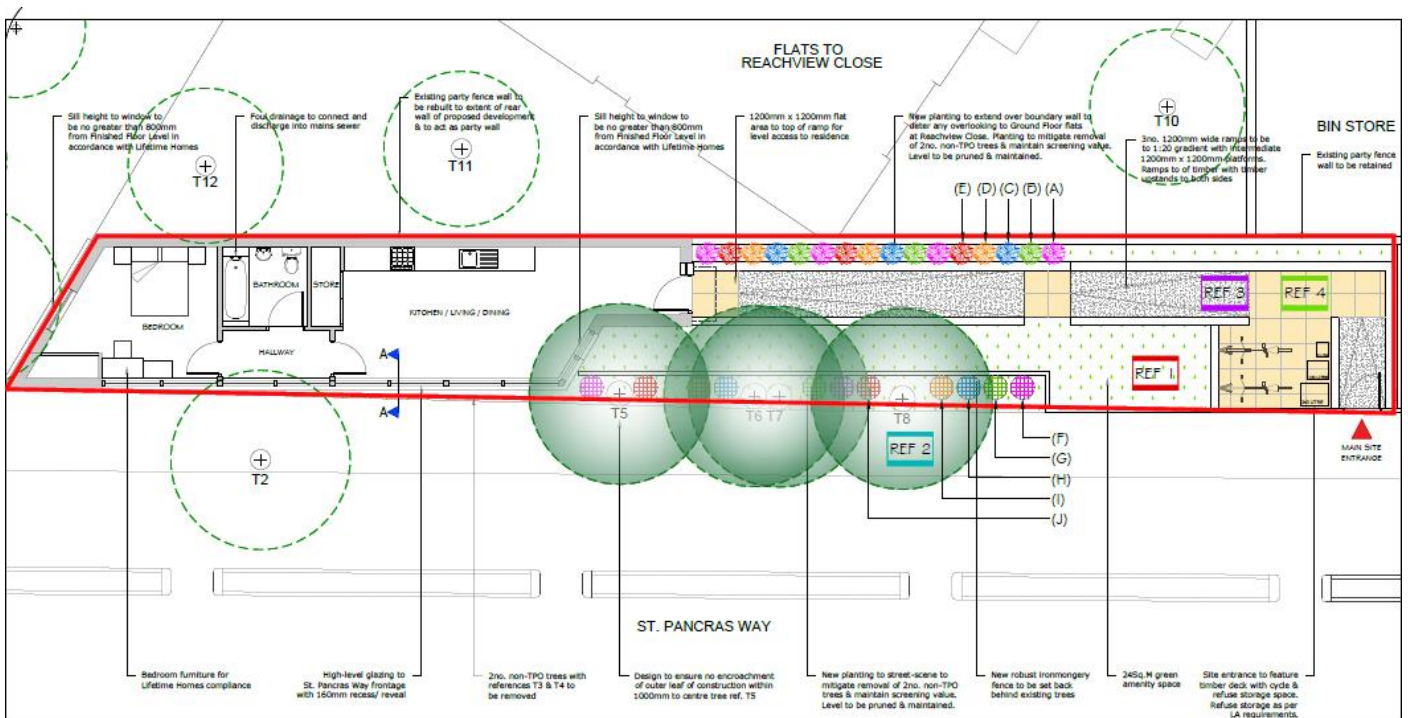


# HARD & SOFT LANDSCAPING – SELECTED SPECIES

FOR THE ERECTION OF A SINGLE STOREY, 1-BEDROOM SINGLE DWELLING



LAND ADJACENT TO PEGASUS  
COURT, 105 ST. PANCRAS  
WAY, LONDON, NW1 0RA

## Contents

1.0	Introduction.....	2
2.0	Scope of Work.....	3
3.0	Landscape Design.....	3
4.0	Conclusion.....	15

## 1.0 Introduction

- 1.1 The objective of this method statement is to provide and document a safe working procedure for the proposed works at Land adjacent to Pegasus Court site, and to propose a high-quality landscape scheme in accordance to the Camden Councils policies.
- 1.2 The proposal is in accordance to the scope approved within Planning Permission reference 2015/2810/P.
- 1.3 The method statement will be revised by Westway Construction Limited when there is a requirement to change the working method for any reason.
- 1.4 Information contained in the document and associated risk assessment will be passed on to the main contractor and form part of the health and safety toolbox retained on site. It will be reinforced at daily toolbox talks, weekly briefings, when there is a change to the method of work.
- 1.5 A copy of this method statement and any subsequent revisions will be issued to the Principal Contractor for inclusion along with the risk assessments in the Health and Safety Plan.
- 1.6 Due consideration has been given to the competency of our work force who we consider to have adequate training, knowledge, experience and the appropriate personal qualities to carry out the work specified within the scope.

## 2.0 Scope of Works

- 1.1 The works generally comprise the erection of a 1-bed dwelling with associated landscaping, internal and external alterations. There will be a proposal to contrast both Hard and Soft Landscaping.

## 3.0 Landscape Design

- 1.2 The Council's planning policies seek to ensure that Camden's places and buildings are attractive, safe, healthy and easy to use. Core Strategy policy CS14 - Promoting high quality places and conserving our heritage requires development to be of the highest standard of design that respects local context and character, including improving the spaces around buildings and achieving high quality landscaping in schemes. More information about our detailed approach to the design of new developments and alterations and extensions can be found in Development Policy DP24 - Securing high quality design.
- 1.3 The Core Strategy also sets out our approach to other matters related to design, such as tackling climate change through promoting higher standards (CS13), the importance of community safety and security (CS17) and protecting amenity from new development (CS5). Further guidance on design is contained in our Camden Planning Guidance 1 – Design Soft landscaping and ecology
- 1.4 Landscaping is an essential element of high-quality design. Planning obligations may be required to protect or secure appropriate landscaping and planting on or around the site if the potential impacts of a development on public spaces, parks and other local green spaces are substantial enough to require mitigation measures. If they are deemed to be necessary to make a development acceptable and so closely related to a development site, then they may be secured through a section 106 agreement. More generic area-based landscaping works will generally be funded through the CIL.
- 1.5 The Council will consider the detailed landscaping proposals submitted with applications or if necessary specify the scope of the requisite measures and calculate the cost of new planting, new features and associated works based on the cost of implementation by Council contractors. As part of a section 106 Agreement the Council may require a developer to submit for approval a landscape management plan setting out measures and standards in relation to the retention, management and maintenance of affected wildlife habitats, landscapes and other valued spaces which support biodiversity. Hard landscaping works to streets, highways and public realm.

- 1.6 The following plant species have been selected in accordance to Camden Councils list of preferred plants from (Appendix A – Tree and Landscape Species List). The Hard and Soft Landscaping consists of the following range:

- **Ornamental Lawn Turf (SOFT LANDSCAPE):**



A dense attractive fine turf, which becomes even finer as mowing heights are gradually reduced. Containing fine-leaved ryegrass and fescues, once established it can withstand mowing down to 5-6mm and combines fine appearance with wear tolerance providing a rewarding finish.

- **Concrete Ramp with Timber up-stand finishes (HARD LANDSCAPE):**



The installation and design of entrance ramps and steps are covered by the current Building Regulations. The Regulations refer to a set of “approved documents”. Approved Document K covers steps, stairs and ramps generally throughout all kinds of building. More specific requirements are given in Approved Document M “Access to and use of buildings”. This is commonly referred to as “Doc M” or “Part M”. Under the Building Regulations a new church building would be required to provide access into the building which complies with both Part K and Part M.

The duty to provide suitable access to existing buildings will usually be covered by the Equality Act 2010, which has now replaced the Disability Discrimination Act. Under the Act, service providers (in this case the church) have a duty to make reasonable adjustments to ensure that disabled persons are treated

no less favourably than those without disabilities. This includes altering or adapting physical features of the building, including the approach to entrances, where it is reasonable to do so. Whether it is considered reasonable to do so can depend upon several factors, including physical constraints and costs.

The information in Building Regulations Approved Document M is largely based upon BS 8300:2001. The status of Document M is that it illustrates only one way in which the regulations regarding access to the building can be met. If the applicant or building owner wishes to deviate from the guidance in Part M, or to provide alternative solutions, the onus is upon them to show that the alternative proposals are appropriate.

It used to be a recommendation within Part M that, when submitting the Building Regulations application, a written Design and Access Statement was provided to accompany the drawings. This has been revised in recent years. Part M now indicates that the provision of a written Access Strategy is not a requirement but can prove useful in some circumstances.

The Access Strategy can be used to explain why, for the specific project in hand, it is unreasonable or impractical to meet the standards given in Doc M, or where, and for what reason, there has been deviation from the guidance and what alternative solutions have been adopted. The Statement may also cover the outcomes of discussions with other parties, such as the conservation officer, local access officer and those discussions, together with constraints of an existing site or building, have impacted upon the proposed design. Further information is given in the General Guidance Section 0 of Document M.

Any variation from Doc M guidance needs to be agreed with building control. If a case is made for a significant deviation from the guidance (e.g. width or gradient of ramps) it is advisable to undertake early discussions with Building Control if the deviations are fundamental to the design. Justification of the deviation in an Access Strategy document does not mean that the argument is accepted by Building Control.

Ideally, this building should have “level access”, without need for ramps or steps, but this is clearly impossible in all circumstances and can be governed by levels on the site, gradients of public footpaths etc. The term “level access” has a specific definition under Part M and means a building approach which has a gradient of 1 in 60 or less along its length or 1 in 20 or less with level landings.

Guidance on gradients of ramps is given in Section 8 but, when considering the construction of a ramp it is financially worthwhile first considering if the approach can be made at a flatter gradient of less than 1 in 60 or 1 in 20 with landings, rather than a ramp. This clearly takes a greater distance to achieve the same rise in level required to the entrance door but, if sufficient space is available to take a longer approach, it may prove more economic. As the approach is not considered to be a ramp, the construction is far simpler. Items such as handrails, balustrades and raised kerbs required for ramps are no longer necessary.

For example: A rise of 333mm would require a ramp 5m long at a gradient of 1 in 15. (See section 8). However, if the approach could be re-graded to gain an

approach of just over 6.6m in length, the gradient would be less than 1 in 20. It could well be more economic to re-grade the approach path for a distance of just 6.6m than to construct a ramp 5m long, which would require handrails, kerbs etc.

The provision of a landing at the top of a ramp is essential. Wheelchair users need to be able to stop at the top landing and be able to open doors without fear of rolling back down the ramp when they release grip from the wheelchair to open the door. A minimum distance of 1.2m is therefore required between the door swing and the top of the ramp.

Landings should be essentially level. This allows wheelchair users to stop and rest before ascending or descending the ramp. However, a small cross-fall of 1 in 40 is permitted from side to side and a small fall of 1 in 60 along its length, to allow for rainwater run-off. For a landing 1.5m wide and 2.4m long, this would equate to a cross-fall of 38mm side to side and a fall of 40mm along its length.

Regarding the top landing, a common problem encountered with church projects is the need to hold the outward opening doors in the open position for such events as weddings or funerals. The required fall away from the doors can often mean that the floor bolts which secure the doors in the normal closed position do not extend down far enough to engage with bolt holes in the surface of the top landing when they are deployed to the full open position. To overcome this problem, bolts with “extra throw” can be specified, or alternative means of holding doors open, such as cabin hooks, can be employed.

For Building Regulations purposes, the width of the ramp is measured as the clear surface width between walls, upstands and kerbs. Handrails are permitted to encroach into this width to a limited extent, making the effective width between handrails slightly less than the surface width. Until the 2004 revision of Part M, the required minimum surface width of a ramp was 1.2m. This has since been increased and is currently 1.5m and wherever practicable the guidance of Part M should be followed.

Similar to the terminology steps, the height gained by a ramp between bottom and top landings is termed the “rise”. The length of the ramp between bottom and top landings is termed as the “going.” The going is measured horizontally, not up the inclined surface of the ramp, which will differ slightly.

The ability to ascend a ramp is relative to a combination of how steep the gradient of the ramp is and the length of the ramp. There is therefore a relationship between the maximum gradient of a ramp and its maximum permitted length. The absolute maximum gradient for any ramp is 1 in 12. (This can be readily visualised as a rise of 150mm over a length of 1.8m). A gradient any steeper than this, can significantly increase the chance of slipping in adverse weather.

Part M gives the following limits for ramp gradients:

Going of flight	Maximum gradient	Maximum rise
10m	1 in 20	500mm
5m	1 in 15	333mm
2m	1 in 12	166mm

It is permitted to interpolate between the figures to some degree. Part M includes a graph which assists in this. It can be seen from the above figures that, if the total rise required was 200mm, a ramp at the maximum gradient of 1 in 12 would not meet the guidelines, as this would require a ramp of length 2.4m, which exceeds the 2m maximum.

The maximum length of the ramp is between landings, which allow for rests. It is therefore acceptable to have a 2m long ramp at 1 in 12, followed by an interim landing, followed by another ramp 2m long at 1 in 12. Any intermediate landing should be at least 1.5m long, clear of door swings. So, part of the design in such circumstances would be to assess whether it would be more practical to have two steep flights at the maximum gradient of 1 in 12, with an interim landing, or whether one longer ramp at a lower gradient was more practical.

As for top and bottom landings, the maximum cross fall on interim landings is 1 in 40 (which would be 38mm if the ramp is 1.5m wide) and the maximum fall along the length is 1 in 60 (which would be 25mm if the landing was 1.5m long).

- **Sandstone Slabs (HARD LANDSCAPE):**



The following points briefly highlights the installation of Sandstone slabs, which will be the procedure carried out by the contractors:

- Tools Required for the job are: Wheelbarrow, Spirt Level, Rubber Mallet, Tape Measure, Protective Gloves, Spade, Rake, String Line, Plate Vibrator, Pointing Tool, Trowel & Sponge
- Materials required for the job are: Sandstone Paving, Sand, Cement, Water, Spray Paint & Sub-base material (Crushed Stone 40mm – dust)



- Brief process: Area should be firm, level & well drained; Remove 125mm (plus the depth of the paving) of top soil/vegetation; Create adequate falls for drainage; Install edge restraints, these should be sufficiently robust; Lay a minimum of 100mm sub base; Thoroughly compact each layer with a plate vibrator; Wash the units with a sponge and clean water; Prime the back of the flags with cement based primer; Add a mortar base layer of 4:1 sand to cement; Lay Sandstone Paving into bed, 8-10mm apart; Fill in the joints with 4:1 sand to cement mix and leave to set.
  
- How to lay Sandstone Slabs Method to follow:
  - Make your selection: Choose the area where you want to lay your slabs, making sure it's firm, level and well-drained. Mark out the area with spray paint.
  - Get digging: Dig the spray-painted area to minimum depth of 125mm, plus the depth of the slab, removing all vegetation and top soil (finished surface depth should be a minimum of 150mm below damp proof course of the dwelling).
  - Level playing field: Use string lines to measure falls and rake area to create levels, then compact the whole area using a garden roller or tamper.
  - Space of base: Fill and compact a 50mm layer of sub-base material (Crushed Stone 40mm - dust), repeat this process again so the sub-base has an overall depth of 100mm. Ensure the area has falls that are adequate surface water run-off.
  - Wash them: Wash the slabs with a sponge and clean water to remove any dust and dirt.
  - Prime time: Prime the backs of the slabs with a proprietary priming product or fine mortar slurry.
  - Mixing it up: Create a mortar mix of four parts sand to one-part cement and water. The mix should be of a "wet" workable consistency.
  - Spread it on thick: Working in a small area, add a full mortar bed to the area and level it off so the bed is approximately 30mm in thickness.
  - Lay it down: Lay the Sandstone Slab in the mortar bed, placing them 8 to 10mm apart. Bed the slab down firmly into the mortar by tapping them lightly with a rubber mallet.
  - Case in joint: Use a trowel to fill the joints with a mortar mix of four parts sand to one-part cement. The mix should be of a "wet" workable consistency. Compress mortar mix into the joints with pointing tool.
  - Leave it to settle: Leave the Sandstone Slab to set for at least 24 hours before walking on it – allow longer in wet weather seasons.

- **Sedum Blanket System Green Roof (SOFT LANDSCAPE):**



Sedum blanket roof systems are a perfect way to liven up that 'boring' grey extension roof brings to life your tired shed or add that 'eco' touch to the new building project. Sedum blanket systems provide everything we need to obtain a sustainable and healthy sedum blanket roof. The supplier includes:

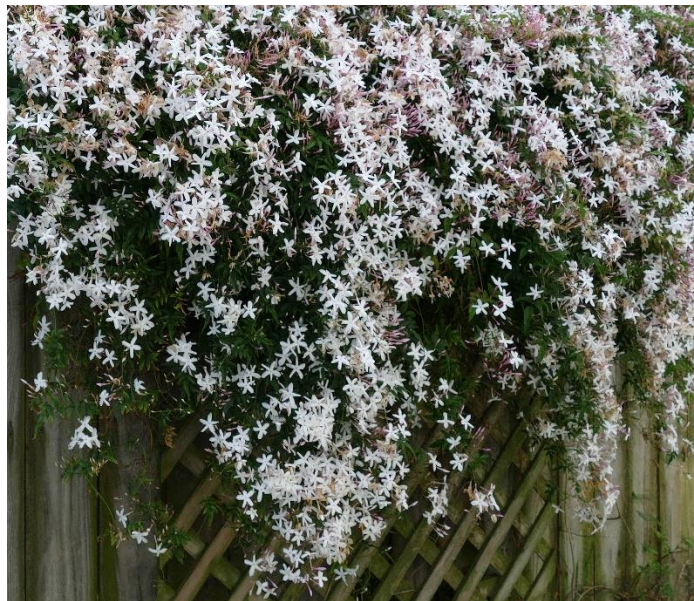
- Protection fleece (2mm), to provide that added protection to the waterproofing membrane.
- Rigid moisture retention and drainage board (20mm) with bonded filter fleece. This regulates the moisture content within the substrate layer.
- Extensive substrate (50mm). This provides a root zone for long and sustainable plant growth.
- Sedum blanket (30mm) with 8-12 species specifically chosen for green roof application.
- A saturated sedum blanket green roof system weighs 100kg/sqm and the approximate height is 110mm.
- Simply fill out your roof area in the box near the top of the page (m<sup>2</sup>please) for an accurate price.

- **Clematis Aristate (SOFT LANDSCAPE):**



**Clematis aristata** is a popular hardy garden plant. It prefers a semi-shaded or shaded position and cool deep soils and will withstand heavy pruning. It is a vigorous climber and may become a problem by smothering other plants. Propagation can be carried out from fresh seed and from cuttings of semi-hardened stems.

- **Jasminum Spp (SOFT LANDSCAPE):**



**Jasminum sambac**, a popular species in the genus **Jasmine** is also the National Flower of Indonesia where it is known as Melati, and the Philippines, where it is known as Sampaguita. The **Jasmine** is a very popular flower around the world especially in the tropics because of its unique fragrance.

- **Mandevilla Spp (SOFT LANDSCAPE):**



Characteristics. While other plants melt in Florida's hot summers, **mandevilla (Mandevilla spp.)** is a tropical vine that almost seems to smile at the heat, putting out colorful trumpet-shaped blooms along its woody, twining stems. ... They're also stunning in hanging baskets or containers as their stems creep over the edges.

- **Hardenbergia Violacea (SOFT LANDSCAPE):**



*Hardenbergia violacea* syn. *H. monophylla* is a species of flowering plant in the pea family Fabaceae, native to Australia from Queensland to Tasmania. It is known in Australia by the common names false sarsaparilla, purple coral pea, happy wanderer, native lilac and waraburra (which comes from the Kattang language). Elsewhere it is also called vine lilac or lilac vine.

It is a vigorous evergreen climber growing to 6 m (20 ft) or more, sometimes growing as a subshrub. It has typical pea-like flowers which are usually violet but can be white, pink or other colours. The leaves are dark green, "hard" and leathery, with prominent venation.

*H. violacea* is a widespread species found in many habitats. It is also widely grown as a garden plant, with many cultivars now available. It is hardy in mild and coastal areas of the UK where temperatures do not fall below  $-5^{\circ}\text{C}$  ( $23^{\circ}\text{F}$ ), but it does require a sheltered, south or west facing situation. Alternatively, it may be grown indoors with full daylight, for instance in an unheated conservatory or greenhouse. It has been given the Royal Horticultural Society's Award of Garden Merit.

*H. violacea* regrows from its roots after fire. The roots were experimented with by early European settlers as a substitute for sarsaparilla. It can be propagated from seed after pre-treatment (e.g. scarification), when around  $21^{\circ}\text{C}$ . The seeds are naturally dispersed by ants.

- **Pandorea Jasminoides (SOFT LANDSCAPE):**



*Pandorea jasminoides*, the bower of beauty, bower vine or bower plant, is a species of woody climbing vine in the family Bignoniaceae. It is native to New South Wales and Queensland, Australia.

- **Callistemon Spp (SOFT LANDSCAPE):**



**Callistemon** - bottlebrushes - is a genus of shrubs in the family Myrtaceae, endemic to Australia but widely cultivated or naturalized in many other regions. Their name comes from their cylindrical, brush like flowers resembling a traditional bottle brush.

- **Acmena Varieties (SOFT LANDSCAPE):**



Acmena is a genus of shrubs and small trees in the myrtle family Myrtaceae. They are related to guavas. The name is derived from the Greek word for "plentiful." The name was first validly published in 1828. The species of this genus have sometimes been treated as part of the large Old-World genus Syzygium.

- **Eremophila Varieties (SOFT LANDSCAPE):**



The eremophilas, or emu bushes, grow in a variety of soil types very similar to those we have in the southwest. Most are very drought tolerant, surviving long periods without water. The flowers of the various varieties of eremophila range from white, yellow, violet, purple, pink and red.

- **Luculia Pinceana (SOFT LANDSCAPE):**



Luculia pinceana is a rare shrub from southern Asia with a deliciously sweet scent. Throughout fall and winter, when most plants lack color, it bursts forth with a stunning display of pink blooms. ... Luculia pinceana is an evergreen bush in the Rubiaceae (Gardenia) family.

- **Photinia (SOFT LANDSCAPE):**



Photinia is a genus of about 40–60 species of small trees and large shrubs, but the taxonomy has recently varied greatly, with the genera *Heteromeles*, *Stranvaesia* and *Aronia* sometimes included in *Photinia*. They are a part of the rose family and related to the apple.

## 4.0 Conclusion

The information provided in this report is in relation to the Hard and Soft Landscaping condition. The best approach has been taken in order to comply with *Planning Condition 7*. This report must be read in conjunction with drawings: LP-0, LP-1 & LP-2. This is to ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.