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Adult Day Care Centre Queensferry, Deeside

Landscape Statement

October 2017

Introduction

The Landscape Statement forms one of a suite of documents submitted in support of the planning application for the construction of a new Adult Day Care Centre in Queensferry, Deeside.

The Site & Surrounding Context

Located on Chester Road East, the proposed building is part of a wider site which currently houses the existing Adult Day Care Centre. Also located on the site is John Summers High School which adjoins Queensferry Primary School. Aside from these buildings the site is composed of amenity grassland surrounded by a narrow band of scrub and trees. The site is immediately bounded by residential development to the south and west, an existing school building (John Summers & Queensferry Primary) to the east and further playing fields to the north.

Views and Containment

The position of the new facility is in the South West corner of the wider site which offers it a secluded but prominent location that meets with the client aspirations of a safe but accessible building. The general levels of the site offer a gradual increase towards the South and West meaning that the new facility, whilst away from Chester Road East, will take a gently raised standing allowing it to be visible and therefore readily accessible for both the public and building users.

Whilst the building is intended to be open to the general public and provide café and dining facilities in this regard, the building users also need to be accommodated in a manner which is safe and secure. Access to the building is predominantly expected to be by vehicle and a 25 space car park will be provided as well as a separate circular drop off which will cater for taxis and minibuses. Whilst the front of the building is open to the wider site, the rear has a secure, enclosed garden. This responds to the building users' needs of a calming, open and functional space but one which is also safe and secure from both the building side and wider site. A 2.4m high perimeter fence will be installed to the garden but will be softened with native hedge planting.

Overall, the position of the new facility and its associated landscaping is one which works in the context of the wider site, remaining accessible yet prominent, welcoming but secure.

Proposed Development

The following section is to be read in conjunction with drawing No. 2388-LG(9-)01 Landscape Plan which forms part of the planning application.

A vehicular access road is proposed leading to a car park and drop off zone. The car park caters for 15No. standard parking and 10No. disabled parking.

The general strategy for developing the landscape and external areas for the proposed adult day care centre is to create a unified site which weds the new building into its immediate external hard and soft landscape spaces and provides an appropriate setting within the wider context. Careful

attention is to be paid to the site boundaries and to ensure that an engaging and safe environment is provided for the adults using the facility which is both conducive to learning, and social interaction.

Key Landscape Elements for the proposed development include:

- Enclosed Garden – An outdoor landscaped space including level footpaths with loops, planting beds, seating in both sun and shade, grassed areas and trees and timber raised beds for gardening. Tables are provided for eating and games activities plus quiet areas for observing nature/birds. There is easy access to outdoors and good staff surveillance from indoors. Privacy from outside the garden to the west is provided with the planting of a border of ornamental shrubs around the garden perimeter creating a green, secluded safe setting for all to enjoy including staff and visitors.
- Boundary treatments - The building and car park are open to the surrounding landscape with a 2.4m high boundary to the enclosed garden.
- Soft Landscaping – Ornamental trees & shrubs with grass lawns within the enclosed garden. Native species tree planting to surround the car park and in the grassed area at the frontage of the building. Native hedge to be planted to the outside of the enclosed garden boundary to encourage wildlife particularly birds and help screen the boundary.
- Hard Landscaping – Macadam roadway and car park. Macadam footpaths to access building. Various paved surfaces to enclosed garden suitable for wheelchair use. Comfortable seating and picnic tables to enclosed garden to DDA criteria.
- External Lighting – Lighting provision to car park and drop off area.