LAND ADJACENT TO 2 MOUNT ARARAT ROAD, RICHMOND, TW10 6PA |784|
|LANDSCAPE STRATEGY|November 2019

BRADFORD-SMITH
LANDSCAPE ARCHITECT

LANDSCAPE OVERVIEW

Introduction

• Bradford Smith Ltd has been commissioned by Richmond Green Developments Ltd to provide a illustrated landscape strategy proposals plan for the rear garden of No 1 Spring Terrace and the proposed single four bedroom residential dwelling to the land adjacent to 2 Mount Ararat Road and rear of No's 1 & 2 Spring Terrace, Paradise Road, Richmond - upon -Thames, TW10 6PA.

Description of Proposed Scheme

• The proposed scheme consists of the development of a plot of land adjacent to 2 Mount Ararat Road and to the rear of No's 1 & 2 Spring Terrace (sections of land which were formerly part of their rear gardens), to provide a single four bedroom residential dwelling with private driveway, rear amenity garden, green roof, lightwells / courtyards, associated hard standing and car parking areas. Refuse and bicycle storage areas located to the east of the building. The proposed building is sunken into the ground with a single storey at ground floor and a basement level below the existing ground level.

Location and Landscape Setting

• The application site is located on the eastern side of Mount Ararat Road to the east of the town center of Richmond - upon - Thames within south-west London.

• The application site is undeveloped land, historically former rear gardens to No's 1 & 2 Spring Terrace on Paradise Road. No 1 Spring Terrace located on the corner of Mount Ararat Road and Paradise Road, occupying a corner plot with the rear garden adjacent to Mount Ararat Road. The application site is accessed off Mount Ararat Road.

• The application site is an urban area, primarily surrounded by residential development which is mainly characterized by 18th and early 19th century buildings. No's 1 & 2 Spring Terrace were formerly the Richmond Registry Office.

• The application site is accessed off Mount Ararat Road.

• The eastern side of Mount Ararat Road the residential properties are three storey semi-detached 19th century townhouses set back from the road with many of the front gardens lost and currently used for car parking. On the western side of the road the residential properties are detached houses, individually designed and inspired by the Arts and Craft movement, set back from the road with car parking areas to the front and low brick boundary walls.

• The majority of the properties either side of Mount Ararat Road are a Locally Listed Building, designated as Buildings of Townscape Merit). The properties along Spring Terrace are statutory listed buildings - Grade II.

• The application site lies within the Sheen Road Conservation Area, immediately adjacent to the St. Matthias Conservation Area and within close vicinity to the Central Richmond Conservation Area. The settings of the three conservation areas have similar characteristics, comprising of residential dwellings, large front / rear gardens with planting and leafy streets.

• The application site is within the London Borough of Richmond- upon - Thames.

Site Analysis

• The application site (excluding 1 Spring Terrace rear garden) is 483m2, undeveloped land, formerly part of the rear gardens of 1 & 2 Spring Terrace, east of Mount Ararat Road, with the rear garden of 1 Spring Terrace located to the north-west. Within the application site there is a low brick garden wall dividing the former rear gardens of the two properties (no's. 1 & 2 Spring Terrace).

• The application site is currently being used for off road car parking area for No 1 Spring Terrace and is a mixture of concrete hardstanding and gravel with an area of unmanaged, overgrown garden predominately laid to grass to the east (formerly rear garden to no. 2 Spring Terrace).

• The eastern boundary consists of a brick wall, approximately 1.6m high with timber fencing within the adjoining property. There are two semi-mature ash trees (historically coppiced), a young holm oak and a lime stump with signs of re-growth.

• The south-eastern boundary consists of sections of brick wall (approximately 2.0m high) and the flank building wall of No. 2 Mount Ararat Road. Growing of a raised border adjacent to the south-western boundary wall are three Black Locust trees, a lilac and one declining, dying horse chestnut.

• The western boundary consists of a high brick wall (approximately 2.2m high) with a gap in the wall proving the existing access. Growing adjacent to the wall is a young holm oak and mature coppiced hazel.

• The northern boundary consists of timber panel fencing with pleached hornbeam trees planted within the rear garden of No. 2 Spring Terrace. To the north-west there is a slight change of level between the application site and no. 1 Spring Terrace rear garden, proving views into the rear garden and southern elevation of property.

• A holm oak , fastigiate yew and black locust tree are located along the rear garden division.

• The rear garden of No. 1 Spring Terrace is primarily laid to a leveled grass area with areas of mixed shrubs located around the peripheral boundaries and a patio area adjacent to the house. A young ash tree is growing adjacent to the eastern boundary consisting of brick wall approximately 1.6m high with a horizontal timber slatted fence and pleached hornbeam trees planted within the rear garden of No. 2 Spring Terrace. On the western side, the garden is enclosed by a high brick boundary wall with a mixed ornamental shrub border in front, planted up yew, lilac, cotinus, viburnum, mahonia.

LANDSCAPE OVERVIEW

Topography

• The topography of application site is relatively flat with a slight fall from the north -west of approximately 16.90m AOD rising to 17.50m AOD in the south-east.

• No. 1 Spring Terrace and its rear garden is set below the application site - 15.95m AOD adjacent to main house rising gently to approximately between 16.01m - 16.76m AOD).

• Mount Ararat Road gently rises from approximately 14.87m at the junction of Mount Ararat Road and Paradise Road to 17.10m AOD adjacent to No 2 Mount Ararat Road.

Existing Trees

• An Arboricultural Impact Assessment and Method Statement has been carried out by Harrison Arboriculture for all the trees within the application site. Please refer to separate report.

• The Tree Survey has identified that the majority of the existing trees within the application site are categorized as Grade C1.

• There are no category Grade A or B quality trees.

• Two entries are categorized as Grade U - a dying horse chestnut and a Lawson cypress group, sycamore and self sown elms these are considered unsuitable for retention and are recommended for removal and management.

• Within the front garden of No. 1 Spring Terrace there is a large mature prominent London Plane on the corner of Paradise Road and Mount Ararat Road. The London Plane is an important prominent landscape feature which contributes to the landscape setting and character of the listed building and conservation areas.

• The existing trees to be retained will be protected during construction to ensure the Root Protection Areas of these trees are protected throughout the construction and operational phases of the development.

• Tree Preservation Orders - There are no tree preservation orders on the site.

• The site lies within the Sheen Road Conservation Area, all the trees are therefore protected and require anyone proposing to remove, uproot or destroy any tree within a Conservation Area to submit a tree works application to the local planning authority at least six weeks' prior notice before the work starts.

Public Rights of Way (PRoW)

• There are no Public Footpaths within the application site.

• There are a number of public footpaths and roads located within the surrounding local vicinity.

Heritage

• Spring Terrace buildings (no's 1 -6) are statutory listed buildings, Grade II located north, north-west of the application site.

• The majority of the properties either side of Mount Ararat Road are Locally Listed Buildings, designated as Buildings of Townscape Merit located south and west of the application site. No. 2 Mount Ararat Road is located immediately adjoining the application site to the south.

• Please refer to the Heritage Statement undertaken by Heritage Information Ltd.

View from Mount Ararat Terrace looking towards the existing opening access to the rear car parking area

View of the car park area looking towards Mount Ararat Road.

View of the former rear garden to No 2 Spring Terrace looking north-east.

View from the rear garden of No 1 Spring Terrace looking south.

LANDSCAPE OBJECTIVES

Conservation: retaining and protecting the prominent and important landscape features (trees, brick boundary garden walls) which provide valuable screening, enclosure, reducing the visual impact of the new building, contributing to the landscape amenity, setting and character of the conservation areas.

• **Enhancement:** develop the landscape proposals for the hard surface materials, boundary treatments and new planting within the application site and within the rear garden of No 1 Spring Terrace, to reinforce and enhance the listed building setting, the local landscape character and conservation areas.

• **Management**: of the existing trees and vegetation to be retained, removal of diseased and poor quality trees and the replacement of new planting for the long term future. Creation of new, native species-rich and wildlife friendly habitats to enhance biodiversity on the site.

LANDSCAPE STRATEGY

The Landscape Strategy Proposals for the Site and the rear garden of No 1 Spring Terrace are:

• To provide good quality hard and soft landscaping within the application site that will make a positive contribution to the landscape character, setting of the listed building and conservation areas.

• 1 Spring Terrace Garden: enhancements to the rear garden, a formal garden design with new tree planting, pleached and cube head trees, clipped evergreen hedgerows and shrubs to enhance the listed building

Existing Trees

• Where trees and vegetation are lost due to the development mitigation tree and shrub planting is proposed using species to enhance the local landscape character and setting of the conservation areas.

• The two ash trees along the eastern boundary are poorly shaped and have the potential to be lost to Ash dieback. The proposals are for the ash trees to be retained, pruned, re-shaped, monitored and provide as a nurse species for the proposed new tree planting along the boundary. Refer to Tree Report AMS by Harrison Arboriculture.

• The two trees along the road frontage boundary wall, Hazel (T9) and young Holm Oak (T10) retained to provide provide screening and reduce the visual effects of the proposed building on the views from Paradise Road and Mount Ararat Road.

• All the existing trees to be retained will be protected in accordance with BS 5837:2012 - Trees in Relation to Construction. Any tree works pruning to existing trees within the site shall comply with the BS 3998: 2010, Tree Work Recommendations and undertaken by an Arboriculture Association approved Contractor. The trees shall be protected during construction to ensure the Root Protection Areas of these trees are protected throughout the construction and operational phases of the development.

• Maintain all new trees planting in accordance with *BS8545: 2014 Trees: From Nursery to Independence in the Landscape – Recommendations*.

Proposed Planting

• The proposed trees and shrub species are chosen to reflect and complement the historic setting, differing architectural styles of the listed buildings and proposed building, surrounding landscape character and provide ecological value, including:

• Fruit and/or nut bearing species;

• Using native species appropriate to the local area, and where possible, sourced from stock of local provenance avoiding invasive species and cultivars;

• Nectar and pollen-rich species;

• To create all year round interest/ structure and seasonal colour and

• Using native species to encourage wildlife and enhance biodiversity within the site;

Mitigation Planting

Tree planting

• Provision for new tree planting within the application site and within the rear garden of No 1 Spring Terrace to mitigate for trees lost due to development and replacement trees of low quality or dead/ dying.

• Native species may be too large for the residents private gardens, but the planting palette should include transitional tree species; cultivars of native species with similar characteristics to native trees, but more appropriate sizes and forms for confined spaces.

• Enhance the site aesthetically;

• Reduce impact and visual effects of the proposed development on the local landscape setting, character and conservation areas;

• The new tree planting to the road frontage within the application site - the use of soil rooting cells to provide the new tree planting in urban environments with suitable growing conditions to promote healthy growth for the long term future, without disturbing the structures above.

• The planting of pleached trees along the rear southern boundary of no. 1 Spring Terrace to provide screening and enclosure above the new brick boundary wall.

• The new tree planting to ensure the long term continuity of tree cover, enclosure, screening, enhancement functions and increase the biodiversity value of the area.

Hedgerow Planting

• New clipped native hedgerows are proposed along the south-eastern boundary within the application site and within the rear garden of no. 1 Spring Terrace to increase enclosure and provide landscape enhancements.

LANDSCAPE STRATEGY

Ecological Enhancement & Mitigation Recommendations

• The ecological enhancements will provide opportunities to provide new habitats, biodiversity within the site and by introducing green roof and living walls to the proposed building to increase the value of the ecological benefits on the site.

• Vegetation Clearance: All tree works /removal and vegetation clearance/ removal during the maintenance / management period shall be undertaken outside the breeding season i.e. undertaken September-February or if within the breeding bird season (typically March-August inclusive) should be checked prior to works commencing by the Ecological Clerk of Works.

• New tree and shrub planting - using native species where possibly, locally sourced and UK provenance.

• Throughout the application site and to the rear garden of No 1 Spring Terrace , habitat enhancements are intended to increase the value of vegetation for wildlife and ecological benefit.

Ornamental planting

• The use of ornamental planting to residential building curtilages and specify species with nectar -rich flowers or berries.

• Avoid potentially invasive species.

• Mix of evergreen and flowering shrubs to ornamental beds.

• Shade tolerant species to northern and eastern aspects.

• Mix of evergreen and deciduous flowering plants to reflect and complement the historic setting and landscape character.

Green Roofs & Living Walls

• Flat roof design of the proposed building provides an opportunity to further increase the ecological enhancements on the site by the inclusion of green roofs - wildflower green roof.

• Living Green Walls - opportunity to provide a green living walls/ vertical planting to walls within the light wells and courtyards to enhance the views from the basement level, further increase the ecological and biodiversity enhancements on the application site.

Planting Palette Strategy

The planting is to provide the following functions:

• Enhance the site aesthetically;

• To reflect and complement the historic setting

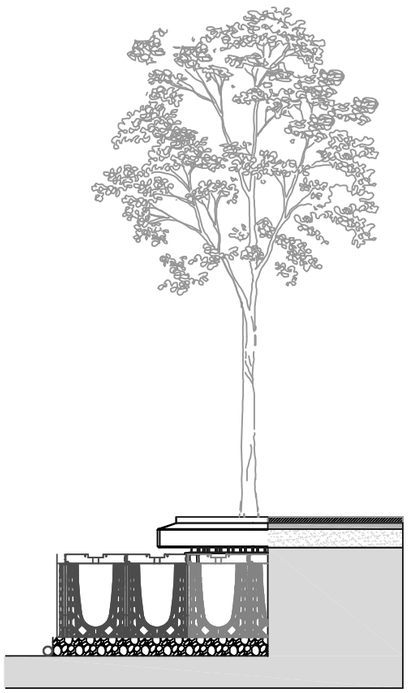
• Provide screening, privacy and enclosure;

• Create shade and shelter;

• To create all year round interest/ structure and seasonal colour;

• Flowering plants to encourage wildlife habitats and enhance biodiversity;

• Define external amenity and private residential spaces.



Purpose built tree pits using rooting soil cells (Rootspace or similar approved) to provide the optimum rooting growing conditions, to promote healthy growth for the long term future, without disturbing the structures above.

Hard Landscape Palette Strategy

The hard materials palette will be selected to provide the following functions:

• High quality, robust and durable surfacing;

• Permeable block clay paving for the car parking and entrance drive to comply with the needs of a Sustainable Urban Drainage System (SUDS), as appropriate;

• Enhance the site aesthetically and visually attractive;

• To define pedestrian / vehicular movement routes within the site;

• The use of modern traditional surface materials to complement the proposed building and reflect the appearance, character and setting of the local area;

• Define external amenity and private spaces by the use of different paving materials and colours.

• The use of timber close board fencing shall be avoided, a new boundary brick garden wall is proposed between the application site and the rear garden of No. 1 Spring Terrace. The proposed garden brick wall to match the existing road frontage boundary wall.

• Refuse and cycle storage - timber clad hi

• Lighting: The use of lighting, kept to minimum of low level intensity to avoid dominance and intrusion within the landscape.

Timber cycle and refuse storage

DESIGN PRINCIPLES

HARD LANDSCAPE PALETTE

New brick garden boundary walls - London stock to match existing on site.

Permeable surface - clay pavers.

Patio's & Steps: Natural stone paving.

Living Walls - vertical planting

Green Roof - Wildflower green roofs

TREES & HEDGES - Native and non-native species to reinforce boundaries, provide screening, enclosure, enhancement and mitigation for trees that have been removed for development.

Clipped yew hedgerow

Clipped yew

Pleached trees adjacent to rear boundary of 1 Spring Terrace

Pleached holm oak - evergreen

Tulip Tree

Cherry species

Clipped cube head hornbeam trees

DESIGN PLANTING PRINCIPLES

TREES - Native & non-native species to reflect and complement the historic setting, landscape character, provide screening, enhancement and mitigation for trees that have been removed. Species chosen from the selection options.

Fastigiate yew

Birch trees

Magnolia soulangeana

Magnolia grandiflora - evergreen

Cornus kousa

Amelanchier - multi-stem trees

Prunus serrula multi-stem trees

ORNAMENTAL SHRUBS - Mix of evergreen and deciduous flowering plants to reflect and complement the historic setting and landscape character.

Choisya ternata

Ilex crenata

Escallonia species

Skimmia species

Hebe rakaiensis

Sarcococca confusa

Rosemary

Viburnum species

Mahonia species

Lonicera species - clipped

Osmanthus species

Mahonia Charity

DESIGN PLANTING PRINCIPLES
ORNAMENTAL SHRUBS, PERENNIALS, GROUND COVER & CLIMBERS - Mix of evergreen and deciduous flowering plants to encourage wildlife and enhance biodiversity. Climbers fixed to climbing wires and trained on walls.


Lavender Hidcote


Mixed herbaceous borders


Salvia species


Bergenia species


Ferns


Vinca species


Agapanthus spcies


Allium bulbs


Alchemilla moliis - groundcover


Carex species


Euonymus species


Liriope species


Geum ‘Totally Tangerine’


Aster x frikartii ‘Monch’


Geranium species


Anemone x hybrida species


Hellebores species


Honeysuckle species


Sedum species


Achillea Walther Funcke


Nepeta species


Wisteria species


Climbing hydrangea


Star jasmine climbers

APPENDIX A
WILDFLOWER GREEN ROOF TECHNICAL INFORMATION

Revision: 13/07/2018 – V1

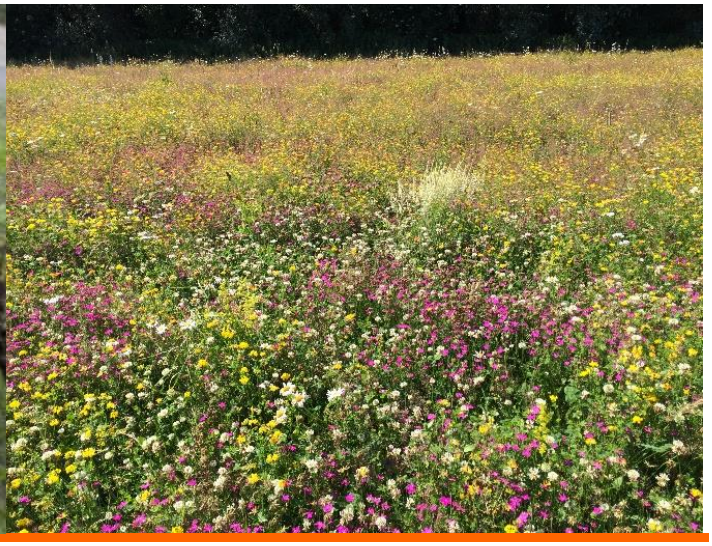
PRODUCT DATA SHEET

Bauder WB Native Wildflower Blanket

A British growth vegetation Blanket designed for use on green roofs. Containing a broad mix of UK native wildflower species. Suitable to be laid on Bauder (FLL Compliant) Biodiverse substrate.

Intended Use

Bauder WB Native Wildflower Blanket contains a broad mix of British Wildflowers grown in substrate on a coir carrier. The natural fibres of the coir carrier promote the rapid rooting of the blanket into the substrate. The product is installed over Bauder, FLL Compliant Biodiverse Substrate (see Product Data Sheet). The vegetation is a mix of hardy Wildflowers, annuals and herbs. The vegetation is cut back in the summer prior to delivery to reduce plant stress.



PRODUCT INFORMATION AND TECHNICAL PERFORMANCE		
Characteristic	**Unit**	**Value**
Maximum saturated weight	kg/m²	≤ 30
Thickness	mm	30 to 40
Species	Nos	36 wildflower species + 4 grass species (≤10%)
pH Value	pH	6.5 to 7
Material		Substrate and wildflower plants, grown on a coir mat carrier (100% Natural product)
Typical roll size	m	1 x 2
Rolls per pallet	Rolls	Typically 20 rolls - Dependant on weight (40m²)
Pallets per articulated lorry	Pallets	26 pallets – Dependant on weight (1040m²)

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Revision: 13/07/2018 – V1

PRODUCT DATA SHEET

CERTIFICATION AND ENVIRONMENTAL INFORMATION	
International Standards Organisation (ISO)	ISO 9001:2015 Quality Management Certificates EN1271 (UK) and 70499/03-15_e (Germany).
Flora Locale – Membership	
Perfect for Pollinators	
Endorsed by Buglife (the invertibrate charity)	
Recycled content	≥ 95% recycled material

INSTALLATION GUIDANCE

Normally installed directly onto levelled Biodiverse Substrate. WB Blanket should be installed as soon as possible on delivery. Care should be taken not to traffic the Blanket. WB Blanket should be laid by skilled operative. See Bauder's Green Roof Installation Guide for full details.

The correct watering and aftercare is required for this product.

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Wildflower Roof Turf - laying guide...

INTRODUCTION

Here is our pictorial guide for the establishment of our simple green roof system.

The intention is to give a step by step account of how to install the wildflower turf roof system.

Our turf is suitable for any green roof project using any manufacturers product.

Before starting

Ensure that the roof structure is of sufficient strength and suitably designed to support the combined saturated weight of the turf, substrate and irrigation system.

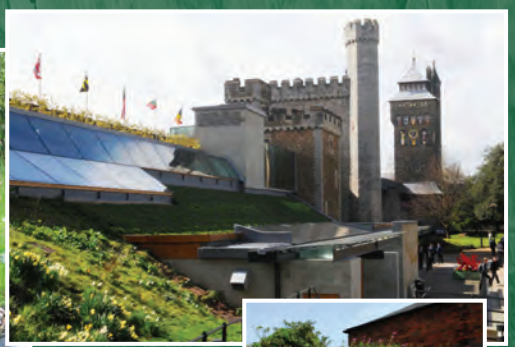
If unsure, it is advisable to consult a structural engineer, architect, or specialist contractor.

Safety note

Please ensure that it is safe to work on the roof. If in doubt please refer to the Health & Safety Executive web site for further guidance and availability of publications.

Completed Wildflower roof projects

■ Various roof projects



■ Peppa Pig World | Paultons Park, Hampshire

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Laying Guide...

1 Waterproof Membrane

- Lay a waterproof membrane over the entire roof area. Consult a roofing contractor for an appropriate system.
- Pay attention to sealing around roof lights, vent stacks and other similar features where there is a higher risk of water ingress.
- The whole roof must be watertight. Take care not to puncture the membrane.

■ One manufacturers product using a single ply membrane

2 Substrate Retention

- When using loose substrate, and in particular on steeply pitched roofs, provision must be made for a retaining system at the eaves and sides of the roof. This can be in the form of a wooden batten/barge board with accompanying fixing brackets or an engineered metal L shaped strip attached to the roof structure.
- Your architect or roofing contractor should advise you on the design and construction of this feature. Attention should be made to the water-tightness of fixing points.

■ Engineered metal L shaped retaining profile

In addition to eaves retention it is advisable to install a line of our woven substrate sacks around the perimeter of the roof which provides the initial containment of the loose substrate whilst the turf establishes a root system.

■ Eaves and ridge substrate sacks

3 Drainage

- Adequate provision must be made for drainage at the bottom of the roof slopes.
- This can be achieved by leaving a small gap in the retention feature, or a strip back-filled with gravel or similar material.

■ Barge board and gutter system

■ Gravel and open gutter system

Wildflower Turf has been successfully installed at...
Paultons Park - Peppa Pig World | Highgrove | Natural History Museum

Wildflower Turf also supply film sets...
Harry Potter | Alice In Wonderland

Wildflower Turf have supplied...
The OLYMPICS 2012

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4 Substrate Layer Options

Option a - Loose substrate

- Lay a strip of geo-textile permeable membrane along the inside of the barge board to allow water to drain without washing out any substrate/soil in the process.

■ Permeable retaining material

- Fill area with substrate laid evenly at 100mm depth.

■ Spreading loose substrate

- Remember to allow 10% extra for settlement.

Option b - Loose substrate & Substrate sacks

- Using our 600x460x100mm woven substrate sacks, allow 3.8 sacks per m^2.
- Lay two lines of sacks around the perimeter of the roof and along the ridge.

■ Mixed substrate - bagged and loose substrate combination

- Backfill the remainder of the area with loose substrate to the same level as the sacks allowing 10% extra for settlement.
- Use some of the loose substrate to fill in the small spaces between the substrate sacks.

■ Fully screeded

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Option c - Substrate layer using sacks only

- Using our 600x460x100mm woven substrate sacks (allowing 3.8 sacks per m²) cover the whole roof area. Using sacks helps to give permanent structural strength.

■ Sacks and Screed

- Using loose substrate, apply a screed layer of substrate over the substrate sacks and brush in to ensure any gaps are properly filled.

■ Substrate sacks

5 Irrigation (optional, but recommended)

- Lay drip irrigation system, if required (recommended). Pipes should be laid across the gradient of the roof slope with T joints to a vertical supply/ feeder pipe.

■ Drip irrigation kit installed

6 Laying Turf

- Lay the turf paying attention to abutting turf joints and ensuring turf roots are in contact with the substrate. Any gaps should be filled with loose substrate.

■ Turf laying in progress

7 Watering

- Water turf daily (if it does not rain) until the roots have established (allow two weeks minimum).
- Do not flood the turf when watering but ensure the substrate is damp.
- Once established revert to occasional watering as per the maintenance sheet.

■ Watering the turf

8 After Care

- For aftercare after the green roof is established please refer to the maintenance sheet on the next page.

Maintenance Guide...

There is **minimal** maintenance required for the Wildflower Turf.

1 Watering

- Once laid water the turf thoroughly, for the first week, depending on the weather. If the soil is not soaked before laying it is important to check that this initial watering soaks through to the soil beneath the turf. During this watering check by lifting a corner of the turf to ensure that the soil is damp.
  Do not allow the turf to dry out during the time it establishes, which is roughly 2-3 weeks.
  For the first growing season it is important to water the turf occasionally, during extended dry spells. Once well established the Wildflower Turf will tend to cope with most circumstances but the flowers will benefit from water during very dry periods.

- Watering the turf - this was on a roof so the harness is part of the safety procedure

2 Fertiliser

- No fertilizer is needed, although in some circumstances, for example on a green roof or where the turf is on very low fertility soil such as sand or gravel, the addition of a light dose of fertilizer at certain times of the year may improve plant development.

- Turf installed at Peppa Pig World at Paultons Park

- Turf in flower at Peppa Pig World at Paultons Park

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3 Mowing

- Once established the Wildflower Turf requires very little maintenance, **however**, there is one important task to carry out each autumn; to cut the plants and remove these cuttings.
- This can be done by strimming and raking or using a mower and collecting the cuttings. Make sure these tools are sharp and try to minimize trafficking. Cutting the plants back to 1 to 2 inches (25mm to 50mm) in length is a vital part of their lifecycle and ensures that re-growth will continue year on year.
- This should be carried out in the autumn, ideally after the plants have set and shed their seed. Not only does this tidy up the area for the winter but it stops the senesced summer growth from covering the growing plant in a layer of rotting plant material.
- An open sward over the winter ensures healthy, disease free plants which can benefit from what light is available to them during these months. As the spring approaches the wildflowers and grasses are in the perfect position to develop flowers and seed heads quickly to repeat their perennial cycle thus guaranteeing a wildflower meadow year after year.

■ Strimming the turf back to 1-2 inches

■ Raking the cuttings into mounds ready to be removed a day later. This allows time for the seeds to drop back into the turf

■ No fertilizer required for a healthy display of wild flowers

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