Winchelsea Gardens.

Hastings Court.

Hastings Court Vehicular Access.

Proposed Maritime Pine Tree Planting and Cordyline Palm Tree Groupings Reinforcing and Enhancing the Existing Marine Gardens Ornamental Landscape Scheme.

Existing Maritime Pine Tree and Cordyline Palm Tree Planting to the Marine Gardens Seafront Park Boundaries to be Reinforced with Tree and Shrub Planting Groupings.

Existing Marine Gardens Boundary Ornamental Shrub Planting and Boundary Walls.

Ornamental Block Shrub Planting; Variety of Colour; Texture and Scale.

Evergeen Boundary Hedgeline.

Evergreen Maritime Pine Treeline to the Northern Site Boundary; Treeline shall Screen and Filter Views across the Northern Development Boundary.

Terraced Raised Planters to the Building Northern Facade.

Evergeen Boundary Hedgeline.

41 West Parade.

Marine Gardens - Existing Landscape Character Design Strategy

- The eastern edge of Marine Gardens bordering the development site is edged with ornamental boundary shrub planting and formal planting beds, bordered with footpaths and seating areas. To the northern edge of Marine Gardens the boundary vegetation is interspersed with specimens of mature Maritime Pine trees and Cordyline shrub planting;

- The southern boundary of Marine Gardens is bordered with a mature Tamarisk hedgeline to the frontage and boundary wall of Marine Gardens;

Marine Gardens - Off Site Planting Proposals

- The soft landscape planting proposals to the eastern edge of Marine Gardens could be reinforced with the tree lines and groupings of semi-mature Maritime Pine trees, and informal groupings of multi-stemmed Cordyline shrub planting. The proposed boundary planting would reinforce the existing mature boundary planting, screening and filtering views of the development from Marine Gardens.

- The Marine Gardens existing hedgeline frontage could be reinforced with ornamental shrub planting areas; using a palette of plant material suited to the coastal seafront park location. The grassed verge to the Marine Gardens southern edge could be planted with a tree grouping of Maritime Pine suited to the seafront location;

- The soft landscape planting proposals would reinforce the existing boundary planting, filtering, and screening views of the development from Marine Gardens, whilst also enhancing the existing planting proposals within Marine Gardens;

Marine Gardens Public Park and Open Space.

Marine Gardens Seafront Park - Existing Ornamental Planting Areas.

Ornamental Shrub Planting Areas and Specimen Shrub Groupings Reinforcing and Enhancing the Existing Marine Gardens Park Landscape Scheme and Frontage.

Proposed Maritime Pine Tree Planting Grouping to the Marine Gardens Grass Verges.

Existing Tamarisk Boundary Hedgeline to the Marine Gardens Park Frontage.

Planting Proposals - Northern Site Boundary Design Strategy

- The northern boundary of the development site with Hastings Court would be edged with an evergreen boundary hedgeline (1.5 - 2.0 metres height) and tree-line of semi-mature Maritime Pine trees. Views from the properties to the northern edge of the development site would be screened and filtered by the evergreen northern boundary vegetation of evergreen hedgeline and treeline;

- Garden planting to the northern edge of the development site would consist of bold staggered blocks of ornamental shrub planting with a variety of colour, height and texture; rolling and undulating along the northern edge of the site;

- The planting proposals to the north side of the building would consist of raised terraced planters, stepping down the base of the building. The raised planters would be planted with feature accent specimen shrubs and trailing; plant material cascading down and softening the northern façade of the building; enhancing views across the site from the northern boundary line and from the neighbouring properties of Hastings Court. The evergreen hedgeline plant material would be set out in 2 no. staggered rows. The evergreen hedgeline would enclose and contain the northern site boundary;

- The raised planters and terraces to be the base of the building would be set at four different levels; tiered to the northern façade of the building. The raised planters would be planted with trailing and hanging plant material cascading and trailing over the edges of the planters; interspersed with feature architectural specimen shrub accents of Cordyline and Phormium. The raised planters would be edged with reconstituted stone coping slabs.

42 - 44 West Parade.

Building Entrance Area and Steps.

Accessible Ramp into the Development Entrance Area.

Building Entrance Area and Steps.

Raised Planters and Seating Areas.

Potential Location for Public Artwork / Sculpture to Seafront Artwork Strategy.

Communal Garden Area.

Raised Planters and Seating Areas.

Vehicular Cross-over

Refuse and Recycling Area.

Evergeen Boundary Hedgeline.

Development Visibility Splay; 2.4 x 45.0 metres.

Refuse and Recycling Area.

Rendered Boundary Walls and Feature 'Art Deco' Railings.

Rendered Boundary Walls and Feature 'Art Deco' Railings.

Vehicular Access into Lower Ground Level Undercroft Car Parking Area.

Communal Garden Area; Soft Landscape Planting Areas.

Communal Garden Areas; Soft Landscape Planting and Seating Areas.

West Parade.

Accessible Ramp into the Development Entrance Area.

Accessible Ramp Moulded into the Garden Landscape with Ground Modelling and Ornamental Shrub Planting Areas.

Communal Garden Areas - Design Strategy

- The proposed apartments would have both stepped and ramped pedestrian access into the building from West Parade. The steps and access ramp would be softened and moulded into the proposed garden soft landscape scheme and planting areas, with ground modelling and ornamental feature shrub planting areas;

- The communal garden areas would provide hard landscape seating areas with timber benches, enclosed by ornamental soft landscape planting areas;

- The communal garden areas to the site frontage create the opportunity to provide an element of themed sculpture and public artwork, which could be incorporated into the Worthing Seafront Artwork Strategy. This sculptural theme could be carried through and continued into Marine Gardens, creating sculptural artwork identity along the seafront.

Communal Garden Areas - Design Strategy

The development frontage shall consist of communal garden areas. The gardens would be enclosed with evergreen boundary hedgelines to provide protection, enclosure and shelter within the gardens from the seafront and the prevailing wind. The development frontage would be interspersed with the planting of semi-mature Maritime Pine trees to the seafront edge. The evergreen hedgeline plant material would be set out in 2 no. staggered rows. The evergreen hedgeline would enclose and contain the seafront southern site boundary.

- The communal garden areas shall consist of paving and seating areas, enclosed with feature soft landscape planting areas. The base of the proposed apartments would be edged with raised soft landscape planters, stepping down from the building entrance, along the building frontage, beneath the private seafront balcony terraces. The soft landscape raised planters shall provide separation between the private seafront terraces and the communal garden areas. The raised planters would set out a clear divide and barrier between both the communal and private spaces;

Legend

- Existing Mature Evergreen Tree Planting. Existing Evergreen Maturity Tree Planting to Marine Gardens and Neighbouring Streets.
- Existing Shrub Planting Areas. Existing Ornamental Shrub Planting Areas to Marine Gardens Formal Seafront Park Layout.
- Existing Boundary Hedge Planting. Existing Boundary Hedge Planting to the Marine Gardens Park Frontage.
- Proposed Coniferous Tree Planting. Tree Planting of Maritime Pine in Formal Tree Lines and Tree Groupings. (Pinus nigra 'Maritima' - 2.5 - 4.0 metres height.)
- Ornamental Shrub Planting Areas. Ornamental Feature Shrub Planting Areas. Planting beds and Raised Planters. (Refer to the attached Landscape Design Strategy for the Outline Plant Specification.)
- Ornamental Block Shrub Planting. Ornamental Block Shrub Planting Areas to the Northern Site Boundary Treeline.
- Specimen Feature Shrub Planting. Ornamental Feature Specimen Shrub Planting. (Refer to the attached Landscape Design Strategy for the Outline Plant Specification.)
- Evergeen Boundary Hedge Planting. Evergreen Boundary Hedge Planting. (2 no Staggered Rows Set 400 mm Apart at 600 mm Centres.) (Refer to the attached Landscape Design Strategy for the Outline Plant Specification.)
- Grass Turfed Areas
- Soft Landscape Groundmodelling and Embankment. The Stepped and Ramped Access into the building would be Softened and Moulded into the Proposed Soft Landscape Planting Scheme with Groundmodelling and Ornamental Feature Shrub Planting Areas.
- Yorkstone Paving and Hard Landscape Seating Areas. Natural Yorkstone Pavers. (610 mm width x Random and Staggered Lengths.)
- Entrance Area Blockwork Paving. Pre-cast Concrete, Silver Grey, Granite Blockwork Paving.
- Private Terraces - Paving Slabs. Pre-cast Concrete Paving Slabs. (450 x 450 x 50 mm.)
- Vehicular Cross-over. Pre-cast Concrete Silver Grey Granite Blockwork Paving.
- Raised Planters. Raised Planters - Pre-Cast Concrete Coping Stones. Raised Planter render to match building render. Raised Planter walls to be 200 mm total width with reconstituted stone pre-cast coping stones.
- Marine Parade Frontage Boundary Walls. Marine Parade Frontage Boundary Walls and Feature Art Deco Railings.
- Accessible Ramps and Handrails. Building Entrance Accessible Ramps, Handrails and Balustrading. Ramps to include Accessible Ramp Gradients with Landing Areas Maximum 1.5 metres Length.
- Communal Garden Areas - Timber Benches.

Rev	Description	Date	Initials
	04 EAST SIDE AMENDED		
03	Planning Issue - 8th Storey Added	10.09	KM
02	Planning Issue	03.09	KM
01	Vehicular Access and Landscape Layout	03.09	KM
00	Draft Planning Issue	01.09	JJ

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Project title: 42 - 44 West Parade, Worthing
Roffey Homes Limited

Drawing title: Landscape Masterplan Strategy

Scale: 1:150@A1 | Drawn: JJ | Approved: | Date: 01.09

Drawing No: LLD204 / 100 | Revision: 04

CAD Filename: L:\LD\CAD\Drawings

42 - 44 West Parade, Worthing
Landscape Masterplan Strategy