

studio gb

TODDINGTON LANE

LETTING AGREEMENT

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1 Landscape Strategy

1.0 Landscape Strategy

1.1 Design Principles and Objectives

The masterplan is designed with the primary aim of increasing the soft landscaping across the site, which not only enhances the visual appeal but also significantly promotes biodiversity. By introducing a diverse range of plant species, the development will create a more resilient and ecologically rich environment.

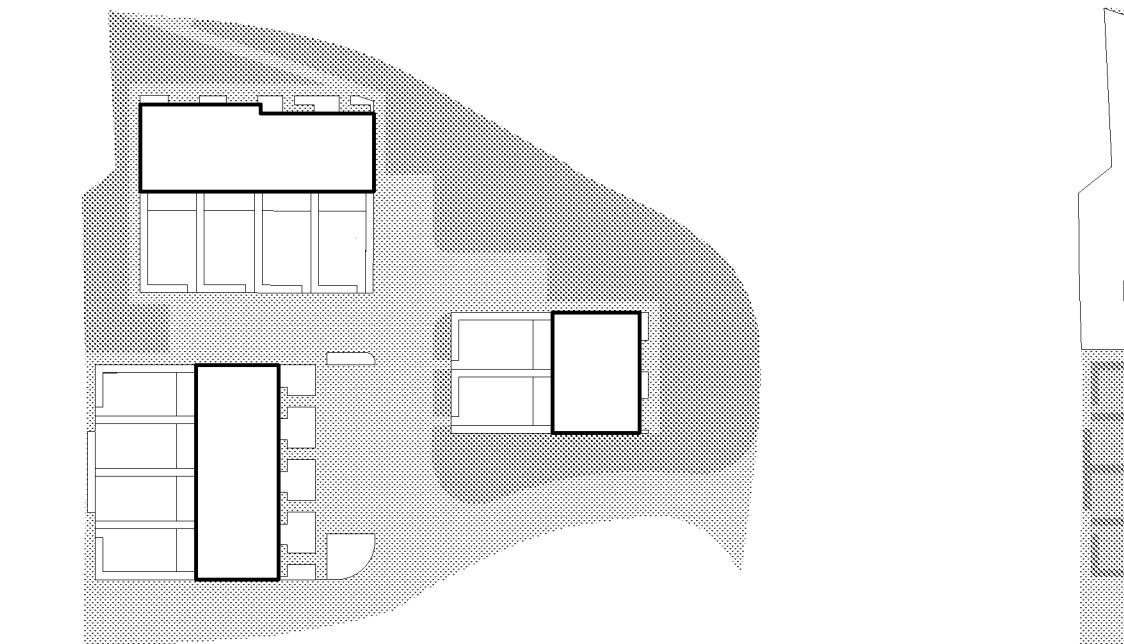
A key consideration in the design was to ensure that a sufficient planted buffer is provided to the northeast of the development. This buffer serves a dual purpose: it screens the development from the surrounding areas, preserving privacy, and it acts as a natural barrier to block noise and pollution from nearby traffic, enhancing the overall living conditions within the site.

Within the development, residents will enjoy generous private back gardens, each framed by a neatly clipped native hedge. Each house has a private terrace, offering an ideal spot for outdoor dining or leisure. Additionally, a garden shed is included in each garden, providing convenient storage for bicycles, gardening tools, or other outdoor equipment.

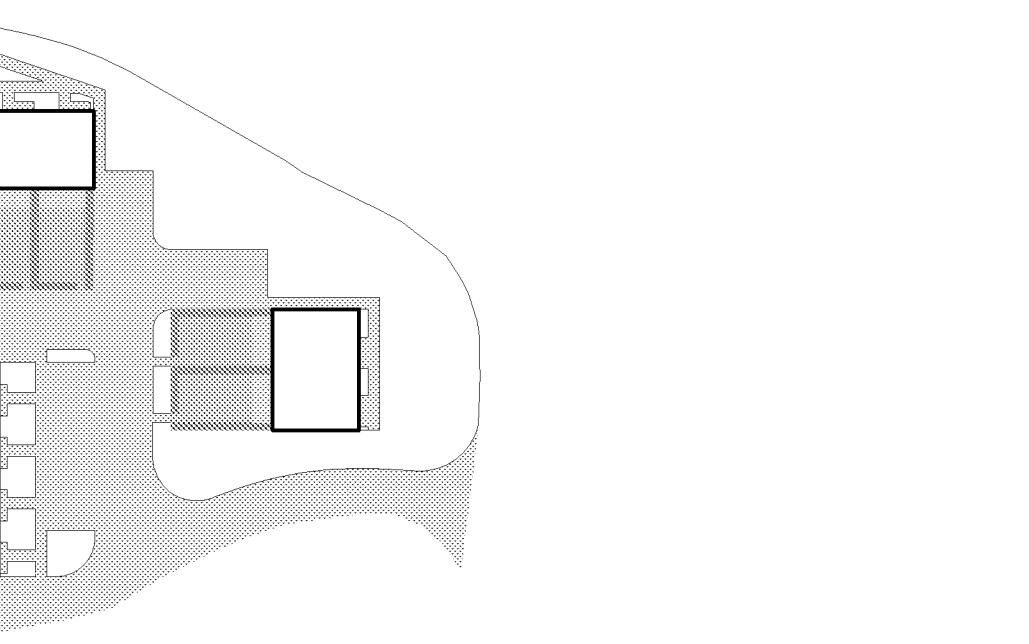
The front porches of the houses will be complemented by privacy shrubs planted in dedicated beds. These shrubs not only enhance the aesthetic appeal of the homes but also offer an added layer of privacy for residents, creating a welcoming and intimate entrance.

A substantial new tree planting strategy has been integrated throughout the development.

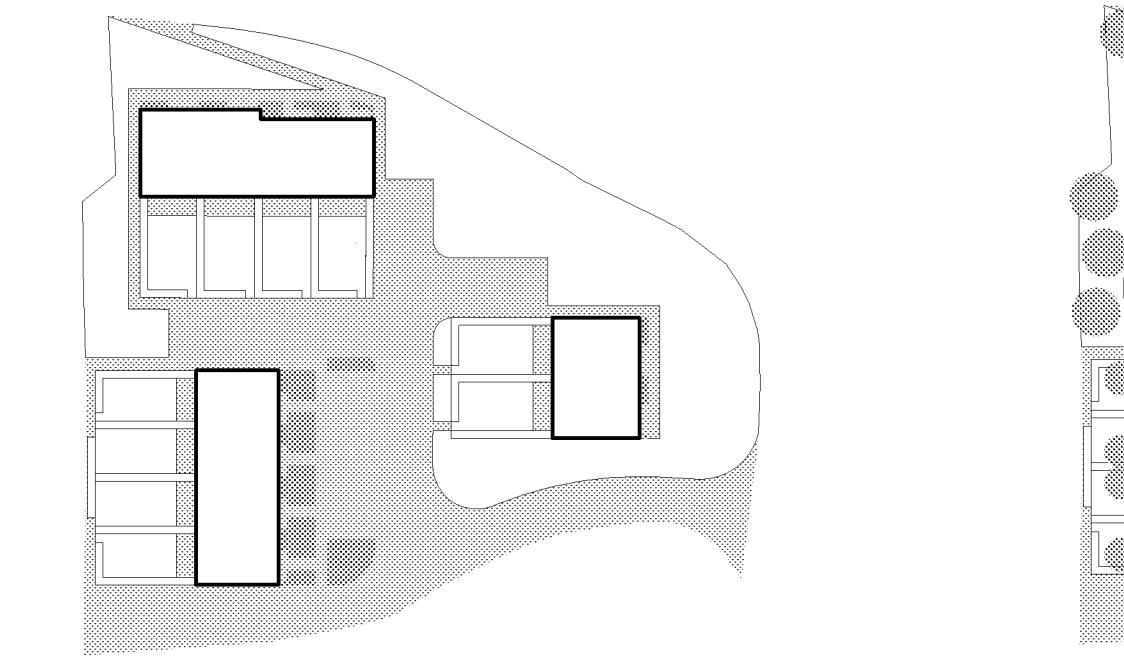
To further promote sustainability, all hard-standing surfaces within the development will be permeable. Flush kerbs will be used throughout the site to facilitate easy access, ensuring that the environment is both accessible and inclusive for all residents and visitors. Parking spaces have been thoughtfully integrated into the landscape and screened where possible.



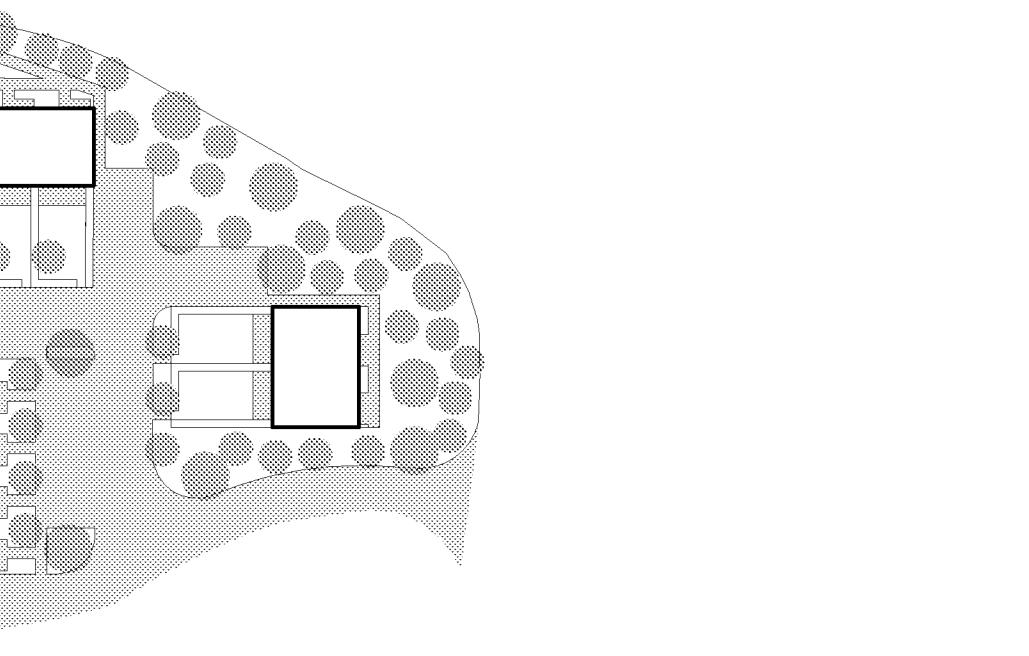
Buffer planting



Private gardens



Front gardens

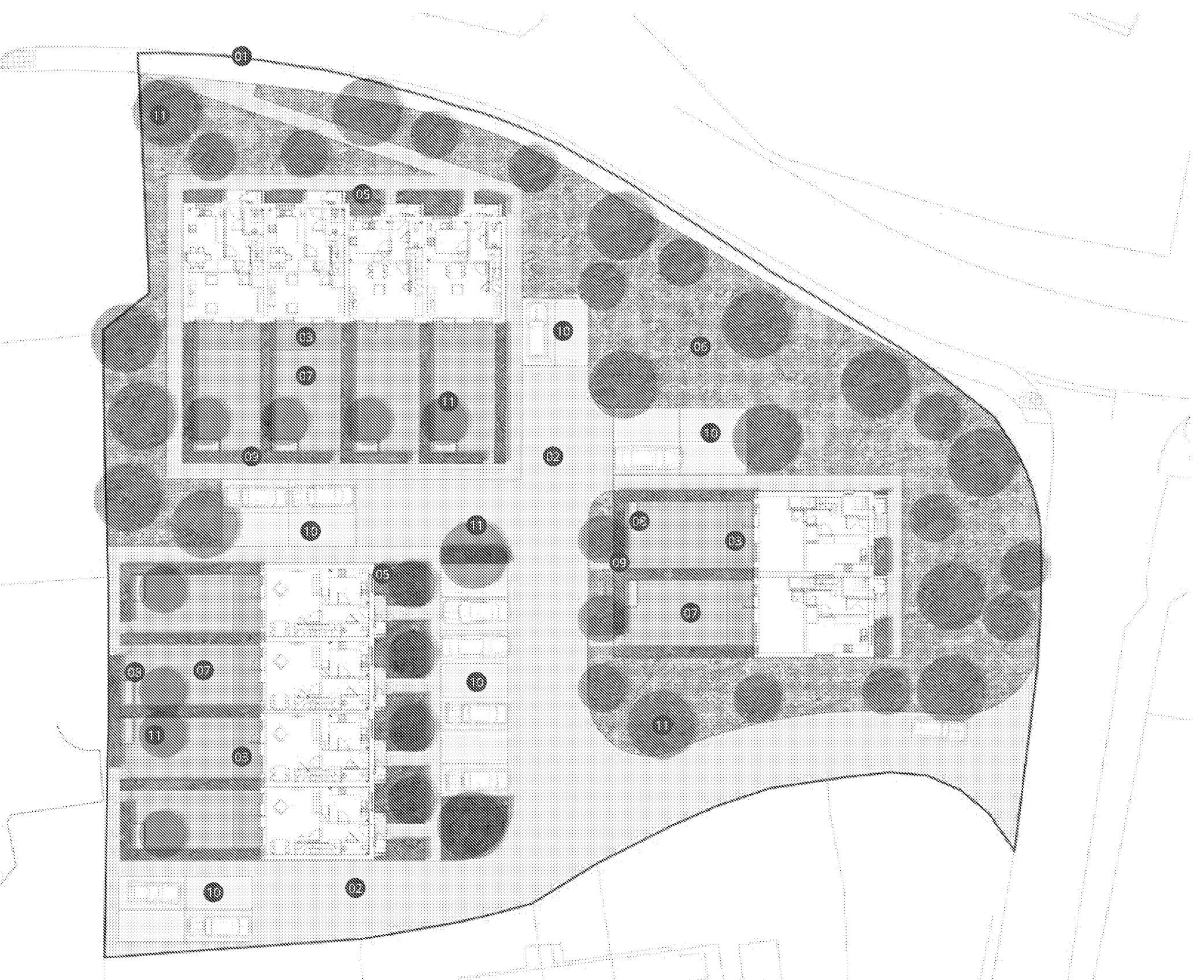


Trees

1.0 Landscape Strategy

1.2 Illustrative Layout

The masterplan features a cohesive planting strategy and a simple material palette, creating a unified and cohesive design. The layout is clear and legible, ensuring easy navigation, while nearly half of the site is dedicated to generous green spaces, promoting biodiversity and sustainability.



Illustrative Landscape plan, not to scale



2 Planting Strategy



2.0 Planting Strategy

2.1 Illustrative Proposals

Key

● Hedges
Instant mixed native hedges:

Crataegus monogyna
Acer campestre
Corylus avellana
Euonymus europaeus
Cornus alba
Salic caprea

● Mixed shrubs:

Cornus sanguinea
Ligustrum vulgare
Viburnum lantana

● Lawns

● Native meadow with shrubs:

Viburnum opulus
Sambucus nigra
Rosa canina
Euonymus europaeus
Prunus spinosa
Frangula alnus

● Sedum roofs

● Trees

St - *Sorbus torminalis*
Sa - *Sorbus aucuparia*
Pa - *Prunus avium*
Pp - *Prunus padus*
Fs - *Fagus sylvatica*
Cb - *Carpinus betulus*

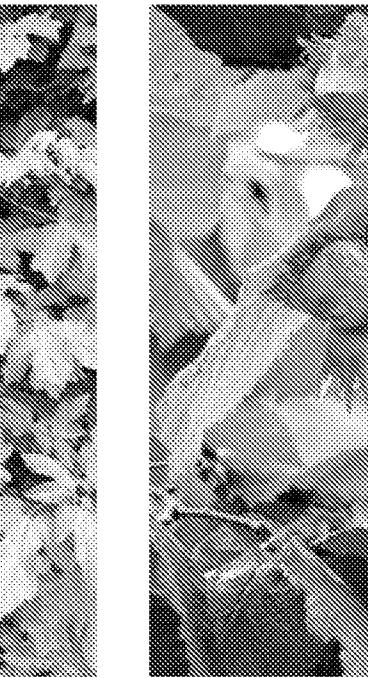


2.0 Planting Strategy

2.2 Private Gardens

Hedges

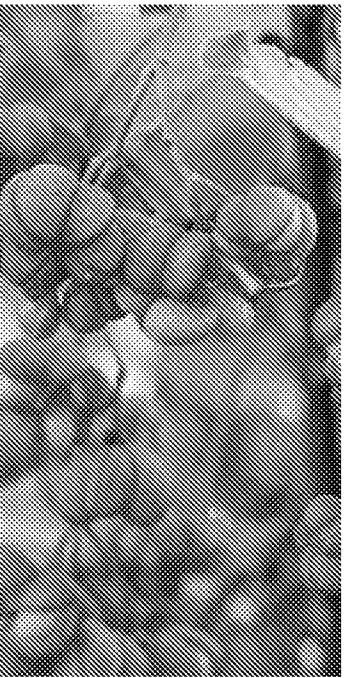
Mixed native deciduous hedges will define the boundaries of private gardens. These hedges, made from a variety of local tree and shrub species, will provide a natural and attractive border while supporting local wildlife. Their seasonal changes in color will enhance the gardens' appeal throughout the year



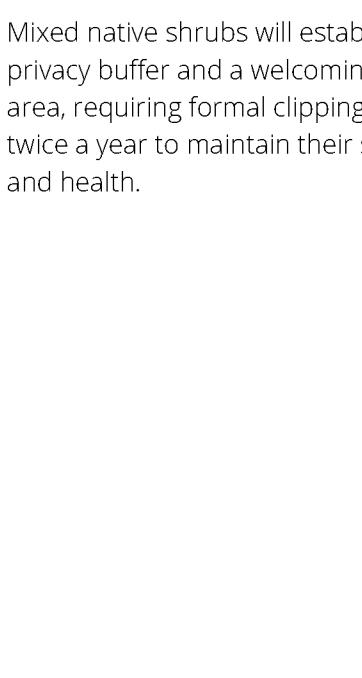
Acer campestre



Corylus avellana



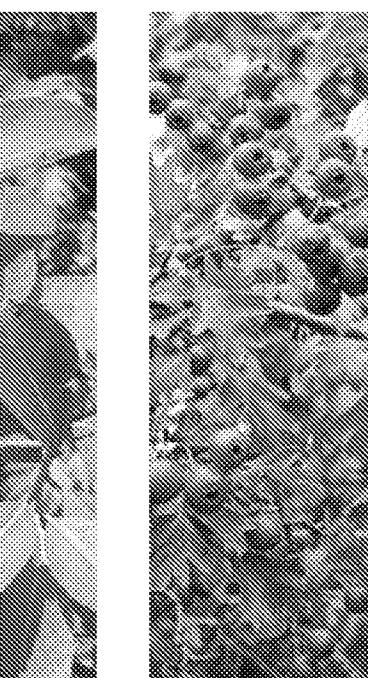
Euonymus europaeus



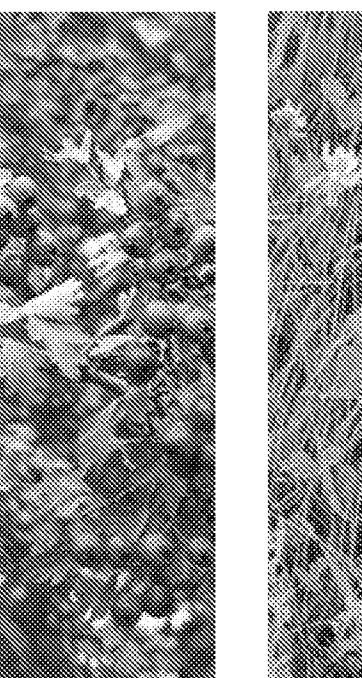
Ligustrum vulgare



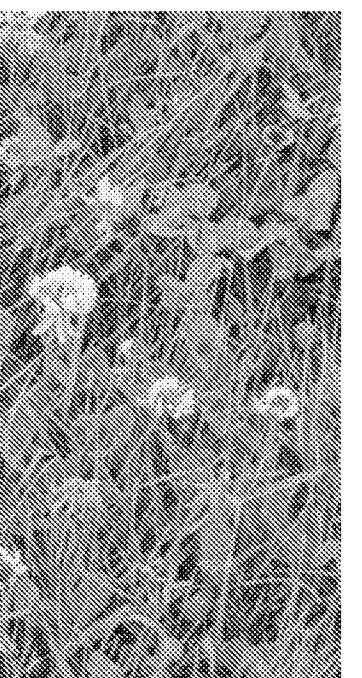
Cornus alba



Crataegus monogyna



Species rich meadow turf for private back gardens



Cornus sanguinea



Viburnum lantana

2.0 Planting Strategy

2.3 Tree Planting Strategy

The proposed landscaping plan emphasizes the use of native tree species from the UK, ensuring that the vegetation is well-suited to the local environment and contributes to the preservation of the local natural biodiversity. A total of 56 trees will be planted, thoughtfully selected to enhance the site's ecological and aesthetic value.

Currently, there are no existing trees on the site, providing a blank canvas for the new planting scheme. The plan includes a mix of small and large trees, strategically placed according to the available space. Smaller trees will be positioned in private gardens or close to buildings, where their size and form will complement the surrounding architecture. In areas where space permits, larger tree species will be utilized to create a more substantial presence and contribute to the site's overall canopy.

All of the trees chosen for this project are deciduous. This characteristic not only adds seasonal interest but also allows sunlight to reach the ground during the winter months, promoting the growth of understorey plants. Additionally, most of the selected trees will produce flowers and fruit, which are highly beneficial for local wildlife, supporting biodiversity by providing food sources for birds, insects, and other species.

To maintain clear and unobstructed pedestrian and vehicular circulation, the trees will be planted with a 2-meter clear stem. It ensures that the lower branches of the trees do not impede movement or visibility, making the environment safer and more accessible.



Carpinus betulus



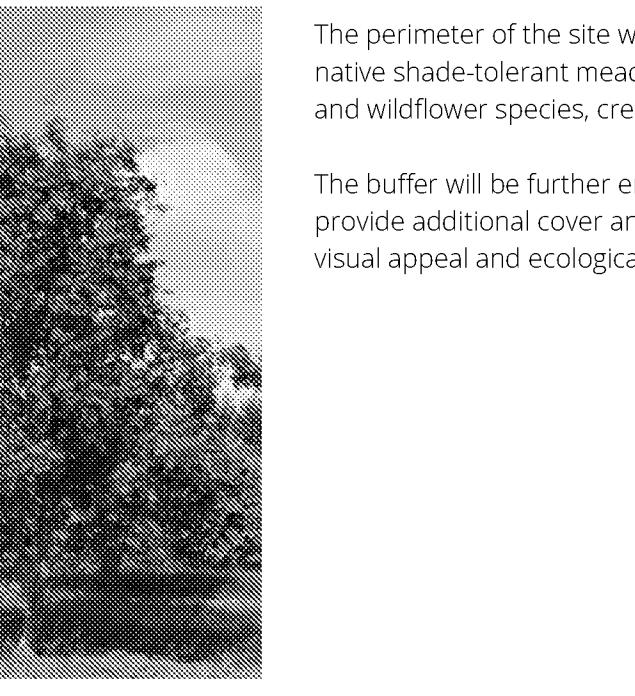
Prunus padus



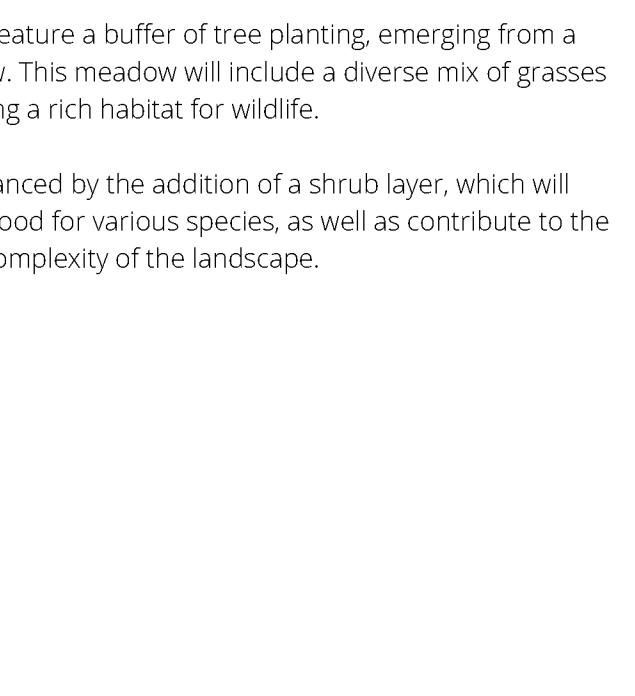
Fagus sylvatica



Prunus avium



Sorbus torminalis



Sorbus aucuparia



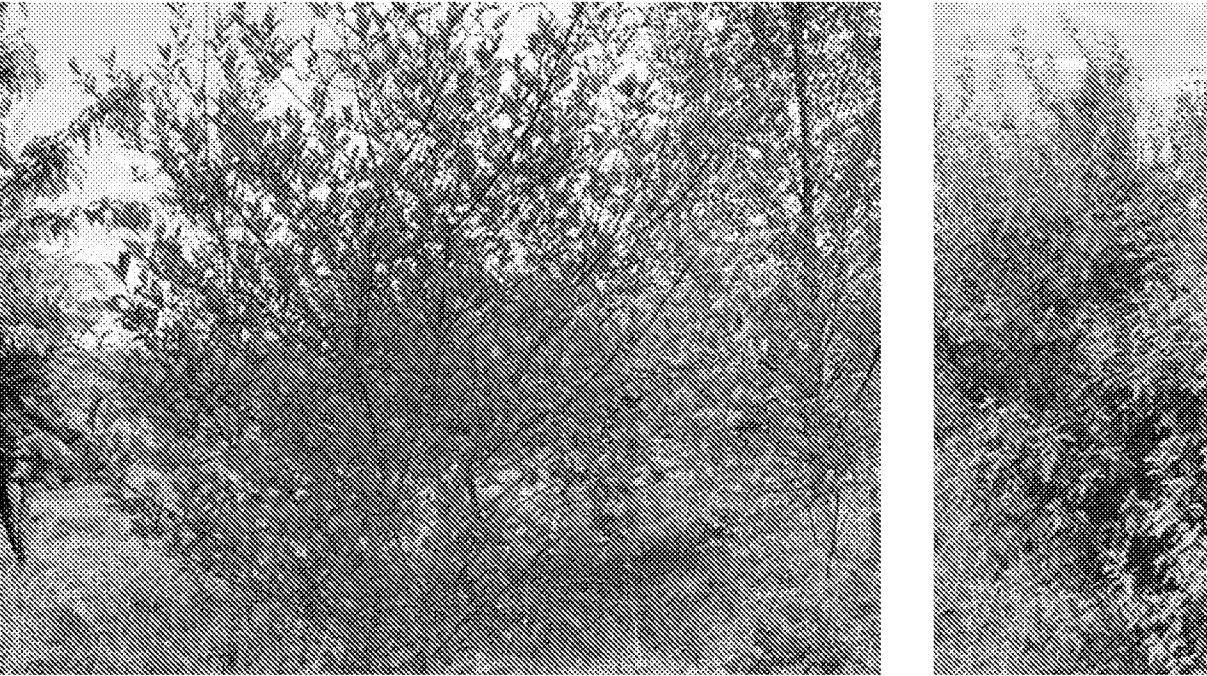
Grasses and wildflowers mix

2.0 Planting Strategy

2.4 Shrubs



Sambucus nigra



Euonymus europaeus



Frangula alnus



Rosa canina



Prunus spinosa



Viburnum opulus

3 Drawings



