

# Squire and Partners



59 Netherhall Gardens

Landscape-Rev 1

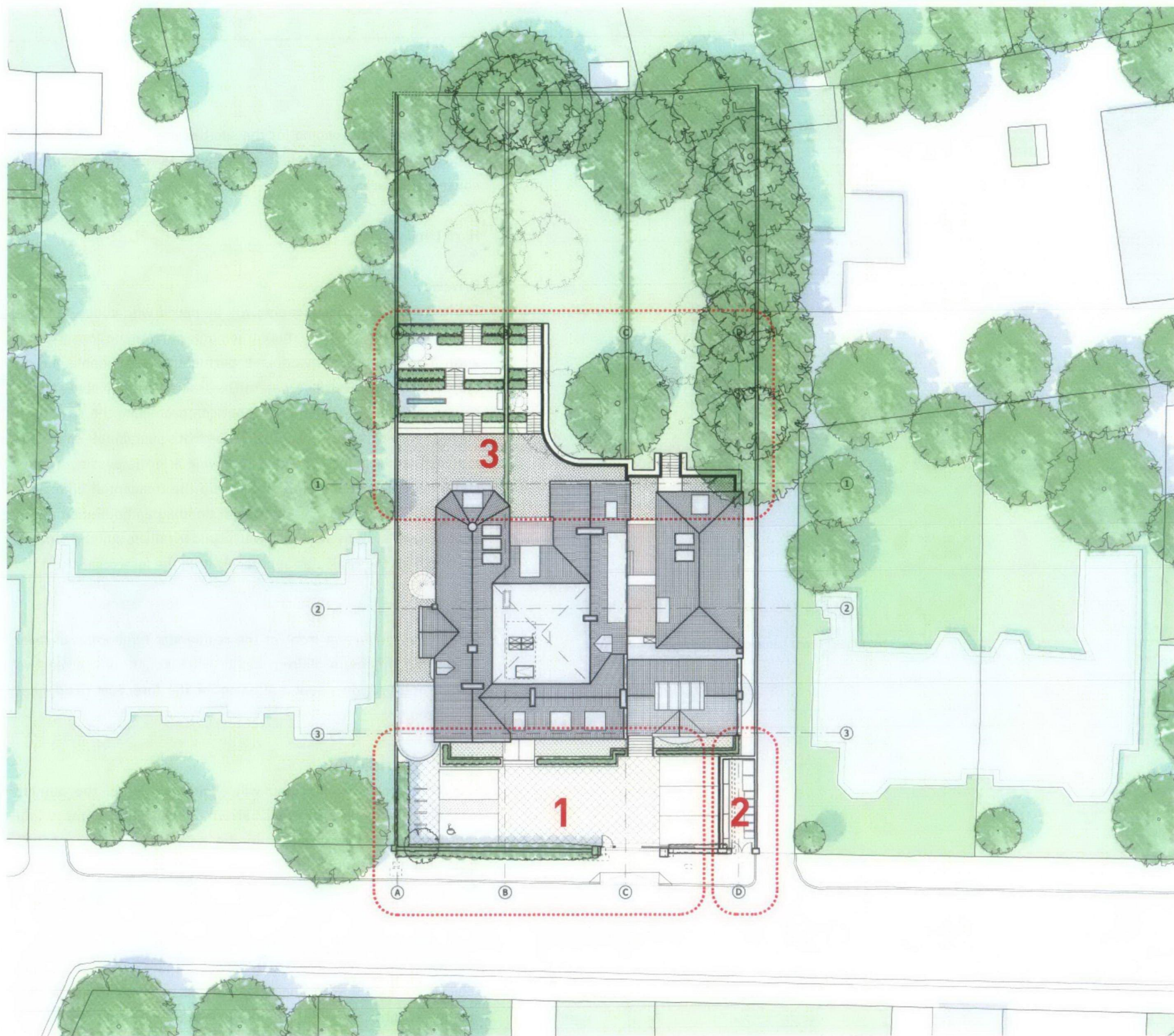
Submission for the discharge of Planning Condition 3

for Globalhome Estates Ltd

28th October 2009

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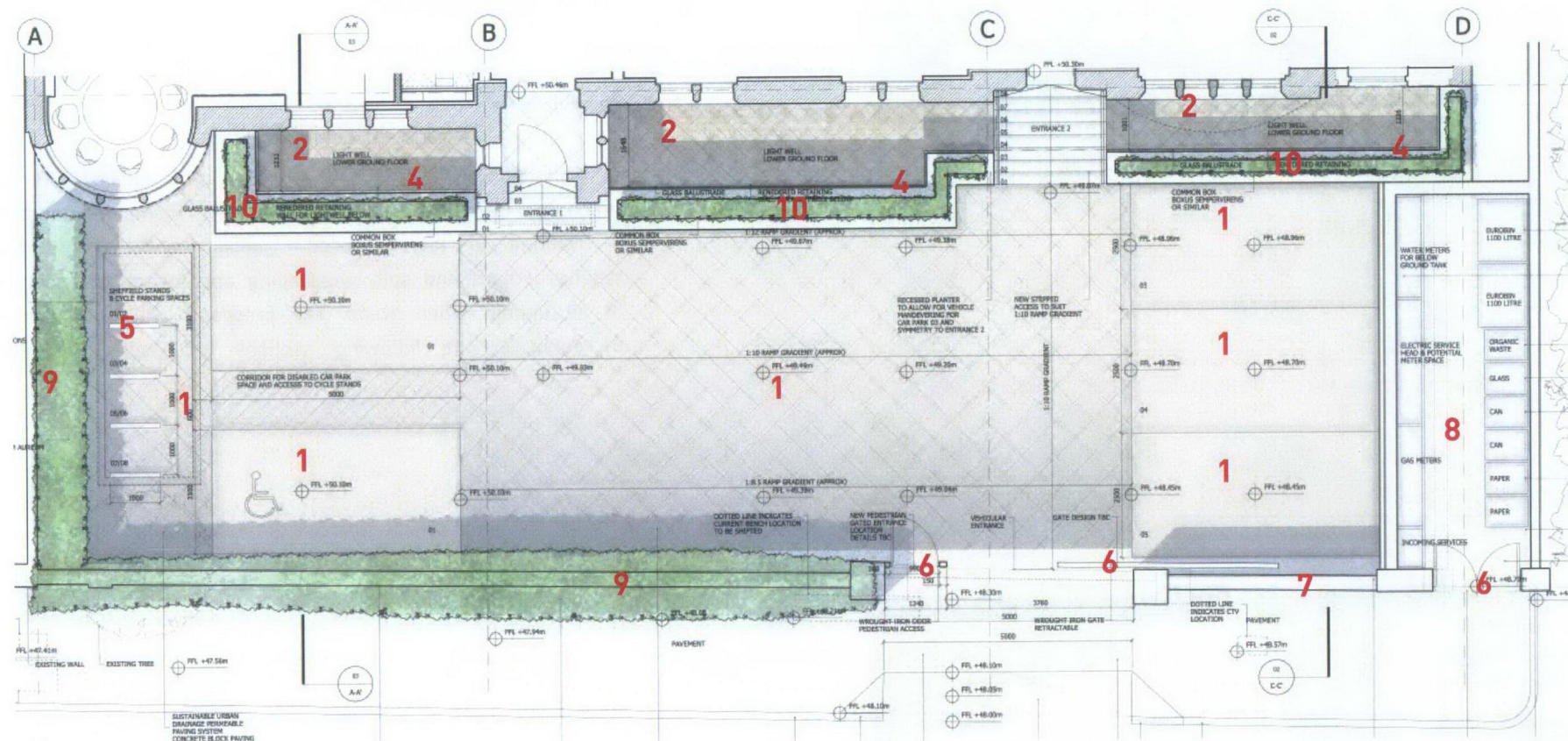
Fig 1.1 External Landscape Zones

## 1.0 Introduction

### 1.1 Overview

In accordance with planning approval ref: 2008/3343/P this brochure is submitted to discharge 'Planning Condition 3' relating to the proposed design and landscaping details of hard and soft landscaping and means of enclosure of all unbuilt, open areas. The proposals will be described in detail in the following sections for Council approval.





#### Hard Landscaping Materials

1. Concrete Block Paving  
Sustainable Urban Paving System (SUDS)  
Permeable Paving System
2. Replica Sand Stone  
Cement Mortar Wet Laid Wet Cast
3. Render
4. Glass Balustrade
5. Satin Stainless Steel Sheffield Stands
6. Wrought Iron
7. Brickwork (to match existing)
8. Local Authority Pavement

#### Soft Landscaping Materials

9. Common Box (Boxus Sempervirens)
10. Golden Privet Hedge (Ligustrum Ovalifolium)

Fig 2.1 Front Landscape Proposals

## 2.0 Front Landscape Proposals

### 2.1 Overview

The proposed landscaping for the site has been designed to retain and enhance the existing features as well as the character of the conservation area.

#### 2.1.1 Hard Landscaping

##### Driveway

The front driveway landscaping will be paved with concrete block paving that is typical of the more traditional parts of the conservation area. The proposed paving is a permeable, sustainable paving system that allows surface water to be drained through between the blocks into the substructure without compromising the structural performance of the driveway. In addition to its sustainable character the hard landscaping surface will provide a far as possible robust and nonslip surface for the access into the residential units. The use of SUDS also reduces the risk of flooding and pollution of the public sewer system. The Suds will be laid to falls to suit the ramped approach for the vehicular approach within the forecourt.

##### Planters

Continuous planters in front of the residential light-wells of level height and minimum 500mm depth will function as a protective screen and provide visual 'softening' of the forecourt residential entrances.

##### Planter Balustrading

Protective glass balustrading will align the rear of the planter locations providing a protective barrier between the planters and lightwells below. In addition to the safety features these will maximise the amount of light penetrating into the light-well zones.

##### Front Gated Entrance

The front gated entrance will provide separate pedestrian and vehicular access maximising safety for the residential units. A new sliding wrought iron gate is proposed for the vehicular entrance. The pedestrian access door adjacent to this will also be wrought iron to provide visual continuity and coherence.

#### 2.1.2 **Soft Landscaping**

Soft landscaping is a an important component of the streetscape. A golden privet hedge is proposed along the southern edge of the site. This will cater for the consented relocation of the existing gated entrance location These are semi evergreen providing an attractive visual and dense appearance all year round. Privet hedges are also quite resistant to urban pollution and will provide a robust and visually attractive appearance to the scheme.

A common box hedging plant is proposed for planting within the planters adjacent to the lightwells. These are also evergreen and provide a dense foliage and a visual softening to the residential entrances all year round. Common box hedges are also easy to maintain and are also robust in urban environments.

## 3.0 Refuse Store Strategy

### 3.1 Overview

All residential units will be provided with external refuse storage facilities for both mixed recyclable and non-recyclable waste. Access to the dedicated refuse store will be via secure gated access directly from Netherhall Gardens.

#### 3.1.1 Refuse Store Strategy

In discussions with LB of Camden Waste Services the following waste storage requirements were agreed:

Non-recyclable Waste:

2 Bed Units: x 3 (x3 bags = 9 bags per week)

3 Bed Units: x 3 (x4 bags = 12 bags per week)

4 Bed Units: x 2 (x5 bags = 10 bags per week)

A total of 31 bags per week for a weekly collection which can be accommodated using 2 Eurobins or equivalent (1100 litre).

Recyclable Waste:

x 2 Paper containers

x 2 Can containers

X 1 Mixed glass containers

x1 Organic waste

The refuse store for LB Camden Waste Services will be easily accessed directly from Netherhall Gardens via secure gated access.

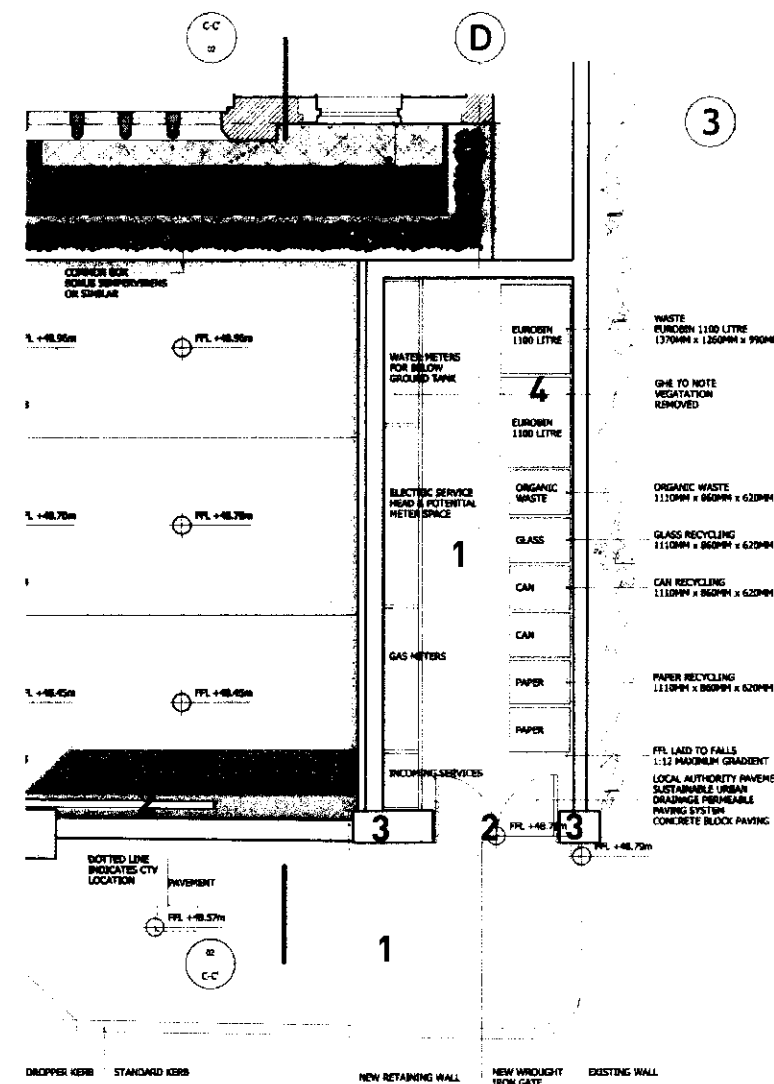


Fig 3.1 Netherhall Gardens Dedicated Refuse Storage Space

Hard Landscaping Materials

1. Local Authority Paving

2. Wrought Iron Gate Entrance

3. Brickwork (to match existing)

4. Refuse Containers



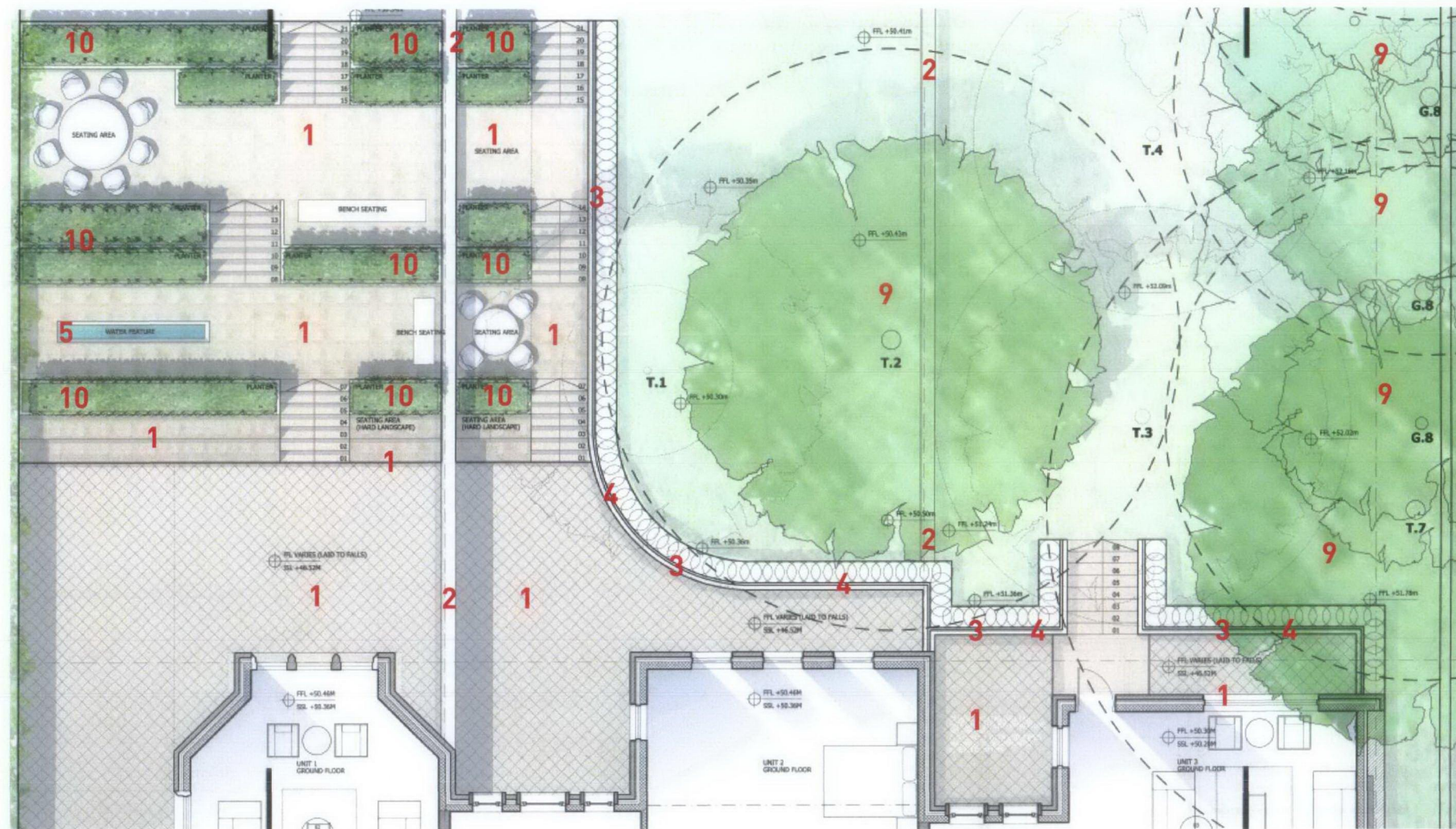


Fig 4.1 Rear Landscape Proposals

#### Hard Landscaping Materials

1. Replica Sand Stone  
Cement Mortar Wet Laid (Wet Cast)  
or  
UK Sandstone Paving Flags  
Cement Mortar Laid (Wet Cast)
2. Pretreated Timber  
Close boarded Fencing
3. Render
4. Glass Balustrade
5. Water-feature
6. Wrought Iron
7. Brickwork (to match existing)

#### Soft Landscaping Materials

9. Existing Vegetation
10. Soft Landscaping

## 4.0 Rear Landscape Proposals

### 4.1 Overview

The rear landscaping proposals have been designed to retain and improve the existing features of the site. A detailed arboricultural impact assessment has been prepared as part of the consented application. For further details on the consented arboricultural plan concerning the retainment of the trees please refer to Fig. 4.2. A separate application will be made to demonstrate tree protection during the construction of the works for Planning Condition 3.

The rear landscape proposals are for high quality lowered garden terraced zones to cater for the level difference between the lower ground floor units and the existing garden topography. This will allow for direct residential access of the duplex units to the garden zones.

#### 4.1.1 Hard Landscaping

##### Lightwell and Lower Ground Floor Patio

Replica sandstone or UK sandstone paving flags are proposed for the hard landscaped portions of the terraced zones. These will provide a robust surface for the terracing and garden access.

##### Planter Zones

The continuous planters will be clad in either sandstone or pre-treated timber close boarded panels to contain the soft landscaped portion of the terraced zones.

##### Balustrading

Protective glass balustrading will align the lightwell zones bordering the garden proving a protective barrier between the lower ground floor lightwells below

#### 4.1.2 Soft Landscaping

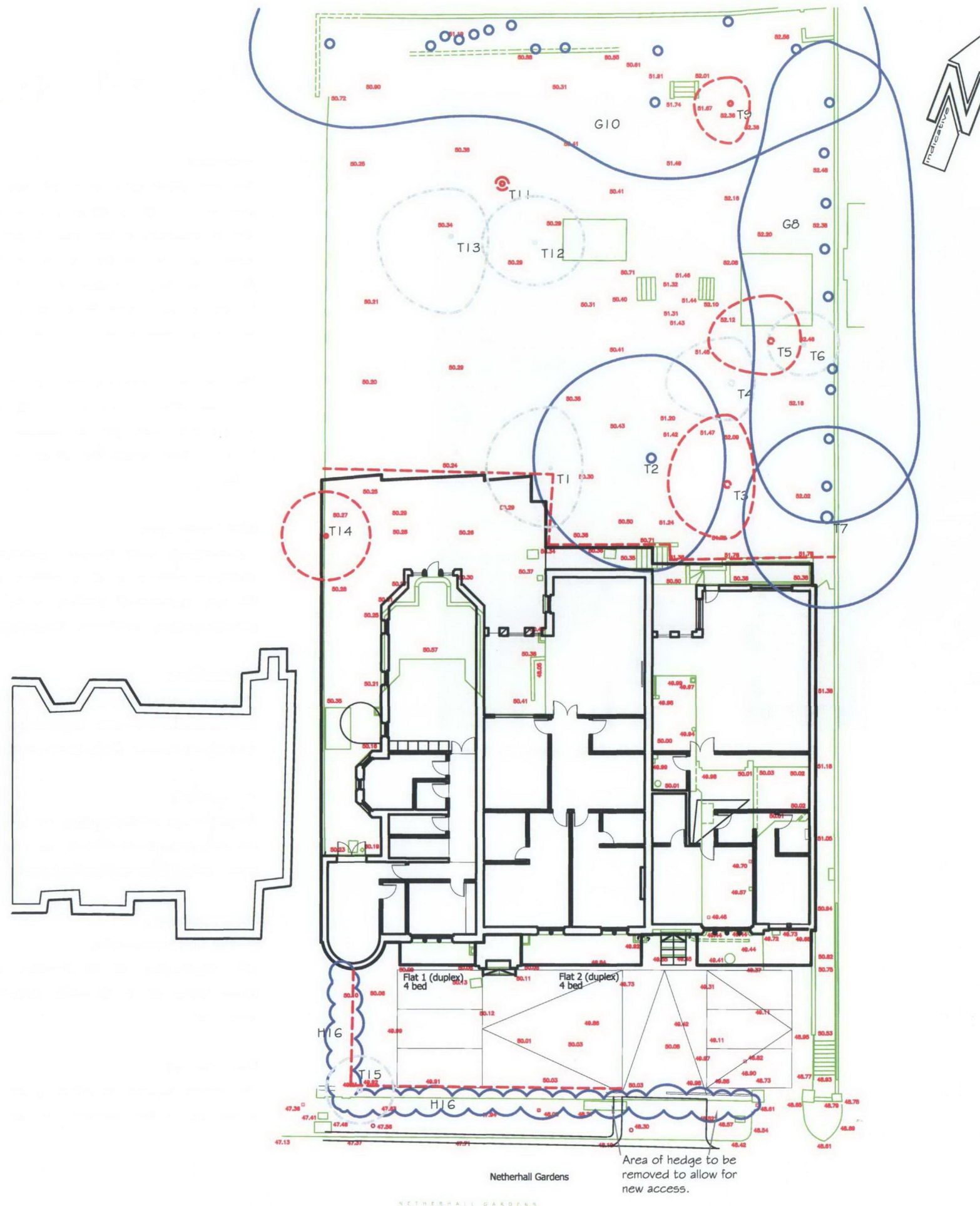
##### Planter Soft Landscaping

Soft landscaping will be provided within the terracing planter zones. These will be left to the discretion and agreement of future residents

##### Tree Proposals

The trees to be retained will be as per the consented arboricultural impact assessment described as above.





	<b>Category A</b> Trees of high quality and value capable of making a substantial contribution for at least 40 years
	<b>Category B</b> Trees of moderate quality and value capable of making a significant contribution for at least 20 years
	<b>Category C</b> Trees of low quality and value but adequate until new planting can be established. Young trees with a stem diameter of less than 150mm.
	<b>Category R</b> Trees in such a condition that any existing value would be lost within 10 years.
	Position of protective fencing
	Trees to be removed shown dashed
071116-P-00-G200-002-0P-01	
Reference	
Title Proposed layout - Option 2	
Client Globalhome Estate Ltd	
Project 59 Netherhall Gardens	
Date June 2008	Drawn by HR
Drawing No 280503-P-03	Scale 1:250@A3
<b>TIM MOYA ASSOCIATES</b> ARBORICULTURAL & LANDSCAPE CONSULTANTS  96 GREENWAY BUSINESS CENTRE HARLOW BUSINESS PARK HARLOW ESSEX CM19 5QE  Tel: 0845 094 3268 Fax: 0845 094 3269  <a href="http://www.tma-consultants.co.uk">www.tma-consultants.co.uk</a>	

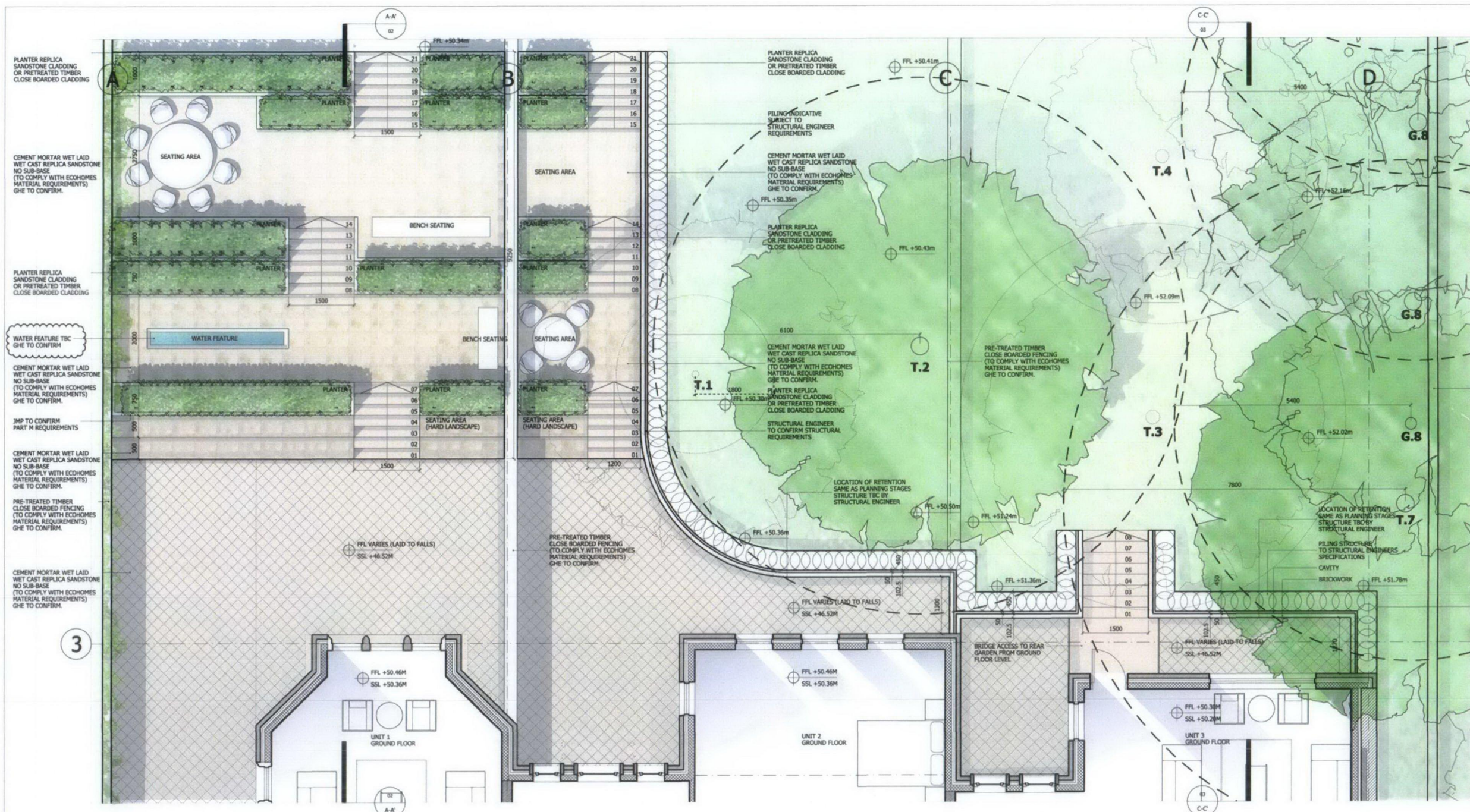
Arboricultural Consented Proposal Plan

Tim Moya Associates

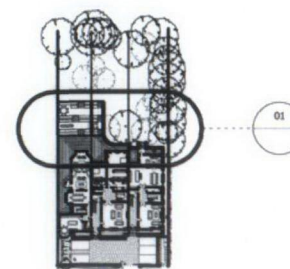






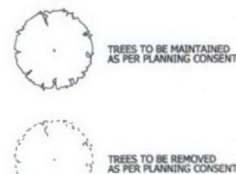


NOTES  
DO NOT SCALE FROM THIS DRAWING.  
ALL DIMENSIONS TO BE CHECKED ON SITE.  
ALL OMISSIONS AND DISCREPANCIES TO BE  
REPORTED TO THE ARCHITECT IMMEDIATELY.



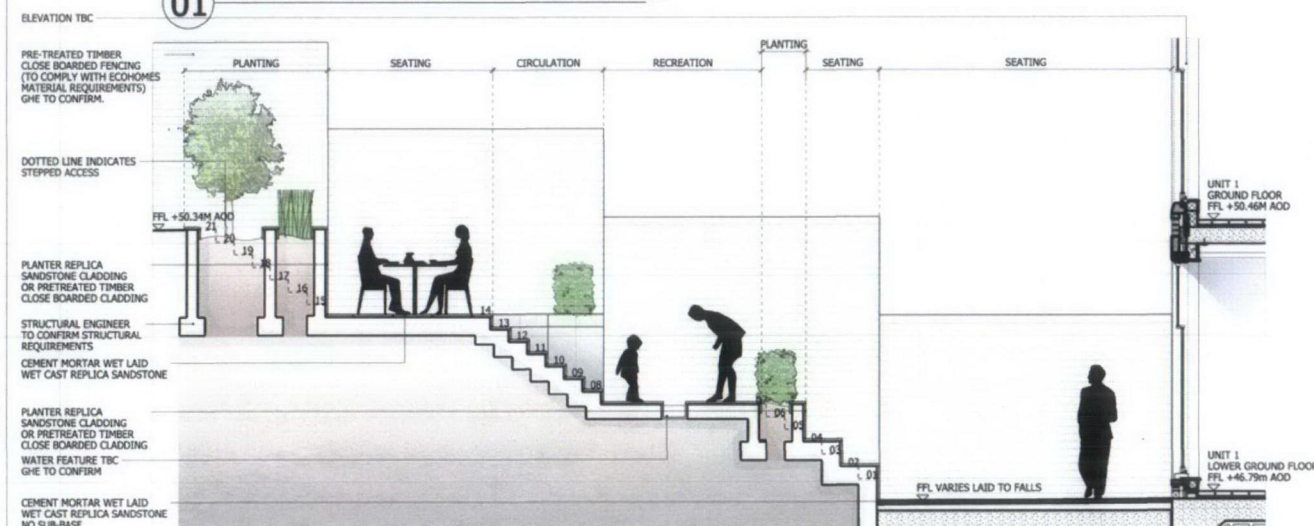
T.P.O.

- PROTECTIVE ROOT AREA
- T.2 ENGLISH OAK  
TRUNK DIAMETER: 400MM  
ROOT PROTECTED AREA: 6000MM
- T.6 COMMON LIME  
TRUNK DIAMETER: 500MM  
ROOT PROTECTED AREA: 7000MM
- T.7 COMMON LIME  
TRUNK DIAMETER: 300MM  
ROOT PROTECTED AREA: 4250MM
- OTHER TREES
- T.1 ASH  
TRUNK DIAMETER: 150MM  
ROOT PROTECTED AREA: 1800MM
- T.3 SILVER BIRCH  
TRUNK DIAMETER: 170MM  
ROOT PROTECTED AREA: 1400MM

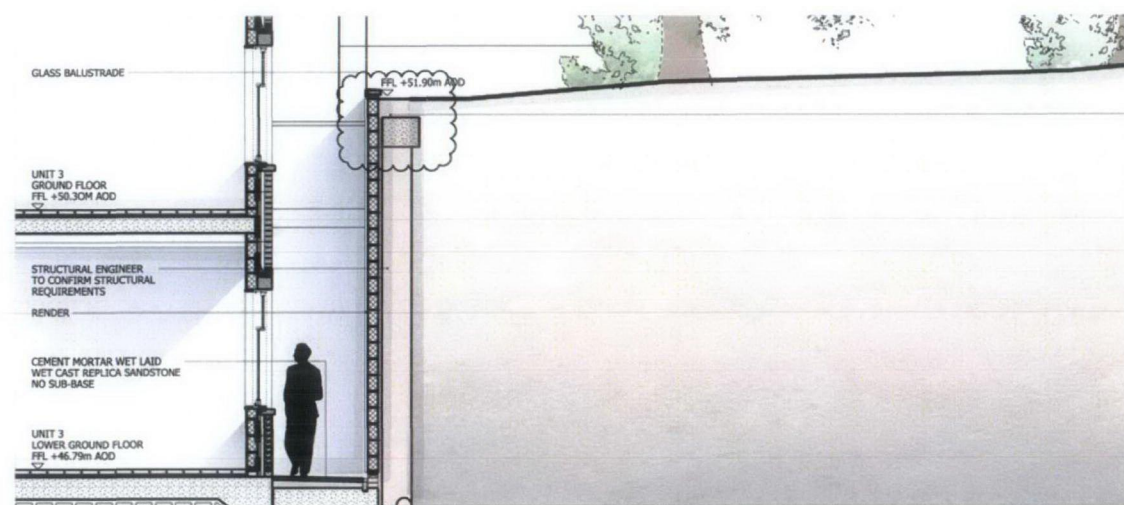


LANDSCAPED AREA TBC  
ARBORE/CULTURIST OR  
LANDSCAPE CONSULTANT  
TO COMMENT  
GHE TO CONFIRM

01 PLAN FRONT ENTRANCE NETHERHALL GARDENS



02 SECTION REAR GARDENS A-A'



03 SECTION REAR GARDENS C-C'

Issued for Information	21/10/09	LL	E
Issued for Information	06/10/09	LL	D
Issued for Information	07/08/09	LL	C
Revised Root Protection Radiuses	23/07/09	LL	B
Issued for Information	15/07/09	LL	A
Revision description	Date	Check	Rev

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Project  
59 NetherHall Gardens  
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Drawing  
Rear Gardens External Landscape  
Detail Level Information

Drawn	Date	Scale
LL	13/07/2009	1: 50@A1 1: 100@A3
Job number	Drawing number	Revision
07116	S_BB_G700_001	E