





## Introduction

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The access will be used by both pedestrians and vehicles accessing the commercial space, so our design focuses on hard landscaping.

We will use subtle changes in design and materials to create distinctions between the pedestrian and shared surfaces and try to integrate soft landscaping, such as greenery and trees.

We are looking at using granite and green strips paving system good for biodiversity and surface drainage.

The paving would allow vehicles to drive over it and the paving only areas would signify pedestrian access. Areas of soft landscaping would weave in strips through the hardscape.

Any landscaping designs outside of the red line (ownership) boundary is indicative and are a future aspiration. These aspirations are not part of the application to discharge condition.






### Condition 9

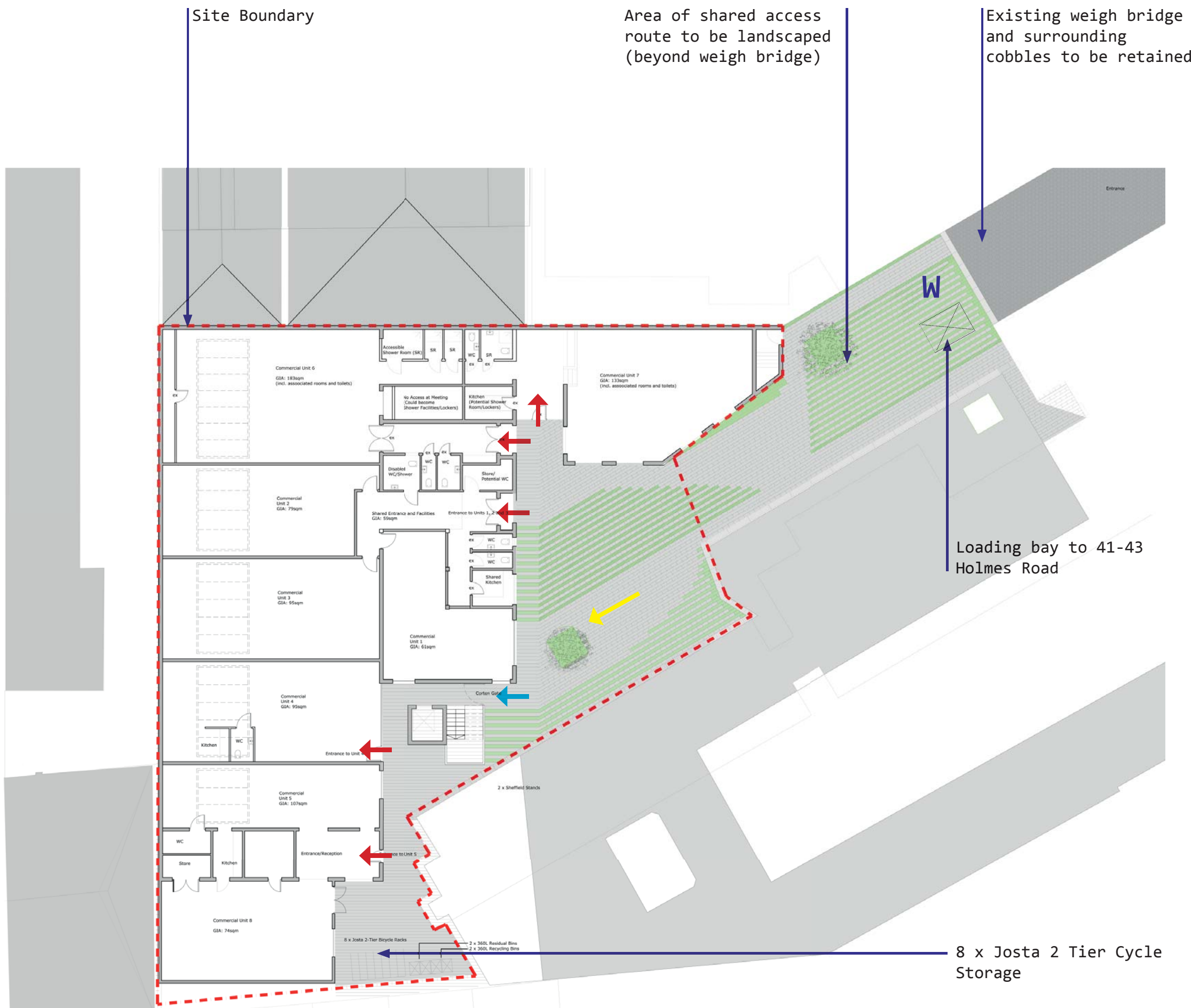
Prior to the relevant part of the development commencing, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [if landscape details] of the London Borough of Camden Local Development Framework Development Policies.



# Landscape Plan Layout

-  Residential Entrance
-  Commercial Entrance
-  Ramped Access
-  Waste Collection Point
-  Loading Bay





## Materials

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We are keen to see a carefully designed shared surface for pedestrians and vehicles, which will enhance the existing access way.

This will be more aesthetically pleasing for the new residents as well as neighbouring properties.

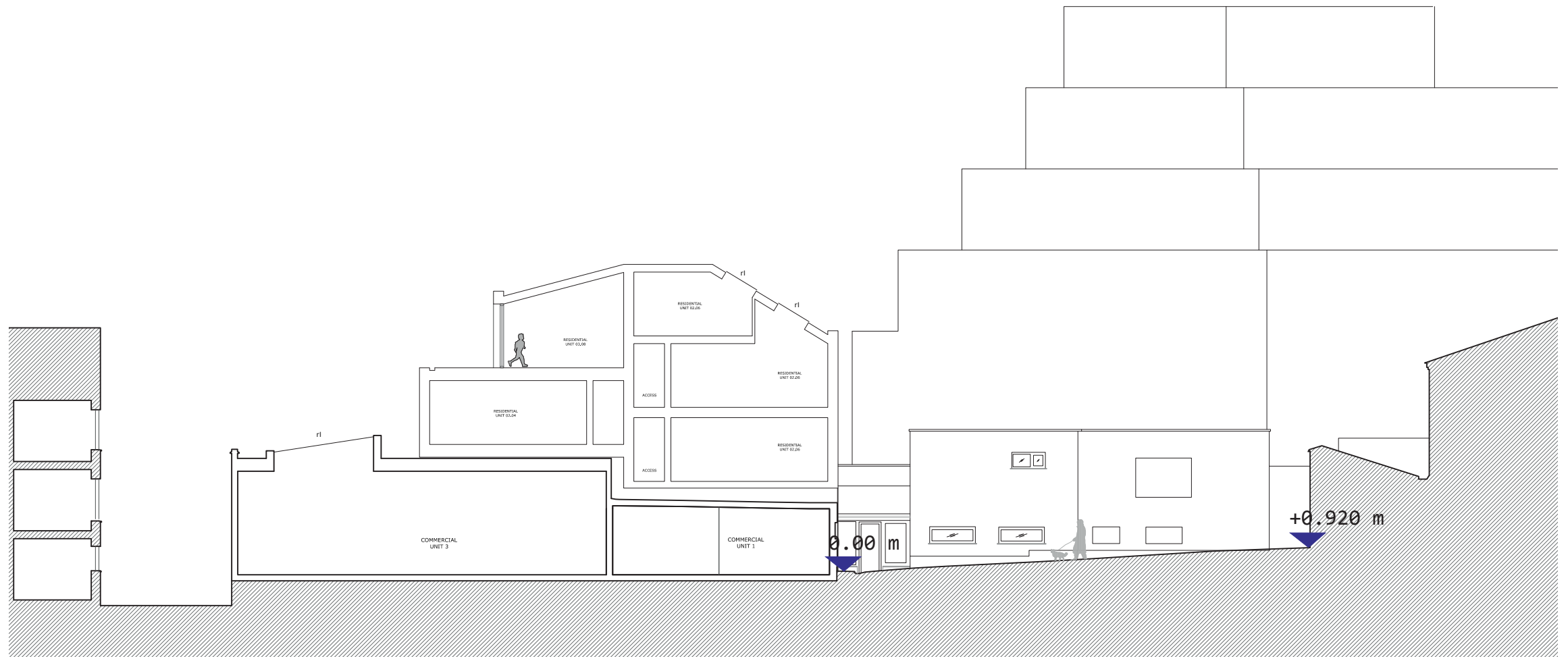
Hard landscaping surface to be flame textured granite that meets with turf grass to create strips. (refer to details on Page 8)





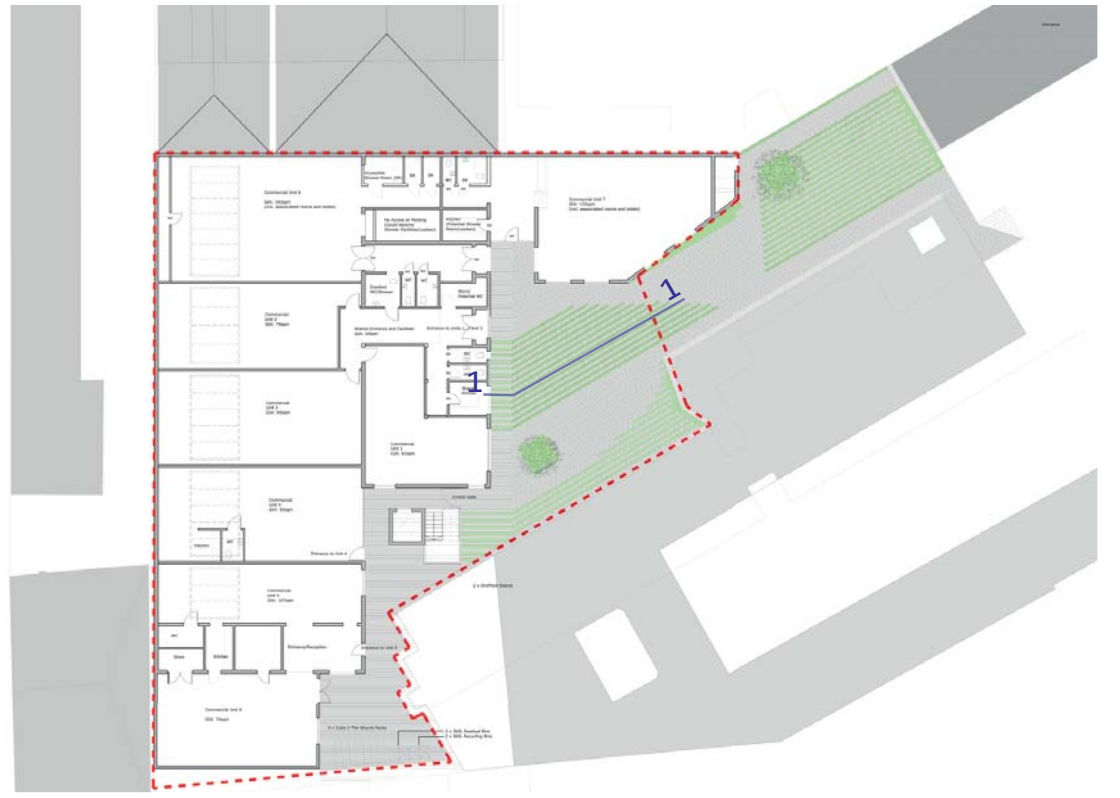
# Site Section

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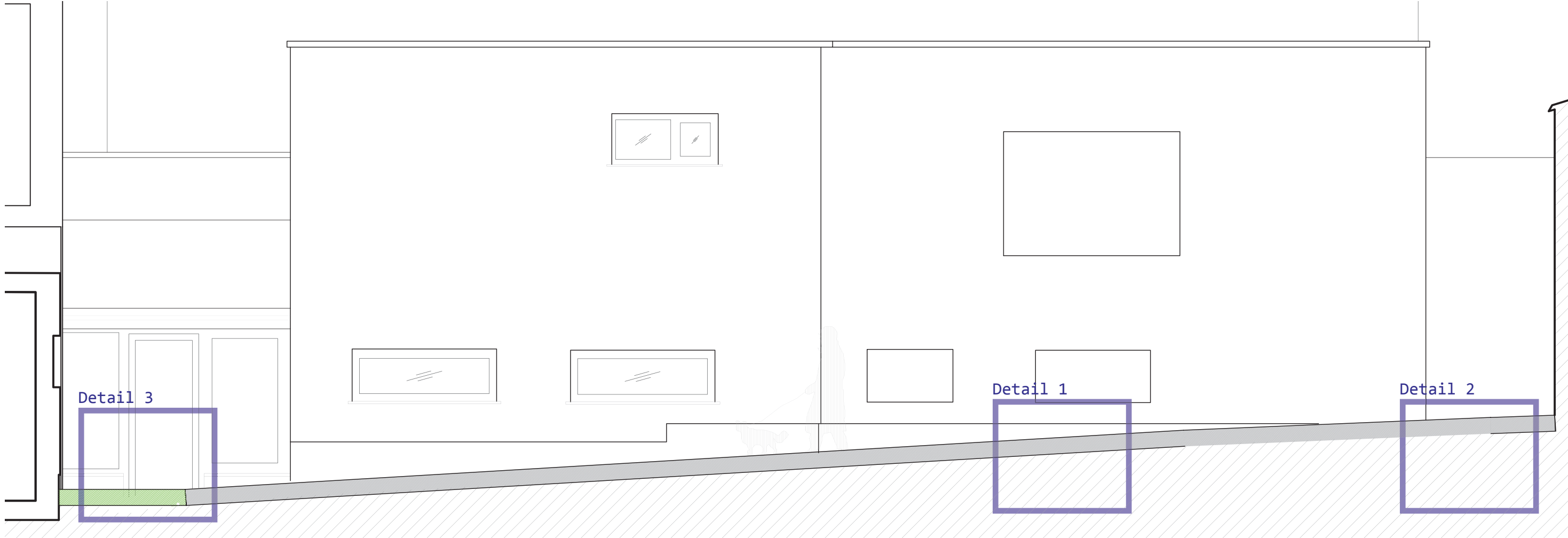


# Details

Landscape Plan

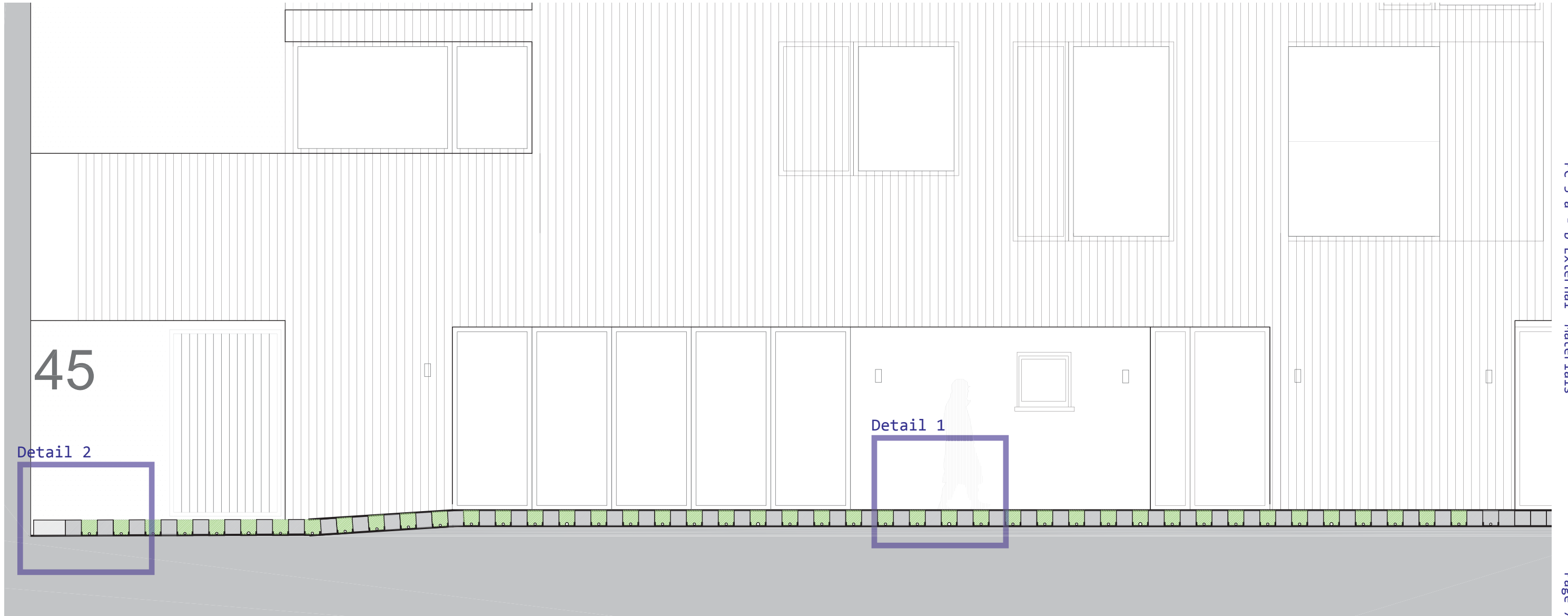


Section 1. Scale 1/50

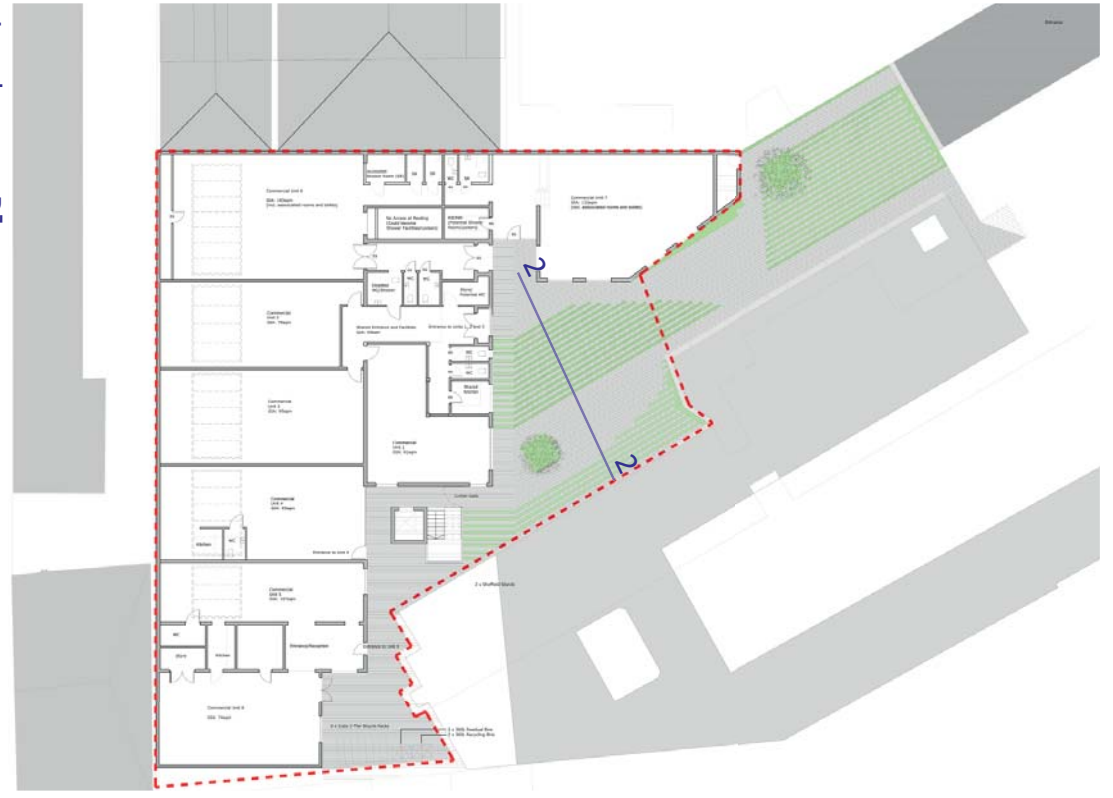


PC 3 a - b External Materials

# Details



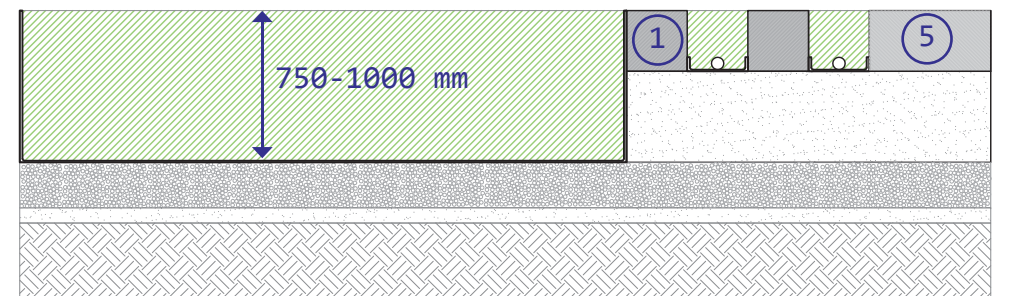
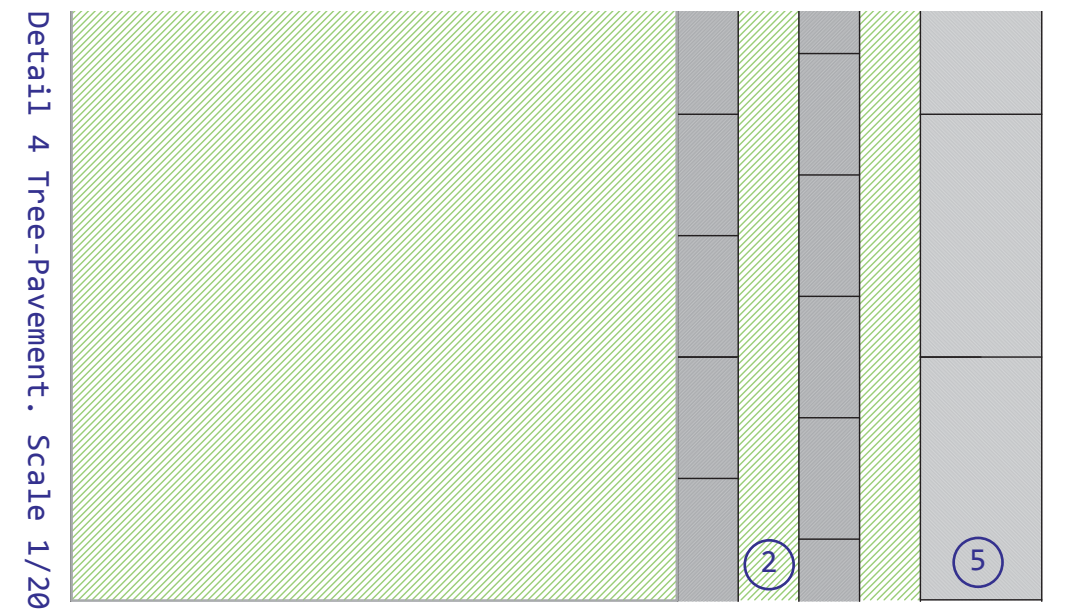
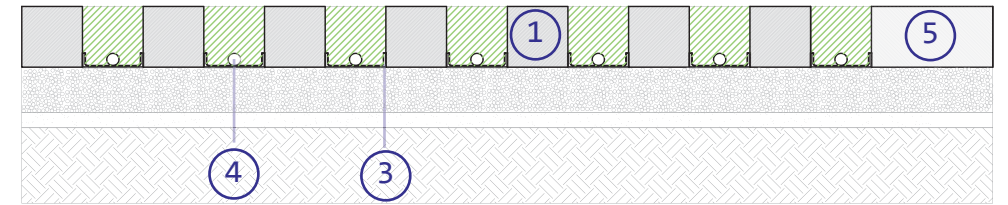
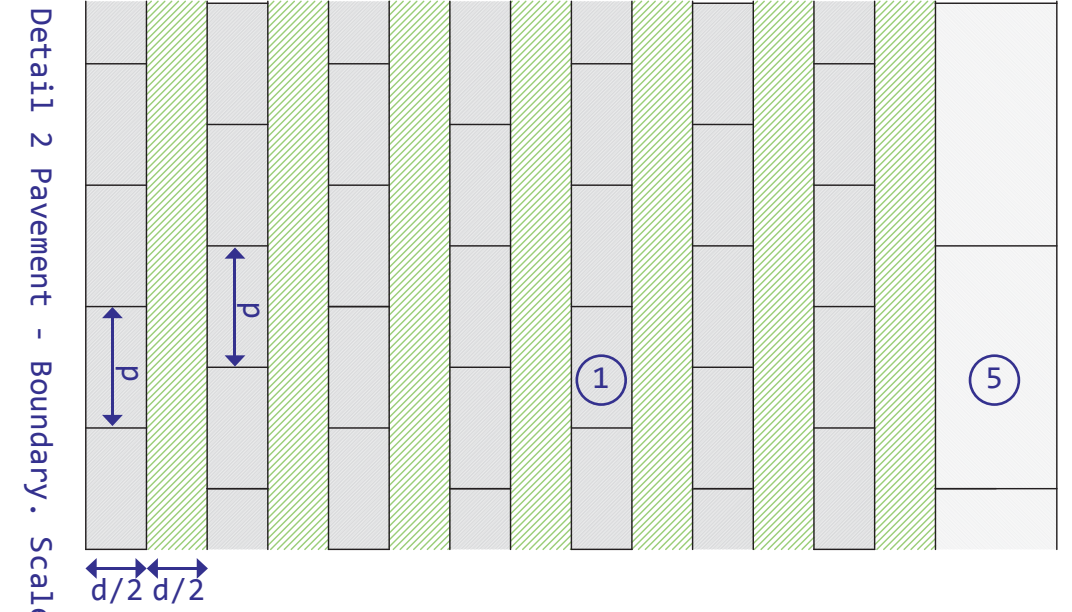
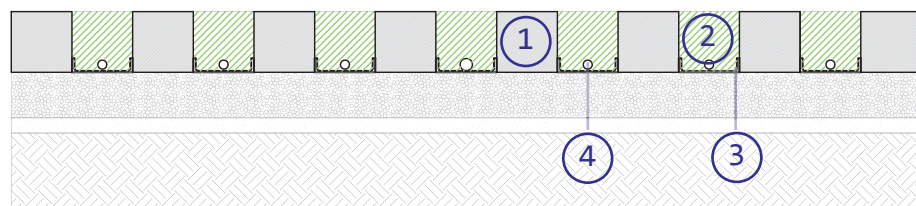
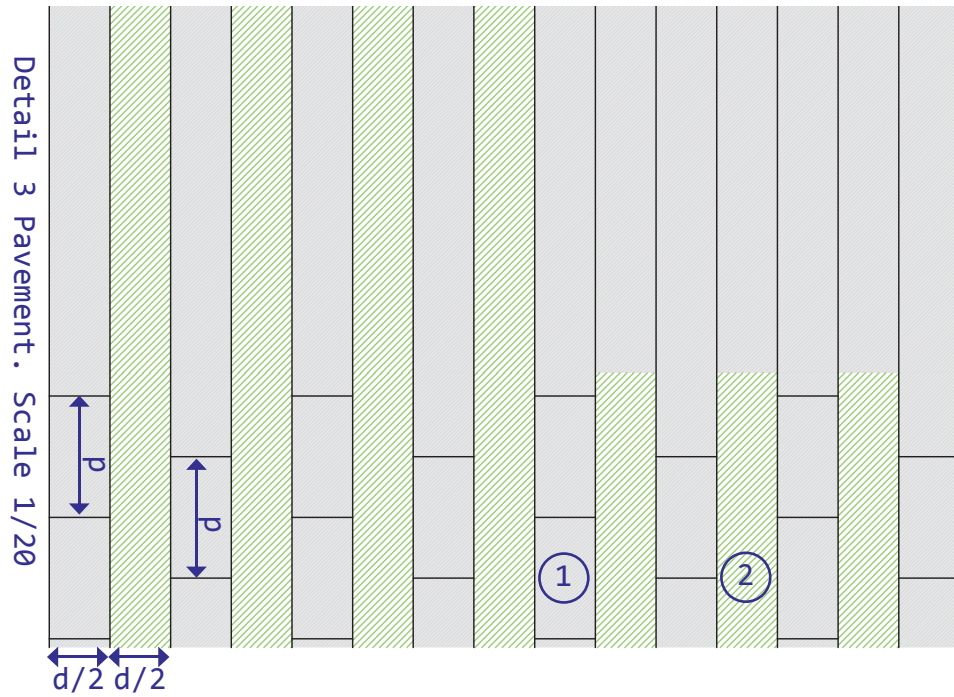
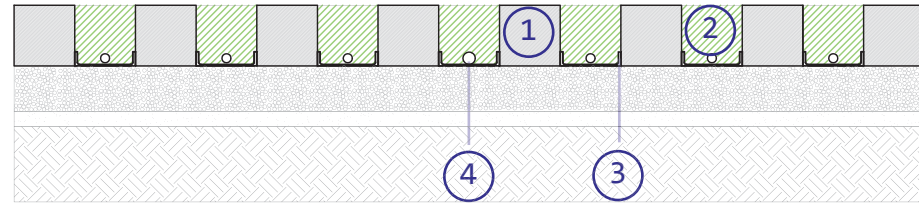
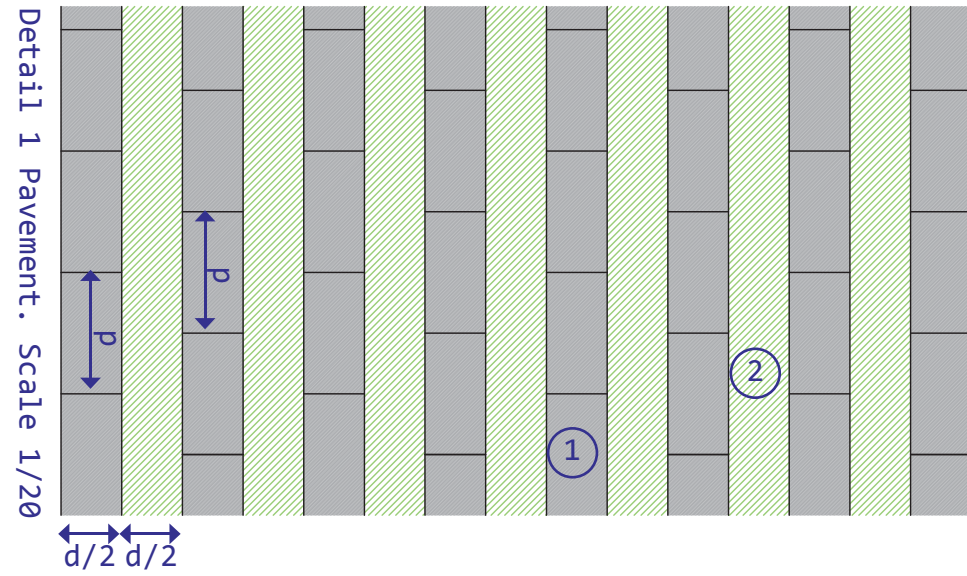
Landscape Plan



# Details

## KEY

- 1- Granite pavement. Dimension TBC
- 2- Joints of Grass
- 3- "U" profile.
- 4- Dripline Techline or similar.
- 5- Granite pavement. Boundary Dimension TBC





# Tree Planting Strategy

The proposed landscape strategy has 2 new trees planted within the paving. These will be 2 type Betula SPP Birch. The simple form and colouring of this tree will compliment the grey granite paving and will allow the tree to be accentuated against the black timber of the proposed building.

Landscape View showing tree in the design



Summer



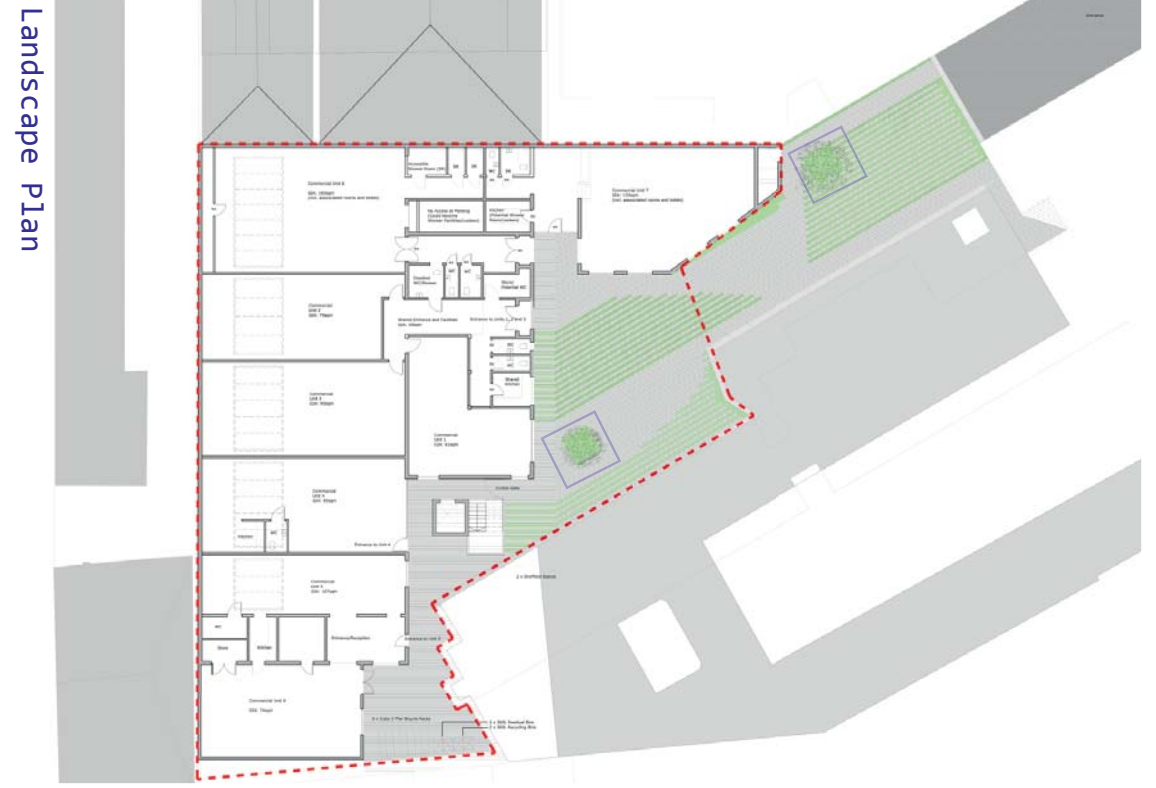
Summer



Winter



Winter



Landscape Plan



