



L I Z A R D

Landscape Design and Ecology

EAST SUSSEX COUNTY COUNCIL

JOFF YOUTH CENTRE

Roderick Ave, Peacehaven

Landscape Design Strategy

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1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology has been commissioned to develop a Landscape Design Strategy for Joff Youth Centre at Roderick Ave, Peacehaven .
- 1.2 The Landscape Design Strategy sets out the design intent and objectives of the proposed landscape scheme and provides the outline hardscape material palette considered appropriate and beneficial for the proposed scheme.
- 1.3 The design strategy was informed by desk study and a site visit undertaken on the 6th April 2023 to appraise existing features on Site and the surrounding area.



Legend



Site Boundary

Figure 1. Landscape Context





Photograph A - The Joff Youth Centre with adjoining open grass field to the right.

2.0 EXISTING SITE INFORMATION

The site

- 2.1 The development site (referred to as the Site) encompasses the Joff Youth Centre, at Peacehaven and adjoining grass field. The Site is edged with residential development to north and west and with industrial units and retail properties along Roderick Ave to the south west (Grid Reference: TQ 41083 01624).
- 2.2 The Site comprises of the Youth centre with car park on the west and a large open grass field to the east (Photograph A). The north and east sides of the field are enclosed with fence and a hedge while the south and west sides with a low bund. The site is some 135m in length from north west to south east and increases from a width of some 50m where adjacent to existing properties along the Roderick Ave south eastwards to some 85m.
- 2.3 Landform across the Site falls from a high of some 47m aOD in the west to a low of some 44m in the north east and south east, with intervening levels to the centre of the southern boundary at 43.5m aOD and northern boundary at 45m aOD.

Existing Vegetation

- 2.4 The Site is largely devoid of existing vegetation being laid to hard standing and amenity grass; the adjacent playing field is edged with a hedgerow along the northern boundary and a singular tree located to the north western corner.

Surrounding Landscape

- 2.5 The Site lies centrally within the Peacehaven parish boundary and is surrounded with residential plots along the northern boundary and industrial and retail shops towards the south east.

3.0 DEVELOPMENT PROPOSAL

- 3.1 The development proposals consist of the refurbishment of the existing Youth Centre and adding an extension accompanied by a associated hard and soft landscape scheme.
- 3.2 The proposed scheme aims at creating an outdoor recreational space for the community while promoting opportunities for biodiversity enrichment and educational opportunities. The existing landscape setting of the site, including the entrance lawn strip, pedestrian access to the centre and bin store would be retained as reasonably practicable.

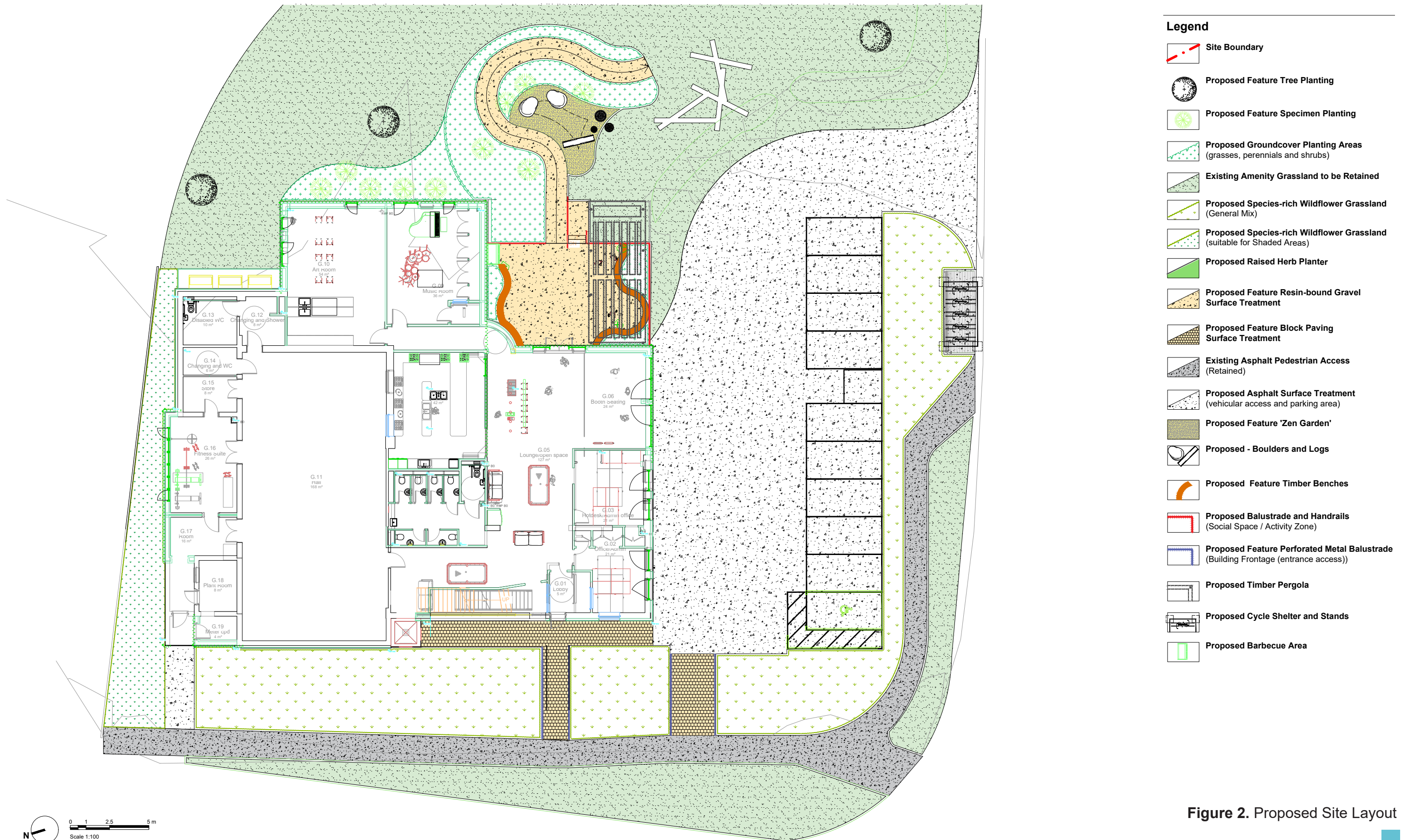
4.0 PROPOSED LANDSCAPE SCHEME

Strategic Objectives

- 4.1 The proposed Landscape Design Strategy has been informed by a desk study and by Site visit carried out in April 2023.
- 4.2 The primary objective of the proposed Landscape Design Strategy is to provide a recreational space for the community and to establish Biodiversity Net Gain through native planting. This is envisaged to be achieved by:
- Supporting local wildlife and connectivity by planting of native trees and wildflower species offering opportunities for foraging, shelter and habitat creation;
 - Managing the surface water run off through hard and soft landscaping;
 - Appropriate planting treatment, providing privacy and softening the building from the landscape around;
 - Landscape design solutions featuring sensory elements which would encourage inclusivity and engagement.

Layout

- 4.3 The proposed development with its associated landscape scheme will be confined to the area around the Youth Centre. The entrance lawn strip along with hard pedestrian entry would be retained.
- 4.4 The arrival area would encompass an Asphalt surface treated drive with 10 car park spaces including disabled car park. A cycle shelter for 10 nos is proposed at the entrance.
- 4.5 A feature Pedestrian pathway to the building frontage is proposed to match with the building character surrounded by Wildflower Grassland species promoting the on site biodiversity.
- 4.6 The areas to the east of the entrance would be retained as a recreational space for the community.
- 4.7 The southern terrace would be connected with the internal space within the the Youth Centre. The spill out area would be surfaced with Resin-bound Gravel and will compose of organic shaped Timber Benches to provide inclusive social space. The seating would also be enhanced with sensory planting around it.
- 4.8 The terrace area would also comprise a Bespoke Timber Pergola providing potential for hammocks and shade canopies. Additionally a Barbeque Area is proposed.
- 4.9 It is proposed that the southern terrace would further be connected to a Sunken 'Zen' Garden with logs and boulders for children. The ramp would feature ornamental planting.
- 4.10 An outdoor Seating area has been proposed which would be constructed by the Youth Centre Group using inexpensive recycled materials.
- 4.11 A Feature planting scheme is proposed along the Eastern Building edge to soften the facade and provide privacy with Feature Native Tree Planting on the existing lawn area to enhance on site biodiversity.



*Acer campestre**Sorbus aucuparia**Thymus vulgaris**Origanum vulgare**Lavandula angustifolia**Rosmarinus officinalis**Corylus avellana**Rosa arvensis**Ruscus aculeatus**Osmanthus x burkwoodii**Sedum spectabile**Saxifraga x urbium**Achillea 'Coronation Gold'**Echinacea purpurea**Deschampsia cespitosa**Helleborus niger**Luzula sylvatica**Viburnum lantana*

Soft Landscape

- 4.12 The emerging soft landscape scheme would assume a soft seasonal palette offering opportunities for landscape enhancement, growing native and ornamental plants and delivering wildlife value.
- 4.13 A native mixed-species shrub bed with feature planting is proposed as a facade treatment with adjacent Youth Centre in the north west. This would offer the sense of privacy through visual separation between the properties and provide shelter and foraging opportunities for local wildlife.
- 4.14 Wildflower Grassland species would be planted around the building edge mainly at the main entrance and to the north. Planting native feature trees to the south east of the proposed recreational area would provide visual character, shade and will provide further habitat opportunities.
- 4.15 The edges of the southern terrace would be planted with groundcover shrubs, perennials and grasses which would help in achieving biodiversity and wildlife impact. The activity access zone area would be flanked by low groundcover planting as well with feature planting.
- 4.16 The amenity lawn grass area surrounding the car park would be enhanced with wild flower species for pollination and wildlife attraction also providing a nice visual entrance for the driveway to the Youth Centre.

Group	Species Name	Origins	Amenity	Container	Density	Height
Shrubs	<i>Cistus x corbariensis</i>		cA576	C3	3/m²	30 - 40 cm
	<i>Corylus avellana</i>	N	a	BR	Specimen	60 - 90 cm
	<i>Daphne laureola</i>	N	ca57	C2	Specimen	30 - 40 cm
	<i>Daphne odora</i> ‘Aureomarginata’		ca57	C2	Specimen	30 - 40 cm
	<i>Hydrangea arborescens</i> ‘Annabelle’		A79	C3	Specimen	40 - 60 cm
	<i>Osmanthus x burkwoodii</i>		cAb75	C5	Specimen	40 - 60 cm
	<i>Rosa arvensis</i>	N	Ab567	BR	3/m² and as specimen	Varies
	<i>Ruscus aculeatus</i>	N	cb6	C3	3/m²	30 - 40 cm
	<i>Viburnum lantana</i>	N	034Ag	C5	3/ m²	30 - 40 cm
	<i>Viburnum x burkwoodii</i>		cAbb75	C5	Specimen	60 - 80 cm
Herbaceous Perennials	<i>Acanthus spinosus</i>		Aa76	C3	1/m²	Herbaceous perennials to fill pot entirely, be fully rooted and present healthy growth
	<i>Achillea</i> ‘Coronation Gold’		a0	C3	3/ m²	
	<i>Anemone nemorosa</i>	N	A7	Rhizomes or seeded	7/m²	
	<i>Bergenia</i> ‘Purpurea’		ca7	C2	5/m²	
	<i>Echinacea purpurea</i>		76	C2	5/m²	
	<i>Euphorbia amygdaloides</i>	N	caa7	C2	5/m²	
	<i>Helleborus niger</i>		cA7	C2	5/m²	
	<i>Libertia grandiflora</i>		cA7	C2	5/m²	
	<i>Myosotis sylvatica</i>	N	a	P9 or seeded	5/m²	
	<i>Rudbeckia fulgida</i>		a756	C2	5/m²	
	<i>Saxifraga x urbium</i>		caA7	P9	7/m²	
	<i>Salvia pratensis</i>	N	a756	C2	5/m²	
Bulbous Perennials	<i>Allium</i> - ornamental varieties		a75	Bulb - 4/5	7/m²	Healthy bulbs
	<i>Hyacinthoides non-scripta</i>	N	a	Bulb - 6/7	7/m²	
Ornamental Grasses	<i>Carex pendula</i>	N	ca7	C2	Specimen	Full pot, fully rooted, healthy
	<i>Deschampsia cespitosa</i>	N	caa7	C2	5/m²	
	<i>Luzula sylvatica</i>	N	ca7	C2	5/m²	
Herbs	<i>Lavandula angustifolia</i>		0a58	P9		Full pot, fully rooted, healthy
	<i>Origanum vulgare</i>	N	0 58	P9		
	<i>Rosmarinus officinalis</i>		0a58	P9		
	<i>Thymus vulgaris</i>	N	0 58	P9		
Wildflower Mix	EM5F – Wildflower Mixture for Loamy Soils	N	aaAa	N/A	4 g/ m²	N/A
	EW1F- Wildflower Mixture for Woodland	N	aaA	N/A	4 g/ m²	N/A

- Outline Plant Schedule and Specification
- 4.17

The soft landscape design proposals have been informed by *Ecological Appraisal* by Lizard Landscape Design and Ecology and feature species recommended in RHS ‘*Perfect for Pollinators*’ .
- 4.18

For details of the proposed soft landscape layout refer to LLD2922-LAN-DWG-010 - *Illustrative Masterplan*.

KEY:

- BR

Bare Rooted Stock
- C2/3/5

2/3/5 I Container Grown Stock
- P9

9 cm Square Pot Grown Stock
- 0

Valuable for insects
- 2

Valuable honey plant
- 3

Attractive to birds
- 4

Wildlife shelter
- aA

Interesting flowers (colourful/ white)
- bB

Interesting fruits (colourful/ white)
- cc

Evergreen/ marcescent (retaining spent foliage)
- C

Coniferous
- d

Interesting shoots (twigs, bark)
- e

Interesting foliage
- g

Seasonal colouration (indicative colour)
- 5

Olfactory sensations
- 6

Interesting to touch and feel
- 7

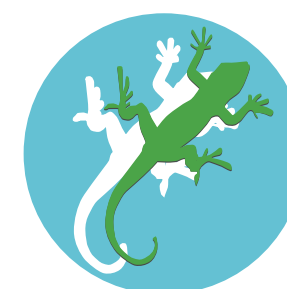
Visual sensations
- 8

Edible
- 9

Hearing sensations

*Block pavers**Buff toned Resin bound Gravel**Zen Garden**Timber pergola**Logs inscribed within the Resin bound Gravel**Bespoke Curved Bench**Bike shelter***Hard Landscape**

- 4.19 The proposed landscape scheme includes creation of paved areas.
- 4.20 The Arrival Area in the western part of the development would form a paved pedestrian entrance providing access to the Youth Centre. It is envisaged that appropriate paving material for the proposed drive would include block pavers and feature perforated metal balustrade replacing the existing one.
- 4.21 A bike shelter housing 10 bikes is proposed at the entrance driveway leading to the car park which would be surfaced with asphalt.
- 4.22 The southern terrace and the ramp leading to the activities zone area would be finished by buff coloured resin bound gravels. Timber pergola would be proposed providing potential for hammocks and shade canopies. The terrace also comprises of curved organic shaped benches surrounded with low planting beds.
- 4.23 Area to the east of the terrace would be formed as an outdoor Activity area with a ramp leading to the Zen garden. Finishes to the zen garden would feature gravel, rocks and logs.
- 4.24 There is a space provided for an outdoor seating area which would be constructed by the Youth Centre Group using recycled materials.
- 4.25 For details of the proposed hard landscape layout refer to LLD2922-LAN-DWG-010 - *Illustrative Masterplan*.



LIZARD

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