

Planting on garden basements

Introduction

This report includes information on two gardens on top of garden basements in RBKC. The examples show:

1. Improvement of rear garden due to basement development - Bedford Gardens in Notting Hill
2. Reinstatement of artisan garden to original condition (Chelsea Park Gardens)

1. Improvement of rear garden due to basement development

The property in this example has been presented in earlier representations on the basement policy and to the basement working group however the project is now nearing completion and the initial planting has taken place recently. The landscaping is not complete so the final condition is not present but the submission deadline for representations will not wait.

In addition:

- Over time the planting will settle in and mature.
- A planted greenwall on one wall of the garden is yet to be installed.

Garden condition before development

Prior to development the rear areas of the property were:

- Fully paved courtyards
- With no planting in the ground
- Poor drainage as the ground was London clay with no top soil and a thin layer of man made ground. The London clay is effectively impermeable meaning that nearly all rainwater is lost.
- All surface water falling onto the area was fed by gravity directly into the main drainage / sewer system.
- No surface water from the roof or garden were collected, re-used or attenuated to avoid sewer flooding during storms.



Existing rear garden areas - viewed from both directions

Garden after development

After basement development:

- Surface is soil or permeable paving / decking.
- Planting into the soil comprises:
 - One 50 year old mature multi-stem tree.
 - Mature hedges on both sides of the garden.
- There is one metre of soil under the full area - this is a marked improvement on water retention capacity.
- Rainwater drains into the ground and does not flow into the gravity drainage / sewer system.
- Rainwater from the roof of the house is collected for reuse.



50 year old mature multi-stem mature tree planted in the one metre of soil over the basement roof
Green wall to be introduce in the area of white wall on the top left of the picture



Mature tree and hedges planted in the one metre of soil over the basement roof



Opposite view of mature tree and hedges - living green wall to be planted on the white wall on the left of the picture



Planting plan

2. Reinstatement of bucolic artisan garden in Chelsea Park Gardens

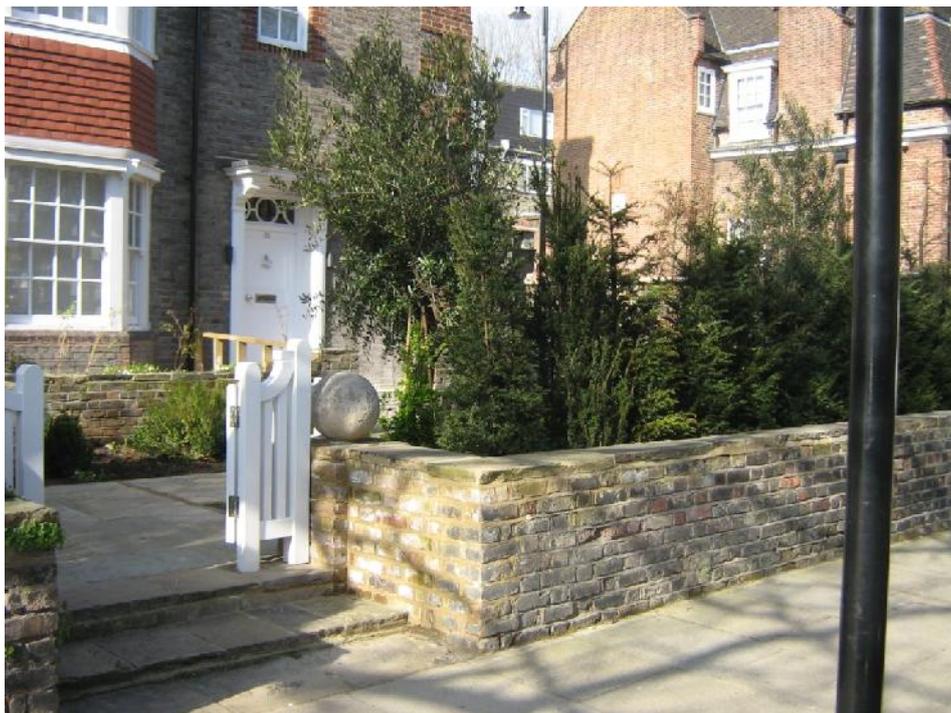
The front gardens of Chelsea Park Gardens are notable for their bucolic character.

The picture below shows the front garden over a recently built front garden basement. Over time the planting will age and mature. It is expected to be indistinguishable from how it appeared originally within 12 months.

Two young trees have been planted on the basement roof and will grow to full size and expect to live for a full, natural lifespan.



Front garden over basement in Chelsea Park Gardens - one month after planting



View from road