

**SITE AREA:**  
 4.0 HECTARES  
 6,372sqm (15.9%) OPEN SPACE

- PUBLIC OPEN SPACE GRASS
- PRIVATE OPEN SPACE LAWNS
- OPEN SPACE MIXED PLANTING
- FRONT GARDEN MIXED PLANTING

# LANDSCAPE MASTER PLAN

PLEASE REFER LANDSCAPE DESIGN STATEMENT, BOUNDARY TREATMENT & GREEN INFRASTRUCTURE PLANS.

**OPEN SPACES - PUBLIC & PRIVATE**

AVERAGE OF 80M2 OF OPEN LAWNS TO EACH INDIVIDUAL RESIDENTIAL UNIT OFFERS PERSONAL PRIVATE GARDEN SPACE WHILE THE PUBLIC OPEN SPACE PARKS OFFER THE AMENITY OFF EXERCISE/PLAY & RELAXATION FOR ALL.

### LEGEND - HARD LANDSCAPING

- PERMIABLE COBBLE LOCK PAVING TO INDIVIDUAL FRONT DRIVES
- FLAG PAVING TERRACES TO COURTYARD GARDENS/RECEPTIONS
- FLAG PAVING TERRACES 'BOARDWALK'
- CONCRETE FOOTPATHS
- SUDS - Tree Pit
- SUDS - Grasscrete
- SUDS - Swale
- SUDS - Hoggin Footpaths

Mixed specimen tree & shrub planting partition borders to front garden parking hard surface.

See legend for 'Tree & Shrub Planting' mixes.

Grade 2 Seed Mix seeded grass to individual rear gardens.

**LIGHTING CLEARANCE**  
 ALL TREES TO BE SET A MINIMUM OF 5M FROM ANY PUBLIC LIGHTING TO ENSURE NO DISTURBANCE OF LIGHTS ILLUMINATION FIELD.

## PUBLIC OPEN SPACE 2

Grade 2 Seed Mix seeded grass to individual rear gardens.

Open Amenity Lawn

## COMMUNAL OPEN SPACE

Evergreen climbers (mixed Ivy's) to planted at 3m spacing along existing block boundary wall at this location.

Specimen tree planting to ensure substantial screening from external views at this point.

Specimen tree planting to roadside mixed planted borders to add interest and colour to living environment.

See legend for 'Roadside Verge Trees' mix.

Mixed specimen tree & shrub planting partition borders to front garden parking hard surface.

See legend for 'Tree & Shrub Planting' mixes.

Mixed shrub planting to public open space borders to introduce colour and interest whilst offering areas of seclusion within estate grounds.

See legend for 'Shrub Planting' mixes.

## PUBLIC OPEN SPACE 1

Natural Play Ground with Footpath Access & Bench Seating

Grade 2 Seed Mix seeded grass to open space 'Kickabout' area.

Hoggin access footpaths leading through open space offering positive site access to all.

Specimen tree planting to public open space grass and border areas to add height, interest and colour to living environment.

See legend for 'Open Space Specimen Trees' mix.

## PEDESTRIAN CYCLE LINK

Specimen tree planting to grass roadside verges to add interest and colour to living environment.

See legend for 'Roadside Verge Trees' mix.

Grade 2 Seed Mix seeded grass to individual rear gardens.

Mixed specimen tree & shrub planting partition borders to front garden parking hard surface.

See legend for 'Tree & Shrub Planting' mixes.

Grade 2 Seed Mix seeded grass to individual rear gardens.

## PUBLIC OPEN SPACE 3

Mixed shrub planting to public open space borders to introduce colour and interest whilst offering areas of seclusion within estate grounds.

See legend for 'Shrub Planting' mixes.

Specimen tree planting to public open space grass and border areas to add height, interest and colour to living environment.

See legend for 'Open Space Specimen Trees' mix.



Specimen tree planting to individual private back gardens to ensure substantial screening from external views at this point of Harbour Drive.

**LOW GROWING SPECIES MAX 6m:**  
 Malus "Royalty", Sorbus cashmiriana, Arbutus unedo & Acer pensylvanicum.

Specimen tree planting to public open space grass and border areas to add height, interest and colour to living environment.

See legend for 'Open Space Specimen Trees' mix.

Grade 2 Seed Mix seeded grass to individual rear gardens.

Specimen tree planting to public open space grass and border areas to add height, interest and colour to living environment.

See legend for 'Open Space Specimen Trees' mix.

Mixed shrub planting to front of building borders to introduce colour and interest.

See legend for 'Shrub Planting' mixes.

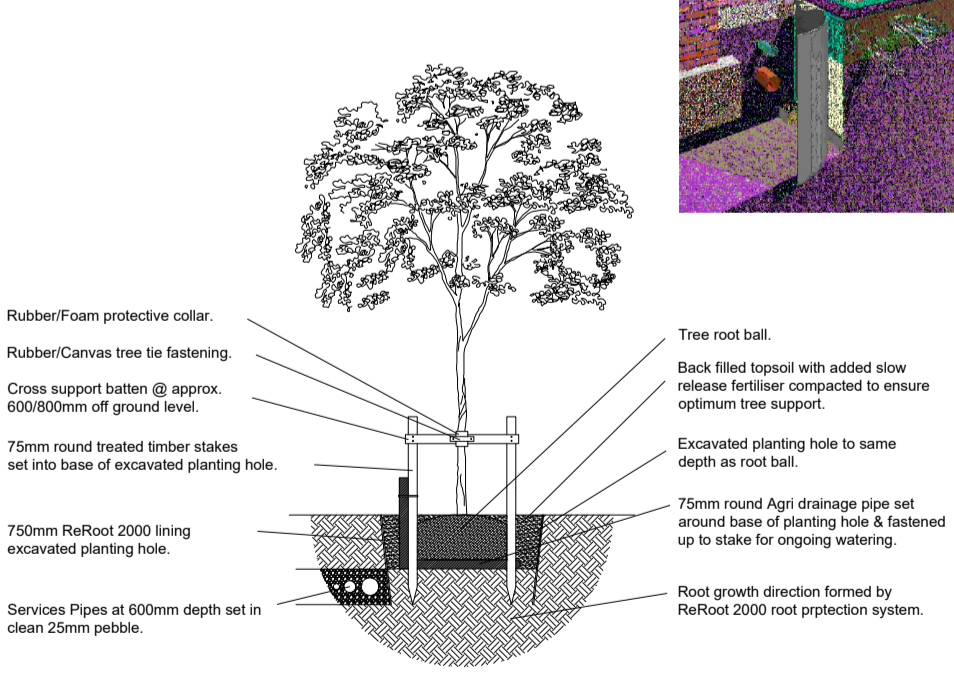
### EXISTING TREES

REFER TO TREE SURVEY DWG NO: FLA-WEL/TS/001a FOR EXISTING TREES IDENTIFICATION & DWG. NO. FLA-WEL/RR/001 FOR DETAILS OF PROPOSED RETENTION/PROTECTION & REMOVAL.

EXISTING BOUNDARY LINE MATURE & SEMI-MATURE TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED TO SAFELY ACCOMMODATE PROPOSED DEVELOPMENT

### TREE PLANTING METHOD



### BOUNDARY TREATMENT

REFER TO DWG. NO. FLA-WEL/BT/001 FOR BOUNDARY TREATMENT DETAIL.

### TIMING SCHEDULE

ALL SPECIMEN TREE AND SHRUB UNDERPLANTING TO BE PLANTED DURING THE FIRST 'BARE ROOT' WINTER PLANTING SEASON (NOV - FEB) AFTER COMPLETION OF ALL CONSTRUCTION WORKS.

### PLANTING LEGEND

Botanic Name	Common Name	No %	Size
<b>Hedging</b>			
2no. Staggered rows @ 400mm Centres			
Fagus sylvatica	Beech	100%	60-90cm
<b>Open Space Shrub Mix</b>			
Viburnum 'Mariesii'		10%	2-3lt
Caryopteris x clandonensis		10%	2-3lt
Cornus alba sibirica		10%	2-3lt
Eleagnus angustifolia		10%	2-3lt
Spirea 'Snowmound'		10%	2-3lt
Skimmia japonica		10%	2-3lt
Hypericum 'Tricolour'		10%	2-3lt
Mahonia Charity		10%	2-3lt
Viburnum tinus		10%	2-3lt
Wiegilia Florida		10%	2-3lt
<b>Garden Shrubs Mix</b>			
Hebe E A Bowles		10%	2-3lt
Hebe pingulifolia		10%	2-3lt
Potentilla Red Ace		10%	2-3lt
Pieris japonica		10%	2-3lt
Viburnum Davidii		10%	2-3lt
Ceanothus Repens		10%	2-3lt
Euonymus Emerald Gaiety		10%	2-3lt
Hebe rakaiensis		10%	2-3lt
Erica cinerea		10%	2-3lt
Potentilla Primrose Beauty		10%	2-3lt
<b>Open Space Specimen Trees</b>			
Acer Platanoides	Norway Maple	20%	12-14 RB
Pinus sylvestris	Scots Pine	20%	12-14 RB
Betula pendula	Silver Birch	20%	12-14 RB
Prunus avium 'Plena'	White Cherry	20%	12-14 RB
Sorbus aucuparia	Mountain Ash	20%	12-14 RB
<b>Roadside Specimen Trees</b>			
Acer Crimson King	Red Maple	25%	12-14 RB
Acer dromedii	Variegated Maple	25%	12-14 RB
Prunus padus	Bird Cherry	25%	12-14 RB
Tilia henryana	Lime	25%	12-14 RB

Green indicates positive pollinator plants selected to enhance biodiversity

PROJECT 148 UNIT RESIDENTIAL MIXED HOUSING DEVELOPMENT	DRAWING TITLE LANDSCAPE MASTER PLAN
CLIENT ANTHONY JOHN'S DEVELOPMENTS LTD	DWG NO. FLA-WEL/LP/001
DATE 24.03.23	SCALE 1:500 @ A1
DESIGNED BY AJ	CHECKED BY RM
DRAWN BY AJ	REF DR