



6.1 Landscape Approach

6.1.1 APPROACH

The quality of the landscape will be critical factor in the success of this new sustainable neighbourhood. It will provide an attractive, active and welcoming environment for both the residents living there and the existing local community passing through it as a new route through this presently severed townscape. Indeed the landscape scheme will be an immense enhancement of both the human amenity and level of bio-diversity within this negelected site.

Taking this forward our overall objective is to create a solution that achieves a sense of belonging: to its time, its place and its community as follows:

1. Belonging to the time: promoting a high quality contemporary solution fit for the twenty first century;
2. Belonging to the place: responding to the wider context of regeneration within Mill Hill and enhnace the poor level of connectivity, promoting an accessible, legible, active and spatially dynamic environment;
3. Belonging to the community (both human and natural): appreciating the human scale psychological and amenity requirements of the residents; whilst maximising the ecological value of the site.

This report explains our design approach and design product: our strategy and the developed proposals. It initially sets out an analysis of the site's townscape context to provide an understanding of the issues to solve and opportunities to explore. It subsequently describes our concept for a holistic and cohesive masterplan whilst celebrating the character of the individual spaces in the proposals. Finally we provide a guide towards the proposed landscape elements that will make up this masterplan, the paving materials, furniture, planting and play equipment.

In summary the report describes how the landscape scheme achieves a sense of belong to the time, the place and the local human and natural community.



It's HUMAN-NATURE

Creating a new sustainable neighbourhood based on the integration of social interaction and biodiversity, whilst enhancing the connectivity within the local townscape



6.2.1 ANALYSIS - LOCAL CONTEXT: BIODIVERSITY & ECOLOGY

The site is in proximity to a variety of green open spaces with diverse habitats.

Although the site is surrounded by large scale infrastructure this project provides a great opportunity to connect the varied landscapes of Mill Hill.

A combination of recreational, biodiversity, ornamental and woodland spaces will be introduced that will compliment and connect to the natural typologies already present in the area.

The varied landscapes within the site will form both physical and visual connections to the surrounding environment.



Amenity Grassland



Woodland Habitat



Wildlife



Mature Parkland Trees





6.2.2 ANALYSIS - LOCAL CONTEXT: AMENITY & RECREATION

There are an abundance of outdoor amenity and recreation spaces surrounding the site, from museums to sports fields, parks and shopping. Mill Hill Broadway is within walking distance from the site providing shopping facilities and connections via the rail network into London.

However, the area is dominated by the M1 motorway and A1 dual carriageway which separate the site from nearby amenity spaces.

This project provides the opportunity to connect previously separated areas whilst creating a brand new location for community, recreation and commerce.

The landscape design will compliment and expand on the currently available amenity opportunities in Mill Hill, offering a variety of spaces and experiences for both existing and future residents, and visitors to the area.



Play Areas



Education & Learning



Recreation



Shopping

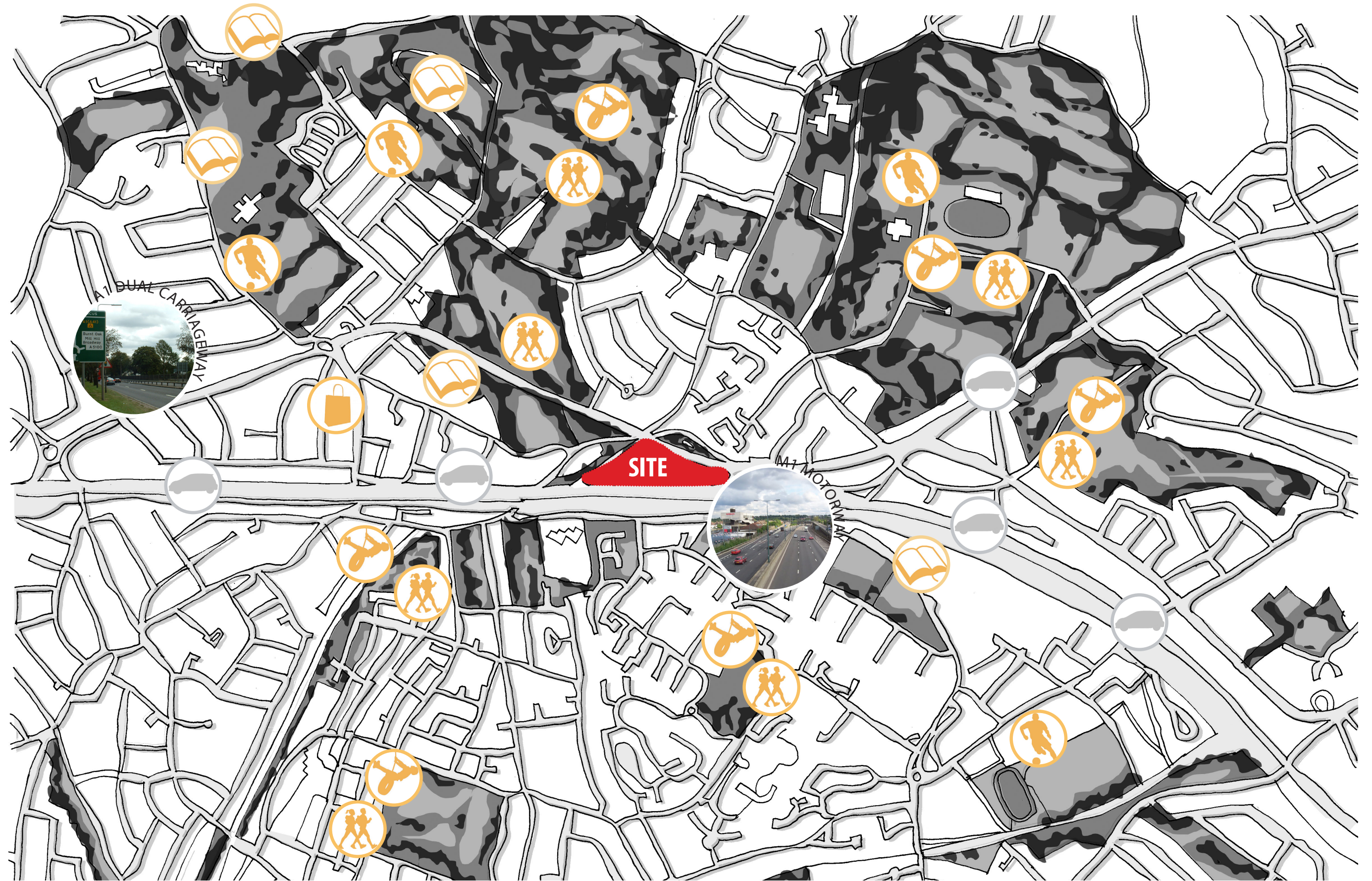


Sport



Vehicular Dominance





6.3.1 OUR STARTING POINT: ENHANCE THE WIDER CONNECTIVITY OF MILL HILL

The site sits on an island between the M1 and A1 major roads, which presently serve as major barriers to pedestrian connectivity within the wider townscape.

The combination of the fragmented and inactive existing site townscape and the lack of safe and attractive routes across this infrastructure provides an amazing opportunity for the new development to help heal this severed connectivity.

Thus the overriding landscape principles are to:

- Create a high quality pedestrian link to Bunns Lane;
- Create and improved the cycle route through the site and connecting to Bunns Lane;
- Enhance the public realm of the existing routes to the M1 footbridge and A1 underpass;
- Provide a new DDA compliant ramped path up the presently steep and vegetated embankment from Bunns Lane;
- Provide a new lift and staircase linking Bunns Lane with the A1 pavement;

Together these improved and new routes will benefit the lives of both the new residents within the development and also the existing local communities who will be able to walk and cycle throughout this part of Mill Hill.

In essence the development will provide a 'lily pad' of connectivity across the major barriers of the A1 and M1 infrastructure corridors, mending the fragmented townscape and helping to create social and environmental cohesion.



Existing townscape connectivity is very poor, with very limited access across Watford Way, the M1 and Railway



The present severance of the local townscape through the Watford Way and M1 infrastructures. The development is pivotal to the connectivity of the Mill Hill Broadway, Collingdale and Edgware communities through public realm enhancements north and south of the site.

- BSE Bus
Bus stops (existing)
- BSN
Bus stops (new proposed)
- ➔
Primary access routes
- ➔
Internal pedestrian routes

6.3 Landscape Design Principals

6.3.2 DESIGN APPROACH AND PRINCIPLES

The overriding objective for the landscape is to create clearly identifiable communal spaces. This will be achieved with a design that adopts the following principles:

- Create a new neighbourhood with a pedestrian orientated environment, whilst appreciating the needs of cyclists and occasional vehicles;
- Reinforce the legibility of the new neighbourhood by enhancing the sense of arrival from surrounding streets, introducing a heart with focus to the community
- Maximise activity for all ages and physical abilities within the community, providing recreational opportunities throughout the development, both in semi-private communal gardens and public spaces;
- Promote sustainability and ecological value within the design of all the spaces, incorporating biodiversity and native planting wherever possible.

6.3.3 LANDSCAPE MASTERPLAN

The landscape strategy for the new development is based on the creation of a community environment. It will also support and contribute to the wider environment of Mill Hill through the provision of high quality and usable amenity space for the new residents and wider community.

Our Masterplan celebrates the creation of the following streets and spaces that will in turn be described in detail within this chapter:

1. Village Green:

A formal central hub with opportunities for socialisation, recreation and biodiversity. This space will also provide an attractive view to look down upon from the residences above. The central square is accessible by a shared space perimeter.

2. Communal Gardens:

Garden spaces for the residents of each block, changing in character and composition, but each offering quiet contemplation, play and socialisation. A combination of biodiversity, native and ornamental planting arrangements will be introduced.

3. Village Street:

A shared route linking all the spaces within the development, creating an exciting range of experiences along its course.

4. Bunns Lane Link:

A gradiated approach with gently ramped (DDA compliant) access from Bunns Lane up into the heart of the neighbourhood.

5. Watford Way frontage:

A linear park providing access from the pavement up into the development, also offering a softening visual amenity and biodiversity enhancement.

6. Entrance piazza:

The South Piazza will provide a great sense of arrival for both the residents and the wider community.

7. Roof Gardens:

High level communal gardens for residents to enjoy socialising or contemplating in a sunny but tranquil setting.

8. A1 Lift and staircase:

Landscape area with a feature tree with a new staircase and lift provision to access southbound bus services

These spaces will be described in more detail in the following pages, in terms of their activity, character and materiality.

