

Appendix 1 - Tree Location Plan

February 2018

LONDON ROAD



SUMMARY LANDSCAPE PROPOSALS

- SOUTH SIDE OF NOS 37-39
- PROPOSED MAJOR TREE LINE THROUGH THE SITE TO PROVIDE LARGE SCALE LANDSCAPE STRUCTURE - LONDON PLANE OR EQUIVALENT SET INTO PLANTED / PAVED AREAS AS SHOWN AND REMOTE FROM BUILDINGS
 - PROPOSE SECONDARY TREE LINE WITH SMALL TO MEDIUM SIZED FORMAL, ORNAMENTAL TREE STOCK USED IN A HIGHLY STRUCTURED MANNER TO PROVIDE SCREENING AND OPENY. IN THE:
 - SECONDARY TREE LINE WITHIN GARDEN PROVIDES OPENY RITER TO UNIVERSITY CAMPUS. ALLOWING VIEWS INTO GARDEN AND MAINTAINING SETTING OF UNIVERSITY BUILDINGS. BUT INDICATING ACCESS BOUNDARY LINE
 - PROPOSED FENCE CLIPPED OREGANUM / SEMI DISPERSED HEDGEROW PLANTED AS AN INSTANT HEDGE AT 1.2M PROVIDING IMMEDIATE LOW TO MID LEVEL SCREENING OF PARKED CARS WHILE STILL ALLOWING SURVEILLANCE OF THE CAR PARK. PROPOSE ORNAMENTAL PLANTING TO THE HOUSING SIDE OF THE HEDGE TO PROVIDE GARDEN AMENITY AND AN ATTRACTIVE OUTLOOK. THIS PLANTED AREA TO INCORPORATE LOW-LEVEL PATH LIGHTING (WHERE REQUIRED) TO LIMIT CLUTTER ELSEWHERE
 - VERTICAL TIMBER SCREEN WALL TO SAME HEIGHT AS HEDGE TO PROMOTE A NARROW SCREEN BARRIER WHILE WITHSTANDING VEHICLE KNOCKS. ALTERNATIVELY A CONTINUOUS PLANTED INSTANT NARROW BARRIER TO CLOSELY EMULATE HEDGE PATTERN. SUCH AS GREEN SCREEN BY MOBILANE.
 - AMENITY LANDSCAPE BEDS OF SHRUB AND HERBACEOUS PLANTING. PROVIDING CONTINUITY AND ACCOMMODATING THE IRRREGULARITIES OF THE BUILDING BACKS AND LIGHT WELL ELEMENTS.
 - BACK EDGE OF PLANTING BEDS TO BUILDING ELEVATION INCORPORATE REFURBISHED RAILINGS TO BASEMENT VOIDS. PERIOD RAILINGS REMAINED ON NEW PROVIDED TO MATCH.
 - CLOSELY KNOWN LAWN TO PROVIDE SIMPLICITY AND SOME OPENNESS TO RESIDENTIAL ACCESS ZONE
 - RESIDENTIAL ACCESS PATHS. RESIN BOUND GRAVEL WITH STONE PAVING PLACES AT BUILDING ENTRANCES AND BRIDGE CROSSINGS POINTS AS THRESHOLD DETAIL AND TO RESPOND TO MATERIAL PROPERTIES
 - BOUNDARY WALL RETAINED AND REFURBISHED WHERE FEASIBLE. WITH RESULT SECTION TO ACCOMMODATE GATEWAY FOR RESIDENTIAL ACCESS AND BIN COLLECTION.
 - BIN COLLECTION AREA (BROKEN LINE = 10 BIN STORE FOOTPRINT) WITH 2 TREES IN TREE GUARDS TO MAINTAIN LANDSCAPE BOUNDARY LINE
 - MEDIUM TO LARGE SCALE TREE LINES THROUGH CAR PARK AREAS TO PROVIDE TRADITIONAL LANDSCAPE STRUCTURE AND BREAK SCALE OF PARKING PROPOSALS. HEDGE LINES AND SHRUB PLANTING TO APPROX 1.2M AND TREE CANOPY FROM APPROX 2M TO ALLOW LINE OF SIGHT / PASSIVE SURVEILLANCE.
 - BOUNDARY FORMED OF RAILINGS PLUS STRONG HEDGE PLANTING TO ALLOW THE PLANTING TO BE THE DOMINANT ELEMENT AND THE RAILING TO BE SUBSIDED WHILEST MAINTAINING A DEFINED BOUNDARY.
 - CAR PARK SUB DIVIDED INTO PARKING COURTS. WITH STRONG DIVISIONS THROUGH TREE AND HEDGEROW PLANTING AND USE OF CONTRASTING SURFACE MATERIAL TREATMENT TO BREAK THE PAVING SCALE. EG MACADAM VEHICLE AISLES, BLOCK PAVING PARKING SPACES AND GRAVEL / CONTRASTING COLOUR DIVISION PAVING
 - BIN STORE BUILDINGS TO INCLUDE PLANTED WALLS TO SOFTEN BUILDING FORM AND ENCOURAGE BUILDINGS TO VISUALLY RECEDE WITHIN LANDSCAPE.
 - EXISTING GARDEN WALL RETAINED WITH NEW BREAK CUT TO ACCOMMODATE PATHWAY.
 - PLANTED BOUNDARY TO UNIVERSITY LAND. COMBINED AND CONSIDERED IMPACT BY THOMAS HOMES AND UNIVERSITY COULD ALSO SIGNIFICANTLY ENHANCE GREAT HALL ENTRANCE ZONE.
 - NORTH (LONDON ROAD) SIDE OF 37 - 39
 - RETAIN ALL STREET TREES
 - RETAIN AND REFURBISH / REPAINT EXISTING RAILINGS TO NOS 38 AND 39
 - ADD NEW RAILINGS AND GATES TO FRONT OF NO 37. REINFORCING FORMER DOMESTIC TERRACE SCALE. UNUSED ACCESS POINTS TO BE A FIXED GATE OR A SET-BACK RAILING PANEL.
 - ADD NEW HEDGING TO NO 37 FRONTAGE. MAINTAIN GATEWAY GAPS
 - MAINTAIN FERTILISE AND INTERPLANT TO REINFORCE EXISTING HEDGES
 - NEW SHRUB PLANTING BASE OF BUILDING TO PROVIDE LOW KEY GARDEN AMENITY. TO ANCHOR BUILDINGS AND TO ACCOMMODATE BASEMENT VOIDS ETC.
 - GRASS LAWNS TO BUILDING FRONTAGES WITH SUB-DIVISION TO BALANCE FUNCTION AND HINT AT FORMER TERRACED RESIDENTIAL PATTERN.
 - DOMESTIC SCALE PAVING - RESIN BOUND GRAVEL AND STONE THRESHOLD AREAS / STEPS AS AT SOUTH SIDE OF BUILDINGS.

KEY

- SITE BOUNDARY
- RETAINED SITE TREES
- EXISTING SITE TREES REMOVED
- PROPOSED BROADLEAF TREE PLANTING
- PROPOSED AMENITY SHRUB PLANTING AREAS
- PROPOSED HEDGE PLANTING
- PROPOSED LAWN GRASS AREAS
- EXISTING RAILING MADE GOOD / PROPOSED RAILING
- PROPOSED RESIN BOUND GRAVEL PATHWAY PAVING AND STONE FLAG PAVING TO BUILDING THRESHOLD AREAS
- PROPOSED BLOCK / MACADAM PAVING WITH DETAILED SETTING OUT TO REINFORCE IDEA OF PARKING COURT YARDS
- PROPOSED GRANITE SETT PAVING TO PROVIDE RAILABLE STRIP ELEMENTS AND DEFINE PARKING COURTYARDS