





Introduction

The existing site offers very little in terms of landscaping. There is no vegetation or planting on site as it is completely tarmac and concrete.

The proposed access will be used by both pedestrians and vehicles accessing the commercial space, so our design focuses on hard landscaping which maintains the existing ground levels on site.

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 a 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 an aspiration of the client. These aspirations are not part of the application to discharge the condition. These will be dealt with through negotiations between the client and Camden Council who own the land.

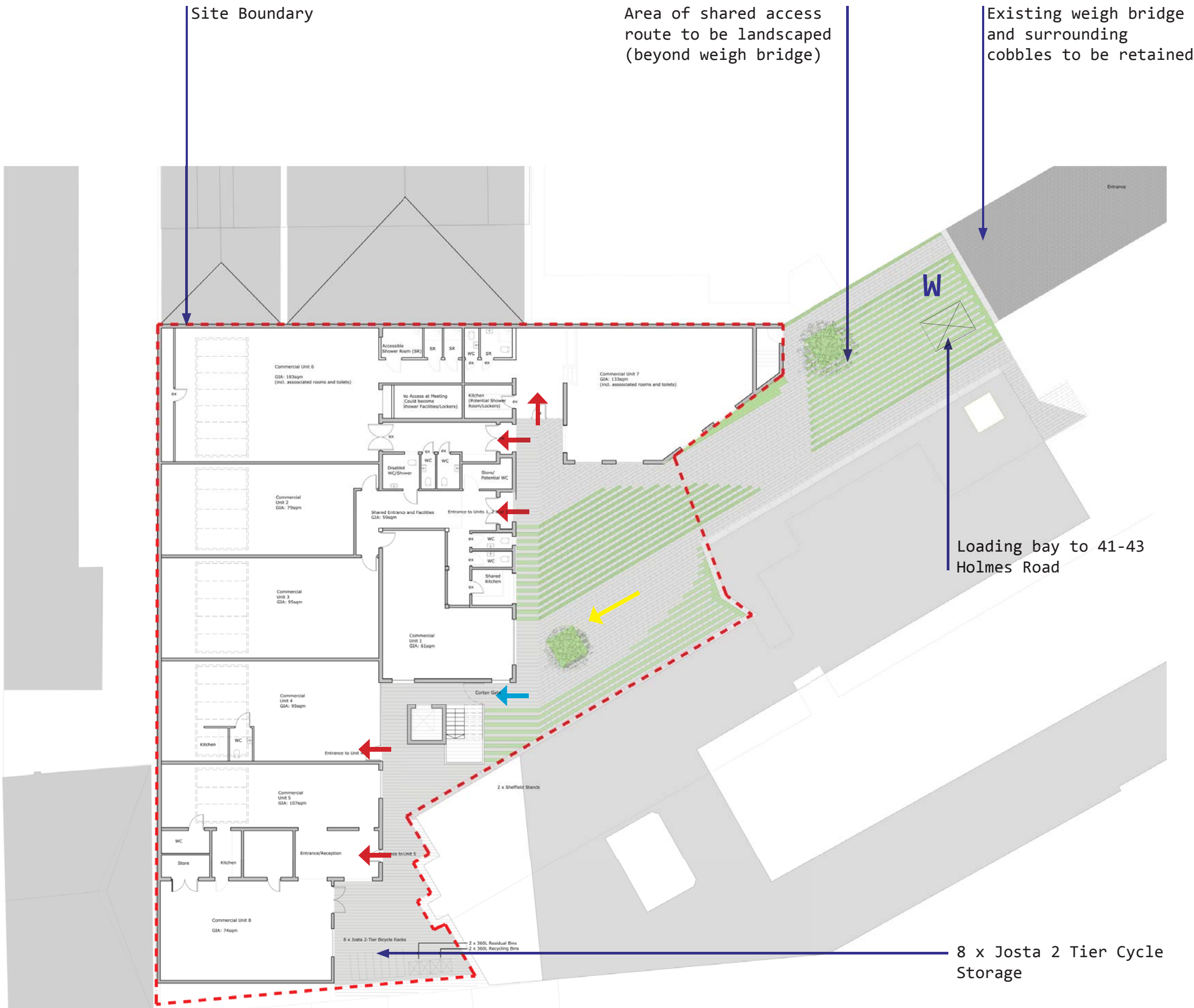
Condition 9

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
- W Waste Collection Point
- ⊠ Loading Bay



Existing Ground Floor Plan

Scale: 1.200

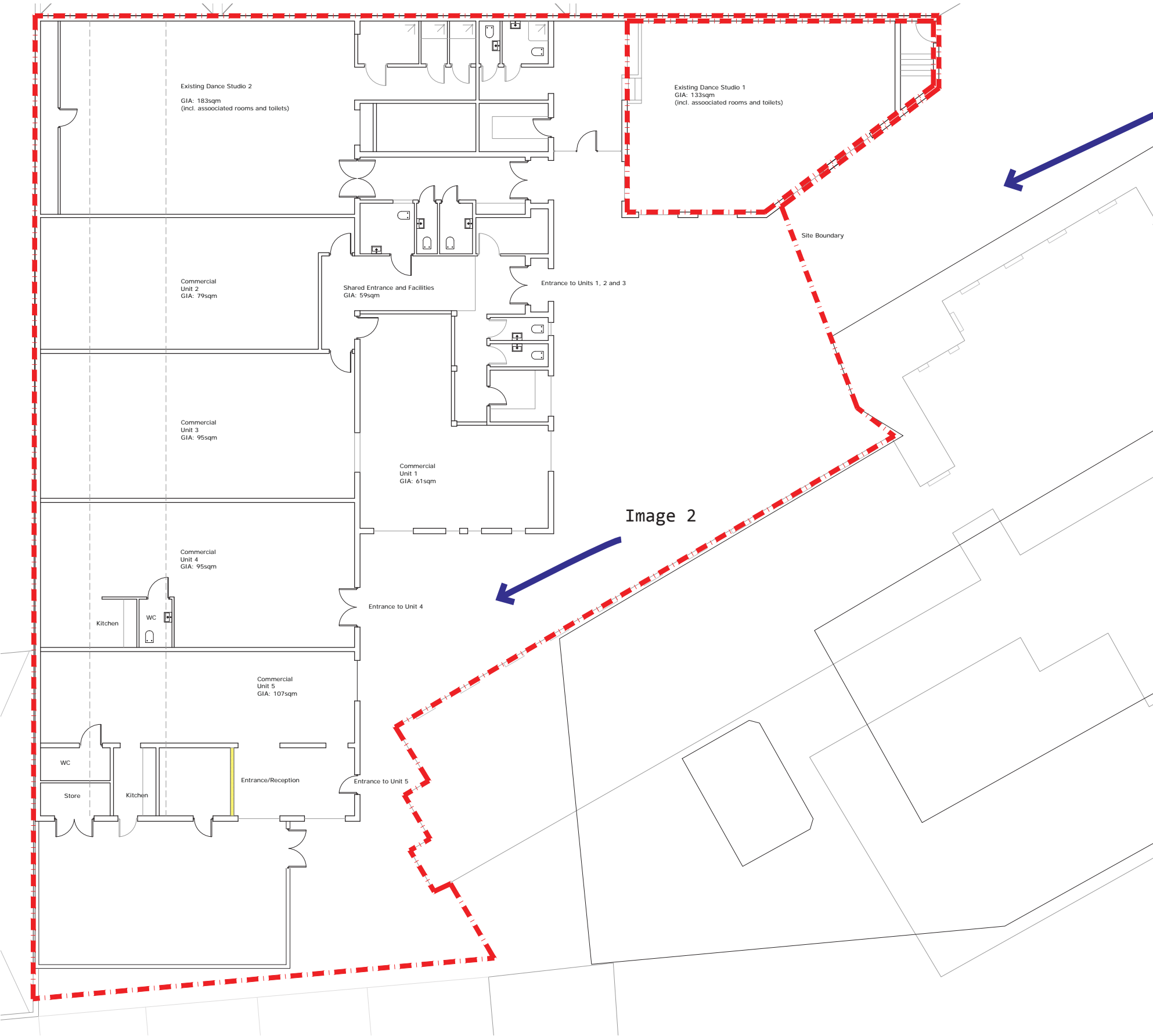


Image 1 - Existing cobbles meeting the Tarmac

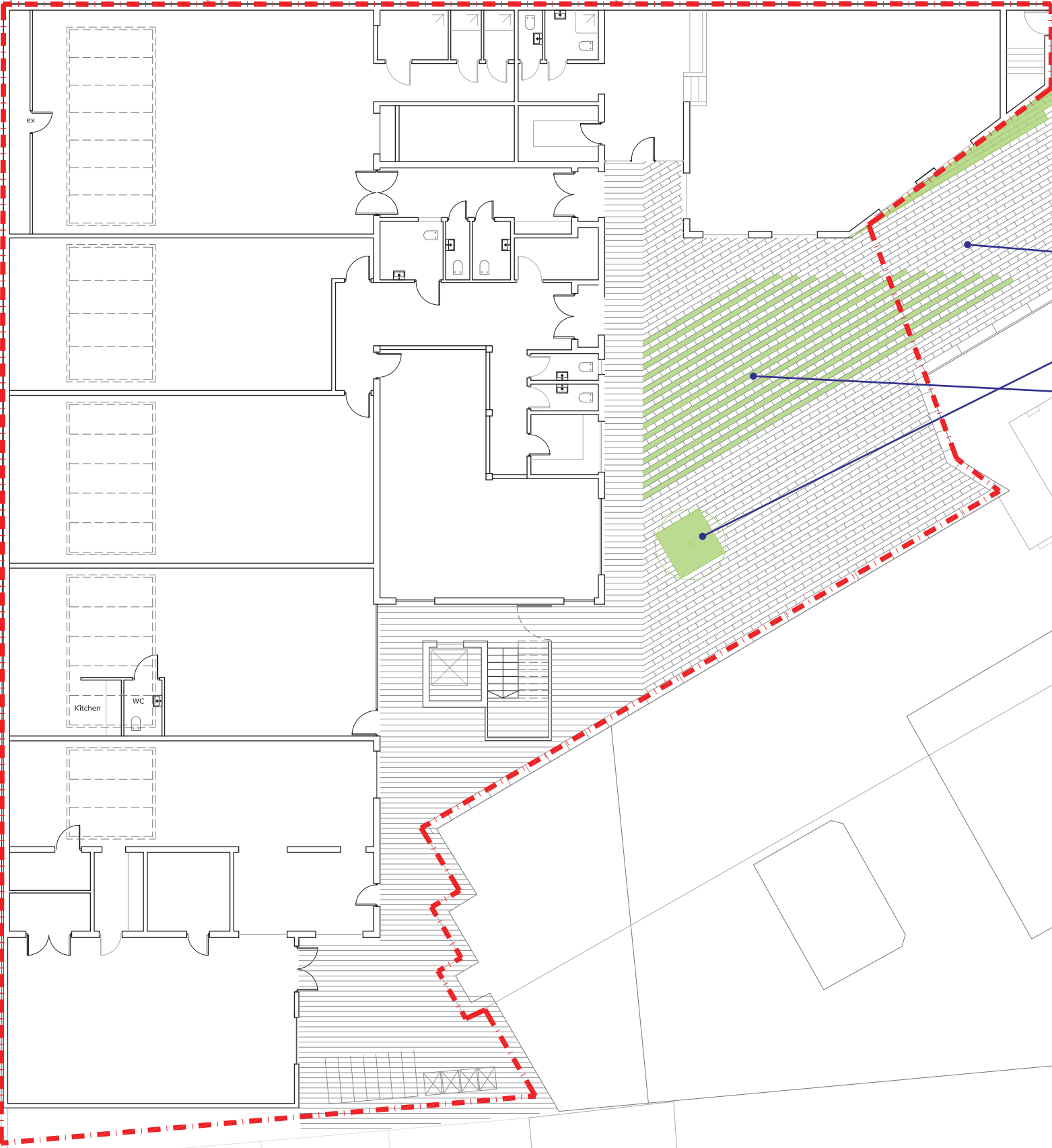


Image 2 - Existing Tarmac and concrete with Weeds



Proposed Ground Floor Plan

Scale: 1:200



Existing cobbles maintained at entrance

Proposed Betula Pendula

Proposed permeable granite paving

Proposed permeable granite and grass strips



Materials

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

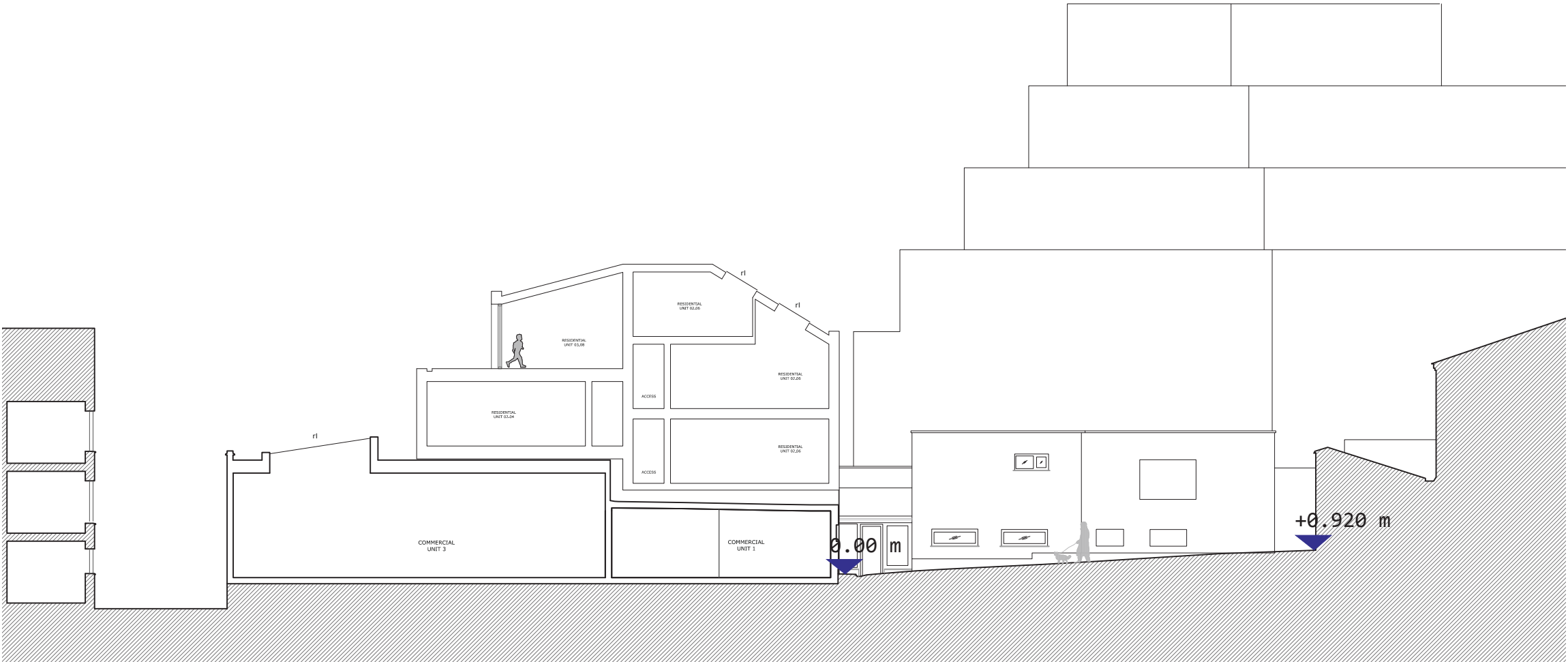
This will be more aesthetically pleasing for the new residents as well as neighbouring properties.

Hard landscaping surface to be flame textured granite that meets with turf grass to create strips. (refer to details on Page 10)



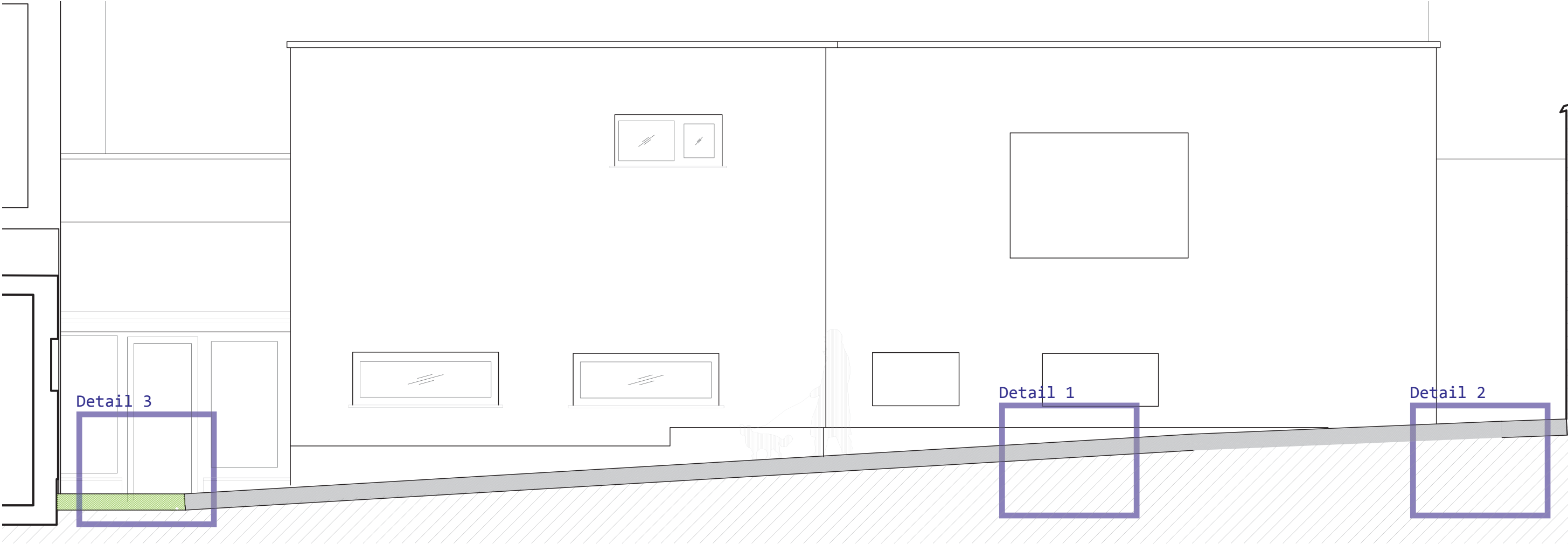


Site Section



Details

Section 1. Scale 1/50



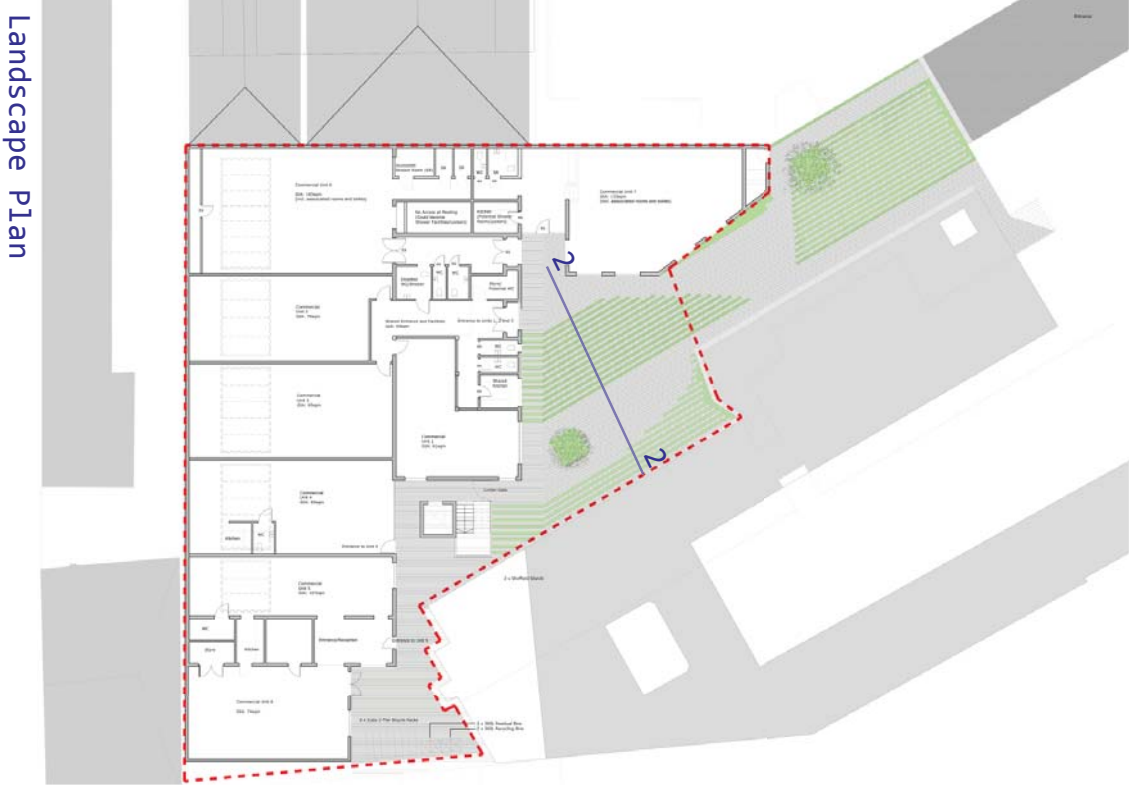
PC 3 a - b External Materials

Page 8

Landscape Plan



Details



Landscape Plan



Details/Materials Spec

KEY

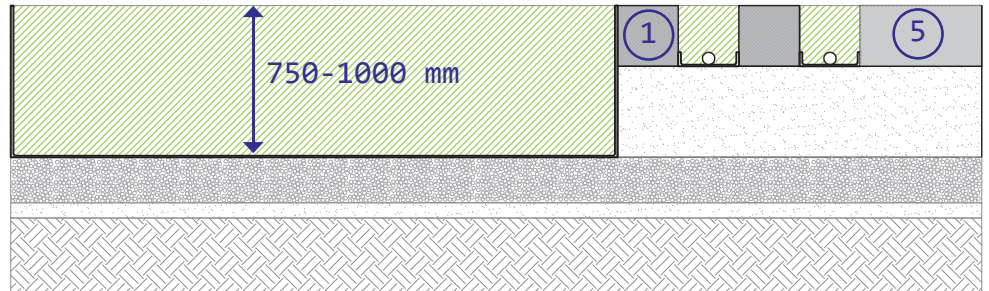
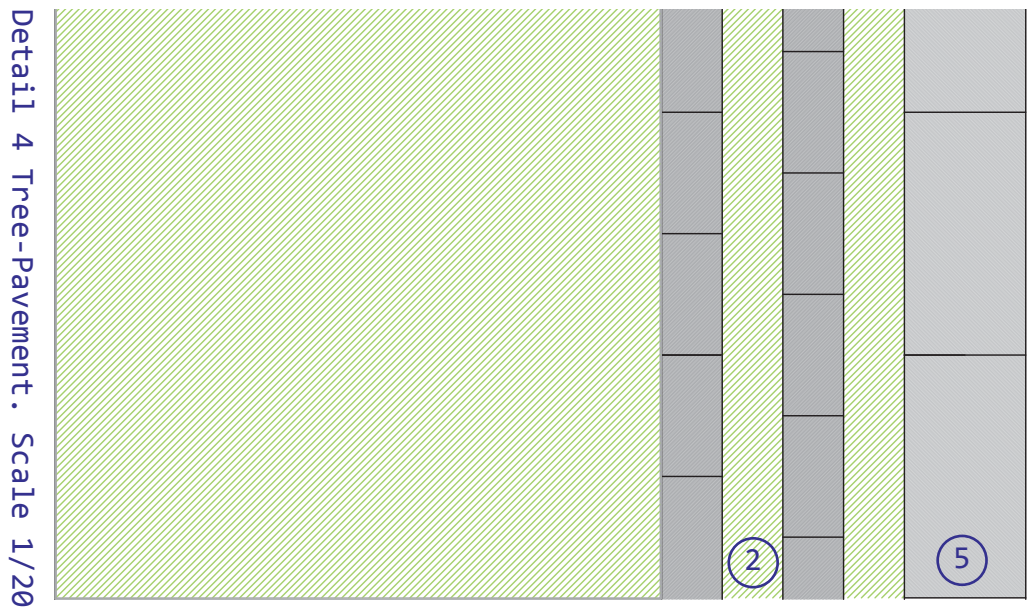
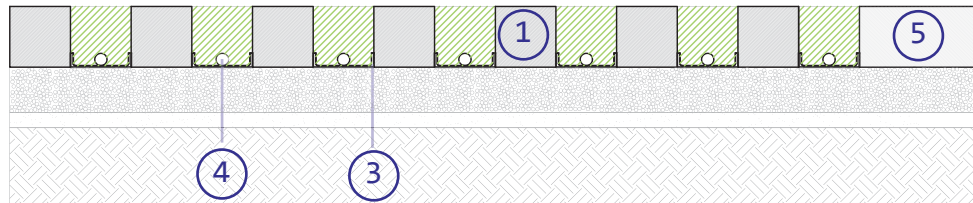
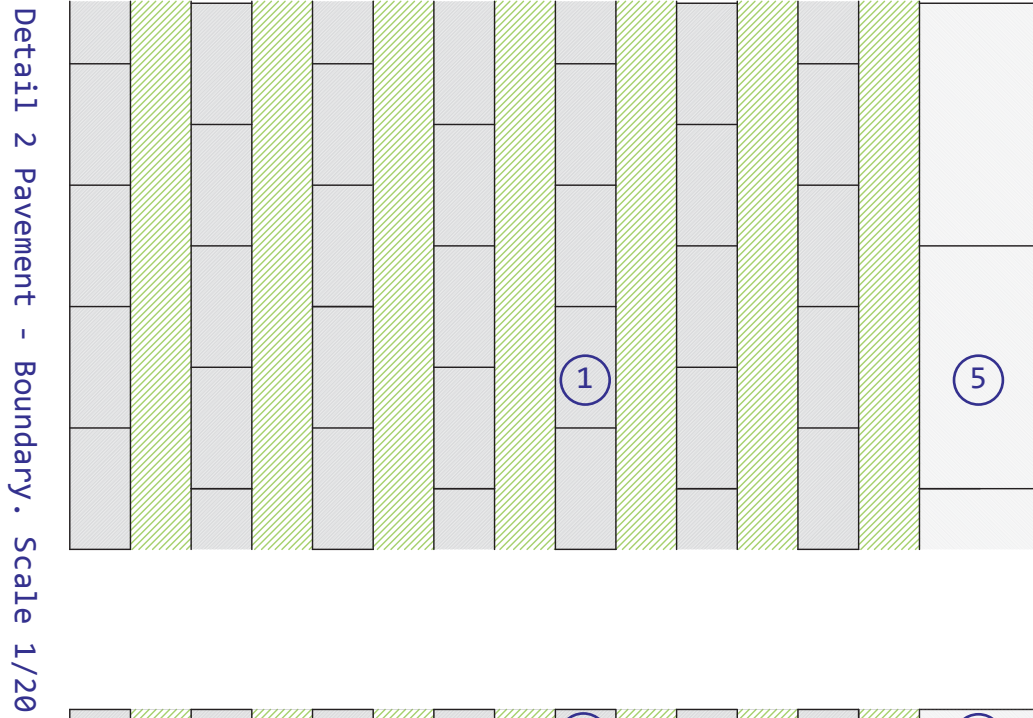
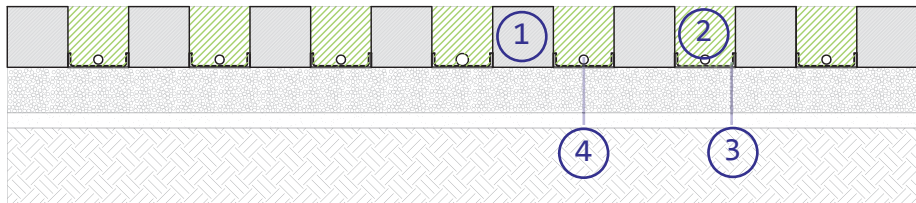
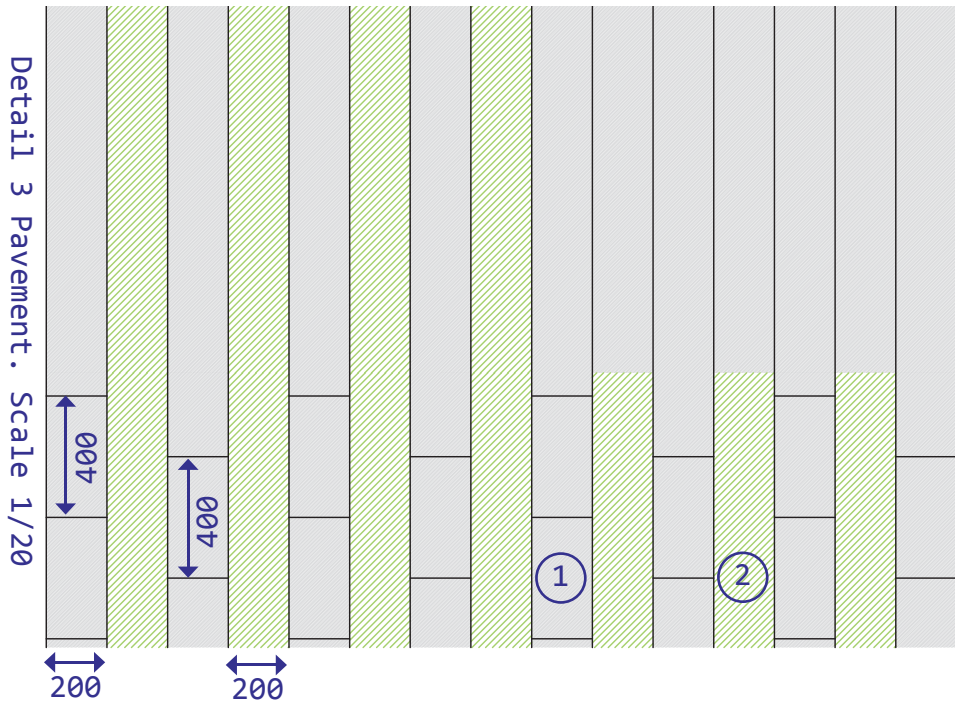
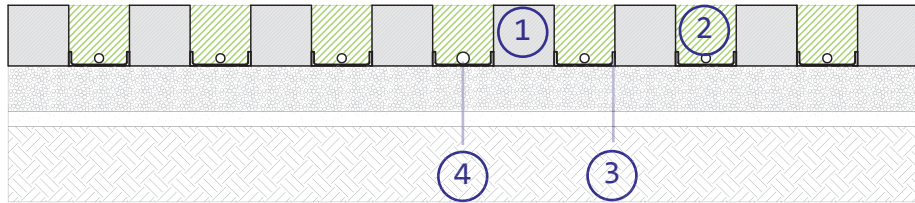
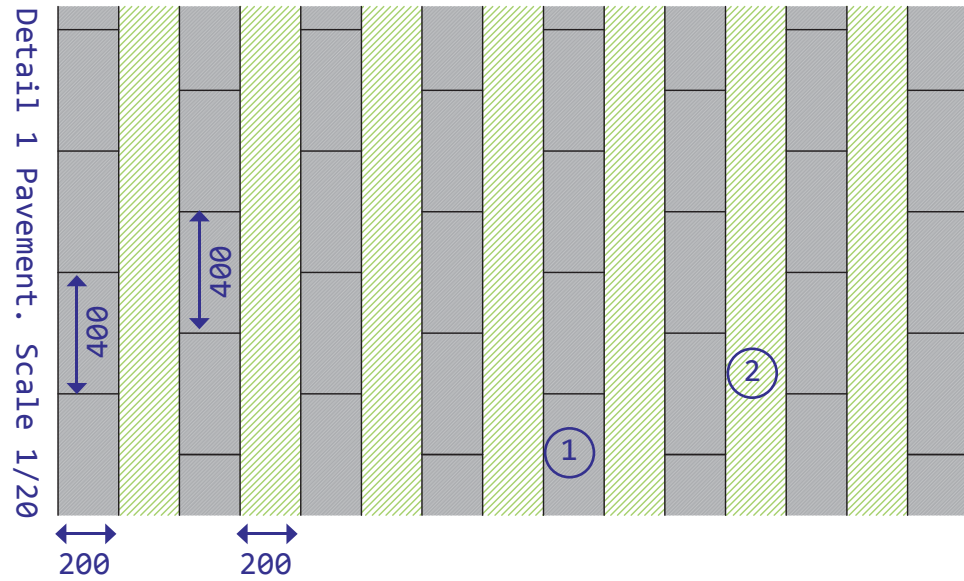
1- Granite pavement. 400x200mm.
(Flame finished Galatea Fine Pickled Granite)

2- Joints of Grass
Grass lawns to be a “Greenscape” Turf Type JT5 containing Dwarf Perennial Ryegrass, Smooth Stalked Meadow Grass, Slender Creeping Red Fescue, Chewings Fescue and Strong Creeping Red Fescue (as supplied by Jubilee Seeds & Turf or approved alternative)

3- “U” profile.

4- Dripline Techline or similar.

5- Boundary Granite pavement. 800x400mm.
(Galatea Fine Pickled Granite flame finish - below)



Tree Planting Strategy

The proposed landscape strategy has 2 new trees planted within the paving.

These will be 2 type Betula Pendula.

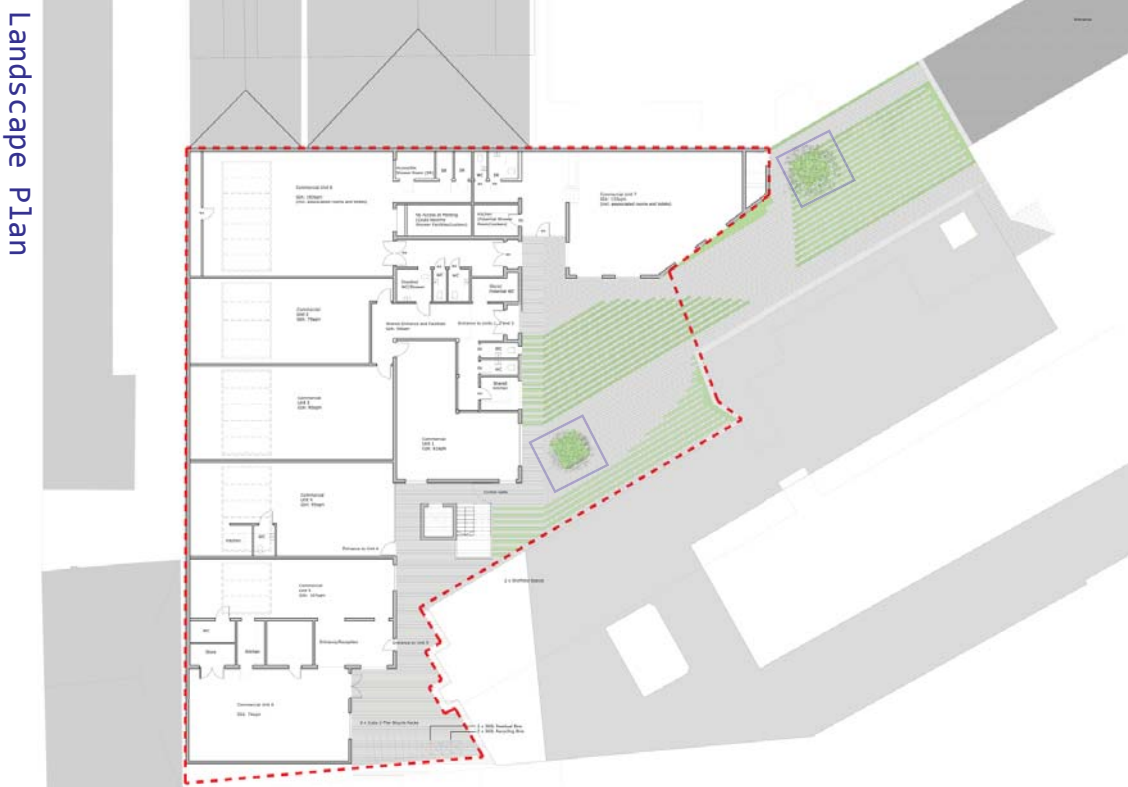
The simple form and colouring of this tree will compliment the grey granite paving and will allow the tree to be accentuated against the black timber of the proposed building.

Tree Schedule

2 x Betula Pendula. Multi-Stem 3m+ Height

All trees to be rootballed or container grown, and approved by tree specialist. All trees to be planted in pits with approved underground guying system. All tree pits to be backfilled with 750mm depth approved mix of clean topsoil and existing sub soil, compost and fertiliser over 200mm min. depth clean medium grade washed sand, and mulched with 50mm bark mulch. Positions are indicated on page 3.

Landscape View showing tree in the design



Summer



Winter

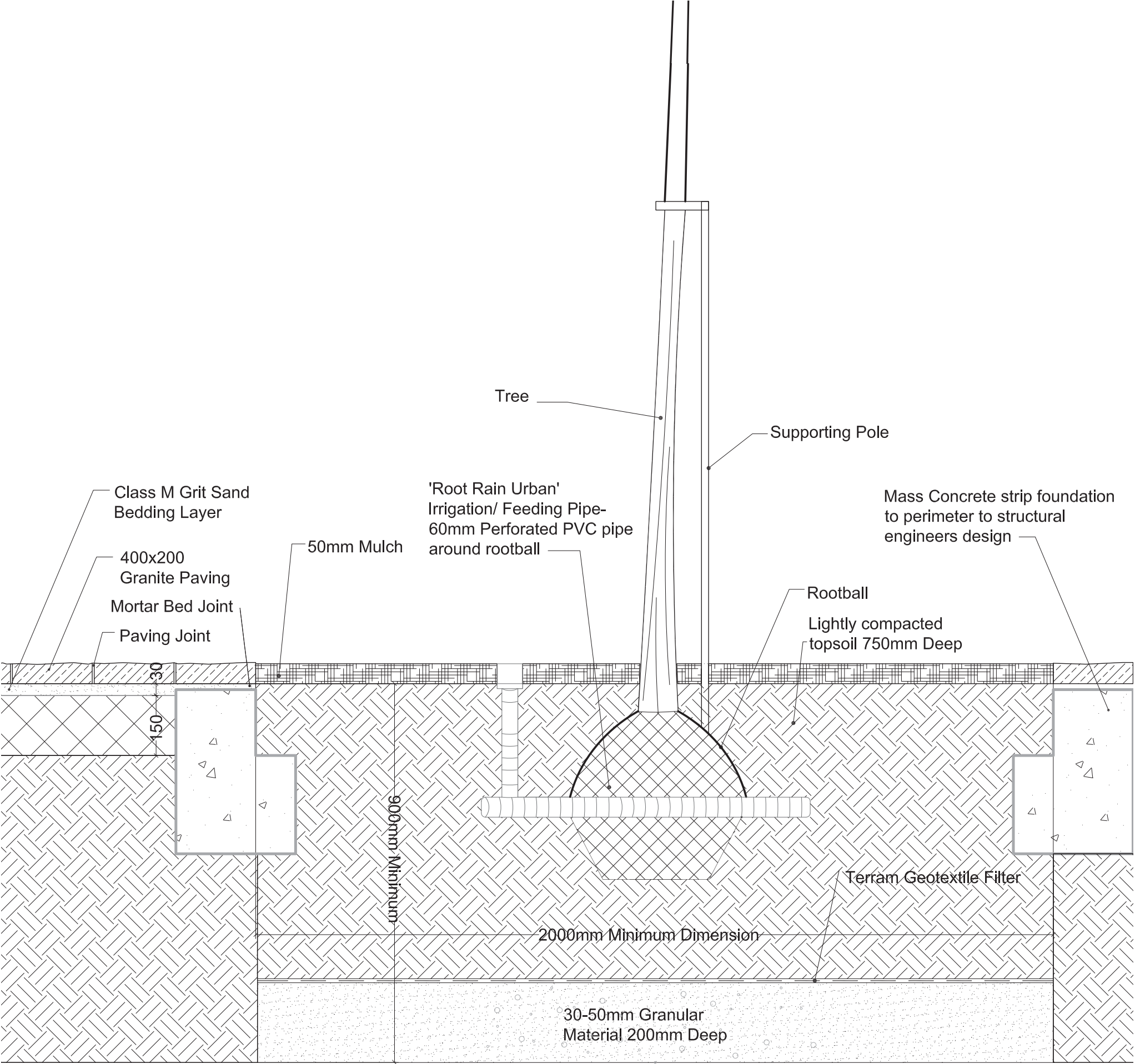




Tree Planting Pit

Scale: 1.10

The tree pit has a soft area of 2m x 2m, therefore 4sqm of area that can allow water to penetrate to the roots, with 750mm depth of topsoil. The roots will be able to colonise beyond the extent of the pit at a lower underground level beneath the proposed strip foundations and hardstanding, which will be permeable.





Management Plan/Maintenance Strategy

1. Topsoil to be handled (i.e. excavated and/or imported, stored, spread, cultivated) in accordance with method agreed in writing with Contract Administrator prior to work commencing. Amelioration to be as determined by Analysis. Topsoil to be 300mm min. depth in shrub & groundcover planting areas, 750mm depth in backfill to tree pits. Min. 200mm depth clean medium grade washed sand beneath topsoil in all tree pits. If poor drainage is expected in existing soil surfaces, these should be broken up prior to planting to a depth of 200mm to remove likelihood of compaction and damage to new planting areas.

2. All topsoil areas should be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorants as specified and/or as indicated by analysis and/or as directed by the tree supplier. Hand cultivations shall be carried out to achieve the required finish on areas where machine cultivation is impossible, i.e. adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25mm shall be collected and removed from site.

3. General plant stock to conform to BS 3936, advanced nursery stock to BS 5236, and planting to BS 4428.

4. Grass lawns to be a "Greenscape" Turf Type JT5 (as supplied by Jubilee Seeds & Turf, tel 01797 260673, or approved

alternative).

5. Turfing and planting to be carried out only during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. Turf shall be laid on prepared, levelled soil in the areas indicated on page 3 and on the details - page 8.

6. The soil shall be weed free prior to turfing and planting. Contact herbicide should be applied to all areas of weed growth 4-6 weeks before grassing and planting and repeated if necessary to maintain a weed free bed.

7. Established maintenance for all planting areas for 5 years from Practical Completion to include weed control, watering and replacement of failures to original specification in the planting season following failure.

8. All plant material to receive annual pruning and groundcovers to be trimmed and edged with a minimum of 2 trims a year. Lawn areas to receive min. annual feeding, weed removal and re-seeding as appropriate. Mowing and edging to take place regularly during growing season.

