

PLAN

Fortis Green

Landscape Design & Access Statement

March 2024

PLA 0068 SD 1001 R02

Landscape Plan

1. Pedestrian access route form Southern Road.
2. Existing tennis courts retained.
3. Stepped access to tennis courts.
4. Ramped access to tennis courts.
5. New Vehicular and pedestrian access from Cherry Tree Road.
6. Proposed tennis court.
7. Car parking spaces for new residential units.
8. Visitor cycle parking for flat and tennis club.
9. Bin store for new residential units.
10. Visitor cycle parking for new residential units.
11. In-ground planting beds/rain gardens.
12. Access to residential units.
13. Pleached trees to screen tennis courts from residential units.
14. Grasscrete to parking spaces & turning head.
15. Private cycle stores to new residential units.
16. Planting beds between private cycle stores.
17. Private gardens with species rich planting to boundaries.

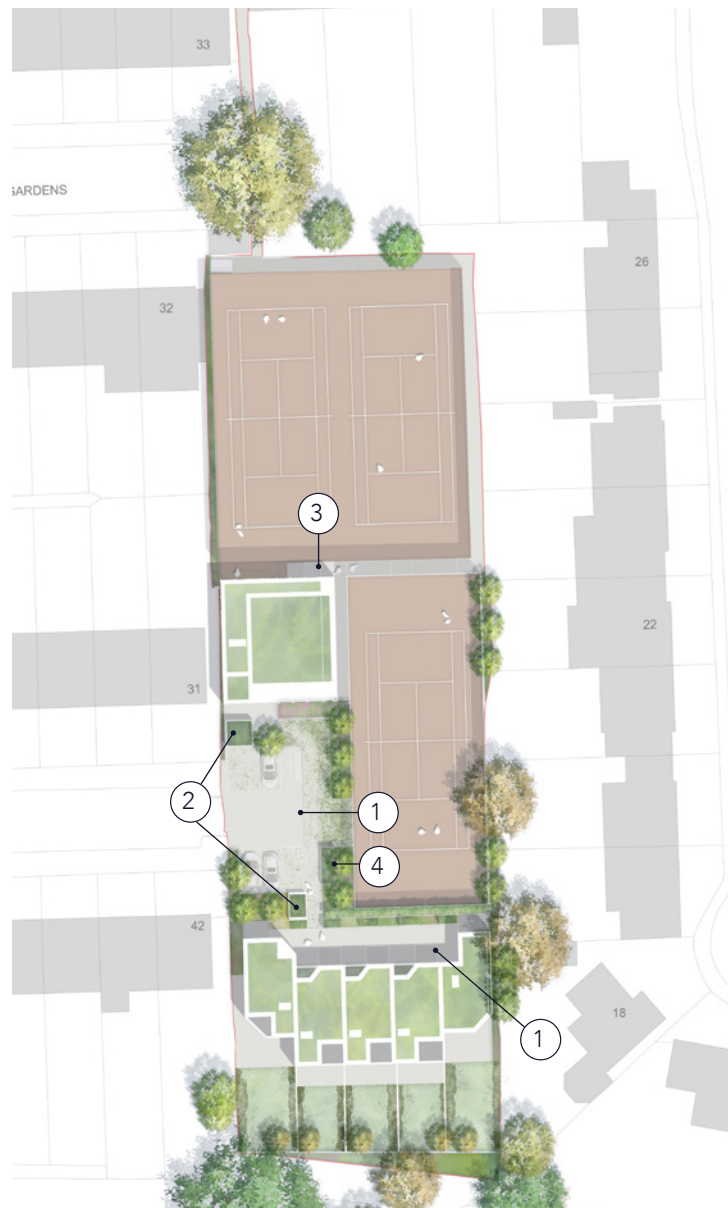


Hard Landscape Strategy

High quality natural materials

Hard materials have been chosen to be high quality, natural and robust to compliment the Architectural detailing and stand the test of time. A consistent minimal palette of materials will help blend the new build elements with the existing host building. High quality permeable concrete block paving will be used throughout the landscape providing residents with a warm and tactile experience whilst hardwood timber for seating and bike/bin stores will enhance the overall character and aesthetic of the development.

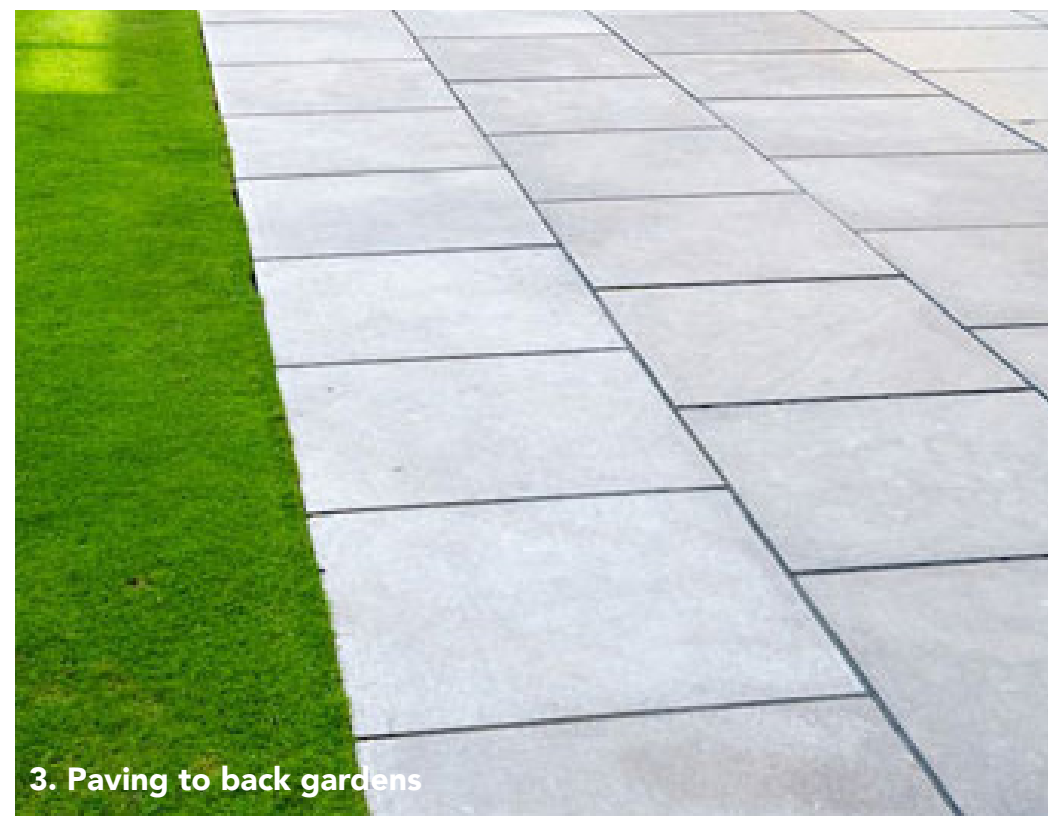
Consideration has been given to people of all ability and all hard surfaces allow easy access and legibility for wheelchair users and people with partial sight.



1. Permeable concrete block paving



2. Three sided cycle store with green roof



3. Paving to back gardens



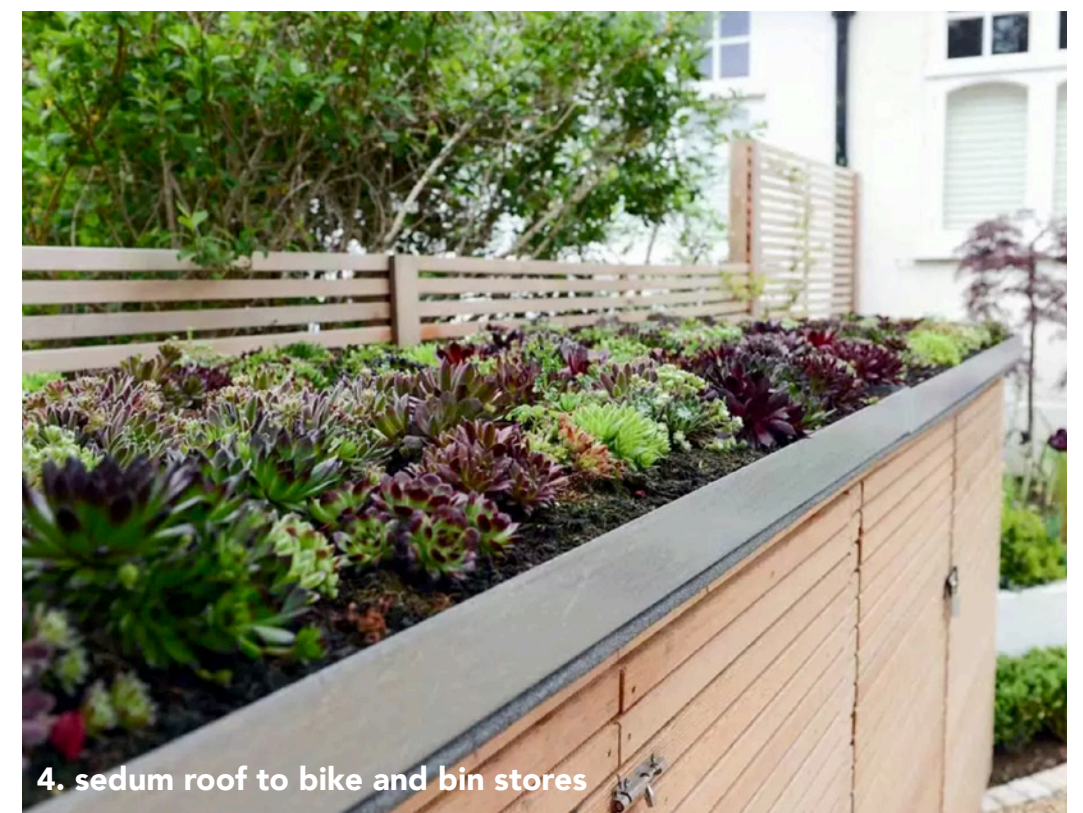
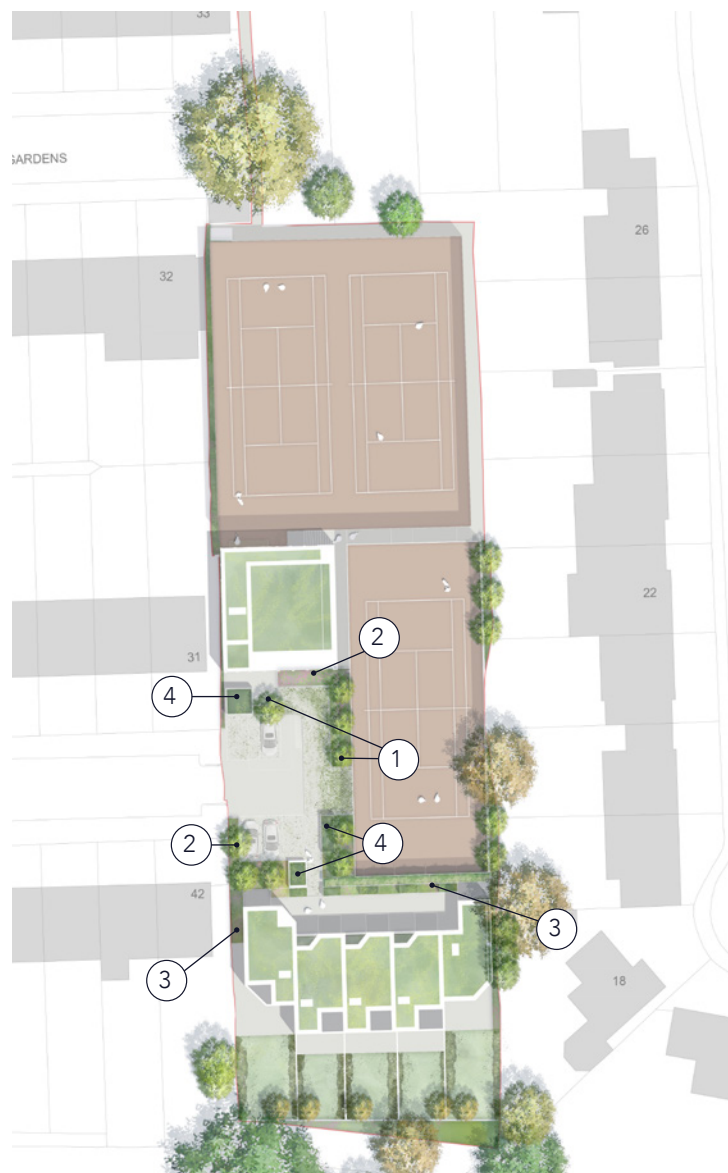
4. Hardwood timber clad cycle + bin stores with sedum roof

Soft Landscape Strategy

The planting strategy aims to create a consistent palette throughout the development that is generally low maintenance, attractive, offers ecological enhancement and provides seasonal interest for people and wildlife.

New development should encourage a positive relationship between people and nature and introduce measures to benefit both. Ecological enhancements will be implemented into the planting beds such as bird boxes and bug hotels. Proposed measures will help to improve the wider ecological network and help expand foraging routes across the urban fabric.

Planting mixes will be developed to suit the aspect and micro-climate of each area of the site be it in full sun, shade, exposed or sheltered.



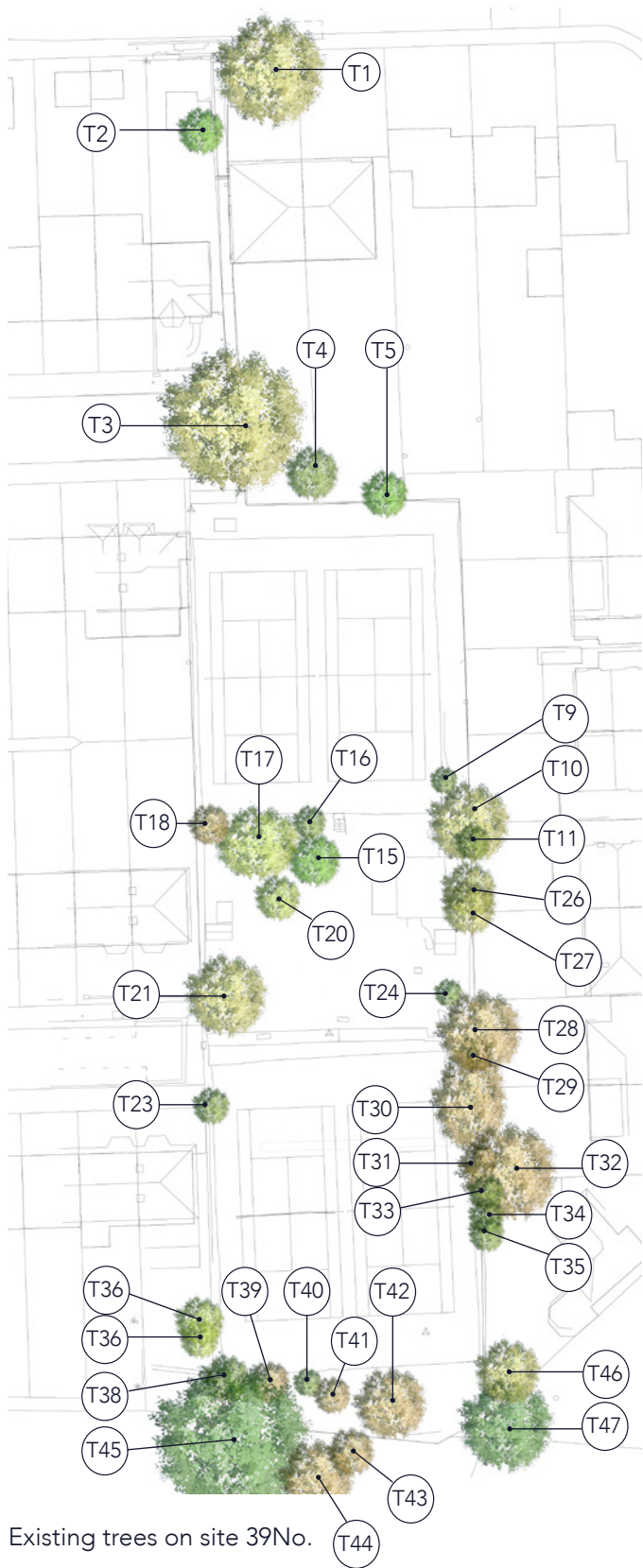
Existing Tree Retention + Removals Strategy

For further detail of tree conditions see arboricultural report by Tim Moya Associates dated February 2023. Extracts of the report and a list of trees surveyed included those required for removal to facilitate the development are included below.

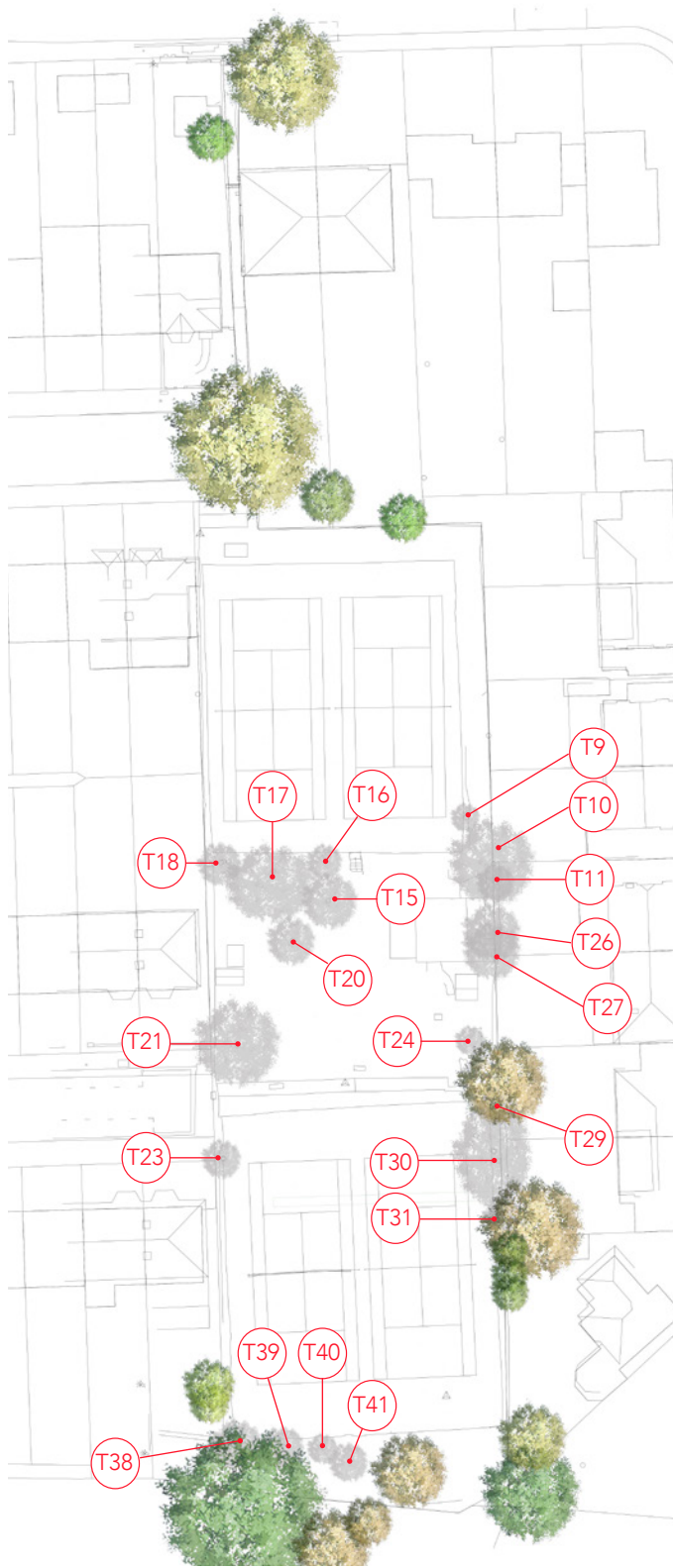
The Proposed Development requires the removal of 20no. trees which includes 3no. Category B trees. The basis for the specified removals is to directly facilitate the implementation of the Proposed Development. The loss of the specified trees and shrubs is not considered to be significant, given that removals are isolated to a small area of the Site that is only visible from the end of the cul-de-sac that is Cherry Tree Road.

The Proposed Development specifies the planting of 25no. new trees, which are generally located around the central and southern area of the Site (i.e. within the same area where tree removals are specified). Subject to appropriate further technical designs trees in these positions will be able to thrive and contribute positively to local amenity.

Species:	Category:	Height:
T1 Acer pseudoplatanus (Sycamore)	B1/B2	17m
T2 Robinia pseudoacacia (False Acacia)	C1	13m
T3 Fraxinus excelsior (Ash)	B1/B2	21m
T4 Crataegus monogyna (Hawthorn)	B1	3m
T5 Prunus domestica (Plum)	C1	5m
T9 Betula pendula (Silver Birch)	U	6m
T10 Acer platanoides (Norway Maple)	B1/B2	10m
T11 Crataegus monogyna (Hawthorn)	C1/C3	5m
T15 Prunus domestica (Plum)	C1	8m
T16 Crataegus monogyna (Hawthorn)	C1	6m
T17 Salix caprea (Goat Willow)	C1	9m
T18 Fraxinus excelsior (Ash)	C1	9m
T20 Malus sp. (Apple sp.)	C1	4m
T21 Acer platanoides (Norway Maple)	B2	14m
T23 Crataegus monogyna (Hawthorn)	C1	7m
T24 Crataegus monogyna (Hawthorn)	C1	4m
T26 Crataegus monogyna (Hawthorn)	C1	7m
T27 Crataegus monogyna (Hawthorn)	C1	7m
T28 Fraxinus excelsior (Ash)	B1	12m
T29 Unidentified	U	4m
T30 Fraxinus excelsior (Ash)	B2	15m
T31 Fraxinus excelsior (Ash)	C1	15m
T32 Fraxinus excelsior (Ash)	B1/B2	15m
T33 Chamaecyparis lawsonia (Lawson Cypress)	B1/B2	10m
T34 Chamaecyparis lawsonia	B1/B2	10m
T35 Chamaecyparis lawsonia	B1/B2	12m
T36 Salix x blanda (Willow sp.)	C1	7m
T37 Salix x blanda (Willow sp.)	C1	7m
T38 Sambucus nigra (Elder)	C1	5m
T39 Fraxinus excelsior (Ash)	C1	8m
T40 Sambucus nigra (Elder)	C1	4m
T41 Fraxinus excelsior (Ash)	U	5m
T42 Fraxinus excelsior (Ash)	C1	12m
T43 Fraxinus excelsior (Ash)	C1	12m
T44 Fraxinus excelsior (Ash)	C1	12m
T45 Quercus robur (English Oak)	A2/A3	17m
T46 Betula pedula (Silver Birch)	B1/B2	17m
T47 Carpinus betulus (Hornbeam)	B1/B2	15m



Existing trees on site 39No.



Trees to be removed - 20No.



Proposed tree planting - 25No.

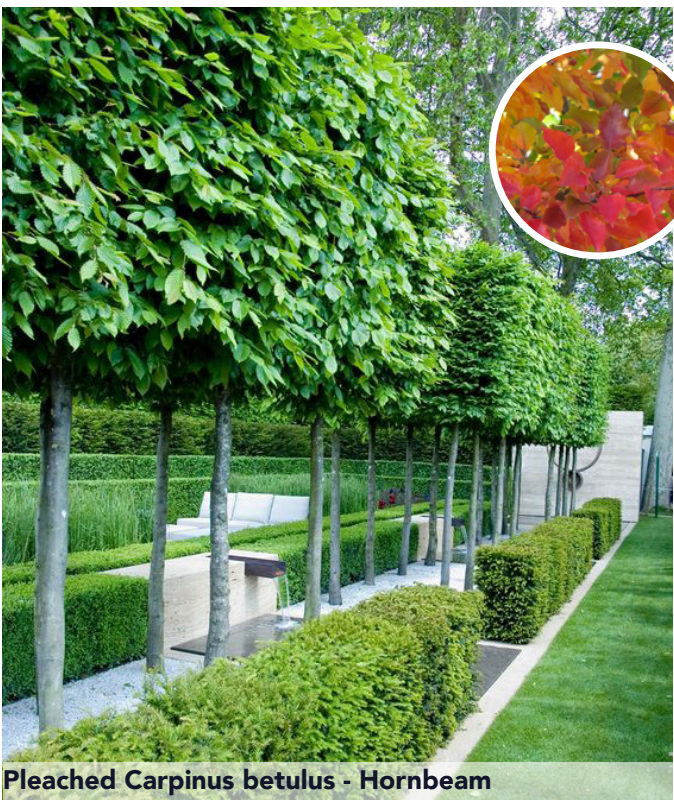
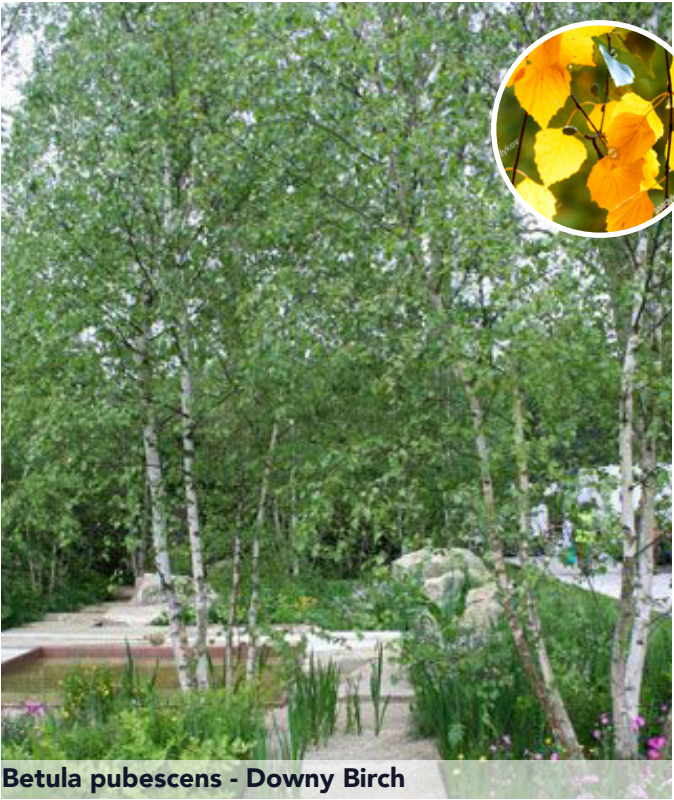
Tree Replacement Strategy

The proposed tree planting strategy seeks to replace those trees removed and introduces year round colour and interest, meaningful ecological benefits, new habitat and new food source for wildlife. Trees are a mix of UK native species matching those trees removed from site. Rowan trees will be used to replace those trees not suitable for like-for-like replacement.

A range of tree species are proposed which include native Birch, Oak, Hawthorne, Sorbus aucuparia, Hornbeam and Norway Maple. Robust species and multi-stem trees will be used where space is more constrained. The tree palette will help to create a seasonally vibrant and attractive landscape for residents and tennis club users to enjoy.

All trees will have 2m clear stem to provide eye level views across the external spaces.

Pleached trees will be planted against the southern edge of the tennis court to provide additional high level screening between courts and homes.



Soft Landscape

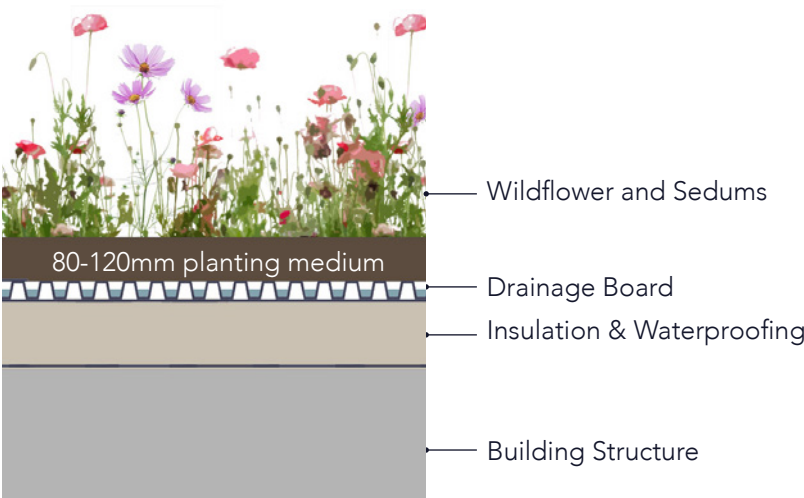
Roof Level - Extensive Green Roof with PVs

A series of extensive green roofs are proposed across the scheme which aim to improve the ecological value of the site and wider area by providing a range of habitats and foraging grounds for flying insects and birds. A mix of wildflower and sedum planting will provide year round interest and help to maximise biodiversity. The species mix will be informed by the ecology report to ensure maximum ecological value and robustness.

Environmental conditions are typically harsher at roof level with increase wind exposure and more competition for growing space. Additionally soils dry out more easily therefore the scheme has been designed to allow for suitable soil depths regardless of how much depth is provided within the roof build-up.

Private bike stores and the communal bin stores will also have sedum roofs to extend the greening of the site and improve views for existing and new residents.

- Key:
- 1. Extensive green roof with wildflower and sedums
 - 2. Mixed Sedum species to cycle and bin store roofs
 - 3. Habitat Log Piles



- Extensive green roof with wildflower and sedums
- Sedum roof to bike and bin stores



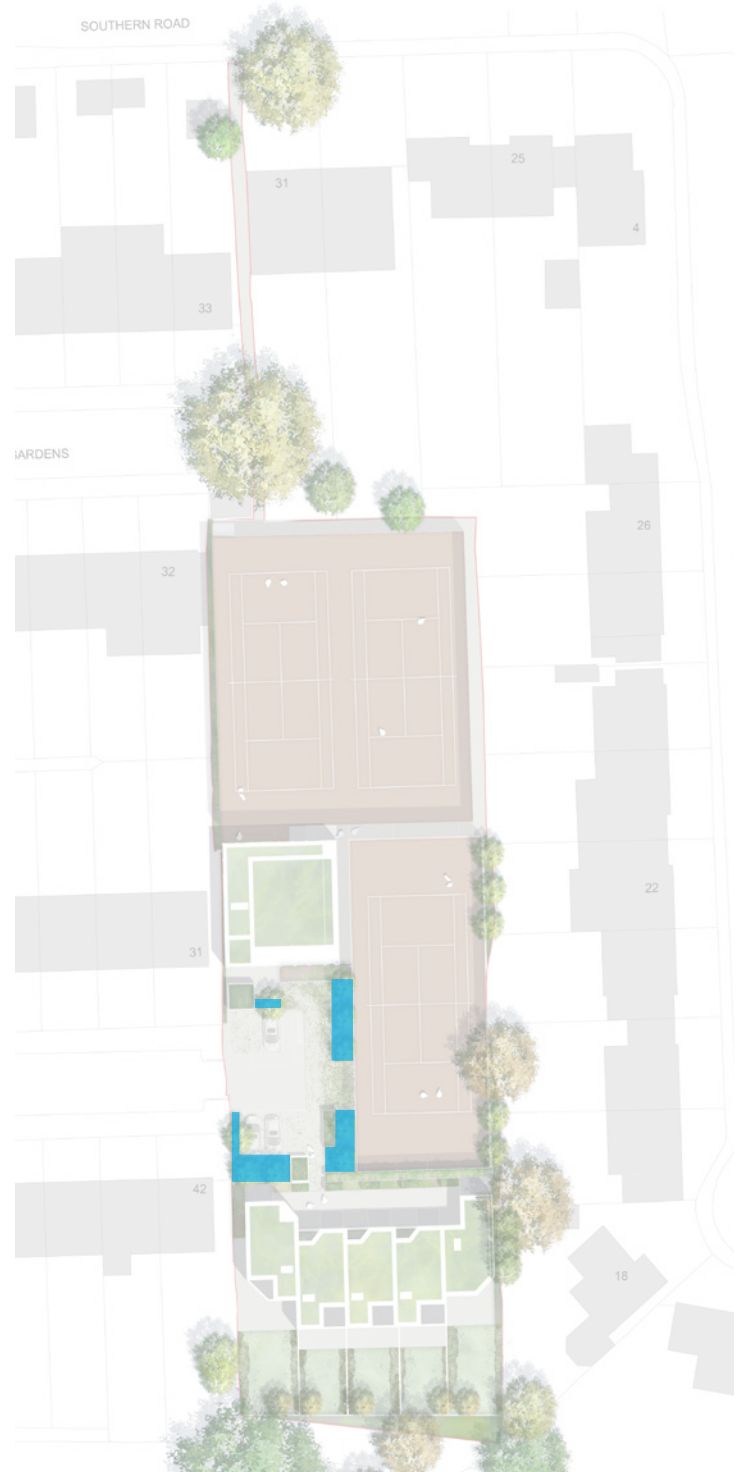
Soft Landscape

Shrub and Herbaceous Planting - Rain Gardens

The planting beds in the parking area will comprise of rain gardens which will be planted with species that can tolerate moisture as well as periods of drought and will be of low maintenance. Pollinators will be key to the planting palette to ensure there is a rich variety of nectar for pollinating insects.

Soil quality, composition and volume is vital to the success of planting, especially in the rain gardens. A free draining soil will be used to allow surface water run off from the surrounding pavements to pass freely through the soil and into the gravel storage below.

- Right plant, right place ✓
- Provide abundant food source for pollinators ✓
- Variety of colour, texture and forms ✓
- Moisture tolerant ✓
- Drought tolerant ✓
- Low maintenance ✓



Soft Landscape

Shrub and Herbaceous Planting - Shade

Planting in shadier spaces will comprise of woodland understory species with supplementary ornamental species of shade loving flowering perennials. A mix of evergreen and deciduous plants will be used to provide year-round structure and interest.

Evergreen ground cover planting will be used to suppress weeds and create a green carpet throughout the year. Flowering perennials and bulbs will provide seasonal interest and valuable food source for wildlife.



- Right plant, right place ✓
- Characterful ✓
- Semi-natural ✓
- Robust (Retains character) ✓
- Provide habitat **and** food source for wildlife ✓
- Variety of colour, texture and forms ✓

Soft Landscape

Shrub and Herbaceous Planting - Sun

Planting in sunier locations will be planted with a mixture of edible herbs to allow residents to 'pick their own' and flowering shrubs and perennials to provide year round structure and variety to the planting beds.

Bright, colourful pollinating species will attract insects, produce scent and enrich the experience for residents.



Allium schoenoprasum



Fragaria vesca



Rosmarinus officinalis



Salvia officinalis 'Purpurescens'



Thymus citridorus



Thymus citridorus



Lavandula angustifolia 'Hidcote'



Allium hollandicum 'Purple Sen-



Lavandula pedunculata subsp.



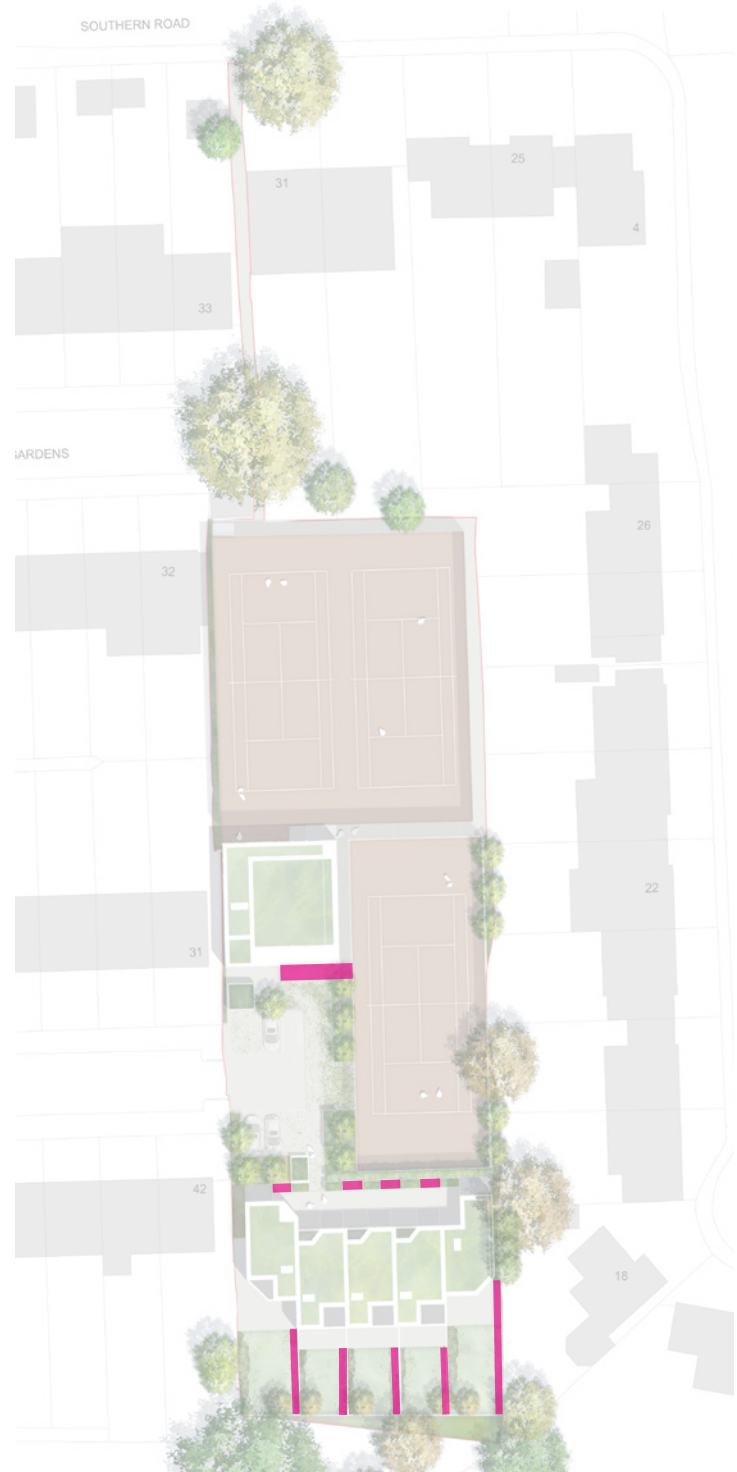
Stipa tenuissima



Hebe rakaiensis



Briza media



Right plant, right place ✓

Characterful ✓

Semi-natural ✓

Robust (Retains character even when used in natural play spaces) ✓

Provide habitat **and** food source for wildlife ✓

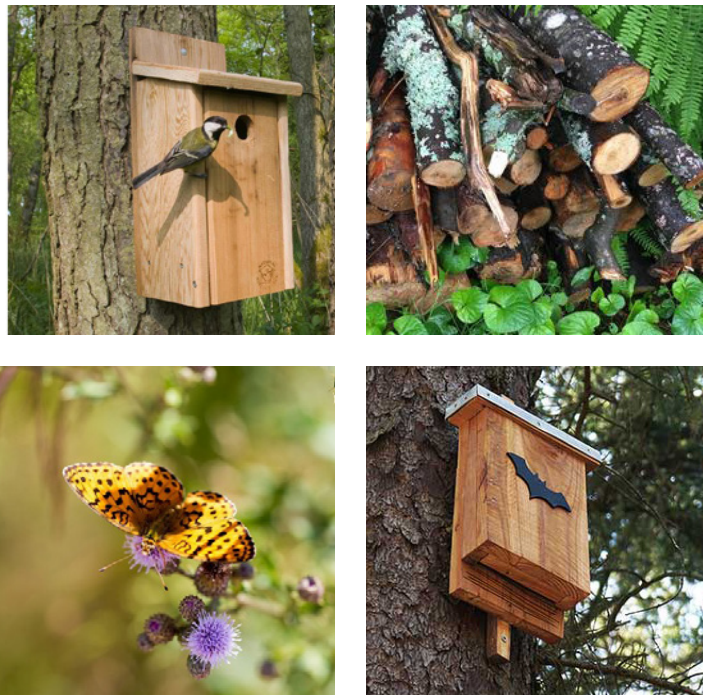
Variety of colour, texture and forms ✓

Ecology

Wildflower green roof provide food source for pollinators



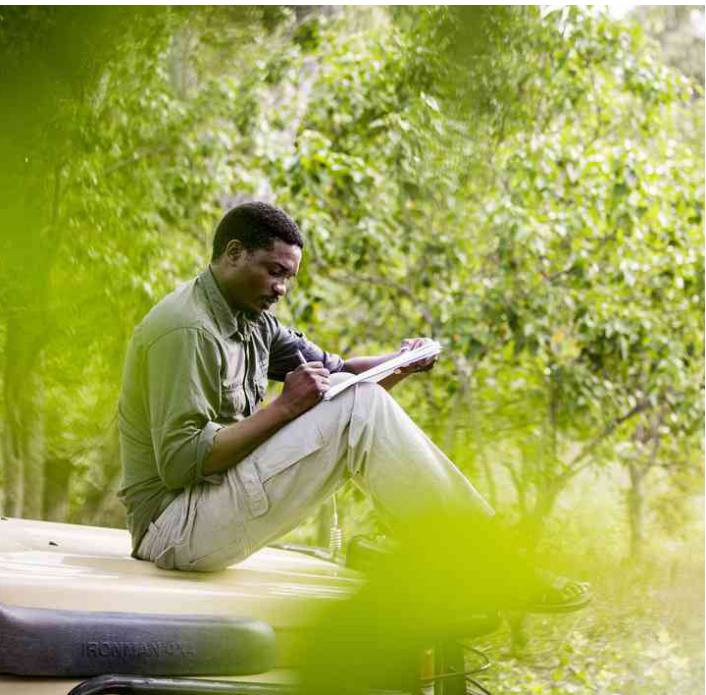
Habitat and food source should be considered together



Majority native tree species



Enriching space for people and wildlife



The biodiversity strategy seeks to maximise the ecological value of the scheme and use visible ecological interventions to improve education and provide residents the chance to interact with nature and learn how to support wildlife. Log piles and bug hotels can become excellent habitat for a range of species. New bird and bat boxes will be attached to new trees and faces of the building where appropriate.



Pollinators



Birds



Invertebrates



Mammals



Bats



Maintaining the landscape

Caring for Green Spaces

The success of the new shared gardens will rely on an ongoing commitment and regime of maintenance and management for the healthy establishment of the new trees and soft landscape areas.

The landscape has been designed with consideration to ongoing environmental and capital costs as well as projected use, changes to climate, seasons and maturation of the landscape. As such, the management plan structure should be robust and flexible to accommodate environmental and economic changes.

Due consideration should be given to the financial and resource constraints to ensure an appropriate and robust management and maintenance structure is established to meet the aspirations of the local authority and the operator of the site.

Monitoring

A Management Plan will be an essential document to provide a framework within which effective monitoring, management and maintenance can occur.

The purpose of the Management Plan would be to confirm the structure, principles and objectives of the long-term management. In addition the report would highlight key maintenance operations that would be necessary to ensure the long-term health and vigour of the landscape.

Materials

Paving materials, street furniture, lighting and other installations will be selected for robustness, durability, longevity and timeless quality. The aim is for a cohesive palette of fixtures and fittings that is able to withstand heavy use and be fit for purpose for a long time thus providing best value both financially and environmentally. Preference is given to sustainable natural materials and robust furniture for the timeless design quality, vandal resistance and low maintenance requirement.

Planting

Planting should respect the need for ease of maintenance. Robust, semi-mature trees and shrub and herbaceous planting should be used to provide instant visual benefit

and to reduce the risk of damage to the trees/plants from vandalism or accidental damage.

Soft Landscape Areas;

Trees & Planted Zones (maintained by management company):

- Amenity spaces
- Green roof

Hard Landscape Areas:

Pedestrian access routes (maintained by management company)

Actions:

Watering
Weed control
Pruning/feeding
Plant replacements
Litter picking
Re-cultivation/mulch top-up
Clipping hedges & cutting back grasses
Cleaning
Vandalism
Settlement of paving
Drainage maintenance
Replacing light fittings
Green roof:

Regular inspections of the whole system with regard to damage/degradation particularly to substrate/ roof to ensure integrity of the building fabric is maintained.

Planting suitable to the system installed to be maintained in accordance with manufacturer's recommendations.

Keeping rain water outlets clear of debris.

