

# 66 CAVENDISH ROAD

## LANDSCAPE REPORT

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## **INTRODUCTION**

Philip Cave Associates were commissioned by AN:X Developments to carry out the landscape design and associated Urban Green Factor to support a planning application for the redevelopment of 66 Cavendish Road, Brondesbury, for a total of 21 new residential homes.

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## THE EXISTING SITE and SURROUNDS

The site comprises an existing 3 storey house and private garden bounded;

- on the north side, by a detached house
- on the east side by a railway line with an embankment
- to the south by Willesdon Lane
- to the west by Cavendish Road

The private garden around the existing building is made up of hard standing to the west, ornamental shrub planting directly north and south of the house, and amenity grassland to the east



North Side onto Neighbouring House



East Side onto Railway



South Side onto Willesdon Lane



West Side onto Cavendish Road

## EXISTING TREES

There are several existing trees on site but only two are Cat B (refer to Tree Survey undertaken by Keen Consultants dated Sept 2021 ). These are a Norway Maple, a prominent tree on the corner of Cavendish Road and Willesdon Green, and a Horse Chestnut in the SW corner on Willedson Lane. Both are retained in the proposals.

There is another Cat B Lime but that is off-site in the north

Other trees on the site care all Cat C and comprise Ash and Norway Maple, which arte probably self-sets



Existing Shrubs to South of House

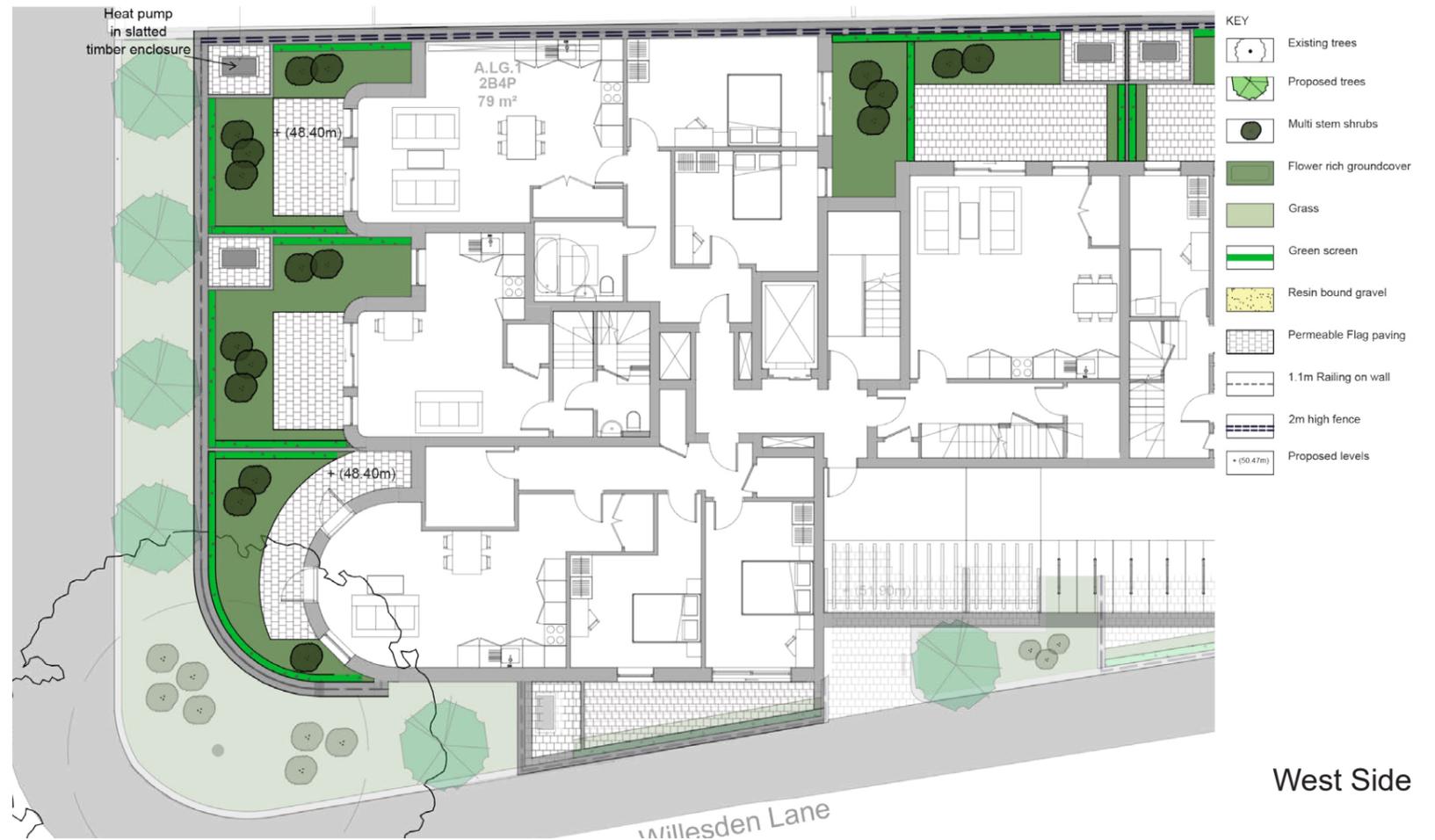


Existing Horse Chestnut on Mound

## LANDSCAPE CONCEPT

The landscape is designed to:

- Set the buildings into a landscape
- Contribute to the streetscape
- Create a play space for the amenity of residents
- Provide a communal amenity roof garden for residents
- Introduce texture and colour to the overall environment
- Improve biodiversity using flowering and berrying species



West Side

## LOWER GROUND FLOOR

The design provides for private amenity spaces for flats at this level. On the Cavendish Road side, this is achieved by introducing a retaining wall that retained a 2m wide strip of soft landscape at pavement level (refer to Section)

The retaining wall is restrained in the SW corner so as not to compromise the existing retained Norway Maple (refer to Tree Survey for details)

The private amenity spaces have green ivy screens cladding the retaining walls to reduce their impact, and the screen are also used as dividing elements between plots. Heat pumps are located in the corner of these spaces, screened with slatted timber

One flat on Willesdon Lane also has a private amenity space with a retaining wall against the pavement, clad with a green ivy screen



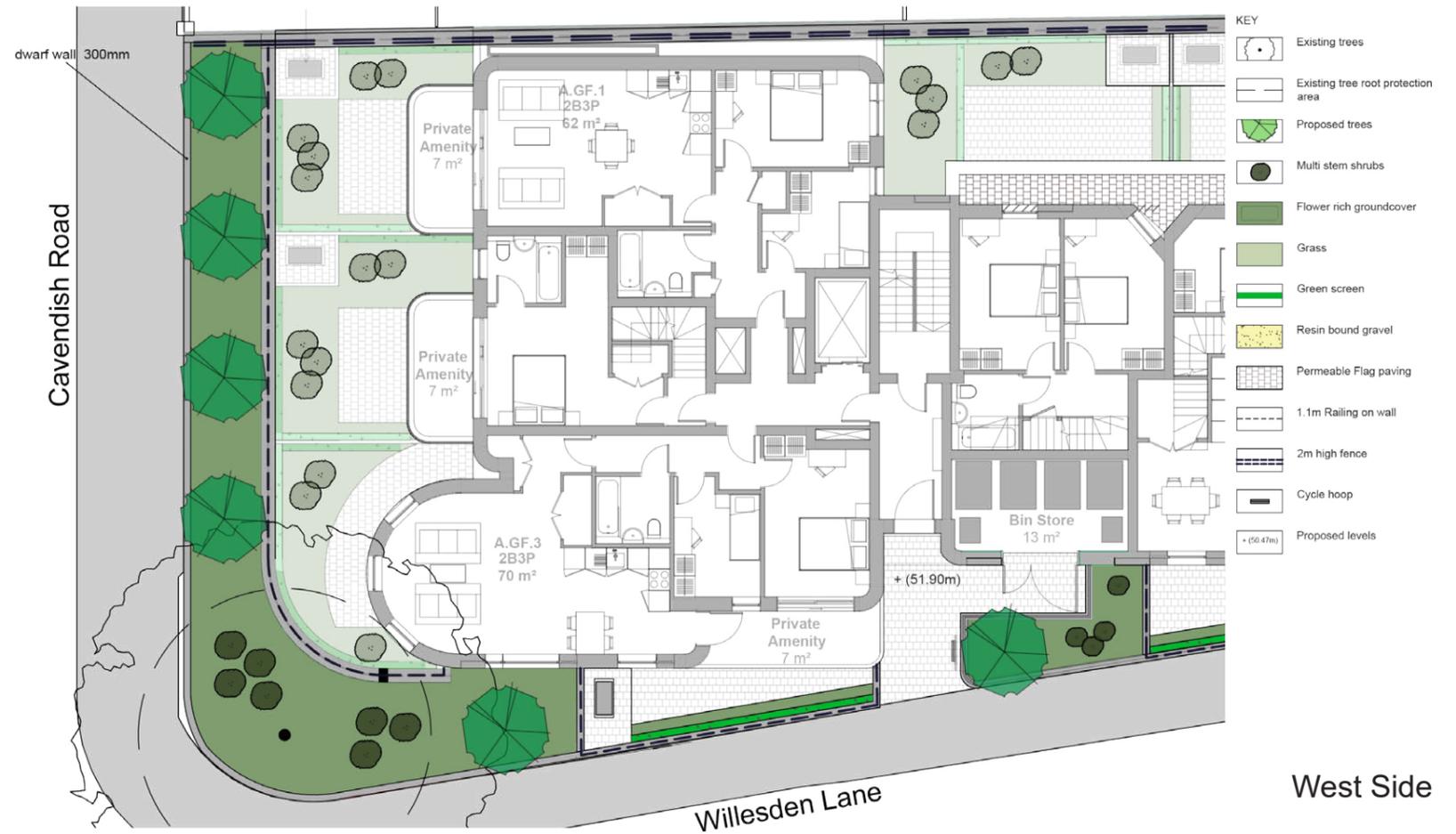
East Side

## GROUND FLOOR

The landscape is designed to:

- Set the buildings into a landscape
- Contribute to the streetscape
- Create a play Generally the landscape is designed to contribute to the streetscene with planting at the level of the pavement.

On Cavendish Road, a 2m strip is planted with a row of street trees and shrub planting to contribute to the streetscape. This strip is set 300mm above the pavement to prevent it collecting litter, with a balustrade at the rear on top of the retaining wall.



## GROUND FLOOR cont.

On the east side, a 64 sq m doorstep play area is provided for 0-4 year children. Older children are accommodated in Kilburn Grange Park, some 600m from the site.

The doorstep play area is accessed, for DDA compliance, by ramps as well as steps. The ramps are part of an elevated walkway supported by widely spaced posts to avoid damage to tree roots (refer to Tree Survey)

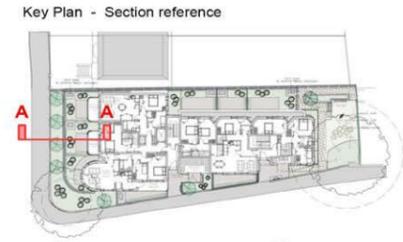
The play area is grassed and has small pieces of play equipment and natural rocks set onto a slope, with a bench for carers. The mound, on which the Horse Chestnut tree sits, is retained so as not to compromise the tree roots.

space for the amenity of residents

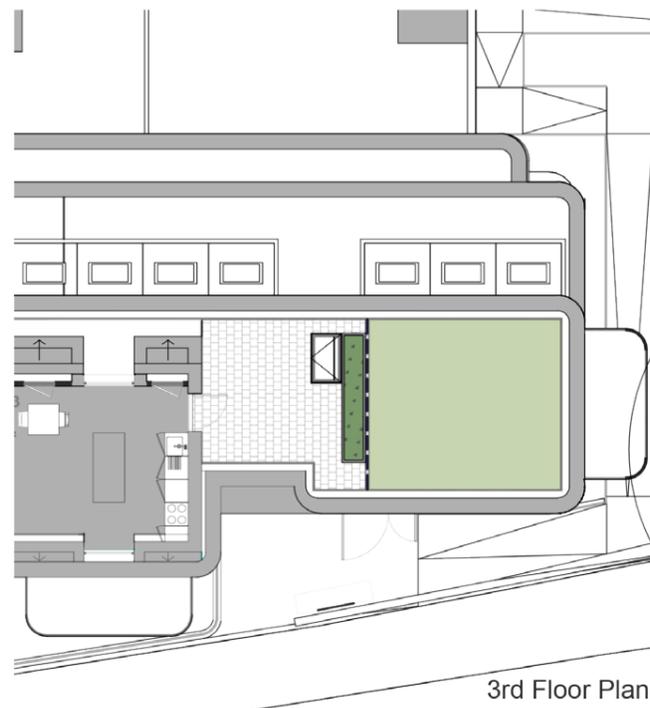
- Provide a communal amenity roof garden for residents
- Introduce texture and colour to the overall environment
- Improve biodiversity using flowering and berrying species

## ROOF GARDENS

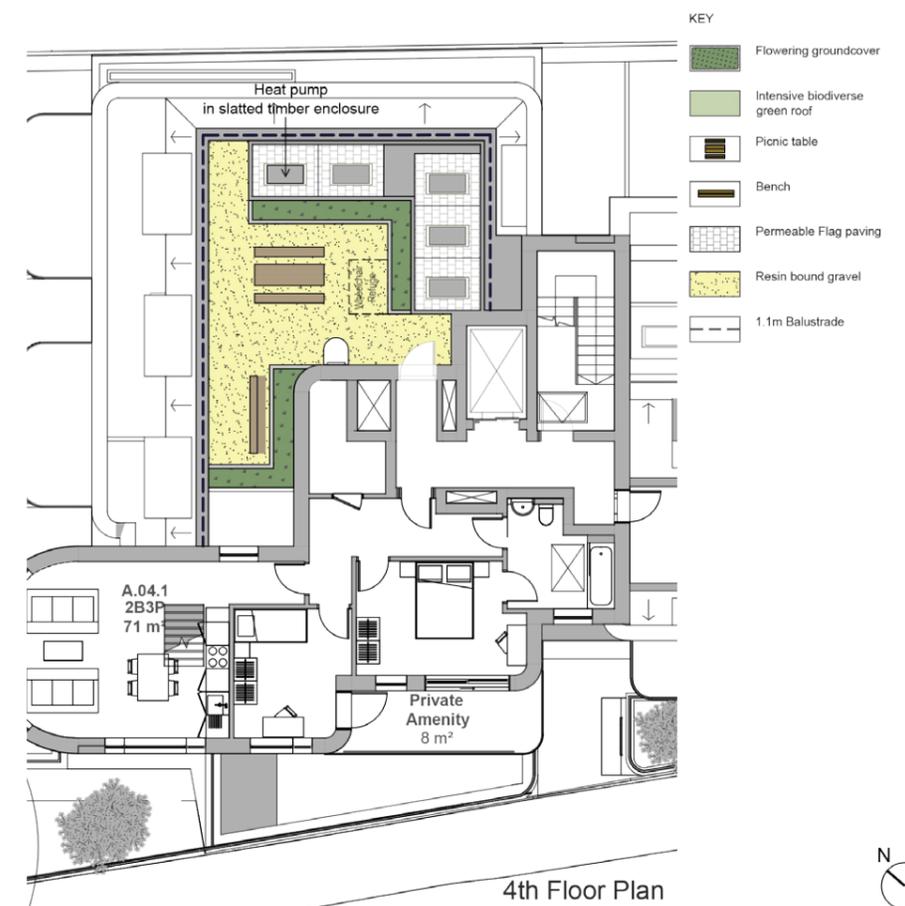
There is a communal amenity space at the 4th floor level with ground cover planting in metal planters, bench and picnic table for the use of residents.



- ① Dwarf wall, 300mm high
- ② Street tree, e.g. Pyrus Chanticleer
- ③ Balustrade railing 1.1m high
- ④ Green screen 3.2m high
- ⑤ Multi-stemmed shrubs
- ⑥ Ground cover
- ⑦ Patio paving



3rd Floor Plan



4th Floor Plan

- KEY
- Flowering groundcover
  - Intensive biodiverse green roof
  - Picnic table
  - Bench
  - Permeable Flag paving
  - Resin bound gravel
  - 1.1m Balustrade



## GREEN ROOFS

Biodiverse intensive green roofs (with 150mm substrate depth) are located on all flat roofs without PV and biodiverse extensive green roofs (with 100mm substrate depth) on roofs with PV.



Green roof

## CHILDRENS PLAY PROVISION

Based on the GLA Yield Calculator June 2019, predicted child numbers as shown in the picture.

At 10 sq m per child, the requirement for 0 – 4 years would be 36 sq m, for 5 – 11 years 25 sq m

We are providing 64 sq m for 0 – 4 years in the Play Area to the east and the 4 to 11 years would be accommodated in Kilburn Grange Park some 600m to the east



### GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	30	59	0	0
Social Units	7	11	9	0

Total Units 116

Geographic Aggregation Outer London

PTAL PTAL 3-4

#### Notes

Sample size of 17 sites  
 Shaded cells require user input  
 Select both geography and PTAL  
 For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

#### Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	13.5	11.6	25.1
Ages 5, 6, 7, 8, 9, 10 & 11	8.5	9.2	17.7
Ages 12, 13, 14 & 15	1.4	4.7	6.1
Ages 16 & 17	0.7	2.5	3.2
18-64	145.5	42.7	188.2
65+	3.5	1.0	4.5

## HARD MATERIALS

### LOWER GROUND FLOOR

PATIOS of permeable silver grey granite aggregate concrete flags eg Mayfair by Tobermore

GREEN SCREEN as 2 – 3m high instant green screen eg Hedera helix Werner by Mobilane

### GROUND FLOOR

ENTRANCES of permeable silver grey granite aggregate concrete flags eg Mayfair by Tobermore

RAILINGS of galvanised steel, powder coated

SEATING as FSC hardwood bench

PLAY EQUIPMENT of timber climbing logs, Queen Snail by Timberplay and climbing rocks



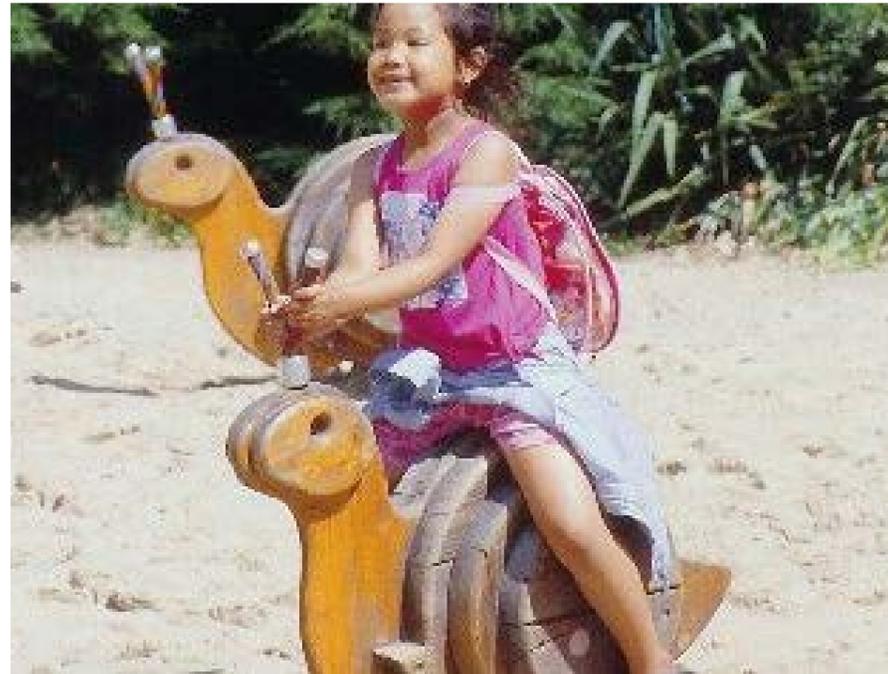
Green screen



Permeable Paving Flags



Climbing Rocks



Queen Snail



Stepping logs

## HARD MATERIALS cont.

### ROOF LEVEL

PLANTERS of powder coated galvanized steel

PAVING of resin bound gravel and silver grey granite aggregate concrete flags (both permeable)

SEATING/TABLES in FSC hardwood



Metal planter



Picnic table



Resin bound gravel

## SOFT MATERIALS

### GROUND LEVEL:

#### TREES ON FRONTAGES:

Callery Pear (*Pyrus Chanticleer*) as semi mature 30-35cm girth, approx 6m in height

#### TREE IN PLAY AREA

Whitebeam (*Sorbus aria*) as semi mature 30-35cm girth, approx 6m in height

### SIZES OF SHRUBS:

Ornamental 3 to 5 litre plants at 4 to 11 per sq m according to species, with specimens at 15 – 25litre

### TOPSOIL

450 depth for shrubs/ground cover, 200mm depth for grass



*Callery Pear*



*Whitebeam*



*Bergenia groundcover*



*Campanula groundcover*



*Dianthus groundcover*



*Geranium groundcover*



*Iris groundcover*



*Lavandula groundcover*



*Liriope groundcover*



*Schizostylis groundcover*



*Strawberry tree-shrub*



*Vinca groundcover*

## URBAN GREENING FACTOR

The Urban Greening Factor (UGF) has been calculated in accordance with draft London Plan Policy G5. The UGF looks to ensure proposals ‘contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping ...’

The landscape proposals maximize the use of soft landscaping while addressing the site constraints. The specification of biodiverse roof has been to maximize species diversity, green screens have been used as boundary treatments and trees are proposed where space allows. Permeable paving has been used throughout. All these measures seek to maximize the UGF calculation.

As shown in the table opposite, the UGF for the Submitted Scheme is **assessed to be 0.37** against a target score of 0.3 for Target Score of 0.3 for commercial and 0.4 for residential development as outlined in Policy G5 of the draft London Plan. (see table opposite)

A value of 0.37 is considered acceptable given the site’s tight urban context.

## GLA POLICY G5 URBAN GREENING

Surface Cover Type	Factor	Area (sqm)	TOTAL
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm – see living-roofs.org for descriptionsA.	0.8x	48.1	38.5
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014C.	0.7x	66.0	48.2
Flower-rich perennial planting – see Centre for Designed Ecology for case-studies.	0.7x	93.0	65.1
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6x	49	29.4
Green wall.	0.6x	163.7	98.2
Groundcover planting.	0.5x	93	46.5
Amenity Grassland (species poor, regularly mown).	0.4x	37.0	14.8
Permeable paving.	0.1x	156.4	15.6

**TOTAL SCORE 354**

$$\text{URBAN GREENING FACTOR} = \frac{\text{Site area (sqm)}}{955} = 0.37$$