Landscape Design Statement

Kettering Buccleuch Academy, Northamptonshire
1. Introduction

fabrik, Chartered Landscape Architects, have been appointed by Willmott Dixon to develop a Landscape Masterplan and detailed design proposals for the redevelopment of Kettering Buccleuch Academy, Northamptonshire.

This document is provided to illustrate the proposed Landscape Strategy for the external space, the Design Vision required to develop the Landscape Masterplan and the detailed design principles for the hard and soft elements of the external environment.

The Landscape Masterplan will illustrate how the detailed design has used the existing landscape context to provide a framework for the integration of the new Academy. It also illustrates how the use of primarily soft landscape, hard landscape form and appropriate plant species have enhanced both the existing landscape structure and the proposed Academy development, whilst maintaining the overall landscape context.

This Application Site has already obtained outline planning permission. A Design and Access Statement (incorporating Visual Impact Assessment) was submitted by John Lyall Architects to support the outline application.

Contributors to this document are as follows:

Developers Willmott Dixon
Architects Nicholas Hare Associates
Engineers Cox Turner Morse (drainage)
 and Hoare Lea (M&E)
Highways Mott MacDonald
Ecology Mott MacDonald
Arboriculture Mott MacDonald

Aerial photograph of the Site showing the surrounding context
2. Appraising the Context

Location

The proposed Application Site covers an area of approximately 12 hectares and is situated within Kettering, Northamptonshire.

Kettering is a small market town within the Borough of Kettering and is predominantly situated to the west of the River Ise, a tributary to the River Nene.

The town is set within a gently rolling landscape of ridges and valleys of the Northamptonshire countryside and is bordered to the south and west by the A14 road corridor and to the north by the A43 road corridor.

Plan – Extract from Ordnance Survey Plan showing the location of the Application Site
2. Appraising the Context

**Land Cover**

Desktop studies around the site revealed varying forms of land use in the site context shown on the diagram opposite.

The existing school site is surrounded by recreational areas, including allotments and existing playing fields and sits between farmland and a built up residential area.

To the north east lies the Boughton Estate a Registered Park and Garden.
2. Appraising the Context

Planning
This section provides an overview of the relevant legislation, planning policy and guidance at national, county and local levels that is considered relevant to the proposed development. The site lies wholly within the jurisdiction of Kettering Borough Council.

National Planning Policy
Planning Policy Statement 1 PPS1 - Delivering Sustainable Development (2005): “High quality and inclusive design should be the aim of all those involved in the development process… It means ensuring a place will function well and add to the overall character and quality of the area, not just for the short term but over the lifetime of the development… Although visual appearance and the architecture of individual buildings are clearly factors in achieving these objectives, securing high quality and inclusive design goes far beyond aesthetic considerations”.

County and Local Planning Policy
North Northamptonshire Local Development Framework (LDF) which includes The North Northamptonshire Core Spatial Strategy (Adopted June 2008) and the Supplementary Planning Documents sits between the county and borough level. The relevant policies within the North Northamptonshire Core Spatial Strategy include:

Policy 5: Green Infrastructure states:
A net gain in green infrastructure will be sought through the protection and enhancement of assets and the creation of new multi functional areas of green space that promote recreation and tourism, public access, green education, biodiversity, water management, the protection and enhancement of the local landscape and historic assets and mitigation of climate change, along with green economic uses and sustainable land management…

Sub-Regional Green Infrastructure corridors will connect locations of natural and historic heritage, green space, biodiversity or other...
2. Appraising the Context

environmental interest. They will be safeguarded through:

a) Not permitting development that compromises their integrity and therefore that of the overall green infrastructure framework;
b) Using developer contributions to facilitate improvements to their quality and robustness;
c) Investing in enhancement and restoration where the opportunities exist, and the creation of new resources where necessary.

Development will contribute towards the establishment, enhancement or ongoing management of a series of local corridors linking with the sub-regional corridors. Priorities for investment will be those areas where net gains in the range of functions can be improved, particularly those that improve access to the urban core and rural service centres and remedy local deficiencies in open space provision and quality."

Policy 10: General Sustainable Development Principles states: "Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Development should:

Meet needs
a) Incorporate flexible designs for buildings and their settings, including access to amenity space, enabling them to be adapted to future needs and to take into account the needs of all users;
b) Seek to design out antisocial behaviour, crime and reduce the fear of crime by applying the principles of the “Secured by Design” scheme;
c) Maintain and improve the provision of accessible local services and community services...;
g) Not lead to the loss of open space or recreation facilities, unless a site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing.

Raise standards
h) Be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the Environmental Character of the area;
i) Create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape of the towns and villages through its design, landscaping and use of public art;
j) Be designed to promote healthier lifestyles and for people to be active outside their homes and places of work;
k) Allow for travel to home, shops, work and school on foot and by cycle and public transport.

Protect assets
0) Conserve and enhance the landscape character, historic landscape, designated built environmental assets and their settings, and biodiversity of the environment making reference to the Environmental Character Assessment and Green Infrastructure Strategy;
q) Not cause a risk to (and where possible enhance) the quality of the underlying groundwater or surface water, or increase the risk of flooding on the site or elsewhere, and where possible incorporate Sustainable Drainage Systems (SuDS) and lead to a reduction in flood risk.”

Policy 14: Energy Efficiency and Sustainable Construction states: "Development should meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. In particular:

a) Proposals for large developments including the Sustainable Urban Extensions, should demonstrate that:
ii. non-residential development will be compliant with a BREEAM/ Eco-building assessment rating of at least 'very good'

The following documents relating the county and local policy have also been reviewed as part of the design response:

• Sustainable Design SPD
• Landscape Planting SPG
• Planning Out Crime SPG
• Wildlife Features and Habitat SPG

Best Practice Design Guidance

The following documents have also been reviewed as part of the design response:

• ODPM Safer Places
• CABE – By Design
• The Countryside Agency – Landscape Character Area
• Northamptonshire Current Landscape Character Assessment
• Secure by Design guidance
• Building Bulletin 98
• Sport England guidance
2. Appraising the Context

Landscape Character

The term ‘landscape’ commonly refers to the view or appearance of the land. However, the landscape is a combination of both cultural and physical characteristics or components, which give rise to patterns that are distinctive to particular localities and help to define the ‘sense of place’. The landscape is not therefore simply a visual phenomenon, but relies upon other influences including topography, land use and management, ecology, historical and cultural associations.

A desktop study was initially undertaken to identify the national, county and any district wide landscape character areas within which the Application Area proposed for development sits, to understand the local landscape context to the site.

The following sections set out the landscape character framework of the study area from the national level through to district scale based upon existing character assessments undertaken by Natural England (formerly the Countryside Agency).

National Landscape Character Assessment

The general character of the English countryside has been described at a national level in the Countryside Agency publication “Countryside Character”. The site sits within a built up area of Character Area 92 “Rockingham Forest”. The key characteristic pertinent to the study area is that it has an:

“Undisturbed, deeply rural quality despite nearby towns and adjoining trunk roads, with a sharp transition between the countryside and the main towns of Kettering, Corby and Peterborough (lying just outside the area) which have developed rapidly in recent years.”

Extract – Landscape Character Area Map for Area 92 (The Countryside Agency, 1999)
2. Appraising the Context

Landscape Character (continued)

Regional Landscape Character Assessment

Northamptonshire County Council have prepared a landscape character assessment at a regional scale, this is titled the Current Landscape Character Assessment - Strategic Framework Study (November 2006). The Application Site lies within the Kettering and Wellingborough Slopes Landscape Character Area of the Rolling Ironstone Valley Slopes Landscape Character Type.

The key characteristics of the Rolling Ironstone Valley Slopes Landscape Character Type are outlined below:

- "Broad valley slopes dissected by numerous tributary streams;
- Ironstone geology expressed in local vernacular buildings and in rich red soils;
- Rolling landform, extensive views and sense of exposure on some prominent locations;
- Steep slopes adjacent to more elevated landscapes;
- Productive arable farmland in medium and large scale fields predominates on elevated land although sheep and cattle pastures also prevalent, often in smaller fields adjacent to watercourses;
- Agricultural practices create a patchwork of contrasting colours and textures extending across valley slopes;
- Where broadleaved woodlands and mature hedgerow trees combine, these impart a sense of a well treed landscape;
- Hedgerows generally low and well clipped although intermittent sections show evidence of decline;
- Well settled with numerous villages and towns;
- Landscape directly and indirectly influenced by the close proximity of many of the county’s urban areas; and
- Building materials vary although vernacular architecture and churches display the local ironstone”.

The Kettering and Wellingborough Slopes Landscape Character Area:

“Comprises a gently rolling landscape of ridges and valleys orientated in a northeast to southwest direction... From the upper slopes of the valleys, wide views are possible across surrounding landscapes, although woodland blocks intervene in a number of views... Surrounding and connecting the urban areas are a number of busy ‘A’ roads including the A43(T), A14(T), A6(T) and A6003 that cut through the landscape”

Extract Plan from the Northamptonshire Current Landscape Character Assessment (November 2006) shows the Rolling Ironstone Valley Slopes Landscape Character Type subdivided into Landscape Character Areas.

Legend

Approximate Site Location

4f Kettering and Wellingborough Slopes Landscape Character Area
3. Appraising the Site

Existing Site Description

General
The existing school site covers an area of 9 hectares, while the Application Site covers an area of 12 hectares. The existing site boundary is shown in yellow and the proposed Application Site boundary is shown in red. The site is situated on the north eastern outskirts of Kettering.

Site Access
The site is accessed by vehicles and pedestrians from a short access road leading from Weekley Glebe Road along the southern boundary. Pedestrians can also access the site along a short track running from Scott Road to the south west corner of the site and from a path leading from Weekley Glebe Road.

Land Use
The site is located on the outskirts of a built up area. Residential development borders the site along its western and southern borders, while land to the north and east is more open, consisting of playing fields to the east and allotments and grassland to the north.

Within the site boundary the majority of the western and eastern sections are occupied by playing fields, while existing school buildings and hard courts occupy the central section.

The site lies in close proximity to the Boughton Estate. Although there are no views of the estate from the site, the site lies within the setting of this Registered Park and Garden.

Existing Trees
There are several linear belts of trees and hedge that run north south through the site, a buffer of vegetation along part of the southern boundary between the site and the houses along Weekley Glebe Road, an avenue of trees along the access road from Weekley Glebe Road and a scattering of individual trees amongst the existing school buildings.
3. Appraising the Site

**Existing Site Description (continued)**

**Existing Boundary Treatments**

Existing boundary treatments around the site include a mix of 1.8 to 2.1m high palisade fencing, while some sections of the new boundary are bounded by existing domestic close board fencing.

**Legend**

- **Site Boundary**
- **Existing (1.8 / 2.1m high) Palisade Fence**
- **Existing Boundary Provided by Domestic Close Board Fencing**
3. Appraising the Site

Topography

Wider Topography
Kettering is situated on the western broad valley slope of the River Nene, which is dissected by tributary streams. The town itself is situated on a relatively low ridge between the Slade Brook to the west and the River Ise to the east, both are tributaries to the River Nene.

Local Topography

The site is situated on a rise on the outer edges of Kettering to the north east of Kettering Borough. Topography across the site is characterised by gently undulating ground and levels generally fall from the northern boundary to the south, with some bunding around the existing sports pitches.

At the northern boundary of the site, levels fall from a high point of approximately 101.6m AOD to approximately 90.2m AOD at the south western corner.

Legend

- Site Boundary
- Direction of Slope

Plan showing the existing topography of site
3. Appraising the Site

Arboriculture

An arboricultural report covering the eastern portion of the site was carried out by Mott MacDonald in October 2010. The assessment was carried out in accordance with the guidance and recommendations of British Standard 5837: (2005) ‘Trees in relation to construction’ and good arboricultural practice.

The trees associated with this survey area can be split into three distinct areas: the main campus, access road and playing fields.

The trees in the main campus are predominately young and comprise of a range of species including Rowan, Ash, Birch and Cherry. The majority of these trees have been assessed as Category ‘C’ trees i.e trees of low quality and value providing only a limited contribution to the landscape. A number of trees have been classified as Category ‘R’ i.e. recommended for removal.

The trees along the access road consist of an effective avenue of 17 young Swedish Whitebeam trees. They have been assessed as Category ‘B’ as they create a desirable landscape feature and provide effective screening between the adjacent housing.

The trees within the playing fields consist of linear tree belts. The species mix and age structure of these areas are broadly similar containing a broad mix of native trees and shrubs ranging from young to early middle aged. These linear belts provide an effective boundary feature and some definition to this amenity resource.

The report revealed that the site contains a total of 16 individual trees and 4 groups. Of these there are:

- 1 individual category ‘A’ tree
- 1 individual and 2 groups of category ‘B’ trees
- 11 individual and 2 groups of category ‘C’ trees
- 3 individual category ‘R’ trees

The site does not lie within a Conservation Area and the trees within it are not subject to a Tree Protection Order (TPO).

Refer to Mott MacDonald report (ref no: 275367/EVT/EMS/Rev A/01 21 September 2010) for further details.
Design Influence

As the site lies within the setting of the Boughton Estate influences from this parkland landscape, from the estate itself and other examples such as Rousham, Oxfordshire, have been analysed and used within the design of the school grounds.

Aspects of the parkland landscape that have been used in the design include avenues, vistas, parterres and green rooms, plus an abundant use of trees.

Sketch Plan illustrating proximity of the site to Boughton Estate and design ideas that have influenced the final design.
5. Design Principles and Concept

Constraints and Opportunities

The following site characteristics and influences have guided the layout design:

- Surrounding urban landscape features and existing landscape character, in particular the vernacular of the adjacent parkland landscape of the Boughton Estate Registered Park and Garden
- Visual analysis
- Pedestrian and vehicular access and movement
- Existing adjacent land use

The site has been assessed from desktop study. Following the existing site appraisal, the constraints and opportunities of the site are as follows:

- Retention and reinforcement of existing trees and vegetation
- Retention of existing pitches and hard courts
- Visual analysis
- Proximity to adjacent one and two storey residential buildings
- Access points to the site
- Provision for foundation (primary) and extension (secondary) pupils

Plan illustrating the constraints and opportunities across the site
5. Design Principles and Concept

Landscape Adjacencies

Once the site’s constraints and opportunities were established, the Academy’s spatial requirements were considered. These are as follows:

• To create a landscape design that provides a balanced range of well designed outdoor learning environments;
• To provide a safe and secure environment for the staff, students, visitors and members of the community who will use the Academy and its grounds out of hours;
• To provide a variety of sports provision for the staff, students, visitors and members of the community who will use the Academy and its grounds out of hours;
• To enhance the existing ecology on site;
• To create clear arrival spaces for proposed entrances to the proposed Academy, with separate pedestrian, vehicular and cycle access which are safe and secure;
• To define clear routes for deliveries and services.

The adjacencies diagram seeks to explore the relationships between the internal and external adjacencies and the connections and routes between them. Within the site the external spaces link to the internal Academy faculty whilst providing spaces for informal social interaction. Strong links are created to the external sports facilities and the wider environment beyond.

In order to implement these requirements, the following guidance has been referred to:

• The Academy’s requirements as listed in the Output Specification;
• Building Bulletin 98 and 99 requirements – this has provided guidance; on the external environment to include hard informal play, soft informal play, MUGA, sports pitches and a habitat area;
• Sport England guidance;
• Secure by Design guidance.

Plan illustrating the landscape adjacencies across site and division between Extension (secondary) School and Foundation (primary) School
6. Landscape Masterplan

The Landscape Masterplan

The Landscape Masterplan for the site aims to deliver the development objectives identified previously from the concept proposal and site analysis.

Legend
1. Proposed school building
2. Existing buildings retained
3. Existing building retained for construction period
4. Bus and coach turning area and drop off
5. Proposed car parking utilising existing car parking as appropriate
6. Proposed entrance piazza with lawns and crossing points
7. Soft informal foundation
8. Soft informal extension
9. Hard informal foundation
10. Hard informal extension
11. Proposed external dining courtyard
12. Proposed habitat learning zone
13. Foundation courtyard with planting, trees and timber platform
14. Proposed sports team collection area
15. Existing sports pitches to be retained
16. Existing MUGAs to be retained
17. Proposed foundation hard games court
18. Proposed All Weather Pitch
19. Service yard
20. Proposed energy centre
21. Proposed bin store
22. Proposed services shed
23. Proposed bike storage

Plan illustrating the landscape masterplan
7. Landscape Strategy

Character Areas – Introduction

The site is represented by a series of character areas, described over the following pages.

Each character area is an assemblage of different landscape elements which lead to a series of spaces of individual identities. This creates a well-balanced connection of spaces throughout the site wide landscape proposals and a more coherent sense of place.

1. Approach Sequences
2. Hard Informal Social Areas
3. Soft Informal Social Areas
4. External Dining Area
5. Sports Provision
6. Habitat Areas
7. Landscape Strategy

Introduction

A thorough understanding has been developed of the Academy’s specialisms and how they can be explored not only in the building, but also in the external environment, thus providing a whole campus learning experience. The specialisms are computing, maths and sport underpinned by a theme of business and enterprise. This is portrayed across the site through creating high quality business campus type spaces that enable external learning activities to take place.

In order to create a landscape design that provides a balanced range of well designed outdoor learning environments, we have followed and implemented guidance from BB98 and BB99 in our analysis of the external environment – hard informal play, soft informal play, MUGA, sports pitches and habitat. In addition to this we have also looked at the BREEAM requirements with a particular emphasis on the ecology and land use sections and the desire to meet these aspirations.

There is a balanced range of well designed external social (informal play) and activity areas which are diverse in character and capable of supervision.

Particular emphasis has also been applied in complimenting the open parkland character of the adjacent Boughton Estate landscape. This has been designed into the pedestrian avenues and entrance piazza and also the open lawn areas and soft informal spaces.

Approach Sequence, Access and Parking

The design allows for safe access for all into the site with safe direct dedicated routes for pedestrians and cyclists onto the campus. This main route (1) has a high quality feel that allows a good view of the school building across the entrance piazza.

An internal access loop road provides the facility for bus, coach and car drop off with a designated lay-by (2). The internal road (3) carries on through the site to several car parking points (4) for staff and visitors that make use of the existing car parking facilities where appropriate. Parking provision is for 194 vehicle parking spaces, including a suitable number of disabled spaces, plus 8 motorcycle spaces. A dedicated service road (5) leads off from the internal road and provides service access to the kitchen and bin stores to the north of the school building.

Secure parking for cycles (6) is provided in the form of covered bike enclosures for 56 student cycles and 40 staff cycles. A dedicated bike and buggy store building is also provided (7).

Extract of colour masterplan showing the access and parking areas within the Academy
7. Landscape Strategy

The Hard Informal Social Areas

Hard informal play and social spaces (8) are located around the perimeter of the building, allowing students to use these spaces freely. The Academy can interpret and adapt these spaces to suit their curriculum needs providing external learning and teaching experiences for example by using markings in the paving or by installing temporary furniture such as exhibition boards, stages or seating. These spaces can be used for science experiments, business fairs or outdoor maths. These spaces are particularly suited to group work.

To the east of the building the hard informal spaces are intimate and provide a direct extension from the classroom. These spaces are partly covered and so can be used even when it is raining. They have a sense of enclosure, like an outdoor room, due to the structural planting that encloses them.

The hard informal social spaces to the west of the building are larger and give a lot more freedom for larger group activities.

Soft Informal Social Areas

Soft informal play and social spaces (9) are interlinked with the hard informal spaces. These spaces are largely open and offer the opportunity for a large range of activities. Large lawn areas (10) are located to the north east and south of the building.

External Dining Space

External Dining Space (11) is provided adjacent to the food hall and catering facilities so that pupils can enjoy eating in an external environment when the weather permits. This space also has the potential to be used for outdoor performance or summer events.

Sports Provision

Sports information will be provided by Plan4Sport.
7. Landscape Strategy

Sketch perspective showing entrance piazza
7. Landscape Strategy

**Habitat Areas**

The landscape proposals seek to respond to the aspirations of the Northampton Biodiversity Partnership, notably the Northampton Biodiversity Action Plan. Of key note is the desire “to ensure our remaining biodiversity is not further degraded or destroyed. Instead, new development should be seen as an opportunity, within which biodiversity can be integrated and enhanced to safeguard its future, whilst providing a naturally functioning environment for local communities to enjoy.”

In response, the landscape proposals provide “a mosaic of semi-natural and artificial habitat type” aiding species and habitat targets to be achieved.

There will be several habitat areas, principally the three Habitat Learning Zones, two of which consist of a small copse of trees and discussion circle (12) and the third which consists of a balancing pond surrounded by wildflower planting (13). In addition there will be two vegetated swales (14) (which will take run off from the main car parks), significant native buffer planting (15) located around the north, east and south boundaries of the site and finally large swathes of wildflower (16) planted in several areas providing seasonal interest. Existing bands of trees and vegetation (17) to the south and west of the site will also be retained.

The proposed habitat area will enhance the biodiversity on site by including the following:

- Native shrub planting
- Wildflower swards
- Habitat Learning Zones to discuss findings
- Balancing Pond with dipping platforms that extend the teaching and learning of science out into the external environment

Trees and shrubs shall primarily reflect the local environment by consisting of native planting, providing colour and interest on an all-year round basis.
7. Landscape Strategy

**Strategic Site Organisation and Circulation**

The diagram opposite shows the strategic site organisation and circulation strategy of the site including the proposed strategy for servicing and emergency vehicular access.

**Legend**
- Site Boundary
- Pedestrian Access
- Pedestrian Circulation
- Cycle Routes
- Cycle Storage
- Coach Drop Off
- Car Route - visitors
- Car Route - staff
- Parking - general
- Parking - disabled
- Parking - motorbike
- Emergency Access
- Service Route and Service Yards

*Plan* illustrating the proposed circulation across the site
7. Landscape Strategy

Site Security

To ensure the Academy site is secure and responds to Secure by Design Guidance and dialogue with the local Secure by Design officer, the following boundary treatments are proposed:

Legend

- Existing (1.8 / 2.1m high) boundary palisade fence to remain - with minor improvements
- Existing (2.1m high) palisade fence relocated to site boundary
- Retained / realigned technology fence - 1.8m high palisade
- Existing MUGA fence
- Proposed MUGA fence to match existing
- Proposed 2.4m high security fence
- Proposed 1.8m high anti-climb fence
- Proposed 1.2m high railing
- Proposed 3m high ATP fence
- Proposed 5m high ATP fence
- Existing vehicular gates to match adjacent fence types
- Existing pedestrian gates to match adjacent fence types
- Proposed vehicular gates to match adjacent fence types
- Proposed pedestrian gates to match adjacent fence types

Plan showing proposed fencing types
8. Hard Materials Palette

**Hard Landscape Materials Specification**

The materials for the Hard Landscape palette have been selected to fulfil the following:

1. To realise the landscape strategy of the public and private realm. The materials used will be a co-ordinated range of self-weathering elements based around a restrained selection of modular units and street furniture arranged to address both function and form.

2. To use the materials to inform the movement of pedestrians and vehicles around the site.

3. To illustrate the choice of materials available for use across the site and establish approval of the materials with the Local Planning Authority at an early stage.

4. To establish, from the beginning, a choice of quality materials to allow for early procurement in order to ensure supply.

5. To be suitably robust for the proposed uses of the development and the technical requirements of the site and its construction.

The following pages illustrate the palette of hard landscape materials chosen which could be used on the project.

- Typical Paving Materials
- Typical Kerbs and Edging Materials
- Typical Street Furniture

Street furniture will be carefully considered to provide a simple, elegant palette of objects that provide minimal intervention into the space.

A full lighting scheme will be undertaken by a lighting consultant at a later date.

**Typical Paving Materials**

- PT1 Concrete Block Paving (200 x 100mm)
- PT2 Non-slip Timber Decking
- PT3 Pre-cast Concrete Sett Paving (100 x 100mm)
- PT4 Vehicular Tarmac
- PT5 Slab Paving (600 x 450mm)
- PT6 Pre-cast Concrete Paving Blocks (160 x 160mm)
- PT7 Loose Path Gravel
- PT8 Play Safety Surfacing
- PT9 Pedestrian Tarmac

**Typical Kerbs and Edging Materials**

- Edge Type 1 Road Kerb
- Edge Type 2 Pin Kerb
- Edge Type 3 Timber Edge
8. Hard Materials Palette

**Typical Street Furniture**

SF1  Timber benches
SF2  Square tree grille
SF3  Bicycle storage compound
SF4  Timber fitness trail
SF5  Timber work benches
9. Soft Materials Palette

**Soft Landscape Materials Specification**

A significant number of the materials for the Soft Landscape palette will be taken from indigenous species with local provenance to the landscape character of the area.

A guiding principal on the choice of species is the climate of the site and the existing vegetation. In order to give a feel for the final palette the species chosen should seek to fulfill the following:

1. To realise the landscape strategy of the public and private realm.
2. To illustrate the typical choice of species available for use across the site and establish approval of the typical species with the Local Planning Authority at an early stage.
3. To be appropriate to the context of the existing vegetation structure.
4. To be robust enough for the proposed uses of the development and the technical requirements of the site and its construction.
5. To be relatively maintenance free once established.

**Typical Tree Palette**

T1  *Acer rubrum* ‘Autumn Blaze’ (Autumn Blaze Maple)
T2  *Alnus glutinosa* (Alder)
T3  *Carpinus betulus* (Hornbeam)
T4  *Juglans nigra* (Eastern Block Walnut)
T5  *Prunus avium* ‘Plena’ (Wild Cherry)
T6  *Tilia cordata* (Small-leaved Lime)

Some of the trees will be locally sourced from the Boughton Estate.
9. Soft Materials Palette

**Typical Shrub Palette**

- S1 Berberis thunbergii ‘Red Chief’
- S2 Cornus ‘Midwinter fire’
- S3 Cotoneaster dammerii
- S4 Grisselinia littoralis
- S5 Hydrangea paniculata grandiflora
- S6 Hypericum x moserianum
- S7 Nepeta ‘Six hills giant’
- S8 Pyracantha ‘Red Cushion’
- S9 Skimmia ‘Kew Green’
- S10 Stipa tenuissima
- S11 Viburnum ‘Eve’
- S12 Weigela florida ‘follies purpureis’
9. Soft Materials Palette

**Typical Native Plant Palette**

- NT1  Crataegus monogyna
- NT2  Corylus avellana
- NT3  Ulex europaeus
- NT4  Sambucus nigra
- NT5  Viburnum opulus
10. Maintenance and Management

The maintenance of the scheme as it progresses both on site and following completion will be critical to its success. Every effort is being made in the detailed design of the project to choose the correct species but this effort will be wasted with poor maintenance.

At the Masterplan stage it is key to establish the principles of maintenance and the review procedures that the chosen Landscape Contractor will be required to undertake. Detailed maintenance specifications will be submitted and they will encompass the following:

**Review Procedure**

Timing and responsibility of reviews and method of reporting to ensure the correct communication channels are set up at the start of the project.

**General Operations**

The following principles will need to be established and included within the Landscape Maintenance Specification and Schedules:

- Maintenance standards,
- Working notice,
- Reinstatement procedures,
- The use of any specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority,
- The use rain water for irrigation means, depths required, and watering times,
- The removal of arisings as part of any operation on site,
- The protection of areas affected by maintenance operations,
- The safety of operatives and members of the general public will need to be explained in a method statement.
- Timing of all management works.

**Existing and Proposed Tree Planting**

The planting, establishment, pruning and ongoing maintenance of proposed semi-mature, advance nursery stock and standard trees will need to be clearly specified along with any maintenance of the site’s existing tree stock.

**Hedge Planting**

The planting, establishment and pruning regimes of hedges will need to be clearly specified. This will include maintenance required to any existing hedgerows.

**Ornamental Shrub Planting**

The planting, establishment, pruning and ongoing maintenance of these shrubs both generally and specifically will need to be clearly specified.

**Ornamental Grass and Herbaceous Planting**

The planting, establishment, pruning and ongoing maintenance of grasses, bulbs and herbaceous planting will need to be clearly specified.

**Grassed Areas**

The planting, establishment and ongoing maintenance including grass cutting standards (in keeping with the desired appearance) of grass areas and any proposals for replacement will need to be clearly specified.

**Hard Landscape**

General litter removal, weeding and cleaning of hard landscape and gullies will be specified.

**Landscape Management Contractor / Company**

A suitable specialist Landscape Contractor will be appointed to carry out the works. The Landscape Contractor shall be a full member of the British Association of Landscape Industries (BALI).