack used carefully chosen areas of unusually dense planting to enhance the three dimensional design and create a sheltered microclimate and visual separation of the many different functional areas and the facing housing blocks 'to provide calm, relaxing spaces with plenty of opportunity to sit, pause, rest and relax.... The key to the design would be

¹¹⁸ Catherine Croft, draft report for English Heritage, c1995. In 1995 apart from Lasdun's Keeling House it was still the only example of listed post-war public housing under the 'Ten Year Rule' and could only be listed if it met two criteria, to be of outstanding national interest, and had to be shown to be at risk of demolition or damaging alteration. NB much of playground equipment and structures were removed prior to listing in 1993. The larger Park Hill, Sheffield was listed in 1998.

¹¹⁹ Elaine Harwood draft for *London's Suburbs* 1994: The other three were in Westminster: Churchill Gardens (Powell and Moya, 1947-64, designated 1993); Ullington Gardens (Darbourne and Darke 1962-79, designated 1990); and Hallfield (Drake and Lasdun, in succession to Tecton, 1948-55, designated 1990), where the school is also listed grade II*

¹²⁰ Simms, 2003

in the large-scale use of plants, each group contributing its own quality to the whole, all working together to create an enriching, enveloping, special experience, which one would not normally associate with an urban high density housing scheme.' The design included a variety of trees, and robust plants which would flower, fruit, lose and renew their leaves indicating the changing seasons, providing 'contrasting colours and textures of foliage and the fragrance of honeysuckle and rose [to] delight visitors to the park'.¹²¹

To some extent, Janet Jack was reflecting the views of other leading designers of the time: Span's Ivor Cunningham, working in low rise private housing, viewed plant material as a design element to define space and encourage movement through the landscape, creating a strongly three-dimensional effect with outdoor rooms. Landscape architects, such as Peter Youngman, recommended planting to be designed and integrated from the start; massed planting was recommended by Brenda Colvin, evergreens and trees to define spaces¹²², although it seems this advice was rarely followed. Nan Fairbrother¹²³ argued that in communal landscapes, the emphasis should be on 'indestructible effects of broad massing and spacing, on clear planting of the right trees and robust shrubs, on ground-modelling, the use of light and shade, of enclosure, and open space, and vistas'.

¹²¹ Janet Jack statement to accompany Garden City exhibition at the Garden Museum, 2011-12

¹²² Simms, 2003

¹²³ Nan Fairbrother was author of the influential *New Lives, New Landscapes*, 1970

¹¹⁴ London Tonight 19 August 1993

¹¹⁵ Mark Swenarton, pers. comm. 4 May 2012

¹¹⁶ Garrett Eckbo, *Landscape for Living* (1950), p.61, quoted in Simms, 'Landscape Conservation on Span Estates', AA thesis, 2001

¹¹⁷ Housing, School and Community Centre, Alexandra Road, Camden, London, *Architectural Review*, August 1979

She recommended forsythias, flowering cherries, lilacs, laburnums, magnolias, rhododendrons and roses for urban/suburban housing developments.¹²⁴

The choice of plant material, with extensive use of tough evergreens and flowering shrubs, massed planting, groundcover roses, ornamental trees such as *Robinia pseudoacacia* 'Frisia' etc sets this landscape out as being of its time; reference to older planting manuals indicates that the species and varieties used were fashionable at the time. Many plants had recently been awarded the RHS Award of Garden Merit (and many retain this award. See Appendix E). This is an unusually large area of this type of planting. The emphasis on plants which flower and fruit to support wildlife and delight the senses is a strong theme with contemporary resonance.

Social or community value

Theme F: approach to children's play

Significance: low (local) but high (national) within context of the integrated design concept

Conceived 'as a continuous playground' with 'a variety of open and closed spaces with a certain surprise and mystery', the design reflected many of the recent ideas on children's play expounded by Lady Allen of Hurtwood, largely influenced by Danish examples. The ethos was to facilitate play in any space, not just the enclosed playgrounds; indeed it was the client's requirement, rather

¹²⁴ Quoted in Simms, 2003.

than the designers', that the playgrounds be allocated to different age groups and the client who specified ranges of equipment be used. The designers used levels and complex geometry to create secretive, magical spaces, to encourage adventurous play, but with subtle overlooking, incorporating a range of site specific play structures, steps and walls. This design reflected a somewhat utopian Scandinavian view of play in public space. It was very popular at the outset, but it had variable success in the longer term because of concerns about supervision and poor maintenance and management. Nevertheless it is an important expression of this approach to play and many of the principles are again being promoted in recent guidance on children's play.¹²⁵ The idea of creating a magical world (especially for children to play in) was a major theme of Neave Brown's work, at Winscombe Street and then at Fleet Road and Alexandra Road.¹²⁶

Historic and aesthetic value

Theme G: the Park's place in public park design

Significance: high (national)

There is a long tradition of provision of public parks in the UK, with a pioneering period of 1830-1885, followed by a period until 1914

¹²⁵ Play England, *Design for Play: A guide to creating successful play spaces*, 2008; see also, Mayor of London, *Supplementary Planning Guidance 13:46 Providing for Children and Young People's Play and Informal Recreation*, 2008

¹²⁶ Swenarton 2012

where the emphasis was on providing space for sports. Relatively few new parks were made in the troubled early- mid twentieth century, particularly in urban areas, where, after the second world war, lack of space necessitated a concentration on making use of existing spaces, as at the 1951 Festival of Britain gardens at Battersea Park. From 1948, a new kind of urban park was introduced with the advent of adventure playgrounds.

Any new parks that were made tended to be in the more spacious New Towns, such as the only English Heritage registered social housing landscape at Sunny Blunts, Peterlee New Town (1964-70). Civic spaces, rather than parks, included Geoffrey and Susan Jellicoe's Hemel Hempstead Water Gardens (1957-9) and Plymouth Civic Centre Great Square,¹²⁷ and Gibberd's Harlow Water Gardens, (1958-63). All of these urban spaces feature strong geometric design. Urban regeneration of post-industrial landscapes also incorporated linear and other parks such as Russia Dock Wood (1960) in London's Docklands.¹²⁸

A unique sculptural park: The topography was designed by Neave Brown from the outset as a three-dimensional linear park in contrast to the Corbusian idea of blocks floating over the landscape and this concept was developed by Janet Jack.

It was a continuation of the architectural

¹²⁷ Geoffrey Jellicoe, *Studies in Landscape Design* volume III, 1966, p134

¹²⁸ See Hazel Conway, 'Everyday landscape', *Garden History*, 28; 1(2000) on twentieth century parks. Thames Barrier Park was opened in 2000.

4 Significance

structure, defined and extended by diagonal paths and sculpted into complex levels with retaining structures. This created a series of interlocking outdoor rooms each with a distinct spatial character, providing a range of secluded play and recreation spaces and wider expansive spaces, making full use of complex levels. Janet Jack had worked on 'nowhere else so angular, so complex.'¹²⁹ It is a uniquely rich design.

It is a highly unusual public open space, being composed entirely of small 'outside rooms' of great variety. Small enclosed areas have been used in public parks, for instance English or 'old world' gardens in Victorian parks or more recently at the Parc André Citroën, Paris (opened 1992), but in these cases they are in addition to large open spaces. This approach of creating human scale, enclosed but linked spaces on different levels was also employed in a different way at the much admired listed Byker Wall by Ralph Erskine (1968-82), where it is part of the housing landscape (see photo page 60 above).

The park at Alexandra Road is therefore a very rare example of a highly designed public park of this period.

Historical and evidential value

Theme H: Park as a source of knowledge

Significance: very high (international)

There is an exceptional body of writing and evaluation of this scheme. It has often been used as a source for academic research, focussing on its design, use and social aspects and is a place of pilgrimage for students of design. Its frequent use as a film set reflects its iconic status. For example, a 2012 television series on the 1970s used a shot of Alexandra Road in the opening sequence. There are several theses about the estate and it is seen as highly influential. It has been displayed in international exhibitions (British Pavilion at the Venice Architecture Biennale (2008), and featured prominently in 'Cook's Camden' at the Building Centre, London (2010). (See bibliography Appendix H). It is notable that when the recent death of the architectural photographer Martin Charles was marked in the national and architectural press, it was his photographs of Alexandra Road that were published to typify his work.¹³⁰

Theme I: The local context: importance to Camden and London

Significance: high (national)

Under Borough architect Sidney Cook, Camden's architecture department led the way in low-rise high density social housing in the 1960s and 1970s, born of a period

¹³⁰ Building Design 24 February 2012 and RIBA journal March 2012 Guardian, Thursday 23 February 2012. Alexandra Road features in many films eg Utopia London, Kirsty McCall music video etc.

of social optimism and a radical desire for equality of living standards. Cook in Camden built up a large department of talented architects, including Neave Brown, Gordon Benson and Alan Forsyth.¹³¹ They questioned the validity of building point blocks in open or green spaces and the solution of low-rise high density housing was conceived. Many of their schemes used stepped section blocks, which maintained high density while providing a majority of homes with a private outside space. Well known and influential housing schemes included Neave Brown's Fleet Road (1966-9) Highgate New Town (1972-9 Peter Tabori), Branch Hill (1978 Benson and Forsyth), a stepped section on a steep slope with communal open spaces and separate playground, and Maiden Lane (1982).¹³² Alexandra Road is the foremost amongst these and the only one to integrate a public park within the design.¹³³

Diane Kay wrote in relation to its listing: 'In the late 1960s the London Borough of Camden assumed the mantle of national leadership in inner city housing... Alexandra Road represents the crowning achievement of this nationally important architectural work and is the fullest expression of the ideas of belonging,

¹³¹ The Alexandra Road team also included architects Gordon Benson, Lynn Cohen, Alan Forsyth, Graeme Frost, Geoff Griffiths, Ophir Kolker, David Toppin and David Webb

¹³² Fabian Watkinson, Twentieth Century Society Walk; 'the most expensive council housing in the world: Camden's public housing in the 1970s', 2001 and 'Havens for Hoodlums? Post-war housing in Gospel Oak and Dartmouth Park' 2009

¹³³ Andrew Freear 'Alexandra Road: The last great housing project' AA thesis 1993. Andrew Freear believed that Alexandra Road was one of the major success stories. Later published an article in AA Files 30 (1995)

¹²⁹ Janet Jack pers. comm., 29 January 2012

of public and private space and of the role of the traditional street in a car-owning society, which were at the forefront of urban theory in the late 1960s and 70s...it is also a building of exemplary architectural quality. The design is at the same time strongly sculptural and subtle, magnificent and yet sensitive in scale to the human being.¹³⁴

Evidential value

Theme J: Natural or scientific interest

Significance: low (local)

The dense planting of flowering and fruiting trees and plants has created a wildlife haven which is greatly valued by residents; it is seen as a piece of countryside in a dense urban area. A survey by the Ecology Consultancy in 2010 concluded that the Alexandra and Ainsworth Estate is of at least local importance for nature conservation due to the presence of mature trees and extensive areas of mature planted shrubbery that provides opportunities for nesting and foraging birds and for invertebrates.¹³⁵ Birds including Long-tailed tit, Great spotted woodpecker, Greenfinch wren and Goldfinch as well as Noctule bats are present. Residents greatly value the view of treetops and connection with wildlife from their dwellings.



Planting of ivy and flowering native shrubs such as hawthorn supports wildlife, highly valued by residents



Jubilee picnic organised by residents in the Bowl, June 2012

Social or community value

Theme K: Social significance

Significance: low (local) and very high (international) as part of the overall concept

The strength of community fostered by the design and the pride that residents have taken from the outset, and continue to take in the estate, are significant. The estate has been a success in community terms. People moved in enthusiastically.¹³⁶ The design of open space on the estate initially encouraged social cohesion and the social concept was an integral part of this internationally important experiment.

Consultation shows that the outside spaces are highly valued by residents of the estate and others living locally, (although generally it is not very well known or used by the wider community). The design of Rowley Way encourages community interaction between adults and children. Use of the park itself has been reduced to relatively low levels in recent years, due to removal of play equipment, low levels of management and maintenance and perception by some of potential for anti social behaviour. Nevertheless, children do use the park, including the playgrounds, for their own games, imaginative play and exploring, demonstrating a desire to use the park for a range of play activities; older users appreciate the great potential of the park to facilitate a range of events as well as varied play opportunities. See Appendices C and D

¹³⁴ Diane Kay 'Alexandra Road Estate, Camden: Historical Summary and appreciation' report for English Heritage, 7.6.1993

¹³⁵ Ecology Consultancy Alexandra and Ainsworth Estate Phase 1 Habitat Survey 2010

¹³⁶ Diane Kay, English Heritage, letter to Dr Martin or Bridget Cherry re listing recommendation, 11 June 1993

4 Significance



for views of users, for example: 'The whole estate and park is an incredibly sociable place'; 'a great place to grow up'; 'our children are fortunate'; 'fantastic for families'; 'estate wide activities that use the park are great'. The potential for motivated and creative residents to be involved with the future of the park is a great strength.

4.3 Significance of heritage elements

The whole integrated concept design is of very high (international) significance and the whole park has high local significance to park users. In this case it is not considered appropriate to allocate levels of significance to individual features.

However there are:

Lost features whose absence detracts from the significance of the site:

See plan opposite:

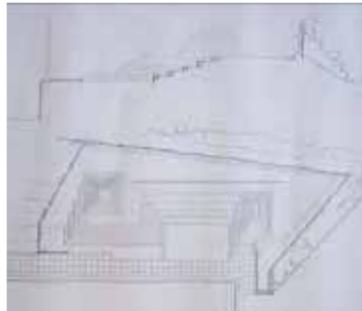
- Site specific play structures in all playgrounds including mounds and slides in playground1, steps in playgrounds 2 and 3, steps, wall, 'amphitheatre' and granite mound in playgrounds 4 & 5 and play equipment
- Loss of planting detail, especially roses, ground cover, smaller shrubs, herbaceous material and bulbs
- Loss of sections of fences and benches
- Reduction of key views (eg from TRA Hall) and visual connections (due to maturing vegetation as well as under-management)
- Loss of activity within the park
- Loss of dished bowl
- Loss of accessibility due to subsidence and lack of maintenance

Features which detract from the significance of the site:

- Play structure on the meadow
- Some recent planting which is out of character with original planting (see details set out in Issues section 5 below)
- Overgrown shrubs and self seeded trees
- Personalisation of private terraces on Rowley Way (gazebos, fences, painting etc.)
- Painting of concrete walls
- New lighting standards and CCTV
- Poor detailing of repairs/replacement eg fence posts, replacement with wrong type of paving and some replaced by tarmac
- Lack of integration/connectivity with the park at the Hive and general derelict appearance which puts off potential park users.



Recent play structure in the Meadow; it is rare to see it used (SCHL February 2012)



Above left: Neave Brown original drawing for Playground 1 (structures removed)



Above right: Recent post and rail repairs do not follow original detail

5 Issues

5.0 GENERAL ISSUES– risks and opportunities

Summary of issues

The main issues affecting the park are the accumulated history of poor maintenance, lack of capital to replace lost items and lack of management regime for dogs, lack of facilities and activities and consequential low levels of use; lack of a long term management and maintenance plan underpinned by an understanding of the park's design and its significance

5.1 Introduction

This section describes the general issues which affect the significant aspects of the site, as identified and described in the previous section 4. These conclusions are drawn from site surveys, specialist surveys and results of public consultation. The next section (6) summarises more detailed issues and sets out Policies, aims and objectives to address the issues.

5.2 General issues

5.2.1 Understanding and protecting the Significance of the Site as a whole

Perhaps because it is a relatively new landscape its significance has not been assessed and the care of the landscape and decisions made about it have been made

in the absence of an understanding of its significance. It has been treated as any other housing estate and has suffered from the pressures on maintenance funding. It is unusual to attempt to assess such a young design with living designers, which makes it all the more important to take the time to value the design intentions rather than make hasty changes. The fate of Gibberd's Harlow Water Garden and Jellicoe's Plymouth Civic Square show how hard it is to appreciate the recent past.¹³⁷ This issue has been highlighted by Jan Hanraets and English Heritage, for whom the evaluation and protection of late twentieth century design is a priority.¹³⁸

It is also revealing that visitors can visit the park without gaining any impression of the park's heritage, although the significance of the design of the housing itself is much better understood. The care extended to the buildings following their listing has not extended to the landscape, despite it being an integral part of the design. The features as designed were integral to understanding the concept, and therefore their loss detracts from the landscape.

There is a considerable archive of original design drawings. This archive needs to be completed and used as a point of reference for work to the landscape. See list in Appendix G.

¹³⁷ David Lambert, 'Post war Gardens and Landscapes in the UK: a provisional history for the post war period' report for Garden History Society, 2002

¹³⁸ Jennifer White and Fridy Duterloo-Morgan 'Late Twentieth Century Landscape Design: a response' *Garden History* 40:1 (2012)



Top: photographs of 2001 record a low point in maintenance. Middle: areas around the Hive are currently unmaintained. Bottom: paving damage near Abbey Road (area 6A)

5.2.2 Management and maintenance issues

General management issues

Management is the most important issue as it affects both the maintenance of the fabric and the way the spaces are used. There has never been an agreed, funded and implemented long term management and maintenance plan. Janet Jack has prepared two detailed plans, focusing in detail on the soft landscape, in an attempt to remedy the poor state of the park, but these have not been followed to any great extent. Nevertheless, photographs of 2001 which accompanied Janet Jack's 2001 management plan, show that the situation has improved from the low point of the time.

A major issue is that maintenance is to a standard Borough wide specification, rather than an individual site specification, based on an understanding of the design. However, the park is very different from what might be considered as a normal housing landscape. It is an unusually complex and enclosed design with an emphasis on play, hard landscape, changes in level, large shrubberies and group planting of trees, which combine to create its character. Unlike most housing sites there is only a small quantity of grass each in deliberately designed settings – enclosed by the shrubs and hard landscape. Yet the grass areas are dog fouled, the play equipment is largely absent and the shrubberies, while achieving their goal of being good for wildlife, have lost much of their interest through overgrowth and suppression of many original plant varieties. The nature of the design

and current condition, suggests that the park requires more than just a standard management and maintenance approach.¹³⁹

Other issues include:

- The existing management agreement for the buildings between Camden and English Heritage does not cover the landscape in any detail, other than paving, metalwork and general comments on 'miscellaneous external elements' (these are summarized below).¹⁴⁰
- Management of the park comes under Housing, not parks.
- No capital budget for replacing plants or hard landscape features.
- No dog free area- dogs are effectively free to foul anywhere and many do not pick up after their dogs. Officially a dog-free estate, a recent questionnaire revealed 15% of respondents owned dogs.¹⁴¹ Separate dog bins may no longer be required, however, this message needs to be clearly communicated to dog owners and sufficient bins made available. There is a need to clarify the official status as a dog-free estate, as this does not apply to leaseholders.¹⁴²
- Low levels of use.
- Loss of planting and flowering detail; dominance of vigorous shrubs and ivy in wall planters.
- Bare, unprotected, compacted areas and soil

washing onto paving.

- Low profile of static gardener and change in personnel.
- There is a perception among residents that both the grounds maintenance and the cleansing staff do what they want, are detached from the community and are not interested in the site. Residents tend not to use the 'Contact Camden' service to report problems.
- Some report antisocial behaviour in underused and hidden spaces eg playgrounds 2-3 and the site of playground 1.
- Ivy reaching ground inhibits sweeping. Note ivy and Parthenocissus were planted together and form an important element of the design and should be clipped once a year. Where originally intended, ivies should be allowed to clothe buildings (also inhibiting graffiti).
- Debris from drugs use has been an issue in the past.
- Lack of design guide eg recent replacement of post and rail to different detail (Note there are original drawings of every junction).
- History of changes in the grounds without estate wide consultation.
- Trees maintained for safety rather than design aesthetic: need active and long term management and protection, with an agreed replanting plan.
- Shrubs 'topiarised' by unsympathetic and inappropriate pruning: need active management and protection, with an agreed replanting plan.
- Roof garden on TRA hall is derelict and has been unused for a long period (although

¹³⁹ Management and maintenance: Baseline Review Nick Burton on behalf of Around the Block – March 2012

¹⁴⁰ Levitt Bernstein, Alexandra Road Estate Management Guidelines, 2006

¹⁴¹ MTW Consultants Ltd, questionnaire results in Activity Planning workshop presentation, May 2012

¹⁴² Malcolm Dickson pers. comm. July 2012

5 Issues

- resident-led initiative to rejuvenate it currently underway and beehives recently installed).
- Static gardener has a store but a small compound/store and access to office space/ mess facilities may be required in the future.
- Use for Parkour /free running exercise and other activities have caused damage to some components eg post and rail fencing.
- Access into the park via Hive area is partially blocked creating dead-ends; lack of maintenance of Hive area and overgrown/ unmaintained adjacent pathways creates poor quality entrance into Park from Abbey Road.
- Leaseholders are required to pay a service charge for grounds maintenance.
- Extent and desirability of lighting to be resolved.
- Janet Jack had previously developed plans for the management and maintenance, which was very detailed, and this should be looked at as part of the project.

The designers have also noted maintenance issues from the outset:¹⁴³

- It has never received the required maintenance and limited capital investment.
- Camden housing did not want ball games other than designated areas.
- The first residents did not want children to play on the TRA roof.
- Fences and rails and boards to retain soil in shrub beds to protect planted areas have perished.
- Plants neglected and in places cleared.

- The integrated watering system installed as a maintenance essential has been abandoned and probably lost.
- Some internal playground walls have been meaninglessly removed.
- Paving lifted and some replaced by tarmac.
- Play areas have been cleared, including specially designed and liked play structures demolished, trees cut down and areas of matured planting removed, accompanied by acts of vandalism and arson.
- Needs whole site approach.
- There was a Neave Brown Challenge cup for planting in planters; perhaps it could be revived.

5.2.3 Design issues

Although it is a successful, highly designed space, there are some issues which require a design solution:

- Entrances to the park, particularly from Abbey Road, require de-cluttering, opening up and made more visible and welcoming as the entrance to a public park.
- Visibility into enclosed spaces and playgrounds to increase sense of security while maintaining the intended sense of enclosure.
- Surfaces which have lifted around trees require a new design solution, perhaps with areas of hoggins, as used elsewhere on site.
- Play areas all need re-creation and redesign to provide adventurous play experiences in the spirit of the original design.
- Maintenance of board marked, fair faced concrete; in the past graffiti has been painted over.

- Stabilisation of banks and attention to drainage and irrigation, which were very carefully designed but not maintained.
- Some types of planting need review and may need to incorporate newer varieties to suit current conditions, while respecting the design intention.
- Bulkhead lighting was not robust and was soon damaged; unsympathetic lighting standards have been installed along some walks. Need for sympathetic well integrated lighting of paths and steps.
- Access needs to be audited for DDA compliance; many areas accessed by steps (eg Woodland walk) or ramps and many paths are uneven.
- Wide gates into playgrounds need review.¹⁴⁴
- Design details: need for a design guide to ensure that replacements follow the original careful detailing which was an integral part of the design. Eg the robust scaffold poles on thick posts with chamfered details.

5.2.4 Development in the wider area

- The Abbey Area masterplan has received planning permission (April 2012).
- The proposed High Speed 2 train route passes below the site and incorporates a vent shaft in the north east corner. The impact will need to be very carefully assessed, taking note of the history with the Westbourne river/Ranelagh sewer which also passes below the site.

143 Information from Neave Brown and Janet Jack, 2011

144 Janet Jack reports that children swinging on the gates has caused damage

5.2.5 Engagement with park users

Consultation has revealed that there is a strong desire for involvement with the future of the park and to help shape activities within the park. There is great potential, which has been harnessed at times in the past but needs to be sustained and supported as part of a long term plan. There is also a need and desire for more activities in the park and estate in general.

5.2.6 Barriers to access

Consultees who are not residents have stated that they did not know the space as a public park; that it is seen as private and uninviting. Some residents are deterred by inadequate management and maintenance, uncontrolled dogs and sense of insecurity. The forthcoming Activity Plan will look at this in more detail.

5.3 Issues by character area

See Gazetteer and gazetteer images for further detail.

1 Rowley Way (Red Brick Road)

Issues

- Mediterranean planting introduced 2007 without consultation; some whitebeam replaced with Tamerisk trained as a tree. Tamerisk is a Mediterranean maritime shrub; it has attractive flowers but, unlike Rowan and Whitebeam, does not have berries (as intended in the original wildlife friendly planting policy); it has an informal habit, not ideally suited to a regular planting scheme, with lax branches of

minute but dense green scale-like leaves and large plumes of light pink flowers; its mature height is 5-10m.

- Personalisation of private terraces with painted walls, fences, gazebos etc.
- Some planters along Rowley Way adopted by residents leading to variation in planting and maintenance.

2 Langtry Walk

Issues

- Need for a more welcoming and obvious entrance to the park from Abbey Road.
- Management of shrubs is inadequate or lacking.
- Loss of sections of post and rail fence and recent tenant planting.
- Loss of flowering hedge planting north of playground 5.
- Loss of smaller scale and ground cover planting.
- Dominance of ivy in planters to north; ivy affected by vine weevil.
- Seating, much broken, appears underused.
- Route appears relatively less used.
- 600x600 concrete paving: some cracked and tarmac patching; problem of vehicle damage.
- Ivy in planters reaching ground inhibits sweeping.
- Hedges and shrubs need to be managed to a defined height.
- Watering points removed.

3 Ainsworth Way

Issues

- Responsibility for maintenance of trees.
- Responsibility for maintenance of planters.
- Gaps in new planting.
- Finish of fences.
- Inappropriate conifer planting.
- Planting on roofs of stores has been lost and replaced with self sown grass

4 Woodland walk

Issues

- Settlement of paving; paving uneven, damaged and dangerous.
- No step free access.
- Desire line paths.
- People value its wildlife highly.
- Unmanaged shrubs suppress less vigorous plants.
- Sections of fencing lost or damaged or with inaccurate replacement.
- Benches collapsed and unusable.
- Areas of knotweed.
- Self sown sycamores; original trees lost but to some extent this was anticipated.

5 Spaces between B Blocks

Issues

- Poor paving lifted and damaged around trees.
- Mixed tree sizes and condition.
- Ivy dominates planters.
- Popular social space, although there are no seats as such.
-

5 Issues

6a Abbey Road frontage: Seating areas near Abbey Road entrance

Issues

- Unappealing or underused seating.
- Damaged paving and loss of Plane trees gives the area a derelict appearance.
- Limes on Abbey Road need some sensitive pruning of basal growth.
- Cleaning and maintenance required.

6b Abbey Road frontage: the 'Hive' and setting

Issues

- Unwelcoming, derelict appearance, with multiple fence lines.
- Green roof attractive in summer but needs clearance of litter.
- Blocks access to the park rather than providing a link.
- Building underused.
- Crazy paving at entrance not in keeping with other hard landscape detailing.
- Recent (2007) replanting of shrub beds along whole boundary with a more varied palette than original design.
- Ivy needs to be clipped annually.
- Continuation of vegetable growing project.

6c Abbey Road frontage: Ainsworth carpark and service road

Issues

- Entrance to park from Abbey Road south of football pitch looks like a dead end, is uninviting.
- Recent (2007) replanting of shrub beds along whole boundary with a more varied palette

than original design.

- Ivy needs to be clipped annually.
- Unightly containers and recycling areas off service road.

7 Football pitch

Issues

- Relatively poor connectivity; access via Hive and Playground 1 closed
- High intrusive fence and lighting.
- Loss of seating.
- Condition of bank to north and Hive grounds adjoining.
- Condition of low wall to south.

8 Bowl

Issues

- Dog fouling.
- Loss of bowl shape.
- Underuse.
- Height of hedge (intended to be 2m with holes).
- Management of shrubs, loss of planting detail.
- Loss of horse chestnuts and condition of existing horse chestnuts.

9 Playground 1- former slide park

Issues

- Play structures removed.
- One access blocked so it leads nowhere.
- Isolated space and anecdotal reports of antisocial behaviour.
- Fence broken and cherries lost or in poor condition.
- Tarmac surface moss covered and taken too

high around plane tree, which threatens its survival.

- Ivy dominates, other planting lost.

10 Playground 2

Issues

- No play equipment.
- Paving patched with tarmac.
- Hidden relatively unfrequented area; anecdotal reports of antisocial behaviour.
- Unmanaged planting.
- No visibility from outside the space.
- Broken seating.
- Concrete walls with graffiti painted over.

11 Playground 3

Issues

- No play equipment.
- Paving patched with tarmac.
- Hidden relatively unfrequented area, anecdotal reports of antisocial behaviour.
- Unmanaged planting; loss of planting detail.

12 Playground 4

Issues

- No connection or visibility between adjacent playgrounds.
- Lack of bespoke play features or equipment.
- Wide gates are not robust enough.
- Other shrubs unmanaged; loss of flowers and scents. Planting to north (originally intended to be below eye level)
- Broken seating.

13 Playground 5**Issues**

- No connection or visibility between adjacent playgrounds.
- Loss of original play structures, mound and low walls.
- Wide gates are not robust enough.
- Flowering hedge to north burned and not replanted (originally intended to be below eye level)

14 Meadow**Issues**

- Dog fouling and aggressive dogs prevent use of lawn.
- Inappropriately located play sculpture.
- Inappropriate shrub pruning.
- Bare areas, especially below eucalyptus.
- Lifted paving around plane trees.
- Seating dirty and uninviting.
- Roses near seating lost.
- Desire line path through planting bed.

15 Mound**Issues**

- Dog fouling and poor grass condition.
- Over secluded, little used.
- Broken, derelict benches and paving.
- Loss of fencing and retaining boards.
- Poor soil conditions.
- Unmanaged shrubs, loss of planting interest, bulbs and ground cover.
- Quercus ilex affected by leaf miner.

16a Tenants Hall: Seating areas near Tenants Hall**Issues**

- Loss of planting interest (west); new planting in eastern planter.
- Loss of views.
- Poor condition of seating.
- Grilles broken or missing.

16b Tenants Hall: Tenants Hall bank and ramps**Issues**

- Uncontrolled ivy.
- Loss of views.
- Loss of interest in ground cover.
- Robust lighting needed.
- Roses shown on original planting plans are absent.

17 ARC (Alexandra Resource Centre) roof and ramps**Issues**

- Planting not as original and some has grown too tall (most was designed to be below eye level) and obscures rooflight.
- Some bare areas- lacks former ground cover.
- Changes to rooflight design, damage to rooflight – vandalism.
- Loss of planting interest on ramps.

18 The well**Issues**

- Planes in poor condition; 2 lost, 1 replaced.

19a Sunken area at end of B block ('the pub') and**Issues**

- Needs new use.
- Lack of planting interest; loss of climbing rose.

19b Shop area: Deck at east of Rowley Way**Issues**

- Less busy now shop is closed; potential as a community focus and orientation point.
- Corner shrubs pruned formally, bare earth between.
- No original planting.
- Camden's policy not to plant roses adjacent to seating areas.

20 Walkway to Loudoun Road**Issues**

- Condition and loss of Robinia.
- Loss of Rosa from long planter and planting in some sleeper beds replaced by weeds.
- Sleeper beds around trees not original and could affect condition of trees.
- Not obvious that it leads to public park.

21 Service road**Issues**

- Overgrown with ivy and a few buddleia.

6 Policies

6.0 POLICIES, Aims and Objectives

The Park Management Group/LB Camden agreed the policies and aims in July 2012.

Summary of Policies

General and specific conservation policies, aims and objectives, should be adopted by the Park Management Group /Camden Council (and Tenants and Residents Association) to safeguard the significant aspects of the site over the long term, to deal with issues to which the site is vulnerable and increase understanding and enjoyment of the park. Policies cover management, historic layout, structures and planting, ecology, sustainability, access, and the park's use for heritage and educational activities. They reinforce the themes of significance identified above.

6.1 Introduction

This section sets out policy aims which flow from the understanding and analysis of the site, respond to the issues identified in Section 5 (Issues) and which will safeguard the significant aspects and themes of significance of the site, as set out in Section 4. The policy aims form a central part of the conservation planning process and their adoption will underpin the future care of the park and landscape. Relevant issues are summarised below for ease of reference.

6.2 Project Aims

Vision statement

To repair conserve and restore the landscape as originally conceived as an integrated, consistently detailed modernist design, to replace lost features consistent with the design ethos of the park, improve management, to generate appreciation by a wide range of local residents and visitors and revitalise the park, as the focus of community activity

The agreed aims of the project as set out in the Stage 1 application previously submitted to the HLF are as follows:

Aims:

- Rejuvenate the park, enabling the original design intent to be experienced and appreciated by a wide range of local residents and visitors.
- Restore the hard landscaping.
- Restore play equipment.
- Reinstate appropriate planting and enhance bio-diversity.

More specifically, the aims are to:

- Restore the park landscape.
- Re-introduce play facilities that have been

lost from the original scheme.

- Improve the management and maintenance of the park and develop a 10 Year Management and Maintenance Plan.
- Improve the park's biodiversity.
- Improve accessibility, permeability and legibility within the park.
- Develop activities to promote greater understanding of and engagement with the heritage, horticulture and biodiversity of the park to a wide range of audiences.
- Produce an evaluation and activities plan which will identify opportunities for wider audience participation.

The Project Management Group's aim for the park with regard to management and maintenance, are to see:

- A higher standard of horticultural excellence overall in the park that encompasses improved shrub and tree pruning, improved soil fertility, a focus on developing flower beds and a reduction of groundcover that suppresses flowering shrubs.
- Enhancement of Biodiversity.
- Site specific improvement and strategy for dealing with dog fouling.

The Project Management Group's objectives for the site are:

- That the Project Management Group would like to consider developing opportunities to influence aspects of the management and maintenance contract through a governance structure that affords a partnership with the Council and the grounds maintenance

- contractor.
- For a higher standard of horticultural excellence with the possibility of taking on an apprentice.
 - To encourage tenants and residents involved in gardening on a voluntary basis under the guidance of a Head Gardener/ Activity Coordinator.
 - To explore the possibility of developing a Young Friends of the Park group.¹⁴⁵
 - To consider removal of the Play Pathfinder project and in its place develop a meadow area with longer grass and wild flowers.

6.3 General Historic Landscape Policy aims and objectives

This section is grouped into general policies, followed by specific aims. These general policies will be adopted to guide the work.

6.3.1 Understanding and protecting the significance of the site

Issues

It is essential that those involved in the management of the site are aware of how its significance can guide its future management.

POLICY A: Decisions relating to the management, conservation and enhancement of the park should respect and develop its design significance

Policy aim 1: Adopt Conservation Management Plan: Plan to be adopted by all relevant parties to ensure that all those making decisions which might affect the site and its setting do so with reference to the adopted policies, with the aim of conserving the site's significance. Incorporate the CMP within Camden's Open Spaces Strategy.

Policy aim 2: Assessment: Within the management structure described in Policy aim 7, set up a system of assessment against the Conservation Management Plan and review of the plan. Assess any new work against the CMP, using a heritage impact assessment form (sample supplied in section 8 below) (see policy 11).

Policy aim 3: Archives and recording: Develop a strategy for completing, cataloguing and making accessible the existing archives, including original design drawings. Create records of existing condition of landscape and structures and any new work undertaken, as well as new material such as oral history records.

Policy aim 4: Protection: Seek registered park status from English Heritage

6.3.2 Integration of heritage values into the management of the park

POLICY B: Manage and maintain the landscape informed by its significance and design principles while acknowledging the needs of biodiversity and long term sustainable management

Issues

There is no current long term management plan, action plan or adopted Masterplan in use and there has never been an appropriate or well funded maintenance regime

Maintenance is carried out following standard Borough wide specification for housing estates

Policy aim 5: Park Masterplan: Prepare a drawn park Masterplan which shows the long term vision for the park. The Masterplan will be informed by the unique values and qualities of the park and the site's significance as an historic landscape and should seek to conserve the historic fabric and ecological interest while acknowledging modern needs.

Policy aim 6: Management and Maintenance Plan: Develop the management aims of this CMP into a full ten year park Management and Maintenance Plan (MMP) with procedures and specifications adapted to the special needs of the site to ensure long term management beyond the 10 year plan. The Management and Maintenance Plan will describe how the heritage, landscape and ecology of the park will be conserved, managed and maintained.

- Manage existing planting effectively and introduce new planting as appropriate to original design intentions to ensure long term health and to enhance the valued qualities of the park today and deliver the

Policy aim 7: Management: develop a co-ordinated structure of management and maintenance for the whole site which is

¹⁴⁵ Management and maintenance: Baseline Review Nick Burton on behalf of Around the Block – March 2012

innovative and engenders a strong sense of ownership amongst those working or living in and using the estate. The structure will incorporate a site based Head Gardener/Park Manager and a body such as a Trust or Management Forum with representation of user groups, such as the Friends Group, Park Management Group and Tenants and Residents Association.

Policy aim 8: Develop, consult on and implement a site specific dog management strategy based on Camden's Dog Policy; maintain whole site free of dog waste.

Policy aim 9: Staff development: Identify need for, and provide training in, specialist skills or knowledge, including use of the CMP and Heritage Impact Assessment. Make use of park management networks such as GreenSpace.

Policy aim 10: Green Flag: Achieve Green Flag status.

Policy aim 11: Use Heritage Impact Assessment (see section 8) to evaluate proposed work using sample supplied.

Policy aim 12: Prepare and implement a Sustainable Management Strategy for all park management operations.

- Adopt ecologically appropriate, sustainable and environmentally sensitive management practices in accordance with best practice, strategies and plans, including sourcing of materials, minimal use of herbicides and pesticides, no use of peat or peat based

products, composting of green waste on site, and reuse/recycling of materials where possible.

- Address the social, economic and environmental dimensions of sustainability through: the use of efficient integrated and simple systems for energy, water and waste use and collection, construction, design and operation; the incorporation of educational and recreation facilities that demonstrate best practice.

Policy aim 13: Climate change: Review the opportunities to adopt sustainable management practices.

- Ensure that use of resources (particularly water, drainage, energy use and production) and choice of plant material (planting schemes, grass, tree selection) are consistent with predictions for climate change and its mitigation.

6.3.4 Reinforcing the unique qualities of the park

Issues
the park has a unique place in the history of design, but this has not informed management decisions, leading to a loss of features and details which are intrinsic parts of the park's character, original designers and their drawings available

POLICY C: Conserve and enhance the park's unique landscape character and structure based on the significance of the original design intentions.

POLICY D: Recognise and interpret the design intention of providing play opportunities.

Explore the recreation of play areas inspired by the original design vision and appropriate for the wider setting of the estate, and also to reflect contemporary best practice in creative and engaging play areas for children of all ages.

Policy aim 14: Reinforce the unique qualities of the park informed by the original design; aim for the maturing but well managed park, with consistent hard and soft landscaping and reintroduced recreation and play opportunities, wherever possible following, or in cases inspired by, the original design ethos.

- Repair, restore and enhance the hard landscaping, structures and planting in the park based on the original design intentions. Resolve issues with subsiding paving.
- Develop a landscape design guide of original hard landscape palettes and details (paving, fencing, seating, lighting, bins etc)
- Develop plant lists, drawing on the original design drawings, recognising that the planting is an important part of the park's distinctive character.
- Develop a strategy for subtle but welcoming park identity through signage and information.
- Develop site wide play concept.
- Develop an access strategy and design concept to cater for all ages and abilities, to provide a welcoming, safe and accessible environment to residents and visitors by repairing existing physical infrastructure

and potentially improving aspects with new interventions.

- Where new design proposals are delivered these should have close reference to the original design approach and palettes.
- Ensure that there are appropriate lighting levels within the park, providing safe routes through the park but supporting character and biodiversity by not over-lighting

See section 7 below for management aims for each character area

6.3.5 Trees

Issues

Management based on safety issues rather than design, lack of active management; diseases and poor health of some trees

Policy aim 15: Implement a tree management programme in line with Camden's Tree Policies

- Prepare a tree management plan to include a regular programme of inspections, disease monitoring and maintenance operations and replanting following design precedent, with special attention to trees which form structural planting.
- Take account of heritage, aesthetic and ecological significance of trees and original design intention to provide shelter belts in all management decisions (see 2.9 above).

- Take account of view management as well as shelter in all tree management decisions (Policy aim 16).
- Take steps to reduce the spread of disease and develop planting strategies to limit future impact.

6.3.6 Landscape structure and fabric in general

Issues

Key views obscured by ivy, shrub and tree growth; intrusive features and development affect views

Policy aim 16: Develop and implement a views management strategy to restore and maintain lost views by selective clearance and planting.

- This includes views into and within the estate, connection with the surrounding area and the highly valued views of treetops and vegetation from dwellings. Note shrubs intended to be below eye level and importance of views from the TRA hall.

Refer to design intentions and design guides as set out in Policy 14.

POLICY E: Conserve and enhance the park's nature conservation.

Issues

Opportunities to enhance the highly valued ecology of the park; potential conflict with pruning regime

Policy aim 17: Biodiversity: adopt management techniques in accordance with Camden's Biodiversity Action Plan (BAP) 2009-12 that will conserve and enhance the range and diversity of habitats, while respecting the design intentions of the historic landscape features.

Biodiversity is a highly valued aspect: take opportunities to increase biodiversity value as an integral part of management, particularly along Woodland Walk.

- Refer to enhancement proposals in Section 4.10 to 4.23 of the Phase 1 habitat survey.
- Take opportunities to incorporate biodiversity features within the wider estate eg in maintaining /enhancing green roofs (Hive and Ainsworth stores) bird/bat boxes, greening building hard surfaces.
- MMP and masterplan to ensure balance between original design intentions and biodiversity

6.3.7 Issues relating largely to community or social value

Issues

Limited appreciation of the park's special heritage, access and safety issues, desire for more use and community events, volunteers would like to be involved but need support

POLICY F: Provide a variety of safe, secure and inclusive opportunities for residents and visitors in a high quality environment.

POLICY G: Provide clear, high quality and consistent interpretation and engagement that links the park with its significance.

Policy aim 18: Set up Friends Group (with reference to Camden's draft constitution for Parks Friends Groups) and engage with and serve the needs of the local community and the wider public, recognising the local, regional, national and international interest of the site, and facilitate public use at all levels.

Policy aim 19: Widen opportunities for volunteers and community involvement and training in a structured and supportive programme.

Policy aim 20: Implement interpretation, engagement and events strategy based on the Activity Plan and reflecting heritage values.

Policy aim 21: Work to find a use for the Hive, which complements the park and its activities. Consider the landscape around the Hive to establish a clear and appropriate connection from Abbey Road into the park incorporating the land owned by Camden Property Services and reconsider the open spaces around the Hive to create a high quality, welcoming public entrance to the park (Refer to Policy aim 16).

7.0 MANAGEMENT AIMS

7.1 General management approach

These aims will be used to develop a full 10 year MMP which will also consider future options for governance, management and maintenance.

This section builds on the description of the historic and current landscape character, the significance, ecology and other issues summarised in section 6 above. It sets out broad management aims to enhance, protect and sustain the significance of the area. Relevant issues are summarised for ease of reference.

The overall aim is to ensure that all management is informed by an understanding of the site's significance so that effort and available resources are directed towards the long term implementation of an agreed Masterplan.

Security and visibility

Many of the issues raised by users should be resolved by:

- better management
- reducing some shrubs and hedges as originally intended and keeping to these heights; crown lifting and possibly maintaining some gaps in shrubs level below eye level
- implementing a dog control policy with designated dog free playgrounds
- regular and visible presence of the head

gardener and other site based staff, as well as organised volunteer groups

- greater use of the park's well maintained and clean green spaces and play areas
- a regular programme of community events and activities in the park
- making use of the Hive building and opening up the Abbey road frontage

Work to structures

The landscape forms the setting of the Grade II* listed Alexandra Road estate. The listing boundary includes the whole park and the listing includes 'walls, ramps and steps', ie the hard landscape structure is included in the listing and would need listed building consent for any alteration. Any work should follow a design guide of original details. Consider options for revealing and cleaning fair-faced/board marked concrete.

Some have suggested physical changes to the listed walls to increase visibility, such as removing walls or making openings through them. These are such important elements of the design, that the management options should be implemented and tested before any changes to the structure are considered.

Work to trees

For the first phase of work, it will be necessary to clear self seeded sycamore and ivy from trees, inspect all trees with the landscape designer, make decisions for tree surgery and replanting based on design intention (eg to develop multistem tree and to provide



Shrub pruning in 2001 caused some concern amongst residents although the most vigorous shrubs have regrown well (photograph which accompanied Janet Jack's 2001 Management Plan)

shelter) and aesthetic effect, rather than solely on the grounds of safety and tree health. The ongoing MMP will need to be based on these design principles and contribute to a long term tree management plan. Camden's plan to survey and undertake tree work on the estate in 2012/13 provides an important opportunity to coordinate the work. Time pruning to minimise impact on nesting birds.

Tree pits: The topsoil inevitably will consolidate and should be topped up over time to prevent hollows appearing as before, which encourage animals to nest.¹⁴⁶

The whole estate is part of the Alexandra Road conservation area, designated in 1996.¹⁴⁷ This normally means that all the trees are protected however permission will not be required for work to trees as it is Council land.¹⁴⁸

Work to shrubs: design and biodiversity

There is a need to reduce the size of vigorous shrubs and to manage some areas to lower heights, to allow replanting of lost species which would add interest and variety. However, there is a history of drastic pruning without warning and residents are fearful of sudden loss of greenery. Meanwhile some feel the estate is overgrown, and that lack of visibility makes spaces too threatening to use. There is also the difficulty of capital funding during the HLF project being time-limited to a contract.

A programme of coppicing, rejuvenation and

¹⁴⁶ Levitt Bernstein, 'Alexandra Road Estate Management Guidelines', 2006

¹⁴⁷ Camden Conservation Area statement: Alexandra Road No 31

¹⁴⁸ In Conservation Areas Permission permission is required to fell trees over 75mm diameter or to prune trees over 100mm if they are being pruned or felled to help the growth of other trees.

replanting will be required to promote a better structure with mixed age of planting, greater variety and interest, with a lighter touch phased programme for the Woodland Walk, to protect biodiversity interest.

Refer to original planting plans and to Janet Jack's 2001 management plan. The planting palette is an essential part of historic character and should be followed unless there are compelling reasons to make changes eg current disease, planting or site conditions or need to reduce spikiness in certain areas. In any case the essential design character should be retained.

Ivy is an essential part of the planting, forming useful evergreen ground cover and supporting wildlife, but requires varied management including annual shearing, but with some plants allowed to grow into trees in appropriate locations. Support for wildlife was integral to Janet Jack's original planting; management and design needs to make provision of cover for breeding birds; provision of food sources (nectar rich plants, berry bearing bushes, as originally designed) and could incorporate new features such as insect loggeries and bird/bat boxes. Time pruning to minimise impact on nesting birds. Care will be needed when removing ivy from board marked concrete.

Children are drawn to explore undergrowth, and this has caused substantial damage and compaction, especially where protective fencing has been lost. However,

7 Management aims

in certain less sensitive areas it might be possible to acknowledge this desire and create trails through woodland, perhaps with stepping stones, as suggested by *Planning for Play*.

Planting conditions

Generally soil levels are low and soil appears poor; testing and major replacement and additional organic material will be required. Provision of a sustainable watering system or preferably drought tolerant planting will be required. Perennial and invasive weeds such as knotweed will need to be controlled and the extent of ivy may need to be reduced and/or managed to clothe buildings, but not to choke trees and shrubs.

Maintenance and community facilities

The park is very fortunate in having unused buildings which could be used to support activities in the park. Many park projects seek to create such facilities, but here park functions could be accommodated within the former Co-op offices, the Hive and its grounds. To enable future inclusive and sustainable management, the following will be needed:

- A visible base for the head gardener and clear ways of making contact and exchanging information via website, notice board etc.
- A base for volunteers; for equipment, making refreshments, storing and exchanging information etc.
- A work and training area for volunteers; space for propagation, small plant nursery, composting area.

Although not currently part of this project, the Hive offers potential for providing community facilities and activities which will complement and enliven the park.

Resources

The resourcing of maintenance has always been an issue. There are residents willing to be involved but any volunteer effort needs direction and support so that all effort contributes to an agreed vision and long term plan, coordinated with maintenance staff. Even back in 1938 Christopher Tunnard suggested that 'The whole of the upkeep could be carried out by the tenants [of those estates]...under the direction of a committee whose activities could be decided by the tenants themselves'.¹⁴⁹

7.2 Management aims by character area

General issues also apply to areas below. For further detail see Gazetteer.

1 Rowley Way (Red Brick Road)

Issues

Mediterranean planting introduced 2007; some whitebeam replaced with Tamarisk
Personalisation of private terraces with painted walls, fences, gazebos etc
Some planters along Rowley way adopted by residents

Overall management aims

- Improve planting pits for trees and replant with Mountain ash in phased programme to replace remaining whitebeam and as Tamarisk need replacement.
- Consider reverting to original planting of roses,

¹⁴⁹ Tunnard, op cit, p.144, quoted by Simms, 2003 Gardens in the Modern Landscape (1938)

- berberis, etc when replanting needed.
- Develop and implement guidelines for extent of personalisation of terraces and planting.
- Maintain red brick paving and cleaning of drainage system, as set out in the Management Guidelines.
- Metalwork to be maintained in original colours (as seen inside TRA hall).

2 Langtry Walk

Issues

Need for a more welcoming and obvious entrance to the park, low levels of use
Management of shrubs, ivy
Loss of sections of post and rail fence and loss of some areas plus smaller scale and ground cover planting in general
Dominance of ivy in planters to north; ivy affected by vine weevil
Paving and seats in poor condition

Overall management aims

Manage as a varied green walk with open and closed spaces and planting of varied heights as designed.

- South side: Programme to reduce height of vigorous shrubs. Reintroduce flowering plants and groundcover. Repair fencing and seating.
- North side: manage and clear sections of ivy and replace soil to allow replanting of roses etc. Maintain ivy above ground level to provide evergreen ground cover and to 'clothe' gable walls of buildings. Eliminate vine weevil with nematodes.
- Protect paving by limiting vehicle access.

By section:

- West section north of Football pitch (7) and Bowl (8) designed as above eye level hedge: consider 'windows' here (see 8 Bowl

- section below).
- Playground 3: designed as below eye level hedge, although levels mean that it is screened from Langtry Walk.
- Meadow (14) open lawn with mature trees.
- Mound (15) lime trees in retained bank with low level planting below, backed by higher planting.
- Playground 5 below eye level flowering hedge to be replanted.

3 Ainsworth Way

Issues

Maintenance of trees
Responsibility for maintenance of planters
Finish of fences
Loss of store roof planting

Overall management aims

Bring public areas, at a minimum the trees, back into management. Maintain planting and detailing consistent with the original design. Manage and replant store roofs.

4 Woodland walk

Issues

Settlement of paving; paving uneven, damaged and dangerous
People value its wildlife highly
Unmanaged shrubs suppress less vigorous plants
Sections of fencing lost or damaged
Benches collapsed and unusable
Area of knotweed
Self sown sycamores; original trees lost but to some extent this was anticipated

Overall management aims

Maintain as woodland walk and manage for biodiversity, flowers and berries.

- Introduce long-term phased woodland management to the maintenance of the trees, shrub layer and understorey to create an

uneven age structure and variety of opportunity for wildlife .

- Remove self-seeded sycamore, complete lost sections of railing. Repair sub base and paving. Wildflower plugs/seeds, especially in small glade north of walk; eradicate knotweed. Replace original flowering shrubs eg broom and gorse. Maintain cover for breeding birds and provision of food sources (nectar rich plants, berry bearing bushes, as originally designed) and incorporate new features such as insect loggeries and bird/bat boxes
- Repair benches. Consider creating woodland trail.

5 Spaces between B Blocks

Issues

Poor paving
Mixed tree sizes

Overall management aims

Upgrade as a useful link space and semi enclosed social space

Replace in a more flexible porous surface around trees. Programme of tree replacement. Improve soil and replace lost planting.

6a Abbey Road frontage: Seating areas near Abbey Road entrance

Issues

Unappealing seating
Damaged paving and loss of Plane trees gives the area a derelict appearance
Limes on Abbey Road to be maintained with some basal growth.¹⁵⁰
Cleaning and maintenance required
Clip ivy regularly and allow to grow on concrete

¹⁵⁰ There is some difference of opinion with residents and Janet Jack liking the low level growth, however arboricultural advice is that regular pruning is required to avoid long term damage to crown pruner

Overall management aims

Repair and incorporate into a more welcoming entrance to the park and 'landmark' on Abbey Road.

Repair paving, open up as entrance to park, maintain and reinforce planting. Continue annual pruning of epicormic growth on limes.

6b Abbey Road frontage: the 'Hive' and setting

Issues

Unwelcoming, derelict appearance
Blocks access to the park rather than providing a link
Building underused
Crazy paving at entrance not in keeping with other hard landscape detailing

Overall management aims

Re- animate, reuse, open up to provide a welcoming gateway to the park.

- Explore opportunities for bringing the Hive into full use, ideally a use that connects with the park. (Current interest from several groups being explored). It is seen by HLF to have intrinsic value due to its vicinity to the entrance of the park.
- Continue community food growing project, explore options for more permanent arrangement.
- Reconsider landscape design around the Hive to improve connections with Abbey Road and the park.

6c Abbey Road frontage: Ainsworth carpark and service road

Issues

Entrance to park from Abbey Road of south football pitch looks like a dead end

Recent replanting of shrub beds more varied than original
Unightly containers off service road.

Overall management aims

Maintain as a welcoming entrance to the site. Maintain and reinforce planting. Consider design and signage options for entrances. Check need for containers.

7 Football pitch

Issues

Access via Hive
Access from Playground one
Condition of bank to north and Hive grounds adjoining
Intrusive, high fencing and floodlighting.

Overall management aims

Maintain as accessible all weather multi use court. (Funding for this is being sought 2012).

- Open up entrances to pitch and relationship with Hive building.
- Consider reinstating seats inside pitch for spectators; repair wall to south.
- Bring surrounding areas back into use and management.
- Keep as graffiti area.
- Replant crocus bank around trees. NB this area was intended as seating/viewing area; use to be defined in Masterplan and MMP.
- Consider options to introduce less intrusive fence colour.

8 Bowl

Issues

Dog fouling, low usage
Loss of bowl; drainage problems
Height of hedge
Management of shrubs and loss of variety
Loss of horse chestnuts and condition of existing horse chestnuts.

Overall management aims

To become a magic, usable space again and focus for community activities and quiet relaxation

- Consider recreating shallow dish and becoming a dog free area. Manage hedge to 6' high with small gaps or windows where children have made paths. The original intention was to have holes for children.¹⁵¹ Manage mature horsechestnuts, improve soil conditions, if necessary replant all trees with similar but more disease resistant species eg Spanish (sweet) chestnuts, or possibly other Aesculus species eg Yellow Buckeye (*Aesculus flava*).
- Remove self-sown sycamore and nightshade. Rejuvenation of shrubs by cutting back and some replacement of smaller lost species and ground cover.
- Replant bare areas of lost planting; maintain fence.
- Repair hoggin path, fences and granite sett stage.
- Improve drainage.

9 Playground 1- former slide park

Issues

Play structures removed
One access blocked so it leads nowhere and attracts antisocial behaviour
Fence broken and cherries lost or in poor condition
Tarmac surface moss covered
Ivy dominates
Tenants' recent planting removed

Overall management aims

Recreate an adventurous play area in the spirit of the original design

- Repair fence and replace cherries.

¹⁵¹ Janet Jack, pers. comm., March 2012

- Open up route to Hive.
- Replant Hypericum and strong scented pink ground cover rose (Max Graf or similar).

10 Playground 2

Issues

No play equipment
Paving patched with tarmac
Hidden unfrequented area attracts antisocial behaviour
Unmanaged planting
No visibility from outside the space

Overall management aims

Redesign as a play area for older children in the spirit of the original design, perhaps as part of a trail linking the play areas

- Increase use, provide onsite presence and monitor security issues. Manage ivy, improve soil and reintroduce flowering interest with major replanting programme to reintroduce intended variety and interest including flowering shrubs, roses, Symphytum etc. Repair bench seating and paving.

11 Playground 3

Issues

No play equipment
Paving patched with tarmac
Hidden unfrequented area attracts antisocial behaviour
Unmanaged planting to east prevents any overlooking

Overall management aims

Redesign as a play area for older children in the spirit of the original design, perhaps part of a trail.

- Increase use, provide on site presence and monitor security issues. Manage/control ivy, improve soil and reintroduce flowering interest with major replanting programme to reintroduce intended variety and interest. Repair bench seating and paving.

7 Management aims

12 Playground 4

Issues

- Lack of play features or equipment
- Wide gates are not robust enough
- Parents remark that there is no connection or visibility between adjacent playgrounds (self contained playgrounds were part of original maze like design)
- Flowering hedge to north removed
- Other shrubs unmanaged; loss of flowers and scents

Overall management aims

Redesign as a creative play area in the spirit of the original and in the same design style.

- Explore recreation of some of the original play structures, adapted for safety requirements. Replant with fragrant flowering plants but retain and manage what remains of the original planting where appropriate.

13 Playground 5

Issues

- No connection or visibility between adjacent playgrounds
- Loss of original play structures and low walls
- Wide gates are not robust enough
- Flowering hedge to north removed

Overall management aims

Redesign as a creative play area in the spirit of the original with some elements for longer term implementation.

- All new elements to follow the original design and detailing (geometric, angular features etc). Recreate some of the play structures, adapted for safety requirements and reintroduce planting interest.
- Replant with fragrant flowering plants including below eye level north hedge; retain and manage what remains of the original planting where appropriate.

14 Meadow

Issues

- Dog fouling and aggressive dogs prevent use of lawn
- Inappropriately located play sculpture
- Inappropriate shrub pruning
- Bare areas, especially below eucalyptus
- Lifted paving around plane trees
- Seating dirty and uninviting
- Roses near seating lost

Overall management aims

Maintain as an open and usable lawn with wildflowers and bulbs. Control dog access and fouling. Relocate play structure, in suitable location, preferably off site.

- Introduce wildflower plugs/seeds and bulbs and vary grassland maintenance regime to allow establishment of meadow species in perimeter areas.
- Maintain trees.
- Replant roses near bench.
- Work to shrubs; pruning back of dominant shrubs and re-introduction of lost varieties as original design, soil improvement; ground cover planting. Shrubs to be pruned in informal naturalistic lines (by hand not hedgetrimmer) according to good horticultural practice.
- Relay surface around plane trees- either raise whole area with larger tree circles or introduce a more flexible surface to some or all of area. Repair fences.

15 Mound

Issues

- Dog fouling and poor grass condition
- Over secluded, little used
- Broken, derelict benches and paving
- Unmanaged shrubs, loss of interest and ground cover, bulbs
- Quercus ilex affected by leaf miner
- Loss of retaining boards and fencing

Overall management aims

Maintain as a clean, usable area, a secluded but inviting close mown south facing meadow, possibly with longer grass and bulbs at edges.

- Control dog access and fouling.
- Introduce wildflower plugs/seeds and bulbs and vary grassland maintenance regime to allow establishment of meadow species in perimeter areas.
- Explore options for improving access to raise levels of use and sense of safety.
- Rejuvenation of shrubs; pruning back of dominant shrubs and re-introduction of lost varieties as original design, soil improvement; ground cover planting. Shrubs to be pruned in informal naturalistic lines (by hand not hedgetrimmer) according to good horticultural practice. Remove and dig out self sown sycamores and selective tree surgery, maintaining tree canopy.
- Decompact soil and replant ground cover to stabilise soil. Replant bulbs.
- Open views through shrubs and some crown lifting, for informal surveillance.
- Repair seats, protective fences and paving.
- Replace retaining boards where required.
- Leaf miner can be treated with nematodes.

16a Tenants Hall: Seating areas near Tenants Hall

Issues

- Loss of planting interest apart from newly planted east bed
- Loss of views
- Damaged seats

Overall management aims

Reintroduce planting diversity, repair seats and open up views over park.

16b Tenants Hall: Tenants Hall bank and ramps

Issues

- Uncontrolled ivy
- Loss of views
- Loss of interest in ground cover
- Robust lighting needed
- Thorniness of roses near paths

Overall management aims

Manage as a birch grove with low level ground cover to allow views through from ramps and TRA hall.

- Reduce/remove ivy from some trees (especially where main view obscured) before making design decisions on any tree surgery or replanting, aiming at a sculptural multistem tree structure; keep ivy controlled.
- Consider replacing some areas of ivy with Vinca to ease management.
- Reintroduce roses; consider less thorny varieties near paths. (see Janet Jack management plan 2001 drawing 4).

17 ARC (Alexandra Resource Centre) roof and ramps

Issues

- Planting not as original and some has grown too tall (most was designed to be below eye level) and obscures rooflight.
- Some bare areas- lacks former ground cover
- Changes to rooflight design
- Loss of planting interest on ramps

Overall management aims

Manage to recreate designed character- generally low level planting with colour and fragrance and trailing ivies; reintroduce roses to ramps. (see Janet Jack management plan 2001 drawing 4).

18 The well

Overall management aims

Replace 1 plane tree and roses (Janet Jack management plan 2001 drawing 4).

19a Sunken area at end of B block ('the pub') and

Issues

- Needs new use
- Undercroft links impaired by low ducting on underside of roof
- Lack of planting interest

Overall management aims

Replant with fragrant plants, preferably rambling rose.
Find a use for the area.

19b Shop area: Deck at east of Rowley Way

Issues

- Less busy now shop is closed, now in use by artist as a studio
- Corner shrubs pruned formally, bare earth between
- Roses removed: thorniness
- Camden's policy not to plant roses adjacent to seating areas.
- Lack of wayfinding

Overall management aims

Emphasise this area as a focus or destination and orientation point
Replant with low growing shrubs including roses; consider less thorny varieties.
Signage strategy to make destinations clearer.

20 Main entry walkway to Loudoun road

Issues

- Condition, variable size and loss of Robinia
- Loss of Rosa from long planter and planting in some sleeper beds replaced by weeds
- Not obvious that it leads to public park

Overall management aims

Management and replacement plan for trees and replace lost planting. Aim for healthy, even sized trees. Consider removing sleeper beds to improve conditions for trees.
Signage strategy to make destinations clearer.

21 Service road:

Issues

- Overgrown with ivy and a few buddleia

Overall management aims

Cut back ivy, trim and manage to grow over structure; cut back buddleia- not high priority.

8 Heritage Impact Assessment

9.0 HERITAGE IMPACT ASSESSMENT

To be used to evaluate impact of any interventions.

9.1 Criteria

Description of Column headings in schedule opposite:

Column 1: Area

Numbers of character areas as shown in drawings

Column 2: Character Area name

Column 3: Proposal

A brief description of proposed works and summary of relevant historic information.

Column 4: Significant elements

Significant elements affected, as identified in section 4 of the CMP.

Column 5: Significance

The levels of significance are taken from section 4 of the CMP.

Very high (international) significance

National (high) significance

Regional (medium) significance

Local (low) significance

Neutral significance

Negative or poorly sited features

Column 6: Potential impact

Significant improvement: major repairs and enhancement to the appearance setting and perception of the most significant elements of fabric, and overall character, including major improvement to management and maintenance and to interpretation, resulting in a fundamental improvement in our ability to understand and appreciate the resource and its historical context and setting;

Perceptible improvement: repairs and enhancement to condition, appearance and perception of significant elements of fabric and improved management and interpretation, resulting in a appreciable change in our ability to understand and appreciate the resource

and its historical context and setting;
No perceptible change: continuation of current conditions; changes which do not impact on condition, appearance and perception of significant features, resulting in a negligible change in our ability to understand and appreciate the resource and its historical context and setting;

Minor change: Impacts which create dis-benefits and benefits; repairs and enhancement to the appearance setting and perception of some significant elements but also some damage to fabric and landscape character resulting in a small change in our ability to understand and appreciate the resource;

Moderate change: Impacts which result in the destruction of some significant landscape features including structures, landform and structural planting, resulting in an appreciable change in our ability to understand and appreciate the resource; and

Major change: Impacts which result in the permanent loss of the most significant landscape features including structures, landform, structural planting and loss of landscape character, resulting in a fundamental change in our ability to understand and appreciate the resource and its historical context and setting.

Column 7: Type of impact

This assesses the beneficial and adverse impacts taking into account the extent and type of impact and the significance of the elements affected, as follows:

Substantial Beneficial: Significant improvement in the condition of a Grade I or II* registered park, conservation area or in the condition and setting of I/II* listed structures; improved management to secure the long term future of an important registered park.

Moderate Beneficial: Perceptible improvement in the condition of a Grade I or II* registered park, Conservation Area or in the condition and setting of I/II* listed structures; improved management to secure the long term future of a nationally important registered park. Significant improvement to Grade II sites and features.

Minor Beneficial: Perceptible improvement in the condition of a Grade II registered park, Conservation Area or in the condition and setting of grade II or locally listed structures; improved management to secure the long term future of a locally/regionally important site.

Negligible: No perceptible change in condition or setting of designated landscapes and setting of designated structures.

Minor Adverse: Minor change which creates dis-benefits to the historic fabric of a Grade II registered park, Conservation Area or in the condition and setting of Grade II or locally listed structures; but also provide benefits.

Moderate Adverse: Moderate change which result in the loss of elements of a Grade I or II* registered park, Conservation Area or in the condition and setting of I/II* listed structures.

Substantial Adverse: Major change which result in the loss of the most significant fabric of a Grade I or II* registered park, Conservation Area or in the condition and setting of I/II* listed structures.

Column 8: Policy

Refers to relevant conservation policies from Section 6 of the CMP.

Column 9: Mitigation

Proposed mitigation of impacts, where required.

Column 10: Information needed

Further information required, if any, to ensure adverse impact are avoided.

9.2 Heritage Impact Assessment form * See Heritage Impact Assessment criteria opposite

Area	Character area	Proposal	Significant elements	Significance of element*	Potential impact*	Type of impact*	Policy	Mitigation	Information needed

Appendices A

Appendices

- A Janet Jack: From Garden City to Green City. The Garden Museum Alexandra Road Public Open Space, September 2011
- B Neave Brown: Alexandra Road Public Open Space March 2011 (extracts)
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Appendix A Janet Jack: From Garden City to Green City. The Garden Museum Alexandra Road Public Open Space, September 2011

The Commission

I was commissioned to design the landscape for the project in 1976 by the London Borough of Camden. Neave Brown was the lead architect. The housing was for approximately 1,500 people in 500 dwellings. Three blocks of housing run on a gently curving SW - NE axis with two on the north side of the park and one on the south. The park of between three and four acres (1.5 Ha), about 340m long, 30m wide at the north end, and 80m wide at the south end was a huge and unusual benefit to the residents, and was a key part of the architects concept for the

project. It had to house a play centre building, a five-a-side football pitch, and five playgrounds for children of all ages. The remaining areas were arranged as a sunken amphitheatre, a meadow, a south facing mound, and a raised walkway half the length of the park. At the north east end a pedestrian ramp descended from the Community Centre between two steep banks. There were about six existing trees to accommodate and protect within the park. The ground modelling relied on excavated clay from basements and foundations and many of the required slopes were a greater gradient than the recommended angle for compacted clay and therefore had to be reinforced. The site had been clearly planned into spaces, functions, graded banks and footpaths by the architect. My brief was to produce a low-maintenance landscape.

The Aims of the Landscape Design

My aim was to design a landscape into which a large number of residents and others from the surrounding housing areas of Camden and Westminster could be absorbed comfortably and pleasantly. To do this I felt visual separation of the areas and many of the functions was essential. It was also essential to separate visually the housing blocks and to provide calm, relaxing spaces with plenty of opportunity to sit, pause, rest and relax. I included a variety of trees, shrubs and other plants which would flower, fruit, lose and renew their leaves indicating the changing seasons. The predominant colour of flower and blossom would be white or yellow with occasional splashes of colour. The contrasting colours and textures of foliage and the fragrance of honeysuckle and rose would delight visitors

to the park. The key to the design would be in the large-scale use of plants, each group contributing its own quality to the whole, all working together to create an enriching, enveloping, special experience, which one would not normally associate with an urban high density housing scheme.

Micro climate

The park IS on the axis of the prevailing south-west winds, which concentrate as the site narrows at the north-east end. In cold winters the reverse happens and the cold north-east winds whistle down the site in the opposite direction. My aim was to reduce the effects of these uncomfortable winds by producing belts of trees and shrubs as in an exposed rural situation where shelter is needed for the protection of tender plants or grazing animals. This was done by completing the planted belts around each compartment as they followed a diagonal pattern up the length of the site.

Irrigation

Many planting schemes have not had a good start because of lack of water at crucial times during the first year. During the one year maintenance contract period the planting subcontractors were able to use a series of irrigation points throughout the site put there to help establish the plants and for their subsequent maintenance in periods of drought.

Protection

In many housing schemes the planting is destroyed by vandalism and casual

children's play. I felt it was essential to protect new planting areas with a permanent post and rail fence and temporary chestnut paling to deter all but the most persistent vandals. The trunks of trees in grass were protected by full height wire cages.

Maintenance

I was assured on numerous walks through the completed park with the head of Camden Works department that there would be adequate skilled manpower available to carry out the essential maintenance needed for this large and important landscape investment. Unfortunately this did not materialise and nothing much happened except rather a lot of damage from vandals and children who had no discouragement. In about 1998, 22 years after planting I was commissioned by the Co-op in charge of the Estate at that time, to produce an expedient maintenance 'Slash-and-burn' document to satisfy their Health and Safety obligations. Their concern was to clear footpaths of encroaching branches and to remove any fences that had become dangerous due to vandalism. The programme was carried out by two stalwart caretakers who enjoyed the outside work.

Following that the Co-op realised that the park deserved more attention than it had received till then and asked me in 2001 to produce a management plan, which I did in an attempt to rescue the park but as far as I know there was no budget available for this work and shortly after that the Coop ceased to exist. Since then there has been a history of piecemeal expedience with an inappropriate response

to the needs of the landscape where eradication has been preferred to healing. Maintenance has been woefully inadequate from the completion of the landscape contractor's obligations and has remained so. During the last ten years more damage and loss has occurred.

Some residents have been distressed by the lack of maintenance and management and the degradation of their environment. They have taken action and carefully considered how they see a way forward for a healthy future of the park. They want to see it restored and updated making use of the heritage of trees and shrubs from the late 70s and making it fit for present and a continuing benefit for residents and the local people. Just recently four concerned residents formed the 'landscape Group' who together with the London Borough of Camden Officers achieved 'First Pass' funding for the restoration of the park under 'Parks for People' Heritage Lottery funding.

A Description of the landscape Design

The Community Centre is elevated at the east end of the site and has a commanding view over the park. The access ramp down to the park has steep reinforced banks and is planted with a grove of silver birch with ivy and ground-cover roses and a protective belt of berberis. People using the ramp walk between the graceful birches which are now more than 10 metres high and make a beautiful setting for the building.

Next are the two playgrounds designed for the youngest children with attendant adults. Views have changed over the last 35 years about the best methods of providing play for children. Beyond the footpaths on three sides of the playgrounds were banks of wild cherry, birch, evergreen oaks, poplar climbing roses, honeysuckle and flowering shrubs.

A Woodland Walk runs from the elevated Community Centre, ramping down along the south side of the park to the central playgrounds designed for older children. The woodland walk is steeply sloped on both sides of the path and required retaining boards to keep topsoil in place while the planting was establishing. It is planted predominantly with hawthorn, with wild cherry, cotoneaster, 'Cornubia' and oak providing food for the birds. The steep slope to the south, adjacent to the vehicular access road was planted with ulex, junceum, hawthorn and ivy to bind and reinforce the retained topsoil. The woodland walk provides a feeling of countryside in the city. Residents like to listen to the birds in the trees.

Half way along the woodland walk, the screened and sheltered Mound can be reached. Its three long seats were designed to face south down the slope. The planting is more exuberant here with yellow and purple foliage and bright Autumn colour. It is a quiet and peaceful space where people can find solitude away from the bustle of the city. Dogs are not permitted officially but they have become a problem here and throughout the park. Various methods of controlling dogs have been considered but no solution has been found to date for the park.

The steep north banks of the Mound are planted with lime trees in ground-cover but the protective post and rail fence was vandalised, not repaired but removed so the ground cover has been trampled out of existence and the bank has begun to be eroded and the trees threatened.

The Central Meadow is open to the housing on the north side and is a general purpose space where children can kick a ball¹⁵² about and families gather for picnics. There are quite a few trees remaining 33 years after planting. They were planted in groups of seven and it was expected that there would be losses due to the hard use of the area.

The Central Playgrounds for the mid-age range of children who play without supervision are now bleak and practically razed to the ground. All play equipment has been removed. New design concepts are required for these areas.

The Amphitheatre or Bowl developed a drainage problem some time ago and has been made flat instead of dished. At the start of the project there were three mature horse chestnuts in an area to be planted on the north side of the bowl. They were carefully retained in the new scheme. The theme of their large-scale leaf pattern was taken up for the remainder of the encircling belt of planting and to provide a visual contrast in both scale and texture I planted an inner circle of yew hedging on the inner ring of the circular bowl. This provided an upper curtain of large-scale midgreen foliage contrasting with a lower boundary of dense, tight-knit very dark green texture. Admittedly it needed clipping once a year to achieve the effect and this has of course not been done. But it is not too late and for a gardener it would be rewarding task.

Moving to the Abbey Road end of the site, a grass bank was planted with wild cherries. This was to be used as a viewing slope for the five a-side football area and a pleasant approach

into the park On the Abbey Road frontage were some good existing, mature plane trees and some closely planted existing lime trees, all making a good boundary to the site. In the last few years a residents 'Grow-your-own' scheme, under the lofty planes, has been started. This is such a good idea as it gives the feeling that the residents belong on this site and it really is their home, What has happened In the Intervening 35 years since we worked on the design of the park is something of a miracle Although it has had less than minimal maintenance and even less TLC there is a substantial volume of planting. It forms a considerable oasis of greenery within a dense housing area. It still has a certain magic and is a haven from the city, marking the seasons and providing calm in almost natural surroundings. It needs care and successional planting to take it into the future. Let's hope it can be restored and renewed.

Comments from Janet Jack ¹⁵³

- Prickly roses burnt as an incidental result during protest about heating
- Mothers did not like wiggly walls in playgrounds so removed.
- There were daffs and irises (some remain); some horse chestnut lost;
- Hypericum ground cover trampled where protective fencing lost
- Yew hedge should be 6 feet high
- Amphitheatre was too steeply dished- drainage issue
- Concern re antisocial behaviour on mound
- Second phase included the whole park- Hilliers performed well

¹⁵³ noted from Janet Jack pers. comm. 21 December 2011 and 29 January 2012

- Playground 1 sleepers – creosote staining
- Playgrounds 4 and 5 most successful

Appendix B Neave Brown: Alexandra Road Public Open Space March 2011 (extracts)

The landscape of Alexandra Road is, I think unique. The public open space central to its design was included in the planning brief 'Open Space' not just for the site but for the neighbourhood. It was completed in 1978' Comparison with 18th and 19th century 'squares'¹⁵⁴

The brief gave the opportunity to design Alexandra Road as a 'piece of city' unified in itself and integrated in its neighbourhood. radically different concept both from the usual 'left over space' characteristic of post war housing.

Site plan a frame, a continuous perimeter consisting of two long walls of housing linked at the east end by the community centre and its terraces and at the west by Abbey Road and the neighbourhood with the open space as its urban heart, the picture in the frame. Unlike its precedents, which are usually flat and surrounded by roads, it is the centre of a continuous pedestrian urban architecture including the main dwellings and ancillary spaces with trees and seating, and the small main 'place' In the centre, play walls and ramps and a variety of stairs from the monumental to small and circular - all composed as one uninterrupted walking environment and conceived as a continuous playground

¹⁵⁴ Neave Brown, March 2011

¹⁵² Camden later instituted a 'no balls in the park' policy

A walk through the site need not be confined to the park.

However the park is a 'place' and many factors determined its design including:

- 1 the long narrow site bordered by walls of buildings, close and possibly claustrophobic
- 2 the problem of levels, the entry and walkway from the east being a storey and a half higher than the main level, and the Planning requirements for full pedestrian and vehicle segregation throughout, requiring the bridging over the Ainsworth Service Road
- 3 the need to integrate many different spaces: four secure children's playgrounds for different age groups, an enclosed tarmac five-a-side football pitch, the children's play centre at the west end and a variety of leisure places, all linked together and making a garden.

Diagonals, in contrast to the buildings, were used to extend views and offset the enclosure. Levels formed from the topsoil saved from the building site, resolved the problems of the higher ground at the east end integrating the community centre and its terraces, and the need for bridging the Ainsworth Road. together gave the opportunity to create a unique sculptured landscape.

It is a series of episodes, each differing and with edges (planting, walls, steps, ramps) suggesting continuity and using the existing mature trees and new dense bushes and shrubs on the slopes both to enclose and unite.

Episodes

- 1 Play Centre building at Abbey Road end, partly sunken and with a succession of play grounds rising to roof level (now no longer a Play Centre)
2. Lowered football pitch. (with later wall for graffiti artists)
- 3 Magic Circle with grass sloping down to its centre (now filled in level and I am told bitterly missed by children) and to one side rising platforms (stage, music, action)
- 4 Walled playgrounds at different levels divided by ramped walkway (skateboarding) rising and continuous with the bridge to the Ainsworth Estate
- 5 Sloping meadow with trees.
6. On Rowley Way side, two lowered walled playgrounds and, with the help of planted fences, screened to relieve the adjoining houses from great exposure to playground revelry.
- 7 On Ainsworth side, a long inclined walkway with a wall of bushes and trees forming enclosed grassed spaces, the walkway descending to the Ainsworth Road and rising to the Community Centre at the eastern end.

The episodes are united to create a variety of open and closed spaces with a certain surprise and mystery, linked by a choice of routes providing alternative ways of walking about.

The planting for all places, the choice of trees, shrubs and bushes for slopes, banks, enclosed planning bays and for determined density, views, openness and enclosure and integration with existing trees and plants, and with regard for growth and maturity and maintenance were all

done with great care and skill by landscape consultant Janet Jack.

As with all heavily planted and equipped urban gardens it depends on the maintenance which it hasn't had. Paving is uneven, broken and treacherous, fences and rails to protect planted areas have perished, plants neglected and in places cleared ruthlessly and the integrated watering system installed as a maintenance essential has been abandoned and probably lost. Some playground walls have been meaninglessly removed, paving lifted and replaced by ugly tarmac, play areas cleared, and in some cases, specially designed and liked play structures demolished, trees cut down and areas of matured planting removed- acts of vandalism.¹⁵⁵

Other comments: Camden housing did not want ball games; first residents did not want children to play on TRA roof
Needs whole site approach
Wanted softer scalloped edge but not achieved because of need for protection
No tenant participation in design
Neave Brown Challenge cup for planting in planters – revive?

Comments from Neave Brown
Janet Jack –trained as an architect
Designed everything inside playground enclosures including play equipment agreed

¹⁵⁵ Note this is probably a consequence of Local Authority losing professionals i.e. Architects and replaced by management teams that are not design orientated –

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with Camden; Neave would have liked better equipment but no budget.

Appendix C Views of residents from *One below the Queen* 2010¹⁵⁶

Riviera or Alcatraz?

Set for a sci-fi film

Alcatraz, a concrete horror that lurches along a rail track

Looks like Greece

Reminded me of holiday homes

Like a hilltown

Like a big family house

The most fantastic place

Daunting and frightening

Brutal, industrial, hard, monotone

Took your breath away

A really cool space

Like an enormous concrete crocodile that had been in a car crash

Like an aquarium

Totally different

Reminiscent of Bath terraces

One connected space- everyone has connection with the street

Forces you to understand each other and participate in everyone's life

We don't have the weather to hang out in outside sitting places

Lots of outside spaces- what is the point of that?

Spaces for teenagers to smoke

I love the concrete

Dark and dismal looking

Mediterranean

Atmosphere would change if more people planted

A product of naivety and optimism that it would be maintained

Housing co-op the best time in managing the estate

Brilliant south facing balconies, like a room

Red brick road gorgeous in the morning

Can always feel the sky

When I was a kid all different ages played together- really enjoyable, used the whole estate, it's like a massive playground

Fantastic view of meadow, it's like an extension of my garden

(Park) beautiful ruin, sense of mystery decay a bit scary

furtive nest of rats

don't walk happily

cannot avoid dog mess

a great place to grow up

our children are fortunate, can be out

fantastic for families, look out for others

4 years ago took play equipment out- kids get in trouble if nothing to do

trouble with young guys- can easily get away

not scared of neighbours

benign self surveillance

negative image of social housing in films- have to make it look worse than it is

music floating from a summer balcony ' how fantastic is this? 'it's all here'

well done Neave, good lad'

I feel proud of the area, one step below the Queen, that's big isn't it?

Film 'restores your faith in human nature'

Appendix D Alexandra Road Consultation event 28 January 2012

A consultation event was held on 28 January 2012. This was publicised locally and on the TRA website. The purpose was to gather information about how people use and value open spaces at Alexandra Road to inform the assessment of Significance. Sarah Couch explained the CMP process, the context of the park's design, showed some of Janet Jacks' original photographs and compared these with views today. She also gave her understanding of the site's importance as a designed landscape and asked for people's views.

25 attendees signed in along with 6 children. There were also 2 consultants, 3 members of the Project Management Group and 1 LB Camden Client Officer.

23 questionnaires were completed, 11 online and 12 at the meeting.

Although it is a small, self-selecting sample, the answers and comments are very useful in identifying values and priorities for the space.

Main findings from the questionnaires:

Question 1 Where do you live? A good geographical spread of respondents: 17

¹⁵⁶ Film made by residents in 2010

lived on estate, 5 within 10 minutes, one more than 10 minutes away.

Question 2 How long have you known and used the park and open spaces?

3 people had known the estate since its early days; the average was 13 years, so there was a large body of experience.

Question 3 What main changes have you noticed in the park and open spaces?

The main changes noted were deterioration in maintenance, removal of play equipment, lack of safety and lack of control of dogs, although people also appreciated the maturing trees and planting.

Comments included:

- Never heard it called a park. Overgrown and not maintained.
- It is a mess and not safe .
- Dogs- used to be dog free. But better planting on Rowley Way now.
- They have become overgrown and run down and play equipment has been neglected or removed- there are areas of broken paving etc.
- The trees are very dominant. The fences and concrete fixtures are getting gradually more derelict
- Repainting of the swings and cleaning up the little playground - but basically no real changes.
- The addition of a wholly inappropriate "thing" in the meadow. Otherwise, nothing but overgrowth has happened.
- Good to see it is starting to be used a

bit more. Great to see its importance and potential now being recognised.

- I have enjoyed the woodland feel and [in] recent years the children's space.

Question 4 Roughly how often do you or your family use the park itself?

About 40% used the park at least once a week but 21% never or hardly ever used it and another 13% only a few times a year. Amongst the sample, the 30% used to the football pitch and up to 22% used the playgrounds. Of the seating areas, the most frequently used were the seating areas near Abbey Road and those near the Tenants hall (both 30%)

Question 5 Which outside areas do you use most and why?

It is not surprising that 91% use Rowley Way, but it is interesting that 70% use the woodland walk, which does not pass any dwellings, compared to 57% using Langtry Walk and 48% Ainsworth Way. Of the park areas, the meadow was the most highly used (35%) and the mound the least used (17%).

Comments (apart from those about access to flats) included:

- Rowley way:
- Bike ride, kick about
 - I enjoy walking along here whenever I get a chance as I enjoy all the hubbub and activity from all the flats overlooking it and the kids playing
 - Walk through, meet neighbours, walk for exercise
 - Play, enjoy plants/shadows, meet neighbours,

cycle, feel part of a community

Langtry Walk

- Love walking through it, so nice and green!
- I walk different route each day as a cut through from Abbey estate where I live

Woodland walk:

- We pick blackberries here and walk through in the daytime if without pushchair
- I use this as a pleasant route from home to the tube sometimes

Spaces between B blocks:

- Nice area to chat to neighbours occasionally

Seating areas near Abbey Road entrance:

- I do see people sitting and chatting and just taking a load off
- When waiting for a cab (seldomly)
- Meet people

Bowl:

- Never (full of dog mess on the couple of times I've done an estate walk about).
- Walk through it sometimes just as an alternative route

Meadow:

- We overlook the meadow from our home. The trees and shrubs are fantastic. The meadow is full of dog poo.
- My flat looks directly out on the meadow so I guess you can say that I look at it all the time when I am home and absolutely

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adore it. When I sit eating dinner at the table and you look out it's an incredible green and calming site to see and actually quite literally takes my breath away sometimes. Sadly this peaceful haven has been seriously ruined with that stupid, ill designed, extraordinary climbing thing and the sooner that thing is got rid of the better.

Seating areas near Tenants Hall:

- Sit and chat when at the tenants hall especially in the summer.

Other comments

- It is the Hive that I would like to see repaired and used with its frontage making the estate and surrounding area more pleasing
- There is nothing in the playground to play with

Question 6 What do you or your family do in the open spaces?

The most common use was 'stroll/fresh air' (78%)

The next most frequent activity was 'meet friends' (30%). 'Play on walkways/streets' and playgrounds' (both 26%) and 'sitting/relaxing' (17%).

Comments included:

- Picking blackberries in the summer along the woodland walk and Ainsworth Way service road.
- We have a fantastic outlook onto the park space which is so good because there is a great variety of mature trees and shrubs. We watch wildlife from our home and find

the views of the park very restful and this is probably the most important thing about the park itself.

- I am interested in asking the Hampstead Horticultural Society to use the Hive and this will interact with all the rest of the good work
- For sitting outside, we use our large balcony, but it is good to see the mature trees from there, and to see the changing seasons.

Question 7 Which outside areas do you not use and why?

The most frequent comment was that people do not use the grassed areas (mound, meadow and bowl) because of dog fouling (11 comments); also comments about the empty playgrounds and lack of safety.

Comments included:

- As I do not live on the estate I did not think that it was open to general public
- Most of the grassed areas have dog poo on them. We wouldn't spend time in the hard landscape areas around the tenants hall because they are incidental places on route from A to B. The routes through the spaces could be improved by new planting and limited, very selective and careful pruning.
- It is too small to meet family friends and picnic and I don't feel safe to hang out with my friends at it has too many dark bits
- Most of the park, overgrown landscaping and complexity of its layout discourages use, even just as a shortcut walking home. I enjoy the 'mazelike' quality as a concept- but the reality of this can make areas of the park feel unsafe
- The really quiet bits and dog mess-scarred

areas!

Question 8 What qualities do you most value?

The top quality was trees and shrubs (87%), followed by views (83%) and wildlife (78%).

In order:

Trees and shrubs	20	87%
Views	19	83%
wildlife	18	78%
places to sit and meet friends and neighbours	14	61%
modern/unusual design	14	61%
play spaces	12	52%
sports facilities	10	43%
places to grow plants	9	39%
secret spaces	9	39%
shelter & seclusion	8	35%

Comments included:

- The whole estate and park is an incredibly sociable place and even if I don't know everyone I am a familiar face as are the people I see everyday and there is lots of smiling. It's a very special place and if we can walk through it without tripping over every five minutes and can see that people care about it properly then really, we would all be very lucky people.
- I love the wonderful range of spaces, the differences between the 'rooms', the contrasting intimate and open spaces, the care so obviously taken over the design with the 'stage', benches and tables integrated everywhere.
- (would like) more scented plants, open air

- gym, structured/measured walks, more veg growing, fruit trees (plums/apples/pears/sloes) and herbs bay/rosemary etc.
- Estate wide activities that use park are great eg summer festival, 5 a side, but why not more, eg could we put on plays in the bowl?
- (would like)Fruiting trees and bushes
- Like willow tunnels

Question 9 Do you have any worries about the outside spaces at present?
Main concerns were lack of maintenance, dog mess, dirt, safety and over-seclusion.

Comments included:

- I would love to be able to use the whole park with my three children. Unfortunately it is in a poor state of repair and has a lot of dog poo which means we would rather go elsewhere. I am really worried the plans will destroy the very special mature feel of the park particularly the views from the homes on the estate. I would hate to lose the privacy and outlook. The lack of accessibility for pushchairs makes it difficult to use.
- It's too inaccessible and cut off. A successful park has to be "on the way to somewhere".
- Too many dogs, feel we need a park keeper, a friendly face, otherwise don't feel safe alone
- Anti social behaviour
- Under used, under valued, think of its potential! Eg if this was the Netherlands, it

- would be really well used!
- At the moment they feel run down and neglected- a bit depressing. I don't feel really safe or happy about my son playing out on his own- one of the main reasons I don't use the green spaces is because they are covered in dog poo so not pleasant to walk on or sit in
- Some areas aren't safe with broken fences and paving. Some areas don't feel safe being overgrown

Question 10 Which of the following groups do you belong to?
Full range of ages attended; the majority were 25-54; 26% 25-34.

Question 11 Do you have children living at home?
48% had children 0-11

Question 12 Do you have any other comments?

- I think an excellent addition would be an exercise trail incorporating simple workout stations for Pull ups, sit ups, step ups etc. There are examples in Queens Park
- Please don't cut down the trees and remove / reduce the shrubbery.
- Can the park be dog free / dogs on lead only.
- This has been a very interesting insight into Rowley Way estate
- I want to use it more. It to be more open less places for gangs to hang out and stash knives
- It was interesting to hear that the park could become a more public open space. I would welcome more people coming in but only RESPONSIBLE dog walkers!
- Dogs really prevent use of the park- it's a key

- problem
- Seeing the original photos and the change between then and now is like night and day. I would love to see a permanent place to see these, (like website? Some permanent photos in Tenants Hall?). Better signage needed! Perhaps a public display/ sign explaining significance of park/building?
- It's great to see something being done. But a big issue is ensuring permanent upkeep. This needs money and jobs, eg gardeners, playworkers etc.
- I dream of a café in the obviously made for it space outside the shop! Sunny space, views up estate to attract people in, act as community hub. KEY THING is to attract people into park. Putting on events will remind people of its existence. Lots of creative people here with lots of good ideas. Brainstorm ideas what to do there- no matter how silly! (Outdoor cinema, picnics etc) This kind of activity increasing will naturally decrease issue of inconsiderate/ selfish dog owners. Make sure ALL members of estate - ethnically, age, socially - use space. Really interesting idea to get people from wider area using park- think more as a public park. Publish events open to all.
- I would love for my son and I to be able to use the greenspace and playgrounds a lot more- to be able to sit out, have picnics, better play and sports facilities etc.
- Poor connection of parks to streets beyond the estate, notably at Abbey Road. Seems to discourage use by

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wider local community. Trying to establish an understanding of how it was conceived as a mature park seems very important- seems to need much greater openness to encourage use (hence editing heavily the existing planting) whilst keeping qualities of distinct rooms.

Question 13 Friends of Alexandra Road Park
15 people (65% of attendees) are willing to become Friends

Other verbal comments recorded by Sue Morgan included:

- I get a visual connection with the seasons
- Walls in the play areas need reducing or removing to connect the play spaces – (disagreement here with other residents)
- Can't see my children from one space to another – partly walls partly planting
- Can we use the space as a nature trail for kids and nursery children?
- Miss the amphitheatre – lets have plays and outdoor performances here
- Entrances and signage not inviting
- Sculpture park, art space, creative hub – TRA hall?
- Need a proper entrance on Abbey Road
-
- Summary of main issues:
- Maintenance and repair of hard and soft landscape
- Control of dog fouling
- Keeping trees and greenery as a green outlook from flats but with limited opening up of views

(concern re over pruning)

- Enhancing wildlife and connection with the seasons
- High social value
- Replacing lost play equipment and hard landscape features
- Making the park more obvious and welcoming to people outside the estate especially from Abbey Road end
- Broken paving and overgrown/hidden areas feel unsafe
- More activities and more people around to increase sense of security
- Value and celebrate the original design and remove inappropriate features
- Creative tenants could contribute ideas and activities

Appendix E Alexandra Road AGM plants

Plants used at Alexandra Road with RHS Award of Garden Merit (AGM)

FCC (First Class Certificate)

AM (Award of merit)

compiled by Sarah Couch and Nick Burton

AWARDS

Aralia elata	AGM 1959	Parthenocissus quinquefolia	AGM 1969
Berberis julianae	current	Parthenocissus tricuspidata	current
Berberis stenophylla	AGM 1923	Phormium tenax	current
Berberis verruculosa	AGM 1929	Prunus laurocerasus 'Zabelliana'	AGM 1973
Cotinus coggygria 'Royal Purple'	AGM 1969	Rhus typhina	AGM 1969
Cotoneaster 'Cornubia'	AGM 1969	Robinia pseudocacia 'Frisia'	AGM 1969
Cotoneaster conspicuus	AM 1933	Rosa 'Geranium'	AGM 1969
Cotoneaster dammeri	AGM (1987)	Rosa 'Max Graf'	AM 1964 not current AGM
before this		Rosa wichuraiana	AGM 1973
Cotoneaster salicifolius floccosus	AM 1920	Rosa X Paulii	pre 1903
Elaeagnus pungens 'Maculata'	AGM 1969	Senecio greyii	AGM 1935
Festuca glauca 'Blaufuchs'	current	Sorbus aria 'Lutescens'	AGM 1969
Forsythia x intermedia 'Spectabilis'	AGM 1923	Spartium junceum	AGM 1923, AM 1963
Hedera colchica 'Dentata Variegata'	AGM 1969	Stanvaesia davidiana	AGM 1964
Hedera helix 'Buttercup'	AGM 1973	Viburnum davidii	AGM 1969
Hedera helix 'Gold Heart'	AGM 1973	Viburnum rhytidophyllum	FCC 1907
Hedera hibernica	current	Vinca 'Bowles's Blue'	current
Iris foetidissima	current	Vinca major 'Variegata'	AM 1977
Lonicera japonica 'Halliana'	AGM 1969	Yucca filamentosa	AGM 1969
Lonicera nitida 'Baggesen's Gold'	current		
Narcissus 'February Gold'	current		

Appendices F

Appendix F Janet Jack cv

CURRICULUM VITAE

JANET JACK

Architect and Landscape Architect

Education

Architectural Association School of Architecture (AA Dipl)

University College London (LD UCL)

Institutions

Royal Institute of British Architects (RIBA)

Architectural Association (GradDip/ConsAA)

Chartered Architect

Fellow of the Landscape Institute (FLI)

Fellow of the Royal Society of Arts

Summary: Janet Jack has had a career in Architecture and Landscape Architecture extending over half a century which has been wide and varied and covers the full spectrum of project types and size, both in the UK and overseas. She has worked with some innovative public authorities and clients and many different architects, some internationally recognised. Her early training and experience as an architect has inclined her to work with talented architects on their projects, always in a pragmatic and modern idiom. Between running her own private practices she spent a decade establishing and building up the thriving landscape section of BDP, a major UK multi-disciplinary practice, which continues to flourish. In her work Janet Jack has always been inspired by the user's brief, the architects' concept and design approach, and the site and its ecology, whilst aiming to create beautiful and exciting landscape.

From May 1991-2009 Private Practice of Janet Jack Landscape Architects

Registered with the Landscape Institute

Lloyds Register of Shipping; landscape architect for new headquarters on 85 acre, sensitive, historic site; architects Richard Rogers Partnership. Public Inquiry

Jesus College Cambridge; landscape between the C12 Chapel, the Master's garden and the new quinqucentenary memorial library; architects Evans and Shalev.

Darwin College Cambridge; landscape for new residences and study centre; architects Dixon/Jones.

Royal Opera House. Trees outside the Floral Hall in Bow Street; architects BDP/Dixon

/Jones.

Cribbs Causeway, Bristol; regional shopping centre. Landscape of setting. Successful Public Inquiry; architect Bill Jack, BCP.

Brent Cross Shopping Centre, London; landscape of roads and car parks; architects BDP.

Compton Verney Opera and Ballet Project; restoration of Capability Brown park and landscape setting for the new opera house; architect Professor Henning Larson. Successful Public Inquiry 1995.

Baldock Bypass; landscape design and integration of new bypass with cut-and-cover tunnel in environmentally sensitive countryside for Hertfordshire County Council. Successful Public Inquiry, 1995. Bypass now constructed and in operation.

West Park Golf Course and Country Club; expert witness at successful public inquiry into introducing new buildings into parkland setting with appropriate sensitivity.

Upoot, Ramsbury, Wiltshire; garden and Woodland renovation for Sir Geoffrey Owen, in AONB.

Mid Wales Centre for the Arts, Welshpool; landscape design in Powis Castle park. HLF Application; restoration management plan. David Chipperfield Architects.

Templewood Avenue, Hampstead, London; garden in conservation area for new luxury apartments; architects MacCormac, Jamieson, Pritchard.

City of Moscow Cultural Centre; a project for the Mayor of Moscow; striking and colourful atrium planting and exterior landscape design; architects MMA.

Well Hall Pleasance; HLF Application; restoration management plan. East architects.

Bethel Cottage, Dassel, Herts; creation of new garden on three acres of agricultural land with orchard, pond, veg. plot, flower and herb gardens for Mr and Mrs Flintham.

Fountain Court Millennium Project; for the Honourable Society of the Middle Temple. Re-designed the court to replace sub-standard finishes as a result of war damage; restored historic and busy public space with high quality materials as the Society's millennium project in the year 2000. The court includes the historic fountain, noted by Dickens, and with mulberry trees planted to celebrate Queen Victoria's 50th Jubilee.

Cass School, Aldgate, London EC1. Gardens on the roof of a Victorian Primary School for the Cass Foundation. A playful interpretation of the brief for a multi-purpose educational garden space including a bamboo shade house, stretched canvas canopies, and planting beds - some for the use of the school for enjoyment and education.

Oxford Castle. On site of Ancient Monument; the landscape design includes spaces and courtyards between new and restored buildings, roof garden, and setting for new hotel and ancillary commercial development on the site of an historic prison. Architects Dixon/Jones.

1981-1991 Building Design Partnership, Landscape Profession Chairman and a Senior Partner

Commenced in BDP London Office with one assistant; group grew in a few years to 25; responsible for the landscape profession in BDP (six registered Landscape practices) employing 40 landscape architects. Landscape Architect for BDP projects and many direct landscape commissions for a wide variety of clients in both public and private sectors.

Design for the Landscape of Corporate Buildings.

East Suffolk Police Force HQ. At Martlesham Heath, near Ipswich; a large project, primarily police training centre and offices, including leisure and sports facilities, bowling green, and gardens; on a 30 acre site with heathland ecology on a 10m depth of sand;

King Edwards Place Training Centre for Allied Dunbar. (large insurance company) near Swindon on a 60 acre site of an old stud farm. The landscape design was a primary influence on the siting of the buildings. (RIBA Regional Award 1992)

RAC Rescue Control Centre, Walsall. On 10 acres adjacent motorway. (RIBA Regional Award 1990)

Henry Moore Foundation Estate, Much Hadham. Design for sculpture area and Visitors Centre and landscape management plan for the estate. On a 60 acre site of historic farmland. Architects Jeremy Dixon / Edward Jones

Proposed HQ for the Wellcome Foundation, Beckenham. On 60 acres. Architects Richard Rogers Partnership.

Channel Tunnel UK Terminal, Folkestone. Integration of large scale rail transport facilities and access roads on a 350 acre site in an AONB with triple Ss, overlooked by North Downs scarp slope landscape, for TML and Eurotunnel. Site included several rural villages which involved public meetings with local residents to discuss landscape mitigation measures. Architects and Engineers. BDP

Thames Valley Park, Reading. 70 acre Country Park including the creation of a wetland nature reserve in the Thames water meadows, and the landscape of the adjacent 100 acre Business Park for Speyhawk plc. development company.

Landscape Related to Buildings.

Gardens of the Tate Gallery. On Millbank, for the Government and Tate Gallery, the gardens of the Clore Gallery. Symmetry of the site restored and the enclosure of the garden created by the essential yew hedge; architects Stirling and Wilford. (Civic Design Award)

Truro Crown Courts. Intricate courtyard gardens. Architects Evans and Shalev. (FT Award)

Russell's Nurseries Belstze Park. Housing with woodland restored on ecological principles; for the London Borough of Camden.

Barbican Podium Roof Garden. Re-design of the roof gardens with water features and sculpture; for The Corporation of the City of London.

Cannon Bridge Air Rights Development. This office development for Speyhawk Development Company above Cannon Street station included a one acre roof garden overlooking the Thames. The landscape design had to comply with stringent height restrictions and sight lines of St. Pauls Cathedral nearby. The resulting parterre garden is for the use of the office workers. (BALI Award). Architect BDP.

Cribbs Causeway Regional Shopping Centre. A large retail centre on the outskirts of Bristol where BDP aimed to make the landscape a major part of the design. Included being an expert witness at the successful public enquiry. Architect Bill Jack, BDP

Major Shopping Centre developments in Wimbledon and Sutton. Primarily striking internal planting for these retail centres for Developers Speyhawk and P & O respectively. Architect Bill Jack. BDP

Brent Cross Shopping Centre. The refurbishment and re-design of this 1970's large shopping centre in north London included major landscape design for the infrastructure of the site. Architect BDP

Landscape Planning and Environmental Assessments.

The Channel Tunnel Environment Assessment included giving evidence as an expert witness before the House of Lords Select Committee.

Baldock Bypass route selection included landscape considerations and advice to Hertfordshire County Council on environmental issues.

Thames Valley Park. This large project required dual carriageway access from the motorway and landscape, for Berkshire County Council.

Expert Witness for Landscape Design. Whilst a Partner in BDP there were seven occasions where Janet was given evidence as an expert witness at Public Enquiries.

Santa Monica, Sesimbra, Portugal. A landscape and ecological analysis of the factors affecting a proposed tourist development on a sand dune site including a golf course, hotel with residential complex. Analysis of this highly sensitive site was carried out to conserve the dunes; with Professor Orin Pilkey, of Duke University, USA, an expert in sand dune erosion. Architects and Planners. BDP



Janet Jack

Urban Design Projects.

Pedestrianisation of **The Marloes, Hemel Hempstead: High Street, Southend-on-Sea: The Brooks, Winchester: Braintree, Essex:** Re-design of pedestrianized **Chatham High Street:**

Landscape and 'Public Realm' master plan of housing development, London Docklands, for Dutch Development Company VOM. Architect BDP.

Public realm master plan of **Paddington Basin development, London,** in collaboration with architects SOM for developer Trafalgar House.

1966 – 1981 Previous Private Practice of Janet Jack.

Janet Jack designed and carried out many projects in these years, including the landscape of schools, housing, parks, light industry, and reclamation for sports use.

The following projects are the most significant.

Fleet Road Housing. Roof gardens and landscape setting. Architect Neave Brown of LBC.

Alexandra Road Development, Swiss Cottage, London. Housing and Public Open Space forming a three acre park for the London Borough of Camden, architect Neave Brown of LBC. A large and unusually rich combination of human needs and environmental challenges leading to a landscape design, which aimed to improve the comfort of its people physically and aesthetically. Now a conservation area. Included a Special School roof garden.

Children's Home and Home for the Younger Physically Handicapped, Alexandra Road. both by architects Evans and Shalev.

One and a Half Southern Road, London. Co-design of house and garden in North London with husband and architect Bill Jack. The house is on four levels with a double-height living room and has a terraces at each level and a roof garden, and several special garden spaces.

Banco Espirito Santo e Comercial de Lisboa. A headquarter building for one of the major Portuguese banks in the historic centre of Lisbon: the landscape element of the design included a courtyard with water and planting, and two large terraces at upper levels. Architect Bill Jack, BDP.

Highgate Golf Club. Periodic tree planting projects for the Golf Course to improve the shaping of individual holes, improve boundary screening, and enrich the landscape and ecology.

Newport High School, Wales, architects Evans and Shalev. Mainly landscape design for a number of classroom courtyards and a stream.

1965-1966 Landscape Assistant to Dame Silvia Crowe

Worked as assistant on a wide variety of projects.

1957 – 1964 Architect

After graduating from the AA School of Architecture in 1957 Janet Jack worked as an architect in the UK with The Architects Co-Partnership (ACP). On schools, public and private housing, offices, and private apartments. She then worked in Chicago, USA, with Harry Weese & Associates and I.M. Pei in New York. On her return to the UK in 1960 she worked with a firm called Planning and Development, which was a small development company carrying out high quality office and residential projects in London.

OTHER EXPERIENCE**1982 – 1989 Landscape Institute**

Publicity Officer, External Affairs and International Committees.

1987 – 1994 Department of Transport Landscape Advisory Committee

Served for a number of years on main committee and on the sub-committees on Lighting, Townscape and Signage.

Greenwich University. External Examiner.

Plymouth University. Visiting critic and External Examiner

Bath University. External dissertation reader.

Articles and Reviews for professional journals

Books. Contributed to a book on planting in atrium buildings and another book on shopping centres.

Speeches. Gave papers at a number of conferences including Landscape Institute Annual Conference: International Council of Shopping centres (ICSC) in Vienna: British Council of Shopping Centres (BCSC) in Harrogate: BALI Conference: and several other Institutions and University Schools of Landscape Architecture.

Special Interests. These include:

The integration of Buildings and Landscape: Places and Spaces for the Pedestrian: The Conservation of Historic Parks and Gardens. (Janet Jack studied conservation and gained a diploma - GradDiplConsAA): Roof Gardens: Large scale Atrium and Conservatory Planting: The study of Bamboos.

Appendices G

Appendix G Janet Jack Drawings held (NB there are many more to be made available)

	Drawing name	Date	Issue
1	Palygrounds 2 &3 and amphitheatre		L5269/A/8/X/L/9070/98A
2	Landscape Area between playgrounds 2&3 and playgrounds 4&5 phase two		Janet jack L268/A/b/X/L/9070/56/G
3	Ainsworth walkway grid 18 to grid 29 Landscape	July 78	LBCamden A8XL9070/105
4	Ainsworth walkway grid 32 to grid 41 Landscape	July 78	LBCamden L5268/A8XL/9070/106
5	Ainsworth walkway grid 41 to grid 50 Landscape	July 78	LBCamden L5268/A8XL/9070/107
6	Ainsworth walkway Abbey Road to grid 10 Landscape	July 78	LBCamden L5268/A8XL/9070/103
7	Ainsworth walkway grid 9 to 20 Landscape		BDP/ L5268/A8XL/9070/104
8	B' block plant containers along main walkway planting plan		BDP/ L5244/A8/AB/A/9300/21
9	A' block plant containers along main walkway planting plan		BDP/ L5244/A8/AB/A/9300/20
10	B' block plant containers along park walkway planting plan		BDP/ L5244/A8/AB/A/9203/20
11	Ainsworth Play Area - Planting Plan		Janet Jack L5268/A7XL/130
12	Planting along British rail boundary		BDP A/8/A/A/8050/48
13	Ainsworth Play Centre - Planting Plan		Janet Jack L5268/A7XL/130
14	Vehicle centre ramps – and pedestrian areas planting plan		BDP A/8/D/A/9320/B
15	Community Centre Plant Boxes – planting plan		BDP L5244/A/8/D/A/4900/1/B
16	Vehicle Centre Ramps and pedestrian areas planting plan		BDP L5244/A/8/D/A/9320/9/B
17	Phase two-Layout playgrounds 2&3		BDP L5268/A/8/X/L/9070/46/C
18	Open Space phase two Levels &Setting out playgrounds 2&3		BDP L5268/A8XL9070/45/E
19	Open Space phase two layout playgrounds 2&3		BDP L5268/A8XL9070/46/C
20	Phase three layout amphitheatre area		BDP L5268/A8XL9070/76/C

	Drawing name	Date	Issue
21	Open Space Phase three – 5 a side playground 1		BDP L5268/A8XL9070/79/D
22	Banks Adjacent to community centre ramp		BDP L5268/A8XL9070/15/C
23	Stairs adjacent to community centre ramp		BDP L5268/A8XL9070/23/C
24	Phase three details amphitheatre area		BDP L5268/A8XL9070/78/A
25	Phase three sections amphitheatre area		BDP L5268/A8XL9070/77/C
26	Planting for community Centre banks and playground 4&5		BDP L5268/A8XL9070/42/C1
27	Planting plan playgrd. One, five a-side &C'Blk terminal Service bay		Janet Jack L5269/A8XL9070/99
28	Planting plan: playgrounds 2 & 3 and amphitheatre area		Janet Jack L5269/A8XL9070/98/A
29	Planting plan: landscape area between playgrounds		Janet Jack L5269/A8XL9070/98/A
30	Phase two sections playground 2		BDP L5268/A/8/X/L9070/60/A
31	Phase two sections playground 3		BDP L5268/A/8/X/L9070/59/B
32	Open Space phase three playground 1 sections		BDP L5268/A/8/X/L9070/87/B
33	Open Space phase three playground 1 sections and tree pit		BDP L5268/A/8/X/L9070/88/C
34	Ainsworth Play centre Landscape layout		Janet Jack L5268/A/7/XL/9070/108/F
35	Alexandra Road Open Space – Site Sections		BDP L5268/P4
36	Alexandra Road Open Space – Site Sections		BDP L5268/P3/1
37	Alexandra Road open space Site plan		5268/P1

Appendices H

Appendix H Bibliography

Author	Publication	year	date	Title	notes
Publications books etc					
Christopher Tunnard	book	1938	1938 & 1948	<i>Gardens in the Modern Landscape</i>	Christopher Tunnard had recommended that the planting would necessarily be of the simplest character for economy of upkeep, probably consisting of ornamental and shade trees with a few occasional plantations of flowering shrubs in massed arrangements to make easy cultivation
Garett Eckbo	book	1950		<i>Landscape for Living</i>	
Geoffrey Jellicoe	book	1966		<i>Studies in Landscape Design</i> volume III, p134	on Plymouth Civic Centre Great Square
Nicholas Barton	book	1966 and 1992		the Lost Rivers of London, p 43	
Lady Allen of Hurtwood	book	1968	1968	<i>Planning for Play</i>	seminal book on children's play, drawing largely on Danish design, with US and UK examples
Nan Fairbrother	book	1970		<i>New Lives, New Landscapes</i>	
Charles McKean	book	1976	1976	Modern Buildings in London	a high, if not excessive, standard of detailed design
Robin Leleux		1976		The East Midlands in A regional history of the railways of Great Britain, Vol vol.9, Page(s) 15-20	
Elain Harwood	book draft	1994		London's Suburbs	Draft for chapter on 1945-79: 'One feature given far greater attention in the post-war period than hitherto is landscaping. As greater attention had been given to the massing of the buildings from the experiments of Parker and Unwin in the 1900s, so this evolved by the 1950s into a greater consideration for the areas between blocks, just as the blocks themselves took on a greater standardisation and uniformity. Landscaping may vary from the hard, formal layout of Barbican, at some 300 ppa the densest development in London, to the picturesque layout at Alton where the land was mounded up to make the long slab blocks angled into the hillside more dramatic. Good landscaping can give character to developments where the architecture is deliberately understated. The best representation of the ideal post-war London suburb is thus provided by the Span Estates developments masterminded by Eric Lyons for the architect turned private developer Geoffrey Townsend. ... The only post-war Conservation Areas we know to have been specifically designated so far are in high-density areas. Three of these are in Westminster: Churchill Gardens (Powell and Moya, 1947-64); Lillington Gardens (Darbourne and Darke 1962-79); and Hallfield (Drake and Lasdun, in succession to Tecton, 1948-55), where the school is also listed grade II" The fourth is in Camden, at Alexandra Road, where the three main lines of terraces are also listed grade II". All these are developments at 200 or 130 ppa, so cannot strictly be termed suburban. Barbican: Chamberlin, Powell and Bon, designed 1964-61, built 1963-82. Built by the City Corporation to let at 'economic rents' and now largely owner-occupied, this development is the tallest and amongst the densest in Europe.
Catherine Croft, ed. D. Slaton, W.G. Foulks and R.A. Shiffer	article in book	1995	1995	'Down Lego Lane': Alexandra Road and Issues in the Preservation of Post-War Public Housing in London' in <i>Preserving the Recent Past</i> , (Historic Preservation Education Foundation, Washington, DC)	not read as part of this study
Malcolm Holmes	book	1995		Hampstead and Primrose Hill	Leighton House, 103 Alexandra Rd, home of Lillie Langtry, demolished c1971
Catherine Croft, ed. S. Macdonald	article in book	1996	1996	Alexandra Road, London' in <i>Modern Matters: Principles and Practice in Conserving Recent Architecture</i>	not read as part of this study

Author	Publication	year	date	Title	notes
Catherine Croft and Elaine Harwood, ed. G. Chitty and D. Baker	article in book	1999	1999	Conservation of Twentieth-century buildings: New Rules for the Modern Movement and After? in <i>Managing Historic Sites and buildings, reconciling Presentation and Preservation</i> , (Routledge, London	not read as part of this study
Elain Harwood,	book	2001		Public Housing and Landscaping in Post-War London", in <i>London's Garden Suburbs. Community Landscape and the Urban Ideal</i>	
Jan Woudstra and David Jacques	book	2009		Landscape Modernism Renounced: The Career of Christopher Tunnard (1910-1979),	
Janet Waymark	book	2003	2003	<i>Modern Garden Design, innovation since 1900</i>	
English Heritage		2005		<i>Easy Access to Historic Landscapes</i>	
Alan Powers	book	2007	2007	Britain: Modern Architectures in History	31 storey Trelick Tower(1967) highest ever housing block; sudden popularity of high rise to avoid using too much land; peak of 20.00 flats in 1967; social and management problems; 1968 Ronan point collapse and criticism mounted; 1967 cost yardstick curbed excessive density led to return to medium rise; Lillington Street (1961-72) up to 8 storeys with high quality landscaping and no institutional feel; stepped and jumbled forms derive from le Corbusier's wartime Rob et Roq housing in south of France; Neave brown's Dunboyme Rd (1966-9) one of many Camden experiments; at Alexandra Road ' he architecture makes its own mountain slopes in a gentle curve aligned to the adjoining railway line. Its sweep of repeating units is undeniably sublime , but construction became notoriously expensive... 'Branch Hill- the most expensive council housing in Britain- 'perhaps the most idyllic of the Rob et Roq derivatives'. Brunswick Centre stepped section; Neyland and Ungless Bishopfield 1963 with central civic space over parking with 'mediterranean lanes'- to rediscover a sense of community
Mayor of London		2008		Supplementary Planning Guidance13:46 Providing for Children and Young People's Play and Informal Recreation	Emphasis on 'playable space', maintenance; 3.8 Research commissioned by CABE Space has shown that 'place making' -improving the design, maintenance and supervision of parks and public spaces - is a more effective solution to anti-social behaviour than simply increasing security measures. (Start with the Park: Creating Sustainable urban Green Spaces in Areas of Housing Growth and Renewal (CABE Space, July 2005).Boroughs will need to take a broader view of play provision and to plan for the widest range of play opportunities and spaces from dedicated provision to child-friendly parks, open spaces and streets. The objective must be to develop more and better play spaces and opportunities, a more-child friendly public realm and greater recognition of the importance of play.
Play England		2008		Design for Play: A guide to creating successful play spaces	Risk taking and challenge have an especially important role in children's play and development. As Play England's Charter for Children's Play states: Children should be able to play freely in their local areas. Children have the same right to use and enjoy public space as others. Local streets, estates, green spaces, parks and town centres should be accessible for children and young people to move around in safety and offer places where they can play freely, experience nature, explore their environment and be with their friends'; Successful play spaces are designed to fit their surroundings and enhance the local environment, complementing attractive spaces and enhancing poorer environments. 'When designing play spaces for children there is one thing, apart from economics, which is essential and that is genius loci, the spirit of the place; in other words the qualities and the atmosphere already present. This can be a part of a building, a tree with character, something that happened at the place, an old sculpture or something else. ' (Nebelong, 2002). Chapter on Making other spaces more 'playable'
English Heritage		2008		<i>Conservation Principles</i>	
Twentieth Century Society	book	2009	2009	<i>Robin Hood Gardens Re-Visions</i>	

Appendices H

Author	Publication	year	date	Title	notes
Publications journals					
Neave Brown	Architectural Design	1963	February 1963	Siedlung Halen and the eclectic predicament	Analysis of design principles of Atelier 5 scheme. 'Corbusian in detail, and the plan is just one step away from that of the Permanent City of the St. Baume project. 'clever distortion of Corbusian forms'; admires its pedestrian community with communal store, pool , recreation space etc, regretted it was only for the relatively wealthy, paved public space, flats have small courtyards and gardens 'in which plants grow with tropical profusion and the atmosphere is enchanting'; too introverted and protected; 'a delightful liveable environment'
	Architectural Review	1964	Jan 1964	Highgate Housing	
	Architectural Review	1966	Jan 1966	Highgate Housing (p40)	
	Architectural Design	1967	September 1967	Housing primer	p 433 and pp593-601; see also 395-436)Refers to Albertsind Syd 'when recommending play areas for younger children near the home and 'pitches' and 'adventure 'machinery' for older children. 'Deliberately segregated ... tend to be forgotten'
Neave Brown	Architectural Design	1967	September 1967	Housing primer Housing: Alexandra Road pp593-601	'Low and Medium Rise housing ; Smithsons, Segal and Neave Brown
Neave Brown	Architectural Design	1967	September 1967	The form of housing' p433	Attitudes towards housing are changing...it is as if the accommodation which was recently piled in slabs in towers, ...has been compressed and flattened out to fill the extremes of the site. Instead of buildings standing as objects in an open space, the buildings tend to form a continuous texture and the open space becomes geometrically finite and positively organised , an element of the design.' Criticised typical English mixed development. Need to connect to urban context and positive organisation of open space.' in 'The Radiant city'. The parks and open spaces would become mere incidents in the general parkland... The Radiant City would exist in a green landscape with no formal characteristics of its own.' 'Continuity is the inescapable characteristic of housing.' 'So little work has been done which pays attention to the problem of fitting housing into the environment...And as far as I know, there is not a completed English housing project that satisfies these criteria.'
Woodward	Architectural Design	1968		Winscombe Street criticism	
	Architects Journal	1968	11 September 1968	The home in its setting	1968 pp494-554, inc case studies. Open space standards; Lillington gdns illus; play and cycling on footpaths; communal playspaces; larger play provision in the district, not nec. in the housing scheme. Provision for all ages; perhaps as part of larger playspace, need small and large ball areas and adventure play; Parker Morris (Homes for Today and Tomorrow, 1961) open space rec not being followed.; importance of green views from all dwellings; 'With an increasing acceptance of the need for communal play areas in housing layout these problems of maintenance, management and designation ('housing' or 'public' open space) are increasing, and require special consideration as part of an overall policy for the provision of open space.'; recommends a 'play circuit' with meeting places at footpath junctions; seat in active areas wil increase adult use of pos; vandalism- choice of trees shrubs and protection needed
	Architects Journal	1968	18 September 1968	Roof Gardens for a Local Authority Scheme' Lillington Street	John Darbourn landscape rationale: 'a nine acre London square(including the buildings') turned inside out', ie with roads on the outside of a walled complex which would have direct views and access to an interior landscape;planting over carpark; irrigation; are for ball games on car park roof
Neave Brown	Architectural Design	1969	November 1969	pp593-601	
	Architects Journal	1970	14 January 1970	Adaptable plans	On planning of Alex flats 210ppa or 525 pha

Author	Publication	year	date	Title	notes
	Architects Journal	1970	14 January 1970	Plan and model	
	Architects Journal	1970	8 April 1970	p842, Brunswick Centre	
	Architectural Design	1971	October 1971	pp605-612 Brunswick Centre	inc a large public open space; also Pollards Hill LB Merton- low rise around grass courts and large public open space- sloping lawn and trees
Hodgkinson	Lotus 7	1971	?1971	Brunswick Centre- 'A Good bit of City'	
	Architects Journal	1972	Oct 25 1972	pp927-8 Branch Hill	
	Architectural Design	1972	March 1972	Housing in Camden'	pp145-164 Neave Brown and Team 4 :discussion of Camden housing schemes, inc Abbey estate and other in design stage Branch Hill 'a brilliant scheme', Alexandra Road (and inquiry) and Highgate New Town
Brown and Crosby	Architectural Review	1972	October 1972	pp195-218 Brunswick Centre review	
Kenneth Frampton	Lotus International 10	1973	?1973	pp 24-33 Evolution of Housing; Winscombe Street and Fleet Road	Siedlung Halen Berne as precedent for low rise housing developed 1948-1966; influence of le Corbusier-Ville Contemporaine-perimeter block with communal open space;
	Architects Journal	1976	8 September 1976	Construction article Housing at Alexandra Road	pp441-455 Construction and comparison with Brunswick Centre, drawings and photos
Corin Hughes-Stanton	Building Design	1978	22 September 1978	the Lessons of Alexandra Road	Discusses the issues for the sub committee investigating the scheme. Need for perspective. £21m cost. some say 'it is an out of date, grandiose megastructure a monument of the past which we will never see the like of again.'
	Architects Journal	1978	31-May-78	Branch Hill Building Study	
Edward Jones	Architectural Design	1978	8-9 1978	Neave Brown's Fleet Road	Also looks at Winscombe St and Fleet Rd
	RIBA Journal	1978	Feb 1978	pp 10-11	It looks like a football stadium. It was nice when it was built, but it's gone downhill" a landmark of British Municipal housing, visited by foreign architects. Crime not a major problem, 8% owned own homes, 'peaceful, pleasant environment with grassy play areas and a harmonious relationship with neighbours'. Poor Swedish heating, litter, dogs/ 'It was the most beautiful place to live until the dogs moved in. If it wasn't for them, it might deserve to be listed' Mr Carol Kennedy, 75
Reyner Banham	New Society	1978	21 September 1978	pp634-5 Hanging Gardens NW	However, the residents of Alexandra Road and Fleet Road (I talk to many) appear to like living there. "complex and unique" nature of the "notorious" designs
	Architectural Review	1979	August 1979	Housing, School and Community Centre, Alexandra Road, Camden, London	The arrangement is similar to that of Regency or Victorian London and the scale approximates with the nearby Belisize Park.' inc. Architect's statement: 'Wanted to copy C18/early C19 'model of democratic architecture'-to render irrelevant the sad distinction between public and private housing.' 'The project started in a mood of optimism' Highest possible density allowed ' the opportunity to improve a whole area by the inclusion of a public park' The cautionary tale stands 20 storeys high across Abbey Road, and the form of Alexandra Road can regrettably be read as a frame for, and parterre to, the rejected model! Appraisal: 'Every aspect of the exterior from access guard rails to the communal flower boxes has a robust well- designed feel to it's brave new world.... the very epitome of social democracy at work...it was a deeply held tenet of the socialism which came to power in Britain in 1945. 'idea of a more intimate relation to ground and site...At Alexandra Road, on a fairly flat site, the idea [of Siedlung Halen] is transposed so that the building itself recreates the idea of a hillside site, with slopes too steep for cars but not for people. In this way the building form becomes part of the shape of external space.'
	RIBA Journal	1979	November 1979	Cook's Camden	Vol 86 no 11 pp 483-490
	Architects Journal	1979	20 June 1979	building study	

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Author	Publication	year	date	Title	notes
Dennis Sharp	Building	1980	25 April 1980	Controversy in Camden	
Alex Henney	RIBA Journal	1980	June 1980	Camden: last of the Big Spenders	pp 43-45; criticism of the construction process and costs of Camden schemes and 'radical chic' politics
Neave Brown	RIBA Journal	1980	September 1980	Replies to criticism	reply to p24 of Alex Henney's June 1980 RIBA J article
Neave Brown	Architecture and Urbanism	1980	November 1980	ALEXANDRA ROAD, FLEET ROAD, WINSCOMBE STREET	Neave Brown on Alexandra Rd, Fleet Rd and Winscombe St
	Architects Journal	1981	12 august 1981	pp293-306 Highgate New Town	
Deyan Sudjic	Design	1981	August 1981	Building the New Jerusalem	Branch Hill
Hugh Pearson	Architects Journal	1984	22-29 August 1984	Camden Tea Party	Alexandra road 'the local icon'. Camden Festival of Architecture a 'modernists' tea party'. Exhibition 'modern homes in Camden' in Swiss Cottage library; photography competition
Neave Brown	AA files	1986	Autumn 1986	pp11-2 Reviving Abstraction	
	Building Design	1992	27 November 1992	Home and away	(architects' houses)
Andrew Mead	Architects Journal	1993	1 September 1993	Alexandra Road: what does it mean for public housing?	Response to listing; joined Foster's Willis Faber building and Smithson's Economist in being listed before 30 years. Brooke National Heritage Secretary quote: 'one of the most distinguished groups of buildings in England since the Second World War'; details of repairs
David Jacques	Journal of Architectural Conservation No 2	1995	July 1995	'The Treatment of Historic Parks and Gardens	contains conservation definitions
Jan Woudstra	o Vol 23 No . pp 222-241	1995	1995	'Danish Landscape design in the modern era' (1920-1970)	
Tony Fretton	Architecture Today	1999	March 1999	Exotic and Everyday: Neave Brown in Eindhoven	pp34-40 ; planted south facing stepped section
Jan Woudstra	Garden History, 28:1	2000	2000	'The Corbusian Landscape'	
Hazel Conway	o . , 28:1	2000	2000	Everyday landscape	Twentieth century parks
Elain Harwood	o . , 28:2	2001	2001	'Post- war landscape and public housing'	
Mark Swenarton	The Journal of Architecture 16.3, 387-414	2011	2011	Geared to producing ideas, with the emphasis on youth: the creation of the Camden borough architect's department under Sydney Cook	Useful survey of the work of Camden architects dept that led to the design of Alexandra Road
Mark Swenarton	o To (forthcoming)	2012	2012	Developing a new format for urban housing: Neave Brown and the design of Camden's Fleet Road estate'	Includes biographical detail for Neave Brown
Newspapers					
	Newscuttings	1968	1968	applause for Neave Brown	
	Ham and High	1975	1975	Camden the 1st decade- single page	
	Newscuttings	1977	1977		
	New York Times	1978	3 December 1978	Provocative Housing	
	Newscuttings	1978	1978	new residents	
	Newscuttings	1978	1978	new residents	
	Times	1980	25-Jan-80	Tenants cool on heating increases	
	Kilburn Times	1980	25-Jul-80	Fees for Alex estate up 1m	

Author	Publication	year	date	Title	notes
	Ham and High	1981	15-May-81	Alexandra Rd Enquiry condemns councillors	many articles 1980-1 re heating, enquiry etc
	Ham and High	1981	06-Feb-81	Branch Hill 'Over the moon in £73,000 Council House'	
	Camden New Journal	1993	30 Sept 1993	About listing and repairs	
Kathy Marks	Dailly Telegraph	1993	20 August 1993	Tenants' heritage is a concrete jungle	
Deyan Sudjic	Guardian	1993	24 August 1993	The taste cyce	will listing make it a better place to live? 'a double crescent set in lushly landscaped grounds' stacked people as if in a fishing village. You can't escape your neighbours here.'
	Camden Citizen	1993	30 September 1993	Heritage hassle- re listing	
Neave Brown	Ham and High	1994	7 October 1994	The architects plea	Take state repair out of Camden Hands 'the longest concrete structure in europe' No repairs until 1992
Elain Harwood,	the Guardian	2011	20 December 2011	Obituary, Geoffrey Darke (1929-2011)	
	Building Design	2012	24-Feb-12	Obituary of photographer Martin Charles	Alexandra Road images typified his work
	RIBA J	2012	March 2012	Obituary of photographer Martin Charles	Alexandra Road images typified his work
	Guardian	2012	23-Feb-12	Obituary of photographer Martin Charles	Alexandra Road images typified his work
Archival-Reports					
Diane Kay		1963	7.6.1963	Alexandra Road Estate, Camden: Historical Summary and appreciation	In the late 1960s the London Borough of Camden assumed the mantle of national leadership in inner city housing... Alexandra Road represents the crowning achievement of this nationally important architectural work and is the fullest expression of the ideas of belonging, of public and private space and of the role of the traditional street in a car-owning society, which were at the forefront of urban theory in the late 1960s and 70s.'
Unit for Architectural Studies, The Bartlett, University College London	report	1992	April, 1992	A High Quality And Secure Environment? - An appraisal of the pattern of public space in the Ainsworth and Alexandra Road Housing Estate, Camden, in relation to observed space use and pedestrian movement in the public domain	Pedestrian movement survey with limited application today
Elain Harwood	report	1992	October 1992	report on Docomomos request for urgent spotlisting	
Elain Harwood	report	1992	October 1992	report on history and architectural evaluation	
Elain Harwood	report	1992	December 1992	Keeling House-cluster housing	
Diane Kay	report	1993	7 June 1993	appreciation- re listing	
Diane Kay	report	1993	7 June 1993	appreciation- re listing	
Andrew Freear	thesis	1993		'Alexandra Road- The last great housing project'	Andrew Freear believed that Alexandra Road was one of the major success stories
	report	1994	1 September 1994	Proposed conservation area report	
	report	1994	1 September 1994	Proposed conservation area report	
	report	1994	1 September 1994	Proposed conservation area report	
	report	1994	1 September 1994	Proposed conservation area report	

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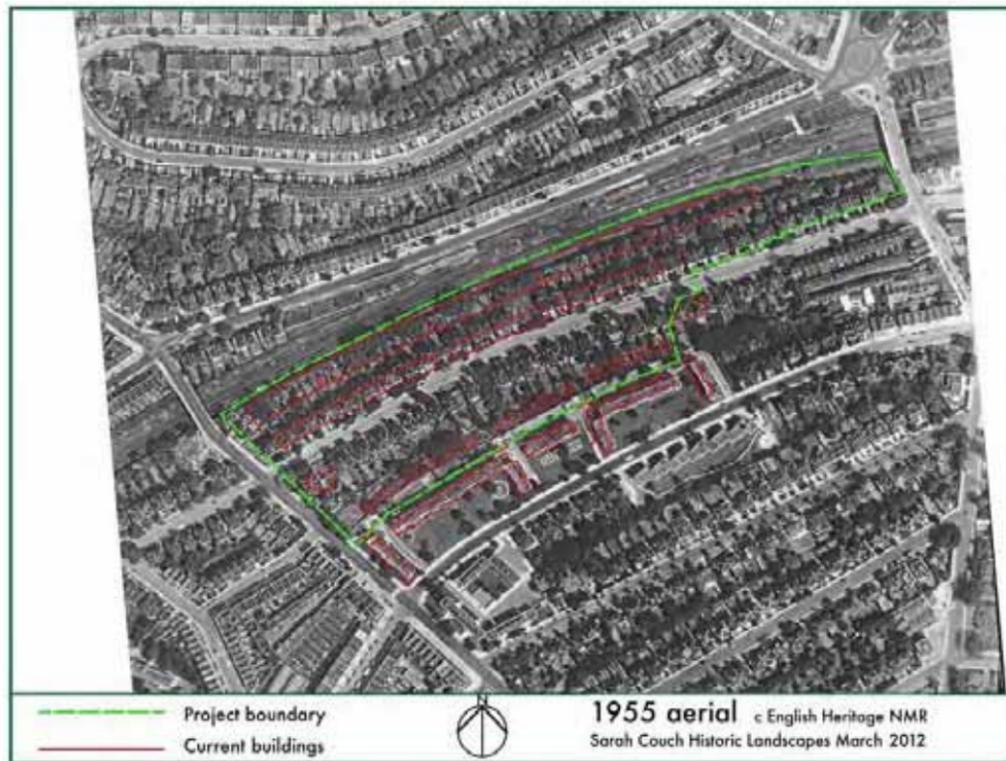
Author	Publication	year	date	Title	notes
Catherine Croft	report	1995	? 1995	draft report	The Alexandra Road Estate has provoked controversy since its initial conception in 1968. Camden Council's proposal to erect a large concrete council estate to house over five hundred families on a site adjacent to affluent St John's Wood met with predictable local opposition. When finally completed in 1978, the architectural confidence and technical innovation of the buildings ensured that the estate attracted enthusiastic favourable attention from the professional press. It was the most impressive of a series of distinguished, low-rise, high density buildings by a highly talented in-house architect's department and established the international reputation of the young project architect, Neave Brown'. The original tender figure was just under five million pounds but the final cost close to nineteen million.'Alexandra Road was the youngest building ever listed, arguably the largest 'building' to be listed and the first post-war housing estate to be listed. (Apart from Lasdun's Keeling House it is still the only example of listed post-war public housing.)'under the Ten Year Rule' and could only be listed if it met two criteria, to be of outstanding national interest, and had to be shown to be at risk of demolition or damaging alteration. Conservation area status 'It would offer protection to the unlisted buildings which form an important part the estate and would safeguard the setting of the listed buildings and the quality of the landscaping.' cease.) The park raised several specific points. Play equipment was clearly ephemeral, but it was agreed that the basic structure of walls and planned enclosures were important.Involving the original architects in conservation issues is obviously an unprecedented opportunity and a useful one.
Elain Harwood	report	1996	August 1996	'Alexandra Road Estate, Rowlett[sic] and Ainsworth Ways, Swiss Cottage' history and evaluation	it was to be nothing less than a revived Georgian terrace in modern dress'. One influence was that of Sir Leslie Martin and his associates, whose theoretical works from the late 1950s saw fruition in Patrick Hodgkinson's designs for the Brunswick Centre, where building began just as Alexandra Road was being finalised'. Precedents 1948 Roq et Rob and Siedlung Halen. Sir Richard Rogers 'Alexandra Road with the Roehampton Estate is the most important example of post-war housing in Britain...as good as the best housing built abroad.'
Barbara Simms	thesis	2001		'Landscape Conservation on Span Estates', AA	thesis
David Lambert	Garden History Society	2002	22 March 2002	Post war gardens and Landscapes in the UK: a provisional history for the post war period'	after the war landscape architect s concerned with the landscape as a whole for the first time; Sylvia Crowe, Gibberd; new Towns; Crowe at Harlow; 'very humanised landscape' new woodland and artificial hills between residential and industrial areas; idea imported to eg Plymouth Civic Square (Jellicoe). The C20 was the first in which the needs of ordinary people were overtly made the basis of planning;Golden Lane 1953 'we regard the whole scheme as urban.' not a garden suburb; 'The attention paid to spaces in postwar housing development arguably reached its height in the wonderful communally managed Span developments' ' to produce a sort of totality' Cunningham: [the buildings] are the landscape'. 'In a Span development the experience of landscape and of buildings is indistinguishable'.Philosophy continues where funds permit eg at Byker. Social aspect of post war landscape. Modernism elusive in gardens. S bank Festival of Britain; Jellicoe Roof Garden Guildford 1956; 1970s end of civic idealism, political interest in the public realm faded. 60s last flowering of modernism - uni campuses eg UEA, Sussex, York.. Fate of Gibberd's Harlow Water Garden and Jellicoe's Plymouth Civic Square show how hard it is to appreciate the recent past.
Barbara Simms	Report	2003	2003	Thematic survey on 'Landscapes of the Post-War Housing Developments', for English heritage Register of Parks	very useful overview of housing landscapes; expertise in SPAN (see separate book) Barbara Simms, Eric Lyons and Span,2006
Ecology Consultancy	report	2010		Alexandra and Ainsworth Estate Phase 1 Habitat Survey 2010	
Kinhear Landscape Architects		2011	January 2011	Alexandra Road Masterplan Report	

Author	Publication	year	date	Title	notes
Levitt Bernstein	Design and Access Statement	2012	January 2012	Abbey Area Redevelopment Project, Design and Access Statement	
MKA Ecology Limited	report	2012	March 2012	Alexandra Road Park Bat Inspection Survey Report	
Nick Burton on behalf of Around the Block	report	2012	March 2012	Management and maintenance: Baseline Review	
Other archival items					
Janet Jack	Management document	1989		Janet Jack Management Plan 4.08.99	
LB Camden	document	1990		Consultation on conservation area	
	Photos	1992	EH NMR	1992 photos of building	
South Hampstead Housing Co-op	letter	1993	5 November 1993	Letter to Dept National Heritage	
Elain Harwood	letter	1993	14 September 1993	English Heritage letter to tenant re repairs	
	report	1993	28 Jan 1993	Estate action repair report & other ocal correspondence	
	document	1993	1993	SHHC accounts	criticised cost, function and appearance of Camden schemes.Pre development 100 habitable rooms, increased to 1660 in 520 units
English Heritage	document	1993	1993	Meetings, EH letters etc re repairs	
	document	1993		Tenants opposed to Co-op	
English Heritage	schedule	1993	18 August 1993	listing schedule	
	letter	1993	8 June 1993	Letter from LBC to Docmomo re repairs	
Diane Kay English Heritage	letter	1993	11 June 1993	letter to Dr Cherry re listing recommendation	The state has been a success in community terms. People moved in enthusiastically, and the most popular dwellings are said to be those at the top of 'A' Block. A tenants' association was formed.' Integration with existing community; Ainsworth estate inc in Community Centre discussions. Co-op 'Leave our scheme alone. We want it to be the way it was when it was finished.'
English Heritage	document	1994	18 Feb 1994	Notes re listing boundary, boundary;'Further research is being carried out on the landscape with a view to adding it to the Register of the Historic Parks and Gardens'	
LB Camden	document	1996		Camden <i>Conservation Area Statement Alexandra Road No 31</i>	
Janet Jack	Management Guidelines	1998		Janet Jack Maintenance schedule for entire Alexandra and Ainsworth estate 17.09.98	
Fabian Watkinson	Twentieth Century Society Walk guide	2001		'the most expensive council housing in the world: Camden's public housing in the 1970s'	
Janet Jack		2001		Janet Jack management plan 2001	includes detailed planting schedules
Levitt Bernstein Associates	Management Guidelines	2006			

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	Building Design Lectures	2007	2007	Covers Darke, N Brown	
LB Tower Hamlets	conservation area statement	2007		Balfour Tower Conservation Area Tower Hamlets	
LB Camden	Newsletters	2009	2009-10	Abbey Area link	
Fabian Watkinson	Twentieth Century Society Walk guide	2009		'Havens for Hoodlums? Post-war housing in Gospel Oak and Dartmouth Park'	
Neave Brown	document	2011	March 2011	Alexandra Road Public Open Space'	
Janet Jack	document	2011	September 2011	statement to accompany Garden City exhibition at the Garden Museum	
MTW Consultants Ltd	presentation	2012	May 2012	MTW Consultants Ltd, questionnaire results in Activity Planning workshop presentation, May 2012	
LB Camden				LDF Core Strategy	





Current site layout overlaid on 1955 aerial photograph. English Heritage (NMR) RAF photograph. RAF/540/163/ frame 43 6 June 1955

Gazetteer schedule followed by images

- 1 Rowley Way
- 2 Langtry Walk
- 3 Ainsworth Way
- 4 Woodland Walk
- 5 Spaces between B blocks
- 6a Abbey Road frontage
- 6b Abbey Road frontage and Hive
- 6c Ainsworth carpark, service road
- 7 Football pitch
- 8 Bowl
- 9 Playground 1- former slide park
- 10 Playground 2
- 11 Playground 3
- 12 Playground 4
- 13 Playground 5
- 14 Meadow
- 15 Mound
- 16a Seating near Tenants' Hall
- 16b Tenants' Hall ramps
- 17 ARC roof and ramps
- 18 the Well
- 19a the pub
- 19b Shop area
- 20 Walkway to Loudoun Road
- 21 Service Road

Schedule

Character area	character area number	feature number (where needed)	significance	date	Original character/ design/planting	Current character	Current condition/ issues	recommendations
Rowley Way as a whole	1		very high	1978	A populated street	Still works as a populated street; overlooked, feels partly private, safe.	A sociable space, generally good condition. Personalisation of private terraces with painted walls, fences, gazebos	Policy for personalisation of terraces; accommodate/ coordinate planters maintained by residents
Rowley Way trees	1	1	very high	1978	Sorbus aria 'Lutescens'	There is new Tamerisk and some original Whitebeam in varying condition and sizes	Some white beam replaced with Tamerisk-not native or fruit bearing, informal shape	Improve planting pits; replace all with Mountain ash in phased programme
Rowley Way planters	1	2	very high	1978/2007	Single squares: Rosa rugosa, Berberis, Cotoneaster (front) and Boston ivy, ivy (rear); long planters: Rosa rugosa, R paullii (ground cover rose). Berberis, ivy; double square planters Hederia, Sambucus, Chaenomeles, Pyracantha, Rhus typhina	The public planting in planters and street trees have changed in recent years. Recent replanting of planters (2007, by LBC) includes Fargesia, Vinca, Hebe, Lavender, Santolina, Hebes and Cordylines. Phormium was added later.	New Mediterranean planting (2007) by LBC. Recently replanted with Phormium, Lavender, Hebe etc. Some planters along Rowley way adopted by residents leading to variation in planting and maintenance.	When planting needs renewal revert to original planting/planting in keeping with original design intention
Rowley Way seats, paving	1	3	very high	1978	Red brick paviors, concrete planters and seating concrete timber seat and painted steel rail	Original details maintained	Good condition, recently relaid and waterproofed	Maintain; use original colours; maintain drainage and red paviors
Langtry Walk as a whole	2		very high	1978/9	Varied green walk with open and closed areas and access to separate garden 'rooms'	Secret, rather wild, lush. It is overlooked by the living rooms, bedrooms and kitchens of B block flats and it is well used by residents and as a cut through. Strangers would choose Rowley Way; appears rather less used that Rowley way and Woodland Walk	Barrier at Abbey Road end; not obviously a public park. Need for a more welcoming and obvious entrance to the park from Abbey Road.	Maintain/replant as varied green walk with range of planting heights and views; make welcoming entrance to park
Langtry Walk north planters	2	1	very high	1978/9	North side Berberis, Forsythia, Eleagnus, Fatsia, pink and white rosa rugosa	Planters to north are generally overgrown with ivy, some roses remain; buddleia	Some roses in planters (many lost) ivy dominant, vine weevil; ivy too long; watering points removed; loss of smaller scale and ground cover planting	Reduce ivy, improve soil, reintroduce (non thorny) roses and flowering shrubs; treat vine weevil

Character area	character area number	feature number (where needed)	significance	date	Original character/design/planting	Current character	Current condition/issues	recommendations
Langtry Walk south planting	2	2	very high	1978/9	South side Pyracantha 'Orange glow' hedge on south side plus Hypericum ground cover and Lonicera(honeysuckle) at rear, Hedera. Mature self seeded sycamores at western end	Enormous Pyracantha and overgrown shrubs arching over walk suppressing other planting	Loss of flowering shrub planting north of playground 5. Hedges and shrubs need to be managed to a defined height	South side: Programme to reduce height of vigorous shrubs above /below eye height as designed. Reintroduce flowering plants and groundcover. Remove self seeded sycamores
Langtry Walk hard landscape	3	3	very high	1978/9	Limes north of Meadow in paving; concrete paving	recently replaced 600x 600 pavers;	Some paving cracked; tarmac patching; seats in poor condition and underused	Repair and protect paving by limiting vehicle access; repair seats
Ainsworth Way as a whole	3		high		A varied access walk between the older Ainsworth estate and the new housing with public planters to houses on the north side, communal seating and planting between blocks; whole landscape area up to Ainsworth estate blocks redesigned as part of Alexandra Road scheme	Some of the 'public ' planting beds to the north of the walk have been taken over by residents. A few grow vegetables in their gardens behind the planters but the majority of planters are overgrown with ivy, some larger conifers and have lost interest and variety.	Much 'public' planting has been replaced by residents	Bring public areas, at a minimum the trees, back into management
Ainsworth Way hard	3	1	high		Paved walk, timber stained fences	Patch replacement of smaller paving in good condition; globe lighting added	Replacement fencing unstained	Maintain original detailing and design palette including fence design and finish

Schedule

Character area	character area number	feature number (where needed)	significance	date	Original character/ design/planting	Current character	Current condition/ issues	recommendations
Ainsworth Way trees	3	2	high		N side in planters: Small trees in 3s intended to grow into more interesting multi stem trees Sorbus hupehensis, Malus floribunda, Cornus nattalii, Cotoneaster 'Cornubia' south side, Tilia euchlora, Prunus avium (bird cherry) and Robinia frisia in 3s in grass	Some original trees have been lost and conifers planted	Some original trees lost; inappropriate conifer planting; maintenance unclear	Replace and maintain trees
Ainsworth Way planting	4	3	high	1998/9	North side Berberis, Forsythia, Eleagnus, Rosa 'Fruhlinggold', Hemerocallis, Iris. Store roofs planted with Lonicera japonica 'Halliana' and planted Pyracantha round the base.	Smaller planting seems to be lost ; much overgrown; some veg growing. Store roofs now have self sown grass with Pyracantha at the base. The Ainsworth (south) side is maintained as grass with scattered trees (most originals survive) plus newly planted Aucuba hedges and low railings at entrances.	Maintenance responsibility unclear; loss of original planting in beds at front of gardens and store roofs	Clarify responsibilities and issue planting guide. Replant store roofs.
Woodland Walk as a whole	4		very high		A raised walkway on made ground, bordering the park and Ainsworth Service road, intended to be of a native woodland character, with above eye height planting, to attract wildlife and create a bit of country	Has retained country feel and consultation has shown it to be popular, if overgrown. Wild woodland walk, very good birdlife; dominated by ivy, good for wildlife	Access, safety, management	Maintain as woodland walk but manage for biodiversity, flowers and berries.
Woodland Walk hard landscape	4	1	very high		600x 600 concrete paving slabs and 'donkey steps'	Subsidence, very uneven and unsafe concrete paving	Unsafe concrete paving; DDA compliance via shallow 'donkey steps', desire lines; sections of fencing lost or damaged; benches collapsed and unusable	Repair sub base and relay paving; improve accessibility; complete lost sections of railing/ repair fencing and benches. Consider creating woodland trail

Schedule

Character area	character area number	feature number (where needed)	significance	date	Original character/design/planting	Current character	Current condition/issues	recommendations
Woodland Walk soft landscape	4	2	very high		Crataegus; Robinia and Quercus rubra in glade Broom (Spartium junceum) gorse (Ulex) ground cover; narcissus; Hedera hibernica and Hypericum calycinum ground cover.	Overgrown woodland walk, dominated by ivy (but good for wrens)	Self sown sycamore; original trees lost but to some extent this was anticipated. Hedera Hibernica dominant – Hypericum calycinum largely missing. Spanish broom and gorse, largely missing ; knotweed on Service road side and small patch to north. Unmanaged shrubs suppress less vigorous plants	Remove self seeded sycamore. Wildflower plugs/seeds, especially in small glade north of walk; dig out knotweed. Replace some original flowering shrubs eg broom and gorse; slow and sensitive approach to pruning to protect wildlife.
Connecting spaces between B blocks as a whole	5		very high	1988	Semi enclosed paved space with raised planters and grid of Robinia.	Popular social in between space, although there are no seats as such	Poorly maintained (contractor damage reported) compared to Rowley Way	Upgrade as a useful link space and semi enclosed social space
Connecting spaces between B blocks hard landscape	5	1	very high	1988	red paviors as Rowley Way around trees surrounded with concrete slabs in one space; paving and paviors reversed in second space	Mix of concrete paving and red paviors in very poor condition lifted around trees.	Settlement/lifting of paving around trees; may need to change surface	Replace in a more flexible surface or reduce paving area with larger gravel ring around trees.
Connecting spaces between B blocks soft landscape	5	2	very high	1988	Robinia Pseudocacia 'frisa'	Robinias in mixed ages/sizes and condition. Planters with ivy growing up flank walls. Other planting lost?	Tree condition and lifespan. Ivy dominates planters	Programme of tree replacement in improved planting conditions; improve soil and reintroduce lost planting
Abbey Road frontage	6							Repair and incorporate into a more welcoming entrance to the park and 'landmark' on Abbey Road.
Seating areas near Abbey Road entrance as a whole	6a		very high	1998/c 2010	Highly designed 'gateway' area at entrance to the estate, – a piece of landscape with a distinctly urban character connecting to Rowley Way. Play space and buffer /gateway to Abbey Road	Neglected hard landscape area	Poor condition, could be better used	As above

Schedule

Character area	character area number	feature number (where needed)	significance	date	Original character/ design/planting	Current character	Current condition/ issues	recommendations
Seating areas near Abbey Road entrance hard landscape	6a		very high		Raised play fort and sunken seating area	Possibly underused? in situ concrete seating inc raised circular fort area; conc planters	Damage to red paviors where planes removed; need to make more welcoming	
Seating areas near Abbey Road entrance soft landscape	6a		very high	1998/c 2010	Plane trees and mixed shrub planters	Recently replanted in similar mix of plants; Mature common limes to street ; planes recently removed (possibly due to paviors lifting) (NBrown) Replanting 2008 area 13: ivy, mahonia, vinca	Management of planted beds, weed control	Sensitive annual management of epicormic growth on limes; maintain and reinforce recent planting
The Hive and setting as a whole; hard landscape	6b		high		Children's Playcentre with playspaces on all levels up to roof. Later it became an African and Caribbean Elders Centre.	The building was reopened as a consultation venue in 2009 and renamed 'the Hive', but is currently not used regularly. Blocks access to the park rather than providing a link. In winter the area feels derelict, abandoned and underused. A mix of paving surfaces in variable condition.	There are several maintenance problems with the building. Access to playground 1 is blocked off and full of debris. Paving surfaces in variable condition and unsightly chainlink fence inside post and rail. There is very little visibility of the park along this frontage and its condition deters access. Recent crazy paving at entrance not in keeping with other hard landscape detailing. There are accessibility issues in this area.	Re- animate, reuse, open up, improve access, to provide a welcoming gateway to the park. Improve boundaries; open up access to Playground 1 and park.
The Hive planting	6b		high		Along Abbey Rd; Salix viminalis (osier) and ivy; Langtry Walk: Pyracantha hedge, Hypericum in front; around building: Ivy, Boston ivy ,Rosa paulii Adjacent ramp: Berberis Hedera, Vinca minor, Rosa Max Graf (pink ground cover)	In 2010 a Green roof was installed on the Hive. In 2009, vegetables began to be grown in bags on the Abbey Road frontage of the Hive. Recent (2007) replanting of shrub beds along whole boundary with a more varied palette than original design	Continued use of outdoor spaces and vegetable beds. Green roof needs clearance of litter. New plant palette. Ivy needs to be clipped annually	Continue community food growing project, explore options for more permanent arrangement. Bring areas back into management and use to connect with park

Character area	character area number	feature number (where needed)	significance	date	Original character/design/planting	Current character	Current condition/issues	recommendations
Ainsworth carpark and service road	5c		medium		As above; also raised beds at west end of Ainsworth Way	New planting 2008 devised by residents with LB Camden, included Pampas Grass, Phormium, Ceanothus, Fatsia, Berberis, Holly, Mahonia Japonica (scented), Verbena Bonariensis, Hebe and wild white and yellow roses.	Entrance to park from Abbey Road of south football pitch looks like a dead end, is uninviting. Recent (2007) replanting of shrub beds along whole boundary with a more varied palette than original design: need maintenance Ivy needs to be clipped annually. Unsightly containers and recycling areas off service road.	Maintain a welcoming entrance to the site. Maintain and reinforce planting, with reference to original drawings. Consider design and signage options for entrances. Check need for containers.
Football pitch as a whole	7		high	1979/1980	Built as 5 a side court with seating (now gone) Bank to south was also designed as seating areas to watch games. Bank to north maintained existing ground level and made use of existing trees	Ball court-Rather hidden away- feels a bit threatening.	Access via path from Hive to Playground 1 has been closed	Maintain as accessible all weather multi use court
Football pitch hard	7	1		1979/1980	Tarmac surface and perimeter concrete seating. Original fencing was lower and visually more permeable Chainlink (c 2m?)	Functional, tarmac. No seating. Colourful graffiti	New higher blue fencing creates a visual barrier; damage to wall to south	Open up entrances and relationship with Hive building; consider reinstating seats for spectators; repair wall to south; bring surrounding areas back into use and management. Keep as graffiti area. Consider options to change fence colour.
Football pitch planting	7	2	high	1979/1980	Prunus avium, n and s, 1no Platanus orientalis in paving to S5 aside: ivy Boston ivy; South bank: Pyracantha/ Spartium junceum(broom)/ Ulex europaeus (gorse)	A few crocus survive on cherry bank and about half the cherry trees, singly or in twos. Other species no longer seen in the area to the south: Rhus typhina, Ulex europaeus, Vinca minor	Loss of planting; condition of bank to north, inaccessible and unmanaged	Replant crocus bank.

Schedule

Character area	character area number	feature number (where needed)	significance	date	Original character/design/planting	Current character	Current condition/issues	recommendations
Bowl/ Amphitheatre as a whole	8		very high	1979/ 1980	Magic circle, dished grass play area to lie, roll	Flat grassy glade, secluded, peaceful, underused but used by dogs and noctule bats	Loss of bowl shape; drainage; dog fouling limits use	Maintain as a magic, circle. Consider re-introducing dished, drained usable space and develop as focus for community activities and quiet relaxation
Bowl/ Amphitheatre hard	8	2	very high	1979/ 1980	Hoggin path stage with granite setts; timber/ steel fence		Stage under used. Perimeter gravel path with brick edging, drainage issues. Post and rail lost/ damaged.	Repair hoggin path and drainage, fences and granite sett stage
Bowl/ Amphitheatre trees	8	2	very high	1979/ 1980	Existing and new horse chestnut in a circle	Some original (9 of 18) and 2 pre-existing large horse chestnuts survive but were due to be felled; self seeded trees;	Loss of and poor condition of horse chestnuts; management of yew hedge should be to consistent height; loss of planting interest	Management of existing trees and replanting programme
Bowl/ Amphitheatre planting	8	3	very high	1979/ 1980	Yew hedge and Coloneaster edging; north side blocks of Eleagnus, Fatsia/Prunus, Lonicera nitida, Viburnum, Philadelphus; s side; blocks of Phormium, Coloneaster, Pyracantha, Senecio; a few Sambucus; vinca/hedera groundcover north and Hypericum, south; edge of Spartium junceum(broom) to south Iris foetidissima narcissi. NB these are on planting plans, PMG report that not all were planted/survived eg Phormiums	Dominated by coloneasters and yew, large areas of bare soil where groundcover plants lost. Much of the horticultural interest/variety has been lost with often just one or a few individual plants indicating the former richness of planting eg now a single phormium and just a handful of iris and narcissus. Planting largely absent from the smaller beds to the south of the stage area. Hedera, Vinca, Hemerocallis, some Phormium species and Senecio were not seen (possibly not planted but appear on planting plan)	Hedge un pruned- far too high; much of planting variety lost, condition of grass poor	Manage hedge to 6' high with small gaps or windows where children have made paths. Manage mature horsechestnuts, improve soil conditions, if necessary replant all trees with similar but more disease resistant species eg Spanish (sweet) chestnuts, or possibly other Aesculus species eg Yellow Buckeye (Aesculus flava). Remove self sown sycamore and nightshade. Rejuvenation of shrubs by cutting back and some replacement of smaller lost species and ground cover. Replant bare areas of lost planting.
Playground 1 as a whole	9		very high	1979/ 1980	Site specific adventure play area making use of magnificent plane trees; very popular	Left over space, neglected, dead end with gate closed so only one entrance	Unused and neglected	Recreate an adventurous play area in the spirit of the original design

Schedule

Character area	character area number	feature number (where needed)	significance	date	Original character/design/planting	Current character	Current condition/issues	recommendations
Playground 1 play/hard	9	1	very high	1979/1980	Built as mounds, house and slides for adventurous play; vertical slat timber fencing with cherry trees within semicircular fencing bays. very popular		play mounds, balancing bars and slides gone. Surface tarmac and concrete kerbs and steps. Fence broken.	New surface and play structures; repair fences
Playground 1 planting	9	2	very high	1979/1980	Prunus avium, north and south, 1no Platanus orientalis in paving to south ivy Boston ivy, Berberis, Hypericum, Pyranantha, Rosa max Graf (ground cover) Narcissi	Cherry trees and planting in poor condition; groundcover lost	1 large plane- other lost; tarmac around Plane could cause damage. Tenants' recent planting removed	Replace lost cherries. Replant Hypericum and strong scented pink ground cover rose (Max Graf or similar).
Playground 2 as whole	10		very high	1979/1980	Play area for older children	Neglected, vacant, little used (some use for imaginative play), very hard, secluded poor quality; some find it threatening	Some state potential for antisocial behaviour	Recreate an adventurous play area for older children in the spirit of the original design, perhaps part of a trail. Increase possibilities for overlooking. Increase use, on site presence and monitor security issues.
Playground 2 hard	10	1	very high	1979/1980	Ladder pole in sand pit, totem pole in sand, 2 swings, ladders, mound of concrete stepping stones, hollow blocks, minidome in sand, rubber safety tiles; later slides	All play equipment removed following some arson damage including stepping stones. Sand pits removed and paved with tarmac. Concrete block/paving seats broken. Surrounding concrete walls painted to cover graffiti.	No play equipment; sand circles filled with tarmac; poor concrete and tarmac paving; broken seats; concrete walls with graffiti painted over	New surface and play structures; repair benches and fences
Playground 2 soft	10	2	very high	1979/1980	Ivy and roses in planters; some Aralia elata (Japanese angelica tree), Yucca, Sambucus, Phormium and (east side) Berberis, Boston ivy	Unmanaged ivy clad trees around play areas; only 1 Prunus avium survives in paving to east	What planting remains is different from the original planting palette indicating that replanting may have taken place some years ago, soil looks poor. Unmanaged planting to east prevents any overlooking	Manage/control ivy, improve soil and reintroduce flowering interest with major replanting programme to reintroduce intended variety and interest

Schedule

Character area	character area number	feature number (where needed)	significance	date	Original character/design/planting	Current character	Current condition/issues	recommendations
Playground 3 as a whole	11		very high	1979/1980	Play area for older children	Forlorn space without function. Some use for imaginative play.	Some state potential for antisocial behaviour	Recreate an adventurous play area for older children in the spirit of the original design. Increase use, onsite presence and monitor security issues.
Playground 3 play/hard	11	1	very high	1979/1980	Play area for older children with swings in fenced area, mound of concrete stepping stones, minidome in sand circle. Enclosed with concrete walls and low concrete paving benches with surrounding planter. Surrounding concrete walls painted to cover graffiti. Some seating recently repaired.	All play equipment removed including stepping stones. Sand pits removed and paved with tarmac.	No play equipment. Paving patched with tarmac. No function.	New surface and play structures; repair benches and fences
playground 3 planting	11	2	very high	1979/1980	Planters (below eye height to east) with ivy, roses, some <i>Aralia elata</i> (Japanese angelica tree), <i>Yucca</i> , <i>Sambucus</i> , <i>Phormium</i> and (east side) <i>Berberis</i> , Boston ivy	A few violets noted. What planting remains is different from the original planting palette and soil looks poor	New planting palette and loss of interest; soil looks poor. Unmanaged planting	Manage/control ivy, improve soil and reintroduce flowering interest with major replanting programme to reintroduce intended variety and interest
playground 4 as a whole	12		very high	1978	Highly designed play areas for young children with geometric walls and steps; Danish inspired	Interesting spaces, enclosed but overlooked, largely unused and rather forlorn	Little used- swings only	Redesign as a creative play area in the spirit of the original and in the same design style with site specific structures.
playground 4 play/hard	12	1	very high	1978	Walls, steps, seats climbing frames swings, tyre frame, sandpits; enclosed by wall and timber rail on south side	All original equipment and play features removed except swings and a few concrete benches, some of which are collapsing. Tyres on frame had been damaged by arson. Mix of surfaces, most walls and steps removed; timber rail broken	Does not follow design principles; lack of visibility between playgrounds. Lack of play features or equipment. Broken seating	Recreate some of the play structures, adapted for safety requirements.

Schedule

Character area	character area number	feature number (where needed)	significance	date	Original character/design/planting	Current character	Current condition/issues	recommendations
playground 4 planting	12	2	very high	1978	Berberis, Ionicera, Pyracantha, Rhus typhina, Rosa, Hedera, Phormium, Sambucus nigra in planters on top of wall	Much of the original planting palette, which was designed to stimulate the senses, is missing, suggesting removal and possibly replanting; eg Berberis which was significant in the original plans but not evident now. What shrubs remain are dominated by Hedera helix 'Hibernica' with Pyracantha in significant quantity.	Berberis which was significant in the original plans but not evident now. What shrubs remain are dominated by Hedera helix 'Hibernica' with Pyracantha and some Lonicera. Other shrubs unmanaged; loss of flowers and scents. Soil appears poor; bare patches on bank to south	Replant with fragrant flowering plants but retain and manage what remains of the original planting where appropriate.
playground 5 as whole	13		very high	1978	Highly designed play areas for young children with geometric walls and steps; Danish inspired	Interesting spaces, enclosed but overlooked; most heavily used playground area with recent equipment for young people.	Oriental plane survives in playground 5, but without original stepped surround	Redesign as a creative play area in the spirit of the original and in the same design style with site specific structures. Perhaps longer term.
playground 5 play/hard	13	1	very high	1978	Honeycomb walls, steps, seats climbing frames, arch swings, slide, sandpits; enclosed by wall and timber rail on south side	All bespoke play features (low walls, steps etc) removed	Playground 5 safety surface and new young play equipment; does not follow design principles	Recreate some of the play structures, adapted for safety requirements. All new elements to follow the original design and detailing (geometric, angular features etc)
playground 5 planting	13	2	very high	1978	Overlooked from walkway and enclosed with scented flowering shrubs including Pyracantha, Lonicera, Roses, Berberis, Sambucus.	Northern hedge burned and removed, rest overgrown; Much of the original planting palette is missing. What shrubs remain are dominated by Hedera helix 'Hibernica' with Pyracantha in significant quantity.	Significant strip of flowering vegetation between the playground and Langtry Walk lost.. Much of the original planting palette is missing suggesting removal and possibly replanting eg of berberis which was significant in the original plans but not evident now. Dominated by Hedera helix 'Hibernica' with Pyracantha - loss of scents. Soil appears poor	Replant with fragrant flowering plants but retain and manage what remains of the original planting where appropriate.
Meadow as a whole	14		very high	1979	The most open area, lawns with clumps of trees	Pleasant glade with mature trees and recent play sculpture; overlooked by Langtry Walk houses	Dog fouling limits use	Maintain as an open and usable lawn with wildflowers and bulbs. Make a dog free area or control dog fouling.

Schedule

Character area	character area number	feature number (where needed)	significance	date	Original character/ design/planting	Current character	Current condition/ issues	recommendations
Meadow play/hard	14	1	very high	1979	Concrete bench/table to south east	Mix of paving; exposed aggregate paving and hoggins	Recent play sculpture considered inappropriate; poor condition of paving, areas lifted around trees; Post and rail lost damaged and replacements do not follow original detail. Seating dirty and uninviting	Consider relocation of play structure, in suitable site, preferably off site. Relay surface around plane trees- either raise whole area with larger tree circles or introduce a more flexible surface to some or all of area eg bound or bonded gravel.
Meadow planting	14	2	very high	1979	West; groups of Acer saccharinum, 1 group Acer platanoides, purplea, east; groups of Prunus avium, 1 group Tilia x euchlora; line of 4 Tx euchlora with 2 pre-existing limes. To south, had a rich variety of shrubs and groundcover included interesting plants such as Phormium tenax, Fatsia japonica, lavender, iris, Senecio greyii, Forsythia; Narcissi 'February Gold' in random groups.	Groups of cherry, plane and lime; some lost but were overplanted to allow for losses. Little of the horticultural interest remains and the beds have become dominated by less-interesting but longer-lived species such as Cotoneasters and Viburnum rhytidophyllum and Hedera helix 'Hibernica' on the ground.	Curious clipped Ionicera to south of meadow; bare areas; desire line paths; loss of plant interest. Roses near seating lost. Bare areas, especially below eucalyptus	Introduce wildflower plugs/seeds and bulbs. Replant roses near bench. Ground cover planting and work to shrubs; pruning back of dominant shrubs and re-introduction of lost varieties as original design, soil improvement; to be pruned in informal naturalistic lines (by hand not hedgetrimmer) according to good horticultural practice.
Mound as a whole	15		very high	1979	Enclosed, sheltered, south facing meadow area with scattered trees in lawn in groups	Unmanaged, forgotten, uninviting overgrown, unkempt, too enclosed, used by dog walkers, seats in state of collapse; potentially secluded appealing south facing lawn- remarkable in such a built up area	Dog fouling limits use; too secluded	Maintain as dog free area, a secluded but inviting close mown south facing meadow, possibly with longer grass and bulbs at edges. Explore improving access to raise levels of use and sense of safety.
Mound play/hard	15	1	very high	1979	Concrete seats and areas of paving, steps	Main space is unmanaged, forgotten, uninviting, overgrown, unkempt, too enclosed	Much fencing broken, as are seats. Paving very uneven and broken; hazardous. Post and rail lost damaged.	Repair seats fences and paving. Replace retaining boards where required. Introduce wildflower plugs/seeds

Character area	character area number	feature number (where needed)	significance	date	Original character/design/planting	Current character	Current condition/issues	recommendations
Mound planting	15	2	very high	1979	N bank: Robinia frisia, Tilia petiolaris, Crataegus, Eucalyptus gunii, Picea smorika, Qu ilex, Qu rubra; in lawn groups of 7 Acer, purple Acer and Robinia pseudocacia 'Frisia north bank: incl Cotoneaster, Hypericum, Phormium, Rosa; Lavandula, Narcissus, Iris	Good group of holm oak on mound north promontory; cherries, self seeded sycamore; good group of purple Norway maple (10 of 49 planted) and maples (2 of 14 planted) in glade; clump of lime at south end of gap in steep slope- retaining boards collapsing	Smaller shrubs eg Hypericum trampled to bare earth, due to loss of fencing some planters bare, unmaintained; cotoneaster good for birds; honeysuckle, eleagnus; curious clipped lonicera. Species no longer evident include Cotinus, Fatsia japonica, Lavandula, some ivies, Phormium species, Roses, Senecio, and Vinca. Unmanaged shrubs, loss of interest and ground cover, bulb. Quercus ilex affected by leaf miner	Programme of rejuvenation of shrubs. Decompact soil and replant ground cover; pruning back of dominant shrubs and re-introduction of lost varieties as original design, soil improvement; ground cover planting. Shrubs to be pruned in informal naturalistic lines (by hand not hedgetrimmer. Remove and dig out self sown sycamores and selective tree surgery, maintaining tree canopy. Replant ground cover, bulbs. Open views through shrubs and some crown lifting, for informal surveillance
Seating areas near Tenants Hall	16a		very high	1978	A seating area for gathering outside the hall with view over whole park. Original planting included ivy, Boston ivy and Sumach and Yucca in the corner near the building. Roof terrace: perimeter planters: Ivy Boston ivy , cotoneaster; blocks of ivy, Rhus typhina (sumach)	Partly neglected. Little other than ivy survives in western bed; bare areas, views over park obscured by ivy on trees. Recent replanting of bed to east by residents including herbs, lavender, crocus	Protection of irrigation systems in roof level enclosure and water lines. Loss of views. Timber bench seats lost. Grilles broken or missing. No general access to roof garden (bee hives recently installed).	Reintroduce planting diversity, repair seats and open up views.

Schedule

Character area	character area number	feature number (where needed)	significance	date	Original character/design/planting	Current character	Current condition/issues	recommendations
Tenants Hall bank and ramps	16b		very high	1978	Designed as birch banks; silver birch whips <i>Betula alba</i> planted in three 300mm apart intended to become multistem birch grove; silver birch <i>Betula alba</i> 3 in a hole <i>Hedera helix</i> 'Hibernica', <i>Berberis Juliana</i> , <i>Rosa</i> 'Max graf'(single, deep pink), <i>Vinca</i> minor 'Bowles variety'	Silver birch and whole area (including at least one lamp post) festooned with ivy, obscuring the silver bark and preventing the intended transparency. Some <i>Berberis julianae</i> survives, roses largely removed. <i>Vinca</i> not seen. Bulkhead lights broken soon after installation.	Ivy clad trees; loss of views and planting; need for sensitive robust lighting; thorny roses were unpopular	Manage as a birch grove with low level ground cover to allow views through form ramps and TRA hall. Remove some ivy from trees before making design decision on any tree surgery or replanting, aiming at a sculptural tree structure; keep ivy controlled. Consider replacing some areas of ivy with <i>Vinca</i> to ease management. Reintroduce roses; consider less thorny varieties near paths. (Janet Jack management plan 2001 drawing 4)
Seating on ARC roof and ramps	17		very high	1978	ARC roof original planting design was low level ivy, <i>Boston</i> ivy and <i>Rosa x paulii</i> , (single white ground cover. NB PMG slate roses not planted on ramps) with <i>Rhus typhina</i> (sumach) at east end. Planting (including some donated by residents) removed by Camden followed by new planting list by TRA/Camden 2008 included <i>Philadelphus Green and Gold</i> , <i>White Hebe</i> , <i>Festuca glauca Blue Fox</i> , <i>Purple Hebe</i> , <i>Phormiums</i> interspersed with bulbs	This is one of the more popular areas to sit and a young people's gathering area near the ARC Youth Centre. The roof light has had triangular blocks added to prevent people from sitting on the top. New planting list by TRA/Camden 2008 included <i>Philadelphus Green and Gold</i> , <i>White Hebe</i> , <i>Festuca glauca Blue Fox</i> , <i>Purple Hebe</i> , <i>Phormiums</i> interspersed with bulbs. Roses absent from ramps; ivy removed but now replanted and regrowing; some bare/weedy areas. Paving has been repaired and is in better condition than other areas.	Some of these eg <i>Hebes</i> have gone; dominated by tall large broom; smaller plants and bulbs 'weeded out'; planting near rooftop too tall; should be below eye level. Changes to rooftop design, damage to rooftop - vandalism. Loss of planting interest on ramps	Manage to recreate designed character- generally low level planting and with colour and fragrance and trailing ivies; reintroduce roses to ramps. (Janet Jack management plan 2001 drawing 4)

Schedule

Character area	character area number	feature number (where needed)	significance	date	Original character/design/planting	Current character	Current condition/issues	recommendations
The well	18		very high	1978	Hypostyle', columned space dominated by large planes planted at lower level within a raised granite sett bed Ivy, Boston ivy, Sambucus, Berberis, Rosa paullii	Planes in poor condition plus ivy; 2 lost, one replaced.	Condition of row of mature planes at lower level	Replace 1 plane tree and roses (Janet Jack management plan 2001 drawing 4)
Sunken area at end of B block ('the pub')	19a		very high	1978	Sunken seating area with cascading Rosa 'wedding day'; had been intended to be a pub but no tenant was found.	Underused, roses removed, bare areas, little horticultural interest except some Pyracantha	Needs a use; lack of planting interest	Replant with fragrant plants, preferably rambling rose; find new use
Shop area: Deck at east of Rowley Way	19b		very high		A seating area in a hub area with planters, originally ivy and thorny Rosa x Paulii groundcover rose. Tall thin Robinias planted as semi mature trees c. 7.5m high at car park level, project through opening in deck. Originally paved in purpose-made Camus slabs.	Roses and other planting removed-existing planting all recent. Less busy now shop is closed Pittosporum at corners of planter; 'white wild roses' were to be added 2008, plus ivy, assortment of small shrubs similar to seating areas on Ainsworth Way, Pittosporum to match existing. Robinias planted at car park level survive as an attractive feature with ivy growing up the trunks.	No original planting. Corner shrubs pruned formally, bare earth between. Camden's policy not to plant roses adjacent to seating areas	Emphasise this area as a focus or destination and orientation point. Replant with low growing shrubs including roses; consider less thorny varieties
20 Walkway to Loudoun Road (Langtry Walk)	20		high	1978	A narrow raised paved walkway with Robinia pseudocacia 'Bessoniana' and Rosa x paullii and Hedera helix 'Hibernica' in planters.	Planters constructed of sleepers added around trees; contain some Cistus (rock rose); some planting appears to have been lost. Robinia of varying size and condition; two missing. Ivy but no Rosa in long planters. Patch repairs to small module precast concrete paving	Not obvious that it leads to a public park. Damage to trees caused by addition of planters. Uneven and missing trees. High Speed 2 proposed vent shafts at 1-8 Langtry Walk. New raised planters around trees (need to check original design drawings when available).	Management and replacement plan for trees and replace lost planting. Aim for healthy, even sized trees. Consider removing sleeper beds/improve conditions for trees. Signage strategy to make destinations clearer.
Northern service road	21		low	1978	A functional access road alongside the railway line, planted with ivy and Sambucus (elder). Ivy, Boston ivy, Sambucus, Berberis	Appears largely unmanaged but does at least have a green boundary.	Management of ivy and buddleia	Cut back ivy, trim and manage to grow over structure; cut back buddleia- not high priority 14

Gazetteer

Gazetteer images contents

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View from TRA hall, Janet Jack 1979, showing newly completed park



View from TRA hall, Janet Jack 1983, showing maturing planting



A similar view in January 2012



Top left: Janet Jack c 1980 and below left in 2011 (SCHL). Right: personalisation of terraces, 2011 (SCHL)



view from Block A walkway, early 2012 (SCHL)



Above left: Janet Jack 1979 and above right: 1983



Above left: Elizabeth Knowles 1995 and right: SCHL 2011





Above left: Janet Jack 1979 and below left Janet Jack 1978. Right: similar views in January 2012 (SCHL)





Above left: looking west; above right: stores: roof planting now replaced with weed and grass (SCHL 2011-12)



Above left and right: spaces between Ainsworth Way blocks with recent planting, not all of which has survived (SCHL 2011-12)

Gazetteer

4 Woodland Walk



Above left and right: Janet Jack 1979

Below right: Elizabeth Knowles 1991 showing flowering broom



Above left, above and below right; 2011 photographs showing settled paving, broken seats and lack of maintenance (SCHL)



Above: Janet Jack 1980

Gazetteer

5 Spaces between B blocks



Above left: Janet Jack c1980 and above right: January 2012 (SCHL).

Below left: ivy in planters; below right: original and replacement Robinia and ivy clothing flank wall (SCHL)



Above left: view from Block A walkway, left: Janet Jack c1980 and right: SCHL 2012

6a Abbey Road frontage



Above: play fort at Abbey Road entrance and damage where plane trees were removed (SCHL December 2011). Below: play fort at Gibberd Garden, Harlow, Herts (1950s-1984).





Left: entrance to Langtry Walk from Abbey Road, showing barrier and overgrown shrubs. Right: limes along Abbey Road and seating 'fort' (SCHL 2011-12)

Gazetteer

6b Abbey Road frontage and Hive



Top left and middle: unkempt areas around Hive; top right: 'dead end' appearance of path from Abbey Road to park; below left: double fence along Abbey Road; below middle: green roof on the Hive (June 2012) below right: new planting (SCHL)

Ainsworth carpark and service road 6c



Top left top right and below left: new planting; below right: container and recycling on Ainsworth service road. early 2012 (SCHL)

7 Football pitch



Above left: Elizabeth Knowles view 1991 and above right: similar view in 2012, from flat in Block B and below right: from Hive roof (SCHL)





Above left: Elizabeth Knowles photo c1980 showing original fencing and rubbish; above right; dedicated graffiti wall, new fencing, early 2012 (SCHL)
Below : crocus bank with cherries, crocus and violets in early 2012 (SCHL)





Top left: Elizabeth Knowles photo c 1991
Above right: similar view in 2012 (SCHL)



Below left: Jubilee picnic, June 2012 (SCHL)



Below left: CGHP architects image showing grass bowl in 1991 and above right and below: views 2011/12 showing flat lawn (SCHL)

9 Playground 1- former slide park



Top and below left: Janet Jack 1979 and top and below right: SCHL 2012 showing removal of play equipment, new tarmac surface and damaged fence



Left and below left:
Janet Jack photos 1979
(left) and 2001 (below)



Above: Elizabeth Knowles 1980



Lulea playground, by Ingemar Callenberg, from Allen, 1968



Above left: Janet Jack 1979 showing play equipment and climbing/stepping stones and above right: empty tarmac space in 2012



Above left and right: Elizabeth Knowles photos 1983





Above left: Elizabeth Knowles 1980
Above right: broken seat SCHL 2012
Below right: empty space SCHL 2012





Above left: Janet Jack 1979 showing dome in sandpit, swings, and stepping stone mound and above right: empty space in 2012 (SCHL)

Opposite: top left, and below left and right: disrepair in 2001 (photographs which accompanied Janet Jack's 2001 Management Plan
Opposite top right: 2012 (SCHL)





Above left: Janet Jack 1979 and above right: Janet Jack 1990



Below left: Janet Jack 1979 and below right: a similar view in 2012 (SCHL)



Above: Janet Jack 1979



Above: A similar view in early 2012 (SCHL)



Above: Elizabeth Knowles 1991



Above: Former seat in early 2012 (SCHL)



Above left: Janet Jack view 1979 and above right: a similar view January 2012 (SCHL)

Below left: Janet Jack view 1979

Below middle: Janet Jack 1978 view of granite sett mound, since removed

Below right: Janet Jack 1983 view of 'Hidey holes', since removed





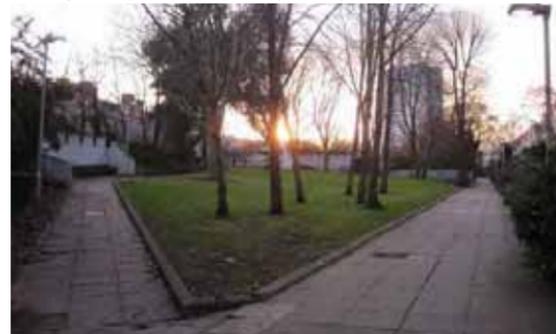
Above left: Janet Jack view 1979 and below left: Janet Jack view 1978.



Above and below right: similar views in January 2012 (SCHL)



Above and below left: Janet Jack 1979; above right: Elizabeth Knowles 1991 below right: comparative view in early 2012 (SCHL)





Above and below left: Janet Jack views 1979 and right: similar views in January 2012 (SCHL)





Above left: Janet Jack 1979 view and above right: a similar view in late 2011 (SCHL)



Above left and right: Janet Jack 1990 views
Below right: a similar view in 2011 (SCHL)





View in early 2012 (SCHL)



Above left: seat missing, new planting behind, grilles missing/broken March 2012 (SCHL) Above right: Ivy dominates west planter March 2012 (SCHL)
Note there has been new planting since this photograph was taken

16b Tenants' Hall ramps



Above left: Janet Jack 1983 view and above right: a similar view in March 2012 (SCHL)

Below right: view of ramps from Tenants Hall in March 2012 (SCHL)





Above: Janet Jack 1979 view from TRA hall and below: a similar view in December 2011 (SCHL)



Above left: Janet Jack 1983 view showing ivy growing down ramps

Above right: a similar view in 2012 (SCHL)

Below right: new planting May 2012 (SCHL)





Above left: new planting around rooftop and seating area March 2012 (SCHL)

Below left: new tall planting around rooftop May 2012 (SCHL)

Above right: ramps from A Block walkway March 2012 (SCHL)



Above left: Janet Jack view 1990 and above right: a similar view in 2012 (SCHL)



Above left: granite sett mound in well (March 2012 SCHL). Above right: ARC building from well (March 2012 SCHL)



Above left: Janet Jack c1980 and above right: similar views in 2012 (SCHL)
Below right: looking down into 'pub' space from Rowley Way shop area
March 2012 (SCHL)





Above left: Janet Jack 1979 view looking down into 'pub' space from TRA seating area/TRA ramps

Above right: a similar view in 2012 (SCHL)





Above left: Janet Jack view 1983 showing Robinias planted at car park level below and above right: a similar view in March 2012 (SCHL)



Above left: planting in 2001 and
(above right) a similar view in
2012
Below: 2012



Gazetteer

20 Walkway to Loudoun Road



Photographs 2011 and 2012, showing uneven aged Robinia and recent sleeper raised beds around trees

Below left: ivy in walkway planter

Above right: planting behind seat (all SCHL)





Above left: Janet Jack 1980s view and
Above right: a similar view in 2012 (SCHL)

