

3.0

CHARACTER AREAS

CHARACTER AREA 3 - HARD AMENITY

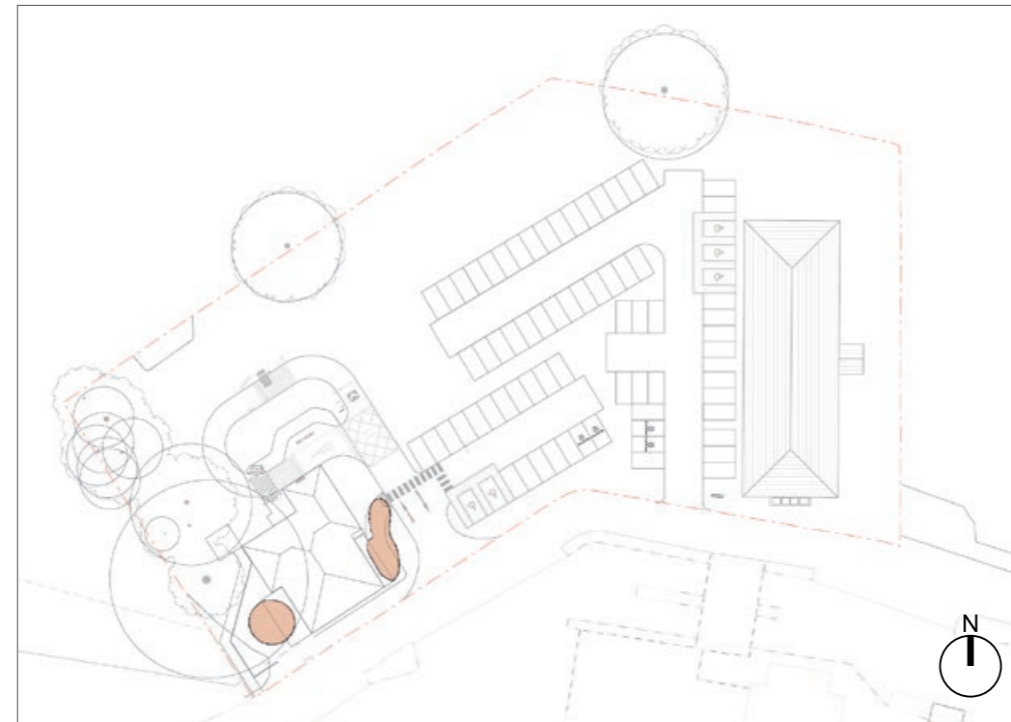
These provide key pedestrian links and outside destination space for users and will be influenced by the adjacent building access and spill out.

Key Characteristics:

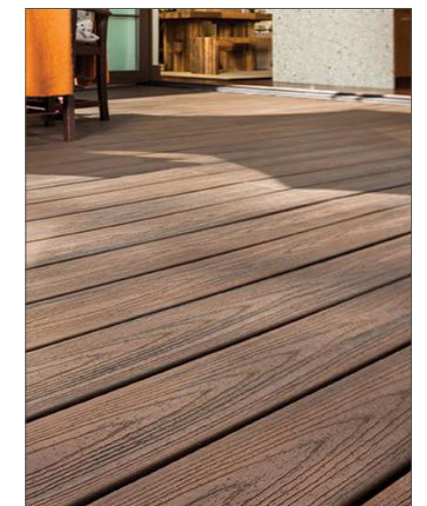
- Way finding and connectivity
- Strong visual identity
- Flexible use of space
- Provision of seating both fixed and flexible
- Set within ornamental soft landscape planting

Design Approach:

- Hard materials to reflect building tones / materials.
- Focal soft landscape providing visual amenity around hard space.
- Open space for flexible use.
- Clear way finding and legibility through material use.
- Strong visual appeal creating identity within the development, but also within the wider context of the Site.



CHARACTER AREA 3 LOCATION PLAN



3.0

CHARACTER AREAS

CHARACTER AREA 4 - ECOLOGICAL BUFFER

The existing boundary planting will be retained and reinforced with understory and native hedge planting were required to create robust ecological corridors. There will be encouragement, through the planting, to link with the ecological value into the wider landscape.

Whip planting, within the northern part of the site, will look to establish a robust and larger scale buffer through long term management. The woodland mix will be selected to encourage the establishment of native climax broadleaf canopy and will further increase connection, both visual and ecological, into the wider setting on the site.

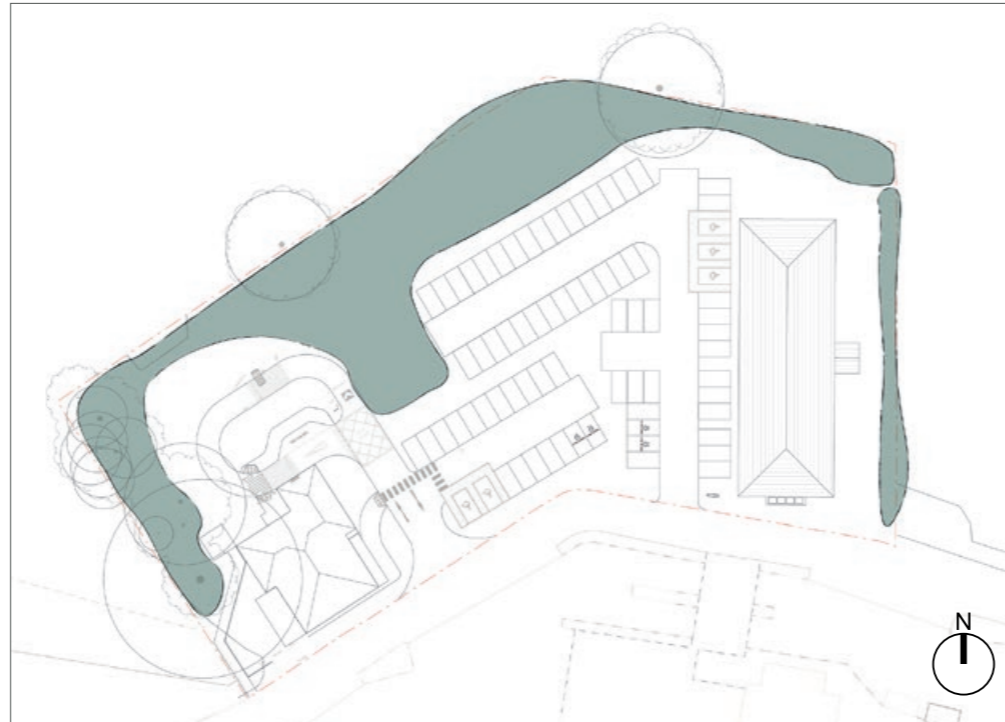
Ecological enhancements bird boxes and hedgehog homes within this character area will enhance existing habitats.

Key Characteristics:

- Retention, enhancement and creation of Biodiversity corridors
- Planting focused on ecological value

Design Approach:

- Existing trees to boundary to be retained.
- Enhancement of existing planted buffer. The adjacent existing off-site vegetation will be linked with the proposed.
- Protective measures defensive planting to deter disruption of ecological habitats.



CHARACTER AREA 4 LOCATION PLAN



3.0

CHARACTER AREAS

CHARACTER AREA 5 - PARKING

Primarily a hard landscape, opportunity has been found to visual soften the appearance through shrub, hedge and tree planting.

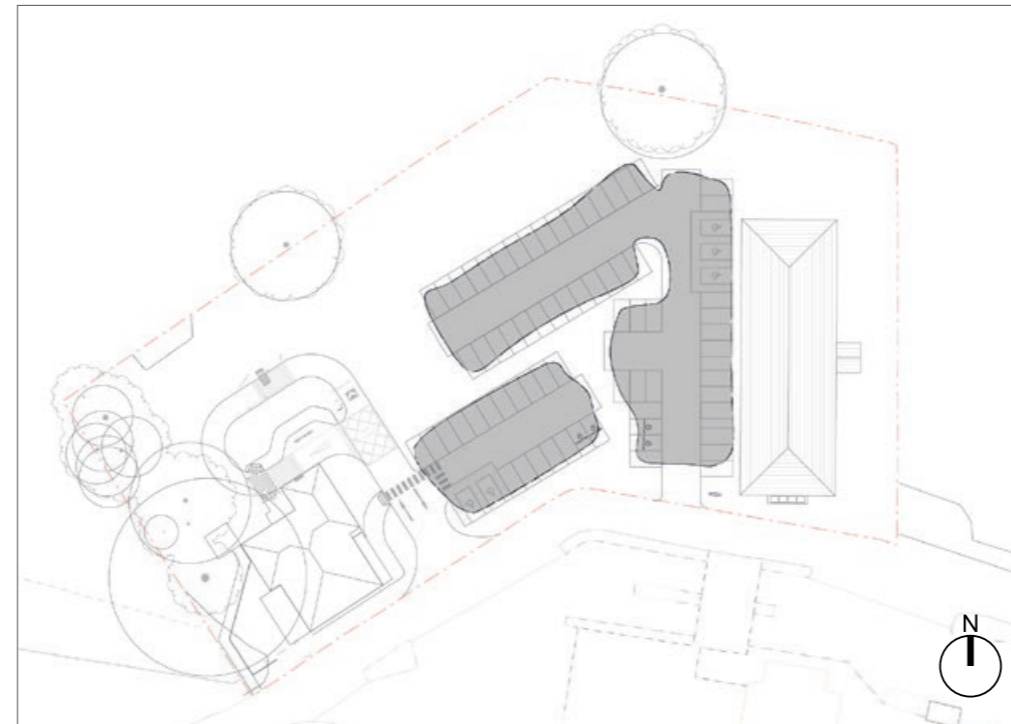
While hedge and tree planting give strong definition, they also provide visual screening to long views through the site.

Key Characteristics:

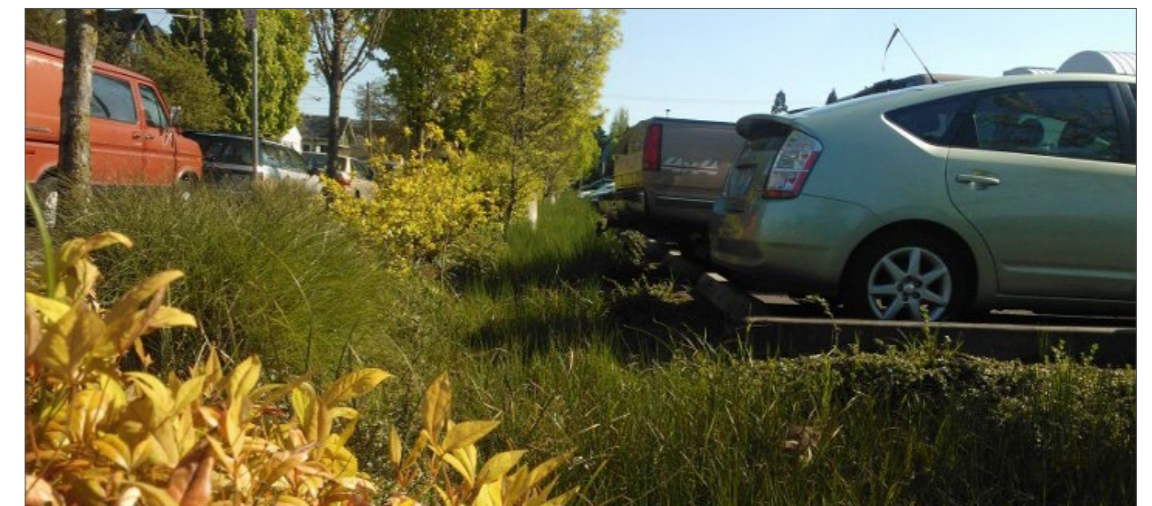
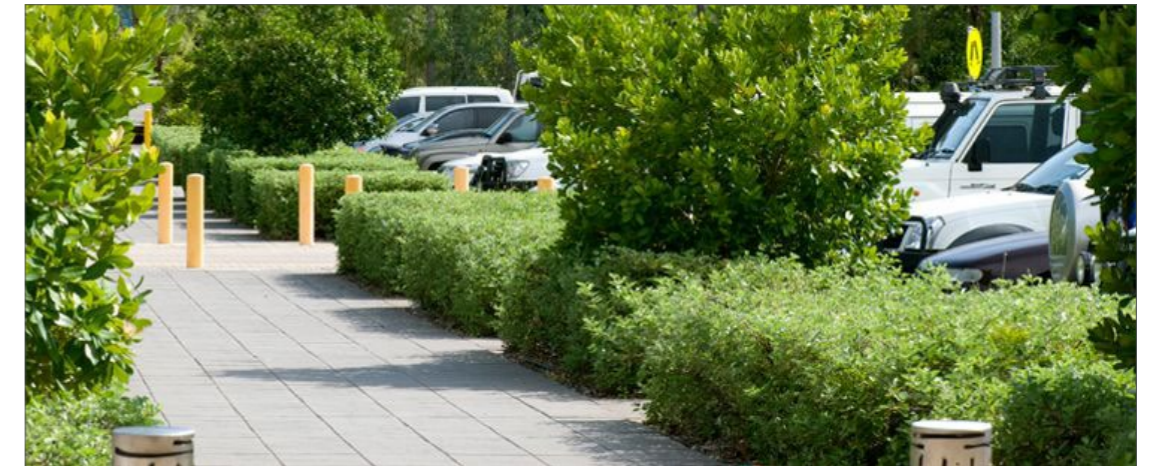
- Visual identity through planting
- Visual Constancy across development through tree planting.
- Way finding and connectivity
- Active space due to vehicle and pedestrian use.

Design Approach:

- Planting to the parking areas is seen as an opportunity to enhance visual identity of the two buildings.
- Functional space that the landscape will have to respond to.
- Traffic calming, way finding and visual identity through use of hard materials.



CHARACTER AREA 5 LOCATION PLAN



4.0 LANDSCAPE MASTERPLAN

FUNCTION

The masterplan ensures the external space strongly relates to both the surrounding natural landscape and the built form, providing a usable and visual attractive amenity areas.

It mitigates the visual impact of the building by means of a landscape buffer comprising larger long-lived trees and a wide variety of species suited to the soil type.

The layout ties the site to the surrounding context by means of ecological planting to the boundaries.

FORM

Built form is as existing and is located to the east and eastern ends of the site. Parking is located centrally with a green curtilage surrounding to allow a soft buffer.

A large area of soft landscape for whip planting stretches along the northern boundary which will, in time link into the existing woodland beyond the boundary.

LEGEND

- 1 Arrival Landscape
- 2 Formal Hedge planting
- 3 Formal shrub planting
- 4 Tree planting
- 5 External space associated with proposed offices
- 6 Amenity Grass
- 7 Meadow Grass
- 8 Decking / outdoor seating
- 9 Existing trees
- 10 Proposed Illustrative Tree Planting



LANDSCAPE MASTER PLAN

4.0 LANDSCAPE MASTERPLAN

ILLUSTRATIVE SECTIONS



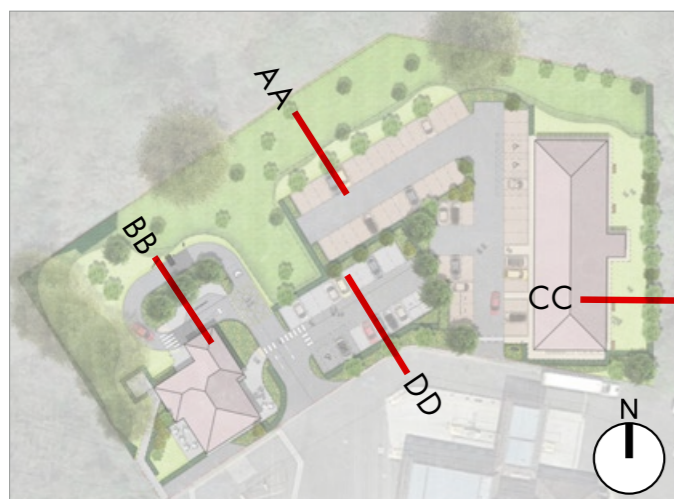
SECTION AA



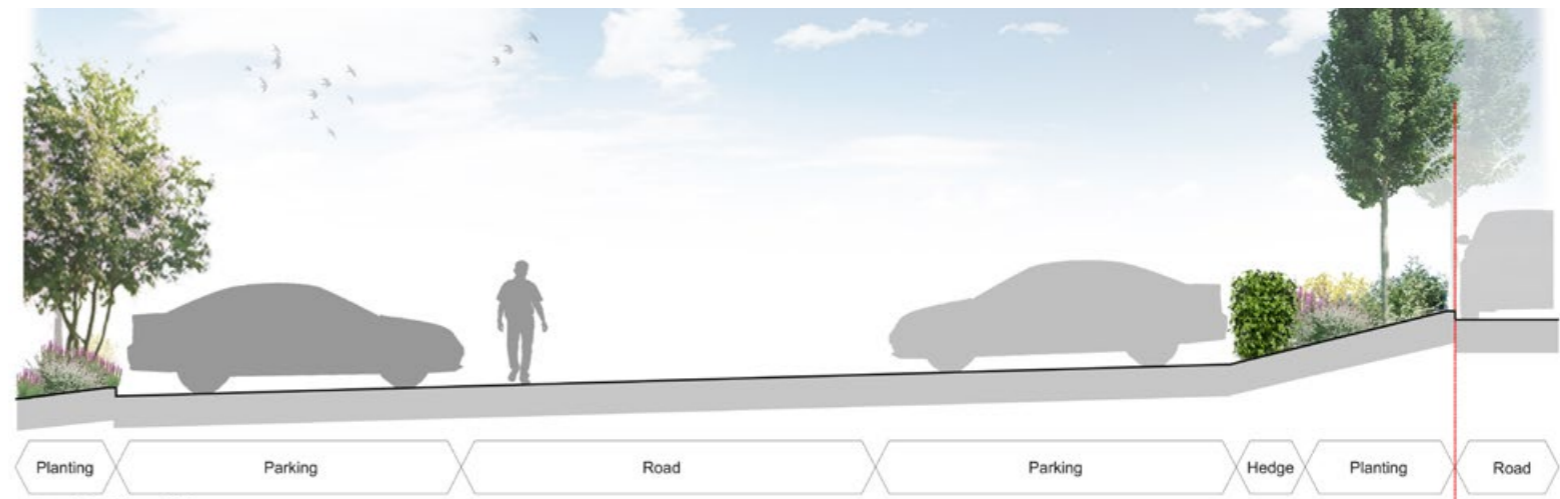
SECTION BB



SECTION CC



SECTION LOCATION PLAN



SECTION DD

5.0 TREE PLANTING STRATEGY

TREE STRATEGY

The proposed tree planting strategy aims to enhance the site boundaries, reinforcing ecological connectivity and create a rich landscape scene.

Primary Trees are proposed to the main routes and visually prominent areas.

Secondary trees will provide a smaller scale form and sit within the landscaped parking areas and provide a visual boarder to boundary planting.

Tertiary trees are smaller scale, often ornamental, and will offer visual interest to amenity and open space.

Whip planting to the northern boundary will create a green buffer and curtilage to the site, while enhancing the existing ecological corridor and connections east west. This is further improved by native understory and specie rich meadow.

LEGEND

- PRIMARY TREES
- SECONDARY TREES
- TERTIARY TREES
- PROPOSED WHIP PLANTING AND BOUNDARY STRENGTHENING
- EXISTING TREES
- SITE BOUNDARY



TREE STRATEGY DIAGRAM

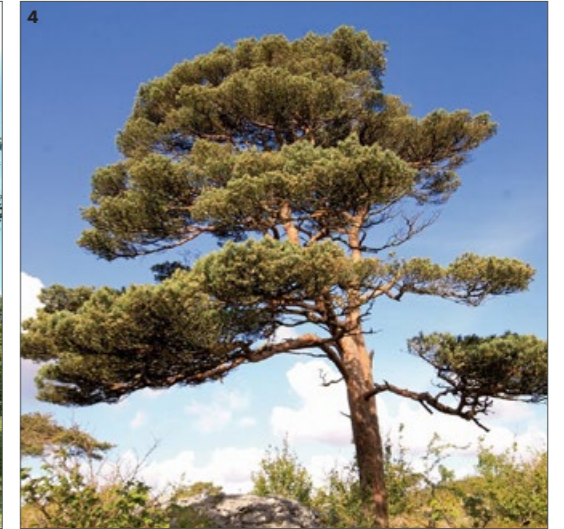
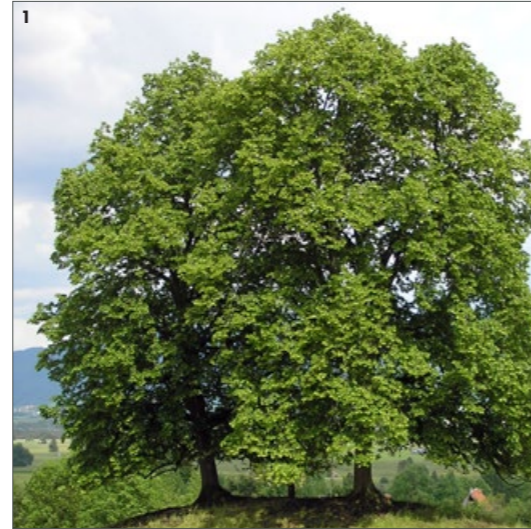
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TREE PLANTING STRATEGY

PRIMARY TREES

Larger, clear stem trees. Canopy form and seasonal change will be an important consideration.

1. *Tilia cordata*
2. *Carpinus betulus*
3. *Quercus robur*
4. *Pinus sylvestris*



SECONDARY TREES

Medium scale trees with clear stem. Tree colour and flowering will provide seasonal interest.

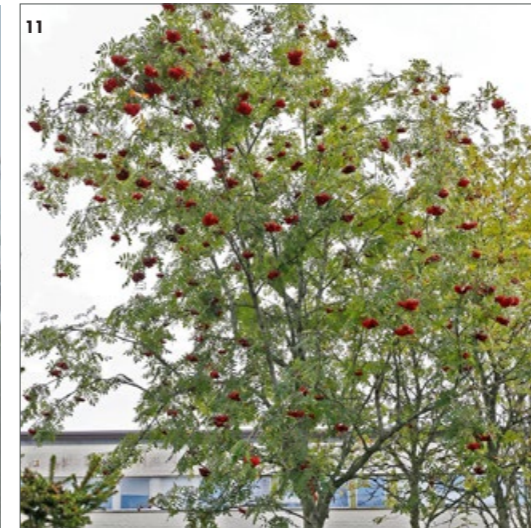
5. *Carpinus betulus* 'Frans Fontaine'
6. *Pyrus calleryana* 'Chanticleer'
7. *Tilia cordata* 'Greenspire'
8. *Acer campestre* 'Elsrijk'



TERTIARY TREES

Small scale trees with either multi-stem or clear stem. Trees with seasonal interest, flower, fruit and scent will be important for user engagement and enjoyment in more intimate landscape settings. Fruiting trees to be considered.

9. *Betula albosinensis* 'Fascination'
10. *Crataegus laevigata* 'Pauls Scarlet'
11. *Sorbus aucuparia* var. *edulis*
12. *Malus* 'Evereste'

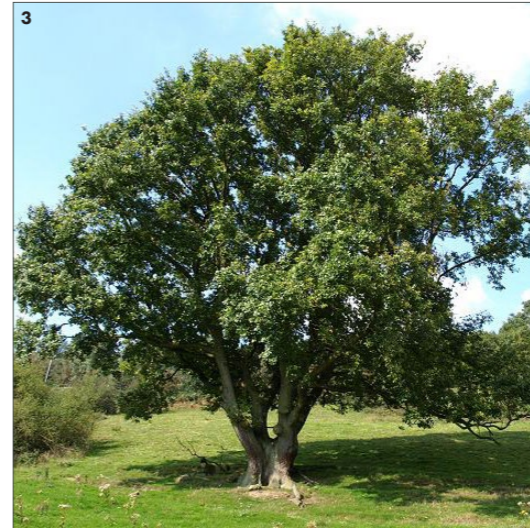
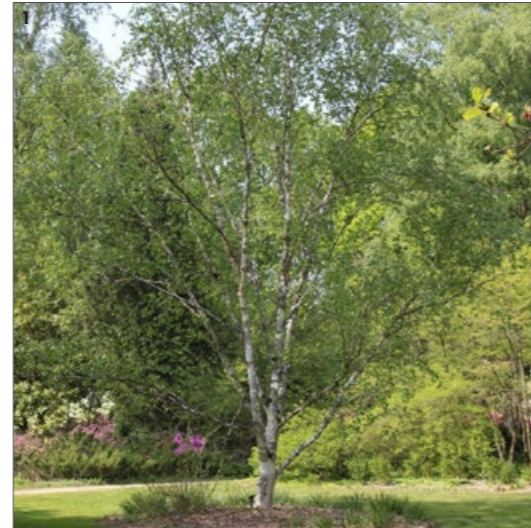


6.0 SOFT PLANTING PALETTE

WHIP TREES PLANTING

Whip tree planting supports the restocking proposals to the northern boundary. This will provide a long term tree belt and native planting buffer focused on providing for existing and new habitats.

1. *Betula pubescens*
2. *Betula pendula*
3. *Quercus robur*
4. *Quercus petraea*



HEDGE PLANTING

Strong lines of hedge planting will be used to frame the amenity space, filter views and provide visual separation within the core of the site.

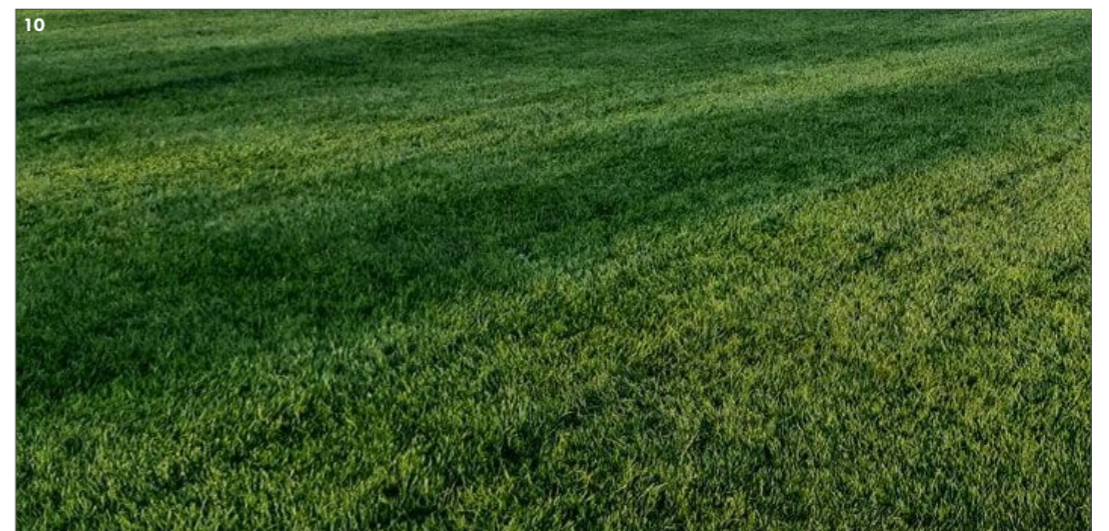
The heights of the formal clipped hedges would be maintained to create a sense of enclosure and differing depending on the species and location. This adds to the aesthetics of the planting scheme.

5. *Crataegus monogyna*
6. *Acer campestre*
7. *Quercus robur*
8. *Ligustrum vulgare*



GRASS AND MEADOW PLANTING

9. Meadow mix for shade
10. Amenity Grass



6.0 SOFT PLANTING PALETTE

ORNAMENTAL PLANTING PALETTE

The ornamental planting will have an important role in the visual amenity and identity of the proposals. This will work with the tree and hedge planting to frame amenity space, define smaller pocket spaces associated with building use and parking areas.

A mix of deciduous and evergreen plants planted will create height, texture, movement and colour to bring focus on the soft landscape. A mix planting that thrives in the site and soil conditions is key.

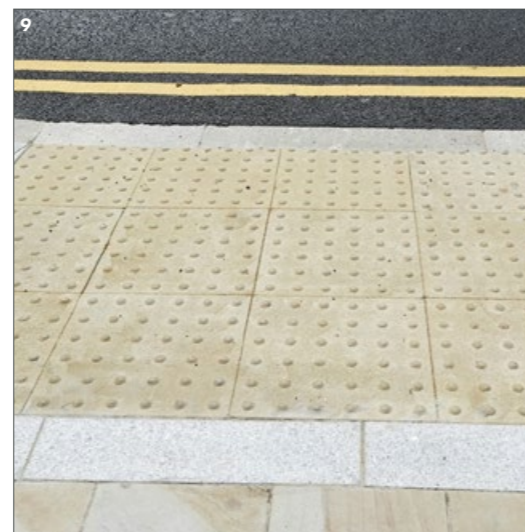
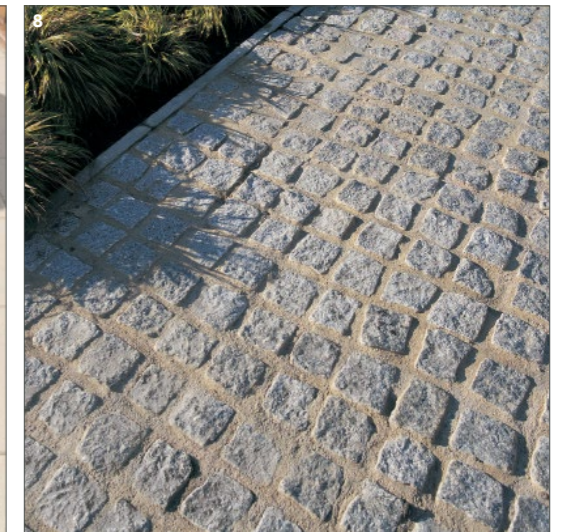
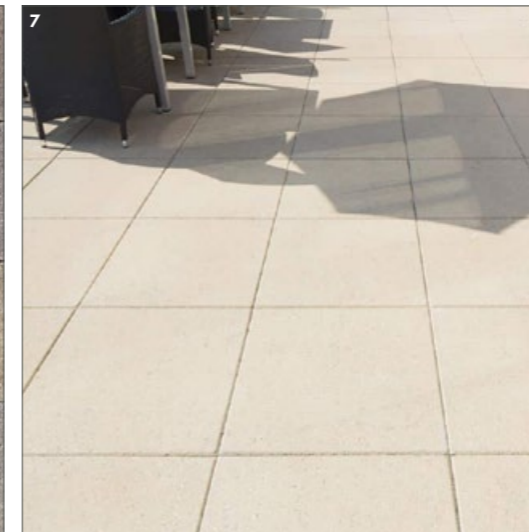
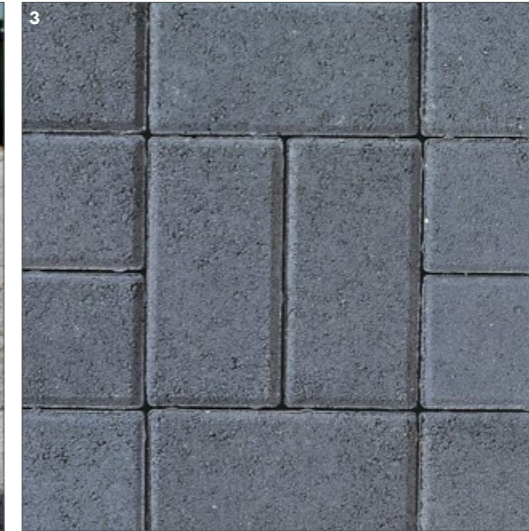
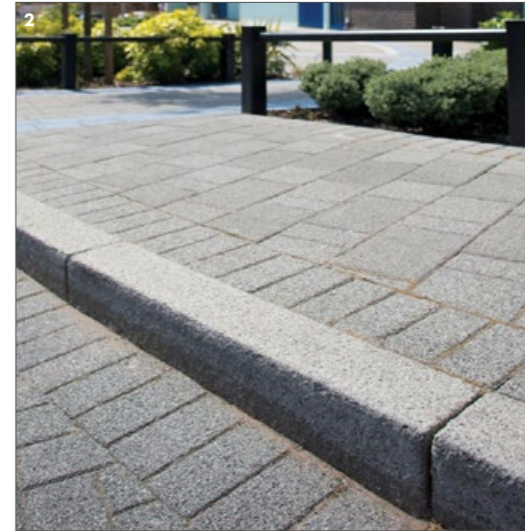
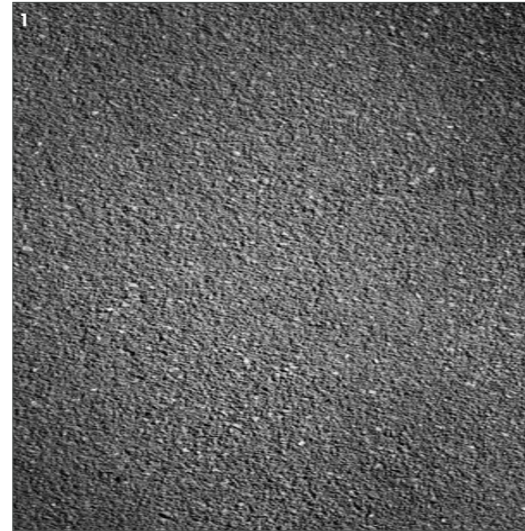
1. *Ceanothus thyrseiflorus* var. *repens*
2. *Potentilla fruticosa* 'Primrose Beauty'
3. *Physocarpus opulifolius* 'Lady in Red'
4. *Cistus* × *hybridus*
5. *Anthemis* 'Susanna Mitchell'
6. *Artemisia ludoviciana* 'Valerie Finnis'
7. *Calluna vulgaris* 'Spring Torch'
8. *Perovskia* 'Blue Spire'
9. *Stipa gigantea*
10. *Eragrostis spectabilis*
11. *Luzula sylvatica* 'Marginata'
12. *Polystichum setiferum*



7.0 HARD LANDSCAPE

PAVING PALETTE

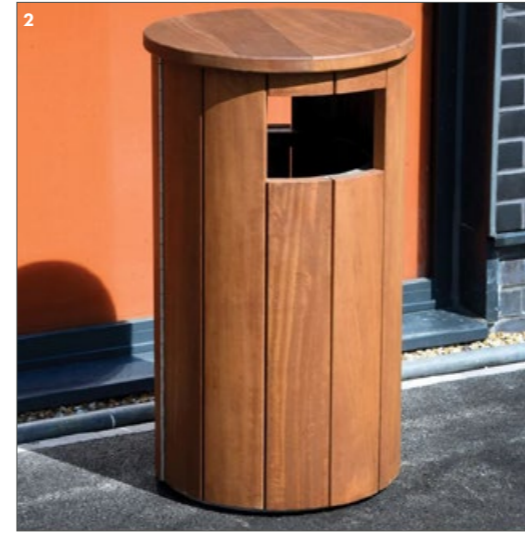
- 1 Vehicle and Pedestrian Tarmacadam
- 2 Upstand Kerb
- 3 Block Paving - Charcoal - Herringbone
- 4 Block Paving - Bracken - Herringbone
- 5 Tegula Block Paving - Natural
- 6 Tegula Block Paving - Ceder
- 7 Concrete Slab Paving
- 8 Granite setts
- 9 Hazard Paving



7.0 HARD LANDSCAPE

FURNITURE

- 1 Bench Seating
- 2 Timber Litter Bin
- 3 Fencing
- 4 Stock Proof Fencing



8.0

LANDSCAPE MAINTENANCE AND MANAGEMENT

The maintenance of the scheme as it progresses both on site and following completion will be critical to its success. Visible maintenance operation will be important for the residents and will visibly contribute to the community and social wellbeing.

Every effort is being made in the detailed design of the project to choose the correct species but this effort will be wasted with poor maintenance. At the Masterplan stage it is key to establish the principles of maintenance and the review procedures that the chosen Landscape Contractor will be required to undertake. Detailed landscape maintenance specifications and a landscape management plan will be submitted and they will encompass the following:

Review Procedure

Timing and responsibility of reviews and method of reporting to ensure the correct communication channels are set up at the start of the project.

General Operations

The following principles will need to be established:

- Working notice, reinstatement procedures, the use of any specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority and the use rain water for irrigation means, depths required, watering times and removal of arisings as part of any operation on site. The protection of areas affected by maintenance operations and the safety of Maintenance & Management operatives and members of the general public will need to be explained in a method statement.
- The Landscape Maintenance Contractor shall give 3 working days notice to the Client before the application of herbicide, the application of fertilizer, watering and each site maintenance visit. The Landscape Maintenance Contractor shall reinstate to its original condition any damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings. The Landscape Maintenance Contractor shall employ specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority.
- The Landscape Maintenance Contractor shall use portable mains water when watering and will ensure that the planting is wet to the full depth of topsoil, will not damage or loosen plants. With compacted soil loosen or scoop out, to direct water to rootzone. Watering is to be carried out as necessary for the continued thriving of all planting. Unless specified otherwise.
- The Landscape Maintenance Contractor will dispose of arisings as follows; biodegradable arisings to be composted on site as much as possible with an additional going to an approved tip, grass cuttings to be composted on site, tree roots and stumps to an approved tip or retained to create hibernaculum's or informal play where as suitable, shrub and tree prunings to an approved tip and litter and non-

biodegradable arisings to an approved tip. Extraneous rubbish not arising from the contract work will be collect and removed from site. The Landscape Maintenance Contractor is to protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on grass.

Existing Established Trees

Existing boundary vegetation will be retained and managed in order to retain and enhance the boundary ecological value. This will be the driver for any management to existing vegetation. Remove dead, diseased, decaying and damaged wood. Major pruning only to be undertaken after discussion with the Client. Note that permission will be required to carry out any tree surgery works to the trees that are subject to a tree preservation order. This permission is to be obtained from the Local Authority Tree Officer prior to any works being carried out. Replacement planting, if requested by the Local Authority, is to be with species of local provenance.

Semi-mature, Advanced Nursery Stock and Standard Trees

The planting, establishment, pruning and ongoing maintenance of these trees will need to be clearly specified. Prune to remove dead, dying, diseased branches. The Maintenance Contractor is to advise Landscape Architect of any major works required and if necessary obtain an assessment from an approved arboriculturalist. Remove suckers from base. Check condition of stakes and ties. Adjust as necessary to prevent rubbing of bark and to ensure tree is upright. Firm up trees which have suffered frost heave or are affected by strong winds. Ensure that sufficient water is applied to maintain healthy growth. Dependant on location, apply N.P.K. slow release fertiliser (at rates recommended by the manufacturer) on annual or two-yearly basis.

Ornamental Shrub Planting

The planting, establishment, pruning and ongoing maintenance of these shrubs both generally and specifically will be clearly specified. The intention is to encourage the establishment of planting to provide continuous cover using a balanced mixed shrub layer.

Keep all beds weed free by hand weeding and/or use of approved herbicides. Fork over beds as necessary to keep soil loose with no low or high spots. Clear soil and/or mulch from adjacent hard surfaces. Until review period (year 5) apply a 15 : 15 : 15 N.P.K. slow release fertiliser during March/April in accordance with manufacturers recommendations.

Prune shrubs to remove dead, damaged or diseased branches, dead flower heads, etc. Prune to maintain shape appropriate to the species with additional shaping or height maintenance as specified in the tables. Apply sufficient water to maintain healthy growth. Maintain beds rubbish and litter free.

Amenity Grass Areas

The planting, establishment and ongoing maintenance of grass areas and any proposals for replacement will need to be clearly specified. Generally maintain turf in a manor appropriate to the intended use to a height of 30mm. Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. Prevent waterlogging and compaction. Repair damage due to trampling, abrasion or scalping during mowing. Within ornamental turf and lawns maintain reasonably free from moss, thatch, weed, frost heave, worm and mole casts with edges neat and well defined. Litter and fallen leaves remove regularly to maintain a neat appearance. Before mowing The Landscape Maintenance Contractor is to remove litter, rubbish and debris. Following mowing the Landscape Maintenance Contractor is to leave a neat and even finish, without surface rutting, compaction or damage to grass. Neatly trim around obstructions and sweep clear and remove arisings from adjoining hard areas. Do not use mowing machinery closer than 100mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.



