



Introduction

The site provides the opportunity to create an attractive, cohesive landscape structure to the new residential uses proposed on the site. It would retain the existing tree and hedgerow vegetation on the site to provide a mature setting from the outset as well as including a significant number of new trees and shrub areas both within private gardens and the public realm.

The proposed planting includes a mix of species that would be robust enough to withstand the urban conditions, whilst creating seasonal interest in the form of changing colours, textures and leaf cover. It would create an attractive outlook from the buildings, whilst also defining spaces, including open spaces, parking areas and private gardens to the rear. The overall design intent is to create a semi-formal, well-tended green setting to the buildings, which can be enjoyed by the residents and appreciated by passers by.

Landscape Structure

Tree and shrub planting forms an integral part of the site layout, including the following:

- Creating an attractive frontage to Ranelagh Road with trees, high quality brick walls and shrub planting within front gardens.
- Creating a green avenue into the site from Ranelagh Road. This will create an attractive setting to the main pedestrian and vehicular route into the site as well as providing beds wide enough to accommodate shrubs and trees and SUDS features, to provide temporary stormwater storage.
- Creating an area of public open space in the north-western area of the site, enabling the retention of existing mature trees and hedgerow. This open space will be suitable for informal children's play as well as providing an attractive outlook to housing on the western edge of the development. It will also contribute to the SUDS for the site, providing space for a pond area which will provide temporary stormwater storage. This area will be predominantly dry however, forming a naturalistic grassed bowl.

- Providing a strong visual buffer to the western side of the site, reinforcing the existing mature trees in the north-western area of the site with a strong native hedgerow to provide visual screening from the west.
- Retain the mature, native hedgerows that run in an east west direction through the centre of the site and along its southern boundary, retaining them within the boundaries of the new properties.

- Providing low growing, low maintenance shrubs within front garden areas, set behind white picket fencing, to provide a unified approach to the street frontage and create a semi-rural character
- All houses are provided with private rear garden space. These will be laid to grass to allow new residents to personalize to their own requirements. Where space allows, small trees will be planted in these gardens where they will provide added privacy between houses.

Trees

These existing trees have been subject to a BS5837 compliant tree survey which indicates that the majority of the trees are Category B (moderate quality) or C (low quality). There are no Category A (high quality) trees on the site.

Existing tree species are generally small in size and relatively short-lived, including silver birch, Lawson cypress, cherry, apple and purple leaf plum. Most are classified as 'mature' in age, with a maximum life expectancy of 10-20 years. They have exceeded their best form and are now generally in decline. The proposed development provides an excellent opportunity to introduce a new comprehensive tree planting strategy. Whilst some existing trees will be retained, to provide a mature setting to some parts of the site, the majority will be replaced by a unified set of new trees. Species will be appropriate to their proposed setting and as such will be generally small to medium in size. They will be chosen for their reliable good form, robustness and to provide a variety of leaf colour and texture as well as a variety of berry and blossom types. Suggested tree species include:

Street or garden

- Acer campestre* 'Streetwise' (field maple)
- Amelanchier lamarkii* 'Robin Hill' (snowy mespilus)
- Betula utilis* var. *jacquemontii* (Himalayan birch)
- Corylus columa* (Turkish hazel)
- Crataegus monogyna* 'Stricta' (hawthorn)
- Malus trilobata* (ornamental apple)
- Prunus padus* 'Albertii' (bird cherry)
- Prunus* 'Sunset Boulevard' (ornamental cherry)
- Pyrus Chanticleer* (ornamental pear)
- Sorbus commixta* 'Embley' (Scarlet Japanese rowan)

Garden only

- Prunus* 'Amanogawa' (ornamental cherry)
- Prunus* 'Mount Fuji' (ornamental cherry)
- Prunus* 'Spire' (ornamental cherry)

Native trees, shrubs and hedgerows

Where possible, native species will be used within areas of open space, as well as shrub planting and boundary hedges throughout the site. These will provide particular nature conservation value as well as seasonal interest. Suggested species to include:

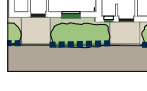
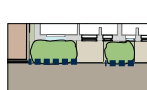
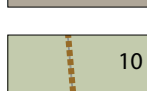
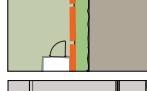
- Acer campestre* (field maple)
- Corylus avellana* (hazel)
- Crataegus monogyna* (hawthorn)
- Ilex aquifolium* (Holly)
- Prunus avium* (wild cherry)
- Prunus spinosa* (blackthorn)
- Rosa canina* (dog rose)
- Salix caprea* (goat willow)

Ornamental Shrub and Hedge Planting

Suggested ornamental shrub and hedge species to be planted within the front gardens include:

- Choisya 'Aztec Pearl'* (Mexican Orange Blossom)
- Phoridium tenax* 'Sundowner' (New Zealand flax)
- Buddleia alternifolia* (butterfly bush)
- Ceanothus* 'Blue Mound'
- Cornus alba* 'Sibirica Variegata' (dogwood)
- Cotinus* 'Flame' (smoke Tree)
- Cotoneaster* 'Gnom'
- Cotoneaster x watereri* 'John Waterer'
- Deutzia* 'Strawberry Fields'
- Escallonia* 'Apple Blossom'
- Fatsia japonica* (Japanese Aralia)
- Hebe* 'Midsummer Beauty'
- Hebe* 'Autumn Glory'
- Lavandula angustifolia* 'Hidcote' (lavender)
- Lonicera pileata* 'Loughgall Evergreen' (Shrubby honeysuckle)
- Magnolia* 'Rustica Rubra'
- Potentilla* 'Red Robin'
- Prunus laurocerasus* 'Otto Luyken'
- Skimmia x confusa* 'Kew Green'
- Viburnum x bodnantense* 'Dawn'
- Viburnum tinus* 'Eve Price'

KEY

-  Existing trees to be retained
-  Existing vegetation to be retained
-  Existing trees to be removed
-  Proposed trees
Extra Heavy Standard (12-14cm girth) within streets, Standard (8-10cm girth) within gardens
-  Ornamental shrub planting
-  Proposed native hedgerow planting
-  Proposed ornamental lawns.
Within private gardens. Seeded with a high quality general seed mixture such as British Seed Houses 'A19 All Purpose Landscaping.' Sowing rate: 50.00 g/m2
-  Proposed grass within public amenity areas
Within private gardens. Seeded with a high quality hard wearing seed mixture such as British Seed Houses 'A24 Wear and Tear' Sowing rate: 50.00 g/m2
-  Surface water detention/infiltration basin. Maximum design level 6.90m (100year +30%) climate change) pond. Seeded with amenity grass.
-  Round top palisade/picket fence
Pressure treated white painted softwood timber. Vertical palings attached to two 65x28mm rails. 1.8m wide panels.
-  Close boarded fence
1.8m high pressure treated panels. Including 3 no. softwood rails, 150x25mm gravel boards. 89x19mm pales lapped 13mm. Attached to 100x100mm softwood posts at 3.0mm centres, backfilled into firm ground.
-  Post and wire fence.
Top wire and posts 1.05m high. Pressure treated softwood posts. 3 tensioned wires together with galvanised wire netting. Fence to be constructed in accordance with BS1722-2(2006). Netting to be manufactured in accordance with BS-EN 10223-2 and BS EN 10244-2:2001. Fence to be constructed as close to centre of existing hedgerows as possible, without damage to roots.
-  Red brick walls (front garden)
900m high
-  Red brick walls (back garden)
1.8m high
-  Asphalt road
-  Permeable block paving (carriageway)
Marshalls Priora (Charcoal) 80mm depth. 200 length x 100 width. Laid in herringbone pattern.
-  Permeable block paving (parking areas)
Marshalls Tegula Priora (Harvest), 60mm depth, 160mm guague. Lengths 160mm and 120mm. Laid in random stretcher pattern.
-  Sewer easement
-  Site Boundary



Shared surfaces: Marshall's Priora 'Bunt Ochre'



Parking areas and drives: Marshall's Tegula Priora 'Charcoal'



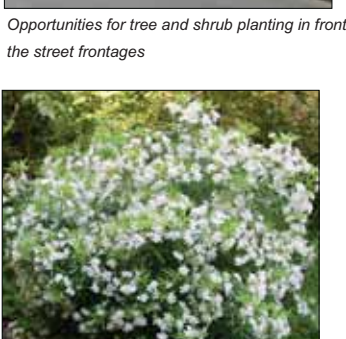
Opportunities for tree and shrub planting in front gardens and edges of highways will enhance the street frontages



Viburnum tinus



Choisya 'Aztec Pearl'



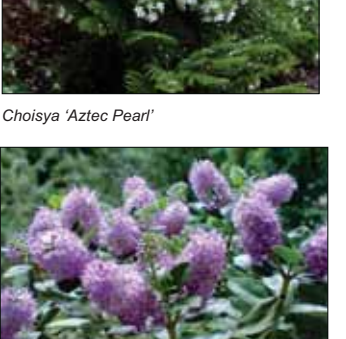
Pyrus Chanticleer



Lonicera pileata



Hebe 'Midsummer Beauty'



Amelanchier lamarkii



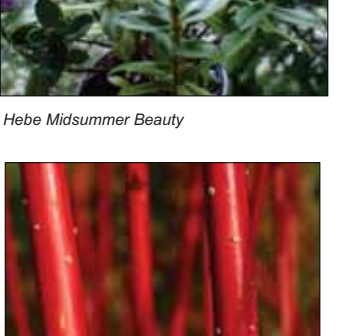
Cornus alba 'Sibirica'



Escallonia 'Apple Blossom'



Prunus avium



Cotinus coggygria