

**Headline Landscape Strategies:**

- Increase the quality & perceived sense of openness of the site
- Reinforce and enhance the local landscape character
- Protect, enhance & improve the connectivity of existing habitats
- Provide sustainable ecological gain
- Naturalise the boundaries to integrate the site into the surrounding landscape

**Pond edge treatment**

- Pond enhanced with native marginal planting and selective tree works to reduced shading
- Improved openness will provide views of the pond from Fitzroy Park and create a direct link with meadow and orchard
- Grass path & boardwalk bridge around the perimeter
- Pond to be topped up from adjacent roof-tops via the rain garden to provide additional habitat and visual interest

**No. 53 Boundary Treatment:**

- 2m mixed native hedge
- Small to medium trees such as Silver Birch and Rowan to prevent excessive shading
- Existing trees retained

**Water House Boundary Treatment:**

- 2m high mixed native hedge
- 4no. small to medium trees such as Rowan to prevent excessive shading
- Existing trees and scrub retained as further screening

**Millfield Lane Treatment:**

- Existing concrete wall to be replaced with native planting to enhance the visual and ecological boundary
- Widened verge between lane and boundary hedge to support wildflower grassland
- Existing trees and scrub retained as screening and supplemented with new planting to increase green corridor effect
- 1.8m high steel grating fence, set back 1.5m from edge of lane
- Existing gates replaced with timber gates
- 2.5m high native mixed wild hedge, planted each side of fence with species including yew, holly, hawthorn, beech and hazel
- Woodland belt to consist of **trees** (mixture of semi-mature and heavy standards for naturalistic size combination) - species to include holly, beech, oak, hornbeam and silver birch and **coppiced understorey** of hawthorn, hazel, dog rose, wayfaring tree and guelder rose
- All as per LWT consultation

**Fitzroy Lodge Boundary Treatment:**

- Existing trees and vegetation retained and protected during the works
- Boundary to be reinforced with 1.8m high yew hedging to fill in any gaps

**Buildings:**

- All buildings to support wildflower grassland green roofs, with 200mm substrate depth & planted with turf as suggested by LWT
- All buildings to incorporate bat boxes (15 total) and bird boxes (10 total)

**Fitzroy Park Boundary Treatment:**

- 3 no. C-grade trees to be replaced with higher quality specimens as agreed with tree officer
- Existing timber fence and ivy-based vegetation to be replaced with new treatment
- 1.1m high steel grating fence, set back 0.75m from edge of road
- 2m high native mixed wild hedge, planted each side of fence with species including yew, holly, hawthorn, beech and hazel
- Mixture of semi-mature and heavy standard trees including cherry and silver birch to allow occasional open views into and through the site for natural surveillance
- Driveways have been separated to reduce the width of the openings

**Internal Boundary Treatments:**

- Between Plots 1,2&3 additional space has been opened up to allow for improved open views into the site
- Shade tolerant hedging and planting will continue the ecological habitat link through the site
- Gaps between the hedges allow for movement through the site

**Tree numbers**

**Existing total: 75**  
 Trees to retain: 36 (as detailed on dwg 007)  
 Trees to fell: 39 (3x B, 31x C, 5x U grade)  
 Proposed trees: 82 (28 semi-mature, 54 heavy std)  
**Final total: 118** (43 extra, 57% increase)

**Notes:**  
 1. Do not scale from this drawing.  
 2. All dimensions must be checked on site and any discrepancies verified with landscape architect.  
 3. All dimensions are drawn in mm.  
 4. Landscape drawing only.  
 5. All materials/items used to be as specified or alternatives to be approved by landscape architect.

**Legend**

- Site boundary
- Woodland & trees (unsurveyed)
- Surveyed tree to be retained and protected during the works
- Shrubs to retain
- Grass - areas to be feathered into existing levels
- Wildflower meadow
- Proposed Buildings with wildflower meadow roofs, plots 1-3 to drain to pond
- Adjacent Buildings
- Proposed path & parking bays Resin bonded gravel with flush kerb for amphibian movement
- Proposed terrace (ground level) stone paving
- Proposed terrace (raised level) decking
- Proposed bridge / deck simple hardwood (iroko or similar) structure and boards with anti-slip treads
- Proposed trees - Semi-mature (28no.) & heavy standards (38no.), locally native species inc. beech, oak, hornbeam, silver birch, holly & rowan - to be 4.5+m high when planted
- Proposed orchard trees - Heavy standards, traditional apple & plum varieties, eg Blenheim Orange, Gladstone. 16no.
- Proposed native shrub boundary Wild hedge to include holly, yew, hawthorne, hornbeam, beech & hazel
- Proposed hedge pre-grown native species, 1.8m high species: H1: beech H2: hawthorn, field maple, dog rose, hornbeam H3: yew
- Proposed structure planting native woodland edge species to include hawthorn, hazel, dog rose, wayfaring tree and guelder rose
- Proposed internal planting shrubs and herbaceous plants to enhance gardens and ecological value
- Proposed marginal planting native wetland mix to enhance pond edge and rain garden
- Pond retained - improved with reduced shading & marginal planting
- Existing Road (Tarmac)
- Existing Track / Path
- Retaining living wall - Scotscape MSE, earth based system, hydroseeded & plug planted
- Handrail - minimalist design in metal and strained wire, to edge of path
- Boundary - fence within hedge
- Existing concrete wall - to be removed
- Proposed platform lift - 1100 x 1400 internal dimensions with minimalist structure, end exit
- Proposed Hydrant - For emergency water supply to Plots 4 & 5

Refer to dwg 7122\_200 for Hard Landscape

Refer to dwg 7122\_400 for Soft Landscape

Rev	Date	Description	By	App'd
AB	01.05.18	Parking bays amended	SS	SS
AA	27.07.18	Site entrances added to Plots 1 & 2	SS	SS
Z	16.09.18	Minor adjustments to parking areas following vehicle tracking	SS	SS
Y	04.07.18	Gates selected	SS	SS
X	26.06.18	Shops revised, planting adjusted	SS	SS
W	14.06.18	Shops revised, planting adjusted	SS	SS
V	08.06.18	Shops added to Plot 4 garden	SS	SS
U	05.06.18	Layout revised, access ramp adjusted	SS	SS
Use	Date	Issue Notes		

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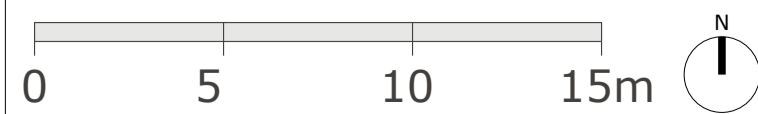
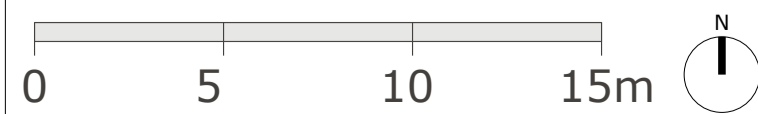
Title  
 Landscape Masterplan

Scale  
 1:200@A1

Status  
 Planning

Job No. 7122 Drawing No. 010 Issue AB

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