

**Headline Landscape Strategies:**

- Increase the quality & perceived sense of openness of the site
- Reinforce and enhance the local landscape character
- Protect, enhance & improve the connectivity of existing habitats
- Provide sustainable ecological gain
- Naturalise the boundaries to integrate the site into the surrounding landscape

**Pond edge treatment**

- Pond enhanced with native marginal planting and selective tree works to reduced shading
- Improved openness will provide views of the pond from Fitzroy Park and create a direct link with meadow and orchard
- Grass path & boardwalk bridge around the perimeter
- Pond to be topped up from adjacent roof-tops via the rain garden to provide additional habitat and visual interest

**No. 53 Boundary Treatment:**

- 2m mixed native hedge
- Small to medium trees such as Silver Birch and Rowan to prevent excessive shading
- Existing trees retained

**Water House Boundary Treatment:**

- 2m high mixed native hedge
- 4no. small to medium trees such as Rowan to prevent excessive shading
- Existing trees and scrub retained as further screening

**Millfield Lane Treatment:**

- Existing concrete wall to be replaced with native planting to enhance the visual and ecological boundary
- Widened verge between lane and boundary hedge to support wildflower grassland
- Existing trees and scrub retained as screening and supplemented with new planting to increase green corridor effect
- 1.8m high steel grating fence, set back 1.5m from edge of lane
- Existing gates replaced with timber gates
- 2.5m high native mixed wild hedge, planted each side of fence with species including yew, holly, hawthorn, beech and hazel
- Woodland belt to consist of **trees** (mixture of semi-mature and heavy standards for naturalistic size combination) - species to include holly, beech, oak, hornbeam and silver birch and **coppiced understorey** of hawthorn, hazel, dog rose, wayfaring tree and guelder rose
- All as per LWT consultation

**Fitzroy Lodge Boundary Treatment:**

- Existing trees and vegetation retained and protected during the works
- Boundary to be reinforced with 1.8m high yew hedging to fill in any gaps

**Buildings:**

- All buildings to support wildflower grassland green roofs, with 200mm substrate depth & planted with turf as suggested by LWT
- All buildings to incorporate bat boxes (15 total) and bird boxes (10 total)

**Fitzroy Park Boundary Treatment:**

- 3 no. C-grade trees to be replaced with higher quality specimens as agreed with tree officer
- Existing timber fence and ivy-based vegetation to be replaced with new treatment
- 1.1m high steel grating fence, set back 0.75m from edge of road
- 2m high native mixed wild hedge, planted each side of fence with species including yew, holly, hawthorn, beech and hazel
- Mixture of semi-mature and heavy standard trees including cherry and silver birch to allow occasional open views into and through the site for natural surveillance
- Driveways have been separated to reduce the width of the openings

**Internal Boundary Treatments:**

- Between Plots 1,2&3 additional space has been opened up to allow for improved open views into the site
- Shade tolerant hedging and planting will continue the ecological habitat link through the site
- Gaps between the hedges allow for movement through the site

**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)

**Notes:**  
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**Legend**

- Site boundary
- Woodland & trees (unsurveyed)
- Surveyed tree to be retained and protected during the works
- Shrubs to retain
- Grass - areas to be feathered into existing levels
- Wildflower meadow
- Proposed Buildings with wildflower meadow roofs, plots 1-3 to drain to pond
- Adjacent Buildings
- Proposed path & parking bays Resin bonded gravel with flush kerb for amphibian movement
- Proposed terrace (ground level) stone paving
- Proposed terrace (raised level) decking
- Proposed bridge / deck simple hardwood (iroko or similar) structure and boards with anti-slip treads
- Proposed trees - Semi-mature (28no.) & heavy standards (38no.), locally native species inc. beech, oak, hornbeam, silver birch, holly & rowan - to be 4.5+m high when planted
- Proposed orchard trees - Heavy standards, traditional apple & plum varieties, eg Blenheim Orange, Gladstone. 16no.
- Proposed native shrub boundary Wild hedge to include holly, yew, hawthorne, hornbeam, beech & hazel
- Proposed hedge pre-grown native species, 1.8m high species: H1: beech H2: hawthorn, field maple, dog rose, hornbeam H3: yew
- Proposed structure planting native woodland edge species to include hawthorn, hazel, dog rose, wayfaring tree and guelder rose
- Proposed internal planting shrubs and herbaceous plants to enhance gardens and ecological value
- Proposed marginal planting native wetland mix to enhance pond edge and rain garden
- Pond retained - improved with reduced shading & marginal planting
- Existing Road (Tarmac)
- Existing Track / Path
- Retaining living wall - Scotscape MSE, earth based system, hydroseeded & plug planted
- Handrail - minimalist design in metal and strained wire, to edge of path
- Boundary - fence within hedge
- Existing concrete wall - to be removed
- Proposed platform lift - 1100 x 1400 internal dimensions with minimalist structure, end exit
- Proposed Hydrant - For emergency water supply to Plots 4 & 5

Refer to dwg 7122\_200 for Hard Landscape  
 Refer to dwg 7122\_400 for Soft Landscape

AA	27.07.18	Site entrances added to Plots 1 & 2	BS	BS	RH
Z	18.02.18	Minor adjustments to parking areas following vehicle tracking	BS	BS	RH
Y	04.07.18	Plans selected	BS	BS	RH
X	26.06.18	Plans revised, planting adjusted	BS	BS	RH
W	14.06.18	Plans revised, planting adjusted	BS	BS	RH
V	05.06.18	Plans revised to Plot 4 garden	BS	BS	RH
U	05.06.18	Plans revised, access ramp adjusted	BS	BS	RH
Site	Date	Issue Notes	By	Chk	App

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Project  
 55 Fitzroy Park

Client  
 Geoffrey Springer

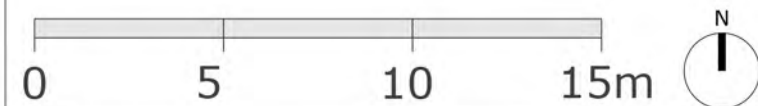
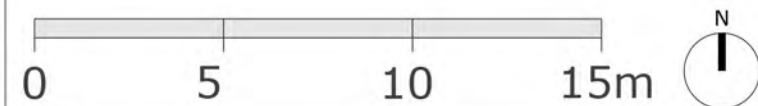
Title  
 Landscape Masterplan

Scale  
 1:200@A1

Status  
 Planning

Job No. 7122 Drawing No. 010 Issue AA

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**Plot 5:**

- Plot reduced in size, moved away from the pond and overhang reduced to leave more space for planting
- Shaped to minimise views from Millfield Lane
- Reduced area of paving using efficient layout

**Parking & Access:**

- 1 space each for Plots 4 & 5 provided neatly off Fitzroy Park so that cars don't drive into the site
- Access track reduced from 4m to 2m to facilitate pedestrian access
- Grass path provided around pond

**Plots 1 to 3:**

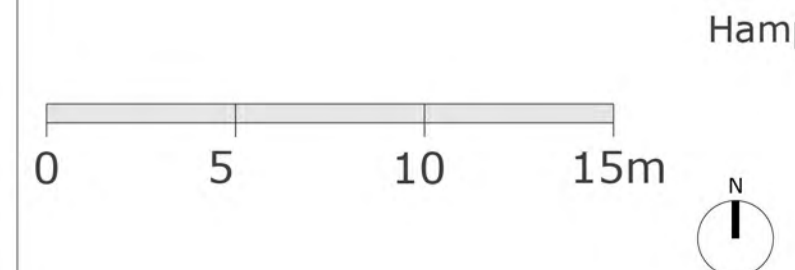
- Improved massing of buildings to provide interesting forms
- High quality design to fit with the Fitzroy Park aesthetic
- Circulation provided between gardens to reduce enclosure
- Improved relationship between the buildings and the landscape

**Plot 4:**

- Redesigned to fit the layout of the space and improve the relationship with the site
- Size of terrace reduced to increase permeable green space
- Levels adjusted to improve openness and reduce enclosure

**Openness:**

- Redesign to reduce enclosure and create single open garden for Plots 1 to 3
- Incorporation of the pond into the open area with enhanced vegetation links and improved habitat diversity



D	16.07.18	Minor adjustments to parking areas following vehicle tracking	BS	BS	RH
C	28.06.18	Layouts and text boxes updated	BS	BS	RH
B	02.05.18	Layouts updated	BS	BS	RH
A	03.04.18	Final issue	BS	BS	RH
Rev	Date	Issue Notes			

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Project  
**55 Fitzroy Park**

Client  
**Geoffrey Springer**

Title  
**Proposed Site Plan with previous overlay**

Scale  
**1:200@A1**

Status  
**Planning**

Job No.  
**7122**

Drawing No.  
**012**

Issue  
**D**

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- ### 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  
RB 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 setts, 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 - Scotscape 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. wheeler 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	By	Chk
E	27.07.18	Site entrances added to Plots 1 & 2	BS	BS
D	16.07.18	Minor adjustments to parking areas following vehicle tracking	BS	BS
C	04.07.18	Gates updated	BS	BS
B	26.06.18	Drawn updated	BS	BS
A	14.06.18	Final issue mark	BS	BS

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Project  
**55 Fitzroy Park**

Client  
**Geoffrey Springer**

Title  
**Hard Landscape Proposals**

Scale  
**1:200@A1**

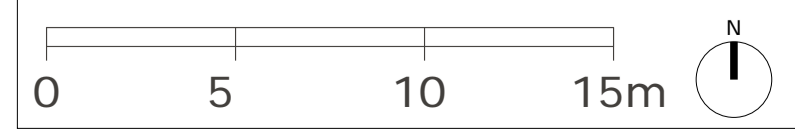
Status  
**Planning**

Job No.  
**7122**

Drawing No.  
**200**

Issue  
**E**

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  - Woodland & trees (unsurveyed)
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  - 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 libetica*)
  - H - Hornbeam (*Carpinus betulus*)
  - I - Holly (*Ilex aquifolium*)
  - R - Rowan (*Sorbus aucuparia*)

- Proposed orchard trees - (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 8m 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 6m 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/m<sup>2</sup>, 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*, *Alicemilla*, ferns, *Astilbe*)

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

**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**

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 Final total: 118 (43 extra, 57% increase)

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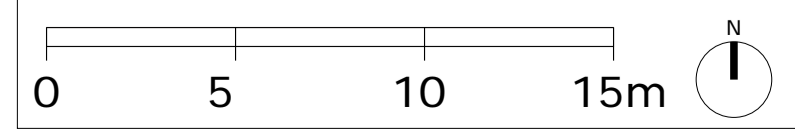
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Project  
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Client  
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Title  
**Soft Landscape Proposals**

Scale	Status
1:200@A1	Planning
Job No. 7122	Drawing No. 400
Issue E	



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