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Landscape Design Report

Belmont Close, Enfield

MTC044R01 | Revision 02 | 28.11.23

Introduction

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This report has been produced on behalf of Foxglade Properties Ltd to describe the landscape proposals for their development at Belmont Close, Enfield.

This report briefly introduces the site and its condition before outlining the landscape goals for the project and describing the proposals.

The landscape design is based on the site layout provided by Down Farmer Architects and should be read in conjunction with the suite of consultant reports submitted as part of the planning application.

Revision 02 - Issued for planning submission

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1. Project Overview

The site is a garage site on Belmont Close, Enfield, which is a private estate.

Illustrated opposite, the site is bounded to the north, east and south by private road, and by back of house areas associated with the high street shops to the east.

The site benefits from being close to Cockfosters train station, a high street with shops and a 2,839m² amenity lawn 25m to the site's west.

The application site comprises a block of garages with a central access at the north and south, and a block of scrub and shrub planting.

The planting block is around 11m wide at its broadest point and is approximately 511m². An ecological assessment of the shrub area's value will be undertaken, however, from a visual assessment it appears to offer habitat opportunities based on its depth.



2. Landscape Goals

The site layout has been developed by Architect Downen Farmer Architects, proposing new homes build over retained garage parking spaces. The development is carefully crafted to create a community around a central courtyard with opportunities for soft landscape interventions and both communal and private amenity space.

As with all good residential development sites, the landscape at Belmont Close, Enfield aims to help sympathetically bed the new homes into their setting, create positive landscape spaces for the benefit of the new and neighbouring population, and contribute to urban greening and local ecology.

To inform the site strategy and design, and led by placemaking and biodiversity enhancement, three core landscape goals have been developed.

These will create a development which is more resilient to climate change and addresses the ecological crisis of species decline.

Creating an environment which promotes holistic resilience to climate change and species decline through an increase in well considered greening will also have beneficial effects on the resident community bettering physical and mental wellbeing.

In addition the following strategies will seek to address Enfield LPA's project commentary:

- Develop an interconnected SuDS strategy, including with areas of grey water harvesting
- Provide defensible spaces for courtyard windows whilst maintaining an open communal realm
- Integrate shared doorstep play
- Ensure the central courtyard space functions well for access and offers amenity value
- Consider low water demand planting
- Review frontage with understanding it may not need to provide a neighborhood pocket park

Climate Resilience Goals

Urban Greening

The process of urban greening in development involves designing sites and spaces which minimise the installation of paved surfaces and maximise planting. The London Plan provides guidance on measuring a development's urban greening factor based on surfacing types.

Providing ecologically rich green roofs will significantly improve a development's urban greening and benefit nature and the climate.



Ecological richness

Creating opportunities for foraging, pollinating and habitat is key to the ecological success of a landscape. The development will look to introduce habitat boxes, small eco stacks, gravels and pollinating native plants and trees to encourage wildlife to inhabit the site. In addition, playful and engaging habitat features, such as bug hotels, will engage residents in ecology bringing them closer to the natural world.

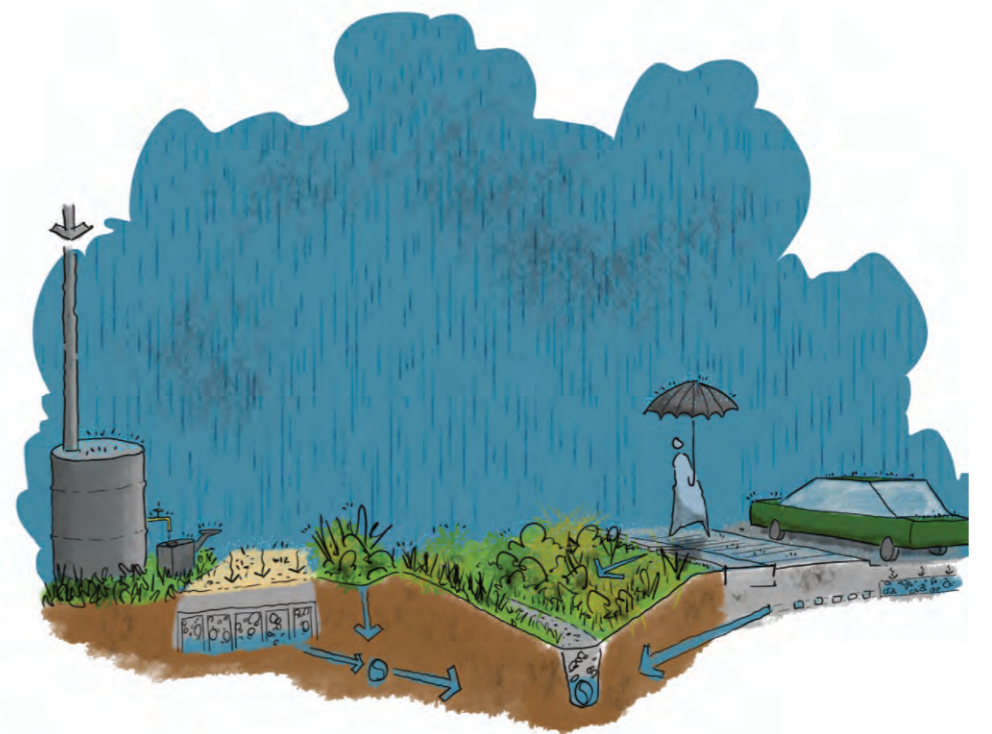


Sustainable Drainage

Creating landscapes which are flood resilient and utilise water for the benefit of biodiversity should be key to any drainage scheme. Large areas of planting and permeable surfaces can be coupled with rain garden or swales which, in addition to having a positive drainage connection, will have a free board capable retaining flash flood waters.




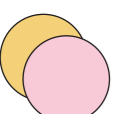

Where possible rainwater will be collected for use in watering plants by residents or building maintenance.

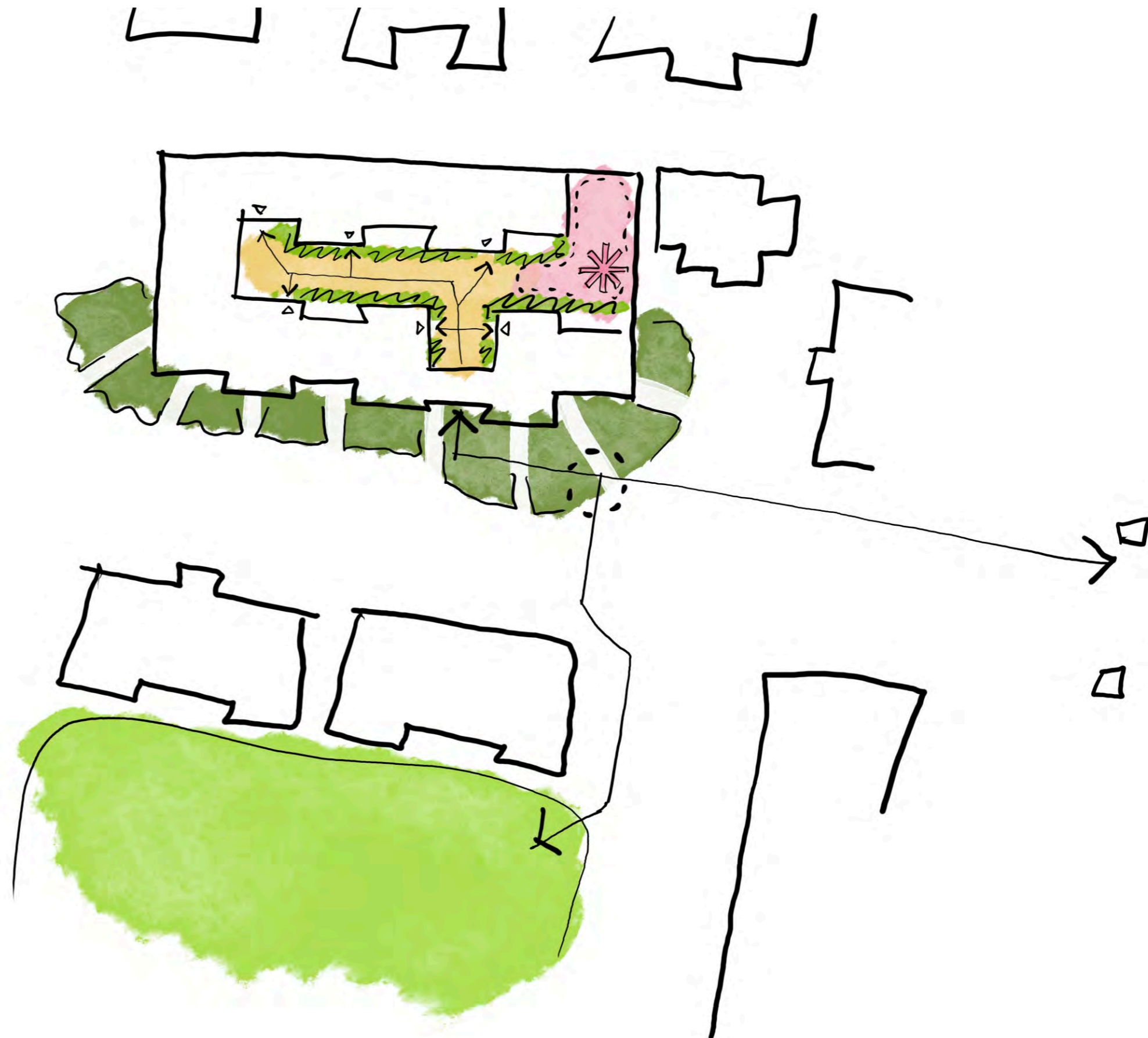
All designs will be developed by the project civil engineer.



3. Landscape Strategy

Based on project goals and informed by the DFA's carefully considered building arrangement, a simple landscape strategy will inform the development's external realm.

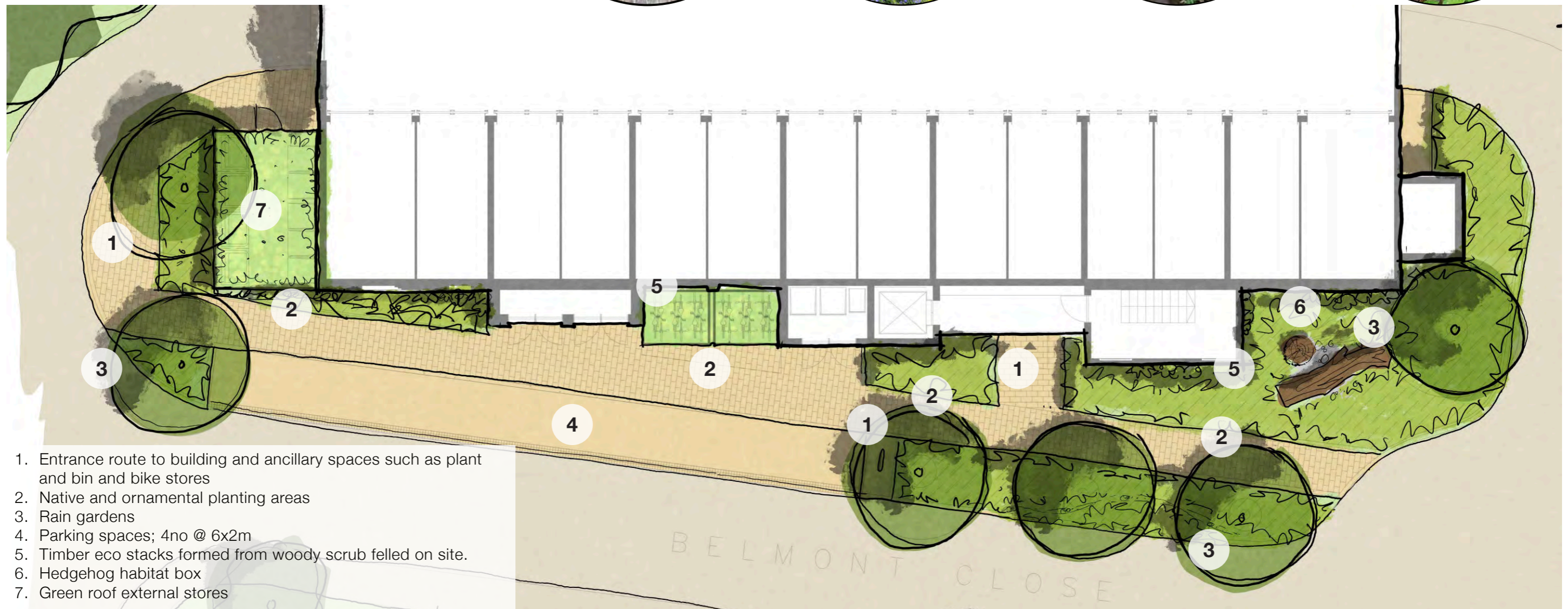
-  Locate the access route crossing point at a logical location to create an intuitive and safe arrival experience for residents
-  Wrap a landscape buffer around the building to create street greening, soften the arrival experience and ensure space for habitat opportunities
-  Ensure homes have adequate and attractive defensible spaces, including increased depths where sensitive windows are located, such as bedrooms
-  Ensure the landscape offers residents a clear and generous route to their front door, that does not prejudice one access over another.
-  Develop subtle changes in use to offer distinction between courtyard space predominantly for access (buff colour) and an area with an informal amenity (pink) function
-  Create a marker as part of the courtyard space, to reinforce the informal amenity space



4. Building Frontage

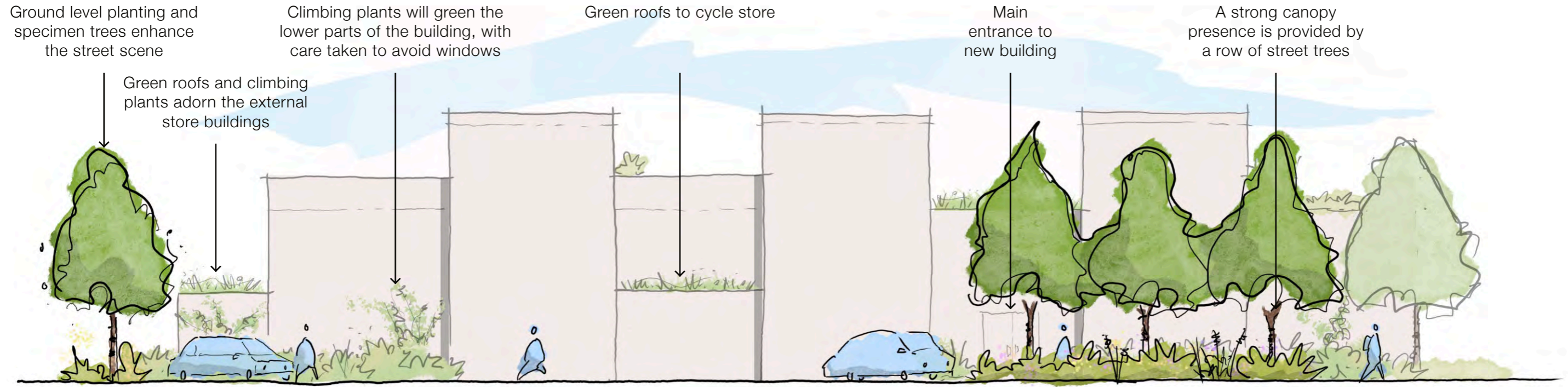
The public realm landscape and scheme frontage has been developed to create an attractive and ecologically rich setting. A verdant setting is proposed comprising a native and ornamental shrubs, tree planting, ground cover and climbing plants, to soften the building's appearance and enrich residents' arrival experience.

Well considered and layered landscaping will increase ecological richness in a provision that replaces the existing shrub cover. Paved surfaces will reflect the tone of the local concrete surfacing whilst lifting the quality of the setting through a buff clay finish. An inset areas of parking is provided, which is bookended by rain gardens with trees.



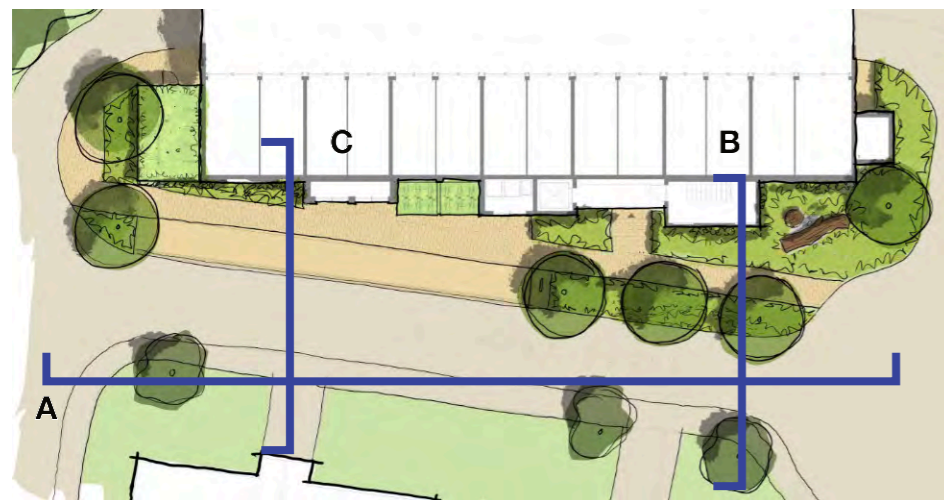
1. Entrance route to building and ancillary spaces such as plant and bin and bike stores
2. Native and ornamental planting areas
3. Rain gardens
4. Parking spaces; 4no @ 6x2m
5. Timber eco stacks formed from woody scrub felled on site.
6. Hedgehog habitat box
7. Green roof external stores

5. Frontage Sections

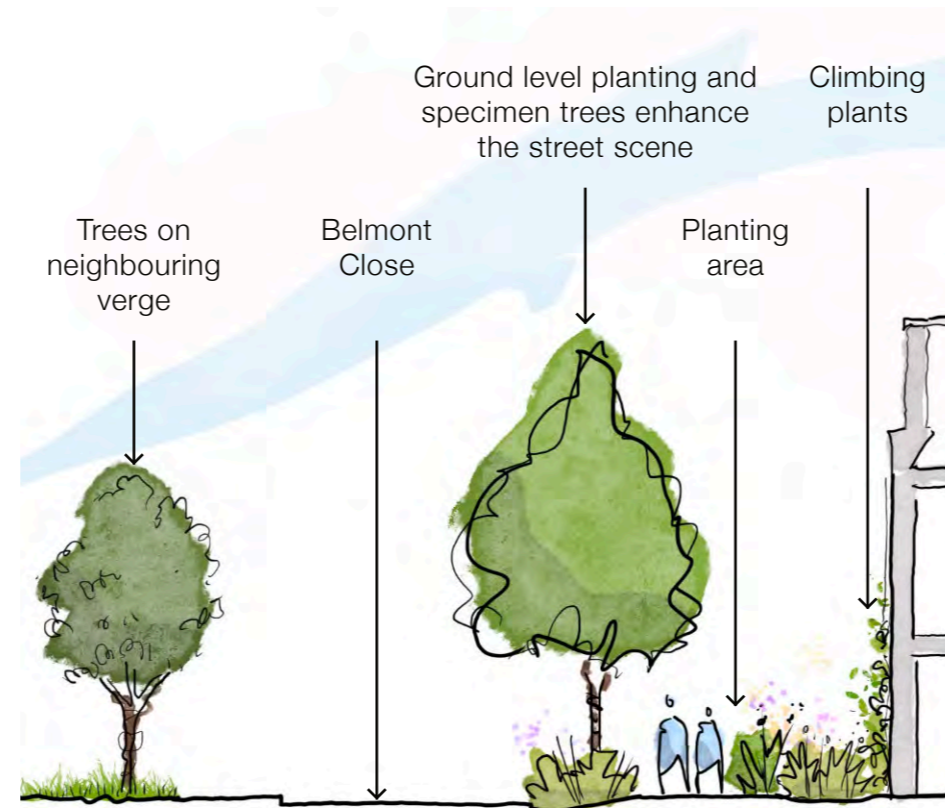


A: Elevation of western facade

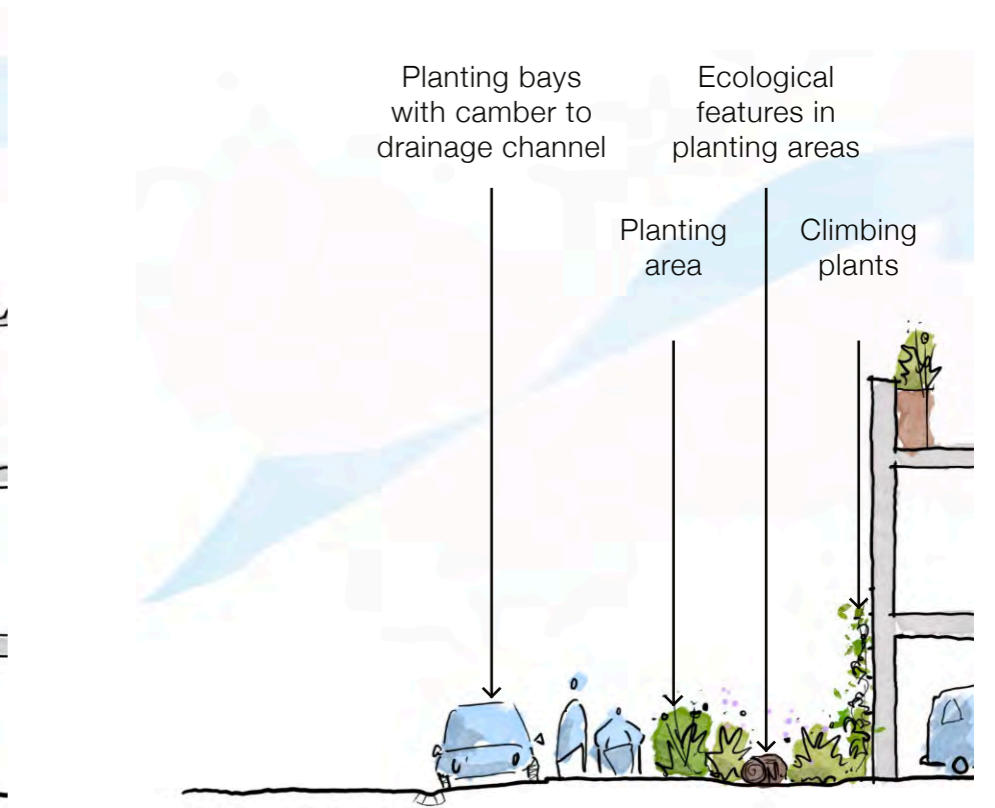
These sections are provided to illustrate the quality and interconnectedness of the landscape. The elevation above includes notional built form, which is provided for context only.



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B: Section through Belmont Close



C: Section through frontage and parking bays

6. Courtyard Mews

Conceived as a mews-like space, the communal courtyard provides a clear and legible space with front doors, soft landscaping, seating and doorstep play space.

Apertures are subtly integrated into defensible spaces to provide natural light and air to the undercroft without restricting movement.

Comfortable widths are created across the space and buildings are protected by planters.

A sunny southern space (right of the plan) benefits from seating, a play house and a feature tree; establishing a social space for neighbours to relax.

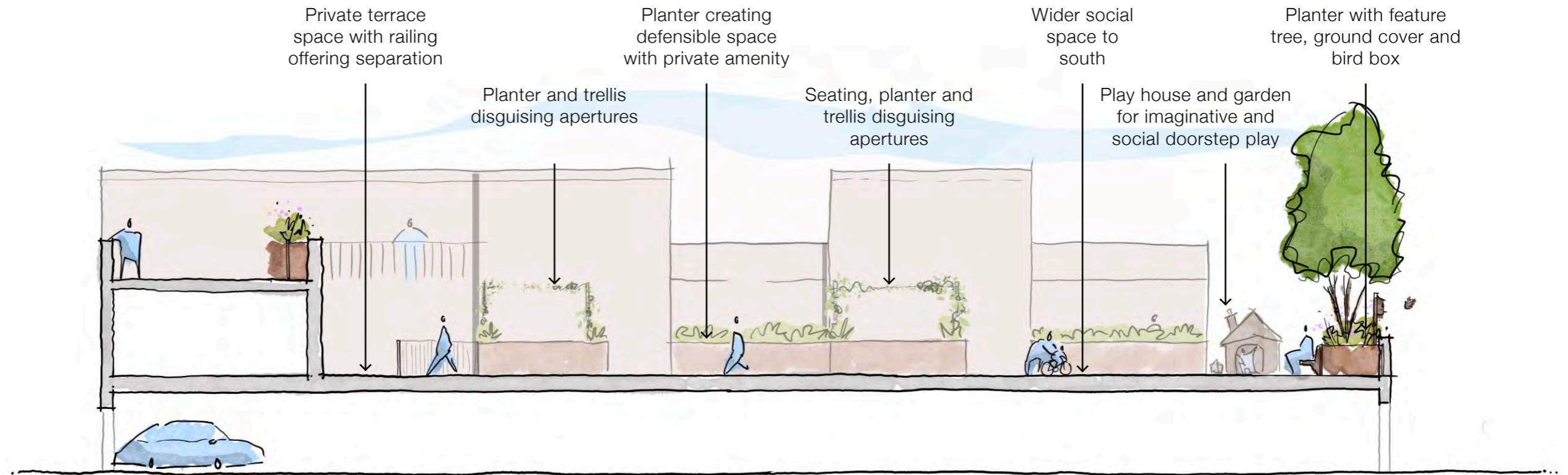
To reinforce the development's character, two tones of further clay paving define the communal and private space, including at front doors.

Where achievable, down pipes will discharge into water butts and the raised planters, which will in-turn positively drain into a podium drainage mat. Planting within the planters will be drought tolerant, Mediterranean species.

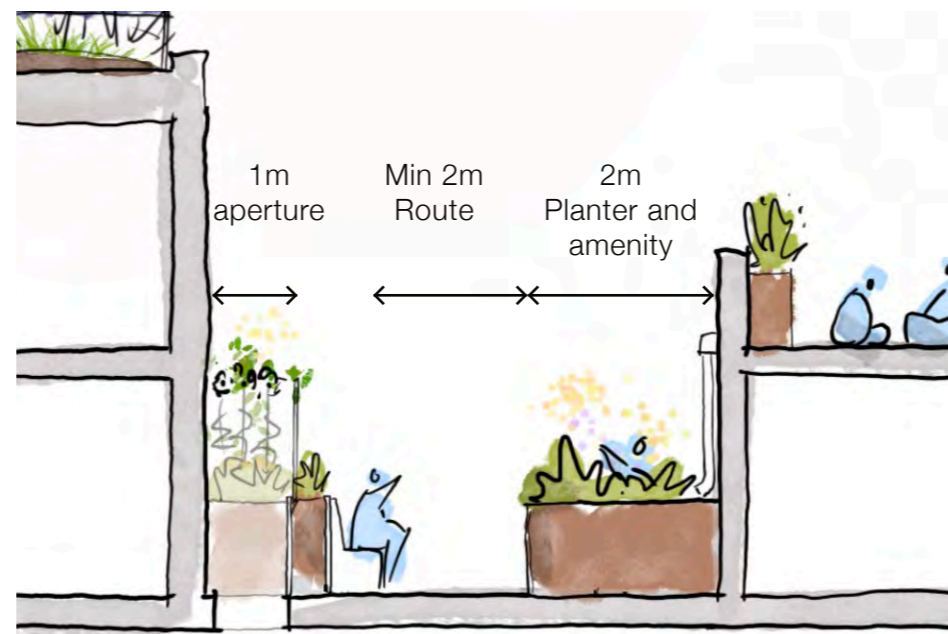
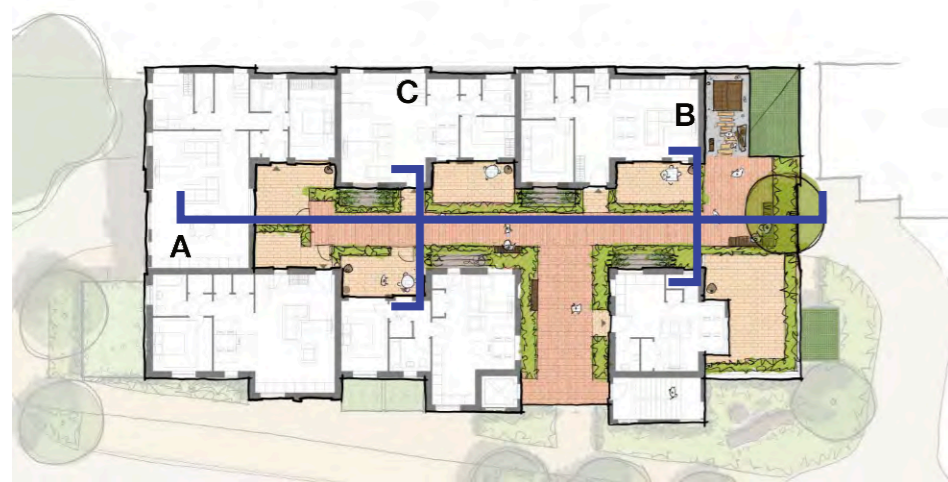
1. Buff clay within private terrace areas
2. A warm red clay across courtyard
3. Raised planters providing soft grounding to homes
4. Apertures with planters and climbing plants offering a balance between lighting the car park and creating an attractive setting
5. Bench seats
6. Feature tree
7. Door step play feature (small scale and screened from neighbour)



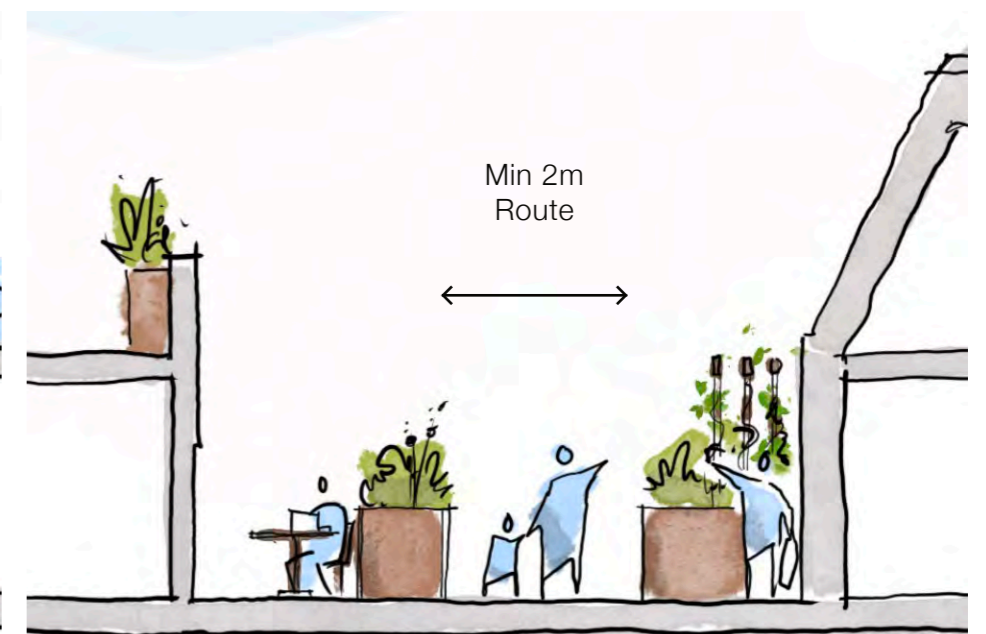
7. Courtyard Sections



A: Elevation of courtyard western facade



B: Section through courtyard



C: Section through courtyard

8. Terrace Gardens

At upper levels residents benefit from terrace gardens accessed directly from their living space.

These space, like each home, would be furnished to the resident's taste; however, to describe their scale and offer a strategy for additional greening, each terrace is illustrated here as it might be laid out.

Each terrace includes a similar kit-of-parts comprising: a parquet tile finish, a raised planer with drought tolerant plants and space for external furniture.



9. Materials

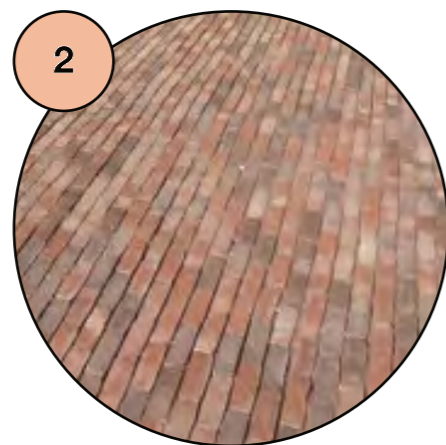
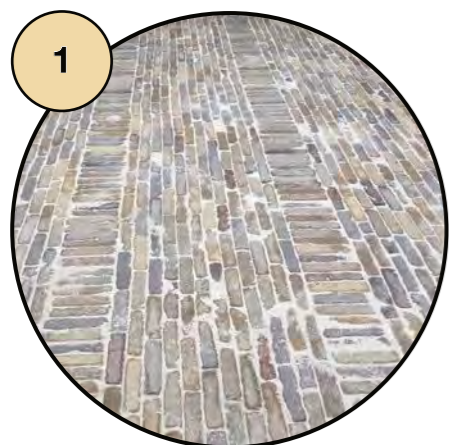
A refined pallet of paving materials has been chosen to reinforce the character of areas within the development whilst also ensuring longevity and low maintenance.

Permeable clay paving, in two natural tones, will bring a warmth and domestic appearance to the access routes and private spaces.

Block paving will be specified at ancillary used, such as refuse storage.

Timber topped seating and grey metal work is provided in the communal garden.

1. Resin bound gravel to parking spaces
2. Buff clay paving within access route and podium private amenity spaces
3. Red tones clay atop the podium amenity space
4. Timber decking to private terraces and seat tops
5. Podium planters in powder coated steel, with the colour to match architectural metal work

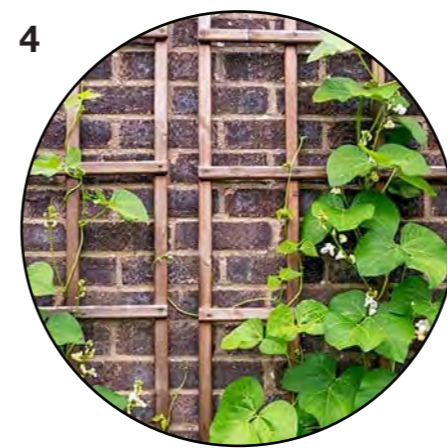


10. Planting Strategy

The planting character types have been carefully considered based on setting and requirements to ensure ecological diversity, sustainability, future maintenance and year round appeal.

1. SuDS gardens - Grasses and shrubs capable of tolerating both dry and wet conditions
2. Ornamental planting to the edge of the footway
3. Native ground cover - Between the hedge and building a native semi-evergreen ground cover mix will offer local fauna opportunities for foraging and nesting
4. Climbers - A range of climbing species, known for their benefit to pollinators, will offer further greening and ecological enhancement
5. Green roofs - Mixed species, including wildflowers, will ensure ecological benefits extend to the rooftop
6. Courtyard planting - Drought tolerant planting will be proposed at courtyard level where soil volume and future maintenance are key considerations.

Planting mix species will be developed for the final application submission and detailed planting plans will be agreed post-consent through condition.



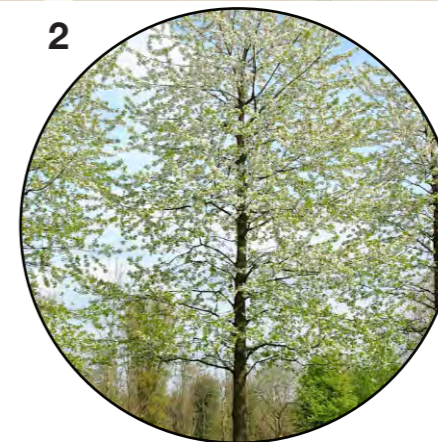
11. Tree Planting

To bring an additional lightness to the landscape, two white flowering tree species will be planted.

Both known for their benefit to pollinators, wild cherry will line the street and a single serviceberry tree sits at the end of the podium amenity space.

Species:

1. *Amelanchier lamarckii* (Serviceberry)
2. *Prunus avium* 'Plena' (Wild Cherry)



12. Ground Planting Strategy

Final planting species and specification will be agreed through condition; however, the planting palette is provided here to give an impression of the species.

The planting palette includes a mix of shrubs, perennials and climbers, and will include native plants, species known for their benefit to pollinators and those with sensory appeal and seasonal variety.

1. Ornamental planting mix

Shrubs:

- Berberis thunbergii 'Autropurpurea Nana'
- Cornus sanguinea 'midwinter fire'
- Hebe 'Beverly Hills'
- Helictotrichon sempervirens
- Rosa canina
- Salvia off' Purpurescens
- Vinca major

Grasses:

- Carex flagellifera
- Deschampsia cespitosa 'Bronzeschleier'
- Luzula sylvatica
- Uncinia rubra

Herbaceous Perennial:

- Achillea 'Moonshine'
- Bergenia 'Wintermärchen'
- Digitalis grandiflora
- Euphorbia amygdaloides var. robbiae
- Salvia officinalis 'Berggarten'
- X Heucherella 'Yellowstone Falls'

2. Native Species

- Corylus avellana
- Crataegus monogyna (min 50%) Euonymus europaeus
- Ligustrum vulgare
- Viburnum opulus

3. Climbers

- Campsis radicans f. flava
- Jasminum officinale
- Lathyrus latifolius 'Rosa Perle' Lonicera japonica 'Halliana'
- Lonicera periclymenum 'Belgica' Hydrangea anomala 'petiolaris'
- Parthenocissus tricuspidata 'Veitchii'



Salvia off' Purpurescens



Rosa canina



Vinca major



Wild Privet



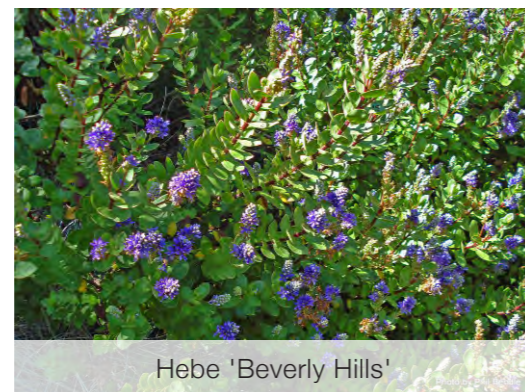
Hawthorn



Spindle



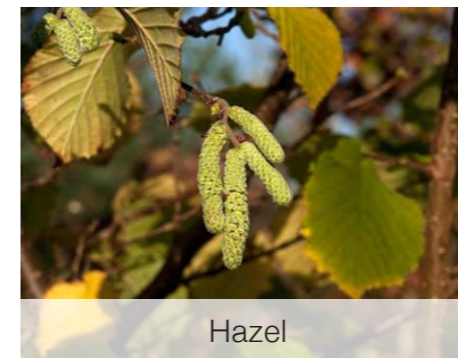
Cornus sanguinea 'midwinter fire'



Hebe 'Beverly Hills'



Berberis



Hazel



Guelder Rose



Lonicera 'Halliana'

13. Roof Garden Planting

Planting within the rooftop garden will be set in raised planters. This limits the volume of soil and the quantity of water which is held. As such it is beneficial for species to be drought tolerant. Planting will include native varieties and species known for their ecological value as well as their sensory appeal. Final planting will be subject to reviews by structural engineers and should be agreed through condition, for example the provision of trees may not be possible following a technical review of roof loading.

Species

Trees

- *Amelanchier lamarkii*

Ground Cover

- *Artemisia 'Powis Castle'*
- *Cistus x pulverulentus 'Sunset'*
- *Clematis viticella*
- *Echinops bannaticus 'Taplow Blue'*
- *Heuchera 'Obsidian'*
- *Lavandula angustifolia*
- *Nandina domestica*
- *Fremontodendron 'California Glory'*
- *Santolina chamaecyparissus*
- *Panicum virgatum 'Shenandoah'*
- *Perovskia 'Blue Spire'*

Climbers

- *Campsis radicans 'Flava'*
- *Eccremocarpus scaber*
- *Jasminum officinale*
- *Passiflora caerulea*
- *Solanum crispum*



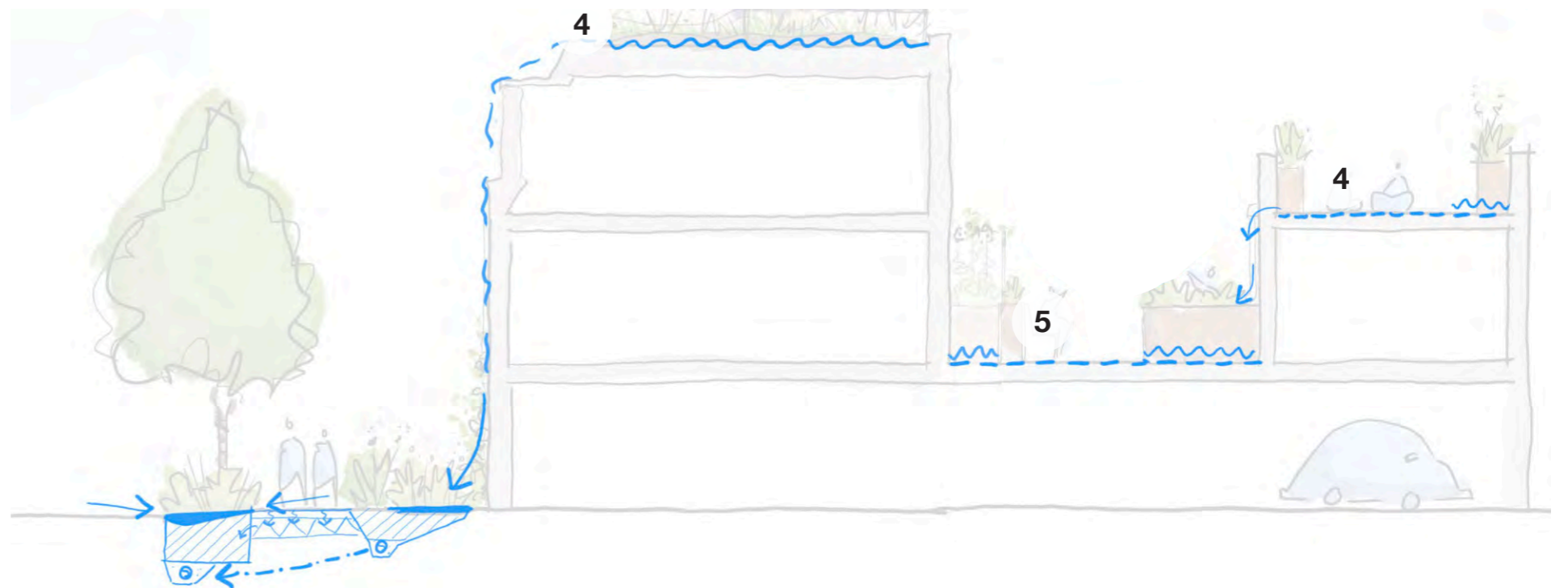
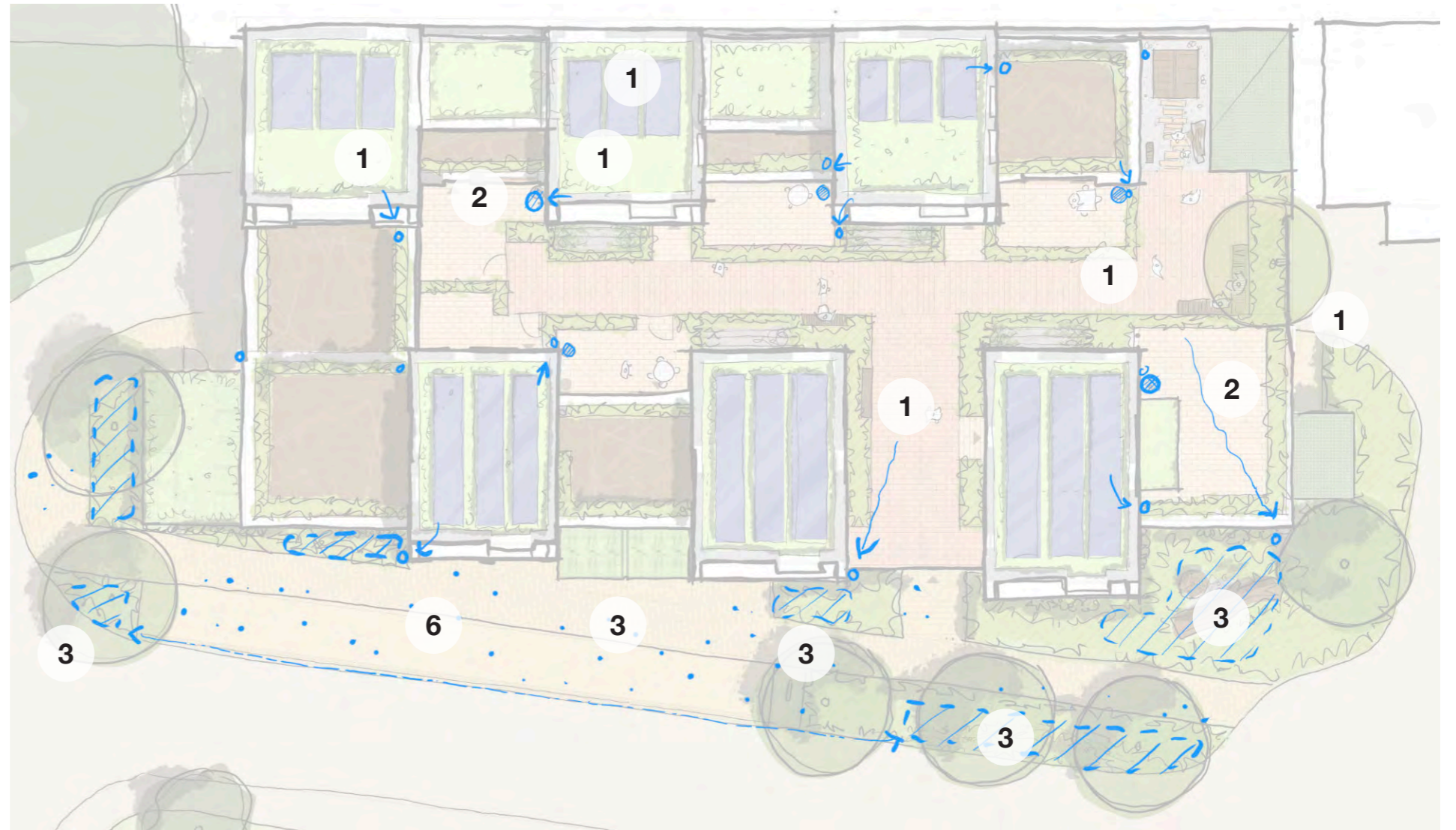
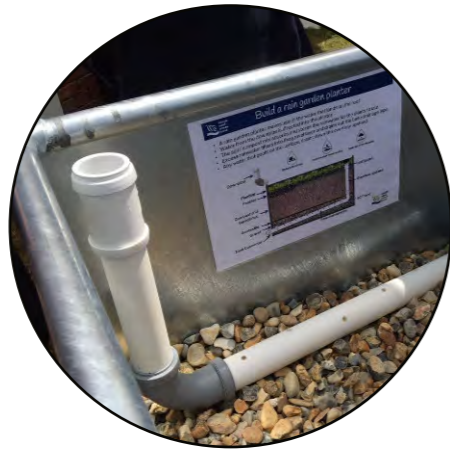
14. SuDS Strategy

Creating sustainable landscapes which are climate resilient is a key part of the landscape goals. Here landscape treatments are explored to create an interconnected SuDS system.

A technical appraisal will be conducted by a suitably qualified engineer based on a strategy of activating landscape features with rain water pipes, which then connect across the landscape either through surface level migration or podium drainage mats.

Water butts are also provided to create opportunities for grey water use.

1. Connections to down pipes (to be coordinated with architect)
2. Water butts
3. Rain gardens
4. Green roof substrate storage
5. Deck drainage mat
6. Permeable paving



15. Green roofs

A green roof will be to the upper rooftop (where mechanical plant is not required), and will include dead wood piles and gravel areas.

Green roofs will comprise a build up between 150-200mm and include areas of wildflowers, scrub, gravels and timbers to create a diverse range of habitat opportunities.

Green roofs are key to providing urban greening and biodiversity enhancement.

Green roof planting will be a wildflower mix chosen for its biodiversity benefits. A range of reputable suppliers provide high quality green roof products.



16. Ecological Interventions

In keeping with landscape aims, a series of ecological focused interventions are suggested for the development.

Fruiting and flowering native plants will be included throughout to encourage insects whilst habitat boxes and eco-stacks formed of locally felled trees and scrub provide habitat opportunities for birds and mammals.

The current site comprises garages and an area of scrub and shrubs. Through developing the site, greening and ecological diversity will be improved through the introduction of trees in shared soil, ornamental ground flora, SuDS features and habitat features.

Planting, coupled with proposed habitat and nesting opportunities, look to create a biodiversity net gain of at least the required 10%

1. Eco feature within the play area to encourage children to engage with the natural world
2. Log pile formed from trees felled on site
3. Rubble piles formed from site debris
4. Hedgehog habitat box
5. Bird box
6. Planting for pollinators



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