

# DESIGN PARAMETERS

## SITE CONTEXT

The plot is situated on the corner of Brookmans Avenue and Golf Club Road. It currently consists of a large property and outbuildings set within gardens. The site is screened by a tall beech hedge along Brookmans Avenue and part along Golf Club Road (refer to Figure 1), but then changes to a coniferous hedge in the north east corner. The site is situated on the edge of the urban environment, consisting of managed open space to the north and east in the form of Brookmans Park Golf Club and Chancellor's school playing fields. To the south and west is estate housing.



Figure 1: View towards the Brookmans Avenue site boundary



Figure 2: View along Brookmans Avenue facing east towards the site

## DESIGN PROPOSALS AND LANDSCAPE TREATMENT

The scheme comprises the demolition of the existing buildings and erection of five new dwellings, two facing Brookmans Avenue and three facing east into Golf Club Road. The treatment of the landscaping aims to reflect the character of the surrounding streets and also maintains a simple and semi-rural appearance. The surfacing will be granite sets at the driveway entrances and then a bound gravel to provide a robust and low-key solution. This reflects the treatment of surrounding properties (refer to Figure 2). Tree planting will be provided to maintain an enclosed environment and species selected will provide year-round interest.

### 1 GOLF CLUB ROAD FRONTAGE

The existing native beech boundary hedge is extended along the frontages to the dwellings on Golf Club Road and filled in along the eastern boundary where required to create a continuous line. Native field maple (*Acer campestre* 'Elsrijk') enclose the front gardens and reflect the semi-rural character of the road.



### 2 BROOKMANS AVENUE FRONTAGE

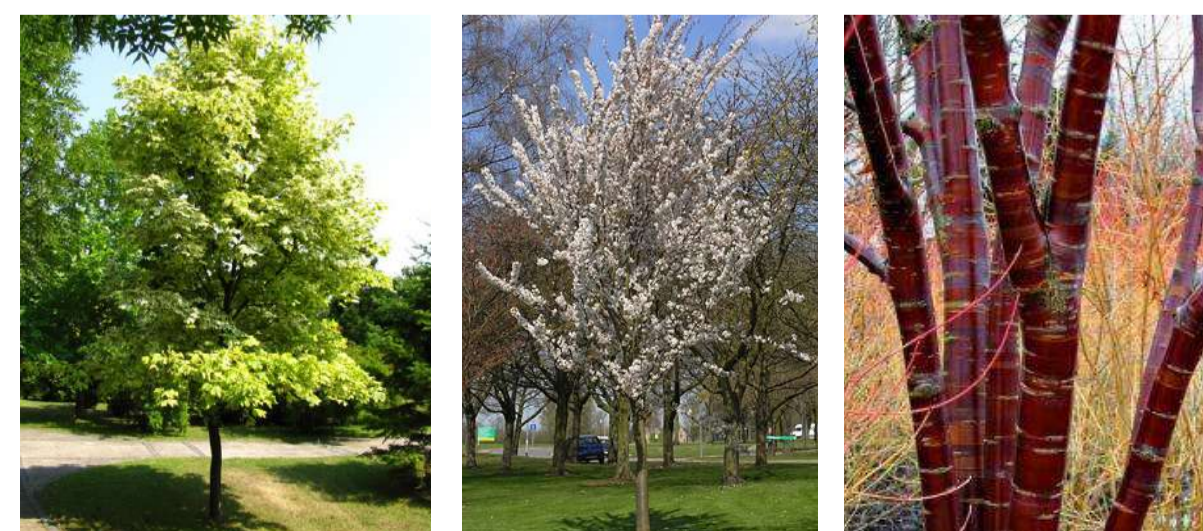
The beech hedge will be retained along the Brookmans Avenue frontage and new tree and hedge planting will be added to the western boundary to further enclose plot 1 and screen the site from 99 Brookmans Avenue.

### 3 ORNAMENTAL PLANTING WITHIN THE FRONT GARDENS

Ornamental shrub and perennial planting be located by the front door to add a welcoming arrival and to soften the building façade.

### 4 BACK GARDEN TREE PLANTING

Trees are proposed within the back gardens of plots 1 and 2, separating the northern and southern plots and creates a sense of privacy. These tree also provide a valuable habitat for wildlife.



*Acer platanoides* 'Drummondii'      *Prunus* 'Pandora'      *Prunus serrula* 'Tibetica'

# MASTERPLAN



**KEY**

- Application boundary
- Sandstone flag paving
- Concrete flag paving
- Resin bound gravel
- Granite sett driveway entrances and edging
- Existing pedestrian footpath
- Ornamental planting beds with shrubs, grasses and herbaceous perennials. 3, 5 & 10L shrubs, perennials and grasses 3-7/ m2 with specimens planted as 10L
- Existing lawn & additional turf where required
- Spring bulbs planted in grass
- AcE *Acer campestre* 'Elsrijk', heavy standard, 12-14cm girth, 200cm minimum clear stem, double staked
- CbFF *Carpinus betulus* 'Frans Fontaine', heavy standard, 12-14 cm girth, 200cm minimum clear stem, double staked
- ApD *Acer platanoides* 'Drummondii', standard, 8-10cm girth, 175cm minimum clear stem
- PcC *Pyrus calleryana* 'Chanticleer', heavy standard, 12-14 cm girth, 200cm minimum clear stem, double staked
- PP *Prunus* 'Pandora' heavy standard, 8-10 cm girth, 200cm minimum clear stem, double staked
- PsT *Prunus serrula* 'Tibetica', standard, 8-10cm girth, 200cm minimum clear stem, double staked
- Proposed native *Fagus sylvatica* (Beech) hedge, double staggered row, 6 plants per linear metre
- Existing native *Fagus sylvatica* (Beech) hedge, double staggered row, 6 plants per linear metre
- Ornamental evergreen hedge. *Viburnum tinus* 'Eve Price' SL, 3 per linear metre
- Existing trees to be retained
- Post and rail fence
- Close board fence

Rev	Date	Comments	GP	CX
P02	25/02/2019	Amended to client comment	GP	CX
P01	15/02/2019	First Issue	GP/RM	CX

## PLANTING PALETTE

**Shrubs (7.5 & 10L)**  
*Cornus* 'Midwinter Fire', *Choisya* x *dewitteana* 'Aztec Pearl', *Hebe rakaensis*, *Hedera helix* 'Green Ripple', *Hydrangea paniculata* 'Limelight', *Mahonia* 'Soft Caress', *Perovskia* 'Blue Spire', *Pittosporum* 'Golf Ball', *Phlomis frutescens*, *Euphorbia wulfii*, *Sarcococca hookeriana* 'Purple Stem'

**Herbaceous Perennials (2 & 3L)**  
*Anemone* x *hybrida* 'Honierine Jobert', *Bergenia* 'Bressingham Ruby', *Epimedium* x *versicolor* 'Sulphureum', *Geranium* x *cantabrigiense* 'St Ola', *Helleborus* x *hybrida* 'Harvington Shades of the Night', *Liriope muscari* 'Royal Purple', *Kniphofia* 'Tawny King', *Nepeta* 'Six Hills Giant', *Rudbeckia* 'Goldstrum', *Sisyrinchium striatum*, *Salvia* 'Caradonna'

**Grasses & Ferns (3 & 5L)**  
*Anemathelle lessoniana*, *Blechnum spicant*, *Calamagrostis brachytricha*, *Carex morrowii* 'Ice Dance', *Geum* 'Totally Tangerine', *Lizula nivea*, *Miscanthus sinensis* 'Kleine Fontaine', *Sesleria autumnalis*, *Stipa gigantea* 'Golden Fontaine', *Stipa tenuissima*

**Bulbs**  
*Anemone blanda* 'Alba', *Narcissus* 'February Gold', *Allium* 'Purple Sensation', *Tulipa clusiana* *Chrysantha*

Client: <b>Seqoya</b>	Site: <b>101 Brookmans Avenue, Brookmans Park</b>
Scale: 1:200 @ A1	Date: 15/02/2019
Drawing Title: <b>LANDSCAPE MASTERPLAN</b>	Drawing No: 1903-GUA-DR-L001 P02

