

LANDSCAPE DESIGN AND ACCESS STATEMENT

LUXURY TOURISM AND WELLNESS RETREAT
LEVALLYREAGH RD, ROSTREVOR

June 2025 / PROJECT NO. 8013



DOCUMENT DETAILS

Project Number: 8013
Project Name: Levallyreagh Rd, Rostrevor

BELFAST OFFICE
Hawarden House
163 Upper Newtownards Road, BT43HZ

WEST LONDON OFFICE
Office 202 Regus Heathrow
450 Bath Road London, UB70EB
+44 (0) 20 7305 7323

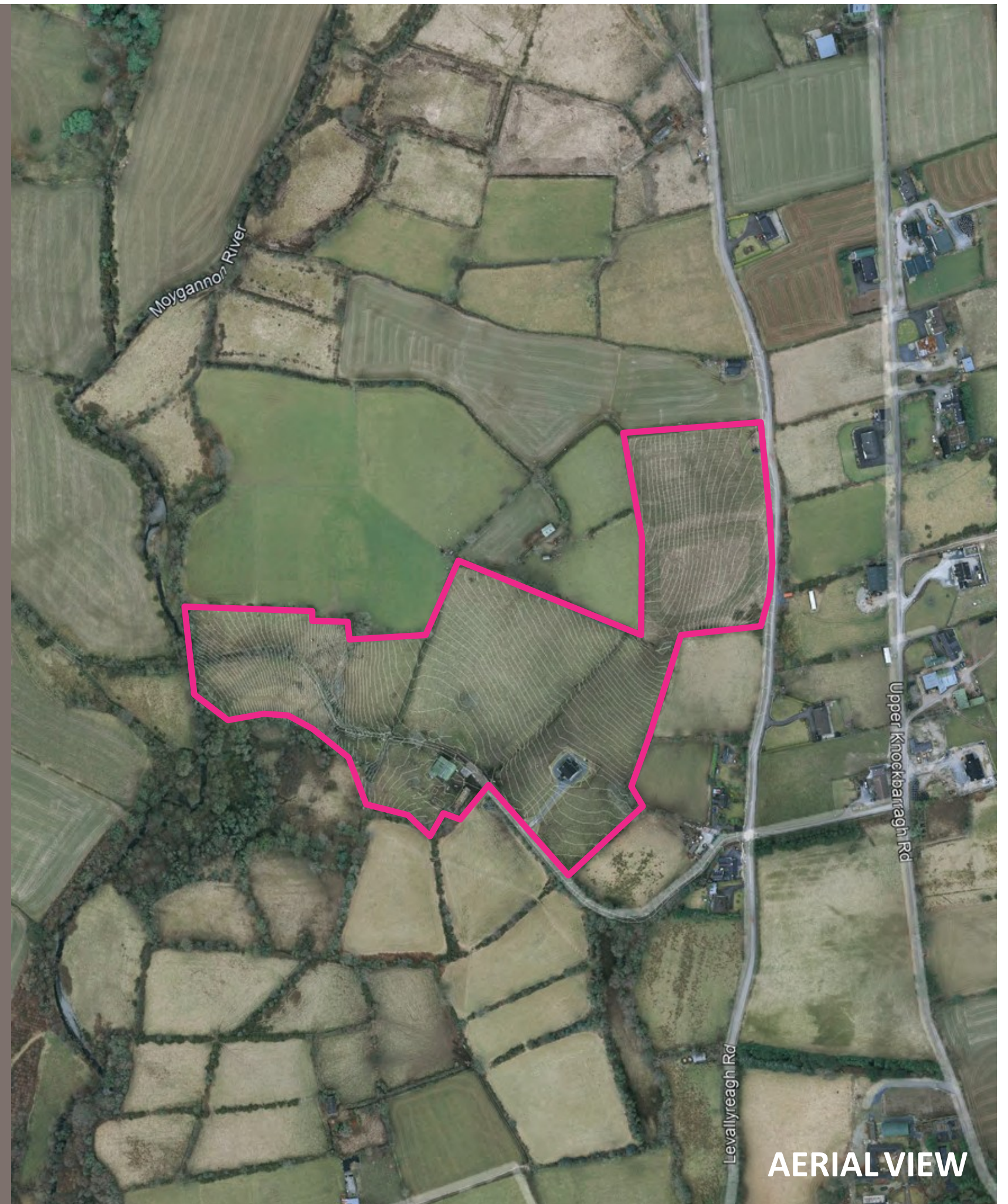
www.parkhood.com
t: +44 (0) 28 9029 8020
e: info@parkhood.com

Revision Log

Prepared	Reviewed	Issue date	Revision
LP	JP	28 Nov 2023	A
CL	JP	29 Nov 2023	B
MN	JP	11 Dec 2023	C
SL	MN	30 Jan 2024	D
LP	JP	13 Feb 2024	E
WT	JP	27 Jun 2025	F

CONTENTS

1. SITE ANALYSIS
2. OVERALL LANDSCAPE MASTER PLAN
3. AREA 1 – ANIMAL EXPERIENCE AND PICNIC AREA
4. AREA 2 – GUEST CABINS AND COMMUNITY AREA
5. AREA 3 – ENTRANCE AND GATE LODGE



01

SITE ANALYSIS

01 | SITE ANALYSIS - SITE LOCATION





Moygannon River

Levallyreagh Road

Existing Farm House

SITE

Existing Farm Building

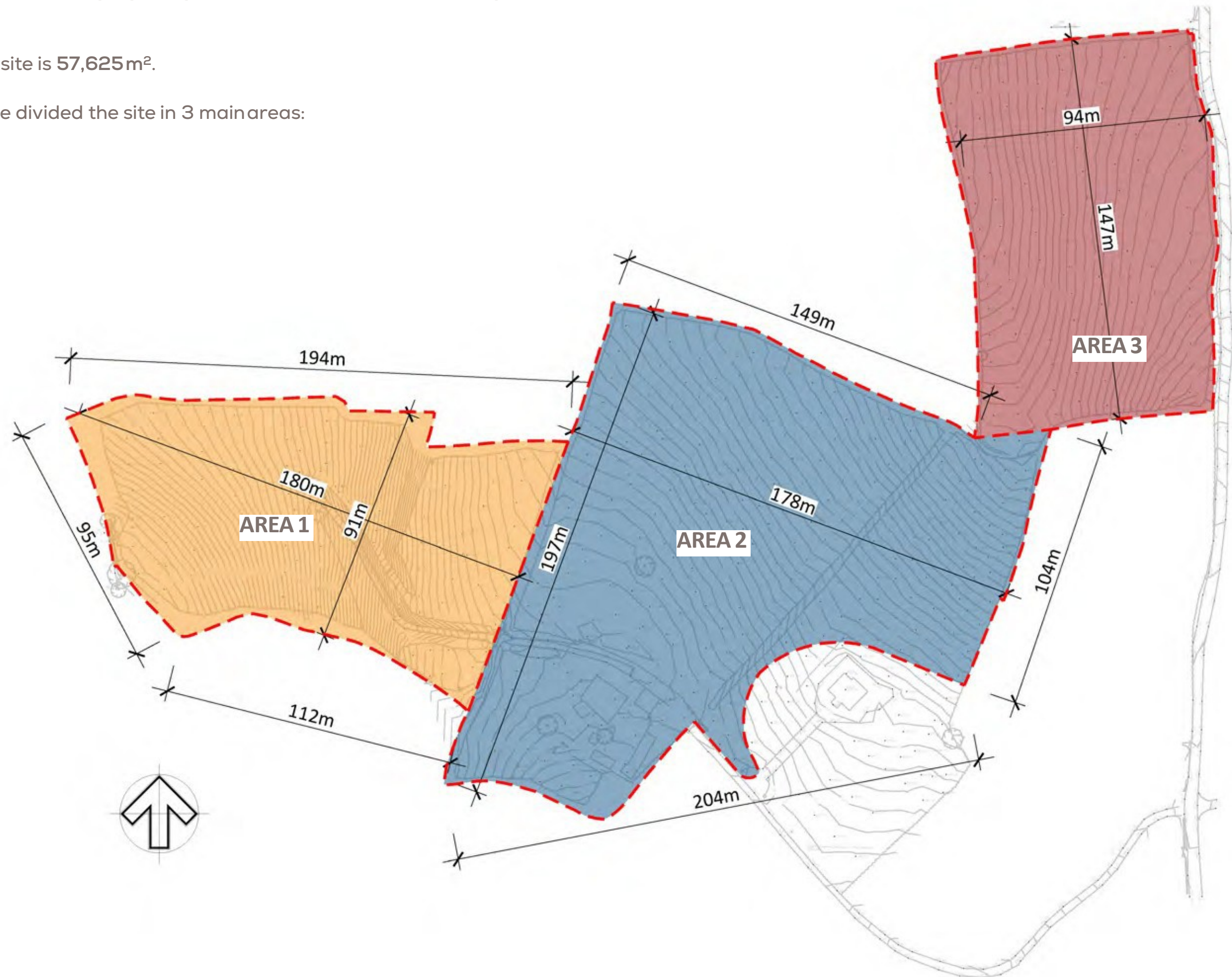
Levallyreagh Rd

01 | SITE ANALYSIS - SITE PARAMETERS

The total area of the site is 57,625m².

For simplicity we have divided the site in 3 main areas:

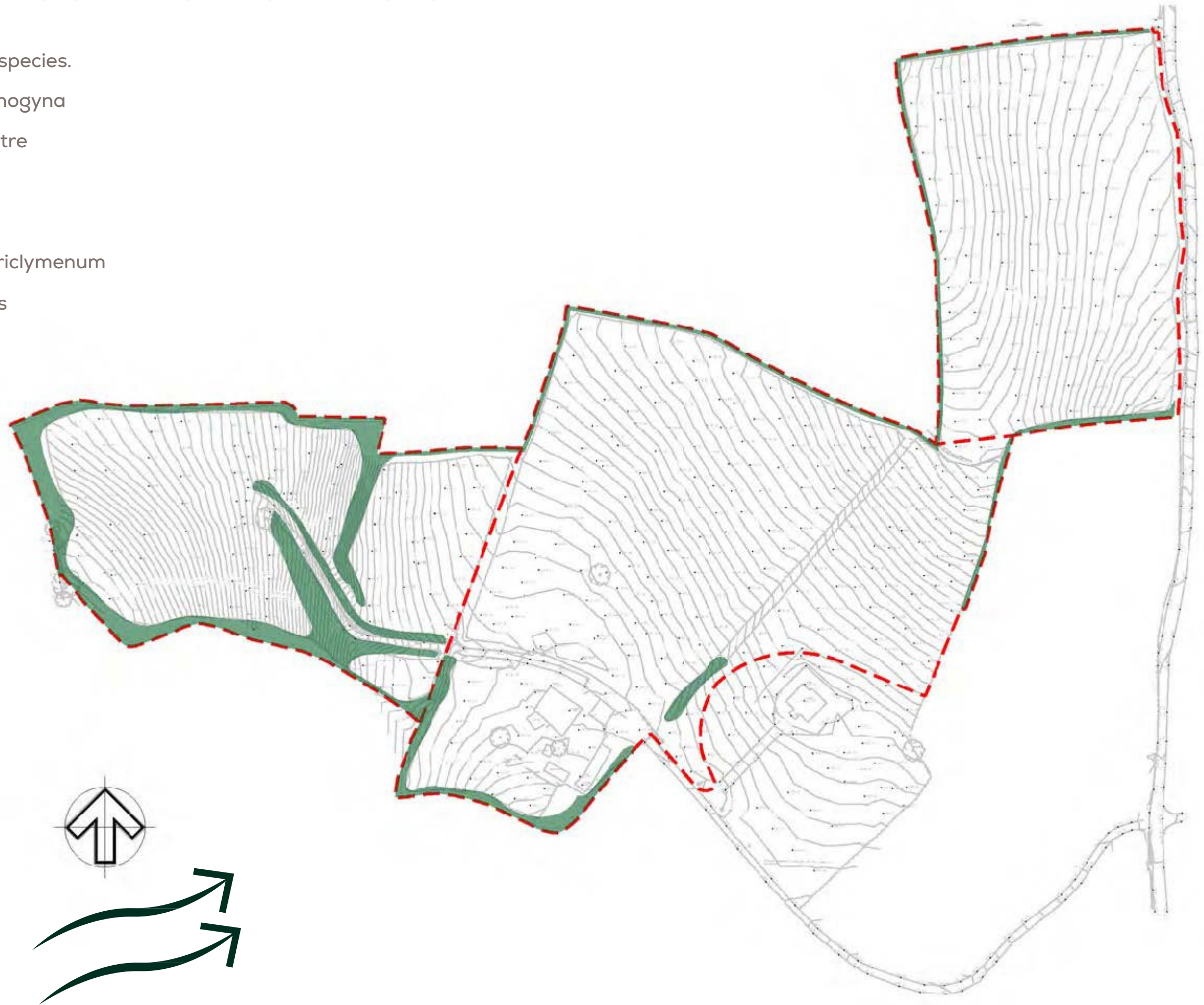
- Area 1: 3.60 Acres
- Area 2: 6.39 Acres
- Area 3: 3.47 Acres



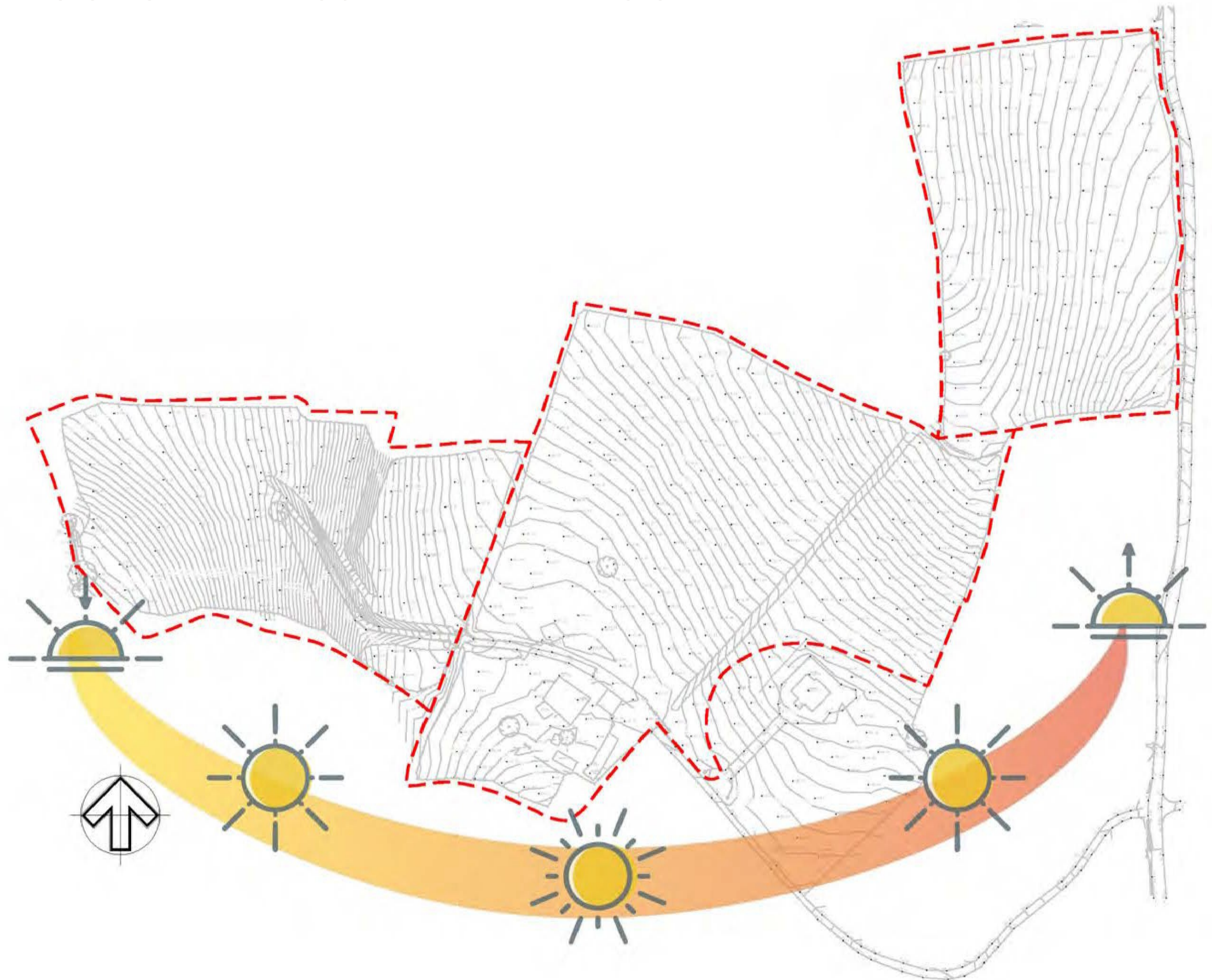
01 | SITE ANALYSIS - EXISTING HEDGES

Hedges are a mix of native species.

- Hawthorn- *Crataegus monogyna*
- Field maple- *Acer campestre*
- Holly- *Ilex aquifolium*
- Ivy- *Hedera helix*
- Honeysuckle- *Lonicera periclymenum*
- Bramble- *Rubus fruticosus*

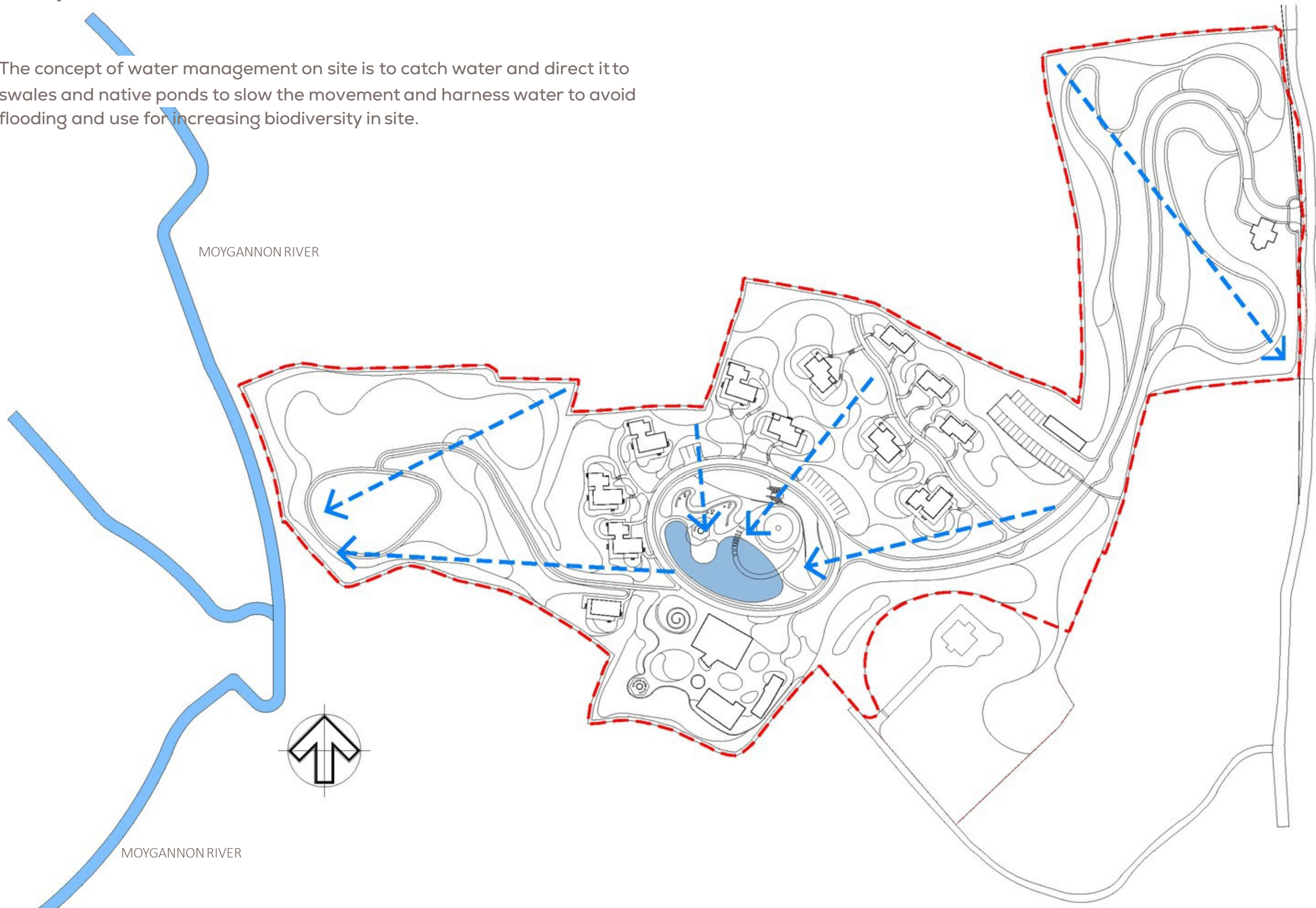


01 | SITE ANALYSIS - GENERAL SUN PATH ANALYSIS



01 | SITE ANALYSIS - PROPOSED FLOW OF WATER

The concept of water management on site is to catch water and direct it to swales and native ponds to slow the movement and harness water to avoid flooding and use for increasing biodiversity in site.



01 | SITE ANALYSIS - VEHICULAR AND PEDESTRIAN PATH

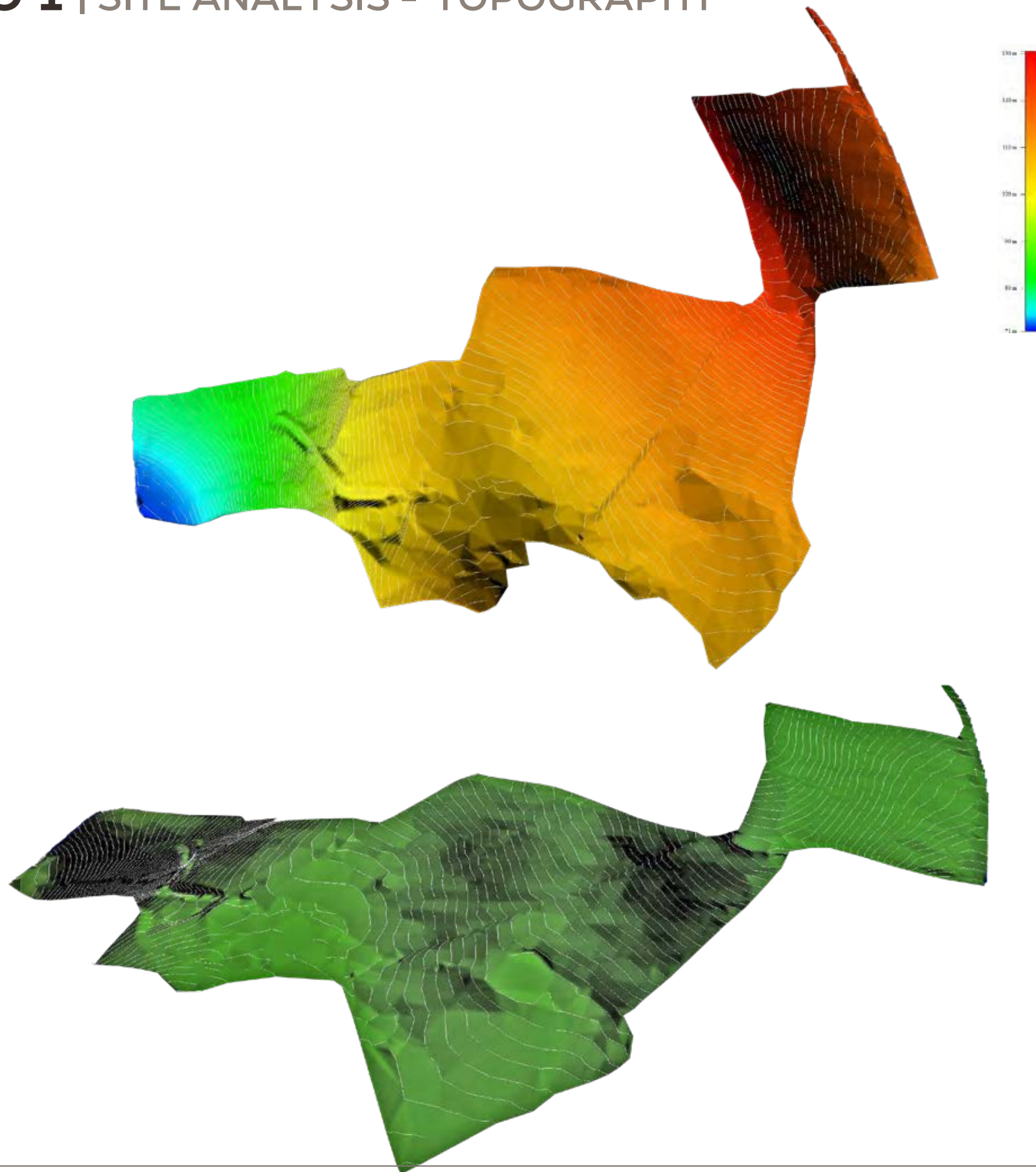
LEGEND

Vehicular route

Pedestrian route



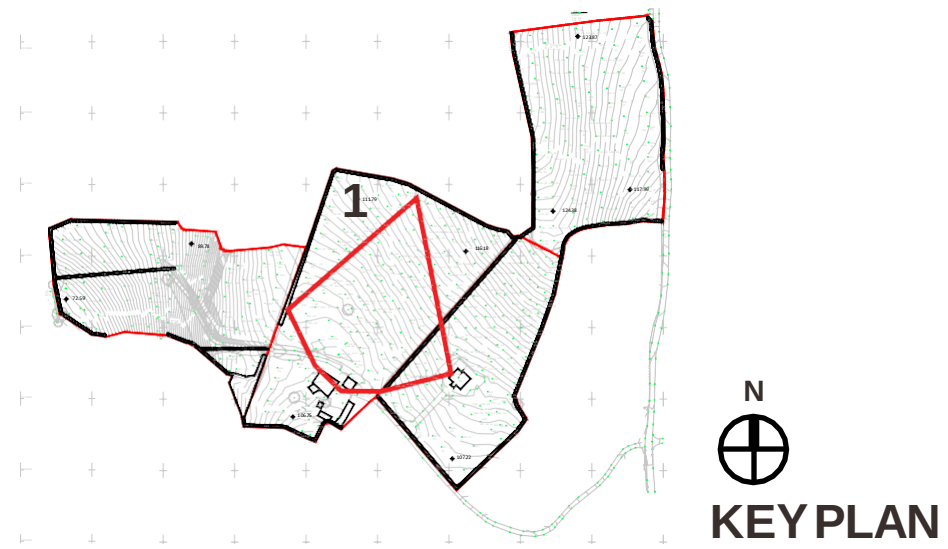
01 | SITE ANALYSIS - TOPOGRAPHY



As shown in this diagram there is a significant level difference across the site.

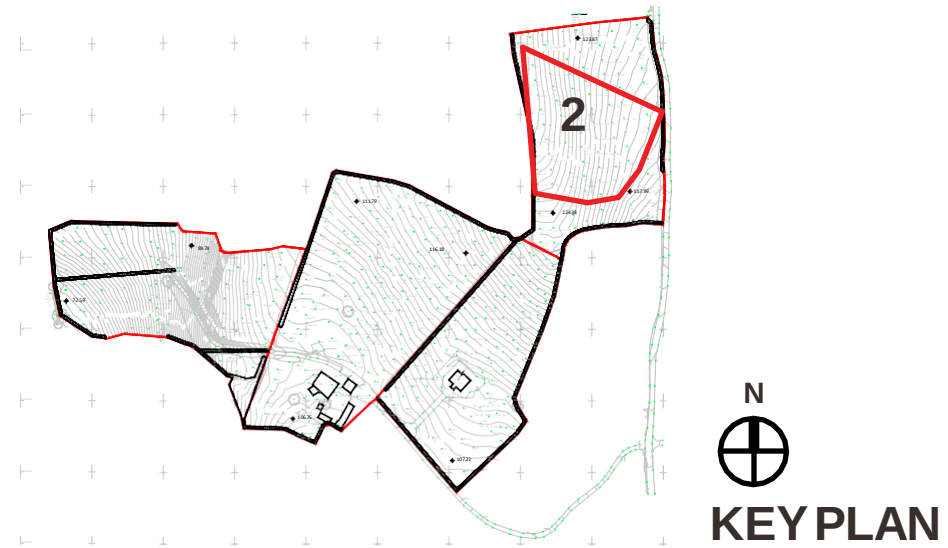
The lowest level located at the south-west corner of Area 1 (blue) is measured at 71.5 m and the highest point in the north/west corner of Area 4 (dark red) is measured at 130 m, which is a total difference of 38.5 m across the site.

01 | SITE ANALYSIS - SITE PHOTOGRAPHS AND STUDY



Panorama 1

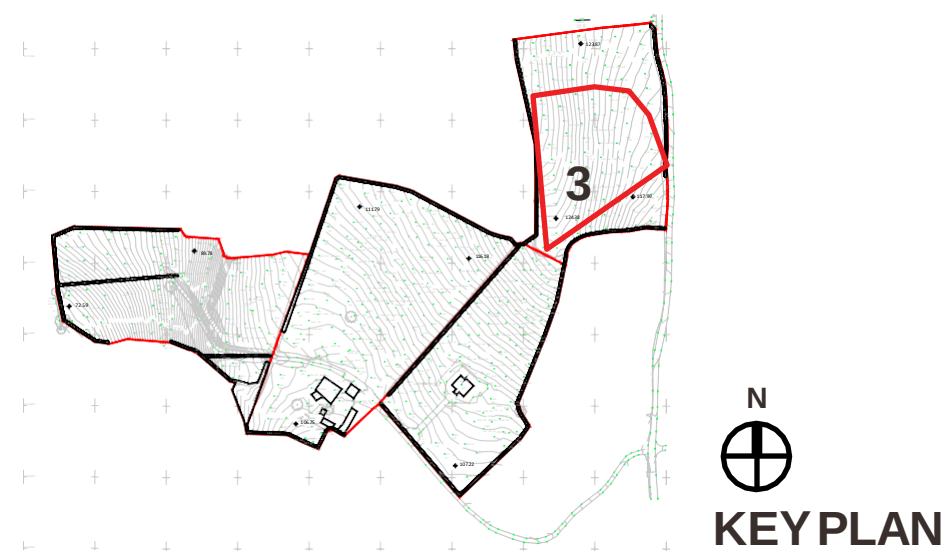
01 | SITE ANALYSIS - SITE PHOTOGRAPHS AND STUDY



Panorama 2

View looking towards mourne mountains and rostrevor forest park

0 1 | SITE ANALYSIS- SITE PHOTOGRAPHS AND STUDY

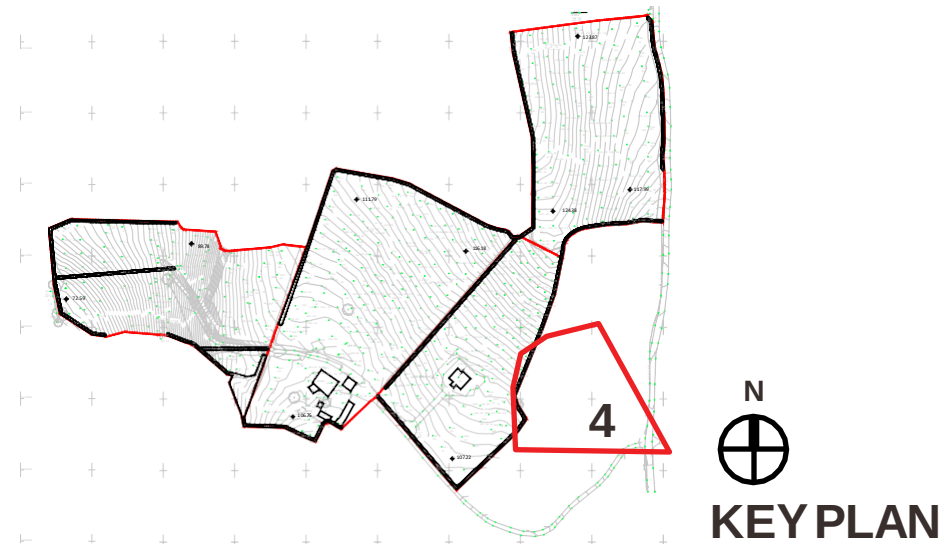


View looking up field towards mayobridge and hilltown

Panorama 3

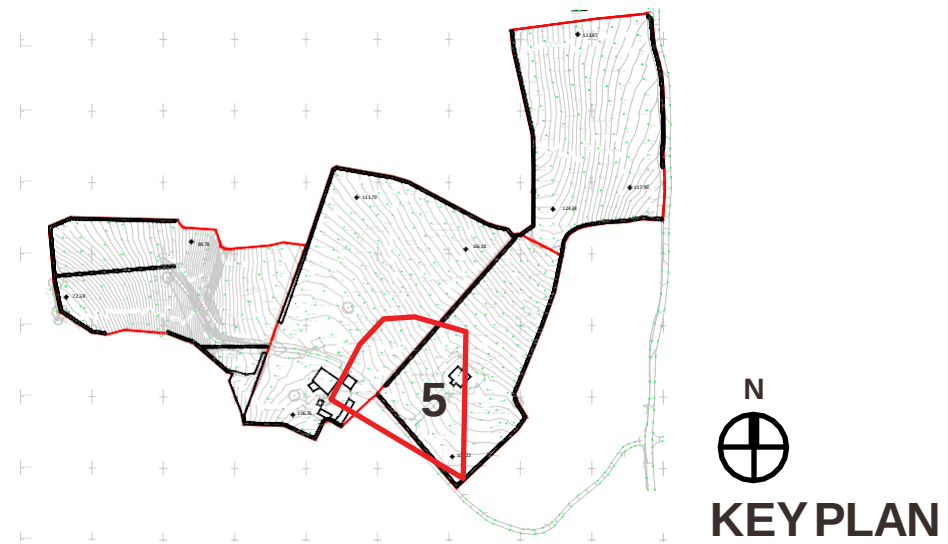


01 | SITE ANALYSIS - SITE PHOTOGRAPHS AND STUDY



Panorama 4

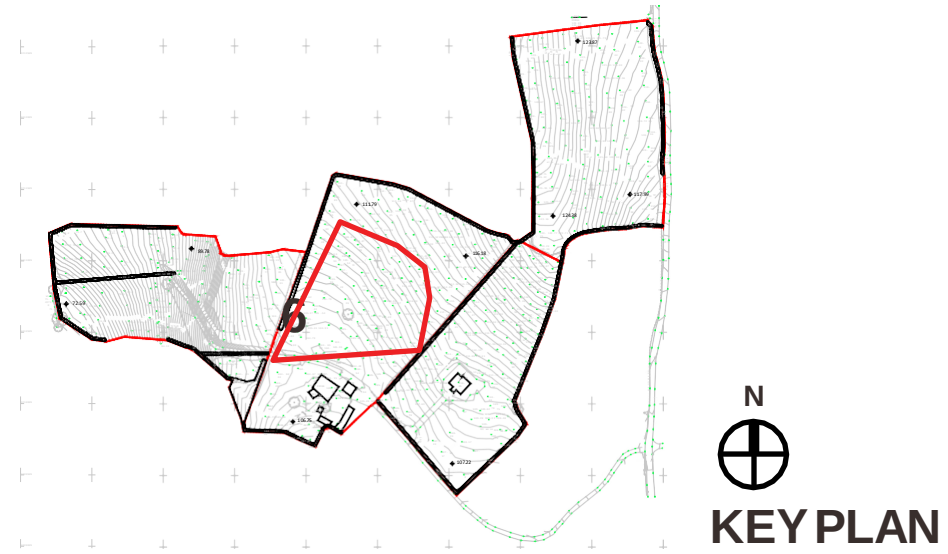
01 | SITE ANALYSIS - SITE PHOTOGRAPHS AND STUDY



View along main access road to farm with farm dwelling on right handside.

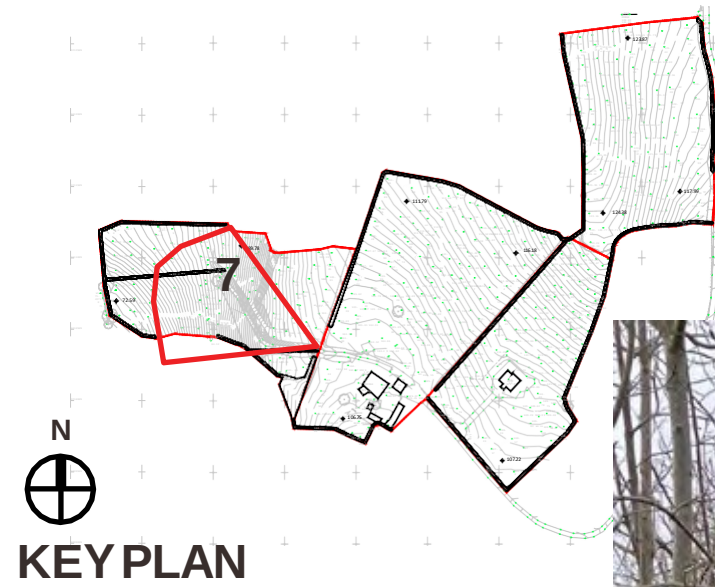
Panorama 5

01 | SITE ANALYSIS - SITE PHOTOGRAPHS AND STUDY



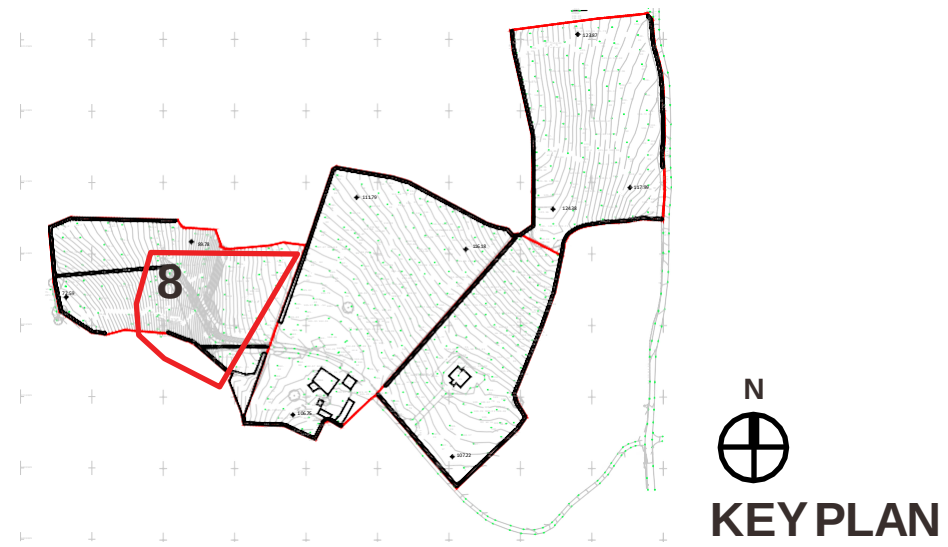
Panorama 6

01 | SITE ANALYSIS - SITE PHOTOGRAPHS AND STUDY



View along current pathway
down to moygannon river.

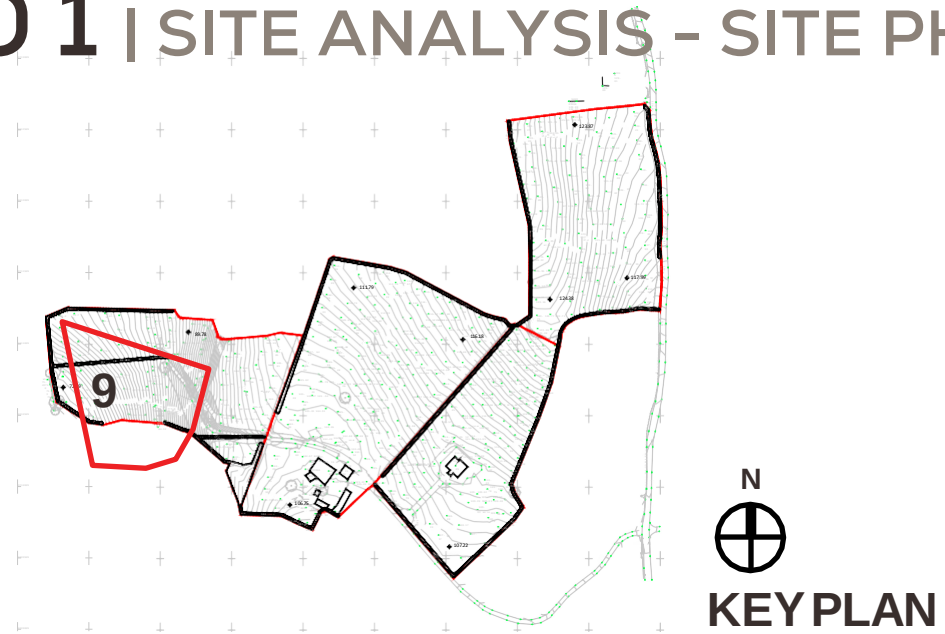
01 | SITE ANALYSIS - SITE PHOTOGRAPHS AND STUDY



View looking south westwards over field towards mourne mountains.

Panorama 8

01 | SITE ANALYSIS - SITE PHOTOGRAPHS AND STUDY



View looking across new glamping field.

Panorama 9

02

OVERALL LANDSCAPE MASTER PLAN

02 | LANDSCAPE MASTER PLAN



02 | LANDSCAPE MASTER PLAN - VISUAL



03

AREA 1

ANIMAL EXPERIENCE AND PICNIC AREA



03 | AREA 1 - ANIMAL EXPERIENCE FARM AND PICNIC AREAS



03 | AREA 1 - PADDOCKS AND ANIMAL FARM



03 | AREA 1 - KITCHEN GARDEN



03 | AREA 1 - FIREPIT, SEATING AND FARM DINNING AREA



03 | AREA 1 - MEADOW AREAS



Oxeye daisy meadow with cut grass pathways and native hawthorn trees.

04

AREA 2

GUEST CABINS AND COMMUNITY AREA



04 | AREA 2 - GUEST CABINS AND COMMUNITY AREA - MASTERPLAN ZOOMED AREA



04 | AREA 2 – WELCOME CENTRE AND ARRIVAL PARKING – VISUAL



04 | AREA 2 - GUEST CABINS AND COMMUNITY AREA – VISUAL



04 | AREA 2 – GUEST CABINS AND COMMUNITY AREA – VISUAL



04 | AREA 2 – GUEST CABINS AND COMMUNITY AREA – VISUAL



04 | AREA 2 – GUEST CABINS – VISUAL



04 | AREA 2 – GUEST CABINS – VISUAL



04 | AREA 2 – GUEST CABINS – VISUAL



04 | AREA 2 – GUEST CABINS – VISUAL



04 | AREA 2 - COMMUNITY AREA - VISUAL



04 | AREA 2 – CLUBHOUSE – VISUAL



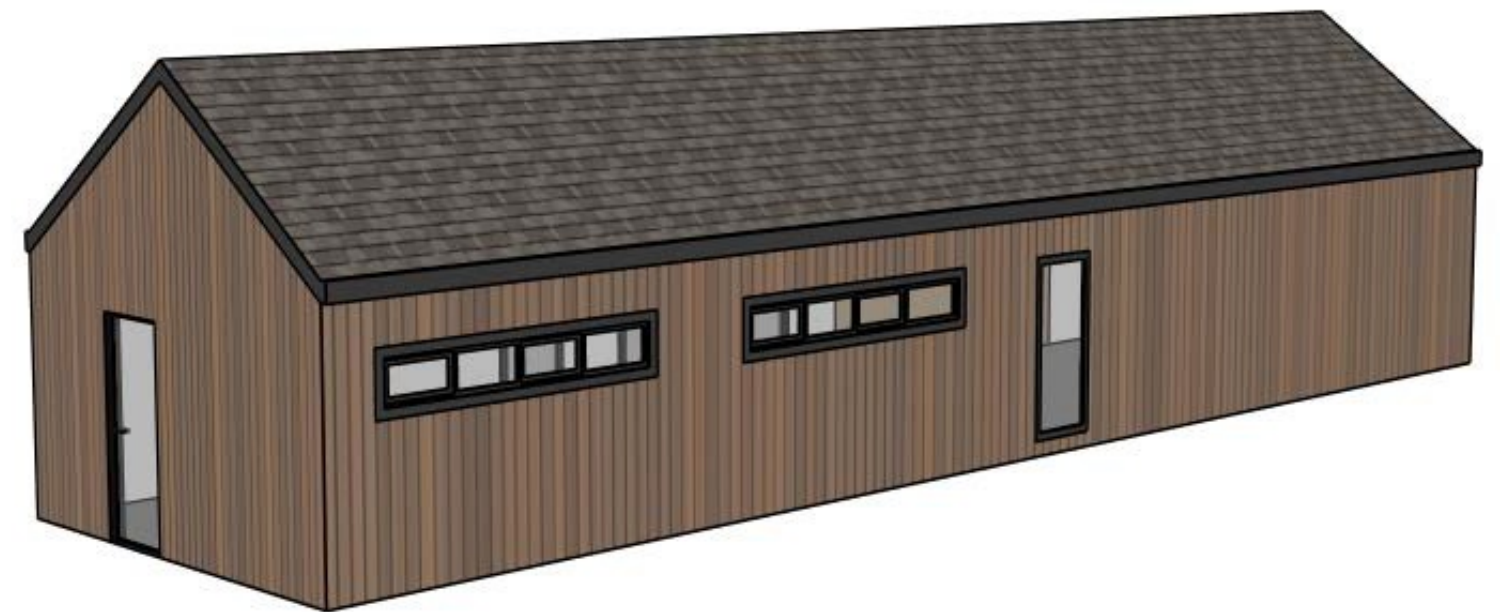
0 4 | AREA 2 – CLUBHOUSE – VISUAL



04 | AREA 2 –YOGA STUDIO – VISUAL



04 | AREA 2 – WELCOME CENTRE – 3D MODEL



04 | AREA 2 – GUEST CABIN – TYPE A AND TYPE B – 3D MODEL



Guest Cabin Type A



Guest Cabin Type B

04 | AREA 2 – GUEST CABIN – TYPE C, D AND TYPE C, E – 3D MODEL



Guest Cabin Type C, D



Guest Cabin Type C, E

0 4 | AREA 2 – YOGA STUDIO – 3D MODEL

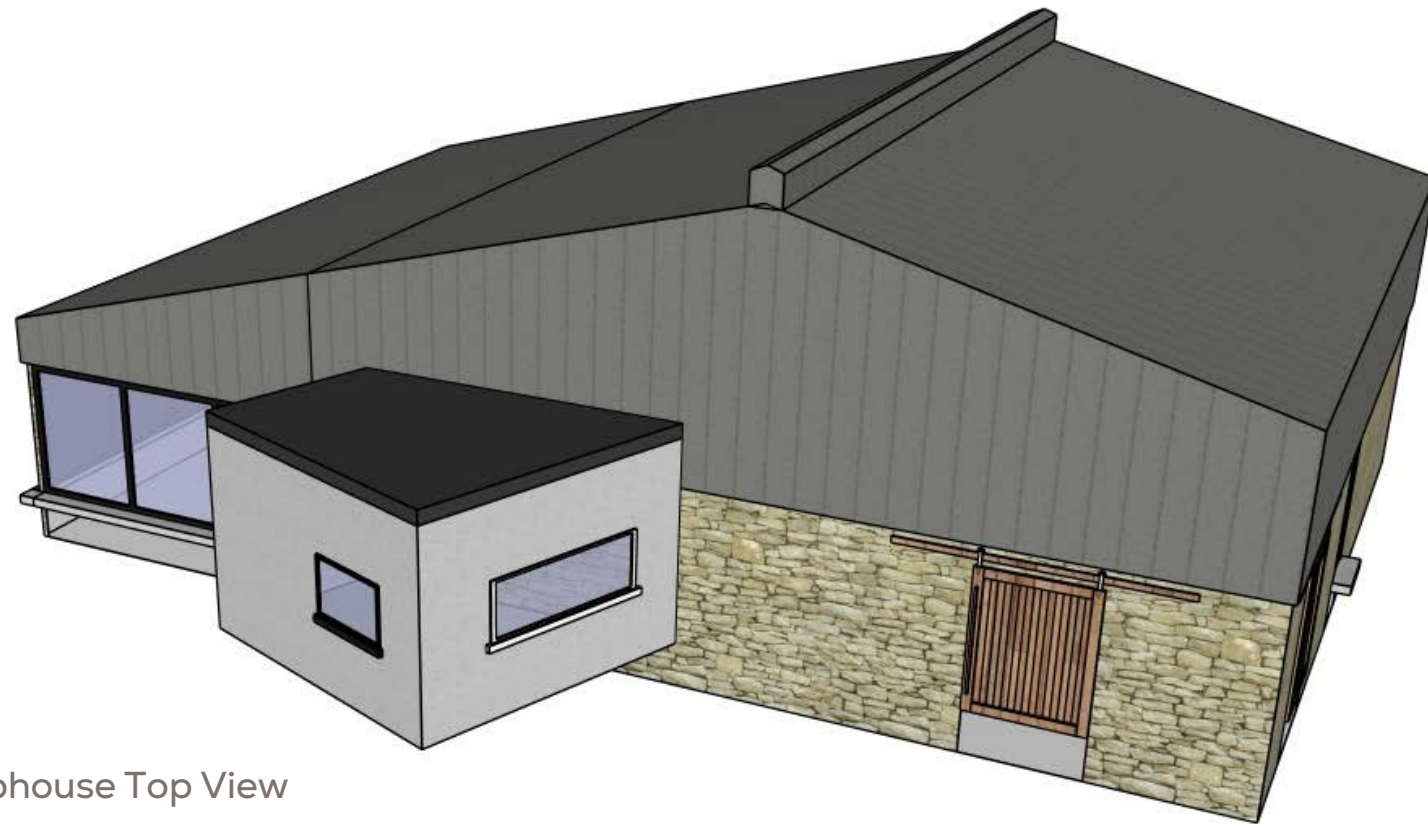


Yoga Studio Top View



Yoga Studio Side View

04 | AREA 2 – CLUBHOUSE – 3D MODEL



Clubhouse Top View



Clubhouse Side View

04 | AREA 2 – COMMUNITY BUILDING – 3D MODEL



Community Building Top View

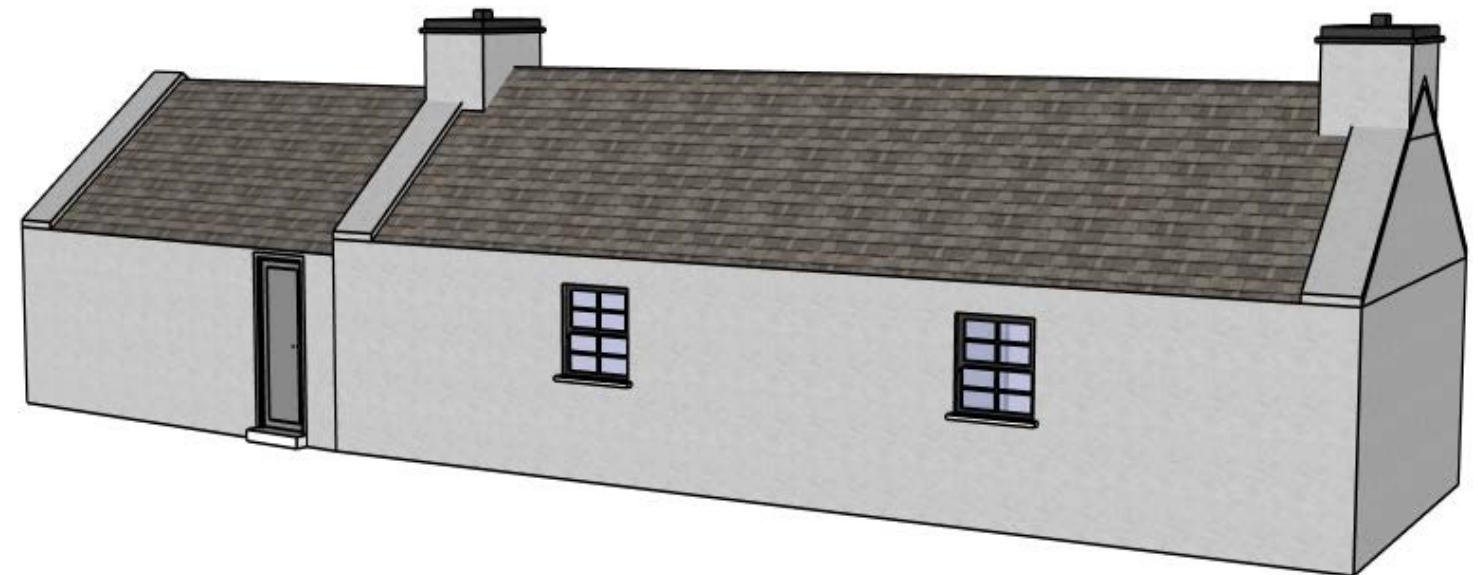


Community Building Side View

04 | AREA 2 – CAFE – 3D MODEL



Café Top View



Café Side View

04 | AREA 2 – ARRIVAL PARKING



04 | AREA 2 - STREAM AND LAKE



05

AREA 3

ENTRANCE AND GATE LODGE



05 | AREA 3 - ARRIVAL AND OPEN Paddock



05 | AREA 3 – GATE LODGE – VISUAL



05 | AREA 3 - YOUNG WOODLAND





Native woodland trail



Park Hood

Chartered Landscape Architects

Head Office

Hawarden House
163 Upper Newtownards Road
Belfast BT4 3HZ

Other offices in London and Dublin

T: +44 (0)28 9029 8020

E: info@parkhood.com

parkhood.com