

## Front Garden CONCEPT IMAGES



## Rear Garden CONCEPT IMAGES



## 3.5 LANDSCAPE DESIGN

### Landscape Description

The vision for the landscape at 6 Nutley Terrace is that of integration and habitat creation. The nature of the site and of the architecture permits the creation of a series of garden spaces which form a contiguous character from the northern boundary, and across the built form towards the south.

From the north the ground plane will harmoniously flow into over the architecture thus mitigating visual intrusion of the facades; supplemented with light canopy native cultivar trees.

To the east of the scheme, screening will be provided with further planting of native cultivar trees and hedges. The southern garden will be to the lower level predominately laid to grass and screened light canopy trees. Throughout the design sustainability methods and principles will be employed in the construction, management of water, planting design and habitat creation.

### Front Garden

The landscape treatments at 6 Nutley Terrace are envisaged to be domestic in character whilst contemporary and sophisticated in detail and spatiality.

The property frontage will be simply paved in materials that will reflect the architectural detailing. Planting will be minimalist and contemporary in character with low ground covers and specimen shrubs.

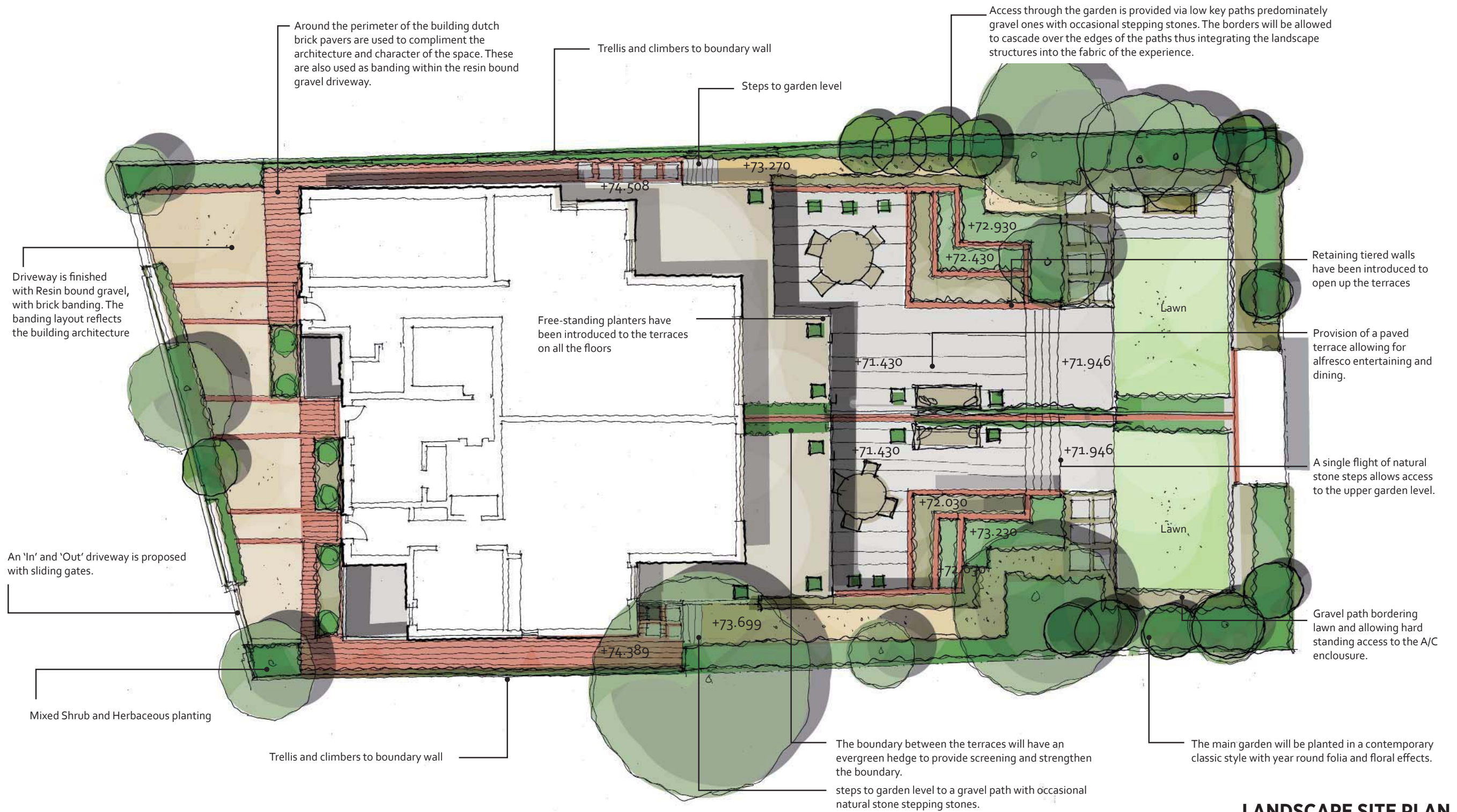
Additional tree planting addresses the street and provides for long-term greening and screening.

### Rear Garden

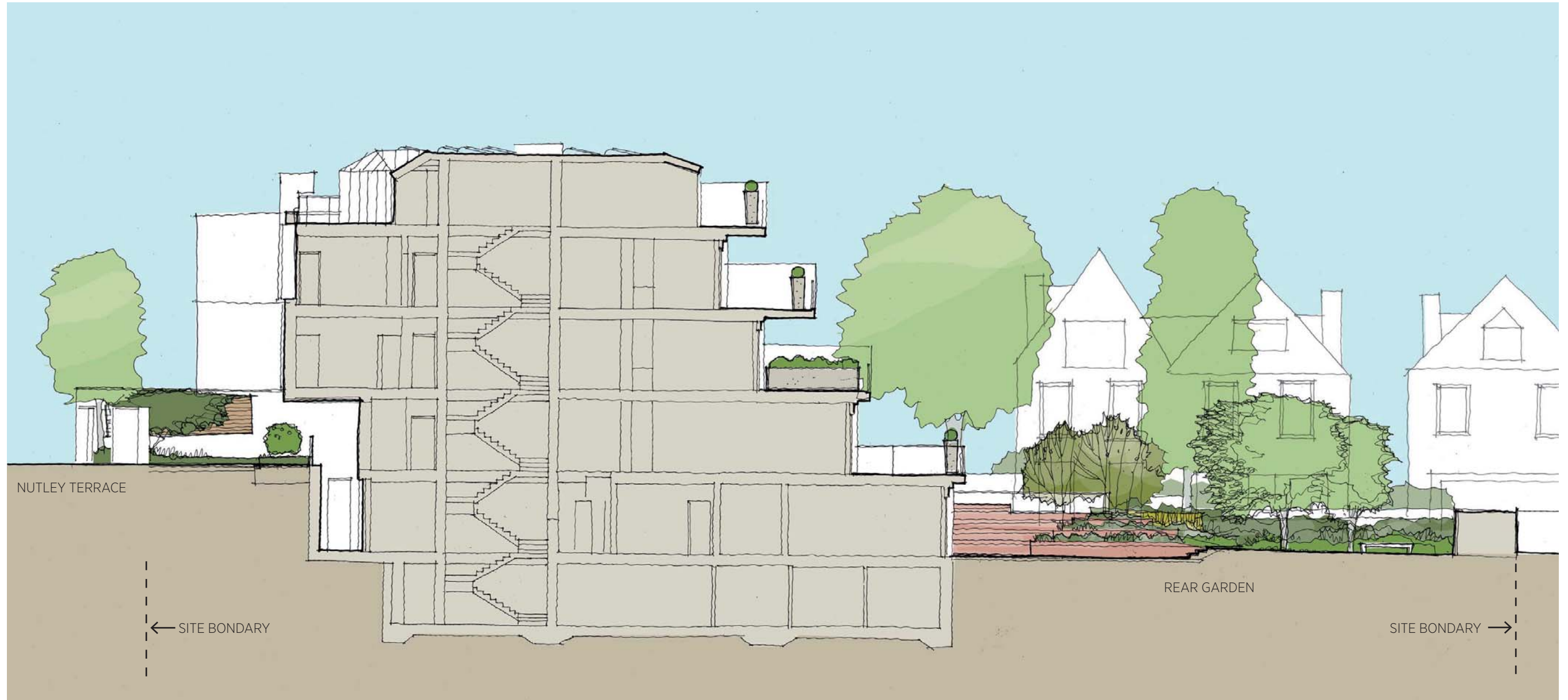
The private garden terraces will be opened up, spatially, through the introduction of tiered planters integrated into the retaining structures. These in turn open up further into secluded garden spaces.

These are bound by dense shrubs to the boundaries, providing security and screening. The plant room and storage will be integrated into the gardens to the southern boundary.

Throughout the design sustainability methods and principles will be employed in the construction, management of water, planting design and habitat creation.



## LANDSCAPE SITE PLAN



**LANDSCAPE CONCEPT SECTION**



VIEW FROM NUTLEY TERRACE



**VIEW FROM REAR GARDEN**



**VIEW FROM GROUND FLOOR TERRACE TOWARDS REAR GARDEN**

**REAR GARDEN PERSPECTIVES**



Natural stone paving



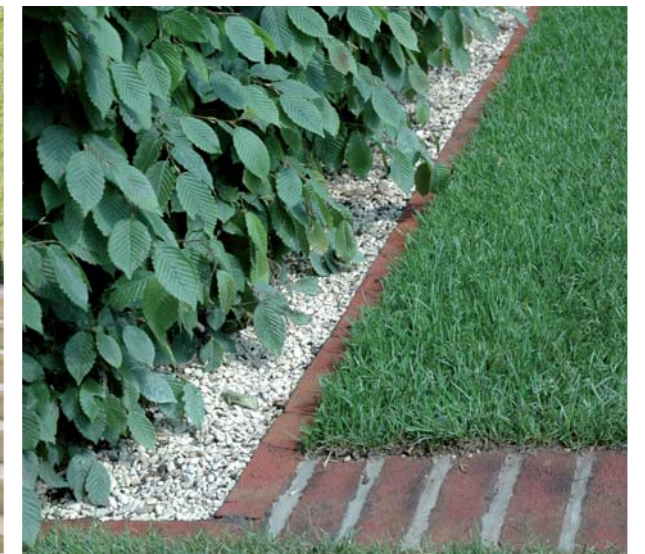
Resin Bound Driveway



Clay pots



Natural stone steps



Brick edging to Lawns



Retaining walls



'Dutch' brick pavers



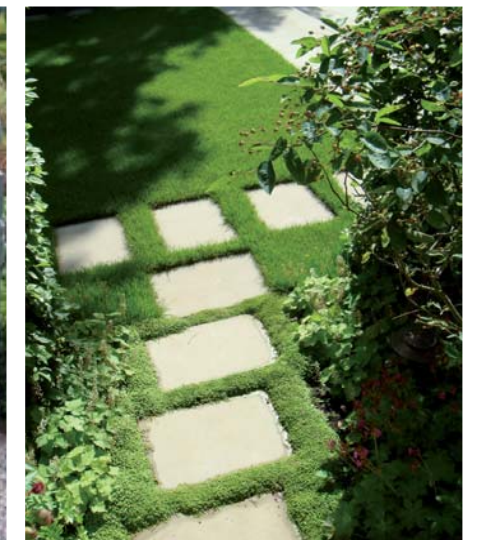
Stepping stone in gravel



Trelliswork to walls



Planters



Stone stepping stones

## HARD MATERIALS PALETTE



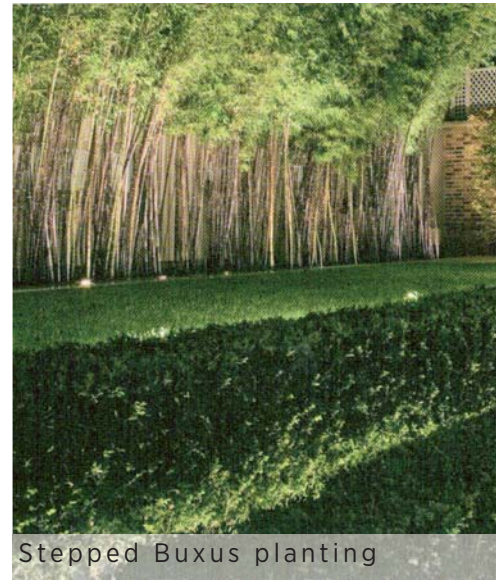
Lavender to planters



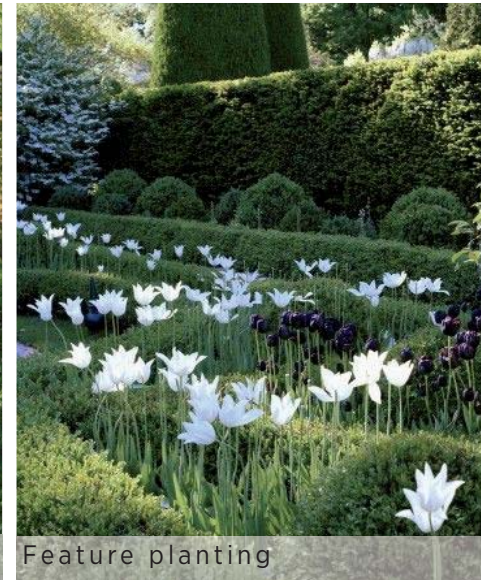
woodland anemones



Shrub & mixed herbaceous planting



Stepped Buxus planting



Feature planting



spring bulbs



Mixed herbaceous planting



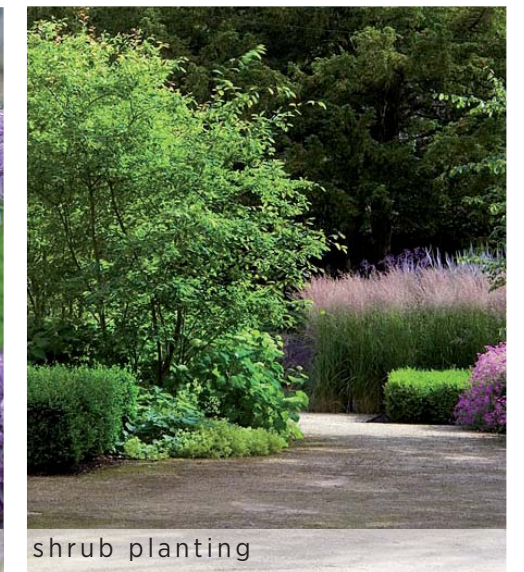
Buxus balls and herbaceous



Mixed planting with lawn



Alliums



shrub planting

## SOFT MATERIALS PALETTE

### MEETING LIFETIME HOMES STANDARDS

The proposed scheme meets Lifetime Homes Standards, being fully accessible for disabled people both internally and externally.

	LIFETIME HOMES STANDARD	COMMENT
1.	Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300 mm width	Scheme fully compliant
2.	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	Scheme fully compliant
3.	The approach to all entrances should be level or gently sloping	Scheme fully compliant
4.	All entrances should be illuminated, have level access over the threshold and have a covered main entrance	Scheme fully compliant
5.	Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible	Scheme fully compliant
6.	The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900 mm, where the clear opening width should be 900 mm rather than 800 mm. There should be 300 mm to the side of the leading edge of the doors on the entrance level	Scheme fully compliant
7.	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	Scheme fully compliant
8.	The living room should be at entrance level	Scheme fully compliant
9.	In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space	Scheme fully compliant
10.	There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future	Scheme fully compliant
11.	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Scheme fully compliant
12.	The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	Scheme fully compliant
13.	The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	Scheme fully compliant The accessible future bedroom is adjacent to the accessible shower room. It would be possible for a hoist to run between the two.
14.	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	Scheme fully compliant
15.	Living room window glazing should begin at 800 mm or lower, and windows should be easy to open/operate	Scheme fully compliant
16.	Switches sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 mm and 1200 mm from the floor)	Scheme fully compliant

### 4.1 ACCESS AND SITE CONTEXT

#### Introduction

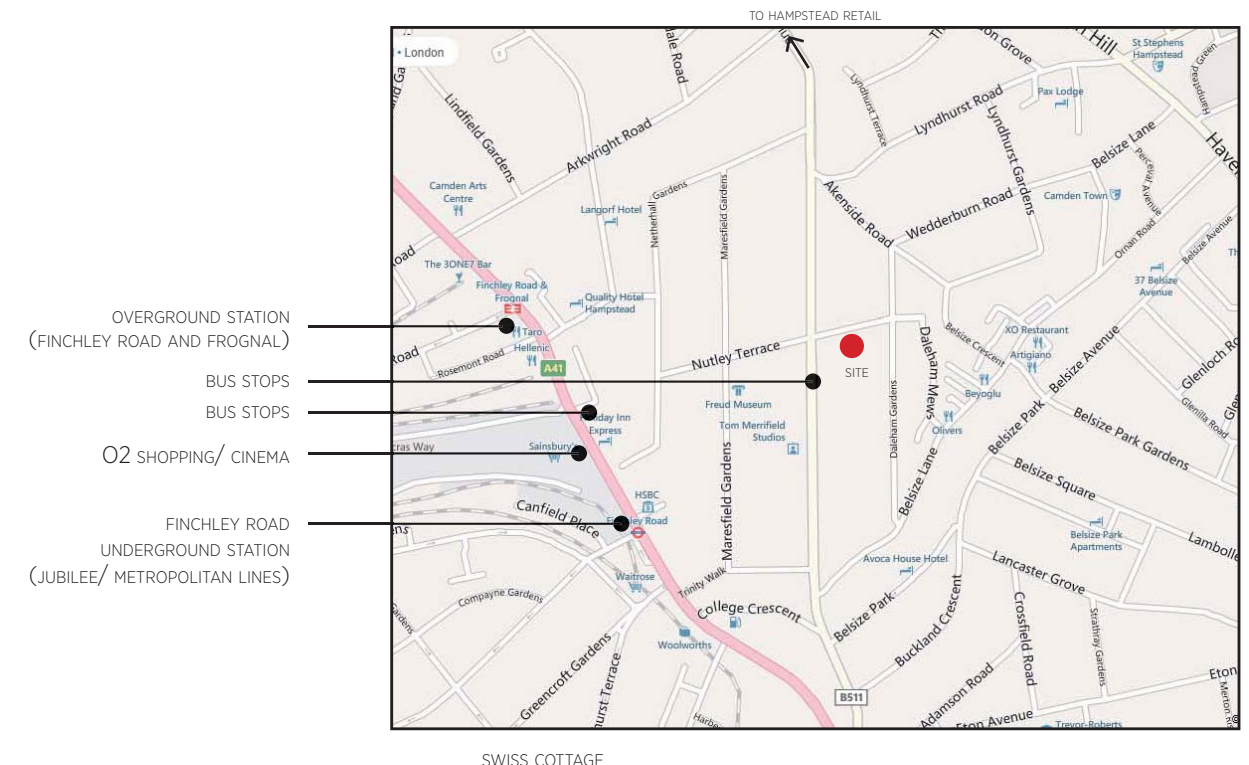
The proposal has been developed to comply with relevant legislation including Part M of the Building Regulations, specific local authority requirements and conforms with the requirements of the Disability Discrimination Act (DDA). The proposal meets Lifetimes Homes Standards, being fully accessible for disabled people both internally and externally. An assessment of this is included in this report.

#### The locality

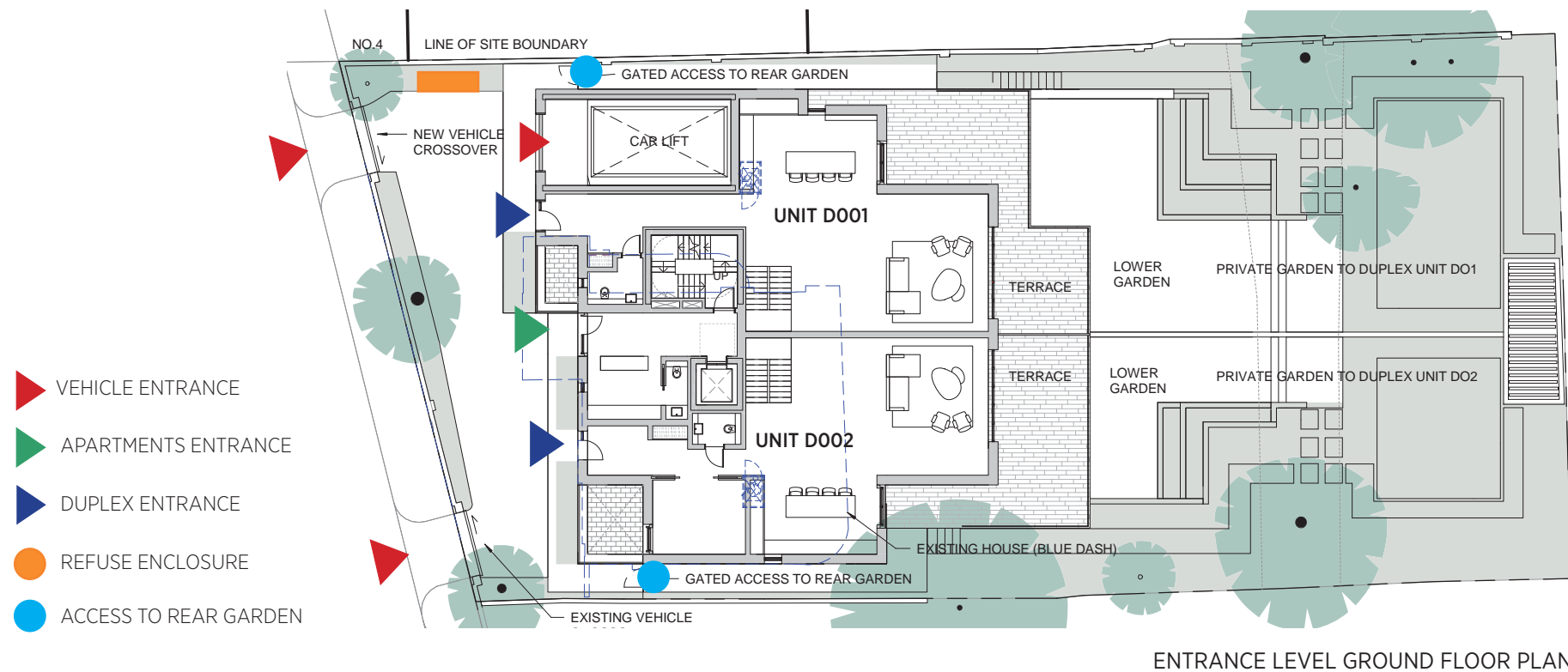
The site at Nutley Terrace is conveniently located being 350m from the supermarkets and entertainment centre (The O2) on Finchley Road and within 1km of fashionable Hampstead High Street. The locality is not ideally suited for wheelchair users since it has steep hills and high kerbs,

There are bus stops to the east within 100m of the site on Fitzjohn's Avenue, whilst to the west lie the transport facilities of Finchley Road bus stops, Finchley Road Underground Station (Jubilee and Metropolitan Lines) and Finchley Road and Frognal Overground Station.. There is also Hampstead Station (Northern Line) to the north and Swiss Cottage (Jubilee Line) to the south. These provide excellent connections into Central London and to the wider London transport network.

A separate Transport Statement is provided giving greater detail.







## 4.2 ARRIVAL

### Pedestrian Access to the Development

The main(only) entrance to the proposed development is from Nutley Terrace. The existing gate and boundary wall at back of pavement is retained and new gate will be created on east end of the wall. The gates are electrically operated by remote control, giving easy access for disabled with an accessible entryphone provided. The main entrances to communal core and duplex units are ramped access suitable for wheelchair users, with level access. Gates to the garden are provided at both sides of building. The south facing rear garden is designed to be level, accessible and enjoyable by all.

### Vehicular Access to the Development

Three basement parking spaces are proposed including one disabled parking bay. It will be accessed by car lift from forecourt level. A secure cycle store is located at the basement parking level in accordance with Camden's requirements.

## 4.3 EMERGENCY ACCESS

Access to the site in case of an emergency is from Nutley Terrace. It is not envisaged that fire fighting vehicles will enter the site.

## 4.4 REFUSE/DELIVERY ACCESS

Refuse and recycling storage facilities are in accordance with the Council's requirements with plenty of room for wheelie bins within the forecourt. Residents will be responsible for taking the bins to back of pavement on collection day where they will be emptied by the local authority. Day to day deliveries will be via Nutley Terrace, as the existing arrangement.

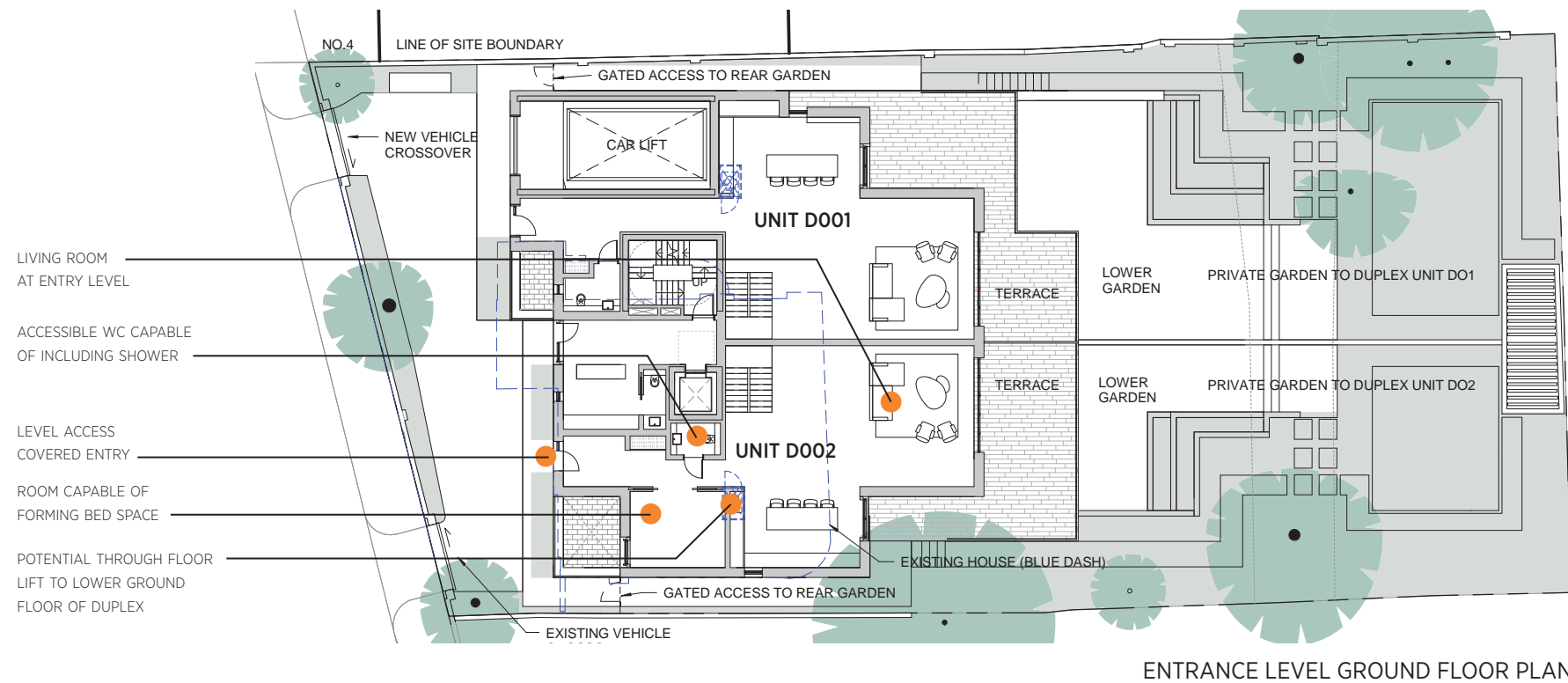
## 4.5 HIGHWAYS

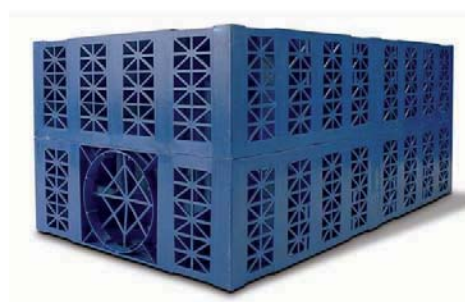
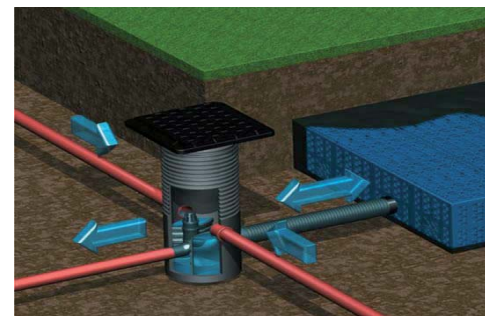
An existing crossover is to be retained and a new crossover is proposed. The proposed new crossover is in line with the previously consented scheme.

## 4.6 INTERNAL LAYOUTS AND INCLUSIVE DESIGN

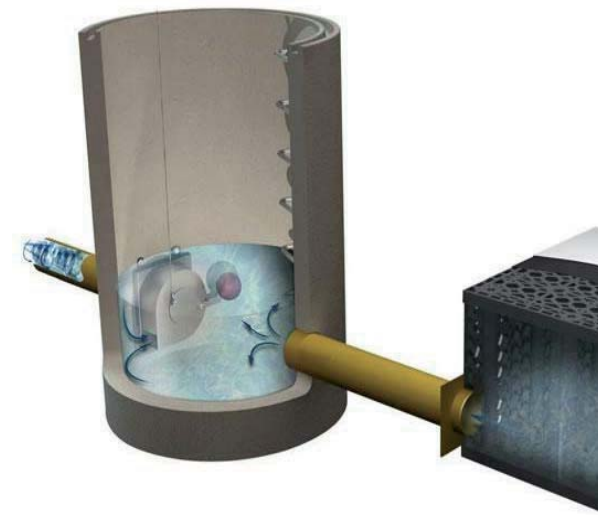
The proposed development is designed to meet Lifetime Homes Standards. Compliance chart included (page22). The apartments are generously planned and are accessible by wheelchair compliant lift, therefore they are very suitable for a wheelchair user, in particular:

- The level threshold entrance includes a covered lobby area
- Wheelchair compliant passenger lift provided.
- The WC at entrance level complies with Approved Document Part M of the Building Regulations and is capable of including a shower.
- For duplex units, a study or large living room is located at the access level adjacent to the accessible WC and is capable of being a bedroom with appropriate manoeuvring space. Location for potential platform lift identified and wide stairs are capable of including a stair lift if required.
- Disabled parking space provided.





**ATTENUATION SYSTEM**



**MANHOLE WITH FLOW CONTROL SYSTEM**

## 5.1 ENERGY AND SUSTAINABILITY

A full Energy and Sustainability Statement is provided by Slender Winter Partnership in a separate report which should be read in conjunction with this report. The report demonstrates that high standards of environmental sustainability will be achieved for the proposed development at 6 Nutley Terrace.

The project will be designed to be a low carbon development and meet the minimum requirements of the Building Regulations part L1A 2013 and Code for Sustainable Homes minimum of Level 4 through the adoption of a strategy which prioritises energy efficient measures to ensure that carbon emissions reductions are embodied within the design whilst incorporating 'Be Clean' technology in the form of air source heat pumps and 'Be Green' technology in the form of highly efficient combined heat & power boilers.

The Code for Sustainable Homes targets will ensure that the development incorporates a wide range of measures to minimise impact on the local environment both during and after construction, as well as providing a dwelling which will incorporate sustainable benefits throughout its design.

## SUD (SUSTAINABLE DRAINAGE SYSTEMS)

The proposed development is in a Low Flood Risk area and will incorporate a sustainable drainage system (SUDS) to attenuate and minimise surface water flows into the public sewer.

A new drainage system is proposed for the development, which will capture runoff from all hard standing surfaces. The development will result in an increase in surface water runoff rates resulting from an increase in impermeable areas. SUDS will be used to attenuate flows before discharging to the public sewer at rates to be agreed with Thames Water and the Local Authority. SUDS on the development will include an extensive brown roof to slow the rate of water entry into the drainage system and underground storage and associated flow control device to restrict peak flows. This will ensure that the peak rate of runoff does not increase following development.

Further detail refer to Surface water assessment by Elliottwood

## 5.2 ECOLOGY

The proposal maintains a large existing area of mature soft landscape with its diverse species of plants, shrubs and mature trees and supplements this with new native trees and shrubs. With the inclusion of green roofs, the proposals will not impact on the biodiversity of the area.

## 5.3 NOISE

Careful consideration has been given to potential noise levels in relation to adjoining properties, in particular the car lift and condenser units. The car lift plant is located in the basement, and the condenser units are located in the rear garden and protected within in an acoustic enclosure. The condenser units are approximately 22m away from the closest neighbours windows. Therefore, the lift and condenser unit noise will not impact upon neighbouring amenity.

## 6 Nutley Terrace, NW3 - Redevelopment

01.04.2015

A planning application for a new building containing six apartments with off-street parking is to be submitted shortly to replace the existing dwelling house. Extensive new landscaping is proposed as part of the scheme to enhance the site and local area. In 2013, planning permission was granted for a two house scheme with a similar bulk and plot cover. The consented two house scheme footprint is shown in red on the plan below, with the existing dwelling house shown in blue.

For further information please contact Ian Taylor from CgMs Consulting.  
Tel: 020 7832 1392 or [ian.taylor@cgms.co.uk](mailto:ian.taylor@cgms.co.uk)



### 6.1 CONSULTATION WITH NEIGHBOURS

On 7 April 2015, some 11 households nearest to the site were delivered a leaflet informing them of the upcoming planning application.

