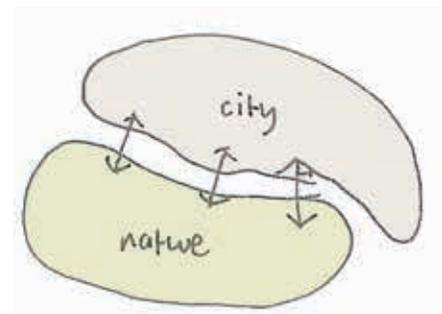


Site of Special Scientific Interest



Welsh Harp (Brent Reservoir)



Sketch diagram illustrating the need to make a transition in character from the urban Broadway to the natural Welsh Harp

# 7 LANDSCAPE

## 7.1 INTRODUCTION

The West Hendon site sits at an interesting point on the spectrum between the urban character of the city and the nature of suburban London and beyond. It represents an exciting opportunity to develop a neighbourhood which accommodates this city-nature transition; in the east there is the London facing character which is busy, commercial and cosmopolitan. To the west is the foreshore of the Welsh Harp where natural systems are dominant – aquatic and marginal flora and fauna have inundated the landscape and created a strong and varied habitat.

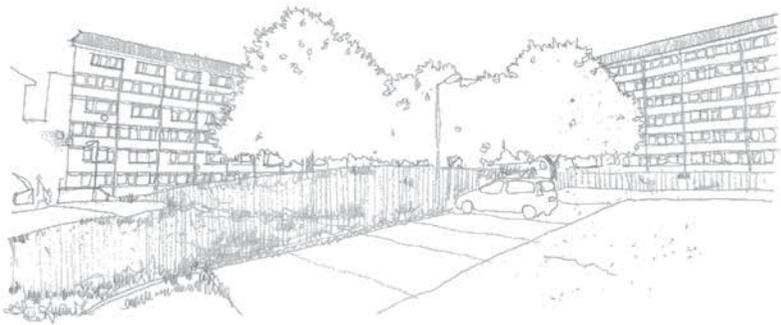
The Welsh Harp is a reservoir – Brent Reservoir in fact, and by definition is manmade but since its construction in 1835 nature has been steadily occupying the shores next to the waters within and the sky over this impressive feat of late Georgian/early Victorian engineering. Nature's adoption of the Welsh Harp is now so complete that it is recognised as a Site of Special Scientific Interest. Additional designations adjacent to the Reservoir are Local Nature Reserve and National Inventory of Woodland and Trees which recognise the value of the natural environment – 'wildlife or geological features that are of special interest locally' - Natural England.

These wildlife or geological features were not lost on the human communities of the Victorian and Edwardian eras, the reservoir and the facilities that sprung up around it attracted huge numbers of day-trippers who would arrive by rail at the Welsh Harp railway station to visit the water's edge, promenade and enjoy the abundant entertainments offered at the Old Welsh Harp Tavern – industrial London socialites attracted by a semi-rural playground.

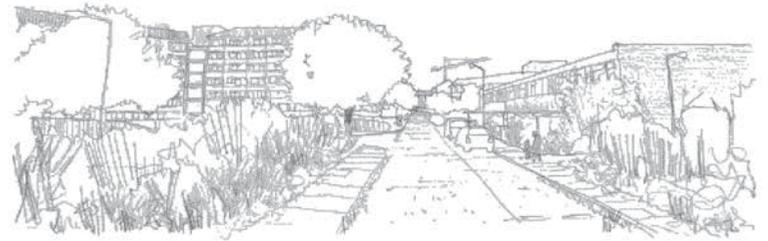
London has expanded and the urbanisation has carried this semi-rural edge further out on a tide of road building, residential expansion and industrial growth and has left this part of the water's edge somewhat disconnected and forgotten, in fact the visitor stood on West Hendon Broadway (Watling Street to the Romans) would have no idea that they were stood just 200 metres away from 445,000 square metres of open water.

In terms of baseline material for a design there is an abundance not only in terms of the natural setting but also the project itself. The proposals we have prepared are a small but important piece of the London Borough of Barnet's ambitious plans for the regeneration of the area. We have based our work on the approved masterplan which has done much to establish a meaningful design trajectory in terms of narrative, streetscape and community infrastructure. The work follows the principles set by the ongoing 'Phase 3A' construction and the detailed design carried out to facilitate it. These proposals will seek to integrate 'Phase 3B/C' into this changing environment, eliminating the notional phasing boundaries and delivering distinctive new environments to the unfolding regeneration of West Hendon.

In conclusion the proposition to define a clear urban-nature character is based upon a real and existing condition and there is a clear opportunity to adopt this and develop it as the principal theme in the landscape design. The following proposals set out a design which carries this forward in tandem with the need to coordinate with the ongoing construction and development work.



Open parking pools for the larger flat complexes



Cul-de-sac routes accessing private dwelling frontages

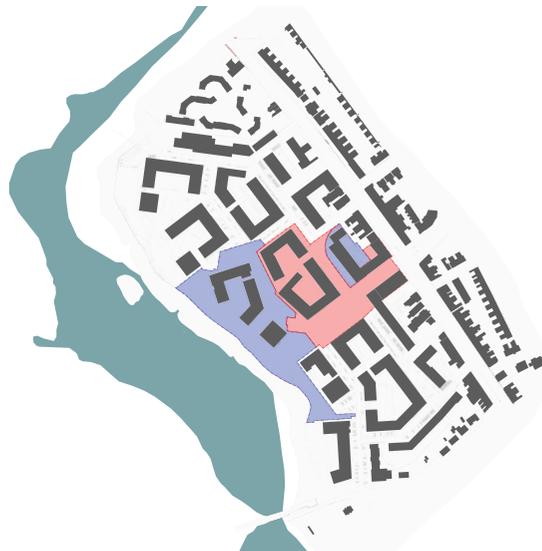


Townscape areas re-modeled or under construction

## 7.2 EXISTING TOWNSCAPE AND CHARACTER

The site is one of change and its renaissance as a new neighbourhood is well underway. The first phase of the development is now occupied and subsequent phases are at various levels of completion. It is difficult to describe the Phase 3B+C in isolation, it is a phasing 'island' that incorporates a portion of the Broadway street frontage, the forgotten areas to the rear of these properties and a portion of the Marsh Drive, Perryfields Way and Tyrrel Way neighbourhoods. In terms of character, it is more useful to discuss the wider area.

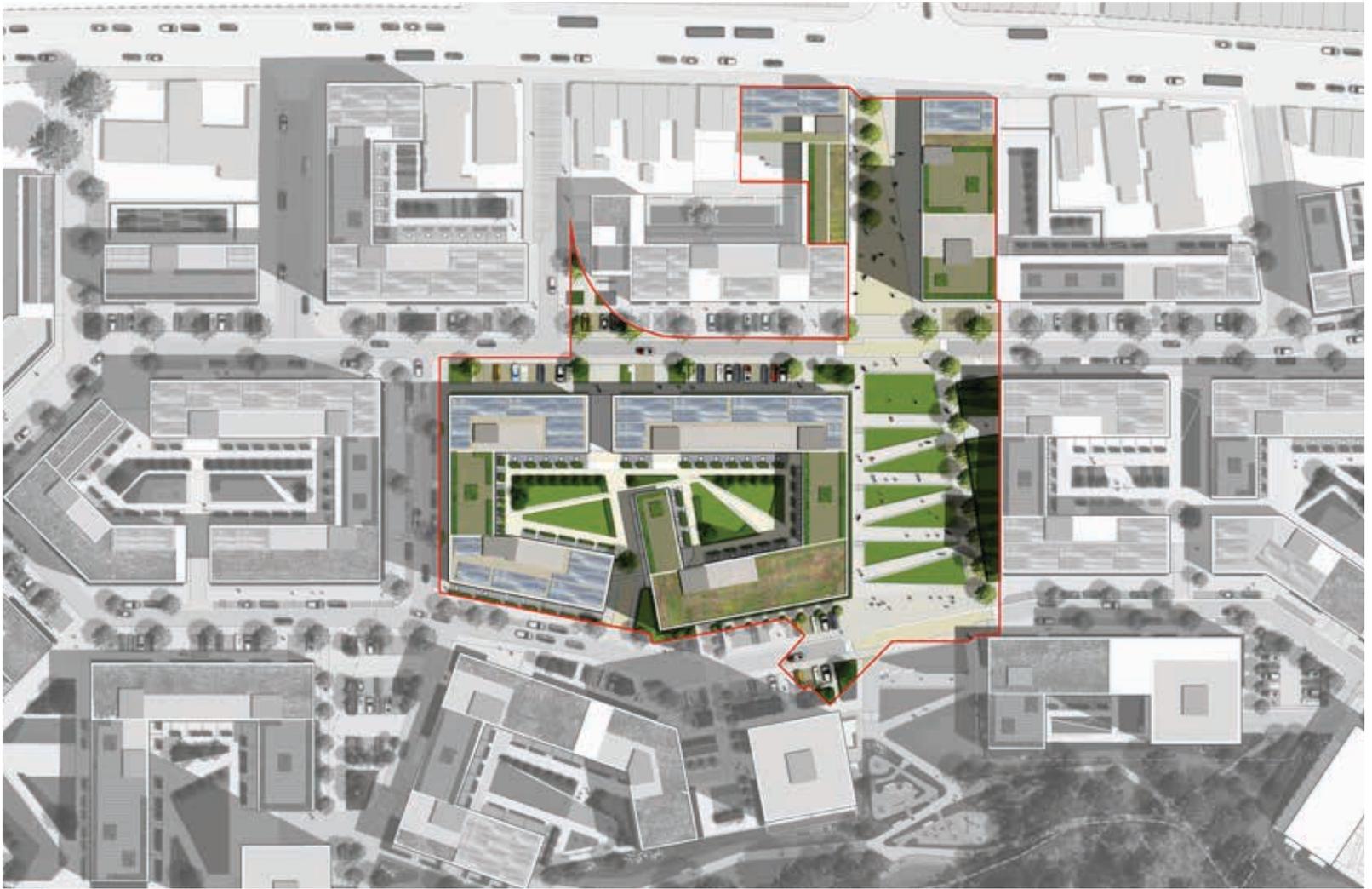
Despite the ongoing construction work there are still very significant parts of the Marsh Drive and Marriots Close neighbourhoods that are intact. It is predominantly 2-6 storey blocks forming open courtyards around non-prescriptive amenity grass land, the road network is a series of cul-de-sac routes accessing private dwelling frontages and open parking pools for the larger flat complexes. There are a number of well documented tree clusters forming foreground compositions to the blocks and indicating some of the main routes.



The existing landscape environment offers blurry boundaries which blend well with the natural environment of the Welsh Harp and its natural designations but the spaces between the buildings are little more than that. They are relatively homogenous and species poor environments. That said we note that they are highly valued open spaces that give the residents good opportunity for overlooked doorstep amenity for a variety of ages.

At the western edge of the site is the extremely busy transport artery of the A5 and the tired high street environment of the West Hendon Broadway. The rail network is a short walk up Station Road but its presence is poorly represented and does little to suggest that the area is well connected to the public transport network.

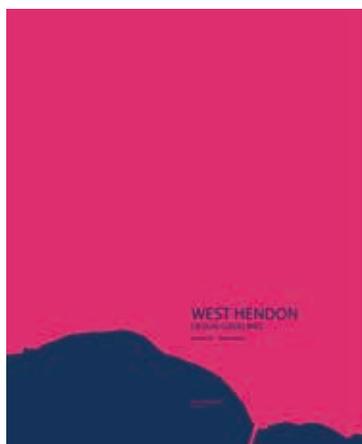
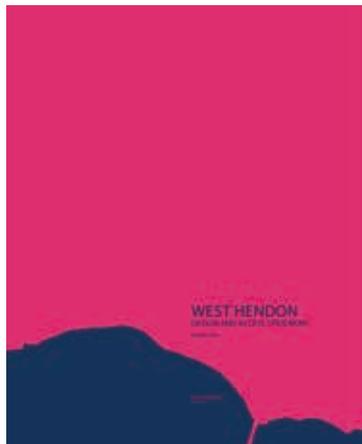
To the east the 'visibility' of the reservoir from the Broadway is poor, as previously discussed. Its presence is undetectable from the A5 and even as you descend Perryfield Way or Telford Road, the massing of the existing buildings completely disrupt the view. It is not until you arrive at York Park that the Welsh Harp becomes the dominant landscape force.



Phase 3B + 3C

### 7.3 BASELINE INFORMATION

These landscape proposals come from a close consideration of the outline masterplan and the subsequent works for the construction of Phase 3A which has identified a palette of materials for paving, lighting, planting and street furniture. This application is for a portion of a larger vision which should be seamless in its construction. We are seeking to produce a landscape that develops in continuity to the ongoing site work and contributes an important piece of the master plan.



The landscape proposition has been developed with reference to amongst others, the following documents and drawings:

- West Hendon Design Guidelines June 2013 – Allies and Morrison Architects
- West Hendon Design and Access Statement March 2013 – Allies and Morrison Architects
- Landscape Planning Drawings and Report Arboricultural Series February 2013 – Haydens Arboricultural Services
- Landscape Planning Drawings Master plan Series February 2013 – HED
- Landscape Planning Drawings Streetscape Series January 2013 – HED
- Landscape Planning Drawings York Park Series February 2013 – HED
- Revised Landscape Drawings June 2013 – HED
- West Hendon Statement of Community Involvement 2013 Addendum – Allies and Morrison Architects
- Tree Strategy June 2013 – HED
- Outline Application Parameter Plans June 2013 - Allies and Morrison Architects
- West Hendon Management Strategy June 2013 – Barratt Metropolitan LLP
- Landscape Management Plan June 2013 – Allen Pyke Associates on behalf of Barratt Metropolitan
- Final Landscape Proposals October 2013 - Allen Pyke Associates



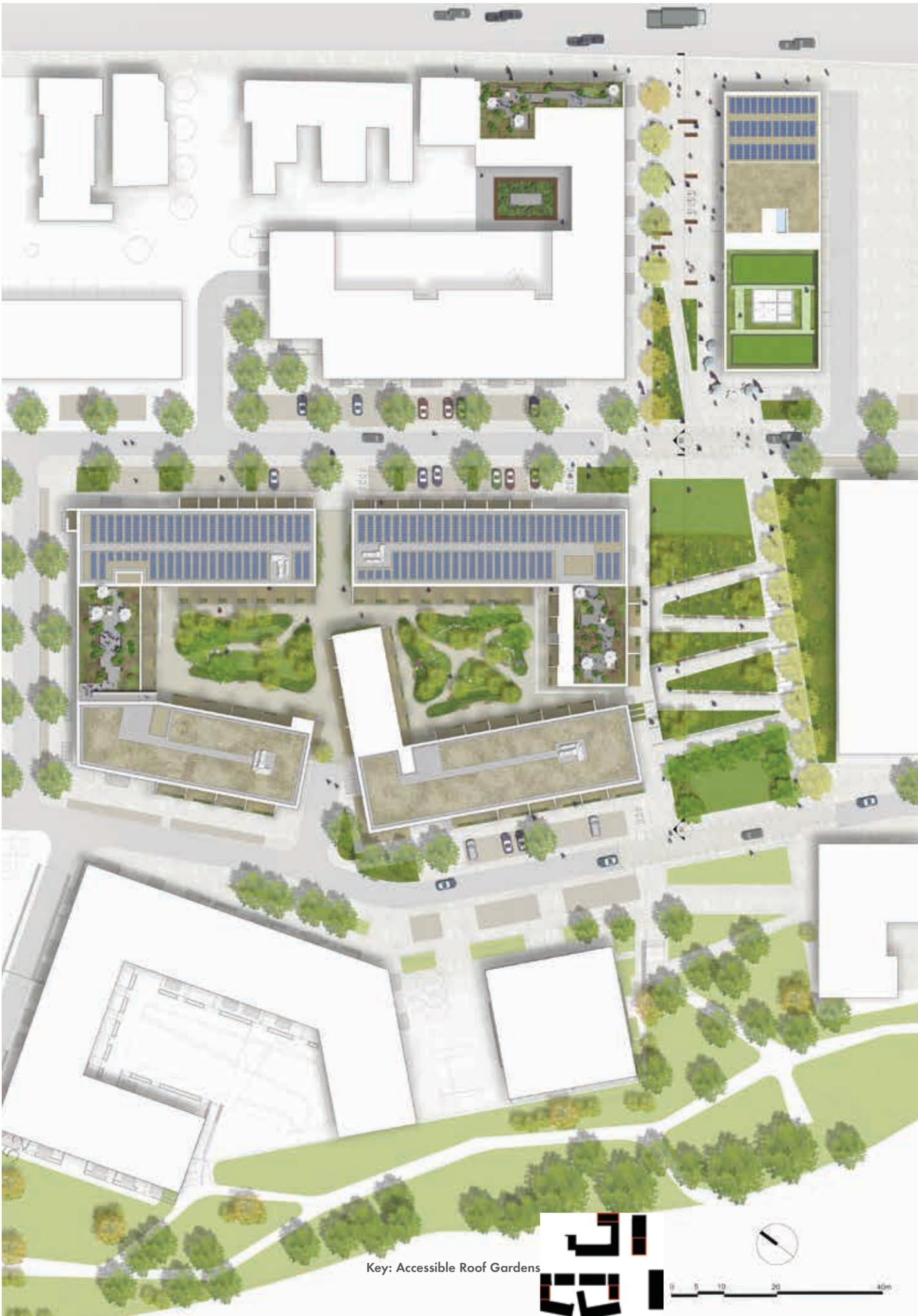
Landscape Concept Diagrams

## 7.4 LANDSCAPE VISION AND CONCEPT

The landscape vision for Phase 3B+C is underpinned by the idea of overlaying thematic transitions. As we have described, the current neighbourhood has poor physical and visual permeability to the West Hendon Broadway and in turn, the Broadway is poorly connected to the Welsh Harp. These proposals call for an over-riding transition to be established that firmly pins the busy, urban high street to the evolving natural systems of the reservoir. As the street structure changes from the formality of East Street to the articulated form of West Street, so too does the landscape treatment. It moves through a series of typologies which begin with a commercial public realm and ends at the Western edge of the boundary with a 'slope fen' image of natural, native plantings loosely outlining, intimate amenity spaces. The strength of this linkage is key to the success of this phase of the development. Even though footfall numbers may be relatively modest. We propose that the route is continuous. It crosses East and West Street dominantly to form a piece of unbroken pedestrian infrastructure which links waterfront, park, neighbourhood and high street.

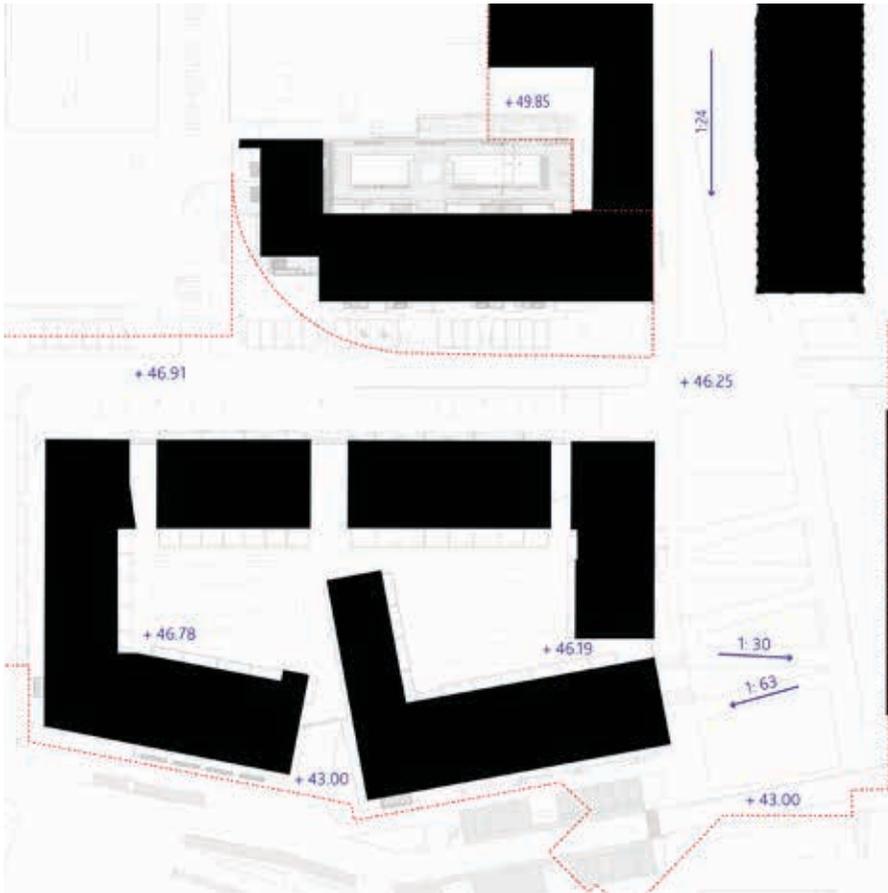
Under the main thrust of a natural-urban interfaces there are secondary transitions, these are;

- 1 High street to neighbourhood transition where the functional streetscape of the commercial environment dissolves into a pedestrian
- 2 Civic ornamental image to native picturesque image. These concepts will be explored more fully as we describe the five 'landscape' character areas that contribute to the evolving environmental journey from streetfront to waterfront.



Key: Accessible Roof Gardens





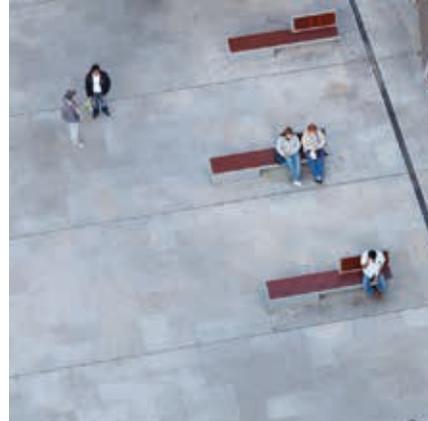
## 7.5 LANDSCAPE MASTERPLAN

The expectations are high for this phase of the development. It has to deliver a large share of the scheme-wide, public realm elements within a fairly modest area of approximately 8000m<sup>2</sup> of sloping ground. In order to do this the Phase 3B+C landscape master plan draws together 5 unique typologies which serve the functional requirements of the surrounding building types and contribute to the core themes of the concept.

- 1 Broadway Place
- 2 The Green
- 3 Streetscape and Crossings
- 4 Communal Courtyards
- 5 Roof Top Terraces



Ornamental Terraces



Legible Public Realm



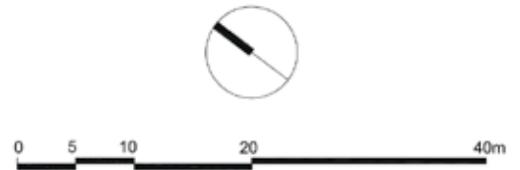
Informal amenity areas



Natural planting typologies



Broadway Place Plan



Broadway Place Section



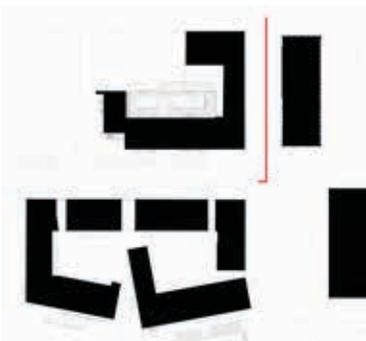
monumental seating



Public Art at site gateway



Ordered street furniture



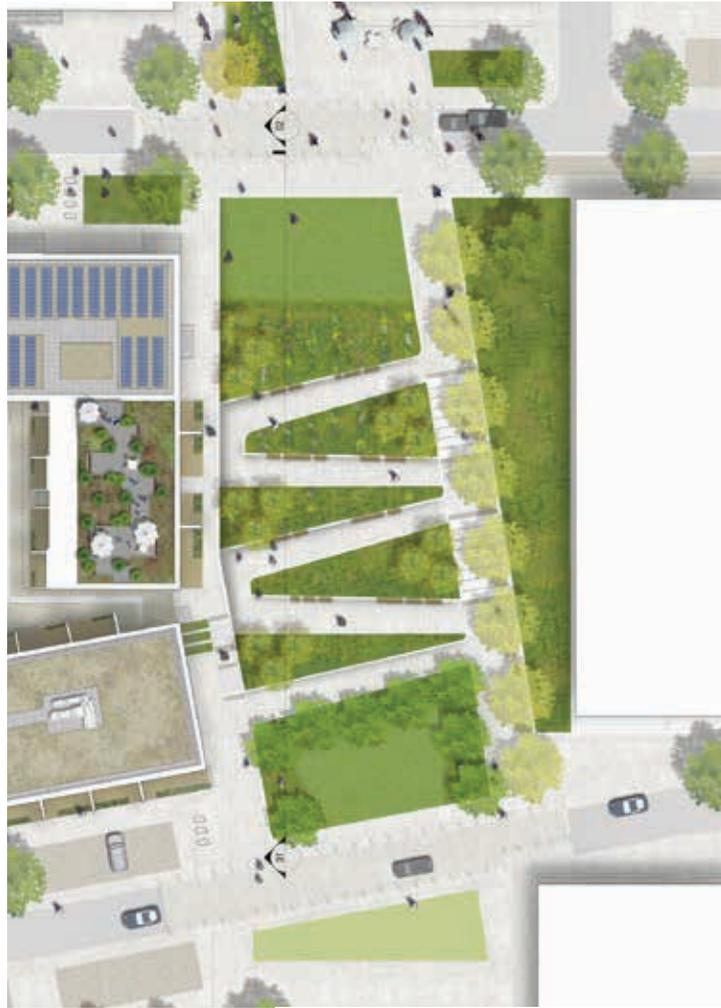
### Broadway Place

This forms a crucial gateway into the project, arguably the primary pedestrian access point to the residential core, York Park and the water's edge - it has to function as all mixed-use public realms do. This is a place to meet, to wait, to watch and be seen, it is a place that the visitor will want to dwell, and there is an important opportunity for public art at this point in the plan.

The landscape proposal is for a tree lined boulevard that establishes the first experiential moments of the new development offering a generous and permeable route into the site and carefully framing views down towards the Welsh Harp.

Street furniture and the tree planting will be placed to strengthen the 'street' and ensure easy movement around the space and amenable forecourt to the retail units.

Importantly, Broadway Place represents the start of the transition – the transition from city to nature and that between high street and neighbourhood. With the introduction of a civic planting scheme we begin to see a thematic connection forming with 'The Green' and a softening of the commercial and retail character. Also the narrowing of the hardscape compresses the scale of the street into a more residential image. This spatial compression also sets up a gateway which opens up into the adjoining key character area – 'The Green'.



The Green - Plan



The Green - Section

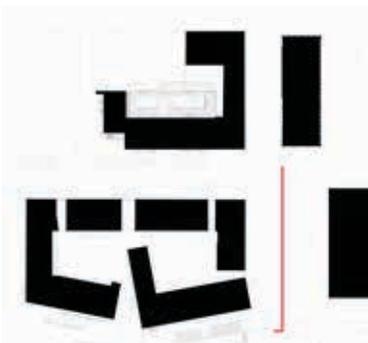
### 'The Green'

Representing the green heart of the project this landscape has an 'all phase' importance for the whole regeneration initiative. Apart from the open spaces of York Park, The Green is the primary public open space serving the whole site. It has in landscape terms, a strategic value.

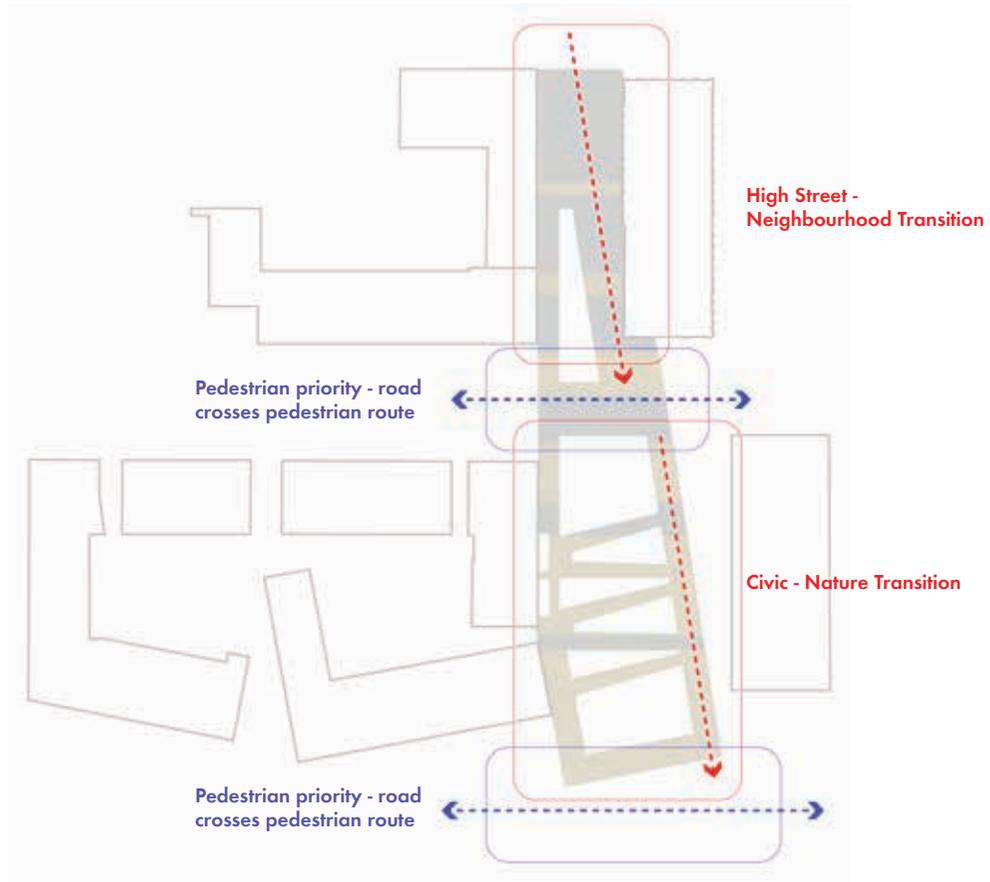
Its design comes back to transitions and here we see a transition from a residential or civic image to a more naturalised typology of native species, typical of the 'slope fen' ecology, which would be indigenous to this geographic location. This character area connects with the ongoing Phase 3A construction work and the designs proposed for York Park and its connection into the site.

The level change from east to west, the long axis through this site is 3.0m over a linear distance of 70.00m – this poses significant access challenges as well as developing a landscape concept that offers spaces of use and occupation.

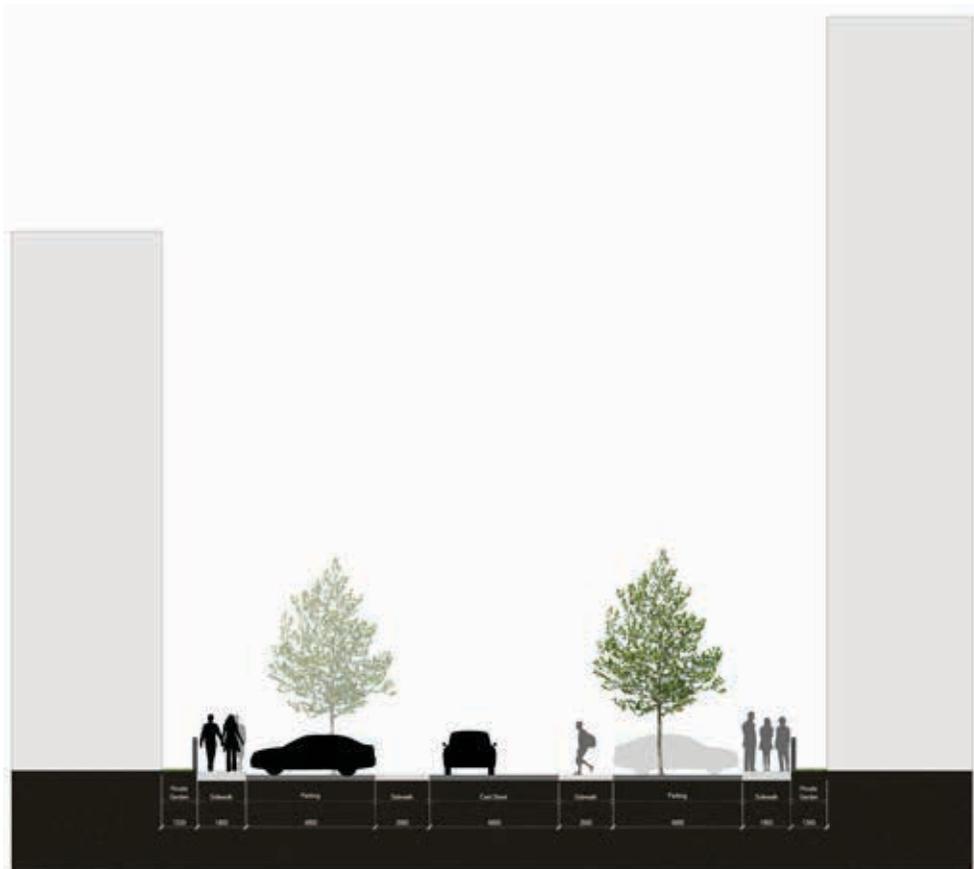
To this end we are proposing a 'cascading garden' of terraced planting changing in character, composition and density in the journey from top to bottom. The gardens are intersected by a zig-zagging pathway. In doing so we can achieve a very moderate gradient of 1:30 with regular landings and ample, wall top seating for rest and recovery. The northern edge of the space is required to serve the access to the southern accommodation of Block F where a series of doors, gateways and private gardens border the public space. These are served by a level walkway which retains the building threshold level whilst providing good views down into the gardens and beyond towards the Welsh Harp. In addition to these two routes is a direct, stepped linear route which aligns itself with the geometry of Broadway Place and forms a connection between the two areas.



The Green - Detailed Section



Crossings and Interfaces diagram



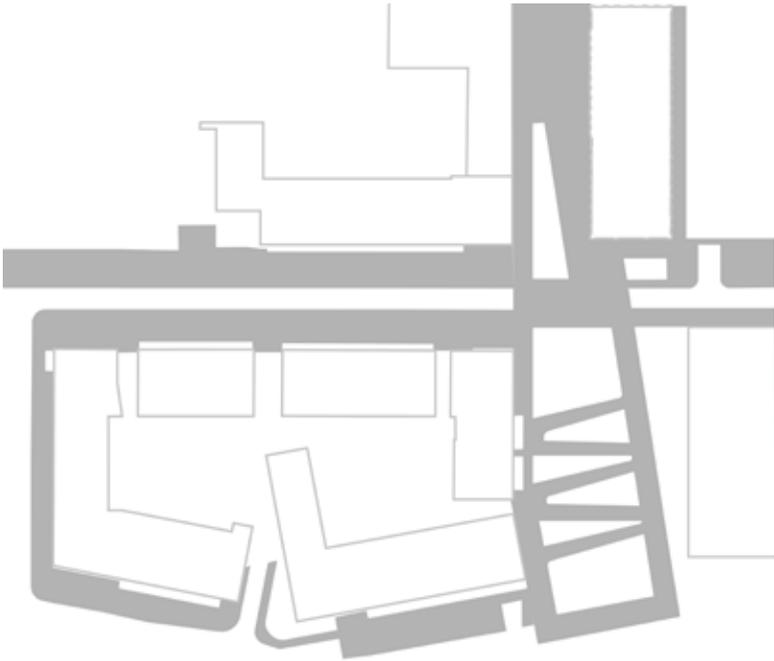
East Street Section

### Streetscape and Crossings

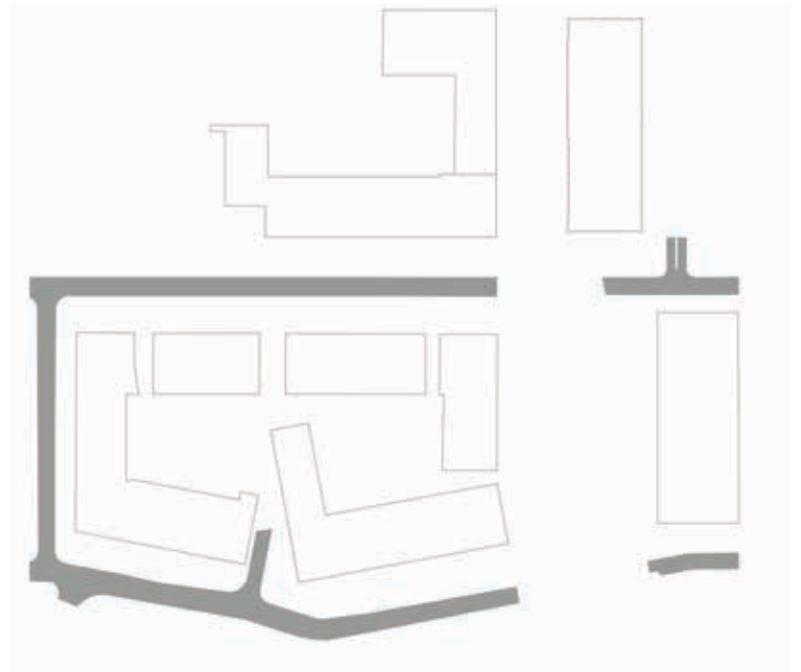
The street design for Phase 3B+C will follow very closely the principles set out in the Outline Masterplan stage and in the detailed plans for the construction of Phase 3A. A success here can be judged by the seamlessness of the various phases of the project as they fit together into a coherent single network of streets and routes.

The streetscape within this reserved matters application boundary will deliver the same parking design and materials palette but at its intersections with our East-West pedestrian linkage we propose that it works hard to reinforce the connection and contribute to the journey from city to nature.

In effect the priority movement is a pedestrian one along our axis from the Broadway to the reservoir which is intermittently crossed, in a controlled way, by a vehicular route – vehicles negotiate a crossing with the pedestrians. The raised crossing points will share a materiality with Broadway Place and the paving with The Green giving a single coherent gesture passing through the centre of the site. This will also improve and expand the potential spill-out space from the café/restaurant offer within the western portion of Block H.



Pedestrian oriented areas



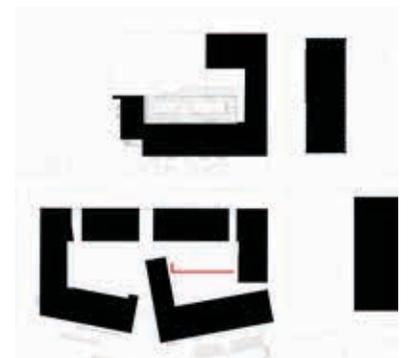
Vehicular oriented areas



Building F - Courtyard Plan



Building F - Courtyard Section



### Communal Courtyards

There are two courtyards within the Phase 3B+C site, one to the rear of the West Hendon Broadway-facing Block G and the more significant Block F courtyard.

The 1500m<sup>2</sup> Block F courtyard has the opportunity to provide a larger, more varied experience. Underpinning the design is the desire to offer a space that facilitates the formation of a community amongst the residents, that they consider this their back garden. It's where they will relax, meet and where their children will play. The courtyard is formed from two linked, larger spaces separated by the low-rise 'row houses'. In each of these we are proposing a playful, curvilinear landscape of topographic lawns softened with dense planting and clustered trees. This will be a strong garden image, strengthening the 'back garden' initiative. The central green spaces are crossed by the connective pathways which will serve the various entrances into the buildings from the street gateways. The entire space is framed at ground level by a series of private gardens of varying sizes.

Although the master plan calls for well-defined private spaces in the context of a gated communal garden, a little bit of ambiguity at the edges allows for more ad-hoc interaction between the ground floor residents and the communal gardens – private but not too private. Excellent and applauded examples of this approach can be seen at Sporenberg in the Netherlands by West 8 and more recently the Accordia project in Cambridge by Grant Associates where there is synergy between the private internal spaces within the buildings and the open, communal areas of the landscape. There is an 'occupation' around the edges and the private gardens turn to face the shared spaces rather than facing privately inwards.

### Doorstep Play

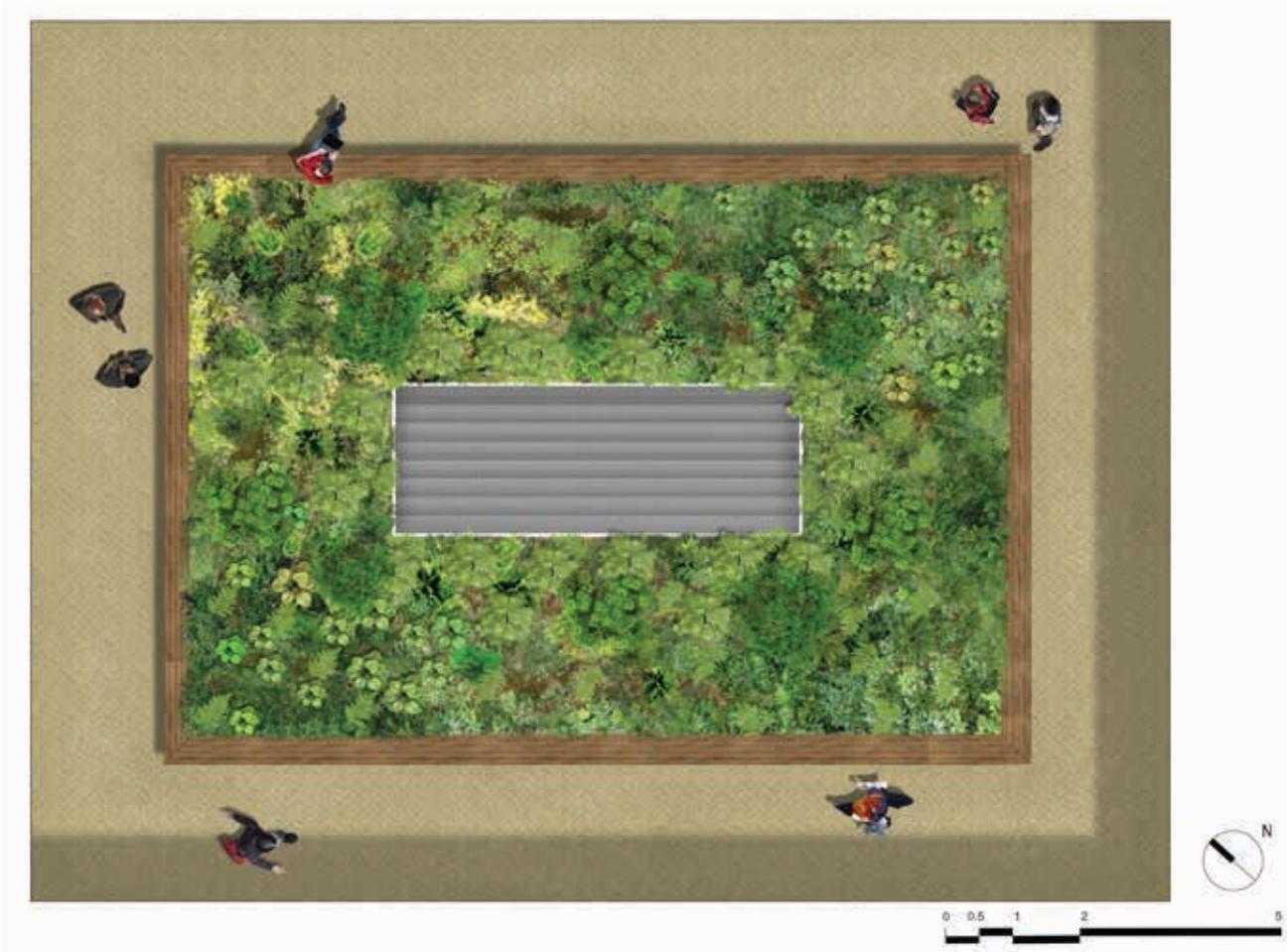
*'Play is self-determination'*

Julian Richter

The field of childrens' play is constantly evolving as we study the connections between play, learning and their achievements and personal development in adolescent and adult life. Socialisation, confidence, physical and mental abilities are all interwoven with early experience, adventure and experiential play. Children need to be encouraged and engaged outdoors. In a 2012 MOMA symposium on play the following statistics were startling - in 1990 a child of eight would spend 78% of their time outdoors, in 2012 that same child spends just 21% of their time outdoors.

We will be proposing open, informal play opportunities within a wider playful, landscape initiative – topographic lawns for adventure, immersive and robust planting in which to hide as well as a range of non-prescriptive equipment to hopefully capture imaginations.

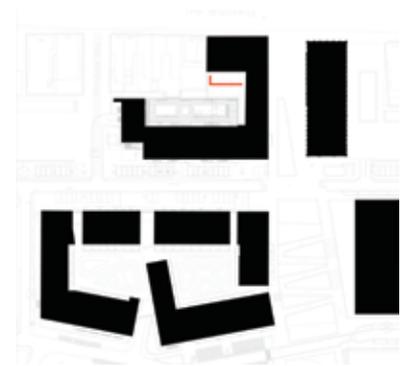
Coupled with the overlooked, active residential edges we hope to make a garden space that children can use year-round, long days of activity, play and social interaction.



Building G4 - Courtyard Plan



Building G4 - Courtyard Section





The pocket courtyard within Block G4 is likely to be in shade much of the time. We are proposing that the design exploits these environmental constraints to offer a densely planted fern garden, bringing year round greening into an intimate break-out space, which is directly accessible from the door steps of the adjacent units. Ferns thrive in areas of low light and present year round plant display. What it loses in terms of natural sunlight it gains in its longevity, texture and intense greening.

This landscape area is to be constructed over a basement slab and is required to accommodate passive venting for the car park below. Subtle venting openings will be provided in the vertical faces of the planters supplemented by horizontal grilles.

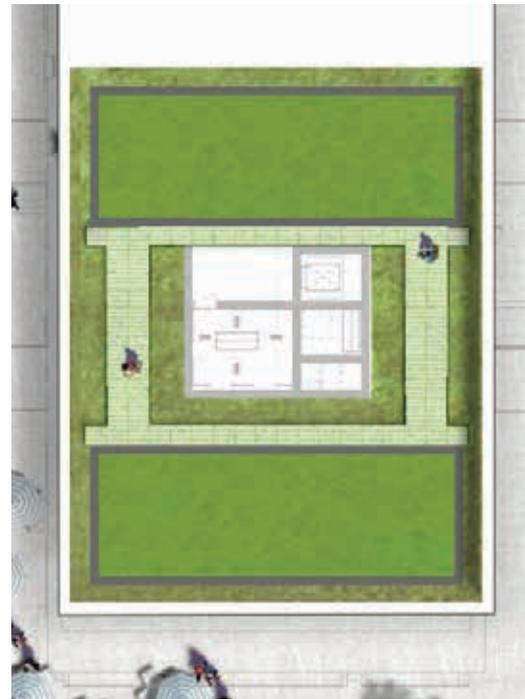




Block G communal roof terrace



Block F communal roof terrace



Block H communal roof terrace





Perennial Rooftop planting



Accessible, extensive green roof

### Roof Top Terraces to Block F/G/H

The project includes both accessible and non-accessible roof top environments and the common wisdom is to radically differentiate between the two; often the first can be an open, flexible but underused space and the latter isolated but intensely biodiverse. We propose that we merge these two 'habitats' to provide an accessible and flexible roof terrace that enjoys the same biodiverse, and often beautiful planted environments creating an ambiguity between the two.

The terraces will be areas of decking or pavement set within an extensive green roof accented with taller plantings of drought tolerant perennials and shrubs. Within the larger roof top areas we can establish pockets of seating within the planting offering intimacy in the wide open space of the roof top environment - larger open spaces will accommodate bigger gatherings and encourage the intended communal ethos.