

CELLARS CLOUGH PROPERTIES, MARSDEN

LANDSCAPE MASTERPLAN 1:250 @ A1

LANDSCAPE STRATEGY

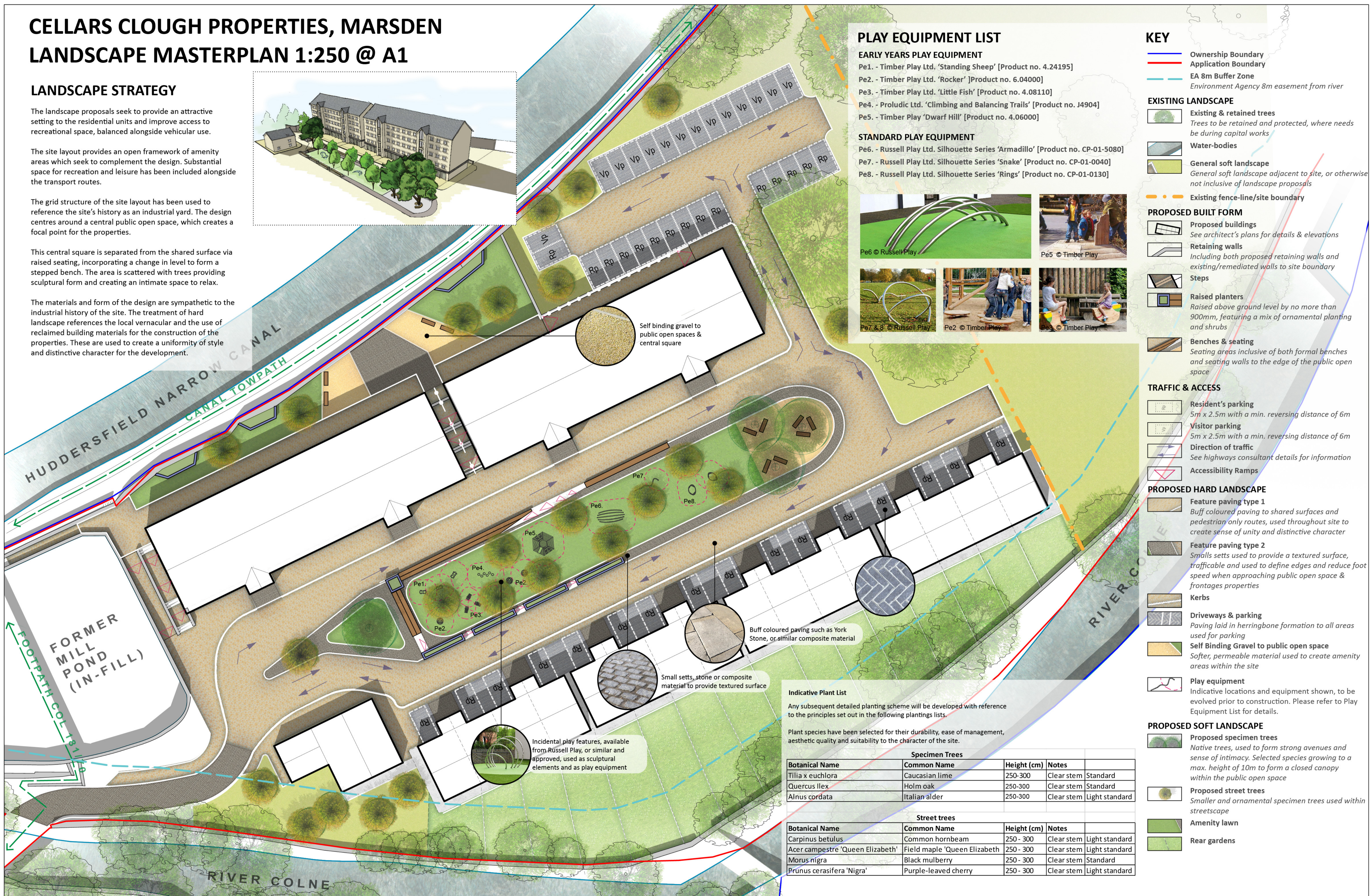
The landscape proposals seek to provide an attractive setting to the residential units and improve access to recreational space, balanced alongside vehicular use.

The site layout provides an open framework of amenity areas which seek to complement the design. Substantial space for recreation and leisure has been included alongside the transport routes.

The grid structure of the site layout has been used to reference the site's history as an industrial yard. The design centres around a central public open space, which creates a focal point for the properties.

This central square is separated from the shared surface via raised seating, incorporating a change in level to form a stepped bench. The area is scattered with trees providing sculptural form and creating an intimate space to relax.

The materials and form of the design are sympathetic to the industrial history of the site. The treatment of hard landscape references the local vernacular and the use of reclaimed building materials for the construction of the properties. These are used to create a uniformity of style and distinctive character for the development.



PLAY EQUIPMENT LIST

EARLY YEARS PLAY EQUIPMENT

- Pe1. - Timber Play Ltd. 'Standing Sheep' [Product no. 4.24195]
- Pe2. - Timber Play Ltd. 'Rocker' [Product no. 6.04000]
- Pe3. - Timber Play Ltd. 'Little Fish' [Product no. 4.08110]
- Pe4. - Proludic Ltd. 'Climbing and Balancing Trails' [Product no. J4904]
- Pe5. - Timber Play 'Dwarf Hill' [Product no. 4.06000]

STANDARD PLAY EQUIPMENT

- Pe6. - Russell Play Ltd. Silhouette Series 'Armadillo' [Product no. CP-01-5080]
- Pe7. - Russell Play Ltd. Silhouette Series 'Snake' [Product no. CP-01-0040]
- Pe8. - Russell Play Ltd. Silhouette Series 'Rings' [Product no. CP-01-0130]



KEY

- Ownership Boundary
- Application Boundary
- EA 8m Buffer Zone
Environment Agency 8m easement from river

EXISTING LANDSCAPE

- Existing & retained trees
Trees to be retained and protected, where needs be during capital works
- Water-bodies
- General soft landscape
General soft landscape adjacent to site, or otherwise not inclusive of landscape proposals
- Existing fence-line/site boundary

PROPOSED BUILT FORM

- Proposed buildings
See architect's plans for details & elevations
- Retaining walls
Including both proposed retaining walls and existing/remediated walls to site boundary
- Steps
- Raised planters
Raised above ground level by no more than 900mm, featuring a mix of ornamental planting and shrubs
- Benches & seating
Seating areas inclusive of both formal benches and seating walls to the edge of the public open space

TRAFFIC & ACCESS

- Resident's parking
5m x 2.5m with a min. reversing distance of 6m
- Visitor parking
5m x 2.5m with a min. reversing distance of 6m
- Direction of traffic
See highways consultant details for information
- Accessibility Ramps

PROPOSED HARD LANDSCAPE

- Feature paving type 1
Buff coloured paving to shared surfaces and pedestrian only routes, used throughout site to create sense of unity and distinctive character
- Feature paving type 2
Smalls setts used to provide a textured surface, trafficable and used to define edges and reduce foot speed when approaching public open space & frontages properties
- Kerbs
- Driveways & parking
Paving laid in herringbone formation to all areas used for parking
- Self Binding Gravel to public open space
Softer, permeable material used to create amenity areas within the site
- Play equipment
Indicative locations and equipment shown, to be evolved prior to construction. Please refer to Play Equipment List for details.

PROPOSED SOFT LANDSCAPE

- Proposed specimen trees
Native trees, used to form strong avenues and sense of intimacy. Selected species growing to a max. height of 10m to form a closed canopy within the public open space
- Proposed street trees
Smaller and ornamental specimen trees used within streetscape
- Amenity lawn
- Rear gardens

Indicative Plant List

Any subsequent detailed planting scheme will be developed with reference to the principles set out in the following plantings lists.

Plant species have been selected for their durability, ease of management, aesthetic quality and suitability to the character of the site.

Specimen Trees				
Botanical Name	Common Name	Height (cm)	Notes	
Tilia x euchlora	Caucasian lime	250-300	Clear stem	Standard
Quercus ilex	Holm oak	250-300	Clear stem	Standard
Alnus cordata	Italian alder	250-300	Clear stem	Light standard

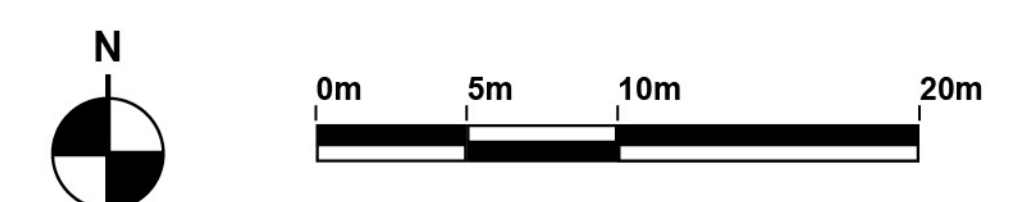
Street trees				
Botanical Name	Common Name	Height (cm)	Notes	
Carpinus betulus	Common hornbeam	250 - 300	Clear stem	Light standard
Acer campestre 'Queen Elizabeth'	Field maple 'Queen Elizabeth'	250 - 300	Clear stem	Light standard
Morus nigra	Black mulberry	250 - 300	Clear stem	Standard
Prunus cerasifera 'Nigra'	Purple-leaved cherry	250 - 300	Clear stem	Light standard

Revision Details			
DATE	REV	BY	COMMENT
10.08.17	-	WH	Date Created
23.11.17	A	NP	Red line changed, pond removed
28.08.18	B	TR	Updated layout
12.10.18	C	WH	Play equipment added.

GENERAL NOTES

- Drawing is indicative and used for planning purposes.
- Drawing illustrates design principles, to be evolved prior to construction.
- All materials and products are indicative, to be decided through detailed design.
- Drawing based upon site layout prepared by Enzygo Environmental Consultants Ltd.,

for details see drawing no. SHF.1330.001.LD.001.G - General Arrangement Rev G.
 - For building proposals refer to Architect's plans, prepared by S. Ingram & Associates.
 - Highways information and Tracking of vehicles prepared by Paragon Highways.



SCALE 1:250@A1	PROJECT NO. SHF.1330.001	PROJECT Cellars Clough, Marsden
DATE Aug 2018	DRAWING NO. SHF.1330.001.LD.002.C	DRAWING TITLE Landscape Masterplan - Rev C
DRAWN WH	CHECKED PB	CLIENT Cellars Clough Ltd.

