

BOWLES & WYER

*A Landscape Company*

**LANDSCAPE DESIGN STATEMENT  
9 ARKWRIGHT ROAD  
LONDON  
NW3**

**30<sup>th</sup> MAY 2012**

## **Analysis**

The site is approx. 0.17ha and sits on the southern side of Arkwright Rd.

Arkwright Rd. itself lies to the south of Hampstead Village and was established in the mid to late 1800's off the already constructed Finchley Road. Due to its location Arkwright Rd. forms part of a busy road network between Hampstead and Fitzjohn's Avenue to the North and St. John's Wood via the Finchley road to the south west.

The streetscape includes a mixture of loose informal tree and shrub planting within the boundaries of private gardens. Front boundaries are mostly defined by a combination of low brick walls and railings or low walls with large clipped hedging and informal shrub planting. Hard materials and informal landscaping are a predominant characteristic of Arkwright Rd. although treatment varies widely from house to house.

Tree species seen are often varied in size and stature with limes, cherries and maples all commonly planted in an informal style.

## **Design Proposals**

The landscape proposals utilise a combination of native and non-native tree species introduced to both the front and rear gardens.

Please refer to B&W drawings 1636.P.01, P.02 & P.03 front, rear AND 1<sup>ST</sup> floor design schemes for tree specifications.

Please also refer to Landmark Trees Arboriculture Report for a survey of the existing trees and PKS's Design and Access statement for a list of trees which are marked for removal.

Within the rear garden the tree planting is focused on improving the natural screening from neighbouring properties as well as introducing seasonal interest and focal points within the garden. Two groups of large *Cupressocyparis leylandii* along the rear and right hand boundaries respectively are to be retained as they provide excellent screening. Screening will also be improved by the introduction of a loose *Taxus baccata* hedge along the left hand side of the rear boundary. It is felt that the improvements to the natural screening will be of benefit to both the property owner of 9 Arkwright Road and also the surrounding residents.

To the front we are proposing to retain the mature Maple and Lime trees labelled 17 & 18 on the Arboricultural Impact Assessment (AIA) respectively. It is proposed to remove four existing 'Category C' trees labelled 19,20,21,22 & 23 on the AIA of which the condition and habit lend little to the overall amenity of the streetscape or the property itself. These will be replaced by three native *Sorbus aria lutescens* (Whitebeam) trees, which will create a more formal and established setting for the property. The introduction of a multi stemmed *Magnolia* tree at lower level will provide welcome seasonal colour to the main entrance in this naturally shaded area.

At the core of the landscape proposals for the rear garden lies the client's requirements to have an attractive and useable, private family garden. The main focus here is to create a family terrace area, the geometry of which will connect both visually and physically the habitable areas of the main property with the larger central lawns and planted areas. The use of low retaining walls, clipped hedging, stepping stone access and a garden pergola help to create structure and formality around the upper and lower lawn areas.

This formality is juxtaposed with large scale informal tree, shrub and herbaceous planting, providing year round seasonal interest. The increased numbers of native trees and proposed new areas of native shrub and underplanting will improve the potential for wildlife habitats. These will be further enhanced with the addition of bird, bat & insect boxes.

Areas of loose ornamental pebbles and larger boulders wrap around certain sections of the main terrace. These will be planted with drought tolerant species and will help engage the interior spaces with the external garden.

We are also proposing to use evergreen climbers as a method to cover the sloped ramp accessing the underground car park. These will be trained over timber pergola arches which will span the full width of the ramped drive at regular intervals. Growth between each arch will be encouraged through the use of strained stainless steel arches.

The existing levels within the rear garden fall gently from north east to south west. The proposals accommodate this, with the use of a singular main level change between the upper and lower lawn levels, which allows the retention of much of the existing soil levels within the planting zones. The level change has a dual purpose allowing for the accommodation of an underground parking area beneath the upper lawn. Access in and around the garden for all potential users is good with a level crossover between the paved terrace and lower lawn.

The 1<sup>st</sup> floor terraces contain a combination of large raised planters (approximately 800mm high) which will allow the introduction of large scale ornamental planting and multi stemmed tree species such as *Amelanchier lamarckii*. A low growing mix of drought tolerant plants such as *Sedum* and *Sempervivum* species which are reasonably low maintenance will be planted around the perimeter of each of the terraces to help blend them into the surrounding landscape.

The front garden is north facing and due the height of the main property and the existing mature Lime and Maple trees is naturally a shaded part of the property.

The steeply sloped nature of the existing planting bed and shallow soil depth due to the tree root growth has created hostile conditions for meaningful plant growth. Therefore the main thrust of the landscape proposals has been to re address this negative balance and create a softer more established feel to the front of the property while also considering natural light levels within the main property. The planting area will be increased in size by removing the mid-level footpath, whilst the steepness of the planting area will be reduced by importing new top soil and the introduction of a new retaining wall. This will allow for a more colourful and seasonal palette of plants closer to the house, whilst lower growing, shade tolerant textural planting will be introduced within the main root zones.

Tiered planting beds will provide interesting level changes either side of the main entrance. Combined with the tree proposals noted above this will introduce a sense of arrival to the main entrance. A platform lift will allow access from street level to the lower ground floor and is accessed from the side entrance gate, approximately 1.2m wide.

We believe that the landscape design proposals 9 Arkwright Road will compliment the proposed renovations and help the development sit both comfortably and naturally within its wider surroundings.