



Notes

Entrance and Frontage

- 1 A well-defined, simple threshold treatment to vehicular entrance to reduce likelihood of non-residents parking on site. Along with a low-level wall, pillars and property signage to establish a sense of arrival that alludes to the site being private property without being overbearing or obtrusive. Along with the inclusion of buffer planting between access path and vehicular parking.
- 2 Pedestrian entrance. A level transition from adjacent pavement and resurfacing with uplift in paving.
- 3 Double tiered evergreen hedging, extending from the wall the hedges will be a soft boundary to Highlands Court, enclosing the defensible space.
- 4 Uplift boundary treatment. Timber fence to be inspire a greater sense of security, continuity and improve the general aesthetic of the vehicular and pedestrian access and circulation.
- 5 Rationalised pathways reduce hard surfacing. A band of soft landscaping and hedging against the building allow for a more garden-esque entrance space, this also provides a softer approach to the building and buffer between the property and highway. Additional tree planting will harmonise existing trees and provide additional screening and a greater sense of privacy.
- 6 Existing gate to be uplifted to provide a more welcoming access to the shared courtyard space as well as a direct pedestrian route to the proposed development.
- 7 Entrance pathways to building surface material upgrade to improved continuity across the development.
- 8 Contemporary low maintenance planting with evergreen structure and seasonal herbaceous colour for year-round interest.

Proposed Development

- 9 Vehicular access to the proposed development will define the space; setts, trees and hedges create a sweeping entrance, further defining the new development and delineating the arrival space.
- 10 Road surfacing to be selected to give priority to pedestrians by giving the impression of a mixed-use space and reduce the perception of it being a car park.
- 11 A natural stone gravel strip, with ground reinforcement grid, set alongside the building extends the defensible space into usable vehicular surfacing to accommodate fire tender access and large vehicles turning. As well as creating a surface that is less desirable to walk along, putting passers-by away from the property to improve privacy.
- 12 Thresholds, a change in surfacing delineates entrance spaces to the building, along with low hedging to the building façade.
- 13 Material treatment to the rear elevation of the proposed development to create a more appealing view for properties backing on to development. Ideally the treatment will be subtle to pull attention away rather than becoming a focal point.

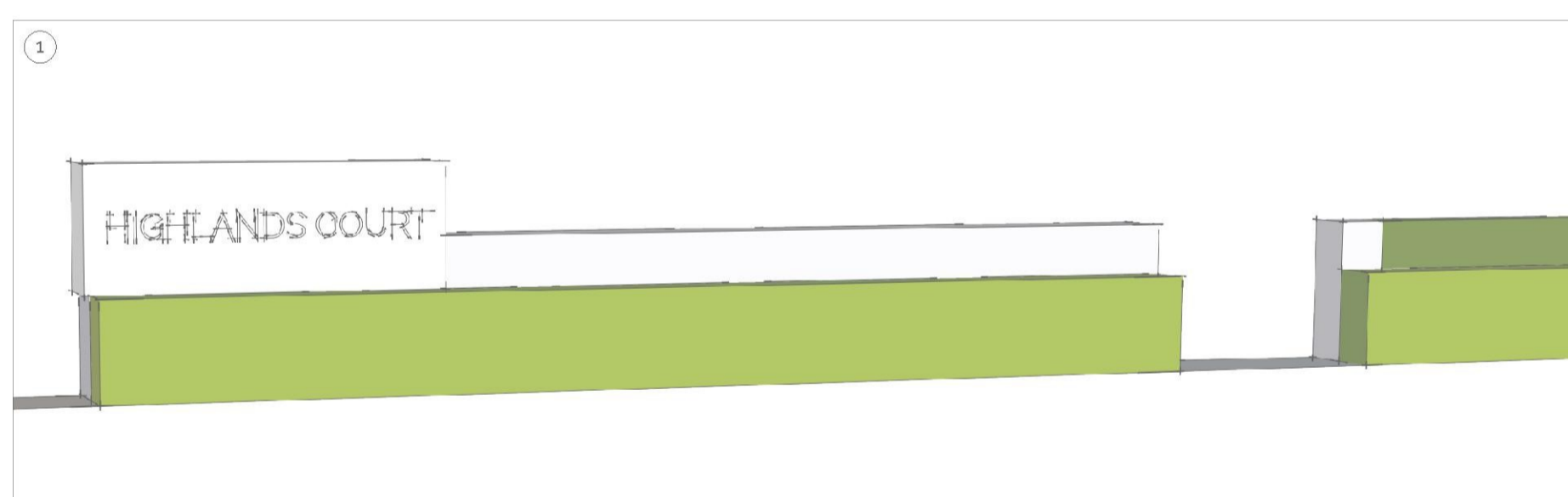
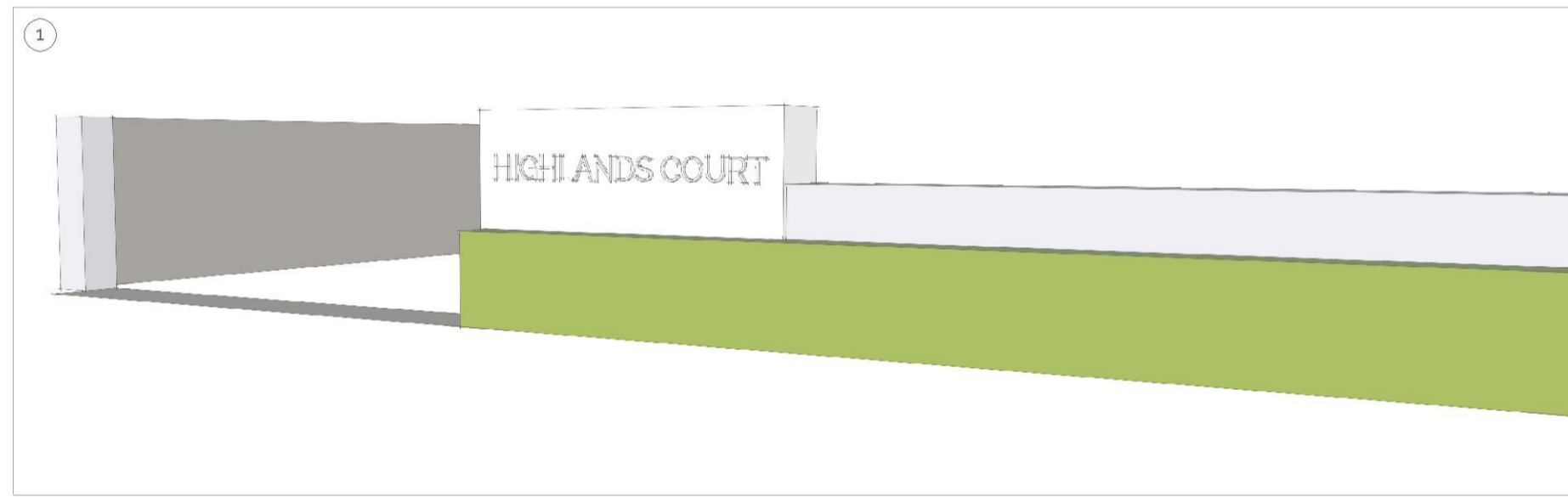
Cycle and Refuse Store




- 14 Refuse store to be tucked away and constructed from sympathetic materials and edged in hedging and soft landscaping.
- 15 Cycle compounds to have an open feel to maintain sightlines from courtyard to proposed development.

Courtyard

- 16 Rationalised pathways direct routes away from the adjacent ground floor windows. Along with large swathes of contemporary planting, this will create a buffer between indoor private spaces and the communal courtyard. Access and circulation with subtle wayfinding lighting, and a continuous planting palette brings the space together and improves the sense of security.
- 17 Additional trees will make the courtyard more welcoming and bring seasonal colour to brighten the space. Bench seating strategically placed to encourage social interactions between residents.
- 18 An increase in usable lawn to allow residents outdoor space to interact with family, visitors and other residents.
- 19 Surface changes to delineate thresholds, gently graded pathways will reduce the need for steps across the site.
- 20 A contemporary planting scheme, the quality of which is intended to give residents an enhanced connection to the space and sense of ownership, engendering greater a shared community spirit.

Reference Concept Imagery



-  BOUNDARY FENCE
-  SURFACE TYPE 1
Light natural stone paver for main circulation routes.
-  SURFACE TYPE 2
Natural Stone in contrast types 1 to delineate building thresholds.
-  SURFACE TYPE 3
Stone setts to delineate vehicular threshold to proposed development and steps at defensible space.
-  SURFACE TYPE 4
Mixed use (pedestrian/vehicular) road surface.
-  SURFACE TYPE 5
Natural stone/gravel with ground reinforcement grid to run along new development frontage, encouraging pedestrians not to walk alongside windows.
-  LAWN
-  PLANTING
-  HEDGING
-  TREE (EXISTING)
-  TREE (PROPOSED)
-  TREE TO BE REMOVED
-  TREE OFF SITE

Issue	Use	Date	S/O
07	Planning	25/03/19	AJ



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