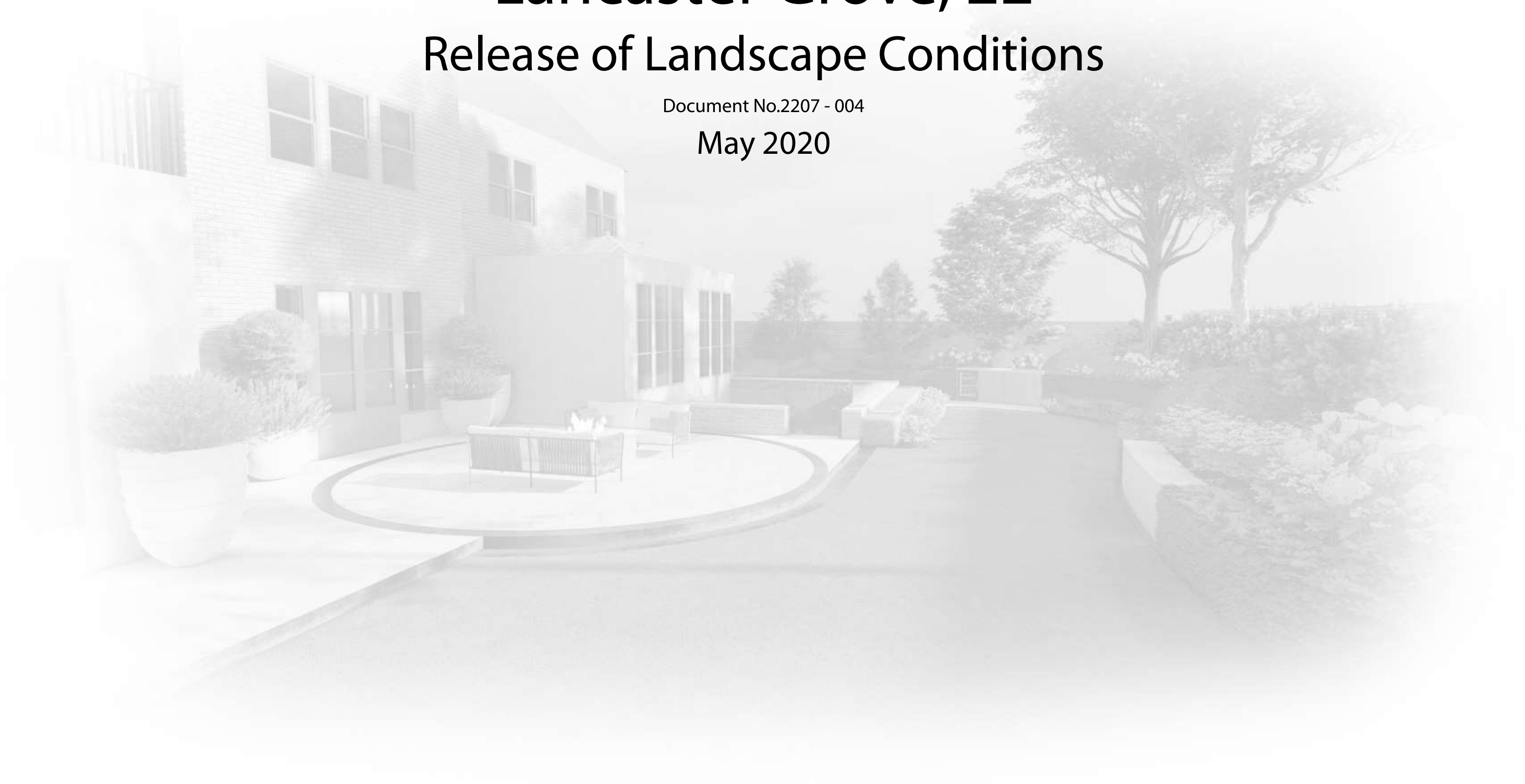


Lancaster Grove, 22

Release of Landscape Conditions

Document No.2207 - 004

May 2020



RELEASE OF CONDITIONS PROPOSAL

The following landscape proposal has been prepared by Bartholomew Landscaping to release the Condition relating to the development of 22 Lancaster Grove. The proposed landscaping treatment will be in keeping with the materiality of the neighbouring properties as well as integrating with the historical character of the area. This document will help guide the proposed development and help ensure that the appearance and amenity of the area is protected and in accordance with the policies of the development plan.

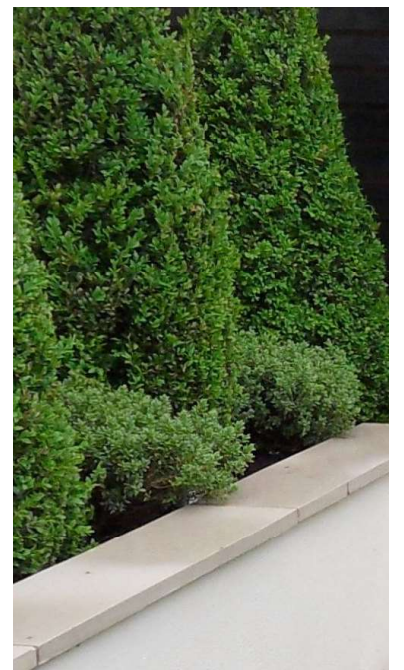
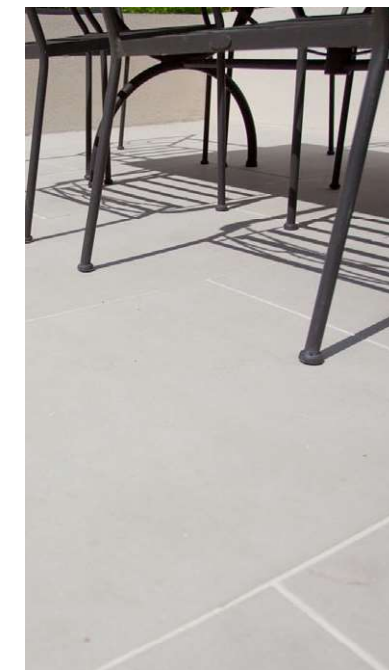
Planting

The proposed planting theme will have a base structure of formal clipped hedging of *Ilex crenata* and *Taxus baccata* as well as large dome yew balls amongst the herbaceous planting. The proposed planting of evergreen to herbaceous will be a 70/30 percent mix. The herbaceous planting will have an overall colour scheme of greens with highlights of purple and white. This palette ties in with the existing style of planting as seen throughout the wider context of Lancaster Grove and its neighbouring streets.

Hard Landscaping

The proposed hardscape materials of choice for this project are high quality items such as sawn sandstone, hardwood trellis, hardwood decking and Breeden self binding gravel giving the space immediate age, character and ideal for the traditional aesthetics of Lancaster Grove. The sandstone is of the highest quality and in-keeping with the context of the house and street. Additional hard landscaping features such as stone setts will be of similar texture and colour and therefore helping strengthen the high finish of the hard landscape works. A glass balustrade installed along the perimeter of the rear light well is there as a safety requirement. Whilst the wrought iron railing at the front light well will allow the integration of surrounding planting. The proposed landscaping has been designed to keep within existing garden levels with localised earthworks only involving excavation and build up for hardworks - such as paving. Softworks will incorporate soil preparation only without changes to existing levels.

Overall the intention 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 policies A2, A3, A5, and D1 of the Camden Local Plan 2017.



SITE LOCATION



CURRENT SITE - FRONT GARDEN



CURRENT SITE - REAR GARDEN



DESIGN CONCEPT- FRONT GARDEN - PLAN VIEW



DESIGN CONCEPT - FRONT GARDEN VISUALISATION



DESIGN CONCEPT - FRONT GARDEN VISUALISATION



DESIGN CONCEPT - FRONT GARDEN VISUALISATION



Water Feature



Front Garden Front View

PLANTING SCHEDULE - FRONT GARDEN

Lancaster Grove 22, Front Garden

Plant name	Percentage	Plants per sqm	Pot size
Herbaceous			
Achillea mollis	16.6%	3	5 Litre
Astranthia Major 'Large white'	16.6%	3	5 Litre
Anemone x hybrida 'Honorine Jobert'	16.6%	3	5 Litre
Geranium Rozanne	16.6%	3	5 Litre
Liriope muscari 'Royal purple'	16.6%	3	5 Litre
Vinca minor (Purple)	16.6%	3	2 Litre
Shrubs		Qty	Height & Pot size
Taxus bacatta Hedging		N/A	(150 - 200cm) 50 Litre
Ilex Crenata Hedging		N/A	(40/60cm) 5 Litre
Small Taxus baccata Dome Topairy		5	(60cm) 30 Litre
Hebe 'Pascal'		12	10 Litre
Hydrangea arborescens 'Annabelle'		15	15 Litre
Viburnum tinus 'Eve Price'		3	20 Litre



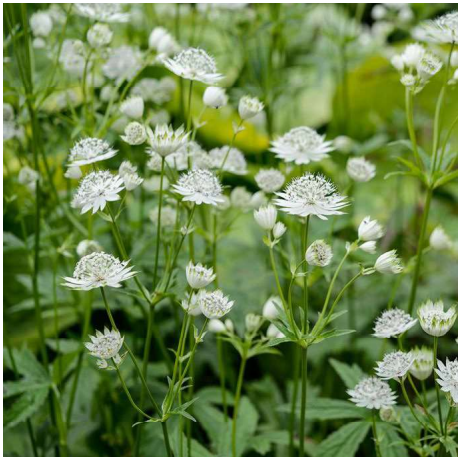
Ilex Crenata Hedging



Taxus baccata Hedging



Small Taxus baccata Dome Topairy



Astrantia major 'Large white'



Viburnum tinus 'Eve Price'



Anemone x hybrida 'Honorine Jobert'



Hydrangea arborescens 'Annabelle'



Hebe 'Pascal'



Geranium 'Rozanne'



Liriope muscari 'Royal purple'



Vinca minor f.



Achillea mollis