

10 Langland Gardens

Application Ref: 2019/6303/P

Address:

10 Langland Gardens

London

NW3 6PR

Proposal:

Erection of Refuse Store in the Front Garden

Discharge of Planning Conditions

Condition 3

No development shall take place until full details of the proposed timber decking and new planting have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Proposed decking:

We are proposing the Millboard Lasta-Grip Coppered Oak decking due to its durability, ease of maintenance and non-slip properties.

<https://millboard.co.uk/decking/lasta-grip-coppered-oak>

Grading and Mounding:

Through discussions with the Arboriculturist it was agreed that the existing levels on the area covered by the refuse store should remain unaltered and that there should be no additional grading and mounding. We commissioned a detailed topographical survey in order to develop the detailed design of the deck structure.

In addition, we undertook site investigations in order to locate mini-pile that avoid existing tree root locations.

Please see attached drawings showing proposed sections and levels:

- 0345 (18) 125 Proposed Investigation drawing
- 0345 (20) 121 Proposed Detailed Site Plan RevA
- 0345 (20) 251 Proposed Decking Sections Rev A

Condition 4

Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural impact assessment by Dr Martin Dobson Associates ref. M05 dated 14th July 2020. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012

and with the approved protection details. The works shall be undertaken under the supervision and monitoring of the project arboriculturalist as detailed in sections 5.7, 5.11, 5.12 and 5.14 the approved report.

Tree Protection Measures

We have been working with the project Arboriculturalist to develop the foundation designs so that they do not impact on the existing trees. In order to prepare the technical design we undertook both a detailed topographical survey and a site investigation survey to determine the correct foundation design and locate piles where they do not impact on tree roots.

Condition 5

No development shall take place until full details of the proposed hedging, including species and maintenance, have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Planting Plan:

Please see attached Planting Plan for 10 Langland Gardens. The proposed hedging is made up of *Taxus Baccata* (Yew) ranging in height from 90 – 125cm. The planting plan has been developed with the existing monthly maintenance regime in mind. However, while the hedging is establishing itself it will need more regular watering, but they do best in slightly drier soils as they can succumb to root rot in damper conditions. Trim established hedges in summer.

- Langland Gardens Plant Plan 05.01

LANGLAND GARDENS

No.10
LANGLAND GARDENS

- Notes:
1. Do not scale. Dimensions govern.
 2. All dimensions are in millimetres unless noted otherwise.
 3. All dimensions to be verified on site before proceeding with the work.
 4. The designer shall be notified in writing of any discrepancies.

Coordinates

Setting Out Points:

SOP 01 =
X=525976.417
Y=185409.418

SOP 02
X=525967.200
Y=185412.147

SOP 03
X=525976.310
Y=185400.452

Piles:

P01
X=525967.537
Y=185408.798

P02
X=525969.602
Y=185408.622

P03
X=525972.080
Y=185407.024

P04
X=525967.188
Y=185404.910

P05
X=525969.392
Y=185404.208

P06
X=525972.442
Y=185403.724

P07
X=525966.827
Y=185400.889

P08
X=525968.936
Y=185400.705

P09
X=525971.044
Y=185400.516

P10
X=525973.319
Y=185403.975

P11
X=525968.711
Y=185409.669

Rev	Date	Description	Checked
A	10.01.22	Additional Investigation- Driveway	AS

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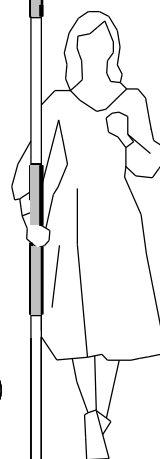
Project

10 Langland Gardens

Title

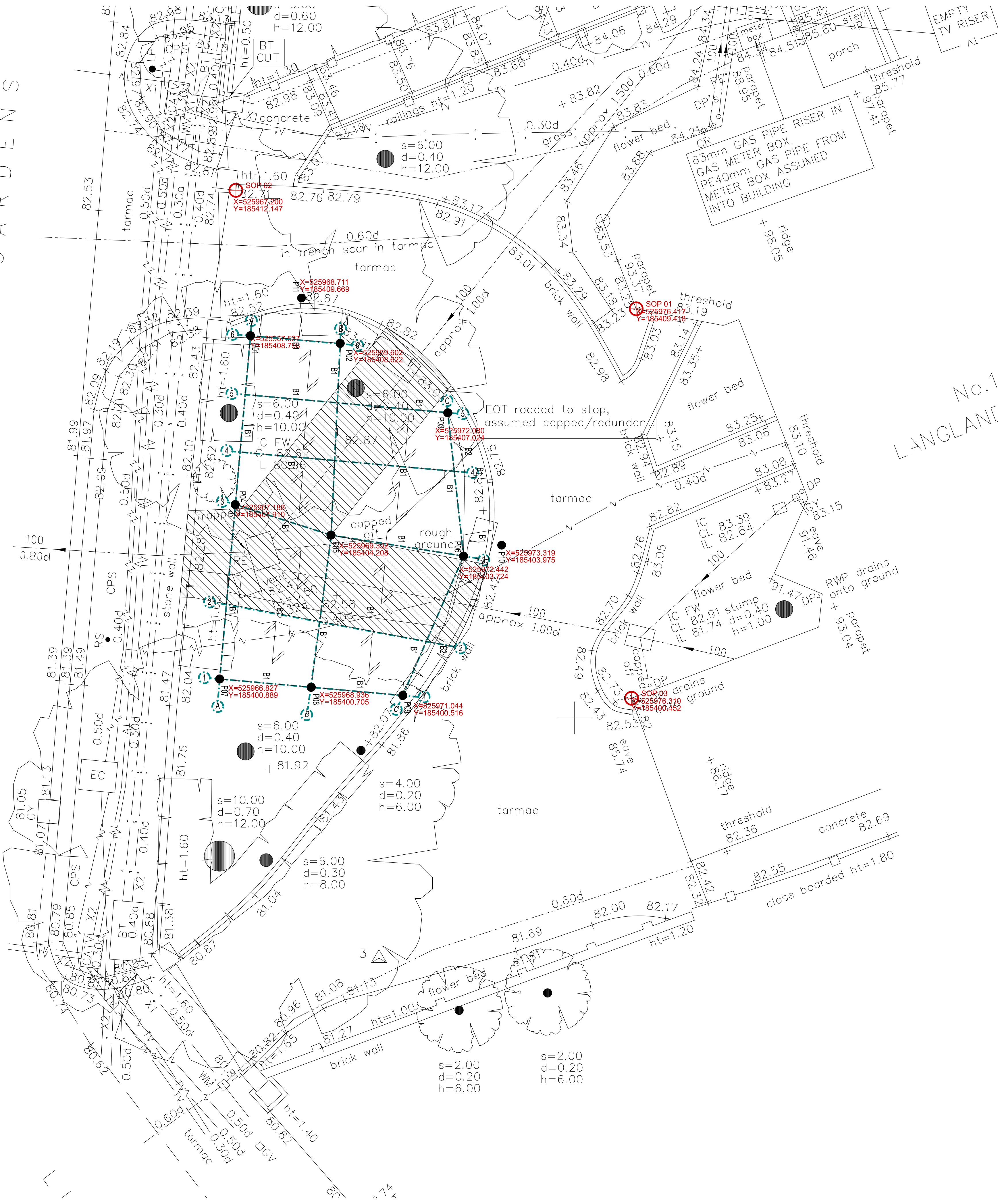
Proposed Investigation Drawing

Project No.	Scale	Drawing Size
0345	1:50 1:100	A1 A3
Drawing No.	Revision	
0345 (18) 125	A	

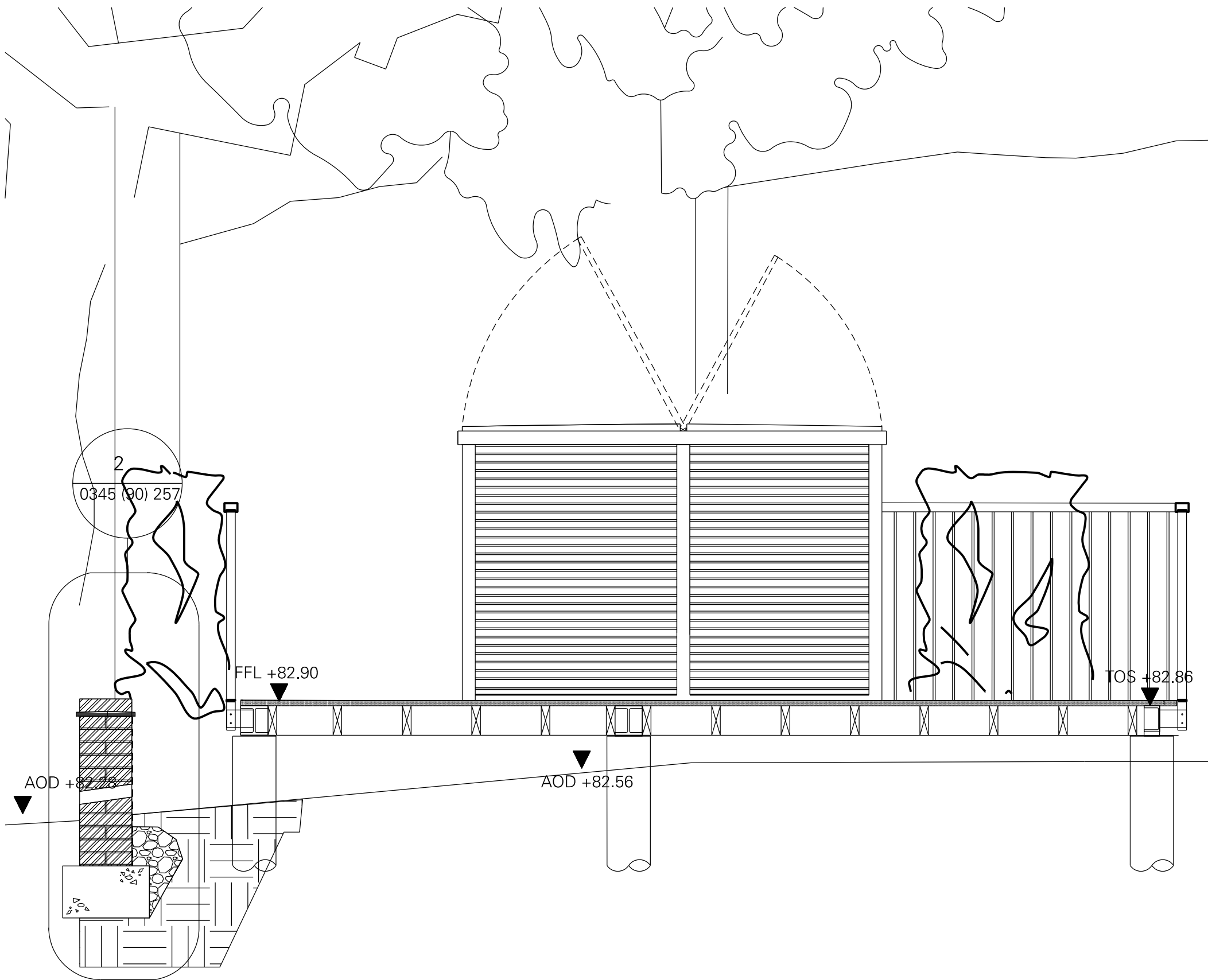


10m

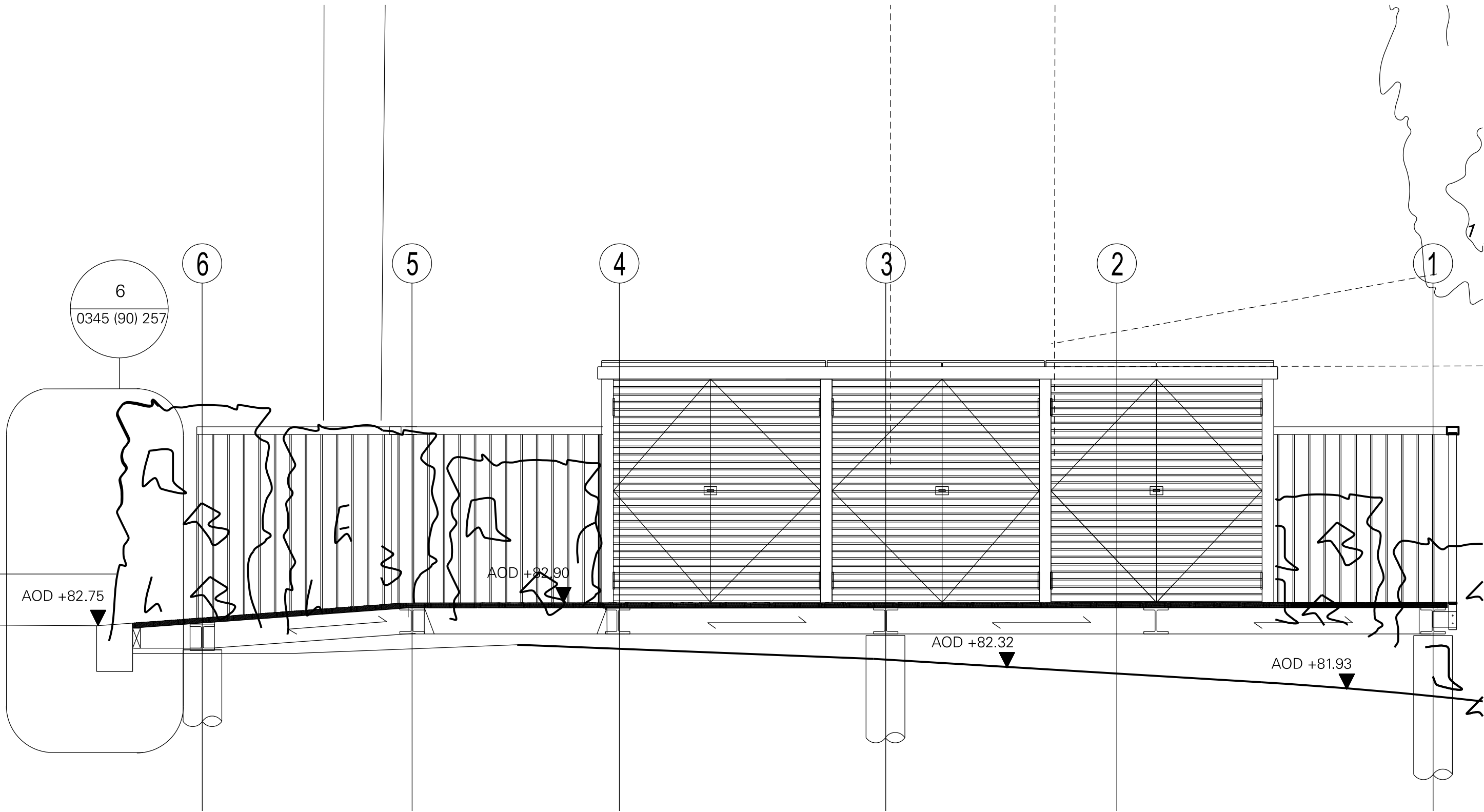
5m



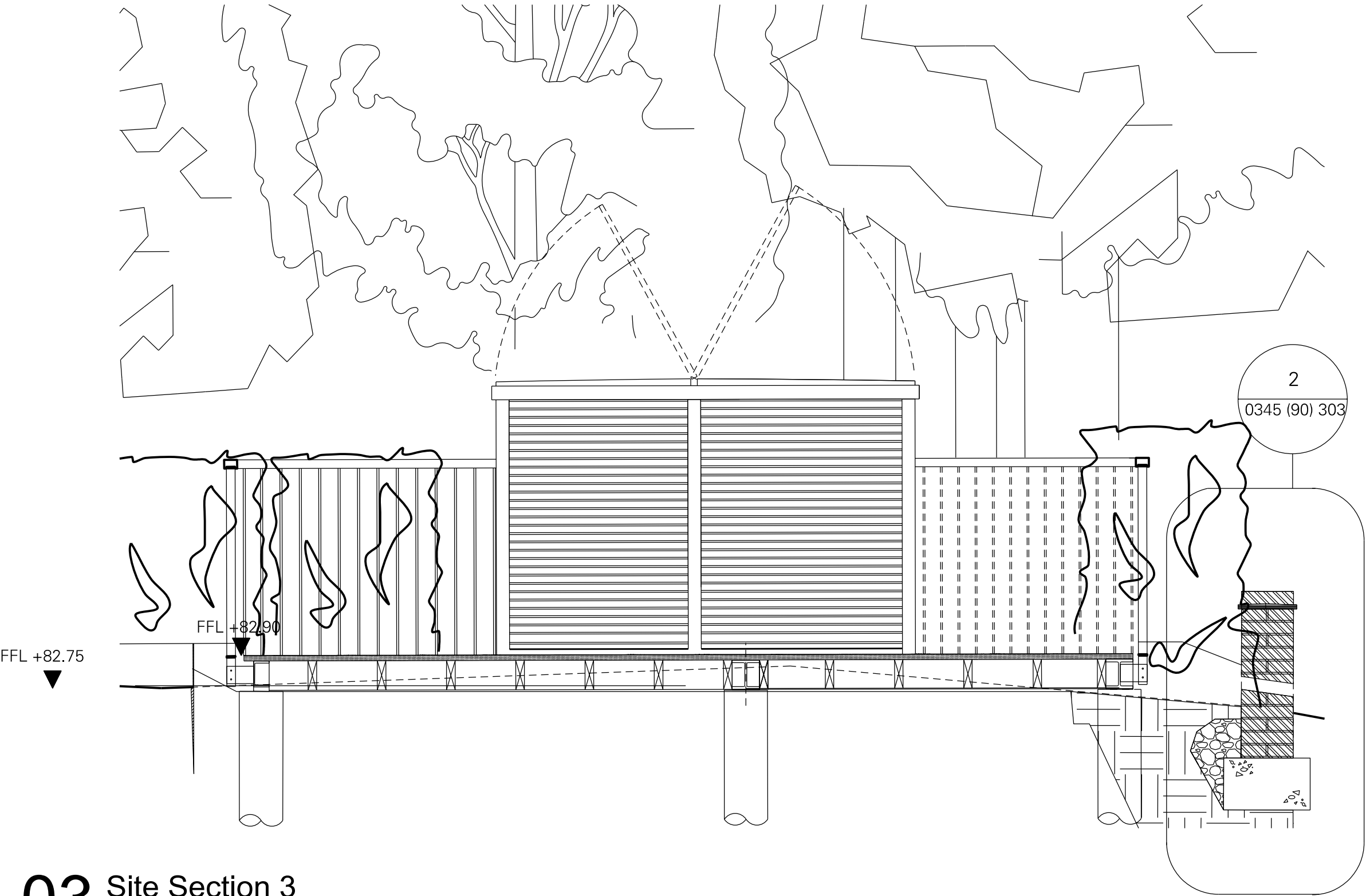
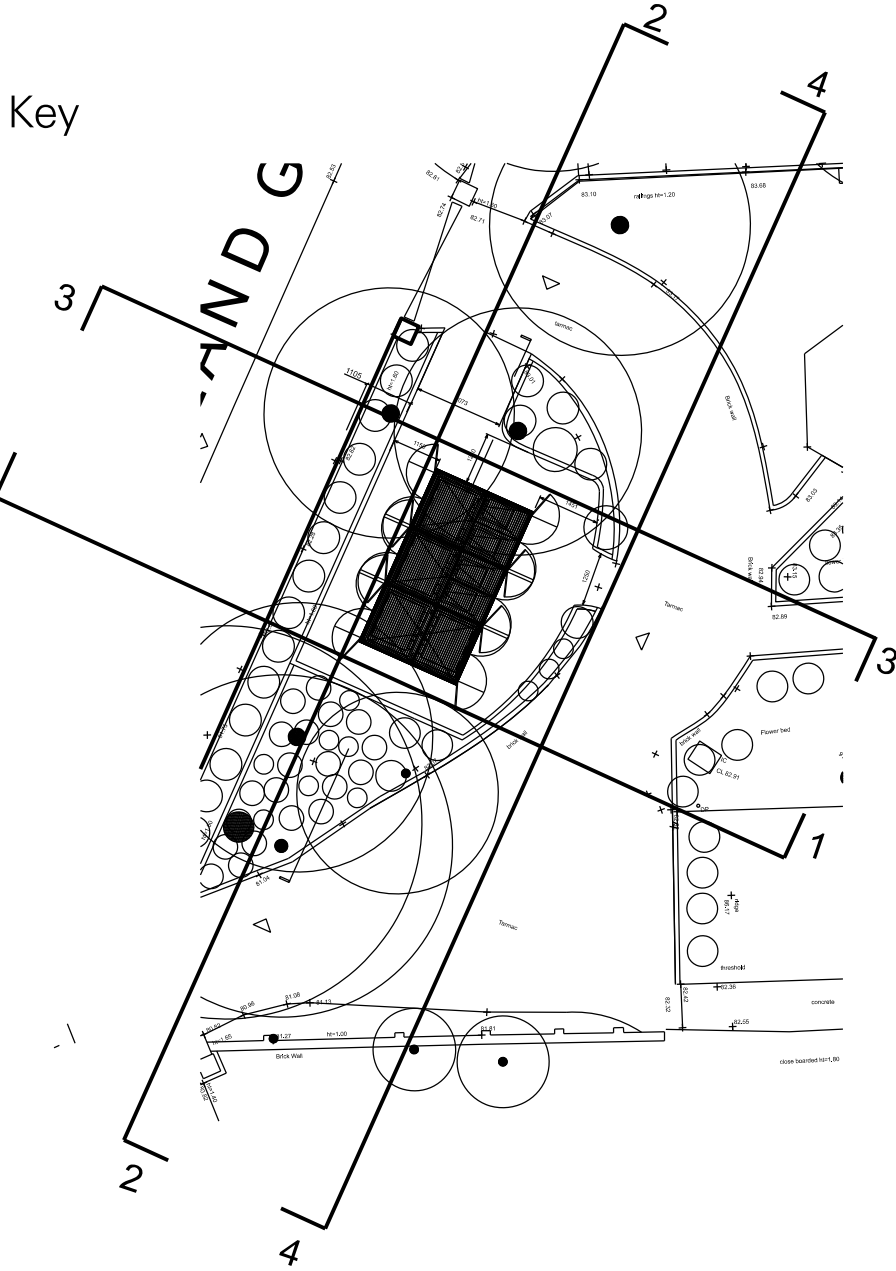
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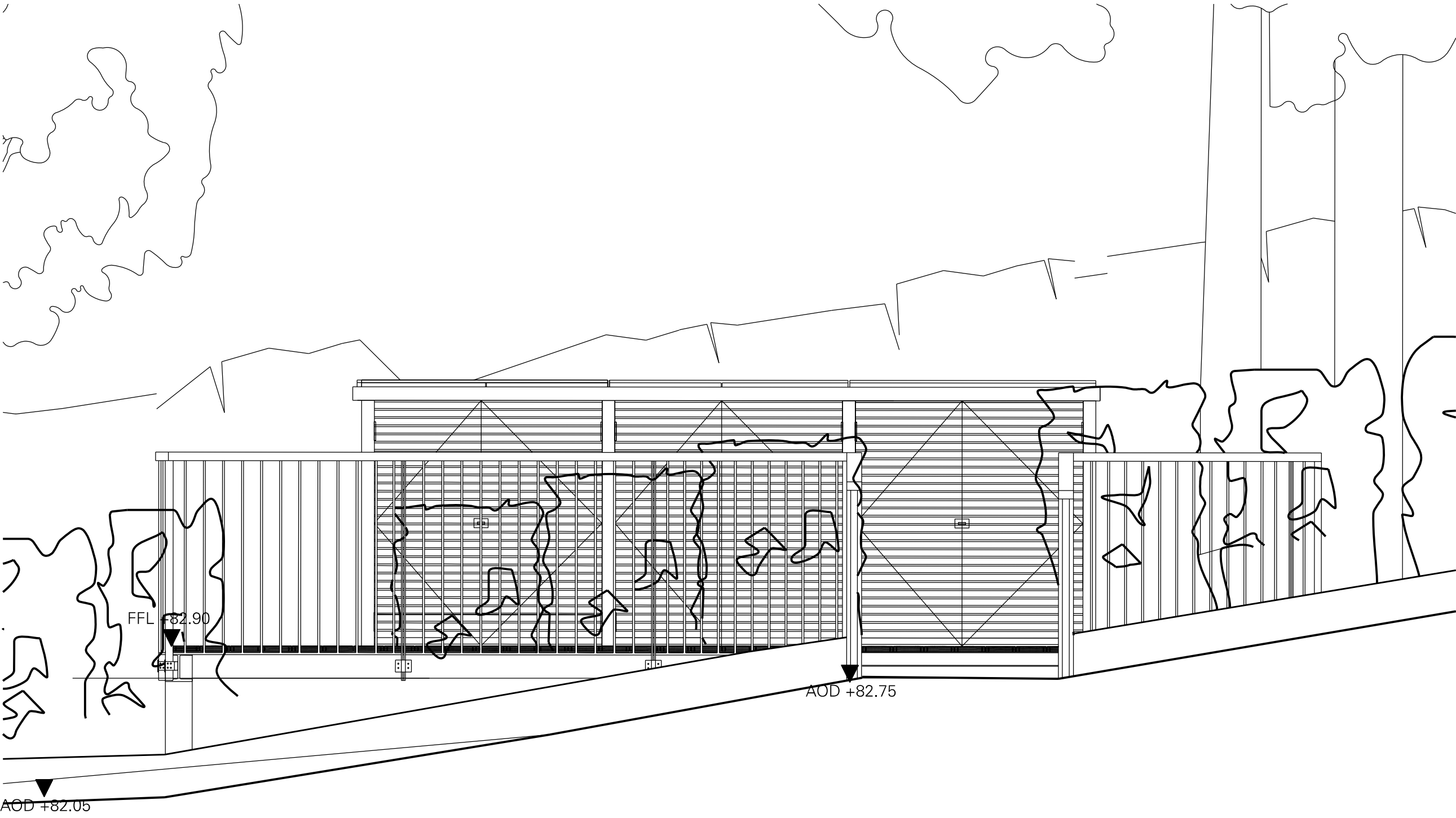
01 Site Section 1



02 Site Section 2



03 Site Section 3



04 Site Section 4

5m
2.5m

A	21.06.22	Sections Updated Generally	Checked
Rev	Date	Description	Checked

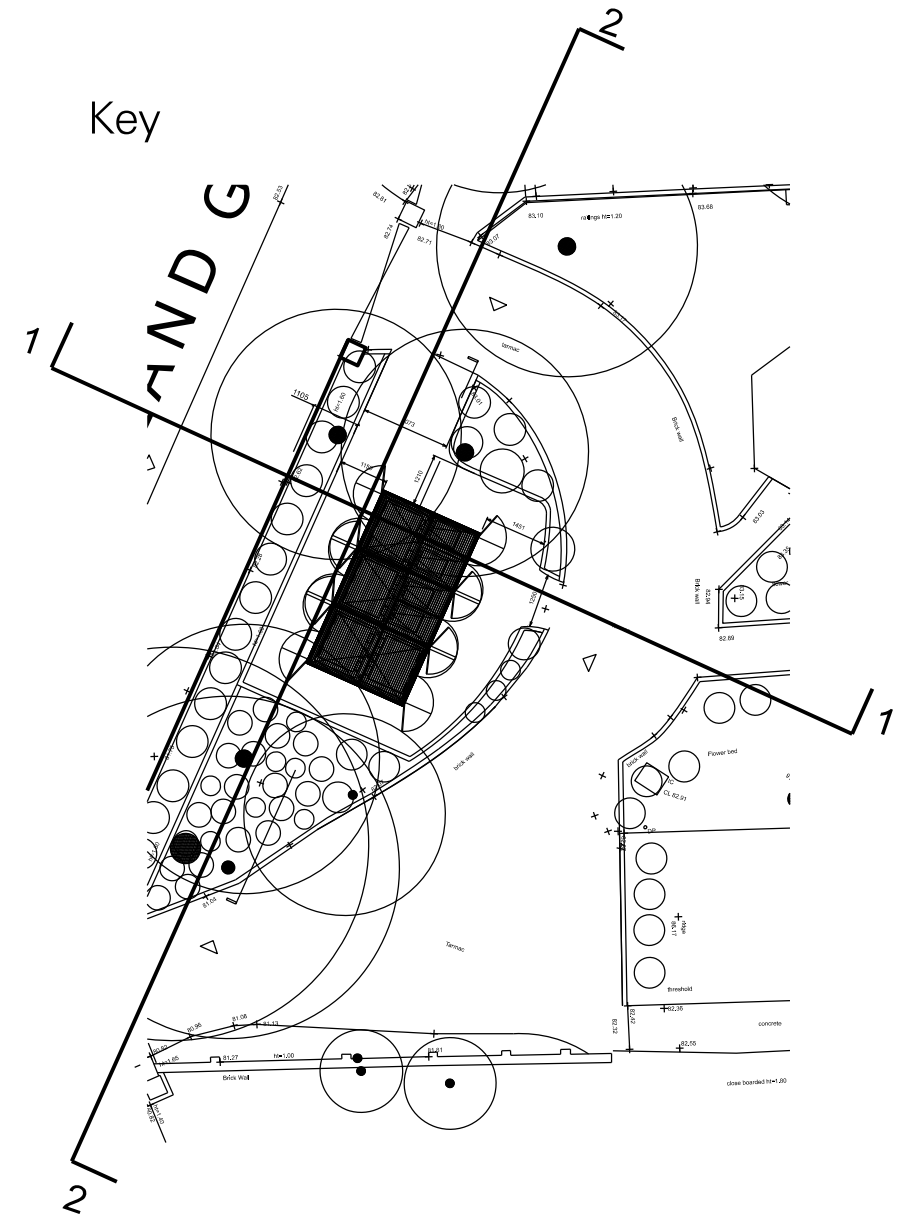
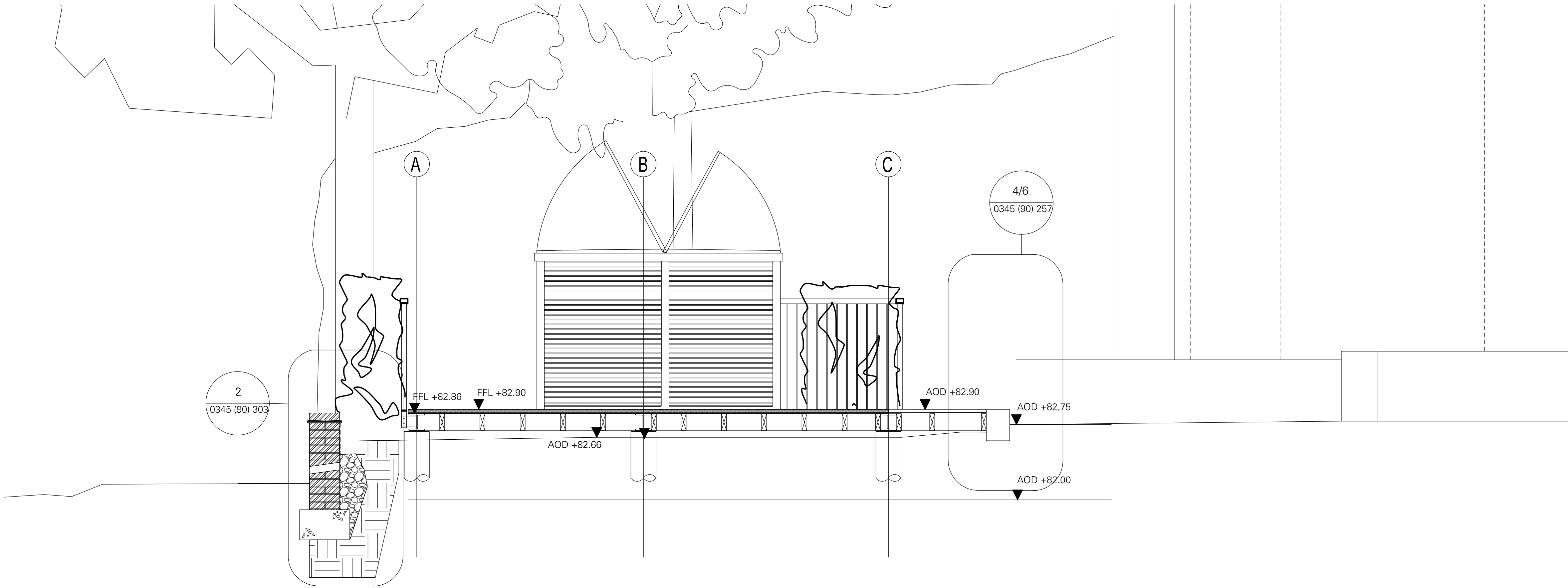
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Project
10 Langland Gardens

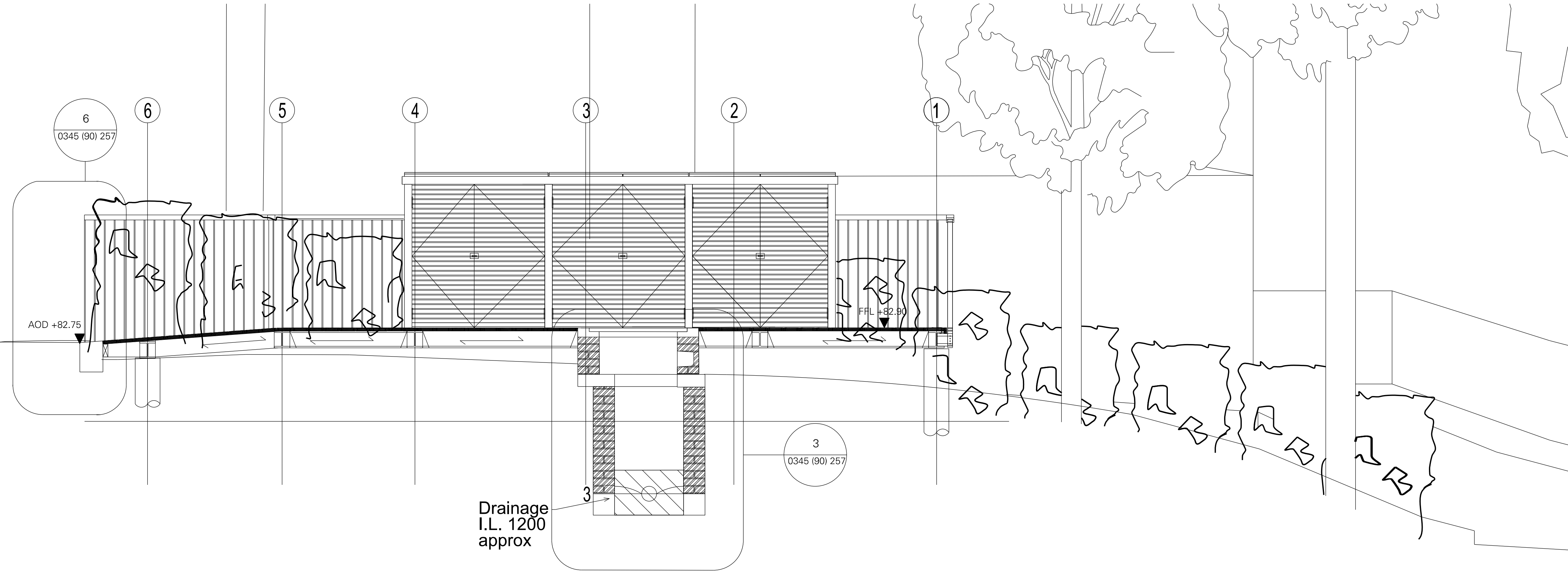
Title
Proposed Decking Sections

Project No.	Scale	Drawing Size
0345	1:25 1:50	A1 A3
Drawing No.	Revision	
0345 (20) 251	A	

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01 Site Section 1: Pedestrian Access



02 Site Section 2: Void Heights

5m

2.5m

Rev	Date	Description	MO	Checked
A	21.06.22	Sections Updated		

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Project
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Title
Proposed Sections: Pedestrian Ramp and Voids

Project No.	Scale	Drawing Size
0345	1:25 1:50	A1 A3

Drawing No.	Revision
0345 (20) 254	A

