



THE
ENVIRONMENT
PARTNERSHIP



PLAS PENRHOS BANGOR STATEMENT OF LANDSCAPE DESIGN

TEP
Genesis Centre
Birchwood Science Park
Warrington
WA3 7BH

Tel: 01925 844004
Email: tep@tep.uk.com
www.tep.uk.com

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Statement of Landscape Design
Prepared for	ADRA
Prepared by	TEP - Warrington
Document Ref	8596.003

Author	Liam Gaskell
Date	April 2021
Checked	Richard Catling
Approved	Richard Catling

Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) issue	Status

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1.0 Introduction

- 1.1 TEP has prepared landscape proposals for the development of land at Plas Penrhos, Penrhos Road, Bangor on behalf of ADRA.
- 1.2 The development will include the proposed residential development incorporating a 'split-level' facility up to four storeys in height comprising 21 No. 2 Bed Apartments and 18 No. 1 Bed Apartments; including communal areas, ancillary, parking, plant rooms, infrastructure and landscaping.
- 1.3 The following landscape design statement has been developed in liaison with Lawray Architects, CADARN consulting engineers and ADRA.
- 1.4 An arboricultural survey has been carried out by Shields Arboricultural Consultancy. The information from the survey has been used to inform the landscape proposals.
- 1.5 This statement should be read in conjunction with the Landscape Masterplan (drawing ref: D8596.001) and supporting Detailed Planting Plan (drawing ref: D8596.002) and Hard Landscape Proposals plan (drawing ref: D8596.003).

2.0 Site Location and Appraisal

The site

- 2.1 The development site is located at Plas Penrhos, Penrhos Road, Bangor.
- 2.2 The site is bounded by residential properties immediately to the south and west, Penrhos Road to the north and Bron-y-de Road and residential properties to the east.

Landscape

- 2.3 The site comprises approximately 0.42 hectares of brownfield land in Gwynedd Council's administrative area, including an existing building, car parking, hardstanding and access road. To the north of the site a belt of existing trees runs along the boundary, providing separation and screening of Penrhos Road. To the eastern boundary and along the edge of Bron-y-de Road there is an established belt of existing vegetation and trees, which continues along the southern boundary. To the west, the rear boundary fences of properties associated with Llys Adda which bound the site.
- 2.4 The Site slopes steeply from north to south, falling from approximately 74m AOD along the northern boundary with Penrhos Road, to approximately 65m AOD along the southern site boundary. The existing care home building has been graded into the slope.
- 2.5 Retaining walls are present around the Site, including a concrete interlocked wall to support Penrhos Road to the north and a timber crib-lock wall supporting new residential development at Llys Adda to the east.

Arboricultural Value

- 2.6 Shields Arboricultural Consultancy was appointed to establish the condition and significance of the tree species present on site. There are a number of trees on the site, predominantly on the north and east boundaries, and within the carpark and area of open space to the south of the existing building. There are no veteran trees or ancient woodlands on or adjacent to the site.
- 2.7 A number of trees on the site are subject to statutory protection under a Tree Preservation Order ref: TPO A85 Plas Penrhos. No trees or hedges should be felled, lopped, topped or in otherwise removed or damaged without prior permission from the relevant authority. It is recognised that the trees situated along the north boundary of the site are a prominent feature in the landscape and provision is made to retain and protect the most significant and viable specimens.
- 2.8 The site design seeks to incorporate the significant trees and groups into the layout which can be supplemented by new planting to ensure that the development is assimilated into its environment and the character of the area is maintained. Where trees are retained and planted, sufficient space and separation must be provided to ensure that they can develop and mature without having a negative impact on the reasonable enjoyment of the proposed dwelling.

- 2.9 Arboricultural recommendations, mitigation and protection measures have been considered within the landscape masterplan.

3.0 Aims and Objectives

- 3.1 The landscape proposals have been prepared in response to the existing landscape features. The landscape proposals are detailed on the Landscape Masterplan (drawing ref: D8596.001) and supporting Detailed Planting Plan (drawing ref: D8596.002) and Hard Landscape Proposals (drawing ref: D8596.003).
- 3.2 The aspiration for the development is to provide a landscape that delivers:
- A strong sense of place and character;
 - A high quality landscape setting to provide a variety of communal and private areas for recreation, communication and relaxation;
 - A safe and secure environment;
 - A desirable and healthy place to live and;
 - Retention, protection and enhancement of existing vegetation and trees to the peripheries of the site.
- 3.3 The principles that have been taken into account include:
- Creation of a strong landscape structure to complement the character of the proposed built form;
 - Provision of a number of communal spaces to provide community cohesion and opportunities for recreation and relaxation;
 - A circular pedestrian route encompassing the development;
 - The provision of enclosed private spaces/gardens to the northern, eastern and western ground floor apartments;
 - The incorporation of specimen shrub and sensory ornamental planting throughout the development;
 - Co-ordinated SuDS systems that utilise permeable paving to provide a sustainable and aesthetically pleasing solution to surface water;
 - Retention, protection and enhancement, wherever possible, of existing vegetation and landscape features to the periphery of the site, that are ecologically or visually important;
 - Sensitive integration of the development into the existing landscape;
 - Utilisation, where appropriate, of plant species that are in keeping with existing local character, are of local provenance, provide seasonal highlights and interest throughout the site, and enhance biodiversity; and
 - Reduced ongoing maintenance operations.

4.0 Design Principles

Existing site features

- 4.1 There will be some tree losses in order to facilitate the development and associated utilities and infrastructure. New tree and hedgerow planting across the site will try to mitigate tree loss where space allows.
- 4.2 The majority of existing trees, identified as trees of landscape and amenity value, will be retained to ensure the integrity of the landscape is maintained. The design ensures the trees and hedgerows to the periphery of the site are retained to aid screening from adjacent properties to all sides of the development.
- 4.3 A proposed single species hedgerow along the length of the western boundary and blocks of shade tolerant low growing understorey / groundcover planting to the south and eastern boundaries will aid with soften existing boundaries and provide understorey vegetation beneath retained vegetation blocks.

Communal Spaces

- 4.4 The development is focussed around a number of communal spaces. To the west of the building there is a proposed entrance feature creating a strong sense of arrival to the building entrance, encouraging communal interaction and providing residents with an opportunity for relaxation. The communal space will incorporate a central polished stainless steel sphere water fountain set within blue slate chippings, along with seating provision. The space will be enclosed with specimen shrubs, low growing shrubs, ornamental grasses and some perennials for seasonal interest and colour. Ornamental sensory planting will be set within loose slate chippings to provide a high quality appearance and reduce ongoing maintenance requirements. Charcoal coloured flag pavers and mixed resin bound surfacing (Trent) will define communal areas.
- 4.5 To the southern elevation of the building, an outdoor seating area will be positioned adjacent to the communal lounge. This will provide south facing outdoor seating for residents, encouraging communal interaction and providing residents with an opportunity for relaxation. The space will be enclosed with raised timber planters with ornamental sensory planting beds and specimen shrubs, creating separation and screening of the adjacent car park.
- 4.6 To the north of the building the existing trees will be strengthened with the planting of scattered trees, blocks of shade tolerant low growing understorey/groundcover planting and low maintenance grass seed mix. A tarmac footpath will tie into a pedestrian link around the perimeter of the building, with a number of benches located along the route for residential use. To the south of the footpath specimen shrub species are to be set with loose slate chippings and will provide seasonal interest.
- 4.7 Smaller private spaces/gardens to ground floor dwellings on the north, east and west elevations will provide opportunity for private relaxation. The spaces are to be enclosed with low hedgerows and ornamental railings to ensure privacy to residents. Natural coloured concrete flag pavers and smaller ornamental planting beds are to provide an opportunity for residential input.

Sustainable Urban Drainage Systems (SuDS)

- 4.8 CADARN consulting engineers has produced a Sustainable Urban Drainage System for the scheme. The proposals incorporate a series of interventions including permeable hardstanding paving solutions to residential parking bays and communal areas.

Soft landscaping

- 4.9 The planting palette for the development is designed to create a strong landscape structure to complement the character of the site and the proposed built form. The soft landscaping proposals are to create a high quality landscape setting and sense of place. All plant species are to be of local provenance where possible.
- 4.10 A range of planting and trees species, have been proposed to enhance biodiversity and improved conditions for pollinators.

General tree planting

- 4.11 Proposals include new tree planting to the northern boundary of the site to infill gaps within the existing trees, using native species such as *Acer campestre* (Field Maple), *Betula pendula* (Silver Birch) and *Prunus avium* (Wild Cherry), which will be in keeping with existing tree stock. Periphery trees are specified as extra heavy standards (16 - 18cm girth) to provide a greater impact from the offset.
- 4.12 A number of ornamental tree species are proposed within the car park including *Amelanchier arborea* 'Robin Hill' and *Malus* 'Red Sentinel', providing seasonal interest and colour.

Hedgerow planting

- 4.13 A single species *Prunus laurocerasus* 'Rotundifolia' hedgerow is proposed along the western site boundary to provide formality and to aid screening of the existing boundary fences of the Llys Adda housing development. The cherry laurel hedgerow will be evergreen and will form a dense visual screen.
- 4.14 Single species hedgerows of *Ilex aquifolium* are proposed to define the private space/garden boundaries, along with low ornamental railings. *Ilex aquifolium* will provide an evergreen hedgerow boundary and create a sense of enclosure and privacy to the private gardens.

Specimen Shrub Planting

- 4.15 Specimen shrub planting will be used to provide seasonal and visual interest through varying form, height, structure and texture positioned throughout the scheme. Specimen shrub planting is proposed within areas of sensory ornamental planting, as well as stand-alone species set within loose slate chippings.
- 4.16 Specimen shrubs such as *Buxus sempervirens* (cone shape) and *Laurus nobilis* (ball on stem), will provide formality and strong architectural form, along with species such as *Hydrangea*, *Rhododendron*, *Sambucus* and *Syringa* which will provide seasonal interest and colour. Other specimen shrub species, such as *Choisya* and *Sarcococa*, will provide structure and all year round evergreen foliage and texture.

Ornamental sensory planting

- 4.17 Ornamental sensory planting will feature in the overall landscape scheme to provide appropriate 'highlights' to the development. The chosen deciduous and evergreen low growing shrubs, ornamental grasses and perennials will provide a variety of form, colour and texture.
- 4.18 Consideration has been given to the types of species selected to ensure plants are suitably robust and appropriate to the location, in particular this is the case to the sunken private gardens facing north, where available sunlight will be minimal.
- 4.19 All ornamental sensory planting will be set within loose slate chippings, overlaying a suitable geotextile, to aid weed suppression and water retention.

Shade tolerant low growing understorey/ground cover planting

- 4.20 Blocks of shade tolerant low growing understorey/groundcover planting is proposed beneath the existing trees/vegetation and to the peripheries of the car park.
- 4.21 In the northern area two blocks are proposed beneath existing and proposed trees and will include shade tolerant low growing groundcover species such as Hedera helix and Pachysandra terminalis, which will provide a dense carpet between the trees over time.
- 4.22 To the southern and eastern edges of the car park, low growing shade tolerant species such as Hedera helix, Pachysandra terminalis and Vinca major will provide groundcover beneath the existing vegetation to the eastern and southern boundaries.

Grassland areas

- 4.23 The remaining areas of the communal open space will be seeded with a low maintenance amenity grass mix. This will provide an amenity strip along the western edge of the site and areas of grassland beneath the existing trees to the northern boundary. The low maintenance grass seed mix will be allowed to grow longer with the view of being cut on a twice annual basis, leading to greater biodiversity.

5.0 Conclusion

- 5.1 The landscape proposals presented in this report, and on associated drawings, have been prepared to create a development that respects its surroundings and creates an attractive landscape setting for the residents and visitors to utilise.
- 5.2 The design is focussed around a number of communal spaces, to encourage residential interaction, resulting in a strong sense of community. Private enclosed spaces/gardens will provide residents on the ground floor with areas for relaxation.
- 5.3 The landscape strategy will result in a strong and coherent landscape character ensuring the development is a safe, valued and attractive residential development in keeping with its context.



HEAD OFFICE

Genesis Centre,
Birchwood Science Park,
Warrington
WA3 7BH

Tel: 01925 844004
E-mail: tep@tep.uk.com

**MARKET
HARBOROUGH**

Harborough Innovation
Centre,
Airfield Business Park,
Leicester Road,
Market Harborough
Leicestershire
LE16 7WB

Tel: 01858 383120
E-mail: mh@tep.uk.com

GATESHEAD

Office 26, Gateshead
International Business
Centre,
Mulgrave Terrace,
Gateshead
NE8 1AN

Tel: 0191 605 3340
E-mail: gateshead@tep.uk.com

LONDON

8 Trinity Street,
London,
SE1 1DB

Tel: 020 3096 6050
E-mail: london@tep.uk.com

CORNWALL

4 Park Noweth,
Churchtown,
Cury,
Helston
Cornwall
TR12 7BW

Tel: 01326 240081
E-mail: cornwall@tep.uk.com
