

Fern & Pine

Tailored gardens. Creatively designed.

Landscape Report

Project #265
Queens Parade, Lancing
Version 1.0

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Project Background Summary

Fern and Pine Design Studio Ltd have been commissioned by Farcastle Ltd to produce this landscape report to explain the hard and soft landscape design approach for the proposed development of Queens Parade, North Road, Lancing

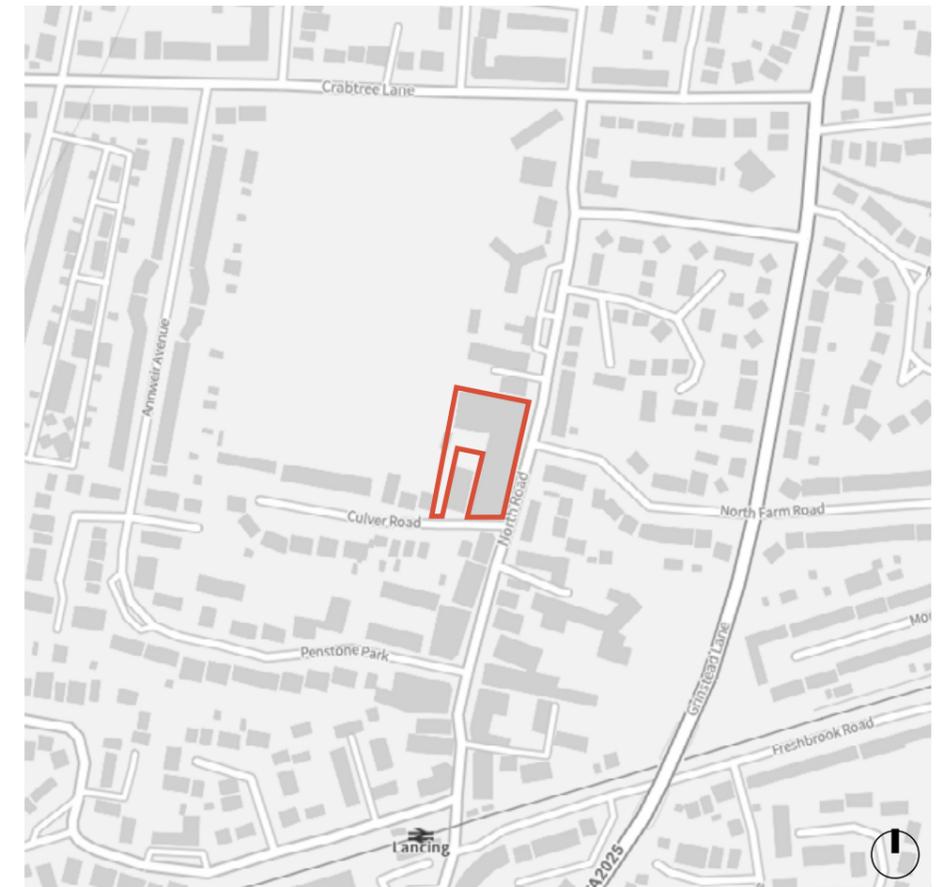
This report accompanies the planning application prepared by Wilbury Planning. The client is proposing to develop and extend the site upwards providing 21no. additional flats plus aesthetic improvements to the existing building known as Queens Parade. This document outlines the approach towards designing a sensitive, ecologically driven soft landscape design to support the application, developed in close collaboration with the wider project team.

The client owns the land and buildings known as Queens Parade as indicated on the adjacent OS Maps.

For full details of the planning history and proposed development site, refer to drawings produced by EDWS Architects, visuals prepared by Platform 3 and the Planning Statement produced by Wilbury Planning.



Site Location (Source: DEFRA MAGIC / Crown Copyright OS Map Data)



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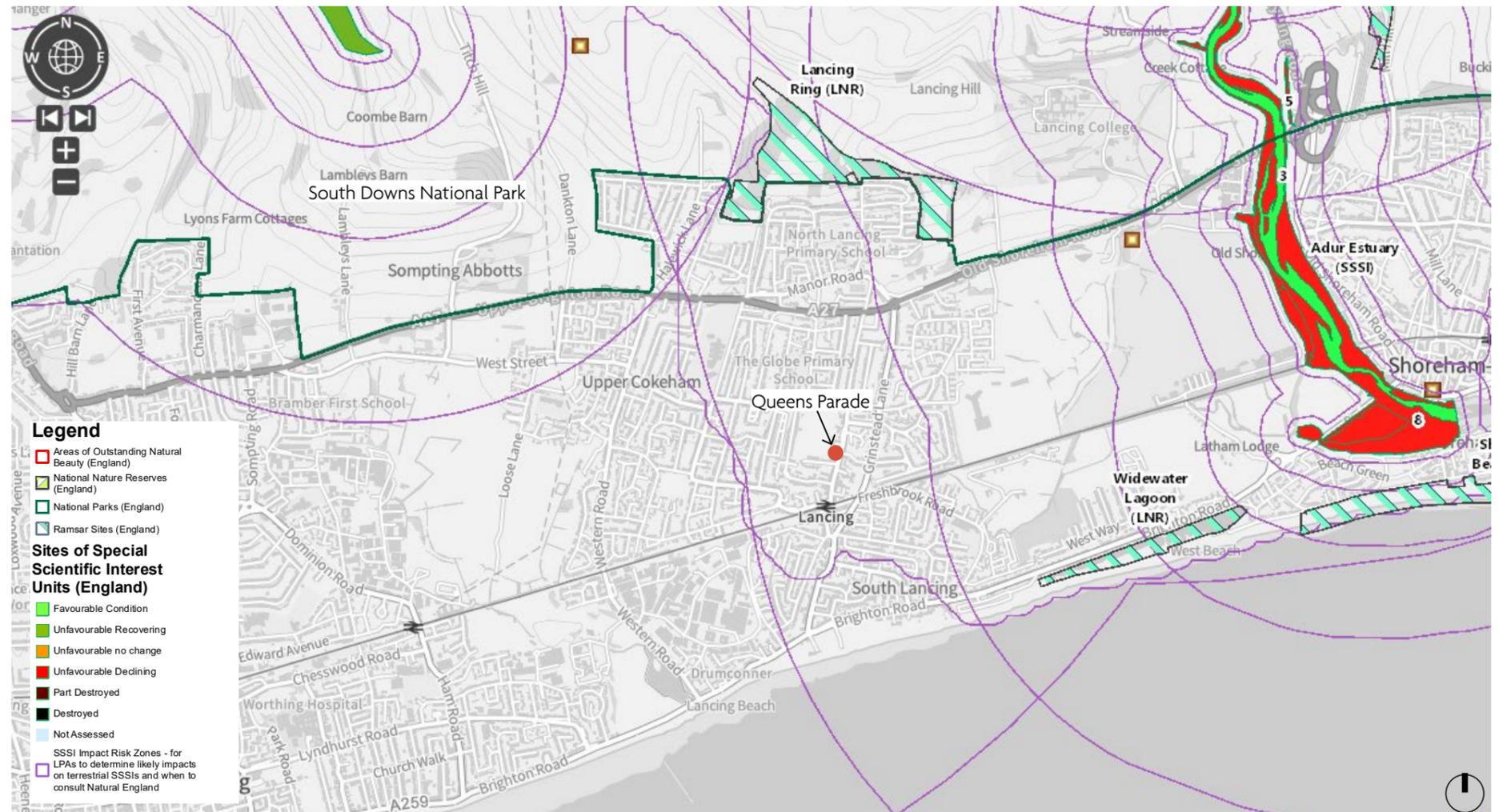
Location and Designations

Queens Parade is within the Lancing town centre and located within the primary shopping area in a largely residential area of West Sussex.

The site occupies a corner plot on the junction of North Road and Culver Road. It features buildings that date from the mid-1960s and consists of commercial units on the ground-floor, including a larger unit comprising the Co-op supermarket at the far northern end. 11no. existing flats are provided at first-floor level. There is a recreation ground to the north and west.

The development does not lie within the South Downs National Park, but it does lie within an SSSI Impact Risk Zone. It does not share close boundaries with any local nature reserves.

The building appears tired and rundown and is in need of repair and investment plus aesthetic improvements and ecological enhancements.



Local designations (Source: DEFRA MAGIC / Crown Copyright OS Map Data)

The site

Aerial view of the site



Source: Google Maps

Architects' Proposals

EDWS Architects have produced proposals for the development.

For further information on the architecture, refer to the separate drawings produced by EDWS Architects.



Visualisation of the proposed development (Source: Platform 3)

Conceptual Approach

The carefully considered landscape design proposes to create attractive and welcoming communal spaces for residents to utilise by integrating a series of planters, seating and softlandscaping across the roofscape.

Planters have been positioned for privacy and screening and to create definable space in front of private dwellings, with larger planters, seating and gathering areas in more open spaces away from private front doors.

Wide, accessible access routes have been maintained across the roof scape with clear & direct routes leading to doors and stairwells. Differing styles and shapes of planters break up the space and also define areas allowing for ease of orientation.

The soft landscaping strategy is to enhance the site through layers of planting from ground cover, grasses and low shrubs through to larger shrubs and small trees. Species have been chosen to be robust and suited to the varying microclimates on site whilst also being suitable for growing in containers long term.

Plant selections have been prioritised to be native wherever possible, offer a variety of food & shelter sources for local wildlife, and to maximise nectar rich, pollinator friendly plants across the site.



Example images of planting typologies, furniture and planters

Landscape plan



- LEGEND**
- P1 RESIN BOUND GRAVEL SURFACES
RESIN BOUND GRAVEL
BUFF MIX
 - P2 SLAB PAVING
900 X 600 X 30mm BUFF SAWN SANDSTONE
PAVING
 - STEPS
TBC WITH ARCHITECT
 - PLANTERS WITH BENCH SEATING
RAISED PLANTERS WITH BUILT IN BENCH
SEATING; SEE PLANTER KEY
 - PLANTERS
RAISED PLANTERS ; SEE PLANTER KEY
 - POTS
LARGE FREESTANDING POTS; SEE PLANTER KEY
 - FURNITURE
FREESTANDING FURNITURE; SEE
FURNITURE KEY
 - Planted beds
 - Existing trees to remain
 - Proposed small garden trees

PLANTER AND FURNITURE KEY

- PLANTERS WITH BENCH SEATING
RAISED PLANTERS WITH BUILT IN BENCH
SEATING; SEE PLANTER KEY
- PLANTERS
RAISED PLANTERS ; SEE PLANTER KEY
- METAL RAISED PLANTERS
450MM HIGH
BUILT-IN TIMBER BENCHES TO SELECTED PLANTERS
6 X STANDARD VARIANTS MIXED ACROSS PODIUM ROOF
METAL COLOUR TBC



- POTS
LARGE FREESTANDING POTS; SEE PLANTER KEY
- METAL OR FIBREGLASS LARGE TREE POTS
900MM DIAMETER
COLOUR TBC



- FURNITURE
FREESTANDING FURNITURE; SEE
FURNITURE KEY
- SCULPTURAL BENCHES
TABLES TO MATCH PLANTERS
FREESTANDING LOOSE CHAIRS



Soft landscape plan



SUPPLY & HANDLING OF TREES & PLANTS

Comply with the *National Plant Specification (NPS)* and the *NPS Handling and Establishment (Code of Practice for Plant Handling by CPSE)* available free at www.csdhub.com.
Ensure all nurseries / plant suppliers comply with the NPS and all legal requirements concerning plant health and biosecurity, eg plant passporting and import notifications for particular species as appropriate.

PLANT LABELLING:

All plants delivered to site shall be clearly and durably labelled with exact genus, species, cultivar and supplier. Where plants are grouped one label is to be retained in place on completion of the work.

SEASONS:

Undertake planting in the following seasons unless the agreed programme indicates otherwise:

- Deciduous plants: beginning November to end March
- Evergreen plants: October/November or April
- Grass and wildflower seeding: March/April or September/October
- Bulbs: when available depending on species, usually in Autumn or Spring Aquatic and marginal plants: when available in Spring and Autumn

WEATHER AND SOIL CONDITIONS:

Undertake soft landscape works generally in open weather conditions, typically mild, dull and moist.
Do not undertake planting seeding or turfing when the temperature is below 4 degrees C and falling, when the ground is covered in snow, in frozen or waterlogged ground or in drought conditions.

FAILURES:

Any trees or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

ORGANIC MATTER:

Apply and incorporate into the surface 250mm of tree & shrub planting areas, one of the following to be agreed:

- Well rotted farmyard manure at a rate of 5kg/m².
- Composted green waste complying with BSI PAS 100 from an agreed supplier at the rate of 5kg/m².
- Well rotted leaf-mould or spent mushroom compost at a rate of 5kg/m².

FERTILISER:

Incorporate bonemeal:
- In individual shrub and tree pits only at the rate of 70gm/m²
Do not fertilise aquatic plants. Do not fertilise perennial plants or grasses.

PREPARATION OF PLANTS:

- Remove inorganic containers.
- Check for and reject any damaged, diseased, poorly rooted, pot-bound, pest infested, wrongly identified plants, or plants not complying with all the requirements of the plant list (unless previously agreed)
- Carefully prune any minor root damage.

WATERING BEFORE PLANTING:

If soil is dry, thoroughly water 48 hours before planting
Saturate the root ball of container grown and rootballed plants 24 hours before planting.

PLANT:

- In previously prepared pits and planting areas
- In position shown on the drawings or in the absence of drawings space evenly;
- At the rate specified, avoiding regimented rows unless specifically shown;
- In holes large enough to allow adequate root spread and tease out congested root balls of container grown plants;
- Excavate holes at least 75mm below the root system;
- Set plants so that their original soil level matches the new surrounding ground and with their best side displayed.

IMMEDIATELY AFTER PLANTING:

Lightly prune back any damaged or malformed growth. Rake soil to an even, fine tilth to the required levels.

MULCHING

Fork soil to a medium tilth in the areas to be mulched. Apply mulch after watering to a lightly consolidated depth of 50mm, including soil areas around trees in grass.

MAINTENANCE:

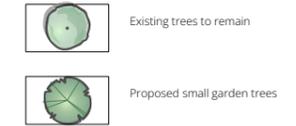
Keep the ground weed and grass free within mulched area round each tree.

SOFTWORKS LEGEND

- SHRUB MIX 1
FULL SUN PLANTING MIX
25.7m²
- SHRUB MIX 2
PARTIAL SHADE PLANTING MIX
29.2m²
- SHRUB MIX 3
SHADE PLANTING MIX
19.3m²

SHADE MIX					19.3m ²		
TYPE	LATIN NAME	PLANTING NOTES	PLANTING DENSITY / M ²	RATIO IN MIX	QUANTITY	SIZE	
GRASS	ANEMANTHELE LESSONIANA	RANDOM MIX WITHIN PLANTERS. PLANT IN GROUPS OF 3-5	2	30%	12	2 litre	
GRASS	HAKONECHLOA MACRA		7	20%	27	2 litre	
PERENNIAL	LIRIOPE MUSCARI		7	10%	14	2 litre	
PERENNIAL	ASTER DIVARICATUS		5	15%	15	2 litre	
PERENNIAL	GERANIUM X CANTABRIGIENSE 'BIOKOVO'		7	10%	14	2 litre	
PERENNIAL	BRUNNERA MACROPHYLLA		7	5%	7	2 litre	
PERENNIAL	ALCHEMILLA MOLLIS		6	10%	12	2 litre	
PARTIAL SHADE MIX						29.2m ²	
TYPE	LATIN NAME		PLANTING NOTES	PLANTING DENSITY / M ²	RATIO IN MIX	QUANTITY	SIZE
GRASS	MOLINIA CAERULEA		RANDOM MIX WITHIN PLANTERS. PLANT IN GROUPS OF 3-5	5	15%	22	2 litre
GRASS	SESLERIA AUTUMNALIS	5		30%	44	2 litre	
GRASS	HAKONECHLOA MACRA	7		5%	10	2 litre	
PERENNIAL	LIRIOPE MUSCARI	7		5%	10	2 litre	
PERENNIAL	ASTER DIVARICATUS	7		5%	10	2 litre	
PERENNIAL	SALVIA NEMOROSA 'AMETHYST'	7		20%	40	2 litre	
PERENNIAL	GERANIUM X CANTABRIGIENSE 'BIOKOVO'	7		10%	20	2 litre	
PERENNIAL	ALCHEMILLA MOLLIS	6		5%	9	2 litre	
PERENNIAL	RODGERSIA AESCULIFOLIA	3		5%	4	2 litre	
SUN MIX						25.7m ²	
TYPE	LATIN NAME	PLANTING NOTES	PLANTING DENSITY / M ²	RATIO IN MIX	QUANTITY	SIZE	
GRASS	MOLINIA CAERULEA	RANDOM MIX WITHIN PLANTERS. PLANT IN GROUPS OF 3-5	5	15%	20	2 litre	
GRASS	SESLERIA AUTUMNALIS		5	35%	45	2 litre	
PERENNIAL	ASTER DIVARICATUS		7	15%	27	2 litre	
PERENNIAL	SALVIA NEMOROSA 'AMETHYST'		7	10%	18	2 litre	
PERENNIAL	PHLOMIS RUSSELLIANA		3	15%	12	2 litre	
SHRUB	ROSMARINUS 'PROSTRATUS GROUP'		4	10%	10	2 litre	

Tree plan



PRUNUS SUBHIRTELLA 'AUTUMNALIS'



AMELANCHIER LAMARCKII



CERCIDIPHYLLUM JAPONICUM



EUONYMUS ALATUS



PARROTIA PERSICA



CORNUS ALBA 'SIBIRICA'



BETULA UTILIS JACQUEMONTII 'DOORENBOS'

TABLE 1

TREES	CODE	LATIN NAME	COMMON NAME	SPECIFICATION	SIZE	HEIGHT	QUANTITY
	T1	AMELANCHIER LAMARCKII	SNOWY MESPILUS	MULTISTEM	250-300CM	250-300CM	7
	T2	BETULA UTILIS JACQUEMONTII 'DOORENBOS'	HIMALAYAN BIRCH	STANDARD	12-14CM	300-350CM	4
	T3	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	STANDARD	12-14CM	300-350CM	3
	T4	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	MULTISTEM	50L	150-160CM	3
	T5	EUONYMUS ALATUS	WINGED SPINDLE	MULTISTEM	ROOTBALL	125-150CM	4
	T6	PARROTIA PERSICA	PERSIAN IRONWOOD	STANDARD	12-14CM	300-350CM	4
	T7	PRUNUS SUBHIRTELLA 'AUTUMNALIS'	WINTER-FLOWERING CHERRY	STANDARD	12-14CM	300-350CM	4

Hard landscape plan



Shrubs, Grasses and Perennials planting

A selection of low maintenance native and naturalised species of shrubs, grasses and perennials have been chosen.

Species chosen are beneficial to local wildlife and ecology whilst being of a suitable size and scale for a residential development.

Potential species include:

- *Rosmarinus officinalis* 'Prostratus Group' is a low-growing, spreading variety of rosemary with aromatic leaves and purple-blue flowers
- *Hakonechloa macra* (Japanese forest grass) Provides food and shelter for wildlife during winter months.
- *Sesleria autumnalis* is both easy to grow, and tolerant of a wide range of soil types and aspects, this evergreen grass is a valuable foil for large and small gardens alike.
- *Phlomis russeliana* is a hairy perennial to 90cm in height, with large, ovate, rough-textured grey to mid-green leaves, with a woolly white coating beneath. Stout stems bear whorls of hooded, soft yellow flowers 3cm in length from late spring to autumn
- *Geranium x cantabrigiense* 'Biokovo' is a vigorous, semi-evergreen, mat-forming perennial to 20cm tall, with aromatic, rounded, lobed leaves and very pale pink flowers 2.5cm wide, with contrasting deep pink stamens, in early summer.
- *Aster divaricatus* has sprays of small, starry, white flowers are carried on tumbling black stems with oval, pointed deep green leaves that are resistant to mildew. Lovely for brightening up a shady spot as long as the soil does not dry out.
- *Salvia nemorosa* 'Amethyst' has long spikes of tiny, rich pink flowers top a mound of deep green, sage-like leaves for weeks on end. Excellent for blending with other perennials.
- *Rodgersia aesculifolia*'s striking flowers are borne on thick stems above handsome leaves that resemble those of a chestnut tree.



ROSEMARY *ROSMARINUS OFFICINALIS*
'PROSTRATUS GROUP'



JAPANESE FOREST GRASS *HAKONECHLOA*
MACRA



AUTUMN MOOR-GRASS *SESLERIA*
AUTUMNALIS



TURKISH SAGE *PHLOMIS RUSSELIANA*



CRANESBILL 'BIOKOVO' *GERANIUM X*
CANTABRIGIENSE 'BIOKOVO'



WHITE WOOD ASTER *ASTER DIVARICATUS*



BALKAN CLARY *SALVIA NEMOROSA*
'AMETHYST'



CHESTNUT-LEAVED *RODGERSIA*
RODGERSIA AESCULIFOLIA'

Tree planting

A selection of ornamental trees have been carefully selected to enhance the landscape.

A mixture of flowering and fruiting trees will provide a variety of food sources and shelter for local wildlife and species have been chosen primarily to reflect existing species on site, and where close to buildings, to contribute to the aesthetics of the rural events venue.

Potential species include:

PRUNUS SUBHIRELLA 'AUTUMNALIS'
AMELANCHIER LAMARCKII
CERCIDIPHYLLUM JAPONICUM
EUONYMUS ALATUS
PARROTIA PERSICA
CORNUS ALBA 'SIBIRICA'
BETULA JACQUEMONTII 'DOORENBOS'

WINTER-FLOWERING CHERRY
SNOWY MESPIUS
KATSURA TREE
WINGED SPINDLE
PERSIAN IRONWOOD
SIBERIAN DOGWOOD
HIMALAYAN BIRCH



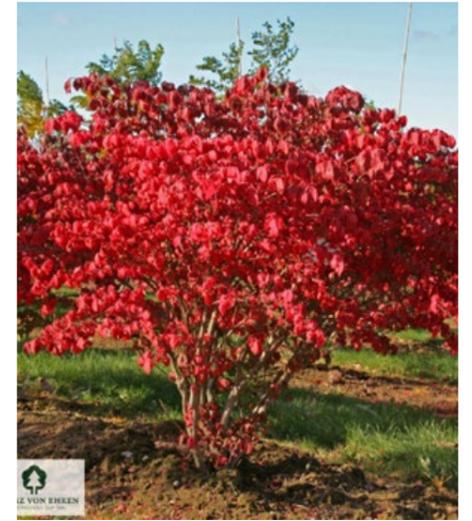
PRUNUS SUBHIRELLA 'AUTUMNALIS'



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CERCIDIPHYLLUM JAPONICUM



EUONYMUS ALATUS



PARROTIA PERSICA



CORNUS ALBA 'SIBIRICA'



BETULA UTILIS JACQUEMONTII 'DOORENBOS'