



The Priory

Little Waldingfield, Sudbury, Suffolk

Design and Access Statement
Rev A

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Contents

01.	Introduction	03
02.	Historic Context	04
03.	Existing Site	05
04.	Landscape Planning Context	08
05.	Site Context	14
06.	Analysis	15
07.	Design Aspirations	16
08.	Design Intent	17
09.	Landscape Masterplan	18
10.	Proposed Sections	19
11.	Visualisation	21
12.	Proposed Indicative Tree Clearance	23
13.	Proposed Hard Landscape	24
14.	Proposed Soft Landscape	27



01 Introduction

OVERVIEW

This application relates to the landscape works for the garden adjacent to the Priory which is a Grade II Listed building located in Little Waldingfield near Sudbury.

Thomas Hoblyn Garden Design Ltd. have been appointed as Landscape Architects by the owners of the site Mr. and Mrs. Joseph to assist in the design of their garden with respect to the building, site and its particular character and features.

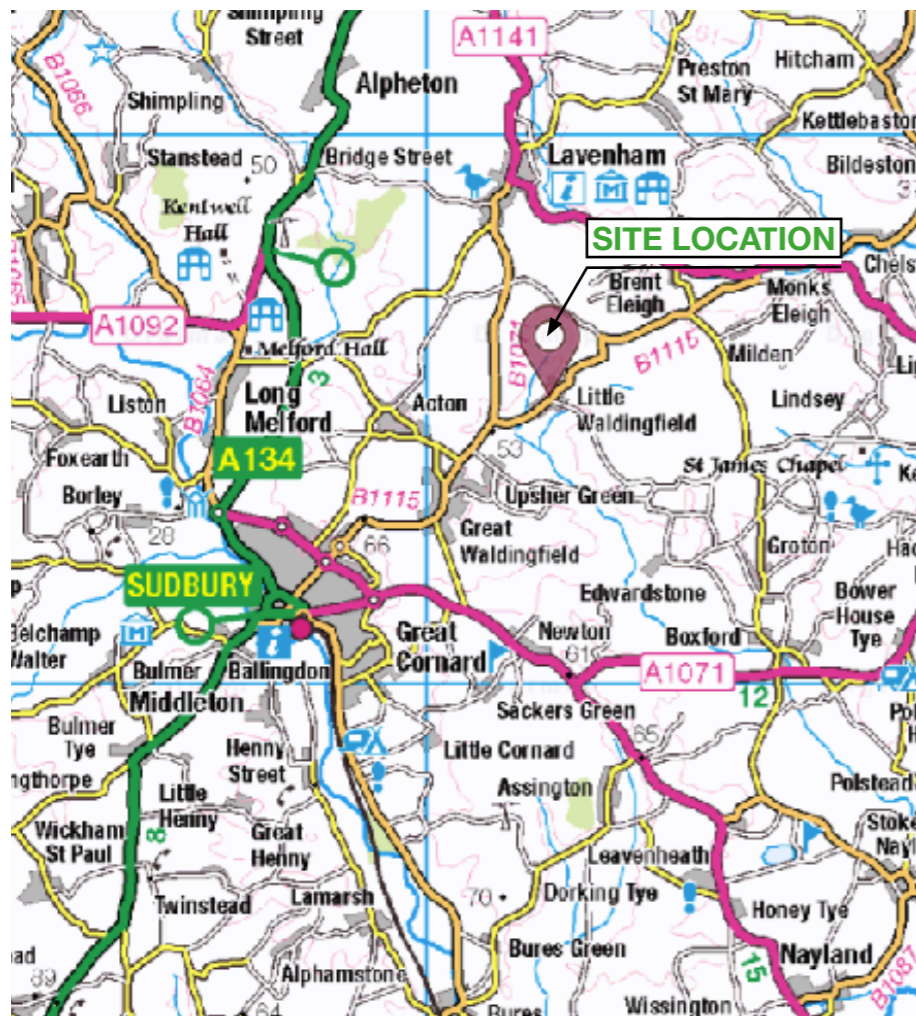


FIG 1&2. Site Location

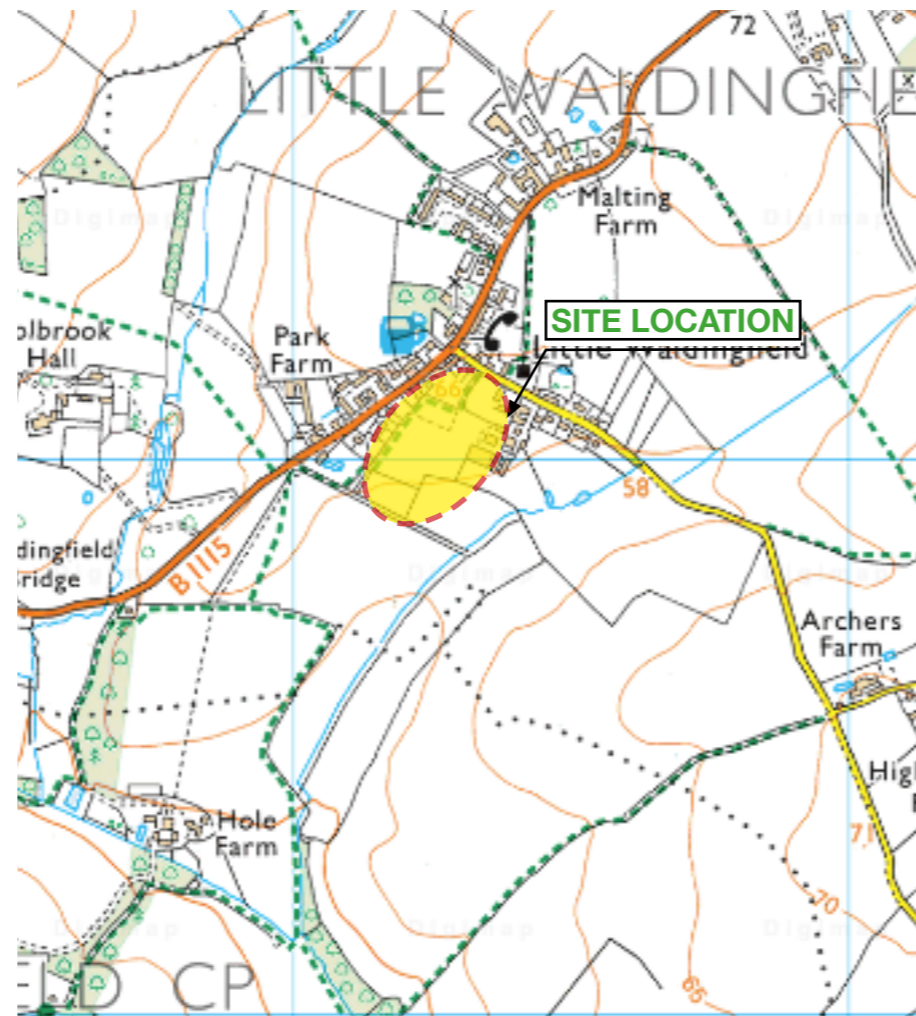


FIG 3. Overview of Whole Site
2021 Google bird's eye map



02 Historic Context

HISTORIC DEVELOPMENT 1880'S-1970'S

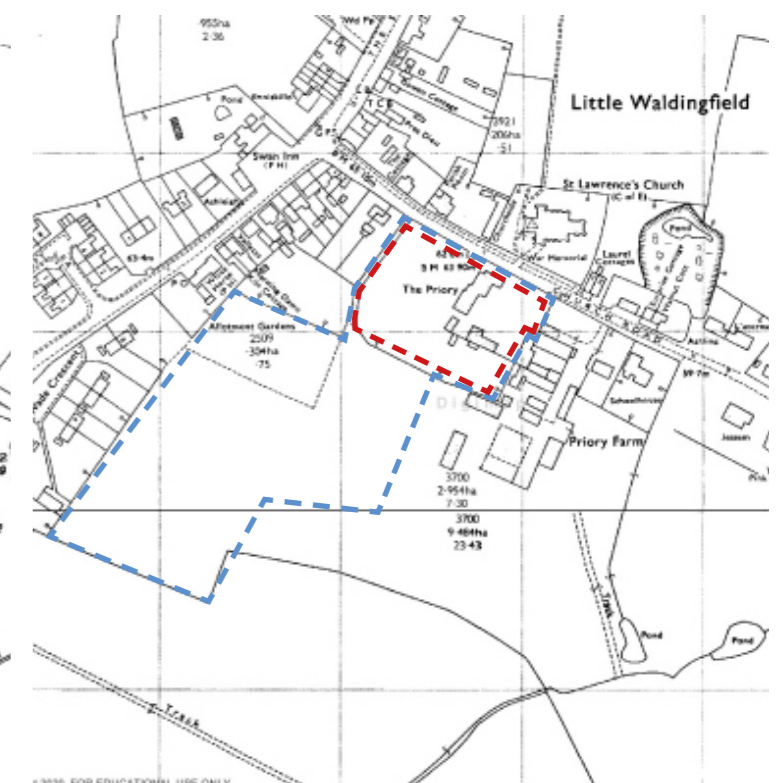
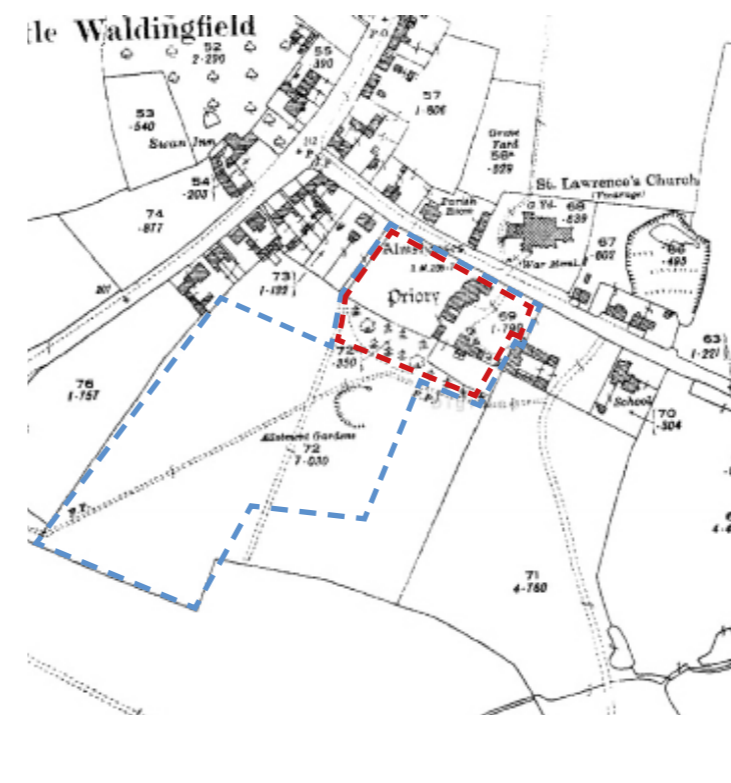
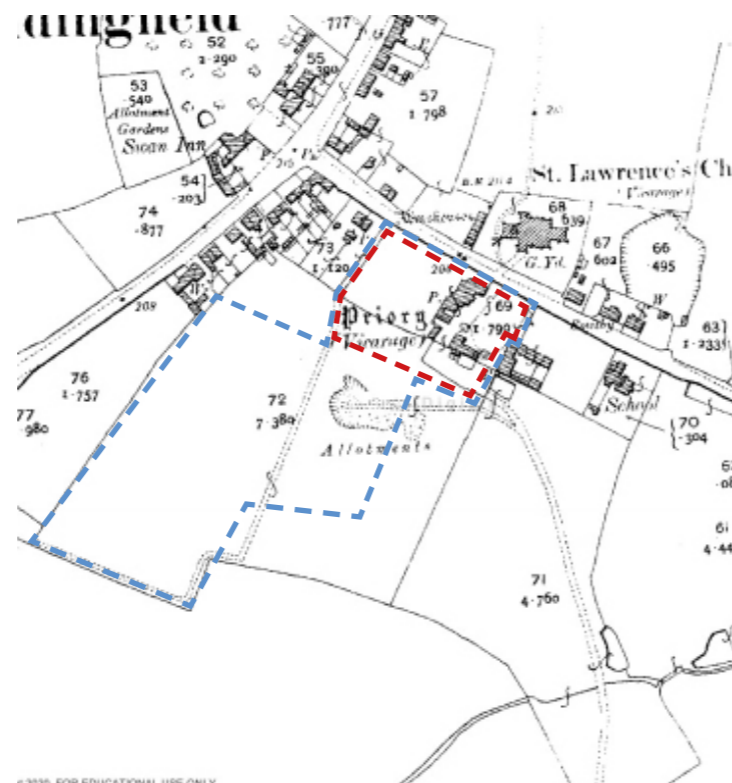
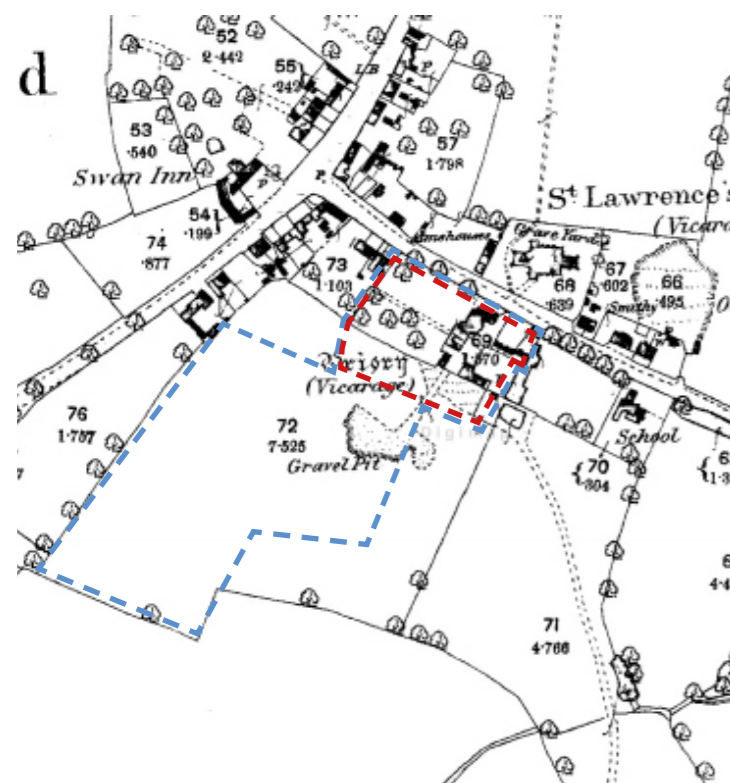


FIG 4, OS MAP, 1880'S
Scale NTS@A3 Source: Digimap 2021

- Name 'Priory' already present on the map
- Presence of trees to the north of the site along with the straight path leading to west from the Priory
- Presence of the gravel pit to the east

FIG 5, OS MAP, 1900'S
Scale NTS@A3 Source: Digimap 2021

- Name 'Priory' present on the map
- Trees and path leading due west from the Priory no longer marked
- Presence of the path to the back of the house leading to St. Lawrence's Church
- Track leading to the gravel pit to the south-east
- New track along the south of the boundary and leading across the paddock to the north
- Presence of allotments area to the south of the gravel pit

FIG 6, OS MAP, 1920'S
Scale NTS@A3 Source: Digimap 2021

- Name 'Priory' present on the map
- Realigned path leading to St. Lawrence's Church to the back of the house
- Presence of woodland trees which create division between the house and the field
- Presence of the new track across the site, from south-west corner to north-east
- The gravel pit no longer in existence only embankment in a shape of 'C' as a remains
- Presence of allotment area to the south of the embankment

FIG 7, OS MAP, 1970'S
Scale NTS@A3 Source: Digimap 2021

- Presence of the neighbouring buildings to the south-east
- Trees no longer marked anywhere on the map
- Tracks crossing the paddock no longer exist
- Allotment gardens to the western corner of the garden
- Remains of the gravel pit no longer marked

KEY
--- Application Boundary
--- Ownership Boundary



03 Existing site

EXISTING KEY AREAS



- KEY
- 1. House
 - 2. House approach (gravel driveway, swimming pool)
 - 3. Back garden (mainly lawn)
 - 4. Field
 - 5. Woodland planting to the boundary
 - 6. Garden rooms/utility
 - 7. Tennis court
 - 8. Neighbouring farm

FIG8, OS MAP, 2021
Scale NTS@A3 Source: Digimap 2021

KEY
--- Application boundary
--- Ownership boundary

FIG9. Overview of Key Areas
2021 Google bird's eye map_Extract with key areas identified



03 Existing site

SITE PHOTOGRAPHS - FRONT OF THE HOUSE



VIEW 1 Wisteria climber on front elevation



VIEW 4 Driveway-view approaching the house



VIEW 3 Driveway



VIEW 4 Driveway exit



VIEW 5 Site entrance



VIEW 6 View on pool



03 Existing site

SITE PHOTOGRAPHS - GARDENS



VIEW 7 Borders along gravel path



VIEW 8 Formal garden



Image Google Maps View

VIEW 9 Formal garden-view on the church



VIEW 10 View between outbuildings



VIEW 11 Garden compartment-kitchen garden



VIEW 12 View across the field



04 Landscape Planning Context

LANDSCAPE DESIGNATIONS, POLICIES, CHARACTER AREA OVERVIEW



FIG 10,
Source: <https://search.savills.com/property-detail/gbiprsips190095>

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

(Revised in February 2019)

The NPPF sets out the Government's requirements for the operation of the planning system, and how these are expected to be applied. Section 16 of the NPPF covers Conserving and enhancing the historic environment. Conservation Areas are heritage assets in terms of NPPF guidance and there is great emphasis on considering the significance of Conservation Areas, their elements and their settings when change is proposed.

BABERGH LOCAL PLAN (Adopted in June 2006)

The Babergh Local Plan sets out the detailed policies and proposals for the control of development across the district. On the next page of this document is a list of the main policies relevant to the project (list not exhaustive)..

Work has begun on a new Joint Local Plan document for Babergh and Mid Suffolk districts, which will replace the 2006 Local Plan.

LITTLE WALDINFIELD CONSERVATION AREA

Part of the property falls within the Little Waldingfield conservation area (see map/Fig 9, pg 14). There is a Conservation Area Appraisal for this area.

Trees in conservation area are protected even if they do not have a Tree Preservation Order (TPO).

TREE PRESERVATION ORDERS

Some of the trees within the boundary land are protected by Tree Preservation Order (Fig.11, pg15)

A Tree Preservation Order is an order made by a Local Planning Authority (LPA). This order makes it an offence to: cut down, top, lop, uproot, wilfully damage or destroy a tree without the LPA's permission.

The purpose of the Tree Preservation Order is to protect trees that make a significant impact on their local surroundings.

The Department of Communities and Local Government have produced the Protected Trees:

A Guide to Tree Preservation Procedures.



04 Landscape Planning Context

LANDSCAPE DESIGNATIONS, POLICIES, CHARACTER AREA OVERVIEW

BABERGH LOCAL PLAN

List of the main policies relevant to the project (list not exhaustive):

Chapter 2: Environment

Species and Biodiversity Action Plan

Policy EN04:

'All development proposals must provide for the protection and, wherever possible, the retention, of existing semi-natural features on the site, including rivers, streams, ponds, marshes, woodlands, hedgerows, trees, features of geological interest, and also including wildlife corridors and green wedges.'

Policy EN05:

'Development proposals that are acceptable in principle must, wherever approved, include measures to mitigate the effects of the development on features of biodiversity interest.'

Habitat Creation

Policy EN06

'If development is proposed, the scope for habitat creation for wildlife will be actively sought. If new habitats are created, measures will be put in place to ensure suitable management and if appropriate, public access in perpetuity. The targets included in the Suffolk Biodiversity Action Plan will be taken into account.'

Surface Water Run-off

Policy EN15:

'The use of Sustainable Drainage Systems for dealing with surface water run-off from new developments will be required unless, following an adequate assessment, soil conditions and/or engineering easibility dictates otherwise. Consideration should be given to opportunities for the creation or improvement of wildlife habitats within such schemes.'*

Light Pollution

Policy EN22:

'Applications for planning permission involving outdoor lighting will only be granted where:

- the proposed lighting is the minimum necessary for security, leisure and safe operation of the site;*
- light spillage and glare are minimised, particularly where the development is located in the open countryside or on the edge of a settlement; and'*

- there is no adverse impact upon residential amenity, highway safety, landscape characteristics, biodiversity, cultural heritage, or on buildings or areas of architectural or historic quality..*

Chapter 6: Countryside & Rural Economy

Trees, Woodlands and Hedgerows

Policy CR07

'If planning permission is granted for development in the countryside, a high standard of landscaping will be required. This must reflect the characteristics of the locality; use indigenous species; and avoid exotic trees or shrubs. Where possible, new planting must link with existing features to provide wildlife "corridors" and may also involve creating woodland in appropriate circumstances.'

'The District Council fully supports schemes for tree planting except those which:

- consist on the whole of non-indigenous species;*
- take place on marginal land to the detriment of the landscape and wildlife; or*
- do not accord with the Council's Landscape Character Assessment and Action Programme.'*

'Much hedgerow cover has been lost in the Babergh District since the end of the Second World War. Similar losses have occurred throughout East Anglia, largely as a result of modern farming practices. The District Council will use all its powers to try to stem the flow of hedgerow removal, and to encourage the replanting of hedgerows where appropriate.'

Change of Use from Agricultural Land to Domestic Garden

Policy CR10

'Proposals for change of use from agricultural land to domestic gardens will not be permitted where:

- the scale of the proposal would have an adverse impact on the landscape characteristics and biodiversity of the locality;*
- it would result in the loss of Best and Most Versatile Agricultural Land;*
- the site intrudes into the open countryside; and*
- it threatens the viability of farm holdings due to the breaking up of agricultural land.*

Where permission is granted, the proposed landscaping and boundary treatment must achieve a rural rather than suburban character.

04 Landscape Planning Context

LANDSCAPE DESIGNATIONS, POLICIES, CHARACTER AREA OVERVIEW

Chapter 7: The Built Environment & Conservation

Maintaining Local Distinctiveness

Policy CN03:

'Development leading to the loss of important open space, visually important gaps in the street scene or recreational facilities within towns and villages will not be permitted.'

Listed Buildings

'External and internal alterations to a listed building, that would affect its character as a building of Special Architectural or Historic Interest, or the demolition of such a building, requires listed building consent. It is a criminal offence to carry out such works without consent. There is a presumption in favour of retaining all listed buildings. Buildings, objects or structures in the curtilage of a listed building are protected by the listing.'

'The setting of a listed building, which could include land some distance from it, is often an essential feature of the building's character. This can easily be destroyed by insensitive development.'

'In conservation areas, the impact of the proposal on the character of the area, including the street scene, will be paramount in deciding whether listed building consent or planning permission should be granted'.

Policy CN06:

'Proposals for the alteration (including part demolition), extension or change of use of buildings of Special Architectural or Historic Interest (including curtilage structures), or for the sub-division of, or new work within the curtilage or setting of a listed building should:

- preserve the historic fabric of the building, and ensure that all proposals to remove by demolition, or alter any part of the building are justified in terms of preserving the special character of the building and will cause the minimum possible impact;
- retain all elements, components, and features which form part of the building's special interest and respect the original scale, form, design and purpose of the architectural unit;
- not conceal features of importance or special interest;
- be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting;
- retain a curtilage area and/or setting which is appropriate to the listed building and the relationship with its surroundings;
- include fenestration which respects the character of the building;
- retain traditional thatch roof coverings;
- use materials and components which are natural or handmade, and which complement or harmonise with those on the building and the area. This will include: lime plasters and lime mortars; natural clay or slate roofs; bricks; handmade timber windows and doors;

- use appropriate detailing, finishes, and colours, both internally and externally;
- respect those features which contribute positively to the setting of a listed building including space, views from and to the building and historic layout; and
- comply with Annex C of PPG 15'.

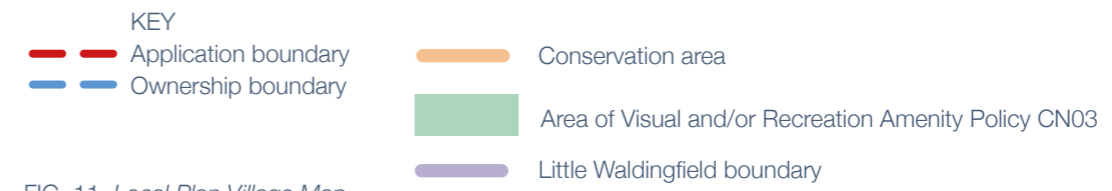
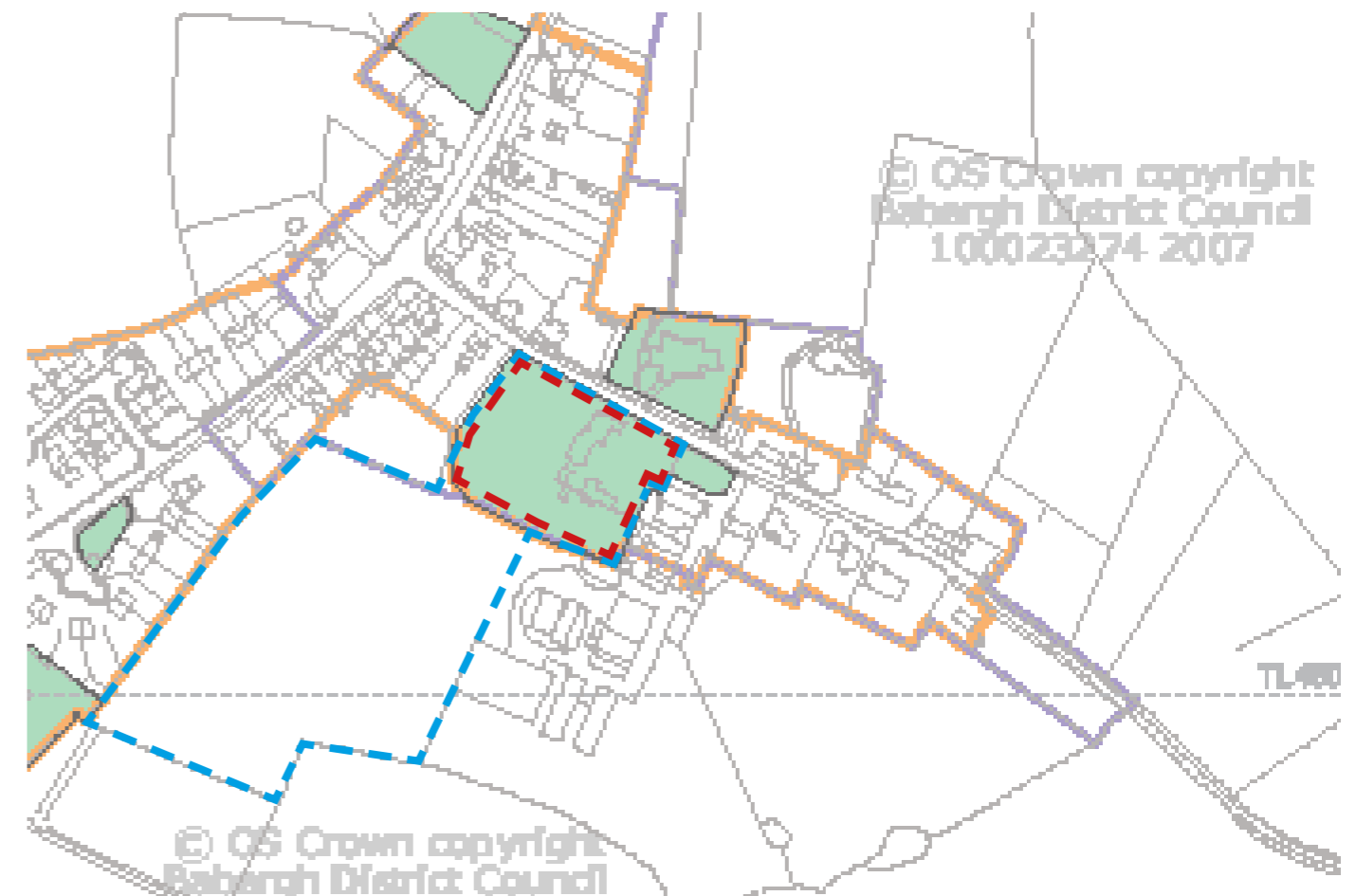


FIG 11, Local Plan Village Map
Not to scale; Source: <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Maps/LittleWaldingfield-AW.pdf>



04 Landscape Planning Context

LANDSCAPE DESIGNATIONS, POLICIES, CHARACTER AREA OVERVIEW

NEIGHBOURHOOD PLAN LITTLE WALDINGFIELD VILLAGE CHARACTER ASSESSMENT

This Character Assessment has been prepared by the Neighbourhood Plan Steering Committee to identify and describe the distinctive features, appearance and feel of Little Waldingfield.

Ancient Rolling Farmlands

'The enclosure over a lot of the landscape retains much of the organic pattern of ancient and species-rich hedgerows and associated ditches. The hedges are frequently high and wide and have a strong visual impact. There are however some areas of field amalgamation and boundary loss, especially on the interfluves between the numerous small valleys.'

Land Management Guidelines

The Guidance Note produced for Ancient Rolling Farmlands identifies a number of initiatives that are required to manage and improve this typology of landscape. These will need to be considered in the context of the preparation of the Neighbourhood Plan. The guidelines are:

- 1. Reinforce the historic pattern of sinuous field boundaries*
- 2. Recognise localised areas of late enclosure hedges when restoring and planting hedgerows*
- 3. Maintain and restore greens commons and tyes*
- 4. Maintain and increase the stock of hedgerow trees*
- 5. Maintain the extent, and improve the condition, of woodland cover with effective management*
- 6. Maintain and restore the stock of moats and ponds in this landscape*

CONSERVATION AREA APPRAISAL 'LITTLE WALDINGFIELD'

HIERARCHY OF SPACES

- 'Away from this 'centre' the village gets markedly more rural. Church Road gently leads away south-eastwards, the area comprising the Church, former almshouses and The Priory opposite providing an important focal group of older buildings, whilst beyond the buildings get less dense and grass verges take over, before we get amongst fields.'*

TRADITIONAL BUILDING MATERIALS

'Soft 'Suffolk red' bricks appear as chimneys on many buildings, whilst near the village centre there is a concentration of 19th Century brick cottages with slate roofs, many with pleasing polychrome brick patterning in the local red and 'Suffolk white' bricks, the latter probably from nearby Sudbury.'

PREVIOUS PLANNING APPLICATION

Planning app. no. B/04/1662/FHA- Construction of a new pool room

'Archaeological monitoring and documentary survey was carried out in advance of the construction of a new pool room at The Priory, Little Waldingfield. (...) early Medieval features were found surviving in undisturbed areas, indicating occupation of the site pre-dating any of the documentary or physical evidence (S1).'



04 Landscape Planning Context

LANDSCAPE DESIGNATIONS, POLICIES, CHARACTER AREA OVERVIEW



FIG 12, Listed building grade II (built late C18)
 Mid Suffolk District Interactive map ; Not to scale @A3 Source:<https://www.babergh.gov.uk/planning/pre-application-advice/free-online-planning-guidance/interactive-mapping-service/finished#uff>

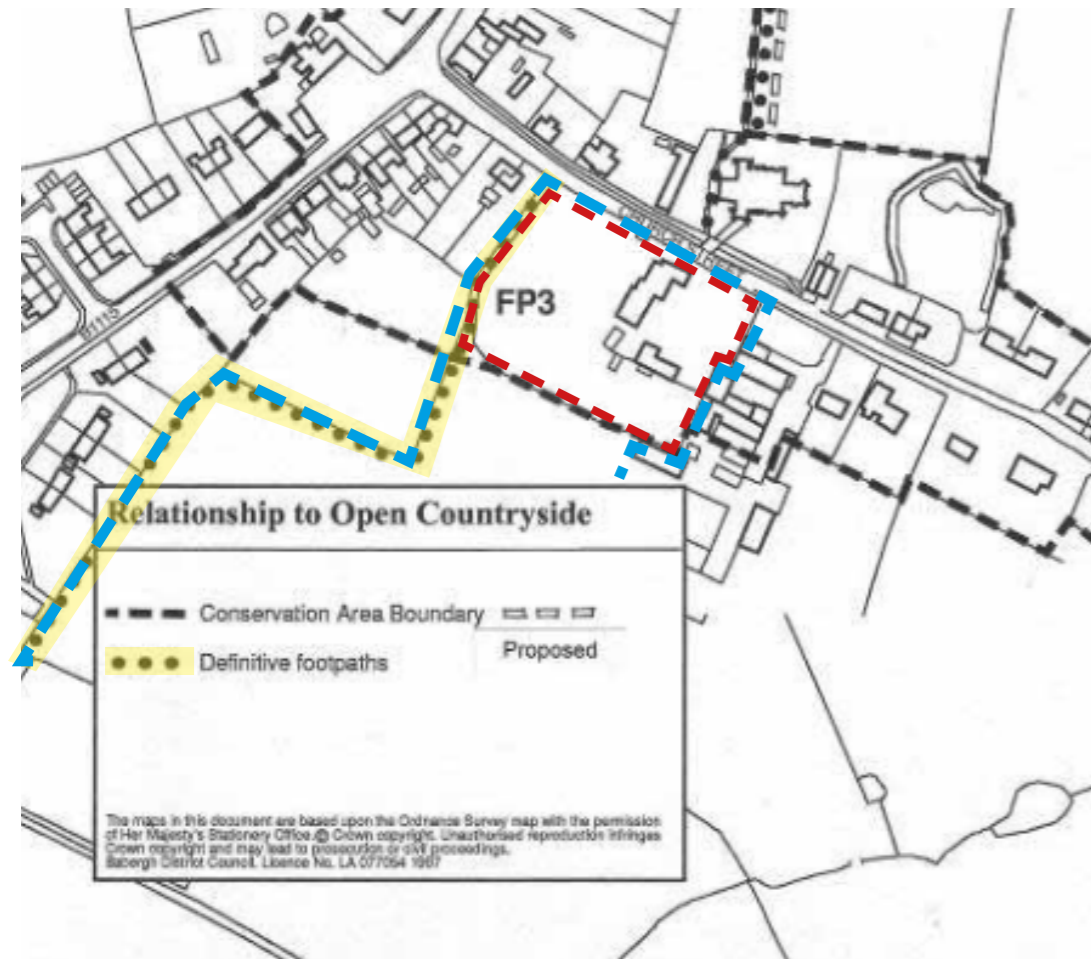


FIG 13, Conservation area - Mid Suffolk District Interactive map
 Not to scale @A3 Source:<https://www.babergh.gov.uk/planning/pre-application-advice/free-online-planning-guidance/interactive-mapping-service/finished#uff>



04 Landscape Planning Context

LANDSCAPE DESIGNATIONS, POLICIES, CHARACTER AREA OVERVIEW



KEY
 - - - Application boundary
 - - - Ownership boundary

FIG 14, Public Rights of Way
 Source: Conservation Area Appraisal 'Middle Waldingfield'



KEY
 - - - Application boundary
 - - - Ownership boundary

FIG 15, Tree Protection Areas (TPO)
 Mid Suffolk District Interactive map ; Not to scale @A3 Source: <https://www.babergh.gov.uk/planning/pre-application-advice/free-online-planning-guidance/interactive-mapping-service/finished#uff>

TPO TREES

KEY

1. T5-Yew; T6-Yew
2. A7-Area of trees (mainly Pine)
3. G11 -Group of 5 Lime and 10 Pine
4. G10- Group of 2 Pine, 2 Lime, 1 Sycamore, 1 Robinia and 1 Horse Chestnut



05 Site Context

FLOOD MAP / SUN PATH / SOIL PROFILE

FLOOD MAP

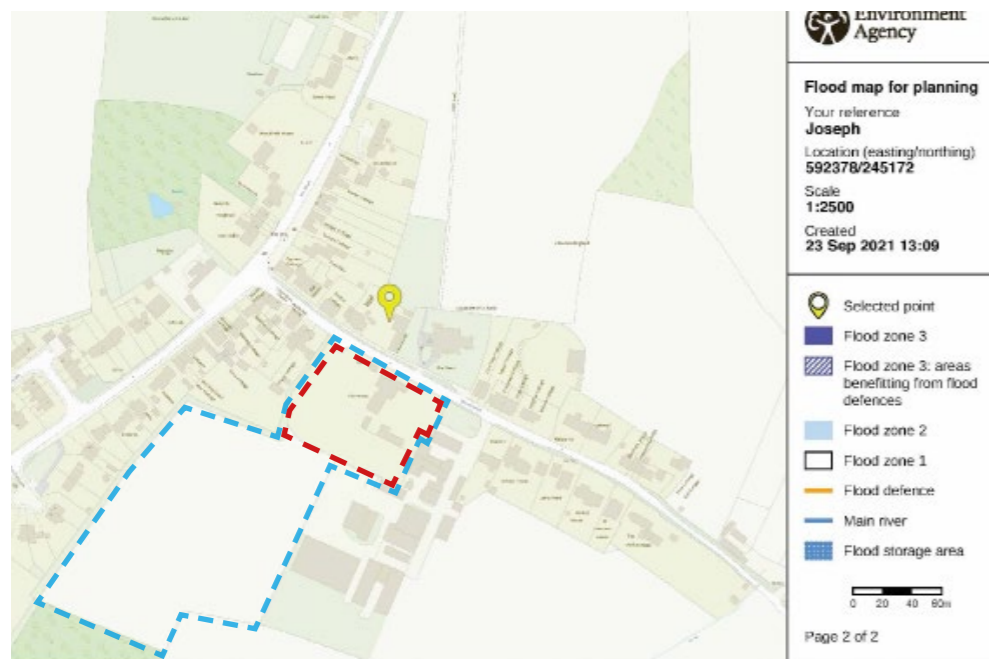


FIG 16, Flood Map
 Scale NTS@A3 Source: <https://flood-map-for-planning.service.gov.uk>

- KEY
- Application boundary
 - Ownership boundary

- Property located within Flood Zone 1, an area with a low probability of flooding

SUN PATH



FIG 17, Sun Path Map
 Scale NTS@A3 Source: www.suncalc.org/

- KEY
- Application boundary
 - Ownership boundary

- The map represents the sun path in June 2020.

SOIL PROFILE

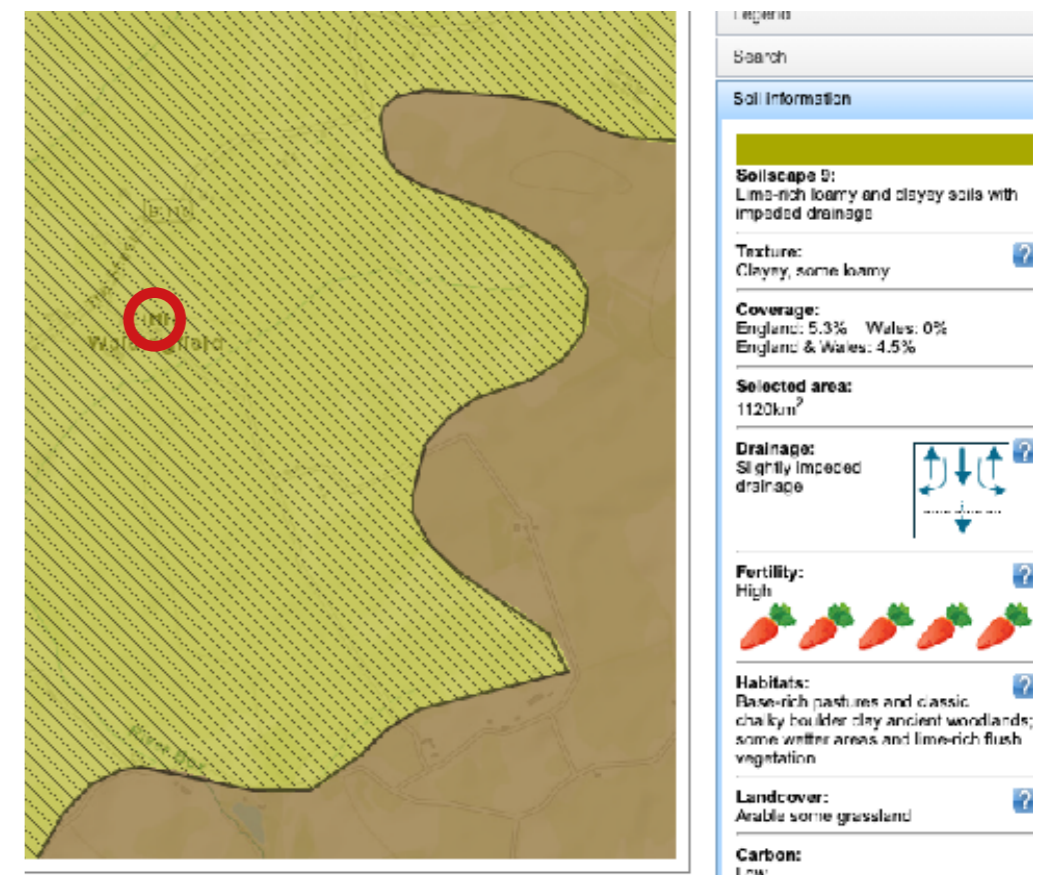


FIG 18, Soil Profile Map
 Scale NTS@A3 Source: www.landis.org.uk/soilscales/

- KEY
- Approximate site location

- The land is located within an area of lime-rich loamy and clayey soils with impeded drainage



06 Site Analysis

BASE INFORMATION AND OVERVIEW

OVERVIEW

The existing topography and landscape character of this site have remained largely unchanged for over 140 years. The layout of paths within the site have been altered several times. This can be seen on page 4 of this document, in Historic Context chapter.

The whole site is approximately 6.3 acres/2.5 hectares and sits in a village setting. It is surrounded by neighbouring properties from west and east and borders with woodland from the south. The access to the site is via Church Road, which forms the northern boundary.

One third of the whole site is a developed area. There is a house, outbuildings, tennis court, driveway and formal gardens.

The front approach is a gravel driveway surrounded by pleached trees and hedges. There is a swimming pool screened by a hedge. Two metal gates with brick posts create an additional pedestrian access from Church Road.

The entrance area does not seem to be of significant character in comparison of the nature of the building and the site.

The back garden has a formal style, most of the area is an open lawn with planting around the boundary. There is a good view of St Lawrence Church which is located opposite the house, on the other side of Church Road.

The main site material is red brick which repeats across the site on buildings, walls, gate posts and garden steps. One side of the main building and an outbuilding is painted white. Flint and timber black cladding can be seen on the outbuilding together with brick. The drive surface and garden paths are gravel. There is a stone paving around the pool and cobbles creating a drainage surface.



FIG 19, Site analysis overlapping Topographic Survey NTS



07 Design Aspirations

CHARACTER AREAS



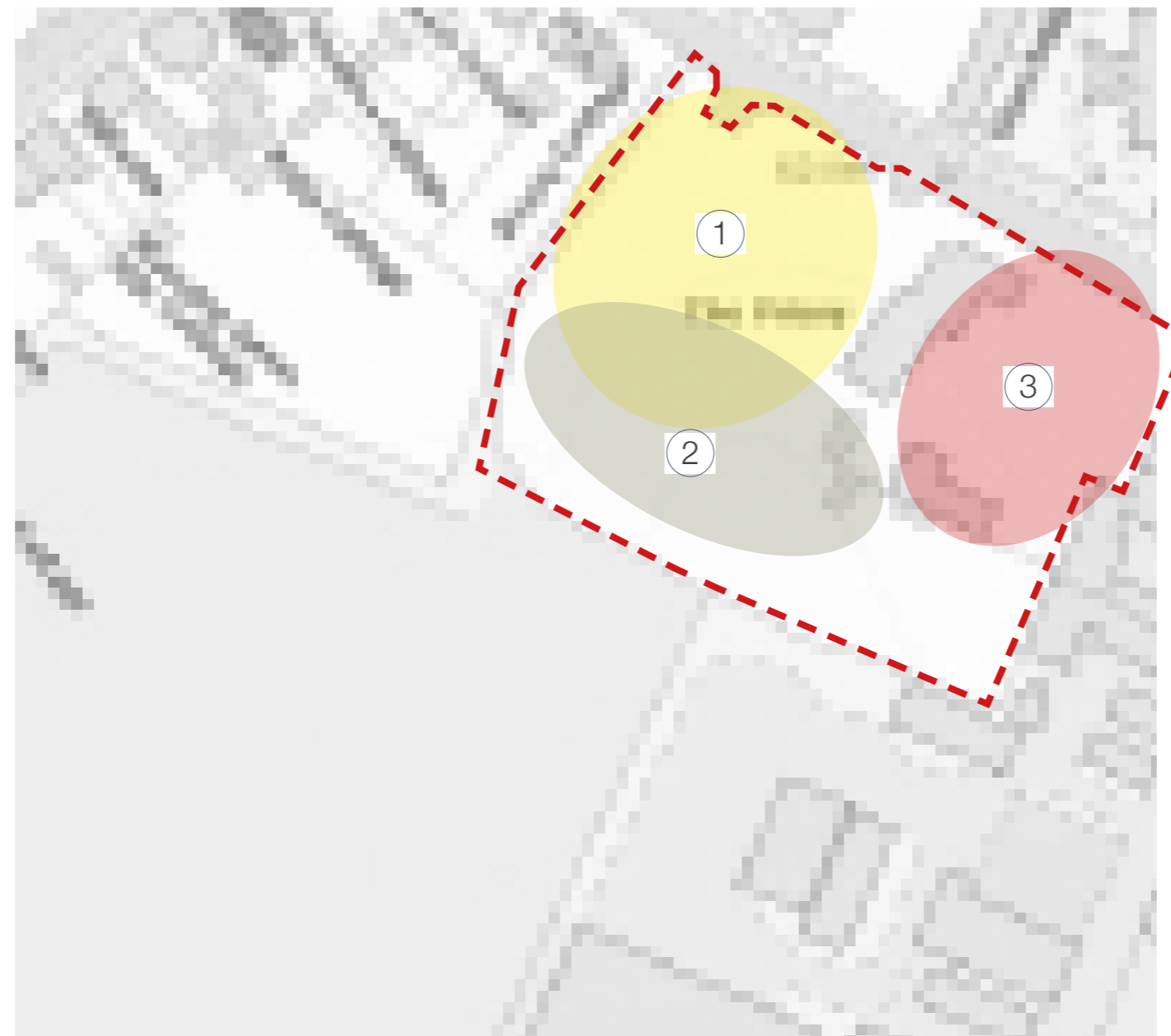
① Driveway- formal and functional



② Hedges-inviting division



② Pleached trees-screening and privacy



KEY
- - - Application boundary



FIG 20. Overview of Key Areas - Existing and proposed trees not represented
Not to scale



③ Garden-formal and intimate



08 Design Intent

The intention of our landscape proposal is to respectfully knit the architectural elements in to the adjacent landscape in a cohesive and naturalistic fashion and to improve the building setting by preserving and enhancing the character of the area.

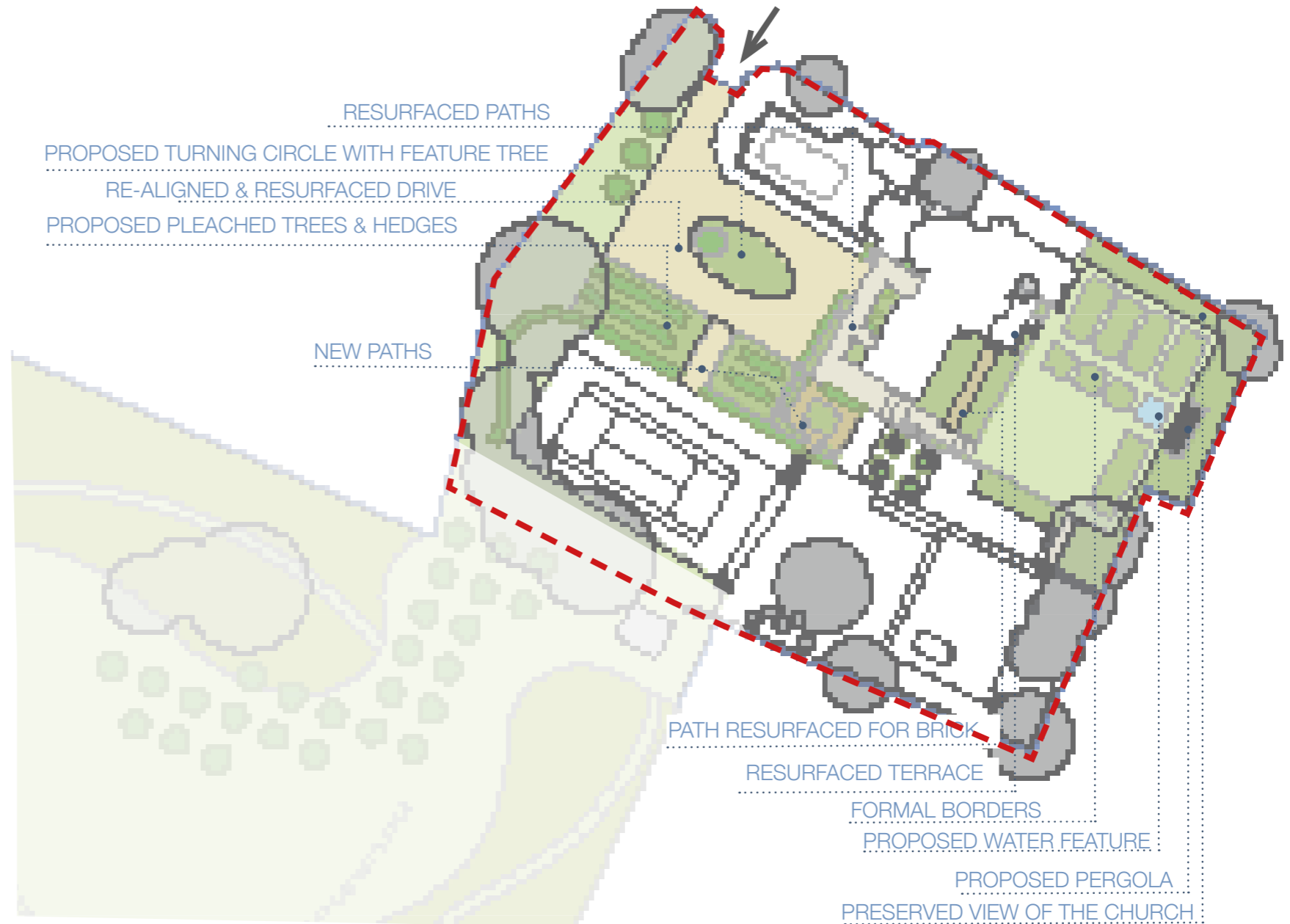
SITE ACCESS

The proposal allows for the creation of a more functional drive approach to compliment the character of the building and the site. This will be achieved by realigning the drive, the removal of the existing pleached trees (a relatively recent addition) and section of hedge with the creation of a turning circle with a feature tree. The drive will be resurfaced for functional and aesthetic reasons.

FRONT & REAR GARDEN (landscape adjacent to the house)

The landscape around the house will be more organized enhancing the formal setting of the main building. It will be achieved by introducing hedges, pleached trees and traditional herbaceous borders. The paths at the front of the house will be resurfaced for better quality stone.

The surface of the back garden path, approaching the building, will be changed from gravel to brick to match the terrace. The existing brick terrace will be resurfaced with new bricks to match the path. The new proposed materials will be consistent and sympathetic to the aesthetic of the building materials. There will be a small water feature and a pergola. The landscape is designed not to obscure but enrich the view of the church.




















KEY
--- Application boundary


FIG 21, Masterplan
 Not to scale @ A3



09 Landscape Masterplan - Overview

- KEY:
-  Site ownership
 -  Existing building
 -  Existing trees to be retained and protected during works on site
 -  Proposed self binding gravel drive
 -  Proposed Yorkstone flags
 -  Proposed herringbone brick surface to match existing
 -  Existing herringbone brick surface re-laid and made good
 -  Resurfaced path from gravel to brick
 -  Proposed trees
 -  Proposed specimen shrub in pots
 -  Proposed pleached trees
 -  Proposed formal lawn
 -  Proposed hedging
 -  Proposed planted beds
 -  Proposed specimen shrubs
 -  Proposed infinity fountain with jets
 -  Proposed oak pergola

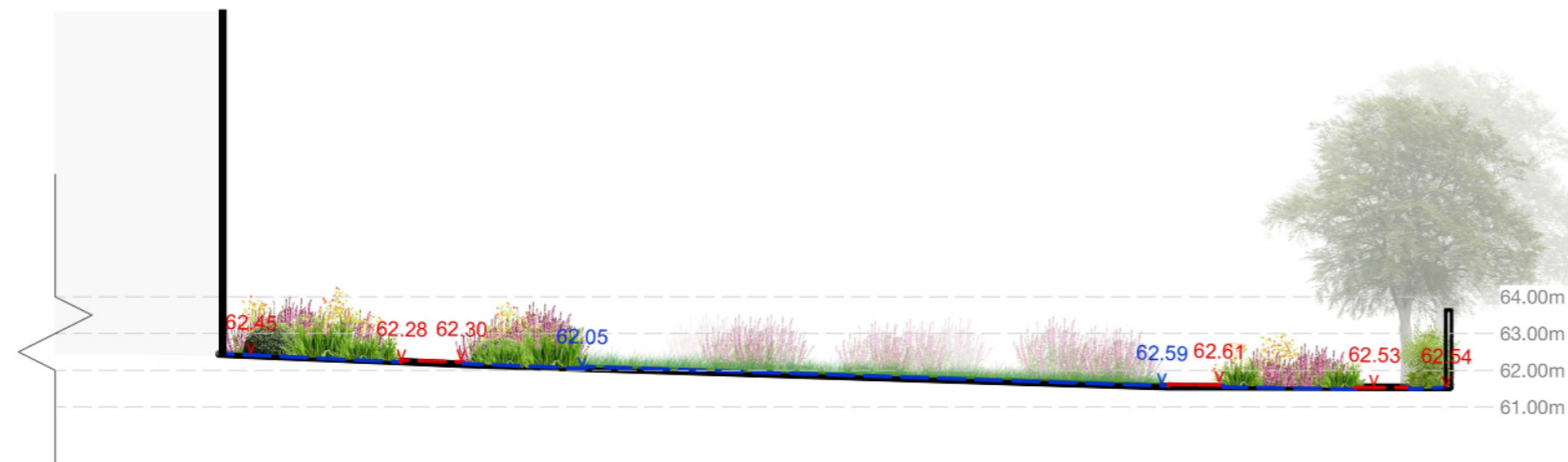
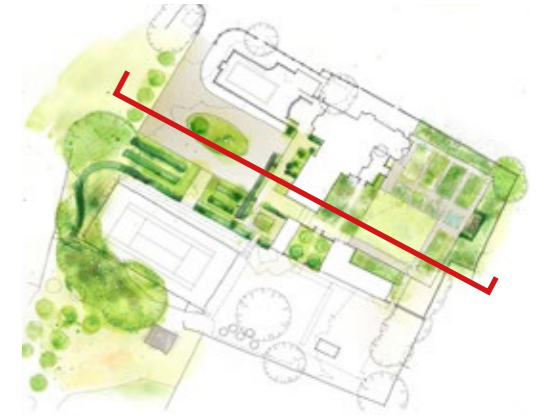


 Fig 22. Masterplan - Detailed
Scale 1:500 @ A3

KEY
 Application boundary



10 Proposed Section-Elevation AA

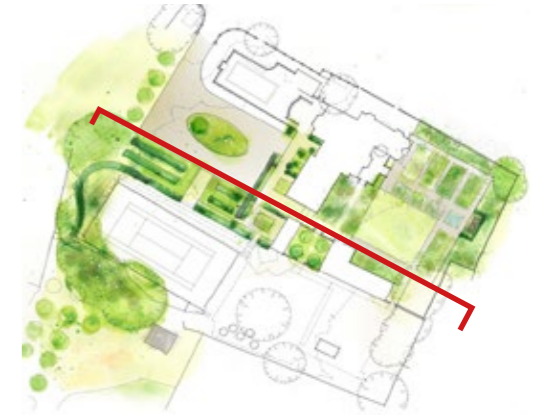


- MSA**
- Existing
 - Proposed
 - Existing
 - Proposed

Fig. 23 Section AA
1:200 @ A3



10 Proposed Section-Elevation BB



- NOTE**
- Existing profile
 - Proposed profile
 - Existing level
 - Proposed level

Fig. 24 Section BB
1:200 @ A3



11

Visualisation



FIG 25. Axonometric View of Proposal- Formal garden adjacent to the house
Not to scale @ A3



11 Visualisation



FIG 26. Axonometric View of Proposal- Driveway
Not to scale @ A3



12 Proposed Tree Clearance Plan

KEY

-  Existing tree to be retained
-  Existing tree to be removed
- ① Existing pleached limes to be removed
- ② Existing diseased ash to be felled, oaks on either side to be crown thinned and reshaped to balance.
- ③ Insignifiant group of small trees to be removed to allow for more prominent drive approach
- ④ Horse Chestnut damaged in the past, irregular crown shape. Could impact the stability of the boundary wall. To be removed.
- ⑤ Cypress tree. Could impact the stability of the boundary wall. To be removed.

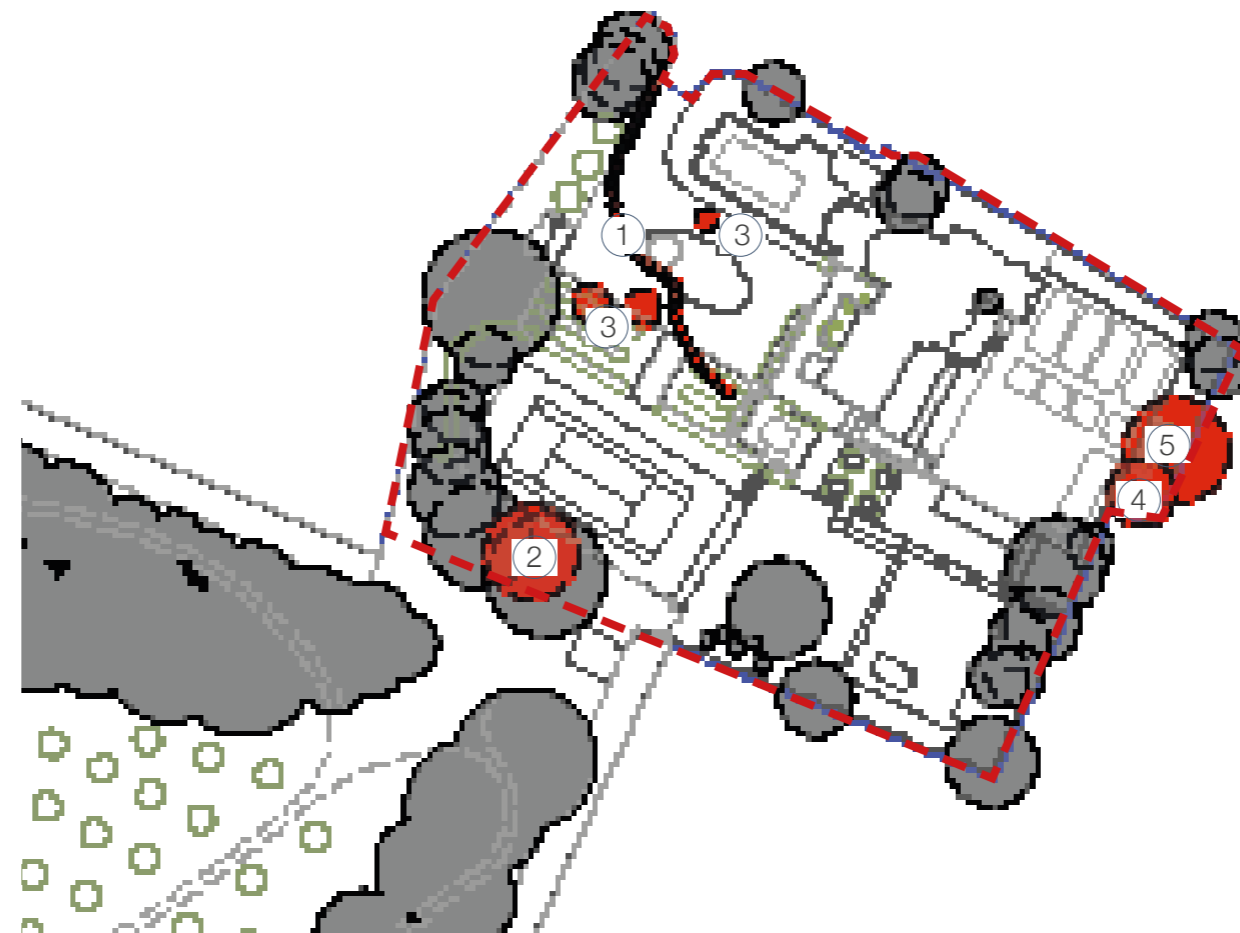






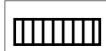



Fig.27 Proposed Tree Clearance Plan - Indicative only
1:1000 @ A3



13 Proposed Hard Landscape

KEY:

-  Proposed Yorkstone 900 x 600 x 30mm stretcher bond terrace with 5mm joints on 30mm laying mortar course, over compacted sub base and granular material.
-  Re-shaped forecourt, dressing course to be re-done using self-binding gravel vehicular surface with steel edging
-  Proposed brick path to match existing brick with herringbone bond with 10mm joints on 30mm laying mortar course, over compacted sub base and granular material
-  Existing brick terrace relaid in herringbone bond with 10mm joints on 30mm laying mortar course, over compacted sub base and granular material
-  Existing gravel path relaid in herringbone brick bond to match terrace; with 10mm joints on 30mm laying mortar course, over compacted sub base and granular material
-  Proposed self-binding pedestrian gravel surfacing with steel edging on compacted granular base
-  Proposed timber pergola with seating underneath
-  Proposed infinity fountain with jets

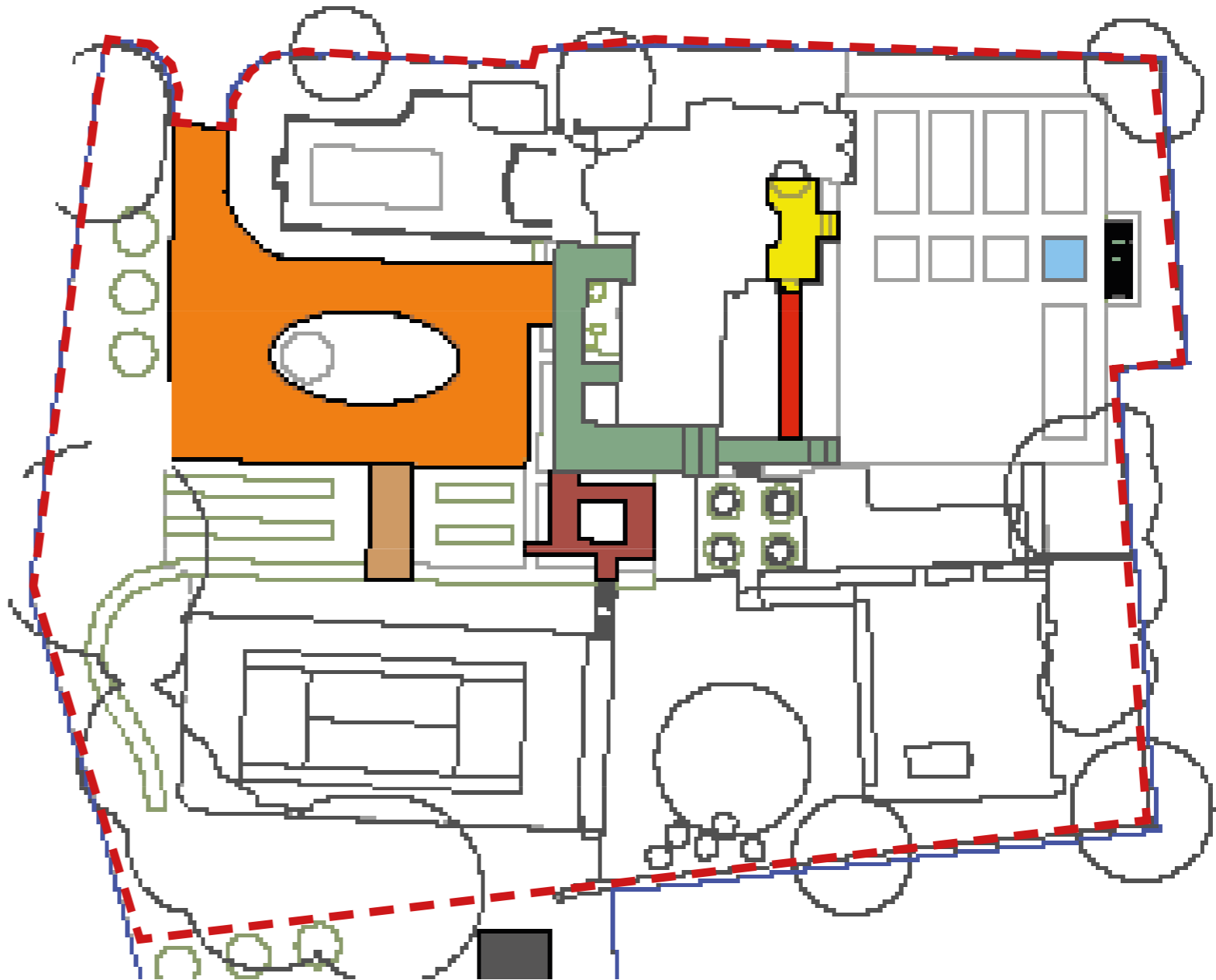


Fig.28 Proposed Hard Landscape Plan - Detailed
1:500 @ A3



13 Hard Landscape - Proposed materiality



York stone, stretcher bond



Brick, herringbone bond



Self-binding gravel



Timber bench



Clay pots

HARD LANDSCAPE STRATEGY

Construction techniques and execution of works shall be complimentary to the house and local vernacular of the location to ensure the gardens are harmonious within their setting. Implementation will be done in conjunction with specialist conservation consultants and tradesmen within the region so to ensure authenticity.

A combination of self binding gravel for the driveway and path, together with bricks matching the existing and natural stone mainly around the house, will enhance the character of the site.

A small water feature and the timber pergola will be introduced to the formal garden enhancing the character.

In order to preserve the character of the site, boundary treatment will remain largely unchanged .



13 Hard Landscape - Proposed materiality

Pergola

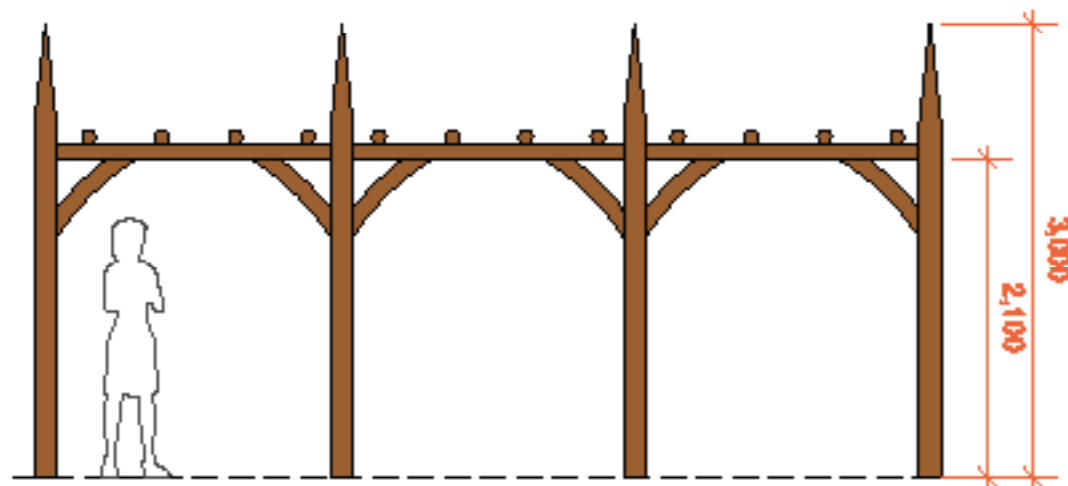
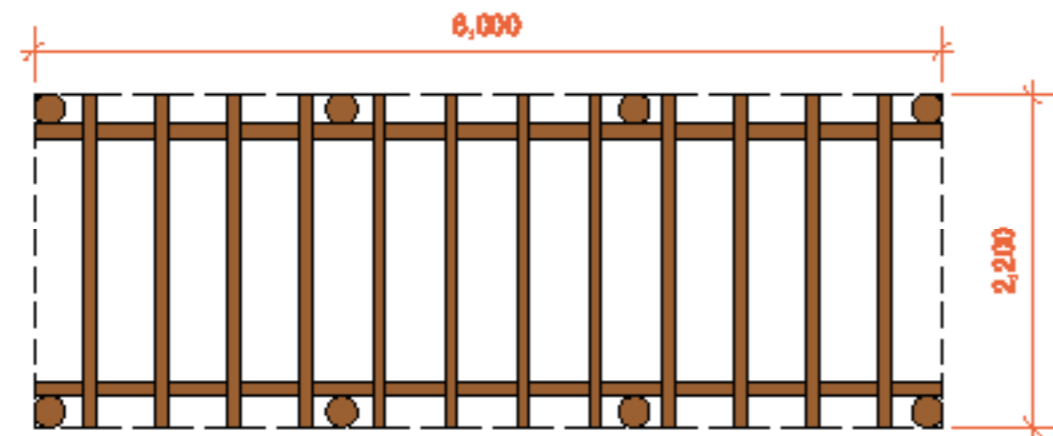


Fig. 29 Proposed Oak Pergola
1:50 @ A3

PROPOSED PERGOLA

Material: green oak;

Style: to reflect the aesthetic of the church spire.



Approximate location
of the proposed pergola

Back garden view
Image source: Google



St Lawrence's Church in Little Waldingfield
Image source: Google



14 Proposed Soft Landscape

- KEY:
- Existing trees to be retained and protected during works on site
 - Proposed trees
 - Proposed ornamental hedging
 - Proposed planted beds including climbers
 - Proposed specimen shrubs
 - Proposed formal and intimate planting
 - Proposed formal lawn
 - Wildflower meadow



Fig. 30 Proposed Soft Landscape Plan - Overview
1:500 @ A3



14 Proposed Soft Landscape - Character areas



FORMAL STRUCTURE WITH MIXED PLANTING



LAWN WITH PLANTED BORDERS



PLEACHED TREES

SOFT LANDSCAPE STRATEGY

Existing and proposed planting will play an important role in establishing the framework across this garden.

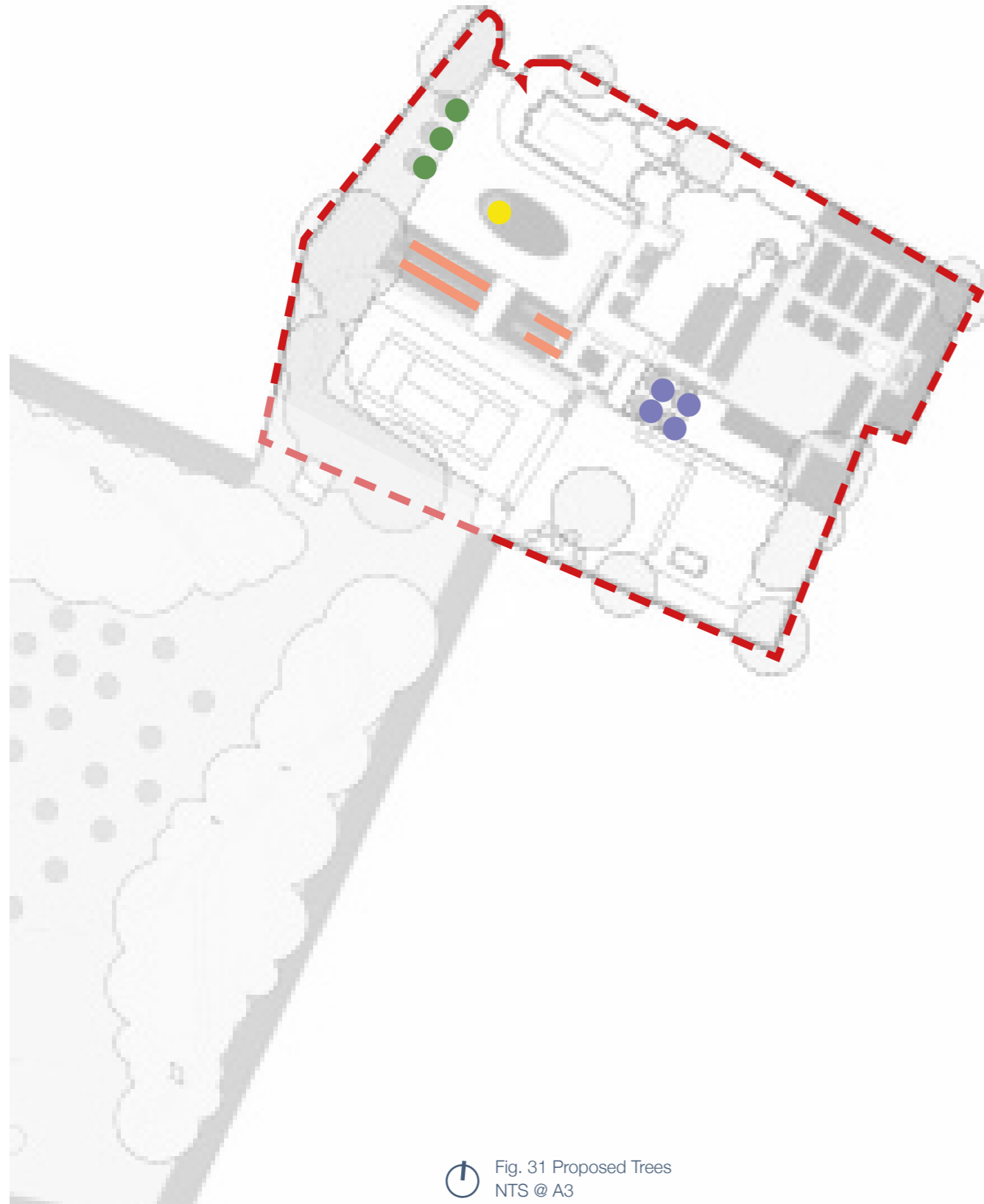
There are a few trees proposed to be removed due to their condition and new design layout, however new trees are being proposed.

The garden vegetation will be enhanced by ornamental and native species for biodiversity and aesthetic purposes. The choices of native species will be guided by scale, habit, seasonal interest and character whereas in more intimate formal settings, texture and scent will be key.

There will be an emphasis on increasing biodiversity value with the introduction of more native species to trees, shrubs and meadow to extend nectar availability from early spring to late winter.



14 Soft Landscape - Proposed Tree Planting



Magnolia soulangeana



Acer campestre



Cornus kousa in pot



Carpinus betulus



Fig. 31 Proposed Trees
NTS @ A3

