

PROPOSED SOFTSCAPING – Application Ref: 2020/4667/P



38 Frognal Lane, Hampstead. NW3 6PP

February 2024

We have taken guidance from the Redington Frogmal Neighbourhood Plan and Policy BG1 as follows:

- We are proposing 4 new trees at the rear and 5 at the front - all have been chosen because of their biodiversity value as well as their aesthetic value to enhance the conservation area. The chosen trees and their proposed size at planting are shown on the following pages.
- We are proposing 27 linear meters of native mixed hedging in the rear garden. Details in following pages.
- We are proposing 19 linear meters of native holly (*Ilex aquifolium*) hedging to the front boundary.
- Hard landscaping areas have been kept to the functional minimum, and natural materials selected where possible. In the rear garden, brick pavers will be bedded on sand outside the basement slab to ensure permeability.
- A water bowl feature has been included which could be used by wildlife as a water source.
- A green roof has been added on the cycle storage and ASHP enclosure

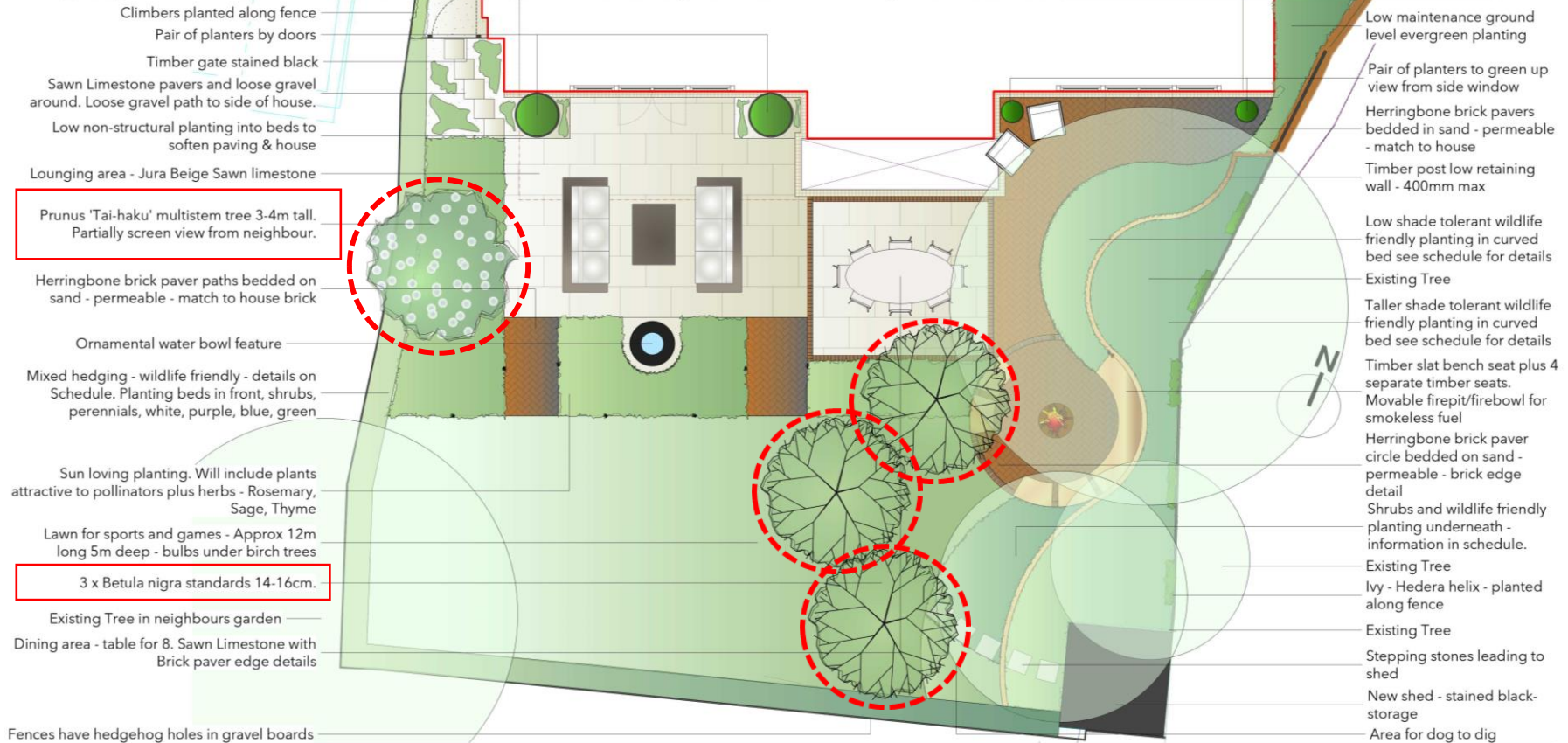
- Total ground area of green infrastructure in Rear garden: 135.0 sq m
- Total ground area of green infrastructure in Front Garden: 53.5 sq m

- The Urban Greening Score for the combined Front and Rear gardens is 0.44.

REAR GARDEN - PROPOSED TREES


We have taken guidance from the Redington Froggnal Neighbourhood Plan and Policy BG1 as follows:

We are proposing 4 new trees at the rear - all have been chosen because of the biodiversity value as well as their aesthetic value to enhance the conservation area. We are proposing 27 linear meters of native mixed hedging in the rear garden. Details of hedging mix in additional document: Proposed Softscaping 38 Froggnal lane
 Hard landscaping areas have been kept to the functional minimum, and natural materials selected. In the rear garden, brick pavers will be bedded on sand outside the basement slab for permeability.
 A Water bowl feature has been included which could be used by wildlife as a water source.
 Total ground area of Green Infrastructure in Rear garden: 135 sq m. The Urban Greening Score for the Front and Rear gardens combined is 0.44



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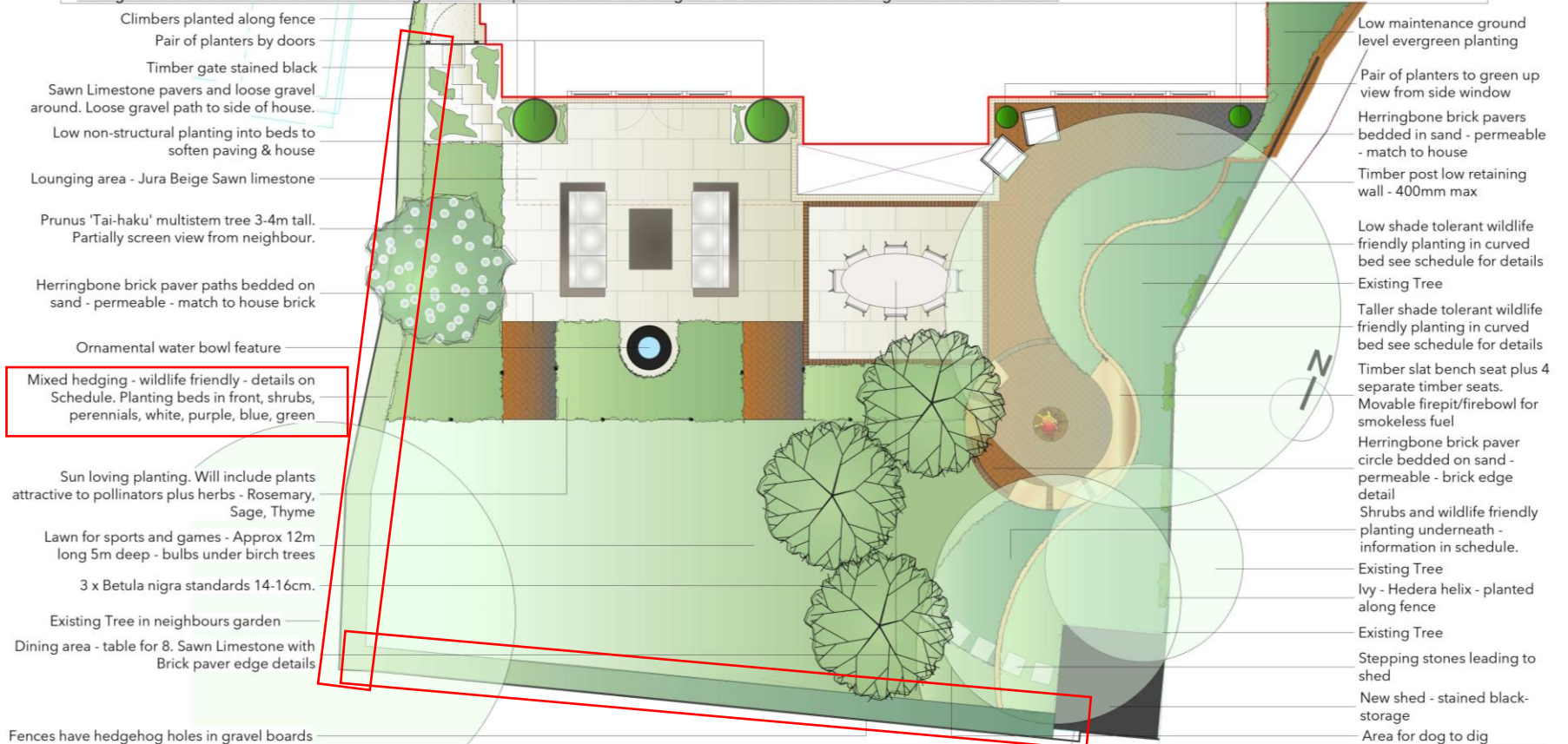


Client Address: 38 Froggnal Lane Hampstead, London NW3 6PP		Project No: RWA0078_Froggnal Lane NW3 6PP		Purpose of Drawing	Checked	Signed Off	Issue Date	Revisions:
				Information	<input type="radio"/>	--	--	-/-/-
				Consent	<input checked="" type="radio"/>	RW	RW	19/02/24
Sheet Title: 005-01 Master Plan Back Garden - February 2024				Tender	<input type="radio"/>	--	--	-/-/-
Date: 19/02/2024	Drawing No: 005-01	Sheet No: Sht-25		Construction	<input type="radio"/>	--	--	-/-/-
Scale: 1:75	Paper Size: A3	Drawn by: PB		Handover	<input type="radio"/>	--	--	-/-/-

REAR GARDEN - PROPOSED HEDGING

We have taken guidance from the Redington Froggnal Neighbourhood Plan and Policy BG1 as follows:

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- Climbers planted along fence
- Pair of planters by doors
- Timber gate stained black
- Sawn Limestone pavers and loose gravel around. Loose gravel path to side of house.
- Low non-structural planting into beds to soften paving & house
- Lounging area - Jura Beige Sawn limestone
- Prunus 'Tai-haku' multistem tree 3-4m tall. Partially screen view from neighbour.
- Herringbone brick paver paths bedded on sand - permeable - match to house brick
- Ornamental water bowl feature
- Mixed hedging - wildlife friendly - details on Schedule. Planting beds in front, shrubs, perennials, white, purple, blue, green
- Sun loving planting. Will include plants attractive to pollinators plus herbs - Rosemary, Sage, Thyme
- Lawn for sports and games - Approx 12m long 5m deep - bulbs under birch trees
- 3 x Betula nigra standards 14-16cm.
- Existing Tree in neighbours garden
- Dining area - table for 8. Sawn Limestone with Brick paver edge details

- Low maintenance ground level evergreen planting
- Pair of planters to green up view from side window
- Herringbone brick pavers bedded in sand - permeable - match to house
- Timber post low retaining wall - 400mm max
- Low shade tolerant wildlife friendly planting in curved bed see schedule for details
- Existing Tree
- Taller shade tolerant wildlife friendly planting in curved bed see schedule for details
- Timber slat bench seat plus 4 separate timber seats.
- Movable firepit/firebowl for smokeless fuel
- Herringbone brick paver circle bedded on sand - permeable - brick edge detail
- Shrubs and wildlife friendly planting underneath - information in schedule.
- Existing Tree
- Ivy - Hedera helix - planted along fence
- Existing Tree
- Stepping stones leading to shed
- New shed - stained black-storage
- Area for dog to dig

Fences have hedgehog holes in gravel boards

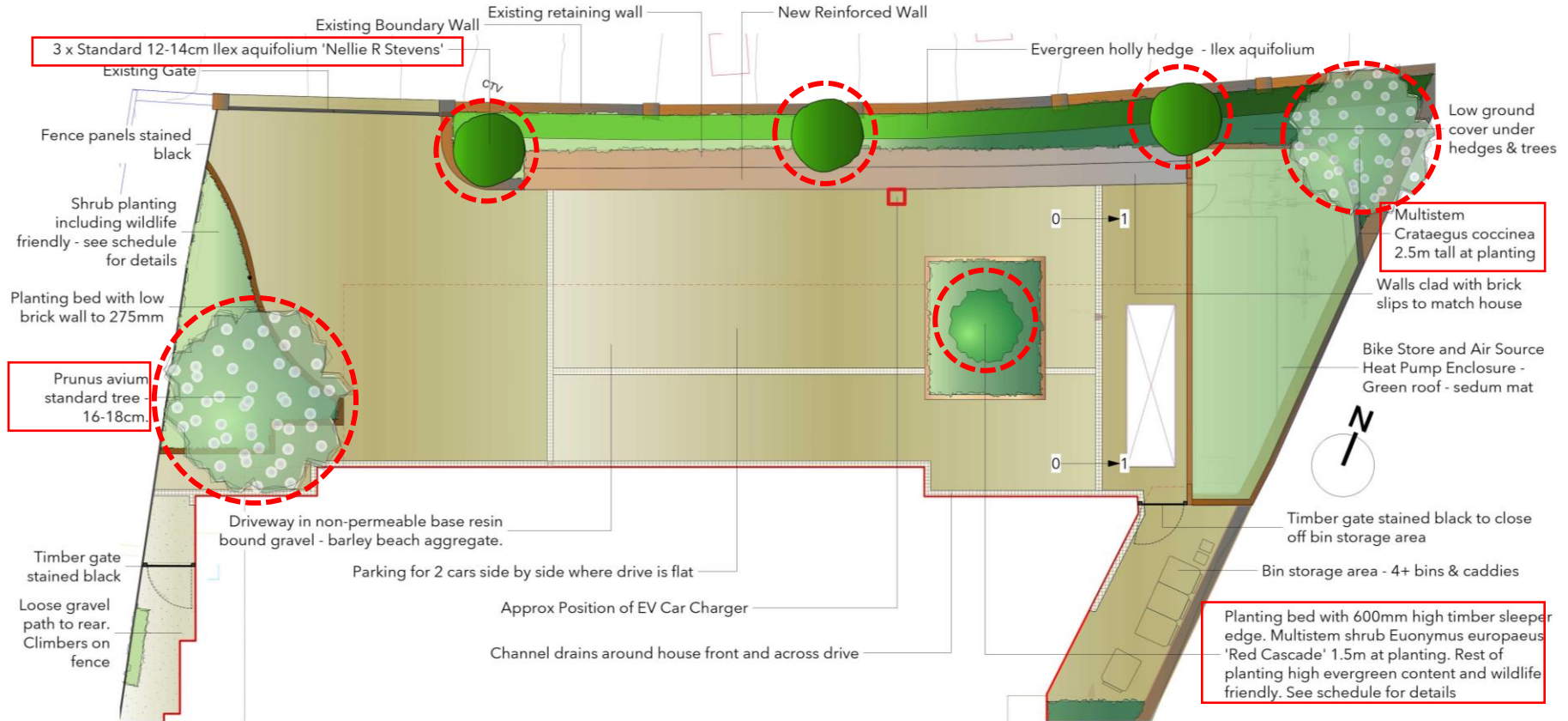
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Sheet Title: 005-01 Master Plan Back Garden - February 2024				Information	<input type="radio"/>	---	---	
Date: 19/02/2024				Consent	<input checked="" type="radio"/>	RW	RW	19/02/24
Drawing No: 005-01				Tender	<input type="radio"/>	---	---	
Sheet No: Sht-25				Construction	<input type="radio"/>	---	---	
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FRONT GARDEN - PROPOSED TREES & FEATURE SHRUB

We have taken guidance from the Redington Froggnal Neighbourhood Plan and Policy BG1 as follows:
 We are proposing 5 new trees at the front- all have been chosen because of the biodiversity value as well as their aesthetic value to enhance the conservation area.
 We are proposing 19 linear meters of native Holly (Ilex aquifolium) hedging in the front garden. Details in additional document: Proposed Softscaping 38 Froggnal lane
 Hard landscaping areas have been kept to the functional minimum.
 A green roof has been added on the cycle storage and ASHP enclosure.
 Total ground area of Green Infrastructure in Front garden: 53.5 sq m. The Urban Greening Score for the Front and Rear Gardens combined is 0.44




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	Sheet Title: 005-02 Master Plan Front Garden - February 2024				Tender	<input type="radio"/>	--	--	-/-/-
	Date: 19/02/2024	Drawing No: 005-02	Sheet No: Sht-26	Construction	<input type="radio"/>	--	--	--	-/-/-
	Scale: 1:75	Paper Size: A3	Drawn by: PB	Handover	<input type="radio"/>	--	--	--	-/-/-

FRONT GARDEN - PROPOSED HEDGING

We have taken guidance from the Redington Froggnal Neighbourhood Plan and Policy BG1 as follows:

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				Handover	<input type="radio"/>	--	--	--/--/--	

REAR GARDEN TREES & HEDGING CHOICES BY CRITERIA

Name	Size at Planting - Trees only	Good for Pollinators	Good for insects	Good for Wildlife
Betula nigra x 3	Standard 14-16cm girth Approx 3.5-4m tall		X	X
Prunus 'Tai-haku'	Multistem 3-4m tall	X	X	X
Hedging - Crataegus monogyna - 50%	NA	X	X	X
Hedging - Acer campestre - 10%	NA	X	X	X
Hedging - Ilex Aquifolium - 10%	NA	X	X	X
Hedging - Viburnum opulus - 10%	NA	X	X	X
Hedging - Euonymus europaeus - 10%	NA	X	X	X
Hedging - Prunus spinosa - 10%	NA	X	X	X

FRONT GARDEN TREES, FEATURE SHRUB & HEDGING CHOICES BY CRITERIA

Name	Size at Planting - Trees only	Good for Pollinators	Good for insects	Good for Wildlife
Ilex 'Nellie R Stevens x 3	Standard 12-14cm girth Approx 3 - 3.5m tall	X	X	X
Crataegus coccinea	Multistem 2.5m tall	X	X	X
Prunus avium	Standard 16- 18cm girth Approx 4-4.5m tall	X	X	X
Feature Shrub - Euonymus europaeus 'Red Cascade'	NA	X	X	X
Hedging - Ilex Aquifolium - 100%	NA	X	X	X

REAR & FRONT GARDEN ADDITIONAL PLANT CHOICES

The following plants will be included:

Shrubs

Rosa rugosa 'Alba'
Viburnum opulus
Cornus sanguinea 'Midwinter Fire'
Euonymis alatus
Sarcococca hookeriana
Skimmia japonica 'Kew Green'
Salvia Rosmarinus

Perennials

Bergenia 'Bressingham White'
Pulmonaria 'Sissinghurst White'
Geranium 'Johnsons Blue'
Helleborus x hybridus
Digitalis purpurea f 'Alba'
Iris 'Flight of Butterflies'
Verbena hastata
Nepeta 'Six Hills Giant'
Symphyotrichum 'Little Carlow'

UK native ferns

Polypodium vulgare
Blechnum spicant
Asplenium scolopendrium

Bulbs

will be planted into beds according to sun requirements. Crocus and Narcissus will be planted into lawn under Birch trees

Galanthus nivalis
Allium 'Mount Everest'
Crocus tommasinianus
Narcissus 'Thalia'
Anemone nemorosa

Climbers

Hedera helix 'Glacier'
Trachelospermum jasminoides

Additional plants will be chosen wherever possible from the *RHS Plants for Pollinators* lists and from the document *6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Habitat*.

Those plants marked in yellow have high value for wildlife