

September 2012

#### 1. Introduction

This paper describes the landscape design proposals for the external areas of the proposed development at 24-28 Warner Street designed by DLG Architects and given conditional Planning Approval on 23 December 2011 for:

Erection of basement and part three, four and five storey building to create 12 self-contained residential (Class C3) units (3x1, 6x2 & 2x3 bed market units & 1x2 bed intermediate affordable housing unit). [Application Ref. 2011/5129/P]

The existing site is approx. 300 sq.m and used as a timber yard and is described in detail in the Design and Access Statement July 2011 by DLG Architects. The rear courtyard is level and enclosed and provides access to adjoining properties (Figure 1).

The development proposal is for 12 apartments, see Figure 2 and includes the provision of a courtyard garden that borders the rear south facing elevation of the apartments, see Figure 3.

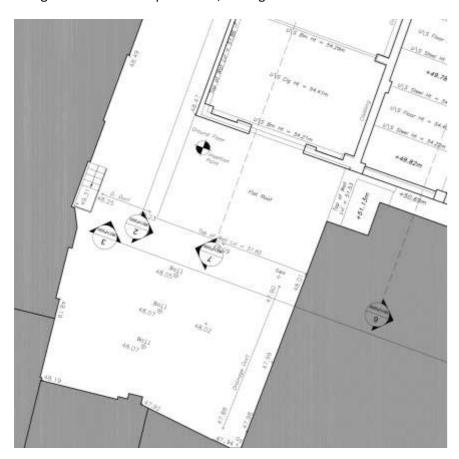


Figure 1 Figure 1 Existing courtyard plan

## 2. Landscape Proposals

The landscape proposals show full details of the proposed hard and soft landscape and means of enclosure of all un-built open areas including changes to ground levels as required by Condition 6 of the planning approval.

At the front of the building a raised planter frames the set back to the ground floor front unit that faces the street. The planting proposed will provide a tidy formality to the main face of the building and a level of privacy to the occupiers of the ground floor apartment. An automatic drip irrigation system will be provided to ensure the planting thrives in this rain-shaded position.

The landscape proposals at the rear courtyard are designed to provide an enclosed, secure and comfortable enclosed communal social garden space that allows for use by residents to sit outside together, to grow plants and to store bicycles. The courtyard is bordered by a 2m brick wall that uses the same re-used brick as the building elevations with a single simple timber panel featuring along the rear boundary to add contrast. The outer face of all the boundary will be smoothly finished to avoid leaving footholds that might aid climbing.



Figure 2 View of development from street (drawing DLG Architects)



Figure 3 Front elevation planter detail (drawing, DLG Architects)



Figure 4 Rear courtyard view showing development in context: from Design and Access Statement by DLG Architects

# 3. Hard landscape materials

The rear courtyard will be paved in simple silver grey textured paving, with a slightly larger  $300 \times 450 \text{mm}$  slab for the path and smaller  $100 \times 100 \text{mm}$  sett for the seating area. Stock brick wall surround the garden and provide a degree of privacy and security (see Figure 5). A 2 m brick wall divides the seating/ social area from sedum roofed cycle shelter and a cedar screen fence screens the bicycles from the main building.

The seating area/ social space is lined on two sides with a low planter fronted by timber benches. On the third side it has a low wall topped with a smooth surface as a place to barbecue and share food. Openings in the wall below allow for storage of garden materials.

#### **Biodiversity**

The garden is equipped with bug hotels to encourage beneficial insects such as solitary bees and lacewings. A wall-mounted bird table will be fitted. Planting (see section 4) is primarily selected for amenity but will also provide habitats and nectar for insects and birds.







Figure 6 Impression of the courtyard garden















### **Bike shelter**

The cycle shelter will provide space for parking 12 bicycles and will be planted with a mix of native annuals and long term perennials that suit the biodiversity action plan for the borough. The proprietary shelter is 2.4m total height with 2.0m clear height beneath the roof.





Figure 7 Example of a green roof cycle shelter: by http://greenroofshelters.co.uk/

# 4. Planting

## **Front planters**

The front planters of the building will be planted with evergreen hardy low growing shrubs with small leaves (*Lonicera nitida 'Elegans'*). These provide a neat and clippable shrub that will provide formality and privacy whilst being low in maintenance.

#### **Rear courtyard**

The rear court is south facing but surrounded by tall four and five storey buildings. It will therefore catch limited direct sunlight and be predominantly shady. The structure of the panting is formed by small trees that have very strong seasonal interest, with autumn colour, and spring flowering. This is complemented by strong architectural foliage and a simple planting palette of low maintenance shade-tolerant shrubs and grasses. Several feature flowering perennials and climbers add seasonal interest.

#### **TREES**

Amelanchier lamarckii Prunus x subhirtella 'Autumnalis'

#### **SHRUBS**

Epimedium versicolour 'Sulphureum' Fatsia japonica Festuca glauca Lonicera nitida 'Elegans'

#### **CLIMBERS**

Actinidia kolomikta Clematis ' Mrs Cholmondley'

#### PERENNIALS Iris delavayi Nassella tenuissima



Figure 8 Front planter shrub: Lonicera









Figure 9 Trees











Figure 10 Shrubs, grasses and perennials

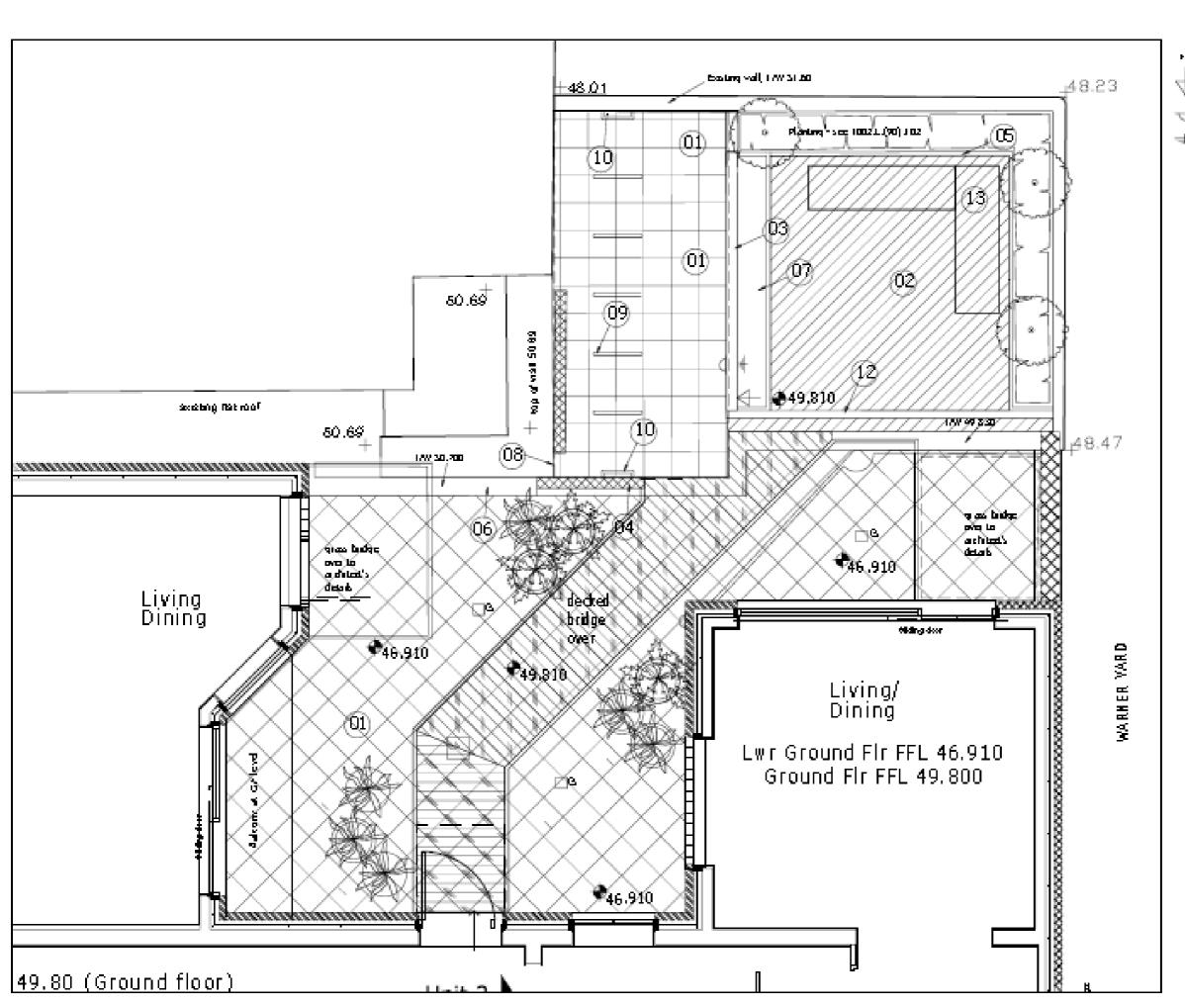




Figure 11 Climbers

# **Appendix**

Detail drawings (reduced from A1)





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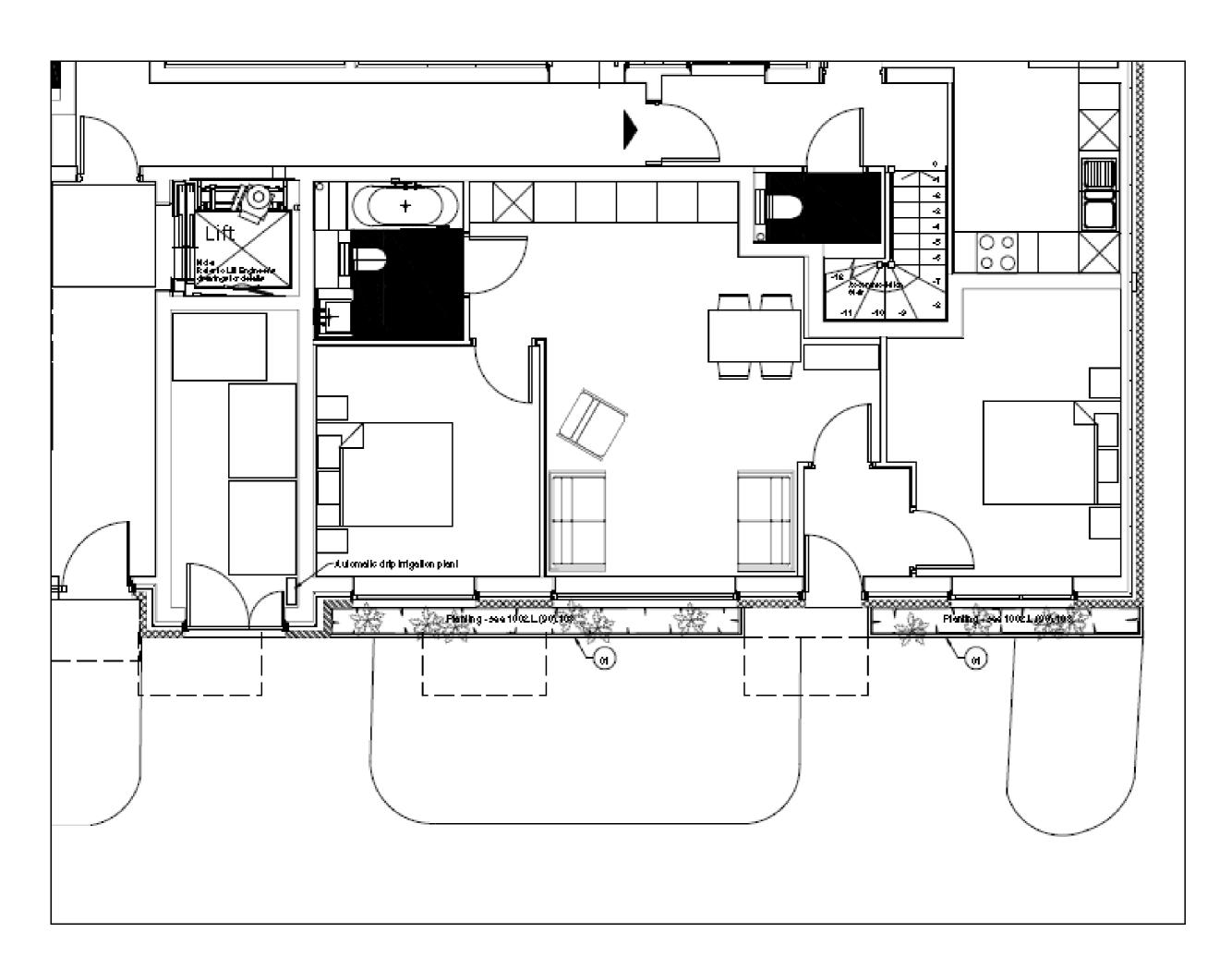
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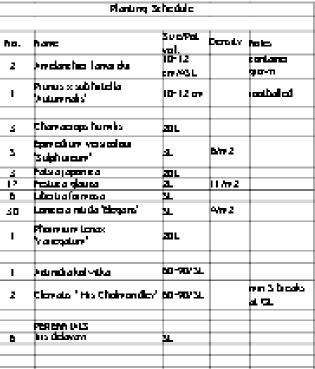
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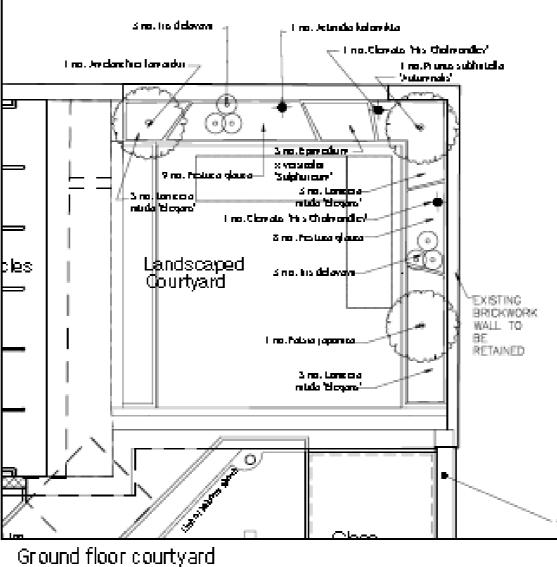
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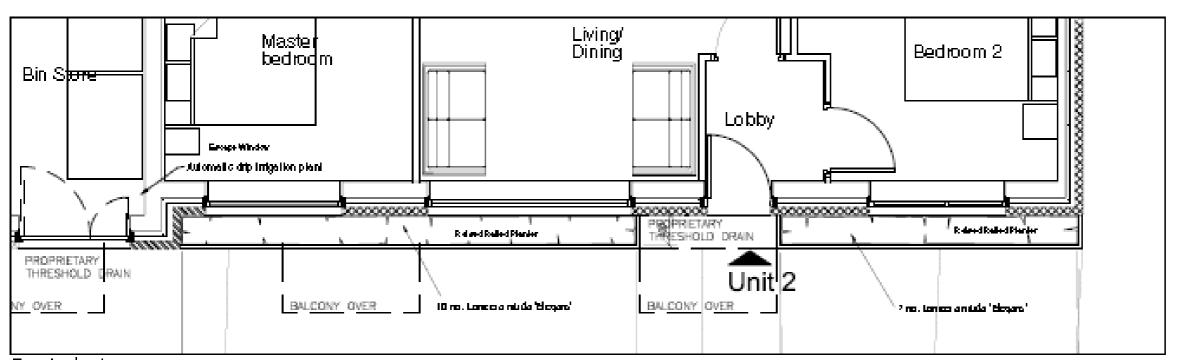
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Front planters 24-28 Warner Street: Landscape Proposals

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#### DOCUMENT CONTROL

Issue 1 27/03/12 Draft Planning Issue for comment

Issue 2 23/04/12 Amended drawings to show levels to existing courtyard

Issue 3 06/06/12 Amended lightwell

Issue 4 30/06/12 P1 Planning Issue

Issue 5 21/09/12 P2 Planning Issue

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