

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'

Gravel over geotextile

Balcony - material to be specified by client

Patio furniture

1.2m High railings

SOFT LANDSCAPE

Existing Trees

Proposed boundary native tree

Proposed street tree

Proposed fruit tree

Proposed small ornamental tree

Proposed feature tree

Proposed pleached 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 - e.g. *Ilex crenata*

Amenity grass areas

Native shrub buffer planting

Wildflower grass and ecological area

Drift of spring flowering bulbs.

1.2m proposed native evergreen hedging

TREE PLANTING STRATEGY



Entrance Trees are planted on the entrance of the site, chosen for their compact canopy and seasonal leaf colour.



Acer campestre 'Streetwise'



Native boundary trees will provide visual mitigation and support local biodiversity



Carpinus betulus



Ilex aquifolium



Betula pendula

Feature trees will ground the central amenity space and provide a strong focal point along the north boundary of the site.

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



Tilia cordata "Green Spire"



Locally sourced varieties of fruit trees suitable for residential schemes



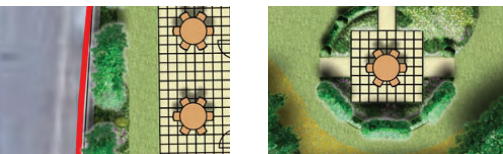
Ornamental trees within the amenity areas will add vertical seasonal interest to the shrub beds throughout the development.



Magnolia stellata 'Royal Star'



Cornus controversa 'Variegata'



Pleached/screening trees Proposed on the western boundary close to the owners lounge patio to provide visual screening.



Carpinus betulus - Pleached

DESIGN PARAMETERS

The site was formerly a police station which has recently been demolished. It is proposed to be redeveloped into retirement living apartments. The access into the development is to be retained and enhanced. The main entrance to the building is from the parking courtyard to the north with a pedestrian path coming into the site from Woodville place. The Owners' Lounge and associated patio is on the west elevation of the proposed building where an outdoor seating area with garden furniture will be provided. Constraints including views looking in from neighbouring buildings and screening views looking out from the development have been considered. Visual mitigation has been included along the majority of site boundary using a native evergreen hedge, a selection of native and ornamental boundary street trees to further extend the visual mitigation. Overall, the proposed landscape design is at a domestic scale, creating homely spaces which allow for small social gatherings and quieter contemplative resting places. Elements of herbaceous planting will be proposed throughout the scheme for seasonal interest

PLANTING PALETTE - PLANTING PHILOSOPHY

Around the northern and eastern boundaries of the development, compact canopy street trees such as *Acer campestre* 'Streetwise' provide visual mitigation screening, supplemented by evergreen native hedging and shrub planting which encloses the site and softens the defensible boundary between the private and public realm beyond the sites boundary. A selection of native tress along on the south/ west corner of the site as this increases greater biodiversity to the proposed native buffer which screen views towards the substation on site. Underplanted by native buffer planting and wilflower turf, a ecological area is created which will provide refuge for local urban fauna. Large feature trees, *Tilia cordata* "Green Spire", form strong focal points which frame the ornamental landscaping in the amenity space in the south of the site and along the development frontage. 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 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. Proposed small ornamental trees 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.



Bergenia cordifolia 'Purpurea'



Hemerocallis 'Stella d'Oro'



Anemone x hybrida 'Honorine Jobert'



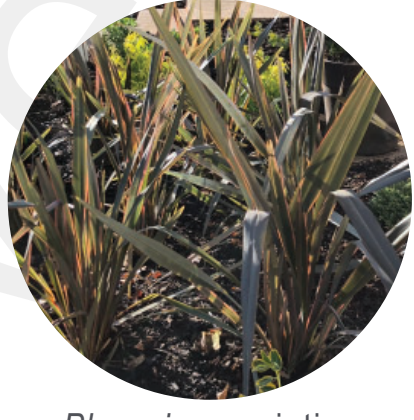
Aucuba japonica 'Variegata'



Erica carnea 'Springwood white'



Cornus sanguinea 'Dogwood'



Phormium varieties



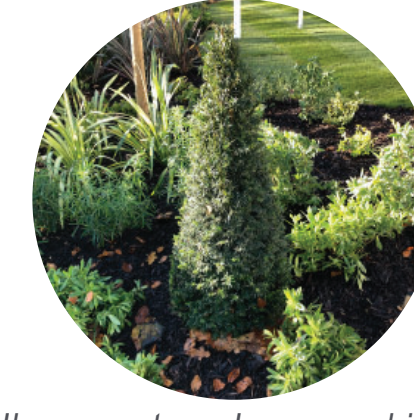
Hebe 'Mette'



Cistus 'Sunset'



Hydrangea arborescens 'Annabelle'



Ilex crenata or *Laurus nobilis* topiary cone



1.2m high native evergreen hedge to boundary/parking court



Narcissus 'February Gold'



Digitalis purpurea



Primula vulgaris 'Wild primrose'



Wildflower Turf Mix



Rosemarinus officinalis



Native Buffer *Viburnum opulus* 'Compactum'

Sample ornamental shrub bed.



Rev	Initials	Date	Comments
-----	----------	------	----------

JBA 22 022 - SK02 Landscape Strategy



Churchill Retirement Living

Site
Former police station,
Windmill Street,
Gravesend

Drawn by
HNG/AJW

Date
MAR 2022

Scale
1:200 @ A1

Rev
-

James Blake Associates Ltd.
LANDSCAPE ARCHITECTURE • LANDSCAPE PLANNING • ECOLOGY • ARBORICULTURE
34-52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA
Tel. 01284 335797 E-mail. jamesblake@jba-landmarc.com

JAMES BLAKE
ASSOCIATES