

**Landscaping Plan Pursuant to Condition No. 9 of  
Consent for Planning Application No. 2024/4651/P  
5 - 7 Adamson Road London NW3 3HX dated 23 October 2024**

**1 Condition 9**

- 9 No development 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. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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 in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

**2 Source information**

2.1 Factual Site Investigation by The CDS Group FSI

Address: 5-7 Adamson Rd, Belsize Park, London NW3 3HX.

Date: 6th June 2023.

Reference: ES0060.

The CDS Group, Building 51, Wrest Park, Silsoe, Bedfordshire, MK45 4HS

W: [www.thecdsgroup.co.uk](http://www.thecdsgroup.co.uk)

Submitted to support the planning application 2022/0706/P

2.2 Basement Impact Assessment BIA

LBHGEO Consulting Engineers

Date: February 2024

Reference: LBH4690bia v1.1

Submitted to support this planning application.

### 3 Results from the FSI and BIA

#### 3.1 The soils.

Depth (m bgl)	Soil Type	Description
GL to 0.30m	TOPSOIL	Black gravelly clayey TOPSOIL with brick and glass fragments
- 0.80m/1.00m	MADE GROUND	Dirty brown gravelly silty CLAY with brick fragments  Over  Reworked dirty orange-brown / grey mottled slightly gravelly silty CLAY. Gravels consist of fine to coarse sub-rounded flints. Rare brick fragments.
-2.00m+	Silty CLAY	Firm to stiff orange brown mottled grey slightly gravelly silty CLAY.

#### 3.2 Groundwater – none.

#### 3.3 Foundations

The proposed, relatively shallow excavations will not extend into the London Clay Formation proper.

The structural calculations specify a foundation depth of 0.45m.

### 4 Earthworks

4.1 The rear gardens slope up to the rear garden wall as shown on drawing 92. The gardens are surrounded by brick garden walls 0.3m thick; the rear wall is 1.5 m above ground level, the side walls are 1.5m at the rear and 1.85m at the front of the garden above ground level.

#### 4.2 Soil removal

The topsoil will be removed and stored adjacent to the rear wall after removing large fragments of brick and glass etc. The made ground soil will be removed and stored separate from the topsoil adjacent to the rear wall after removing large fragments of brick and glass etc.

During excavations for the rear extension, sufficient made ground soil will be retained for the infill while the rest of the soil will be disposed off-site. The retaining walls for the extension, the steps and the planting beds will be constructed.

Drainage of water from the terraces and from the hydrostatic pressure waterproofing of the extensions will be via the existing drains as shown on drawing 91.

The made ground soil will be back filled and the topsoil levelled on top and in the planting beds. Paving slabs will be laid on the patio areas and terraces as shown on drawing 92.

#### 4.4 Front gardens and side passages – no landscaping will take place.

## **5 Planting**

See drawing 91 - Landscaping

### **Grass**

The ground will be levelled, then the soil thoroughly aerating with a garden fork to allow airflow and oxygen into the ground and to break up any compacted areas of soil, then add in a mix of good quality, fresh topsoil.

Lawn turf will have a specially blended grass seed mixture designed for clay and heavy clay soil conditions. The tall fescue component has a strong deep rooting system which not only allows it to penetrate your clay soils effectively but ensures a drought-tolerant lawn, especially in clay soils that are prone to dryness. The perennial ryegrass in this mix makes way for a fast-growing and hard-wearing lawn to thrive.

### **Borders surround the sides and rear of the grass**

Levelled and filled with a topsoil for flower beds and borders, a natural blend of finest quality Kettering Loam and Organic Compost is screened to 10mm making it light and friable with increased nutrient and organic content over the standard screened topsoil.

### **Planting**

The original brick walls are an attractive feature surrounding the gardens and will be conserved. Planting will complement the walls while avoiding covering and dominating them

Shrubs will be planted in clumps as shown on the plan. Such as hydrangeas, roses, lilacs, or butterfly bush for their beautiful blooms and foliage.

Perennials will be planted, taller plants positioned towards the back, and shorter plants towards the front. Including lavender, salvia, coneflower, daylilies, and ornamental grasses to provide structure, colour and interest throughout the seasons. Planted at 30cm spacing for rear and front rows.

**Border on the front edge of the grass and planting beds between the patio and grass above**

The border and the two beds in the wall will be filled with a topsoil for flower beds and borders, a natural blend of finest quality Kettering Loam and Organic Compost is screened to 10mm making it light and friable with increased nutrient and organic content over the standard screened topsoil.

The beds will be planted with hardy perennials, drought tolerant and suitable for partial shade. A combination for upright plants such as

Campanula, Heuchera, Vinca, Viola, Pansies, Wallflowers

and cascading plants such as:

Creeping Phlox, Trailing Lobelia, Creeping Thyme, Virginia Creeper

