

LANDSCAPE STRATEGY MASTERPLAN

DESIGN PARAMETERS

The site is to be cleared with existing buildings demolished and existing vegetation on the boundaries retained and protected. The site will be redeveloped into retirement living and open market apartments. The site level follows the surrounding ground level with a raised section in the north of the site, falling in gradient towards the southern boundary where it meets the watercourse. Access will be created off Keymer Road to the north of the development and off street parking for the development provided. The main access road will lead to an off road parking courtyard and the main entrance to the building. Pedestrian access will be shared on the vehicular entrance and delineated by a separate pedestrian only surface. A proposed fence off landscape ecological corridor of wildflower meadow, native trees and sub canopy/native buffer planting will enhance the natural screening between the proposed and existing developments as well as the watercourse line to the south. The Owners' lounge and associated patio is on the eastern amenity space of the proposed main building. Outdoor seating areas with outdoor garden timber benches will be provided. Secondary smaller seating areas allow for smaller groups or individuals some space away from the building overlooking the grounds with long internal views . Constraints including existing service easements and engineering features will need to be considered at the detailed design stage. Overall, the proposed landscape design is at a domestic scale, creating homely spaces which allow for small social gatherings and quieter contemplative resting places. The inclusion of gardenesque ornamental trees will add visual appeal to the garden areas and link the scale from the buildings to the garden shrub planting. Elements of herbaceous planting will be proposed throughout the scheme for seasonal interest. Bat and Bird boxes could be integrated in to the building. Hard landscape treatments will compliment the built form with buff paving.

PLANTING PALETTE - PLANTING PHILOSOPHY

On the site boundaries facing the existing development to the north and west, small compact canopy native trees such as *Carpinus betulus* and *Acer campestre* 'Streetwise' and *Pyrus calleryana* "Chanticleer",which are under planted with an evergreen/native hedge and semi-evergreen, ornamental and native flowering shrubs. The proposed and existing trees on the boundaries reduces the visual impact of the proposed buildings elevation. Particular consideration has been given to the eastern boundary where additional tree planting is proposed on the boundary and within the garden areas. Different scale trees have been proposed to break up site lines between the proposed building and the existing properties to the east of the site. Sub-canopy native buffer planting is proposed to provide visual mitigation between the existing hedge height and the tree canopy. The planting style for the amenity spaces will be more formal with seasonal interest and a strong year round evergreen presence. 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 including fragrant perpetually flowering shrubs, grasses and topiary planting provides a visual aid toward the access and egress points to the building. Proposed planting on the northern elevation of the building will be chosen for their shade tolerance. Geometrical and organic shaped planting beds filled with topiary, semi evergreen and herbaceous plants with seasonal interest to provide an attractive garden experience. Smaller local variety and sourced urban environment tolerant trees provide focal points at a small domestic scale whilst boundary tree planting provides screening and enclosure for the residents. Native Bulbs and herbaceous planting within the sub canopy of existing vegetation and native hedgerows will provide seasonal interest to the site including bee friendly flowering species. Climbers including ivy, clematis and honeysuckle will be proposed on trellis treatments to screen the proposed substation. Native shrubs and sub canopy planting on the boundaries will provide an ecological corridor and refuge for local fauna. Proposed native hedges on the eastern and western boundaries of the site further provides 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. The plant species chosen for this site will be carefully selected to ensure their tolerance for the local climate and micro-climate. The shrub and tree species tolerances must include the ability to tolerate an shaded environment from the existing trees.



Specimen shrub/tree such as *Taxus baccata* topiary within the amenity areas adding vertical interest, add to local landscape character, seasonal interest throughout the development. Also planted near to the Owners lounge to provide architectural feature planting.



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



TREE PLANTING STRATEGY

Street Trees are planted in the urban setting of the car park to ensure suitable compact canopy trees are proposed in close proximity of hardstanding and car parking.



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



Native trees will provide additional screening mitigation and support local biodiversity



Focal Tree for seasonal interest at nodal points and views, which creates a waymarker feature as well as softening the visual impact of the built form. Specified as multistem trees to form for a broad canopy at a medium height to link the height of the planting between the amenity space and the higher mature canopy of the trees on the boundary. Also visually mitigating views through under the higher canopy and over the hedge/fence line.



Sample ornamental shrub bed.



Rev	Initials	Date	Comments
D	AJW	14.03.24	To comments received 13.04.24
C	AJW	28.02.24	To suit layout and comments received 27.02.24
B	AJW	29.11.23	To suit comments received 29.11.23
A	AJW	28.11.23	To suit layout received 28.11.23

JBA 23 - 339 - SK03 Landscape Strategy

Churchill Retirement Living

Site
Keymer Road, Hassock

Drawn by
AJW

Date
October 2023

Scale
1:250 @ A1

Rev
- D

James Blake Associates Ltd.

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