

LANDSCAPE STATEMENT

4 WEDDERBURN RD, NW3 5QE

STATEMENT IN SUPPORT OF
CONDITION DISCHARGE

2014/7292/P - CONDITION 5

1.0

CONTEXT

An application for planning consent was subitted in November 2014.

This was for:

Excavation at basement floor level below footprint of house and part rear garden with associated front and rear lightwells, erection of single storey rear extension, enlarged side dormers to main roof and associated elevational alterations.

As is common with applications of this type, the application's supporting documents provided information in accordance with the Council's requirements. This meant that the proposed design for the garden had not been developed at this time.

Planning consent was granted in August 2015

Some details, particularly with regard the landscaping, were subject to conditions. This statement is submitted in conjunction with design, and maintenance, proposals to discharge Condition 5.

Condition 5:

Prior to occupation of the extension and basement hereby permitted, 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 to maintain the character and amenity of the area

2.0 DESIGN

Following planning consent our client interviewed several landscape/garden designers before deciding to appoint Jo Thompson.

The landscape design has been undertaken by Jo Thompson Landscape + Garden Design, she and her team are leading garden designers in the UK, and have won a Gold medal for their show garden at this year's Chelsea Flower Show.

The garden provides amenity for the family house that is being renovated and enlarged, as per the original planning consent. There is space for play, relaxation and dining.

There is a terrace adjacent to the main house, and the garden then follows the natural contours up as you move away from the house, the house looks out to a formal lawn and soft planting, while screened by vegetation at the end of the garden, towards the rear the boundary, there is a play lawn beneath the existing trees.



The garden seeks to enhance the biodiversity of the previous garden, and provide a natural feel with native planting and materials.

3.0

TREES

The tree report submitted with the original planning consent provided a survey of existing trees on the site, and a construction methodology that has been followed to ensure the long term health of the trees.

This arboricultural report was prepared prior to the design of the garden now proposed to be implemented following the construction of the basement.

+ Design:

During the design of the garden, with consideration of Camden's tree policy and the long term viability of the landscape, the benefits of all existing trees were properly appraised.

Camden tree policy 4:

This policy states that Camden Council will take into consideration removal of a tree if it is:

- + An inappropriate species for the location
- + If it is part of an agreed improvement project

Camden tree policy 5:

Camden Council considers diversification in tree stock to be important and suggests that species selection should include native species of value to wildlife in order to contribute to the Borough's biodiversity, in line with Camden's Biodiversity Action Plan.

The existing 'B' grade Eucalyptus (ref. tree 2 in the arboricultural report) was considered to offer limited value, and a provide a restriction on the landscape that could be created.

The arboricultural report confirmed that this tree was 'of only strictly local amenity value to owners / users of the site' - it was felt, following detailed design consideration, that the amenity of the site could be improved if this tree were removed.

Although this was a reasonably mature tree with broad canopy, it offered limited wildlife value and is not appropriate to the location.

It was of poor form with weak unions at the base as noted on the tree report, (provided by John Cromar Arboricultural company Ltd.) and had previously been reduced, probably repeatedly. This treatment would have to be maintained indefinitely for safety reasons.

Whilst this tree was not currently causing any damage, it was located close to garden retaining walls and the new basement, as well as being located adjacent to a proposed children's play area.

This tree provided a restriction on new planting that would have been viable around it, due to it's demands on the site.

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+3.0

TREES

+ Tree removal

An application was made for consent to remove the Eucalyptus on 9th June.

Camden registered the application, and confirmed the tree could be removed after the 21st July if no further correspondence was received.

The Eucalyptus was removed early in August.

This application was withdrawn, on the advice of Camden, on 12th October.

+ Proposed landscape

The proposed trees, shrubs and perennials will provide an improvement, aesthetically and in diversity, over the garden that existed prior to the project.

Jo Thompson garden design, in the proposal submitted, intend to mitigate for the loss of the Eucalyptus with a considered planting programme to include native and non-native tree species of wildlife benefit, designed to improve and enhance the ecological value of the locality in line with Camden's Biodiversity Action Plan.

The new tree planting will include, *Carpinus betulus*, *Fagus sylvatica*, *Liquidambar styraciflua*, *Betula pendula*, *Prunus avium* and *Acer rubrum* 'October Glory' as well as native shrubs such as, *Viburnum opulus*, *Ilex aquifolium*, *Cornus* (*C. mas* and *C. sanguinea*) and *Euonymus Europaea*.

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As can be seen on drawing 'JT-WE-1153-01-Sheet 5a' several new trees are planned. This will add to the amenity provided by the garden to the neighbours, as well as the occupants of 4 Wedderburn Road.

The comparison with drawing 'JT-WE-1153-01 sheet 1' demonstrates the improved planting scheme.

We believe that the proposed garden/landscape proposal will be an improvement over that prior to the development. Indeed, set between the hard surface tennis courts to the west, and the large expanse of lawn to the east, this proposal provides amenity in its diversity, and complies with Camden's policies on trees and landscape.

Aerial render
of proposed
landscape scheme



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