

Project address:

Tybalds Estate
New North Street
London
WC1N

Application Ref: 2013/1014/P

SUBMISSION OF DETAILS**Condition 11, 22 and 32 (Landscape design)**

22nd January 2016

Dear Mr Thuaire

Introduction

The planning application for the Tybalds Estate received planning consent in May 2013. The project is now in detailed design stage, and proposals have been developed with the aim of discharging the condition listed below.

Condition 11 (wording from planning consent)

“No development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include a full schedule of plant species and location, and details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity, biodiversity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.”

Condition 22 (wording from planning consent)

“Before the relevant part of the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, a plan that indicates the full hard and soft landscape design details including tree/plant species, sizes and positions and full details regarding the design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. Landscape design shall seek to maximise soft landscaping at ground level in all open spaces and planting shall maximise the use of native species. Any hard landscaping should be of a permeable construction wherever possible to aid sustainable drainage. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant part of the development is first occupied.

361–373 City Road, London EC1V 1AS t +44 (0)20 7278 3060 f +44 (0)20 7278 3366 www.avantiarchitects.co.uk

Directors Claudia Bloom BA Hons, Dip Arch Hons, RIBA Duncan Finch BArch Hons, Dip Arch, RIBA Geraldine O’Riordan BArch, ARB, RIAI Amir Ramezani BA, Dip Arch, RIBA **Director (Ireland)** Ronan Conneely BA Arch, Dip Arch, MA Arch, RIAI **Associates** Fiona Lamb MA Hons, Dip Arch, RIBA Andrew McKeown BA, Dip Arch, RIBA Guy Michaelov BSc Hons Adrian Miles BArch, Dip Arch, RIBA Andrew Phillips BA Hons, Dip Arch, RIBA Martin Ruerup Dipl Ing Arch, MSc CS, ARB, BREEM AP **Consultants** John Allan MA (Edin), BA Hons, MA, Hon Litt (Sheff), AABC, ARB Richard Barton BA Hons, BArch Hons, RIBA Justin De Syllas AA Dip, MSc, ARB

Offices in London and Cork

Avanti Architects Ltd incorporated in England and Wales under the Companies Act 1985 N° 6502119

12026 Tybalds planning condition 11-22-32.docx 1 of 3

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 (Promoting high quality places and conserving heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.”

Condition 32 (wording from planning consent)

“Prior to the relevant part of the works commencing full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.”

Information provided

Due to similarities in requirements, the information below is submitted in relation to all conditions.

Drg. No. LL434-300-0001D General Arrangement - Public Realm & Landscape

Drg. No. LL434-300-0002D Detailed Arrangement - Tybalds Close & Blemundsburry

Drg. No. LL434-300-0003D Detailed Arrangement - Devonshire, Richbell, Boswell, Springwater & Falcon

Drg. No. LL434-300-0031D Detailed Arrangement - Areas Of Paved Surface North

Drg. No. LL434-300-0032D Detailed Arrangement - Areas Of Paved Surface South

Drg. No. LL434-300-0071C Detailed Arrangement - Tree Planting Plan - Tybalds Estate North (Sheet 1 of 2)

Drg. No. LL434-300-0072C Detailed Arrangement - Tree Planting Plan - Tybalds Estate South (Sheet 2 of 2)

Drg. No. LL434-300-0081C Detailed Arrangement - Planting Plan - Tybalds Estate North (Sheet 1 of 2)

Drg. No. LL434-300-0082C Detailed Arrangement - Planting Plan - Tybalds Estate South (Sheet 2 of 2)

160111 LL434 Planting Schedule PLANNING

Drg. No. LL434-300-0201C - P1 & P2 Paving Details

Drg. No. LL434-300-0202B - P3 & P4 Paving Details

Drg. No. LL434-300-0203A - P5 Paving Details

Drg. No. LL434-300-0204B - P6 Paving Details - Tybalds Square Flags

Drg. No. LL434-300-0205A - P7 & EPDM Paving Details

Drg. No. LL434-300-0206C - P8 Paving Details

I hope that this information meets your requirements. If you have any queries or require further information do not hesitate to contact me.

Yours sincerely

Adrian Miles

Tel: 020 7278 3060 Email: am@avantiarchitects.co.uk