

LANDSCAPING AND GARDEN REINSTATEMENT DETAILS

19 Bishops Road
Highgate, London, N6 4HP

Landscape principle
All existing perimeter trees, mature shrubs, hedges and established boundary planting are to be retained. The works are confined to the immediate area of the lower-ground-floor extension and terrace, with all disturbed lawn, planting and paving reinstated on completion.

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Prepared by	Brass Architecture
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To be read with the Design & Access Statement, Flood Risk Assessment and Surface-Water Drainage Strategy, and planning drawings.



1. Scope and existing landscape character

This document sets out the landscape retention, reinstatement, new planting, paving and drainage principles associated with the proposed lower-ground-floor rear infill extension at 19 Bishops Road.

The rear garden is long and well established, with a central lawn and dense mature planting around its perimeter. The aerial image demonstrates the heavily vegetated boundaries and mature tree canopy extending across the rear gardens of the adjoining properties. The existing garden structure and screening are important to the character and privacy of the site and will be retained.



Figure 1. Existing aerial context. Mature perimeter trees, shrubs and garden planting are to be retained.

Extent of landscape change

No wholesale garden redesign or tree removal is proposed. New work is limited to the terrace immediately behind the house, localised supplementary planting, and reinstatement of any areas affected by construction access.

1.1 Existing features to be retained

- All perimeter trees, mature shrubs, hedges and climbers along the side and rear boundaries.
- The principal central lawn, except for localised making good where temporarily disturbed.
- Existing planted screening between the application site and adjoining gardens.
- Existing boundary walls, fences and garden structures, unless local temporary removal is required solely for construction access and reinstated immediately afterwards.
- Existing soil levels and garden character outside the immediate extension and terrace works.



2. Proposed site plan and landscape principles

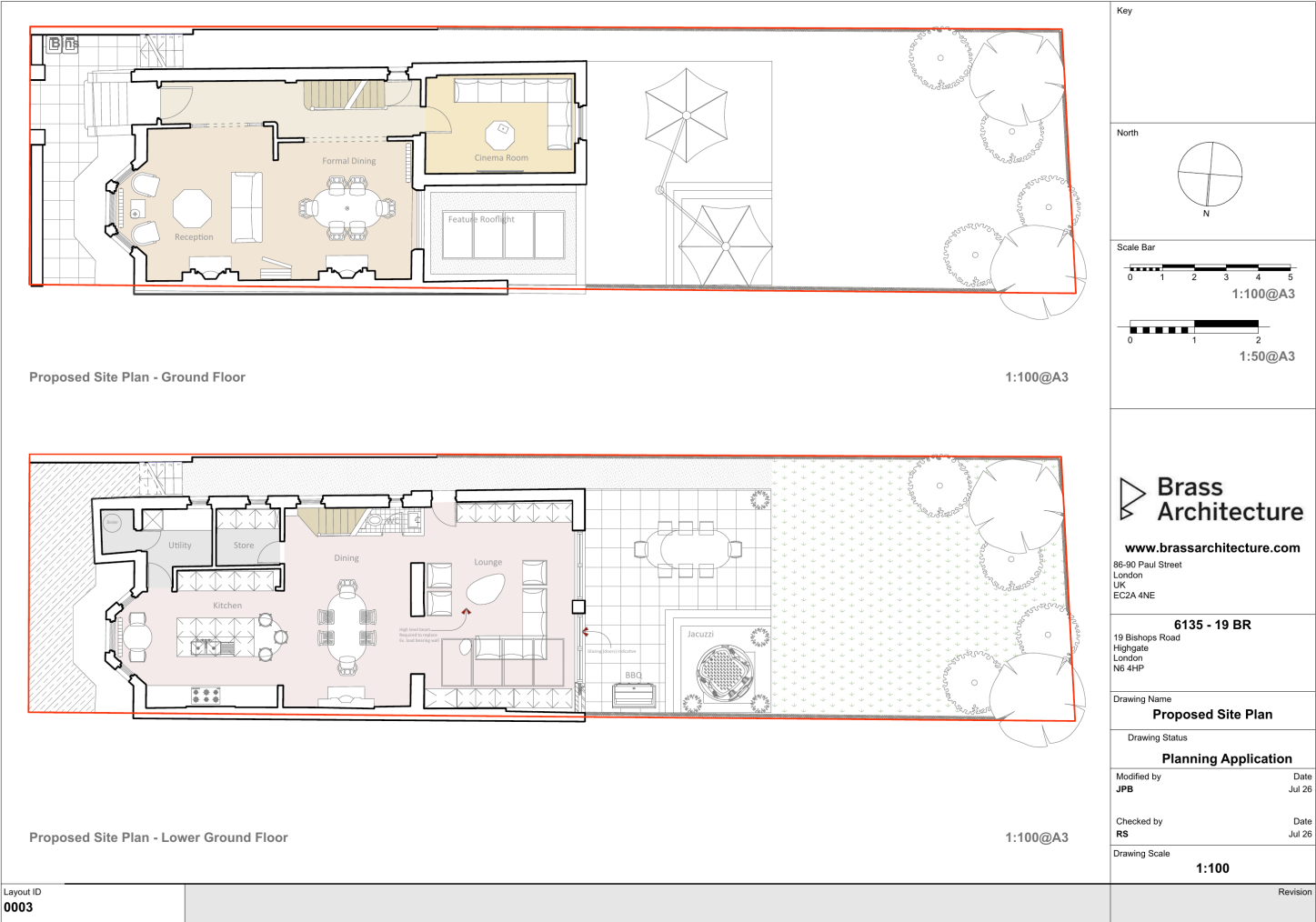


Figure 2. Proposed Site Plan, The established rear garden and perimeter planting remain intact; the new hard landscape is concentrated immediately behind the lower-ground-floor extension.



3. Landscape and reinstatement strategy

The following key should be read against the Proposed Site Plan. Locations are indicative and may be adjusted during detailed design provided the retention and drainage principles are maintained.

Ref.	Element	Requirement
L01	Existing perimeter trees and shrubs retained	Protect in situ throughout the works. No excavation, storage, mixing, fires or washout within retained planted areas.
L02	Existing lawn retained and reinstated	Retain the main lawn. Repair compacted or damaged areas by decompaction, imported screened topsoil where required, and matching turf or seed.
L03	New rear terrace	Use a permeable build-up where feasible and form falls away from the building.
L04	BBQ and jacuzzi zone	Use slip-resistant paving suitable for wet conditions. Maintain access to drainage and plant equipment. Avoid discharging chlorinated or treated water to planted areas or surface-water drainage.
L05	Supplementary shrub and perennial planting	Use new planting only in gaps, disturbed edges and around the terrace to soften the intervention and reinforce the existing garden structure.
L06	Threshold channel drain	Provide a continuous accessible linear drain at the lower-ground-floor glazed threshold, connected to the controlled surface-water system.
L07	Rainwater reuse and attenuation	Collect runoff from the new extension roof to a filter and rainwater storage/attenuation unit, with controlled overflow to the verified lawful drainage connection.
L08	Construction access and reinstatement	Limit access to the side route and immediate working area. Protect soil and roots with temporary ground protection and reinstate all surfaces on completion.



4. Retained planting and protection measures

All mature vegetation around the garden perimeter is to remain. The contractor shall protect retained planting before demolition or ground works commence and maintain protection until completion.

- Install robust temporary protective fencing or agreed barriers to separate the construction zone from retained planting.
- Where the side access passes close to retained roots, use temporary load-spreading ground-protection mats over a compressible layer; do not excavate or reduce levels in these areas.
- No materials, skips, cement, fuel, chemicals, spoil, fires or washout are permitted within protected planted areas.
- Existing branches shall not be cut back unless essential for safe access. Any necessary pruning is to be minimal, undertaken using clean tools and agreed with the project architect or a competent arboricultural contractor.
- Roots encountered during local excavation are to be protected from drying and mechanical damage. Significant roots are not to be severed without specialist advice.
- Retained trees and shrubs shall be watered during prolonged dry weather where construction activity has affected natural infiltration.

No loss of established screening

The proposal relies on retaining the existing mature boundary planting. Any plant accidentally damaged or lost during the works is to be replaced with an equivalent species and size, or the nearest suitable alternative agreed with the project architect.



5. New planting and lawn reinstatement

New planting is intended to supplement, rather than replace, the established garden. Species should be shade-tolerant, robust, pollinator-friendly and appropriate to the mature woodland-garden character. The schedule below is indicative and may be adjusted to suit nursery availability and final light conditions.

Type	Indicative species	Supply size	Density	Notes
Evergreen structure	Sarcococca confusa; Skimmia japonica; Viburnum davidii	3-5 L containers	3-4 plants/m ² in small groups	Use in shaded terrace-edge gaps; retain mature spread clearance.
Flowering shrubs	Hydrangea arborescens / H. paniculata; Mahonia eurybracteata cultivars	5-10 L containers	1-2 plants/m ²	Use sparingly to reinforce existing shrub beds.
Ferns and foliage	Polystichum setiferum; Dryopteris affinis; Asplenium scolopendrium	2-3 L containers	4-6 plants/m ²	For shaded, moisture-retentive edges.
Herbaceous ground layer	Geranium macrorrhizum; Epimedium x perralchicum; Helleborus orientalis; Carex morrowii	1-2 L containers	5-7 plants/m ²	Low-maintenance ground cover around retained shrubs.
Climbers where required	Trachelospermum jasminoides or Hydrangea anomala subsp. petiolaris	5 L containers	One plant per suitable wall/trellis bay	Only where support and root space are available; do not obscure architectural details.
Lawn repair	Hard-wearing shade-tolerant turf or seed mix	As required	Match existing lawn	Prepare to a firm fine tilth; water until established.

5.1 Soil preparation and establishment

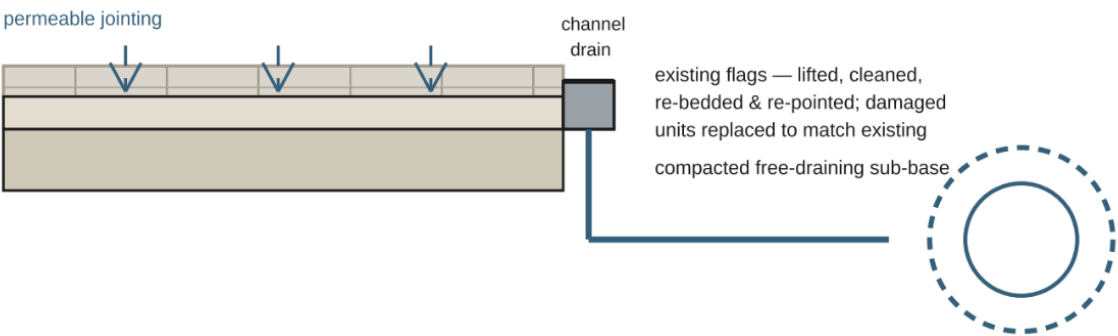
- Remove construction debris and relieve compaction in all planting and lawn-repair areas without damaging retained roots.
- Reuse suitable site topsoil. Supplement only where required with clean, screened topsoil appropriate to the proposed planting.
- Incorporate peat-free organic matter into new shrub and perennial beds where compatible with existing soil conditions.
- Apply a 50-75 mm organic mulch after planting, keeping mulch clear of stems and trunks.
- Water new planting thoroughly at installation and during dry periods for at least the first two growing seasons.



6. Paving, levels and drainage

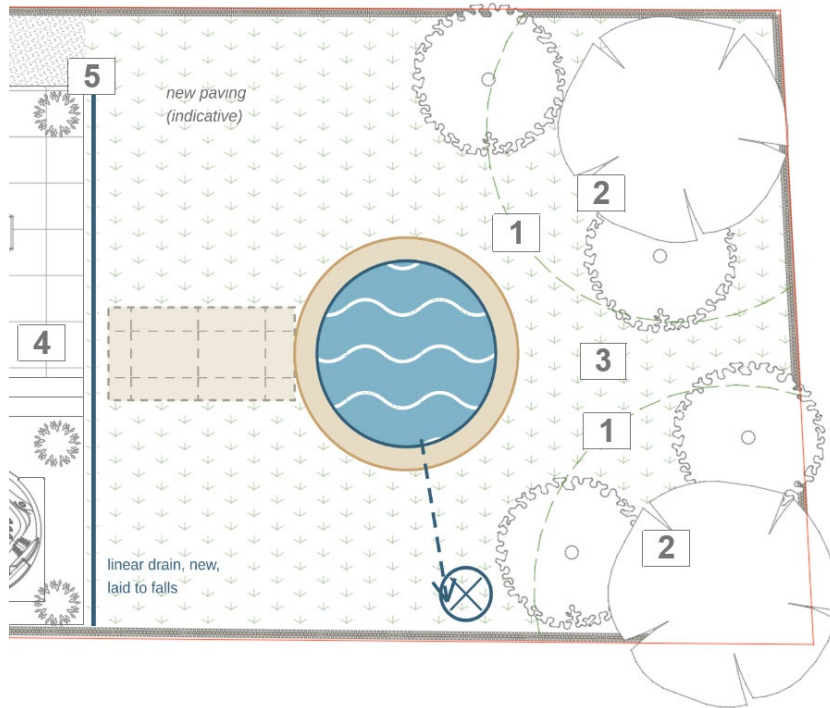
The new hard landscape is concentrated immediately behind the lower-ground-floor extension. Materials should be simple, recessive and durable, with careful attention to slip resistance and surface-water management.

Element	Material / finish	Performance requirement
Terrace paving	As existing Natural stone to be reinstalled	Slip-resistant external finish applied. Permeable jointing and open-graded sub-base where feasible.
Jacuzzi / BBQ area	Matching or complementary slip-resistant paving.	Provide stable level bases and maintain service access. No treated jacuzzi water to discharge into planting or the surface-water system.
Edging	Flush or low-profile stone/metal edging.	Avoid raised trip hazards and retain a clear transition to lawn and planting.
Side access repairs	Reinstate to match the existing route or use permeable gravel/paving.	Maintain positive drainage and unobstructed access to bins and the rear garden.
Threshold channel	Proprietary linear channel with removable grate and silt trap.	Continuous across new glazed openings; readily accessible for cleaning.



Typical paving and drainage detail





Proposed rear garden plan. 1. Protective fencing erected prior to commencement of works, 2. No excavation, material or storage or vehicle movement within root protection area (RPA), 3. Extent of RPA and fencing to be confirmed by an arboricultural method statement prior to works commencing, 4. Paving to be laid with permeable jointing (no net increase of paved area), 5. Surface water from patio directed to a new soakaway via channel drain; soakaway location clear of building and tree RPA.

6.1 Surface-water drainage principles

- Form finished paving levels to fall away from the building and toward the garden or dedicated drainage features; no runoff is to be directed toward adjoining properties.
- Collect runoff from the new extension roof to a leaf filter and rainwater reuse/attenuation unit, in accordance with the separate Flood Risk Assessment and Surface-Water Drainage Strategy.
- Provide a target active attenuation volume of 0.75 m³ and preferably 1.0 m³, subject to detailed design, surveyed levels and available space.
- Use stored rainwater for garden irrigation. Overflow is to discharge at a controlled rate to the verified lawful drainage connection unless infiltration testing confirms a safe alternative.
- Do not connect surface water to a foul-only drain. Confirm the existing drainage arrangement before construction.
- Keep gullies, channels, inspection points and storage-unit access covers visible and maintainable after landscaping.



7. Reinstatement, implementation and maintenance

7.1 Completion and reinstatement

- Remove temporary protection only after heavy construction activity has ceased.
- Repair damaged lawn, planting beds, boundaries and access surfaces before practical completion.
- Replace any failed or damaged plants in the next appropriate planting season.
- Leave all drainage channels, filters, gullies and inspection chambers clean and fully operational.
- Provide the client with planting, irrigation and drainage maintenance information.

7.2 Maintenance schedule

Element	Maintenance action	Frequency
Retained trees and shrubs	Inspect for accidental damage, drought stress and stability. Undertake only necessary remedial pruning.	At completion; annually thereafter
New shrubs and perennials	Water, weed, top up mulch, remove dead material and replace failures.	Monthly during establishment; seasonal thereafter
Lawn	Water and mow after establishment; repair settlement or worn areas.	As required during growing season
Paving	Sweep and remove organic build-up. Keep permeable joints open and free draining.	Quarterly and after major works
Threshold channel and gullies	Lift grate, remove silt and test free flow.	Quarterly and after major storms
Rainwater storage / attenuation	Clean filter; inspect inlet, outlet, overflow and access cover.	Every 3-6 months; full annual inspection

