

4.6 Landscape Strategy and Amenity Space

Landscape Strategy

4.6.1 The landscape has been designed by Concept Landscape Architects.

4.6.2 The landscape plays a pivotal role in the success of the quality of the development. The landscape should infuse the complex relationship between landscape, architecture and existing site condition/parameters, and should add a richness to the scheme as a whole, while providing the development with quality amenity space.

4.6.3. The initial concept was to abstract elements of a Japanese or Zen garden into the landscape; and creating organic lines and curves in the landscape to soften the edges of the more formal building.

4.6.4 The landscape scheme brings a balance to the architecture by juxtaposing the hard surfaces of the existing building with the introducing of natural materials such as rock, timber, water and planting.

4.6.5 The landscape proposes to wrap around the architecture creating a seamless transition between built form and landscape.

4.6.6 Retaining and boundary walls treatments to be made to feel natural and soften with planting. Balustrades to be minimal/light and hidden/infused with planting.

4.6.7 Key features/drivers, include:

1. Basement exposed walls - use of natural material, tim-

ber, for a cladding to the protruding basement wings at the terrace and integrating the facade into the landscape.

The adjacent walls (retaining wall and wall extending down from west elevation of existing building) to be clad in white render to match existing lower ground floor wall. Possibility of incorporating some planing on the retaining wall to create more green space.

2. Basement Terraces - less terracing, maximising area of amenity space for occupants.

3. Boundary treatment - boundary between terraces and communal garden - to be planted, balustrade. We propose to have a continuation of the timber clad protrude from the facade to create the balustrade/screen with soft landscaping to create a buffer zone between private and communal areas.

4. Communal open space/garden - by using the topography, creating areas for sitting and an event lawn space in the centre which is accessed by a path that leads you to the far rear boundary, away from the private terraces. Canopy structure to be more organic in shape with built in seating into terrace/boundary walls. Incorporating a pond in this area.

5. Planting against boundaries or building, or at high level might require raised planters to soften all the boundary edges.

Biodiversity

4.6.8 There have been close communication between Ecologist, Arboriculturist and Landscape Architect to produce a scheme that maximises the biodiversity achievable, in accordance of Policy A3.

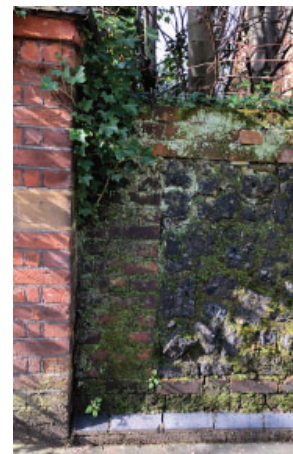
4.6.9 As a result of the proposed landscape proposes to enhance the biodiversity of the site. Details of this can be found in the Ecologist Report supplied along with this application.

Boundary treatment

4.6.10 As part of the landscape proposal, additional horizontal timber clad will be fixed to the boundary wall to the rear of the site.

4.6.11 Enhancements to the street facing boundary wall, fronting Netherhall Gardens are proposed. These works include creating a cohesive wall at the street frontage.

4.6.12 The proposal is to continue the existing brick pier and rock wall as there are currently two different boundary wall treatments. The wall will also be repaired where necessary.



Existing boundary wall

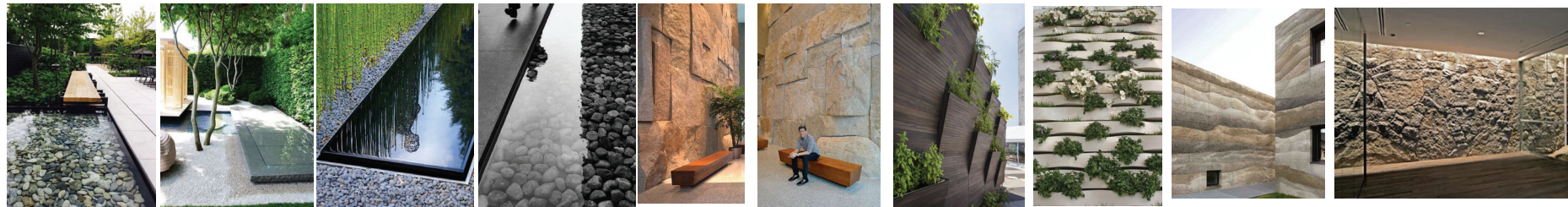


Precedents & Aspirations





3D representation of landscape proposal

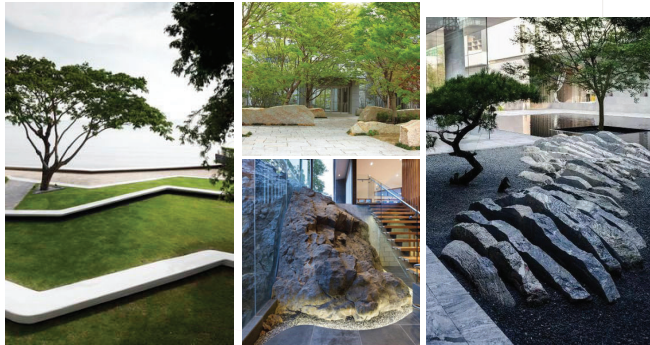


EDGE IDEA

MIRROR POOL WATER FEATURE IDEA

BASEMENT RETAINING AND WALL IDEA

BASEMENT RETAINING WALL IDEA



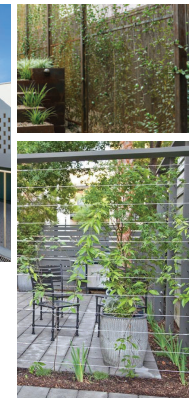
GARDEN ELEMENTS - ROCK



BASEMENT TERRACE - STEPPED SPLIT LEVEL



BALUSTRADE IDEA



*The landscape design and materials are subject to design development.



PLANTING MATERIAL THEME



PLANTING THEME IDEA



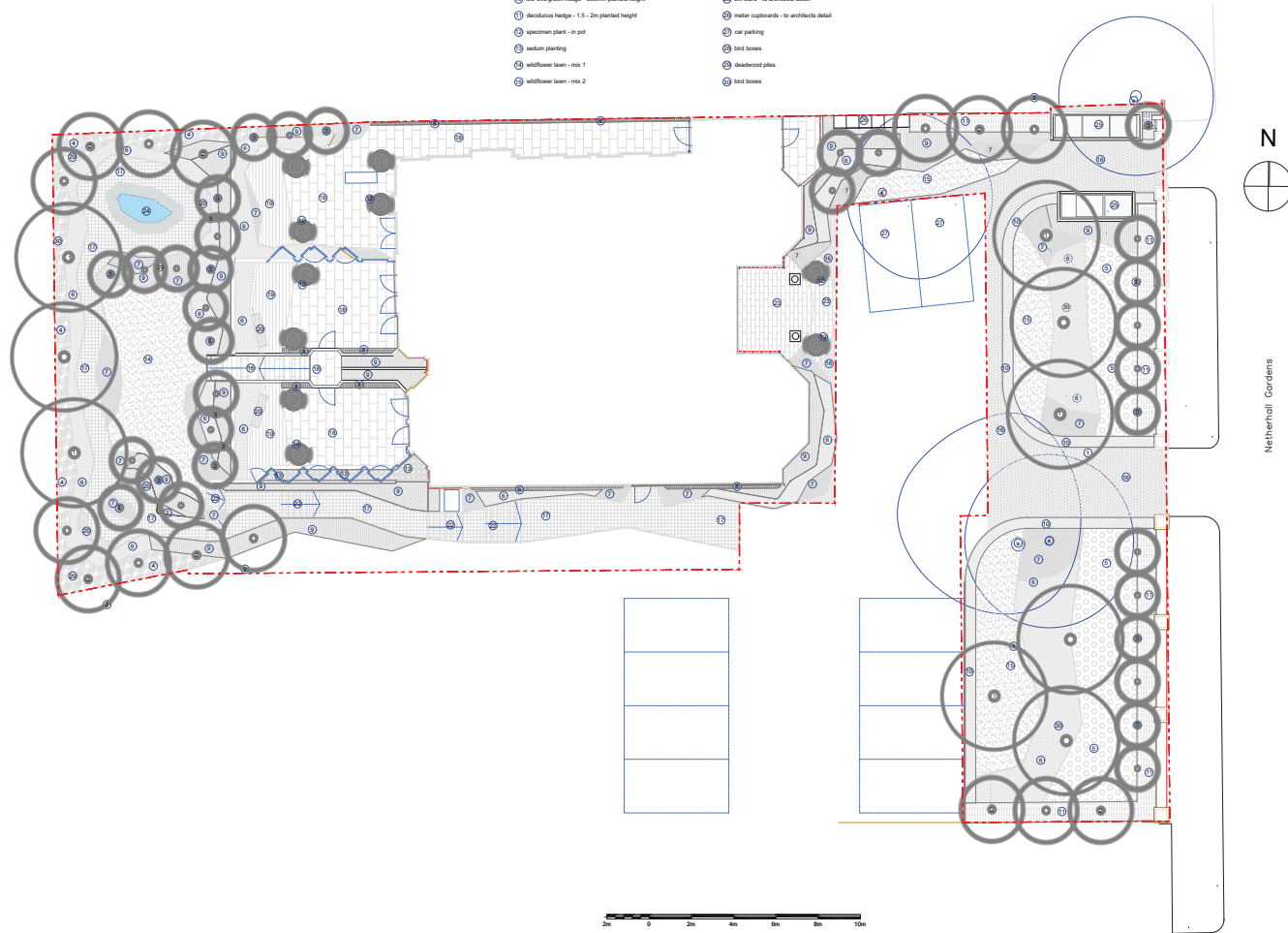
Initial; Landscape proposal

LANDSCAPE KEY

- ① existing tree
- ② large specimen tree
- ③ medium specimen tree
- ④ small specimen tree
- ⑤ native primary hedgerow
- ⑥ large / medium shrub planting mix
- ⑦ medium - small planting mix
- ⑧ ground cover planting mix
- ⑨ climbing planting mix
- ⑩ evergreen hedge / planting - 1.5 - 2m planted height
- ⑪ low evergreen hedge - 500mm planted height
- ⑫ deciduous hedge - 1.5 - 2m planted height
- ⑬ specimen plant - in pot
- ⑭ sedum planting
- ⑮ wildflower lawn - mix 1
- ⑯ wildflower lawn - mix 2
- ⑰ vehicular paving
- ⑱ pedestrian paving
- ⑲ patio paving
- ⑳ timber deck
- ㉑ timber bench
- ㉒ amenity - fix
- ㉓ steps
- ㉔ feature paving
- ㉕ pond / water feature - including aquatic plants
- ㉖ bin store - to architects detail
- ㉗ meter cupboards - to architects detail
- ㉘ car parking
- ㉙ bird boxes
- ㉚ deadwood pile
- ㉛ bird boxes

notes

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all information on these drawings are to be read in conjunction with all other drawings and subject to site investigations.
refer to all other drawings and specifications. drawing issued as preliminary



CONCEPT

The Studio, 52 Broughton Avenue
London N3 3EH
United Kingdom

T: 020 8445 2801
M: 07930 356686

W: <https://studioconcept.co.uk>
E: info@studioconcept.co.uk

CHARTERED LANDSCAPE ARCHITECTS + URBAN DESIGNERS

PRELIMINARY

Project
NETHERHALL GARDENS

Date
JUNE 2020

Drawing No. / Revision
8050-04

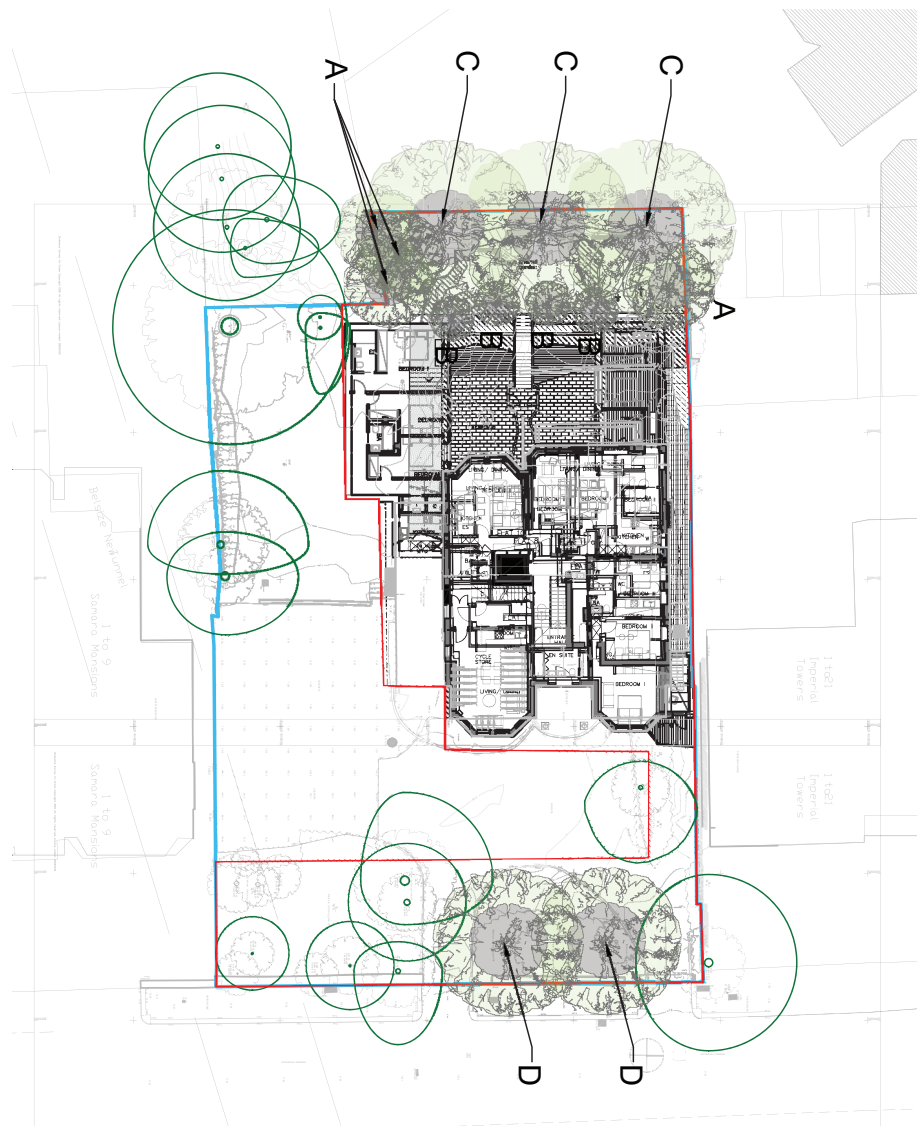
Drawn / Checked
EK/SEK

Client
RE-CREO

Scale @ A1/A3
1:100 / 1:200

Drawing Name
LANDSCAPE STRATEGY PLAN

Issued for:
PLANNING



4.7 Tree Protection Consultation

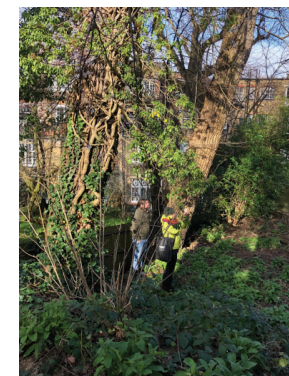
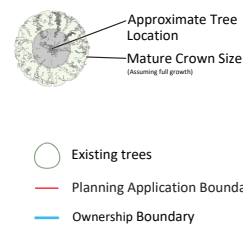
4.7.1 An Arboriculturist has been consulted, from the start of the project, in order to assess which trees are to be protected.

4.7.2 Please see the accompanying Arboriculturist Statement for further information.

4.7.3 Whilst the trees on the site have been evaluated and considered holistically, the Tree Replanting Strategy will focus on addressing those trees within the application boundary of the current application site. This is outlined in the Tree Replanting Strategy Report provided.

4.7.4 Due to the presence of Japanese Knotweed, predominately at the rear garden. A large area of tree roots on the western boundary will be affected, due to the soil extraction required to remove the Japanese Knotweed. This would result in most of the tree roots being affected, these trees, however, were not considered 'A-category'. These trees will be replaced by semi-mature trees of the same species.

Symbol Guide



Trees at rear



Tree with TPO (front garden)

4.8 Materials and Appearance

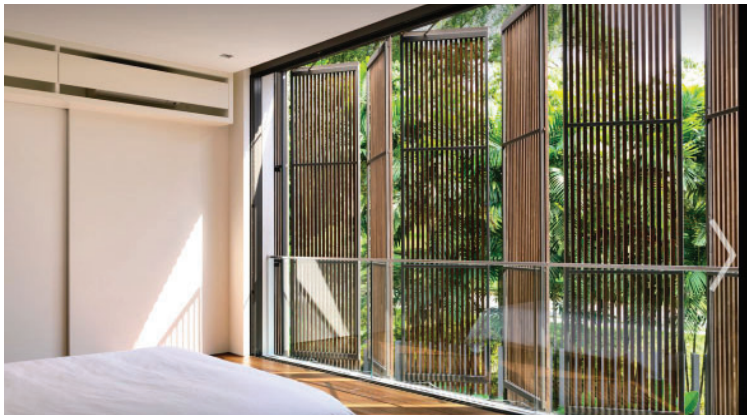
4.8.1 The proposed materials for the subterranean basement extension is to be vertical timber clad. Angled fins will protrude beyond the roof level to form a balustrade/ screen wall, along with soft landscaping to safeguard the privacy for the terraces.

4.8.2 A simple palette of natural material have been selected to contrast the existing building.

4.8.3 The retaining wall to the rear of the terrace will be white painted render to match the white render on the existing lower ground floor facade.

4.8.4 Windows to the basement to be darker timber framed windows to contrast the existing windows/ large windows have been added to maximise daylight entering the units.

4.8.5 Timber fins to be used to safeguard privacy, where necessary.



Precedents & Aspirations



Internal finishes



Interior render of proposal

4.9 Vehicle and Emergency Access, Refuse Collection and Parking

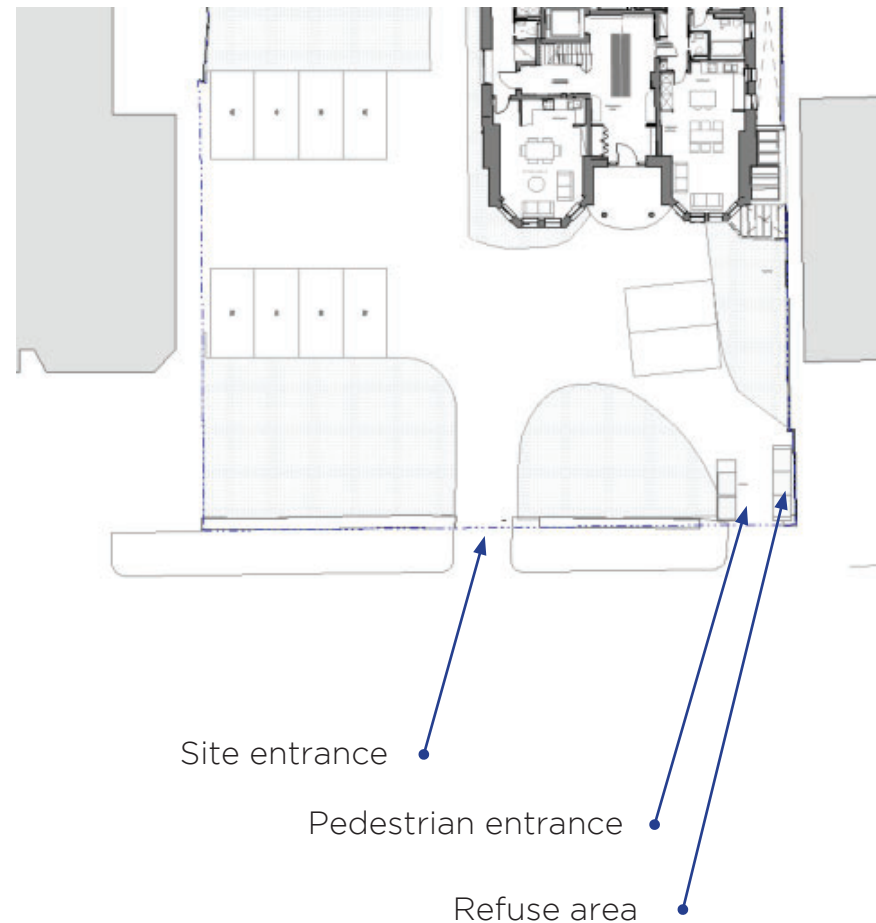
4.9.1 The existing access off Netherhall Gardens, to the front of the main house will be utilised to provide access / emergency access to the site, an additional pedestrian access has been proposed at the north-east corner of the site.

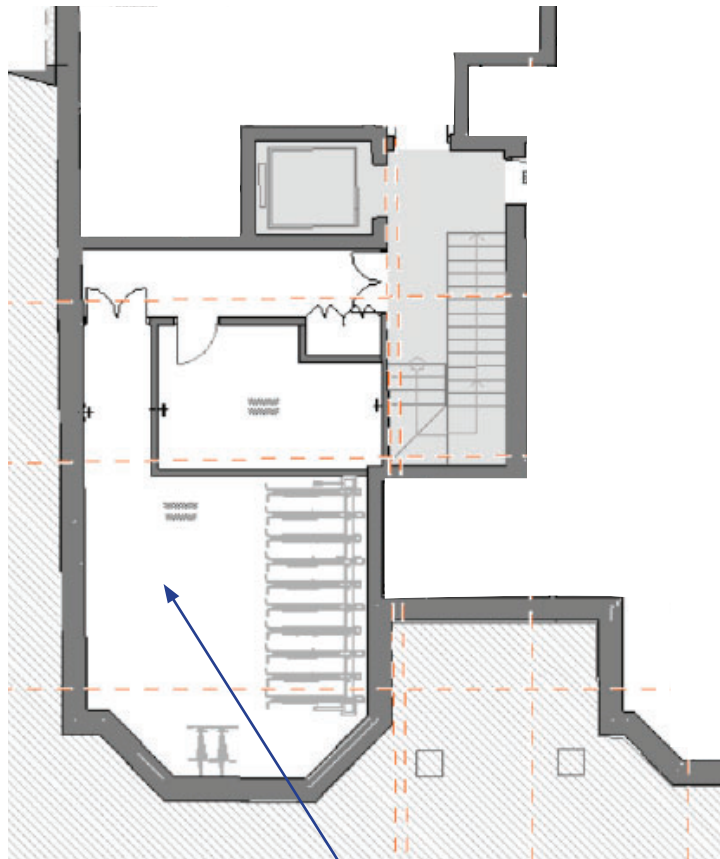
4.9.2 The refuse storage requirement of the total 11 residential units is 3600 litres, with 50% of this capacity allocated for recycling. The required capacity can be accommodated within 3no. 1100 litre wheeled bins and 1no. 360 litres wheeled bin, which will be stored within the purpose built refuse store near the pedestrian access point in the north-east corner of the site, accessible from Netherhall Gardens.

4.9.3 The Refuse will be accommodated within a proprietary lockable enclosure, will be clad in timber, similar to the vertical timber clad proposed for the basement facade,

4.9.4 Controlled access to the main gate along with passive surveillance from on-site and neighbouring windows will ensure a good level of security is maintained.

4.9.5 The existing site already includes surface car parking on the eastern and southern sides of the existing building, with the 10 no. spaces serving the 8 no. flats in the existing building. No additional parking is proposed for the lower ground and basement extensions. In this regard, the proposed development will not generate additional vehicular traffic, but will promote increased cycling and pedestrian movements. In this regard, we consider that





• Cycle store

the proposals meet the objectives of Local Plan Policy T1.

4.10 Pedestrian and Cycle Movement

4.10.1 Pedestrian access to the existing house will be via the reinstated entrance on the north-east corner of the site, proposed to be dedicated for pedestrian access off Netherhall Gardens.

4.10.2 The site is located in a sustainable location which benefits from excellent transport links and good opportunities for walking and cycling.

4.10.3 Secure and covered cycle storage is provided in the basement. 20 spaces are provided which is in accordance of the London Plan and Policy.

4.11 Secured by Design

4.11.1 Secured by Design have been contacted prior to submitting the application for comment on the proposal. Any comments received will be incorporated into the final design.