

## Garden Plan: 17 Glenloch Road, NW3 4DJ

### **Condition 5:**

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 the Council.

There will be planting across the majority of the border as shown in the diagram below:

Along the side walls there will be *Berberis thunbergii* admiration. Also mixed in will be various herbs.

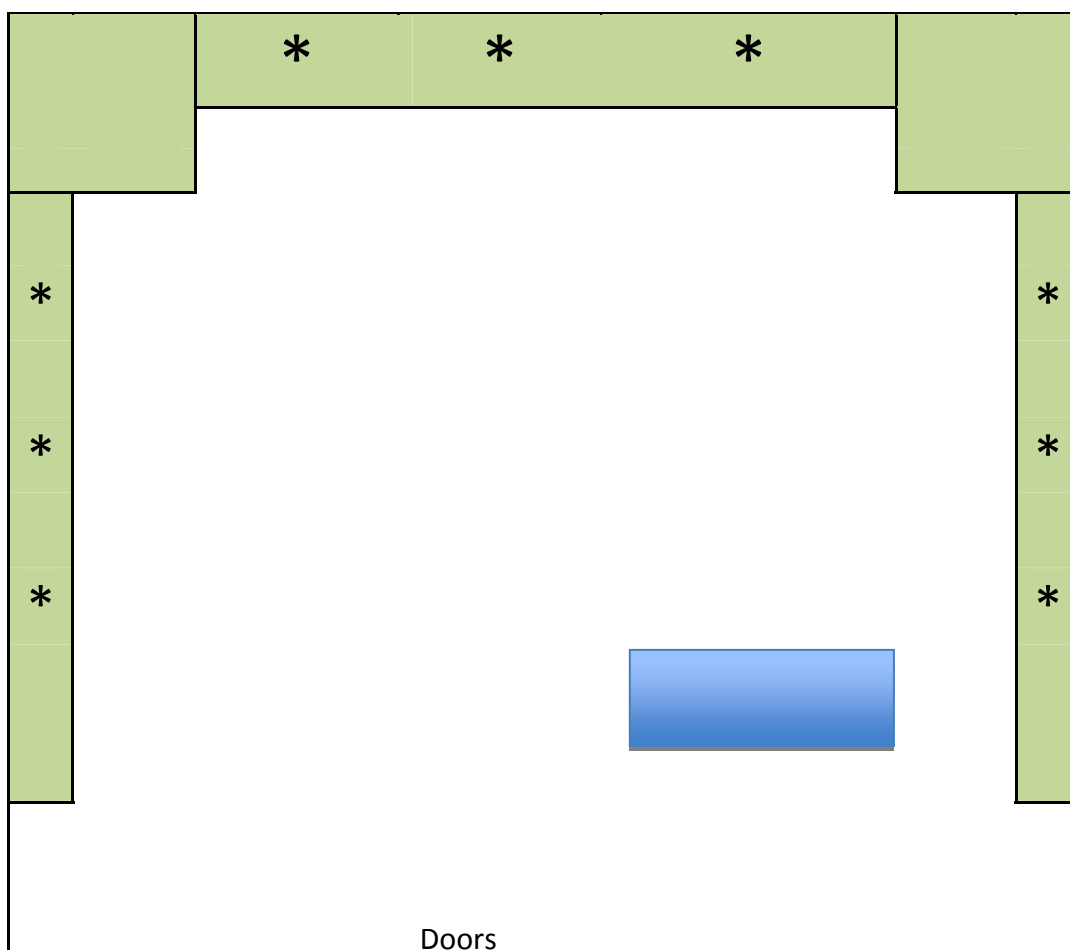
Along the back wall will be *Bambusa textilis gracilis*, which is a bamboo that does not multiply and overtake the garden. This will provide similar cover for neighbours as is currently in place.

The corners shall have a ficus style bush.

The left and back walls will remain as the existing brickwork. The right wall is currently a wood fence and will be replaced with a new hard wood fence.

Surface tiles will cover the center area to allow for a table and chairs. There is a 1m/2m floor glass to provide light to the basement area below.

The Garden measures 5791(l) by 4500(w) mm or 19(l) by 15(w) feet.



## **Drainage**

Ensuring good garden drainage is important for a healthy garden. Apart from water, a majority of plants require air around their roots as well. Therefore, if the soil drainage is poor, so will the air supply, and the plants will suffer in the process. A garden drainage system will ensure that excess water is removed, plants are healthy and the building structure is free of foundation damage.

Slot drainage systems are typically used to intercept rainwater and carry it away to a drainage point. They come as a u-shaped cross-section made from polymer concrete or plastic, with plastic or metal grating over the top. Slot drainage systems are normally fitted when the flagstones or block paving is laid.

A non permeable paving will be layed to falls under the table area, utilising a slot drain (see product leaflet attached). The building control body will approve this method for the management of the surface water. The system will be connected to the current rainwater drainpipes.



Please see attached details on slot drainage systems

## **Maintenance**

Garden maintenance is a daily activity of watering, pruning, weeding, planting and ensuring the surfaces are clean, safe and attractive.

General seasonal activities include:

Winter: Hard pruning, weatherising

Spring: Planting, weeding, feeding, fence painting, tile cleaning

Summer: Bush trimming, weeding

Autumn: Pruning, leaf clearance, planting

Yearly maintenance of the drainage system will ensure the surface water is carried away appropriately.

## **Architect Drawings:**

121-11E Ground and Basement drawings including approved basement room and view of the garden

121-13D Rear elevation, side section showing garden and continuity of soil retained to promote bio-diversity

121-14D Rear section and side section showing garden and continuity of soil retained to promote bio-diversity

121-16D East elevation and section showing garden and continuity of soil retained to promote bio-diversity

121-17A Rear basement structure with view of garden soil retained to promote bio-diversity