Shrub mix at foot of retaining wall and along Foudry BrooK to screen car park

Formal hedge around car parking 1.5m height to screen cars

Shrub planting of indiginous species at rear of formal hedge

Feature trees within car park with strong vertical emphasis against backdrop of oak/ash hedgerow or stadium retaining wall

Indiginous shrub mix screening at grade and lower level of decked car parking and associated access routes to be linked with existing vegetation along ditch line

Line of statutory footpath 27 on boundary of adjoining plot

Ditch line carrying surface water

Grassed banks feathered down to existing ground level around existing trees in TPO protected copse

Clipped /pleached avenue to provide shade and structure to pedestrian square and walkways

Formal avenue leading to road focused upon central feature in South Oaks Way

Grassed area around creche within security fence

additional indiginous planting to to reinforce copse

WORKS CH 418

LIMIT OF PHASE 1 ROAD

225Ø @ 1:140 MAX ALLOWABLE DISCHARGE = 23 l/s

grassed area with wild seed mix as informa; margin between development area and road

Formal hedge around car parking 1.5m height to screen cars

Grassed verge over future carriageway

Grassed area with wild seed area maintained through management regime. Short grass margin around buildings

Trees at edge of site with vertical emphasis in proximity to future carriageway

Hedge screen to surface car park

Grassed area with wild seed area maintained through management regime. Short grass margin around buildings. Shrub mix at apexof triangles to separate path junctions

Formal square framed by clipped/pleached tree line

Informal lake margin between path and lake edge as established on Lonwater to provide continuity of character

Tree planting to reinforce arc form of entrance and related to geometry of open space in front of Plot 12

Future entrance totem as focus for entrance

ENTRY TO 1.8 ACRE SITE

SOUTH OAK WAY

ENTRY TO PLOT 13

2 LANE ESTATE ROAD

SURFACE CAR PARK 45 SPACES

SURFACE CAR PARK 21 SPACES

SURFACE CAR PARK 87 SPACES

3 STOREY CAR PARK 312 SPACES

SERVICE YARD

8 CAR SPACES

12 DROP OFF SPACES

DO NOT SCALE DRAWING

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