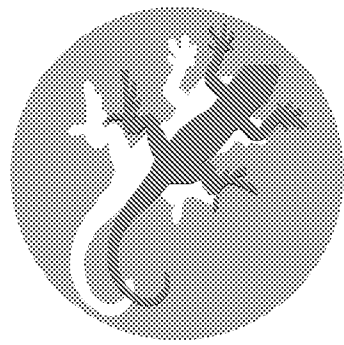




LIZARD

Landscape Design and Ecology

MR OSBOURNE-SHAW

LAND TO THE REAR OF THE SPIRES

Cross, Road, East Preston

Landscape Design Strategy

Prepared by:	RM
Checked By:	MZ
Date:	01.06.2020
Project Reference	LLD1935
Revision	03
Status	PLANNING

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1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology (*LLD*) have been commissioned by Mr Osbourne-Shaw to develop a Landscape Design Strategy for the Land to the rear of the Spires, Cross, Road, East Preston (*NGR TQ062021*).
- 1.2 The Landscape Design Strategy sets out the landscape design objectives and explains the landscape design intent. The report includes an outline planting palette and indicative nursery stock specification considered appropriate and beneficial for the development site.
- 1.3 The Landscape Design Strategy was informed by a desk study of the local policy and a site visit undertaken on the 6th March 2020, to appraise the local landscape/ townscape character and visual amenity.
- 1.4 The Landscape Design Strategy to the rear of the Spires, Cross Road, East Preston has been prepared by Roberto Marchetti (*Landscape Architecture MALA, Architecture MA*); Landscape Architect at Lizard Landscape Design and Ecology, Worthing.

The Development Site

- 1.1 The proposed development comprises the northern portion of land at 'The Spires' located in East Preston. The site is some 0.3 ha property. The surrounding area is dominated by residential housing; the seafront is approximately 600.0 m to the south.
- 1.2 The main entrance to the existing property is accessed off Cross Road. The site is an enclosed grassed area reachable via overgrown path between adjacent properties. In the grassed area, there are a number of trees, some of which are TPO. The Site is surrounded by other residential properties.

- 1.3 The development proposal comprises a large detached family home as illustrated on architectural proposals by OM Architectural Design. Red brick and clay tiles are the dominant materials. A substantial drive with access provision and patios at the lower floor are provided. A generous garden area comprises the external spaces.

The Scheme





Legend

 Development Site Boundary.

NTS

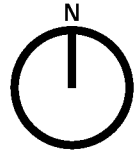
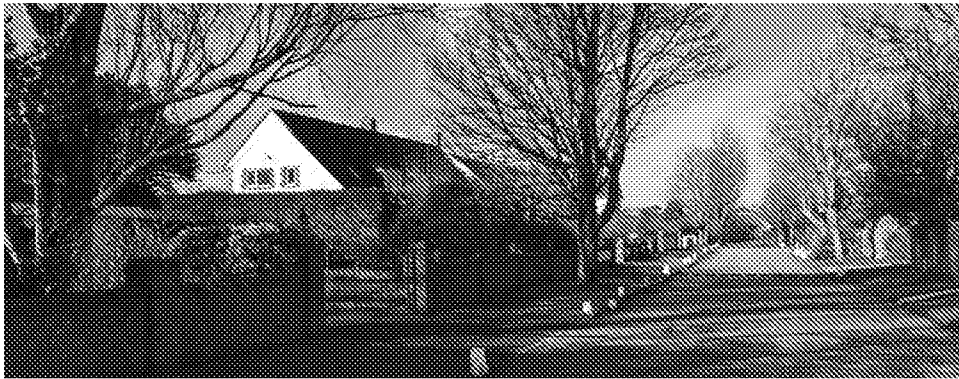


Figure 1.1. Site and Surrounds



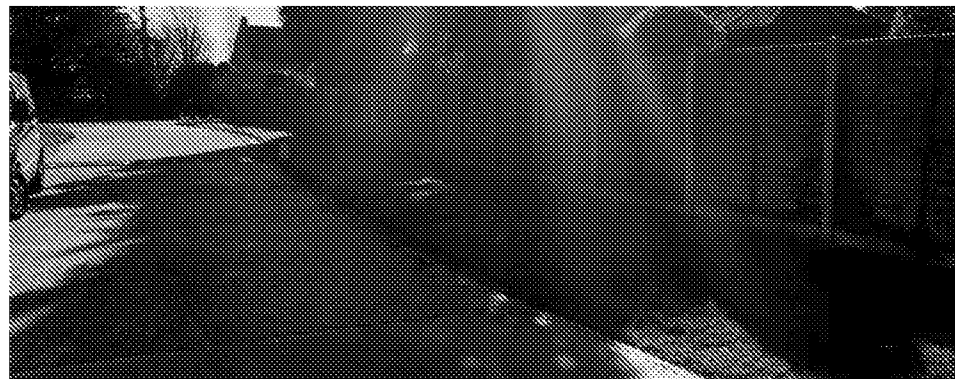
Photograph A. Low brick wall and hedge as roadside boundary treatment.



Photograph B. Lawn and planting as roadside frontage.



Photograph C. Clipped hedge as roadside boundary treatment.



Photograph D. Closeboard fence as roadside boundary in Cross Road.

2.0 EXISTING CONDITIONS

Land Use

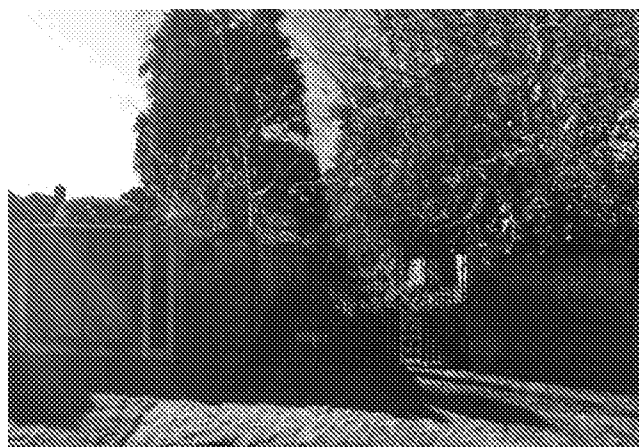
- 2.1 The Site is located in a largely residential area. The buildings are predominantly 2-3 storeys high detached houses.
- 2.2 A commercial area and Angemering train station are located about 1 km to the north of the Site. The seafront is approximately 600.0 m to the south.

Street Scene and Frontages

- 2.3 Frontages of residential properties along Cross Road comprise landscaped front gardens or paved drives, sometimes both.
- 2.4 The roadside boundary treatment is predominantly demarcated by various interpretations of low brick walls, often elaborated or softened with hedging. Close board timber fencing prevails in the western section of Cross Road (See **Photographs A-D**).

Vegetation and Habitats

- 2.5 The area where the Site is located is urbanised and the existing vegetation is all anthropogenic, comprising street trees, roadside planting and residential front gardens.



Photograph E. Cross Road frontage and Site entrance gate



Photograph F. Access road to the grassed area



Photograph G. Eastern part of the site



Photograph H. Site overview



Photograph I. Southern Boundary with view of the The Spires in the back.



Photograph L. Leyland hedge along the northern boundary



Photograph L. Western tree line of *Cupressus macrocarpa* species

2.6 The Site

2.7 The main entrance to the Site is accessed off Cross Road. The majority of the site is formed of amenity grassland lawn. Patches of tall ruderal vegetation has developed within corners of the site, particularly along the eastern boundary and along the access route. Patches of scrub, dominated by dense bramble (*Rubus fruticosus*) line the access route into the site from the north. Small patches of introduced shrub remain within the southern part of the Site. The northern boundary of the site is lined with a dense, partially removed, hedge of golden Leyland cypress (*Cupressocyparis x leylandii*). Above the shrubs among the grassland grow a number of mature trees. The trees are a mixture of species such as horse chestnut (*Aesculus hippocastanum*) and ornamental species such as cypresses (*Cupressus spp.*)

2.8 A number of trees are subject to a Tree Preservation Order Ref. TPO/R/1/14 and TPO/R/1/81. (See Landscape Masterplan LLD1935-LAN-FIG-001)

Site Boundaries

2.9 A close boarded fence defines the site boundaries, separating from the Site property to other detached family house gardens. Outside the close board fence surrounding the accessing path, there is a line of TPO trees with eastern edge of their canopy overhanging the path. The trees include Silver birch (*Betula pendula*), Italian poplar (*Populus nigra 'Italica'*), Whitebeam (*Sorbus aria*), Scots pine (*Pinus sylvestris*) and Sycamore maple (*Acer pseudoplatanus* species). In front of the close board fence, on the northern side, there is a 2 m high Leylandii hedge (partially removed). To the western side a tree line comprising *Cupressus macrocarpa* stands in front of the fence. On the southern and eastern sides the close board fence is clearly visible behind the sparse vegetation.

2.10 The property is entirely surrounded by other residential properties with the canopies of a number of trees overhanging the site. (see **Figure 1.1**).

3.0 DEVELOPMENT PROPOSAL

- 3.1 Proposals include the construction of a detached residential dwelling with an attached garage, driveway and landscaped garden.
- 3.2 The proposed building would be roofed with clay tiles. The walling materials would include red bricks for the ground floor and clay hung tiles for the higher floors with feature timber cladding in areas. These materials to match the character of 'The Spires' to the south and on the adjacent site.

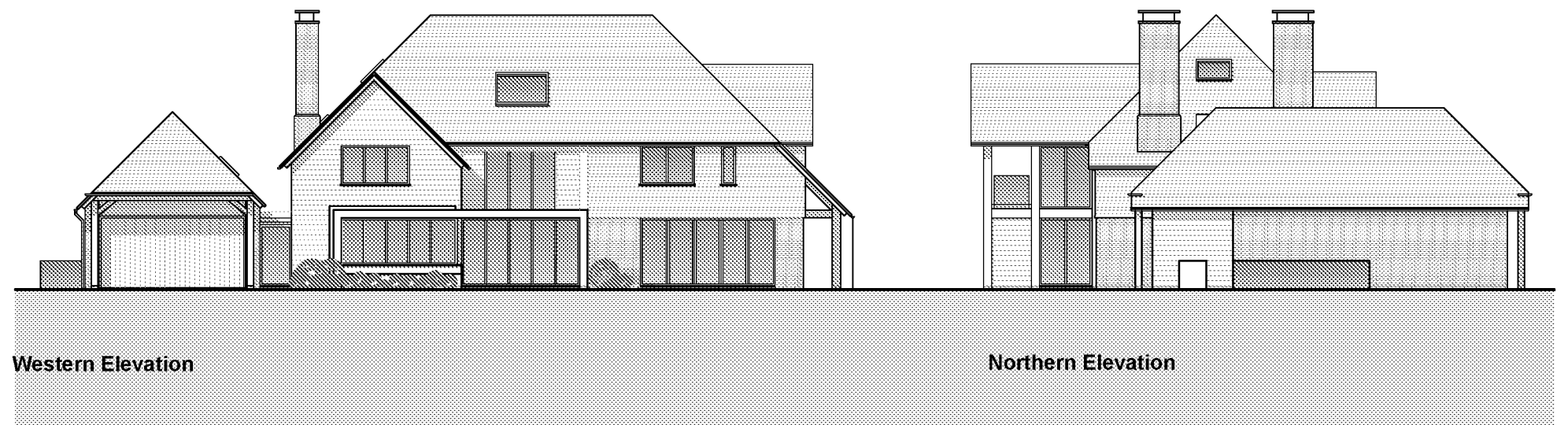
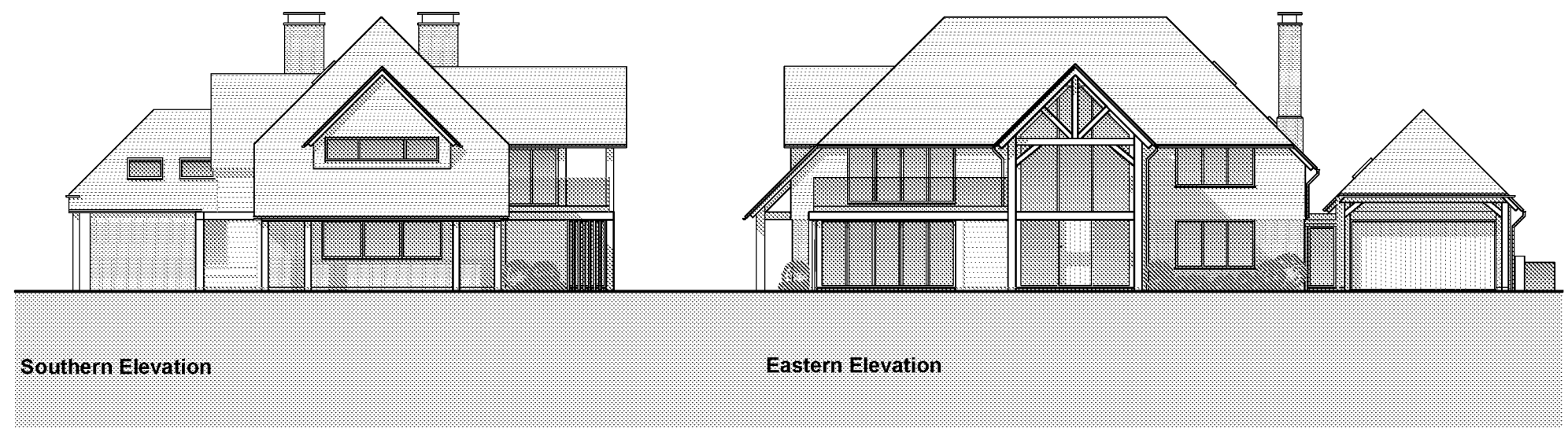


Figure 1.2. Proposed Elevations by OM Archietcts



Figure No. 2 - Landscape Concept

4.0 CONSTRAINTS AND OPPORTUNITIES

- 4.1 Site opportunities and constraints have been considered to guide the landscape design principles.

Identified Constraints:

- A number of existing trees, including specimens subject to TPO, requiring careful site design.
- Potential overshadowing due to the number of existing trees.
- Potential for flooding, through reference of '*Long Term Flood Risk Map*' (www.gov.uk)

Site and Development Opportunities

- Flat and non-demanding Site topography.
- Potential for diverse soft landscape scheme.
- Potential for Water Sensitive Design.
- Potential for play and recreation.
- Contribution to local wildlife resources through considerate plant selection.

5.0 STRATEGIC OBJECTIVES

- 5.1 The proposed Landscape Design Strategy has been informed by a desk study, encompassing planning policy context and pre-application advice from the Local Planning Authority, and by the Site visit carried out in March 2020.

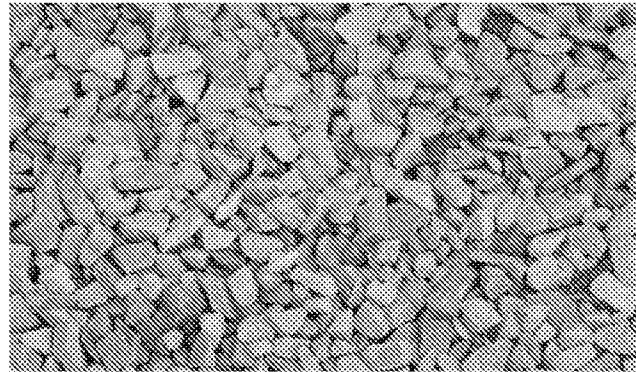
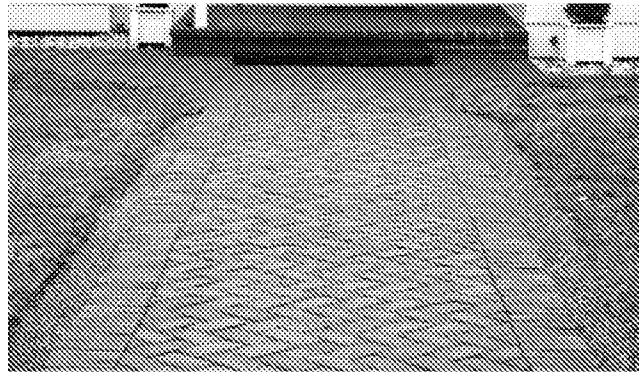
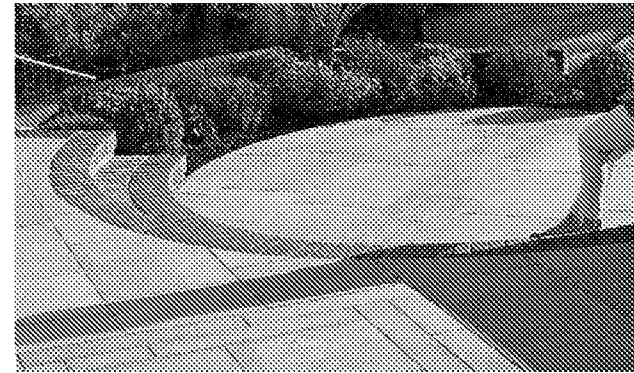
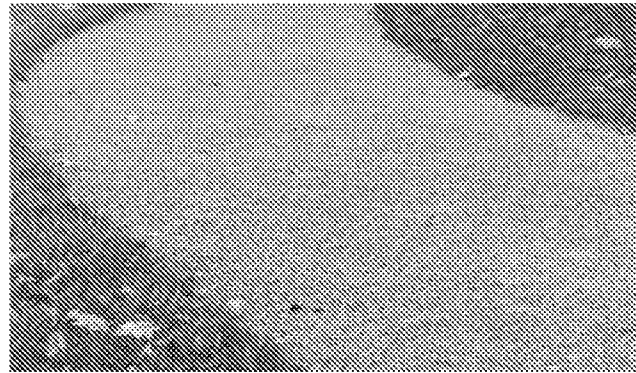
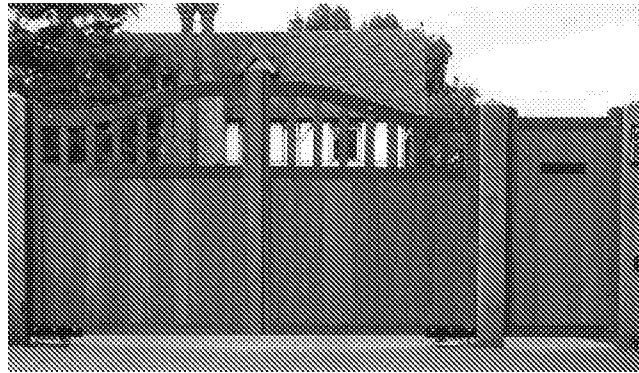
- 5.2 The following strategic objectives have been set out for the landscape design to respond to the desktop search and identified opportunities and constraints:

- Support for local wildlife by planting of native and ornamental species offering opportunities for foraging.
- Planting new native trees to mitigate for the need for removal of other specimens and to enhance the woodland garden concept.
- Creation of seating spaces and quiet refugia within woodland garden and recreational lawn.
- Creation of paved patio along the southern aspect of the dwelling.
- Implementation of screening on the balcony at the second level along the southern side.
- The use of clipped hedges to create separation between the patio and the recreational lawn.
- Implementation of hard landscape with consideration of retained trees.
- Implementation of SuDS to manage storm water.

6.0 PROPOSED LANDSCAPE SCHEME

Layout

- 6.1 The external spaces would comprise three major zones:
- The Arrival Area
 - The Paved Areas
 - The Woodland Garden
 - The Recreational Lawn and Garden
- 6.2 The Arrival Area would include a double gate for vehicular and pedestrian access and an enclosure for waste storage. The access drive and parking areas would be surfaced with resin bound gravel.
- 6.3 The feature limestone paving would provide access to the house's entrance and the patios, bolstered by feature red brick circles. The patios, in front of the kitchen and the living room, would be used for outdoor dining and entertainment.
- 6.4 In the north-western part of the building, in front of the lounge area, a red clay brick service path would link the utility store and the garage.
- 6.5 A Woodland Garden would be created in the eastern part of the site. It would be crossed by a circular mulched path, which would enable access to different parts of the Garden and to the quiet seating areas.
- 6.6 The southern and western part of the site would include a recreational lawn with feature planted areas that would create a layered soft landscape and background for the views from the House.
- 6.7 Vertical planting would be introduced on the balcony at the first floor to ensure screening. The planting proposal would comprise of feature wooden trough planters with vertical trellis as support for the proposed plants.



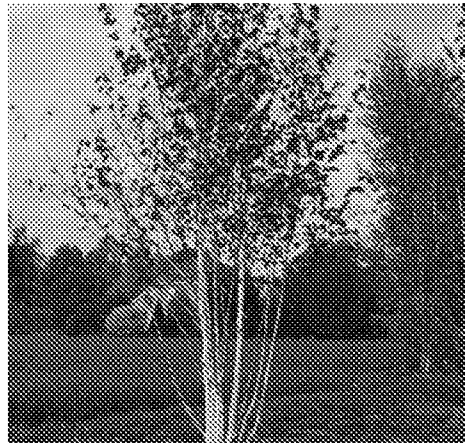
Hard Landscape

Boundary Treatment

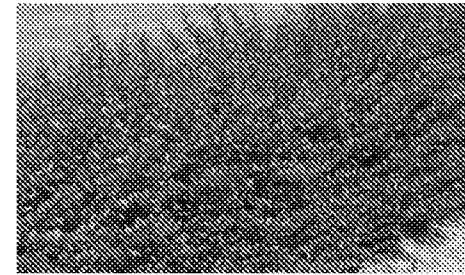
- 6.8 Existing fencing would largely be retained and where required, replacement panels would be chosen to match the existing construction. Evergreen hedges would be planted in front of the fence to soften it and create opportunities for migration of wildlife.
- 6.9 The Site entrance would be fitted with pedestrian and vehicular gate, matching the height of the existing close board fence. A Waste collection area with dedicated gate would be provided at the site entrance.

Paving Finishes

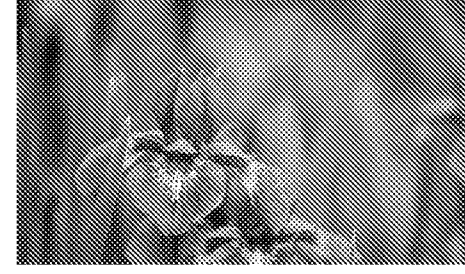
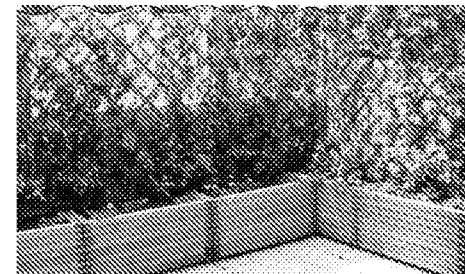
- 6.10 The proposed access path to the main entrance would be surfaced with resin bound aggregate/ chippings to bolster the sense of arrival at the property.
- 6.11 The Approach path to the dwelling and the proposed patios would be paved with feature limestone paving framed with red brick edging course. Moreover, two feature brick circles would be inscribed into the limestone paving. The edges and the circles would make a visual reference to the proposed red roof tiles.
- 6.12 A paved service path made of red clay brick would link the utility store with the garage.
- 6.13 Residual spaces around the building would be edged with decorative buff gravel.
- 6.14 A mulched circular path around the Woodland Garden would enable access to different parts of the Garden and to the quiet seating areas.
- 6.15 Stepping stones would be provided to cross the Rain Garden proposed within the Woodland Garden.

*Acer campestre**Betula jacquemontii*

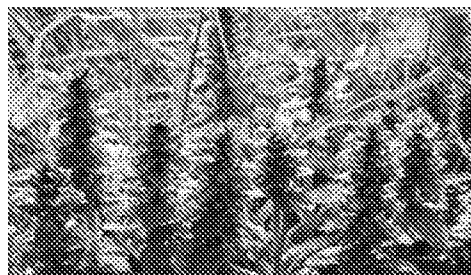
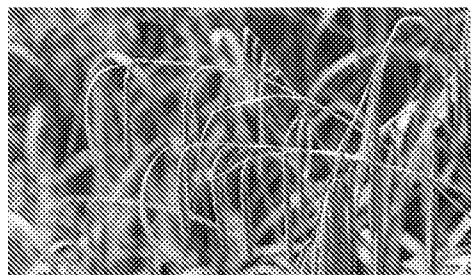
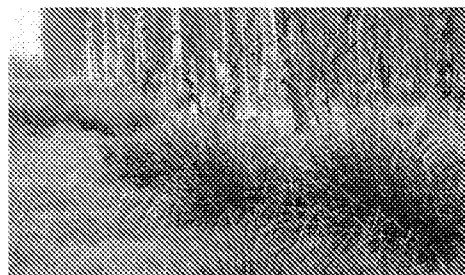
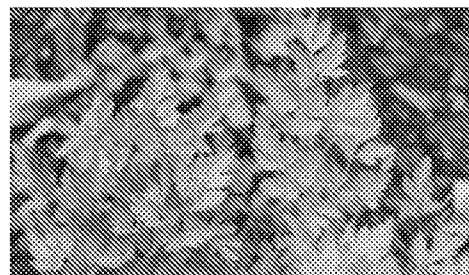
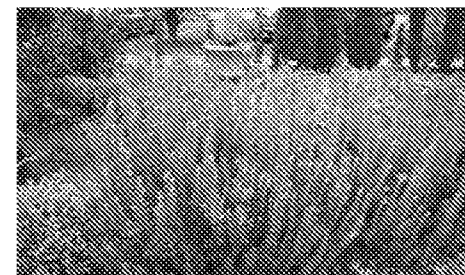
Native mixed-species hedgerow



Clipped box hedgerow

*Hamamelis x intermedia 'Angelly'**Betula pendula**Helleborus niger**Iris sibirica**Bergenia cordifolia*

Vertical planting would be implemented in timber planters with trellis

*Ajuga reptans**Asplenium scolopendrium**Luzula sylvatica**Polystichum setiferum**Carex pendula**Juncus effusus**Petroselinum crispum var. neapolitanum**Rosmarinus officinalis*

Soft Landscape

- 6.16 The external spaces would comprise three major typologies:
- The planting around the house
 - The Woodland Garden
 - The Recreational Lawn and Garden
- 6.17 The soft landscape planting associated with paved areas around the building would consist of low clipped hedges, small flowering trees, flowering shrubs, perennials and aromatic and herbs.
- 6.18 A Mixed native hedge would be planted along the site boundary in front of the existing close board fence. Native hedge would be retained and maintained to soften the fence and create opportunities for migration of insects.
- 6.19 A mixed-species feature planting would be included between the native hedges and the recreational lawn. The planting would create a layered soft landscape and background in conjunction with the native hedge.
- 6.20 A long planter with semi ever green shrubs with arching shoots has been proposed to the south side of the east facing balcony at first floor level. This is to limit the overlooking to and from the adjacent Spires building.
- 6.21 The Woodland Garden area to the eastern part of the site, starting right at the entrance gate would include: native woodland, native woodland field layer planting areas, ornamental planting, it would include woodland wildflower/ wild flower grassland seed mixture and a Rain Garden with Meadow Mixture for Wetlands. Scattered native trees would be planted to enhance the Woodland Garden concept.

Group	Species Name	Origins	Container	Density	Size
Native Trees and Small Specimen Trees	<i>Acer campestre</i>	N	RB	Specimen	10-12 cm girth 3.5-4.0 m height; Feathered Tree Form.
	<i>Hamamelis × intermedia</i> ‘Angelly’	O	RB	Specimen	10-12 cm girth 3.5-4.0 m height; Standard Tree Form.
	<i>Betula jaquemontii</i>	O	RB	Specimen	10-12 cm girth 3.5-4.0 m height; Standard Tree Form.
	<i>Betula pendula</i>	N	RB	Specimen	10-12 cm girth 3.5-4.0 m height; Standard Tree Form.
Native Mixed-Species Hedge	<i>Cornus sanguinea</i>	N	BR	Specimen	60 - 80 cm; Hedging Feathered Bare Root Stock.
	<i>Corylus avellana</i>	N			
	<i>Rosa canina</i>	N			
	<i>Sambucus nigra</i>	N			
	<i>Viburnum opulus</i>	N			
Trellis Shrub	<i>Abutilon</i> ‘Kentish Belle’	O	C3	400mm c/c	30 - 40 cm.
Specimen Shrubs	<i>Cistus x corbariensis</i>	O	C3	3/m²	30 - 40 cm.
	<i>Cornus kousa</i>	O	C10	Specimen	70 - 90 cm.
	<i>Hydrangea arborescens</i> ‘Annabelle’	O	C10	Specimen	70 - 90 cm.
	<i>Lavandula angustifolia</i> ‘Hidcote’	O	C3	5/m²	30 - 40 cm.
	<i>Magnolia stellata</i>	O	C10	Specimen	70 - 90 cm.
	<i>Rosmarinus officinalis</i>	O	C3	Specimen	30 - 40 cm.
	<i>Skimmia japonica</i> ‘Rubella’	O	C5	3/m²	40 - 60 cm.
	<i>Syringa meyeri</i> ‘Palibin’	O	C3	3/m²	40 - 60 cm.
	<i>Viburnum</i> species and varieties	O	C5	Specimen	60 - 80 cm.
Perennials	<i>Ajuga reptans</i>	N	P9 C1	7/m²	Full pot, fully rooted, healthy.
	<i>Asplenium scolopendrium</i>	N	C2	5/m²	
	<i>Aquilegia-vulgaris</i>	N	C2	5/m²	
	<i>Basilicum</i> var. <i>purpurascens</i>	O	C2	3/m²	
	<i>Echinacea purpurea</i>	O	C2	5/m²	
	<i>Helleborus niger</i>	O	C2	5/m²	
	<i>Hyacinthoides-non-scripta</i>	N	C2	5/m²	
	<i>Iris sibirica</i>	O	C2	5/m²	
	<i>Myosotis sylvatica</i>	N	C2	5/m²	
	<i>Polystichum setiferum</i>	N	C2	3/m²	
	<i>Petroselinum crispum</i> var. <i>neapolitanum</i>	O	C2	3/m²	
	<i>Rudbeckia fulgida</i>	O	C2	5/m²	
	<i>Saxifraga x urbium</i>	O	P9	7/m²	
	<i>Carex</i> species and varieties	O	C2	5/m²	
Native / Ornamental Grasses	<i>Deschampsia cespitosa</i>	N	C2	5/m²	Full pot, fully rooted, healthy.
	<i>Luzula sylvatica</i>	N	C2	5/m²	
	<i>Panicum virgatum</i>	O	C2	3/m²	
	<i>Miscanthus sinensis</i> ‘Gracillimus’	O	C2	5/m²	
	<i>Pennisetum alopecuroides</i> ‘Hameln’	O	C2	5/m²	
	<i>Buxus sempervirens</i>	N	C3	400mm c/c	40 - 60 cm.
Low Evergreen Hedging	<i>Berberis thunbergii atropurpurea</i>	O	C3	400mm c/c	
	<i>Ilex crenata</i>	O	C3	400mm c/c	

Outline Plant Schedule and Specification

- The soft landscape design proposals have been informed by feature species recommended in RHS ‘*Perfect for Pollinators*’.
- Wildflower mixes would include species-rich selections suited to soil types, sown to areas of bare ground, open aspects and shaded areas, such as those supplied by Emorsgate Wild Seeds: EM8 - Meadow Mixture for Wetlands. Native bulb planting shall include bluebells (*Hyacinthoides non-scripta*) and wood anemone (*Anemone nemorosa*).

Legend

- N - Native;
- O - Ornamental;
- RB - Root Balled;
- BR - Bare Root;
- C - Container Grown.