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SEASIDE HOUSE

KINGS GAP, SHOREHAM BY SEA, WEST SUSSEX

Landscape Design Strategy

Project Reference	LLD1905
Prepared by:	TT
Checked By:	KM
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Planning Issue

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1.0 INTRODUCTION

General

1.1 Lizard Landscape Design and Ecology *(LLD)* has been commissioned by Chalk Creatives to develop a Landscape Design Strategy for the proposed development at the Seaside House, Kings Gap, Shoreham by Sea, West Sussex.

1.2 The design strategy was informed by the desk study and site visits undertaken on 10.03.2020 to appraise existing features on Site and the surrounding area.

1.3 The Landscape Design Strategy for this development site has been prepared by Tomasz Tandecki (*Landscape Architect BA (Hons) LA DipLA*); at Lizard Landscape Design and Ecology, Worthing.

2.0 EXISTING SITE INFORMATION

The Site

2.1 The proposed development site (The Site) of some 0.2 hectares at Seaside House, is located to the south western fringe of Shoreham by Sea, West Sussex, *Grid Reference: TQ 2066 0440*). The Site is accessible from the west through Kings Gap. (See **Figure 2.1**).

2.2 The site is occupied by a two-storey building located centrally on the site and used in the past for residential purposes, as well as a single-storey building located in its northern part. A shipping container is sited adjacent to the north western elevation of the latter building.

2.3 A hard-standing car park area is present in the north western part of the site in front of both buildings. The remainder of the site area is generally grass surfaced with a children's play area present in the south eastern corner. (See **Photographs A-F**).

2.4 Soil type across the surrounding landscape comprises freely draining *'Sand dune soils'* as identified on Soilscapes website Developed by Cranfield University and sponsored by DEFRA.

Existing Vegetation

2.5 Vegetation on Site consists of a amenity grassland areas to the site frontage and residential garden with playground area, patches of occasional introduced ornamental shrub vegetation located sparsely across the site and northern and southern boundary providing an open pattern.

2.6 There are 2 no. of newly planted trees located to both sides of the site entrance indicating declining condition due to a strimmer damage. There are also 2 no. small trees within the raised planters located adjacent to the buildings.

2.7 Large mature evergreen hedge is located to the section of the eastern boundary.

Boundaries

2.8 Bounding the site to the north west is a car repair garage, with residential dwellings and associated garden space and access roads bounding the site in all other directions.

2.9 The northern boundary is formed of concrete block wall, building wall and fragmented shrub line.

2.10 The eastern boundary is adjacent to the residential gardens and formed by mature evergreen hedge and a section of concrete wall.

2.11 The southern boundary is edged by multiple residential gardens which reflects the boundary treatments including: concrete block wall, timber fencing and concrete fencing.

2.12 The western boundary is formed by low brick wall with pillars forming entrance from Kings Gap.

Surrounding Landscape

2.13 The Site is located on the south western edge of Shoreham by Sea and Lancing, approximately 100m north form the Shoreham Beach - *Local Nature Reserve* and about 200m east of *Widewater Lagoon - Local Nature Reserve* and approx 400m south from *Adur Estuary SSSI*. The area is characterised by residential properties.

2.14 Seaside House is not listed nor situated in a conservation area however is located within Flood Zone 3.



Legend

Application Site Boundary

Google Image Capture 4/1/2019 ©

Not to Scale

Figure 2.1. Development Site Location



Photograph A. View of the Site and the western boundary



Photograph B. View of the northern and car park area



Photograph C. View of the section of eastern boundary



Photograph D. View of the southern boundary



Photograph E. View of the car park area



Photograph F. View of the garden and playground area

3.0 DEVELOPMENT PROPOSAL

3.1 The proposals comprise for redevelopment of existing buildings to provide both office and residential space across two buildings on the site, reconfigured car park and associated hard and soft landscape elements. (See **Figure 4.1**).

3.2 The proposed development would be enhanced through the implementation of a soft landscape planting scheme suited to the local maritime environment.

3.3 The existing access would remain at its original location but it would include secured gates for both pedestrian and vehicular access along with 1.8m timber fencing adjacent to the western boundary wall.

3.4 The existing car park would be reconfigured to offer total of 7 no. spaces including 1 no. disabled parking bay, cycle and moped shelter and a bin store area.

3.5 The proposed planting areas would offer: improved privacy, filter the views to and from the site, features at focal points, provide interest and sense of place and soften the built structures and hard surfaces.

3.6 The scheme aims to enhance the biodiversity through careful design and suitable landscape management. Details of the proposed landscape scheme are provided within the subsequent sections.

4.0 PROPOSED LANDSCAPE SCHEME

Strategic Objectives

4.1 The design strategy was informed by local Planning Guidance, and a site visit undertaken on 10th March 2020 to appraise existing features on Site and the surrounding area.

4.2 Relevant guidances have been reviewed, including policies within *Adur Local Plan 2017.*

4.3 Strategic objectives of the proposed Soft Landscape Design Strategy include:

- Reinforcement of the boundary features to provide a strong landscape framework for the development and enhance green infrastructure;
- Enhancement of the local landscape character through a suitable planting scheme and materials palette;
- Provision of suitable boundary treatments to screen and secure the site;
- Supporting local wildlife and connectivity by planting of native and ornamental species offering opportunities for foraging, shelter and breeding.

4.4 The objectives of the Landscape Strategy are illustrated on associated *Landscape Masterplan (LLD1905-LAN-DWG-10).*

Soft Landscape

4.5 The emerging soft landscape scheme aims to integrate the proposed built form within the existing landscape setting. The objectives of the soft landscape design include:

- *Promotion of opportunities for wildlife within the development and linking the scheme with existing habitats;*
- *Integration of built and natural environment.*
- *The use of flowering plants as listed within the RHS 'Perfect for Pollinators' plant list to provide year-round interest for invertebrates*
- *Incorporation of trees, shrubs and plants within the development proposals which reflect those found in the surrounding area, plants which will tolerate the coastal environment and provide a foraging resource for birds and invertebrates.*

4.6 The proposed site frontage to Kings Gap would be defined by the existing low retaining with proposed fencing and evergreen hedge tree planting and feature planting areas. The proposed planting would soften the boundary with a scheme of ornamental flowering shrub, accent planting and native shingle planting providing vertical and seasonal interest and enhancing local habitat.

4.7 The proposed boundary planting areas would be formed by evergreen hedgerow enhanced by tree planting and pockets of feature planting beds of flowering shrubs, grasses and native shingle plants providing: privacy and shade, visual interest while increasing habitat potential and ecological connectivity across the site.

4.8 The existing buildings would be edged with ornamental planting providing seasonal interest and nectar source for insects as well as softening buildings facade.

4.9 The proposal provides an opportunity for social engagement and food production within the communal allotment garden and residential gardens offered by fruit trees, garden patches and raised timber planters which would to be managed by Seaside House residents.



N

Not to Scale

Figure 4.1. Development Proposal



Secured timber gates



Covered cycle and moped store





Permeable block paving and textured flag paving



Boundary Treatments: Timber fence and ornamental hedgerows







Timber retaining wall with steps and raised timber planters



Feature tree to the entrance



Shingle planting with pebble mulch



Fruit tree to vegetable gardens



Timber pergola

Outline Plant Schedule and Specification

4.10 The Planting Palette has been composed to contribute to the local environment and landscape context. The aesthetic aspect has also been considered important in bolstering the visual amenity for the benefit of future residents.

4.11 The soft landscape design proposals includes species recommended in RHS *'Perfect for Pollinators'* .

4.12 The soil type within the development site area is designated as freely draining *'Sand dune soils'* (*Cranfield University Soils*). The outline plant specification for the proposed development site is illustrated below.

Hard Landscape

4.13 The proposed hard landscape areas encompass the pedestrian and vehicular access; car park; timber fencing, low retaining wall, raised planting areas and outdoor dining area with pergola. The objectives of the proposed scheme include:

- *Emphasis of local character through hard landscape: use of natural materials such as pebble mulch and timber referring to the site location and context;*
- *Provision of suitable boundary treatment: timber gates and fencing; low timber wall and garden elements including timber pergola and picnic tables;*
- *Delivery of sustainable surface water management through incorporation of permeable paving areas;*
- *Provision of secure bike and moped store sympathetic to the location and safely accessible.*

Tree Planting				
Name	**Size**	**Pot**	**Density**	**Number**
Crataegus laevigata	14 – 16 cm girth; 4.0 – 4.5m height; (Extra Heavy Standard); Clear stem height 2.0m.	RB	Specimen	--
Arbutus unedo	12 – 14 cm girth; 3.5 – 4.0m height; (Heavy Standard); Clear stem height 2.0m.	RB	Specimen	--
Cotoneaster 'Cornubia'	12 – 14 cm girth; 3.5 – 4.0m height; (Heavy Standard); Clear stem height 2.0m.	RB	Specimen	--
Prunus serrula 'Tibetica'	12 – 14 cm girth; 3.5 – 4.0m height; (Heavy Standard); Clear stem height 2.0m.	RB	Specimen	--
Ligustrum japonicum	12 – 14 cm girth; 3.5 – 4.0m height; (Heavy Standard); Clear stem height 2.0m.	RB	Specimen	--

Ornamental Hedge Planting				
Name	**Size**	**Pot**	**Density**	**Number**
Elaeagnus x ebbingei	90 – 120 cm height. Multi–Branched.	10 ltr CG	400 mm centres	--
Griselinia littoralis	90 – 120 cm height. Multi–Branched.	10 ltr CG	400 mm centres	--

Evergreen Climber Planting				
Clematis armandii	80 - 100 cm Cane trained height.	3 ltr CG	Specimen	--
Clematis urophylla 'Winter Beauty'	80 - 100 cm Cane trained height.	3 ltr CG	Specimen	--
Hydrangea seemannii	80 - 100 cm Cane trained height.	3 ltr CG	Specimen	--

Native Coastal Shingle (Plug) Planting *(refer to Flora Locale code of practice)*				
Name	**Size**	**Pot**	**Density**	**Number**
Armeria maritima (Thrift)	--	Plug (55cc)	Specimen	--
Beta vulgaris ssp. maritime (Sea-beet)	--	Plug (55cc)	Specimen	--
Crambe maritime (Sea-kale)	--	Plug (55cc)	Specimen	--
Echium vulgare (Viper's-bugloss)	--	Plug (55cc)	Specimen	--
Eryngium maritimum (Sea-holly)	--	Plug (55cc)	Specimen	--
Glaucium flavum (Yellow Horned-poppy)	--	Plug (55cc)	Specimen	--
Sedum acre (Biting Stonecrop)	--	Plug (55cc)	Specimen	--

Structural and Specimen Planting				
Name	**Size**	**Pot**	**Density**	**Number**
Carex oshimensis 'Evergold'	Full Pot.	7 ltr CG	Specimen	--
Caryopteris x clandonensis 'Heavenly Blue'	30 – 40 cm height; Branched.	3 ltr CG	3 / m²	--
Ceanothus 'Blue Mound'	30 – 40 cm height; Bushy.	3 ltr CG	3 / m²	--
Choisya 'Aztec Pearl'	40 – 60 cm height; Bushy.	15 ltr CG	Specimen	--
Cistus x corbariensis	30 – 40 cm height; Bushy.	3 ltr CG	3 / m²	--
Cistus x purpureus	30 – 40 cm height; Bushy.	3 ltr CG	3 / m²	--
Escallonia laevis	30 – 40 cm height; Bushy.	3 ltr CG	3 / m²	--
Helleborus argutifolius	Full Pot;	3 ltr CG	3 / m²	--
Hebe albicans 'Red Edge'	20 – 30 cm height; Bushy.	3 ltr CG	4 / m²	--
Lavandula angustifolia 'Hidcote'	20 – 30 cm height; Bushy.	3 ltr CG	4 / m²	--
Lonicera nitida 'May Green'	30 – 40 cm height; Bushy.	7 ltr CG	3 / m²	--
Molinia caerulea 'Variegata'	Full Pot.	7 ltr CG	Specimen	--
Pennisetum alopecuroides 'Hameln'	Full Pot.	7 ltr CG	Specimen	--
Phormium 'Cream Delight'	Triple Crown	10 ltr CG	Specimen	--
Phormium tenax 'Yellow Wave'	Triple Crown	10 ltr CG	Specimen	--
Potentilla fruticosa 'Tangerine'	30 – 40 cm height; Bushy.	3 ltr CG	4 / m²	--

Structural and Specimen Planting (cont.)				
Name	**Size**	**Pot**	**Density**	**Number**
Perovskia 'Little Spire'	20 – 30 cm height; Bushy.	2 ltr CG	4 / m²	--
Persicaria affinis 'Darjeeling Red'	20 – 30 cm height; Bushy.	3 ltr CG	4 / m²	--
Philadelphus 'Belle Etoile'	60 – 80 cm height; Bushy.	15 ltr CG	Specimen	--
Potentilla fruticosa 'Tangerine'	30 – 40 cm height; Bushy.	3 ltr CG	4 / m²	--
Rosa rugosa 'Alba'	40 – 60 cm height; Bushy.	7 ltr CG	3 / m²	--
Santolina chamaecyparissus	20 – 30 cm height; Bushy.	3 ltr CG	4 / m²	--
Sarcococca hookeriana var. humilis	40 – 60 cm height; Bushy.	3 ltr CG	3 / m²	--
Skimmia japonica reevesiana	20 – 30 cm height; Bushy.	3 ltr CG	4 / m²	--

Ornamental Herbaceous / Accent Planting				
Name	**Size**	**Pot**	**Density**	**Number**
Achillea 'Moonshine'	Full Pot;	2 ltr CG	Specimen	--
Agapanthus Headbourne Hybrids	Full Pot;	2 ltr CG	Specimen	--
Allium sphaerocephalon	Bulb size: 5/-	bulbs	Groups of 15 no.	--
Astrantia major	Full Pot;	3 ltr CG	Specimen	--
Elymus magellanicus	Full Pot;	2 ltr CG	Specimen	--
Geranium 'Johnson's Blue'	Full Pot;	3 ltr CG	Specimen	--
Geranium 'Wargrave Pink'	Full Pot;	2 ltr CG	Specimen	--
Helleborus argutifolius	Full Pot;	2 ltr CG	Specimen	--
Knautia macedonica	Full Pot;	3 ltr CG	Specimen	--
Phlomis lanata	Full Pot;	2 ltr CG	Specimen	--
Penstemon 'Garnet'	Full Pot;	2 ltr CG	Specimen	--
Rudbeckia laciniata 'Goldquelle'	Full Pot.	2 ltr CG	Specimen	--
Sedum spectabile 'Iceberg'	Full Pot;	3 ltr CG	Specimen	--
Stachys lanata 'Silver Carpet'	Full Pot;	3 ltr CG	Specimen	--

CG – Container Grown Stock.

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