



DESIGN DEVELOPMENT PLAN

4.4 Consultation Feedback & Design Development

4.4.1 FEEDBACK AND DESIGN DEVELOPMENT

There has been extensive dialogue with stakeholders, statutory consultees and planning officers during the last 14 months including with the London Wildlife Trust and Council Nature Conservation and Conservation officers. This has proved invaluable in determining the objectives, strategy and detailed proposals. The two Design Review Panels specifically helped to shape the proposals, leading to a more open design with vehicles restricted to the outskirts of the site.



RESIN-BOUNDED GRAVEL



RESIN-BOUNDED GRAVEL



SAWN GRANITE SETS



SAWN GRANITE SETS



SANDSTONE STEPS



PLATFORM LIFT



TIMBER BRIDGE



RETAINED LIVING WALL



ESTATE RAIL FENCE



STEEL GRATING FENCE

4.5 Landscape Design

The landscape design proposals are shown on two sets of drawings for hard and soft landscape

4.5.1 HARD LANDSCAPE

[See hard landscaping drawing overleaf]

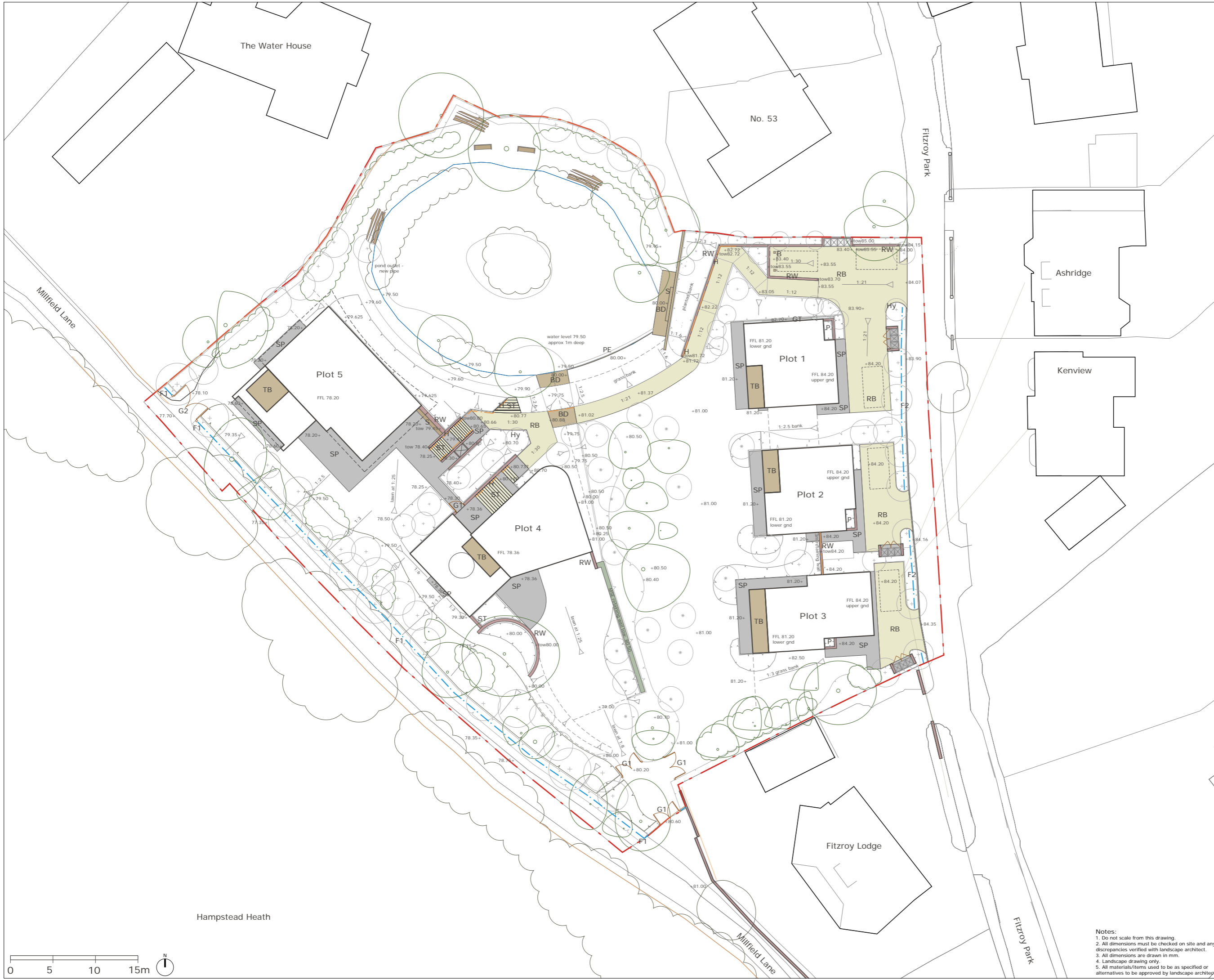
The hard landscape proposals have a consistency of materiality and style which supports the special semi-rural quality of the site and context. These are detailed on the drawings and illustrated on the materials palettes.

Vehicular and pedestrian path surfaces consist of a buff coloured resin-bonded gravel laid over tarmac with a metal edge. Thresholds and paving adjacent to buildings are mid-grey granite sets with a plan size of 200 x 100mm which could be increased in size according to the scale of the space. Steps are in sandstone, with a platform lift provided for those unable to use the steps.

Bridges over the swale would be constructed of hardwood timber also the boardwalk adjacent to the pond.

Retaining structures would be formed of brick where adjacent to the buildings to match the style of brick used in each case. To the east of the pond a low timber upstand eases the gradient up to the parking area. Between Plots 1-3 and Plot 4 a retaining living wall is used to provide a green edge to the garden.

Fencing to the external boundaries will be incorporated into the hedges so that it effectively becomes invisible but still provides security. An estate rail fence will be used on the Fitzroy Park boundary with a more secure 1.8m high steel grating fence to Millfield Lane.



- ### Legend
- Site boundary
 - Retained trees - to be retained and protected during the works
 - Shrubs to retain - to be retained and protected during the works
 - Proposed Buildings - refer to architects drawings
 - Proposed platform lift - visually minimalist lift, 1100 x 1400 internal dimensions (APL6 by Al Platform Lifts or similar), built into brick structure to match adjacent house and walls to steps
 - Proposed path & parking bays
Resin bonded gravel (2-4mm Amber Gold by HMS or similar) over standard full depth construction tarmac with flush metal edge (AluExcel by Kinley or similar)
 - Proposed terrace & paving (ground level) Mid-grey granite sets, 200x100x100mm with sawn sides and fine picked top (by Marshalls or similar) laid to falls on concrete base
 - Proposed terrace/balcony (raised level) hardwood decking to match internal flooring
 - Proposed steps
Stone step units, approx 150mm risers, 300mm treads with contrasting edge treatment (Brackendale Sandstone by Marshalls or similar)
 - Gravel trim
Free draining clean gravel trim, 300mm wide with timber edge
 - Proposed bridge / deck
simple hardwood (iroko or similar) structure and boards with anti-slip treads
 - Pond edge - 500mm untreated oak upstand to southern section of pond
 - Retaining wall
Brick wall to match adjacent building
 - Retaining living wall - Scotspace MSE, earth based system, installed to manufacturers instructions, hydroseeded & plug planted as per planting plan
 - Bin store - Brick structure to match adjacent house with timber doors and top, sized to fit 3no. wheelie bins to Camden spec.
 - Handrail - minimalist design in metal and strained wire, to edge of path
 - Millfield boundary - 1.8m high steel grating fence, set back 1.5m from edge of Lane
 - Fitzroy boundary - estate rail fence within hedge, 1.24m high
 - Timber gates - Traditional style oak garden gates, single / double as shown, 1.4m wide x 1.8m high
 - Timber gates - Traditional style oak double garden gates 4m wide x 1.8m high
 - Timber bollards - hardwood timber bollard, 200x200x2000mm (1200mm above ground, by Woodscape or similar)
 - Seat - hardwood timber seat, 450mm high x 450mm deep, length varied
 - Proposed Planter - Brick-built plant bed, 400mm high to match house bricks
 - Proposed Hydrant - For emergency water supply to Plots 4 & 5
 - Existing Road (Tarmac)
 - Existing Track / Path

Refer to dwg 7122_400 for Soft Landscape

Rev	Date	Issue Notes	SS	BS	RM
E	27.07.18	Site entrance added to Plot 1 & 2	SS	BS	RM
D	16.07.18	Minor adjustments to parking areas following vehicle tracking	SS	BS	RM
C	04.07.18	Drawn updated	SS	BS	RM
B	28.06.18	Drawn added	SS	BS	RM
A	14.06.18	Final scheme mark	SS	BS	RM

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Project
55 Fitzroy Park

Client
Geoffrey Springer

Title
Hard Landscape Proposals

Scale
1:200@A1

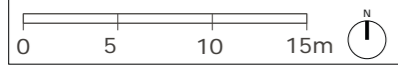
Status
Planning

Job No.
7122

Drawing No.
200

Issue
E

Notes:
 1. Do not scale from this drawing.
 2. All dimensions must be checked on site and any discrepancies verified with landscape architect.
 3. All dimensions are drawn in mm.
 4. Landscape drawing only.
 5. All materials/items used to be as specified or alternatives to be approved by landscape architect.





PROPOSED TREE SPECIES



PROPOSED HEDGES

PROPOSED MARGINAL PLANTING



PROPOSED STRUCTURAL PLANTING

PROPOSED SHRUBS & HERBACEOUS PLANTING

4.5.2 SOFT LANDSCAPE

[See soft landscaping drawing overleaf]

The planting palette shows some of the proposed planting and its overall natural character. Many of the plants are English natives or varieties and close relatives, and many more are taken from the RHS Plants for Pollinators list. This will assist both landscape fit and local biodiversity particularly that around the pond, swales, hedge corridors and boundary treatments.

Tree planting will use predominantly native species notably Oak, Beech and Rowan.

This naturalness will be extended to grassed areas which will feature extensive areas of wildflower meadow turf particularly in conjunction with the orchard in Plots 1-3. The existing orchard trees will be subject of selective pruning to help regain their vigour and extend their lifespan and supplemented by new plantings of old varieties.

The pond will be subject of very careful selective thinning, pollarding and in some cases removal of flanking trees and vegetation with an aim to significantly increase light levels and reduce leaf fall into the pond – both of which will benefit water quality. New marginal planting will be added on some edges to provide a diversity of habitat. Planting along the site boundary will generally be retained or only managed where this would increase its screening. Suitable felled and pruned material will be stacked as log pile habitats.



- Legend**
- Site boundary
 - Woodland & trees (unsurveyed)
 - Surveyed tree to be retained and protected during the works
 - Shrubs to retain
 - Lawn - areas to be topsoiled (min 200mm) to feather into existing levels and prepared prior to laying lawn turf
 - Wildflower meadow - wildflower turf (Lindum or similar) laid over low fertility topsoil (150mm min)
 - Proposed Buildings - with wildflower turf roofs as above, laid on 200mm substrate
 - Proposed trees - All trees to be planted in prepared tree pits 1000x1000x500mm with good quality topsoil enriched with mushroom compost & 150g slow release fertiliser

- 28no. Semi-mature:
 - (min 4.5m high, 20-25cm girth)
 - B - Beech (*Fagus sylvatica*)
 - L - Liquidambar (*L. styraciflua*)
 - O - Oak (*Quercus robur*)
 - S - Silver Birch (*Betula pendula*)
- 38no. Heavy standards:
 - (3.5-4.25m high, 12-14cm girth)
 - C - Cherry (*Prunus serrula tibetica*)
 - H - Hornbeam (*Carpinus betulus*)
 - I - Holly (*Ilex aquifolium*)
 - R - Rowan (*Sorbus aucuparia*)

- Proposed orchard trees -
 - 16no. Heavy standards:
 - (3.5-4.25m high, 12-14cm girth)
 - A1 - *Malus domestica* 'Bramley'
 - A2 - *Malus domestica* 'Blenheim Orange'
 - A3 - *Malus domestica* 'Gladstone'
 - P1 - *Prunus domestica* 'Victoria'

- Proposed native shrub boundary
 - 1.75-2m high, feathered to ground, bare root stock, planted 6/m in double staggered row with fence to centre (1.4m FP, 2.5m ML)
 - Hawthorn (*Crataegus monogyna*) 25%
 - Beech (*Fagus sylvatica*) 15%
 - Hornbeam (*Carpinus betulus*) 15%
 - Hazel (*Corylus avellana*) 20%
 - Holly (*Ilex aquifolium*) 15%
 - Yew (*Taxus baccata*) 10%

- Proposed hedge
 - 1.75-2m high, feathered to ground, bare root stock, planted 6/m in double staggered row:
 - H1: Beech (*Fagus sylvatica*)
 - H2: Hawthorn (*Crataegus monogyna*) 40%
 - Field maple (*Acer campestre*) 20%
 - Dog rose, (*Rosa canina*) 15%
 - Hornbeam (*Carpinus betulus*) 25%
 - H3: Yew (*Taxus baccata*)

- Proposed structure planting
 - Planted as 60-90cm high whips at 2/m², to be maintained as woodland understory
 - Hawthorn (*Crataegus monogyna*) 20%
 - Hazel (*Corylus avellana*) 20%
 - Holly (*Ilex aquifolium*) 15%
 - Dog rose (*Rosa canina*) 15%
 - Wayfaring tree (*Viburnum lantana*) 10%
 - Guelder rose (*Viburnum opulus*) 20%

- Proposed internal planting
 - Shrubs & herbaceous plants to enhance gardens and ecological value, to include for example:
 - Shade mix (ferns, Vinca, Fatsia, Geranium)
 - Flowering mix (Geum, Hebe, Lavender, Verbena)
 - Low mix (Armeria, Bergenia, Salvia, Persicaria)

- Proposed marginal planting
 - Pond edge mix (eg: *Iris pseudacorus*, *Caltha palustris*, *Lythrum salicaria*, *Mentha aquatica*, *Butomus umbellatus*, *Myosotis scorpioides*)
 - Rain garden mix (eg: *Iris sibirica*, Geranium, *Luzula sylvatica*, *Alchemilla*, ferns, *Astilbe*)

- Retaining living wall - Scotscape MSE, earth based system, hydroseeded & plug planted with wildflower mix

Refer to dwg 7122_200 for Hard Landscape

Code	Date	Issue/Notes	SS	SS	SS
E	27.07.16	Issue corrections added to Plans 1 & 2	SS	SS	SS
D	16.07.16	Minor adjustments to parking areas following vehicle tracking	SS	SS	SS
C	04.07.16	Drawings adjusted	SS	SS	SS
B	28.06.16	Client address	SS	SS	SS
A	14.06.16	Final issue - final	SS	SS	SS

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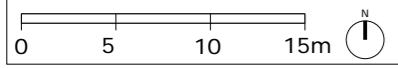
Issue
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Planting notes

Hedge and shrub planting
 Prepare combination of site-won and premium grade imported topsoil to BS 3882:2015, enriched with 50mm depth of spent mushroom compost or similar, to ensure minimum soil depth of 450mm.
 Mulch beds with 50-75mm of Melcourt Bark Nuggets or similar. Keep mulch down around stems and trunks.

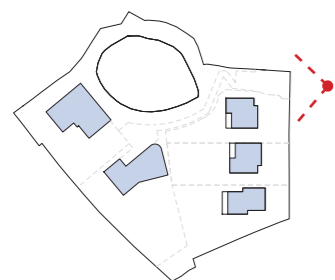
Tree numbers
 Existing total: 75
 Trees to retain: 36 (as detailed on dwg 007)
 Trees to fell: 39 (3x B, 31x C, 5x U grade)
 Proposed trees: 82 (28 semi-mature, 54 heavy std)
 Final total: 118 (43 extra, 57% increase)

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VIEW 01 - FROM FITZROY PARK

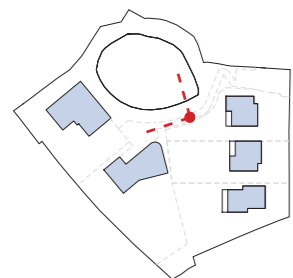


4.6 Visualisations

The landscape proposals have been visualised to give an impression of the design in three dimensions. These were requested particularly to show the treatment around the pond and the relationship between this and the path down to Plots 4 and 5.



VIEW 02 - FROM PEDESTRIAN PATH
LOOKING SOUTH TO PLOT 5





VIEW 03 - FROM POND LOOKING EAST TOWARDS PLOTS 1-3

