



JAMES



SMITH

186 Creighton Avenue

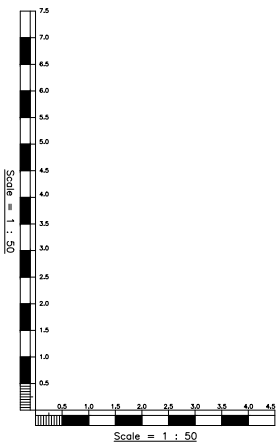
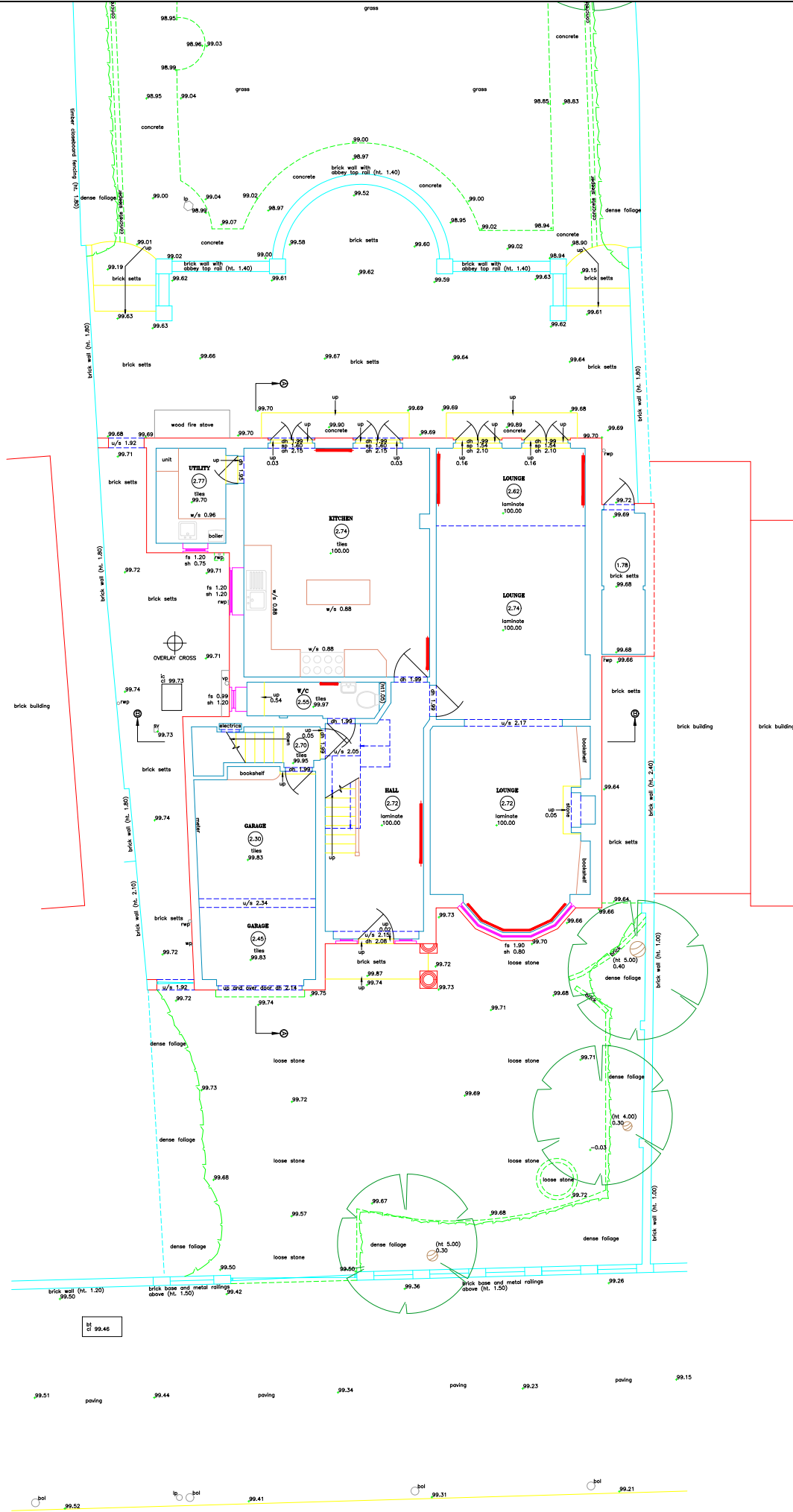
Laura Mullarkey & Stuart Davis
Project: 0558

Landscape Proposals for Planning

25.10.22

Creighton Avenue

Existing Survey



NOTES

ALL LEVELS ARE IN METRES RELATED TO AN ASSUMED DATUM LOCATED ON GROUND FLOOR IN HALL AS SHOWN (VALUE 100.00m).

THE COORDINATE GRID IS BASED ON ASSUMED VALUES.

OVERHEAD CABLES WILL BE SHOWN INDICATIVELY AND ARE SUBJECT TO SEASONAL VARIATION. THESE WILL BE MEASURED USING REMOTE METHODS.

TREE SPECIES SHOULD ALWAYS BE CONFIRMED BY A TREE SPECIALIST.

SERVICE COVERS WILL BE LIFTED AND DETAIL SHOWN WHERE POSSIBLE.

ALL INFORMATION WILL BE TAKEN FROM SURFACE LEVEL ONLY.

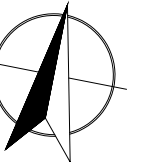
DAMAGED COVERS OR THOSE WITHIN HIGHWAYS WILL NOT BE LIFTED.

INFORMATION MAY BE OMITTED DUE TO OBSTRUCTIONS AT TIME OF SURVEY.

LEGEND

[illegible]

ROOM HEIGHT		switch
ROOF SLOPE (DOWN)		double switch
FLOOR TO SILL		socket
SILL TO HEAD		double socket
FLOOR TO HEAD		thermostat
UNDERFLOOR		telephone socket
TOPSIDE		
SUSPENDED CEILING		
ROOFLIGHT		
PREFRAME		
SLIDING DOOR		
FLOORBRASS		
CUPBOARD		tv socket
ELECTRIC		
RADIATOR		
HEATER		fuse
HOT WATER TANK		



NORTH

STATION COORDINATES

[illegible]

REVISIONS

Revision	Date	Remarks

target 
surveys

SITE: 186 CREIGHTON AVENUE, LONDON, N2

CLIENT: XUL ARCHITECTURE

REF: 4853/1	DATE: AM
-------------	----------

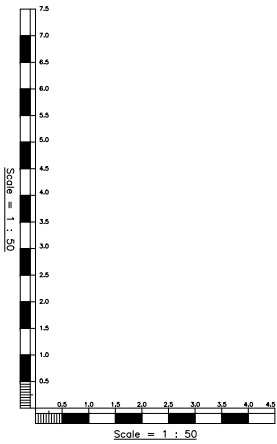
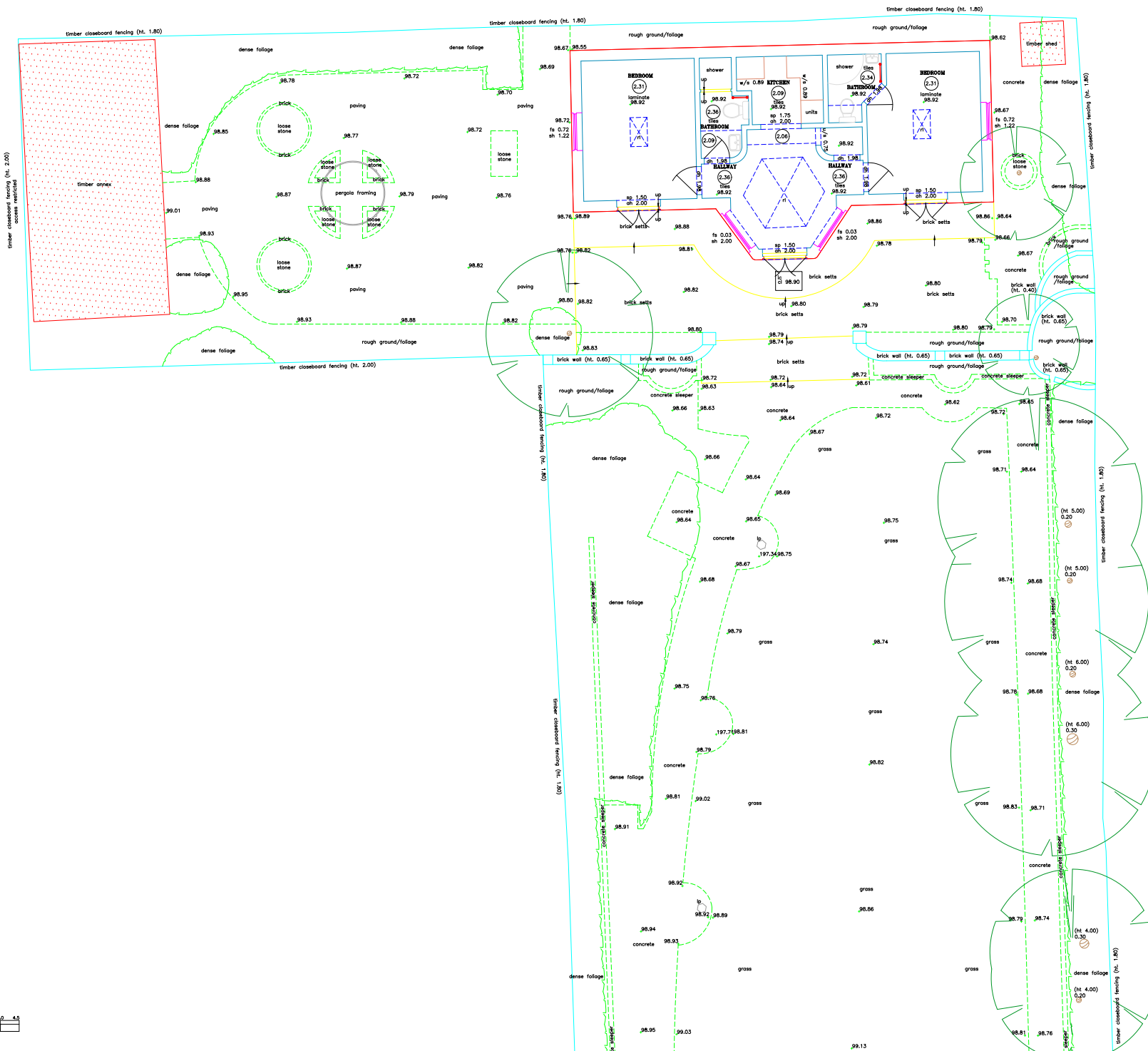
SCALE: 1:50@A0	SURVEYOR: HT
----------------	--------------

COMPANY NUMBER: 7846319 © COPYRIGHT TARGET
REGISTERED OFFICE: 5 CLARENDON PLACE, LEAMINGTON SPA, WARWICK

PHONE: 01928 313419 WEBSITE: www.targetsurveys.co.uk EMAIL: mail@targetsurveys.co.uk

Creighton Avenue

Existing Survey



NOTES

ALL LEVELS ARE IN METRES RELATED TO AN ASSUMED DATUM LOCATED ON GROUND FLOOR IN HALL AS SHOWN (VALUE 100.00m).

THE COORDINATE GRID IS BASED ON ASSUMED VALUES.

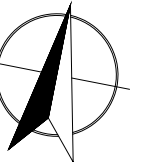
OVERHEAD CABLES WILL BE SHOWN INDICATIVELY AND ARE SUBJECT TO SEASONAL VARIATION. THESE WILL BE MEASURED USING REMOTE METHODS.

TREE SPECIES SHOULD ALWAYS BE CONFIRMED BY A TREE SPECIALIST.

SERVICE COVERS WILL BE LIFTED AND DETAIL SHOWN WHERE POSSIBLE. ALL INFORMATION WILL BE TAKEN FROM SURFACE LEVEL ONLY.

DAMAGED COVERS OR THOSE WITHIN HIGHWAYS WILL NOT BE LIFTED. INFORMATION MAY BE OMITTED DUE TO OBSTRUCTIONS AT TIME OF SURVEY.

LEGEND

[illegible]

NORTH

STATION COORDINATES

[illegible]

REVISIONS

Revision	Date	Remarks



SITE: 186 CREIGHTON AVENUE, LONDON, N2

CLIENT: XUL ARCHITECTURE

REF: 48532	DATE: APR 22
------------	--------------

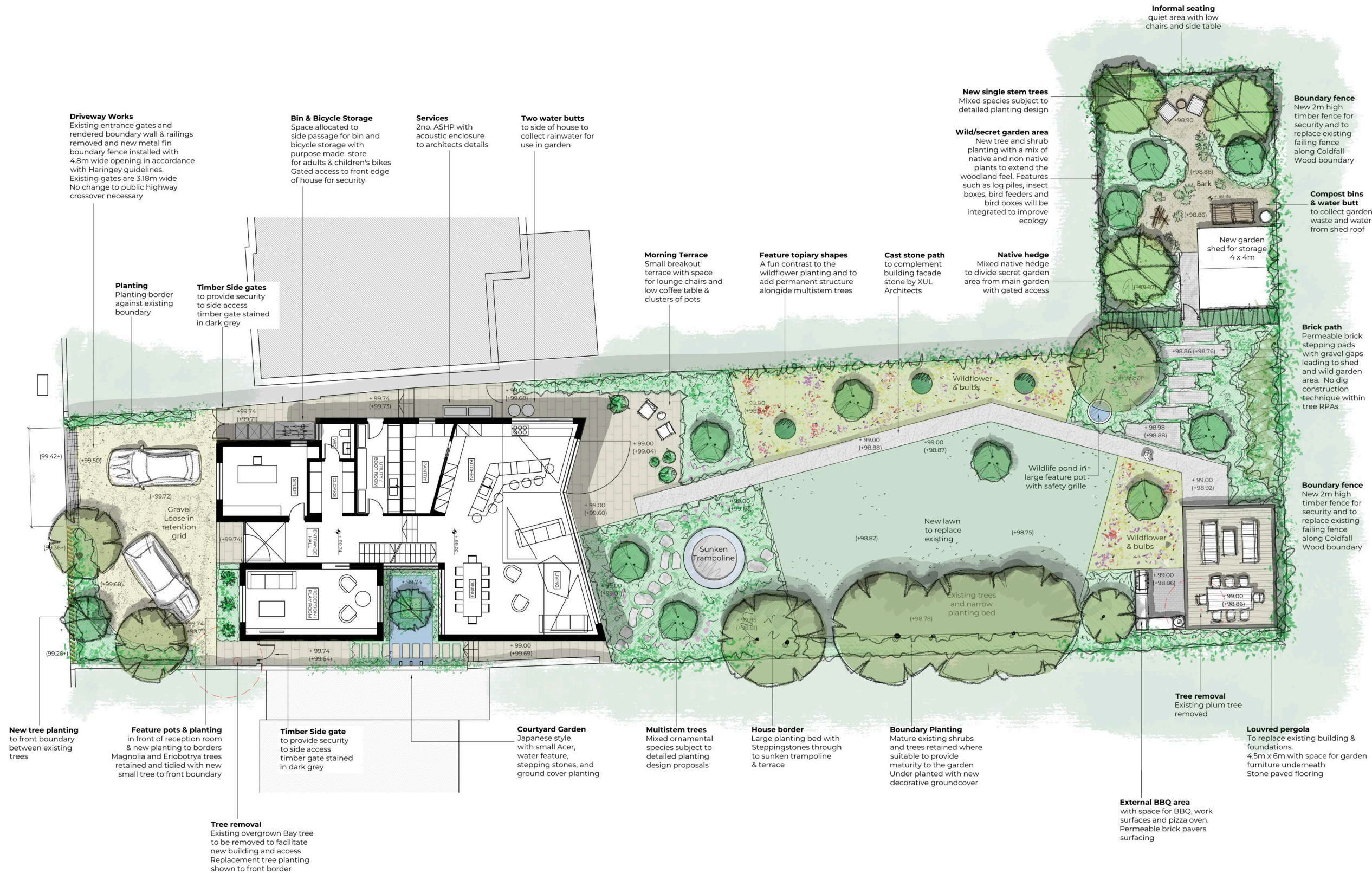
SCALE: 1:5000	SURVEYOR: HT/MB
---------------	-----------------

COMPANY NUMBER: 7846319 © COPYRIGHT TARGET SURVEYS LIMITED
REGISTERED OFFICE: 5 CLARENDON PLACE, LEXINGTON SPA, WARMICKSHIRE CV32 5QL
PHONE: 01926 313419 WEBSITE: www.targetsurveys.co.uk EMAIL: mail@targetsurveys.co.uk



MASTERPLAN PROPOSAL

Creighton Avenue Concept Design Masterplan - Coloured Plan



notes

1. Read in conjunction with all relevant Architects, Engineers & design team drawings & specs
2. Any discrepancies must be drawn to the attention of the lead consultant in writing
3. All dimensions are in millimeters unless otherwise noted & are subject to checking on site prior to fabrication or ordering of materials
4. This drawing is the copyright of JSLCD (and other consultants where referenced)

Typical Planting List (Not exhaustive)

General Planting Densities

2L @ 5-7/m² for herbaceous perennials
and ornamental grasses
5-10L @ 3-5/m² for shrub planting
Climbers planted at 2-3m centres
Bulbs planted according to species

Perennial plants & Grasses

Stipa tenuissima
Anemathele lessoniana
Sesleria autumnalis
Anemone honorine jobert
Liriope muscari
Verbena bonariensis
Erigeron karvinskianus
Nepeta Walkers Low
Dianthus carthusianorum
Hakonechola macra
Salvia nemorosa caradonna
Astrantia Roma
Geranium rozanne
Galium odoratum
Epimedium niveum
Luzula nivea
Digitalis purpurea alba
Helleborus niger

Shrubs & Evergreens

Hydrangea zebra
Hydrangea 'Little Lime'
Lavendula munstead
Mahonia soft caress
Rosmarinus officinalis
Vinca minor 'Gertrude Jekyll'
Cornus sanguinea mid winter fire
Daphne odora 'Sweet amethyst'
Skimmia 'Kew Green'
Pittosporum tobira nanum
Taxus baccata

Ferns

Matteucia struthiopteris
Polypodium vulgare
Asplenium scolopendrium
Blechnum spicant
Dryopteris filix mas

Bulbs - dotted through planting

Narcissus thalia
Narcissus poeticus recurvus
Galanthus nivalis
Allium purple sensation

Climbers

Trachelospermum jasminoides
Hydrangea petiolaris
Pathenocissus henryana
Akebia quinata
Hedera helix green ripple

Hedging

Mixed native hedging with a minimum of 5 different species for biodiversity

Trees

Amelanchier lamarckii x grandiflora Robin Hill
Liquidambar styraciflua Worpleston
Koelreuteria paniculata
Euonymus europaeus
Zelkova serrata
Malus sylvestris evereste
Crataegus monogyna
Sorbus aucuparia

C	23.10.22	JS	Updated to client feedback
B	07.10.22	JS	developed design
A	05.08.22		updated to client comment
Orig	28.07.22	JS	n/a
REV	DATE	BY	NOTES

JAMES  SMITH

James Smith Landscape & Garden Design LTD

Tel: 07843 446468
James@james-smith-design.co.uk

project title
186 Creighton Avenue

drawing
Landscape Masterplan

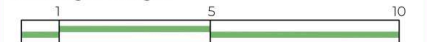
drawing number	revision
0558-11-01	C

status

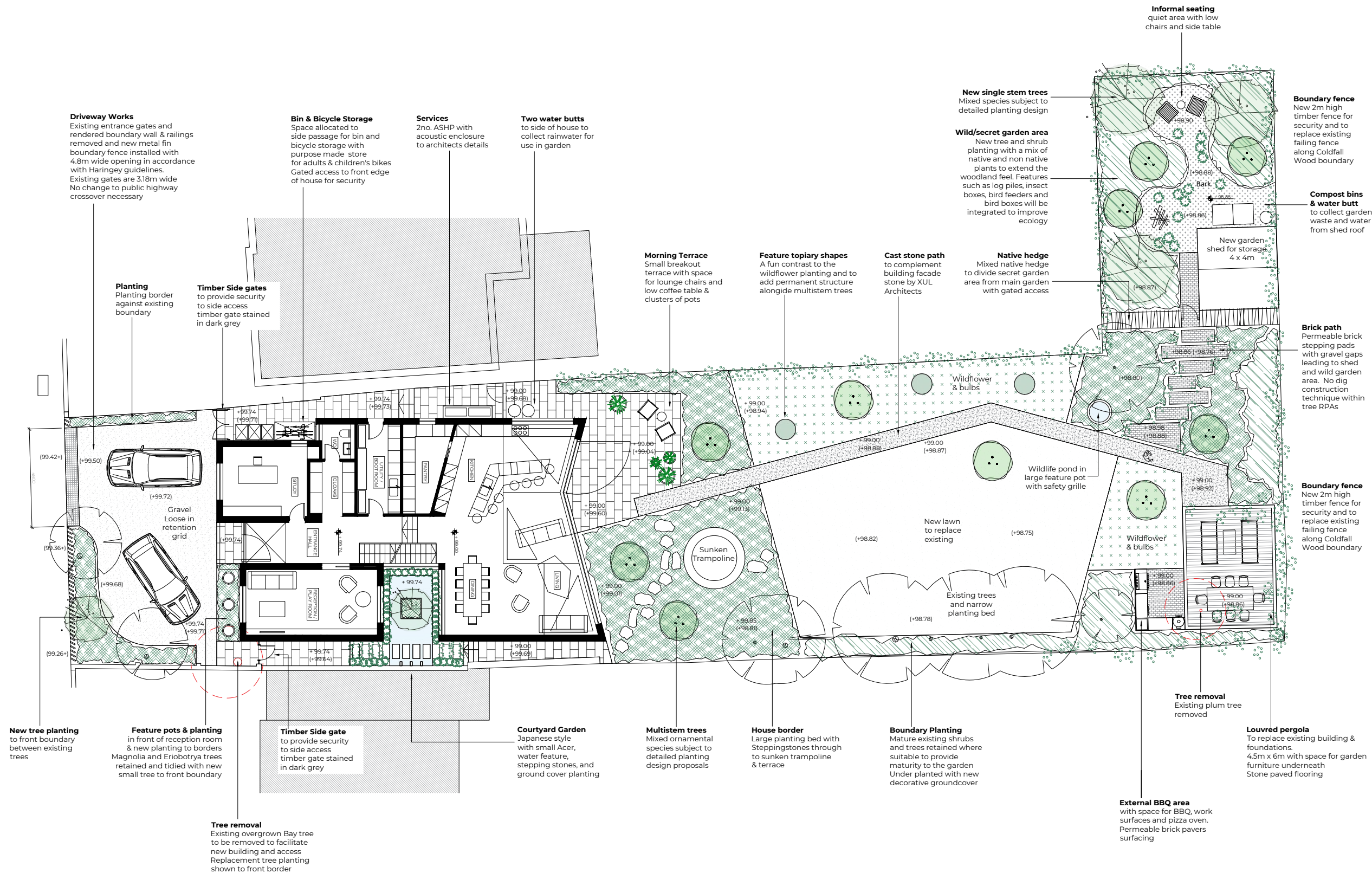
INFORMATION

scale 1:100@A1 1:200@A3

scale 1:100@A1 1:200@A3



Creighton Avenue Concept Design Masterplan - CAD Plan



notes

1. Read in conjunction with all relevant Architects, Engineers & design team drawings & specs
2. Any discrepancies must be drawn to the attention of the lead consultant in writing
3. All dimensions are in millimeters unless otherwise noted & are subject to checking on site prior to fabrication or ordering of materials
4. This drawing is the copyright of JSLCD (and other consultants where referenced)

Typical Planting List (Not exhaustive)

General Planting Densities

2L @ 5-7/m² for herbaceous perennials
and ornamental grasses
5-10L @ 3-5/m² for shrub planting
Climbers planted at 2-3m centres
Bulbs planted according to species

Perennial plants & Grasses

Stipa tenuissima
 Anemranthe lessoniana
 Sesleria autumnalis
 Anemone honorine jobert
 Liriope muscari
 Verbena bonariensis
 Erigeron karvinskianus
 Nepeta Walkers Low
 Dianthus carthusianorum
 Hakonechola macra
 Salvia nemorosa caradonna
 Astrantia Roma
 Geranium rozanne
 Gallium odoratum
 Epimedium nivium
 Luzula nivea
 Digitalis purpurea alba
 Helleborus niger

Shrubs & Evergreens

Hydrangea zebra
Hydrangea 'Little Lime'
Lavendula munstead
Mahonia soft caress
Rosmarinus officinalis
Vinca minor 'Gertrude Jekyll'
Cornus sanguinea mid winter fire
Daphne odora 'Sweet amethyst'
Skimmia 'Kew Green'
Pittosporum tobira nanum
Taxus baccata

Ferns

Matteucia struthiopteris
Polypodium vulgare
Asplenium scolopendrium
Blechnum spicant
Dryopteris filix mas

Bulbs - dotted through planting

Narcissus thalia
Narcissus poeticus recurvus
Galanthus nivalis
Allium purple sensation

Climbers

Trachelospermum jasminoides
Hydrangea petiolaris
Pathenocissus henryana
Akebia quinata
Hedera helix green ripple

Hedging

Mixed native hedging with a minimum of 5 different species for biodiversity

Trees

Amelanchier lamarckii x grandiflora Robin Hill
Liquidamber styraciflua Worplesdon
Koeleuteria paniculata
Euonymus europaeus
Zelkova serrata
Malus sylvestris evereste
Crataegus monogyna
Sorbus aucuparia

	DATE	BY	NOTES
C	23.10.22	JS	
B	07.10.22	JS	Updated to client feedback
A	05.08.22	JS	developed design
Orig	28.07.22	JS	updated to client comment
REV	DATE	BY	NOTES

JAMES  SMITH

James Smith Landscape & Garden Design LTD

Tel: 07843 446468
james@james-smith-design.co.uk

project title
186 Creighton Avenue

drawing
Landscape Masterplan

drawing number	revision
0558-11-01	C

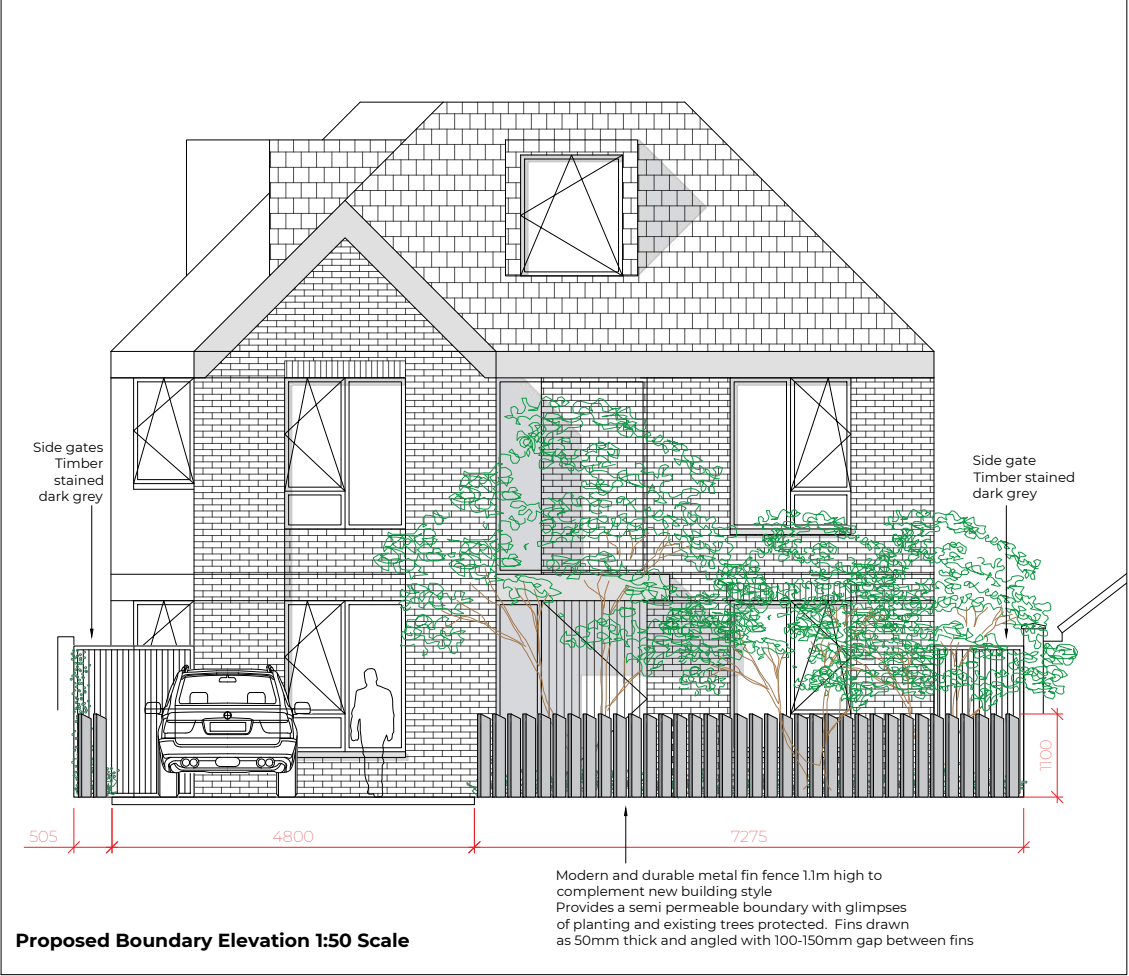
status
INFORMATION

scale 1:100@A1 1:200@A3





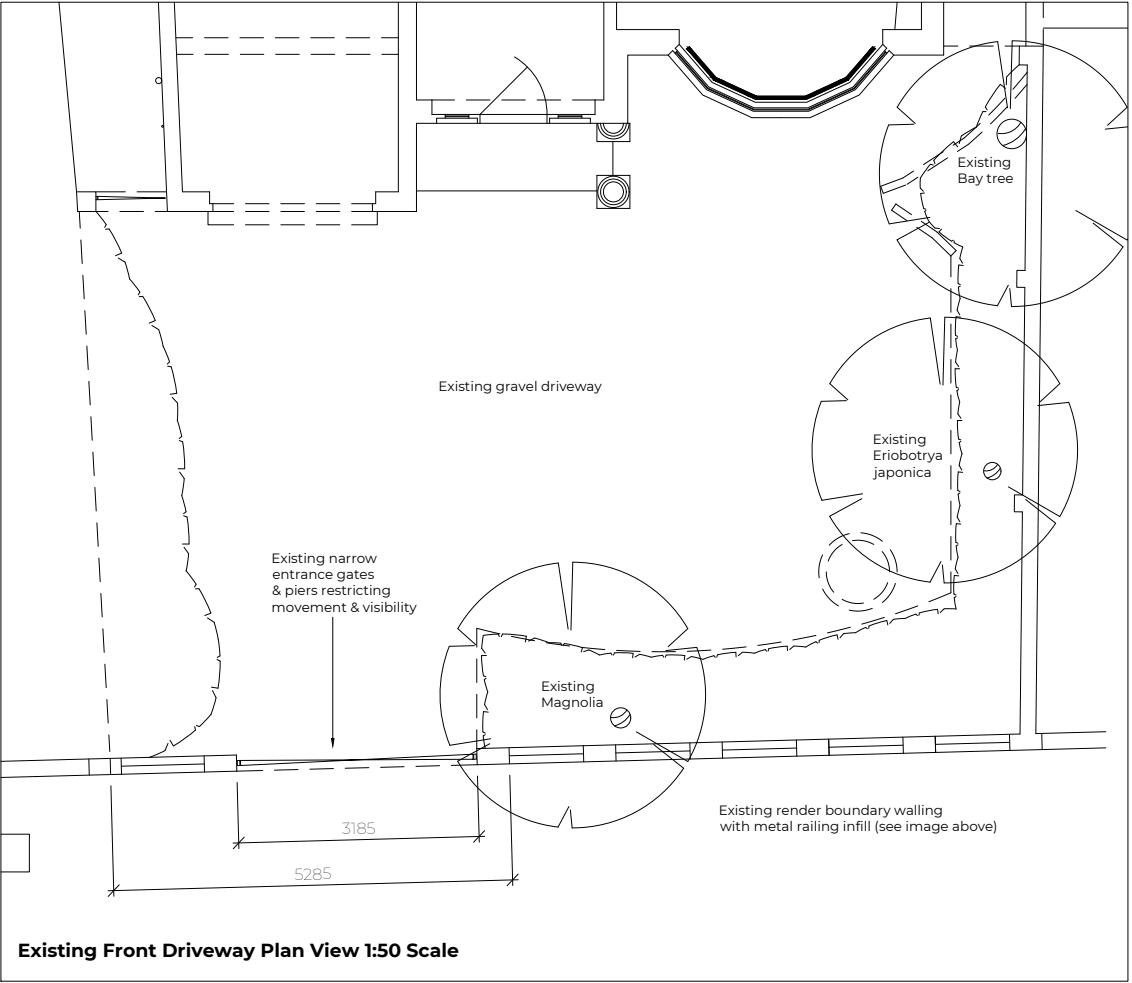
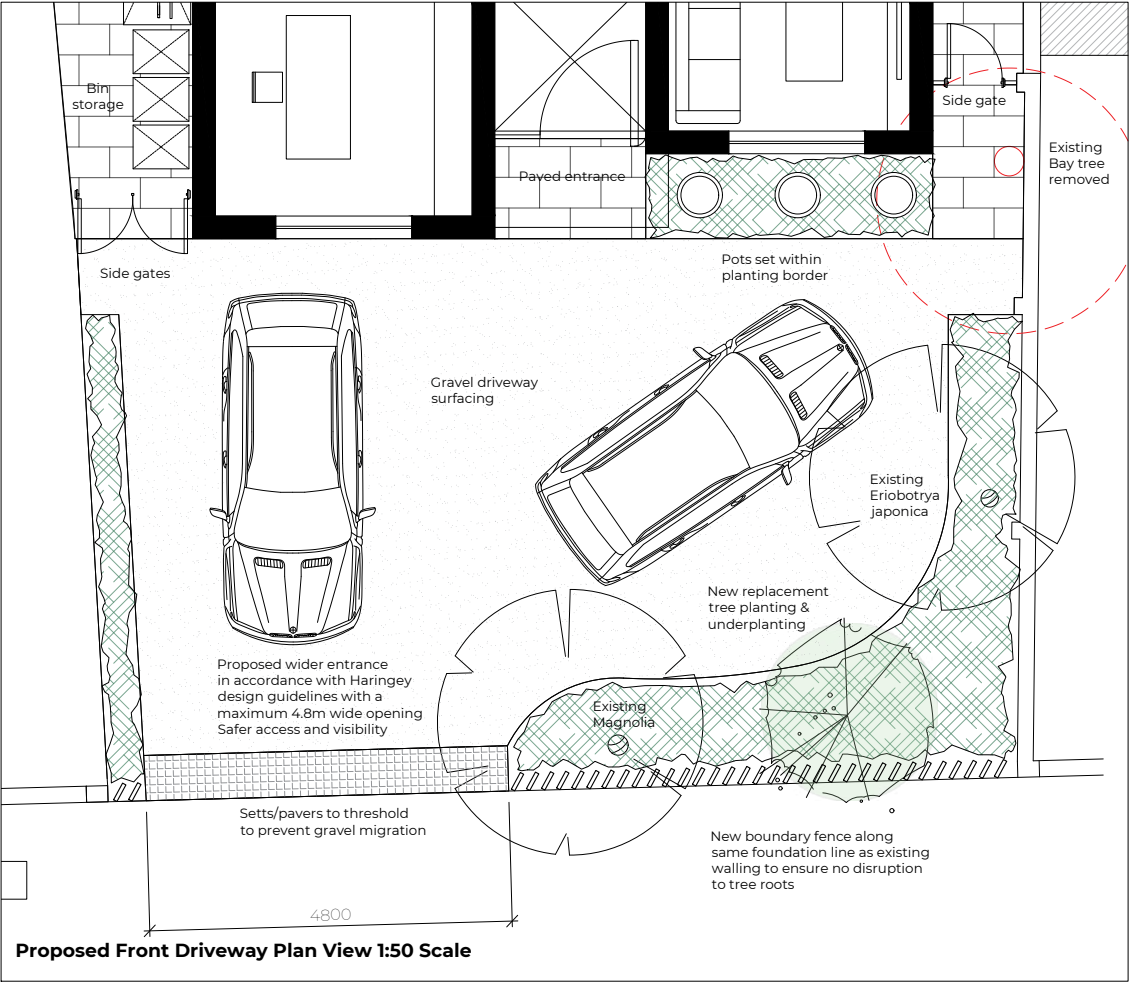
ADDITIONAL DETAILS



Inspiration images of metal fin fences and balustrades with planting.



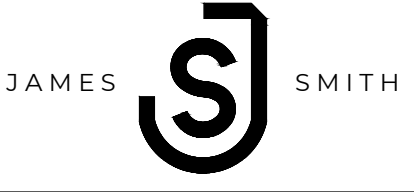
Existing boundary with rendered walls, metal railings, gates and planting



notes
1. Read in conjunction with all relevant Architects, Engineers & design team drawings & specs
2. Any discrepancies must be drawn to the attention of the lead consultant in writing
3. All dimensions are in millimeters unless otherwise noted & are subject to checking on site prior to fabrication or ordering of materials
4. This drawing is the copyright of JSLGD (and other consultants where referenced)

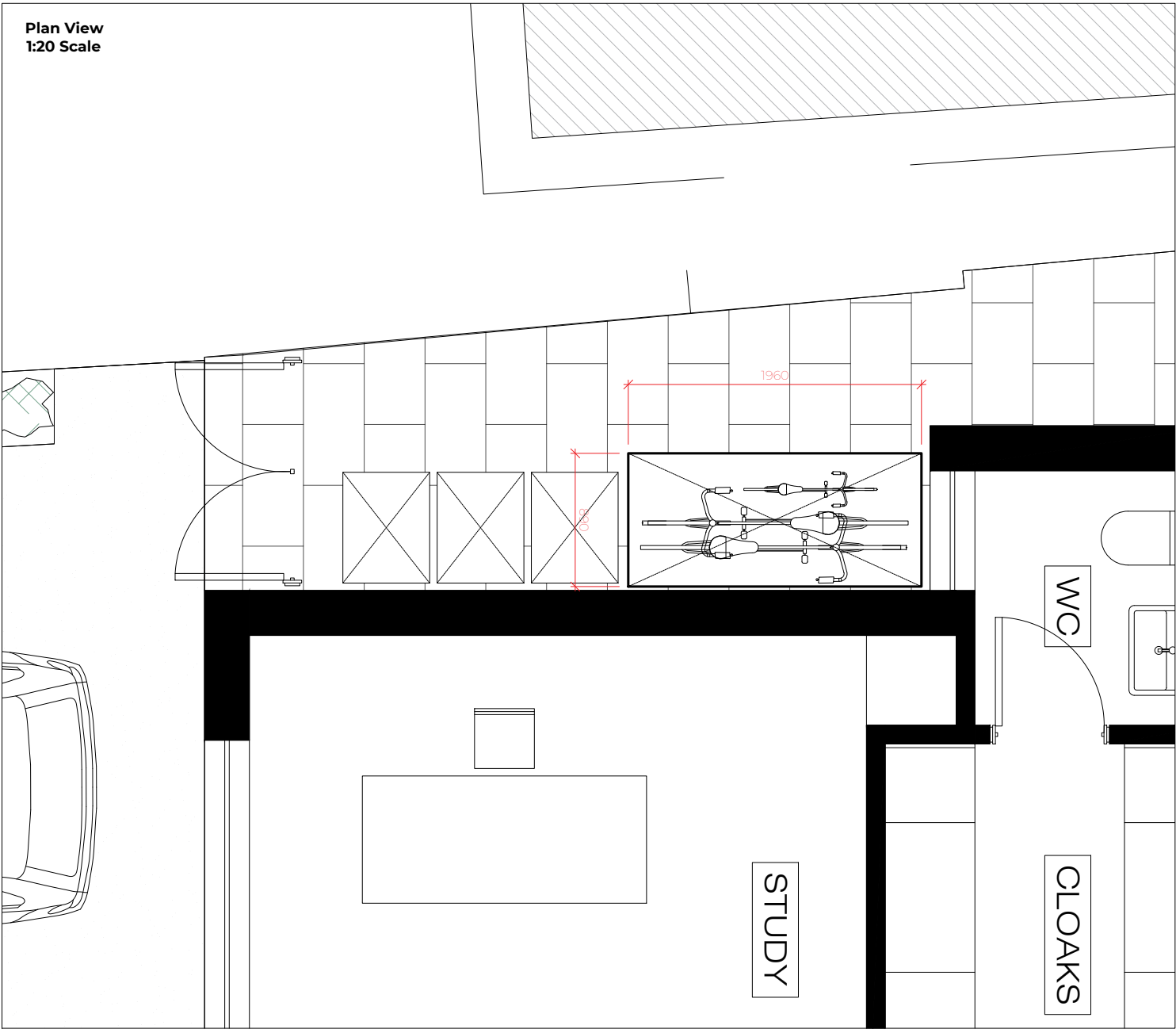
Read in conjunction with JSLGD
Landscape Masterplan 0558-11-01

A	25.10.22	JS	updated to current facade
Orig	10.10.22	JS	n/a
REV	DATE	BY	NOTES



James Smith Landscape & Garden Design LTD
Tel: 07843 446468
Email: james@james-smith-design.co.uk

project title	186 Creighton Avenue	date	25.10.22
drawing	Front Boundary Details	status	INFORMATION
drawing number	0558-13-01	revision	-
scale	1:50@A1 1:100@A3	north	
scale	0.5 2.5 5		



BIKE STORAGE UNIT NOTES

Supplier: Trimetals
Web: www.trimetals.co.uk

The Trimetals Bicycle Storage Box is a unique product which has been tested and recommended by the UK's leading cycling magazines.

This outdoor bicycle storage box features a unique, patented design which has been evolved specifically for the secure, safe and tidy storage of up to 3 adult bikes or two adult bikes and children's bikes.

Spring-assisted opening action allows complete accessibility and up to four padlock points ensure the cycles are well protected at home from both the weather and thieves.

This locker is designed to be bolted down onto a hard (concrete) surface from the inside and is manufactured in the UK using a special PVC-coated galvanised steel which is maintenance-free, fire-resistant and guaranteed for 25 years.

Due to the ample height and width of the product it is suitable for most types of racing, mountain, hybrid or children's cycles. It also comes with an optional ramp.

Dimensions
Internal Dimensions Metric (Metres)

Height (Front) 1.09
Height (back) 1.29
Width 1.80
Depth 0.84
External Dimensions Metric (Metres)

- Height 1.33
Width 1.96
Depth 0.89
- Features
- Unique and Patented Design
 - Stores Up To Three Adult Bikes
 - Ideal For General Purpose Storage
 - Recommended by Top Cycle Magazines
 - Spring-Assisted Opening Action
 - Maintenance-Free
 - 25 Year Panel Guarantee
 - PVC-Coated Galvanised Steel Construction
 - Fire-Resistant
 - Simple, Rapid Construction
 - Clear Step by Step Instructions
 - Range of Accessories
 - Complete "WALK IN" Access
 - Two Padlock Points as Standard (4 MAX)

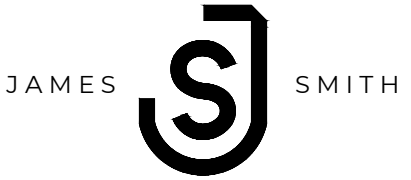
Colour: Antracite



- notes
1. Read in conjunction with all relevant Architects, Engineers & design team drawings & specs
 2. Any discrepancies must be drawn to the attention of the lead consultant in writing
 3. All dimensions are in millimeters unless otherwise noted & are subject to checking on site prior to fabrication or ordering of materials
 4. This drawing is the copyright of JSLGD (and other consultants where referenced)

KEY

Orig 21.10.22 JS n/a
REV DATE BY NOTES



James Smith Landscape & Garden Design LTD

Tel: 07843 446468
Email: james@jamesmith-design.co.uk

project title
186 Creighton Avenue

drawing
Bicycle Store Details

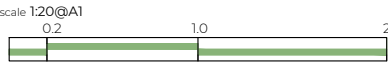
drawing number
0558-13-02

status
INFORMATION

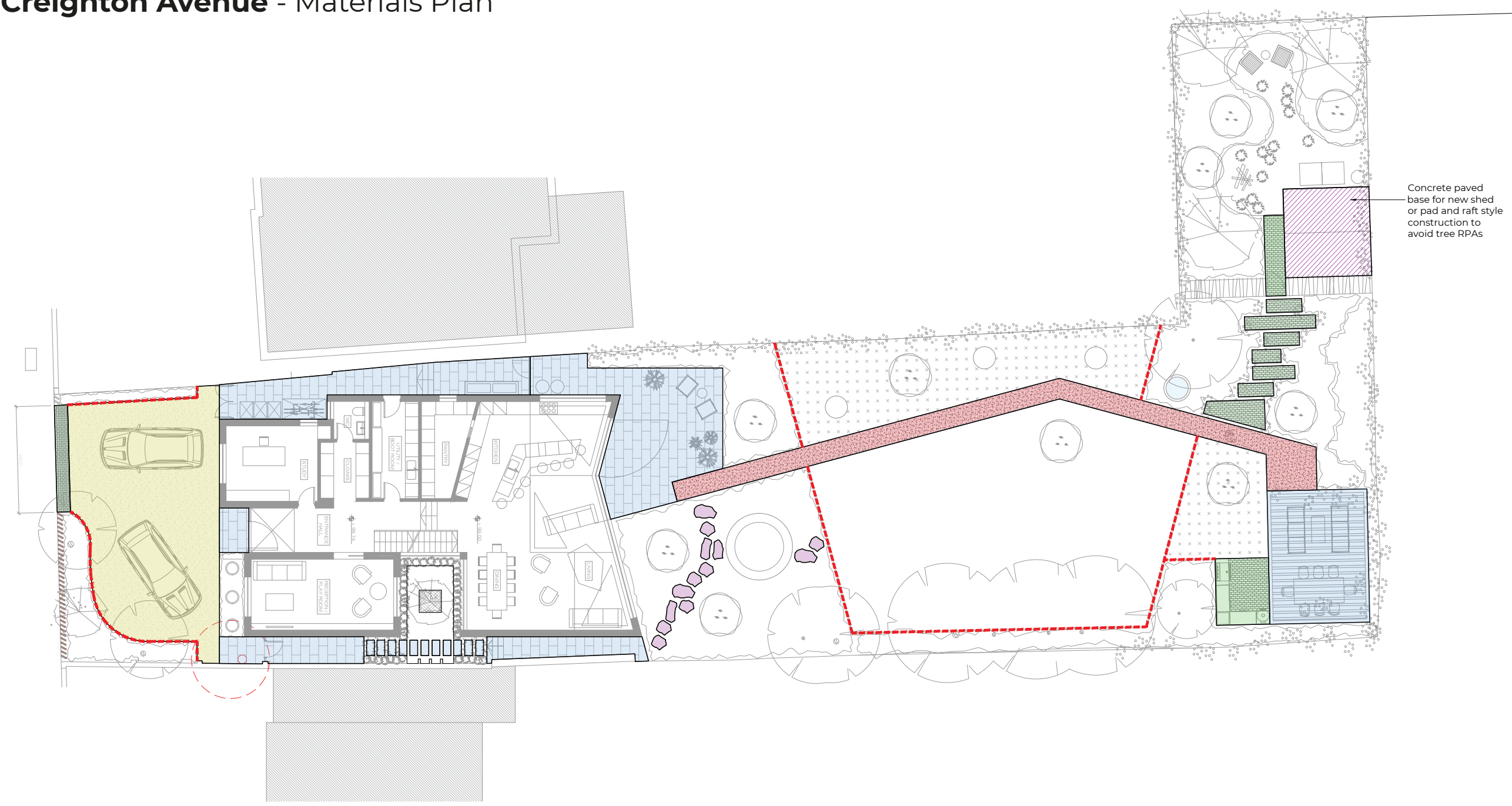
date
21.10.22

revision

north



Creighton Avenue - Materials Plan



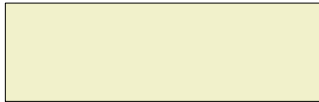
notes

1. Read in conjunction with all relevant Architects, Engineers & design team drawings & specs

2. Any discrepancies must be drawn to the attention of the lead consultant in writing

3. All dimensions are in millimeters unless otherwise noted & are subject to checking on site prior to fabrication or ordering of materials

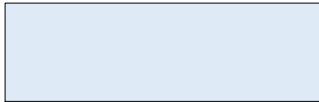
4. This drawing is the copyright of JSJ.GD (and other consultants where referenced)



Portland Grey Buff Gravel 10mm dia
Supplier: Allgreen
Use: Driveway



Oyster grey clay pavers
Supplier: Vande Moortel
Use: Driveway, terraces, stepping pads



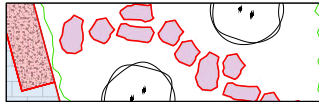
Sofia Grey Limestone or similar
Supplier: Allgreen
Use: Terraces & Steps



Wet cast stone - Portland finish
Supplier: TBC
Use: Feature path to rear garden



Mild steel edging 3-5mm thick
Supplier: TBC
Use: Separation for lawn and planting & driveway gravel and planting



Example of natural steppingstone type material for path into garden

A	23.10.22	JS	Updated to client feedback
Orig	10.10.22	JS	n/a
REV	DATE	BY	NOTES

JAMES SMITH

James Smith Landscape & Garden Design LTD

Tel: 07843 446468

Email: james@james-smith-design.co.uk

project title

186 Creighton Avenue

drawing

Hard Landscape Masterplan

date

23.10.22

drawing number

0558-11-02

revision

A

status

INFORMATION

scale

1:100@A1 1:200@A3

1 5 10

north



Portland buff grey chippings to driveway



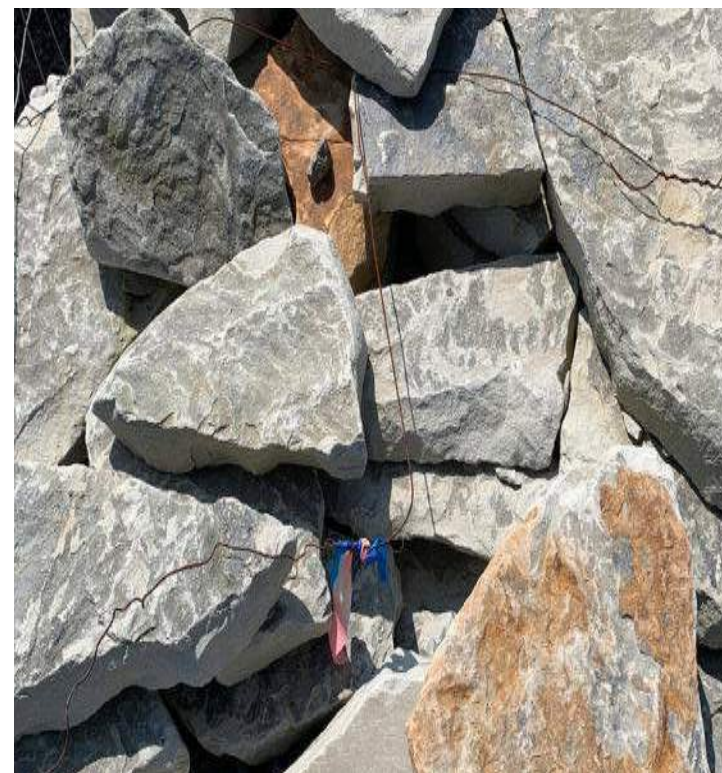
Grey limestone paving for main paving to terraces



Mild steel edging to lawn areas



Grey Clay pavers as contrast to paving



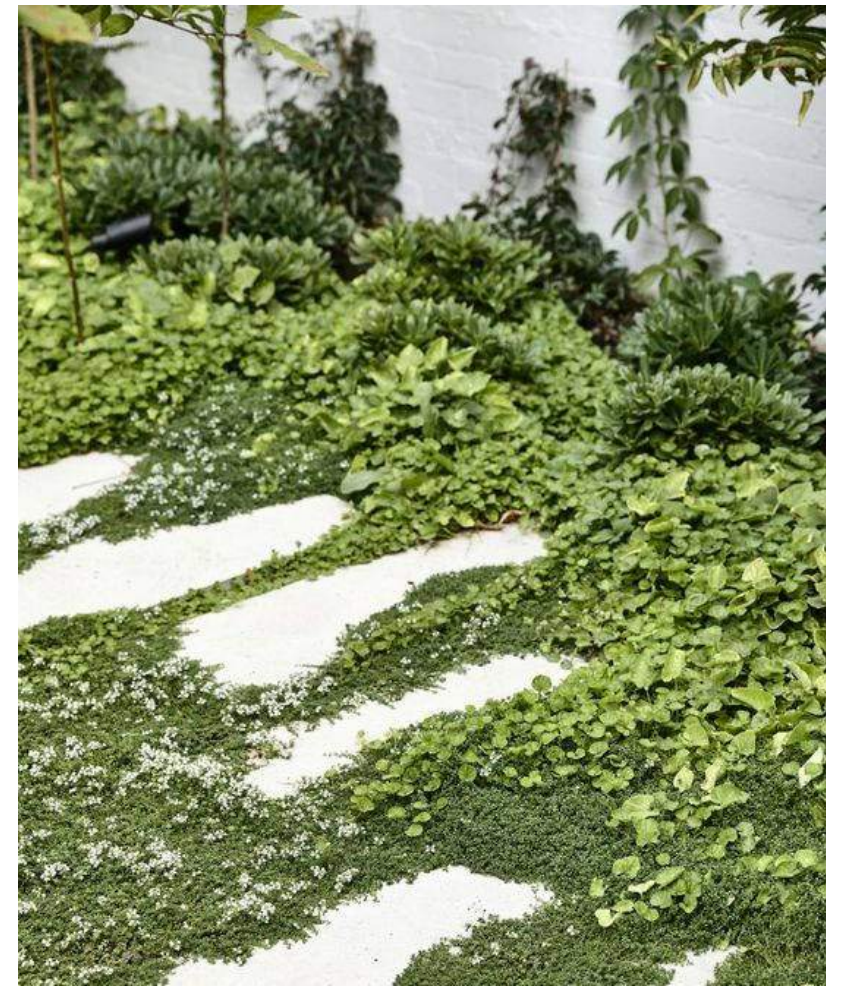
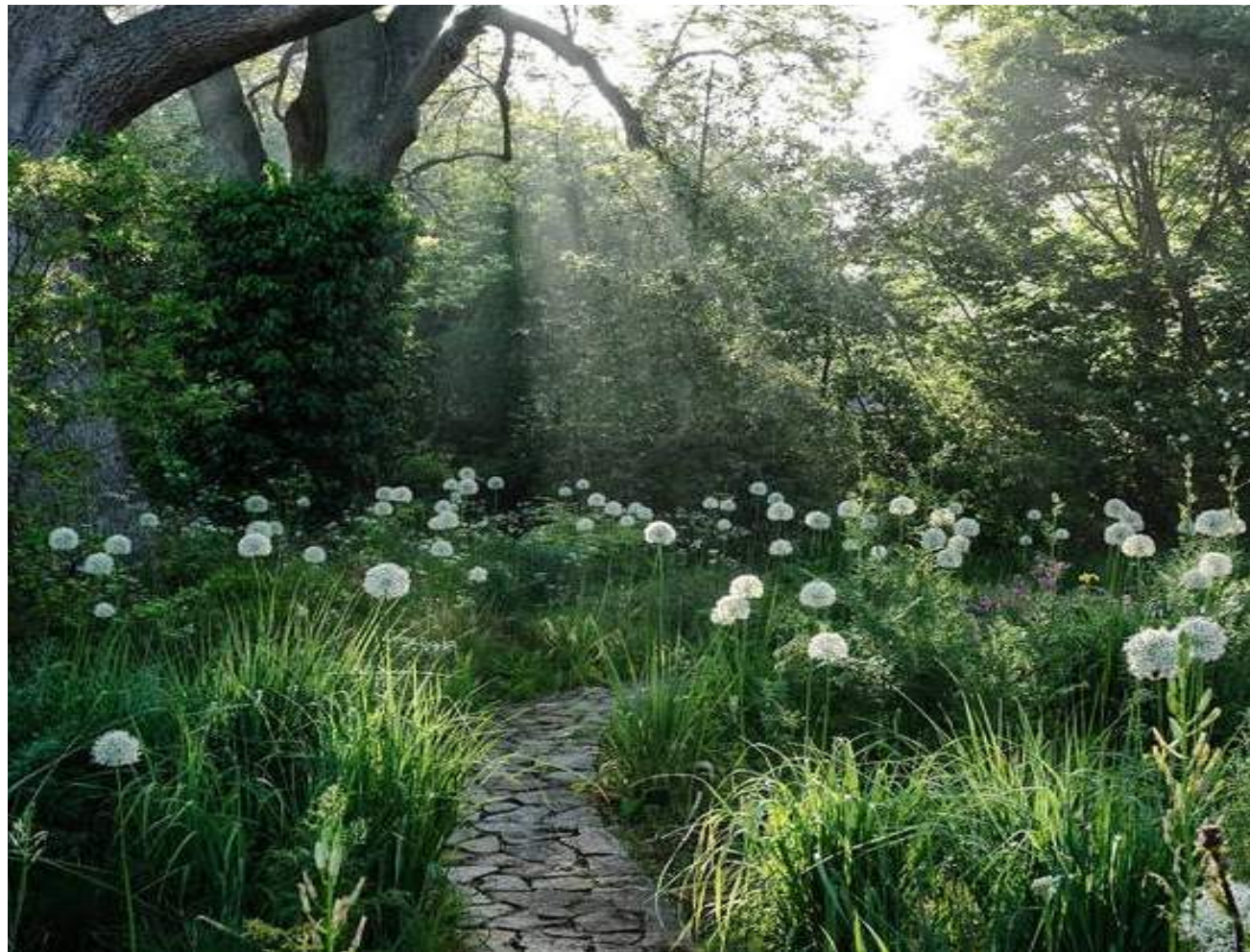
Organic shaped stepping stones

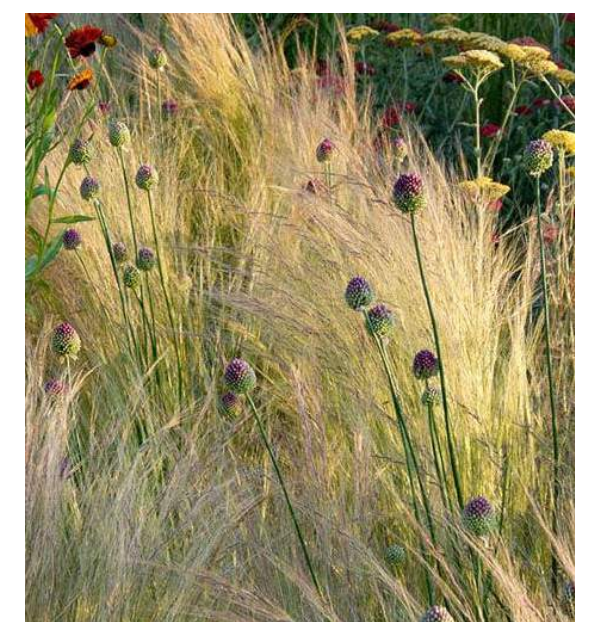
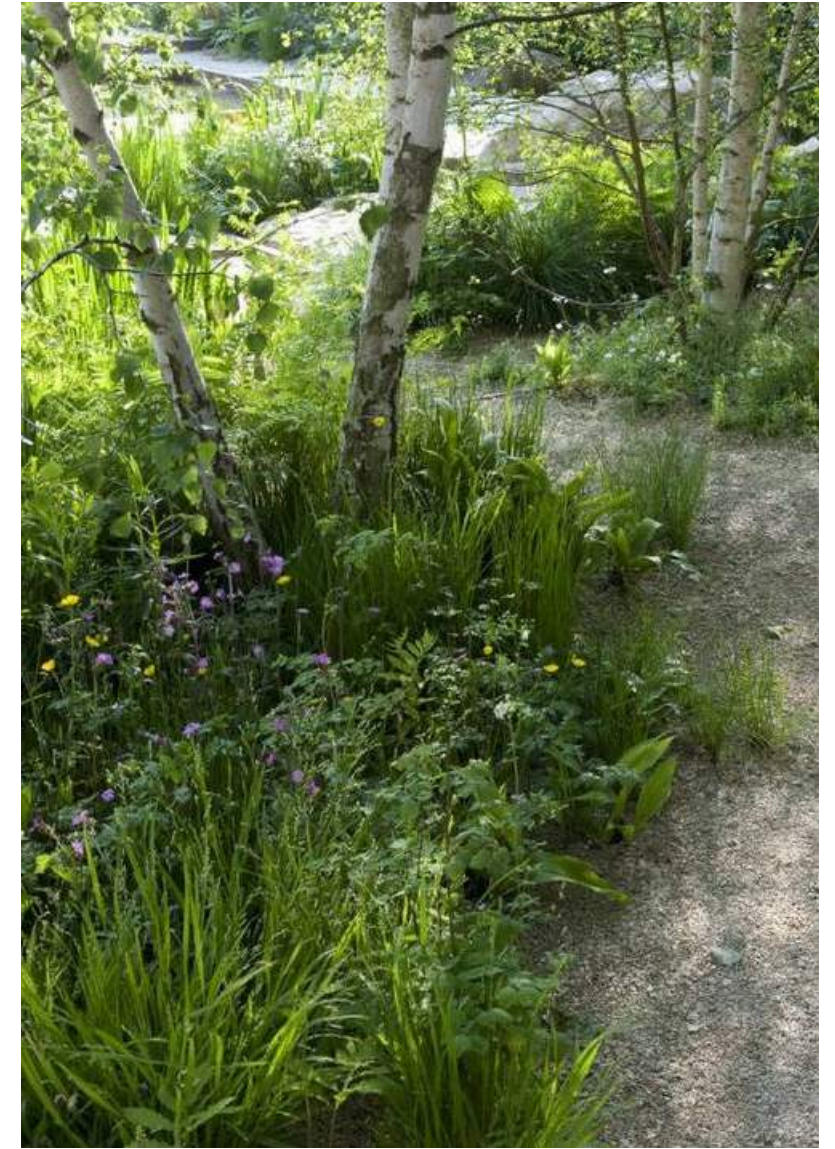


Wet cast stone to garden path - Portland stone finish



PRECEDENT IMAGES







Ecology is an important part of a healthy and successful landscape. There are significant opportunities for enhancement within the proposed landscape scheme to boost habitats for wildlife and increase bio-diversity. It is also important to design a scheme that is robust and can adapt with our changing climate. We plan to include the following within the site to help achieve this:

- Bird & Bat boxes can be hung from existing trees
- Insect boxes and bee hotels help pollinate plants
- Nectar rich planting will help attract pollinators
- Connecting green spaces to provide wildlife corridors
- Areas for shade and sun
- Areas for log piles
- Combination of native and ornamental tree and plant species with seasonal interest
- Plants with berries and food for wildlife
- Areas for water i.e. small planter pond
- Reduce light pollution in the landscape
- Using some drought tolerant and climate change resilient species that are less reliant on irrigation



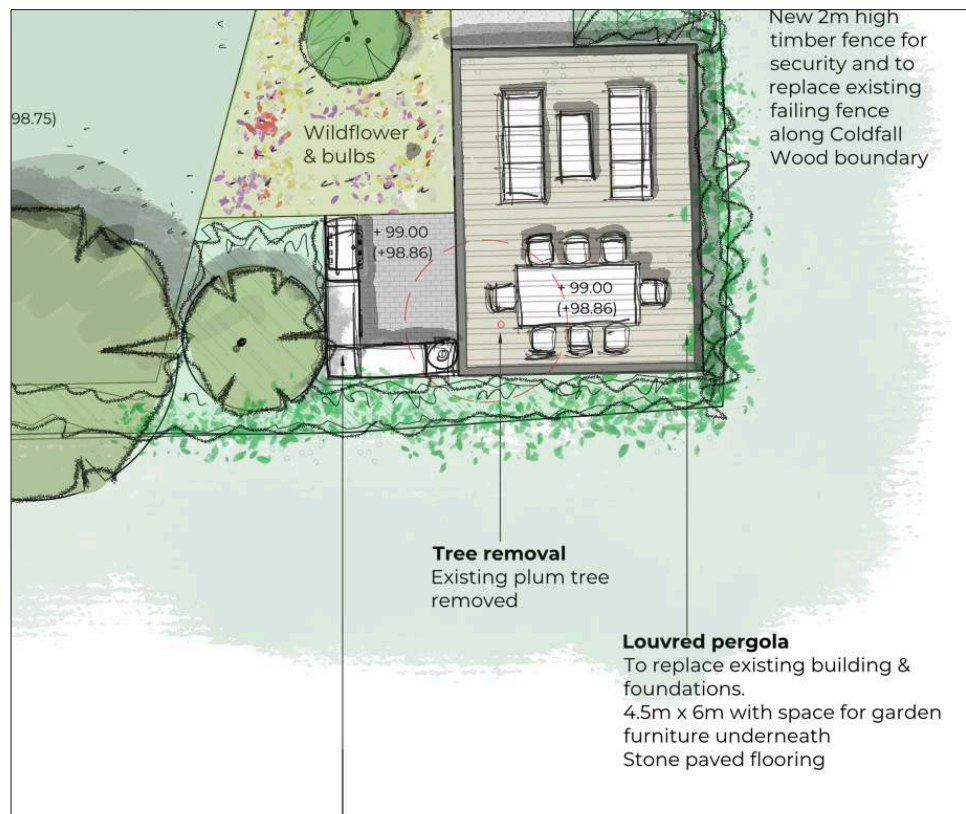




Creighton Avenue - Fun features for Children



Creighton Avenue - Feature Planter Ideas - For terraces and planting beds



Creighton Avenue - Pergola area Indicative Images



Creighton Avenue - Front Driveway wall replacement fencing Idea



Traditional featherboard fencing



Individual featherboard fencing panels and posts

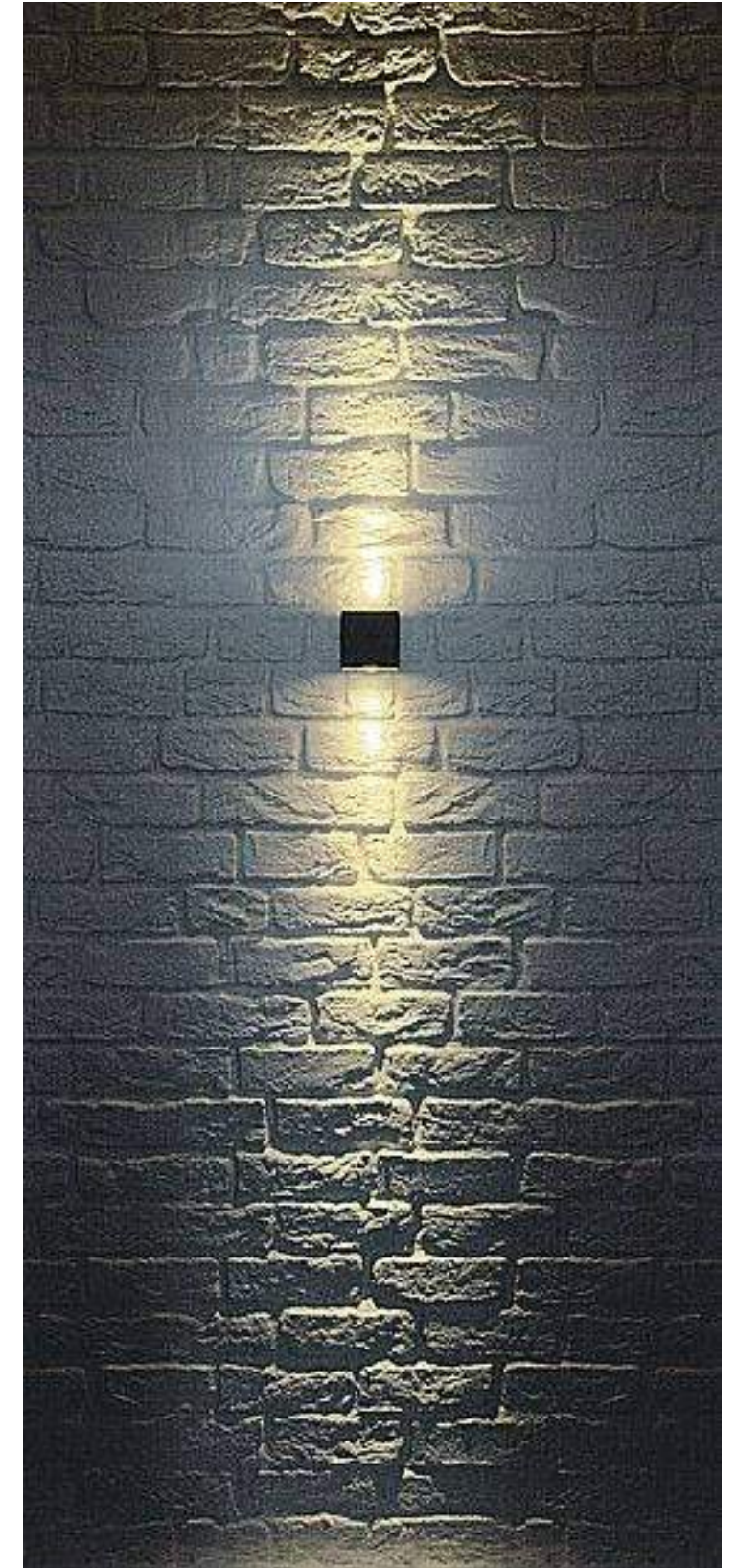
Proposed garden fencing style to rear boundary with Coldfall Woods.
2m high traditional featherboard fencing or fencing panels if existing
Posts can be reused.

Existing fencing is in a state of disrepair and needs to be replaced with
A secure boundary, sensitive to the context of the site. Existing post holes
To be re-used where possible.

Creighton Avenue - New garden boundary fencing to rear



Creighton Avenue - Courtyard Water feature Precedents



Low level soft lighting is proposed within the new garden and will be sensitive To the woodland setting beyond the boundary and minimise light pollution and Spill where possible whilst also providing a safe and secure garden to enjoy In darker hours

Creighton Avenue - Lighting