

Palette of Materials



The plan outlines the mix of proposed building materials. Additionally, road materials are also shown.

Legends

Dwelling Materials

- Roof Type 1:
Russell Grampian Concrete Roof Tiles - Slate Grey
- Brick Type 1:
Red Brick - Brunswick Red Mixture (or similar approved)
- Brick Type 2:
Red Brick - Brunswick Farmhouse Mixture (or similar approved)
- Brick Type 3:
Buff Brick - Brunswick Cream (or similar approved)

Material Features

- Off White/Ivory Render Surround with Feature Brick Panel
- Render Surround
- Additional Feature Window
- Feature Brick Panel

Road & Path Surfaces / Landscaping

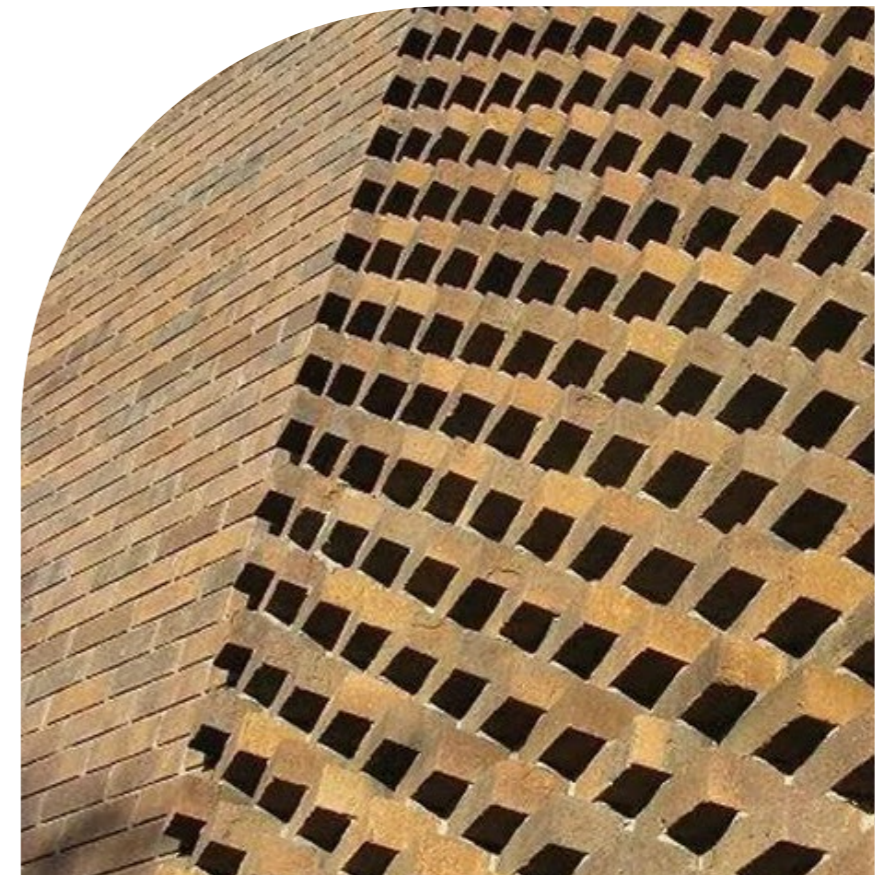
- Marshalls Tegula Concrete Setts (or similar approved) to Highway Standard.
- Marshalls Tegula Concrete Setts (or similar approved) to Private Drives and Parking Courts.
- Appropriate Block Paving Edging.

Notes:

Tarmacadam - All roads and pavements where Brick Paving or Surface Dressed Tarmac is not shown.

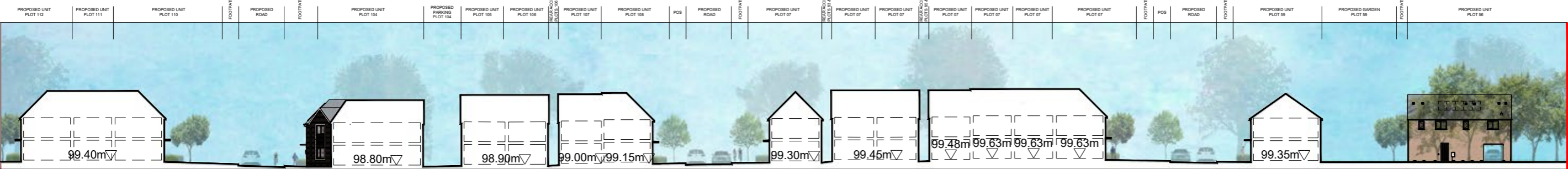
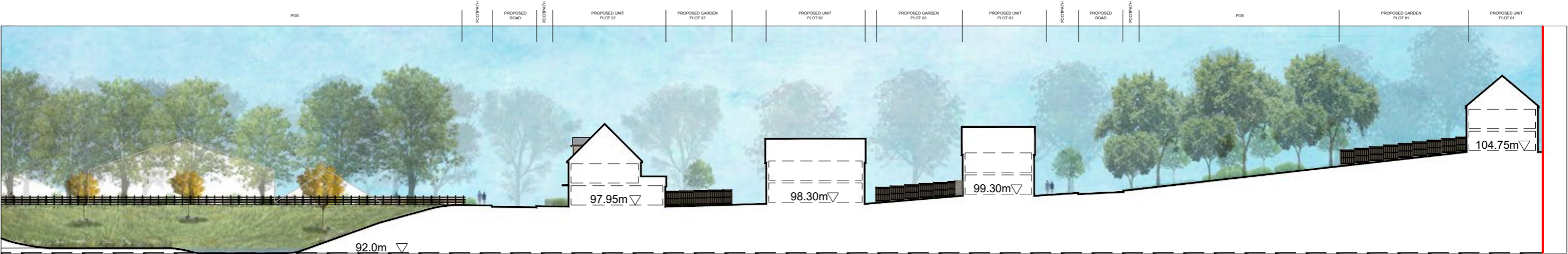
Notes:

- All double glazed UPVC Windows - White
- All Soffits / Facias - White
- All Guttering / Downpipes - Black
- All Garage Doors - Garador or similar Steel Horizontal Pattern Composite GRP - Dark Grey



Street Sections

The street sections show in more detail how the character of the streets varies dependent on the street hierarchy.

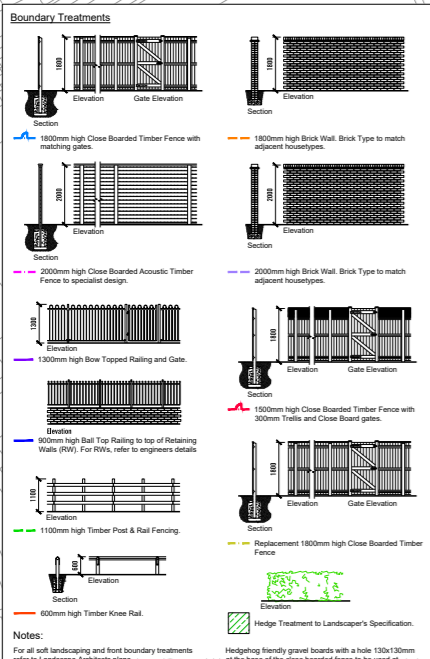


Boundary Treatment

The containment and character of streets and spaces will not only be determined by the disposition of the dwellings but also by the boundary details and planting which have been carefully considered.

Generally, 1.8m close board timber fences are provided between plots, and at boundaries on rear gardens abutting the public realm a 1.8m overall high brick wall will be proposed creating visual interest. These will be in brick type to match adjacent units.

Hedge and planting is used to create semi-private space to front gardens and reinforce the hierarchy of streets and spaces. For soft landscaping boundary treatments refer to Landscape Architect plans.



Proposed Boundaries Plan



Landscape

The landscape proposals for the site comprise a mix of formal and information open spaces, front and rear gardens, and retained and enhanced vegetation.

At the heart of the site is a large focal open space, termed the 'Central Basin' on Key Spaces plan overleaf. The space is defined by a crescent of existing mature lime trees (protected by a TPO), and includes an attenuation basin, footpath routes and seating opportunities.

The basin comprises an area of permanent water, wetland wildflower grassland, native trees and shrubs, and marginal planting. Around the edge of the basin, beneath the retained trees, runs a recreational route featuring a surfaced gravel path and seating, identified as the 'Woodland Trail'.

Running south from the basin is a 'Wetland Corridor'. This space is focused around a swale, with further wildflower meadows, and native tree and shrub planting. A timber bridge crosses the swale, providing access from the residential parcels into the open space.

A key part of the ecological enhancements of the site is a combination of the retention and enhancement of existing areas of scrub and trees/woodland, along with the creation of new areas of scrub and woodland. These new planted areas are primarily focused around the edges of the central open space.

A belt of existing trees (covered by a TPO) located along the sites eastern boundary are being retained and incorporated into residential rear gardens.

Within the development parcels, the front gardens to the dwellings will be defined by hedges, shrub and herbaceous planting. Street trees are located throughout the development.

Across the site, planting species have been chosen to provide wildlife benefits, through a mix of native species, and flowering, fruiting and nut bearing tree and shrub species. The planting within the properties will focus on soft, more ornamental style of planting, with ornamental grasses, flowering perennials and shrub species to provide year round interest and form.

The creation of wildflower meadows, biodiverse lawns, wetland planting, and new native trees, hedgerows, woodland and scrub planting, will provide ecological benefits and enhance the biodiversity of the site.

KEY LANDSCAPE FEATURES

- 1 Central basin with wetland wildflower meadow, native tree and scrub / marginal planting
- 2 Area of permanent water within basin
- 3 Woodland trail with surfaced path, seating, picnic areas and play trail
- 4 Timber bridge over swale
- 5 Nature trail through meadows
- 6 Native woodland planting
- 7 Enhanced existing scrub and new native tree, scrub and meadows along boundary
- 8 Swales
- 9 Enhanced existing woodland

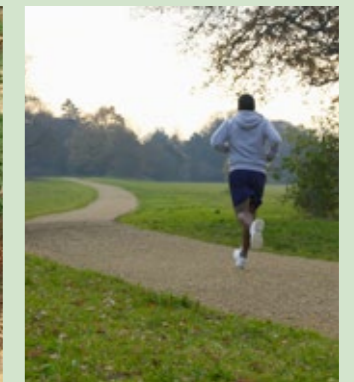


Landscape Masterplan

Key Spaces



2 Wetland Corridor



1 Central Basin



3 Woodland Trail



Landscape: Central POS

Native scrub planting with wildflower meadows to boundary

Woodland trail beneath existing avenue of trees with footpath, seating and picnic areas

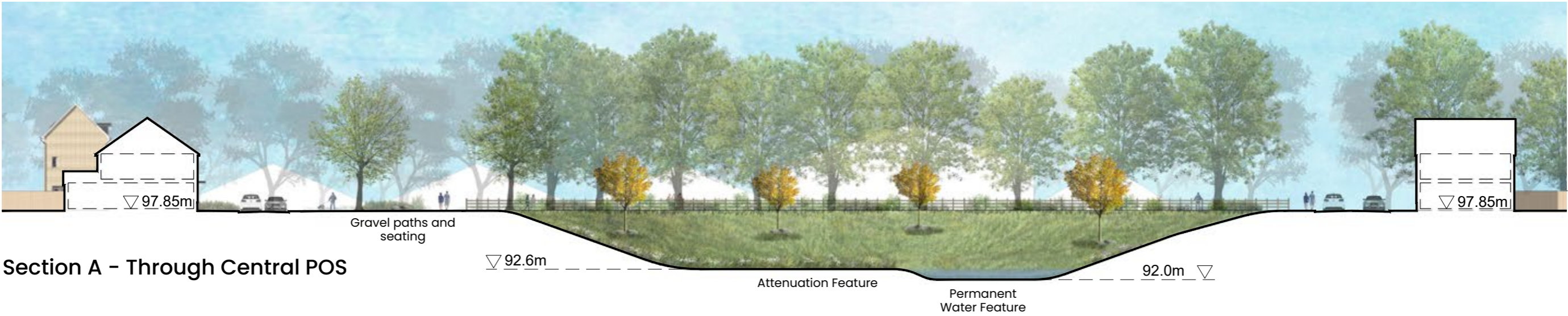
Central basin with wetland planting, wildflower grassland and area of permanent water

Timber bridge over swales

Nature trails through wildflower meadows



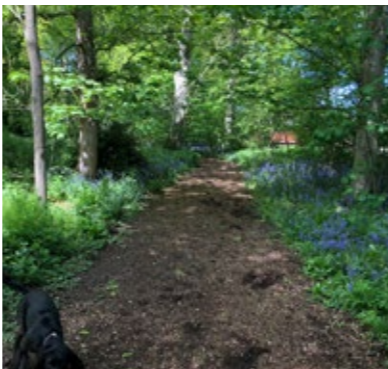
Landscape: Indicative Site Sections



Pedestrian/Cycle Paths



Benches and picnic tables



Woodland walks



Wildflower meadows



Wetland planting



Attenuation features with permanent water



Illustrative Planting Palette (Trees and specimen shrubs)

Street Trees And Feature Trees



Acer platanoides 'Crimson Sentry'



Liquidambar styraciflua



Malus 'Evereste'

Specimen Shrubs



Cotinus coggygria 'Royal Purple'



Tilia cordata 'Winter Orange'



Sorbus 'Golden Wonder'



Prunus Avium



Hydrangea arborescens 'Annabelle'

Illustrative Planting Palette (Ornamental Shrubs, ferns and grasses)

Ornamental Shrubs and Herbaceous



Leucothoe walteri 'Rainbow'



Euonymus fortunei 'Silver Queen'



Lavandula angustifolia 'Hidcote'



Tiarella cordifolia



Cornus sanguinea 'Midwinter Fire'



Rosa 'Kent'



Rudbeckia 'Goldsturm'



Stachys byzantina 'Silver carpet'



Nepeta 'Six Hills Giant'

Ferns, Grasses



Carex oshimensis 'Evergold'



Polystichum setiferum



Stipa tenuissima 'Pony Tails'

Ornamental Hedging



Prunus Laurocerasus 'Otto Luyken'



Olearia haastii



Hebe 'Sutherlandii'