

Landscape Plan – 3 Park Avenue, Radlett, WD7 7EA

This landscape plan is submitted to meet condition 6 of the decision notice in respect of planning application 21/1360/FUL. At the same time it is aimed at meeting condition 3 of planning application 17/1723/TPO.

5 drawings, listed below, and a Care Plan are submitted in respect of the landscape plan. However, it is important to note that these drawings must be read in conjunction with the architect's drawings. Most particularly the gradients of the driveway and layout of the drainage system, which are inherent in the design of the house and garage are defined in the architect's drawings and not in the landscape plans. They are shown on the landscape plans for sake of completeness.

Drawing 31 – Hardscape Plan

Drawing 32 – Paving Layout Plan

Drawing 71 – Planting Plan – Trees

Drawing 72 – Planting Plan – Shrubs

Drawing 73 - Planting Plan – Herbaceous

Points to note:

1. The *Carpinus betulus* (Hornbeam) tree placed near the centre of the front boundary of the property is aimed at fulfilling condition 3 of planning application 17/1723/TPO. The tree will be installed towards the end of the whole project in order to minimise the risk of damage to the tree during construction of the buildings.
2. The garage proposed is a very large single garage with ample room to provide bicycle storage as well as that of a motor vehicle. There is sufficient width in the garage door to allow access and egress of bicycles without the need to move any motor vehicle parked within the garage. It is therefore proposed that the garage will also act as the bicycle store.
3. A separate, timber framed, bin store is proposed adjacent to the garage.
4. Within the landscape plan it is proposed to retain the *Salix babylonica* (Weeping Willow) and *Betula pendula* (Silver Birch) and the end of the garden [Trees 5 and 6 on the Tree Survey] and to respect the associated Root Protection Areas.
5. Within the landscape plan it is proposed to remove the two *Betula pendula* (Silver Birch) trees on the northern flank boundary [Trees 7 and 8 on the Tree Survey] in order to facilitate the levelling of the ground as shown on the previously submitted plans. Once the necessary retaining structures are built and the land levelled it is proposed to plant 4 new trees in the vicinity of the removed trees and at the same time increase the biodiversity of the trees species on the site. This should maintain the general character of the site, whilst enhancing the aesthetic.
6. All paved areas within the hardscape plan are designed with a fall of 1:60 to facilitate run-off into the stormwater drainage system designed by the architect.
7. It is proposed to construct the driveway of resin bound gravel over a Type 3 MOT sub-base and thus create a permeable surface. However, given the significant slope of the drive it is additionally proposed to provide drainage feeding the stormwater system.

8. Where level access is provided at the threshold to the property, namely at the front door and bifold doors at the rear a slot drain is included to prevent water ingress in addition to the fall of the paving.
9. Soil samples taken from site indicate a mainly clay soil with some loamy areas in the rear garden. The tests indicate a mildly alkaline soil in the front garden and a mildly acid soil in the rear garden. Plants have been selected to take account of these soil conditions as well as recognising that the southern half of the property remains largely in shade due to both the slope of the land and more significantly the row of Leylandii cypress trees on adjacent properties.
10. The design takes a fairly formal approach in both the front garden and for the borders surrounding the level, essentially square lawn in the rear garden. The further peripheries of the rear garden make use of the existing and new trees to create a much less formal space of a woodland nature. Many of the plant choices are pollinator and/or other wildlife friendly.