

Design Rationale/ Design Statement

Introduction.

The soft landscape proposal has been prepared for the Facilities, Assets and Housing Department within Denbighshire County Council, in association with a Planning Application for a new development of 15No. one / two bedroom accessible apartments on a presently under-managed area of land; (the site) to the rear of No.1 'The Dell', Prestatyn.

A number existing landscape features on the site have been retained for amenity value, ecological diversity and to retain a mature setting for the new development. The retained existing landscape features and soft landscape proposals will complement the new accessible apartment development.

Soft Landscape Proposals.

Consideration has been given to the overall soft landscape proposals and to create an attractive development that makes the most of the existing landscape features, with a strong sense of place and local distinctiveness.

The site has benefited from tree (indigo Surveys Ltd : Sept 2017) & ecological surveys, (Enfys Ecology : Oct 2017). The reports include an existing survey of the sites natural features and make recommendations on the landscape features worthy of retention as part future development proposals. The surveys also offered enhancement recommendations which have been taken forward into the proposals for the site.

The landscape proposals are centred on retaining the higher quality mature trees and incorporating these within the development proposals, whilst enhancing the neutralised setting with the use of many native species across the site and providing ecological connectivity to the existing woodland and scrub areas.

New boundary hedgerows containing native species (measuring approximately 180 linear metres) are proposed to enclose the development. The new hedgerows will provide an attractive green edge to the development and provide a degree of privacy to the residents on the lower apartment floors. The new hedgerows will also strengthen the linear wildlife corridors along the former railway line.

The new soft landscape seeks to build on the character of the Alder trees in this area and create distinctiveness through the continuation of an Alder Avenue alongside the footpath. It is proposed the new Alder trees will be planted in small grassed areas by removing pockets of the existing vegetation and where feasible reducing the slope. Three existing Italian Alder (Carprinas Betulaceae) trees are situated in the north west corner of the site (ref: T1, T2 & T5 Indigo Tree Survey). It is intended to retain T1 and T5 as they are of moderate quality with a long-life expectancy. T2 will be removed due to its poor condition and close proximity to T1; which is suppressing its growth.

The northern part of the site (approximately 0.1 hectares) comprises the existing and realigned footpath adjoining the vegetated embankment to 'Ffoddisa'. It is proposed to set new hedging at least 0.5m from the southern edge of the footpath to create a grass verge with native bulb planting. To the north of the footpath a wider (1.5m) grass verge is proposed to help maintain an open character to the route, with clear sightlines.

A new small triangular grass verge is proposed at the junction of the two footpaths adjoining the north eastern boundary of the site, which also includes the retention of an existing sycamore tree. The inclusion of a new grass verge will create an open, more welcoming feel to this area,with clearer sightlines. Four new downy birch trees are also proposed just inside the site's northern boundary & together the new hedgerow and trees will provide visual continuity, whilst also providing a green buffer between the public space and the new residential accommodation.

Shrubs and ornamental planting are proposed on the inside of the perimeter hedge areas, providing an attractive outlook for the residents, whilst also providing further greening and privacy to the boundaries.

Within the central and southern parts of the site, the main landscape features are the retained trees set within the grassed areas. The mature trees to be

The Dell, Prestatyn. Soft Landscape Layout (Proposed)



KEY

General



Planning Application Boundary



Proposed Development Footprint



Principal Entrances to New Building



Other Entrances to New Building

Hard Surfacing



Paving
(See Engineering Drawings)



Access Road and Footpath
(See Engineering Drawings)



Parking Court
(See Engineering Drawings)

Trees and Vegetation



Shrub/ Ornamental Planting (Mix A, B and C.
(See Schedules)



Semi Natural Vegetation
(See Schedules)



Hedging
(See Schedules)



Trees (Existing)
(Extent of Root Protection Area Shown)



Trees (Proposed)
(See Schedules)



Amenity Grass



Bulbs within Grass Areas

Fencing



1.8m High Timber Close Board Fencing and Posts.



1.8m High Steel- Bowtop Style Fencing- PCC- Colour- Dark Green

Levels



Slopes (indicative)

For Detailed Levels- Refer to Architects and Engineering drawings

Ecology



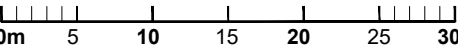
1b Schwegler type bird boxes to be located within existing trees and attached to trees to manufacturers recommendations. Each box to be positioned at least 3 metres from the ground away from disturbance and facing north or east.

retained are T7 (Oak), T8 (Ash), T9 (Oak), together with the two ash trees, (T11 & T12) sited outside of the site, adjoining the southern boundary. The large retained trees provide an established mature setting for the new landscape & communal areas, creating a visual enclosure to the new building and filtering views to it from the south and west.

1b Schwegler type bird boxes are proposed for the existing trees and will be installed in accordance with the manufacturers recommendations. Each box will be positioned at least 3 metres above the ground to avoid disturbance and located on a north or east face.

Swathes of native bulbs are proposed across the site, randomly planted to provide a naturalised appearance in the grassed areas and provide seasonal colour and interest.

Scale Bar



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Landscape Planning
Landscape Management
Public Realm & Green Space

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Project:
The Dell, Prestatyn

Drawing Title:
Soft Landscape Layout (Proposed)

Scale: A3: 1/500 A1: 1/250	Date: 24/05/2017
Status: Planning	Drawn: ES Checked: TS
Drawing Number: AZ027.06	Revision: A