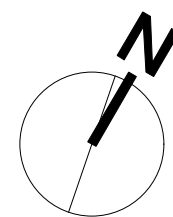


APPROVED LANDSCAPE SCHEME TO BE IMPLEMENTED PRIOR TO OCCUPATION OF DWELLING/S

THIS LANDSCAPE PLAN IS FOR SUBMISSION TO THE LOCAL PLANNING AUTHORITY,
SUITABLE TO SATISFY PLANNING CONDITIONS ONLY.

THIS DRAWING MUST NOT BE USED FOR TENDERING OR CONSTRUCTION PURPOSES



Raised planting with a focal tree softens the Western elevation from views from adjacent properties

Contrasting block pavers (dark grey) to delineate parking bays

Evergreen hedging to Western boundary provides screening and softens boundary treatment softens the new fencing

Evergreen hedging to car parking softens and frames green space

Feature trees create focal points and help to soften the appearance of the car park from neighbouring properties

Turning head / deliveries area

Tarmac road surface and grey block paved parking spaces to comply with SUDS legislation

Raised planting including a focal tree denotes the main entrance

Platform lift for assisted access to the main entrance

Visibility splay

Planting surrounding the building to provide year-round structure and interest. Plants to have different seasonal features and fragrances to enhance the atmosphere of the site

Fastigate trees soften the building while contributing to the local street scene

The Communal Terrace is the heart of Fitzalan Road, a social hub where residents can get together with family and friends. Comfortable seating and tables invite residents outside, encouraging them to interact or simply enjoy a solitary morning coffee

Raised planting bed wraps around the stepped and ramped access to the communal terrace, defining the space with colour, texture and interest for residents

Contemporary grey paved Private Terraces provide a personal space for residents to make their own, while still offering the opportunity to communicate over the low hedges and ornamental planting beds

Gated access to rear of the building

Raised planting beds soften the Northern elevation of the electrical substation

Evergreen planting and fastigate trees softens view from adjacent properties to the South

0 10 20 m

SCALE BAR
It is the contractor's responsibility to check and confirm all measurements on site. Janine Pattison Studios accept no liability for any discrepancies between this drawing and actual site measurements.

BOUNDARY TREATMENT KEY

- A - B Vehicular site entrance
- B - C Proposed planting
- C - D Proposed 750mm wall, 1350mm piers & railings on top
- D - E Proposed building wall
- E - F Proposed 750mm wall, 1350mm piers & railings on top
- F - G Pedestrian site entrance - steps
- G - H Raised bed
- H - I Pedestrian site entrance - platform lift
- I - J Proposed 750mm wall, 1350mm piers & railings on top
- J - K Pedestrian site entrance - gated
- K - L Proposed planting
- L - M Proposed building wall - substation
- M - N New timber 1.8m closeboard fence
- N - O Proposed building wall

SPOT HEIGHTS KEY

- 00.00 (Proposed Level)
- 00.00 (Existing Level)

TREE RPA

Root Protection Area
The RPA shown is for illustrative purposes only and should be checked against that as provided by a qualified arboriculturalist

TREE SYMBOL KEY

- New Tree
- Remove Tree (T/G)

PROTECTION OF TREES

The responsibility for the safety of trees always rests with the site owner or the person who has control of tree management. Where sites contain trees this Janine Pattison Studios design does not include liaison with the appropriate local planning authority or any application for consent for works to protected trees or hedges. Consent for works to protected trees and hedges must be obtained from the local planning authority prior to any works being carried out on them.

The trees and landscape features within or adjacent to the site may be protected by tree preservation orders, be within a conservation area, constitute an important hedgerow or be subject to planning conditions. The local planning authority must be consulted for details of any such planning restrictions and their advice followed before work is planned or carried out to trees.

The legal Duty of Care requires that all works to trees should be carried out by qualified, arboricultural contractors working according to Health & Safety Executive guidelines. All treeworks should be carried out to arboricultural industry best practice and comply with BS 3998:2010 'Tree work - Recommendations'. All tree management work must take account of the Wildlife and Countryside Act, 1981, as amended by the Countryside and Rights of Way Act, 2000, which makes it a criminal offence to disturb, injure or kill bats or nesting birds and other protected animals.

Important hedgerows may be protected if they are in the countryside, are over 20m long and over 30 years old, provide habitats for protected species or have been designated as such by a local planning authority.

Tree health and condition can change over time and be affected by the environment, therefore, regular periodic inspections are recommended and a qualified arboriculturalist consulted if any concerns are identified.

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HATCH KEY

- Planting
- Lawn
- Flag paving
- Tarmac
- Block pavers

JPS
LANDSCAPE DESIGN

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Landscape Plan

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Designer
CH Drawing No.
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