

X026 – St Anns Landscape Presentation – B1 & B2 Houses



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Condition 55

Notwithstanding the details submitted as part of the application, three months prior to the beginning of relevant works in Phase 1A, full details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i) Hard surfacing materials; (*Refer to slides 3, 4 & 5*).
- ii) Children's play areas and equipment – **There are no Children's play areas or equipment applicable to plot B1 or B2 houses.**
- iii) Boundary treatments; (*Refer to slides 6, 7, 8 & 9*).
- iv) Any relevant SUDs features and associated SUDs management and maintenance plans, detailing future management and maintenance responsibilities for the lifetime of the development. - **Please note that SUDs features were submitted in a separate planning condition (Condition 36) which has been discharged.**
- v) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.); (*Refer to slides 9 & 10*).
- vi) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); (*Refer to slide 11*).
- vii) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate; (*Refer to slide 12*).
- viii) If T47 black mulberry is damaged during construction and associated works and needs to be removed this shall be replaced with a high quality tree of an appropriate size, standard and species; - **T47 has been protected from the site works and currently not damaged. This is also outside of Plot B curtilage.**
- ix) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and (*Refer to slide 12*).
- x) Implementation programme. - **The landscape works are currently ongoing on site and due to complete by WC 23.02.26.**
- xi) Long term management
- xii) Full details of wayfinding signage including their location, material and mounting (developed in consultation with the Council's Regeneration team); - **No wayfinding signage required for the houses.**
- xiii) details of short stay parking to be provided in accordance with the London Cycle Design Standards. (*Refer to slide 13*).
- xiv) existing and proposed land levels. (*Refer to slide 14*).

* Items ii, iv, viii, x & xii are not included in this presentation as they are not applicable for B1 & B2 houses, for reasons explained above in red.

i) Hard surfacing materials – Front & Back of house Paving

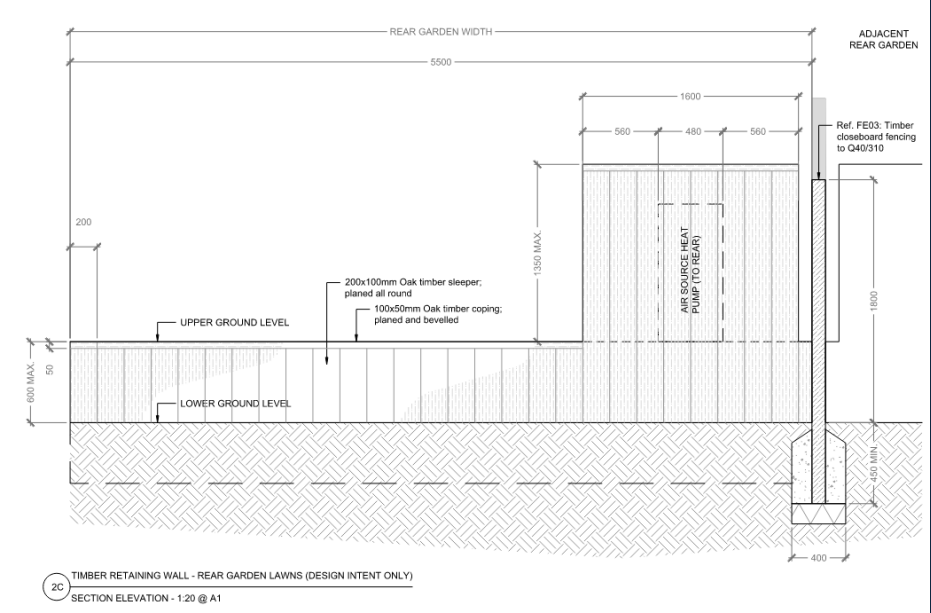


Front of House Paving 		Herringbone	Concrete Block Kilsaran Inish natural concrete block pavers. 200x100x65mm.
Back of House Paving 		Stack Bond	Brett Eclipse Grande porcelain tiles, kandla grey 900x600X20MM.

iii) Hard surfacing materials / Boundary Treatments – Timber Fence in back gardens

WT_03	Timber retaining edge -to Plot B rear gardens	D41/520	Oak hardwood timber sleeper retaining wall; Use Class 4	Planed all round; natural oak; untreated
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 Ref. WT03
Plot B Rear Gardens: Timber Retaining Edge



‘N15301-PLI-XX-ZZ-DR-L-60232’ – Typical Details – Sheet 2 Retaining Walls.



 Ref. FE03
Timber Closeboard Fence: 1.8m height above FGL



FE_03	Timber closeboard fencing	Q40/310	Timber closeboard fence; to BS 1722-5: Treated sawn timber; timber posts 100 x 100mm min.; maximum centres 2.4m;	Tanalised / pressure treated timber	1.8m height above FGL
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iii) Boundary treatments – Boundary Wall in back gardens

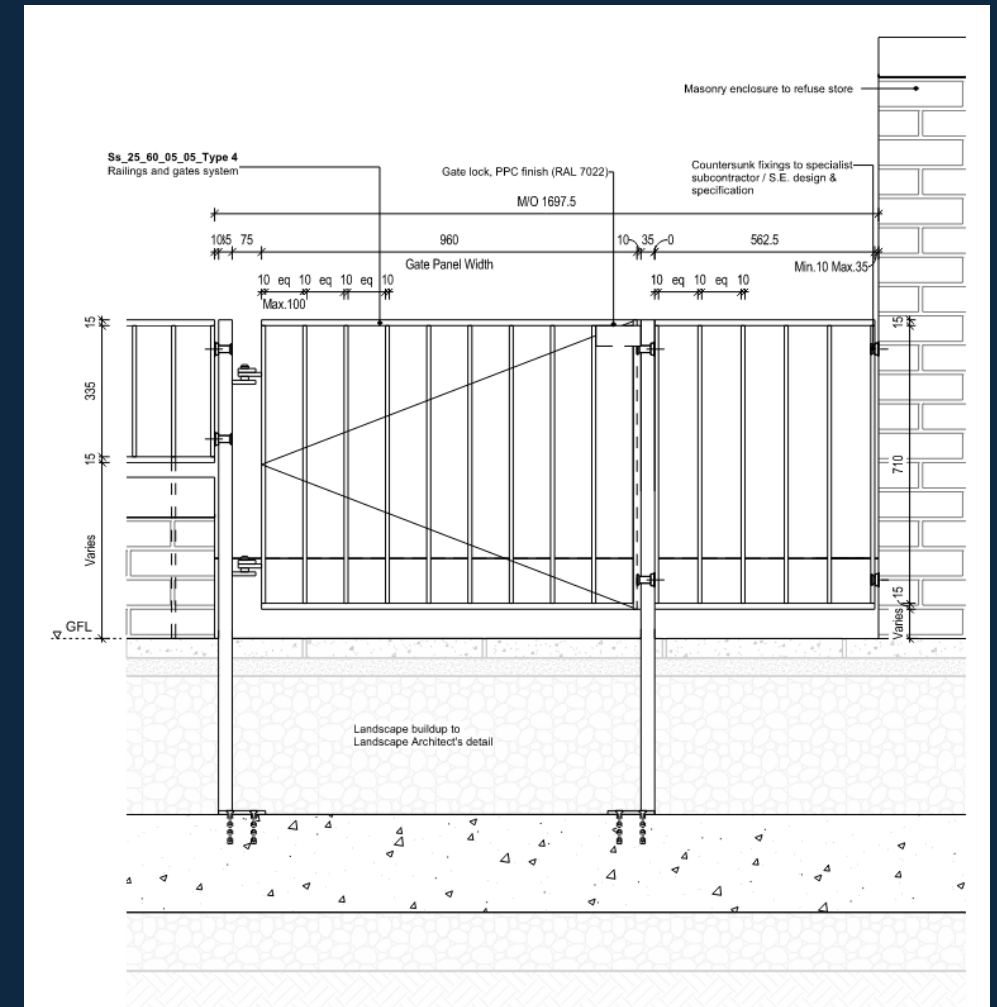
Existing Wall



New Boundary Wall



iii) Boundary Treatments – Front Boundary Walls



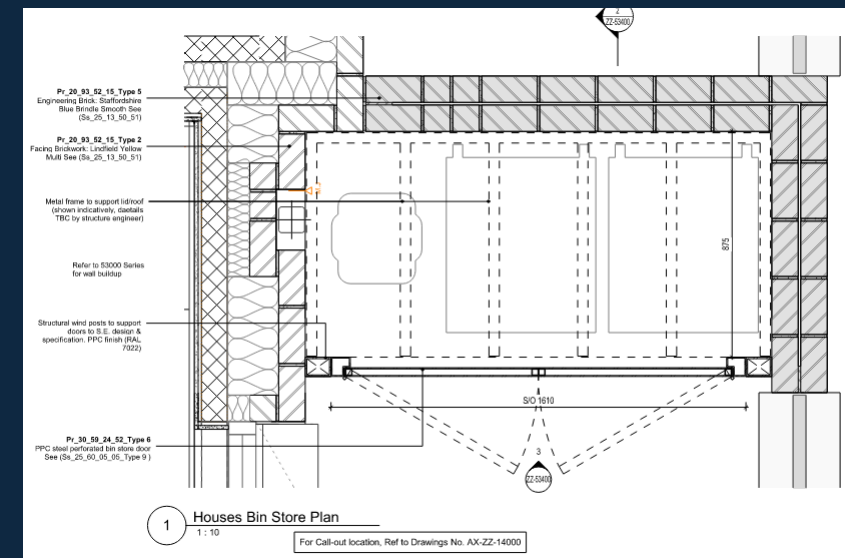
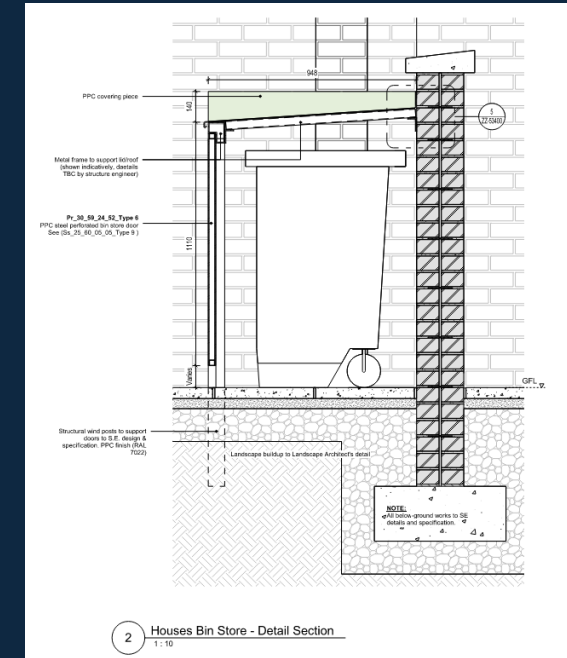
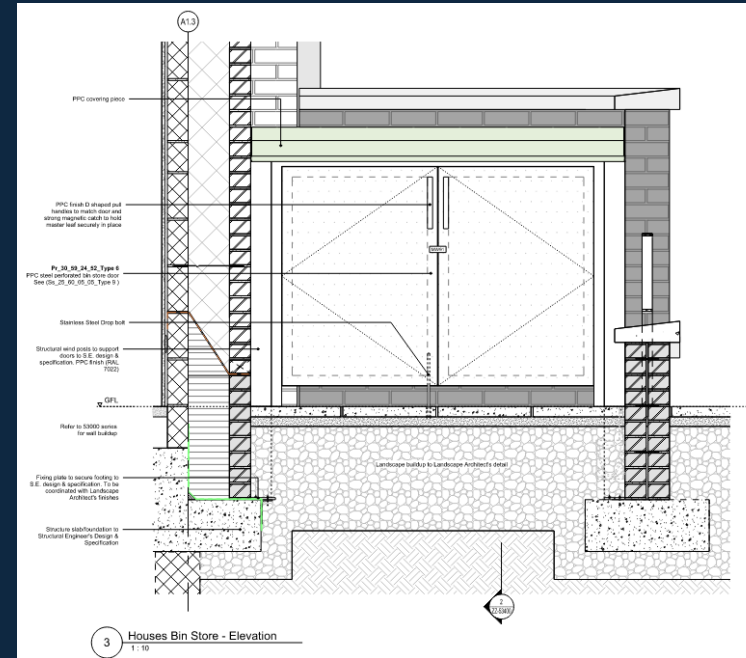
‘N15301-KCA-ZZ-ZZ-DR-A-55103’ –
Metalwork Details: Sheet 4 – Plot A & B Patio
Gate & Railing Fixing.

iii) Boundary Treatments / v) Minor Artefacts/Structures – Bin Store (Front Garden)

Bin Store – Front Garden

‘N15301-KCA-ZZ-ZZ-DR-A-53400’ – External

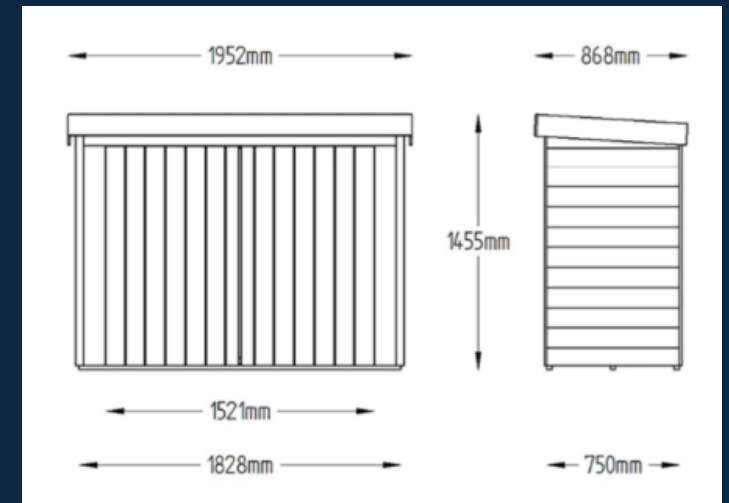
Additional Details: Sheet 1 Plot A & B Bin Store Details.



v) Minor Artefacts/Structures –Bike Store Allocation



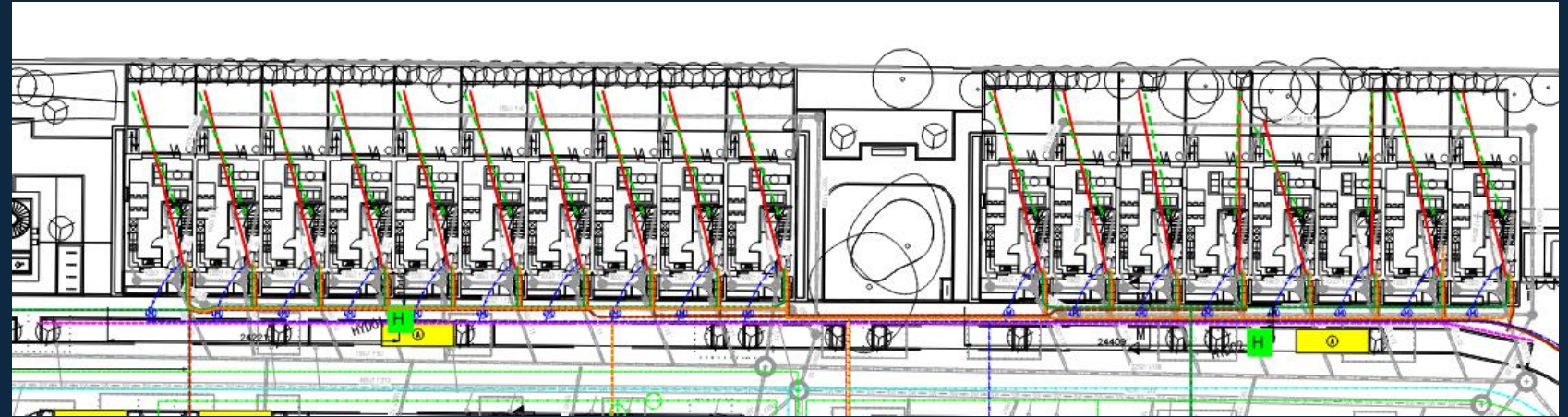
Bike allocation to back gardens
'Bike store spec'



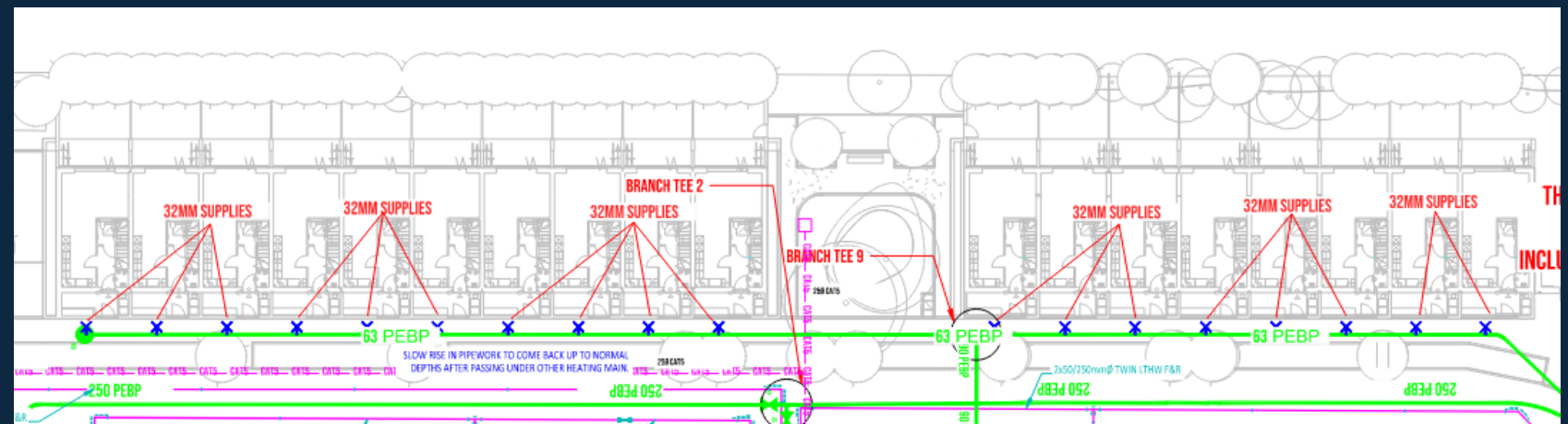
vi) Proposed and Existing Functional Services

No existing services will be kept, therefore only proposed services designs have been submitted:

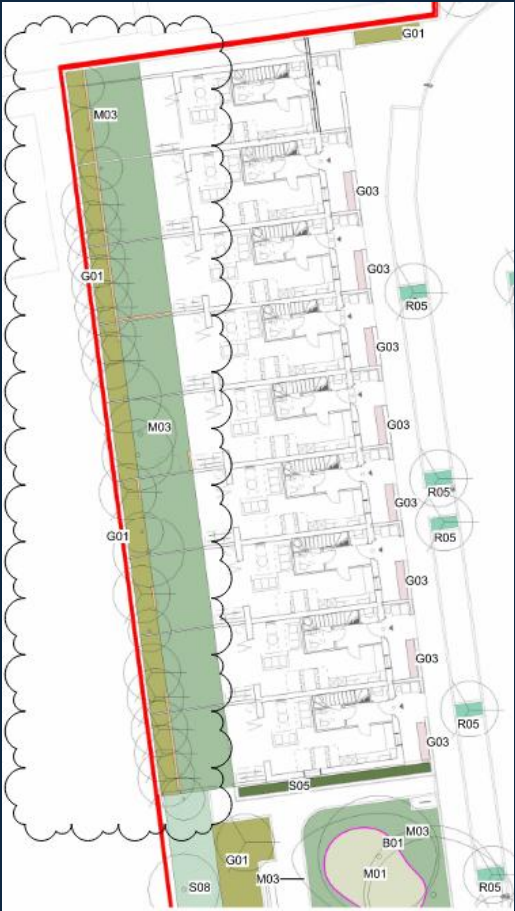
‘N15301-RBE-ZZ-00-DR-E-06001’
– Site External Duct Layout.



‘N15301-DDS-ZZ-ZZ-DR-M-1051’
– External Services Layout.



vii, ix) – Private Gardens to Houses



Defensible shrub buffer	S05	Sarcococca hookeriana var. digyna 'Purple Stem'
		Mahonia eurybracteata subsp. ganpinensis 'Soft Cares'
		Viburnum opulus 'Compactum'
		Rosa 'Fru Dagmar Hastrup'
		Salvia rosmarinus
		Salvia 'Amistad'
		Chaenomeles speciosa 'Geisha Girl'
		Skimmia japonica 'Kew White'



Ferny groundcover	G01	Eurybia divaricata
		Cyrtomium fortunei
		Dryopteris affinis 'Cristate'
		Helleborus x sahinii 'Winter Bells'
		Polystichum setiferum
		Ajuga reptans
		Gillenia trifoliata
		Luzula sylvatica
		Anemone nemorosa
		Hyacinthoides non-scripta



Herb garden mix	G03	Fragaria x ananassa
		Cynara cardunculus
		Allium schoenoprasum
		Salvia officinalis
		Salvia rosmarinus
		Fragaria vesca
		Chamaemelum nobile
		Rheum rhabarbarum
		Allium victorialis 'Cantabria'
		Allium tripedale



Bioretention tree pits	R05	Gaura lindheimeri
		Symphoricarpos 'Little Carlow'
		Amsonia hubrichtii
		Euphorbia x martini
		Gillenia trifoliata
		Salvia rosmarinus
		Salvia officinalis
		Narcissus pseudonarcissus



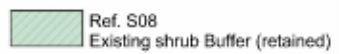
Species rich lawn	M03	Turfing: Species Rich Lawn Turf by Wildflower
		OR Seeding: Emorsgate EL1 Flowering lawn mix



Spring bulbs in lawns	B01	Galanthus nivalis
		Narcissus 'Tête-à-tête'
		Crocus biflorus 'Blue Pearl'
		Crocus speciosus 'Oxonian'
		Narcissus papyraceus
		Scilla autumnalis



Shade tolerant grassland	M01	Turfing: Shade tolerant Wildflower Turf by Wildflower Turf
		OR Seeding: Emorsgate EW1 Woodland mix



Existing shrub cover (retained)	S08	Existing shrub cover retained
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xiv) Short Stay Parking

Plot B1 & B2 parking area extracted from drawing: 'N15301-PLI-XX-ZZ-DR-L-10111'

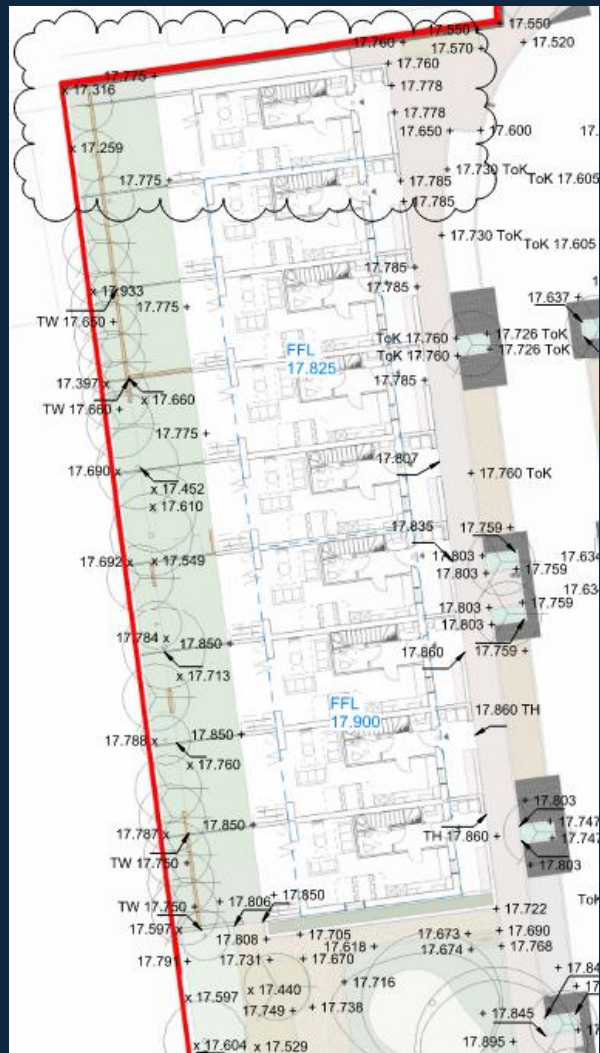


xiv) Existing and Proposed Land Levels

Existing levels are shown on the topographic surveys submitted at planning stage.

Proposed Levels:

'N15301-PLI-XX-ZZ-DR-L-00401'



'N15301-PLI-XX-ZZ-DR-L-00404'

