



299 - The Biggin

Landscape Strategy

02/26: Planning Issue

Michael Collins Architects

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Note - Do not scale from this document, scales indicative.



Concept Sketches - The Biggin from Hitchin Market/Biggin Lane



Existing Street Condition

When approaching The Biggin from Hitchin Market, the building is obscured by a worn timber fence which is in extremely poor condition, with signs of rot and overgrown shrubbery. The timber fence is considered to have no historical significance. The site is accessed through a new timber gate opening in the fencing.

Intention

The intention is to improve the relationship between The Biggin and the market by improving sight lines. It is proposed that the current fencing is removed and replaced with a more traditional iron cast railing on a brick plinth which will both open up views to the building and be more in-keeping with the historic fabric. A historic building information panel will be incorporated the railing.

Existing Street Condition, North Elevation



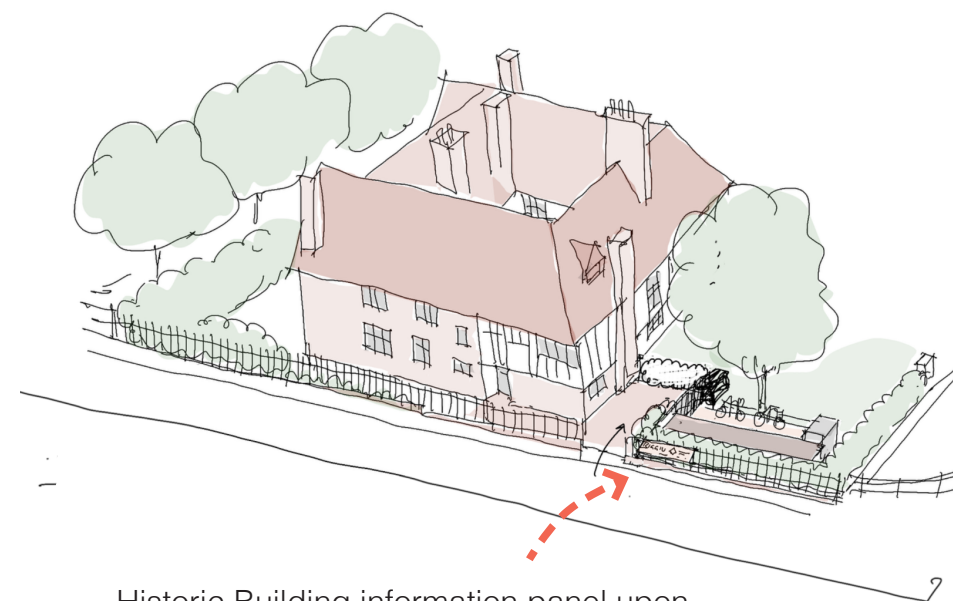
Bronze tone light fittings at doorway



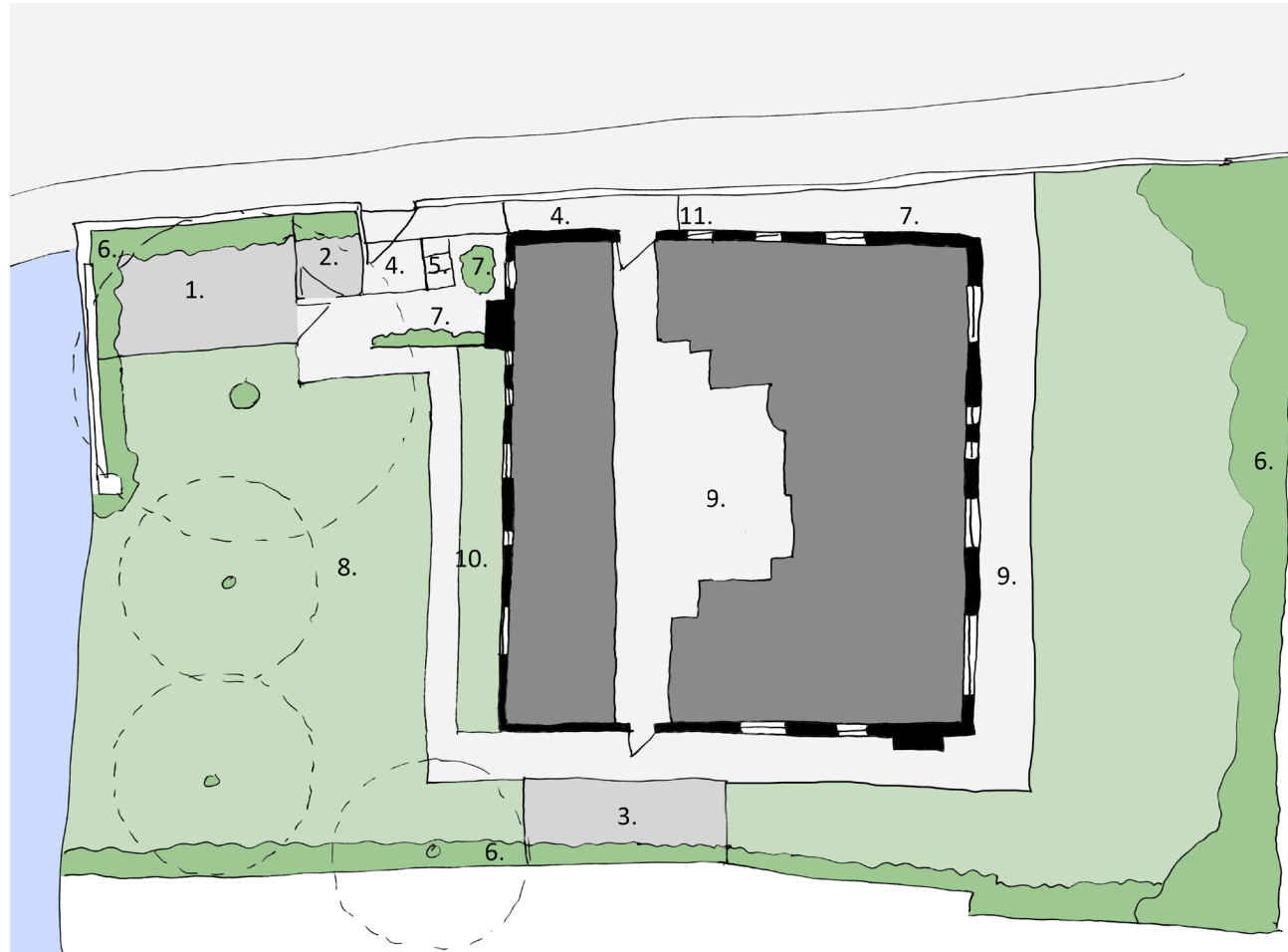
Ball Top Cast Iron Railing



Brick Retaining Wall to match The Biggin in colour and texture



Historic Building information panel upon entrance



Landscaping Sketches - New Bin and Cycle Store

1. Bin Store
2. ASHP
3. Bike store
4. Ramp
5. Steps
6. Plant trimmed back
7. New planting
8. Brick sett paving
9. Permeable paving
10. Low level lighting guiding path to cycle store
11. Gate
12. New French drain



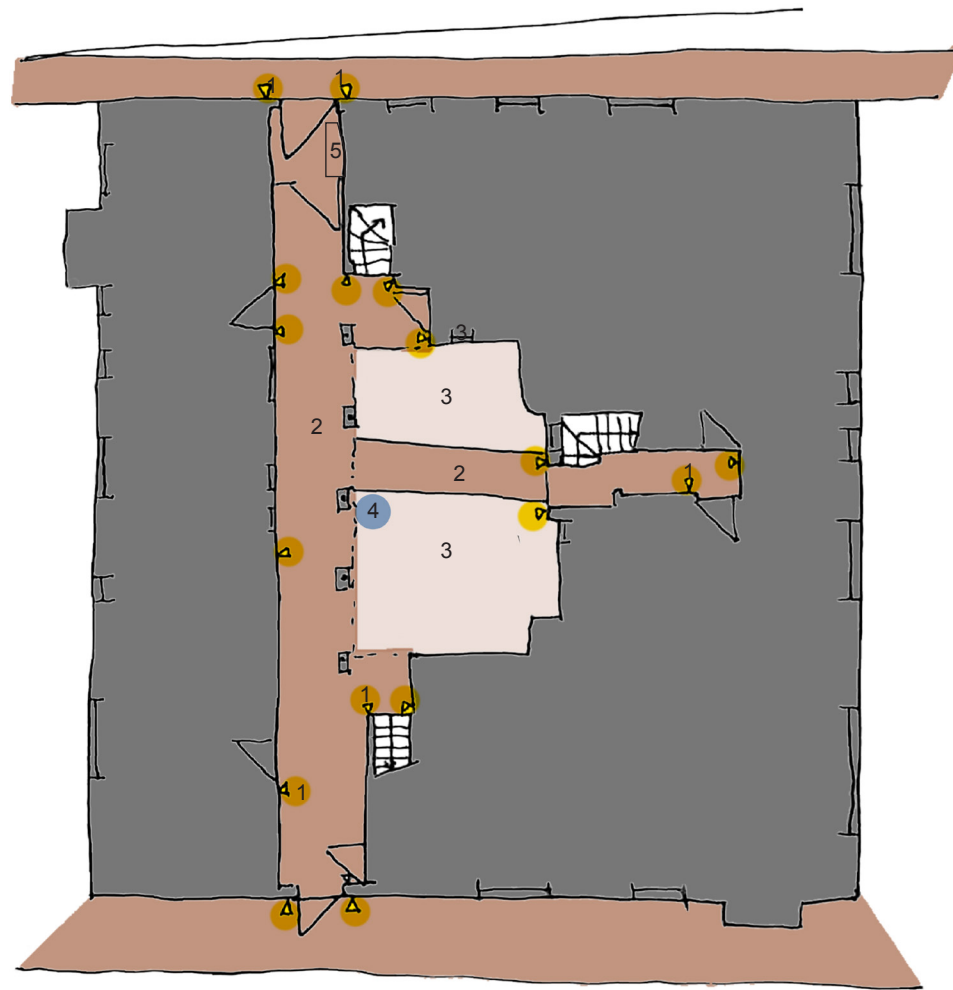
Existing Bin Store

The existing bin store is poorly managed and in very poor condition. For collection, bins have to be pulled along soft landscaping and lifted up a step.

Intention

The intention will be to separate the bin store from the garden and introduce solid paving to improve accessibility for collection. A larger more appropriate area will reach the desired capacity for the proposed flats, the option of communal or partially communal bins is to be defined.

Existing Bin Store Upon Entrance



Bronze tone light fittings a stairwells

1. Bronze light fittings
2. Brick sett paving
3. Permeable paving
4. Water feature reinstated
5. New post box

Internal Courtyard Landscaping Plan Sketch



Existing Courtyard in very poor condition, damp and littered



Water pump pictured in The Biggin courtyard 1895

Existing Courtyard

The existing courtyard is in very poor condition due to significant levels of moisture build up. An exposed aggregate ground finish fails to drain surface rainwater leading to moss and algae growth. The space is littered. All flats are accessed via stairwells which lack presence from the courtyard.

Intention

The intention will be to restore the environmental condition of the courtyard by addressing the damp and moisture build up and reinstating historic features. The exposed aggregate surface paving will be removed and permeable surface materials brought in whilst minimising the extent to which ground is excavated, due to the sensitive and archaeological significance of the ground. A water feature will be incorporated within the courtyard, echoing the historic imagery from 1895 picturing a water pump within The Biggin courtyard. Wayfinding to flat stairwells will be improved with subtle bronze light fittings matching those introduced on the north and south external elevations.



Notes:

- a. New paved communal bin store
- b. New ASHP restricted access
- c. Gravel pathway
- d. New bike store
- e. New French drain around building perimeter
- f. Restored brick sett paving
- g. Historic water pump reinstated
- h. Permeable paving
- i. Low level lighting guiding to bike store
- j. Removal of existing bin store fencing
- k. New post box

- Downtakings
- Proposed fencing/railing
- Site boundary
- Ownership outside of site boundary



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Revisions:

- Notes:
1. This drawing is copyright.
 2. These layouts are preliminary until further surveys are undertaken.
 3. Scale and boundaries are indicative.
 4. Ownership boundary indicative based on OS data.
 5. Red dotted line is shown as site boundary.
 6. Elevation key plan not to scale.
 7. Dimensions shown are indicative only and subject to survey

Michael Collins Architect Ltd

The Biggin
Job No. 299 Site Plan as Proposed
Stage: Stage 3
Status: For Information

002
REVISION: R01 Scale 1:50 @A1