

LANDSCAPE STRATEGY MASTERPLAN



KEY

Red line boundary

HARD LANDSCAPE

Parking court. Tarmac.

Paths and patios. 450mm x 450mm flag or similar and approved. Colour: 'Buff'

Patio furniture

Benches

Raised bed

Pergola

SOFT LANDSCAPE

Existing Trees

Proposed native tree

Proposed evergreen tree

Proposed pleached tree

Proposed small ornamental tree

Proposed street/ boundary tree

Topiary specimens. *Ilex crenata* or *Laurus nobilis* cones

Large specimen shrubs. Thuja 'Smaragd', Phormium 'Jester', Hydrangea of various varieties

Ornamental shrub, herbaceous and groundcover planting

Native hedging

Evergreen hedge

Amenity grass areas

Hedgerow Wildflower grass corridor enhancing ecological networks

Drift of spring flowering bulbs

TREE PLANTING STRATEGY

Streetwise Trees are planted on the entrance of the site, chosen for their compact canopy and seasonal leaf colour.

Acer campestre
'Streetwise'

Native trees on the boundary will provide visual mitigation and support local biodiversity

Carpinus betulus

Evergreen trees will provide year round visual mitigation and support local biodiversity

Betula pendula

Ornamental trees within the amenity areas will add vertical seasonal interest to the shrub beds throughout the development.

Pinus sylvestris

Ornamental trees within the amenity areas will add vertical seasonal interest to the shrub beds throughout the development.

Ilex aquifolium

DESIGN PARAMETERS

The Site is currently a collection of residential properties. They are proposed to be demolished and redeveloped into retirement living apartments. The main entrance to the building is from the parking courtyard to the north. The Site is relatively flat with slight level changes around existing trees in localised areas. Existing boundary treatments are to be retained and or enhanced; additional planting/ screening to be added behind. The additional planting on the boundaries has been strategically placed to address overlooking and views out to neighbouring properties. Raised timber sleeper planters proposed are designed to delineate the parking court from Owners Lounge patio area and allow accessible height gardens in a sheltered location should they be required. The Owners' Lounge and associated patio is on the north elevation of the proposed building. A pergola has been added to this space to create vertical interest and provide a welcoming 'spill out' space. Smaller patio areas associated with individual apartments have been provided throughout. Overall, the proposed landscape design is at a domestic scale, creating homely spaces which allow for small social gatherings and quieter contemplative resting places. Elements of herbaceous planting will be proposed throughout the scheme for seasonal interest.

PLANTING PALETTE - PLANTING PHILOSOPHY

Vegetation beyond the northern boundary provides a vegetated setting to the entrance road and into the car park. Planting within the car park aims to reinforce this boundary and help to delineate the access road and parking area. Compact canopy street trees such as *Acer campestre* 'Streetwise' provide a vertical interest without overshadowing the car park with broad canopy. These are under planted with ornamental shrub planting and groundcover. Proposed planting on the northern elevation of the building will be chosen for their shade tolerance and shadow cast by the building. On the southern, northern and eastern boundary, hedging (both ornamental and native), boundary trees and shrub planting are proposed with a wildflower turf strip and swathe of native bulbs in front to create layers of attractive vegetation that will help to screen and filter views beyond. Specifically, specimens and native trees such as *Carpinus betulus*, *Pinus sylvestris* and *Ilex aquifolium* provide visual screening to infill any inward looking views. The planting style for the amenity spaces will be more formal with seasonal interest and a strong year round evergreen presence to ensure structure and a 'green' landscape setting is maintained. Use of ornamental hedging and topiary specimens will offer instant impact and cohesive structure to the planting beds. Large specimen shrubs chosen for their tone and texture will give an established appearance upon implementation. Flowering shrubs and herbaceous planting add colour, seasonal interest and ecological value. Climbers including clematis and honeysuckle will be proposed as part of the screening treatment for the sub-station. Proposed small ornamental trees aim to add colour and vertical structure to the scheme as well as improve connectivity and biodiversity across the Site. A diverse selection of proposed plant species will provide an overall enhancement to biodiversity, with the site having the potential to attract a greater range of invertebrates and therefore providing foraging/nesting habitat for notable urban species.

Bergenia cordifolia
'Purpurea'

Hemerocallis
'Stella d'Oro'

Anemone x hybrida
'Honorine Jobert'

Aucuba japonica
'Variegata'

Erica carnea
Springwood white

Cornus sanguinea
Dogwood

Phormium varieties

Hebe 'Mette'

Cistus 'Sunset'

Hydrangea arborescens
'Annabelle'

Ilex crenata or *Laurus nobilis*
topiary cone

Low Evergreen hedge

Magnolia stellata
'Royal Star'

Cornus controversa
Variegata'

Narcissus
'February Gold'

Choisya ternata 'Aztec Pearl'

Nandina domestica
'Fire Power'

Wildflower Turf Mix

Rosemarinus officinalis

Native Buffer
Viburnum opulus 'Compactum'

Timber Sleeper Planters Could be proposed around the rear patio to provide a defensible boundary for owners private patios and communal patio.

Wooden Pergola Proposed in front of the Owners Lounge to create a welcoming spill out space.

Berberis

Hemerocallis
Alchemilla

Viburnum
davidii

Hebe
rakaiensis

Hydrangea
quercifolia

Bergenia
'Purpurea'

Choisya
ternata 'Sundance'

Rev	Initials	Date	Comment
A	AJW	27.04.23	To suit new layout 26.04.23

JBA 22 - 410 - SK02 Landscape Strategy Plan

Site
**Eastleigh
Toynbee Road**

Drawn by
LG

Date
December 2022

Scale
1:250 @ A1

Rev
A

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