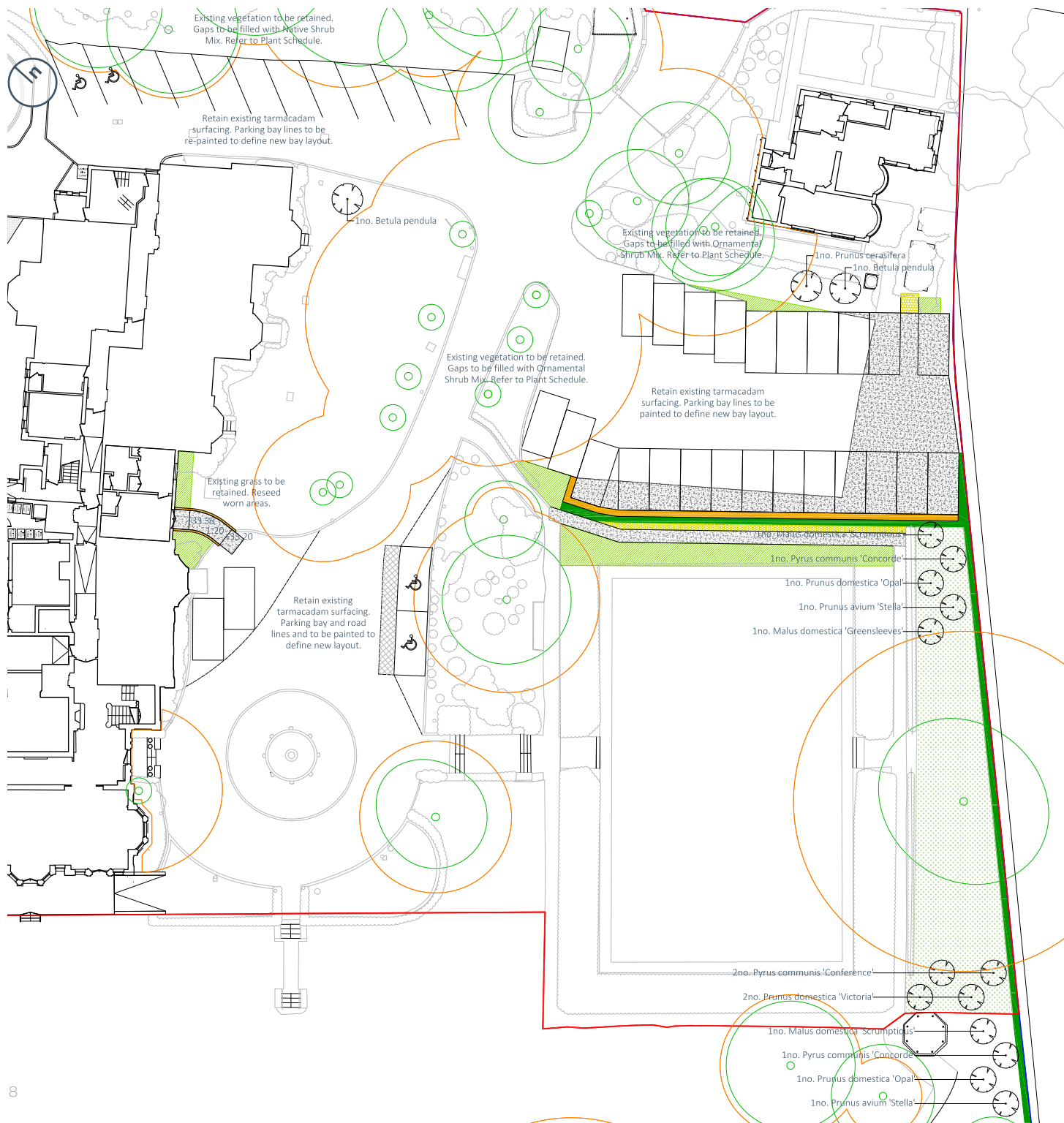
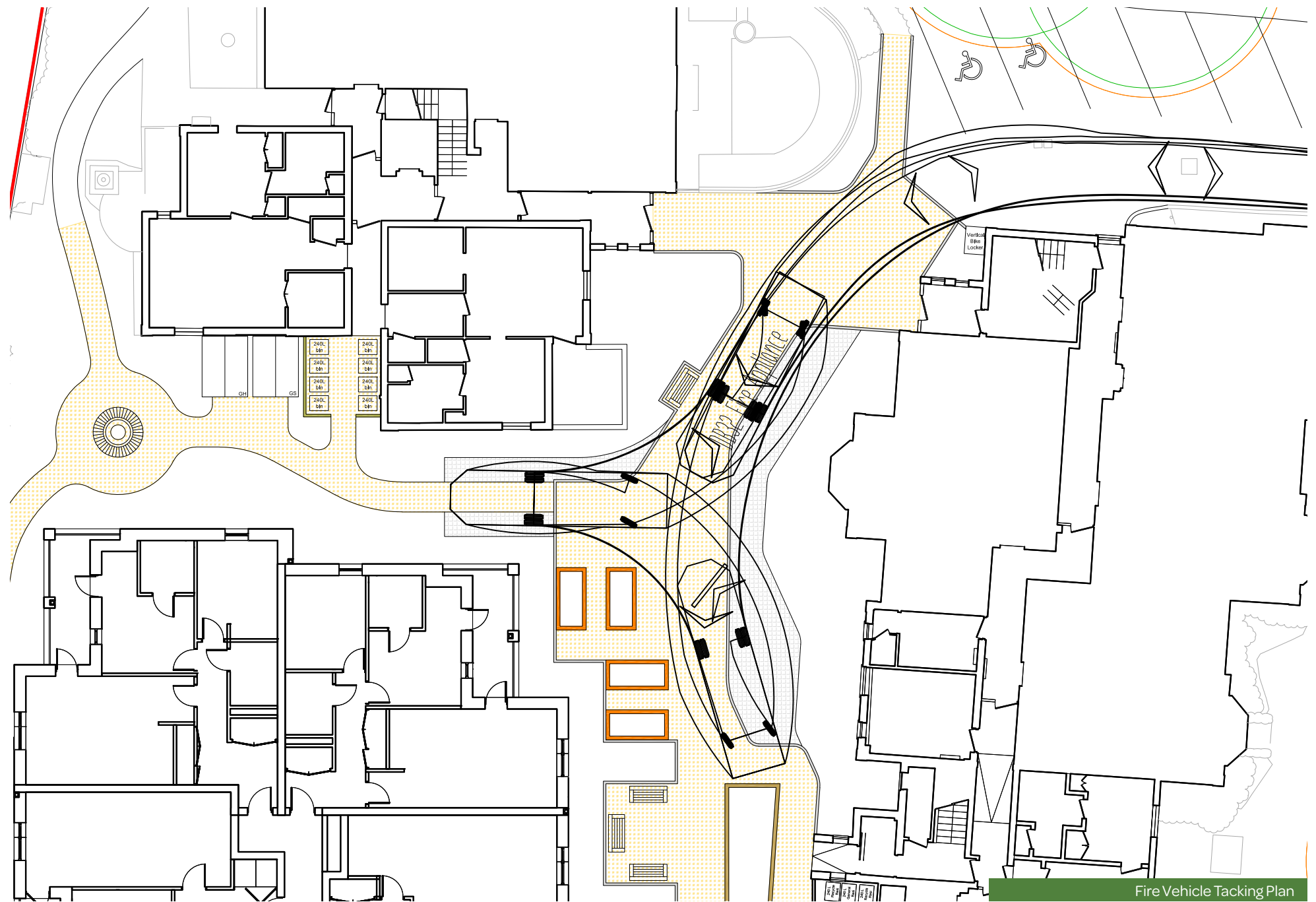




- Application boundary
- Ownership boundary
- Tarmacadam
Continuation of existing surface materials.
Installed to product specification.
- Extent of existing tarmacadam to be retained
- Relocated garden path
New area of path to use the same or similar approved product as existing garden paths.
Installed to engineers specification.
- Retaining wall
Height min.50cm above floor level of car park inc coping. Brick finish same as bricks to new building.
- Existing tree retained
- Combined root protection area
- Proposed tree
- Native hedgerow
Planted in a double staggered row, 400mm between rows, at 5no. plants per linear metre
- Ornamental shrub mix
In areas of existing vegetation, retain existing vegetation where possible and add additional plants where needed.
- Meadow mix
- Infill and bedding mix

Hard and Soft Car Park Landscape Plan



Hard Materials

Hard materials across the proposals will look to complement or match the proposed new architecture. Colours look to be soft and neutral to create a calming environment, allowing the natural colouring of plants to animate the spaces.

High-quality surface materials have been chosen for their suitability for elderly residents. Surfaces will be smooth yet with anti-slip properties and there will be no loose stone or uneven surfaces. Small kerbs have not been used to avoid trip hazards.

Furniture with back and arm-rests for this will be provided to reflect the resident demographic. High quality, robust hardwood timber will be used to maximise lifespan and reduce maintenance costs. All timber to be FSC certified and sustainably sourced.

Surface Materials



Resin bound gravel



Aluminium edging to resin bound gravel



Setts edging to resin bound gravel



SureGreen PP40 Lawn Protection Mesh

Built Elements



Raised beds and allotments



Balustrade to patio



Fence screen to bin store

Furniture



Benches



Circular Bench



Tables and Chairs



Greenhouse



Shed



Vertical bike shed

Plant Schedule

This Planting Schedule sets out an indicative species list for the garden mixes, climbers, infill and bedding plants, wildflower grassland areas, hedgerows and trees.

Plant species have been chosen for their suitability to site conditions, in particular partial shade due to the courtyard setting, and for their seasonal interest and sensory properties. Colour, form and scent have all been important considerations as well as using more traditional varieties which residents will recognise. A mix of both evergreen and deciduous species have been chosen alongside species which are pollinators and bee-friendly or have other wildlife-benefitting properties.

Orchard & Car Park Trees	
Rootballed or container grown. Select Standard.	
Tree pit size: 900 x 900 x 750mm, backfilled with topsoil.	
Underground tree anchoring system. 0.6m dia. bark surface to pits.	
10-12cm stem girth. 3-3.5m height. Min 2m clear stem.	
Species	Common Name
<i>Betula pendula</i>	Silver Birch
<i>Malus domestica</i> 'Scrumptious'	Apple 'Scrumptious'
<i>Malus domestica</i> 'Greensleeves'	Apple 'Greensleeves'
<i>Pyrus communis</i> 'Concorde'	Pear 'Concord'
<i>Pyrus communis</i> 'Conference'	Pear 'Conference'
<i>Prunus domestica</i> 'Opal'	Plum 'Opal'
<i>Prunus domestica</i> 'Victoria'	Plum 'Victoria'
<i>Prunus avium</i> 'Stella'	Cherry 'Stella'
<i>Prunus cerasifera</i>	Cherry Plum

Courtyard Trees	
Rootballed or container grown. Select Standard.	
Tree pit size: 900 x 900 x 750mm, backfilled with topsoil.	
Underground tree anchoring system. 0.6m dia. bark surface to pits.	
10-12cm stem girth. 3-3.5m height. Min 2m clear stem.	
Species	Common Name
<i>Acer griseum</i>	Paperbark Maple
<i>Acer platanoides</i> 'Emerald Queen'	Norway Maple
<i>Betula utilis</i> var. <i>Jacquemontii</i>	Himalayan Birch 'Jacquemontii' (multi-stem)
<i>Prunus</i> 'Amanogawa'	Cherry 'Amanogawa'
<i>Prunus</i> 'Royal Burgandy'	Cherry 'Royal Burgandy'
<i>Sorbus aucuparia</i>	Rowan
<i>Sorbus aria</i> 'Lutescens'	Whitebeam

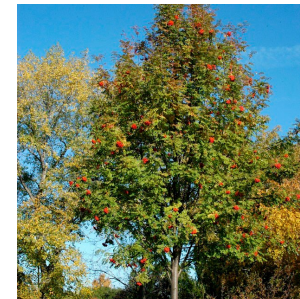
Trees



Acer griseum (Paperbark Maple)



Malus domestica 'Scrumptious' (Apple)



Sorbus aucuparia (Rowan)



Prunus avium 'Stella' (Cherry)



Betula utilis var. *Jacquemontii* (Birch)



Pyrus communis 'Conference' (Pear)

Ornamental Plant Mixes		
Garden Mix 1		
Planted at 4/m ² , except specimens planted as individuals		
Species marked * to be located to the front of beds		
groups of 3, 5 and 7no.		
Species	Stock	Size
Choisya 'Aztec Pearl' (Specimen)	C10L	40-50cm
Hebe 'White Gem'*	C5L	30-40cm
Hauchera micrantha 'Palace Purple'*	C3L	-
Kniphofia 'Royal Standard'	C3L	30-40cm
Lavandula angustifolium 'Hidcote'	C2L	20-30cm
Lobelia cardinalis 'Queen Victoria'	C3L	30-40cm
Pittosporum tenifolium 'Tom Thumb'*	C3L	20-30cm
Santolina virens*	C3L	20-30cm
Salvia officinalis 'Purpurascens'	C5L	-
Spiraea japonica 'Gold Mound'*	C3L	30-40cm
Stipa tenuissima	C2L	-

Garden Mix 2		
Planted at 4/m ² , except specimens planted as individuals		
Species marked * to be located to the front of beds		
To be planted in single species staggered informal groups of 3, 5 and 7no.		
Species	Stock	Size
Artemisia ludoviciana 'Valerie Finnis'	C2L	40-60cm
Bergenia cordifolia 'Purpurea'	C2L	20-30cm
Hebe 'White Gem'*	C5L	30-40cm
Choisya 'Aztec Pearl'	C3L	30-40cm
Philadelphus 'Belle Etoile'	C10L	Specimen
Phormium tenax 'Purpureum'	C10L	Specimen
Polystichum setiferum	C2L	30-40cm
Rosmarinus 'Miss Jessop's Upright'	C2L	40-60cm
Salvia verticillata 'Purple Rain'	C3L	30-40cm
Skimmia 'Kew Green'*	C3L	30-40cm
Spiraea japonica 'Firelight'	C3L	30-40cm

Garden Mix 3		
To be planted at 3/m ² and in single species groups of 3, 5 and 7no.		
Species marked * to be located to the front of beds		
In small beds, select species marked **, specimens as groups of 1, 3 or 5no.		
Species	Stock	Size
Bergenia cordifolia 'Purpurea'	C2L	20-30cm
Calamagrostis x acutiflora 'Karl Forester'	C10L	Specimen
Cornus alba 'Sibirica'	C10L	Specimen
Euonymus fortunei 'Emerald Gaiety'	C2L	20-30cm
Geranium macrorrhizum 'Johnson's Blue'	C2L	20-30cm
Hebe 'Champagne'	C2L	20-30cm
Hebe 'White Gem'**	C5L	30-40cm
Hydrangea macrophylla 'Lanarth's White'	C3L	30-40cm
Lavandula angustifolium	C2L	20-30cm
Perovskia 'Blue Spire'	C; 9cm	-
Stipa gigantea	C10L	Specimen
Vinca minor 'Atropurpurea'	C3L	30-40cm

Garden Mixes



Kniphofia 'Royal Standard'



Lavandula angustifolium 'Hidcote'



Artemisia ludoviciana 'Valerie Finnis'



Phormium tenax 'Purpureum'



Stipa gigantea



Euonymus fortunei 'Emerald Gaiety'

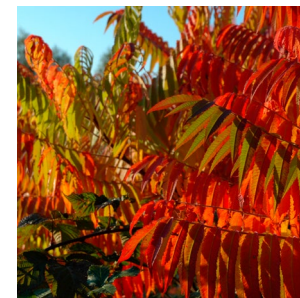
Ornamental Shrub Mix		
300mm depth of topsoil onto 300mm depth subsoil		
Ultimate plant height is above 1m. All evergreens.		
Species	Supply size	Pot size
<i>Amelanchier canadensis</i>	90-120cm	15L
<i>Choisya ternata</i> 'Sundance'	40-60cm	3L
<i>Cornus alba</i> 'Elegantissima'	90-120cm	15L
<i>Cornus alba</i> 'Sibirica'	40-60cm	3L
<i>Euonymus fortunei</i> 'Emerald Gaiety'	40-60cm	3L
<i>Photinia × fraseri</i> 'Red Robin'	40-60cm	3L
<i>Rhus typhina</i>	100-125mm	20L
<i>Skimmia × confusa</i> 'Kew Green'	40-60cm	3L
<i>Viburnum davidii</i>	20-30cm	3L
<i>Viburnum tinus</i> 'Eve Price'	30-40cm	3L

Native Shrub Mix		
Typically planted as a density of 3/m ²		
Plant Name	Common Name	Height
<i>Corylus avellana</i>	Hazel	40-60cm
<i>Crataegus monogyna</i>	Hawthorn	40-60cm
<i>Prunus spinosa</i>	Blackthorn	40-60cm
<i>Rosa canina</i>	Dog Rose	40-60cm
<i>Salix caprea</i>	Goat willow	40-60cm
<i>Ulex europaeus</i>	Common gorse	40-60cm
<i>Viburnum opulus</i>	Guelder rose	40-60cm

Native Hedgerows			
Planted in a double staggered row, 450mm between rows, at 5no. plants per linear metre.			
300mm depth of topsoil onto 600mm depth subsoil			
To be maintained at a maximum height of 2.0m			
%	Plant Name	Common Name	Height
30	<i>Corylus avellana</i>	Hazel	40-60cm
45	<i>Crataegus monogyna</i>	Hawthorn	40-60cm
5	<i>Ilex aquifolium</i>	Holly	40-60cm
5	<i>Ligustrum vulgare</i>	Wild Privet	40-60cm
10	<i>Prunus spinosa</i>	Blackthorn	40-60cm
5	<i>Rosa canina</i>	Dog Rose	40-60cm

Ornamental Hedgerow			
To perimeter of balconies on ground floor. Select single species.			
Planted in a single row, at 3no. plants per linear metre.			
%	Plant Name	Common Name	Height
100	<i>Ligustrum ovalifolium</i>	Privet	60-90cm
100	<i>Ligustrum ovalifolium</i> 'Aureum'	Golden Privet	60-90cm
100	<i>Prunus laurocerasus</i> 'Rotundifolia'	Chery Laurel	60-90cm

Shrubs & Hedgerows



Rhus typhina



Photinia × fraseri 'Red Robin'



Skimmia × confusa 'Kew Green'



Viburnum tinus 'Eve Price'



Native mixed-species hedgerow



Ligustrum ovalifolium 'Aureum'

Infills and Bedding		
Used throughout planting areas and in containers to add initial colour and interest		
Species	Stock	Size
Campanula portenschlagiana	1L	Clump
Carex 'Ice Dance'	1L	Clump
Festuca glauca 'Elijah Blue'	1L	Clump
Geranium 'Rozanne'	2L	Clump
Narcissus - mixed	Bag	
Nepeta 'Junior Walker'	1L	Clump
Osteospermum jucundum 'Compactum'	1L	Clump
Pachysandra terminalis	1L	Clump
Phlomis russeliana	2L	5 per metre
Rudbeckia hirta 'Indian Summer'	1L	Clump
Sedum spectabile	1L	Clump
Stachys byzantina 'Silver Carpet'	1L	Clump
Verbena bonariensis 'Buenos Aires'	1L	Clump
Vinca minor mixed	1L	Clump

Meadow	
To be sown on nutrient poor soil to BS3882:2015 'Low Fertility Specification', or cultivated and screened subsoil	
Mix	Specification
Basic General Purpose Meadow Mix	Emorsgate Seeds, Mix EM1. Sown at 4g/m². 20% wildflower and 80% grasses.
Grass	
150mm depth of topsoil onto 150mm depth subsoil	
Location	Specification
Close Mown Grass Areas	Germinal Seeds, Mix A22 (Low Maintenance). Sown at 50g/m².

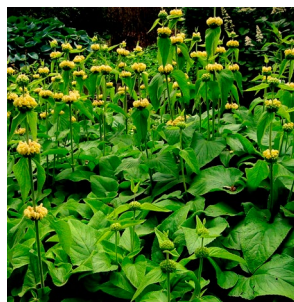
Infills & Bedding



Festuca glauca 'Elijah Blue'



Stachys byzantina 'Silver Carpet'



Phlomis russeliana



Verbena bonariensis 'Buenos Aires'

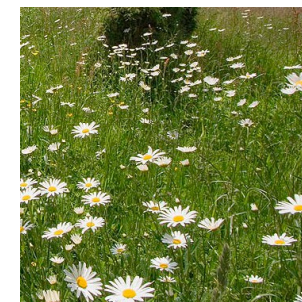


Rudbeckia hirta 'Indian Summer'



Sedum spectabile

Meadow



Basic General Purpose Meadow Mix

For further information contact

Rebecca Merridew

Associate Director, Landscape and Urban Design
rebecca.merridew@turley.co.uk

Turley

1 New York Street
Manchester
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Telephone

0161 233 7676

Date of issue

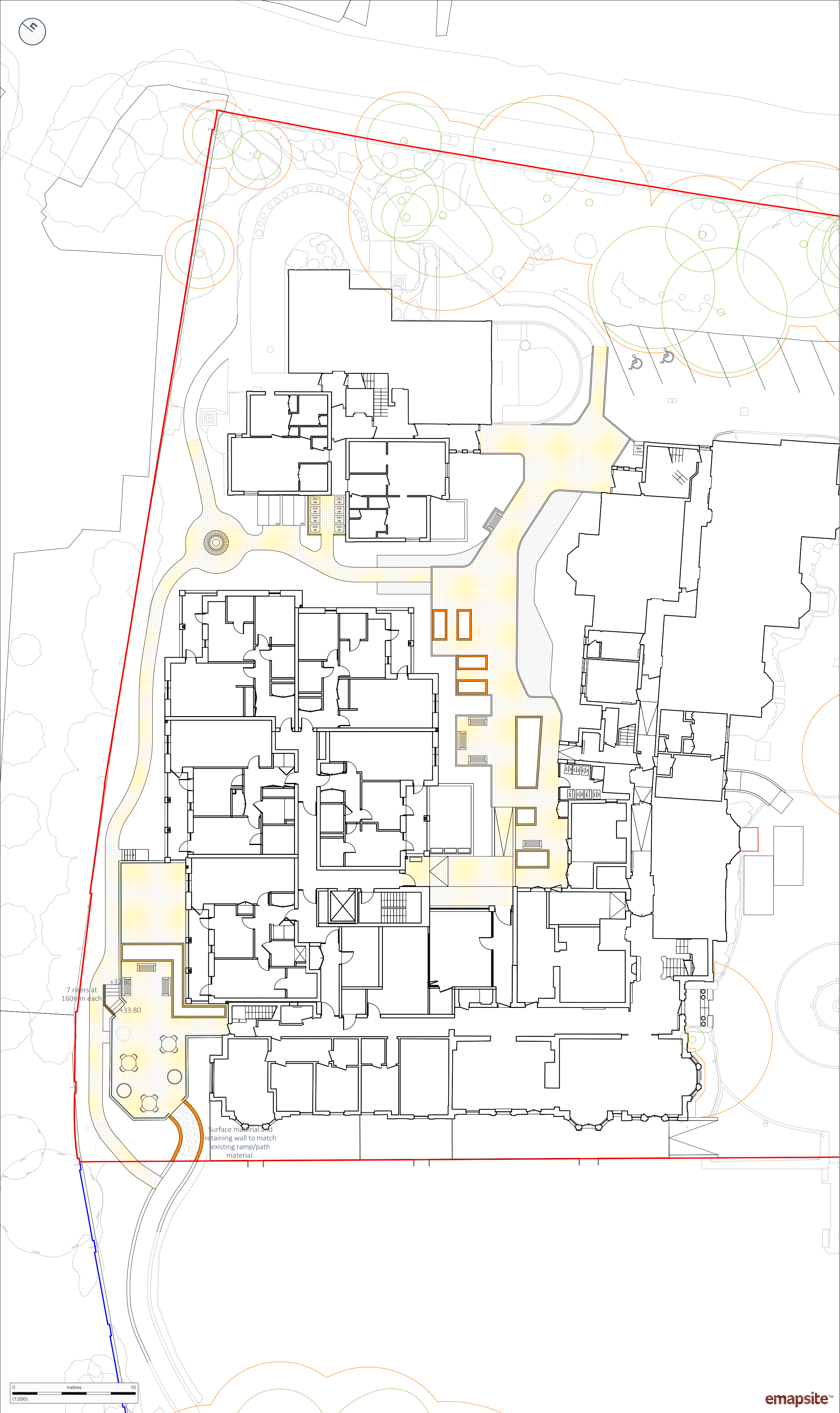
November 2023

Job Reference

RETH3002

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- KEY**
- Application boundary
 - Ownership boundary
 - Resin Bound Gravel
Buff Colour. Permeable. Installed to product specification. Setts edging to courtyard. Aluminum edging to paths beyond courtyard and patio.
 - Setts
Single row of 100 x 100mm setts. Buff Colour. Laid flush to adjacent surfaces. Installation to engineers specification.
 - Suregreen PP40 Porous Paver Grass Finish
Or similar approved, suitable for Fire Engine overrun. Laid flush to adjacent hard surfaces. Installed to product specification.
 - Raised Beds
Height 60cm inc coping. Brick finish same as bricks to new building.
 - Allotment Beds
Height 60cm inc coping. Brick finish same as bricks to new building. To be filled with a soil/compost mix.
 - Retaining wall
Height min 1.1m above step level inc coping. Brick finish same as bricks to new building.
 - Greenhouse
6ft x 8ft. Timber or aluminum frame, apex. Concrete base. RVG product choice.
 - Garden Shed
6ft x 8ft. Pressure treated timber, tongue and groove, apex. Concrete base. RVG product choice.
 - Garden Bench
Hardwood timber. With back and arm rests. Freestanding. RVG product choice.
 - Circular Tree Bench
D.2m approx. Hardwood timber. With back rest. RVG product choice.
 - Table and Chairs
Freestanding. RVG product choice.
 - Large Planters
Freestanding. RVG product choice.
 - Small Planters
Freestanding. RVG product choice.
 - Vertical Bike Locker
Galvanised steel. RVG product choice. Installed to manufacturers specifications.
 - Fence Screen to Bin Store
6ft horizontal double slatted panels (slats mounted alternately on the front and back of the panel). Pressure treated timber. Timber or concrete posts.
 - Balustrade to patio
To match balustrades to terrace or to balconies.
 - Existing tree retained
 - Combined root protection area

CLIENT
Retirement Villages Group

PROJECT
Thamesfield Retirement Village

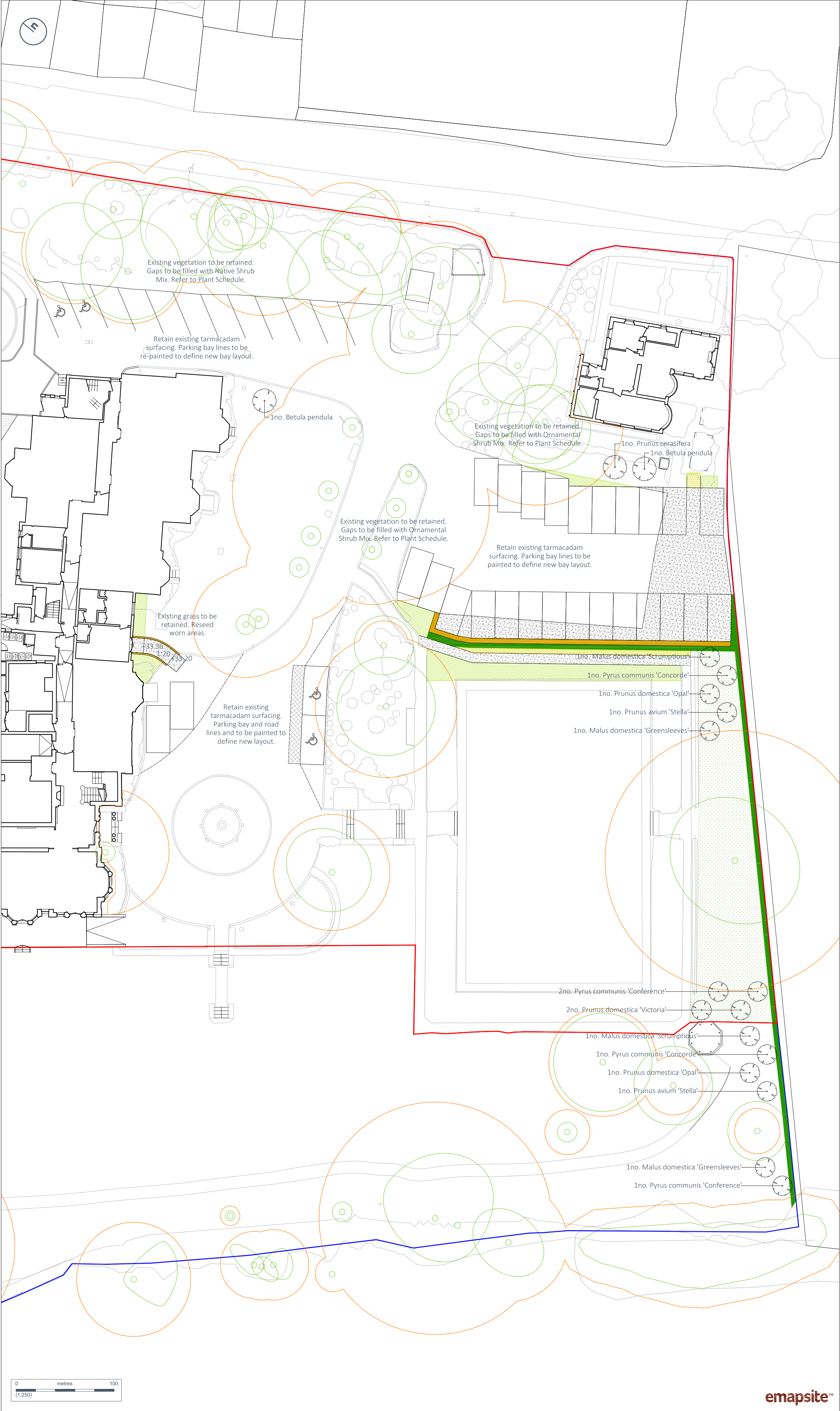
DRAWING
Courtyard & Patio Hard Landscape Plan

PROJECT NUMBER
RETH3002

DRAWING NUMBER 05 **DRAWN / CHECK BY** RM

REVISION A **STATUS** Final

DATE November 2023 **SCALE** 1:200 @ A2



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- KEY**
- Application boundary
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 - Tarmacadam
Continuation of existing surface materials.
Installed to product specification.
 - Extent of existing tarmacadam to be retained
 - Relocated garden path
New area of path to use the same or similar approved product as existing garden paths.
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 - Ornamental shrub mix
In areas of existing vegetation, retain existing vegetation where possible and add additional plants where needed.
 - Meadow mix
 - Infill and bedding mix

CLIENT
Retirement Villages Group

PROJECT
Thamesfield Retirement Village

DRAWING
Car Park - Hard and Soft Landscape Plan

PROJECT NUMBER
RETH3002

DRAWING NUMBER 06	DRAWN / CHECK BY RM
REVISION C	STATUS Final
DATE November 2023	SCALE 1:250 @ A2

G Turley Letter

15 September 2025

By email only

JBA Consulting
Coleshill House
1 Station Road
Coleshill
B46 1HT

Our ref: RETH3002

Dear Olivier

Thamesfield Retirement Village, Henley-on-Thames

We understand that the Environment Agency (EA) has raised concerns that the proposed landscape works could reduce floodplain storage capacity, potentially increasing flood risk elsewhere during a 1-in-100 year climate change (100yrCC) flood event. This letter is intended to provide reassurance that the proposals will not result in such impacts.

Please refer to the following landscape drawings, which are also appended to JBA Consulting's Flood Risk Assessment:

- RETH3002 Thamesfield_04_Courtyard and Patio Soft Landscape Plan
- RETH3002 Thamesfield_05_Courtyard and Patio Hard Landscape Plan
- RETH3002 Thamesfield_06_Car Park Hard and Soft Landscape Plan

As shown in Drawing 06_Car Park Hard and Soft Landscape Plan, there is a minor increase in hard surfacing due to the proposed enlargement of the car park. This is indicated by the Tarmacadam hatching. The proposed levels in the car park will not be increased in comparison to existing ground levels.

South of the car park and within the wider garden area (defined by the blue line boundary), there are no additional hard surfaces proposed aside from the realignment of an existing footpath crossing part of the croquet lawn. All new hard surfaces are confined to the red line boundary and lie outside the extent of the River Thames floodplain.

A small number of fruit trees are proposed along the south-eastern boundary. Some of these will be located within the River Thames floodplain, but they are soft landscape elements and will not impact flood storage capacity.

Referencing Drawings 04_Courtyard and Patio Soft Landscape Plan and 05_Courtyard and Patio Hard Landscape Plan, the landscape proposals within the courtyard area retain a broadly similar ratio of hard to soft surfacing compared to existing conditions. Proposed level changes here are minimal and relate only to providing accessible entrances to the building.

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The patio area adjacent to the front and side of the building is situated on the footprint of an existing structure that is to be demolished. No significant ground raising is proposed in this location, apart from minor landscaping adjustments and the addition of ramped accesses. This area also lies outside the River Thames floodplain.

In summary, the landscape proposals have been carefully designed to avoid any detrimental impact on floodplain storage capacity and will not increase flood risk elsewhere.

Kind regards

A handwritten signature in black ink, appearing to read 'R Merridew', with a stylized, cursive script.

Rebecca Merridew

Associate Director, Landscape and Design

rebecca.merridew@turley.co.uk

M: 07771345705

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