

OmVed Gardens Glasshouse and Walled Garden

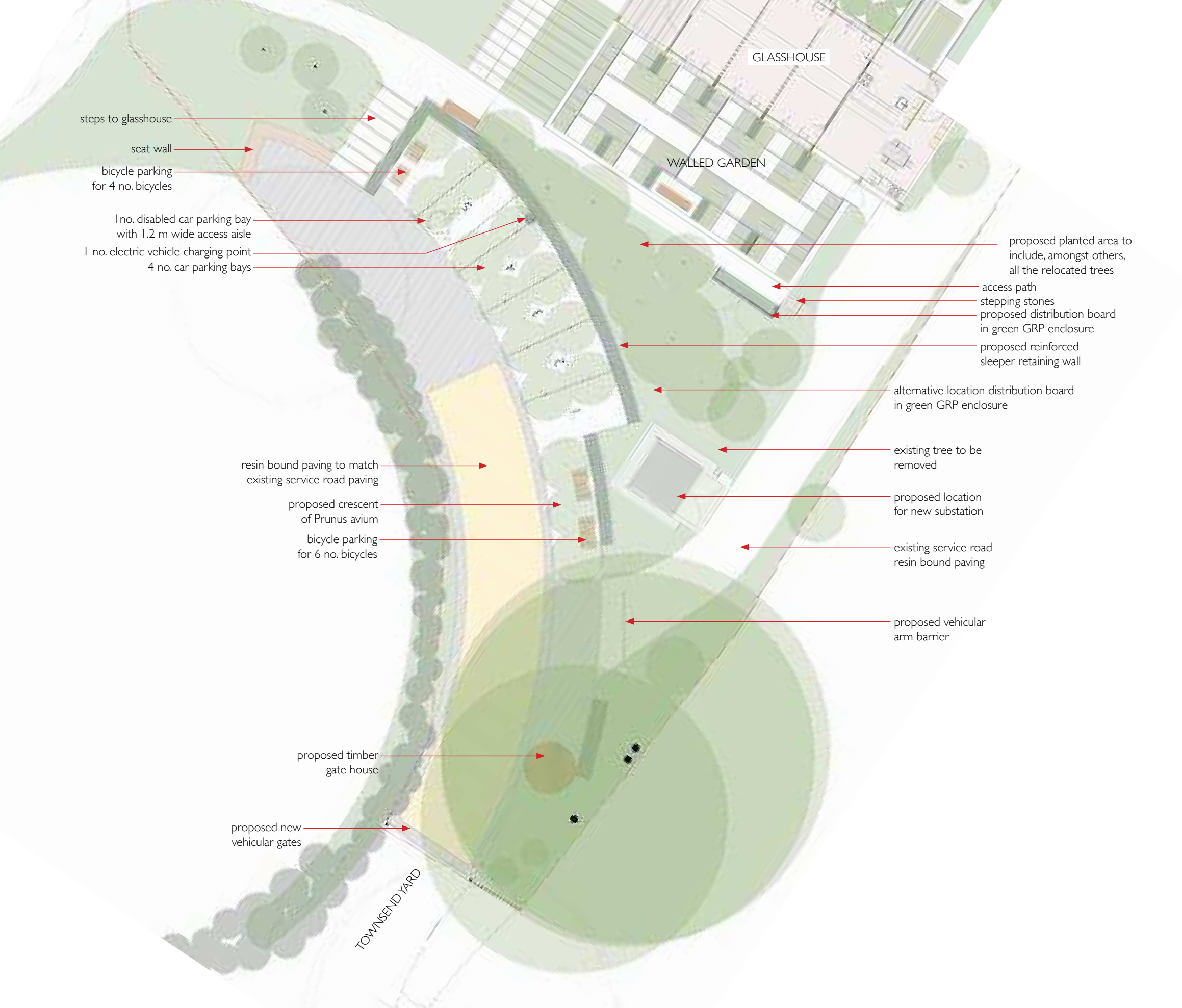
Highgate, London



Key

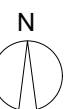
-  Planning boundary line
-  Extend of intervention
-  Resin bound paving
-  Granite setts 100x100x100 mm
-  Self-binding gravel
-  Hedge
-  Mixed shrub and perennial planting
-  Proposed trees
-  Existing trees





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-  +0.00 Proposed levels
-  (0.00) Existing levels







Example of gravel walkways



Use of reclaimed materials



Hedge buttress



Organic food growing



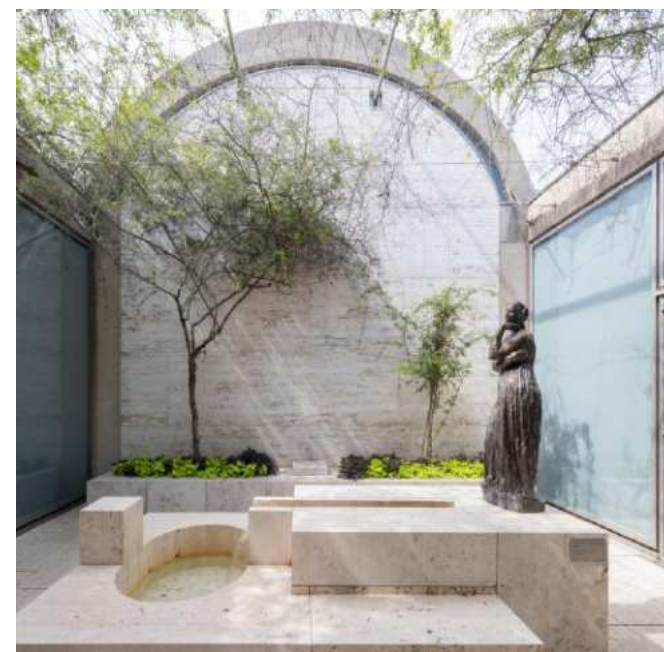
Permeable paving

It is proposed the new Glasshouse will be formed of a gallery space for hosting exhibitions and events, as well as functional support spaces in the back of house area. The structure will be flanked with a walled garden on each side - one kitchen garden where herbs and vegetables will be grown, and one providing a space for sculpture and reflection which leads onto the existing pergola to be retained.

It is envisaged that the Walled Garden will lend from the material palette of the wider scheme - this includes gravel pathways, which are envisaged to be used for key throughways around the space and provide a direct link to the gardens in the east. Timber sleepers, which form the steps in the east garden, will carry through the Walled Garden pathways as another key motif. Use of organic and reclaimed materials will be prioritised in line with OmVed's focus on the environment and organic practices. Permeable paving which is interplanted will add to the natural aesthetic as well as provide additional drainage. A number of ecological interventions are being considered to provide additional sources of food and shelter to wildlife, including the integration of nesting sites for birds and insects into the wall structure.

Since the proposed Walled Garden will have similar levels of the existing glasshouse, regrading will be minimised and it is not envisaged that any large trees will need to be moved. Any smaller trees or shrubs that have to be lifted for demolition will be relocated on site.

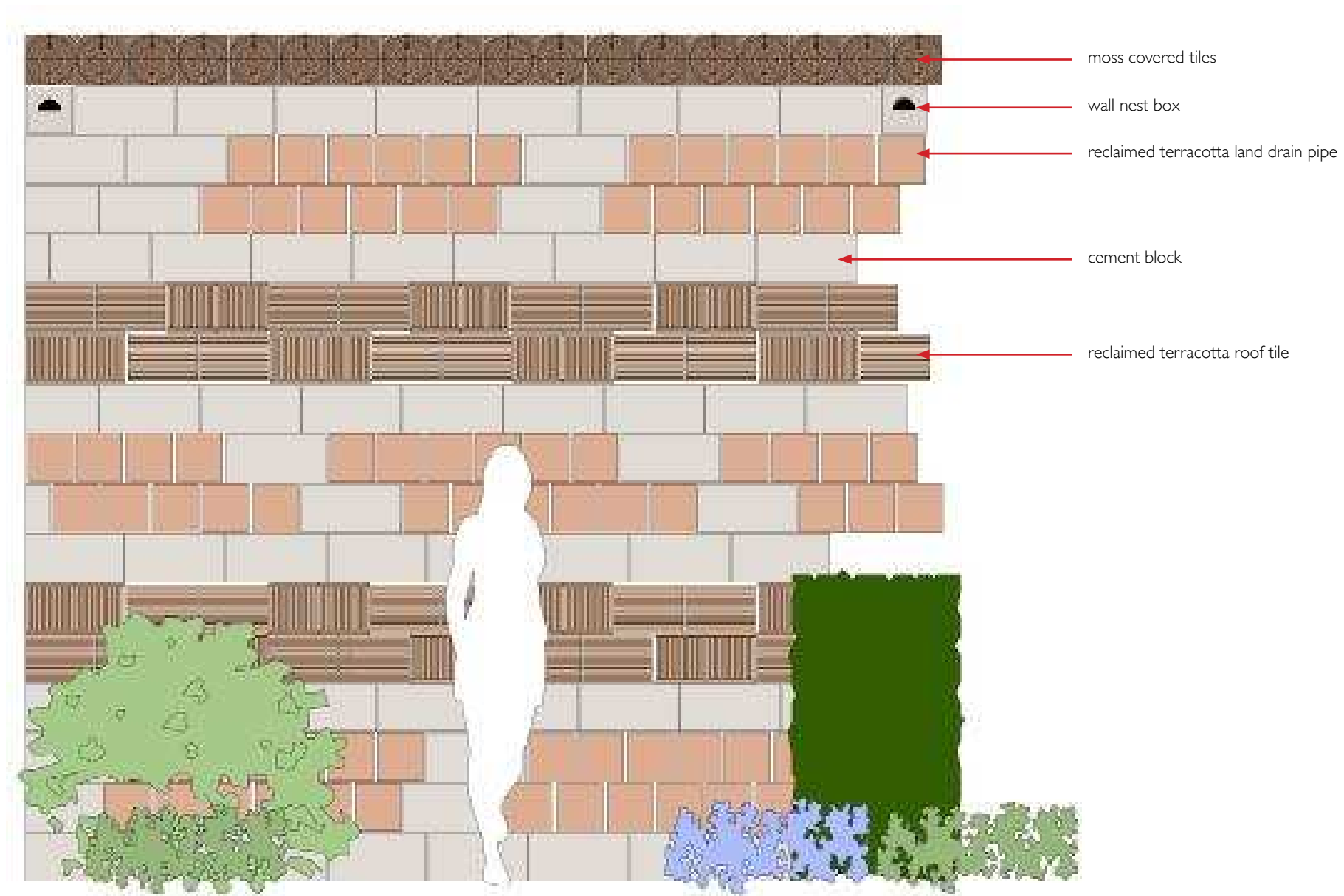
There will be level access to the Glasshouse and Walled Garden from both sides to ensure full accessibility.



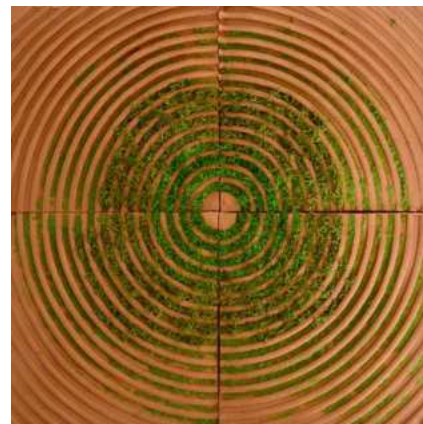
Example of light filled gallery



Example of reflection pool



Elevation of proposed wall treatment using reclaimed materials



Moss covered tiles



Example of wall nesting box

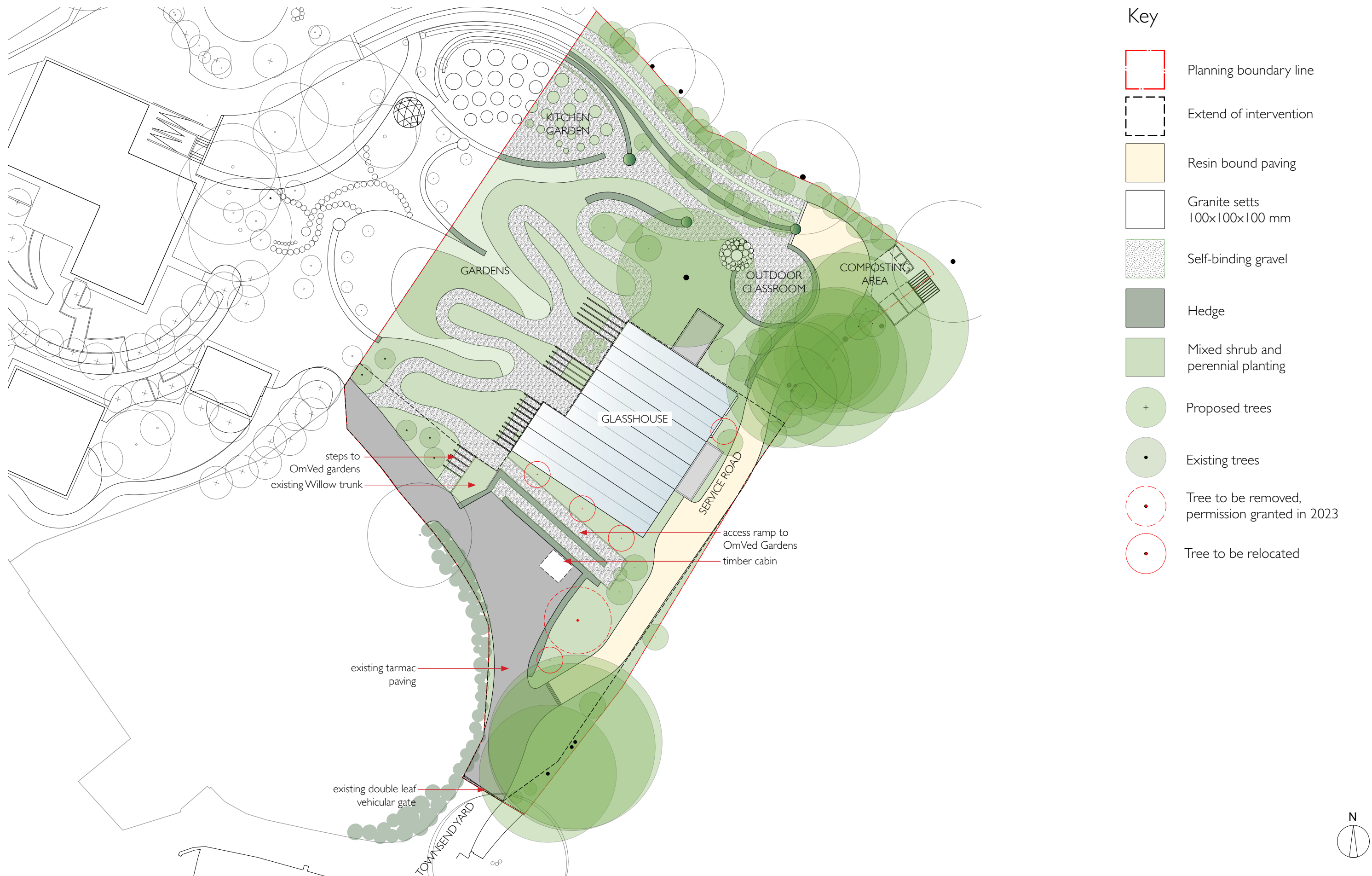


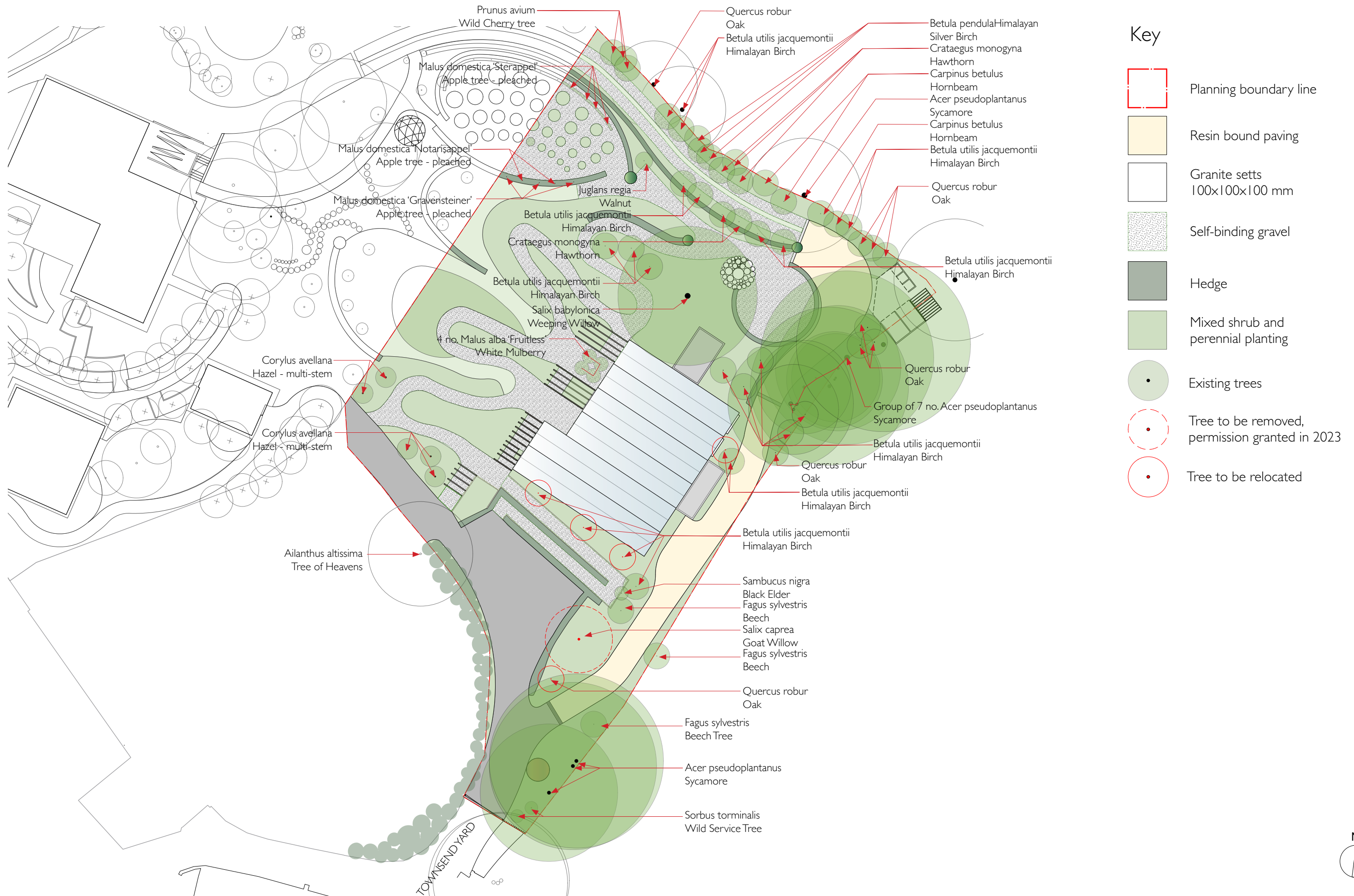
Reclaimed terracotta land drain pipes



Reclaimed terracotta roof tiles

It is proposed the south facing wall of the kitchen garden will be clad with a combination of concrete blocks, reclaimed materials and nesting boxes that will provide a range of nesting opportunities and habitat for local birdlife and insects.







feather edge fence
weathered steel post

steel vehicular gates
painted black

tarmac paving

weathered steel post fence

Existing access gate to OmVed Gardens



weeping willow trunk

tarmac paving

timber cabin

steps to gardens

Existing parking area and security cabin

The site is in Highgate, London and is accessed from the High Street via Townsend Yard. The plot is situated at the end of this lane, in an area locally referred to as the Highgate Bowl.

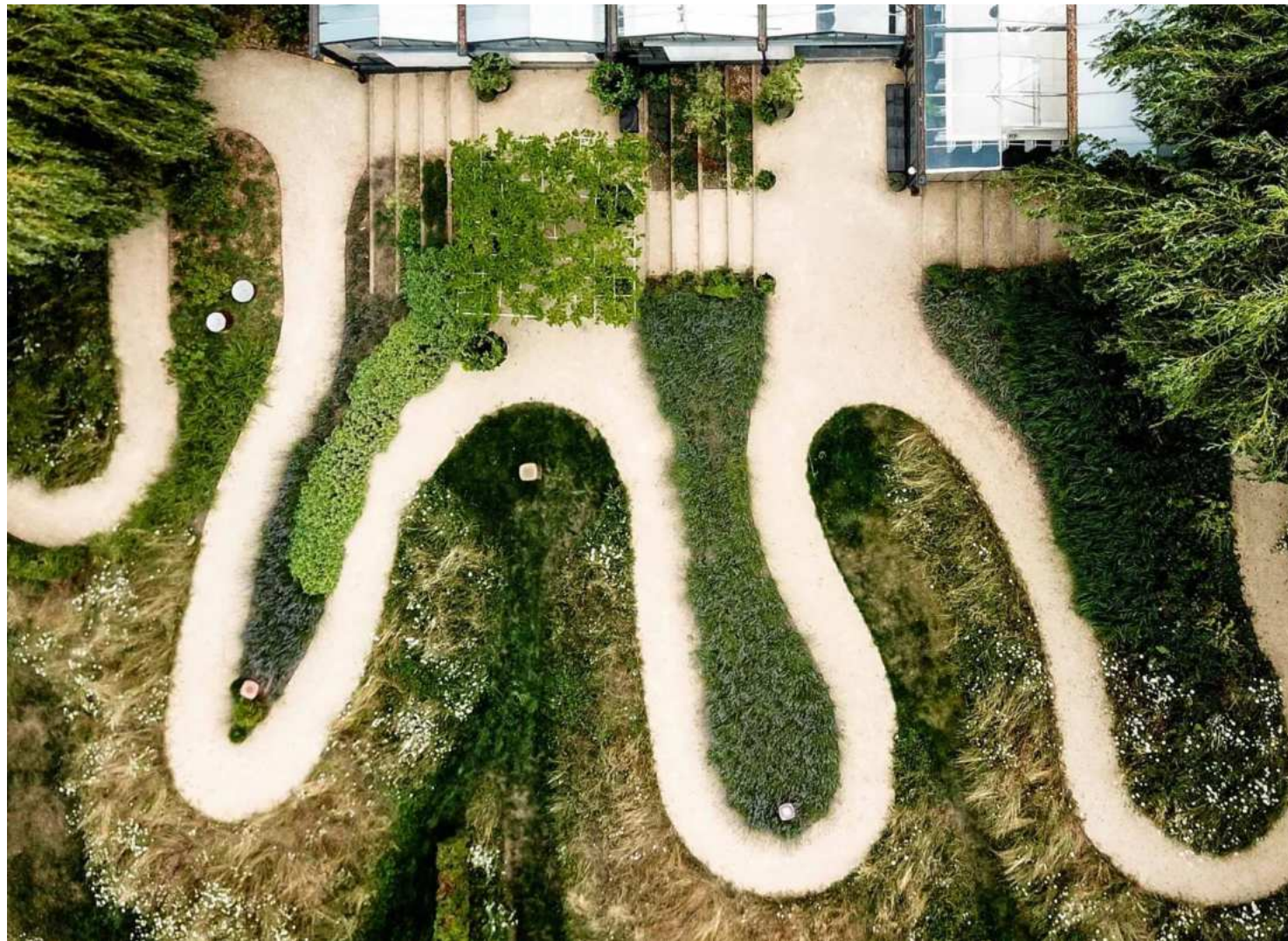
There is a double leaf vertical bar gate at the entrance to the site. This gate leads to a tarmacked car parking area, where a timber cabin is located, currently housing the site security. From here there is a service road surfaced in resin bound gravel that runs alongside the existing glasshouse. This service road continues past the glasshouse on its eastern flank to the bottom of the site and terminates in front of the new development on the other side of the OmVed Gardens.

The gardens proper and the existing glasshouse are accessed from the car park, either by a flight of timber sleeper steps or a ramp located behind the timber cabin. The existing glasshouse is arranged on 3 levels with entrances on two of these. Besides the timber sleeper steps the entrances can be approached by a series of circuitous gravel paths that track through the wildflower meadows and lavender beds. The gardens to the west of the glasshouse were laid out in 2017 and planted with a variety of native plants, flowering plants that provide for pollinators and others with medicinal or culinary value. Besides the tree cover that was in place in 2017, additional trees have also been planted to add to the diversity of the gardens. These include the Wild Service Tree (*Sorbus torminalis*) and a variety of heritage fruit trees.

To the south of the glasshouse is an outdoor classroom located beneath a large existing weeping willow (*Salix babylonica*). There is a compost area and storage area nearby which is associated with the kitchen garden. The kitchen garden is laid out with a series of raised circular beds and is used to grow fruits, vegetables and herbs that are used for events that are staged in the glasshouse.

The fringes of the site are planted with a variety of native shrubs and trees that were planted amongst the existing vegetation in 2017. These include Oak (*Quercus robur*), Hawthorn (*Crataegus monogyna*), Hornbeam (*Carpinus betulus*), Birch (*Betulus pendula*) and Guelder Rose (*Viburnum opulus*). This planting enhances the woodland on the adjacent property to the east of the site whilst the planting on the southern boundary creates a wildlife corridor linking the woodland in the east to the woodland located on the Highgate School on the west side.

All the existing trees that predate the extensive replanting of the gardens remain except for a weeping willow (*Salix babylonica*) near the parking area which perished 2 years ago from unknown causes. The trunk of this tree remains and has been inoculated for growing mushrooms and fungi. The remainder of these trees are in good condition and are regularly assessed by an arboriculturist to ensure they stay healthy and well-tended.



Aerial view of OmVed Garden showing circulation and access area around the Glasshouse.



Eye level view of OmVed Garden entrance area.



View main circulation along Glasshouse



Glasshouse main entrance area.



Outdoor classroom area by the glasshouse building.



View of entrance area from main gates.



View of existing stepped and ramped access to OmVed Gardens.



View existing ramped access to be demolished.



View of service road at the height where the new UKPN substation is intended.



View from the service road towards the rear access to the existing glasshouse.



Example of self-binding gravel



Example of resin bound gravel pavement with granite sett border



Hardwood seating wall



Hardwood cycle stand



Reinforced hardwood sleeper retaining wall

Since the proposed structure that will replace the existing glasshouse occupies the same footprint as the existing one, it is envisaged the landscape treatment around the glasshouse to remain as is. Any disturbance caused by the construction of the new structure will be made good and reinstated as originally implemented. It is also anticipated that as the footing of the new structure are not any more extensive than the existing, there will be no impact on the root systems of the trees within the vicinity. Despite this, tree protection methods will be implemented for nearby trees during the construction process to ensure that none of the trees incur any damage.

As part of these works, the area nearest to the gates will be reconfigured to create a more welcoming and inviting entrance to the garden. The hard surfacing will be modulated to draw visitors into the garden. The materials chosen for this will be resin bound gravel, selected for its permeable qualities and granite setts. The area can also accommodate a fire appliance should there be a need. The vehicle could enter the site, reverse down the service road and leave facing forward.

The entrance area will be bordered on the north side by a double row of Bird Cherry trees (*Prunus avium*) planted in a crescent shape. The area beneath these trees will be laid with self-binding gravel and will be used as a meeting point and a gathering place for visitors about to enter the gardens. There will also be several bicycle parking bays in this area for visitors to safely store their bicycles when they arrive.

The existing access ramp to the glasshouse will be removed as a new access will be available once the scheme to the Yard development has been completed. This area will be regraded and modelled to accept a new substation to be installed by UK Power Networks. The enclosure for this will be a green GRP supplied by UK Power Networks and screened from the entrance by newly planted vegetation.

The area that was formally occupied by the access ramp will be planted with the birch trees that needed to be lifted due to its demolition.



Double flowered Wild Cherry
Prunus avium



Silver Birch
Betulus pendula



English Oak
Quercus robur



Guelder rose
Viburnum opulus



Soft shield fern
Polystichum setiferum



Cranesbill
Geranium



Great Woodrush
Luzula sylvatica



Hornbeam hedge to match existing
Carpinus betulus



Blackthorn
Prunus spinosa

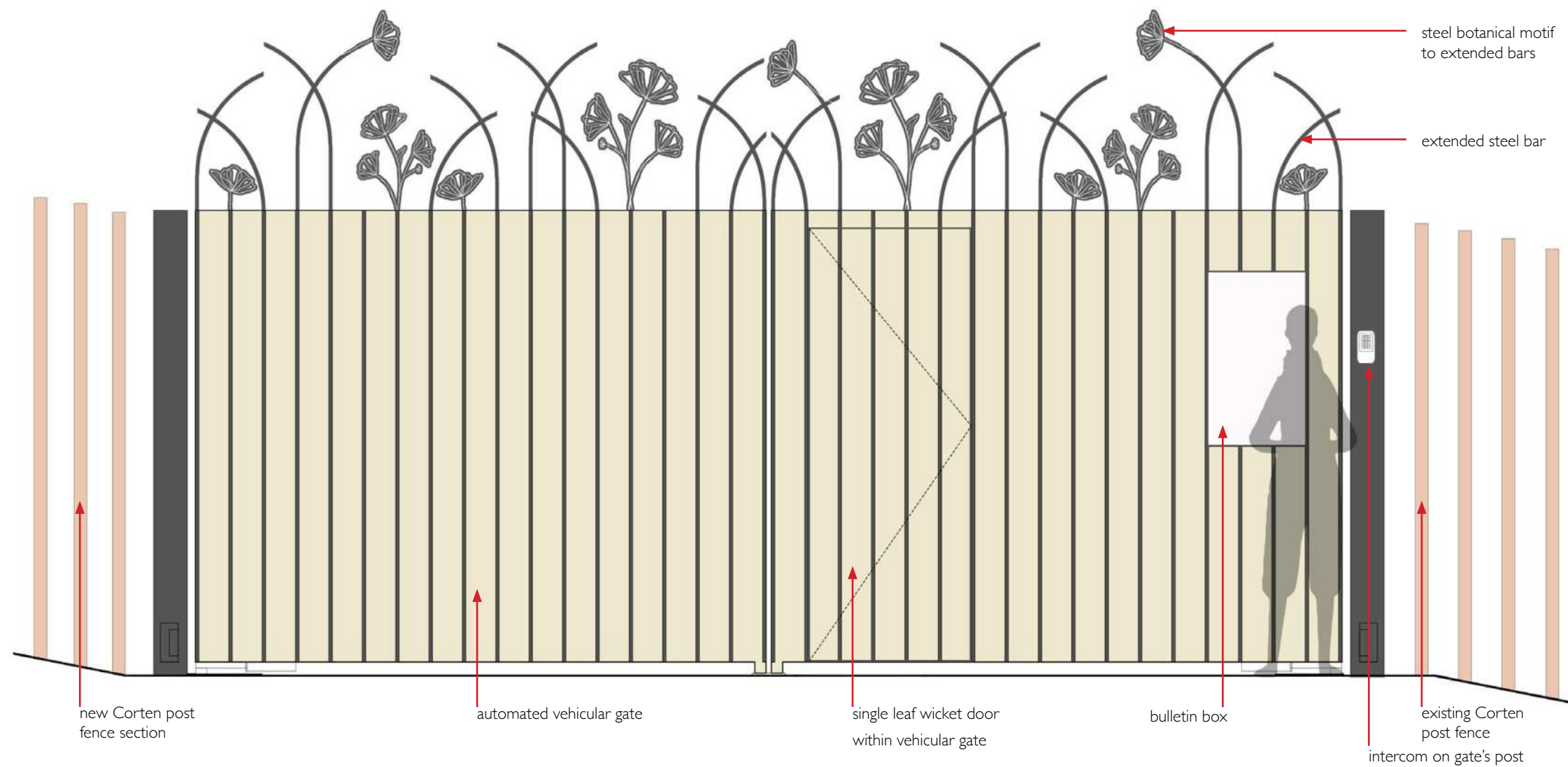


Hawthorn
Crataegus monogyna

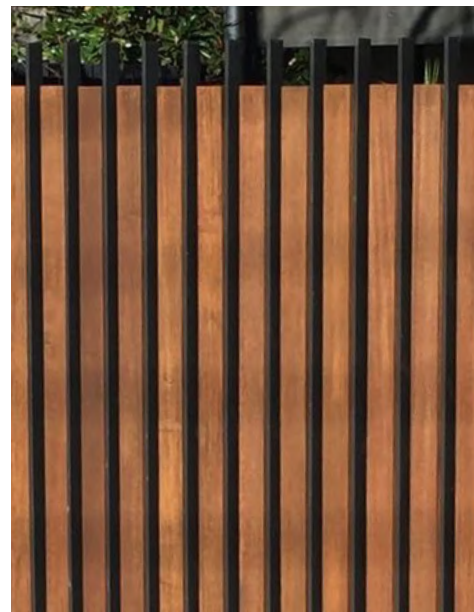
The proposed planting palette picks up on the character of the existing woodland area at the rear of the glasshouse. It includes Oak (*Quercus robur*), Birch (*Betulus pendula*), Hawthorn (*Crataegus monogyna*), Hornbeam (*Carpinus betulus*), Blackthorn (*Prunus spinosa*) and Guelder Rose (*Viburnum opulus*), underplanted with ferns and flowering plants for seasonal interest.

All the trees that due to the construction work will need to be relocated will be accommodated in this area.

To reinforce the identity of the new arrival and gathering space a double row of Bird Cherry trees (*Prunus avium*) in a crescent shape will be introduced.



Elevation of proposed entrance gates



Painted steel with timber infill gate



Extended steel bars



Examples of botanical motifs

It is proposed the existing double leaf vertical bar gates will be replaced with new metal gates of a similar size and proportion, located in the same position on the boundary. The new gates will be painted metal with a floral motif on the top of the leaves as illustrated on the accompanying elevation. The gates will be automated, with a pedestrian gate and bulletin box incorporated into the design.



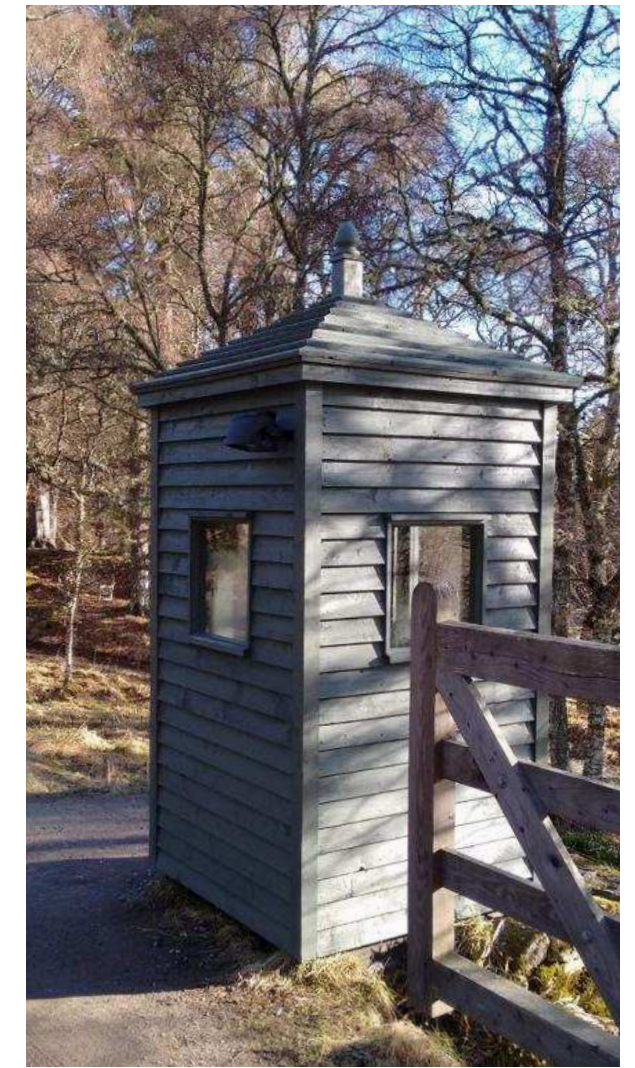
Gate house location Plan



Example of circular cabin



Historic example of rudimentary guardhouse



Example of timber gate house



Example timber cabin in woodland setting

There will be a gatehouse as part of the new proposals. This diminutive single story timber structure is located near the entrance to the gardens on the right-hand side. It is to act as an information point for visitors to the garden and will be manned during events and functions. Being timber, it will mimic the design of the structures already constructed on site and hence blend into the natural surroundings of the gardens.

