



## Units 21 & 23

Gershwin Blvd, Witham, Essex

We were appointed by a developer client as landscape architects on this 0.33ha greenfield site that is to accommodate two commercial units and associate parking. Our scope was to provide information to support a detailed planning submission.

The plot is approximately rectangular in shape with a newly completed supermarket to its north west and an access road to its south west edge. To the plot's south east and north east edges are fields. The plot has a fall of approximately 2m from the south west to the north east boundaries.

The development has three access points off the main access road. Two serve the public car parking area and one serving the deliveries area, to the north west building. The vehicular tracking for the delivery vehicles was carefully considered and accommodated within our proposals. The visitor car parking accommodated a significant number of disabled and parent and child spaces, these were located close to the buildings' entrances. Part M compliant pedestrian access routes was accommodated across the site.

Where possible, structural landscape planting was proposed between the parking blocks to reduce the visual dominance of cars. Hedging was proposed along a significant portion of the north east boundary and trees were specified in suitable locations. It was intended that these elements would provide a suitable visual boundary and help to reduce the visual mass of the proposed buildings when viewed from the fields to the north east.

**Client**  
Churchmanor Estates

**Architect**  
BCR Architects

15 Iliffe Yard | London | SE17 3QA | 020 7277 1035 | mail@davisla.com | www.davisla.com

Davis Landscape Architecture Limited  
Registered in England and Wales  
Company Number 07018870  
VAT Registration Number 979558439

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