

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, three 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

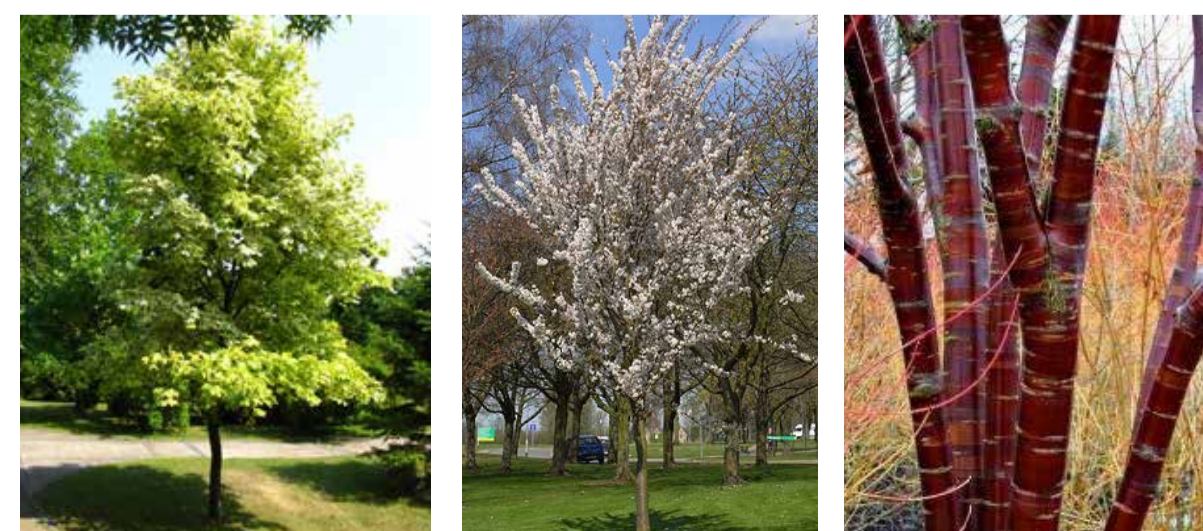
The beech hedge will be retained along the Brookmans Avenue frontage and new tree and hedge planting will be added to the western boundary to further enclose plot 1 and screen the site from 99 Brookmans Avenue.

3 ORNAMENTAL PLANTING WITHIN THE FRONT GARDENS

Ornamental shrub and perennial planting is located next to the front doors 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, 2 and 3 separating the northern and southern plots and creates a sense of privacy. These trees also provide a valuable habitat for wildlife.



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

MASTERPLAN



KEY

- 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. Refer to tree survey 101 310 by Arbol EuroConsulting Ltd.

- Post and rail fence
- Close board fence

Rev	Date	Comments	Dr'w	App
P04	02/08/2019	Amended to new layout rcvd 30/07/19	MC	RM
P03	30/07/2019	Issued for coordination with Ecologist	MC	/
P02	25/02/2019	Amended to client comment	GP	CX
P01	15/02/2019	First Issue	GP/ RM	CX

Client: Seqoya	Site: 101 Brookmans Avenue, Brookmans Park		
Scale: 1:200 @ A1	Date: 15/02/2019	Drawn: GP	Approved: CX
Drawing Title: LANDSCAPE MASTERPLAN	Drawing No: 1903-GUA-DR-L-001	Revision: P04	

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* 'Honoreine 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*

KEY



Summer bat roost box
 Made from woodstone, the Harlech is a small cavity bat box that offers excellent insulation and minimum condensation for roosting bats. Suitable for free mounting. Ideally 2 to 3 boxes should be erected facing in different directions to account for temperature changes day to day. Boxes should be installed at least 3 metres from the ground and with a direct flight line. Dimensions: 19 x 24 x 18 cm. Entrance slot: 2 x 8 cm

(Photo from: <https://www.wildcare.co.uk/harlech-woodstone-bat-box-11266.html>)



Bat/swift box combined
 The well thought-out principle of the Double Chamber Swift Box, allows two pairs of Swifts to brood separately from each other and produce new offspring successfully. The rear wall is set back, providing sufficient space between the building wall the box for bats to use it as a roost or nursery roost. The design, shape and texture of the rear bat area is created to meet the needs of bat species that live in buildings, such as the Pipistrelle Bat. Due to the robust design, the IMF can also be used in sunny, exposed locations with no problem at all. To be installed on northern wall.

(Photo from: <https://www.wildcare.co.uk/schwegler-1mf-double-swift-box-10117.html>)



Swift box
 Designed specifically for Swifts, this traditional Wooden Swift Nest Box with a sloping roof, is a single chambered box and has a semi-circular entrance hole at the front of the box.

Site the box as high as possible, ideally close to the eaves of a building with a clear exit, as Swifts need to be able to freefall as they leave the nest. To be installed on northern wall.

(Photo from: <https://www.wildcare.co.uk/>)



Sparrow terrace
 This attractive wooden sparrow terrace is split into three chambers with a 32mm entrance at the front and one at either side of the box. Hinged roof for easy inspection. Install below the roof apex or eaves, away from windows and climbing plants/trees. To be installed on eastern wall.

(Photo from: <https://www.wildcare.co.uk/house-sparrow-terrace-nest-box-11263.html>)



Hedgehog "highway"
 13 x 13 cm gaps left at ground level to allow movement of hedgehogs through the landscape and encourage them off the roads.



Note this plan is for planning purposes only and is not suitable to be used for construction. All ecological enhancements measures are advised at this stage. Their implementation is to be supervised by an ecologist during construction.

Rev	Date	Comments	GH/MC	RM
P01	02/08/2019	First Issue	GH/MC	RM

Client: Seqoya	Site: 101 Brookmans Avenue, Brookmans Park		
Scale: 1:200 @ A1	Date: 02/08/2019	Drawn: GH/MC	Approved: RM
Drawing Title: ECOLOGICAL ENHANCEMENTS	Drawing No: 1903-GUA-DR-L-002	Revision: P01	

Hybrid Ecology Ltd.

