

6.16 Hard Landscape Palette

A simple well considered paving palette has been selected for the site.

Enhanced doorstep spaces with block paving have been proposed to create a welcoming entrance to units.

Around the buildings a modified reinforced grass system has been proposed.

Within all other areas of footpath and within the main access road, a black macadam surface is proposed.

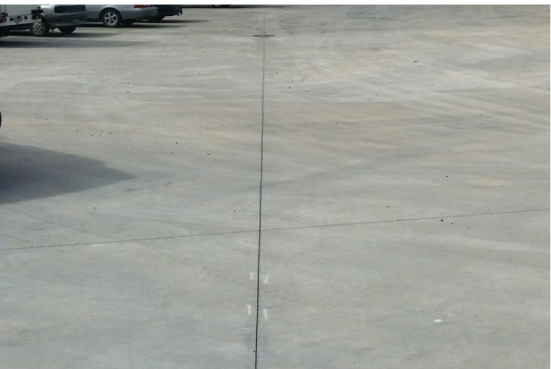
Within amenity green spaces, a self binding gravel path has been proposed.



Seating with back and arm rests & Bin



Permeable Block paving to parking bays



Concrete to yards



Tarmac footpath and access road



Green Roofs to Cycle Stores



Self Binding Gravel footpaths to Amenity Spaces



SuDpave 40 Permeable Pavers to Northern Car Park with Gravel Infill



SuDpave 40 Permeable Pavers with Grass to Fire Tender Access points.



- Concrete Service Yard
- Flags to maintenance paths
- Bitumous Macadam to Roads
- Bitumous Macadam to Paths
- Permeable Block Paving to Car Parks
- Permeable Pavers to Northern Car Park
- Block Paving
- Permeable Pavers with grass infill
- Resin-bound pathway



6.17 Boundary Strategy



F1 1.5m High Timber Post and Rail Fence



F2 2.4m High Palladin Fence to Architects Details



F3 1.2m High Black Metal Vertical Bar Railings



F4 1.5m High Metal Mesh Fence



6.18 Approach to Retaining Structures



01

Gabion Basket faced Retaining Wall precedent images



02

Rootlok Vegetated Grow Bag faced retaining wall precedent images



03

Precast Concrete Retaining Wall precedent images



04

King Post Retaining Wall precedent images



6.19 Landscape Comparison Study – Existing vs Proposed



Existing Scheme
1.07ha greenspace within redline

- ① Large areas of hard-standing along Priority Habitat Woodland, Ancient Woodland Residential edges.
- ② Limited Access to Pond from Entrance and Heart of Site.
- ③ Single row of tree planting to main access road
- ④ Large Retaining wall to corner of development.
- ⑤ Large areas of hard standing within existing car park
- ⑥ Low-ecological value ornamental tree planting



Proposed Scheme
1.66ha greenspace within redline

- ① Soften boundaries to Priority Habitat and Ancient Woodlands to future proof Ancient and Priority habitat Woodlands
- ② Enhanced Access and Green Infrastructure links to pond.
- ③ Existing single avenue retained and enhanced to create an Avenue of trees along Access Road.
- ④ Proposed Linear Park with generous tree planting to soften built form and provide amenity value.
- ⑤ Creation of new woodland Car Park with a strong green buffer to residential edges.





7 Sustainability Design

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In accordance with Local Plan policy aspirations, the proposed development will target the following:

- Achieve EPC A
- Achieve a minimum BREEAM rating of “Excellent”
- Secure at least 10% of the expected energy demand from renewable or low carbon sources.

Energy efficiency measures

The proposed development will reduce energy demand in accordance with the principles of energy efficient design through incorporation of building fabric (passive design) and energy efficient servicing (active design) measures, including:

- Enhanced air permeability and U-values beyond the minimum levels required for Building Regulations
- Part L compliance;
- Energy efficient LED lighting scheme and controls; and
- BREEAM compliant sub-metering strategy to facilitate monitoring of in-use energy consumption.

Materials efficiency and waste management

The proposed development will apply the waste hierarchy in considering the design options for the site, prioritising as far practicable, opportunities to ‘design out’ waste through consideration of materials specification and construction techniques (e.g. prefabricated elements, standard component specifications) to avoid and minimise waste generation.

Once operational the development will incorporate facilities for separation and recycling of waste as part of ongoing waste management regime.

The proposed development will aim to meet the principles of sustainable materials by ensuring that the building design maximises flexibility, longevity and recyclability. In particular, the specification of materials and products will prioritise the following sustainable characteristics:

- Low embodied carbon through priority for EPD certified specified products, and verification through life carbon assessment.
- Harvested/ extracted and manufactured under recognised sustainability standards, such as Forest Stewardship Council (FSC), Environment Management System (EMS) and Responsible Sourcing certifications (e.g. BES 6001).

Water efficiency

The proposed development will seek to incorporate water efficient design measures to facilitate water conservation in operation. The measures considered will include; low or dual flush WCs and low flow taps and showers.

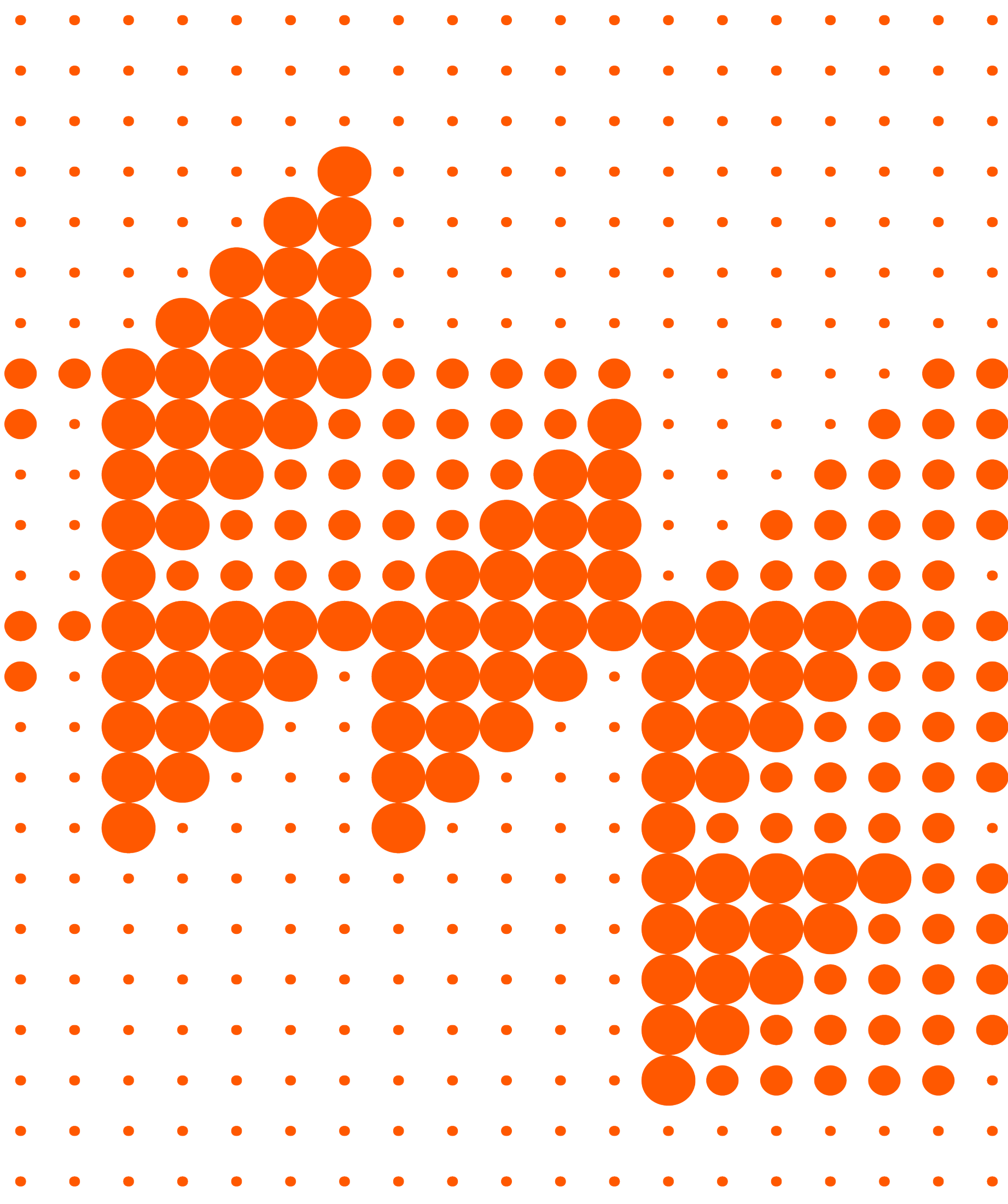
Biodiversity

The proposed development is committed to positively enhancing the ecology on-site through the incorporation of landscaping and introduction of habitats in line with planning policy requirements. A landscaping scheme for the proposed development been established to maximise the ecological potential of the site and demonstrate a biodiversity net gain.



For detailed sustainability assessment, refer to MBA's Sustainability Assessment Report, submitted as part of the planning application.





8 Access and Movement

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Key Design principles influencing movement through the site:

- Ensure careful planning to facilitate pedestrian/Cycle movement.
- Minimise conflicts with vehicular routes.
- Incorporate pedestrian and cycle routes within green links where possible.

An attractive , legible and dedicated pedestrian/cycle route runs through the heart of the site, provides access to the various units. Careful consideration has been given to secure boundaries of the site where it meets the PROW ensuring that there is minimal conflict between public users of the PROW and the working site.



- ➡ Existing Road Access
- ➡ Proposed Pedestrian Routes
- ➡ Existing Pedestrian Routes
- ➡ Cycle Routes
- ➡ Vehicular Routes
- ⌈ ⌋ Parking Spaces
- ♿ Accessible Parking Space
- 🚲 Cycle Parking
- Secure Fence Line 2.4m High
- - - Secure Timber Fence 1.2m High
- Gate for controlled pedestrian access

