



GRAND UNION HOUSE
LANDSCAPE STATEMENT

FEBRUARY 2021

PREPARED BY

DJAO-RAKITINE

LANDSCAPE ARCHITECTURE

GRAND UNION HOUSE LANDSCAPE STATEMENT

FEBRUARY 2021

CLIENT : CAMDEN MIXED DEVELOPMENTS LTD

SITE ADDRESS: 20 KENTISH TOWN ROAD, LONDON NW1

ARCHITECTURE: 6A

LANDSCAPE ARCHITECTURE: DJAO-RAKITINE

PLANNING CONSULTANT: RPS GROUP

ENGINEERING (STRUCTURE, TRAFFIC, MEP): WSP

COST CONSULTANT: CORE FIVE

TOWNSCAPE AND HERITAGE ARCHITECTURE : ETTWEIN BRIDGES ARCHITECTS LLP

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INTRODUCTION

The following proposal aims at creating a healthy, green and biodiverse environment for the development and its surrounding. A welcoming, accessible, friendly and quality pedestrian environment and public realm, meeting expectations from the different stakeholders of the area, including local inhabitants from the surrounding housing developments.

With a clear lack of vegetation and biodiversity especially along Camden high street and Kentish town road, the project contributes to an enhanced multifunctional green infrastructure, connecting to the future Camden High Line to the north and local green spaces to the south.

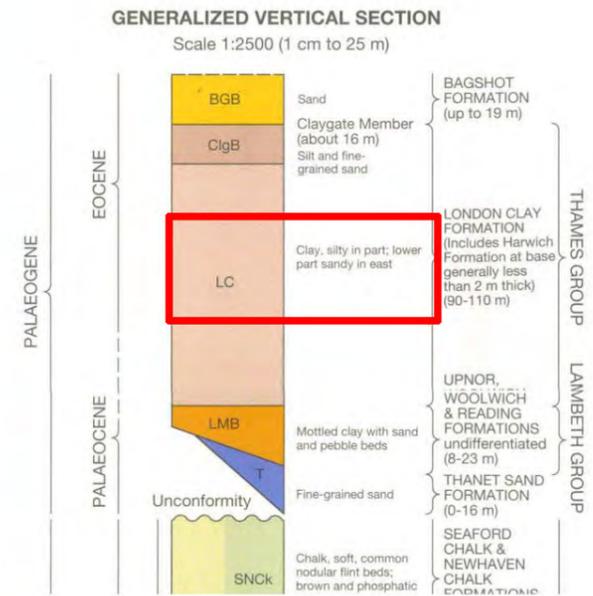
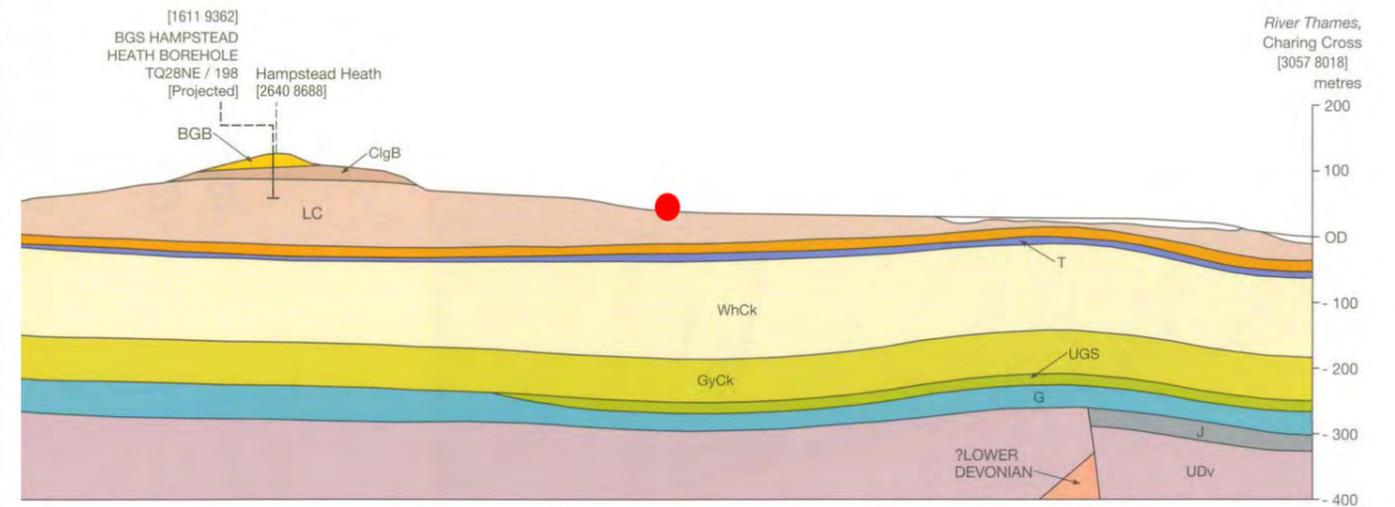
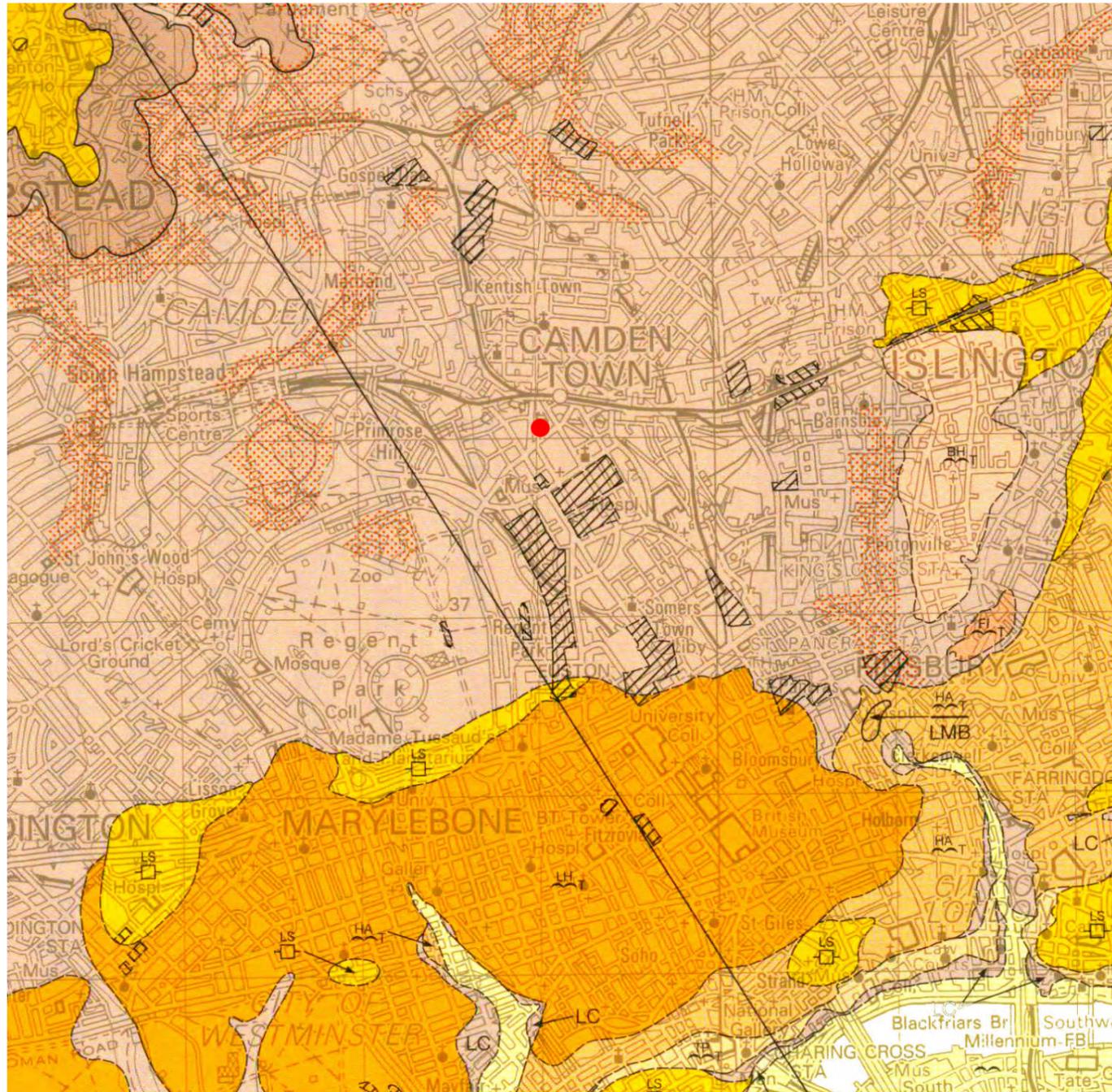
The main actions of the project are:

- to incorporate porosity into the ground, creating planting opportunities and facilitating run-off management and mitigation as well as decreasing urban heat island effect.
- to create a series of landscape typologies, responding to the different uses, from public realm to rooftops.

As part of the vision masterplan including Sainsbury's yard, the project also aims at transforming the functional service yard into an attractive, accessible, safe and green piece of public realm, connecting Kentish Town road and Camden road.

This proposal will hopefully contribute positively to the character and well-being of the Borough.

SITE GEOLOGY



Geology

- Superficial Geology - None Recorded
- Bedrock Geology - Thames Group - Clay, Silt, Sand and Gravel. Sedimentary Bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by shallow seas.

From the 18th century, hygiene and transport policies have led to the city being paved intensively in order to clean the urban environment. The current lack of vegetation, biodiversity and porosity into the urban ground is a direct result of this trend. This map is to remind us of the original geological nature of the site which sits on top of a thick layer of clay.

GREEN INFRASTRUCTURE



This study of the site-wide green infrastructure demonstrates a problematic lack of vegetation and biodiversity especially along Camden high street and Kentish town road.

It also shows how the project represents and an opportunity to create a greener and healthier environment for the development and for its surroundings, how it could contribute to an enhanced multifunctional green infrastructure, connecting to the future Camden High Line to the north and local green spaces to the south.

This map also studies the accessibility of the site and reveals its strategic location between Regent Park, the future Camden High line, Regent's canal, St Martin's garden and Camden market.

the site is very well-connected with tube and overground stations nearby (including the future new exit for Camden Town station), new and future cycle lanes as well as bus lines surrounding the site.

Site-wide green infrastructure

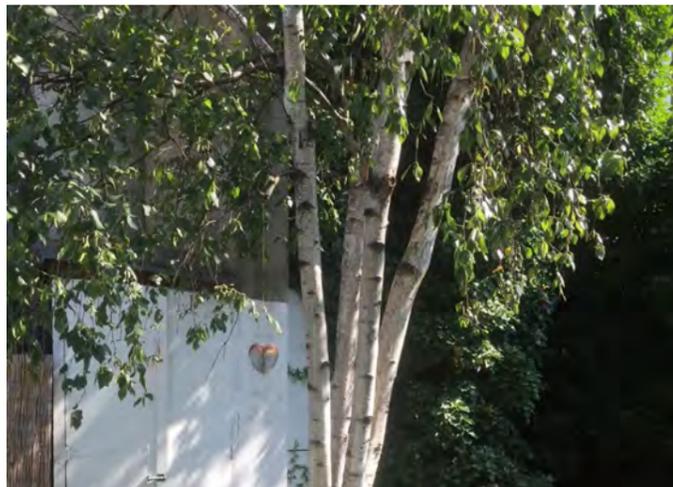
EXISTING GROUND AND PLANTING CONDITION



Existing elm tree on Kentish Town road



Existing alder tree in Sainsbury yard



Existing silver birch tree on future residential site

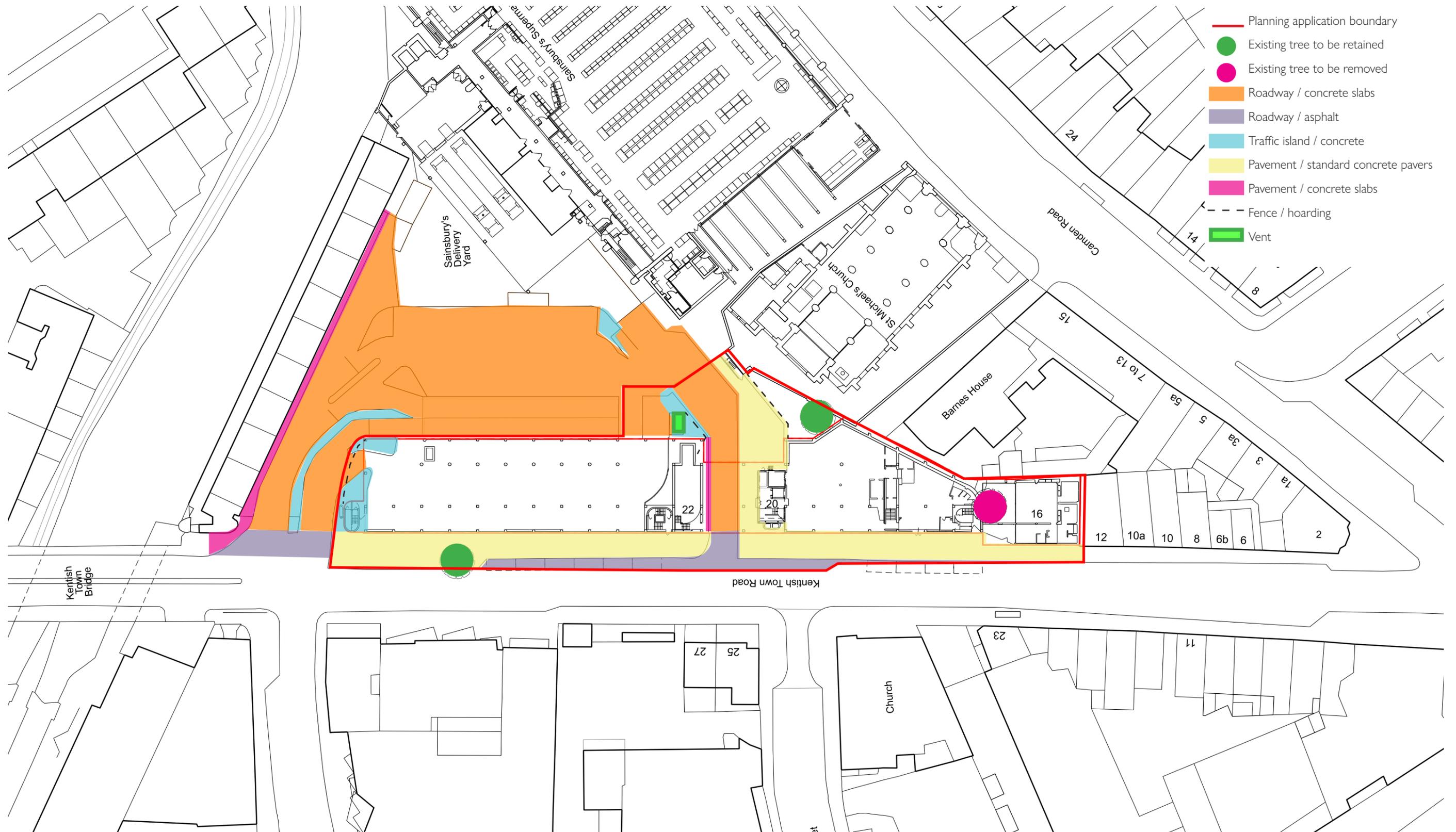
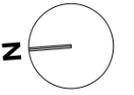


Google aerial view showing the site and its current planting and ground condition.

The site (within planning application boundary) includes residual areas of bare ground and no valuable ground flora. It also includes 3 existing trees:

- A 12 meter high mature elm tree (*Ulmus* sp.) located along Kentish Town road. The tree is in a good condition and is much valuable to the streetscape environment. It will be preserved.
- A 16 meter high mature common alder tree (*Alnus glutinosa*). The tree is in a fair condition. It will be retained as part of the new planted area.
- A multi-stem silver birch tree (*Betula pendula*) located on the future residential site. This tree will have to be removed as it stands in the development's footprint. The general condition and value of this tree isn't considered worth a transplantation which would also be too risky with regards to its survival.

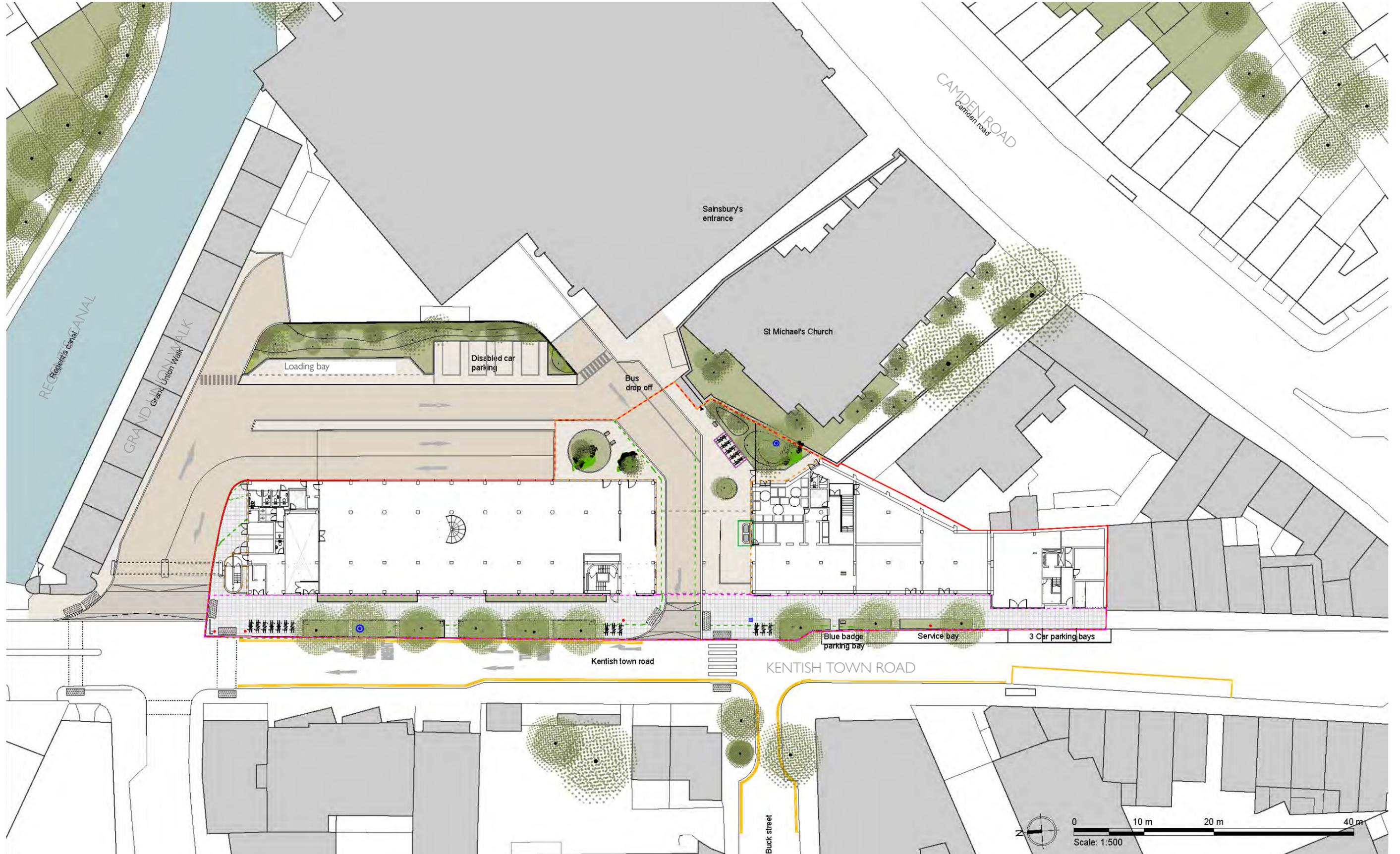
EXISTING CONDITION



Existing condition plan

VISION MASTERPLAN

A SAFE, ATTRACTIVE, GREEN & BIODIVERSE ENVIRONMENT



Public realm plan 1/500@A3

The works shown outside of the red line will be delivered by the Freeholder and are not included in the current application.

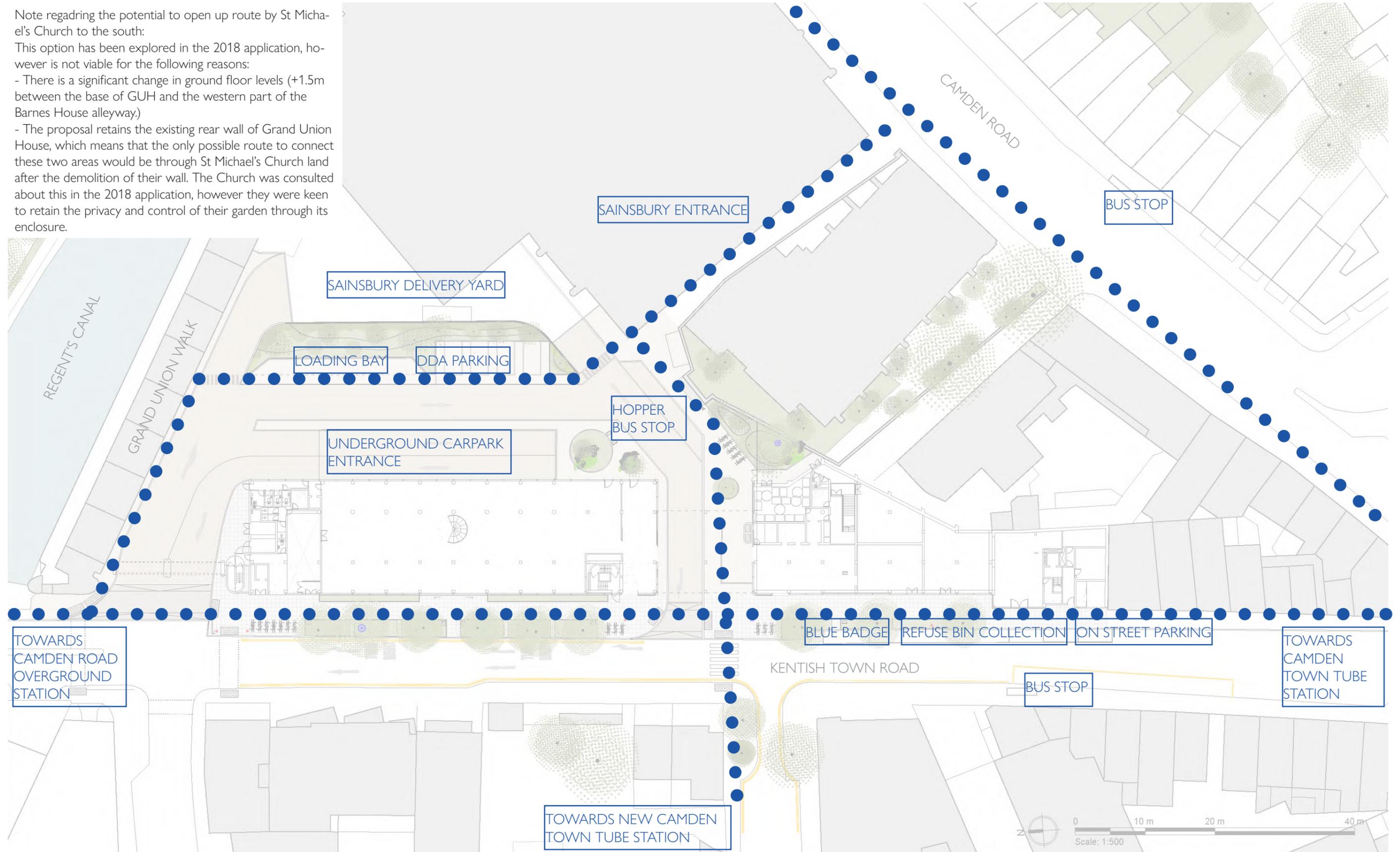
SITE ACCESSIBILITY

A QUALITY PUBLIC REALM FOR BETTER PEDESTRIAN COMFORT AND CONNECTIONS TO AND ACROSS THE SITE

Note regarding the potential to open up route by St Michael's Church to the south:

This option has been explored in the 2018 application, however is not viable for the following reasons:

- There is a significant change in ground floor levels (+1.5m between the base of GUH and the western part of the Barnes House alleyway)
- The proposal retains the existing rear wall of Grand Union House, which means that the only possible route to connect these two areas would be through St Michael's Church land after the demolition of their wall. The Church was consulted about this in the 2018 application, however they were keen to retain the privacy and control of their garden through its enclosure.



Pedestrian connections across the site

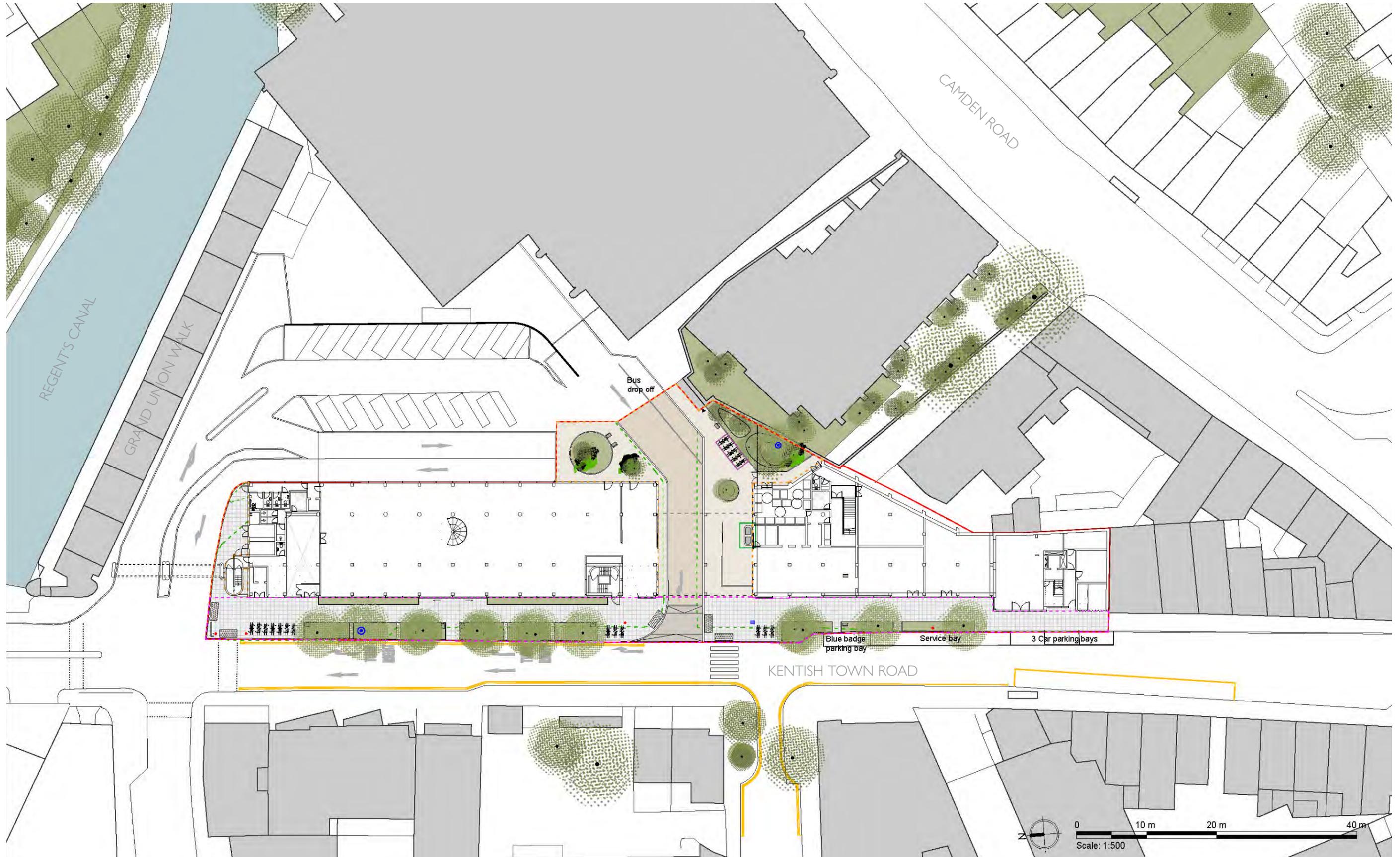
AN INTEGRATED APPROACH TO CREATE A HEALTHY, GREEN AND BIODIVERSE ENVIRONMENT



Vision masterplan 1/500@A3

This plan includes roof gardens at level 1 and 3, roof terraces at level 4 and green roofs combined with photovoltaic panels.

PLANNING APPLICATION BOUNDARY



Public realm plan including planning application boundary

AN INTEGRATED APPROACH TO CREATE A HEALTHY, GREEN AND BIODIVERSE ENVIRONMENT



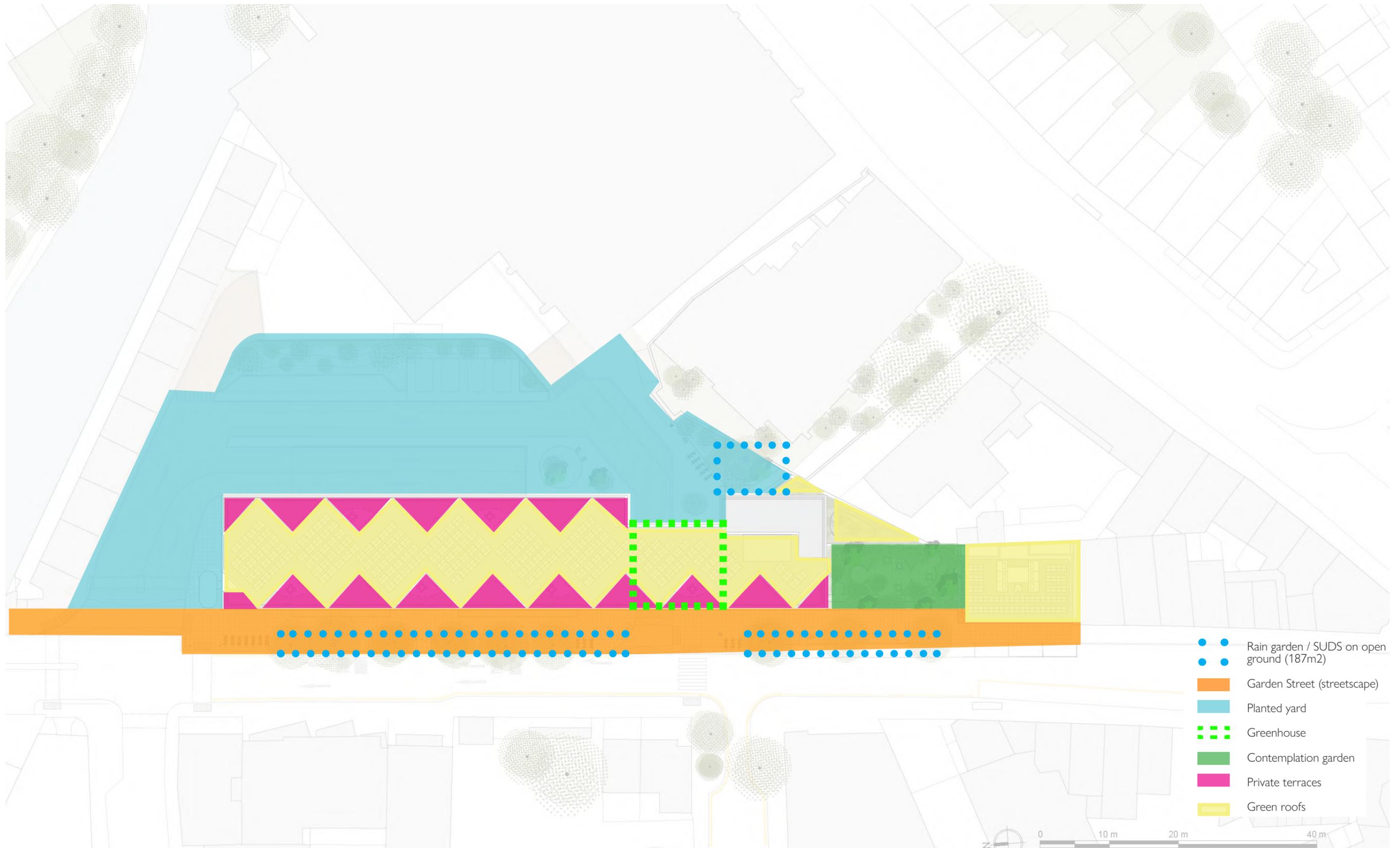
Diorama concept

The project has been designed as a whole environment bringing together different layers and typologies of landscape inside and around the building, responding to different uses, from public realm to greenroofs. On a horizontal approach, the ambition is to enhance depth, attraction and visibility across the site, from Kentish Town road to the yard, creating a diorama effect (using foreground, middle ground, background).

Layers of vegetation and landscape typologies across the site include:

- 4th floor: meadow / private terraces
- 3rd floor: lush garden with small trees, climbers and groundflora / contemplation garden
- Green House: exotic planting, protected and naturally ventilated environment / a greenhouse as an internal garden and working environment.
- 1st floor: low level planting / terrace (not accessible)
- Yard:
 - Planted scenery along delivery yard's wall (backdrop)
 - Clumps of small trees and groundflora in planters.
- Streetscape / „Garden street“
 - Meadow
 - Tree alignment (including diverse native species) on widened footway along Kentish Town road.

A RANGE OF COMPLEMENTARY LANDSCAPE TYPOLOGIES



Landscape typologies

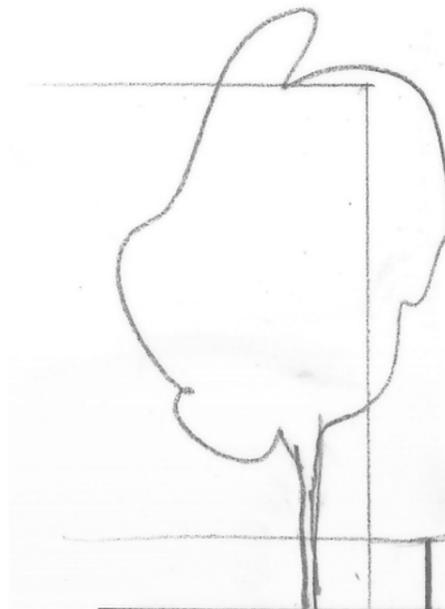
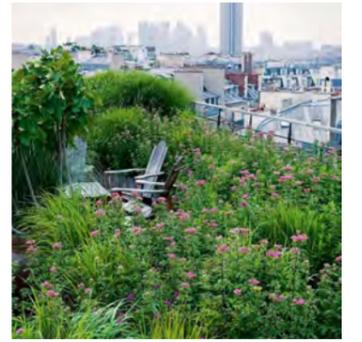
A RANGE OF COMPLEMENTARY LANDSCAPE TYPOLOGIES



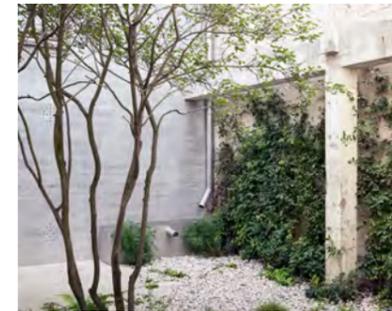
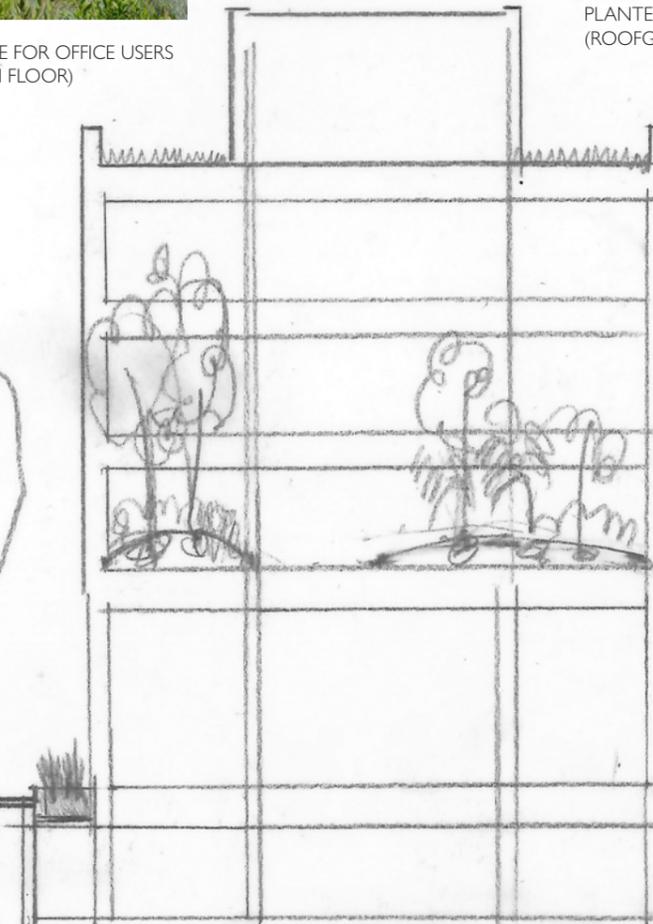
PLANTED AMENITY SPACE FOR OFFICE USERS
(ROOFGARDENS ON 4TH FLOOR)



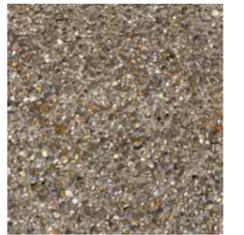
PLANTED AMENITY SPACE FOR OFFICE USERS
(ROOFGARDEN ON 3RD FLOOR)



KENTISH TOWN ROAD



GREEN INDUSTRIAL YARD



CARPARK



STREETScape



CONSERVATORY



Cross section through Kentish Town road, the site and Sainsbury yard

STREETSCAPE

A GARDEN STREET, SOFT AND BIODIVERSE



Street view from Kentish Town road looking towards the south.

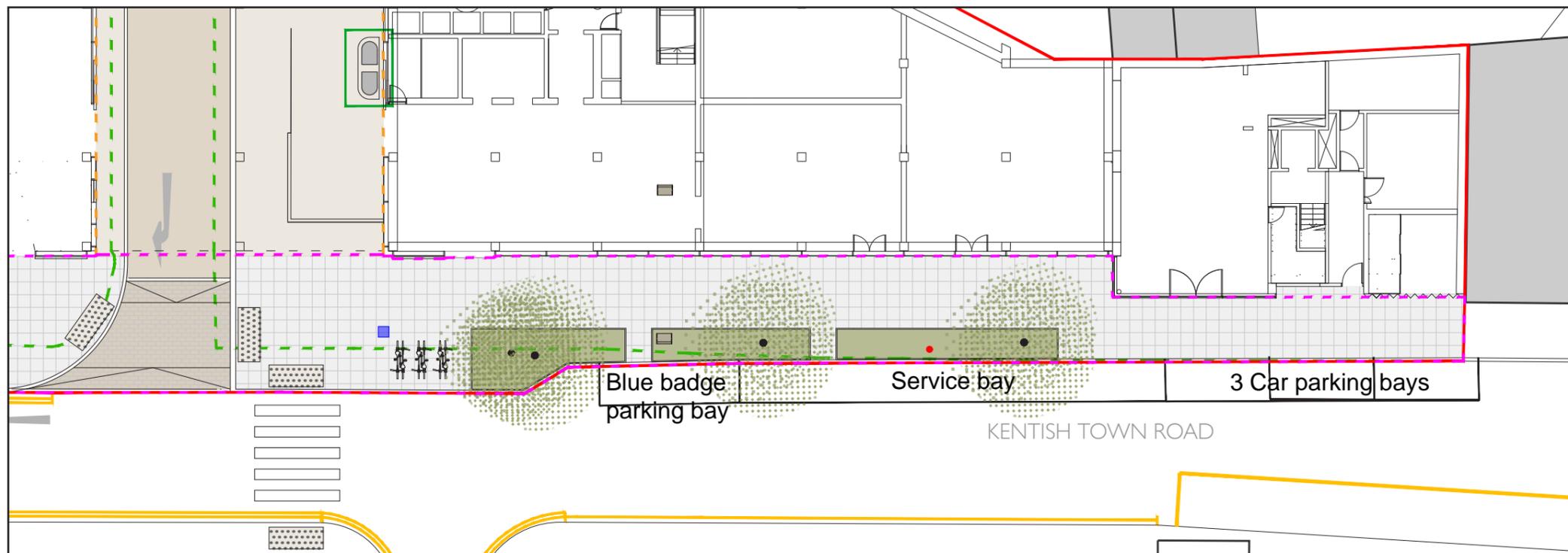
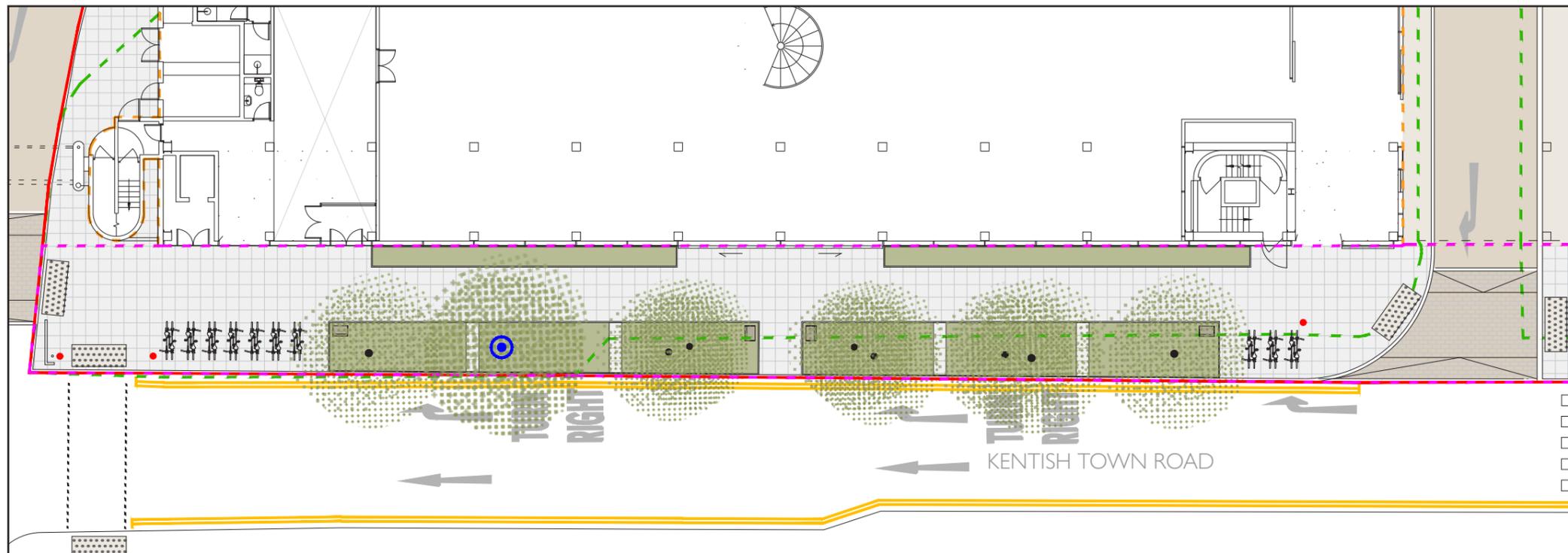
The main ambition of the streetscape project is to create a healthy, soft and green environment encouraging people to walk and cycle, enhancing the local biodiversity, reducing the heat island effect and collecting run-off.

Across the development, the different planting palettes mainly include native species (with the exception of the greenhouse). This is to optimise sustainability in ensuring good growth, low water demand, low maintenance and more generally adequate natural characteristics in relation to climate change.

In order to maximise visibility across the site and according to the crime officer's recommendations, only tree planting and groundflora (herbaceous perennials) are specified (no intermediate strata).

STREETSCAPE

A GARDEN STREET, SOFT AND BIODIVERSE



- Planning Application boundary
- - - Any works on public highways land subject to a Section 278 Agreement
- - - Works to the rear service yard to be undertaken in collaboration with Sainsbury's
- Existing tree to be retained
- New street trees
Mix of native species (subject to ground investigation)
- Ground flora
- Concrete slab paving, 600x600mm
- Concrete slab paving with grass joints
- Granite setts
- Granite kerbs
- Tactile paving
- - - Existing crossing
- ||| New zebra crossing, connecting with the future Camden town station entrance
- # # # Bike racks, 18 stands (36 spaces)
- Existing CCTV pole
- Existing street lighting pole
- Subject to agreement with utility company
- Position to be confirmed with Sainsbury's
- - - Existing kerb line

STREETSCAPE

A GARDEN STREET, SOFT AND BIODIVERSE



Carpinus betulus / hornbeam



Pyrus calleryana / Callery pear



Betula pubescens / Downy birch



Pinus sylvestris



Alnus glutinosa / Common alder



Liquidambar styraciflua



Sorbus torminalis / Wild service tree



Prunus padus / bird cherry



Furniture

Only a few basic pieces of furniture such as bike racks (allowance for 26 bikes) and fixed single chairs are proposed as part of the public realm scheme in order to avoid cluttering. Design should be timeless, robust and sustainable.

Images: Camden M Bike racks and Chair 101 (Djao-Rakitine design).

Planting palette

Regarding the „Garden street“, we propose an alignment of single and multi-stem trees of diverse species in order to create a garden atmosphere, colourful and attractive all year long. The ground will be covered by a long lasting flowering meadow including perennials. Part of the meadow will be located in lieu of the former Luxcrete panels along the building. The rest will be located within the tree trenches which will also act as a rain garden (or SUDS).

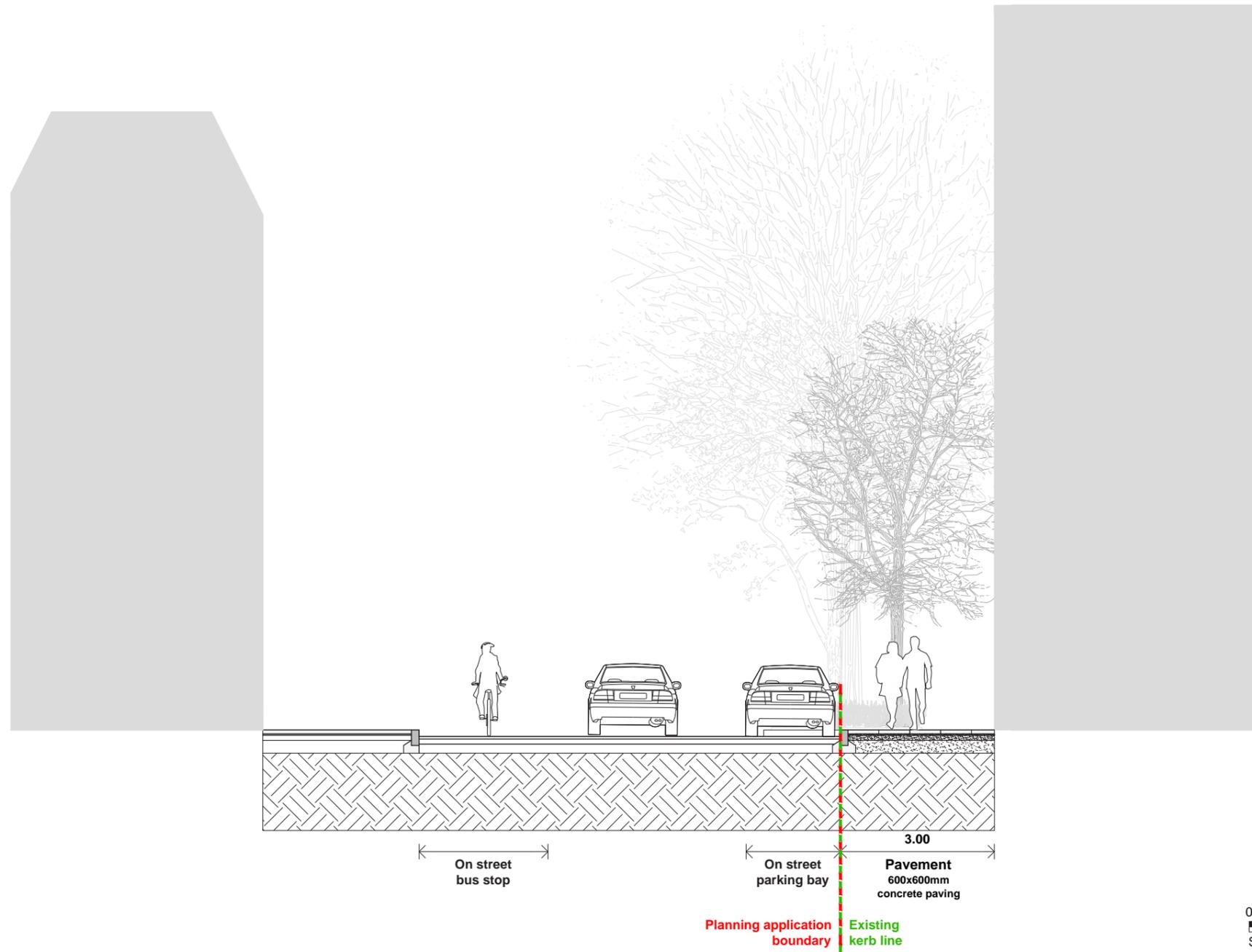
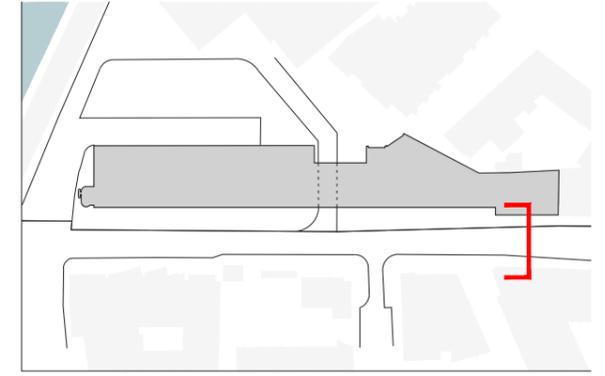
Note: New tree planting as indicated along Kentish Town road are subject to further ground investigation.



Herbaceous perennials

STREETSCAPE

A GARDEN STREET, SOFT AND BIODIVERSE

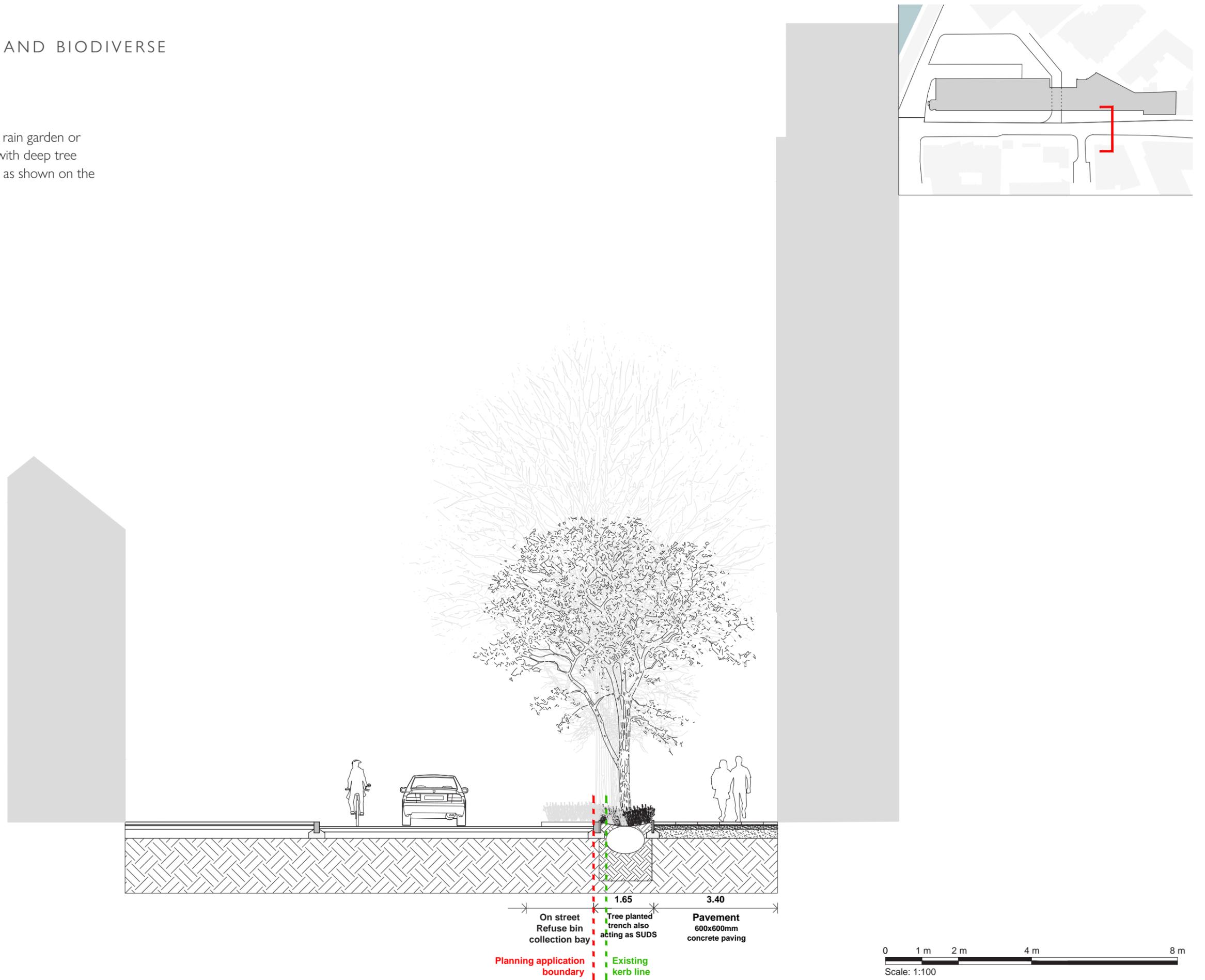


Street section 1/100@A3

STREETSCAPE

A GARDEN STREET, SOFT AND BIODIVERSE

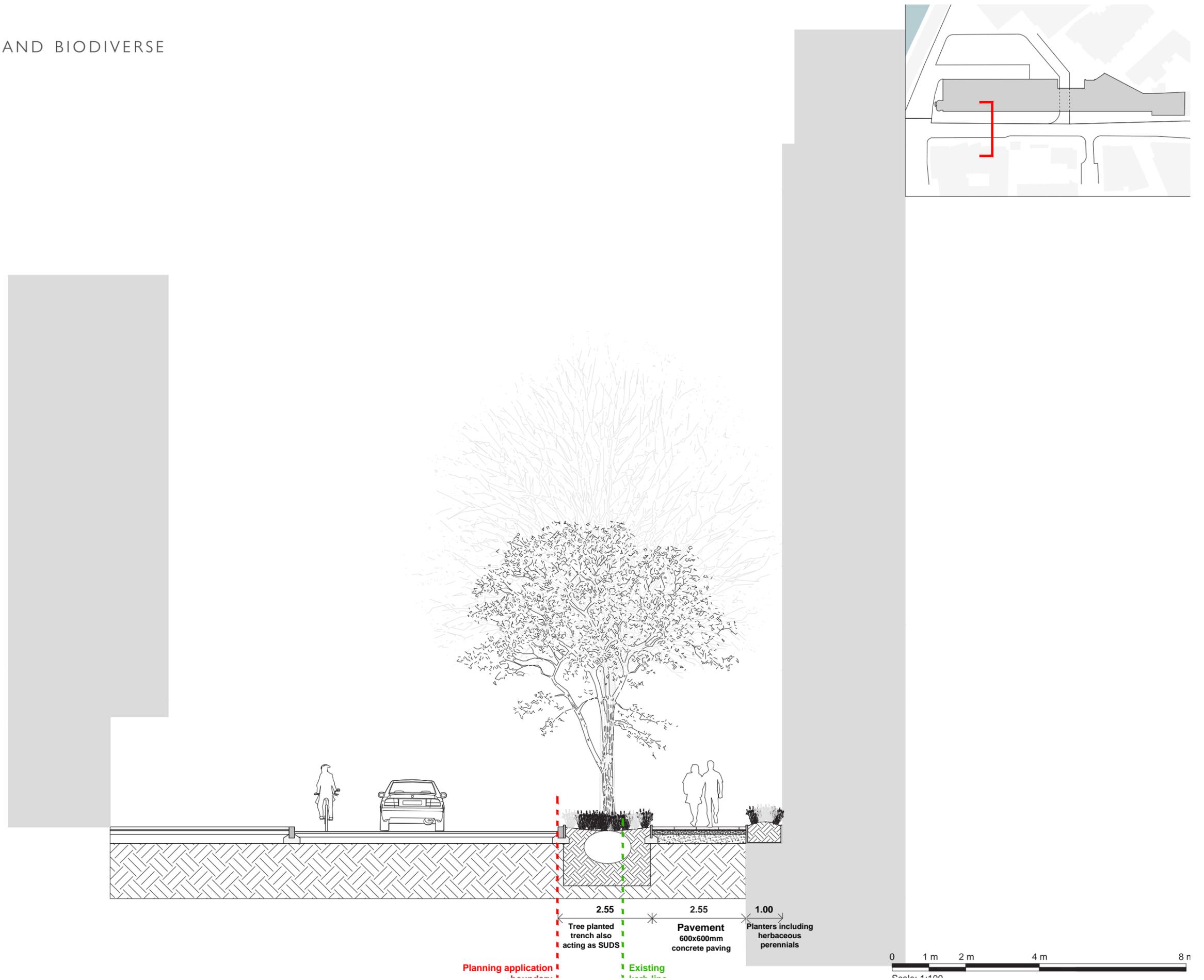
The „Garden street“ project will also act as a rain garden or Sustainable Urban Drainage system (SUDS) with deep tree trenches in open ground along the pavement as shown on the following sections.



Street section 1/100@A3

STREETSCAPE

A GARDEN STREET, SOFT AND BIODIVERSE



Street section 1/100@A3

THE YARD

A FUNCTIONAL SERVICE YARD AND A PIECE OF PUBLIC REALM, SAFE, ATTRACTIVE AND GREEN



View of the Yard towards the underpath and Kentish Town road

As part of the vision masterplan including Sainsbury's yard, the project aims at transforming the functional service yard into an attractive, accessible, safe and green piece of public realm, connecting Kentish Town road and Camden road.

The scheme includes:

- A planted and well lit scenery along the delivery yard's wall acting as a backdrop to the diorama.
- Clumps of small trees and groundflora in planters.

The planting palette mainly includes native species.

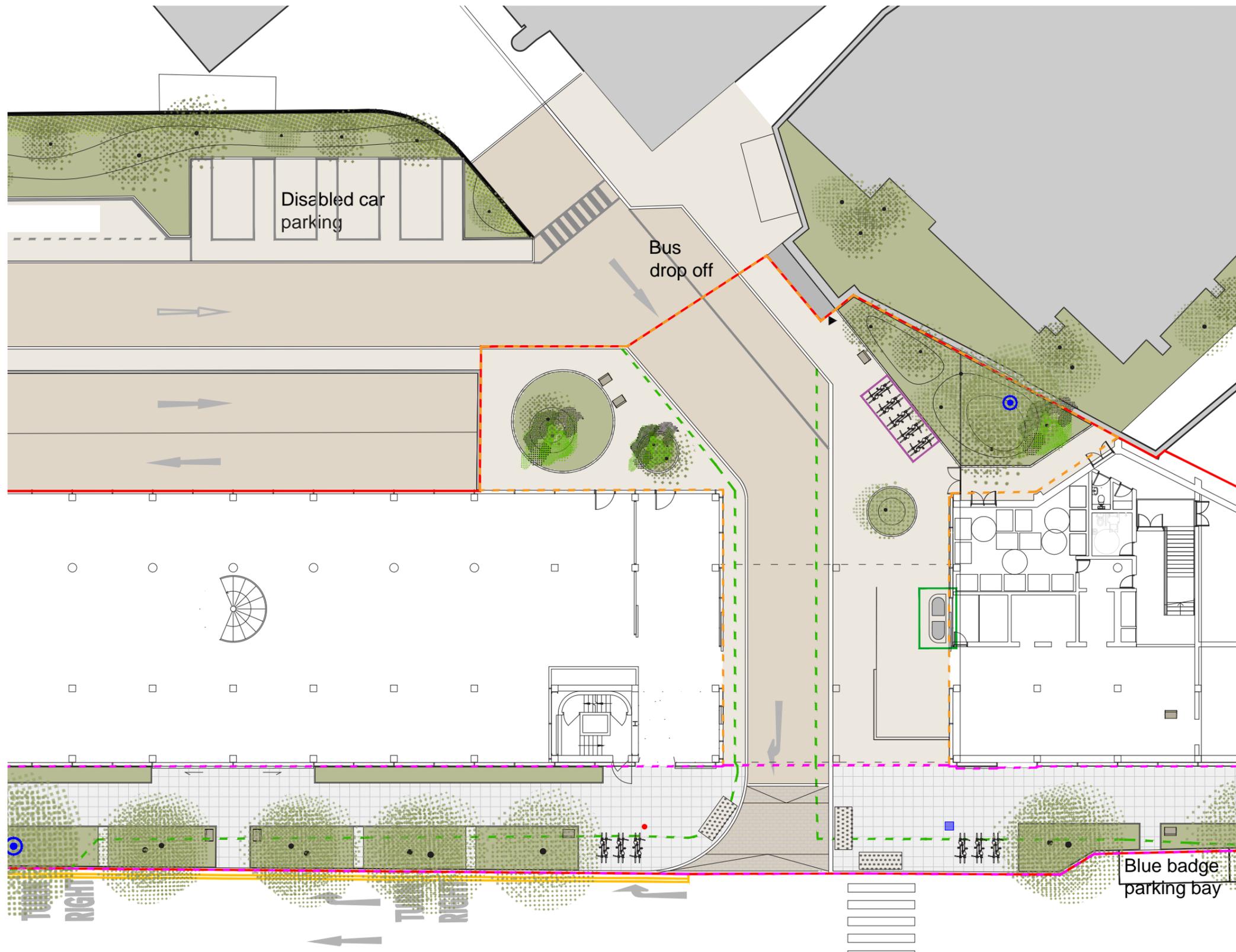
The yard being located above Sainsbury's underground carpark, planted areas are mostly located on top of a slab and therefore need to be contained in planters. Only a small area located to the southern corner of the yard is located on top of open ground. This area will act as a rain garden.

Existing pavement will be replaced by a seamless material such as resin bound gravel.

Exposed aggregate concrete roadway (which is the top of the actual underground carpark slab) will be retained and cleaned. Overall, the objective is to create an uncluttered and continuous pedestrian friendly space, removing the traffic led aspect of the yard while retaining its functionality with clearly defined roadways and pathways.

THE YARD

A FUNCTIONAL SERVICE YARD AND A PIECE OF PUBLIC REALM, SAFE, ATTRACTIVE AND GREEN



- Planning Application boundary
- - - Any works on public highways land subject to a Section 278 Agreement
- - - Works to the rear service yard to be undertaken in collaboration with Sainsbury's
- New courtyard trees
Mix of native species planted in raised planters
- Ground flora
- Raised planters, concrete retaining wall 300mm high
- Seamless material
- Concrete slab paving, 600x600mm
- Concrete slab paving with grass joints
- Granite setts
- Granite kerbs
- Tactile paving
- Chair
- Bike racks, 18 stands (36 spaces)
- Metal fence with a one-way gate for emergency exit
- Subject to agreement with utility company
- Position to be confirmed with Sainsbury

Public realm plan 1/250@A3

The works shown outside of the red line will be delivered by the Freeholder and are not included in the current application.