

# BOWLES & WYER

The Hoo, Hampstead  
Area comparisons for planning

**PREPARED FOR**

Gardiner Theobald / Jaga Developments

**SERVICES**

Landscape proposals

**PROJECT**

2658

**DATE**

20210115



This report compares the areas of hard surfacing and soft landscape between

- the existing site,
- the scheme 2 landscape proposal and
- the revised scheme 2A.

The table opposite collects the areas measured from the drawings found on the following pages.

#### Hard landscape comparisons:

The reductions in hard surfacing achieved in Scheme 2A bring the variation over the existing site down from +125m<sup>2</sup> in scheme 2, to +59m<sup>2</sup> (highlighted in yellow), of which approximately 48m<sup>2</sup> is due to the annex access path.

As the annex is now to be a separate dwelling from the main house, a separate access is required both for access and maintenance, and it would be impractical for this to be anything other than hard surfacing.

Description	Survey in m2	Scheme 2 (2658-11-P01B) submitted August 2020	Scheme 2A (2658-11-P01C) submitted January 2021	Notes
<b>Hard standing</b>				
<b>Main Garden and Lodge</b>				
Hard standing in m2	272.25	304.62	275.32	
Northern passageway (excluding what is now part of the building) in m2	42.06	46.72	46.72	
Subtotals	<b>314.31</b>	<b>351.34</b>	<b>322.04</b>	
<b>Annex garden</b>				
Hard standing in m2	61.98	76.66	65.36	
Annex access path in m2	0	73.83	47.92	
Subtotals for Annex	<b>61.98</b>	<b>150.49</b>	<b>113.28</b>	
<b>Total</b>	<b>376.29</b>	<b>501.83</b>	<b>435.32</b>	
Variation from survey		125.54	59.03	Variation from survey is almost entirely due to the annex path
Variation from Scheme 2 planning submission			-66.51	
% reduction in extra hard landscape over scheme 2			-53%	

### Soft Landscape Comparisons:

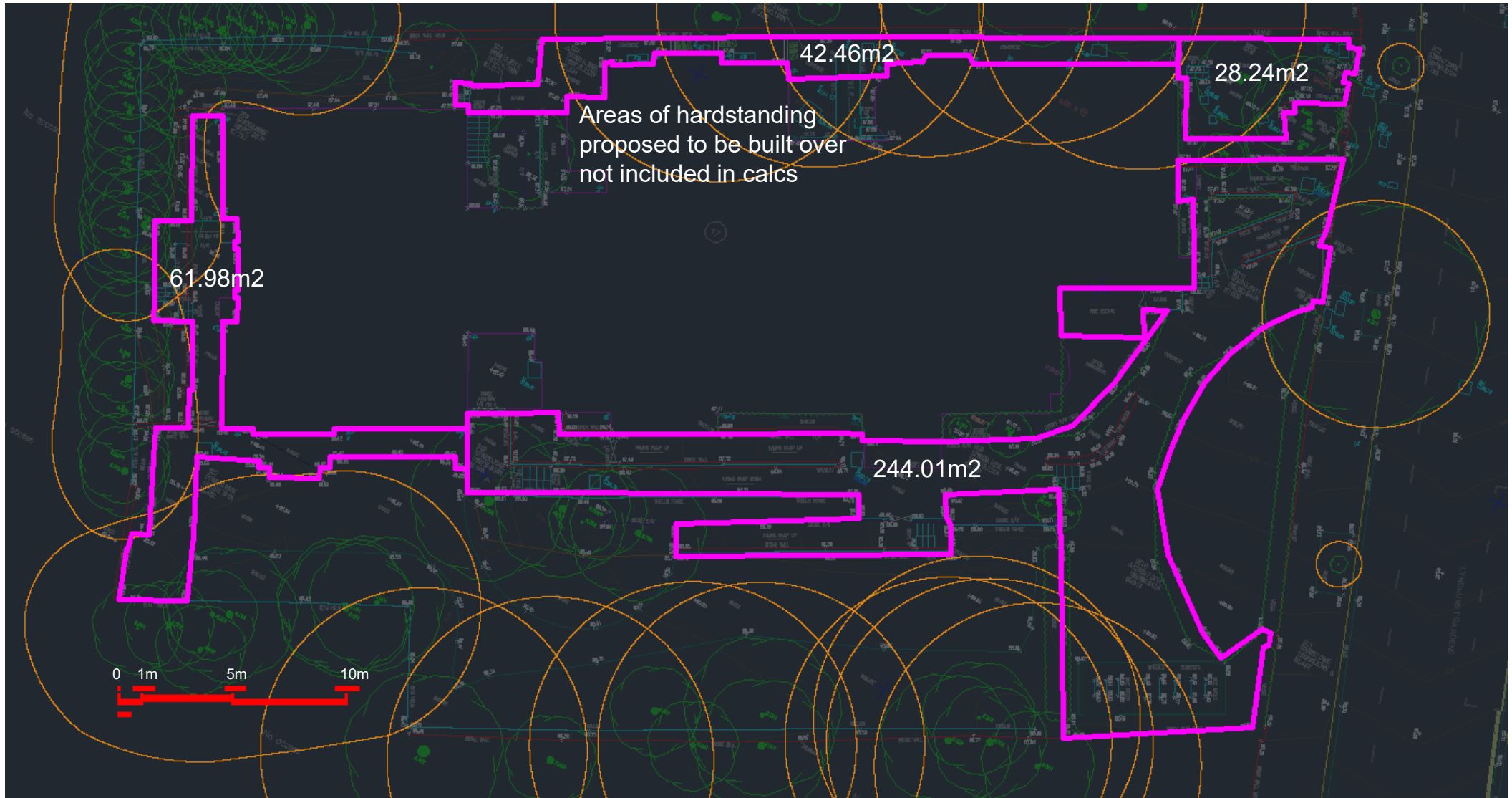
In overall terms, the soft landscape across the site remains the same in scheme 2A as on the original site, with the proposed roof terraces providing 41.75m<sup>2</sup> of this.

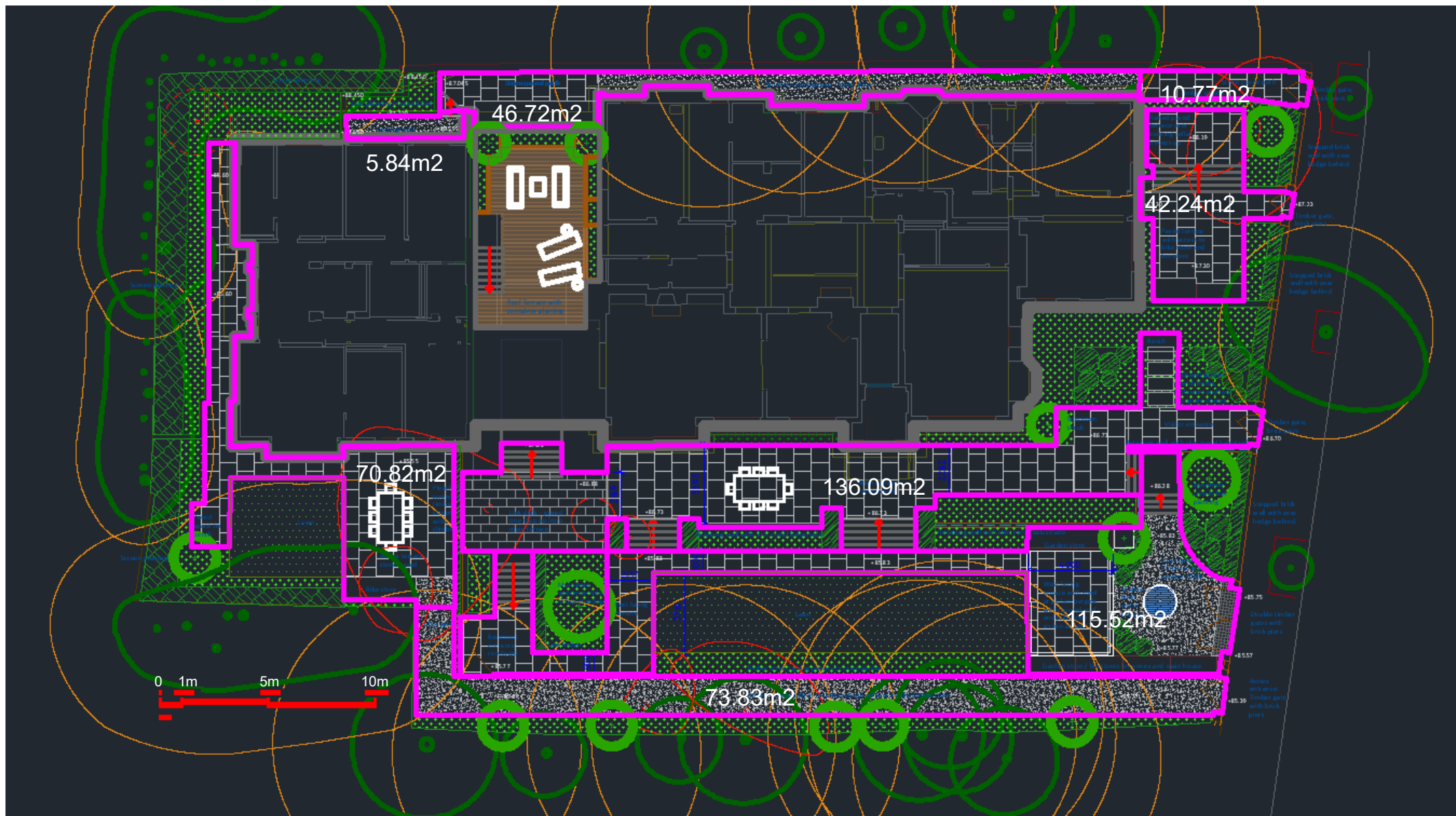
While scheme 2A represents an increase in lawn area over scheme 2, there is a reduction in lawn over the original site of around 94m<sup>2</sup>, reflecting the reduction in area of the main garden required to provide a separate access to the annex.

In conservation terms the lawn proposed, although smaller than the originally laid out, follows historical precedent in its relationship to the main house, and in doing so seeks to restore the character and setting of the listed building, that had been rather mangled by the NHS alterations.

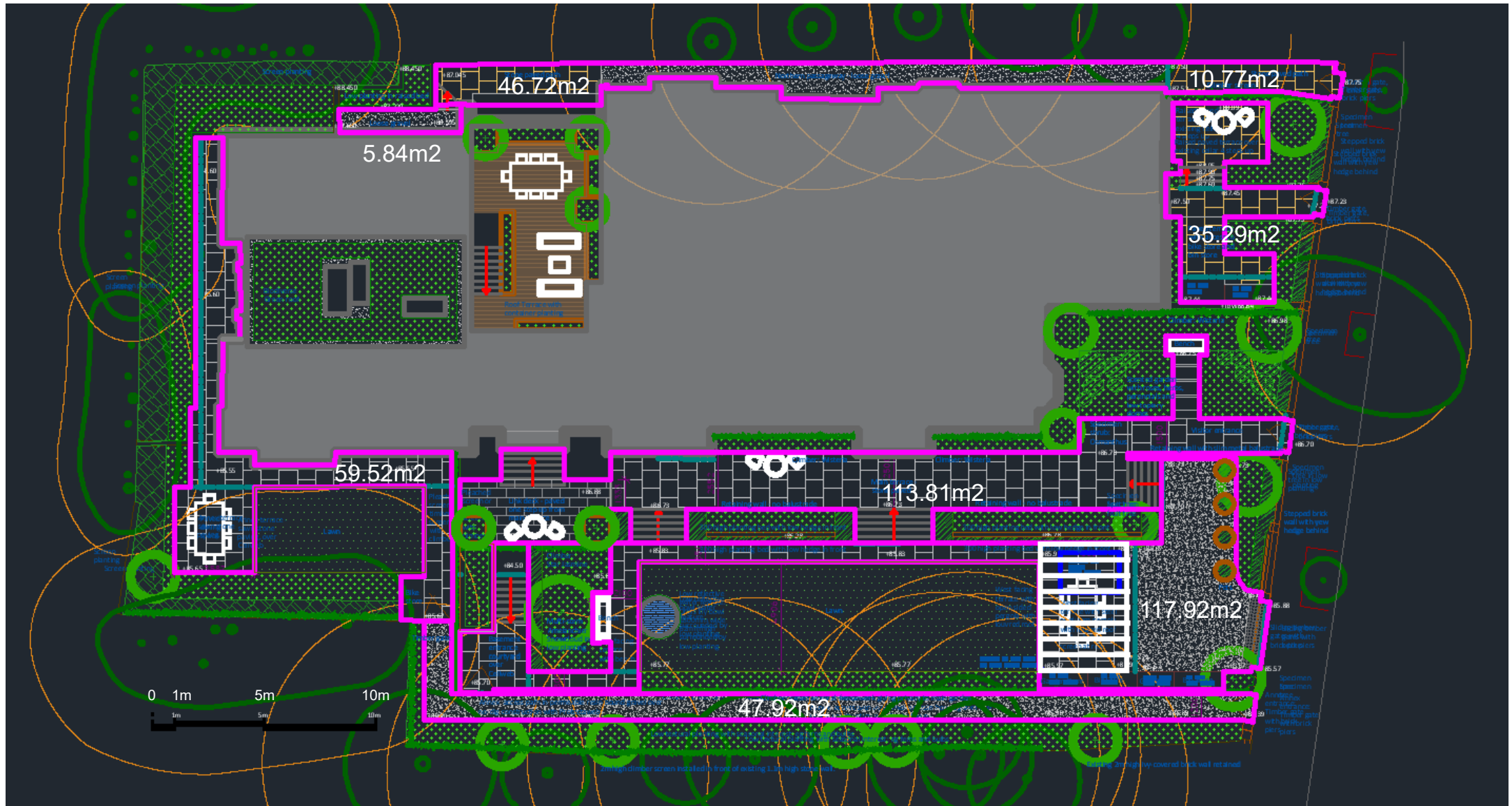
In biodiversity terms the reduction in lawn area and increase in soft landscape is overwhelmingly positive. Soft landscape is up by almost 94m<sup>2</sup> over the original site, increasing habitat creation and foraging resource, and providing an enhanced environment for wildlife.

Description	Survey in m2	Scheme 2 (2658-11-P01B)	Scheme 2A (2658-11-P01C)	Notes
<b>Soft Landscape</b>				
<b>Trees</b>	10No	14No	16No	
<b>Planting in m2</b>	270.38	280.23	322.09	
Roof Terrace planting	0	10.5	41.75	
<b>Total</b>		290.73	363.84	
Variation from survey		20.35	93.46	
Variation from Scheme 2 planning submission			73.11	
<b>Lawn in m2</b>	209.05	90.15	114.8	
Variation from survey		-118.9	-94.25	
Variation from Scheme 2 planning submission			24.65	
<b>Total area of soft landscape</b>	479.43	380.88	478.64	
Variation from survey		-98.55	-0.79	
Variation from Scheme 2 planning submission			97.76	





**Scheme 2 as submitted for planning in August 2020**



**Scheme 2A showing reduced hardstanding**





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