

PROPOSED FRONTAGE LANDSCAPE IMPROVEMENTS

LAND AT QUALITY HOTEL, 5-7 FROGNAL, NW3 6AL

Appraisal carried out Jan 2025 (see **Draffin Associates Dwg nos. 909/01,02 – 25/2/25**)

EXISTING SITE

- 1.01 The application site is located to the north of Frognal approximately 100m from the junction with A41 Finchley Road. The site lies 300m east of Finchley centre.
- 1.02 Apart from along the road frontage, visually the site is enclosed by existing mature vegetation and built form. The site lies within the Redington Frognal Neighbourhood Plan Area with an objective that includes the preservation and enhancement of the existing picturesque garden suburb.
- 1.03 The 0.01ha site appears to have limited permeability.
- 1.04 The site is bounded by existing residential properties along Frognal. 4-5 storey buildings dominate the west sloping streetscape.
- 1.05 The site is enclosed by a podium landscape frontage and rear boundary tree screen. There are some mature boundary trees and clipped hedging. Frognal street trees are covered by a TPO. Species include *Ash and Sycamore*. (see **DA tree report dated 30/1/25**) The LBC tree officer has recorded the loss of a TPO crabapple tree and requested suitable replacement tree planting.
- 1.06 The frontage hard and soft landscape treatment is in decline with cracked paving, dislodged planter retaining walls and a mature tree canopy restricted by highway and servicing safety constraints. There is also a need for an accessible hotel delivery parking space in a more robust landscape proposal noting the public environment.

2.00 PROPOSAL

- 2.01 There is scope to enhance the site within the proposed development while providing new amenity planting in scale with the future site improvements and locality. This will include replacement TPO tree planting.
- 2.02 The development proposals will provide environmental enhancement by agreed detailed landscape proposals that includes selective street tree planting, appropriate permeable hard landscape finishes and enclosure details. Clipped hedging and metal railings enclosure have been incorporated within a re-modelled podium landscape treatment to enhance enclosure. This will include cube headed shade tree planting with permeable paving, uplit seating and seasonal groundcover / herbaceous planting. This will be managed for hotel residents amenity and noting the location are considered more practical than crabapple species. (see **landscape proposals Dwg no. 909/02**)

- 2.03 **The contractors working area will be clearly fenced off prior to all construction work. Site setup and working arrangements should comply with contract CDM requirements.**
- 2.04 All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management. (see dwg note)
- 2.05 **No topsoil should be removed from site until the contractor has ensured that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.**
- 2.06 The new layout will include enhanced hotel residents front garden enclosed by robust metal fencing and decorative screens. The re-modelled raised podium parking areas will include new amenity trees and clipped hedging to restrict headlight glare together with low level lighting specified and controlled to minimise impact on any sensitive bat/ wildlife corridors.
- 2.07 All construction working areas to be reinstated as soft landscape areas in accordance with the detailed soiling specification.
- 2.08 Subsoil to be well drained and all hard break out to be completed to minimum 600mm depth - 1200mm for treepits.
- 2.09 Topsoil depths to be 150mm grassed areas, 450mm planted areas and tree pits subject to detailed soiling specification. (Any topsoil to satisfy BS.3882.2015).
- 2.10 All tree plant material to be airpot grown/ rootballed unless agreed otherwise with client.
- 2.11 All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility or thoroughly incorporate 'ROOTGROW' mycorrhiza or similar approved product with topsoil to improve soil fertility applied in accordance with suppliers recommendations.
- 2.12 All plant material to be thoroughly watered in and lightly pruned as necessary to aid plant establishment.
- 2.13 All beds to be mulched to 100mm depth with medium grade coarse bark after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
- 2.14 All plant material to be guaranteed for 24 months against all reasonable defects.
- 2.15 All nursery stock trees to be supported by 2no short stakes, crossbar, TOMS cushioned tree ties & fitted with 75mm perforated irrigation pipe unless agreed otherwise agreed with the landscape consultant.

- 2.16 Any services or new access excavation related to the development should be routed away from the canopies of retained offsite trees/ boundary hedging. **See DA proposed tree protection plan (dwg no. 909/01)**
- 2.17 All new service connections should be routed away from any tree root protection areas.
- 2.18 Post construction handover all landscape areas will become the responsibility of the hotel owner who will undertake all routine management works and regular tree condition inspection.
- 3.00 **MANAGEMENT**
- 3.01 **Responsibilities** – Landscape practical completion is scheduled for autumn 2025. Until legal handover or during the first 12 months landscape management will be undertaken within the building contract as part of the defects liability period by the appointed landscape subcontractor. Then in accordance with the planning condition any planting defects that occur during the subsequent 5 years after completion will be rectified by the owners. Any trees or other plants which, within this period die, are removed, uprooted, are significantly damaged, become diseased or deformed will be replaced during the next planting season with others of the same size, species and quality. A tidy and healthy landscape setting to the development should be maintained at all times.
- 3.02 **Design and management objectives -**
- To enhance local environment
 - To improve nature conservation
 - To comply with planning conditions
- 3.03 **Operation** - The dedicated management contractor will be responsible for owners area site maintenance, landscape amenity management, hedging and treeworks. Suitable specialist contractors/ arboriculturalists will be employed and any necessary treeworks agreed prior to implementation.

Routine actions will include

- 3.04 amenity grass cutting fortnightly in growing season - all driveway & parking verges/ building margins. Outer marginal hedgerow areas will be managed for conservation and cut twice annually in accordance with the project ecologist recommendations.
- 3.05 weeding all amenity planting areas/raking gravel areas.
- 3.06 manage boundary hedging and cube headed trees for amenity.
- 3.07 clipped parking area, road verge hedge trimming to establish density and boundary division.
- 3.08 pruning all woody plants to remove deadwood and achieve overall balanced canopy.

Routine actions cont

- 3.09 firming up plant material, adjusting tree ties, climber supports.
 upon tree establishment or after 3 years all tree stakes to be removed, tree guards reviewed.
- 3.10 watering throughout the growing season to ensure even growth rates of new planting, utilising irrigation pipe for establishment of any advanced nursery stock trees.
- 3.11 Allow for the supply of secondhand water by bowser. Additional watering visits of trees to be undertaken in initial establishment period subject to contractor review.
- 3.12 trim boundary planting to prevent nuisance to pedestrian & highway movement/ neighbouring property.
- 3.13 removing all litter and tidying all planting areas after any recorded vandalism.
- 3.14 all permeable hard landscaped block paving/ gravel areas should be kept free from weed growth and low obstructing overhanging branches.
- 3.15 all railings/ walling /gates to be kept in good repair.
- 3.16 all parking/ circulation areas to be kept free from litter and regularly swept.

Annual actions will include

- 3.17 tree condition survey checking for any dieback, structural damage and organising the appropriate tree surgery – timber arisings from agreed treeworks to be considered for log piles for habitat enhancement.
- 3.18 defects/vandalism replacement planting with similar species, size and form with appropriate support and rabbit protection as necessary within the next recognised planting season (Nov – Mar)
- 3.19 re-mulching all designated planting areas with max 100mm depth medium grade coarse bark to assist plant establishment.
- 3.20 boundary fencing - maintain all railings/ fencing/ walling in good repair clear of all shared driveway/ adjacent property.
- 3.21 five year programme tree review - establishment growth to be reviewed and will be given top-up ‘ROOTGROW’ mycorrhiza treatment to encourage improved root development.
- 3.22 Works to be carried out in accordance with the suppliers detailed recommendations.

Monitoring – all queries should be reported to the retained landscape contractor who will liaise with the owner/ project arborist where appropriate.