

### 3 Willoughby Street: - Design and Access Statement

April 2020



**ARALIA**  
INNOVATION IN LANDSCAPE DESIGN



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 Application Boundary

## 1.0 INTRODUCTION: aim of the report

The Design and Access Statement has been prepared by Aralia on behalf of our Robert Stephens to explain the proposed landscape scheme for the roof terrace at 3 Willoughby Street.

This document will discuss and demonstrate the following:

- site context: exploring and explaining the key influences on the proposed roof terrace design.
- develop a series of design drivers which respond to influencing factors and ensures the design sits within the context of the development.
- provide a landscape design proposal with associated material and planting palettes.

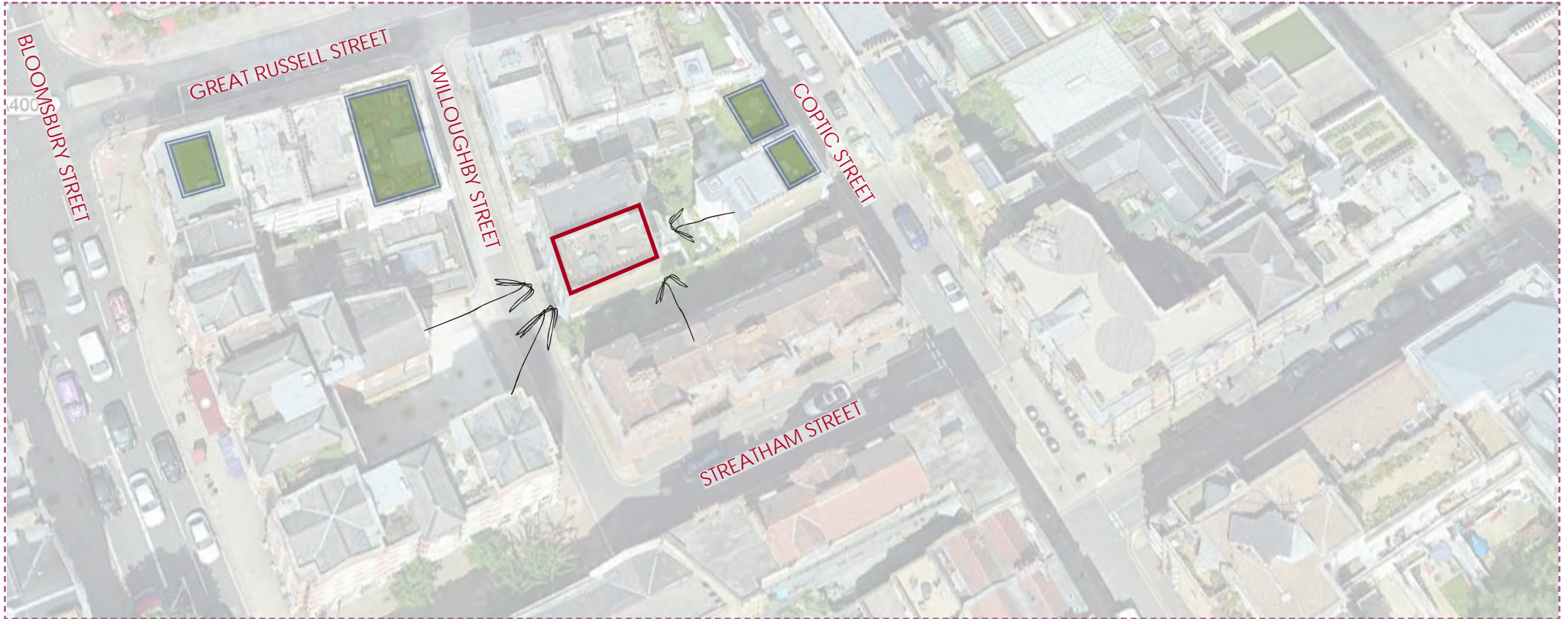
### **Objectives:**

The main aim of the landscape strategy is to:

- carefully consider contextual influences and the local character within the design.
- green up the existing roof, increasing biodiversity and reducing the amount of hard landscape elements.
- the use of high quality sustainable materials and attention to aesthetic detail to ensure the landscape scheme has longevity and fits well within its urban context.
- become an iconic roof terrace within the local context, to help influence neighbouring roof terraces to become more green in appearance and support the local biodiversity.

This document should be read in conjunction with the full planning application documentation.





Application Boundary



Potential views from adjacent buildings



Existing neighbouring roof terraces



Conservation area

## 2.1 CONTEXT: understanding the site

### 1. Site Location

3 Willoughby Street, Bloomsbury, London resides in within the Camden Local Planning Authority, the site is situated within the Bloomsbury Conservation Area, but has no listed building status. There are no designated listed buildings within the immediate context.

### 2. Existing Character

Willoughby Street has a variety of roof lines and materials adding to the immediate character. 3 Willoughby Street is part of a pair of four storey terraces, with a simple stucco frontage treatment with a continuous parapet around the roof line.

### 3. Views

Views from the roof terrace can be observed to the West, South and East boundaries. There are limited views to the roof terrace from street level, with these view points limited to Willoughby Street. The site has a degree of privacy to the South from the existing parapet wall and chimney pots. The East and West boundaries have a greater degree of openness than the South boundary, due to the lower parapet wall and wooden balustrade.



Existing view North-West



Existing view West



Existing view South-West



Existing view South







## 2.0 CONTEXT: planning

### Planning policy

Current planning policies and guidance relating to the site have been carefully considered as part of this proposal, these include:

National Policy  
NPPF: 2019

Regional Policy  
London Plan: 2016

Local Policy  
Camden Local Plan: 2017

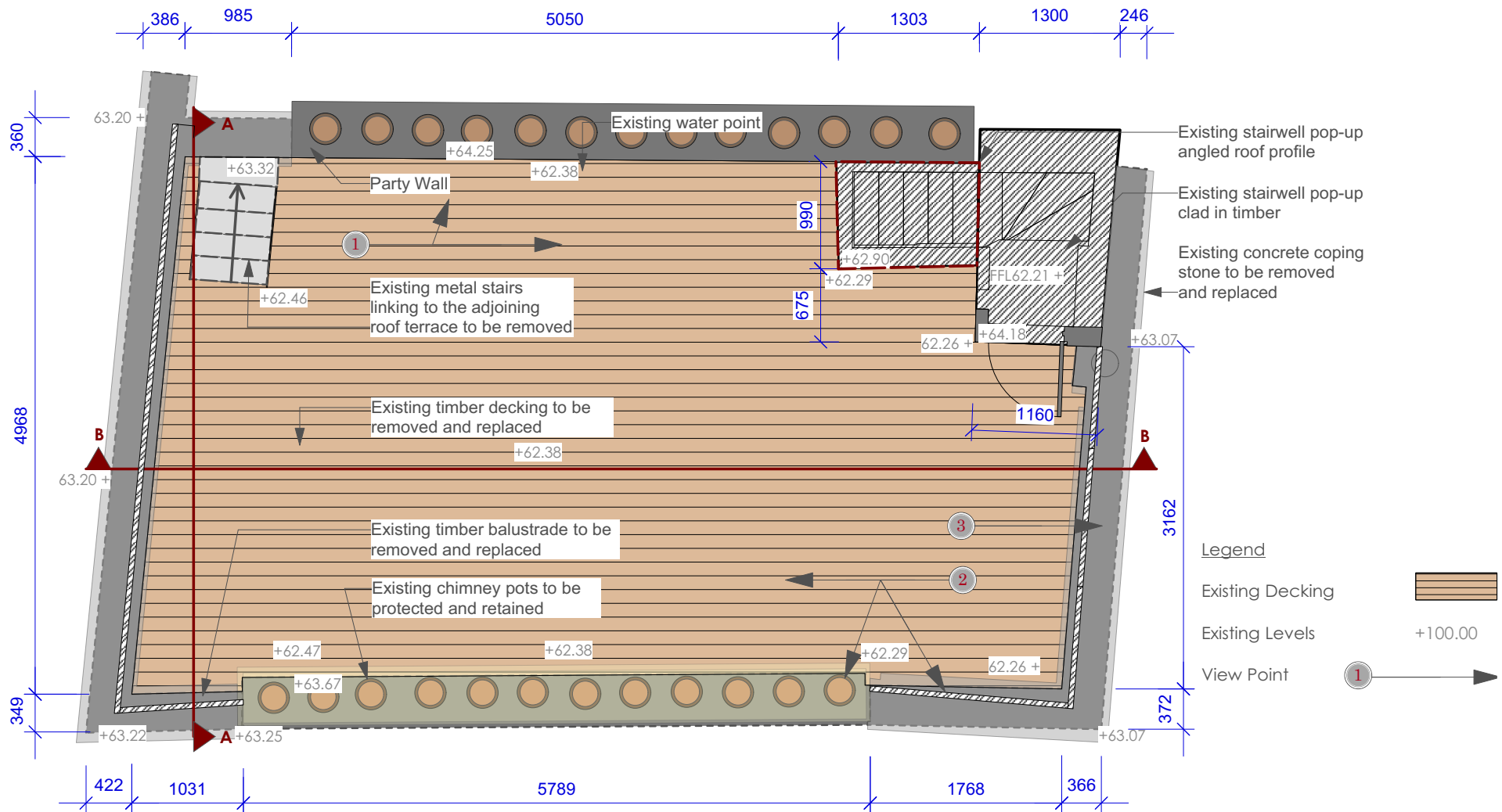
- D1 Design;
- D2 Heritage;
- C1 Health and Wellbeing;
- A3 Biodiversity; and
- CC1 Climate Change Mitigation

Camden Local Planning Authority have also including supplementary planning policy guidance in the form of Camden Planning Guidance (CPG):

- CPG: Health and Well-Being 2018;
- CPG: Biodiversity 2018;
- CPG: Amenity 2018; and
- CPG: Design 2019.

### Historical applications

3 willoughby Street has limited historical planning history. The notable exception dates back to 1993, regarding application for a change of use, from a hostel use, to two self contained flats, and an extension of rear ground floor level.



## 2.2 CONTEXT: the site



Existing view West



1 Existing view North



2 Existing view South



3 Existing view East

The roof terrace in its current form consists of relatively few components, the dominate materials are a mix of timber and brick/stucco.

Timber is used for the decking boards, cladding of the pop-up and the balustrade.

Boundary treatments are a mixture of brick upstand and stucco finish, with either a coping stone and timber balustrade finish or chimney pots set in a concrete mortar mix.

There is little or no green infrastructure.





Application Boundary



Opportunity for green privacy screening



Opportunity for boundary buffer planting promoting biodiversity



Existing neighbouring roof terraces



Privacy and climatic responsive pergola



Opportunity for green roof promoting biodiversity



Opportunity vertical green biodiverse wall



Conservation area

## 2.3 CONTEXT: opportunities and constraints

Through the contextual and visual assessment of the site, a number of opportunities and constraints have been identified which provide a framework within which the proposed scheme will be brought forward.

### Design

The design strategy has taken into account the balance of providing a space that is usable throughout the year, yet being respectful of the location and immediate context. An opportunity to create a space that will can be responsive to the climate and have a positive impact on the health and well being of the occupants. A key component of this strategy would be a light-weight garden pergola structure, providing extended use of the space and offering a degree of privacy, both internally and externally. In addition, the pergola would be fixed on a sliding rail system, reducing the structures overall size, yet maximising the flexibility of the covered space.

### Green Infrastructure

There is an opportunity to include green infrastructure as a key component of the proposed design. For example, utilising the vertical party wall space could provide up to 10m<sup>2</sup> of biodiverse planting alone, amounting to just under a one third of the entire floor space. Additionally, the pop-up roof poses an opportunity for a green roof to be included, further increasing the net biodiversity gains of the site. Strategic use of planters allows for a green edge and the inclusion of insect friendly, pollinating plants.

### Views

Views in and out of the site are a key consideration and have formed part of the sensitive planter placement, providing a softened green edge, offering a degree of privacy both internally and externally.

### Planning policy

Current planning policies and guidance relating to the site have been carefully considered as part of this proposal.

### Sustainability

Measures to address issues of sustainability are embedded within the landscape strategy. This will be considered at every stage of the project from design through to construction and future management. These principles include:

#### a) Materials

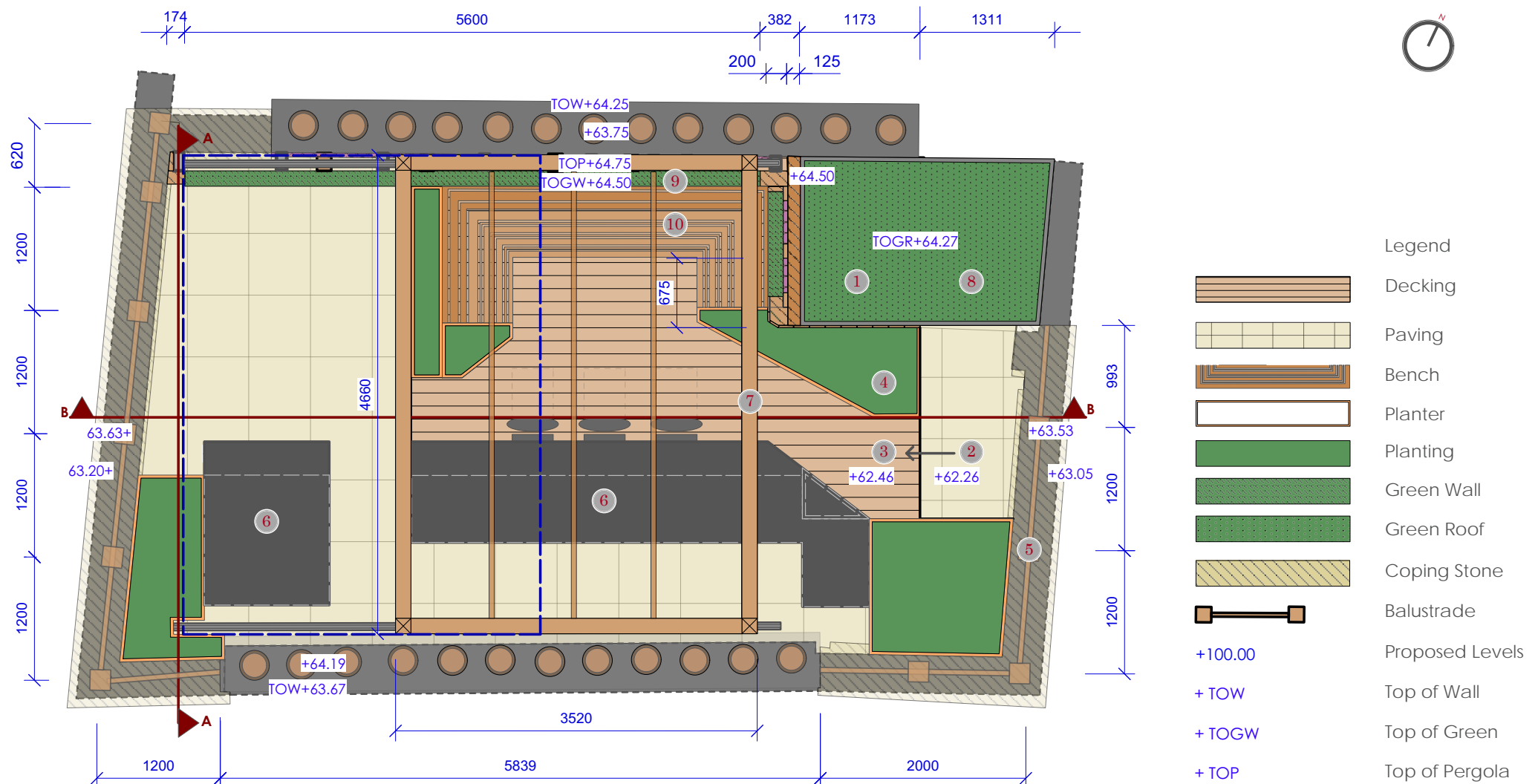
- Seek to select materials from sustainable sources where fit for their purpose.
- Aim to use locally sourced materials where practical.
- Examine the use of recycled materials.
- Specify Forest Stewardship Council (FSC) certified timber or timber certified under the Pan European Forest Certification Scheme.

#### b) Construction

- Consider the use of prefabrication and standardisation techniques to minimise waste.
- Examine methods of construction which are most efficient to install
- Evaluate available site resources and services to recommend best installation practices.

#### c) Water

- Seek to install efficient irrigation system.





### 3.0 THE PROPOSAL: general arrangement plan

The key components of the design include:

#### 1 Pop-up extension

The vertical extension of the pop-up, effectively boxing off the existing sloped roof profile, allowing for the installation of a larger green biodiverse roof, and provide valuable storage space that can be accessed from inside the stairwell.

#### 2 Paving

600x600mm mid-dark grey porcelain, or similar paving.

#### Decking

3

150x20mm solid composite, or similar decking boards.

#### Planters

4

Bespoke fabricated lightweight GRP or similar planters.

#### Handrail, Balustrade & Coping Stone

5

The boundary treatment will be upgraded to include a revised and bespoke balustrade and handrail system, incorporating a mix of timber and open mid-steel uprights, providing an opportunity of plant material to grow through and create a green edge.

The coping stone will be upgraded to a grey Yorkstone, cut to the existing wall extents, incorporating an overhang circa 40mm.

#### Bar Island

6

Free standing timber structure, natural stone worktop, or similar with small storage draws

#### Garden Pergola

7

Light weight, timber clad structure with a retractable fabric roof. The pergola is able to slide on a fixed rail system, moving between the central location as shown, or towards the West boundary (blue dashed line).

#### Green Roof

8

A biodiverse green roof will form part of the pop-up structure, contributing to the overall green infrastructure, helping to mitigate wider climatic issues such as the 'urban heat Island effect'.

#### Green Wall

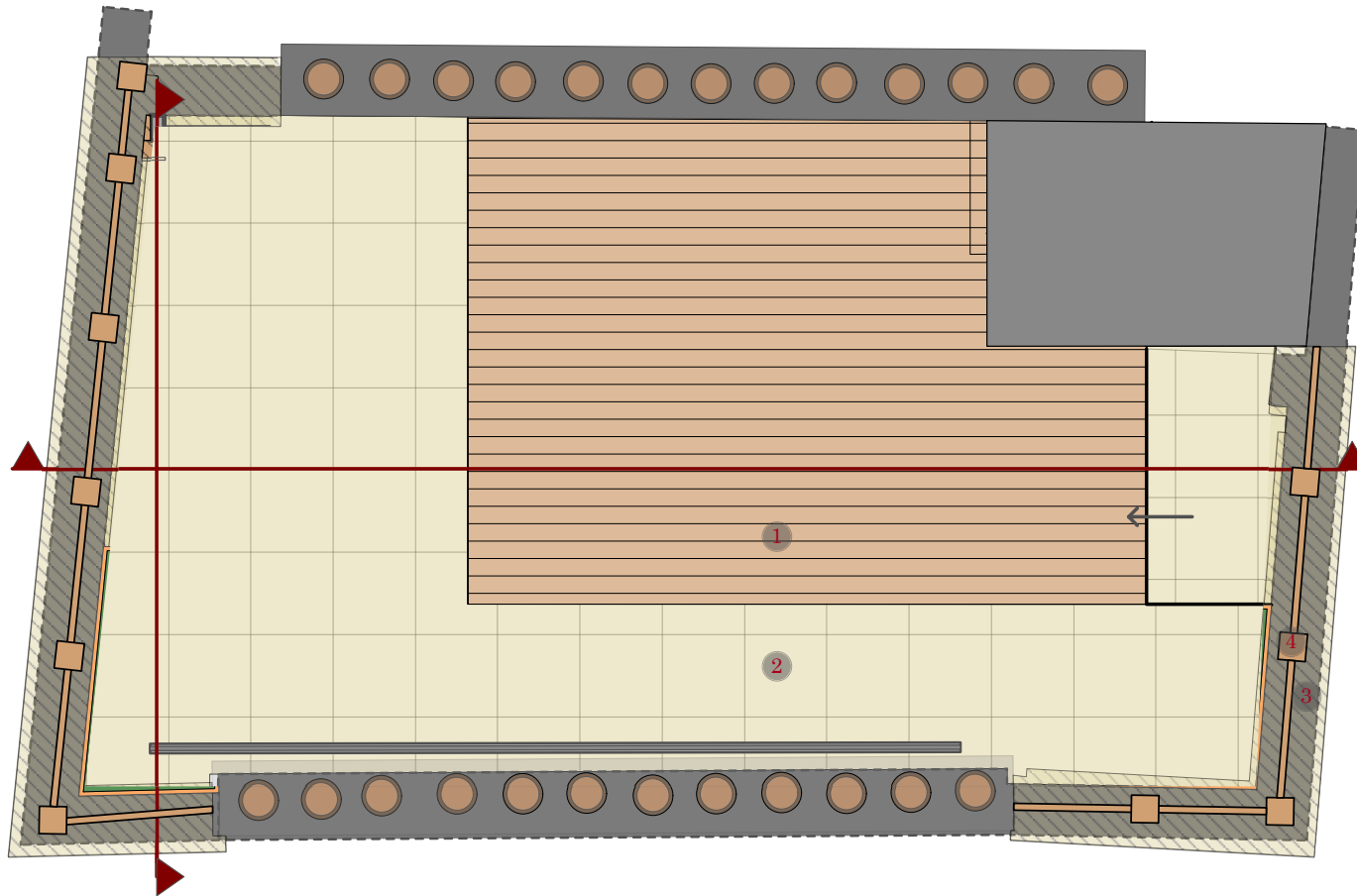
9

The Green Wall will soften the existing rendered wall, creating a valuable addition to the overall net biodiversity gains of the scheme. Additionally, it will contribute to the health and well-being of the users, and improve views onto the roof terrace from the neighbouring properties.

#### Integrated bench

10

Freestanding, wooden benches will form a semi enclosed snug, surrounded by vegetation.



Legend



Decking



Paving



Coping stone



Coping stone

### 3.1 THE PROPOSAL: hard landscape

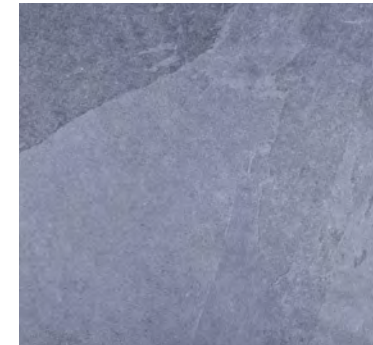
#### Surface treatment

The material palette has been selected for their characteristics and properties. Durability and longevity are key factors in the selection, as well as aesthetic function and efficiency of construction, to help minimise the impact of the development.

The primary materials include mid-dark grey porcelain paving tiles and composite decking as a flooring material, natural grey Yorkstone coping for the boundary wall with a timber and mid-steel balustrade. The combination of the four help to create a visual interest and contrast which will enhance the gardenesque feeling of the scheme, yet respect the setting.

#### Balustrade

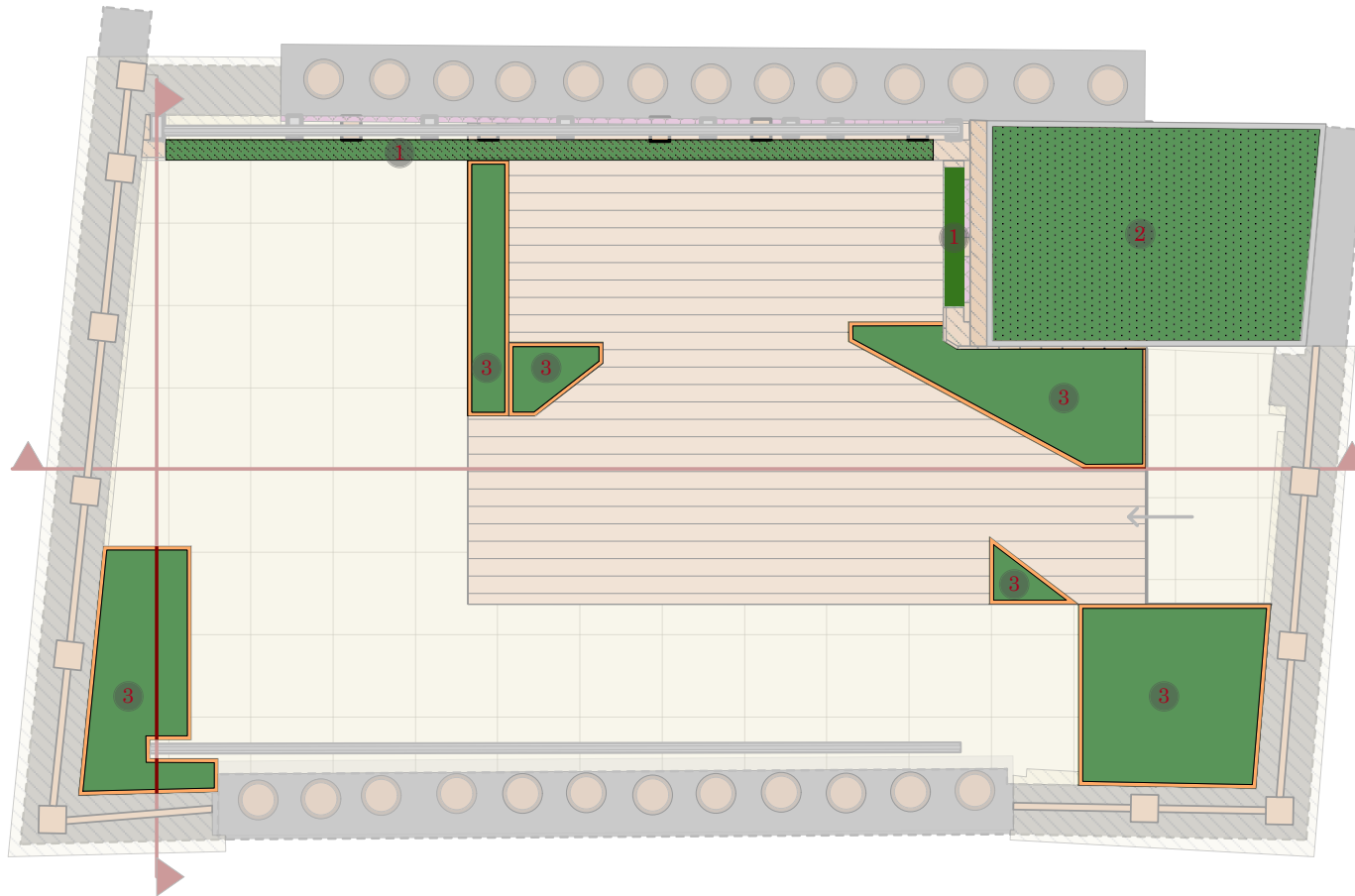
The proposed balustrade will replace the existing low grade timber fencing, with a sustainable sourced timber post and hand rail system, with a mid-steel, open balustrade. This continuation of timber used for the boundary treatment aims to provide continuity throughout the scheme, while being respectful of the existing materials used for boundary treatments. The mid-steel balustrade infill will provide longevity and structural integrity, allowing climbing plants to intertwine through the metal work, creating a soft green edge.



- 1 Decking: 150x20mm solid composite boards or similar.
- 2 Paving: 600x600x20mm mid-dark grey porcelain or similar.

- 3 Coping stone: 40mm natural grey Yorkstone
- 4 Bespoke timber post and handrail with mid-steel balustrade





- Legend
- Green Wall
  - Green Roof
  - Planting

## 3.2 THE PROPOSAL: soft landscape

### PLANTING

The planting strategy aims to provide net biodiversity gains through the use of different green infrastructure typologies. The Green Wall, Green Roof and Planters all contribute to this goal.

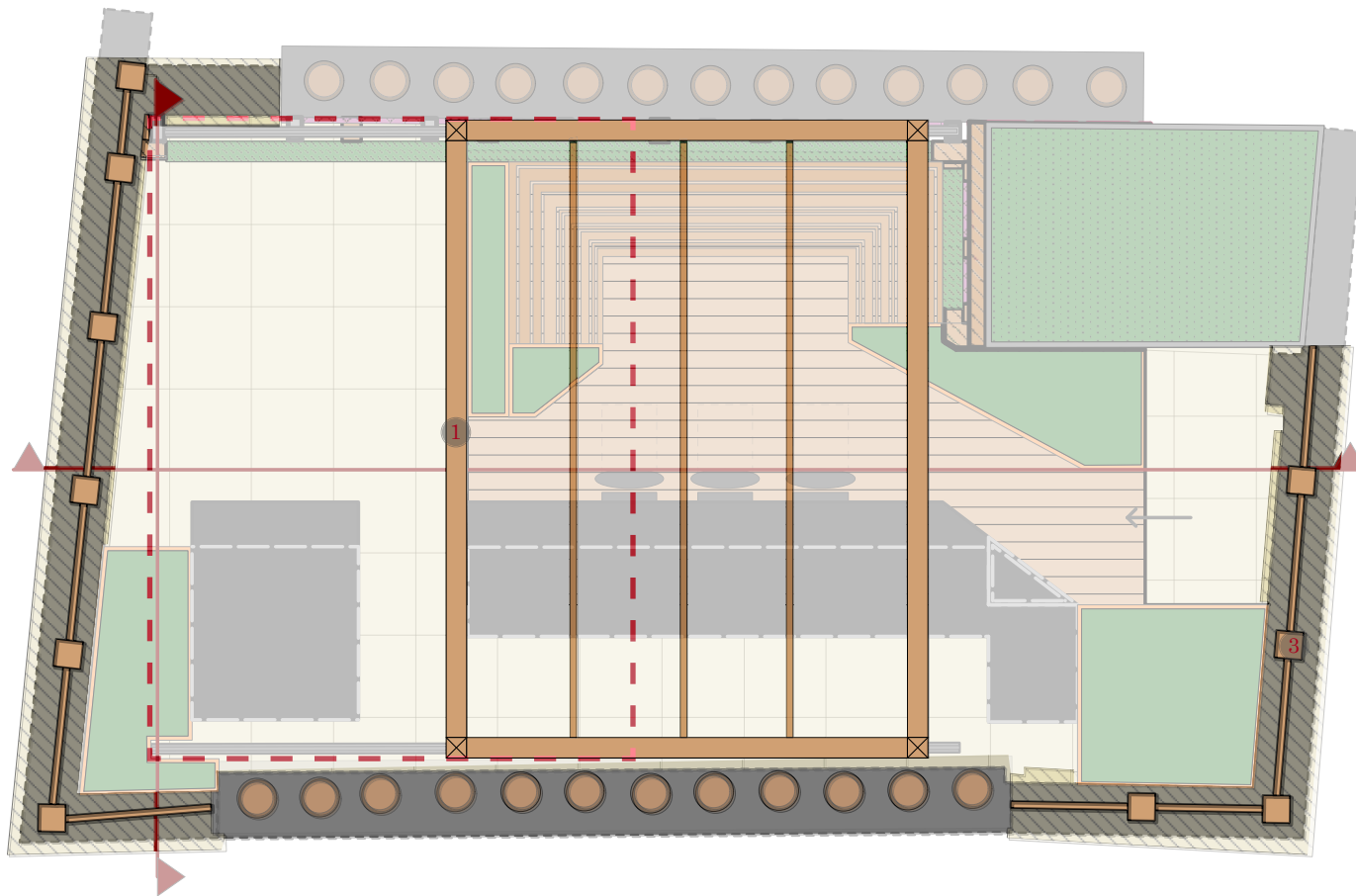
Insect pollinating plants will feature as a large part of the design, with evergreen plants used for their structure and year round interest. Ornamental Grasses will bring about movement, sound and screening abilities, helping to aid in the restorative amenity space that positively contributes to health and well being of the users.



1 Green 'Biodiverse' Wall.

2 Green 'Biodiverse' Roof.

3 Bespoke light weight GRP planters or similar with a pollinator planting mix



Legend

- - - - - Pergola sliding extents
- 1 Pergola





### 3.3 THE PROPOSAL: structures

#### Pergola

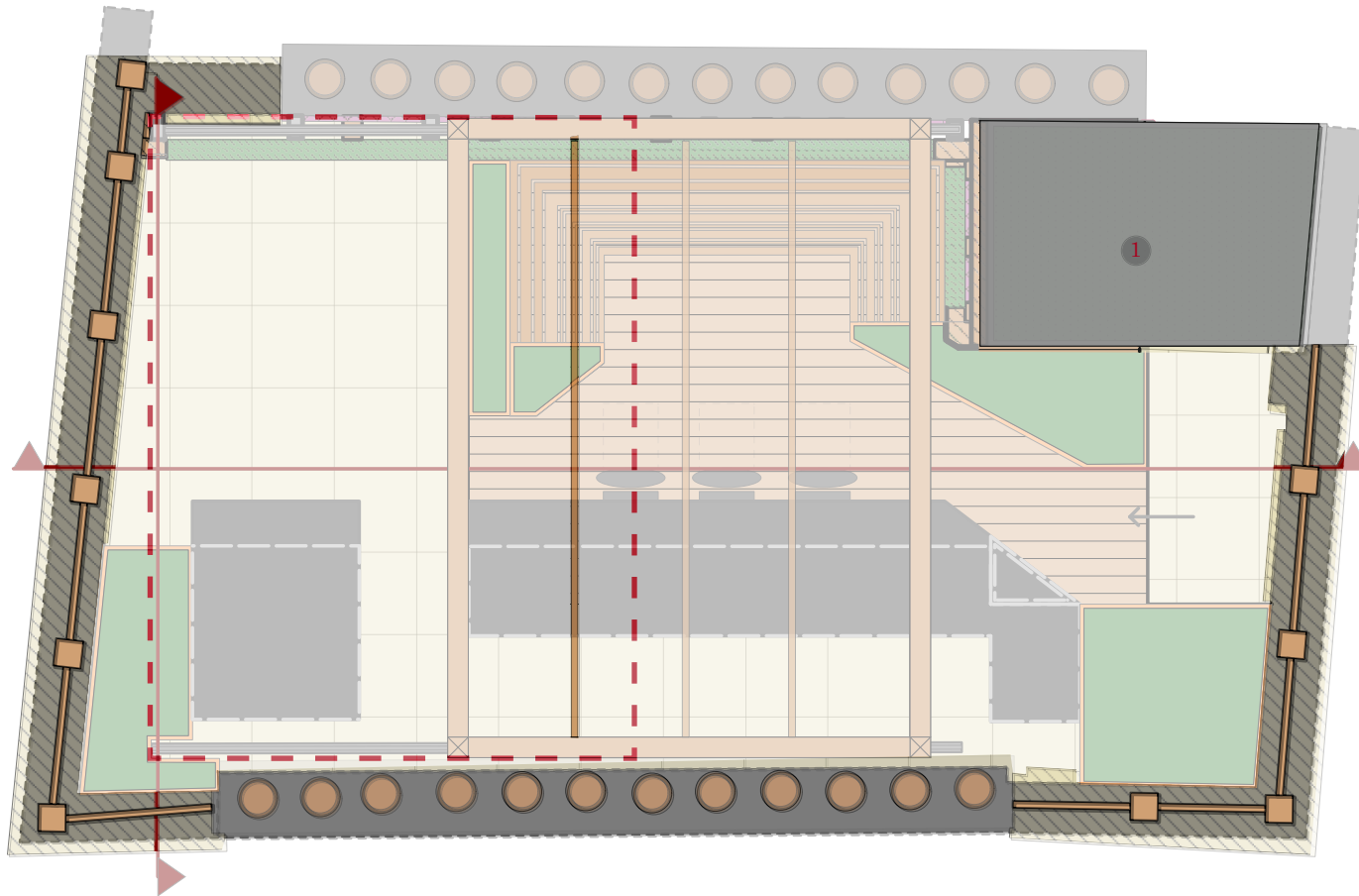


The pergola structure aims to provide the roof terrace with seasonal usability, while being sensitive to the fabric of the building and the immediate setting. The use of a lightweight structure that is clad with a suitable timber will aim to assimilate the pergola into its immediate surroundings.

A retractable, light weight, climatic controllable fabric enables users of the terrace to enjoy the space throughout the year, maximising the amenity space and health and wellbeing of the inhabitants.

The sliding nature of the pergola will provide the necessary flexibility to provide shelter and privacy functions, yet remaining sensitive to the structures size and visual weighting.

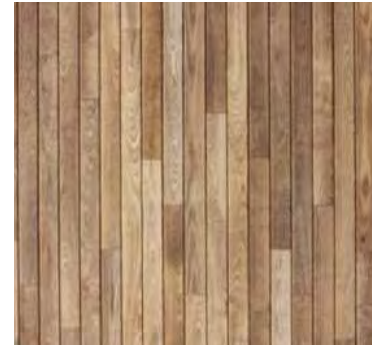
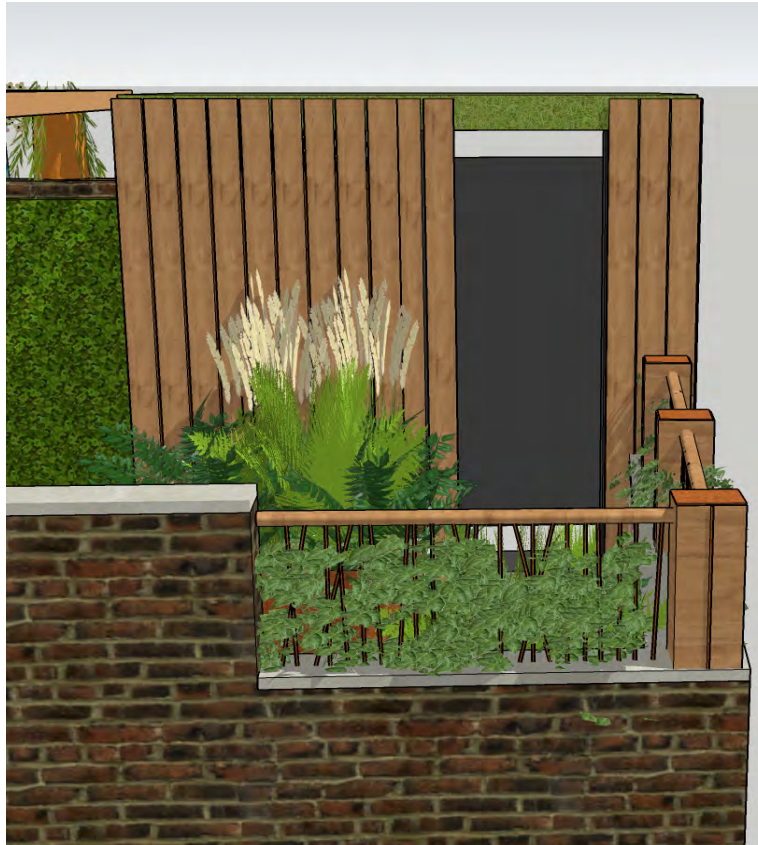
The pergolas south boundary will be finished with timber venetian slats, offering a degree privacy and an opportunity for climbing plants to soften this edge further to become a semi permeable green screen.



Legend

1 Pop-up extents

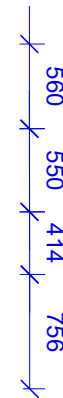
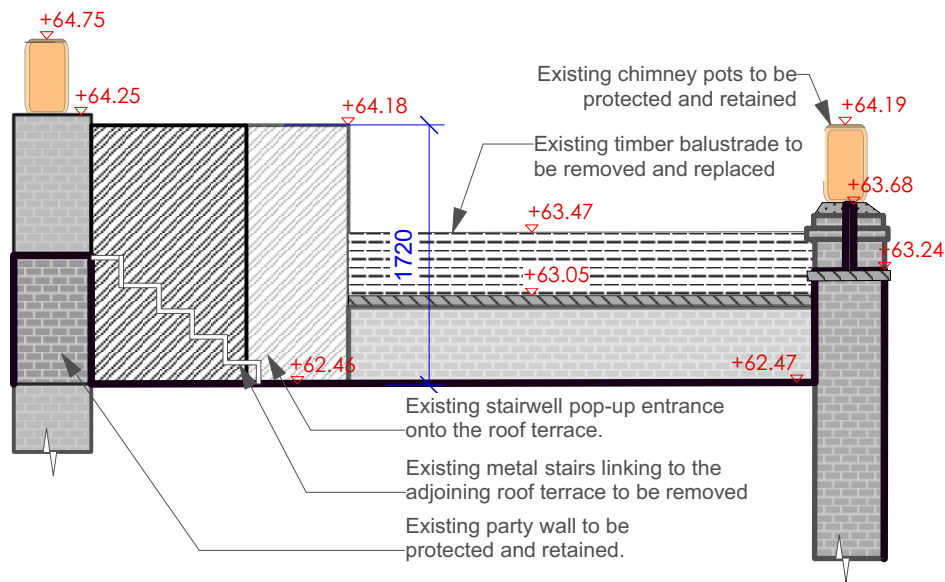
### 3.4 THE PROPOSAL: structures



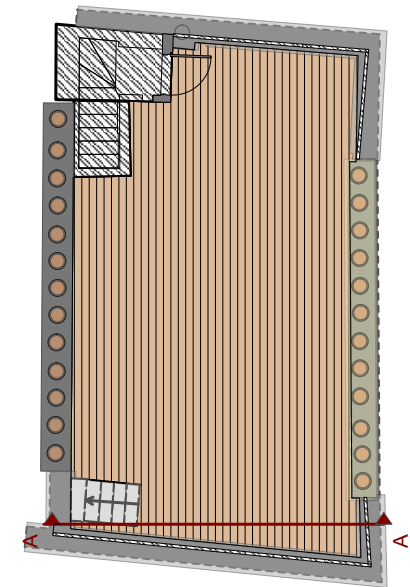
#### Pop-up Building

The existing entrance pop-up onto the roof terrace is to be clad in timber as part of the works. This will include the proposed extension of the pop-up, incorporating the existing sloped roof line (where the stairs internal stairs are situated) and effectively boxing off this unusable space in the current form. The new configuration will allow for internal storage (accessed from inside the pop-up) and provide a space for a larger green roof, adding to the sites net biodiversity gains.

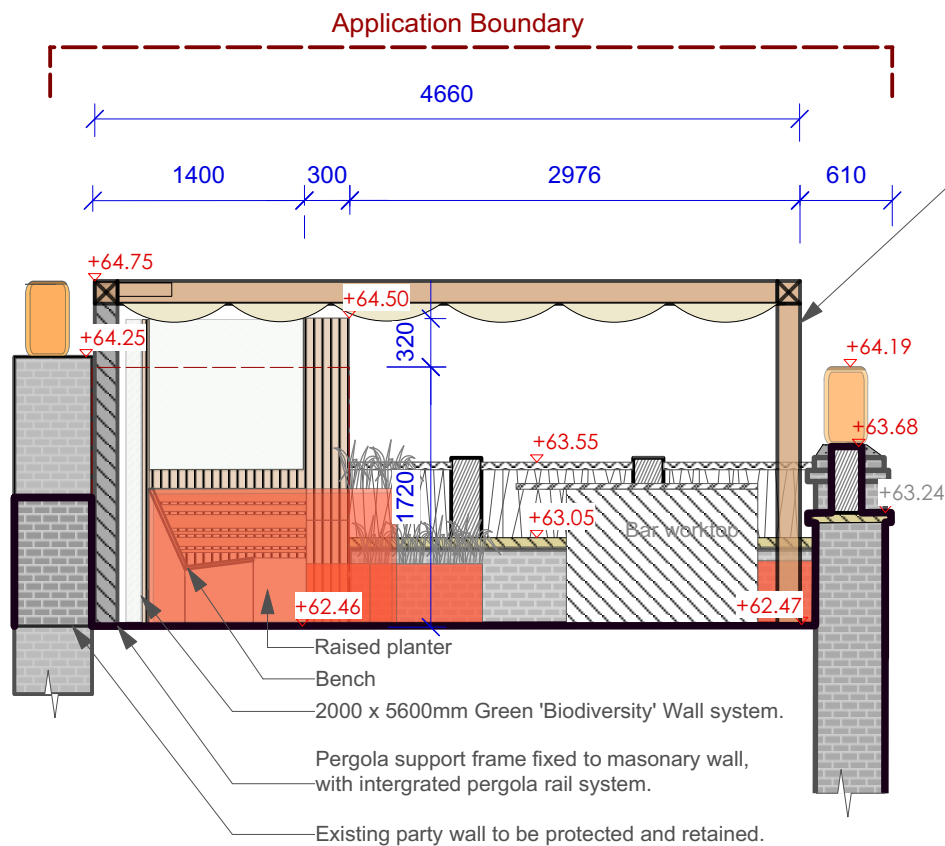
For continuity, timber cladding will be used to box off the green wall ends, forming an end plate, and to provide the necessary finish behind the in built bench seating.



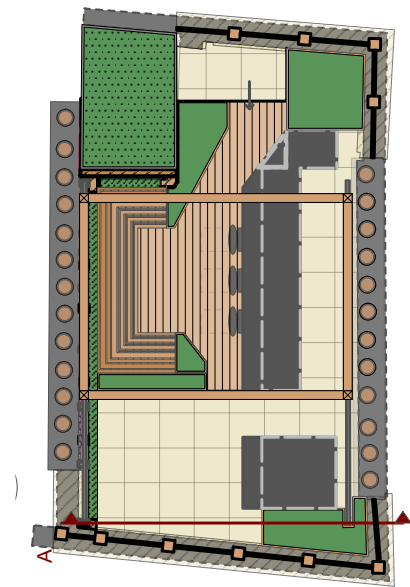
section A: existing



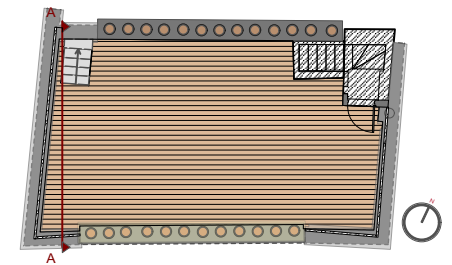
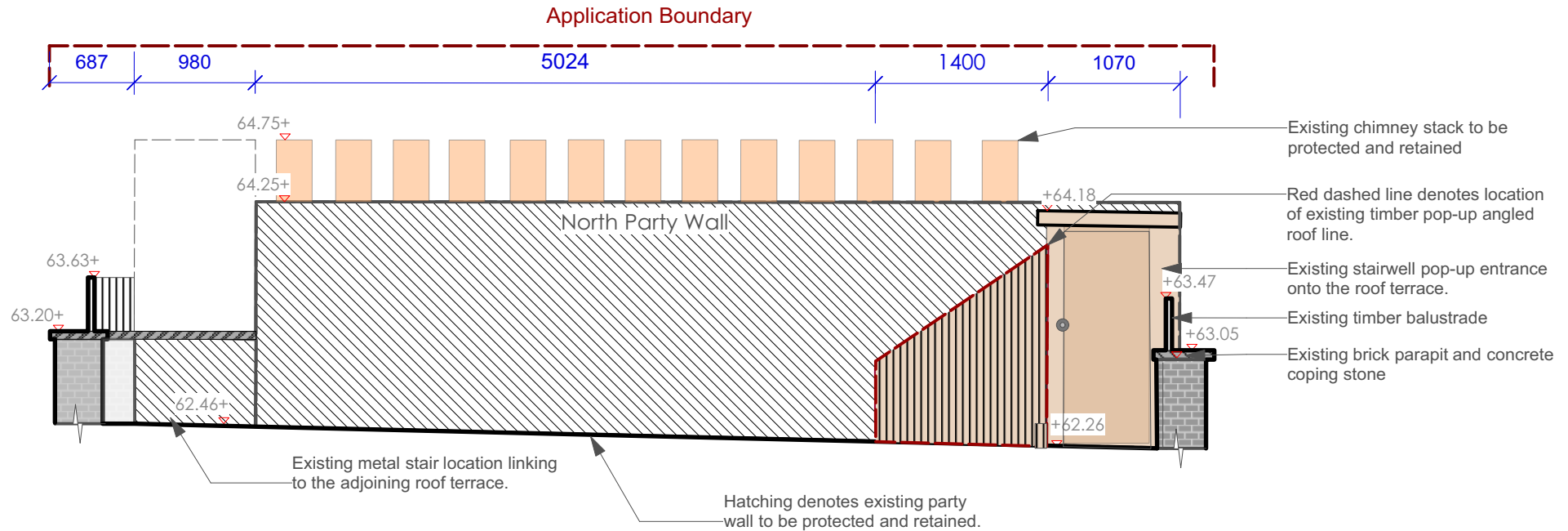




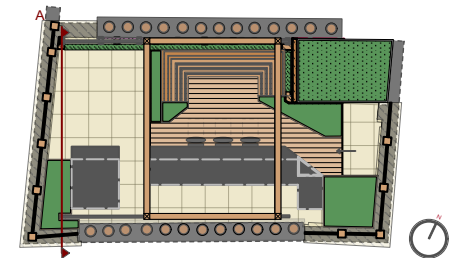
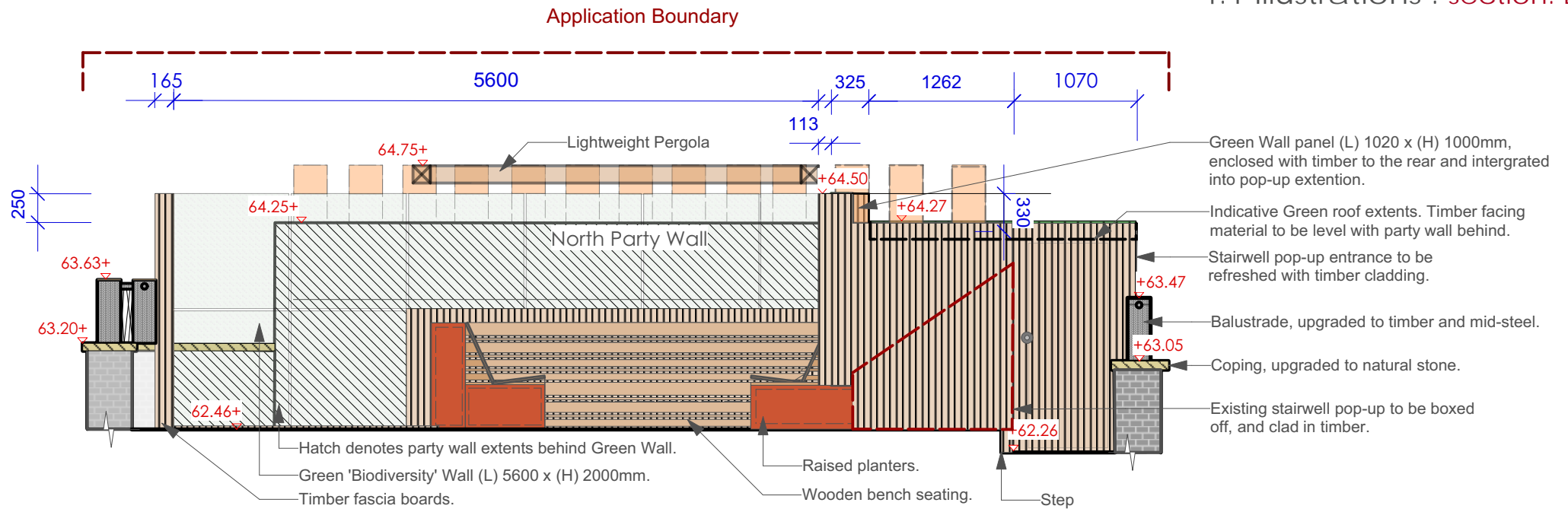
## 4.0 Illustrations : section A: proposed



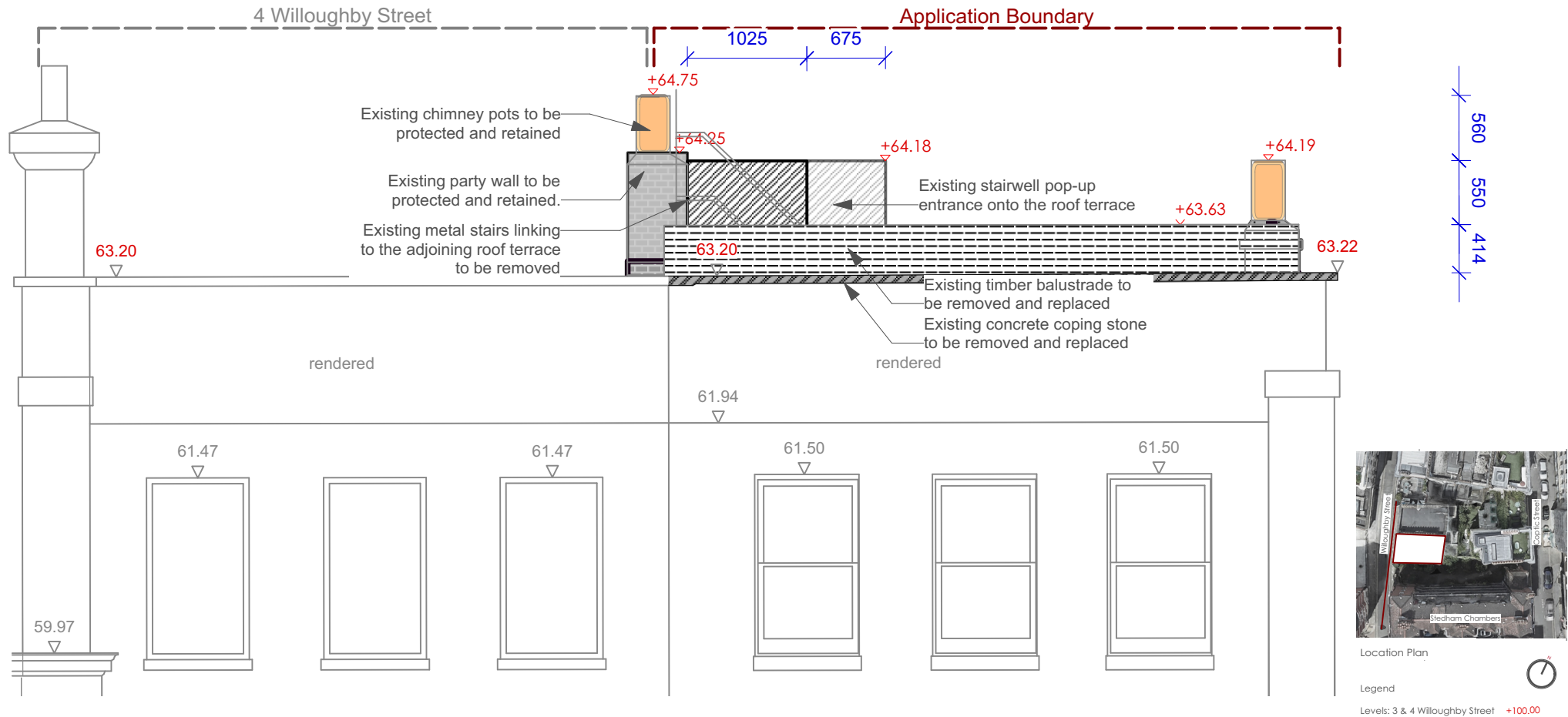
## section B: existing



## 4.1 Illustrations : section: B

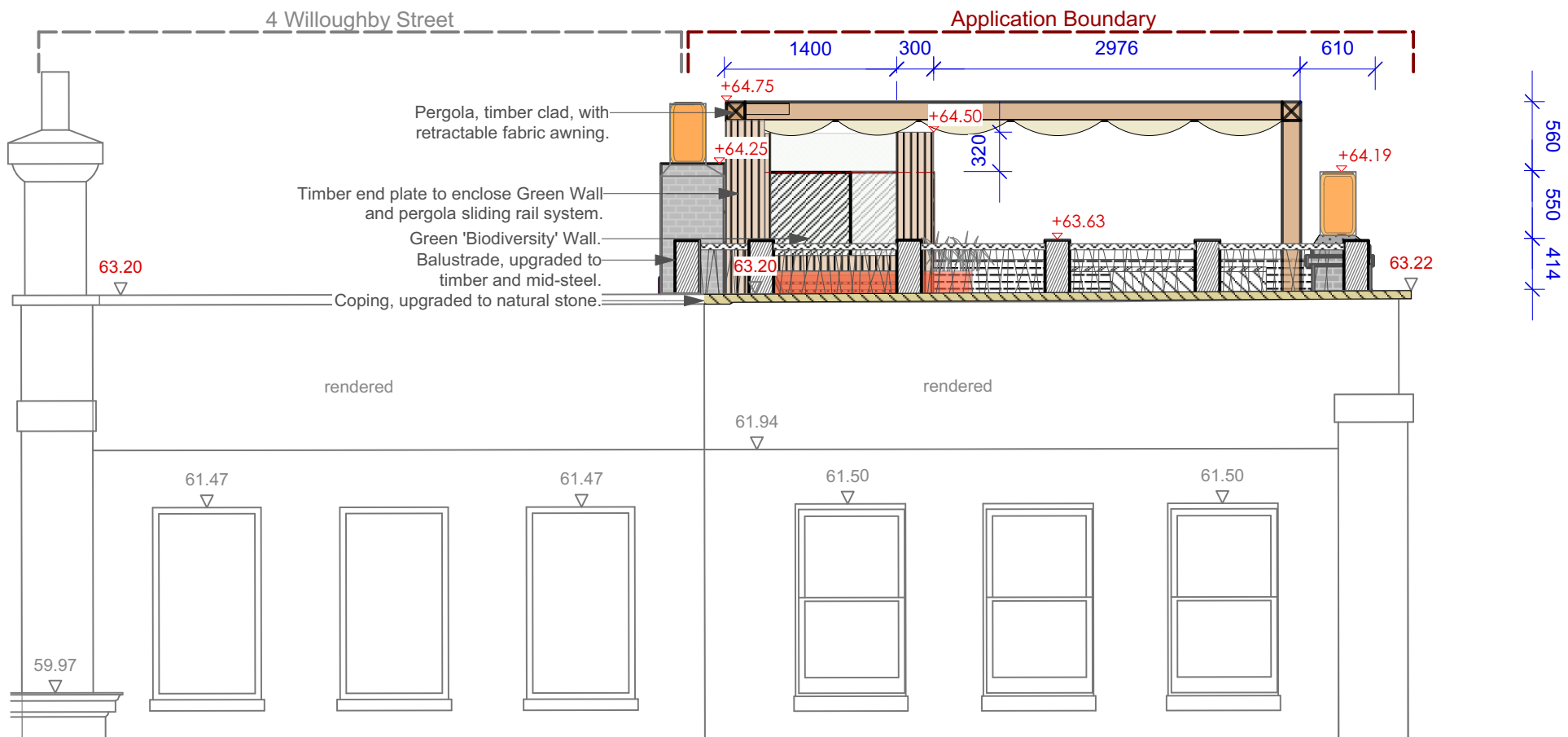


# elevation A: existing

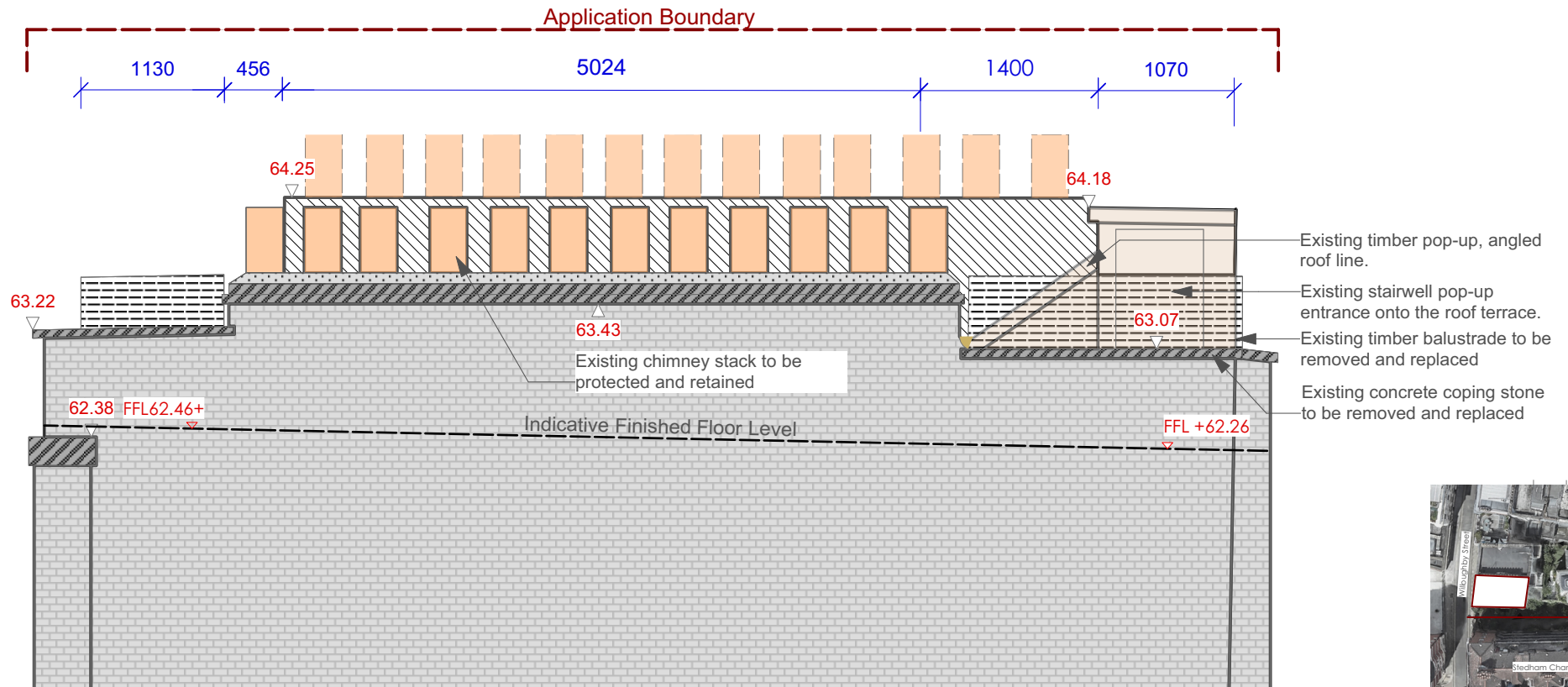




4.2 Illustrations : elevation A: proposed



## elevation B: existing

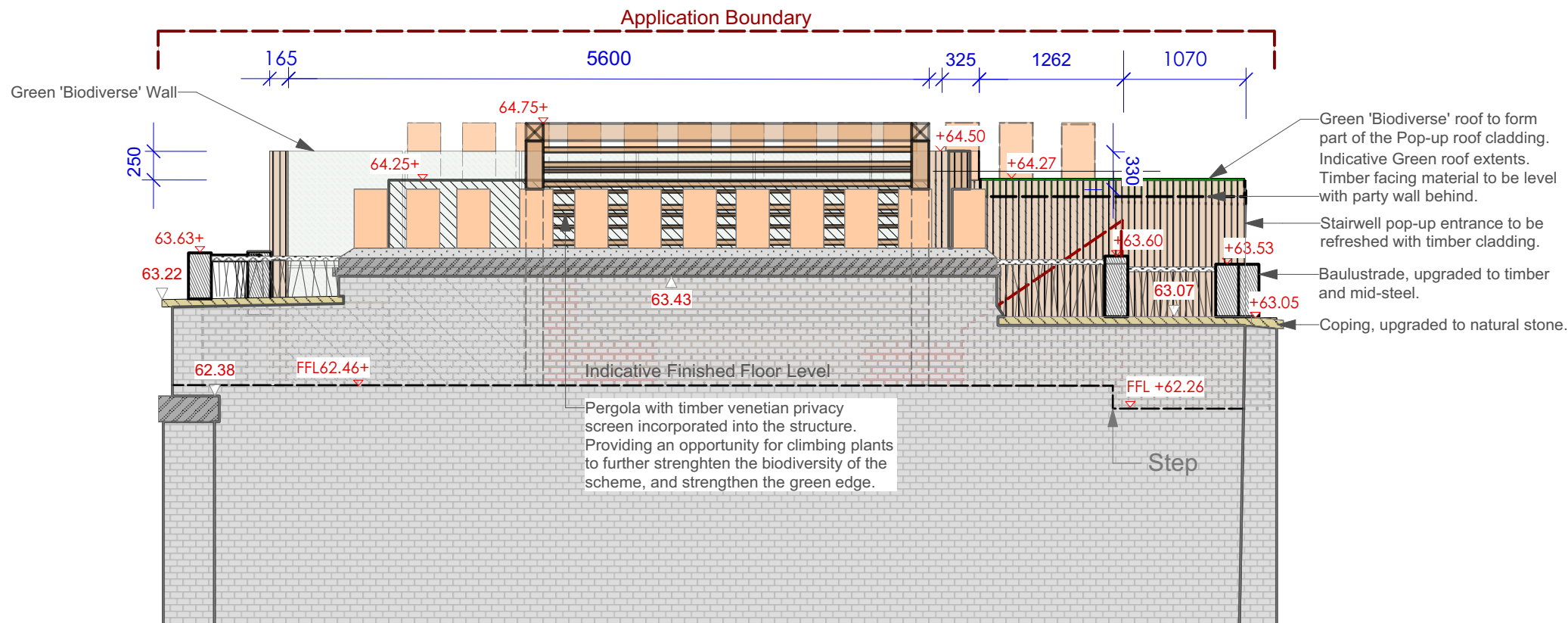


Location Plan

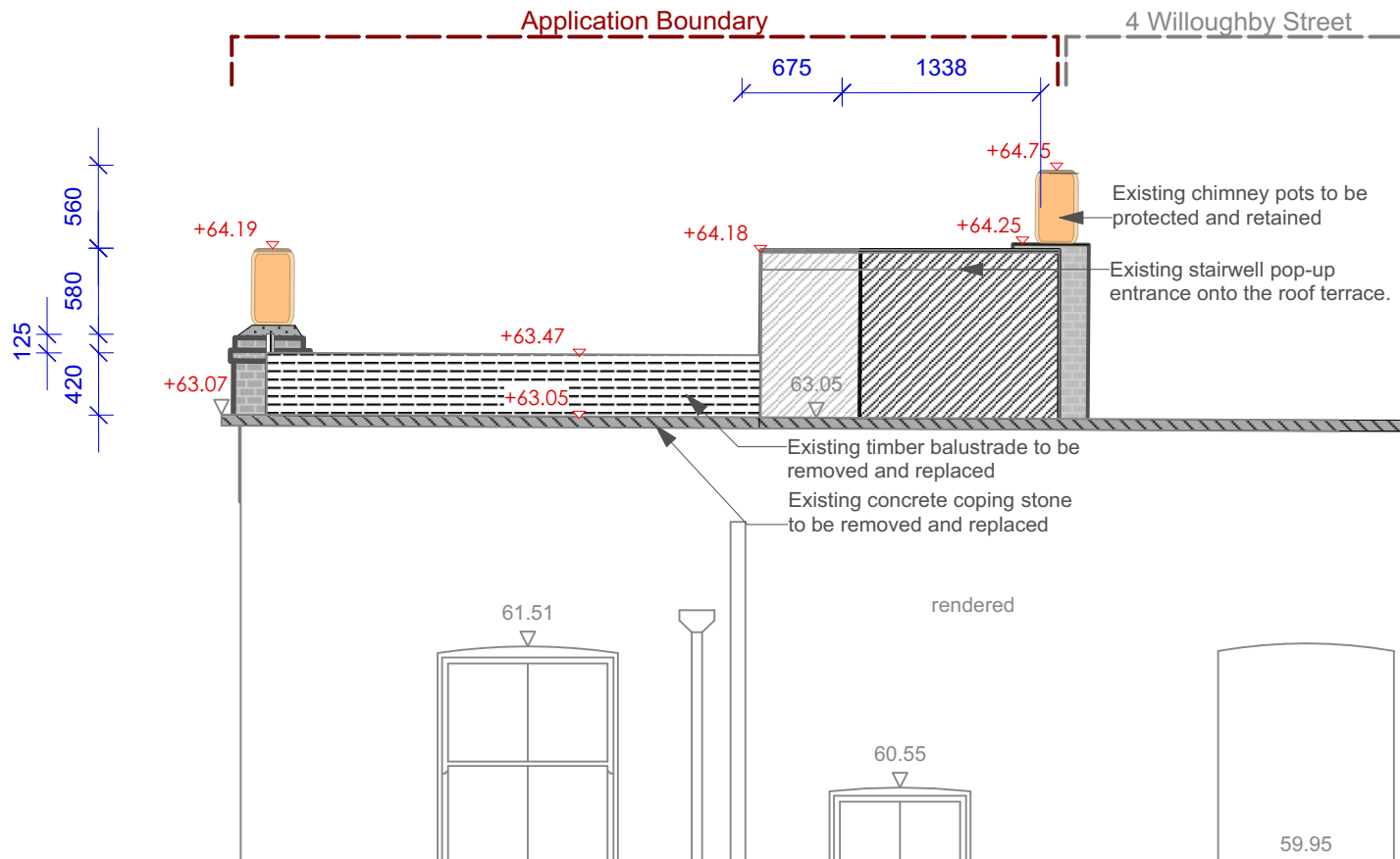
Legend

Levels: 3 & 4 Willoughby Street +100.00

4.3 Illustrations: elevation B: proposed



## elevation C: existing



Location Plan

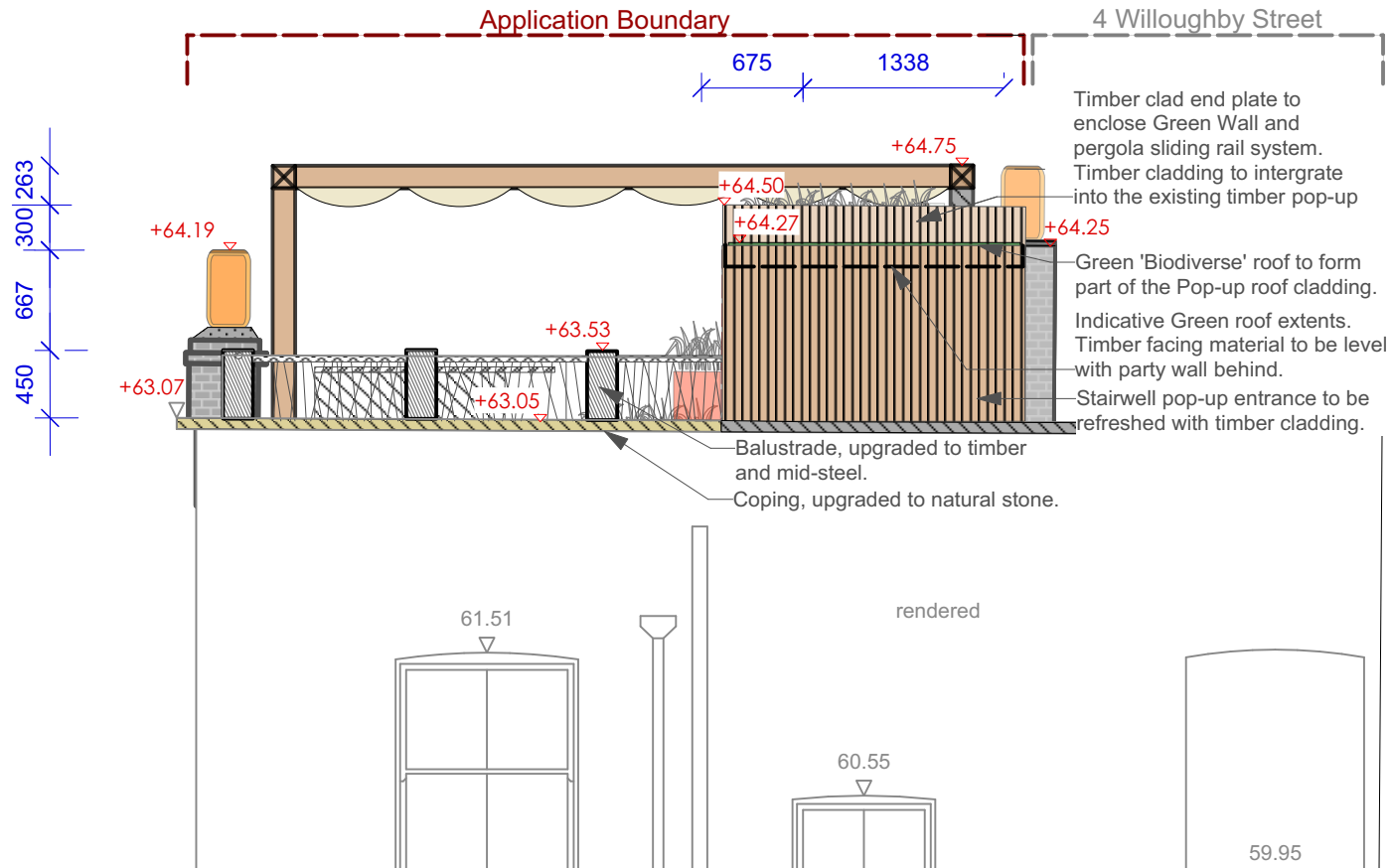
Legend

Levels: 3 & 4 Willoughby Street +100.00

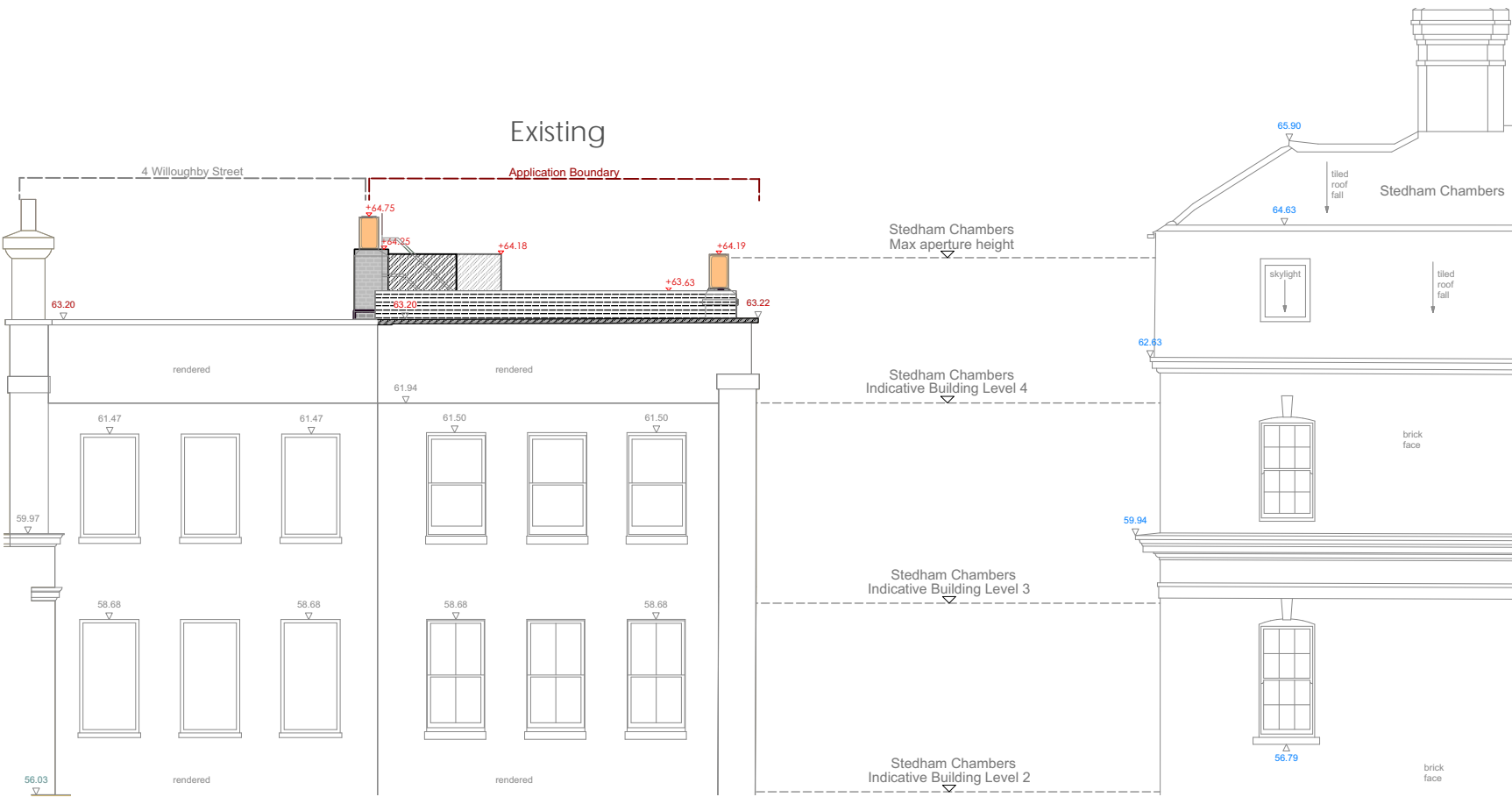




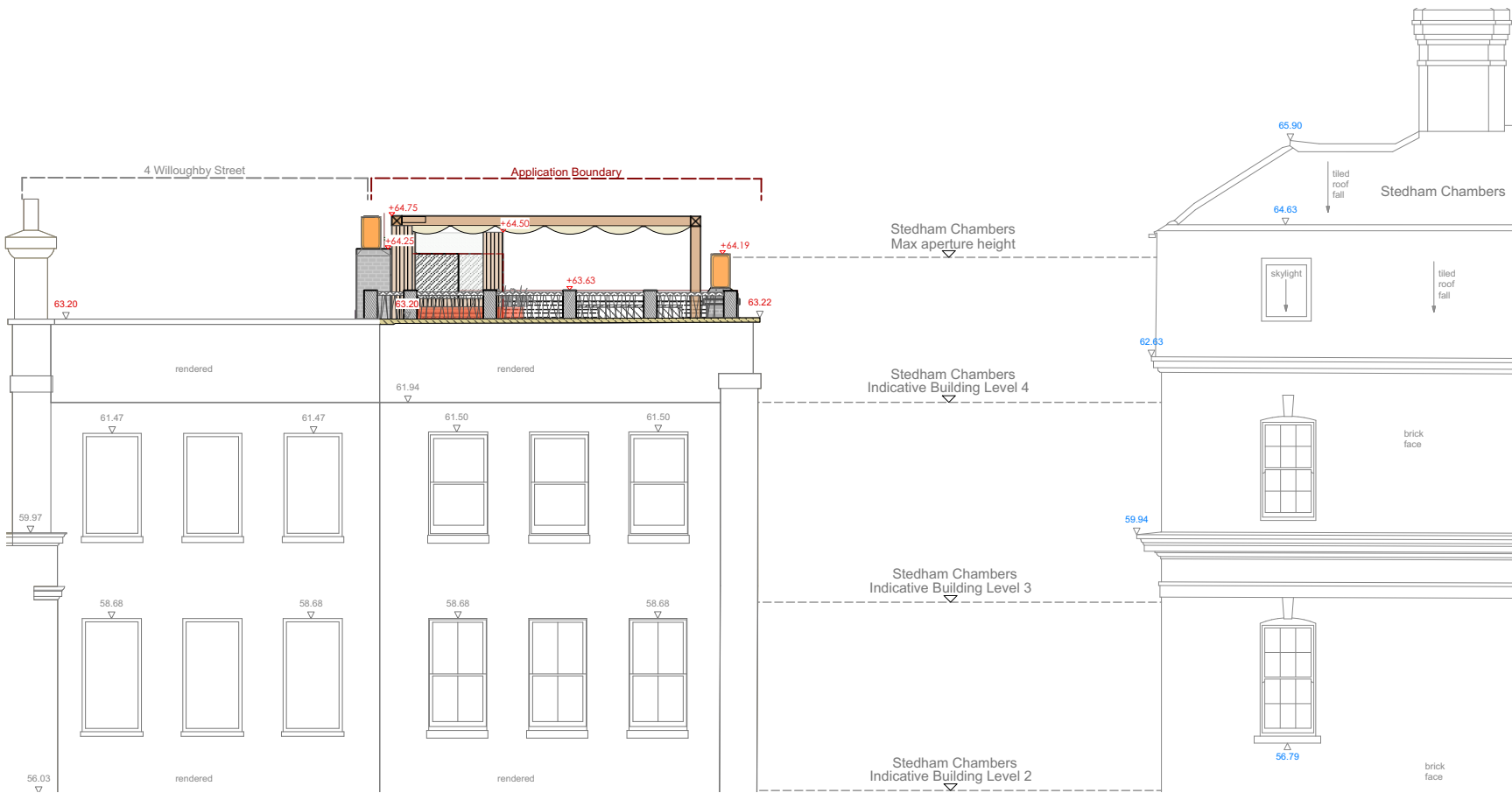
## 4.4 Illustrations: elevation C: proposed



contextual elevation A: existing

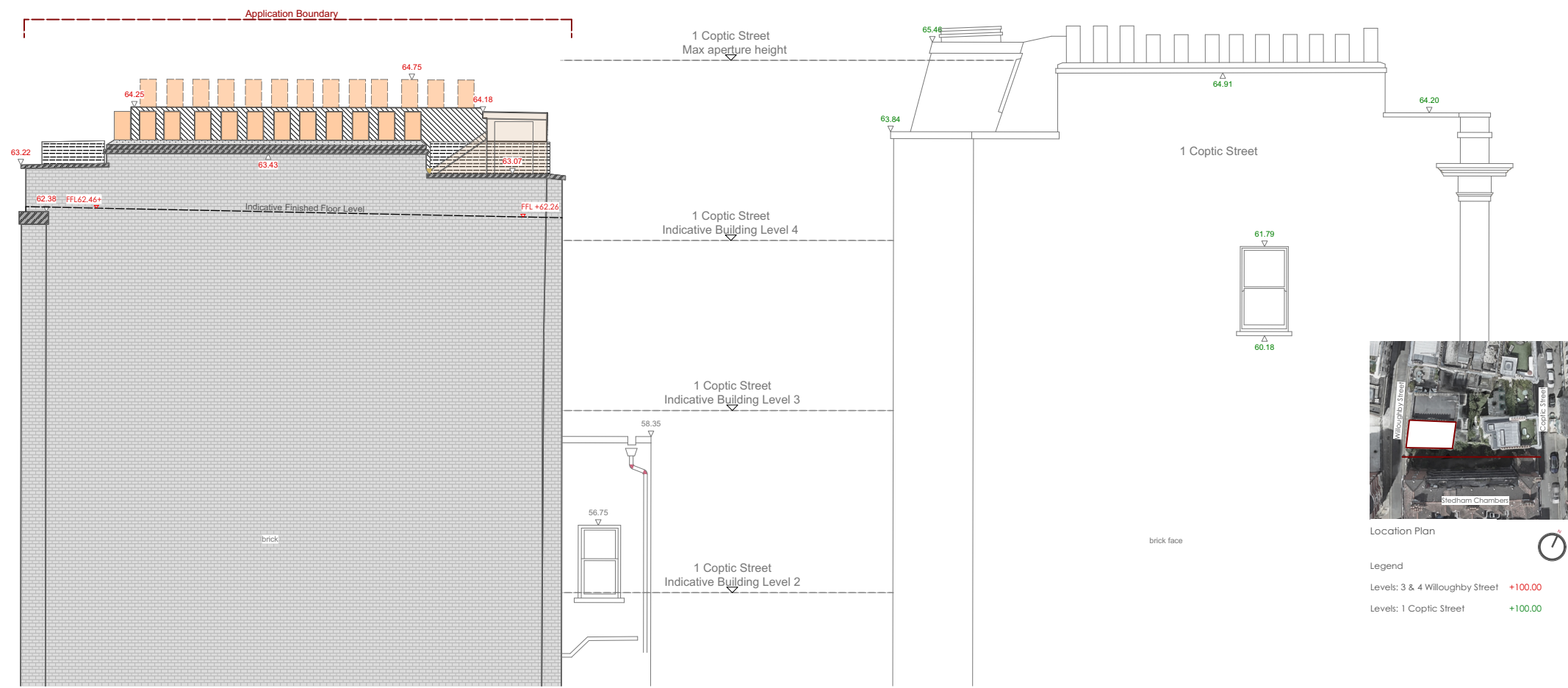


4.5 Illustrations : contextual elevation A: proposed

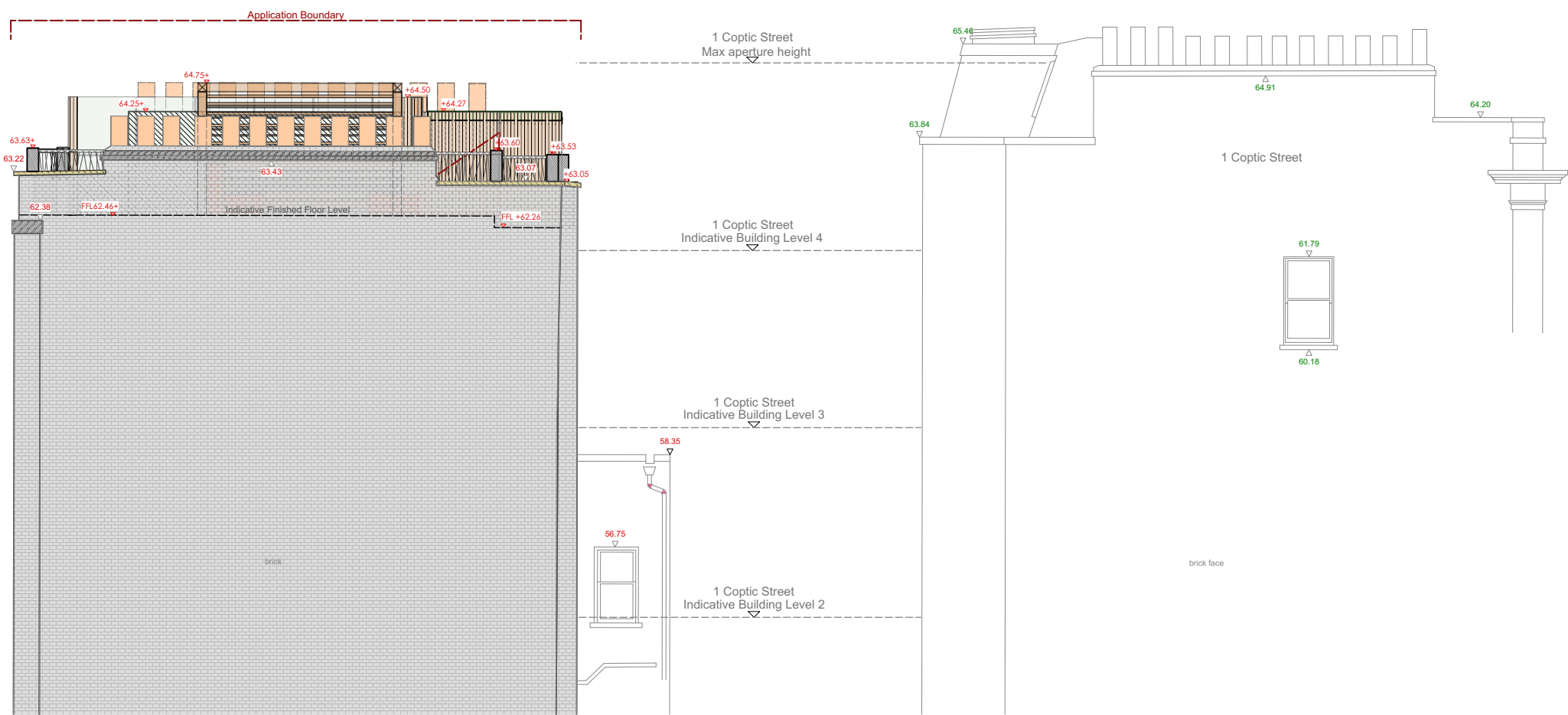


Proposed

contextual elevation B: existing

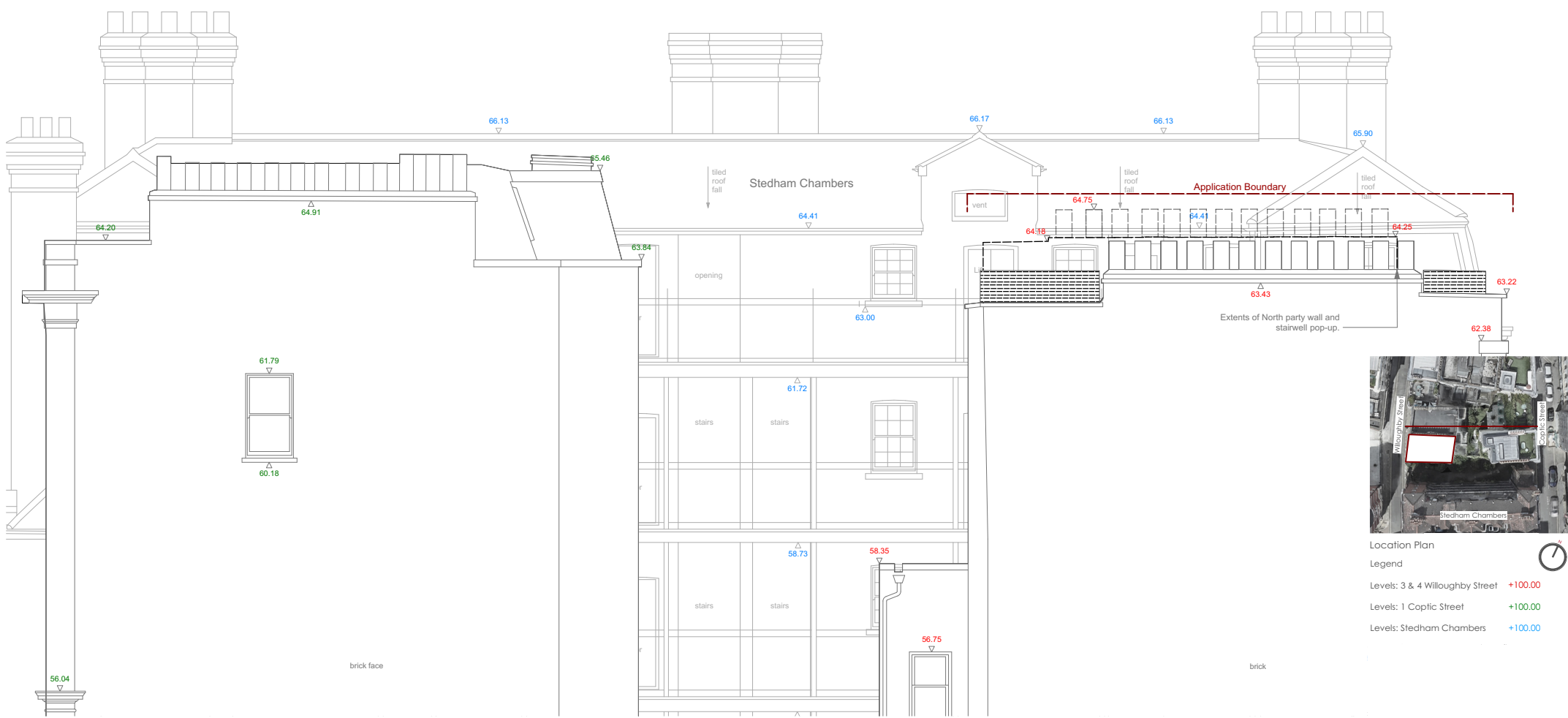


4.6 Illustrations : contextual elevation B: proposed

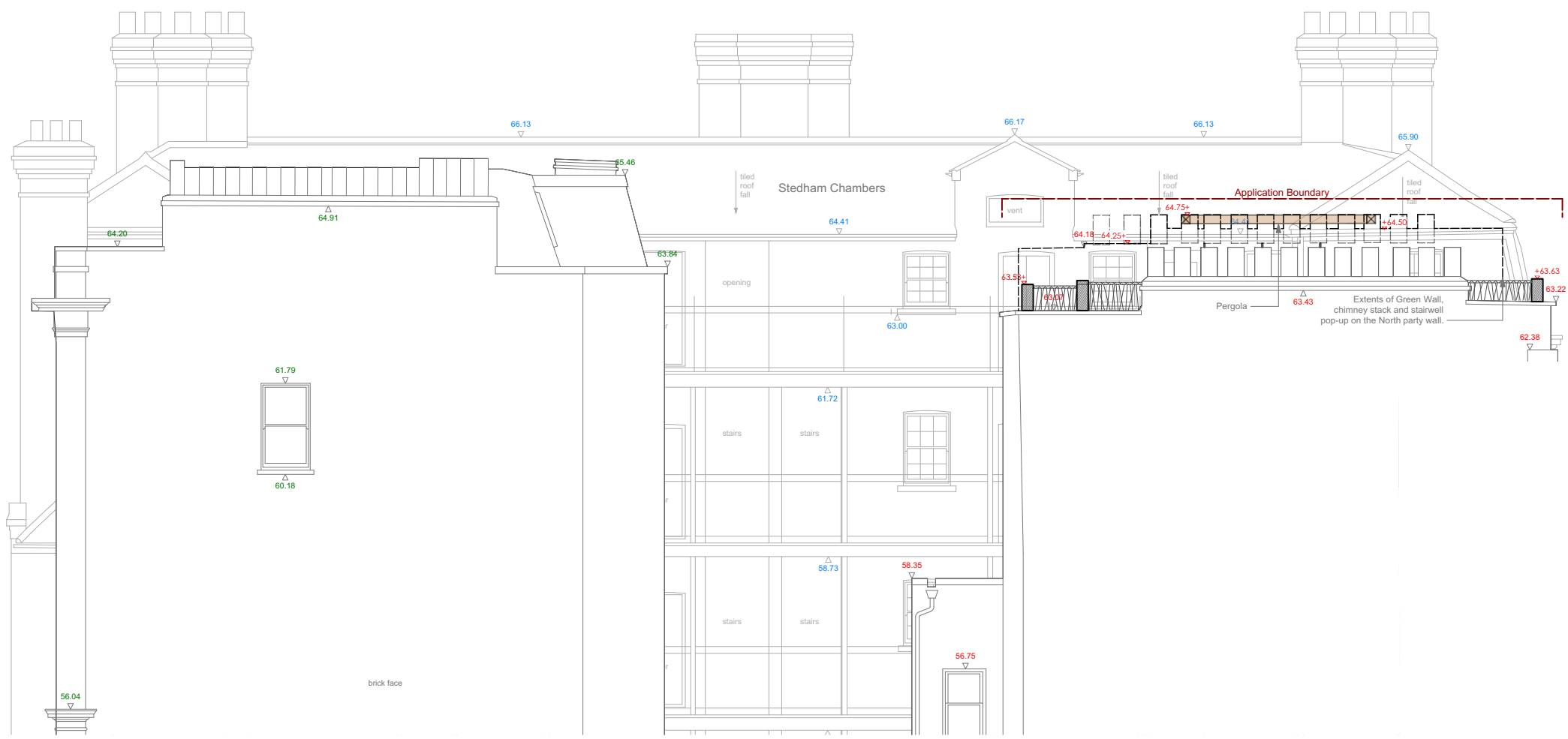




contextual elevation D: existing



4.7 Illustrations : contextual elevation D: proposed







#### 4.8 Illustrations : 3D Sketch



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