



Landscape Report

69 Redington Road
London NW3 7RP

Ref.no AD/GO/ON/16152

Introduction

The following landscape report has been provided to accompany the application for approval of the Hard, & Soft Landscape proposals for 69, Redington Road, London NW3 7RP.

Our Clients, Messrs Shakib Ltd, have instructed us to submit the following drawings LDL/RRL/16152/01(Hard Landscape and General Layout drawing), together with LDL/16152/02 to 07 (6 no drawings) showing the detail soft landscape proposals for the front and rear gardens. The drawings and drawing specific plant schedules can be found in appendix 1 attached.

In forming our design we have followed both the framework requirements as set out in the 2 planning decisions 2012_2548_P & 2014_5705_P, and also the more recent tree work permission 2015/5067/T.

History

The property is a period 'Arts & Crafts' property dating from the early part of the 20th century. The recent construction of a basement pool has allowed the build space to be increased without adding greatly to the visual footprint of the property.

Prior to the recent construction work, the front and rear gardens were mature stocked gardens with trees dating from the early garden plantings and more recent 1970's/1980's addition of conifer varieties. Both front and rear gardens were laid out as a central lawn area with surround mixed shrubs.

The existing paths and hard landscape, were either laid out as York stone random rectangular paving, for areas immediately surrounding the rear and sides of the property, or, brick and concrete slab, in the case of the driveway and front door access path.

The garden boundary to the South of the building is the responsibility of our Client to maintain, whilst the northern boundary is the neighbours' charge at No 71, Redington Road. We understand that the Client is contacting the neighbours regarding the condition of their fence, and will be arranging either for the fence to be repaired or replaced.

Garden Goals:

Boundaries

With the exception of the Western fence which is structurally sound, the division fences are both in a dilapidated state, and will require complete renewal if they are to be retained, as in their current condition they neither fulfil a sound boundary between properties nor are aesthetically an addition to the overall landscape of the area.

It is the intention of our Client to replace the dilapidated fence with a "living wall" of either ivy, in shade conditions under the conifers, or, in the more open sections with a holly hedge. It is hoped that as well as providing an attractive evergreen boundary, the introduction of food /nectar source plants will encourage songbirds, butterflies and other beneficial wildlife into the garden; and will also provide migration routes, and foraging areas.

To maintain a degree of maturity, the boundary plants will be planted at 2.00 m height, and thereafter, maintained to this profile and 2.50 m.

It is also our Clients' wish to replicate the hedge boundary "living wall" theme within the front garden, and to this end, the design intention will be to:

- Provide a 2.00 m high Yew hedge incorporating 2no existing plants along the secondary access path to the property (North boundary). Please see drawing LDL/16152/02 Rev00 for details
- Place a "living wall" of Ivy in purpose built GRP planters to the South of the new drive. Please see drawing LDL/16152/03 Rev00 for details.

We understand that our Clients are currently in correspondence with the neighbours at 71, Redington Road regarding the condition of the North boundary fence, and will advise on the outcome of these negotiations in the near future, once an agreement between the parties is reached as to whether the fence will be replaced completely, or repaired.

Hard Surfaces

The majority of the previous garden hard surfacing was constructed either with random rectangular York stone, or "crazy York stone" paving. Much of this material was lifted and stored elsewhere on site prior to the building contract to safeguard the material during the construction of the building. Our Client has requested that the paths should be reinstated as previous, using the lifted random rectangular paving for the path surfacing to all the secondary pedestrian access routes within the garden.

The drive in accordance with the current planning directive is to be a resin bonded finish to comply with SUDS. This detail is being undertaken by the Client directly, and thus the specialist contractor, will forward details for this aspect of the project.

Terrace Planters:

As part of the specific works required under the planning decisions detailed above, the softening of the rear terrace, by the addition of planters has been highlighted as an important consideration, to offset the loss of garden area, and to strengthen the local planting within this section of the garden.

To offset this concern, and to provide an additional value added to the garden, the landscape planting has been extended on to the new terrace area by locating purpose built GRP planters (stand alone) to the area. The details of this design are shown on LDL/16152/07 Rev00.

The proposed planters will vary in size from 1.40 x 600mm x 500 mm to much larger plant containers capable of providing suitable planting positions for a mature garden. The large planters will be set into permanent positions on the terrace. The Client has requested that the smaller planters should be moveable, so that terrace garden can be re configured to should this be the Clients wish.

The detail of the trough planter is attached as appendix 2.

Planting Areas:

The tree replacement schedule has been previously approved under planning approval 2015/5067/T. Our Client has requested that the existing Crab Apple is retained (T8), and thus we are submitting the soft landscape drawing showing the original tree.

The trees agreed are shown on the current planting drawings LDL/16152/02/Rev00 to LDL/16152/07/Rev00. In order to extend the tree variety mix, and to help strengthen the vertical element of the garden, we have added further tree planting to the rear garden and additional specimen plants to act as focal points, and to provide a needed secondary tree structure within the garden.

Apart from the trees, many of the original garden plants have been saved and are being re used within the new scheme as accent planting. These plants have been added to by the introduction of selected plant and colour mixes as approved by the Client

Details of the planting mixes are shown on the accompanying plant schedule and 'planting mood detail' (appendix 2 attached)

It has been the Clients wish during the design process to use this opportunity to fulfil the garden potential by adding to the existing structure, and providing new interest where this has been previously lacking.

To this end, it has been agreed to construct a pergola/ Wisteria climbing frame to border the front entrance path, and to add to the existing ivy arch over the front garden gate. A simple galvanised steel upright with horizontal strained rope wire detail is proposed with 600 mm centres between the wires.

The planting layout for specimen shrubs and trees is as shown on the drawings, however, the smaller shrubs and herbaceous plantings will be set at densities to attain crown cover within the bed areas within 12 months from planting.

The approximate density for smaller shrubs will be 4/m², with herbaceous perennial and ground cover planting being between 5 and 7/m² depending on variety.

Maintenance and Aftercare

Much of the eventual success of any landscape project can be attributed to the after care that the project receives during its initial 3 years following planting. Together with correct soil preparation prior to planting, the after care and formative prune regime can establish the benchmark for the future.

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Linden Designs Ltd