TREETEC
Scorrier Redruth Cornwall TR16 5AT

5B Prince Arthur Road. London. NW3 6AX

LB Camden consent notice 2020/5974/P.

Town and Country Planning Act 1990 (as amended).

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

To release condition 10

No development (excluding demolition) shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing.
Details should not allow for more than one off-street parking space to be accommodated on site. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.
Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and to ensure that the development does not create additional off-street car parking in accordance with the requirements of policies A2, A3, A5, D1, D2 and T2 of the London Borough of Camden Local Plan 2017 and Policies BA1, NE4, DH1 and DH2 of the Hampstead Neighbourhood Plan (2018).

(condition 12- for reference - All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.
Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies BA1, NE4, DH1 and DH2 of the Hampstead Neighbourhood Plan (2018).

Please refer to the condition 10 Landscape structure plan.

It is known that incoming householders here will cultivate their garden.

The condition release landscape proposals are;

- To provide suitable boundary treatment screening.
- To secure the existing rear Copper Beech and Magnolia.
- To suggest companion biodiversity planting.
- To provide turf which requires minimal irrigation.
- To provide permeable paving.

The first part of the condition 10 release is identical as the last part of condition 15 release.

Rear garden works will be carried out at the end of all other construction with the exception of the new crossover which will be the very last task.

Rear Garden

Built features in the rear garden will be removed and the new pavilion and bike store will be assembled.

Inspection pits have shown a greater depth of anthropogenic material than would normally be expected and the underlying sub base to be conducive to root growth. Roots have been found to a depth of 1 metre.
Investigations have revealed that the garden room, paths, paving and raised beds are laid on concrete foundations.

The landscape proposal removes the built features in the rear garden and introduces topsoil to make greater permeable area yet more conducive to root growth.

The intention is to retain the garden building temporarily and use it for site welfare. This building is serviced. The existing access path will also be retained.

Existing paving and other built structures will be retained at this time and exposed soft areas and lawn covered with shuttering ply over lying 100 mm of *composted* woodchip.

Remove or retain selected shrubbery as per householders wishes can be done now or later.

The tree protection fence will be assembled with a squeeze gap to give access to the existing garden building path. It is a view that if this area has a dedicated use then it will not be "trespassed" on if constructors find that they would have been cramped for space elsewhere on site. The additional benefit of this is it will kill out existing turf and minimise weed growth during construction time.

When major site works are finished the tree protection fence can be dismantled and garden works carried out by hand here.

Garden work will be done using hand held tools only.

A rubber tracked power barrow can be used.
Rotovators cannot be used in the rear garden.

Remove tree protection fencing.

Retain shuttering ply on lawned area.

Strip out and dismantle garden building roof and elevations within its own footprint.

*Identify and retain existing service ducts for reuse**.***

Possibly the air source heat pump tubes can go down old drains otherwise these will be affixed to the new boundary fence .

(Method for building the new bike store and ASHP pavilion is described in conditions 6 & 15 release documents).

Remove or retain selected shrubbery as per householders wishes.

Fragment and remove garden building slab from south west to north west.
Lift pavers and fragment concrete footings.
Dismantle all other built rear garden paths and beds by hand.

Grind out large stumps by skimming **to grade** only.

Side boundary walls.

Make good side boundary brick walls and build up to required heights.
Assemble close boarded fencing on top of these walls to the same dimensions as present to give a completed internal height of 1.8 metres.
(Although treated soft wood could be used Larch is very cheap today and can be used for the feather edged boards untreated. Oak or Chestnut are better and if well seasoned will not shrink further and can be put up untreated).

Rear garden continued.

Assemble a 1.8 metre high close boarded fence along the rear boundary.

Remove the remainder of plywood sheets.

Make good all levels by addition of topsoil (introduced topsoil will be fleeted towards the base of retained trees to prevent any part of lower stems being buried up).

New plantings.

The wider the spacings and smaller the plants for native hedge species leads to a longer lived and more robust hedge. In this case the plan shows a Hornbeam hedge planted at 60 cm spacing . The plants are 40/60 cm open ground forest transplants. The planting strip will be mulched with woodchip to a width of 30 cm either side of the plants. The woodchip will be up to 10 cm deep and will be fleeted toward the base of the stems to avoid any contact.

The Liqiudamber "Worpelston" will give an unsurpassed lightshow in the autumn and will grow very rapidly. It will be planted as a "light standard" as described in BS 3936 part 1. A time proven method of standard tree planting is at the end of this document.

Soft planting beds will be covered to a depth of 10 cm with composted woodchip ready for householder planting.

The rear garden lawn will be turfed with rhizomatous tall fescue **(RTF)** which will put roots down to a depth of 1.5 metres. This will significantly aid drainage and porosity. This type of "waterwise" grass should never need irrigation.

It maybe householders decide to plant bulbs at the base of the Copper Beech.
A succession of small bulbs from Galanthus to Clivia will keep the lawnmowers and strimmers away from the base and root flares. Many bulbs have co evolved with trees. Alliums such as Ramsomes are rich in sulphur compounds and are known to be beneficial to ward off tree diseases.

New rear garden paving will be set on to sand and not concrete.
The basement lids can be covered with sand containing a small amount of organic material (a hoover term could be) "Amsterdam tree sand".

Yorkstone pavers can be set on this sand and the joints remain ungrouted.

Front garden.

The method for creating vehicular crossover is in the document to release condition 15.
This method describes how topsoil can be delivered at a strategically convenient time.

Construct new front garden walls, internal walls and garden path. The bricks used will match the stock housebricks.
The parking space can be on Amsterdam tree sand and the paving bricks laid in a herringbone fashion. The joints can remain un grouted. This is to aid surface water drainage and to help to keep the surrounding water status in balance.
Planting beds will be prepped and mulched to a depth of 10 cm with composted wood chip.
Two light standard Wild Service (Sorbus torminlis) will be planted in the roadside bed. These rare natives have the best amenity features and time will prove to be among the most climate resilient trees of all. One of the counterintuitive benefits of Wild Service is relatively slow growth- they can look like semi matures for years and illustrate that fresh look of a tree with a future. Again these can be underplanted with a succession of bulbs.

Close boarded fences can be fitted with Vine eyes and wires. Native Lianas such as Honey Suckle (Lonicera) can aid biodiversity.

Time tested generic method for planting standard trees.

British Standard 3936. 1992. Nursery Stock. part 1
illustrates the dimensions of standard trees.

Trees can be selected from those known to exhibit hydraulic redistribution and/or resilience to conditions caused by extremes of weather.

Many plants have co evolved with trees, for example Bluebells, and bring health benefits. Companion planting could be considered.

Trees will be selected and planted carefully so that they do not require staking. (think thigmomorphogenesis)

95 percent of success in tree planting is in the way trees are handled between lifting in the nursery and backfilling the planting pit.

Planters will reject any tree that has dried out roots.

Trees will be planted in square holes which are just big enough to take the entire root ball.
(A square hole helps to encourage roots to grow on outwards rather than around the planting hole).

The trees will be planted to their original soil mark and backfilled carefully ensuring layers are optimally firmed.

One of the priorities of looking after the environment is to reduce the turnover of treated tap water.
Water butts to collect roof water are a good way to irrigate garden plants.

Organic mulches preferably woodchip should be used.

Trees will be properly and regularly mulched so they do not need watering with tap water except in an exceptional prolonged drought (when there is no hosepipe ban).
Mulches will be fleeted towards the bases of trees so that no part of the stem is buried up.

In this location these Oaks will never require watering.
Growth will be impressive in the second season when the tree has got accustomed to its new rooting medium.
The rabbit / deer guard works very well because it is strong but very yielding polypropylene net and the pests can not get any satisfactory purchase on it.
Lawnmower and strimmer operators only go near these guards once.
In this case re mulching will also keep grass cutters at distance.
Spiral rabbit guards are also useful for urban plantings as well as rural.

The cost should be with the tree, its handling, planting technique and mulching rather than with horticultural industry paraphernalia.

Even rootballed heavy standards do not require staking if planted with care.

Tim Price. M.arbor.A

5B Prince Arthur Road
London
NW3 6AX

EX_100; EX_000; EX_001; EX_002; EX_003; EX_004; EX_005; EX_006; EX_007; EX_008; EX_009; EX_010; GA_000 Rev.D; GA_100 Rev.C; GA_101 Rev.D; GA_102 Rev.C; GA_103 Rev.C; GA_104 Rev.C; GA_105 Rev.C; GA_106 Rev.C; GA_200 Rev.C; GA_201 Rev.C; GA_202 Rev.C; GA_203 Rev.C; GA_204 Rev.C; GA_205 Rev.C; GA_206 Rev.C; GA_207 Rev.C; GA_208; GA_209; GA_210;
Basement Impact Assessment ref.9634_SL_GB_BIA 2.0 dated 18th Dec 2020 by Simpson Eng; Basement Impact Assessment Audit Rev.F1 Dated Dec 2020 by Campbell Reith; Sustainability and energy statement dated Jan 2022 by Iceni; Daylight/sunlight letter from David Maycox & Co dated 10/12/20; Tree survey and arboricutural method statement dated Nov 2020 by TreTec; Tree Protection Plan V2 Dated Nov 2020 and Addendum to Tree Surveys dated July 2021 by TreTec.