



123 Grove Park

Landscape Design Statement
09th December 2010
Ref: 1002-RP-002

SOUTHWARK PLANNING

10 AP 3751

23 DEC 2010

CASE FILE COPY

SCANNED ON

31 MAY 2011

PLANNING (JR)



Existing Site Description

123 Grove Park is situated in leafy Camberwell and comprises an existing late 19th century Victorian building. It has a formal stepped garden to the rear and beyond that is a heavily wooded area with several high quality trees. The landform undulates within the woodland and generally slopes in a series of informal terraces from the east to west across the site.

Landscape Design Proposal

The Landscape Design proposal for 123 Grove Park is to provide a series of attractive, safe and functional spaces in keeping with the character of Camberwell Grove. The proposals intent is to retain and enhance as much of the existing mature vegetation that exists on site as possible, to create a development that is sympathetic to its surroundings and rich in biodiversity.

Documents relating to landscape include:

- 123 Grove Park Adopted Supplementary Planning Document (September 2007)
- Southwark Biodiversity Action Plan
- Southwark:123 Grove Park Pre-Application Enquiry. Ref: 10-EQ-0163
- Arboricultural Impact Assessment Report - Landmark Trees

The landscape design proposal can be divided into three distinct spaces:

1. The ENTRANCE FORECOURT - which provides vehicle and pedestrian access from the street as well as enhancing the setting for the existing building.
2. The FORMAL GARDEN which provides opportunities for relaxation, recreation and an attractive setting to the existing building and woodland houses 4 and 5;
3. The COMMUNAL WOODLAND with 5 woodland houses set amongst a stand of established trees and includes a communal woodland resting space.





Entrance forecourt



Entrance forecourt

The landscape proposals for the Entrance Forecourt intend to enhance the character and appearance of this key unlisted building while tying into the existing grain of Camberwell Grove.

The existing trees have been retained and the tree line strengthened with new tree planting to form an attractive frontage to the street with mature Category 'A' Plane (*Platanus xacerifolia*) and Lime (*Tilia europaea*) bookending the forecourt.

The boundary treatment is to include a low brick wall with metal railing in keeping with the surrounding street environment. Pedestrian access is via two clearly visible pedestrian gates that align with the building entrances. Vehicle access from the street is from the east and west ends of the forecourt, the east access point being entry and exit, and west exit only, this to avoid a right turn from the existing building to woodland driveway. The forecourt includes 9 vehicle parking spaces and 20 covered cycle parking spaces for residents.

The forecourt is designed as a shared surface space to improve access for the physically challenged and reinforce the character of the existing building. A high quality, permeable, gravel is proposed which will reinforce the residential character of the development, and also allow rainwater to penetrate the surface for the benefit of the existing trees. A cellular confinement surface under the drive surface will also provide protection for tree roots in keeping with the no dig policy for the site. The gravel surfacing colour is to be chosen in accordance with the woodland setting.

Formal planting - Native and ornamental species are proposed against the southern facade of the existing building to provide seasonal colour and texture, whilst shade tolerant shrubs and groundcover such as Ivy (*Hedera helix*) are proposed under the existing tree line to soften the perimeter of the vehicle parking spaces and emphasise the location of the two pedestrian entry points.

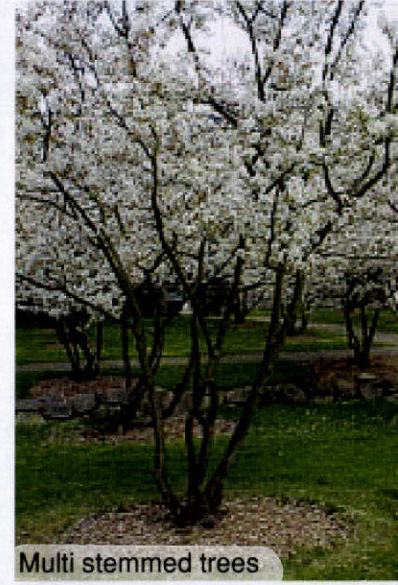
Along the east facade of the existing building, a pedestrian footpath and vehicle drive provide access to the formal gardens and woodland homes respectively. Resin bound-gravel is proposed for both access routes matching that in the entrance forecourt. Native and ornamental shrubs and trees are also proposed including Hornbeam (*Carpinus betulus*) Field Maple (*Acer campestre*) and Common Whitebeam (*Sorbus aria*). Planting areas such as these and those flanking the road work to soften edges strengthening the sites wooded character.



Entrance post



Feature pots



Multi stemmed trees



Bound gravel surface

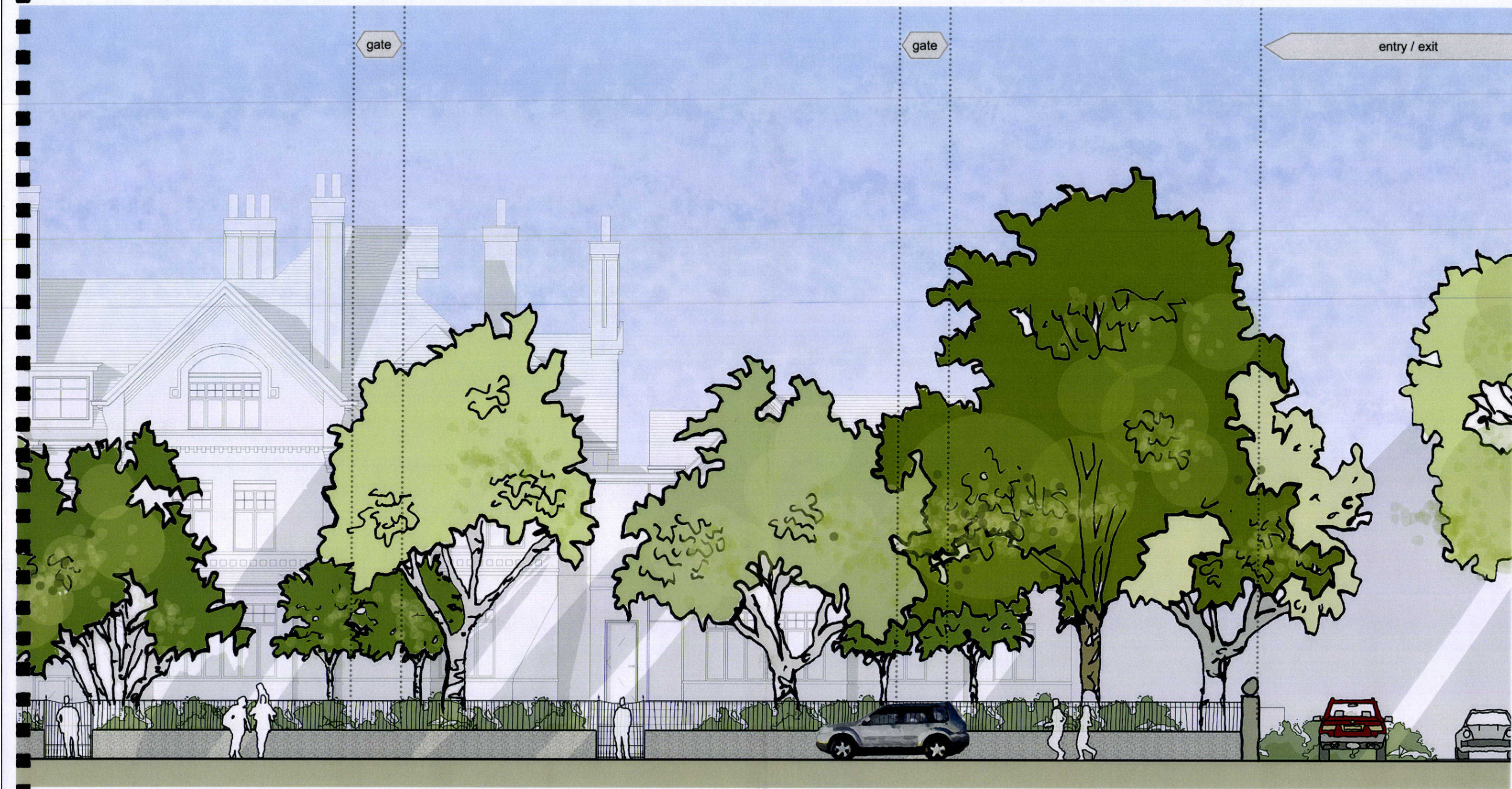


Ivy



Native trees





Section A-a
1.100@A3

Entrance forecourt

123 Grove Park

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Formal garden



Formal garden

The Landscape Proposals for the Formal Garden are intended to provide a safe, attractive, useable and accessible amenity space for the residents, whilst enhancing the setting of the existing building and providing an attractive one for the woodland houses.

There are three ways to access the formal gardens:

- from the existing building via stepping stones through ground cover planting;
- from the Entrance Forecourt via a resin-bound gravel path around the east facade of the existing building;
- from the woodland houses via a level footpath between houses 4 and 5 along the northern border.

The formal garden has been divided into three attractive useable spaces, these being (from east to west);

1. The upper terrace cottage garden - featuring wildflowers, herbaceous planting, seating and shrubberies. This is a contemplative space with views west to the central formal lawn and established Ash (*Fraxinus excelsior*);
2. The central formal lawn - with low shrubberies, low hedges and seating that has been placed to view the established woodland to the north and the late 19th century Victorian building to the south;
3. The play space - beneath the existing mature Ash and featuring informal play elements and planting designed for year round displays of colour and scent.

The play space is located between the existing dwelling and the woodland lots so that young children can play close to where they live. It will contain demonstrative features (features that enable children to identify the space as their own domain e.g. footprint trail, a model of an animal or insect), rather than formal play equipment. It is designed to encourage informal and imaginative play using sensory elements such as climbing boulders and timber logs. Seating will be provided for parents and carers to supervise children.

The play space will be surrounded by a mix of native and ornamental planting for children to experience natural colour and scent. The space will be lit to recommended standards and safely overlooked by both the existing house and woodland buildings 4 and 5.



Private Courtyards:

Private courtyards have been designed for ground level apartments in the existing building and for woodland houses 4 and 5 to provide private amenity space for residents.

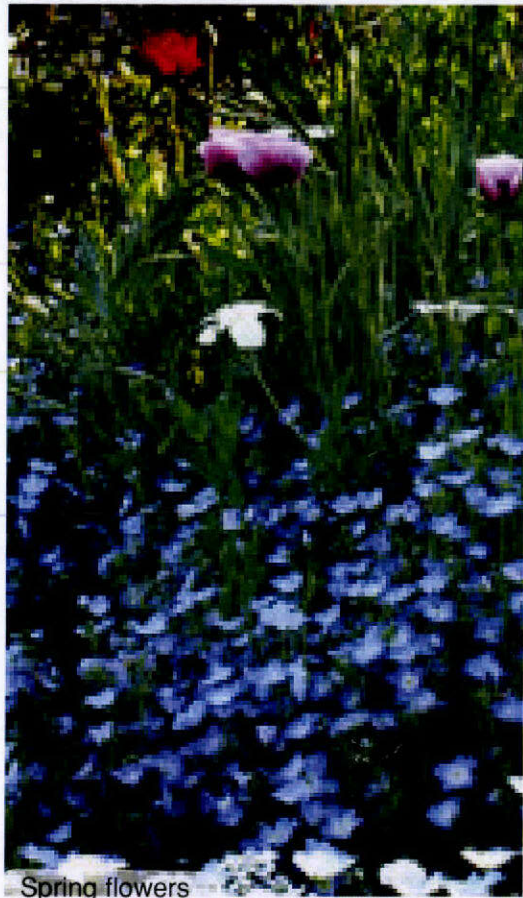
The design of the courtyards is intended to promote good visibility into the communal formal garden for security with courtyard boundaries featuring low walls or ornamental planting to a maximum height of 1.3 metres. Tree planting is also proposed with minimum 2 metre clear stems to allow views under the tree canopies. These revised landscaping strategies to patio edges ensure the formal garden is not compartmentalised as noted in the Pre-Application Enquiry.

The design emphasis in the courtyards is on soft landscape with extensive areas of planting and lawns, flag stone permeable paving areas with native ground covers or gravel between flags are provided and aligned with family or dining rooms to encourage garden use in summer months and extended use during shoulder seasons. Other elements in the courtyards include integrated timber seating and garden sculptures positioned to provide focal points of interest both from within the courtyards and from inside in houses.

Where possible terrace spaces have been positioned in sunny, private spaces while still enjoying shared views of the public spaces. Access to the formal garden from houses is by way of stepping stones set amongst native ground covers or pebbles ensuring permeability. At the front of buildings 4 and 5, low walls are set amongst planting to integrate the style of the architecture with the surrounding environment.



Autumn play



Habitat systems



Childrens play



Native planting



Seasonal colour



Stone walls



Childrens free play



Native grasses



Shared garden



Relaxing space



Colour + texture



Terrace paving



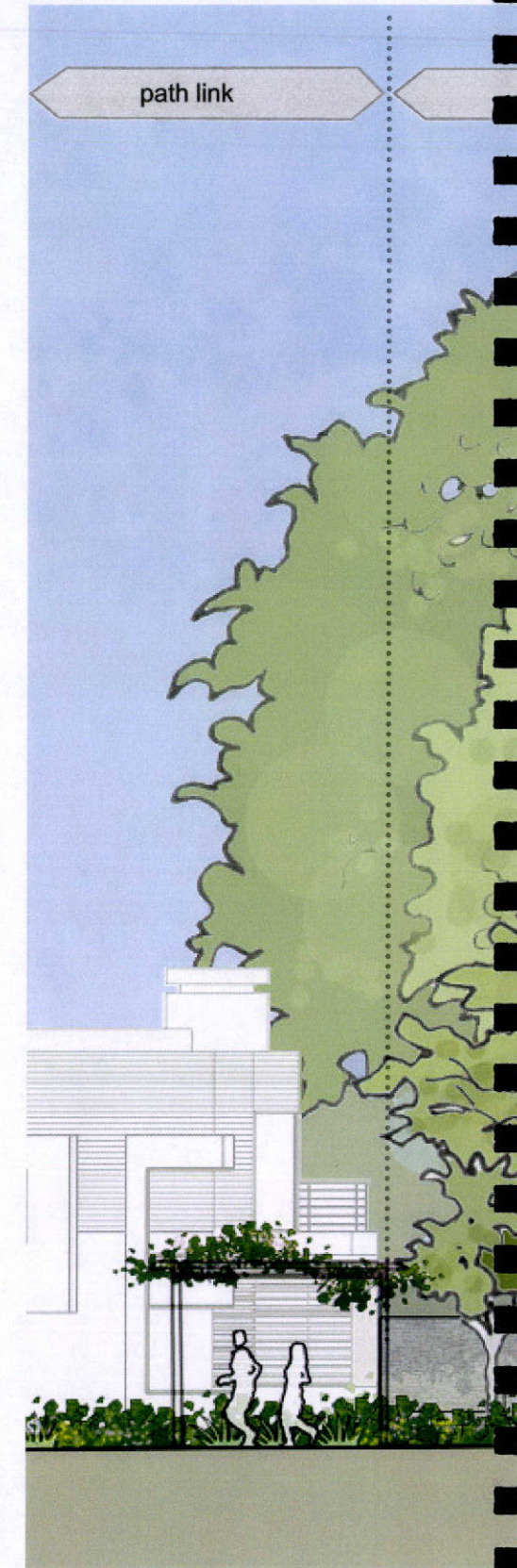
Gravel paths



Formal lawn



Childrens play



formal garden

existing building

entrance forecourt

Grove Park



Section B-b

1.125@A3

Formal garden

123 Grove Park

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Communal woodland



Communal woodland

The development in the communal woodland area aims to minimise its impact on the existing mature vegetation with the careful placement of building plots and the extensive use of soft landscape within garden spaces combined with greening of all flat roof areas.

Vehicle access to the woodland houses is via a narrow, shared surface route paved with gravel to allow rainwater to permeate into the ground for the benefit of the existing vegetation.

A dedicated pedestrian access route is also provided and runs from the communal amenity space in the Formal Gardens to the woodland properties via an arbour walk between houses 4 and 5. This pedestrian link is emphasised using ornamental planting and a different coloured gravel. The change in surface tone also indicates the entrance to the woodland 'resting space', an informal space with a natural character intended to provide residents with space for passive forms of recreation and encourage an appreciation for the natural environment. The space will feature timber decking - a response to the more natural setting and allowing water permeability; seating areas and native shrubs and groundcovers.

Pergolas along the gravel footpath also provide opportunities for climbing plant species and create a threshold to the quiet space.

Private Terraces

Houses 1-3 feature private amenity space in the form of terraces constructed from timber decking in response to their setting and allowing water and air to permeate through to tree roots.

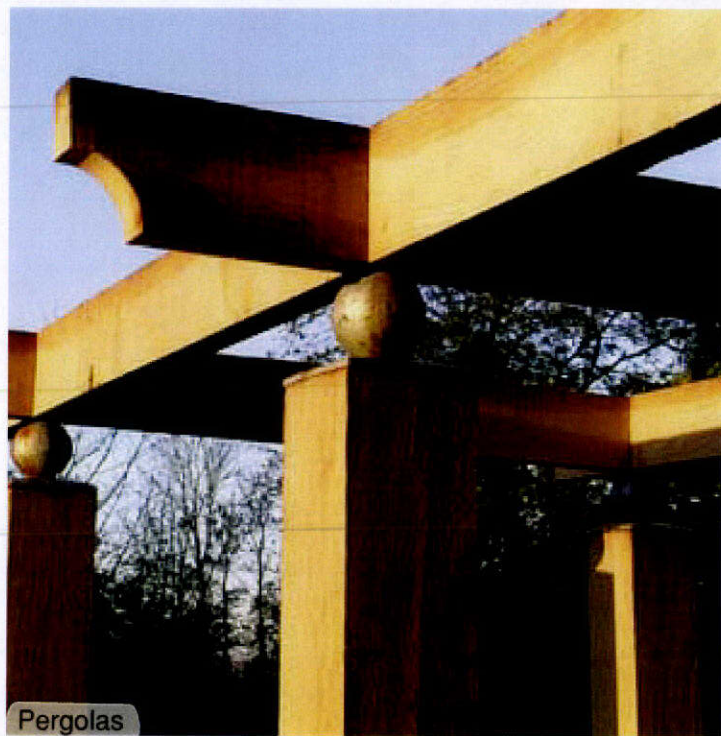
Outdoor terraces have been aligned from family/living rooms and locally produced sculpture/pots positioned in view lines from kitchens/bedrooms.

Ferns and shade tolerant ground covers are proposed for areas to the north of houses 1-3 in keeping with the woodland setting and adding to the biodiversity of the site.





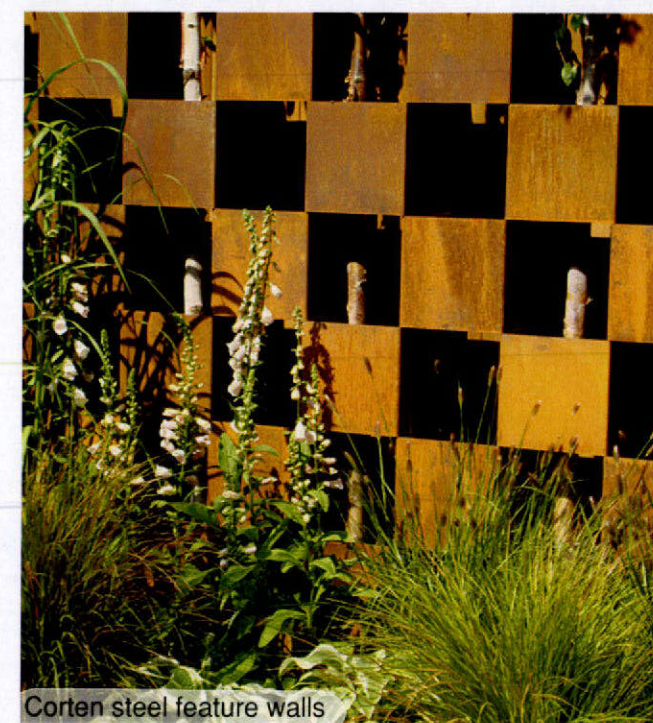
Woodland planting



Pergolas



Woodland discovery



Corten steel feature walls



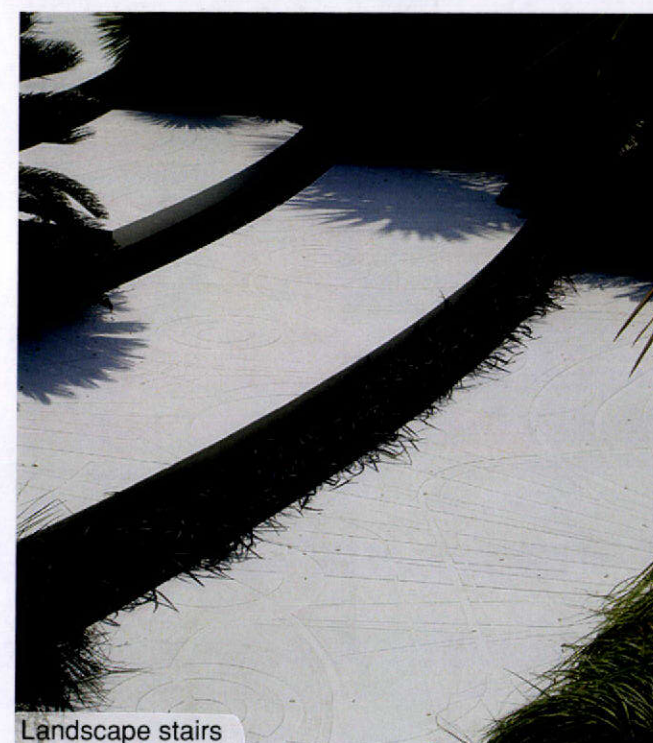
Stacked stone feature walls



Seasonal planting



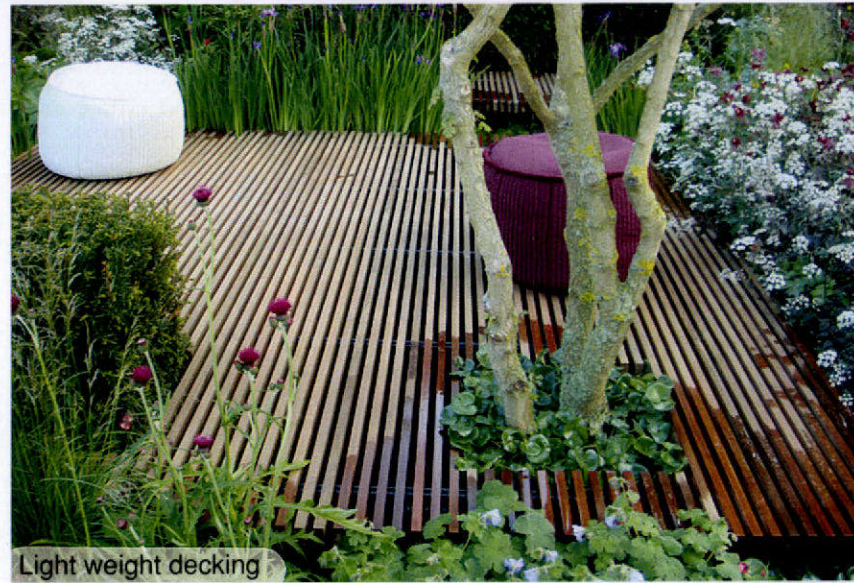
Textural planting



Landscape stairs



Colour



Light weight decking



Texture

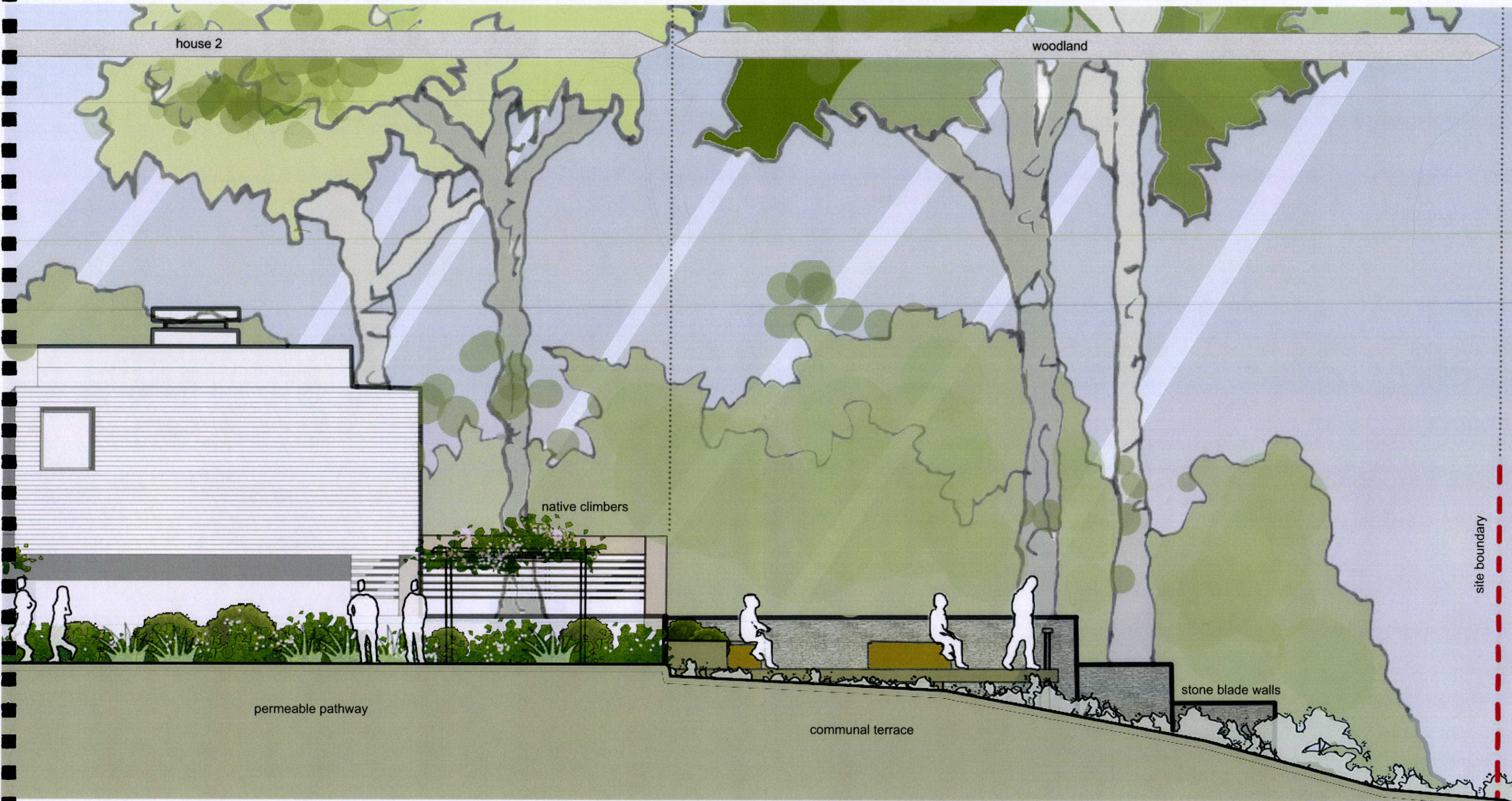


Natural materials



Mixed materials





Section C-c
1.150@A3



Native planting



Woodland planting



Timber decking



Arbor walk



Feature pots



Seasonal colour



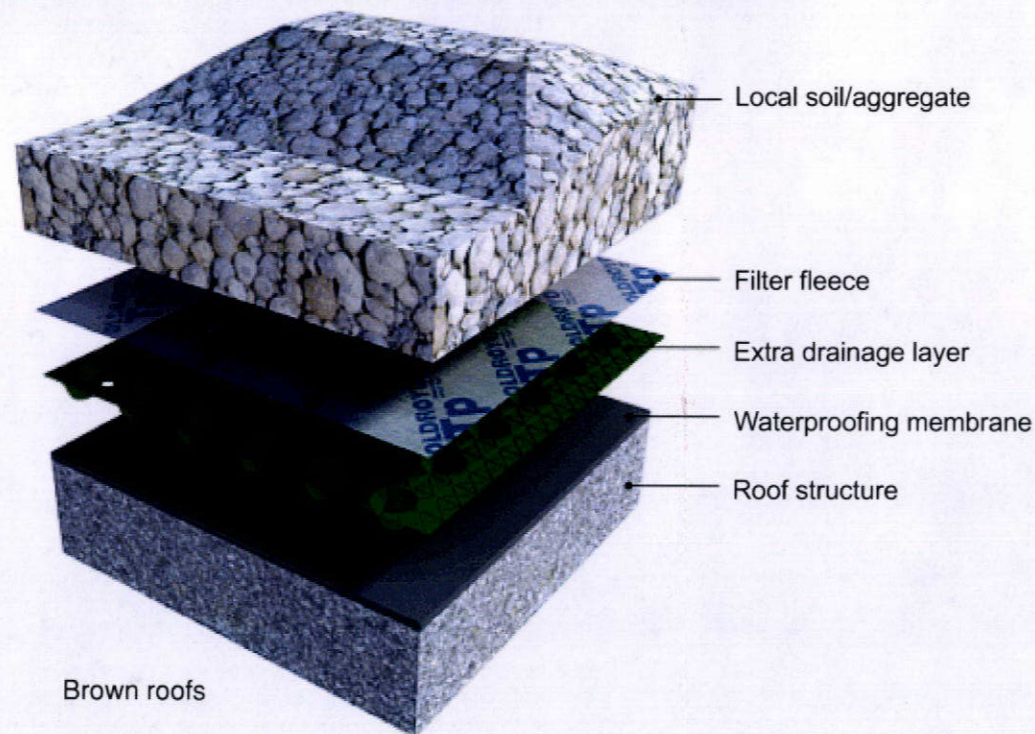
Multi stem silver birch



Song thrush



Bat boxes



Brown roofs

Biodiversity

The landscape proposals aim is to encourage biodiversity through the specification of native plants species and introduction of elements that provide habitats for invertebrates. The proposals aim to respond to Southwarks Bio-diversity Action Plan.

Native species proposed in the Entrance Forecourt include ground covers such as Ivy (*Hedera helix*) which provide roosting opportunities for birds as well as seeds and nectar - a source of food for bees. Other native species proposed in the Formal Gardens and Communal Woodland such as Honeysuckle (*Lonicera periclymenum*) and Clematis (*Clematis vitalba*) as well as exotics such as Passion Flower (*Passiflora affinis*) will also encourage flying insects and bird life. Brown roofs will be incorporated on all flat roof areas utilising soil and rubble from the site and enhancing the fauna and flora of Southwark. The established canopy above provides an opportunity for placement of bird boxes encouraging species such as the Song Thrush and Greater Spotted Woodpecker.

It is the intention of the proposal to maintain the wooded character of the site with trees retained wherever possible, thus preserving the character of the Camberwell Conservation Area. Where trees are to be removed the dead wood is to be retained on site and stacked in locations along the western and eastern boundary/ within the communal woodland with stumps left intact. This will allow habitat creation for the stag beetle and other invertebrates.

Lighting is to be designed in accordance with Secure by Design standards whilst being mindful of bat commuting routes by using down lights where ever possible. With a number of established trees there is also an opportunity to locate bat boxes high in tree canopies clustered in twos, encouraging bats native to postal district SE5 such as *Pipistrellus pipistrellus*. Boxes will be set in sheltered locations that are exposed to sunlight. Nettles (*Urtica dioecia*), *Buddleia* sp. and native English Elm (*Umus procera*) are to be included with within planting along the eastern boundary to encourage species such as the White-letter Hairstreak (*Satyrrium w-album*) and Holly Blue butterfly. Inclusion of native and food source planting in the proposal illustrates the commitment to biodiversity issues for Southwark Council.

Maintenance

Good horticultural practice will be utilised within the long term maintenance and management strategy for 123 Grove Park. This includes enhancing existing trees through appropriate tree surgery to maximise their longevity. Peat-free compost and mulches prepared from sustainable sources will also be specified. Weed control and clearance will be undertaken by hand or through the use of contact herbicide to prevent cumulative fatal effects to animals via the food chain, particularly invertebrates, birds and/or mammals. All Japanese Knotweed on site will need to be eradicated before the commencement of work on site.

Pruning will be timed so that flowers and fruit are allowed to develop in order to benefit local wildlife and planting beds will be maintained to control invasive, alien and domestic species which could jeopardise native species populations.



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