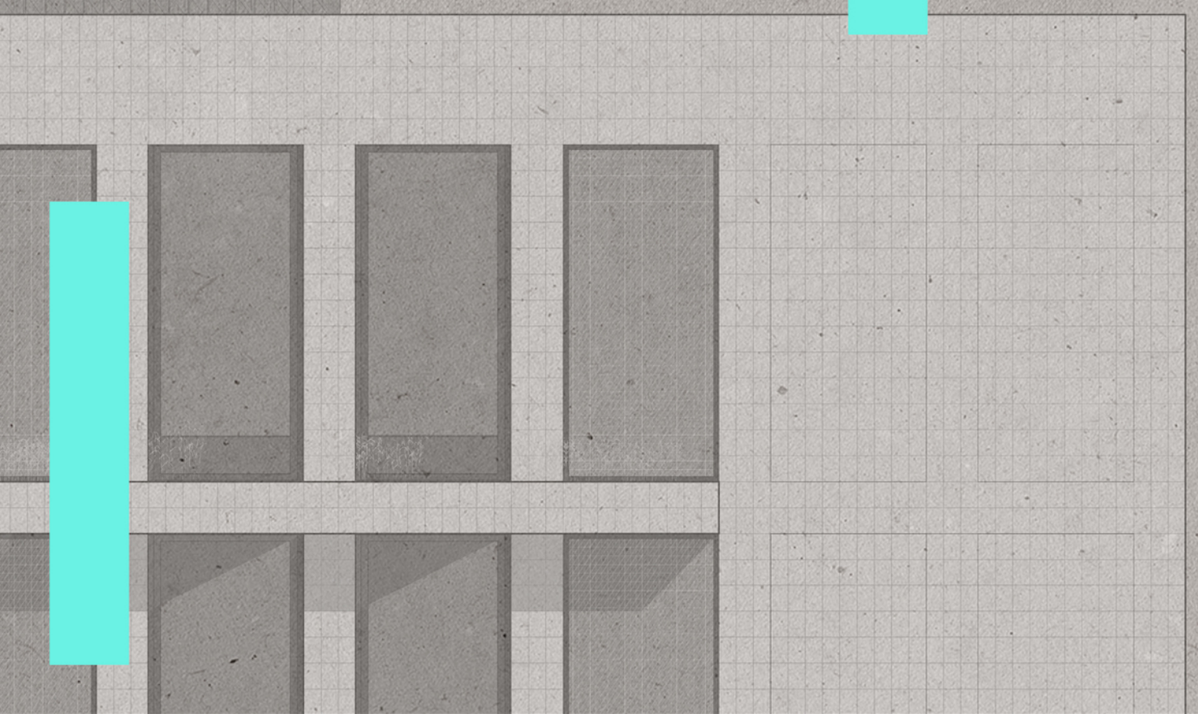
LANDSCAPE REPORT

Former Car Repair Centre
70 – 86 Royal College Street
London
NW1 0TH



ROCCO VENTURES

NHS
Central and
North West London
NHS Foundation Trust

BDP.

ROYAL COLLEGE STREET LONDON

Landscape - Design Access Statement

January 2020

BDP.


STOP
TURN LEFT
TURN LEFT

CONTENTS

INTRODUCTION

This strategy has been developed in collaboration with Ian Chalk Architects (ICA), Norton Mayfield Architects and BDP to create a cohesive approach to both the public and private realm associated with Royal College Street. This document is supplementary to, and is to be read in conjunction with, the Site Application Drawings, Design and Access Statement, and associated information.

The site, located in the heart of Camden, offers a great opportunity for the enhancement of the public realm and the creation of new private spaces. The works proposed within the applications entail streetscape improvements along Royal College Street, and the creation of high quality and accessible private terraces and podium garden spaces.

Existing Site

INTRODUCTION

The Site, located at the junction of Royal College Street and Pratt Street, is currently a series of unoccupied garages and offices. The site interfaces with the Golden Lion public house to the north and the London Central Parcel Force Depot to the south and east.

Existing site features include;

- A low brick wall to the perimeter of the site with garages setback and adjoined to an unoccupied office building; these elements are to be demolished as a result of the application.
- A pedestrian crossing adjacent to the site.
- Two existing trees adjacent to the site alongside Royal College Street, existing species; Amelanchier arborea 'Robin Hill' and Betula jacquemontii*.No trees have been highlighted as high quality within tree report CC/2217 AR4170.

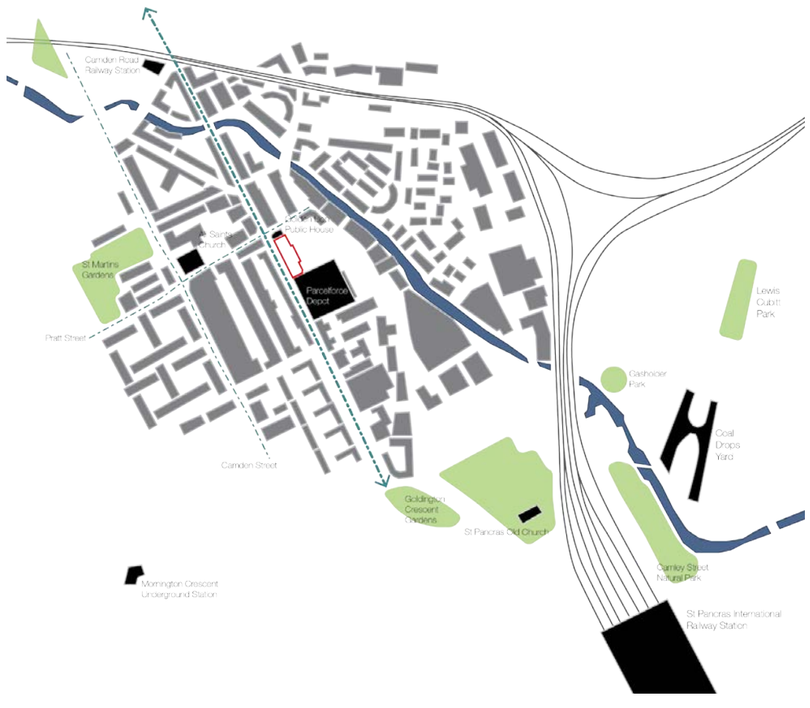
*The existing trees sit within the adoptable highway; any proposed works to the adoptable highway, illustrated within this application, will be secured through a Section 106/278 Agreement.

As part of the proposals to the site there is a desire to enhance the public realm along Royal College Street. These improvements are illustrated in further detail within this document however a summary of the proposed improvements are as follows;

- Repaving works to the area of street adjacent to the site.
- 3 additional trees along Royal College Street are proposed, these to compliment the existing tree stock.
- A setted level crossing, at pavement grade, to the vehicle access point into the building.
- The provision of footways in natural stone, or similar adoptable materials, which are aligned to Camden Streetscape Design Manual.
- De-cluttering works where necessary and subject to Section 106/278 Agreement.
- Street lighting provision is to remain as per the existing arrangement.

In addition to the proposed improvements to the public realm, the application also includes a series of private gardens and planted spaces within the building. These include a third floor seating terrace, a rooftop podium garden and a series of planted balconies at multiple levels. These proposals are further illustrated within the latter sections of this document however a summary of the proposals are as follows;

- A third floor shaded terrace with accessible integrated seating, planting, specimen shrub planting and uplighting.
- A top floor podium roof garden with accessible seating and a varied arrangement of spaces and uses. Considered and appropriate use of lighting, planting and materials.
- 'Potting sheds' at various building levels providing patients access and interaction with small garden spaces.
- Greening to the building facade and balconies.



Existing Site Image - Pedestrian Crossing

Existing Site Image - Existing Trees and site buildings

DESIGN PRINCIPLES

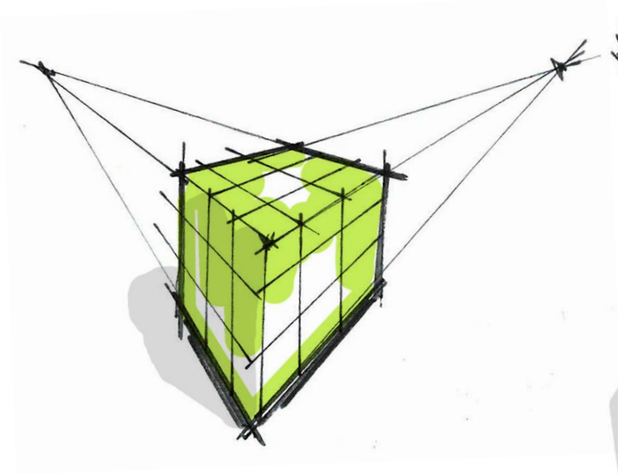
Precedent image showing integrated streetscape and street trees

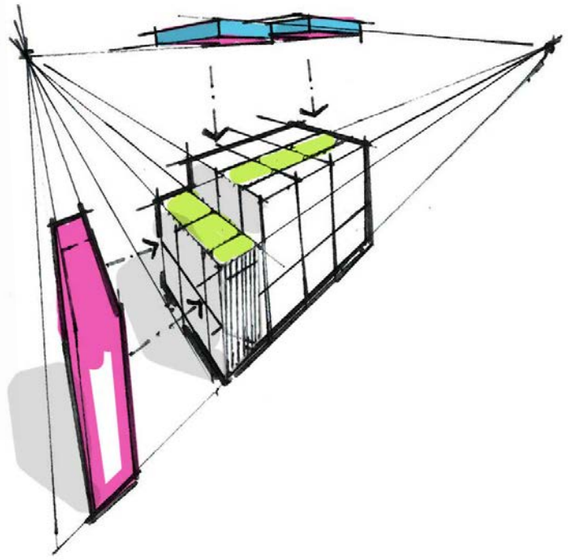
DESIGN PRINCIPLES

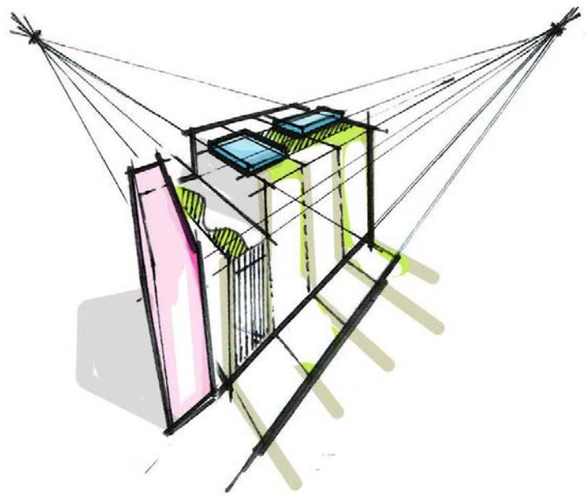
A series of design principles have been developed to inform the arrangement of spaces and elements within the landscape. These principles have been developed as a response to the key objectives of the landscape design.

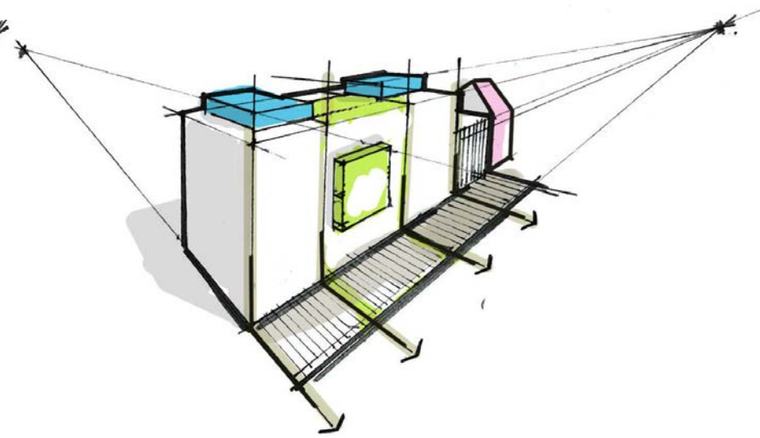
Key Objectives

- To create dwelling spaces which patients can relax within and take ownership of.
- To create spaces which contribute towards the improved well-being health of patients.
- To create a landscape that gives patients the illusion of space within a safe and controlled environment.
- To create external spaces of distinct character which are informed by the surrounding architecture and immediate context.
- To further integrate the building with its surroundings and the streetscape to Royal College Street.









Design Principles

1 STRUCTURE

The grid of the building creates a base which structures the layout of external space. Landscape elements, such as planting and furniture, is to be arranged informally.

2 DEFINING CHARACTER

The character of space, and in-turn the use of materials, planting and colour is defined by the character of the adjoining buildings.

3 RESPONDING TO CONTEXT

The geometry of the building creates a base to structure the arrangement of paving and tree planting along Royal College Street.

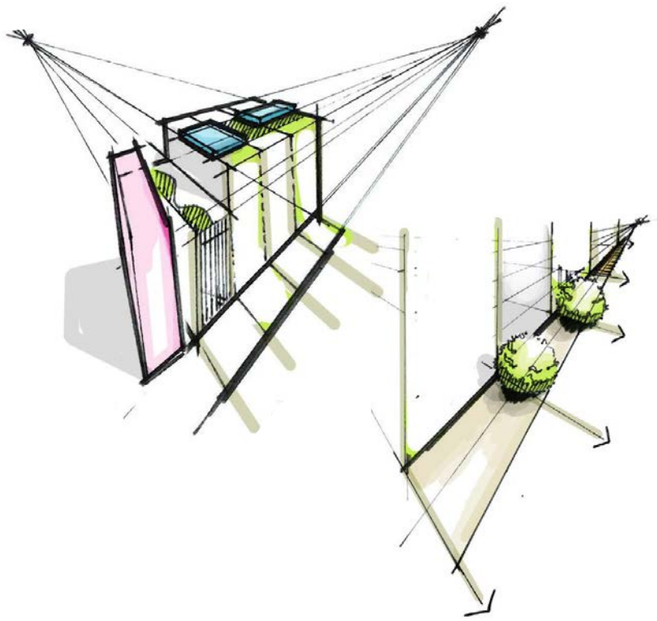
4 CREATING A STREET

Planting at highlevel softens the buildings character and its impact to the surrounding streetscape and neighbouring buildings.

DESIGN APPROACH - STREETSCAPE

The development establishes a significant frontage onto Royal College Street, as such a substantial area of public highway is indicated for improvement within the proposals, subject to securement through Section 106/278 Agreement. These improvements will compliment the existing streetscape, its alignment and materiality.

Proposals have been developed considering the experience of pedestrians, cyclists and those arriving to the building. Design standards have been maintained to ensure a streetscape is created that is appropriate for its intended use and anticipated footfall. As such recommended pavement widths, and a 1.8m clear route, has been maintained as per Camden's design guidance. This clear route has been maintained alongside the introduction of additional tree planting and consolidated zones for street furniture.



Streetscape Precedent:

showing parking pad at street level, with a chamfered kerb detail

Streetscape Precedent:

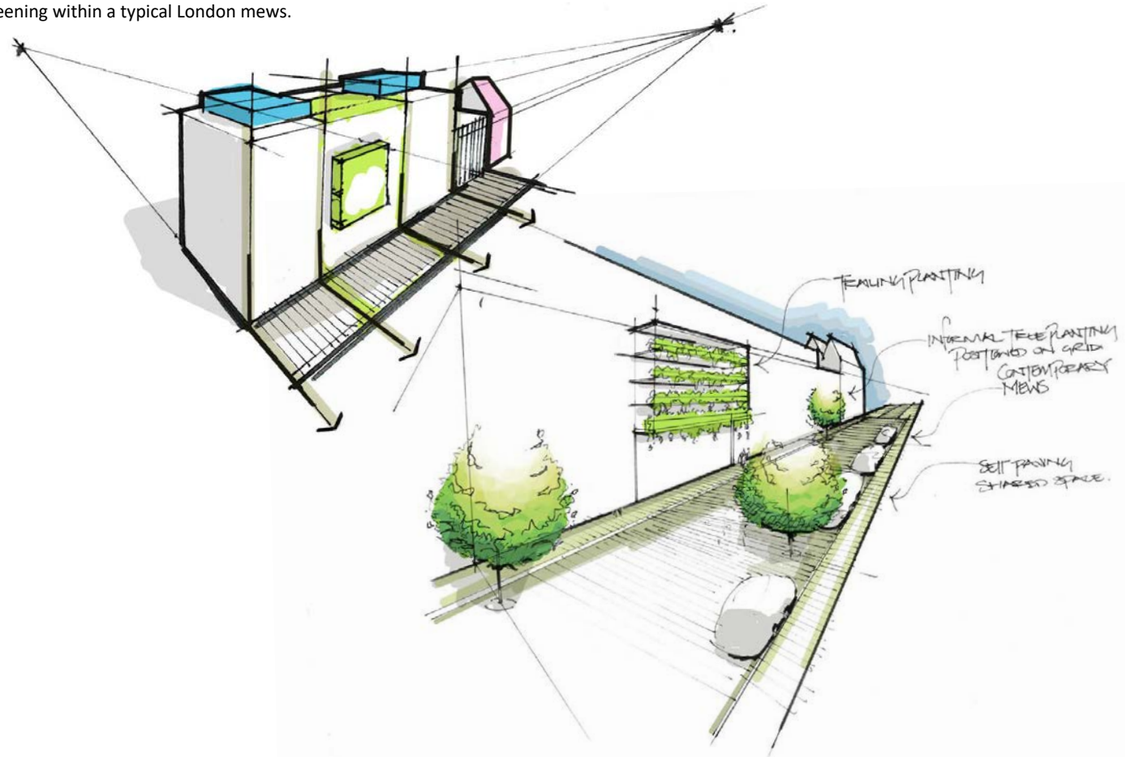
showing parking pad at street level, tree planting and level setted crossing defined with paving - Buff tri-colour granite setts and

English Pennine Stone flag paving

DESIGN APPROACH - STREETSCAPE

To the rear of the development the proposals indicate an illustrative design to the public realm. Whilst this area sits beyond the application boundary consideration has been given as to how the development would respond should further development of the area take place. This illustrative design of a contemporary mews is intended as a response to potential residential development taking place in neighbouring Parcel Force Depot site and is shown for illustrative purposes only.

Creating a contemporary mews - planting to edges and at high level referencing greening within a typical London mews.



Streetscape Precedent:
showing Mews street defined with paving - Granite ribbon as dished drainage channel, granite setts to carriageway and English Pennine Stone flag paving.
Forecourts & smoke vents surfaced in breakout quartzite tiles.

GROUND FLOOR GENERAL ARRANGEMENT

This illustrative ground floor plan highlights the proposed treatment to the public realm along Royal College Street and the illustrative mews treatment to the rear of the building.

Proposed features include;

1. Street improvement and repaving works fronting the development.
2. Use of high-quality materials to the entrance of the development.
3. Continuity of materials to the rear of the development. Consideration has been given to the surface treatments along Royal College Street, within the reception area and to the rear of the development in order to read as a coordinated piece.
4. Service entrance treatment to be a setted pad at pavement level.
5. Illustrative Mews treatment to the rear of the building.
6. Additional tree planting.
7. Retained trees where possible.
8. Repaving works to the existing pedestrian crossing.

All materials shown within the public realm are shown for illustrative purposes only. The specific details and final materials within the public realm are to be controlled via planning condition and delivered through the S278 agreement.

Ground Floor General Arrangement Plan

STREET ELEMENTS

The proposals seek to create a high quality environment comprising a cohesive and coordinated palette of stone surfacing materials that are responsive to the context of the site. The selected materials are durable, suited to the environmental conditions, being able to accommodate the anticipated footfall.

All public realm enhancements follow best practice, British Standards and Camden's own streetscape design guidance. As such all footways proposed complement the wider Camden material palette with high-quality and robust adoptable materials specified. Warm material tones have been preferred.

The collective materials palette has been selected in response to the following principles;

- The creation of a warm 'public' palette of materials
- The inclusion of trees and planting to provide a human scale.
- The creation of an appropriate aesthetic for the setting of the building.

High Quality Pavements

Considered forecourts and entrances

Contemporary Mews treatments

Tricolour granite pad at pavement level

Mews treatment with granite band/intergrated drainage

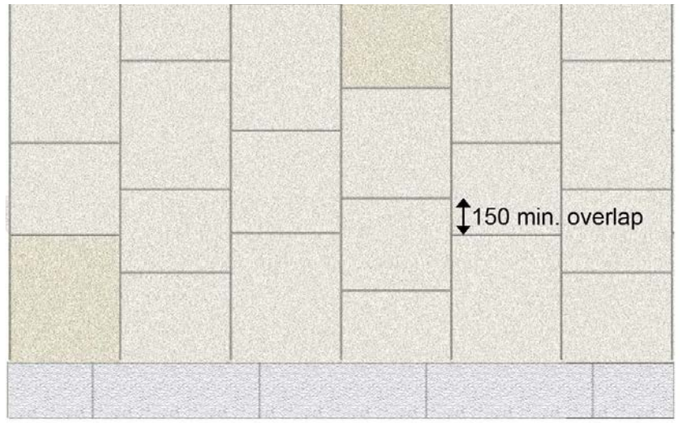
Considered tree planting

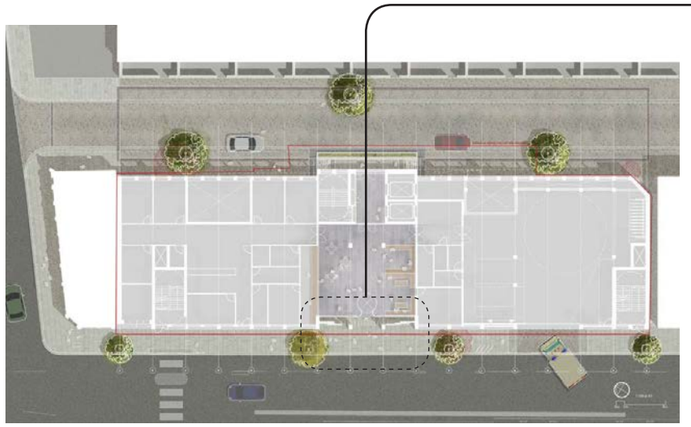
Existing tree protection

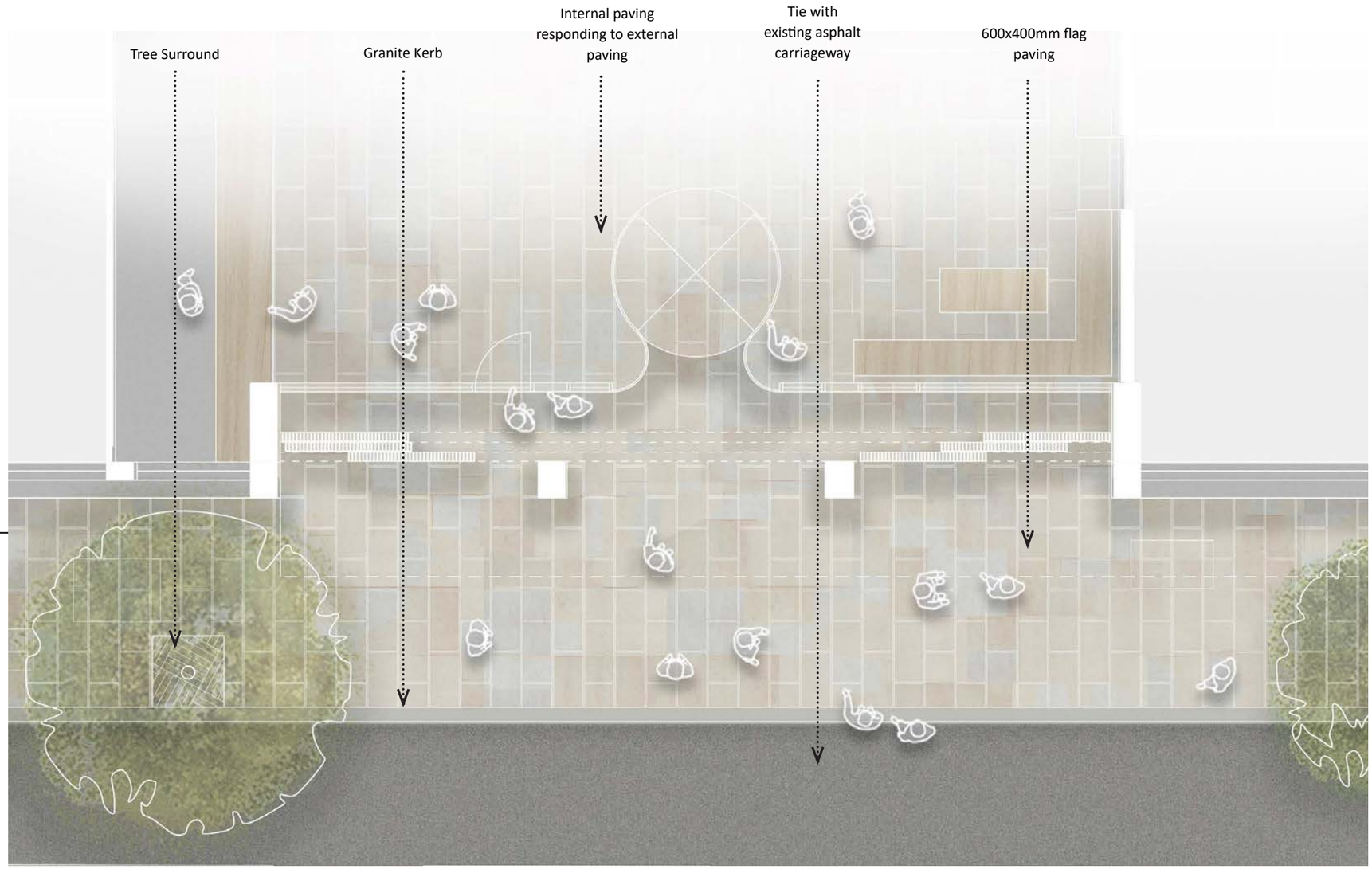
Improved crossing

MAIN ENTRANCE

Detail plan - Main entrance space and interface with Royal College Street. Designs propose a coordinated approach to the internal and external surfacing treatment. Highqualty materials are proposed and a common language is maintained between the tone, size, alignment and materiality of the external and internal materials applied.







Main entrance detail plan

MAIN ENTRANCE

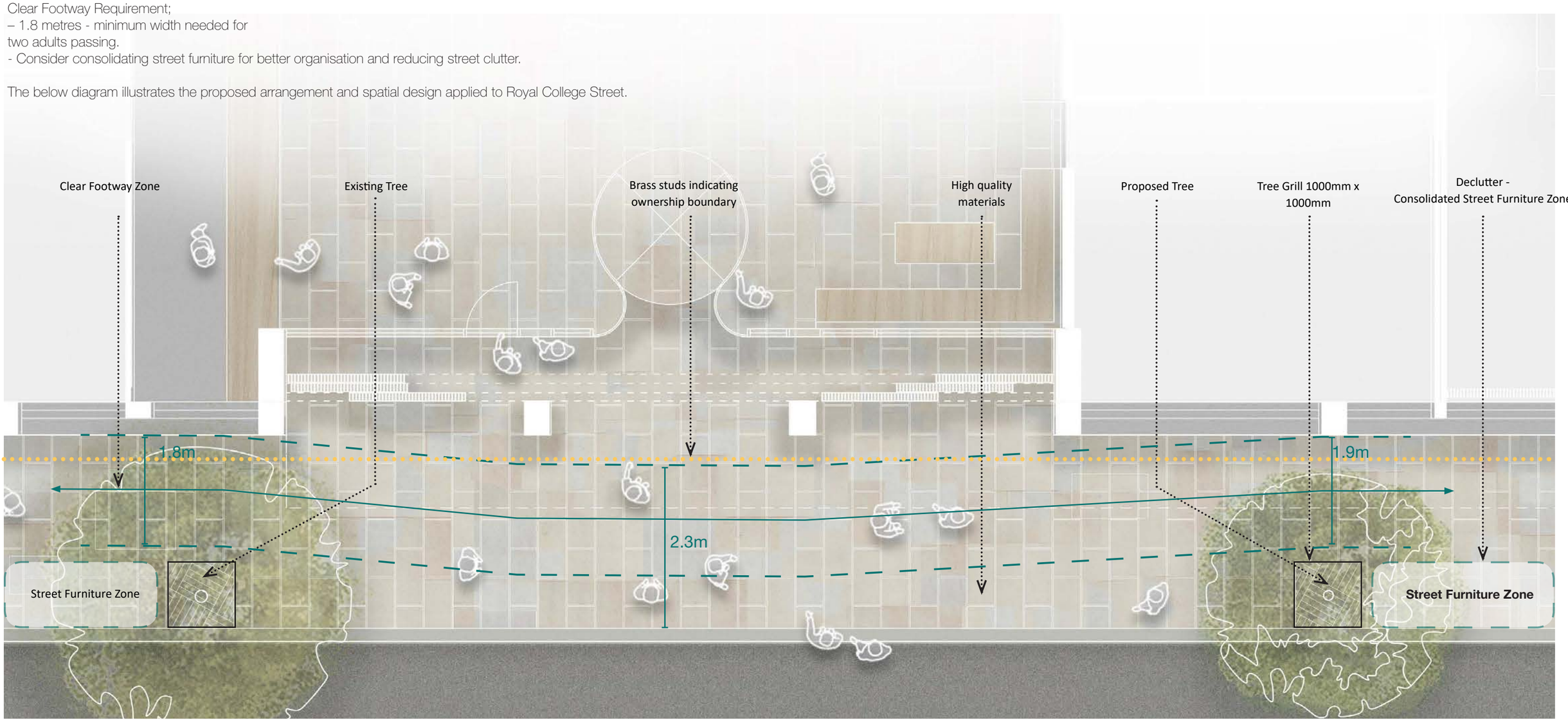
The design to Royal College Street will maintain best practice standards and adhere to Camden's own streetdesign guidance.

Extract taken from Camden Streetscape Design Manual - Footway Widths

'Clear footway' is defined as an unobstructed pathway width within the footway.

Clear Footway Requirement;
– 1.8 metres - minimum width needed for
two adults passing.
- Consider consolidating street furniture for better organisation and reducing street clutter.

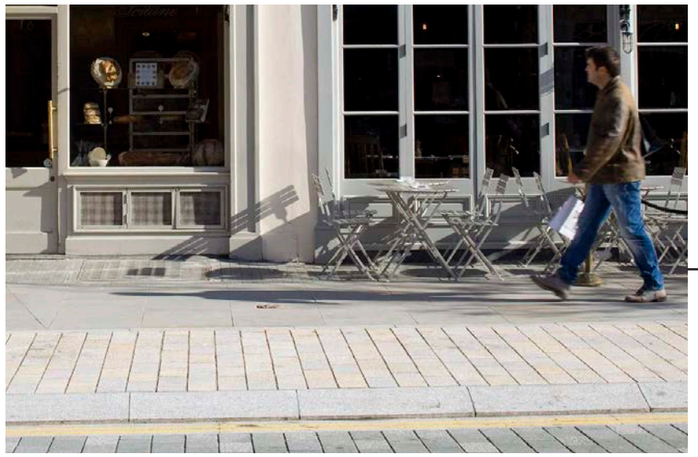
The below diagram illustrates the proposed arrangement and spatial design applied to Royal College Street.

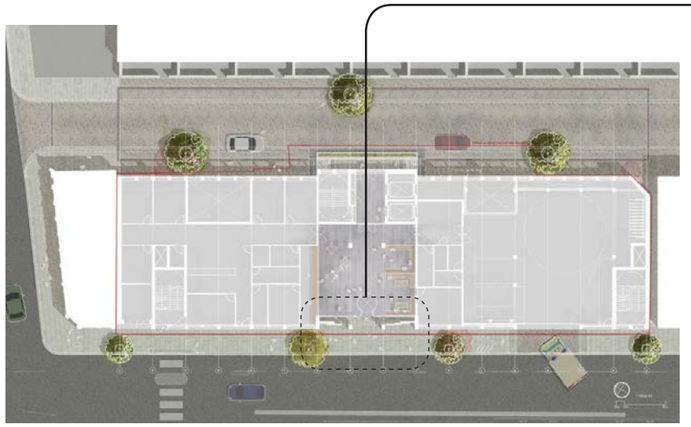


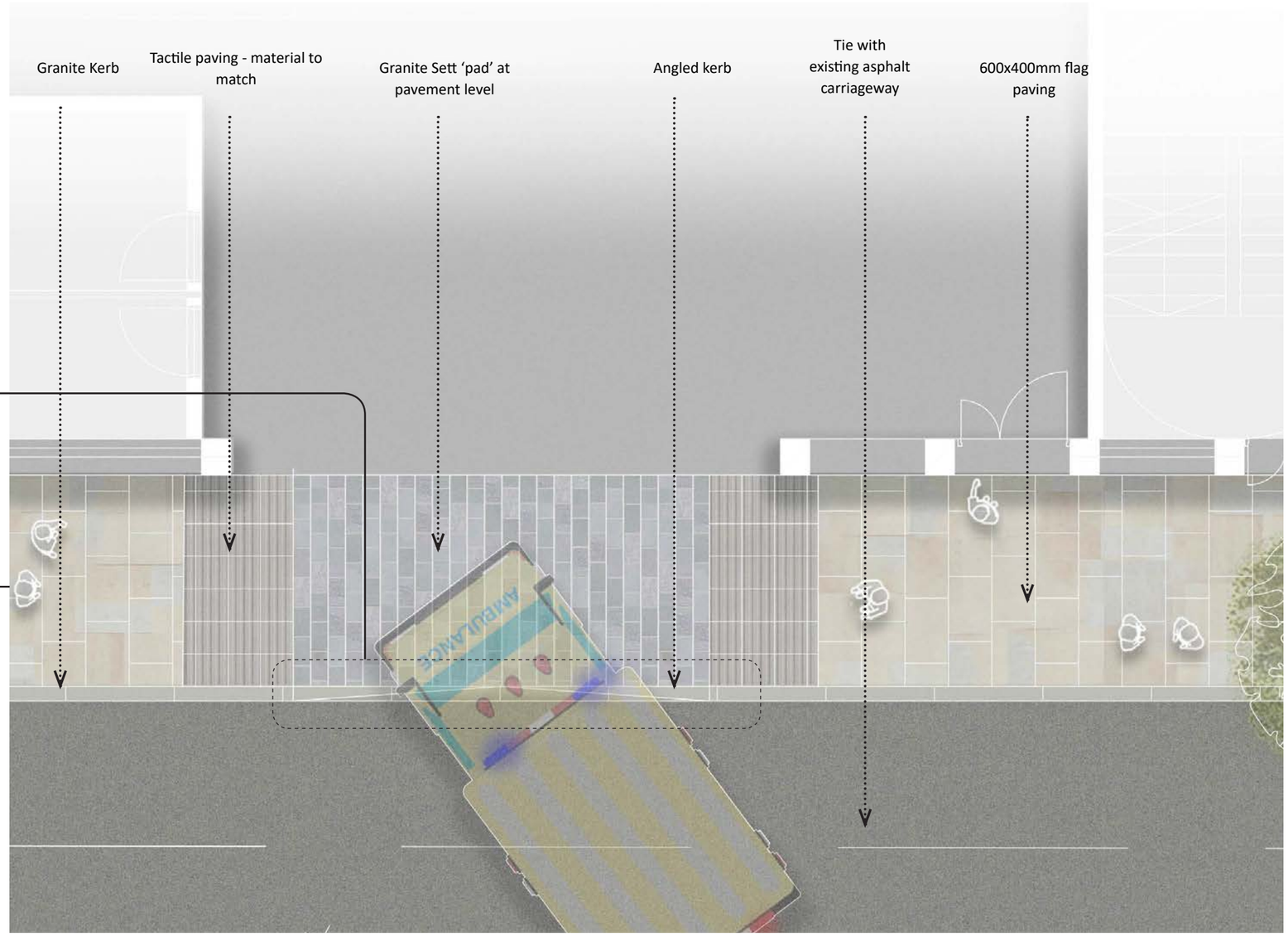
Main entrance detail plan

SERVICE ACCESS

Detail plan Service access point - Designs propose a setted pad at pavement level. The tone of material used will likely be darker than the surrounding pavement in order to hide marks and stains anticipated by the movement of vehicles. High-quality materials are proposed, likely tricolour granite in grey tones. Size, alignment and materiality all to be considered in conjunction with the pavement design along Royal College Street.



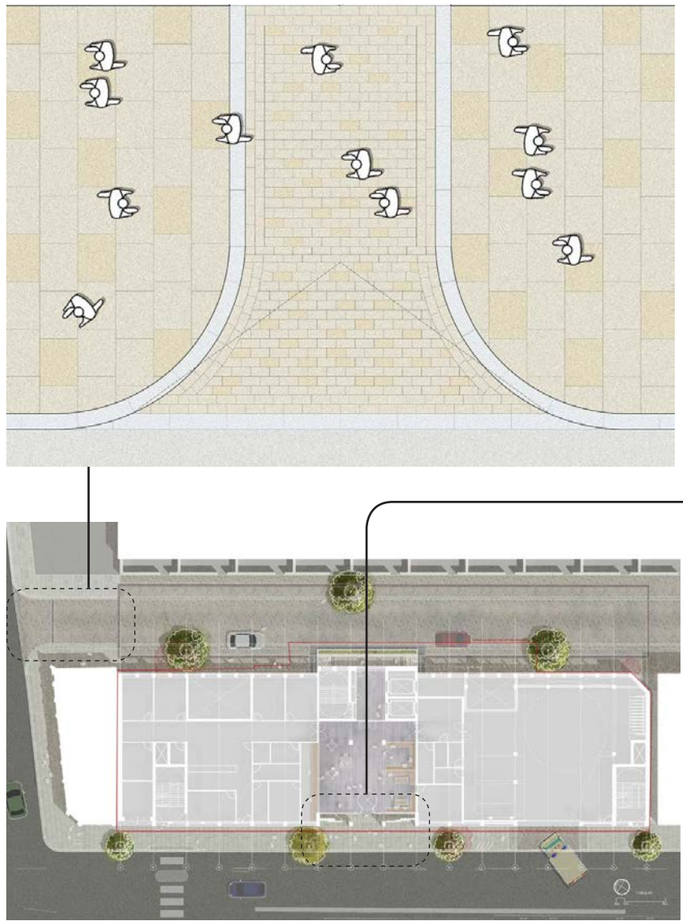




Service access point detail plan

ILLUSTRATIVE MEWS

Detail plan Illustrative Mews - the design to the rear of the development proposes a Mews style street, this being designed as a level surfaced street and detailed using sett paving, granite flush kerbs and granite channel kerbs for drainage. The materials used will likely be in tricolour buff, or similar warm tones, to create a more informal residential character to the street. Proposals shown are intended as illustrative.



Illustrative mews detail plan

STREET AND MEWS PLANTING

The planting design, and in particular tree planting, has been designed to follow the existing tree species along Royal College Street.

Some considerations with respect to the positioning of the proposed trees are noted in the following;

- Where possible proposed trees have been located outwith existing and proposed subterranean structures to avoid restriction to tree growth.
- Where this is not possible, void spaces within the subterranean structures will be provided to assist in ensuring the success of trees.
- All proposed tree planting has been coordinated against subterranean structures to ensure that there is sufficient soil volume for the required tree pits (root system and growing medium), and the future growth of each specified tree.

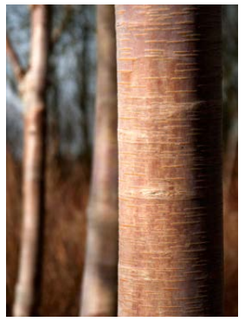


Magnolia grandiflora



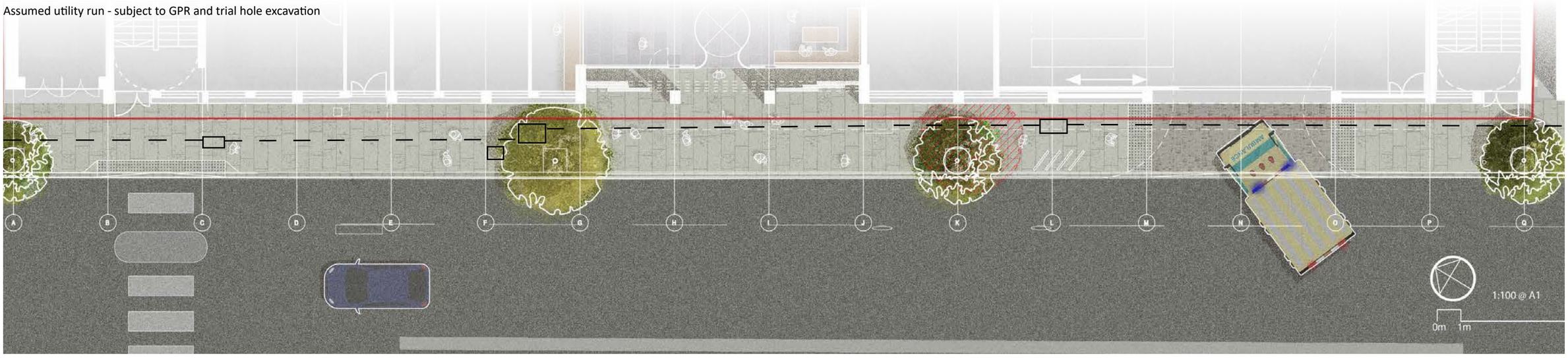
Acer campestre ‘Streetwise’





Betula utilis

Assumed utility run - subject to GPR and trial hole excavation



Proposed Tree Planting

STREET AND MEWS PLANTING

Tree Protection and Selection Strategy;

Of the three existing trees within the site the planning application seeks to replace the Amelanchier arborea 'Robin Hill' (category C as highlighted within tree report CC/2217 AR4170) and retain the Betula jacquemontii (category B as highlighted within tree report CC/2217 AR4170). The application seeks to remove the Sycamore (category C as highlighted within tree report CC/2217 AR4170) to the rear of the site. Three additional Birch trees are proposed to the development frontage along Royal College Street; these proposals are illustrative and subject to LPA agreement.

Tree Protection Strategy;

- Details of any tree works within the public highway will be agreed through 278 agreement post planning.
- A tree survey, document number CC/2217 AR4170, has been undertaken by a trained Arboriculturalist outlining the quality of the existing trees within, or adjacent to, the site.
- A commitment to retain and protect any tree which is highlighted as high quality, within the report and the site, has been made. No trees have been highlighted as such within report CC/2217 AR4170.
- A methodology will be developed, in collaboration with a trained Arboriculturalist, to ensure a process is in place for the protection of any retained tree.
- This methodology would include recommendations regarding pre-work protection, site restrictions and post construction maintenance.
- Whilst the survival of any tree cannot be guaranteed. There is a commitment that prior to any works commencing the scheme will endeavour to retain any tree deemed high quality, or as previously agreed. This commitment would be in the form of a detailed methodology and plan of action being in place prior to any construction/excavation works taking place. This would be developed between the appointed Arboriculturalist and Camden's Tree Officer.
- Post planning and during construction the design team will maintain constant liaison with Camden Tree Officer to ensure they are part of the decision making process, should it transpire that any high-quality tree will need to be removed a suitable replacement tree can only be installed through agreement with the Tree Officer.

Example mitigation measures to be included within the methodology;

1. Details for a pre-commencement site meeting, involving representatives from the Applicant, the Arboricultural Consultant, the LPA Senior Arboricultural Officer
2. Details regarding the pruning of trees (if required) to facilitate the proposed works or access for machinery/plant.
3. Details of tree protective fencing to be used.
4. Details of ground protection to RPAs (root protection areas) of retained trees.
5. Sequencing and Supervision - Requirements of arboricultural supervision during the construction process.

Tree Selection Strategy;

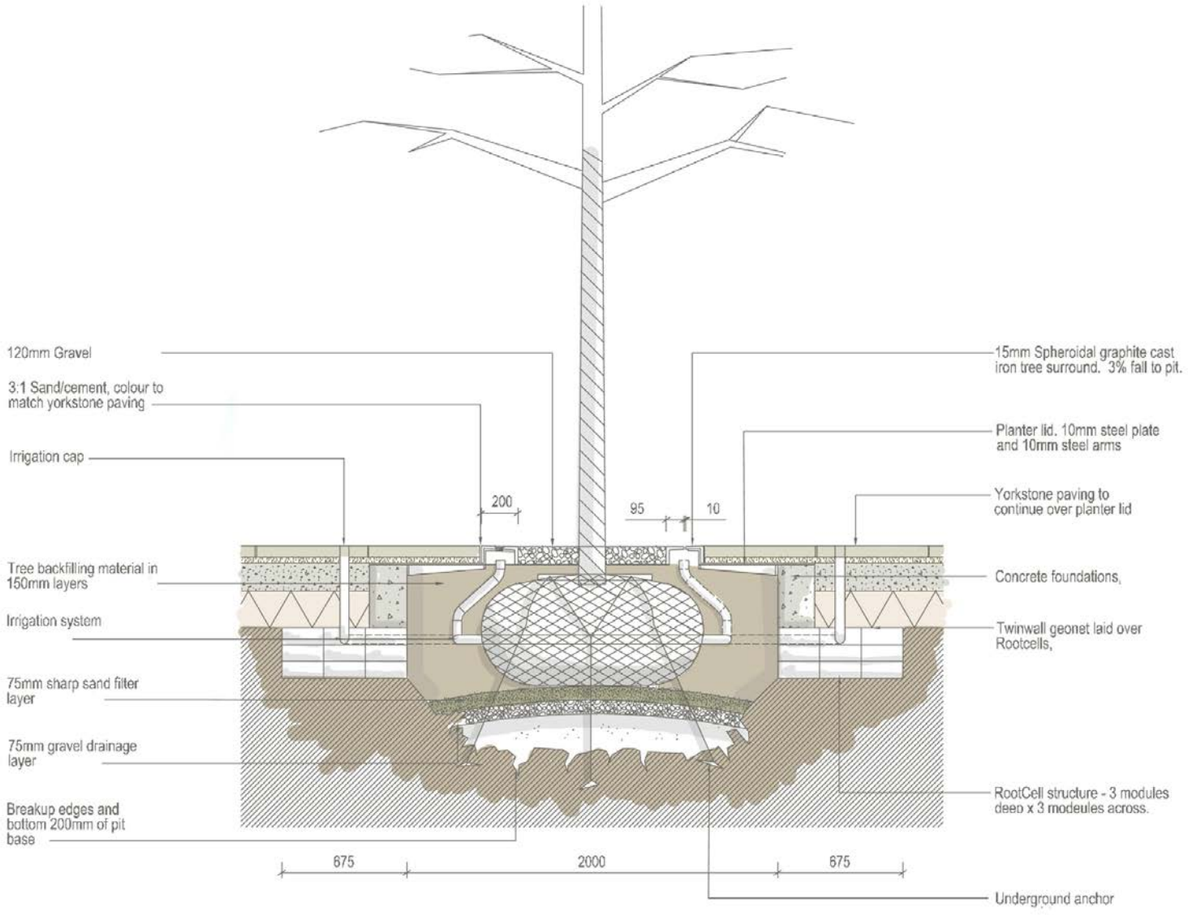
- Final details of proposed trees within the adoptable highway will be agreed through condition/section 278. The design team is to ensure species selection is agreed in dialogue with Camden's Tree Officer.
- As such species selection shown within this application is illustrative.
- Species illustrated within the current proposal include Magnolia grandiflora, Betula utilis & Acer campestre 'Streetwise' as examples.

The criteria for species selection is noted below;

Magnolia grandiflora – Evergreen and compact form making the tree suitable given the site constraints. This tree is widely used in central London, the red tones within the foliage and white flowers would complement the tones of the proposed building.
Betula utilis – Birch trees are hardy and can withstand compact/ constrained growing environments. Birch trees hold a light canopy and their slender form reduces risk for future pruning being necessary. The white stems will complement the tones of the proposed building. Birch trees are not usually specified as street trees, typically being reserved for soft landscape areas, however in this instance there is existing precedent of birch trees along Royal College Street.
Acer campestre 'Streetwise' – Typical street tree for central London with good autumn colour which would compliment the proposed building. Variant 'Streetwise' has a more compact form suitable for street environments.

Necessary criteria for any species selected at detail design stage, species selection must be based upon;

1. Suitability of environment and growing conditions.
2. Recognition of context and the existing street tree provision
3. Recognition of design and aspiration of the development
4. Acceptability with LPA requirements
5. Process of agreement with Camden Tree Officer
6. Seasonal interest and biodiversity
7. Air Quality



Example Tree Pit Detail