Proposed Natural Stone Steps
Reclaimed Yorkstone step slabs are proposed to provide durable, sustainable access routes while reinforcing the heritage character.

Existing Trees to be Retained
The existing trees within the residential property would be retained, maintaining the contribution to the local setting of the development. Trees to be retained in accordance with BS5837:2012.

Existing - Natural Stepping Stones
Existing reclaimed Yorkstone paving will be retained within the rear garden, preserving character, sustainability and minimising environmental impact through reuse of materials.

Upgrade Existing Track
Access drive to be surfaced with a Natural Stone Shingle. Geosynthetic systems to be implemented for protecting the tree roots.

Proposed Wooden Edge
Wooden edge to complement the local character and define the surfaced access drive boundaries with natural elements.

Proposed Wooden Vehicular and Pedestrian Gate
The existing vehicular wooden 5 bar gate is relocated Its presence reinforces the traditional character of the property while integrating seamlessly with the wider landscape design.

Existing - Stepped Access
Existing stepped access to the neighboring properties is to be retained, preserving established circulation routes within the garden.

Proposed Retaining Wall
Retaining flint wall with natural stone top. Proposed retaining flint wall with natural stone top, designed for maintaining the local character of the site.

Proposed Patio Surfaced with Natural Stone Paving
Reclaimed Yorkstone slabs paving are proposed to provide a dining area and reinforcing the heritage character.

Proposed Loose Gravel Paths
loose gravel path that provides a permeable, natural surface that guides movement through the garden. It leads seamlessly to the garage and newly gated entrance, enhancing access while retaining local character.

Proposed Metal Railing Fence
The proposed metal railing fence is to be installed on the top the existing wall, providing enhanced security and definition of boundaries. It complements the traditional character of the property and the wider landscape.

Proposed Bonded Gravel
The proposed bonded gravel surface provides a stable, low-maintenance finish that blends seamlessly with the garden setting. Its natural tones complement the local character while ensuring durable and accessible pathways throughout the site.

Existing Vehicular Entrance
The existing vehicular entrance is retained to maintain continuity of access and respect the established approach.

Existing Bin Store Area
The retained bin store area will provide a functional, well-integrated waste management solution, while maintaining the site's aesthetic by using natural materials.

Proposed Gate
Newly gated entrance, enhancing access while retaining local character.

Existing Steps
Existing stepped access to be retained.

Proposed Sculpture
A sculpture is introduced as a focal element within the garden.

Proposed Bench
The proposed bench will be positioned in alignment with the geometric Italian garden, enhancing symmetry and elegance. This feature will provide functional seating.

Proposed Garden
Proposed wild grasses with added colour from English lavender.

Existing - Stepped Access
Existing stepped access and gate to be retained.

Proposed Granite Cobble Stones
Proposed granite cobblestones are introduced to create robust and textured surfaces that enhance circulation routes. Providing a timeless sense of heritage within the new proposed English rose garden.

Proposed Retaining wall
Retaining flint wall with natural stone top. Proposed retaining flint wall with natural stone top, designed for maintaining the local character of the site.

Existing Flint Wall
Retaining Flint wall with Natural stone top to be retained.

Existing - Shingle Pathway
The existing shingle pathway is to be retained, maintaining the natural aesthetic and improving permeability.

Existing Steps
Existing natural stone steps will be retained, preserving their timeless character. Enhancing continuity and heritage within the garden setting.

Existing - Main Road
The existing main road, surfaced with asphalt, is the principal access route to the house.

Exiting - Surfaced Access Pathway
Existing surfaced access pathway is to be retained, maintaining established circulation and practical connectivity across the neighbouring pedestrians access.

N

0 1 2.5 5 10 m

Scale 1:200

Landscape Maserplan
Jarvis, Jarvis Lane, Steyning, West Sussex

Legend

- **Site Boundary**
- **Existing Trees to be Retained and Protected** Existing mature trees with Root Protection Areas to be retained and protected on site in accordance with *BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.*
- **Existing Vegetation to be Retained**
- **Existing Vehicular Entrance to be Retained**
- **Existing Bin Store Area to be Retained**
- **Existing Bin Store Area to be Retained**
- **Existing Flint Wall to be Retained**
- **Existing Shingle to be Retained**
- **Existing Steps to be Retained**
- **Existing Stepped Access to be Retained**
- **Existing Natural Stepping Stones to be Retained**
- **Existing Main Road**
- **Existing Surfaced Access To be Retained**
- **Proposed Ornamental Planting**
- **Proposed Native Shrubs**
- **Proposed Gravel Surfaced Access Drive**
- **Proposed Loose Gravel Path**
- **Proposed Resin Bonded Gravel**
- **Proposed Yorkstone**
- **Proposed Granite Cobble Stones**
- **Proposed Metal Railing Fence**
- **Proposed Retained Wall**
- **Proposed Patio Sculpture**
- **Proposed Wooden Vehicular and Pedestrian Gate**
- **Proposed Bench**
- **Proposed Wooden Edge**

Notes:
1. To be read in conjunction with accompanying documents produced by the Landscape Architect.
2. Not to be used for Contract nor Construction purposes.

PLANNING ISSUE

Rev	Description	Date	Drawn	Appr
01	Planning Issue	16.12.25	AS	RM
00	Planning Issue	10.12.25	AS	RM

LIZARD
Landscape Design and Ecology
Top Floor - Caravelle House, 17-19 Goring Road, Worthing, BN12 4AP
01903 216033 office@lizardlandscape.co.uk lizardlandscapeecology.com

Client
Mr Sutherland

Project Title and Location
Jarvis
Jarvis Lane, Steyning, West Sussex

Drawing Title
Landscape Masterplan
General Arrangement Plan

Scale	*Drawn*	*Approved*	*Date*
1:200@A1	AS	RM	10.12.25

Drawing No	*Revision*
LLD3620-LAN-DWG-010	01