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Target Notes:

1. Mown grass verge to provide tidy edge to footpaths.
2. Native 'Scrub' habitat formed using specimen hazels and hawthorn within a species rich grassland wildflower sward.
3. Native species boundary hedging.
4. Swathes of seasonal bulb planting within grass / wildflower / scrub planting areas.
5. Narrow belt of ornamental shrub planting low enough to permit views out across the river from the development.
6. Ornamental hedge enclosing communal garden area.
7. Communal garden with seating, pergola and water feature.
8. Higher ornamental shrub planting to provide some privacy and sense of containment to the outdoor social space.
9. Covered & secure cycle parking.
10. Dew pond / amphibian scrape to be formed to create seasonally damp area with rock pile habitat.
11. Patio area to activity room with 3no. timber table / seating units.

WEST MARSH ROAD

RIVER WELLAND

ROMAN BANK

APT 1
APT 2
APT 3
APT 4
APT 5
APT 6
APT 7
APT 8
APT 9
APT 10
APT 11
APT 12
APT 13
APT 14
APT 15
APT 16
APT 17
APT 18
Activity Room 100.06 m²
Rest Area
Bin Store 8.32 m²
Lift Lobby 9.61 m²
Laundry 21.27 m²
Buggy Store 80.78 m²
Plant Room 48.67 m²
Entrance Foyer 43.91 m²
Lobby 11.50 m²
Covered Cycle Parking for 30 cycles
MAIN ENTRANCE
Office 31.39 m²
Store 5.34 m²
ENTRANCE INTO BASEMENT CAR PARK
Drop-off
1 in 21 slope
1 in 13 slope
w/f

KEY

- Specimen tree
- Specimen shrub / climber
- Native scrub planting
- Tall shrub planting
- Ornamental shrub planting
- New native hedge planting
- New ornamental hedge planting
- Wildflower turf
- Swathes of bulb planting
- Mown grass areas

Rev	Date	Description
A	07-12-22	New footpath link S of building, cycle store added.
B	08-12-22	Bin store re-located.
C	09-12-22	Drop off bays switched. Planting amended to suit.
D	13-12-22	Dew pond / amphibian scrape added.
E	16-02-23	Revised layout incorporated.
F	27-02-23	Amended to suit updated road layout.

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PROJECT
Roman Bank, Spalding

DRAWING TITLE
Landscape Strategy Plan

CLIENT
Sea Island Developments

ISSUE PURPOSE	DRAWN	CHECKED
APPROVAL	PB/QV	PB

SCALE	DATE
1:200@A1	Nov. '22

DRAWING NUMBER	REVISION
1607-2-1	F