



Grand Union House, London NW1  
Landscape Statement  
December 2018

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**TM380-R02 Landscape Statement**

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# 1.0 Introduction

This Landscape Statement has been prepared by Turkington Martin landscape architects on behalf of Camden Mixed Developments Limited, in support of a detail planning application for Grand Union House, 16-20 Kentish Town Road, Camden. The application comprises the partial demolition and redevelopment of the existing building, to provide a new office (Class B1) building with associated roof terraces, ground floor flexible town centre uses (Class A1 and/or A3 and/or D2), and 6 affordable housing units, along with associated landscape works.

The aspiration for the landscape and public realm design is to improve the sense of place and develop a setting that responds to the building's uses, sits comfortably in its wider context and starts the process of re-energising and improving the quality of the routes and spaces around and through the site. Every effort has been made to realise the opportunities within the red line and it is anticipated that these can be expanded, in agreement with adjacent land owners, to ensure an overall coherent set of public realm proposals that can, in the future, transform this neglected piece of Camden Town.

Those areas shown outside the red line to the rear of Grand union House are aspirational and shown for illustrative purposes only. Proposals shown for the footway finishes and street furniture will be installed in agreement with the Highway Authority.

The design has progressed in conjunction with the wider consultant design team and reference should be made to the other supporting information, in particular the Design & Access Statement (DAS) prepared by Andrew Phillips Architects and the Conservation Area Statement by Ettwein Bridges Architects.

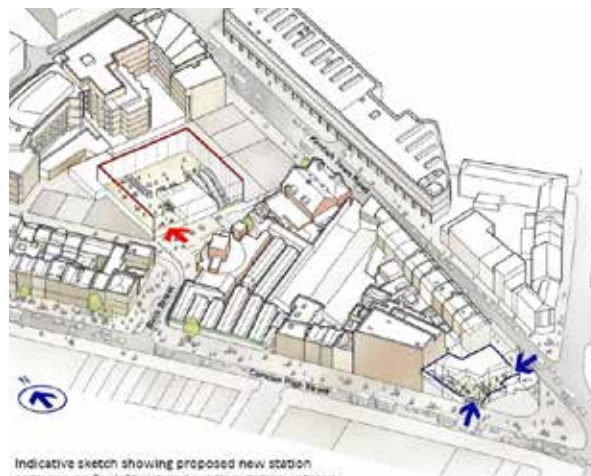
This Statement sets out the landscape and public realm approach, the design objectives and character of the external space that will help make this a safe, inviting and attractive place to be. The overall context and scheme description are fully described in the DAS and Planning Statement. For ease of reference, the salient features, relative to the landscape and public realm design are described and illustrated on the following pages.



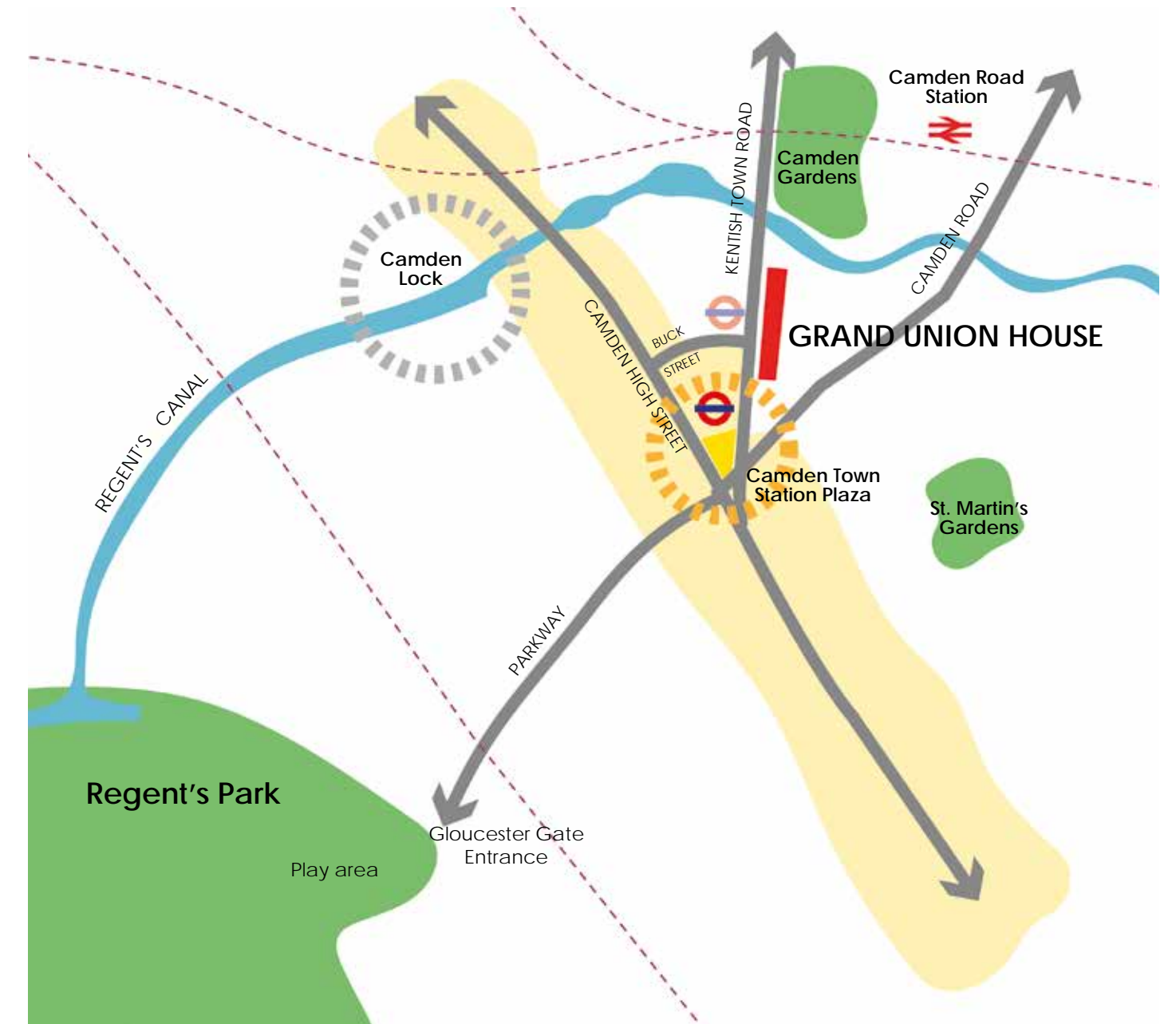
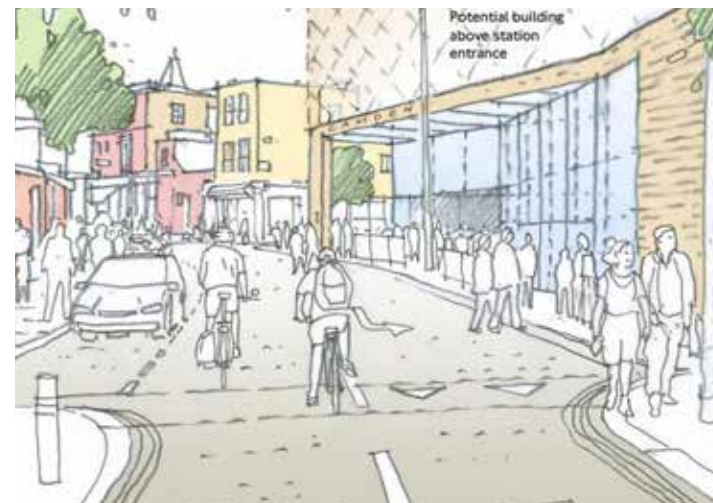
## 2.0 Wider Context

The site is just north of Camden Town tube station on the eastern side of Kentish Town Road. The site is located within the Regent's Canal Conservation Area. Opposite is Buck Street, off which will be located the new Transport for London (TfL) Camden Town tube station entrance and exit.

Buck Street provides a direct connection to Camden High Street and on to the famous Camden Lock Market, approximately 500m (5min walk) Northwest of the site. The nearest Underground Station is Camden Town station, approximately 80m south west of the site. Camden Town station is on the Northern line. Camden Road station is approximately 300m north east of the site, with Overground services to destinations such as Clapham Junction, Richmond and Stratford. Regent's Park (Gloucester Gate entrance) is some 650m (7min walk) south west of the site. Close to the entrance is a children's play area.



Images from TfL illustrating the Buck Street entrance



Site location & relationship with the surroundings





Kentish Town Road North view towards Grand Union House and Regent's Canal



Camden Lock Market



The Regent's Park Gloucester Gate Entrance & play area beyond



Camden High Street



Camden Tube Station Plaza



Buck Street looking towards the site



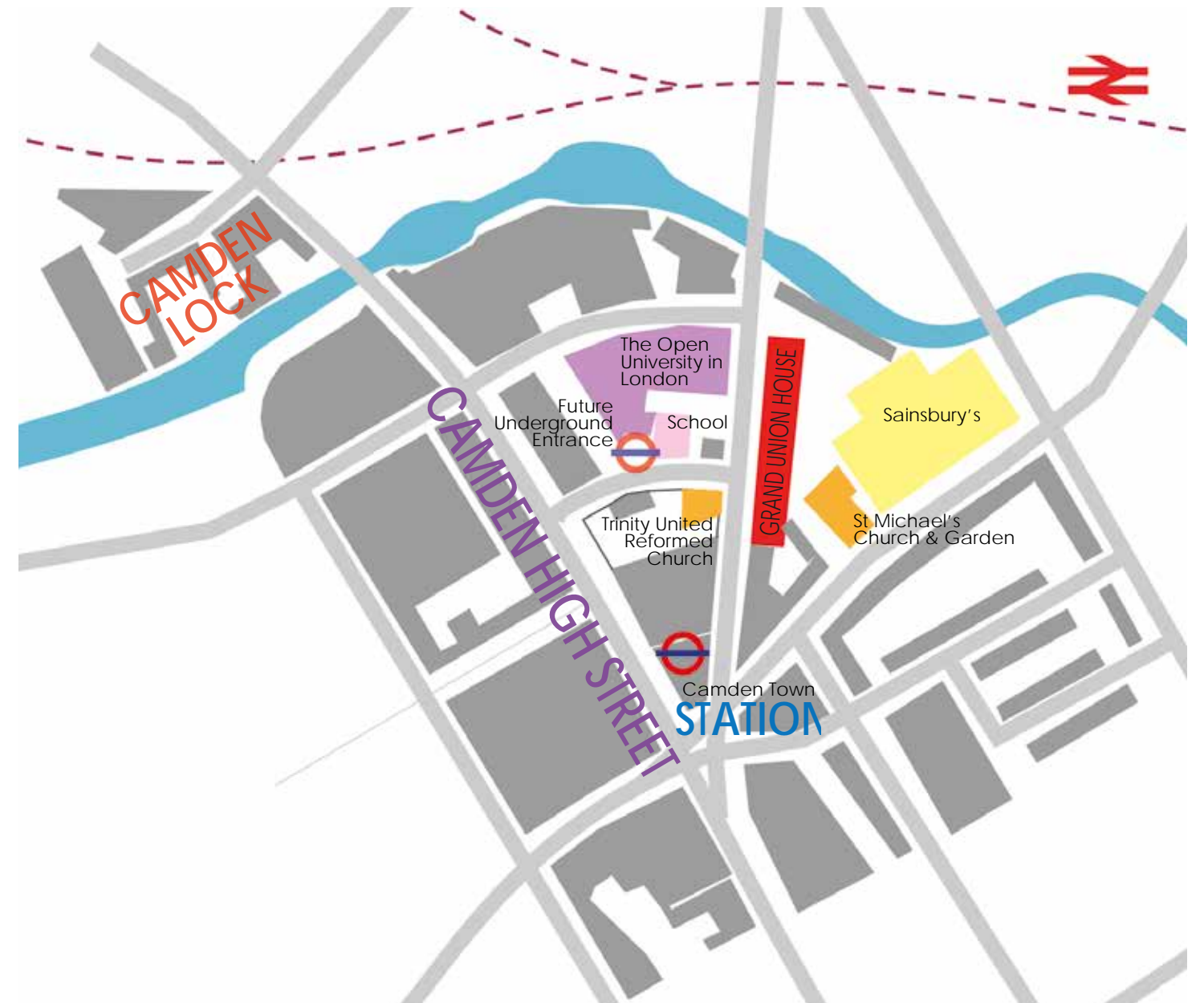
Regent's Canal



## 3.0 Site Context

The site forms the western edge of the Sainsbury's mixed-use development, designed by Grimshaw Architects and completed in 1988, which occupies a triangular site, bounded by Kentish Town Road, Regent's Canal and Camden Road. The Sainsbury's supermarket is to the east of the site, fronting Camden Road, with its associated service yard to the centre, accessed off Kentish Town Road. To the south is a vacant site, with a terrace of commercial and residential properties beyond. To the north of the site are the residential units beyond facing onto the canal. On the opposite side of Kentish Town Road is a mixture of uses comprising a church, residential and some commercial properties.

Grand Union House is a four storey building, with a two storey under-croft and office accommodation above. The under-croft is gated and partly used as a private car park. To the south of the car park is a route through the under-croft providing an exit for servicing vehicles and a pedestrian route through to the rear of Sainsbury's and onto Camden Road. Adjacent to the pedestrian route is the rear of St Michael's Church and garden. The space over the years has become very defensive with barriers, walls and fences closing off views and limiting pedestrian movement, due to anti-social behaviour.



Site context & uses



View from the under-croft towards Kentish Town Road



Vents on the under-croft will be retained



Staircase to basement level to be retained



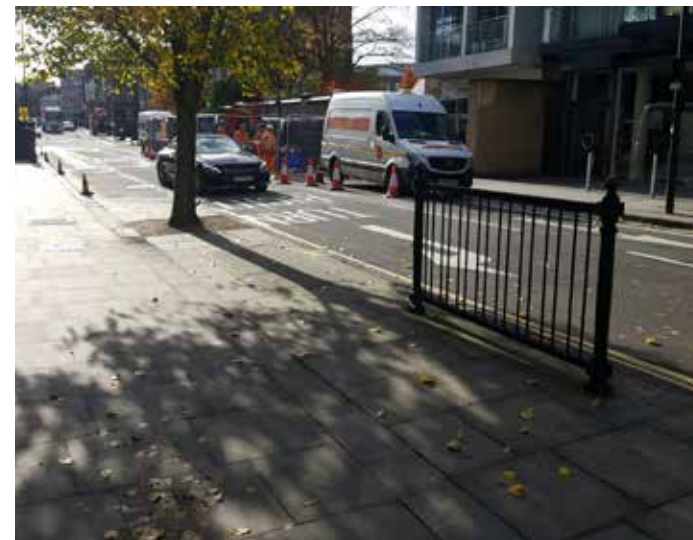
Disused vent to be removed (TBC)



Existing recycling bins on Kentish Town Road. Potential to be removed / moved away from site by agreement with LBC



Paving lights along the building elevation to be retained



Kentish Town Road guardrails



St Michael's Church boundary with the site

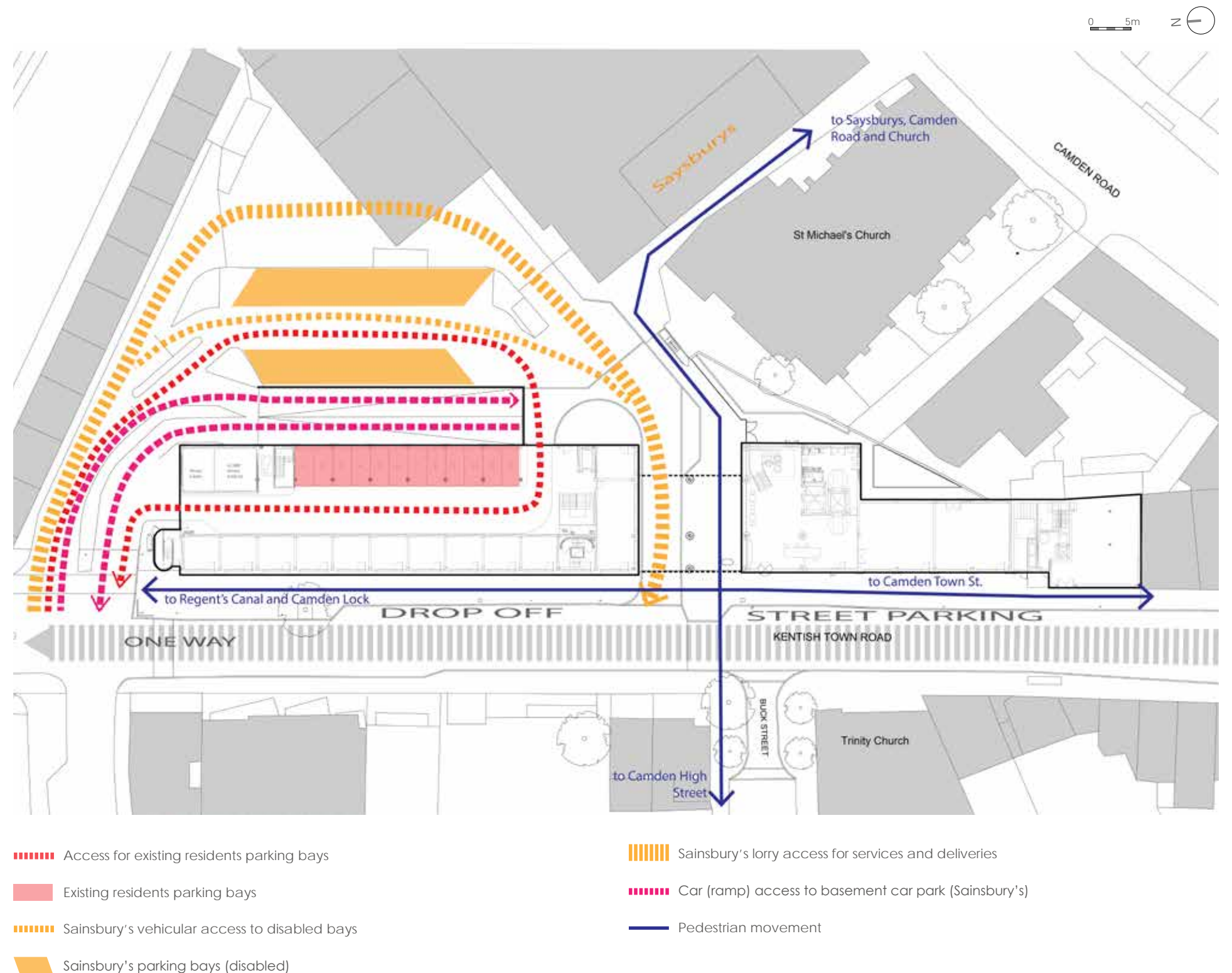


## 4.0 Site Access & Movement

Vehicular access into the site is to the northern end of Grand Union House off Kentish Town Road, opposite Hawley Crescent. It is a broad junction providing service access for Sainsbury's supermarket deliveries, disabled parking bays within the courtyard, access to residential and commercial parking below Grand Union House and the ramp down to the below ground retail parking. Vehicles generally exit below Grand Union House, with a right only turn into Kentish Town Road. Vehicles exiting via the ramp and below ground parking, exit at the northern end via the main entrance. As a result, the central courtyard is a vehicle dominated space with little regard for the comfort or experience of the pedestrian.

There is existing pedestrian access under Grand Union House linking Kentish Town Road and Camden Road, along the side of Sainsbury's and rear of St Michael's Church.

Kentish Town Road is a bus route for the 88, 134, 214, C2 and N20 services in the direction of Kentish Town. Camden Town underground station is approximately 80m south west of the site.







View from Buck Street towards the under-croft & vehicular exit below Grand Union House



Service courtyard looking north with ramp down to lower ground parking & gated entrance to the under-croft parking bays



Vehicular entrance off Kentish Town Road



Service courtyard looking towards the pedestrian route to Sainsbury's supermarket past St Michael's Church



# 5.0 Landscape Concept

## 5.1 Reinforcing the Camden Street Character

### What is the Camden Street Character?

"There is an impressive history of writers and artists who have been attracted to Camden because of its relaxed Bohemian atmosphere and affordable housing. In the 1960's the area became particularly popular with architects and designers attracted by the robust industrial architecture and mews buildings. During the later part of the 20th century the northern part of Camden Town has become the focus for youth culture and now attracts visitors from across the world attracted by the lively shops, markets, music venues and unstuffy atmosphere." ('Camden Town Conservation Area Appraisal and Management Strategy').

With regards to the landscape and public realm there are three main character areas. To the north and along the canal is the industrial and historic setting of the Camden Lock and Stables Market. The use of traditional surface materials, such as stone sets and brick mark the active retail and restaurant units. In the vicinity of the Grand Union House through to the High Street, large unit paving slabs with modern granite sets define various areas along the Street. To the South around the Underground Station, the public realm is paved in large format yorkstone slabs, which extend out to the surrounding footways around the junction to help create a coherent paved space.

The strategy is to capture and build on the existing character of bustling active streets and market places through the use of sympathetic surface materials and active ground floor uses. The site can become part of the sequence of vibrant streets and spaces that links Camden Lock, Camden High Street, Buck Street through to Grand Union House and the new retail units along the Kentish Town Road through below the building, to St Michael's Church, Sainsbury's and Camden Road.





5.2 Landscape Influences



Camden Town Station plaza



Camden Lock area



Camden High Street





### 5.3 Establishing The Green Thread

The Green Thread concept is in response to the lack of existing planting and the idea that one's quality of life, health and well-being can be enhanced through visual and physical connection with vegetation. The Green Thread starts with the The Healthy Street, continues up to the Immersive Garden and across to the Big Window Box and back down to the Meadow and Shade Garden. Whilst the concept provides the opportunity for different types of vegetation, the overriding theme is planting to enliven the five senses and encourages a connection with the natural environment.

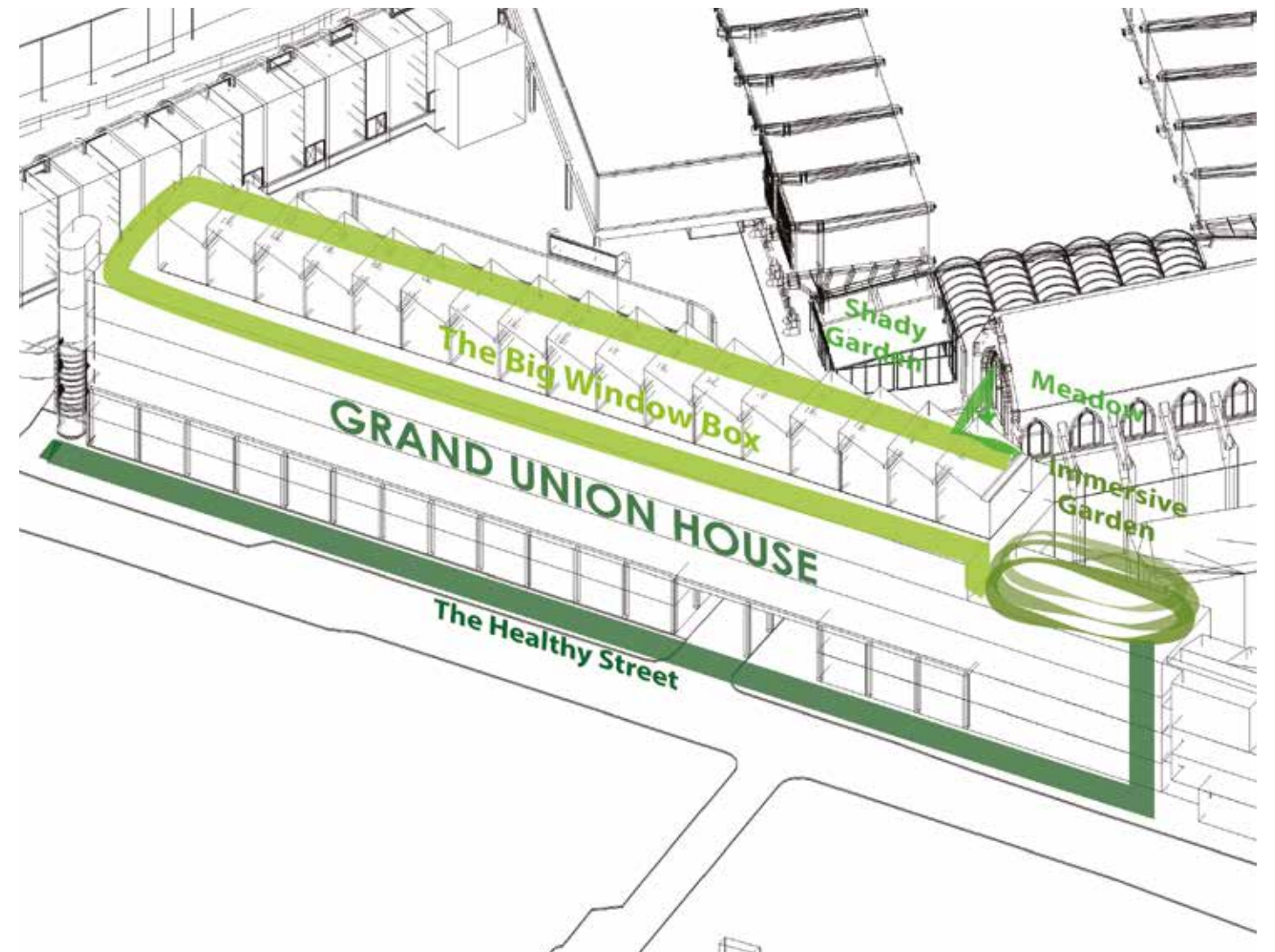
**The Healthy Street :** Planters are proposed along the edge of the Kentish Town Road footway to inject some interest, foliage and a degree of visual and physical protection. It is suggested that these are planted with sensory plants to encourage interaction with those living, working and visiting the street.

**Immersive Garden :** The terrace provides the opportunity to create and plant a lush, immersive garden that staff can escape to and begin to feel in a different and unexpected world. The emphasis in the planting design is on foliage, form and texture.

**The Big Window Box :** The upper terrace is completely wrapped with a window box to the benefit of those working in the adjacent space. The plant selection will comprise pollinating species to encourage a connection with nature as well as edible plants.

**The Meadow :** The roof to the refuse store is designed to accommodate a wild flower meadow as a visual amenity and contribution to nature conservation value.

**The Shade Garden :** The garden is a potential welcome visual amenity in the future, set behind gates and railings adjacent to St Michael's Church, taking its theme from planted churchyard gardens.





5.4 Stimulating the Senses



Aromatic planting to promote the sense of smell



Use of tall planting & grasses to promote movement & sound



Colourful planting celebrating seasonal change



Edible planting to promote contact & taste



Planting with texture to promote different feel to the touch

THE HEALTHY STREET



THE IMMERSIVE GARDEN



THE BIG WINDOW BOX



THE MEADOW



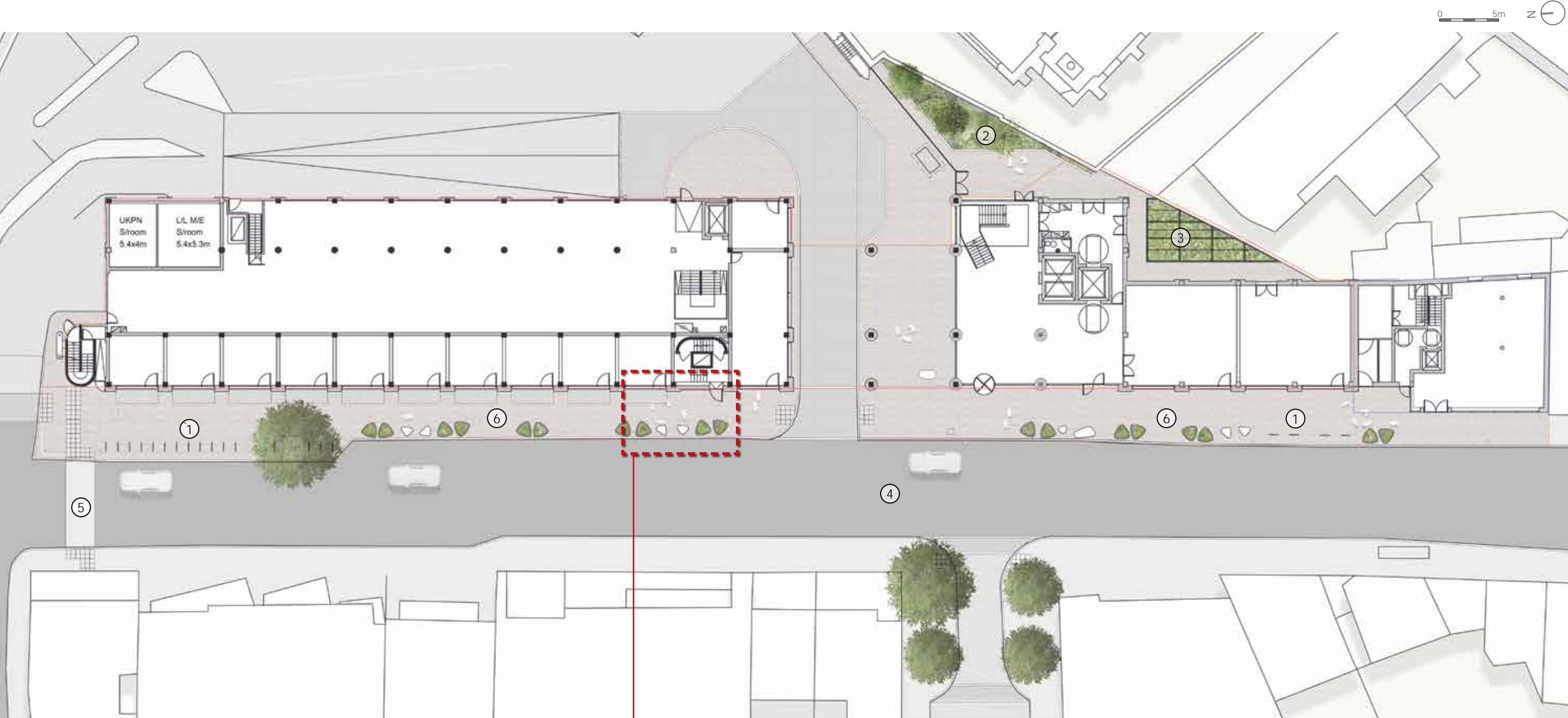
THE SHADY GARDEN





# 6.0 Ground Level

## 6.1 Public Realm



See detail plan on following page

- ① Cycle stands
- ② Potential Shade Garden to Church boundary outside the red line
- ③ Meadow over refuse shelter
- ④ Future pedestrian crossing as part of TfL works to Buck Street Station entrance
- ⑤ Existing pedestrian crossing
- ⑥ Planters & seats along footway



A unified street frontage is proposed, that extends the yorkstone finishes from Camden Underground Station. The proposal is to extend the use of Yorkstone slabs used on the Camden Station plaza all the way to the footpath along Kentish Town Road. This is line with LB Camden's Street Design Guide. The material extends under the building and provides a high quality pedestrian threshold to the entrance lobby. This material will extend in the future, providing a positive connection through to Sainsbury's and Camden Road. Hazard and tactile paving will be formed in the similar material.

Granite setts (temple setts) are proposed in the vehicular areas. This relates to the historic character of Camden where they are used along the High Street and at Camden Lock. The use of setts provides a clear definition of the vehicular routes below Grand Union House. The setts broaden out to provide a pull-in for delivery vehicles to the offices.

It should be noted that the paving and planting outside of the red line to the rear of Grand Union House is aspirational and shown for illustrative purposes only to indicate how the future works can be integrated with the planning application design proposals.

The key elements, furniture and planting are described on the following pages.



Planters supporting The Healthy Street



Planting that enlivens the senses

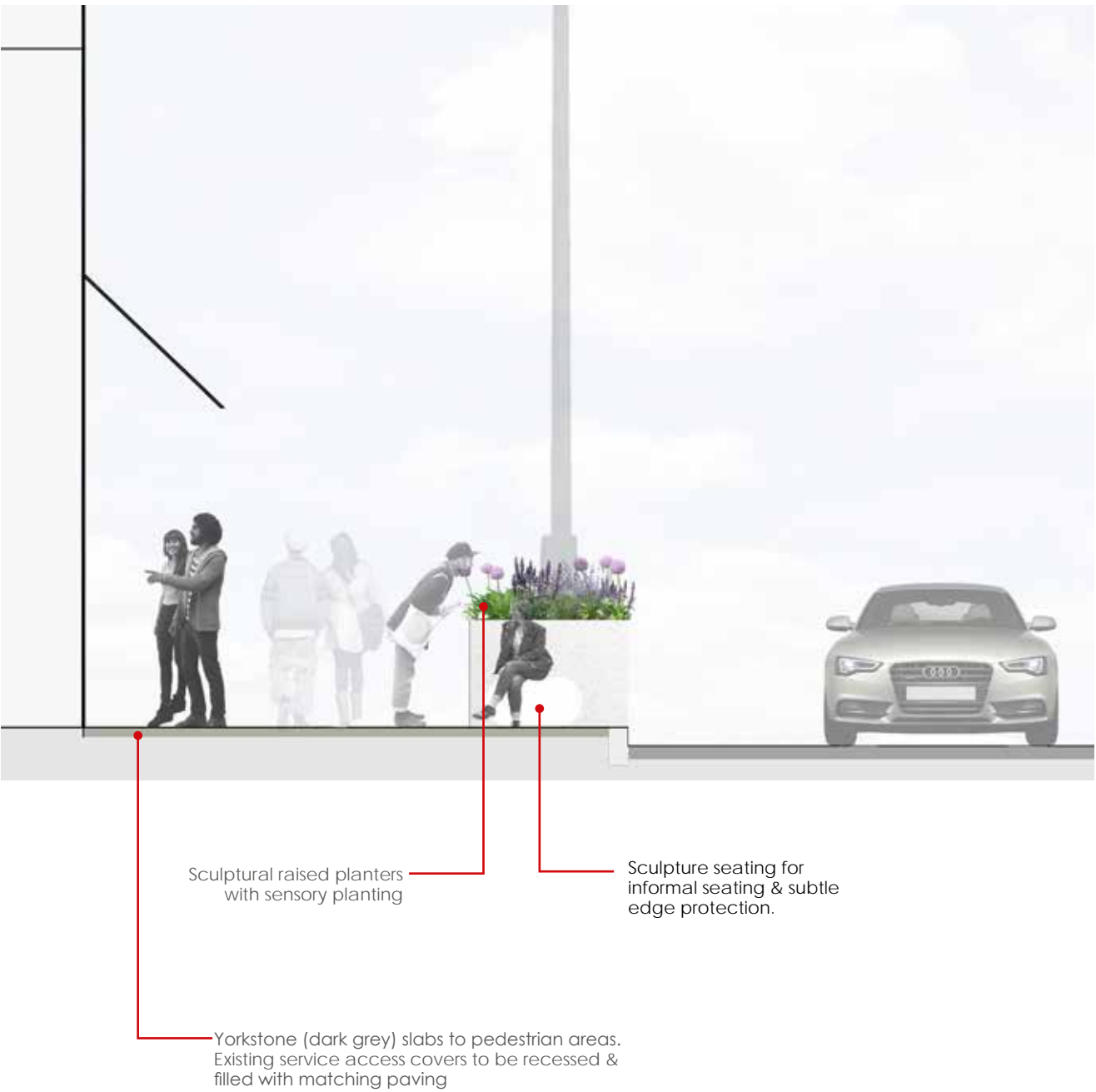
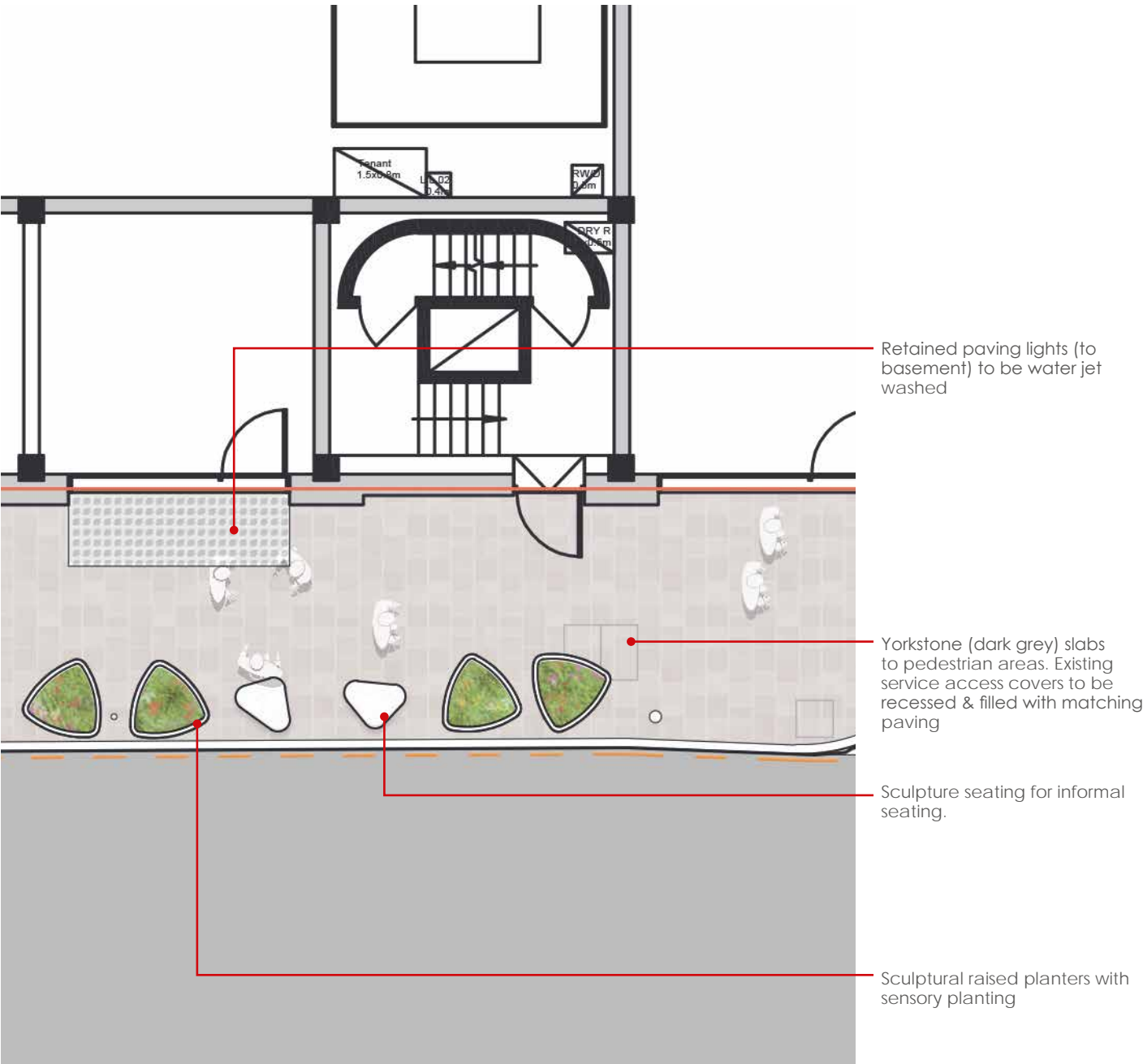


Yorkstone pedestrian paving linking to existing Camden character



Granite sett vehicular routes

6.2 Detail Area & Materials





6.3 Street Furniture



The street furniture is designed and set out to contribute to the ambience of the new active street, providing an amenity and degree of protection to the footway. Sculpture seating blocks sit as a new layer on top of the paved surface providing refuge areas in front of the shops. The seating blocks have the ability to be moved if required.

The concrete seating blocks are co-ordinated with the raised planters to give an informal perforated edge between the vehicles and pedestrians.

The majority of cycle stands are located on the street frontage, where the footway widens towards the north end of Kentish Town Road by the existing pedestrian crossing. A small number are located further south, parallel to the kerb. It is hoped that the existing pedestrian guardrail can be removed where the footway widens out as the new cycle stands will act as the restriction. The cycle stands will be black in accordance with the Council's guidelines.



■ Sculpture seating in pre-cast concrete



■ Raised planters in pre-cast concrete



■ Cycle stands



6.4 The Healthy Street Planting



Allium caeruleum - Garlic



Lavandula angustifolia - White Lavender



Lavender stoechas - French Lavender

The Street planting, in raised planters, aims to create a sensory experience for those along the new Grand Union House active frontage through the use of a planting mix that is ornamental, textural and aromatic.



Salvia argentia - Silver Sage



Pelargonium spp - Citrus Scented Geranium



Rosmarinus officinalis - Rosemary



Thymus citriodorus - Lemon Thyme



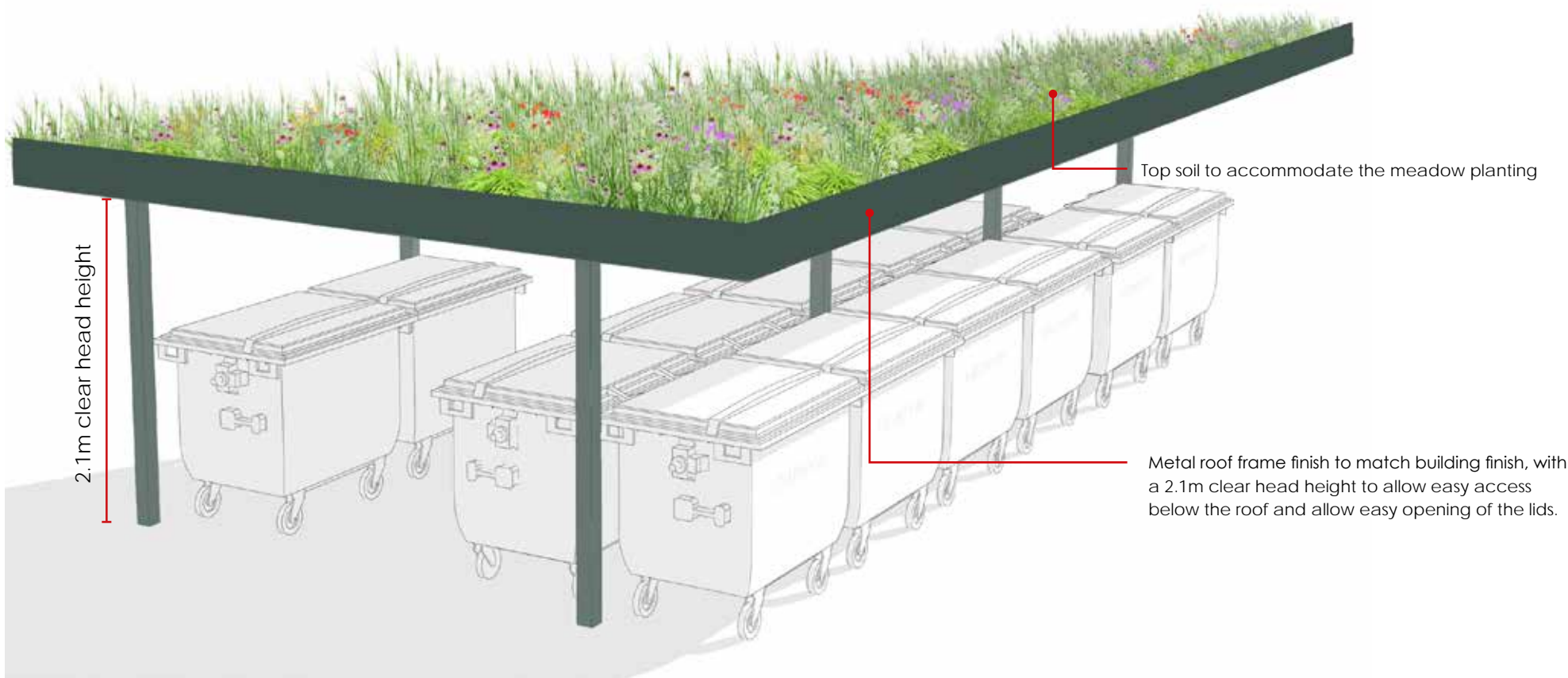
Phlomis fruticosa - Jerusalem Sage



Helichrysum italicum - Curry Plant



6.5 Meadow Refuse Shelter Planting



The refuse shelter comprises a steel structure with a green roof, conceived as a meadow. The green roof will allow natural planting to establish and provide visual amenity for those looking down into the courtyard space, promote biodiversity and help retain water on site. It will not be irrigated. A meadow mix is proposed eg. EM3 Meadow mix, which includes the following species.

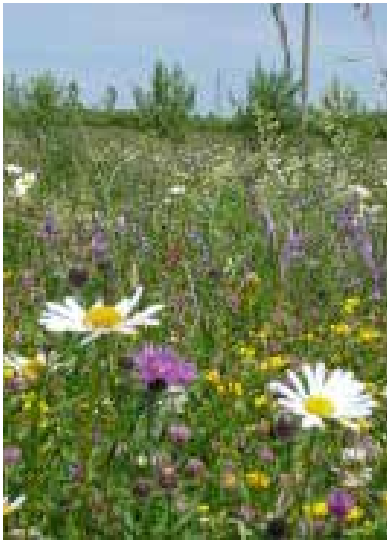
20%	Wild Flowers Mix	
%	Latin name	Common name
0.5	<i>Achillea millefolium</i>	Yarrow
1	<i>Stachys officinalis</i>	Betony
2	<i>Centaurea nigra</i>	Common Knapweed
1.3	<i>Centaurea scabiosa</i>	Greater Knapweed
1	<i>Daucus carota</i>	Wild Carrot
0.6	<i>Filipendula ulmaria</i>	Meadowsweet
0.6	<i>Galium album</i>	Hedge Bedstraw
2	<i>Galium verum</i>	Lady's Bedstraw
0.8	<i>Knautia arvensis</i>	Field Scabious
0.3	<i>Leontodon hispidus</i>	Rough Hawkbit
0.5	<i>Leucanthemum vulgare</i>	Oxeye Daisy
0.5	<i>Lotus corniculatus</i>	Birdsfoot Trefoil
0.5	<i>Malva moschata</i>	Musk Mallow
0.3	<i>Plantago media</i>	Hoary Plantain
1.5	<i>Poterium sanguisorba</i>	Salad Burnet
1	<i>Primula veris</i>	Cowslip
1	<i>Prunella vulgaris</i>	Selfheal
1.5	<i>Ranunculus acris</i>	Meadow Buttercup
1	<i>Rhinanthus minor</i>	Yellow Rattle
0.6	<i>Rumex acetosa</i>	Common Sorrel
1.2	<i>Silene dioica</i>	Red Campion
0.2	<i>Silene flos-cuculi</i>	Ragged Robin
0.1	<i>Trifolium pratense</i>	Wild Red Clover
80%	Grasses	
%	Latin name	Common name
8	<i>Agrostis capillaris</i>	Common Bent
40	<i>Cynosurus cristatus</i>	Crested Dogstail
28	<i>Festuca rubra</i>	Slender-creeping Red-fescue
4	<i>Phleum bertolonii</i>	Smaller Cat's-tail



Bin Shelter roof to accommodate 150mm of topsoil to receive meadow seed planting

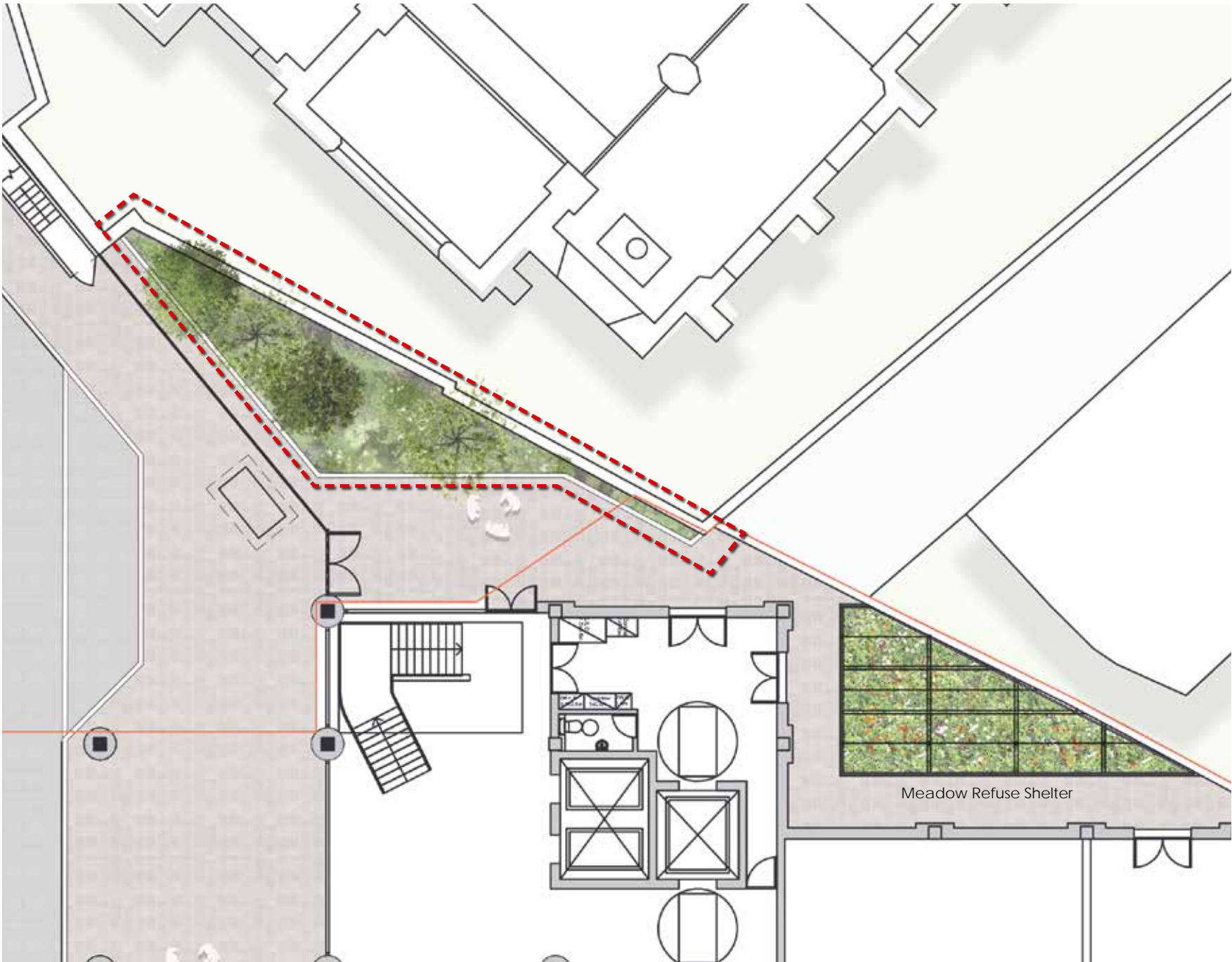


Typical wild flower meadow species

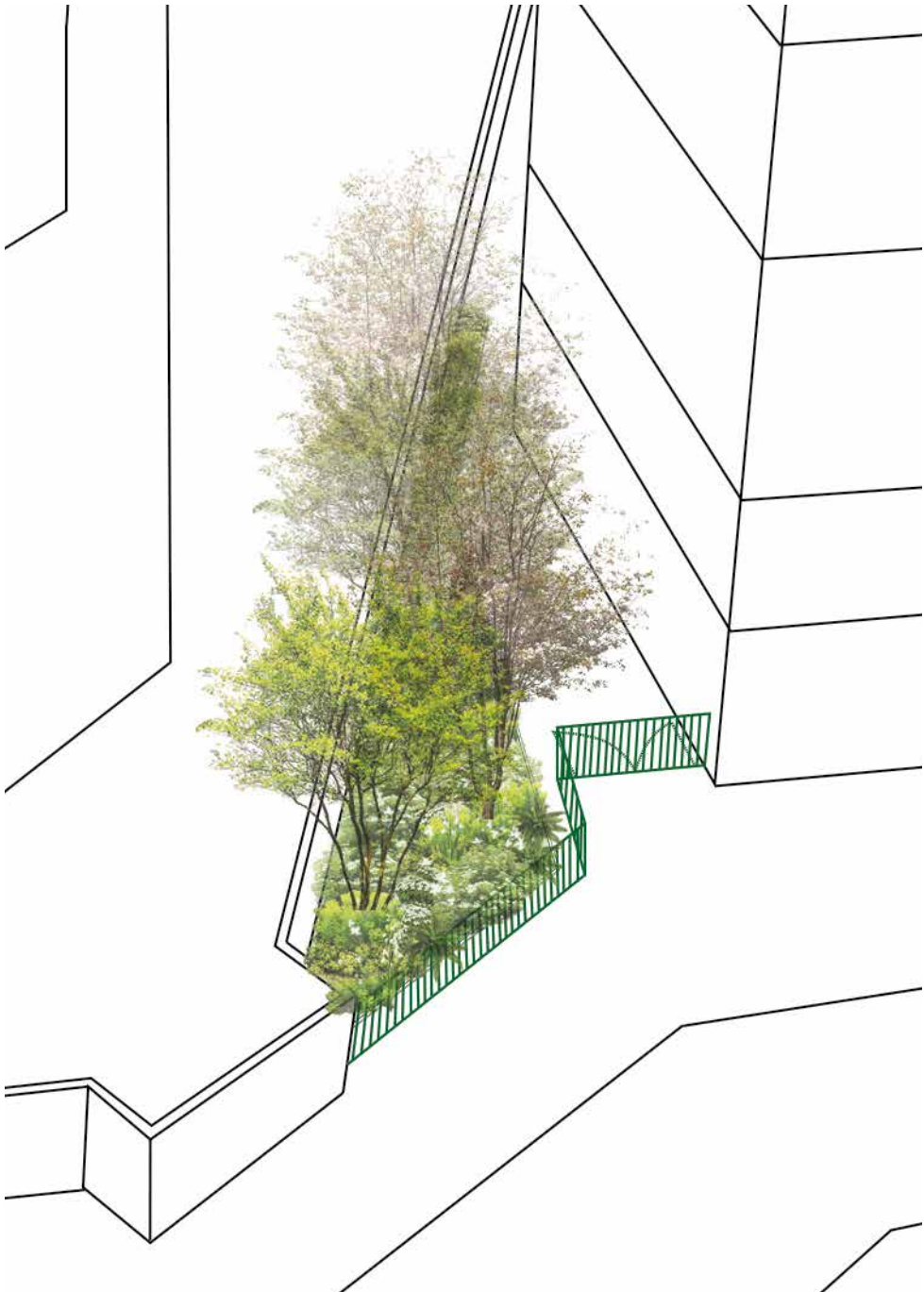




6.6 The Shade Garden



The shade garden at the back of Grand Union House and its relationship with the meadow refuse shelter



Shade Garden - a 'secret garden' behind the new railing



6.7 The Shade Garden Planting



Betula pendula



Acanthus mollis



Daphne laureola



Dahlia 'Bishop of Dover'



Dahlia 'Eveline'



Athyrium filix-femina



Lonicera pileata



Viburnum davidii

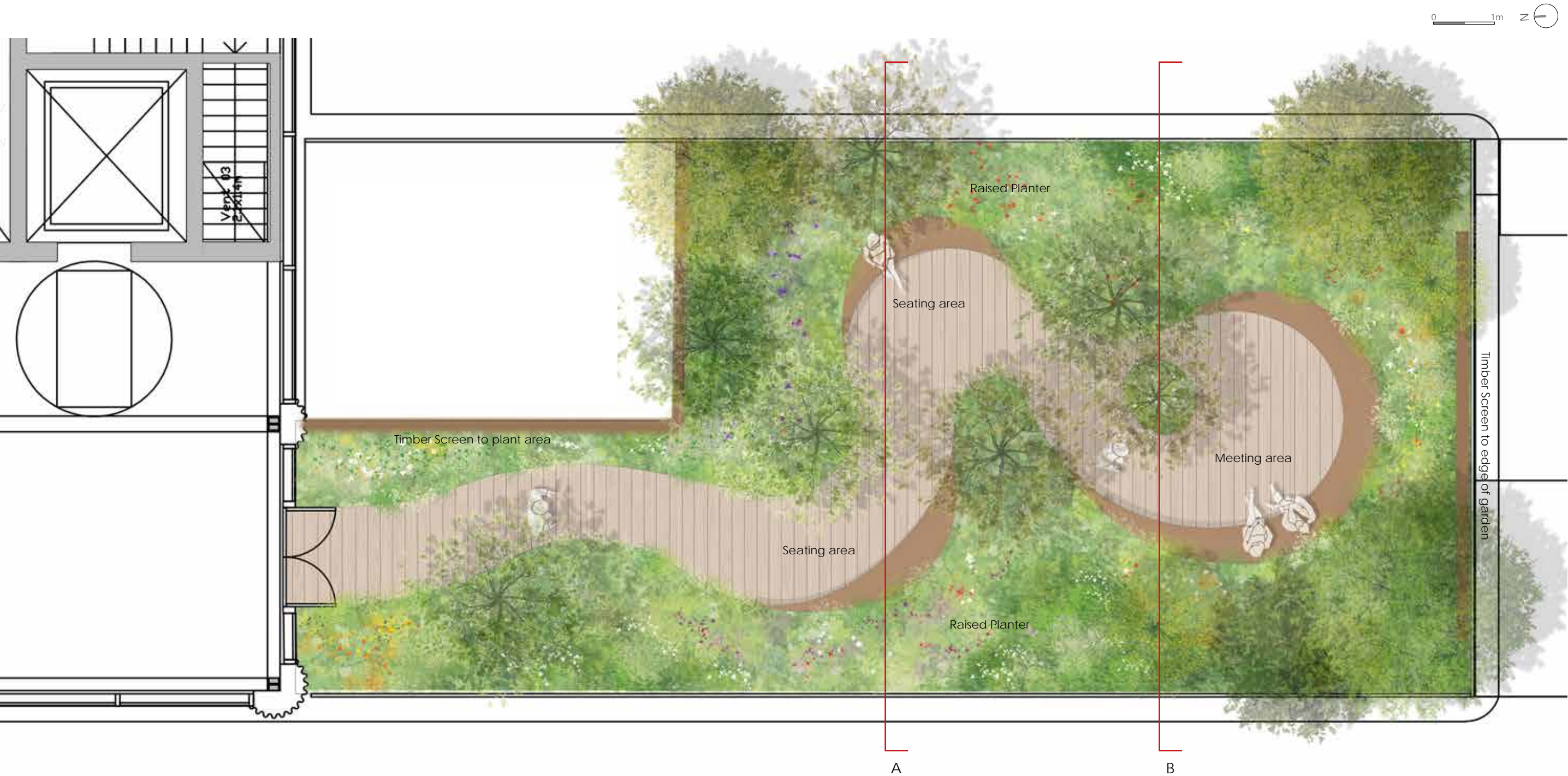
The Shade Garden planting to the Church boundary is aspirational and shown for illustrative purposes only. It is envisaged that a simple planting palette will be implemented with white flowers against a constant green background. The planting selection is based on a shading, exposure and the desire to provide a rich textural quality. The planting would be open to views but set behind railings and gate, evoking the character of a secret garden.

The use of a group of multi-stem Birch trees would provide height and movement, with their white stems standing out against the foliage of the underplanting. The fall of leaves promotes the contact of the users with the seasonal change.



# 7.0 Level 3 Roof Terrace

## 7.1 The Immersive Garden





## 7.2 The Immersive Garden character



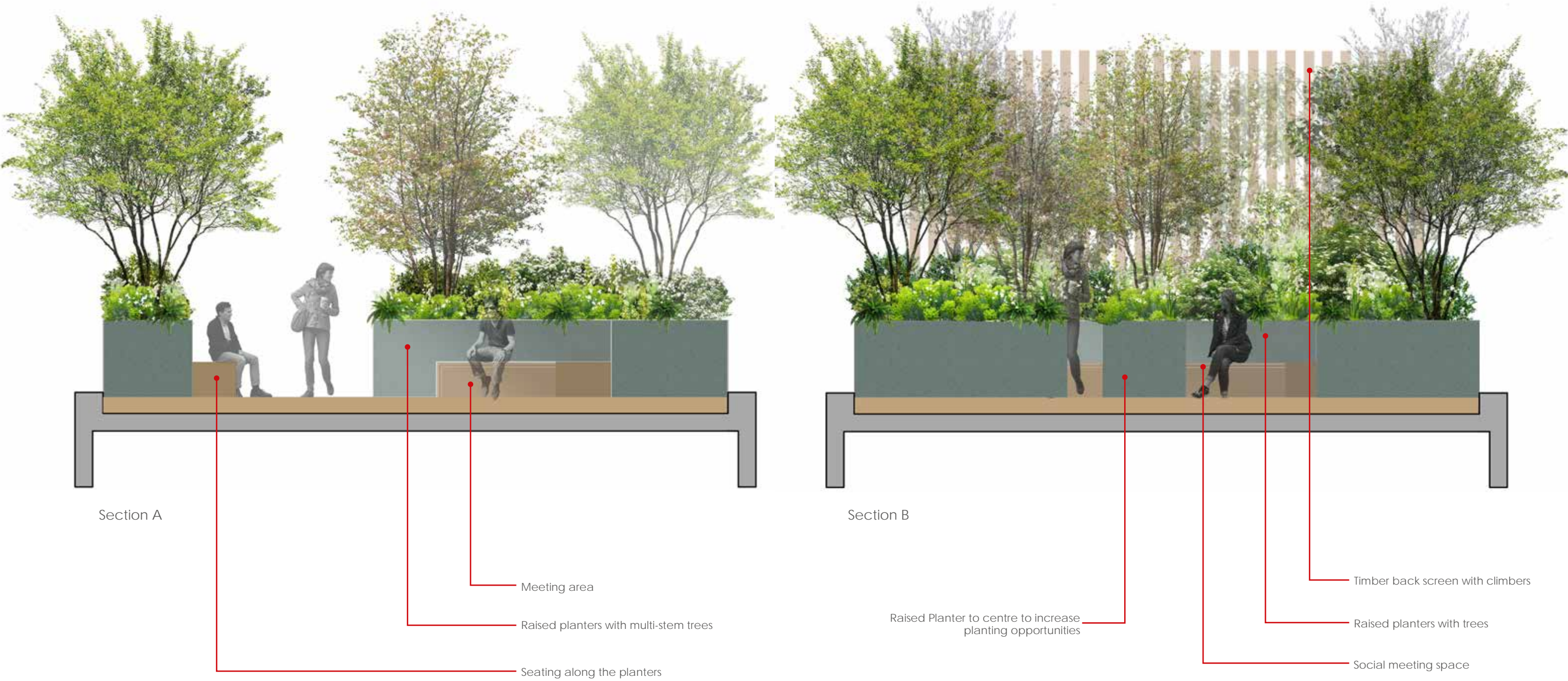
A lush green immersive garden is proposed on the level 3 terrace. It provides a refuge for the office users with opportunities for outdoor seating, informal meeting and relaxation within an overriding presence of a green background. Dense planting with various multi-stem ornamental trees create a lush environment that can be seen from the street.

An informal geometry is proposed to reinforce the garden quality of the space and an antidote to the formality of the office layout.

Plants are selected for their bold leaf form and textural and sensory qualities.



7.3 The Immersive Garden Sections





7.4 The Immersive Garden Planting



Cornus mas



Rhus typhina 'Tiger Eyes'



Centranthus ruber



Crataegus monogyna



Pennisetum alopecuroides



Calamagrostis x acutiflora



Luzula nivea



Verbena bonariensis



Acanthus spinosus



Rodgersia aesculifolia



Viburnum opulus



# 8.0 Level 4 Roof Terrace

## 8.1 The Big Window Box



The Big Window Box planter wraps around the whole edge of the Level 4 terrace to provide a continuous green filter that responds to and reinforces the distinctive linear space created at the upper level. The planting selection responds to the senses, sight and smell, as well as attracting wildlife and providing opportunities for food growing. The planter has been co-ordinated with the structure to ensure the planting can be delivered.

The space is conceived as a flexible outdoor room that can be used and inhabited by the staff as they wish. It is anticipated that it will be used as an escape from the computer screen, for informal meetings, socialising and just relaxing. A consistent timber deck provides access out around the edge. The space has not been divided up to encourage social interaction between the various spaces.

- ① Timber decking
- ② Raised planter to edge of building
- ③ Balustrade

Typical section to Level 04 edge





8.2 The Big Window Box Planting



Mentha spicata - Spearmint



Salvia nemorosa 'Crystal Blue'



Salvia officinalis - Common Sage



Origanum vulgare - Wild Marjoram



Rheum rhabarbarum - Rhubarb



Allium schoenoprasum - Chive



Lavender angustifolia 'Blue Rider'



Salvia microphylla 'Purple Queen'



Lavandula angustifolia 'Nana Alba'



Centranthus ruber 'Albus'



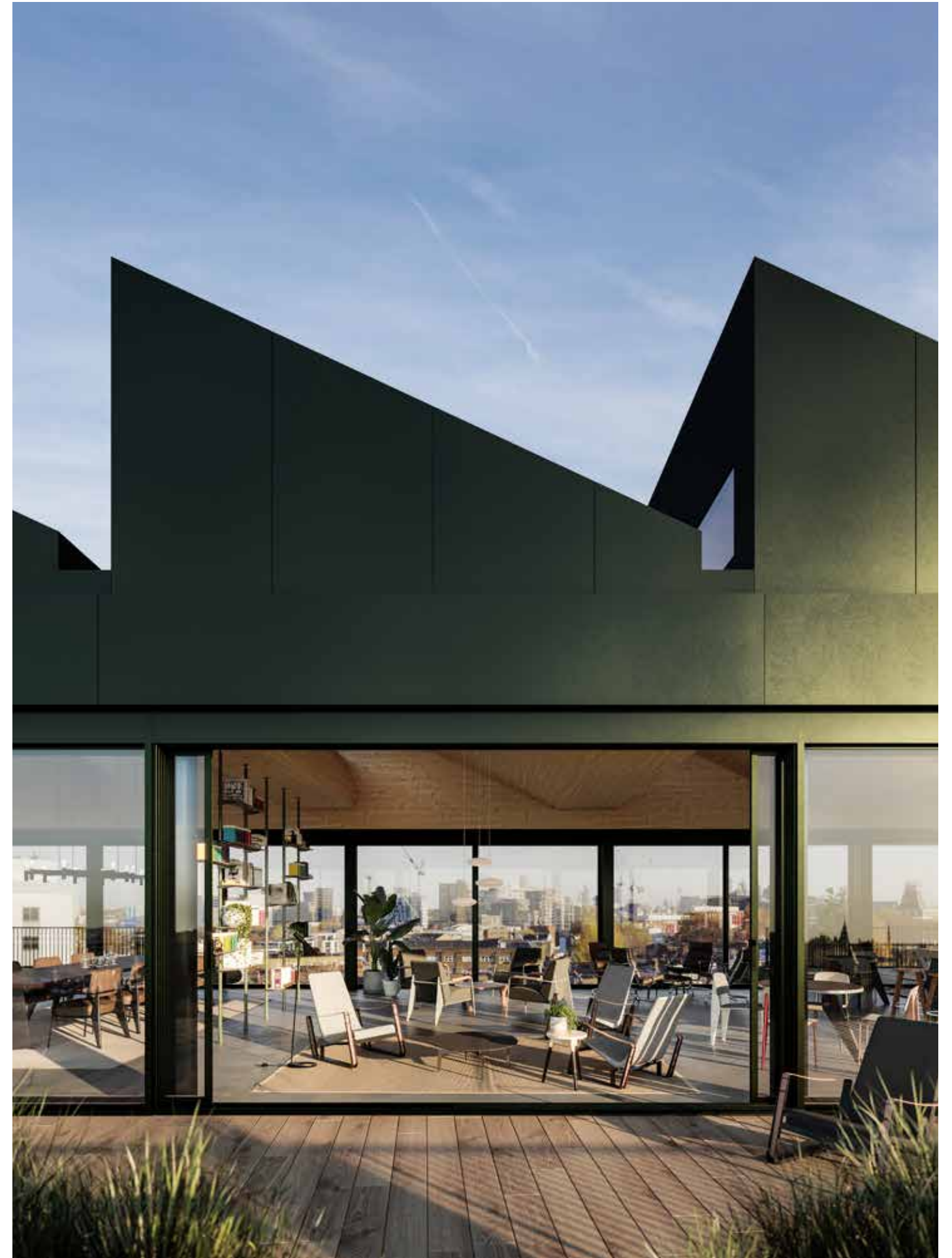
Eruca sativa - Perennial Rocket



Echinacea purpurea 'Baby Swan White'

The Big Window Box planting selection ensures a high degree of pollinators that will attract bees, butterflies and other wildlife which will also add to the visual interest. Consideration could be given to the possibility of introducing a roof top hive. Within the planting mix, edible plants will be integrated as a feature and resource for those working in the adjacent spaces. It is anticipated that the staff will take ownership and The Big Window Box will become a valued part of their work environment.







## 9.0 Conclusion

The landscape and public realm design aims to create a new confident setting for Grand Union House that has a sense of place along Kentish Town Road but also provides occupants with access to planted outdoor terraces that will improve the quality of their working environment as well as their health and well-being.

The design also establishes a stepping stone for future improvements to the public realm such that it connects to the wider context and with the new entrance to Camden Town underground station on Buck Street.