

Landscape Design Statement

For

Proposed extension to existing Gypsy & Traveller site on land at Blind Lane, Hedge End

Prepared By



TDA Ref: TDA/2685/RhC/05.22

May 2022

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INTRODUCTION:

The following document is to be read in conjunction with Tirlun Design Associates drawing no's.:

TDA.2685.01 titled 'Site Location Plan'

TDA.2685.02 titled 'Existing Site Plan'

TDA.2685.03 titled 'Existing Dayroom To Be Demolished'

TDA.2685.04 titled 'Proposed Site Plan'

TDA.2685.05 titled 'Proposed Semi-Detached Dayrooms (Plan & Elevations)

All drawings are included in Appendix 1 of this document.

Any discrepancies found between the drawings and this document should be notified to the landscape architect or his representative for clarification.

DESIGN OBJECTIVES & LANDSCAPE CONCEPT:

TDA have been instructed by Mr. Jimmy Bowers to produce a site layout and associated landscape scheme for a proposed extension to his existing residential Gypsy & Traveller site on land at Blind Lane, Hedge End.

The scheme has been carefully developed to ensure that the proposed extension has minimal landscape character and visual amenity impacts upon its surroundings.

The proposals have been developed following a briefing meeting with the client and a subsequent site survey and assessment (undertaken to ascertain the position, visibility and landscape context of the site) and will form an integral part of a planning application for the development.

Site Layout.

The site layout has been carefully designed to minimise the landscape impacts of the proposed development whilst meeting family needs.

Proposals include:

- The retention and relocation of the existing lawful mobile home.
- The demolition of the existing single dayroom, numerous nearby structures and surfaces to accommodate the new building incorporating 2 no. semi-detached dayrooms and the proposed mobile home on previously developed land.
- The use of the existing entrance into the site and yard area to minimise the developments visual impact upon Blind Lane.

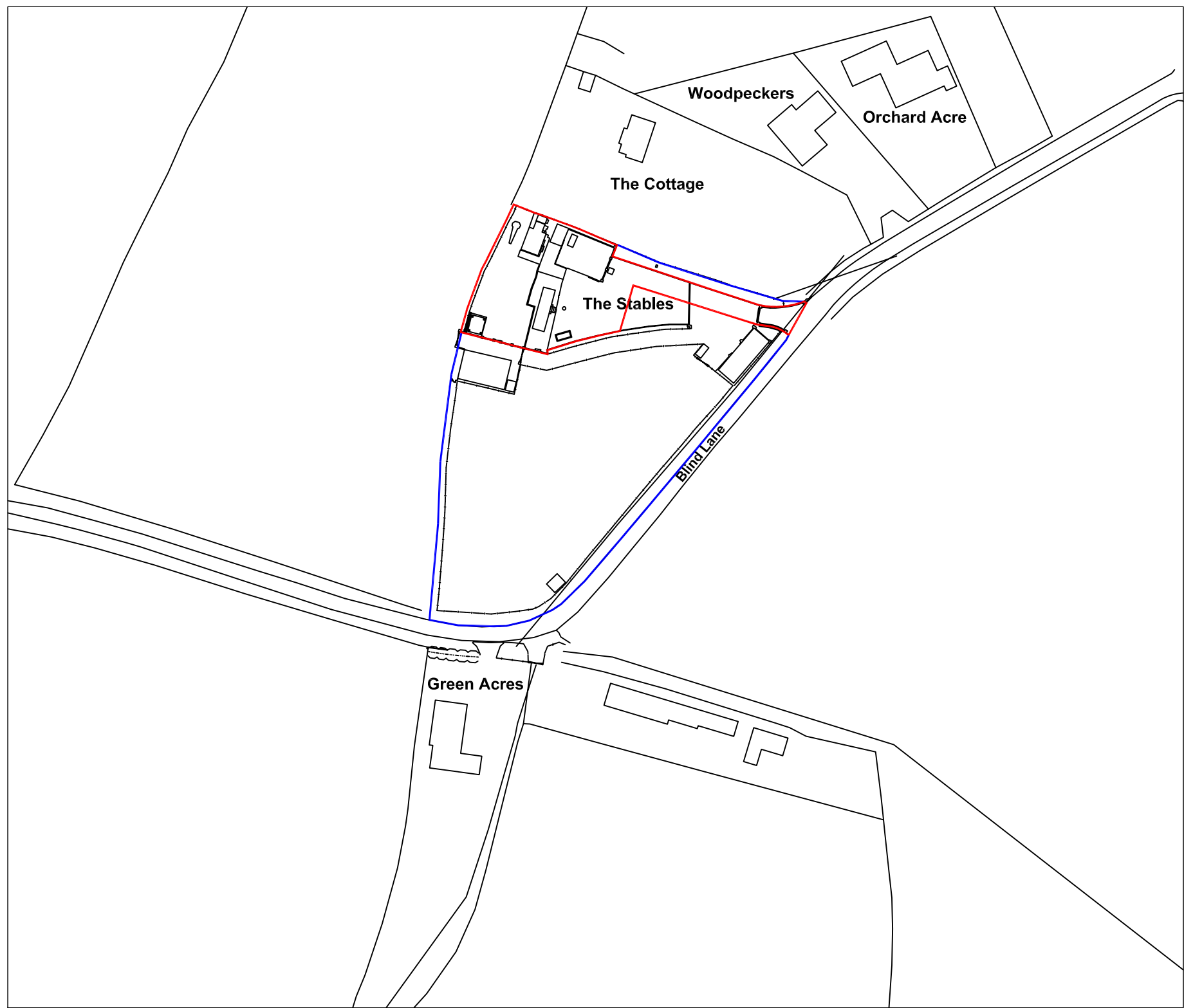
Landscape Proposals

Landscape proposals for the new scheme have been carefully considered to provide amenity areas for the existing re-located and proposed new mobile homes whilst respecting the developments relationship with the existing site.

Landscape proposals include:

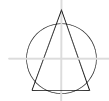
- The retention of all existing trees and hedgerows to maintain natural screening.
- The retention and extension of existing lawn areas for residents use.
- The introduction of new patio areas for residential amenity.
- The extension of gravel areas to tie in with existing surfacing.

Appendix 1



KEY:

-  Application Boundary
-  Other Land within Client Ownership

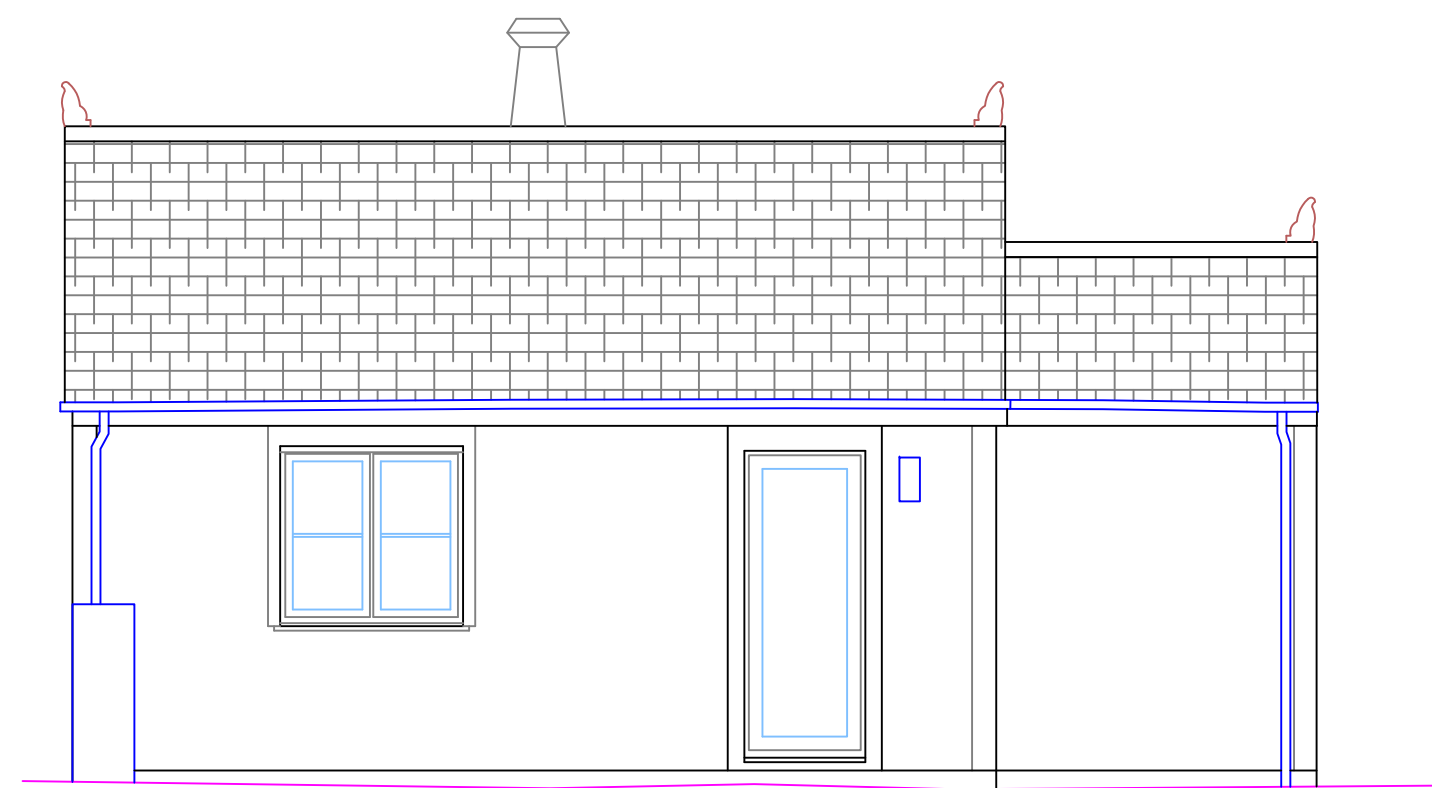
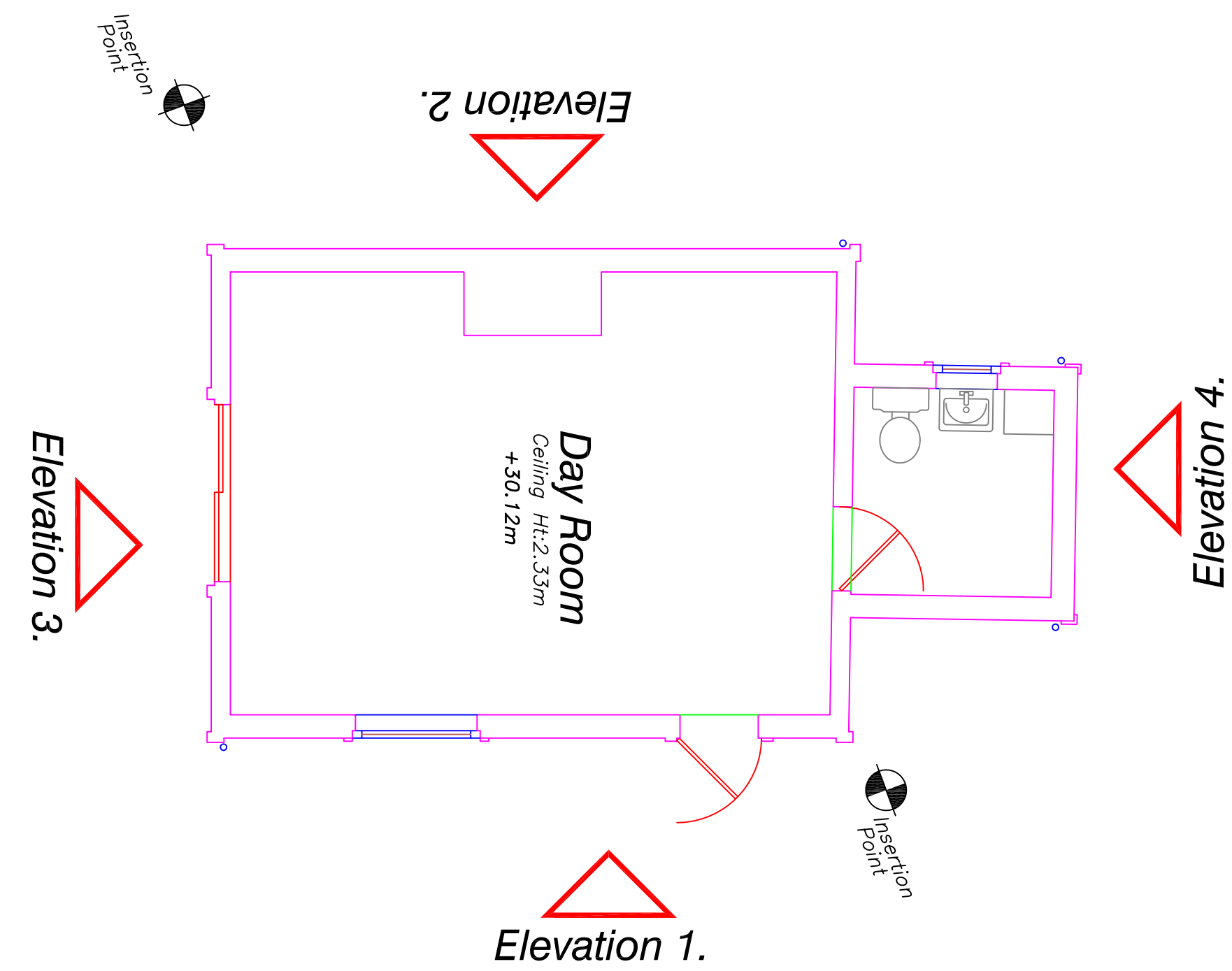
REV.	NOTE.	BY.	DATE.
TDA THE GRANARY NEWLAND FAWR FARM LLANGAN CF35 5DN TEL: 01446 789367			
CLIENT		MR. JIMMY BOWERS	
DRAWING NUMBER	SCALE		
TDA.2685.01	1:1250@A3		
DRAWN	DATE		
RhC	MAY 2022		
PROJECT			
PROPOSED EXTENSION TO EXISTING GYPSY & TRAVELLER SITE AT BLIND LANE, HEDGE END			
DRAWING TITLE			
SITE LOCATION PLAN			



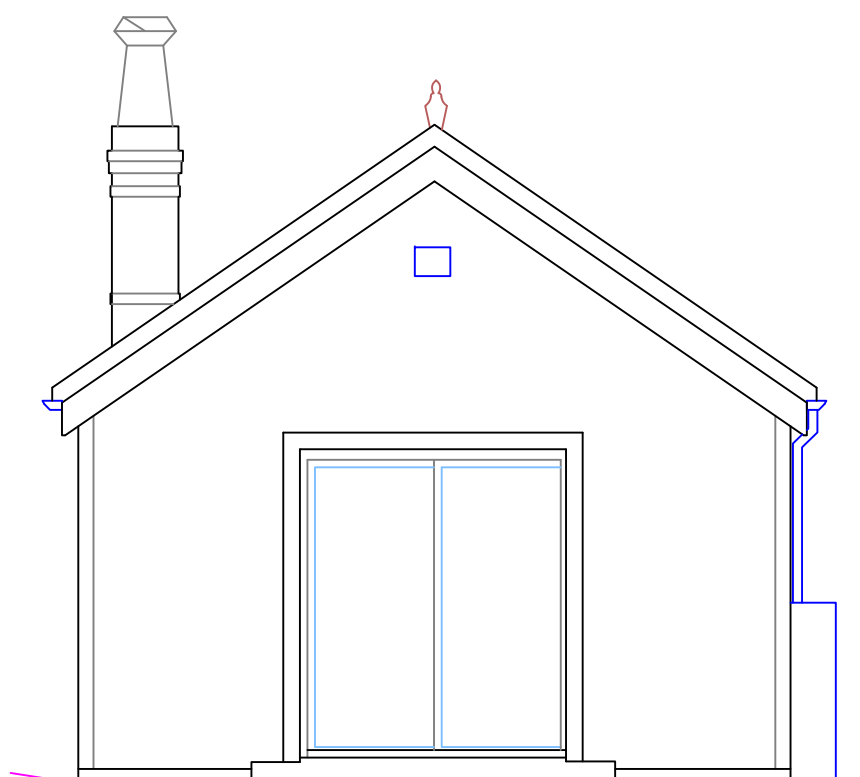
KEY:

Buildings	Overhead Cable	IC Inspection chamber	Bo Bollard
Wall	Concrete edge	Plnv Pipe Invert	IB Illuminated bollard
Kerb line	Tarmac edge	Gy Gully	Bin Rubbish bin
Line marking	Grass verge	Bg Back gully	Vp Vent pipe
Drop kerb	Canopy/Overhang	Dp Down pipe	GrL Ground light
Centre line	Verge	Pipe Pipe above ground	Lbox Letter box
Top of bank	Bottom of bank	MH Manhole	Stmp Tree Stump
Station and Name	Water level	VL Water level	Sty Stile
100,000	Tree / Bush / Sapling	FI Flood light	IFL Internal floor level
Area of Undergrowth	Woodland	Tp Telegraph post	THL Threshold level
Ridge Level	Bus Bus stop	Ep Electricity post	Sp Sign post
Eaves Level	Sv Stop valve	TI Traffic light	TH Trialhole
Flat Roof Level	St Stop tap	BH Borehole	ELC Electric
Gate	Er Earth rod	BT British Telecom	Cbox Control box
Fence types:	Wm Water meter	TT Tackle	BP Brick paved
IW Interwoven	Gas Gas valve	CPS Concrete paving slabs	CVR Cover
IR Iron Railings	Av Air valve	Rwall Retaining wall	TWL Top of Wall Level
WM Wire Mesh	ICU Unidentified inspection	TCL Tree canopy level	G Girth
PR Post & Rail	Wo Wash out	MG Multi girth	IC Inspection chamber
PW Post & Wire	Re Rodding eye	CL Cover level	IL Invert level
CIL Chain Link	BB Belisha beacon	UTR Unable to raise	
WP Wooden Panels	CTV Cable tv		
CB Close Boarded	Mkr Marker post		
SIP Steel Palisade	Gmkr Gas marker post		
	So Soffit		
	Fh Fire hydrant		

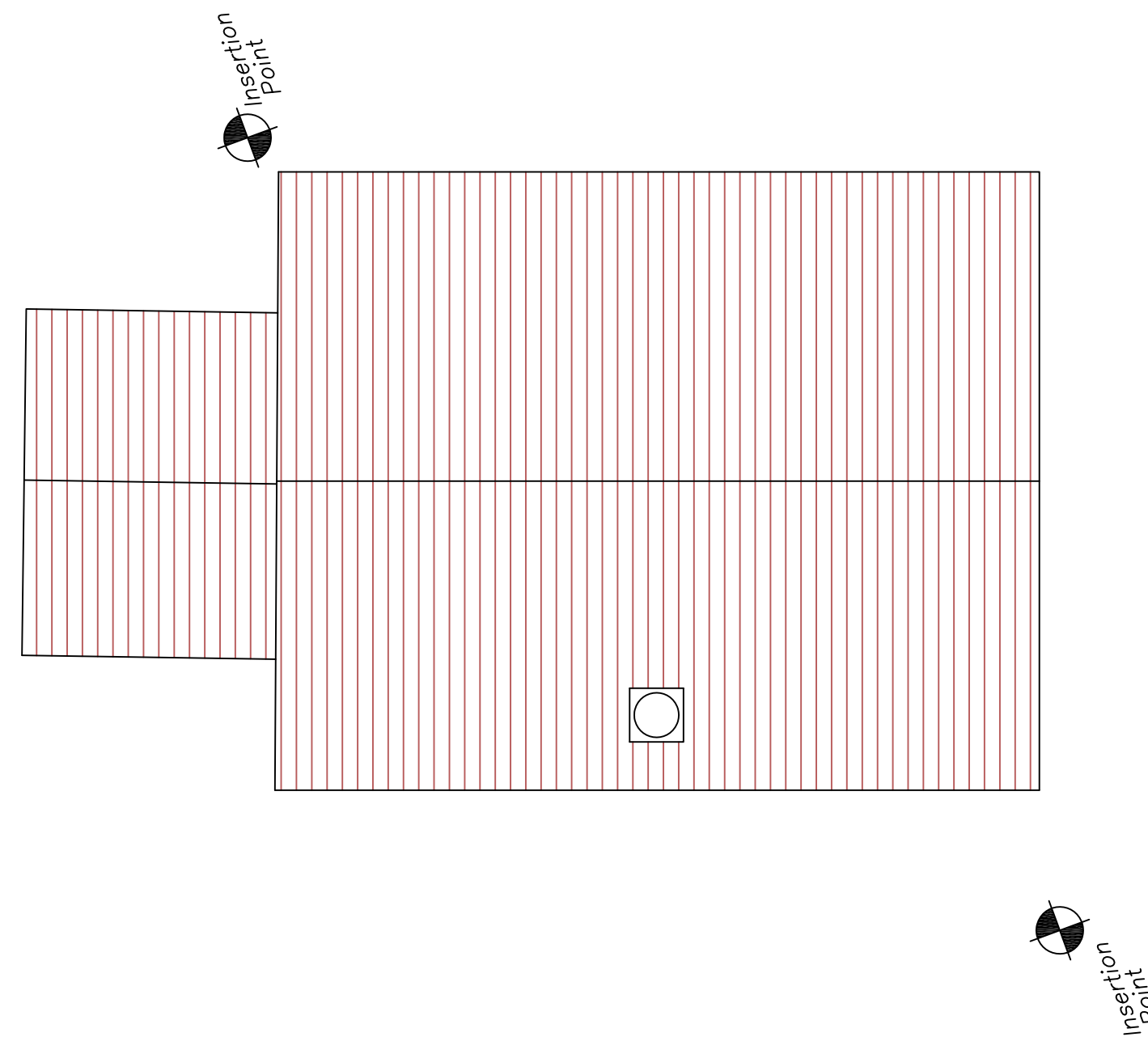
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TDA THE GRANARY NEWLAND FAWR FARM LLANGAN CF35 5DN TEL: 01446 789367 Environment • Landscape • Design CLIENT MR. JIMMY BOWERS DRAWING NUMBER TDA.2685.02 SCALE AS SHOWN DRAWN RHC DATE MAY 2022 PROJECT PROPOSED EXTENSION TO EXISTING GYPSY & TRAVELLER SITE AT BLIND LANE, HEDGE END DRAWING TITLE EXISTING SITE PLAN			



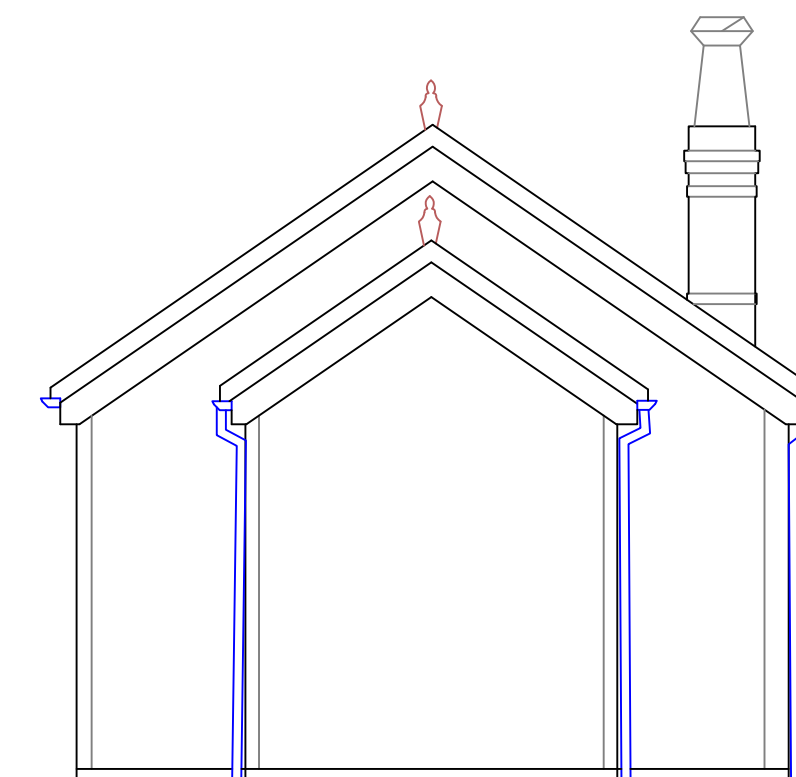
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Elevation 1.



Datum: 28.00m.
Elevation 3.

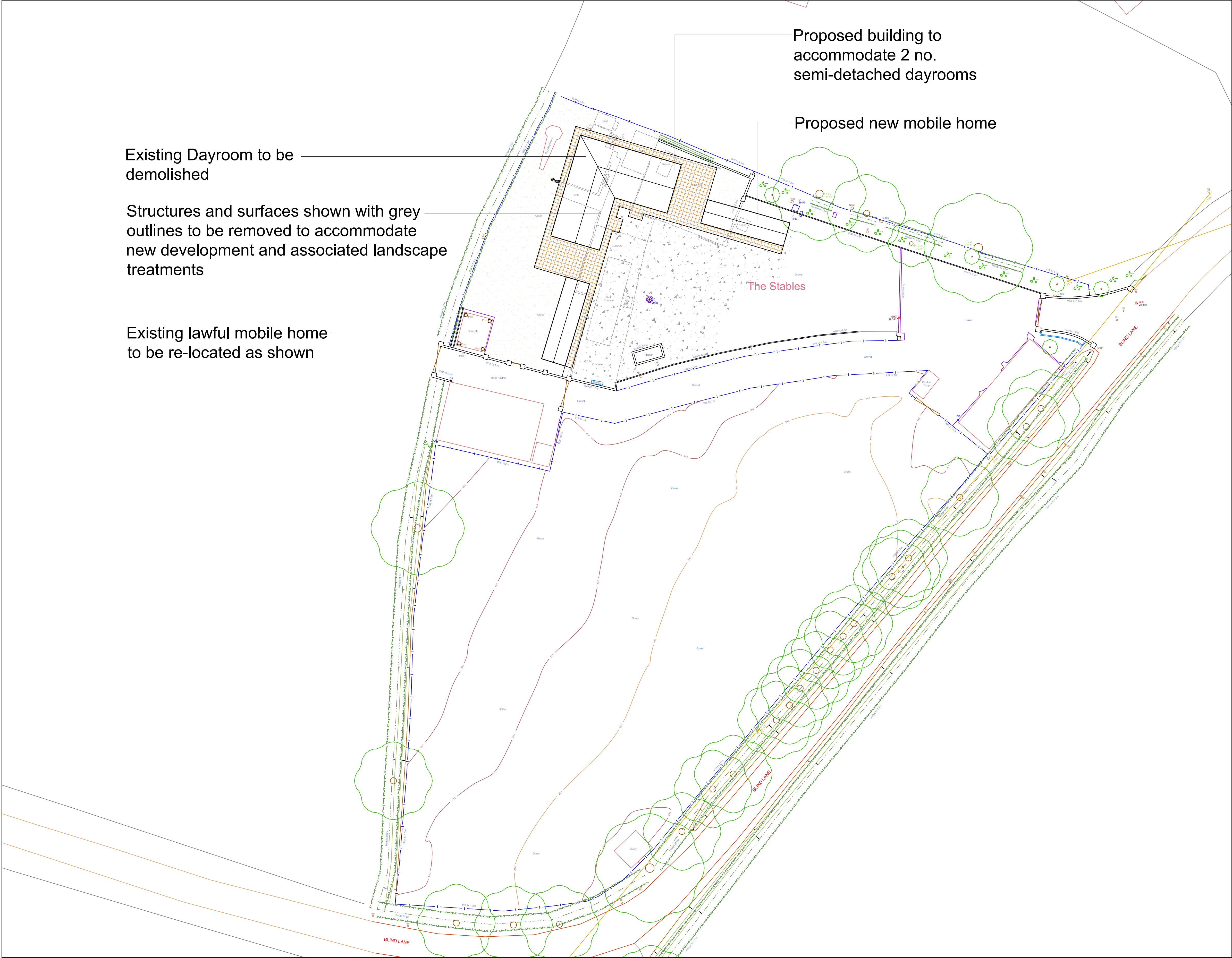


Datum: 28.00m.
Elevation 2.



Datum: 28.00m.
Elevation 4.

REV	NOTES		BY	DATE
TDA THE GRANARY NEWLAND FAWR FARM LLANGAN CF35 5DN TEL: 01446 789367 TDA Environment • Landscape • Design				
CLIENT				
MR. JIMMY BOWERS				
DRAWING NUMBER		SCALE		
TDA.2685.03		1:50@A1		
DRAWN		DATE	PROJECT	
RHC		MAY 2022	PROPOSED EXTENSION TO EXISTING GYPSY & TRAVELLER SITE AT BLIND LANE, HEDGE END	
DRAWING TITLE				
EXISTING DAYROOM TO BE DEMOLISHED				



Existing Dayroom to be demolished

Structures and surfaces shown with grey outlines to be removed to accommodate new development and associated landscape treatments

Existing lawful mobile home to be re-located as shown

Proposed building to accommodate 2 no. semi-detached dayrooms

Proposed new mobile home

KEY:
EXISTING SITE FEATURES

Buildings	Overhead Cable	IC	Inspection chamber	Bo	Bollard
Wall	Concrete edge	Plnv	Pipe invert	IB	Illuminated bollard
Kerb line	Tarmac edge	Gy	Gully	Bn	Rubbish bin
Line marking	Grass verge	Bg	Back gully	Vp	Vent pipe
Drop kerb	Canopy/Overhang	Dp	Down pipe	Grl	Ground light
Centre line	Verge	Pipe	Pipe above ground	Lbox	Letter box
Top of bank	Bottom of bank	MH	Manhole	Stmp	Tree Stump
1	Station and Name	WL	Water level	Sty	Stile
100,000	Station Level	FI	Flood light	IFL	Internal floor level
Tree / Bush / Sapling		Lp	Lamp post	THL	Threshold level
Area of Undergrowth		Tp	Telegraph post	Sp	Sign post
Woodland		Ep	Electricity post	TH	Triahole
R: Ridge Level		TI	Traffic light	BH	Borehole
E: Eaves Level		Bus	Bus stop	ELC	Electric
F: Flat Roof Level		Sv	Stop valve	BT	British Telecom
Gate		St	Stop tap	Cbox	Control box
		Er	Earth rod	TT	Concrete paving slabs
		Wm	Water meter	BP	Brick paved
Fence types:		Gas	Gas valve	CPS	
IW	Interwoven	Av	Air valve	CVR	Cover
IR	Iron Railings	ICU	Unidentified inspection	Rwall	Retaining wall
WM	Wire Mesh	Wo	Wash out	TWL	Top of Wall Level
PIR	Post & Rail	Re	Rodding eye	TCL	Tree canopy level
PW	Post & Wire	BB	Belisha beacon	G:	Girth
CL	Chain Link	CTV	Cable tv	MG	Multi girth
WIP	Wooden Panels	Mkr	Marker post	IC	Inspection chamber
CB	Close Boarded	Gmkr	Gas marker post	CL:	Cover level
SIP	Steel Pallsade	So	Soffit	IL:	Invert level
		Fh	Fire hydrant	UTR	Unable to raise

PROPOSED SITE FEATURES

HARD LANDSCAPE KEY:

	PROPOSED GRAVEL AREAS (Gravel to match existing)
	PROPOSED PATIO AREAS (Patios to be constructed using 450x450mm PCC flag paviours. Type & colour to be agreed with client)

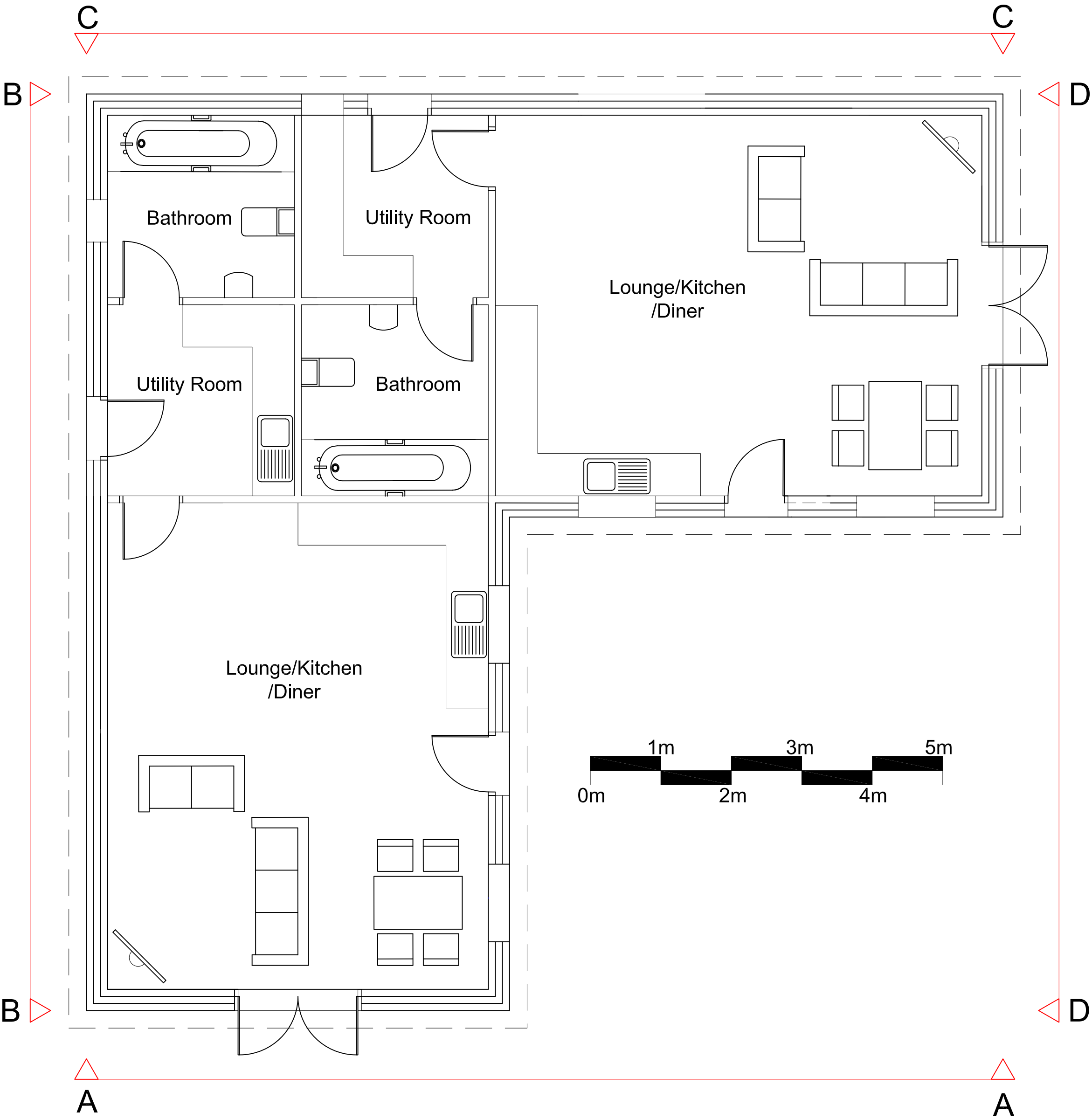
SOFT LANDSCAPE KEY:

	PROPOSED LAWN AREAS (Existing grass areas to be retained and extended as shown)
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Note:
For floor plan and elevations of proposed building accommodating 2 no. semi-detached day rooms refer to Tirlun Design Associates drawing no. TDA.2685.05

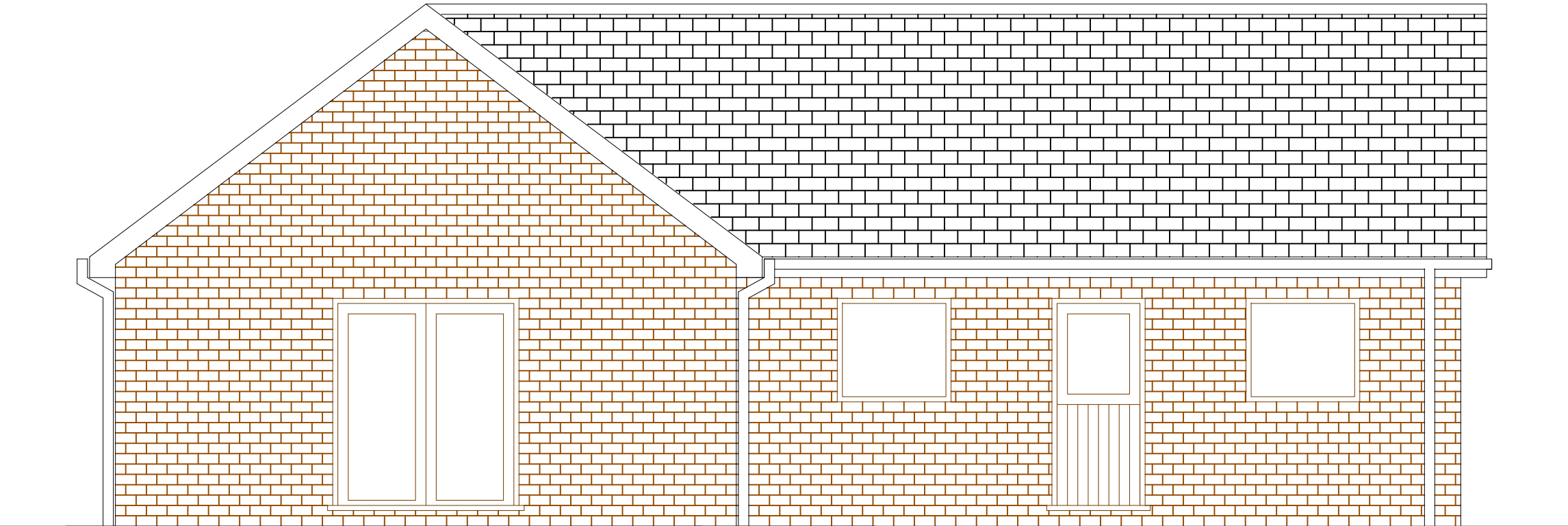
REV	NOTES	BY	DATE
TDA THE GRANARY NEWLAND FAWR FARM LLANGAN CF35 5DN TEL: 01446 789367			
CLIENT MR. JIMMY BOWERS			
DRAWING NUMBER TDA.2685.04		SCALE AS SHOWN	
DRAWN RHC		DATE MAY 2022	
PROJECT PROPOSED EXTENSION TO EXISTING GYPSY & TRAVELLER SITE AT BLIND LANE, HEDGE END			
DRAWING TITLE PROPOSED SITE PLAN			

Proposed Floor Plan



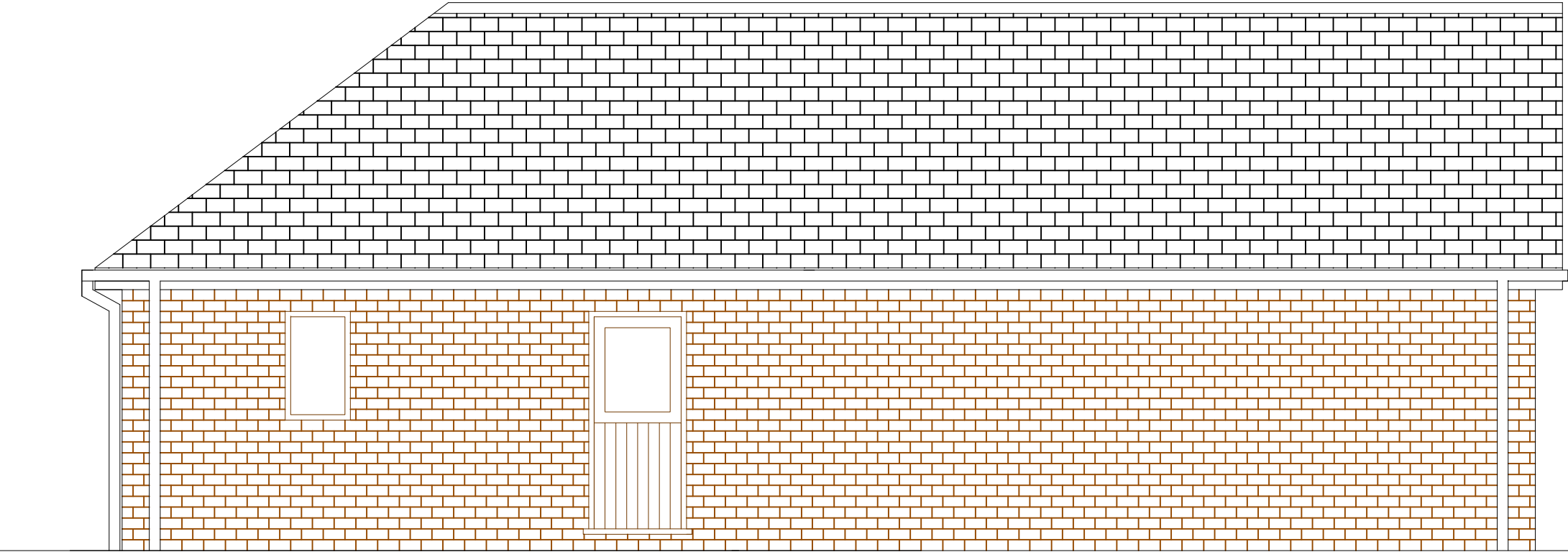
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Elevation A-A



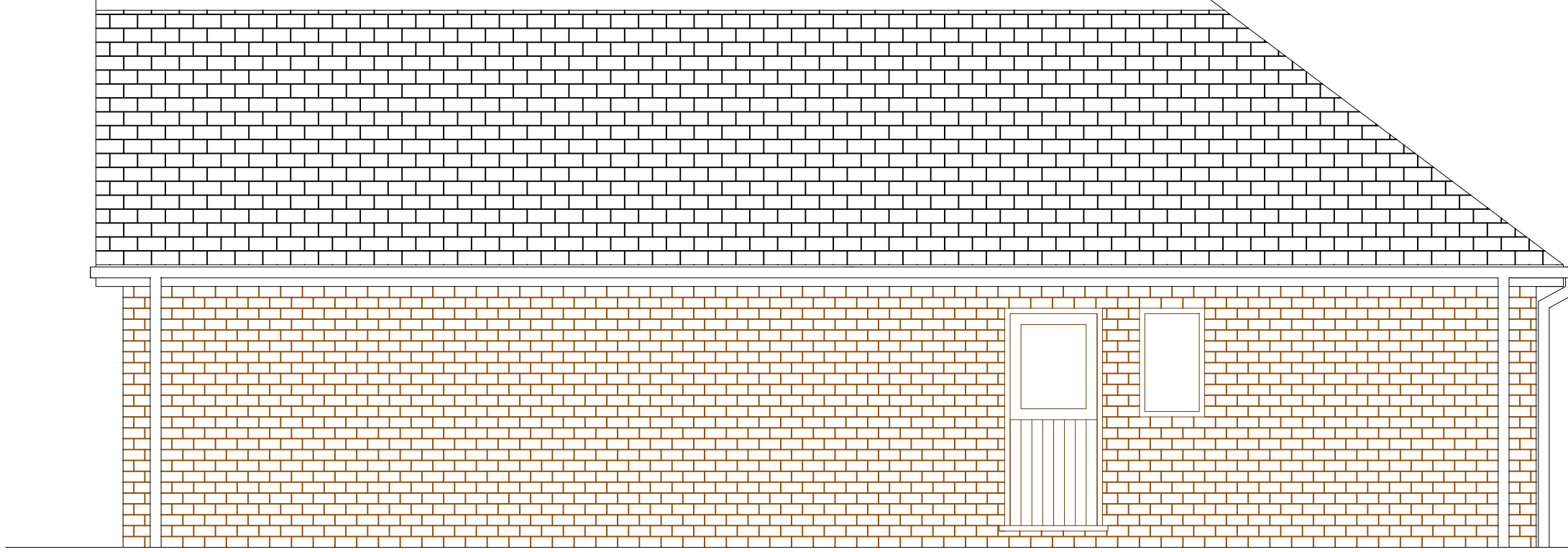
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Elevation B-B



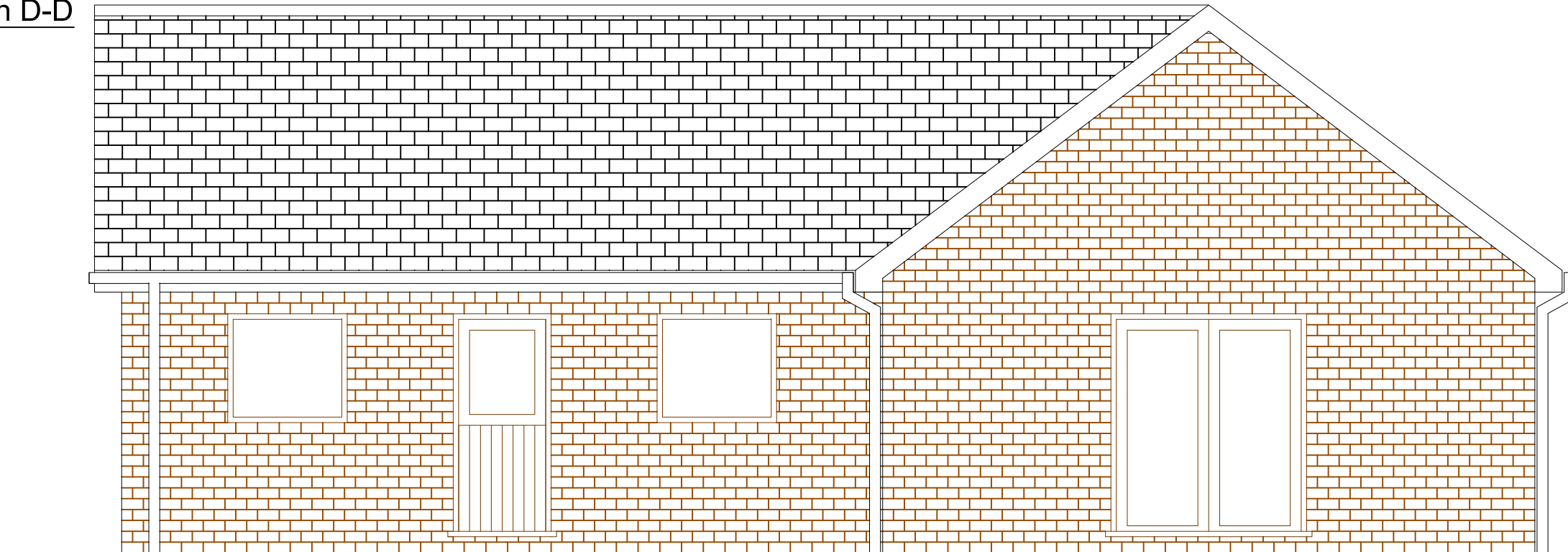
1:50 @ A1

Elevation C-C



1:50 @ A1

Elevation D-D



1:50 @ A1

Material Details

WALLS:
Cavity walls with blockwork internally and brickwork externally. Colour of brickwork to be confirmed.

ROOF:
Cement fibre slates

WINDOWS & DOORS:
Dark brown hardwood double glazed windows
Dark brown hardwood stable doors (upper part to be double glazed) and patio/bi-fold doors.

Note:

For proposed location of semi-detached day rooms refer to Tirlun Design Associates drawing no. TDA.2685.04

All dimensions shown in millimetres unless stated otherwise

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TDA THE GRANARY NEWLAND FAWR FARM LLANGAN CF35 5DN TEL: 01446 789367  Environment • Landscape • Design			
CLIENT MR. JIMMY BOWERS			
DRAWING NUMBER TDA.2685.05		SCALE AS SHOWN	
DRAWN RHC		DATE MAY 2022	
PROJECT PROPOSED EXTENSION TO EXISTING GYPSY & TRAVELLER SITE AT BLIND LANE, HEDGE END			
DRAWING TITLE PROPOSED SEMI-DETACHED DAY ROOMS (PLAN & ELEVATIONS)			