

LANDSCAPE STRATEGY MASTERPLAN



KEY

Red line boundary

HARD LANDSCAPE

Parking court. Tarmac.

Paths and patios. 450mm x 450mm flag or similar and approved. Colour: 'Buff'

Resident balcony

Patio furniture

SOFT LANDSCAPE

Proposed fruit tree

Proposed ornamental tree

Proposed street tree

Proposed native tree

Topiary specimens. *Ilex crenata* or *Laurus nobilis* cones

Large specimen shrubs. Thuja 'Smaragd', Phormium 'Jester', Hydrangea of various varieties

Ornamental shrub and herbaceous planting

Low maintenance ground cover planting

Formal low clipped evergreen hedging - *Ilex crenata* to match topiary

Amenity grass areas

Existing trees to be retained

Native shrub buffer planting

Native hedge

Wildflower grass and ecological area

Drift of spring flowering bulbs.

1.2m proposed ornamental hedging

DESIGN PARAMETERS

The site currently consists of a commercial building with car parking, it will now be redeveloped into retirement living apartments. The main entrance to the building is from the parking courtyard to the south with 2 additional pedestrian paths into the site located on the east and north boundaries. The site falls by approximately 3m from the south of the site to the north with this leading to a sloped embankment enclosed by railings. Proposed screening mitigation appears along the northern boundary with an avenue of street trees which are natural screening between the proposed and existing developments. A low growing ornamental hedge designed to delineate the parking court from garden and patio area to the south. The Owners' Lounge and associated patio is on the southern elevation of the proposed building. An outdoor seating area with garden furniture and timber benches will be provided. Constraints including views looking in from neighbouring buildings and screening poor views looking out from the development have been considered. 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 the 5 street trees along the frontage create a strong visual appeal to the frontage and link the street scene to the garden shrub planting. Elements of herbaceous planting will be proposed throughout the scheme for seasonal interest.

TREE PLANTING STRATEGY

**Street Trees** are planted on the northern boundary to screen views into the site. Chosen for their compact canopy and seasonal leaf colour.



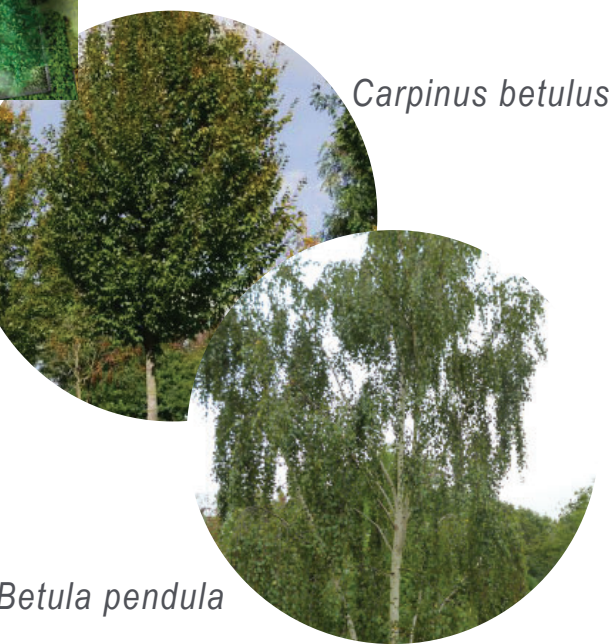
**Ornamental trees** within the garden of the property will add seasonal interest to the several shrub beds throughout the development.



**Fruit Trees** planted close to other ornamental trees. Sourced from local nurseries of local variety.



**Native trees** will provide additional screening mitigation and support local biodiversity



PLANTING PALETTE - PLANTING PHILOSOPHY

On the main road frontage facing the northern boundary, compact canopy street trees such as *Acer campestre* 'Streetwise' provide important screening for the residents. These are under planted with a native hedge and a bank of wild flower which stretches along the entire front embankment. Moving west this then transitions into a collection of smaller ornamental and fruiting trees which are under planted with native buffer planting and semi-evergreen ornamental native flowering shrubs. This then leads into an the public access area which is heavily planted with more ornamental shrubs, specimens and native trees such as *Carpinus betulus*. 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 perpetual flowering roses, grasses and topiary planting. Proposed planting on the northern elevation of the building will be chosen for their shade tolerance given the height and shadow cast by the building. Smaller local variety and locally sourced fruit trees provide focal points at a small domestic scale whilst boundary tree planting provides screening and enclosure for the residents. Bulbs and herbaceous planting will provide seasonal interest to the site including bee friendly flowering species. Climbers including clematis and honeysuckle will be proposed on boundary treatments. The native hedge and native buffer mix planting along the northern boundary will provide refuge for local fauna. Small ornamental and local fruit trees also aim to improve 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.



Sample ornamental shrub bed.



Rev

Initials

Date

Comments

C

AJW

07.12.2021

Client Comments 06.12.2021

B

HNG

01.12.2021

Client Comments 30.11.2021

A

HNG

19.11.2021

Street trees

JBA 21-356 - SK02 Landscape Strategy

Site Bolton Road, Banbury

Churchill Retirement Living

Scale 1:250 @ A1

Rev - C

James Blake Associates Ltd.

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