



NOTES

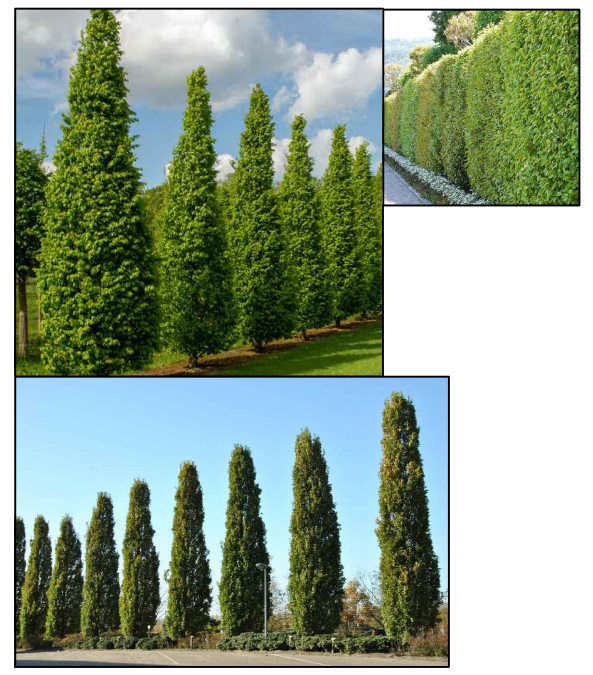


Play Area
A small discreet play area which is comprised of carefully placed natural stone amongst reinforced lawn and planting. It creates a functional but subtle feature which reflects the setting and enhances the garden.



Listed Building Setting
The proposed development is in the vicinity of The Old Manor House which is a Seventeenth Century building constructed by Thomas Muxloe who owned a large amount of land in this part of Desford. It is one of the earliest brick build houses in Leicestershire.

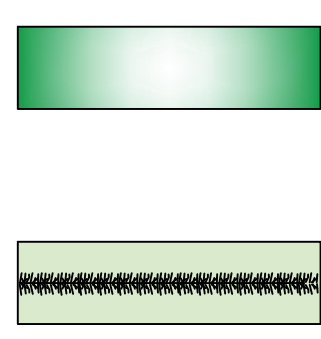
The hard landscape of the proposed development includes brick paver surfaces and detailing to reflect the materials of the Old Manor House. This helps to continue the local vernacular.
Fastigate trees, low hedge and shrub planting extends the green thread of the soft landscape from the environs of the Manor House across the High Street. This continuity blends the development into the setting.



Soft Landscape
Strategically placed large fastigate trees introduce strong vertical elements into the development which soften the impact of the hard landscape and integrate with the listed building environs opposite.
The trees and shrub planting have been specified and are positioning to allow free movement of vehicles and pedestrians without obstruction or hazard.

Low shrub planting to the periphery of the building, car park and beer garden help define the external spaces and provide continuity throughout.

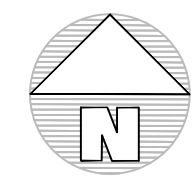
Native hedges around the car park integrate the hard landscape with green infrastructure and enhance the bio-diversity of the site.



Shrub and herbaceous planting

Native hedgerow

© Keary Design Associates Ltd retains the copyright on the contents of this drawing. It must not be reproduced in whole or in part, nor must any proposals or designs indicated hereon be implemented without written permission. Do not scale. Notify the Landscape Architect of any discrepancies. Tree positions subject to foundation depths and service run review by engineer.



REV	DATE	NOTES
-----	------	-------



Client Corporate Architecture

Project Retail and Residential Development adjacent to The Bluebell Public House Desford

Drawing Title Landscape Masterplan

Drawn	Scale	Paper Size
DK	1:200	A1
Date	Drawing No.	Revision
May 2023	2301-PL1-02	-

Keary Design Associates Ltd
THE STUDIO, 46 Stretton Rd, Great Glen, Leicester LE8 9GN
t- 0116 241 0299 - e-info@kearydesign.co.uk
www.kearydesign.co.uk

LANDSCAPE MASTER PLAN LAND ADJACENT TO THE BLUE BELL PUB DESFORD