Telegraph Hill

Landscape Design Statement

March 2009

Planning submission

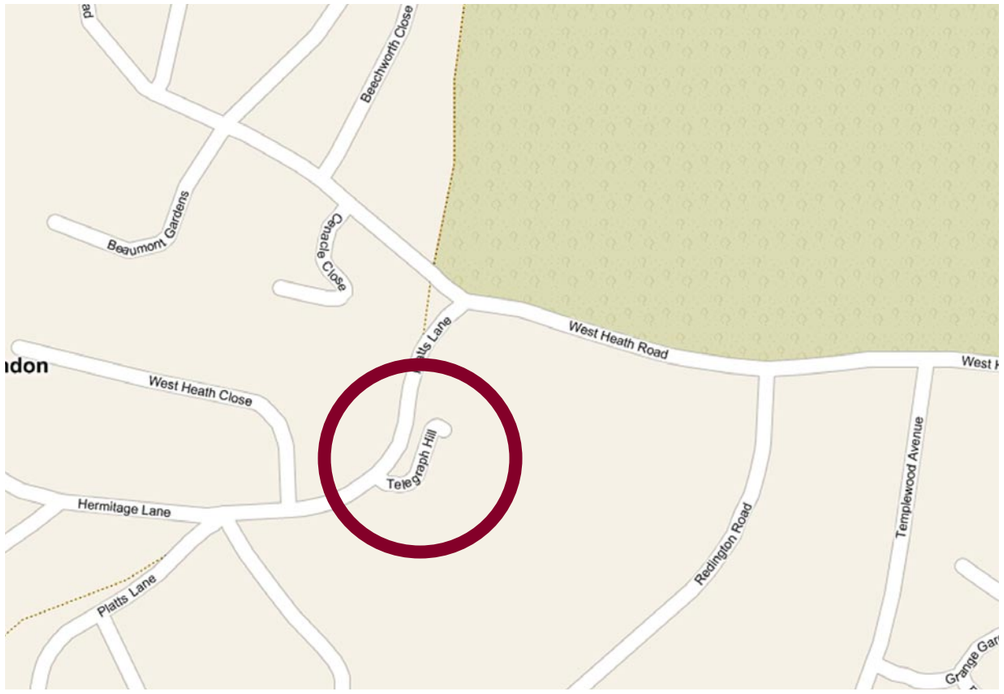
883_RP_001_Rev D

Telegraph Hill

Randle Siddeley associates
landscape architecture environment urban design

Site location and drawing list

Site location plan

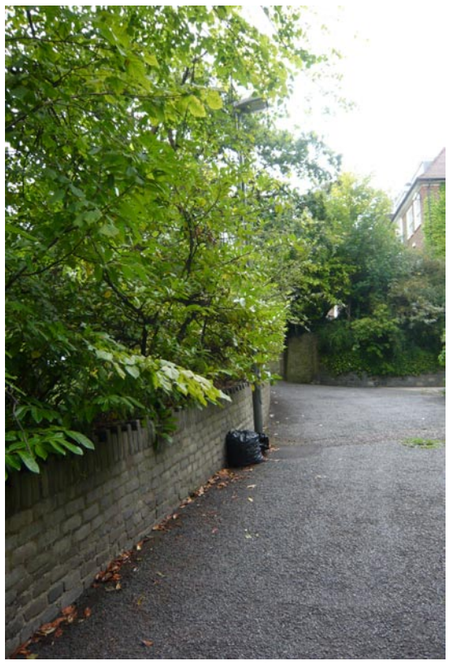


Drawing list

This landscape statement should be read in conjunction with the following drawings.

883-000-002 Colour Landscape Masterplan Rev K
883-010-001 GA Plan: Hard Rev J
883-020-001 GA Plan: Soft Rev F
883-040-001 Landscape elevations Rev J
883-030-001 Planning details: Paving Rev C
883-030-003 Planning details: Walls and Fences Rev E
883-030-004 Planning details: Typical tree and shrub detail Rev B
883-030-006 Planning details: SUDS Paving Details Rev A

View of the front of the houses



View of driveway and existing trees

View from back garden looking towards the house

Site description and design statement

Introduction

This landscape statement has been prepared in support of the planning application for the above project. This report should be read in conjunction with the drawings and statements prepared by the architects PKS. Randle Siddeley Associates were appointed to advise on landscape and garden design matters for the proposed residential development at Telegraph Hill, London. It is proposed to renovate the existing 4 houses and to redesign and develop the rear gardens and reinstate the front gardens for houses 1 to 3. The driveway of house 4 will be altered to the consented design.

Site Description

The 4 properties are situated in a private road off Platts Lane which is in close proximity to Hampstead Heath, North London. The site lies within the borough of Camden Council.
The buildings date back to the mid 1930's.

Each garden comprises of a private driveway, a front garden which includes native plant species and yorkstone and tiled steps. The rear gardens are extensive and comprise of yorkstone patio areas, native and ornamental tree and shrub planting planted within steep terraces and retaining structures. The length of the back gardens are approximately 30m and the level change is approx 5m. The gardens are separated with timber fences.
The rear gardens contain many brick walls and structures including a shelter. There are no other notable features.

Landscape Design Proposals

The Driveway

The private driveway will be upgraded and comprise of resin bound gravel with porphyry sett banding. This treatment will extend into the individual driveways. The area of existing trees adjacent to Platts Lane will be retained and seasonal bulbs will be planted to add all year interest.

The Front Gardens

The steps to the front of all the houses will be reconciled and reformed in some areas. The existing yorkstone will be cleaned, and reclaimed stone from other parts of the site will be used if necessary. The brick piers and walls will be re-coped with reclaimed yorkstone. Planting to the front gardens will be in keeping with the local area and will comprise of native trees and shrubs.

The Rear Gardens

The rear gardens are to comprise of formal dining terraces paved with reclaimed yorkstone. The proposed gardens will include an extensive retaining wall which will span all 4 properties. This wall will be clad in natural stone to create an interesting vertical feature in the gardens. Timber steps will provide access to the higher part of the gardens. Within the upper parts of the garden, terraces will be created and steps will meander through native tree and shrub planting to a lawn area at the top.

Boundary Treatments

The existing timber fencing boundary treatments to each of the gardens are to be refurbished or if in bad repair to be replaced with new timber fencing that will matching the existing style and character.

Green Roofs

In developing the design for Telegraph Hill we came to the conclusion that the location of the roofs meant that it was unlikely our proposals for a green roof could be achieved. The proposals for omitting green roofs to the buildings at Telegraph Hill are based on the following:

Safe access

A green roof would need to have a minimum of two visits per year by an appropriate labour force for maintenance to the roof. Due to the size and location of the roof this could prove a health and safety risk.

The buildings at Telegraph Hill have roofs that are difficult to access as the site is on a considerable slope. Scaffold towers are difficult or impossible to erect and working from ladders would be dangerous as the potential for falling is high. Fall arrest systems would not provide a satisfactory solution as the site conditions. I.e. close proximity of buildings, potential of falling on to a fence and attaching fixings to existing structures provides an impractical solution.

Horticulture

The location and orientation of the roofs would not successfully replicate nature because it would not supply the plant with the basic elements needed for them to thrive or even just survive.

When implementing a green roof system no matter what species of plants is specified, In order for them to flourish the system has to provide the plants with sufficient; moisture, drainage and aeration for the plants root systems, nutrients and light. Essentially everything that nature would typically supply the plant in a natural planted location. It is highly likely that planting on the roof would not tolerate growing in the shade, shading created from the overhanging neighbouring building.

Mitigation

In mitigation of this change to our proposals, and to offset any loss of amenity caused by the removal of the Green roofs, we are looking to make improvements to the existing island bed on our site. These improvements seek to enhance the existing ecological and habitat value of the planting bed through the planting of low maintenance native species creating a woodland garden. The proposed native plants shall be typical species of the locality.

Masterplan


N
No 5
No 4
No 3
No 2
No 1
Garden access
Garden access
Garden access
Garden access
Woodland area with existing trees to be retained and enhanced
Permeable driveway with naturalised planting
Resin bound gravel with phorpory set banding to roadway and private driveways
Shrub and tree planting to existing front gardens
Renovated existing swing gates
New structural terraces to stabilise existing slope
Existing yorkstone reclaimed for terrace areas with dinning table,lounge areas and planting
Stone fiinish to main retaining wall
Timber steps up from terrace
Shed
Proposed lawn areas with native shrub borders
Terraced garden areas with tree planting and brick retaining walls
Existing trees to be retained
TELEGRAPH HILL
COLOUR LANDSCAPE MASTERPLAN 883/000/002_Rev K
SCALE 1:150 @ A1
Randle Siddeley associates
landscape architecture environment urban design

Planting

Camelia ‘Alba Plena’

Eleagnus x ebbingei

Dryopteris felix -mas

Lavandula hidcote

Liriope muscarii

Pennesetum oriental

Planting

Rosa ‘Snow Carpet’

Vinca minor

Prunus avium

Fagus sylvatica

Amelanchier

Betula Pendula

Telegraph Hill

Randle Siddeley associates
landscape architecture environment urban design