



06/10/2016 London

# SITE SURVEY REPORT

CLIENT: KIM ROBSON, 44 QUEENS GROVE NW8 6HH LONDON  
FRONT AND REAR GARDEN

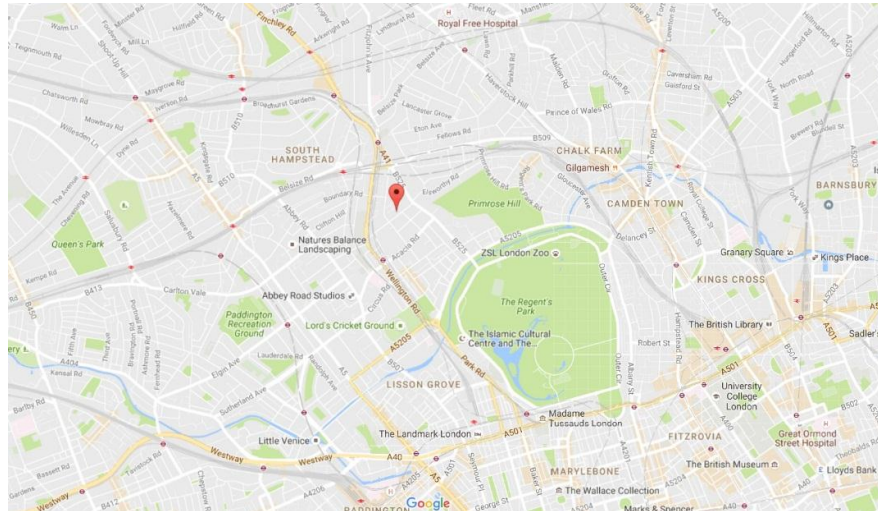
REF: SITE PLAN - DATED 30/9/16  
REF: PRELIMINARY SERVICES PLAN DATED 6/10/16

**CONTENTS:**

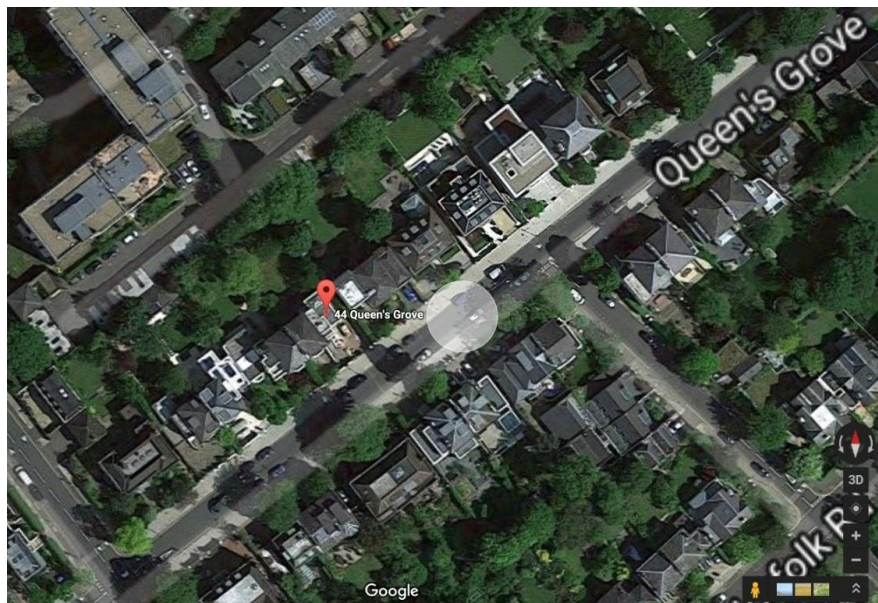
1. SITE LOCATION/ DETAILS	PAGE 3
2. LOCATION PLANNING RULES/ CONSERVATION AREA	PAGE 4
3. EXISTING SITE ANALYSIS:	PAGE 7
- <i>Existing plants</i>	PAGE 7
- <i>Existing structures</i>	PAGE 8
- <i>Soil/ Water sources/ Sun/ climate/ Terrain</i>	PAGE 12
4. SUMMARY AND CONCLUSIONS	PAGE 15

## 1. SITE LOCATION/ DETAILS.

Site is located on Queens Grove Street in St John's Wood area in North London.



Property location in London.



Zoom on property location on ortofoto map.

### APPROXIMATE SIZES:

Rear garden area: 434m<sup>2</sup>.

Front garden with side alley: 148m<sup>2</sup>.

House base: 145m<sup>2</sup>.

## 2. LOCATION PLANNING RULES/ CONSERVATION AREA

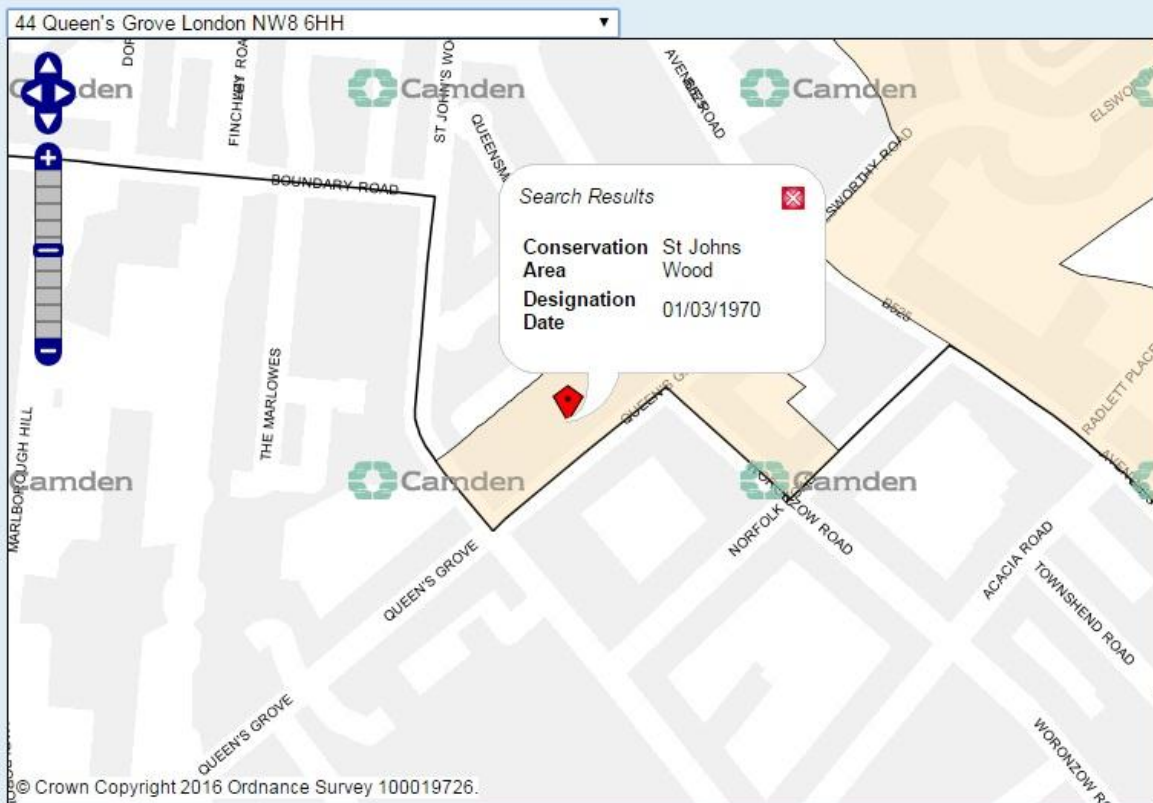
Property 44 Queens Grove NW8 6HH is located in conservation area under Camden Council department.

### Find a conservation area

#### Conservation Area Map

To view conservation area information click in the map or enter a full street name or postcode

Address Search



Map showing conservation area and property location (Camden Council, [www.camden.gov.uk](http://www.camden.gov.uk)).

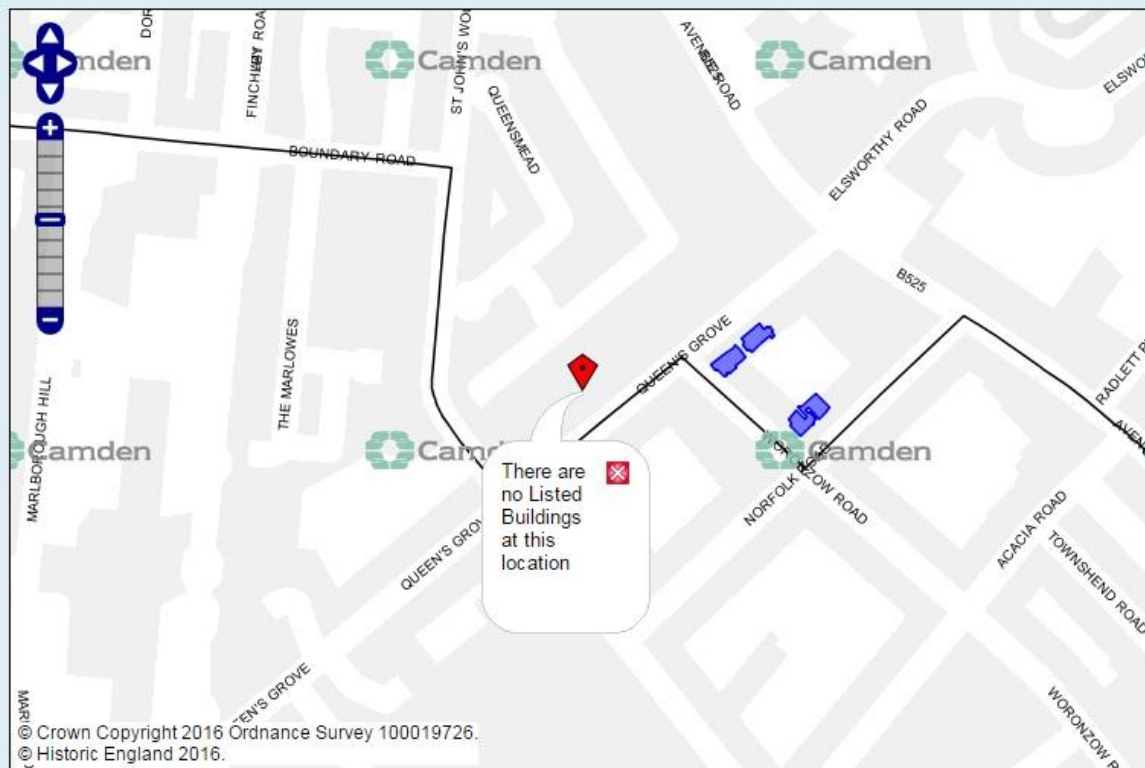
House is not listed (Camden Council, [www.camden.gov.uk](http://www.camden.gov.uk)).

## Listed building search

You can search for details about the 5,645 historic buildings in Camden

Search  find [?](#)

44 Queen's Grove London NW8 6HH



### Map Legend

- Grade I Listed
- Grade II Listed
- Grade II\* Listed

Map showing listed houses in St. John's Wood area (Camden Council, [www.camden.gov.uk](http://www.camden.gov.uk)).

### **Guidance notes from the council listed below (Planning Portal)**

#### **Garden buildings, greenhouses and sheds:**

House is located in Conservation area (Camden Council, [www.camden.gov.uk](http://www.camden.gov.uk)) and because of that fact there is obligation to apply for **householder planning permission** to erect a garden building, greenhouse or shed if:

- the total area of ground covered by the garden building, greenhouse or shed will be greater than 50 per cent of the total land around the original house;
- it will be located at the front of the house;
- it will be located at the side of a house which is in a conservation area;
- it will be erected in the grounds of a listed building;
- it will be located at the side or front of a house covered by an Article 4 Direction;
- it will be more than one storey high;
- it will be more than 4m high with a pitched roof, 3m high with a flat roof, or 2.5m high if located within 2m of the boundary of the house;
- its eaves will be more than 2.5m high; or
- it will include a veranda, balcony or raised platform (Camden Council, [www.camden.gov.uk](http://www.camden.gov.uk)).

#### **Recommendations:**

Planning will require the following:

- Site Plan.
- Location plan.
- Full set of conceptual plans and 3D views.
- Elevations.
- Material list.
- Trees and root surveys.
- Landscape plan.
- Living walls or living roof plan and sections if applicable.
- Maintenance schedule.

### 3. EXISTING SITE ANALYSIS

#### - Existing front garden plants:

During site survey in front garden located below plants:

PLANTS FRONT GARDEN				
Qty.	No.	Botanical name	Size	Conditions
1	15	<i>Thuja occidentalis</i>	Ø2m	Good shape.
1.	14	<i>Juniperus chinensis</i>	Ø1.5m	Good shape.
1.	16	<i>Matteuccia Struthiopteris Fern</i>	R	Good shape.
CLIMBERS				
R	12	<i>Hedera helix</i>	R	Not maintained. Suggest to remove.
R	13	<i>Ilex paraguariensis</i>	R	Good shape.

\* Plants location to view on Site plan dated 30/09/2016.

#### - Existing rear garden plants:

During site survey in rear garden located below plants:

PLANTS REAR GARDEN				
Qty.	No.	Botanical name	Size	Conditions
1	1	<i>Prunus avium</i>	Ø3m	Visible vermin on leaves. Treatment.
3.	10	<i>Magnolia stellata</i>	random	Good shape.
1.	2	<i>Acer pseudoplatanus</i>	Ø3m	Good shape.
1	3	<i>Carpinus sp.</i>	Ø2m	Good shape.
1	4	<i>Acer salacharium</i>	Ø3m	Good shape.
1	5	<i>Robinia pseudoacacia</i>	Ø4m	Good shape.
1	6	<i>Syringa vulgaris</i>	Ø1.5m	Good shape.
1	8	<i>Prunus avium</i>	Ø4m	Cut on one trunk.
CLIMBERS				
R	10	<i>Solanum sp.</i>	R	Not maintained. Suggest to remove.



R	12	<i>Hedera helix</i>	R	Not maintained. Suggest to remove.
R	11	<i>Rose sp.</i>	R	Not maintained. Suggest to remove.

\* Plants location to view on Site plan dated 30/09/2016.

\* Trees from neighbor's gardens which are partly in the garden:

No 7 *Prunus sp.* (LHS).

No 9 *Acer pseudoplatanus* (RHS).

\* Each major tree is protected with temporary fencing during construction works.

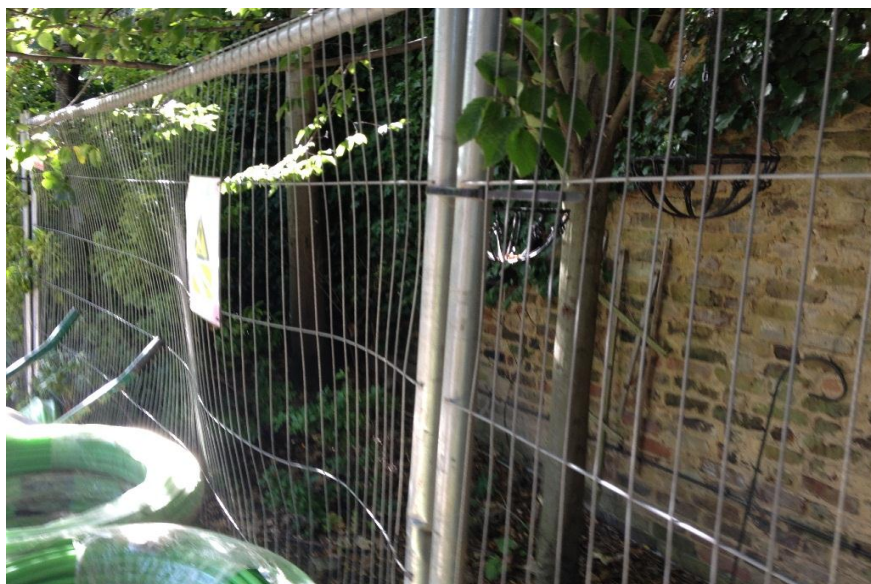


Photo showing temporary fencing around major trees during construction works.

#### - Existing structures front garden

##### Steps to lower patio

In front garden on the LHS of pedestrian's gate there are steps to lower patio. The difference in height between patio and level of path is 1.4m. Conditions and materials of steps not clarified because of temporary building covers.

##### Steps to house entrance

8 concrete based steps each 2m wide. Risers 19.5, treads 300mm.

Steps show damage and Natures Balance have been informed that the main contractors are remitted to repair these.

(See our recommendations)



### Retaining walls

Retaining front walls are in L- shape. White render and 300mm wide coping stones on top. Visible cracking in some places.

Retaining walls are 1.4m height. In raised garden bed grows plants as specified in existing plants section. On walls there are 2 exterior lights fixed.

### Gates

Pedestrians gate is 1160mm wide and on both side has 2.55m height pillars. Gate is metal.

Vehicular gate is metal and 3.47mm wide and also supported on 2 pillars. Gates open in single way to RHS.

### Side boundary walls.

Wall is on a severe lean towards the neighboring property. Structural engineer has drafted a report for clients.

Exiting trellis on the wall is recommended to be removed.

### Front boundary walls

Roadside boundary walls and pillars are in good shape structurally with minor surface damage.

*Lower ground level patio and surrounding garden is inaccessible due to portakabins and we are unable to determine the full survey of this area at present.*



Photos showing existing front gates.

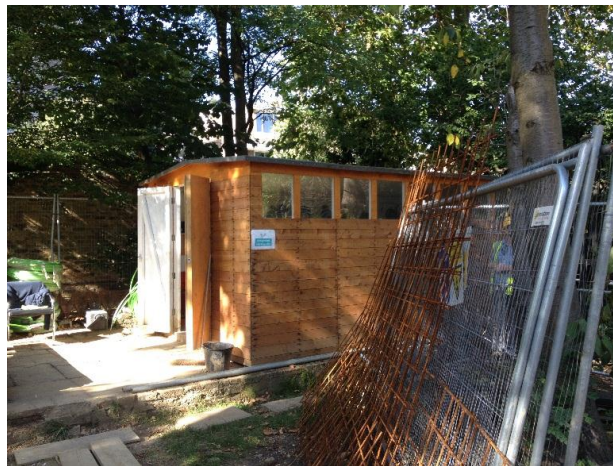
- Existing structures rear garden

Shed

Garden shed in NE corner of garden: 2.97 x 5.90 x 2.34m h. Shed is made of treated pine timber with dual pitched roof covered in felt. Shed is built on existing patio on timber framing.

Shed appears to be insulated and weather tight with lined interior and timber flooring.

Power and water are supplied inside with temporary drainage running back to the main drainage system.



Existing shed.

Arbors

Rose arbors are present that are constructed from hardwood timber and appear to be in a solid state and have ropes linking them to support the roses climbing on them. The roses are not growing well due to poor light conditions and suggest moving the roses and only keeping the arbors if they fit within the design.



Existing rose arbors.

### Concrete terrace in the back of rear garden

In the rear garden there is extensive existing raised cement based slab which is a base for garden shed as well. This is laid in weathered Yorkstone. At present we are unable to determine the depth of the slab.

### Boundaries front and rear

In rear garden there are 2 types of fence. Northern and Eastern fence is made of brick. Rear brick wall is showing minor cracking on NE corner and is suggested to repair. The height of it is 2.9m.

Eastern wall is also in unsafe condition as it is tilting to one side. Recommendations: to replace rear part of wall with timber fencing.

LHS existing fence is in also not best conditions. It is recommended to replace it as well as RHS with timber fencing panels to match RHS. Fence to be paint in colour picked by client.

Side alley brick wall is in bad condition as well as front part. It requires immediate repairs before it will collapse and make more damage.

Recommendations: To replace old brick wall with new one on front and side alley part to match old look.



Picture showing existing front LHS brick wall.

### Terrain/ soil conditions

Front garden lower patio has paved surface with masonry raised garden beds with existing planting. Unable to determine soil conditions.

Driveway area has been heavily compacted and appears to be poor draining London clay base typical of the geographical area.



06/10/2016 London

Rear garden is reasonably level and with existing new steps by the house from the basement level to garden level.

Large trees with regular leaf litter removal have created a poor dry soil with little substance.

Note that lawn/ topsoil layer appears to be stripped away in places and compacted soil is left uncovered.

Clay present under the topsoil at depths to an undetermined measurement.

**Recommendations:** New top soil and compost for future planting and existing trees highly recommended, as well as use of air spading in order to loosen existing compacted soil layers in root protection zone before garden works commence.

#### Drainage and water supply

In the front there are 2 visible inspection covers.

Water supply located in side alley

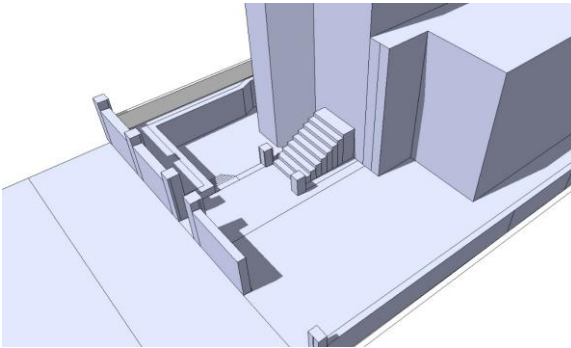
**Recommendations:** To supply and install water and drainage supply for rear garden as noted on plan. Preliminary Utilities layout. 6/10/16

Also note that you plan to have water supply in the dog cleaning area and suggest that there is a supply within the outdoor kitchen area not only for cooking but also for connecting hose to allow for cleaning of lower patio and future window washing requirements.

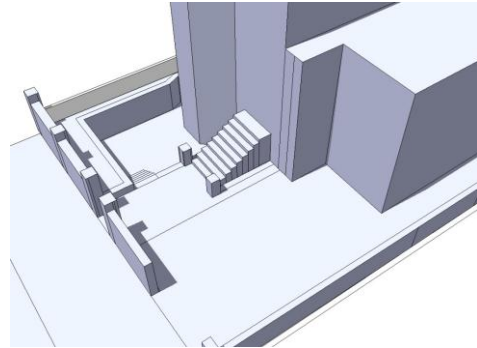
The 1<sup>st</sup> floor balcony with the glass roof would benefit from having a water supply for independent irrigation of the plants on this level and also for cleaning purposes.

The front garden would benefit from its own water supply with location to be given after designs completed.

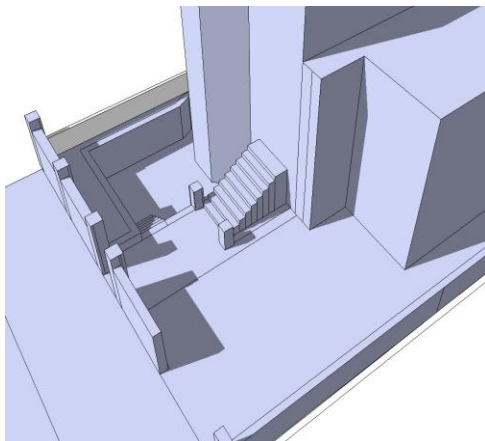
- Sun chart- front garden



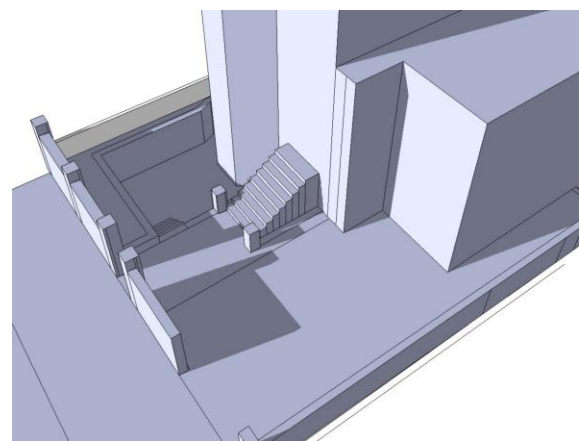
21<sup>st</sup> of March\_ Noon



22<sup>nd</sup> of June 12\_Noon



22<sup>nd</sup> September\_ Noon

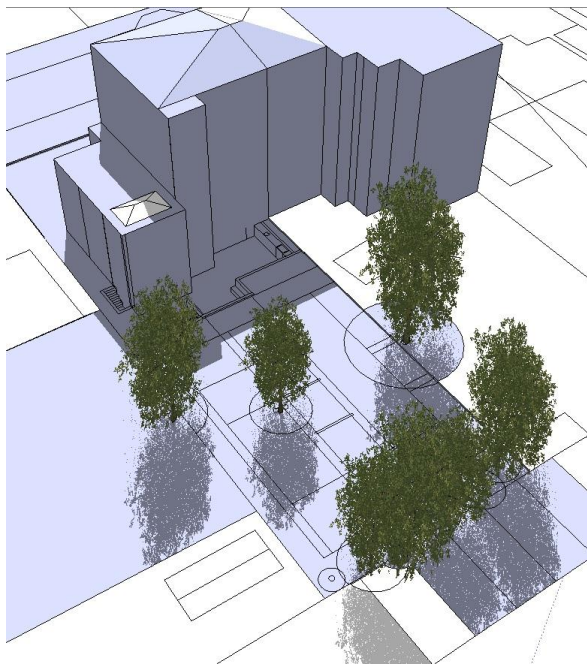


22<sup>nd</sup> December 12\_Noon

*Sun Chart for Front Garden*



- Sun chart- rear garden



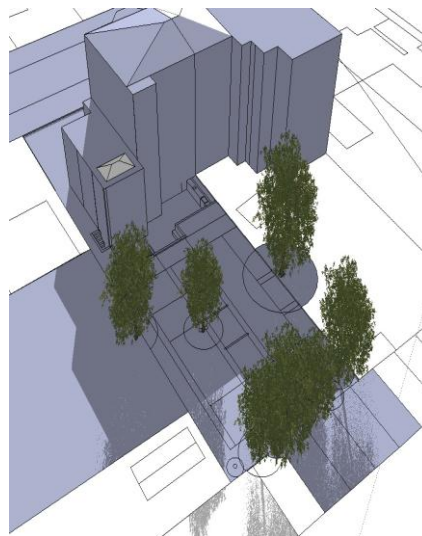
21<sup>st</sup> March at 12\_Noon.



22<sup>nd</sup> June at 12\_Noon



23<sup>rd</sup> September at 12\_Noon



22<sup>nd</sup> December at 12\_Noon



#### 4. SUMMARY/ CONCLUSIONS

##### Conclusions after site survey for front garden:

- 4.1. To ensure a working drainage system for front garden lower patio and that it is protected from cement washings during works. This is unseen during survey and assuming there is an operational system if this is deemed operational it is advised to facilitate drainage for this area.
- 4.2 It is recommended to lower and level the ramped entrance way up to the main front door stairs by creating further steps or landings for aesthetic reasons to complement the design and house entrance.
- 4.3 To create additional garden beds in front garden where possible for help with planning compliance.
- 4.4 To supply front with water supply for irrigation system.
- 4.5 Allow for lighting in front garden in the form of a switched circuit on the main house electric controlling system. Allow for separate lighting circuit for the lower basement level controlled from central remote system or from lower ground level bedroom.
- 4.6 Recommend electrician check supply to gates and intercom and replace existing isolators and switch for new flush mounted steel fittings where applicable.
- 4.7 If any ground works being carried out by main contractors or sub-contractors in driveway area to allow for services or conduit to be below 600mm depth to avoid complication when preparing surfaces with permeable sub base so as to be compliant with council. Any services to avoid planted areas to be decided in final master landscape plan.
- 4.8 To rebuild Western boundary wall with matching reclaimed bricks and bond up to rear edge of house. (A trellis would be potentially advised to sit on top of this wall to allow for climbing plants to aid seclusion and security).
- 4.9 Damp proofing should be considered to external house walls where gardens are to be situated.
- 4.10 Any chemical washings and liquids to be disposed of in proper methods to avoid contamination of the soil. Garden areas to be avoided.

##### Conclusions after site survey for rear garden:

- 4.11 To supply rear garden with water and power source for rear garden from main building as presented in QG preliminary utilities plan dated 6/10/16. By Natures Balance. It is advised that all trench works are taken below proposed hard surfaces (with master plan to be finalized) or minimum depth of 600mm to ensure no disruption to future planting works.

- 4.12 Follow MWA Arboricultural trenching advise in report dated 22<sup>nd</sup> December 2014 for any excavation works in the RPA. (root protection area)
- 4.13 Allow to supply pipe connecting garden studio with existing sewer to allow for possible inclusion of WC and grey water inside the studio if planning granted.
- 4.14 Remove Western Brick wall from in line with rear of house to rear boundary corner with suggested new timber fence to replace.
- 4.15 Repoint damaged brick pointing on rear wall as a minimum or consult with structural engineer.
- 4.16 Allow for security measures on SW corner boundary with PIR Light sensor.
- 4.17 Remove shed and base and sell all including reclaimed Yorkstone.
- 4.18 Allow for lighting circuit from main house to consist of Minimum 4 zones for the Rear garden.
- 4.19 Continue with protective measures to RPA and aid tree health with mulching and aeration of soil.
- 4.20 Lower level patio area paving and wall finishing choice is yet to be determined and any future drainage works or build up should be notified to Natures Balance for compatibility advise.
- 4.21 Lighting points to lower patio have been outlined however there may be scope to extend on this when final landscape lighting master plan is approved.
- 4.22 Linear drainage is best laid to fit full paving pattern where possible. Falls away from house to parallel slot drain is appropriate to laying best patterning and regulated falls.

**Main Notes to Boxmoor for Water supply as shown on Preliminary utilities plan dated 6/10/16.**

- Upper front Juliet balcony
- Lower ground level front patio.
- Retain side passage supply.
- Rear garden boundary wall.
- Lower patio under kitchen cabinet.
- Ground floor balcony
- Dog wash area.