

Altman, Rebecca

From: Griffin, Tim (Contractor)
Sent: 08 August 2024 13:24
To: Altman, Rebecca
Cc: Dyer, Tim; Ellison, Mark; Oliveira, Marta (Contractor); Stringer, Chris; Boyd, Sarah
Subject: Re: F/24/97312 Land adj. 4 Brookfield, Providence Hill - amended landscape information - further landscape comments

Follow Up Flag: Follow up
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Categories: Consultation responses

Hi Rebecca,

I have downloaded and reviewed the latest amended landscape related information for this site.

I welcome the changes that have been made in response to my previous landscape comments, and the latest plans show definite improvement. In particular, I welcome the reduction in the SE corner wing of the building.

My further landscape comments on the latest information follow below:

a/ The triangular section of land to the W of Cottage 5 is shown as mixed scrub - we expect to see at least some tree planting here to bolster local tree cover. Subject to views of the Ecology Officer, this appears an opportunity to create a small woodland copse.

b/ Understorey planting to bolster lower level screening along Providence Hill - whilst I appreciate that planting cannot be undertaken on Highways land, there is scope to re-design the areas below the existing retained trees (not sure, but think these areas shown currently as neutral grassland?) to introduce some shade tolerant understorey planting. The levels below these trees should remain undisturbed with pit planted screen planting along the upper levels of the existing bank. Species could include Holly, Yew, Hazel and Hawthorn. Plants at maximum 1m c/s, min. 1m min. high with mulch mats, stakes and guards. This planting is important to provide some lower level screening, especially in winter months.

c/ I defer to the Tree Officer as regards the new entrance and impact on existing trees, but I suggest measures be put in place to ensure any clearance of lower level vegetation is kept to a minimum. There appears to be a conflict between the line of the protective fence shown ACD's plan (shown tight to the back edge of kerb) and the RPA carriageway detail that shows banking beyond the back edge of kerb. The line of the protective fence should keep the extent of ground level changes to a minimum.

d/ There are considerable stretches of 3m high king post retaining walls. The plan notes this with concrete panels/green wall. The detailing of this is critical and we would ask for a detailed cross section to ensure we are comfortable that on construction the effect will truly be a green wall. This may include the need for drip irrigation until the green wall is established. At present, I could not see any planting indicated on plan to create the green wall effect? The clipped hedge along the top of part of this retaining wall has not been noted on plan or on the key.

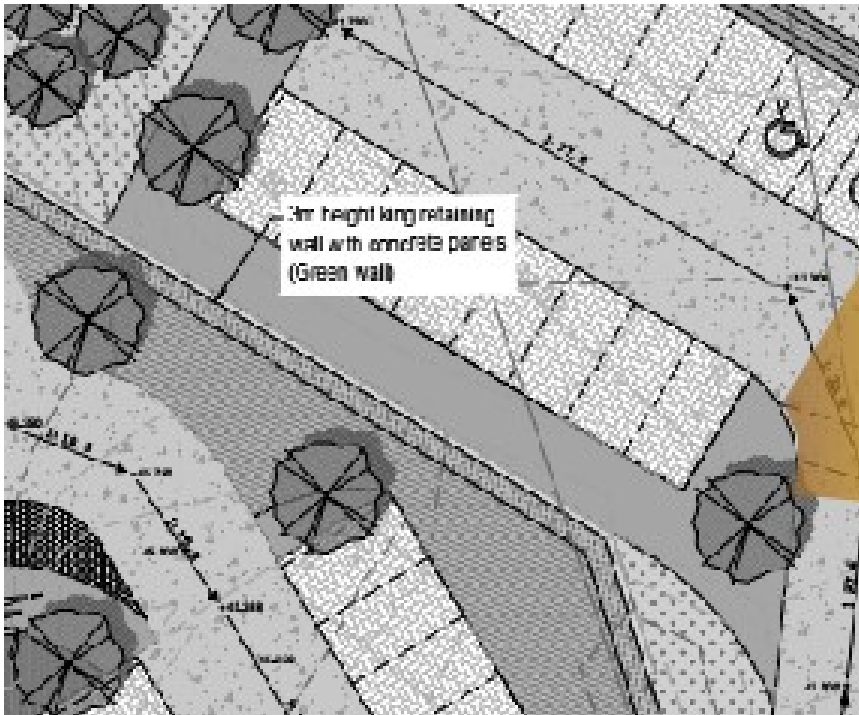
Please clarify what treatment is proposed along the top of the retaining wall in this location:



A 1.8m cbf would not be acceptable with a hedge preferred. For H & S a guard fence can be included running along the centreline of the hedge. This may be a post and steel stockproof fence to avoid a visually 'heavier' detail.

e/ The ramped path down from Providence Hill into the site is a significant feature, and we would welcome this surface being upgraded from black bitmac to either a coloured bitmac (buff) or rumbled pcc blocks. Resin bound gravel would be ideal to lift the quality of the scheme, but we appreciate this is costly. Some of the other pedestrian paths on site could also be upgraded to a more interesting surface to distinguish them from the bitmac road.

Perhaps a change in surfacing where pedestrian routes will likely cross the access road might be a good idea to slow traffic? An area of block paving would provide sufficient definition. Something like this:



f/ Please check the drainage strategy layout as currently there are some conflicts between this plan and proposed planting (especially proposed trees). The drainage should avoid tree locations. It is critical that tree planting shown on the strategy plan is deliverable, and omissions at a later date due to conflicts with drainage/services/lighting will not be accepted.

g/ I would suggest it is a mistake to break the mixed scrub planting here:



Views from the north into the site should be softened here with new scrub planting. Please rearrange the planting in the buffer strip to close this gap.

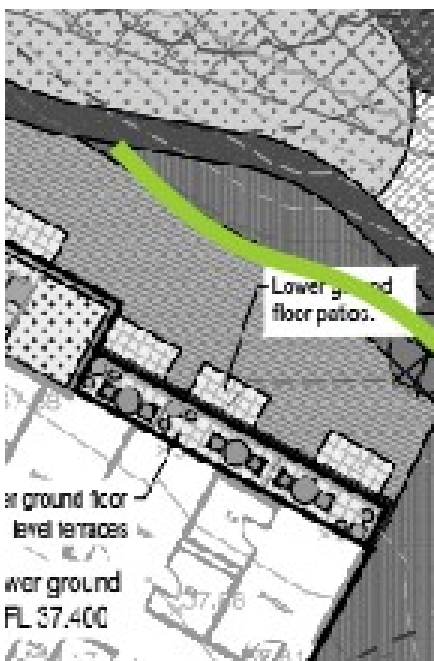
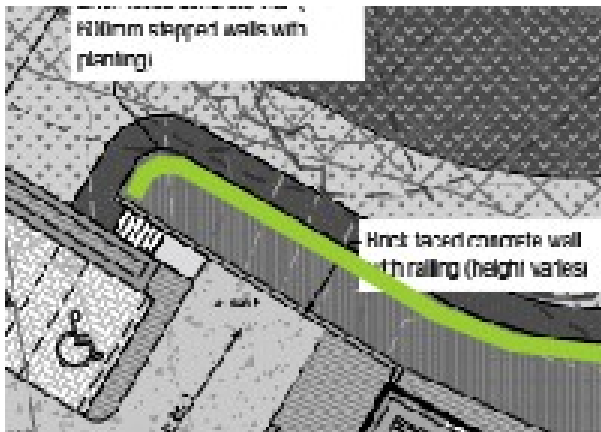
Although all planting details will be conditioned, please change note to read 'New *native* scrub planting'.

h/ I remain concerned that there is no new tree planting shown within the buffer strip (unless there is an intention to include some tree species within the scrub mix?). We should plant some trees to ensure successional growth to the tree belt here.

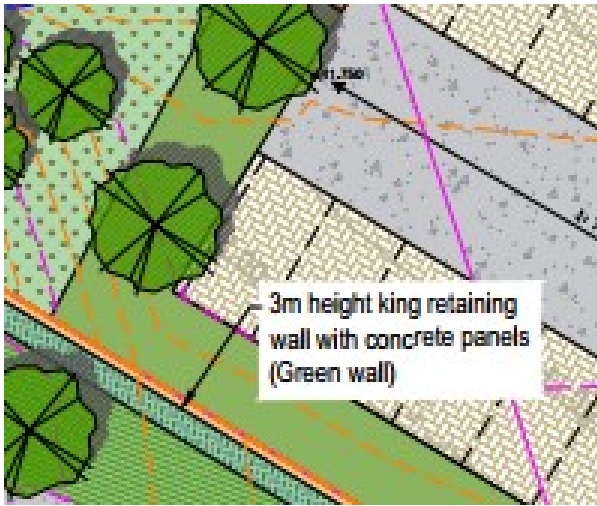
j/ I do not have significant further comments to make on the proposed terraces and sunken courtyard detailing, although it will be important at the detailed design stage to demonstrate how the

green walls and green roofs are maintained. I remain of the view that the sunken courtyard is a tight and overlooked space, unlikely to be heavily used as it has the feeling of a 'goldfish bowl'. Detailed design and maintenance will be crucial to the final effect.

k/ There are other areas on site where clipped hedges could be included. Hedges are a neat element that provide planted areas with structure and all landscape maintenance teams find easy to maintain. For example, the native shrub planting shown in the locations below could establish as a pretty untidy areas of planting. I suggest some native mix clipped hedges to provide structure/neat edges to these areas:



l/ Can we introduce some small trees here along the base of the RW to provide at least some shaded parking spaces?



m/ The visual from the rear of 1 Brookfield clearly shows the level of impact the new build will have in this view. The proposed on-site tree planting to soften this view is shown at 6m+ high. Although all these planting details will be conditioned, my suggestion is that this is not a continuous line of evergreens but a mix of evergreens (most likely Pines or Holly) mixed with Beech or Hornbeam that retain leaves over winter and perhaps some native Birch. Some planting could be semi-mature, and others feathered and/or heavy standards arranged in tight groups for a natural effect, rather than a rigid line of planting.

n/ A lighting layout should be provided so we can ensure no conflicts with proposed tree positions.

Please ensure if Planning Permission is granted all hard and soft landscape details are conditioned. This includes:

Hard landscape

Surfacing plan
 Details of all retaining walls and guardrails
 Enclosures plan, including details of boundary types

Soft landscape

Detailed planting plans at 1:200 scale, plus a landscape maintenance plan

As mentioned previously, the success of this project will require significant attention to detailing and sufficient funding to ensure a high-quality final scheme.

I trust these comments are helpful and I look forward to receiving further revised plans.

KR Tim

Landscape Consultant

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