

Victoria Point: NMA landscape changes summary 09.03.26

Project Number

13476

Date/Time

9th March 2026

Changes to Fire Escapes at Block 2, 3 and 4

Gates have been installed at the entry points to the landings that connect the rear fire escapes to Blocks 2, 3, and 4. These gates will restrict residents' general access to the fire escape staircases from the communal amenity areas. The rear fire escapes will be used solely for emergency evacuation and occasional maintenance access.

Changes to Planting

Slight changes to the extent and type of planting have arisen due to the reconfiguration of the courtyards between Blocks 2, 3, and 4. Where possible, planting locations have been adjusted to ensure that vegetation is retained as close to its original position as practicable.

■ Planting Densities:

Planting densities have been reviewed and standardised so that consistent densities are applied across all planting areas.

■ Tree Planting:

Trees previously missing from the rear of Block 3 have been reinstated. Additional tree planting has also been introduced to the rear of Block 2 to maintain a green aspect along the boundary with South Grove / Chelford Close, thereby increasing overall tree cover within the development.

■ Hedge Planting:

A small reduction (10%) in hedge planting has occurred to the rear of the courtyards between Blocks 3 & 4 and Blocks 2 & 3 due to pathway reconfiguration. Tree planting has been retained to provide enclosure and to frame the entrances to the cycle stores. Additional mixed planting, including ferns, grasses, and herbaceous species, has been incorporated to maintain a strong green character within the courtyards.

■ Shrub Planting:

A modest reduction (8.5%) in shrub planting has occurred across the scheme as the planting palette has been diversified to incorporate a greater proportion of bulbs, herbaceous species, ferns, climbers, and grasses. These will provide a greater range of sensory interest.

■ Native Edge Mix:

The area of native edge mix has been increased to the rear of the site. This will provide enhanced screening to South Grove / Chelford Close.

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Table 1.1: Planting comparison

	Planting Plans 12355-LUC-XX-00-DR-L-0400 P06 and 12355-LUC-XX-00-DR-L-0401-404	Planting Plans 12355-LUC-XX-00-DR-L-0400 P08, 12355-LUC-XX-00-DR-L-0401 to 404 P06
Trees	119	123
Hedge planting	193	174
Shrubs	529	484
Herbaceous	3152	3169
Climbers	-	37
Conifers	6	6
Bulbs	241	436
Ferns	883	968
Grasses	1434	1894
Shrub Mix	433	433
Sun Mix	96	93
Native edge mix	564	620
Shaded mix A	42	69
Shaded mix B	123	76
Wildflower plugs	344	344
Dogwood Willow mix	32	32