

Burston Garden Retirement Village
Design & Access Statement
July 2018



prp-co.uk

Architecture
Urban Design
Masterplanning
Landscape
Development Consultancy
Planning
Interiors
Research

PRP Job Reference / Document Number
AA6903 / DAS

Issuing Date / Office
July 2018 / Surrey / London

Revision Number / Date Checked
Rev A / July 2018

Project Lead
Jenny Buterchi / Mary Hutchison / John Dawkins

Original File Location
L:\AA6903 Burston Garden Centre\PRP Live Data\Presentation\Submission\DAS



Client
CastleOak
Raglan House
Malthouse Avenue
Cardiff Gate Business Park
Cardiff CF23 8BA

Planning Consultant
Strutt & Parker
Somerset House
222 High Street
Guildford
KT22 9AD

Architects
PRP
Ferry Works
Summer Road
Thames Ditton
Surrey
KT7 0Qj

Landscape Architect
PRP
Ferry Works
Summer Road
Thames Ditton
Surrey
KT7 0Qj

Flood Risk & Drainage Engineer
QuadConsult Ltd
Columbus House
Greenmeadow Business Park
Coryton
Cardiff
CF15 7NE

Transport & Highways Engineer
Peter Evans Partnership
21 Richmond Hill
Clifton
Bristol
BS8 1BA

Site Address
Land to Rear of Burston Garden Centre
St Albans
AL2 2DS

Contents

1. Introduction	4	6. Landscape proposals	41
2. Existing Site and Landscape Setting	7	Landscape Strategy - Introduction	42
Site Location	8	Landscape Masterplan	43
Opportunities and Constraints	12	Landscape Character Areas	44
Local Identity	14	The Avenue & Burston Lane	46
Local Architectural Character	16	The Village Green	48
3. Consultation and Community Involvement	17	Edible Gardens & Fruit Tree Walk	50
Consultation and Community Involvement	18	Parking Courts	52
Pre- Application Planning Advice	18	Woodland Glades	54
Pre- Planning Advice	19	The Courtyard Garden	56
Public Consultation	20	Burston House Care Home Sensory Gardens	58
4. Design Development	21	Woodland Edge	60
Site Concept	22	Paving Materials Strategy	62
Historic route	22	Site Furniture Strategy	64
Village Green	22	Lighting Strategy	66
Site layout	22	Tree Strategy	68
Conceptual Masterplan	23	Planting Strategy	70
Local Architectural Character	24	7. Access and Movement	85
5. Design Proposals	27	Movement Diagram	86
The Masterplan	28	8. Scheme Management and Operational Proposals	89
Assisted Living	30	9. Sustainable Design	93
Assisted Living – Clubhouse	32	10. Conclusion	97
Assisted Living – Typical Apartments	34		
Care Bungalows	36		
Care Home	38		
Materials & Massing	39		

1. Introduction

Summary of Proposals

This Design & Access Statement forms part of the submission for a detailed Planning Application made by Strutt and Parker, as agents on behalf of Castleoak Care Developments, with PRP as Architects and Landscape Architects. This document should be read in conjunction with the overall planning documents, reports and drawings that make up the application.

The application proposes the construction of a continuing care retirement village providing a clubhouse with communal amenities overlooking a village green, a 64 bed care home, assisted living comprising 80 no. 1, 2 and 3 bedroom apartments and 45 no. care bungalows. The application also includes a new junction and crossing to the A405 North Orbital Road, a new access road to the site and a new bridleway along the south east boundary to Birch Wood.

The Client

Castleoak Care Developments (Castleoak) are the lead developer for the proposed retirement village and are partnering with an established operator who will run the scheme.

Castleoak are market specialists, with an award-winning track record of successful development and construction project delivery for both assisted living and care homes, having delivered over 200 care homes and 2000 assisted living units across the UK.

Working collaboratively with leading care and retirement living operators and funders they are helping to address the growing shortfall in specialist care, assisted and independent living accommodation for the UK's growing population of older people.

Castleoak's core purpose is to create quality living space for the older generation, providing accommodation that promotes community living, choice and flexibility to enable residents to not only maintain their independence, but also maximise and enhance their lives.

PRP

PRP has a dedicated team of 40 strong architects and designers who are leading the market in providing attractive housing and care solutions reflecting the needs and aspirations of the next generation of older people.

The PRP's later living team is mainly based in their Surrey offices and handles projects throughout the UK.

They are passionate about designing homes which are innovative, sustainable, where residents feel secure and proud to live. PRP's aim is always to create bespoke site specific solutions which are cost effective and efficient to run. With such a large portfolio of schemes their broad client base has given them a clear understanding of the various models of older people's facilities being developed by different providers, in the public, private and voluntary sectors.

PRP's experience is grounded in research having been involved in producing several comprehensive design guides in the field of specialist accommodation for older people. Their involvement in documents such as the HAPPI report reflects their close links with national policy-making bodies, helping us to stay abreast of the relevant changes in legislation.

Above all, each project is designed with care and is bespoke for that particular client, resident group, community and site location. Design quality compliments their expertise in the sector resulting in award-winning, truly innovative buildings where older people can thrive in their later years.



Background & Vision for the site

The site sits on the edge of How Wood, connected by rural footpaths to local shops, a GP surgery and public transport links. Although the site is within the designated Green Belt, it has previously been used for propagation purposes as part of Burston Garden Centre. Whilst the Garden Centre is still a popular destination and a successful business, this part of the garden centre is now surplus to their on-going requirements.

The proposals will bring to life this redundant part of the garden centre with a series of buildings of architectural distinction surrounding a new village green. The landscape proposals have been carefully considered throughout the design process to ensure that the new development will substantially enhance the landscape character of the site itself, complementing the mature backdrop of the adjacent woodlands.

Burston Garden Retirement Village will provide a range of specialist accommodation for older people promoting healthy lifestyles and the well-being of residents. The new village will encourage residents to achieve the greatest possible degree of independence, choice and fulfilment into their later years. The living accommodation will be designed specifically for older people, allowing 'aging in place' within an enabling environment.

The Assisted Living and Care Bungalows will provide independent living for residents combined with site based care, support and activities. The care home accommodation is aimed at those frailer residents who require a much higher level of care and support.

The proposal will improve the sensitive landscape setting by significantly enhancing the landscape and ecology within the site (Green Belt). The existing woodland will provide a stunning mature backdrop to the new development and a visual buffer for the neighbouring properties at How Wood. This will be a highly desirable environment to live in, with a high quality architectural and landscape response.

Communal facilities will include the Clubhouse and a variety of external gardens, the former being the main focus of the community. It will contain foyer/reception, restaurant, bar, activity room, library exercise room, therapy/treatment room, management offices, laundry, scooter storage. The landscaped environment will provide a village green with an informal play area and a pond, edible gardens, orchards, raised allotments, safe walks and trails, all in a secure setting.

The Concept of Continuing Care Retirement Living

The proposed development at Burston will provide residents within the assisted living apartments and care bungalows with individual self-contained accommodation, together with a variety of additional communal facilities within the clubhouse, all within one development. The inclusion of the care home on site further adds to the choice available to suit residents' particular health and care needs. The ethos of the development as a whole is to offer the choice of different types of accommodation and levels of care and support.

The assisted living apartments and the care bungalows aim to provide residents with a home for life. Residents can live independently whilst enjoying the sense of community and companionship that a range of communal facilities can provide. It is expected that residents will live in any of the assisted living and care bungalows with a 24 hour domiciliary care service being available to them, so as to maintain the greatest possible degree of independence and 'normality' for their individual circumstances.

Care will be provided to residents on an 'as needed' basis, and every encouragement will be given to maintaining independence and an active lifestyle. An important feature of retirement living is the creation of lively balanced communities of older people, ranging from active, independent residents to those requiring a higher degree of care.

The main aim of the assisted living and care bungalows is:-

- To provide older people with their own self-contained home
- To promote peoples independence
- To provide flexible care & support from an onsite care team when required
- To provide and maintain a balanced community in an enabling environment to promote active aging
- To offer a 'home for life' as far as practically possible
- To provide cost effective and better value for money for resident who require care
- To free up much needed family housing that is under-occupied
- To promote downsizing enabling occupants to free up the equity for their later years and release under occupied family housing

Separate to the various housing options, the care home will provide an enabling environment for people who need a much higher level of care and are no longer able to live independently. The care home will be registered with the Care Quality Commission with an independent care team, dedicated specifically to these residents. The care home will have its own communal accommodation for the residents, who are likely to be less able to access the clubhouse building.





2. Existing Site and Landscape Setting

Site Location

The application site lies on the edge of How Wood village, within the administrative boundary of St Albans and comprises land formerly used for rose propagation as part of the wider Burston Garden Centre. The application also includes works to provide an improved junction to the A405, a new road to access the proposed development and a new bridleway to the south of the site.

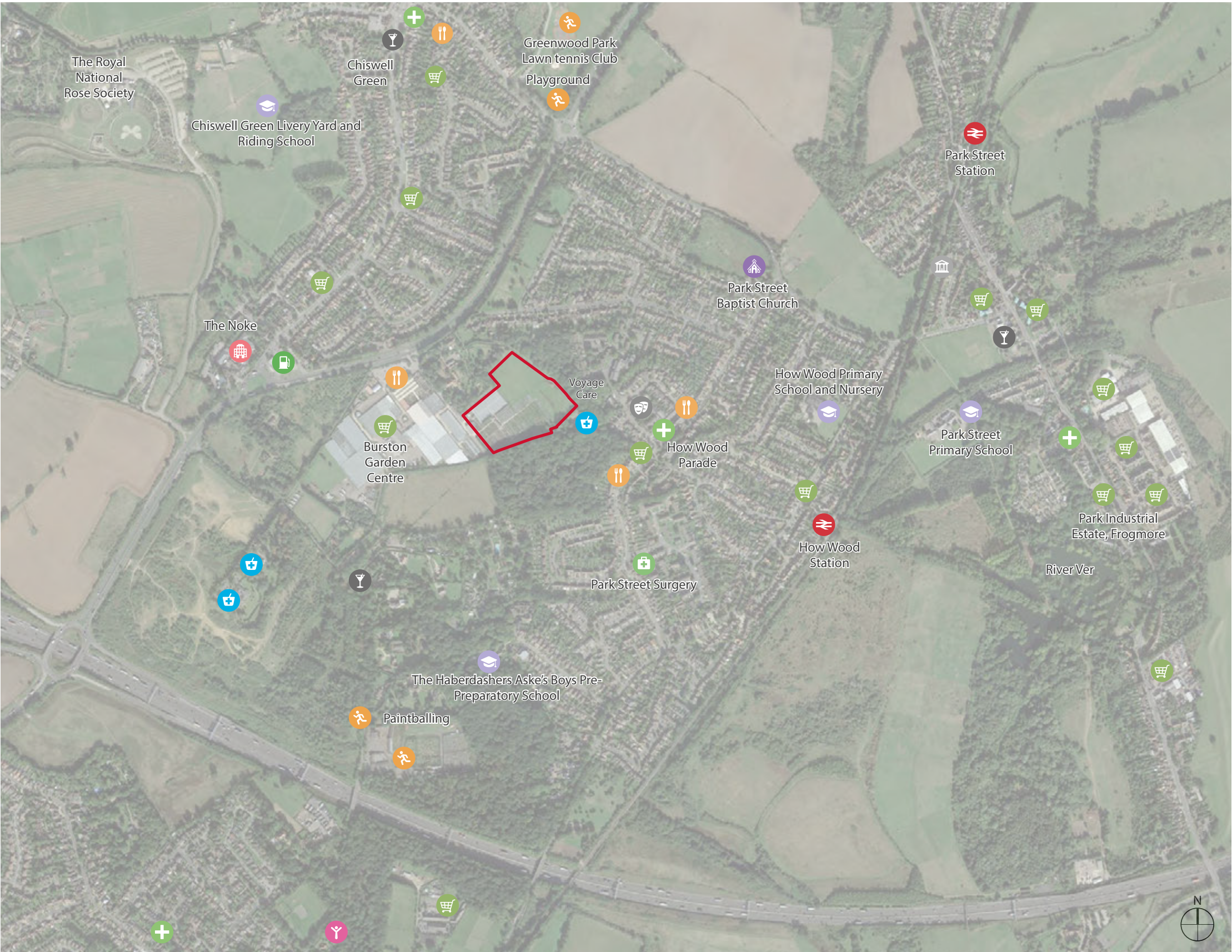
The site is located on the rural-urban fringe of How Wood (County Wildlife sites) and is located in a Green Belt zone. The location is designated in the Local Authority's landscape development area and is in an area of Archaeological Significance.

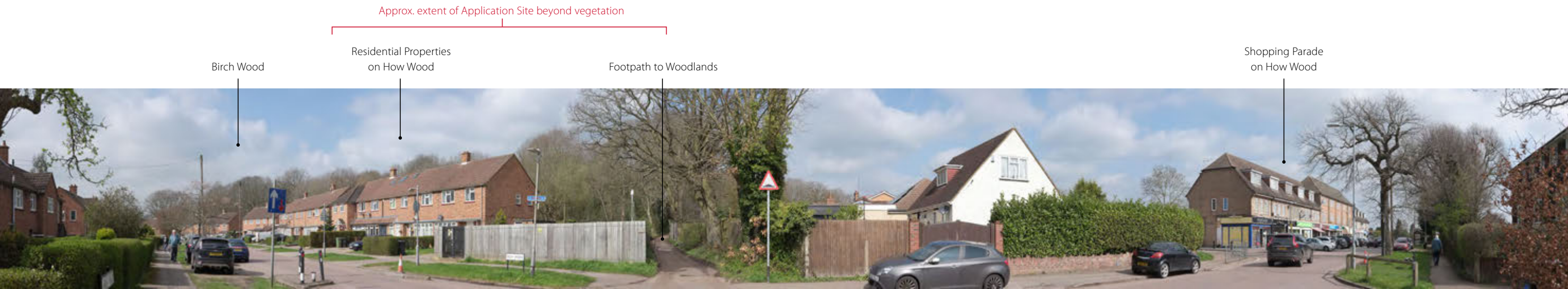
How Wood village sits between Watford and St Albans, within St Stephen civil parish, Hertfordshire and forms part of the St Stephens Neighbourhood Plan. The parish itself is made up of a number of villages including Park Street and Frogmore to the east, Bricket Wood and Colney to the south and Chiswell Green to the north. Nearby Park Street and St Albans offer restaurants and bars, many of which overlook the River Ver.

How Wood village is 1.3 miles from the site by car and a few minutes' walk from the east of the site, via an existing bridleway and some residential streets. How Wood offers a small selection of shops, including a hairdressers, a pharmacy, a take away, a mini-market and a GP surgery.

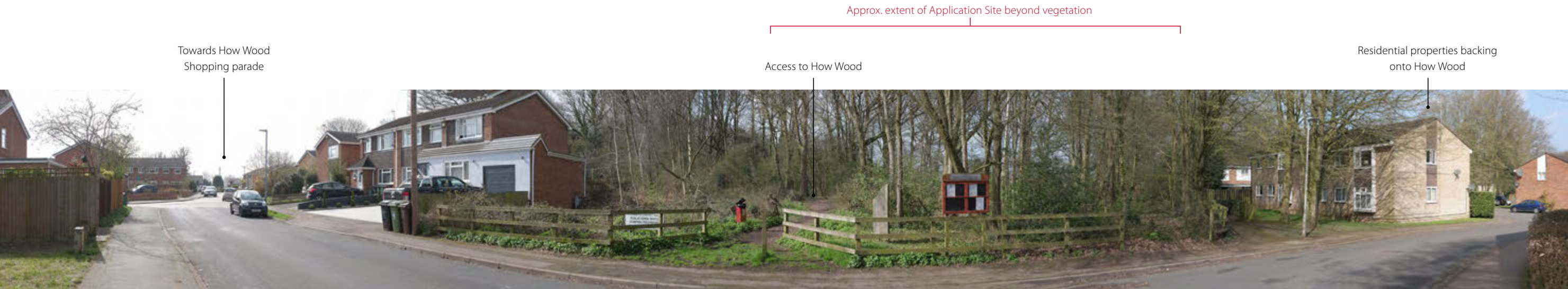
The site is well served by road, sitting 2.7 miles from St Albans and one mile from the M25, via the from the A405 North Orbital Road. The current access to and from the garden centre from the A405 is, however, unsafe with no safe pedestrian crossing point for local residents.

There is a regular train connection from How Wood railway station on the St Albans Branch Line, linking it with St Albans Abbey and Watford Junction railway stations. Journey times into London Euston, via Watford, are circa 40 minutes. There is also a regular bus service to St Albans from How Wood, via Chiswell Green.





View North from How Wood towards site



View West from Grovelands opposite footpath entrance to How Wood



Bridleway from south east corner of site with access to Birchwood Bungalow on left



View form How Wood looking east



Burston Garden Centre Access Road

Site Analysis

The site is enclosed on two sides by two woodlands, namely; How Wood to the north east and Birch Wood to the south east. How Wood is a beautiful woodland, open to the public, with meandering paths leading through it, a pond and small stream. How Wood provides dense screening to the residential properties in Mayflower Road and Grovelands to the east. Between How Wood and the site is a brideway, which continues beyond to the south east, and is segregated from the site by a close boarded fence limiting any views into the site Birch Wood, the larger of the two woodlands, is not readily open to the public and has no brideway on its perimeter. There is a telecommunications tower along the perimeter of Birch Wood. Both woodlands provide a buffer to traffic noise, particularly from the M25.

A residential property known as Birchwood Bungalow is located at the point where the two woodlands converge, adjacent to the eastern most part of the proposed site. Birchwood Bungalow provides specialist accommodation for people with learning and physical disabilities and is well screened from the site.

To the north of the site are three cluster of buildings; Burston Manor (also referred to as Burstone Manor), Burston Manor Farm and The Limes. Burston Manor is a Grade II* listed timber framed house constructed in the 12th century, with later additions in the 15th and 17th century, and is enclosed to the south and west by a moat. The adjacent manor outbuilding to the east of the manor house is also Grade II listed. Burston Manor Farm comprises of a series of outbuildings which are within the demise of The Limes, a 1970's 2 storey dwelling. The site is well screened from Burston Manor by a metal mesh fence and 18m high Oak, Beech and Cherry trees and from the Manor Farm by a wooden post and rail fence and 16m high Leyland Cypress trees.

Burston Garden Centre sits to the west of the site and shares the current access road. Visitors' parking is located to the front of the garden centre separate from the servicing and delivery traffic along the access road. The garden centre is in its own right a popular destination for visitors from both the local community and further afield, with the later often arriving by coach. As well as a wide selection of plants, the independent garden centre boasts a restaurant, an outdoor seating area and offers a range of events for the wider community. Glasshouses are located adjacent to the access road on the west, a proportion of which will be demolished to facilitate the new access road and boundary landscaping. As the site is currently under the same ownership as the garden centre, there is no boundary treatment separating the two.

The main development site for the retirement village was previously used for plant propagation and consists of a number of disused and derelict outbuildings, greenhouses, polytunnels and water tanks, with extensive hard surfaced areas. This portion of the site measures 3.5 hectares in area. Despite the strong landscape setting, the site itself has no landscaped areas of any merit.





Boundary with Burston Manor Farm



Boundary with Birchwood Bungalow



Bridle path behind The Limes off the North Orbital



Bridle path boundary to site



Path from How Wood road to site boundary



Path through How Wood



Pathway along boundary with How Wood



Pond adjacent to Burston

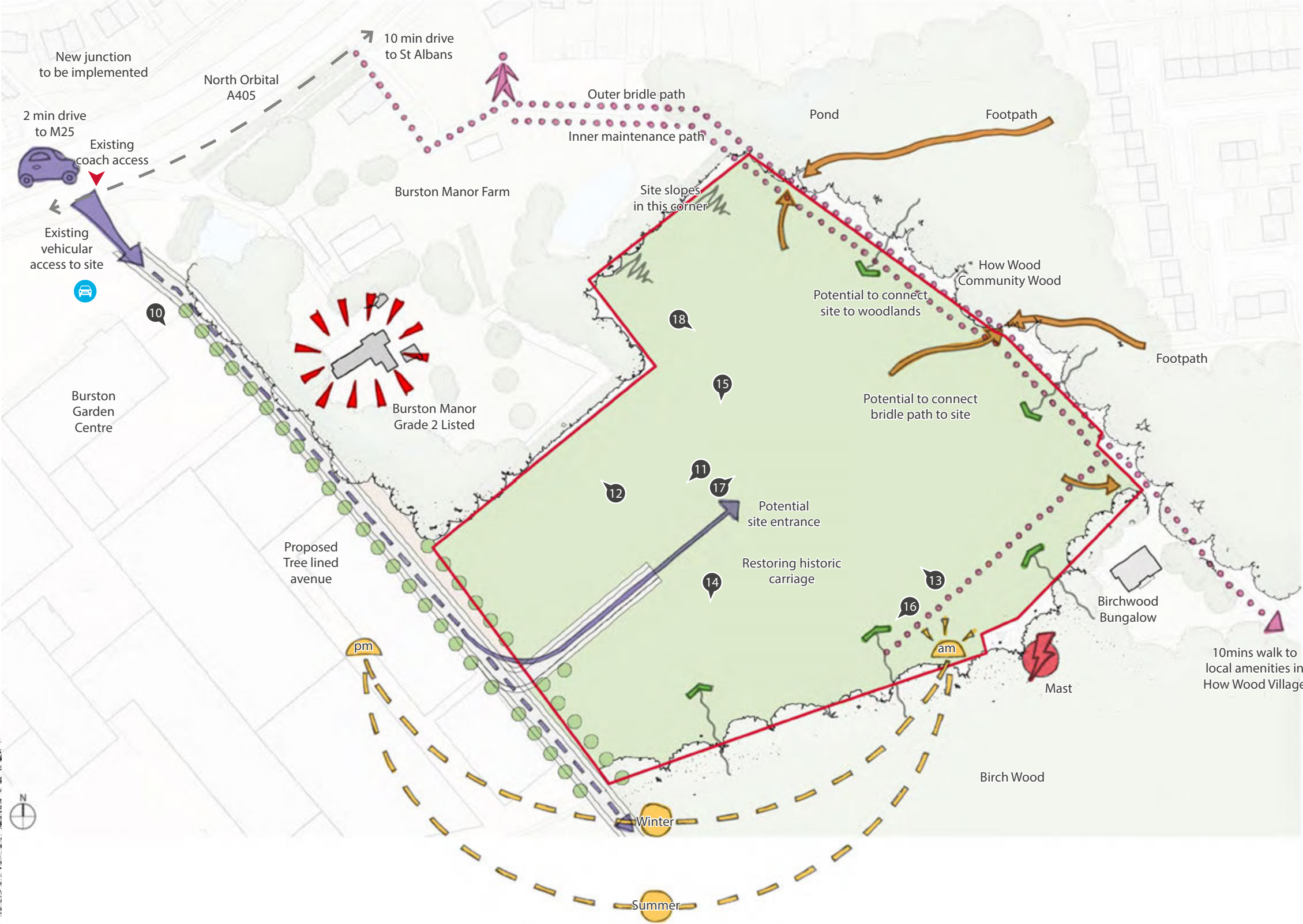


View of Burston Manor

Opportunities and Constraints

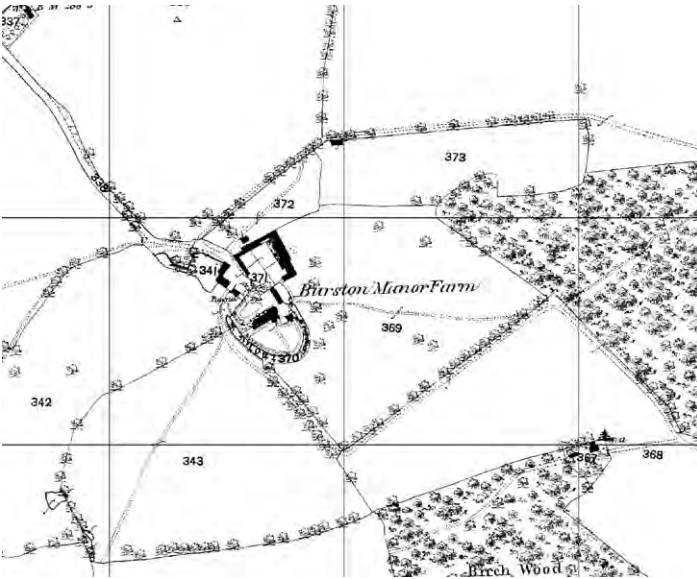
The proposed development of the site presents a number of fantastic opportunities, namely;

- Provide a new junction with the A405 with safe crossing for pedestrian use.
- Improve the access road with landscape borders to either side of the new road.
- Remove disused, derelict and unsightly structures and buildings on the site.
- Improve the landscape setting within the site to complement the mature backdrop of the adjacent woodlands.
- Increase ecology and biodiversity within the site.
- Restore the historic carriage route through the site.



Historical Map 1872-1880

Historical route of avenue of trees to be restored





10

Boundary with Garden Centre



11

Derelict paved area



12

Disused garden centre site



13

Existing garden centre infrastructure with Burston Manor in the background



14

Existing disused greenhouses



15

Existing disused polytunnels



16

Unmade track through site



17

Unused industrial garden infrastructure



18

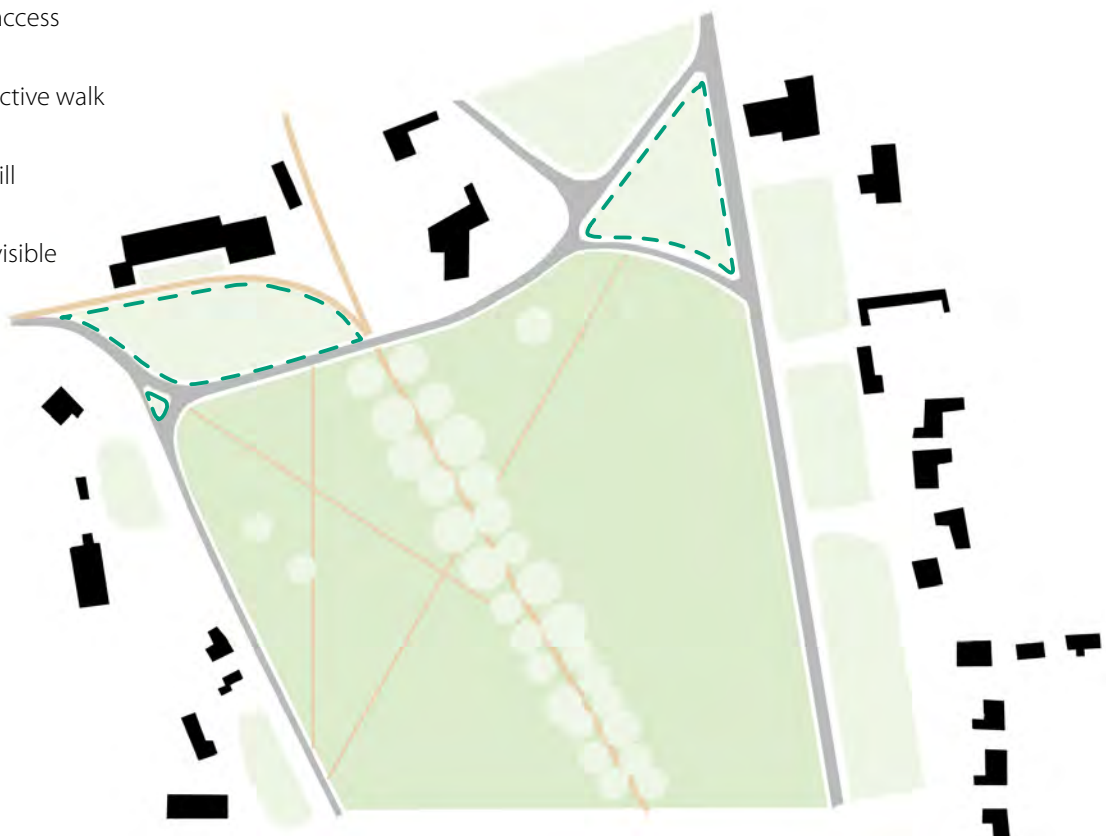
View towards mast and Birch Wood

Local Identity

Village greens are a quintessential part of rural and semi-rural settlements across the UK, providing a place for people of all ages to gather and enjoy community life and a pleasant visual amenity for the dwellings overlooking them. Therefore to create a relevant local identity for the new development PRP undertook a study of some village greens in the locality to understand how they relate to their village settings.

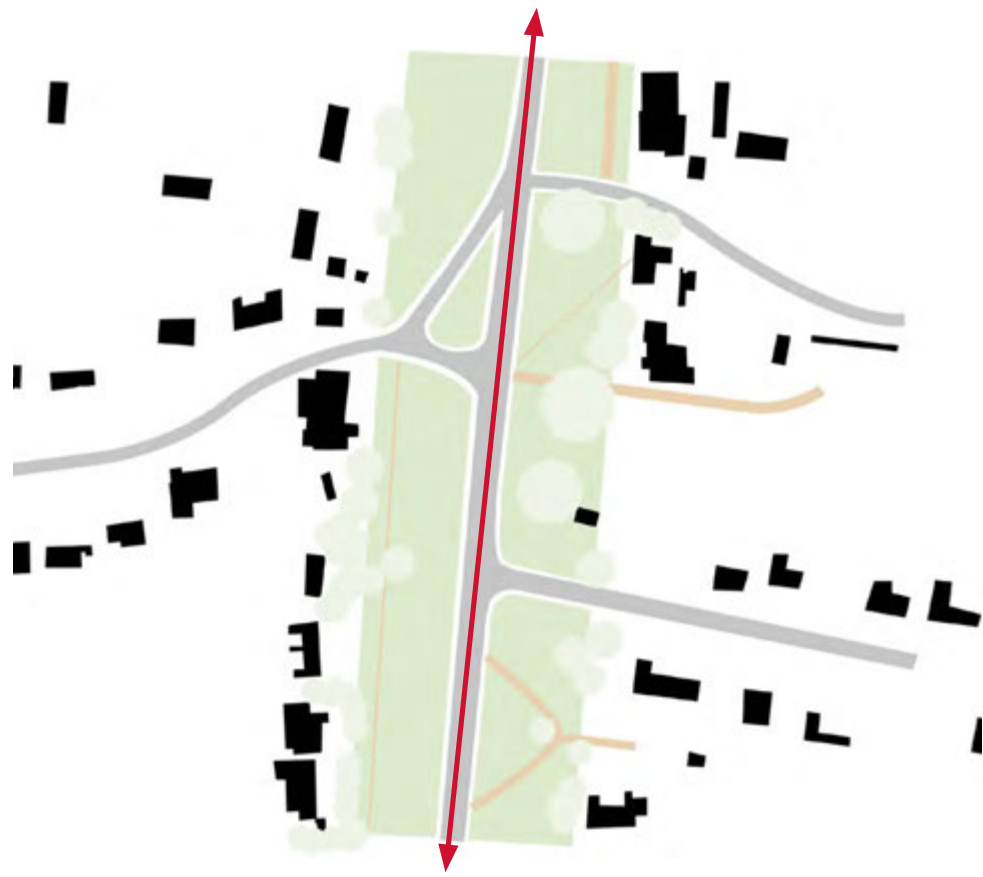
Redbourn

- Hierarchy of roads with vehicular route on the perimeter and minor access tracks to properties
- Avenue of trees forming attractive walk which dissects the green
- Built form is set back whilst still addressing the green
- Secondary green spaces are visible beyond the main green



Croxley Green

- Linear green forming a route into the main village
- Informal routes within the green connecting footways
- Hierarchy of roads through the green with informal tracks providing access to dwellings
- Public buildings front the green, located on junctions with minor roads
- Trees define the edge of the green, providing privacy to dwellings
- Private buildings are set back from boundary behind hedgerows and fences
- Minimal boundary treatment to public buildings makes them feel part of the green
- Long distance views to significant buildings, including the church and public house
- Informal/ unmade routes run where required within the green connecting footways



Public buildings open out to the green



Public buildings open out to the green



Public buildings open out to the green



Houses set behind soft boundary treatment



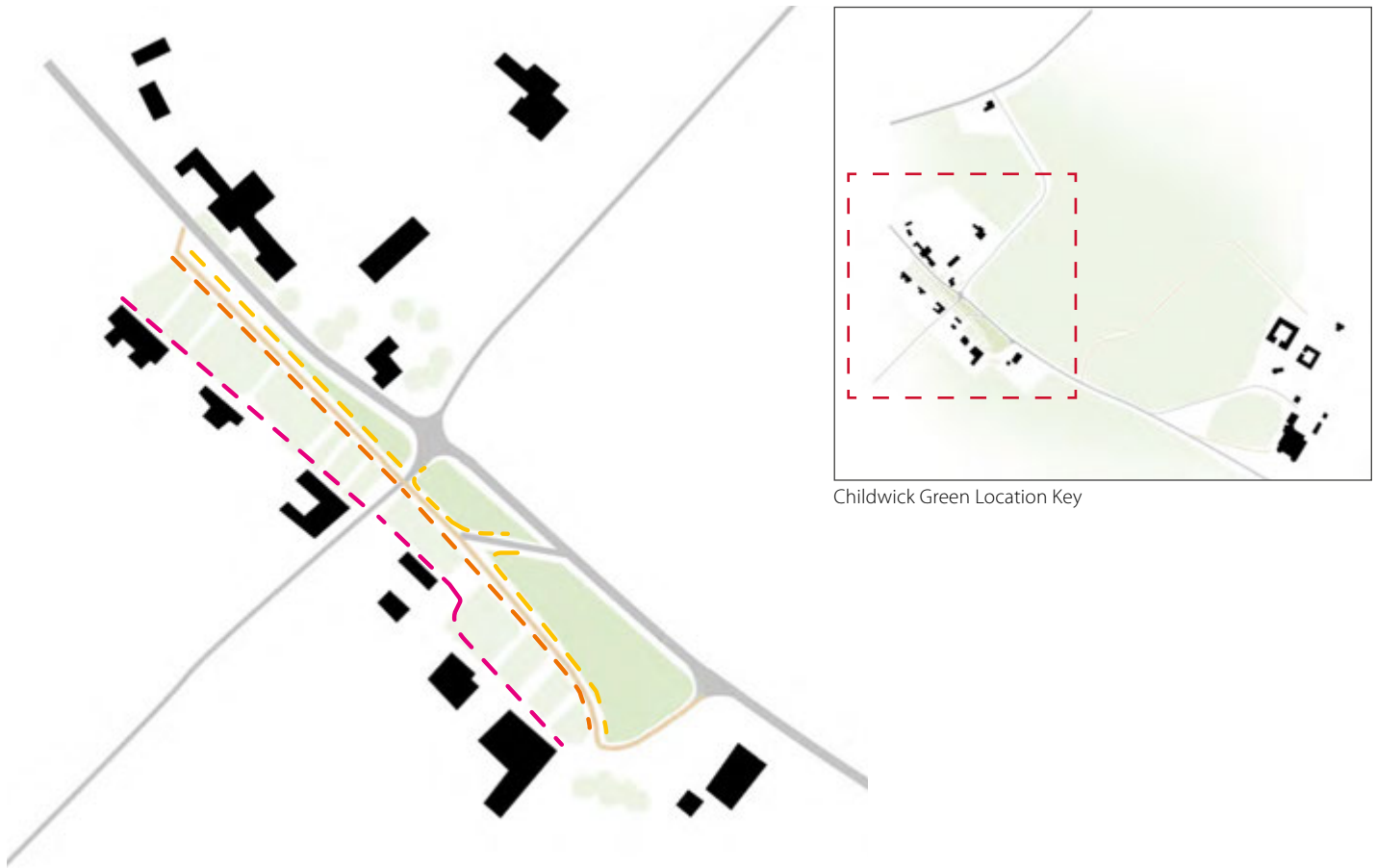
Buildings set back with informal access



Public buildings open out to the green

Childwick Green

- Linear green remote from Manor House
- Manor House entrance defined by gateposts and gatehouse
- Formal tree lined route with spring bulbs highlights primary route
- Private buildings are set back some distance from the green with a semi-public green buffer between
- Formality to the layering of the public and semi-public green spaces
- Large green areas in front of dwellings visually extend the green
- Hedgerows and fences define the boundaries of the private dwellings
- Informal tracks provide access to dwellings
- Progressive layers of low level boundary fences & hedges create a sense of openness



Childwick Green Location Key

Conclusion

From the analysis of the various village greens there were a number of principles across each which have informed the conceptual design approach for Burston Garden Retirement Village. These include:-

- The village green is always at the heart of the community, overlooked by dwellings and a public building such as a church or public house
- Dwellings which front onto the green use low level, permeable fencing and hedging to define their boundaries
- Public buildings which front onto the green are more dominant in height and prominence
- Formal paths often run along the edges separating buildings from the green whilst informal desire routes dissect the green
- Hierarchy of roads clearly distinguishes between the main vehicular routes and the informal access to dwellings
- Trees either define the main routes through the green or are used on the perimeter to create a sense of privacy for dwellings
- Secondary green spaces increase the sense of openness, visually extending the green
- Entrance to villages defined by signage or gateposts.



View of the green from the road



Various boundaries through a variety of methods



Path intersecting the green and houses



The gatehouse entrance to the village



Long landscaped path up to the village



Courtyard stable blocks

Local Architectural Character

The architectural quality of the local area provides a number of vernacular precedents. The following images, taken from the surrounding villages, show the rich palette of materials and the local building forms that have influenced the design proposals.



Brick detailing and prominent gables



Distinctive brick detailing and elegant chimneys



Gate within hedge



Pyramid roof form with dovecote to Burston Manor Outbuilding and timber cladding to Burston Manor



Red brick vertical tile hanging and black timber



Gated threshold with view of estate fencing



3. Consultation and Community Involvement

Consultation and Community Involvement

Castleoak, working in partnership with Curtain and Co, have undertaken extensive consultation for the proposed development with the Local Authority Planning Department, St Stephen's Parish Council (Neighbourhood Plan Steering Group), the Highways Department at Hertfordshire County Council, Chiswell Green Residents' Association, local councillors and the local community. A full Statement of Community involvement has been included within section 5 of the Planning Statement outlining this process and relevant outcomes.

Pre- Application Planning Advice

Following a pre-application submission to the St. Albans' Planning Department on the 1st September 2017, a meeting was convened to discuss the proposals on the Planning Officer followed by a formal response letter issued on the 20th October 2017. Although the design concept and proposals were well received, a number of issues relating to Planning Policy required addressing in order for the proposals to be deemed acceptable. These included

- Application of Class Use C2 to the development
- Proven need for such accommodation in the county
- Acceptability of Very Special Circumstances for building in Metropolitan Green Belt

Each of the above points has been addressed within the Planning Statement and other supplementary reports which have been submitted as part of the application.

The following responds to the design issues raised in the pre-application response:-

Articulation of the village green

Further analysis of local village greens has been undertaken and form part of this report. The landscape proposals for the site have been developed to enhance the landscape setting and reduce the impact of hard standing, placing the village green at the heart of the masterplan. To achieve this the following revisions have been implemented within the design:-

- The historic route through the site, indicated on the drawings as Burston Lane, has been realigned to give dominance to the village green and provide a more legible route through the site.
- The masterplan has been further rationalised to reduce the quantum of road and parking areas required, ensuring the green landscape areas are more prominent.
- A hierarchy has been introduced to the road design making them more appropriate to the semi-rural setting.
- The Bungalows and gatehouse have been re-orientated to create a visible entrance to the site.
- Landscaped areas which border How Wood and Birch Wood have been increased to provide a landscaped buffer with the woodlands.

Please refer to section 6 for details on the landscape proposals and village green.

Impacts in relation to trees/landscape

- As part of the improvements to the access road a portion of the existing greenhouses on the remaining Burston Garden Centre will be removed allowing a soft landscape buffer to be planted along both sides of the Avenue to screen/soften these boundaries.
- The landscape proposals have introduced a substantial quantum and variety of planted garden spaces, each with specific characters, to increase the biodiversity and ecology within the site
- The building footprint has been pulled away from the adjacent woodlands to the south east and north east of the site to increase the green landscaped borders and minimise any impact of the trees.

Parking

The proposals take into account the operational requirement for parking on the site as well St Albans' parking guidance. A total of 176 spaces comprising 31 spaces for the care home, 45 spaces for the Care Bungalows and 100 for the assisted living apartments as well as staff and visitors. A Transport Assessment prepared by Peter Evans Partnership is included within the application which outlines the projected requirement for vehicles and how the proposals address this.

Highways and traffic

The application includes a proposal for improvements to the existing site access junction with the A405 in line with the previously approved signalised junction and new signalised pedestrian crossing points. Peter Evans Partnership has discussed the proposal with the county's Highway Department prior to the submission of the application. Please refer to their drawing no. 3019.03 and Transport Assessment which accompany the application.

Herts Constabulary

Prior to the submission of the application contact has been made with Gerry Brophy at Hertfordshire Constabulary to outline how the proposals address the issues raised in the pre-application response.

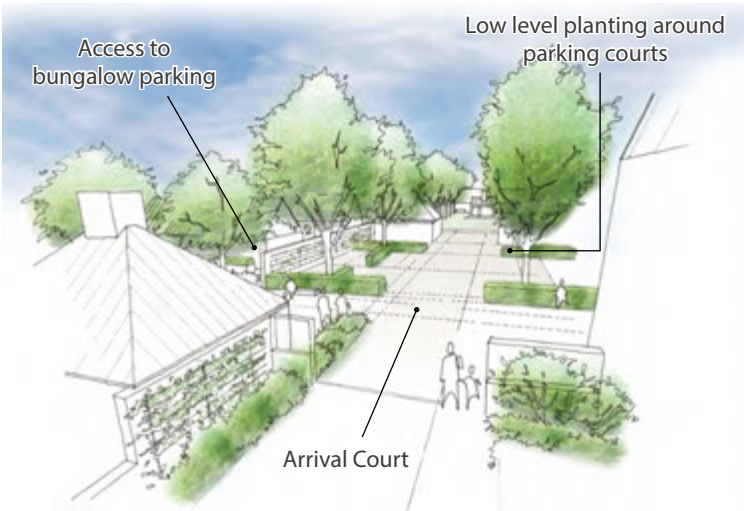
Waste Management

Contact has been made with Louise Palmer at St Albans' Recycling and Waste Management team prior to the submission of the application although to date no response has been received. Please refer to section 7 of this document which sets out the proposed strategy.

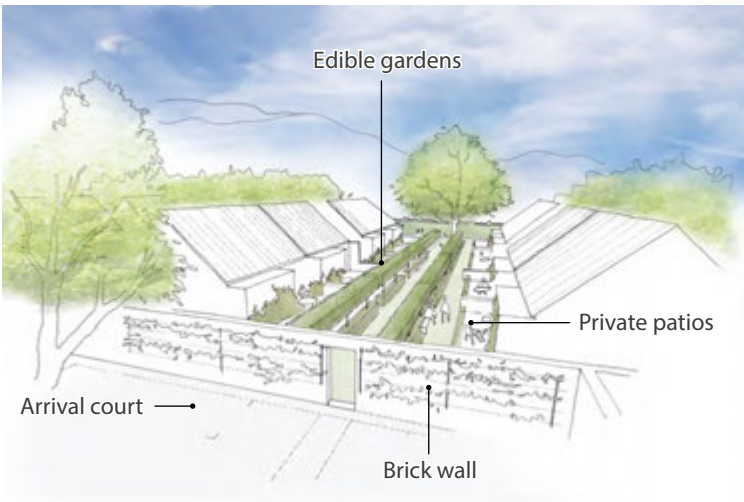
Pre- Planning Advice



Indicative massing



View 1 - Arrival Court with Views of Village Green



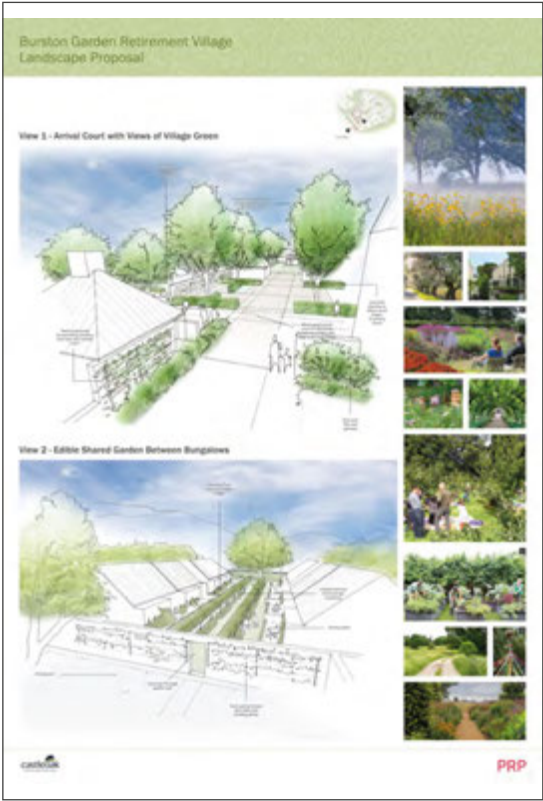
View 2 - Edible Shared Garden Between Bungalows

Public Consultation

A public consultation event was held at the Mercure Noke Hotel on the 24th April 2018 where members of the local community were invited to attend a drop-in session to view the proposals. Local councillors were invited to a preview of the proposed design in advance of the public attending. The event was well attended and the proposals were in the main positively received. Areas of the design which were either welcomed or subsequently addressed include:-

- A treatment room has been provided within the clubhouse building for the use of visiting health professionals.
- The landscape proposals have been further developed to include appropriate species of trees and plants.
- The proposed junction with the A405 was considered to be of huge benefit to the local community
- The inclusion of a bridleway to the south of the site was welcomed
- A drainage strategy for the development has been developed to ensure that there will be no surface water run-off into How Wood
- The scale of the development adjacent to How Wood reduces to 2 and 1½ storeys to minimise impact on the residential properties to the north east. These properties also have substantial tree screening from How Wood woodland.
- The proposed parking has been carefully considered, ensuring it will meet the operational needs of the development. The provision of an on-site minibusservice is being proposed along with a car share scheme, subject to resident demand.

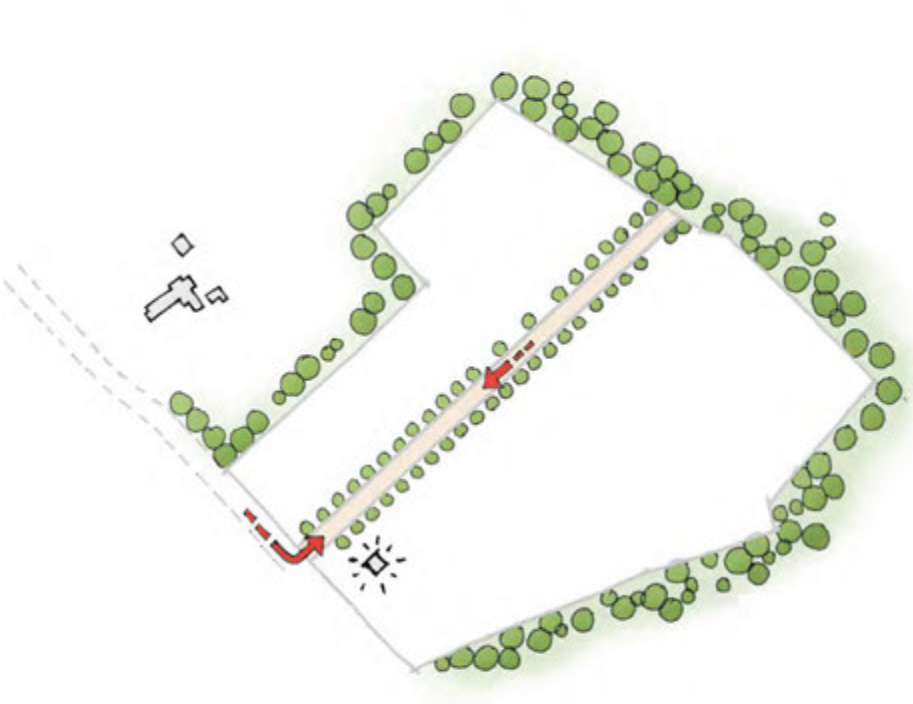
The Statement of Community Involvement, within section 5 and the appendix of the Planning Statement, provides more details on the event and responses received.





4. Design Development

Site Concept



Historic route

- Acknowledgement of former boundary and historic movement across the site
- Move the proposed site entrance away from Burston Manor
- Gatehouse announces entrance to the site



Village Green

- Sense of arrival created with tree lined route, emulating estate roads
- Formality softened with landscaped edges
- Village Green centrally located creating the 'heart' of the community
- Clubhouse is clearly visible fronting the green with low level planting
- Informal/ unmade routes will naturally occur within the green



Site layout

- Secondary green spaces visible beyond the main village green, creating series of more intimate satellite greens and gardens
- Series of pedestrian paths create permeability through site to How Wood beyond
- Hierarchy of vehicular routes with primary tree lined route edging the green and secondary access private dwellings
- Private buildings are set behind hedgerows, softly defining boundaries
- Bridleway creates defined border between woodlands and village

Conceptual Masterplan

- Key
- 1 Historic Route
 - 2 Hub Heart
 - 3 Extension of landscape
 - 4 Extension of woodland



Architectural Concept

The distinctive architectural quality of the locality provides a series of rich vernacular precedents which have informed the design proposals. The following images, taken from the surrounding villages, show the rich palette of materials, features and building forms which have influenced architectural design response.



Feature gable with brick detailing



Windows breaking the eaves line and gable with feature brickwork



Single storey low eaves line with mirrored entrance and elegant chimneys



Pyramid roof form with doveote (Burstion Manor Outbuilding) and timber cladding (Burstion Manor)



Red brick, vertical tile hanging and black timber



Black timber cladding



Window grouping with hierarchy distinguished on upper floor



Rainwater downpipes breaking up horizontality of elevation and dormer windows



Dormer windows



Asymmetric gable bookend to terrace



Horizontal brick detail to first floor



Brick chimney feature



5. Design Proposals

The Masterplan

The proposed village envisages a clubhouse with communal amenities overlooking a village green, a 64 bed care home, assisted living comprising 80 no. 1, 2 and 3 bedroom apartments and 45 no care bungalows.

The masterplan is designed around a village green concept and responds to the beautiful landscape setting, as well as the historic and local architectural context. The reinstatement of the historic route sets an order to the development with the abundant landscaping, architectural style and massing creating the feel of a traditional rural settlement. The different building typologies create a variation in scale and massing with the most dominant being the clubhouse building overlooking the village green, signifying its importance within the village setting and making it readily accessible to the new community. A consistency in materials and forms, such as the black timber-effect cladding, elegant chimneys and gables, creates a contextual palette which has been applied differently to the typologies, to provide a distinct character to each.

The masterplan concept has been landscape-led with the groups of buildings arranged around a series of distinctive green spaces, linking the buildings physically and visually to each other and the wider context. The masterplan arranges a series of buildings along Burston Lane, off which are a series of interlinked green spaces with the clubhouse and village green set centrally at the heart of the community.

Vehicular and pedestrian movement around the site is carefully designed to be safe, clear and legible. The raised arrival court and gatehouse 'announce' the entrance into the site, reminiscent of a grand entrance to a country estate.

The arrival court leads onto a tree lined route, Burston Lane, which runs the length of the site, emulating the historic route which once provided access for carriages from Burston Manor to How Wood. Burston Lane passes through Cherry Tree Grove parking court, along the edge of the village green and culminates with a pedestrian access to How Wood beyond.

The surface treatment, landscaping and width of Burston Lane sets the hierarchy of the roads within the scheme differentiating it from the connecting secondary roads and parking courts leading off it. A secondary arrival court in front of the Clubhouse provides space for cars and minibuses to drop-off and pick-up near the main entrance. All roads are shared surfaces giving a sense of priority for pedestrians and providing level access throughout.

Footpaths are provided to one side of Burston Lane and Hornbeam Lane. A secondary pedestrian access, Fruit Tree Walk, allows pedestrians to wander through a series of courtyard gardens linking The Avenue to the care home to the west of the site. Parking courts, which are screened by hedges and trees, are treated as shared surfaces, creating a sense of priority for pedestrians and providing level access throughout.





Burston Lane looking north west



Burston Lane looking south east



Avenue approach looking towards the Gatehouse



Walled Garden to Bungalows



Care home entrance court



View of Approach to the Village along The Avenue

Assisted Living

The assisted living apartments are set within three independent buildings to the south east of the site. The design of three separate building blocks avoids the large massing of one institutional building traditionally associated with this particular typology. The blocks each have their own entrance and parking court and are linked at ground floor, providing security to the courtyard gardens and ease of access for care staff.

Block A of the Assisted living contains the main village facilities on the ground floor, known as the clubhouse, with apartments to the southern wing and above. The clubhouse creates the heart of the village and sits directly on the south western edge of the village green, benefiting from afternoon sun. Blocks B and C are residential buildings which sit parallel to the clubhouse.

The building forms enclose three distinctive courtyard gardens each with a south east facing terrace which can be accessed either via the link buildings or from the clubhouse facilities. Views into the courtyards from the links will assist with orientation and wayfinding for residents and visitors when walking through the building. Fobbed access doors separate the main clubhouse facilities from the residential accommodation, creating an additional layer of 'progressive privacy' and security for residents.

Blocks B & C have mirrored elevational treatment overlooking Burston Lane with asymmetrical gables creating bookends. The palette of materials and brickwork features complements the gables of the facing care bungalows. The resident only entrances are articulated with small 'pavilions' sitting within their own parking courtyard, which makes reference to the form of the Grade II listed outhouse at Burston Manor.

In addition to the main clubhouse facilities some additional communal and ancillary spaces are included elsewhere within the assisted living for operational or privacy reasons. These include:-

- Guest suite for visitors - within the residential wing on the first floor adjacent to the lift
- Staff rest room and change - adjacent to the lift on the second floor
- Staff office - centrally located on the ground floor within block B
- Assisted bathroom - adjacent to the lift on the second floor





Second Floor Plan



First Floor Plan

Accommodation Schedule

Type	1B	2B	3B
Ground	6	13	1
First	9	20	1
Second	9	20	1
Total	24	53	3



View of Assisted Living Block C from Burston Lane

Assisted Living – Clubhouse

The clubhouse building continues the architectural language of blocks B & C with subtle differences to increase its dominance within the village setting, namely;

- Prominent 3 storey gables with symmetrical roofs
- Cloistered canopy, framing the main entrance and communal facilities, emulating the veranda of a village green pavilion
- Framed pergola wrapping around the corner of the restaurant terrace

The Clubhouse is entered off the village green with footpaths connecting it to parking on either side. The Clubhouse building contains the shared village facilities and administration for the new community.

The entrance opens into a generous reception foyer with an adjacent open plan café & bar area providing a welcoming bustle on arrival. The café/ bar and adjacent restaurant both open onto the pavilion terrace and village green. A pergola wraps around the restaurant terrace to provide shading. Low level hedging around the terrace will provide a sense of enclosure for alfresco diners. Gaps in the hedging will allow access to the natural play area and the village green. The progression of the eating spaces, terraces and village green will allow the indoor and outdoor spaces to be used together on warm days and for special village events.

The lounge is directly visible on entering the building with views out to the south east facing courtyard and terrace. The lawn in this courtyard can be used for group activities such as croquet or boules. Beyond the lawn is an orchard, which continues the theme of edible gardens, and a woodland walk for residents and their visitors to enjoy.

A private dining room can be reserved for more intimate events such as family birthday parties. The library will provide a quiet room which can also be used flexibly as an extension to the lounge.

The wellbeing suite includes an exercise room for group classes, a treatment room and changing areas. It is envisages that visiting health professional and therapists will make use the treatment room.

The main catering kitchen is located discreetly behind the restaurant, with a separate 'back of house' access for deliveries and refuse collection.



Key

- | | | | | | | |
|-------------------|--------------------|--------------------|---------------------|--------------------|-------------|----------------------|
| 1. Entrance Foyer | 4. Restaurant | 7. Library | 10. Activity Room | 13. Therapy Room | 16. Cinema | 19. Store |
| 2. Reception | 5. Private Dining | 8. Managers Office | 11. Wellbeing Suite | 14. Changing Rooms | 17. Laundry | 20. Catering Kitchen |
| 3. Cafe/Bar | 6. Communal lounge | 9. WC | 12. Exercise Room | 15. Buggy Store | 18. Lift | 21. Refuse Store |



View of Residents entrance pavilion between assisted living blocks

Facing pudding stone

Metal standing screen roof
Pudding stone



Entrance Pavilion study



View of the Clubhouse across the Village Green

Dormer window with
black metal surround

Vertical tile hanging

Red facing brickwork with
dark header pattern detail

Soldier course banding detail



View across village green towards Clubhouse

Metal canopy
over entrance, bronze
colour

Dark grey brickwork

Recessed balcony

Red facing brickwork

Assisted Living – Typical Apartments

All of the apartments are designed with the requirements of older people in mind (exceeding category M4(2) of the Building Regulations), creating enabling environments with features which will assist those with a variety of impairments including mobility, hearing, visual and cognitive impairments.

All of the apartments are self-contained, designed to be accessible and compliant with modern standards appropriate to the changing needs of the older generation. A mix of 1, 2 & 3 bedroom apartments are proposed in the following ratio:

- 24 no. 1 Bed Apartments @ 56 m²
- 53 no. 2 Bed Apartments @ 78-85 m²
- 03 no. 3 Bed Apartments @ 100 m²
- Total = 80 no. Dwellings

The apartments will provide aspirational open-plan living for older people with generous spaces standards. Within each of the new residential apartments, careful consideration has been given to meet the needs of older adults having a design that will cater for those who may also have or may develop some physical disability or impairment.

Generously sized windows are proposed for the lounges and bedrooms to ensure light, bright interiors and good views out for the residents. It is proposed that all the ground floor apartments will have their own patio areas and upper floor flats will have a generous balcony capable of accommodating table and chairs and some planting should residents desire this. These spaces are generously proportioned ‘outdoor rooms’ and the enclosure offered by the recessed balconies will provide a degree of outdoor privacy. All the apartments have been provided with generous storage.

All rooms in the apartments will be ‘care-ready’ to allow for future adaptation to suit people’s changing needs. Doors will be of sufficient width for residents using a wheelchair or walking frame.

The kitchens have been designed to be suitable for the intended user group with a wheelchair turning space and high level oven. An open plan arrangement with a breakfast style bar provides delightful contemporary living which is barrier-free.

Walls in the shower rooms have the strength to accommodate grab rails as required in the future while the space will enable front transfer from the wheelchair to the WC, knee space under the basin for wheelchair users and access to the shower via a level access design. All will be well designed to offer a domestic, non-institutional feel while providing an accessible and enabling environment.

The apartments have been designed to include the following:

- Recessed entrance to define threshold to dwelling
- Space for 1500mm diameter wheelchair turning circle in all rooms
- Generous living area with open plan, contemporary kitchen and dining area creating barrier-free access
- Electric induction hob with controls at the front for easy access
- High level oven to avoid the need to bend down
- Shower Room adaptable to accommodate future installation of grab rails and shower seats, with sufficient room for wheelchair
- Level access shower with glazed screen
- Knee space under basin for wheelchair user
- Generous storage cupboards with space in kitchen storage for washer/dryer
- Full height knock-out panel between bedroom and shower room to facilitate future ceiling hoist installation
- Secondary habitable room to 2 and 3 bed apartments could be used as a bedroom, dining room, study or snug
- Level access to patios and balconies
- Large windows to provide ample daylight and ventilation
- Generous master bedroom with built-in wardrobe and ensuite bathroom
- Second WC or bathroom to all dwellings



1 bed apartment (56 m²)

- Direct view through living space
- Open plan, contemporary layout
- Built in wardrobe
- Generous balcony
- Assistive technology, potential for hoist from bedroom to ensuite



2 bed apartment (78-85 m²)

- Direct view through living space
- Open plan, contemporary layout
- Built in wardrobe
- Generous balcony
- Two bathrooms
- Utility cupboard
- Assistive technology, potential for hoist from bedroom to ensuite



3 bed apartment (100 m²)

- Two double bedrooms and third bedroom or study connected to living room
- Open plan, contemporary layout
- Built in wardrobe
- Generous balcony
- Two bathrooms
- Utility cupboard
- Assistive technology, potential for hoist from bedroom to ensuite

Care Bungalows

The care bungalows are designed to meet the aspiration of downsizers who still want the spaciousness of their own house with the assurance that it will be suitable for their changing needs in later years. Two different 2 bed typologies have been developed providing a choice for purchasers.

The layouts meet the same standards as the assisted living apartments and are easily adapted to meet the occupants' changing needs. Each typology is designed to enable the occupant to live independently on the ground floor if required, leaving the upper floor usable for a partner or carer. Alternatively a stair lift or through floor lift could be installed if continued use of both floors is preferred.

The key highlights features of the design, making the home desirable, enabling and 'care ready'. The bungalows have been designed to include the following:

- Recessed entrance to allow opening of front door in the dry
- External space for storage and charging of scooter
- View through house to garden on arrival
- Space for 1500mm diameter wheelchair turning circle in all ground floor rooms
- Generous living area with open plan, contemporary kitchen and dining area creating barrier-free access
- Electric induction hob with controls at the front for easy access
- High level oven to avoid the need to bend down
- Shower Room adaptable to accommodate future installation of grab rails and shower seats, with sufficient room for wheelchair
- Level access shower with glazed screen
- Generous storage cupboards with space for utility cupboard for washer/dryer
- Full height knock-out panel between bedroom and shower room to facilitate future ceiling hoist installation
- Secondary ground floor habitable room could be used as a bedroom, dining room, study or snug
- Level access to front and rear garden
- Large windows to provide ample daylight and ventilation
- Staircase suitable for future installation of stair lift
- Potential for future installation of through floor platform lift
- Generous master bedroom with dressing room or built-in wardrobe and ensuite bathroom

The bungalows are generally paired to create an attractive neighbourly symmetry on the elevations. The recessed entrances have accents of dark weatherboarding with ventilated brick detailing to the adjacent store cupboard. The mix of traditional materials and contemporary detailing proposes appealing distinctive dwellings.

Type 1



Ground Floor



First Floor

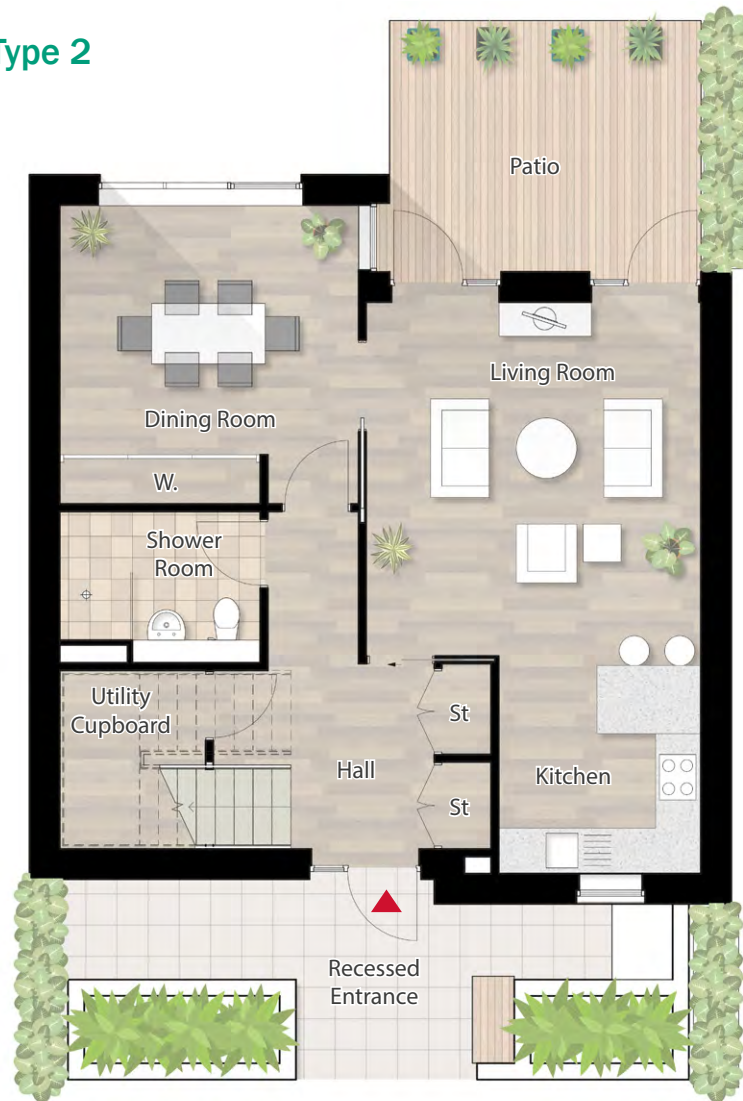


Gatehouse



Front view of paired bungalow

Type 2



Ground Floor



First Floor



Perspective view looking into walled garden



Rear view of paired bungalow



View along Fruit Tree Walk



View of Care Bungalows patio into Courtyard Garden

Care Home

The care home occupies a quiet corner of the site to the north east of the village. This will create a level of independent security and privacy from within the development while also have views through the communal spaces towards the village green setting.

The scheme has been designed to create a homely feel in terms of architectural scale externally and within each of the residential households. Views towards the garden will be presented on entering the care home and the café space at the entrance will create a vibrant arrival and welcoming feel.

The communal spaces above will offer a vibrant social space at the heart of the scheme having views over the front entrance towards the green and towards the sensory care home garden. The vertical circulation within this central space will benefit from views out to assist with orientation within the building.

The building has a simple, easily understood layout for residents and practicality for staff. The wings of accommodation to each side of the communal spaces contain a clusters or households of accommodation. There are 4 households within the care home with 16 bedrooms in each. The households are arranged around domestic style living and dining rooms.

Each household incorporates the following key features:

- Cluster of care beds designed around a large central lounge at the heart of the plan
- Easy and secure access to external amenity space
- Maximum natural light to all rooms and circulation
- An open plan kitchen where meals can be prepared together
- A domestic sized dining space

- Seating spaces and windows at the ends of corridors to avoid 'dead-ends'

The care home design will ensure that the best practice principles of design for dementia are inherent, the following, are included within the design:

- Simple easily understood layouts
- Frequent views to the outside to assist with orientation
- Visual accessibility - open plan, open storage
- Maximum natural daylight and views from the building
- Domesticity and familiarity in character
- Direct access to secure external gardens and terraces
- Safety and security without being institutional
- Design to protect residents from exploitation by others
- Design for independence but with support
- Clear and attractive signage
- Strong visual cues - colour, artwork, objects, views out
- Smart technology

The design will provide a care homes for older people that is dementia friendly, barrier-free, enabling and accessible for residents with physical or cognitive difficulties.

The palette of materials on the care home portrays timber effect weatherboarding finish to the first floor with the red brick to the base, this emulates the village fringe barn style and domestic scale of this building. The rhythm of paired windows offer accents of dark brickwork between to contribute a more contemporary finish. Elegant chimneys have been used on the gables to had a height and terminus to the building along Fruit Tree Walk.



View of Care Home Entrance Courtyard



Care Bedroom



Ground Floor Plan



First Floor Plan

Materials & Massing

Materials

The simple palette of materials that articulate the local character identified in the neighbouring villages have been embraced in the new design. With particular reference to the properties in Childwickbury, the rich character of fine Victorian detailing has influenced the architectural quality and elegant design of the proposals.

To create a cohesive environment across the new village a number of key details have been applied to each property while also linking the details through connecting walls and landscape elements too. The finer brickwork detailing articulated through double soldier courses and gable verge detailing provides elements of interest and relief to the elevations whilst also offering a level of traditional quality.

The local vernacular of red brick with clay tiled roofs enables natural materials to be used that will improve in appearance with age and also require lower maintenance wherever possible. The palette is further complimented with accents of black stained proprietary weatherboarding, dark brickwork and dark zinc panelling.

The combination will provide the appearance of a series of buildings that are contemporary yet respectful of their context.

Massing

The proposed massing, scale and building heights for the development vary with the taller buildings centrally located stepping down to the edges of the site to recreate the hierarchy of a traditional village setting.

The low scale care bungalows are arranged along the How Wood and Burston Manor boundaries to respect these sensitive settings. The 1½ storey dwellings are arranged around intimate, shared gardens to create a sense of community and social interaction between those residents.

The care home is a 2 storey building which is nestled into the northern corner to provide a stronger level of security and privacy for the most vulnerable residents in the community.

At 2½ storeys with paired 3 storey gables, the clubhouse is the tallest building in the development to reflect its more public function and make it readily visible and accessible to residents and visitors. This central location also minimises any visual impact on surrounding residential properties.

The two residential blocks of assisted living are 2½ storeys in height and are set perpendicular to Birchwood so that only their gables front onto the woodlands. The three courtyard gardens are edged with a woodland walk along the south east boundary, giving the appearance of the woodlands 'seeping' softly into the site.

These blocks and the clubhouse are linked at ground floor only to retain the appearance of smaller buildings, providing a security to the courtyard gardens.



Dark Flush Headers



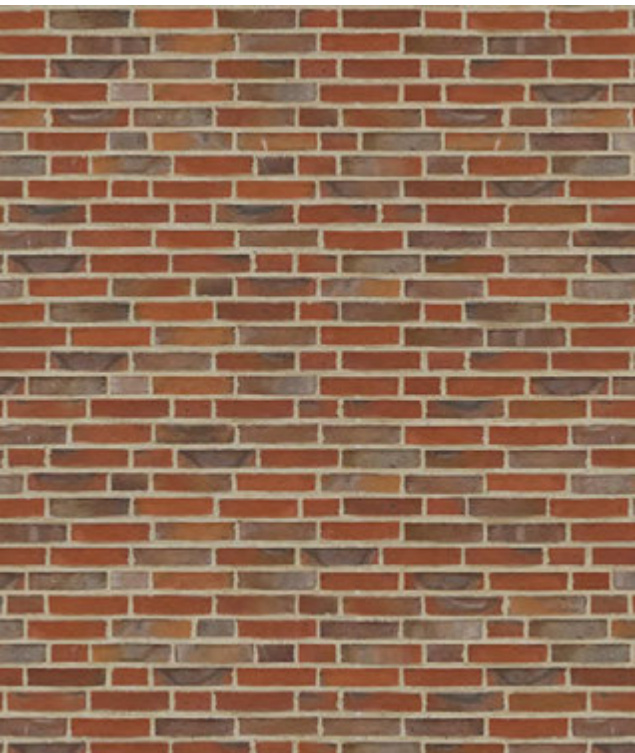
Pudding Stone Walling



Soldier course brick detailing



Clay roof tiles



Red facing brick



Dark facing brick



Black coloured propitiatory weatherboarding



6. Landscape proposals

Landscape Strategy - Introduction

The landscape strategy draws on the existing site character to create a green structure of woodland trees with a sequence of glades set within it that have different functions and characters. This creates a legible, green layout that is active, attractive and biodiverse.

The proposed scheme adds significant tree planting and green space to the site, whilst removing only two lines of cypresses and several scrub trees along the eastern part of the southern boundary. These are identified in Appendix C of the arboriculturalist report Quaife Woodlands AR/3741/jq which forms part of this submission. The report concludes that the removal of these trees will have no detrimental impact on the landscape as all the trees to the boundary are retained. The report goes on to detail the root protection zone for the existing trees retained around the boundary of the site.

The plan on the opposite page illustrates the landscape proposals highlighting the routes, spaces and features. These will be described in turn followed by a description of the proposed landscape materials and planting.



Aerial View of Site looking Towards the South

Landscape Masterplan

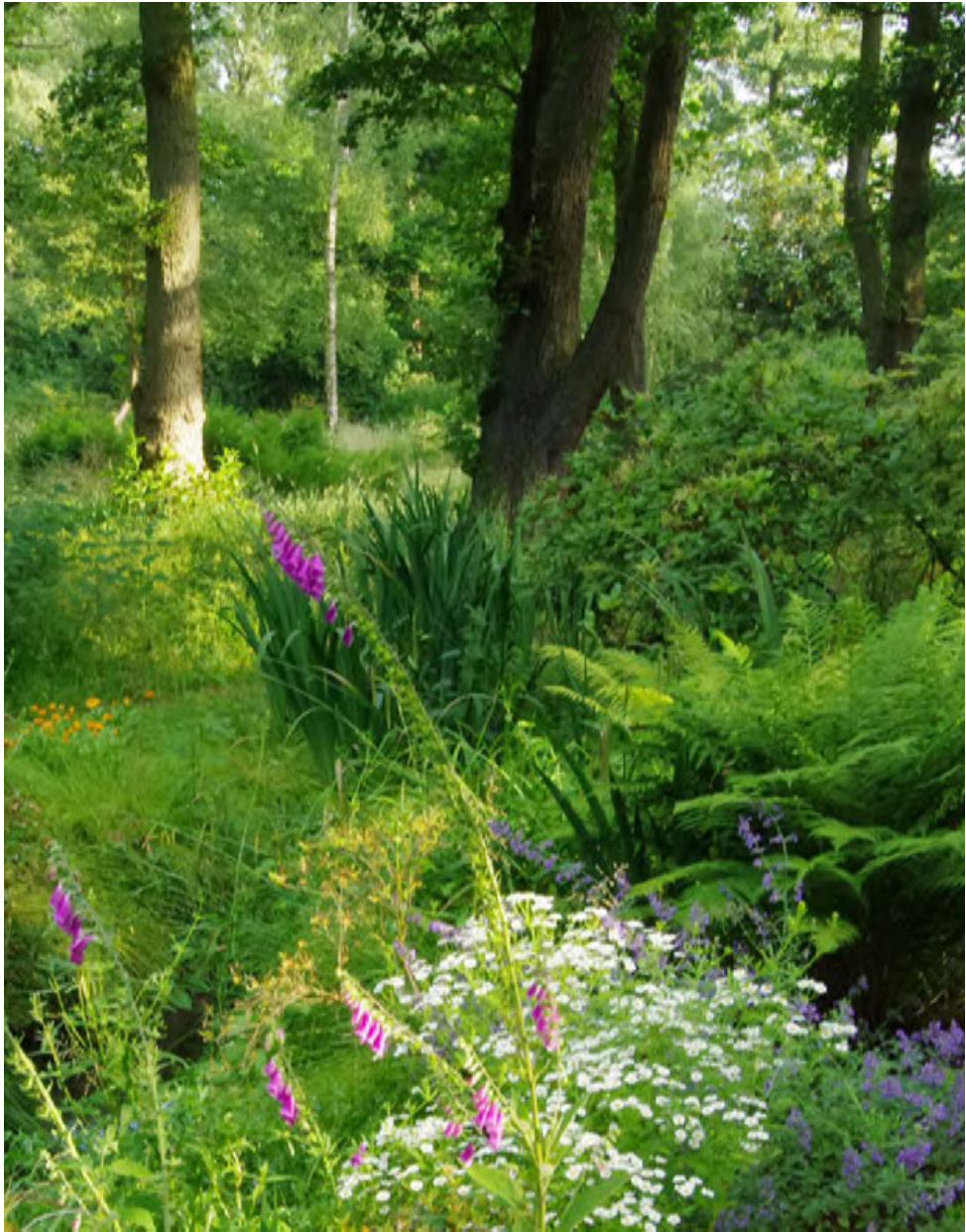


- Key**
- 1. The Avenue
 - 2. Tree screening to garden centre
 - 3. Arrival court
 - 4. Burston Lane and parking grove
 - 5. Village green and pond
 - 6. Clubhouse Terrace
 - 7. Parking courts to care bungalows
 - 8. Edible gardens
 - 9. Fruit tree walk
 - 10. Care home entrance court
 - 11. Sensory gardens
 - 12. Parking court
 - 13. Hornbeam Lane
 - 14. Courtyard Garden
 - 15. Productive garden
 - 16. The lawn
 - 17. The orchard
 - 18. Garden pavilion and beehives
 - 19. Woodland trail
 - 20. Primrose garden
 - 21. Bluebell garden
 - 22. Woodland edge
 - 23. Access track
 - 24. Bridleway
 - 25. Tele-mast

Landscape Character Areas

The scheme contains significant planting, and open spaces which provide a strong green character to the development. Within this framework of green there are a number of character areas that provide a variety experiences and uses within the development. They include tree lined lanes and paths, the central green which is the main communal green space and a series of smaller communal gardens such as the edible gardens, Courtyard, woodland and sensory gardens. These spaces are designed to encourage social interaction and participation and contain a balance of set functions such as growing beds, planted areas and sitting areas, with open lawns that are flexible and will accommodate events through the year.

These character areas are illustrated on the plan opposite and each is described in detail on the following pages.



Landscape Character Areas



- Key**
- 1 Character area 1 - The Avenue
 - 2 Character area 2 - Arrival Courts
 - 3 Character area 3 - Burston Lane and Cherry Tree Grove
 - 4 Character area 4 - Village Green
 - 5 Character area 5 -Fruit Tree Walk
 - 6 Character area 6 - Edible Gardens
 - 7 Character area 7 - Parking Courts
 - 8 Character area 8 - Woodland Glade Gardens
 - 9 Character area 9 - Courtyard Garden
 - 10 Character area 10 - Sensory Gardens
 - 11 Character area 11 - Native Woodland Edge



Diagram illustrating the landscape character areas

The Avenue & Burston Lane



Illustrative section through Burston Lane, looking east towards How Wood



Lime tree avenue



Prunus avium avenue trees



wide grass verge with bulbs and wildflowers

The Avenue & Burston Lane



The existing access route will be repaved with a black macadam surface and footways provided to the sides of the road. Existing covered growing areas associated with the nursery will be removed to provide space for new avenue of lime trees under planted with lawn and a succession of bulb planting to include snowdrops, daffodils, tulips and bluebells. Next to the garden centre a native hornbeam hedge will be planted. The road is terminated by an arrival square of sett paving as a raised table that creates a threshold to the new village development. Beyond this square, a footpath continues to link with the bridleway on the southern boundary.

Burston Lane is the main route through the development and follows the line of the historic tree lined route across the site. It provides access to all other parts of the site and gives clear views across the village green to the clubhouse entrance. It will be a sett paved route with a segregated footway on one side. A change of sett paving along the route is to reinforce the special character of the village green. Limited parallel parking is provided along the route. It is defined by a line of cherry trees that will provide spectacular colours in spring and autumn and form the spine of the new green structure for the site.

These trees form a grove of trees close to the main entrance, within which is set a parking court, subdivided by hedging and low planting. This ensures that the parking is integrated within an attractively planted and sheltered court.



parking courts within tree groves

Key

- 1. Conservation grass verge with bulbs
- 2. Lime (*Tilia cordata*) avenue
- 3. Arrival square
- 4. Cherry grove (*Prunus avium*)
- 5. Parking court
- 6. Edible gardens
- 7. Care bungalows parking court
- 8. The village green



location plan

The Village Green



Illustrative section through Burston Lane and the Village Green



Typical examples of the village green, with the large lawn as the focal point of the space

The Village Green



- Key**
- 1. The Village Green lawn
 - 2. Cherry trees
 - 3. Pond
 - 4. Seating
 - 5. Natural play
 - 6. The Clubhouse entrance court
 - 7. Clubhouse terrace
 - 8. Parking court
 - 9. Clubhouse
 - 10. Disabled parking and cycle stands

The village green is the key open space at the heart of the new community. It is an open amenity lawn edged by cherry trees, with seating located between the trees. The green has a planted edge with access to the clubhouse terrace. This attractive centrepiece will be a destination to meet up and can accommodate a host of events throughout the year. It contains both a village pond and natural play features such as tree trunks and logs.



location plan

Edible Gardens & Fruit Tree Walk



Illustrative section looking north through the edible courtyard garden

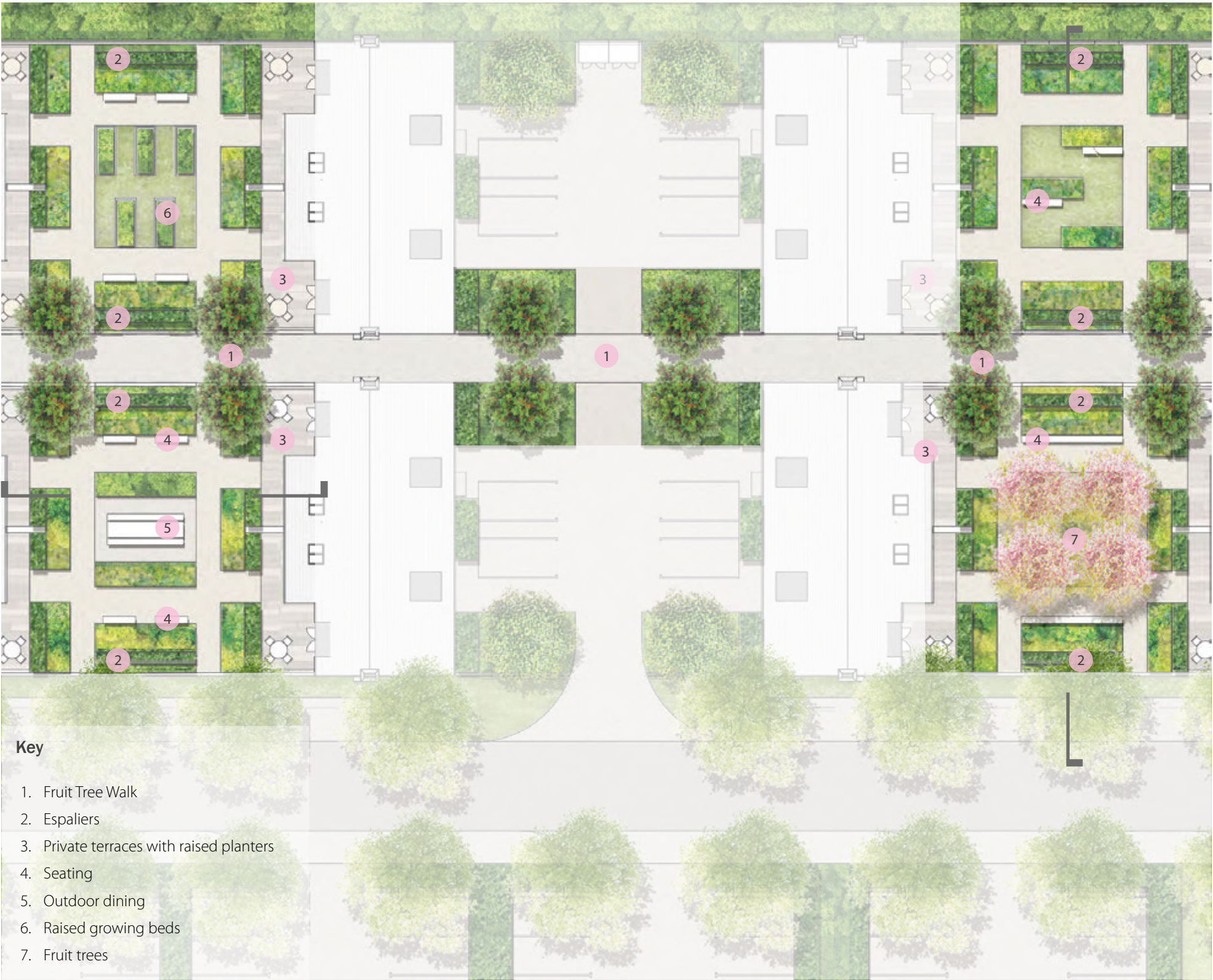


Illustrative section looking east through the edible garden and Fruit Tree Walk



Precedent images illustrating the Edible gardens character

Edible Gardens & Fruit Tree Walk



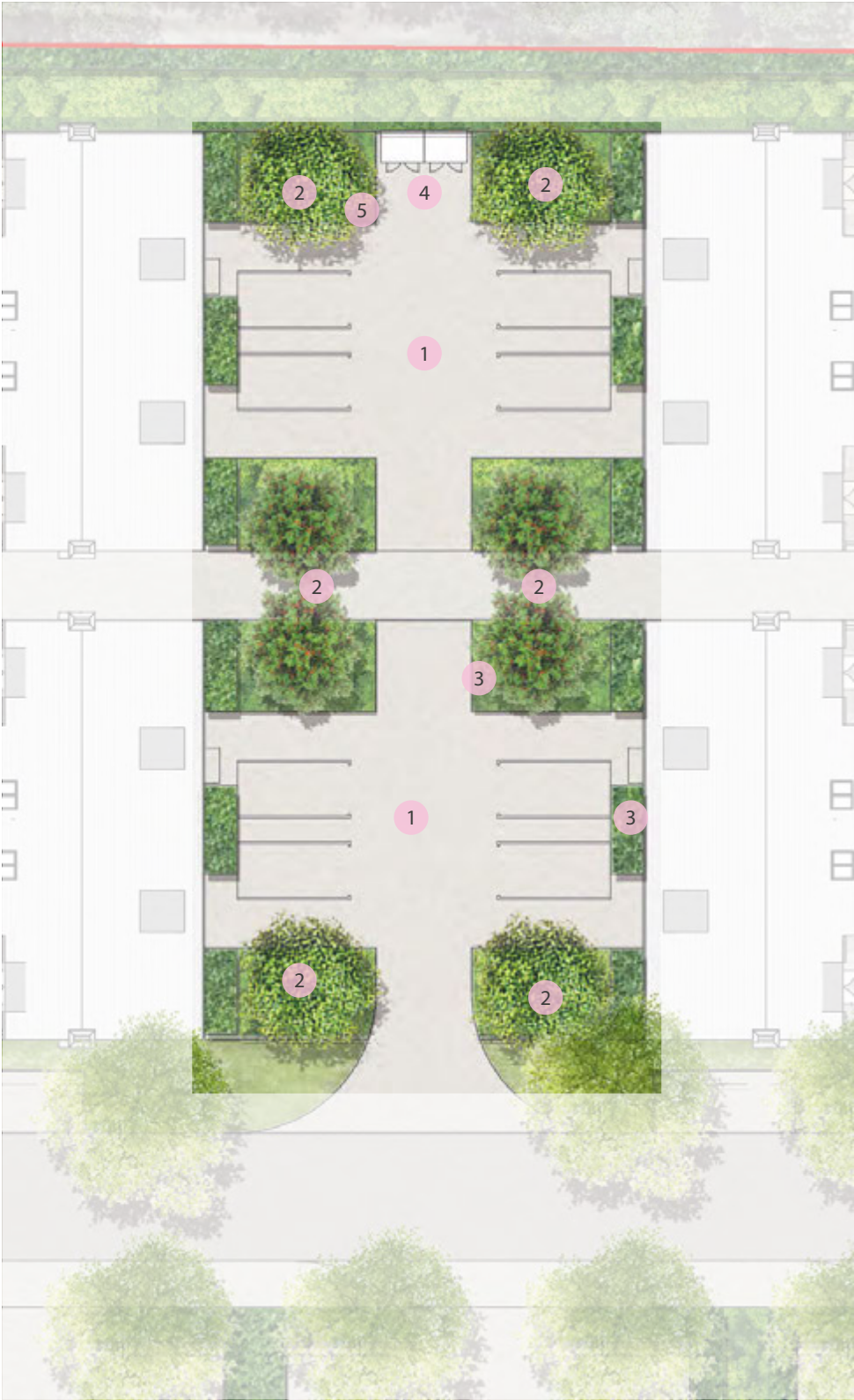
The care bungalows at the north of the site have discreet sett paved parking courts edged in low planting to their frontage with direct access to the homes. To the rear private decked terraces are bound by raised planters with hedge planting. These lead to the communal edible gardens which contain raised planting beds for food growing, espalier fruit trees that frame the gardens and create an edible hedge and areas to sit relax and meet.

These gardens are bound by a brick wall with associated trellis and climbing plants, Gates lead to Fruit Tree Walk a central footpath linking the main entrance route with the existing bridleway and woodland beyond. This path is paved a resin bound gravel and will be lined with berrying trees, such as Rowan, for biodiversity.



location plan

Parking Courts



Illustrative plan of the parking court located between the edible gardens



Burston Gardens Care home parking court

Parking Courts



Hornbeam Lane parking court

A series of sett paved parking courts are provided within the development. These integrate significant trees and lower level shrubs, groundcover and perennials to form a strong green character to the spaces and reduce the visual dominance of the vehicles. The courts will be paved with brindle coloured sett paving and offer flush access to adjacent properties.

- Key
- 1. Sett paving
 - 2. Proposed trees (Maple & Rowan)
 - 3. Structural planting to the edge of the parking
 - 4. Bin stores
 - 5. Cycle parking



Image illustrating a parking court within a tree grove



location plan

Woodland Glades



Illustrative section through The Orchard looking south to Birchwood



Conservation grassland with bulbs and wildflowers



Beehives



Lawns with feature trees

Woodland Glades



The assisted living homes and the club house open onto south facing gardens with views to the surrounding woodland. The gardens are organised with a flag paved terrace next to communal entrance from the building for sitting and dining outside. These lead to open lawns with feature tree planting. In the club house garden this is an orchard grove.

Individual private terraces have a planted edge to provide a clear defensible space. Each has direct access to the communal garden areas. The close mown lawns give way to conservation grassland with a succession of bulbs and wild flowers. Towards the boundary, significant woodland planting in the form of trees, shrubs and woodland herbs is provided to extend the woodland character into the gardens. The boundary with the bridleway is formed by a native hedge.

From the club house a path provides a circular walking route formed of resin bound gravel, through the woodland gardens with seating on the way. Secondary paths provide an alternative route through the woodland planting, where a beehives and a garden pavilion are located.



location plan

The Courtyard Garden



Illustrative section through the courtyard garden looking north



Images depicting the planting character of the courtyard garden



Lawns with feature trees

The Courtyard Garden



This large courtyard garden contains a central lawn with Golden Rain trees. The surrounding resin bound gravel paths are edged with generous plant beds, with seating set within them providing a colourful and richly textured character to the gardens. A communal growing area and mini orchard is located next to the boundary. The garden is secured with gated entrances from communal entrances and a 1.1 metre high rail on the boundary which is planted with native hedges and trees.



location plan

Burston House Care Home Sensory Gardens

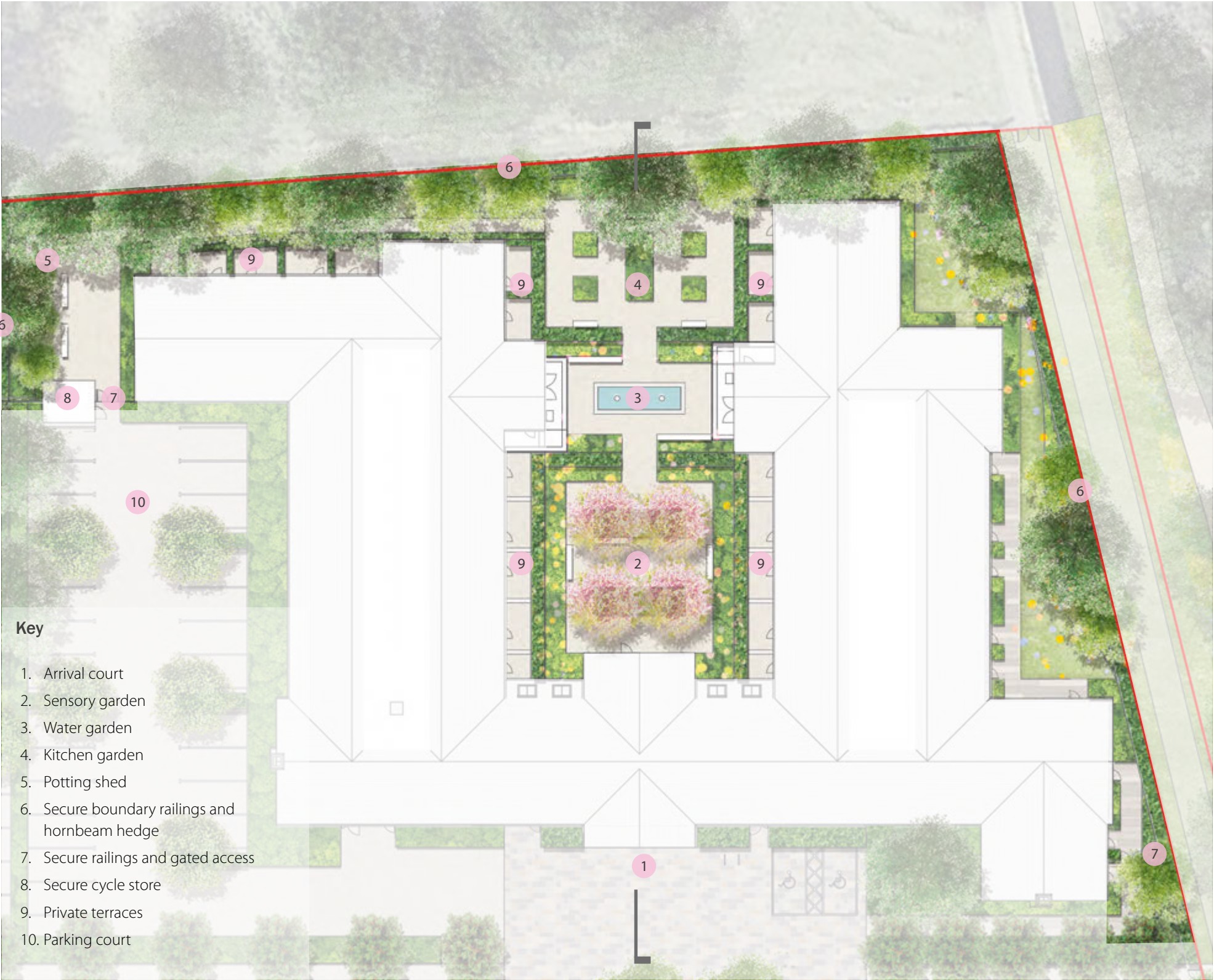


Illustrative section through the Sensory gardens looking north



Images depicting the planting character of the sensory gardens

Burston House Care Home Sensory Gardens



- Key**
- 1. Arrival court
 - 2. Sensory garden
 - 3. Water garden
 - 4. Kitchen garden
 - 5. Potting shed
 - 6. Secure boundary railings and hornbeam hedge
 - 7. Secure railings and gated access
 - 8. Secure cycle store
 - 9. Private terraces
 - 10. Parking court

A shared space arrival square at the entrance to the care home is sett paved and includes disabled parking spaces close to the main entrance. The home is bound by native hedges and trees on the northern boundary and to the east, a planted edge to the building, species rich lawn and a boundary of native hornbeam hedge. The home is secured by a 1.8 metre high vertical bar railing to these boundaries.

At the heart of the home is an enclosed and sheltered garden. This creates a sequence of garden rooms each with a distinct character that create attractive, legible and varied places to sit and walk throughout the year. Each garden room has a framework of planting to give year round colour and create an attractive outlook for residents. There is a sensory garden with a succession of plants to provide colour, texture and sent. A water garden has a raised water feature with fountains that residents can sit beside and interact with. The productive garden contains raised plant beds for growing food and flowers for residents use.



location plan

Woodland Edge & Boundary Treatment



Illustrative section A-A' through the Burston Gardens Care home boundary with hornbeam hedge and railings



Illustrative section B-B' through the Courtyard Garden boundary with mixed native hedge, access track and existing bridleway



Hornbeam hedge



Vertical railings to care home boundary



Mixed native hedge



Timber post and tensioned wire with grass verge



Estate rail to bridleway / access track

Woodland Edge & Boundary Treatment



Native Woodland Edge

The predominant character of the site boundary is of native hedging and trees which will ensure the development integrates into the existing landscape character. New railings and fencing is associated with this planting and there are two new routes created within this character area.

The Routes

Along the southern boundary a new public bridleway is created that links with the existing bridleway and will have the potential to extend westwards along the boundary of the garden centre. This bridleway will be paved in self bind gravel with timber edging. Along the eastern boundary a maintenance access track is created. This will appear as a grass verge, but will have a reinforced mesh set within it to enable occasional vehicle overrun.

Fences and Railings

The majority of the fencing and railings are discreet and associated with the boundary planting. They consist of vertical metal railings 1.8 metres high to the garden centre boundary, both the care home and assisted living boundaries. These will return to the building to provide secure garden areas for these homes. The remaining boundaries to the north and east will have timber post and wire fences 1.1 metres high with associated timber gates at footpath access points. The boundary between the existing bridleway and the new grass verge access track will be marked by a metal estate rail 1.1 metres high with associated gates at access points. Small lengths of estate rail are also used to secure the courtyard garden.

Planting

The boundary with the garden centre and the boundary of the care home will have a hornbeam hedge maintained at 1.8 metres in height. The remainder of the site boundary will have a mixed native hedge containing hawthorn, hazel, field maple, holly and guelder rose. This will be maintained at 1.8 metres height but will also contain a mixture of native trees. Along the northern boundary where there is short gap in the extensive screening of the site, the native hedge will be maintained to a height of 3 to 4 metres. Native trees will be planted within the hedge to ensure there is screening in this area from the outset.

Paving Materials Strategy



Paving Materials Strategy



Entrance courts setts



Shared surface - setts



Access track (east boundary) - reinforced turf



Bridleway: Breedon gravel with timber edge



Pedestrian paths - resin bound gravel

The landscape materials will define a legible hierarchy of surfaces. In particular they will be selected to provide richness in texture and patterns, and designed to provide a pedestrian friendly environment. Variations in the paving mix will help differentiate spatial hierarchy and associated pedestrian/vehicular priorities. The paving palette is chosen to be robust and low maintenance with the benefits of permeable paving solutions.

The Avenue entrance road will have footways on both sides of the road and be separated from the carriageway by low, silver grey coloured kerbs. The paving will be a black macadam road surface. A raised table of silver grey sett paving with flush kerbs will define the arrival squares.

The main vehicular routes through the development, Burston Lane and Hornbeam Lane have a footway on one side of the route separated by low kerbs. The paving to the carriageway will consist of precast concrete sett paving. The Village Green is announced by a change of sett paving to reinforce the character of the village green and heart of the village. The parking courts and parking bays along Burston Lane will be paved with a brindle coloured sett paving with raised kerbs around the edge and flush kerbs where there is pedestrian access. A pedestrian path linking from the parking court to the clubhouse entrance will be defined by a change in scale of sett paving laid in stretcher bond.

The Clubhouse terrace provides an opportunity for outdoor dining and seating, flag paving extends along the northern elevation of the building accentuating the main entrance to the clubhouse.

The pedestrian footpaths provide a link through the garden spaces that will be accessible for all. Resin bound gravel surfacing is proposed reinforcing the garden character.

The new bridleway will consist of self-binding gravel such as Breedon with a timber edge. The access track along the eastern boundary will consist of reinforced grass with timber edging to allow for occasional vehicular overrun.

Site Furniture Strategy



Site Furniture Strategy



Sheffield cycle stands



tree pit surround where trees are located within hard paving



typical timber benches



raised timber planters



beehives



typical example of water feature to Sensory garden

A simple palette of street furniture is proposed, distributed around the site. Each is described in turn:

Cycle stands

Sheffield style stainless steel cycle stands are located at key locations such as the main entrance square, outside the assisted living and clubhouse, Burston Garden Care Home and on Burston Lane.

Tree Grilles

The majority of trees are planted in soft landscape, but where they are located in paved areas they will have galvanised steel recessed tree grilles that accept the surrounding paving and have slots for air and water.

Seating

Seating is located on the village green and in all of the gardens within the development and are placed to be assessable, provide good outlook and offer a variety of sun and shade. They will be timber slatted benches with backs and arm rests to ensure comfortable and usable by all.

The boundary between private terraces and communal areas is marked with raised timber planters 750mm high. These create a clear boundary, offer additional privacy to residents and ensure that the planting can be easily accessed for maintenance.

Water Feature

A central water feature is proposed in Burston Garden Care Home. It will be a steel clad feature approximately 600mm high with fountains and submersible up lighting.

Garden Pavilion / Potting shed

A small pavilion or gazebo is proposed set within the woodland planting of the clubhouse garden. This is envisaged as a covered timber structure with an open frontage and seating to provide a sheltered place to sit within the garden.

Small potting sheds are proposed within the Courtyard Garden and Care Home garden.

A secure covered cycle store is proposed to the west of the Care Home with access from the parking court.

Beehives

Traditional white slatted timber beehives are proposed to be located in the woodland garden, if desired by residents. It is envisaged that no more than six hives will be placed in this location.

Bird and Bat Boxes

Bird, bat and insect boxes are proposed within the development to aid biodiversity. These will accommodate a variety of species and be located within the green space around the site.

Lighting Strategy



- KEY:
- Column luminaire, 6m high
 - Column luminaire, 4.5m high
 - Column luminaire, 3 m high
 - Bollard luminaire
 - Wall mounted luminaire
 - Uplight luminaire to water feature
 - Feature linear LED lighting to benches

illustrative diagram indicating possible lighting strategy for the site

Lighting Strategy



illustrative examples of lighting to the garden routes and avenues

Lighting will be designed to ensure routes and parking courts are well lit, whilst lighting to gardens will be generally restricted to key areas only. The strategy uses a hierarchy of column lights to maximise efficiency and minimise light pollution. Bollard and feature lighting are used only in some garden locations.

The Avenue access road will use 6 metre high column mounted lights located on one side of the road. These lights are also used for Burston lane and the north south link road, but here the column height is reduced to 4.5 metres. The parking courts use column lights 3 metres high to provide an even light coverage across the court. These lights are also used for Fruit tree lane, the footpath link through the edible gardens.

The communal gardens have bollard lighting to the terrace areas and main path routes only, the only exception being the Burston Garden Care Home that has subtle lighting to benches and the water feature.

Tree Strategy



Street Trees				
Tilia cordata	Small leafed Lime	18-20	Root balled	
Prunus avium				
Acer Campestre 'Elsrijk'	Field Maple	18-20	Root balled	
Carpinus betulus	Hornbeam	18-20	Root balled	
Fruiting and Orchard Trees				
Malus domestica 'Rivers Early Peach'	Apple	14-16	Root balled	
Malus domestica 'Hitchin Pippin'	Apple	14-16	Root balled	
Malus domestica 'Brownlees Russet'	Apple	14-16	Root balled	
Malus domestica	Apple	10-12	Root balled	Espalier
Malus Tschonskii	Flowering Crab Apple	16-18	Root balled	
Pyrus communis 'Fertility'	Common Pear	14-16	Root balled	
Pyrus communis 'Conference'	Common Pear	14-16	Root balled	
Pyrus communis 'Beth'	Common Pear	14-16	Root balled	
Pyrus communis 'Beth'	Common Pear	10-12	Root balled	Espalier
Sorbus aucuparia	Rowan	18-20	Root balled	
Feature Trees				
Prunus x yedoensis 'Somei-yoshino'	Yoshino cherry	18-20	Root balled	
Liquidamber styraciflua	Liquidamber	20-25	Root balled	
Magnolia kobus	Magnolia	18-20	Root balled	
Koelreuteria paniculata	Golden rain tree	20-25	Root balled	
Quercus robur	English oak	20-25	Root balled	
Woodland Edge Mix				
				(% mix)
Acer Campestre	Field maple	14-16	Root balled	20%
Carpinus betulus	Hornbeam	14-16	Root balled	20%
Quercus robur	English Oak	14-16	Root balled	20%
Corylus avellana	Hazel	14-16	Root balled	20%
Ilex aquifolium	holly	14-16	Root balled	20%

Tree Strategy



Tilia cordata 'Greenspire'



Prunus avium



Acer campestre Esrijk



Carpinus betulus



Sorbus aucuparia



Magnolia kobus



Malus hupehensis



Liquidambar styraciflua



Crataegus monogyna



Koelreuteria paniculata



Quercus robur



Corylus colurna

Tree Strategy

The proposal aims to accommodate a significant number of trees and tree types to enhance the overall character of the site providing visual and all year round interest. There is a hierarchy of street and garden trees ranging from large trees at strategic nodes, smaller trees in communal gardens and the native woodland edge to the site.

The proposal for the approach road 'The Avenue' is for a line of Tilia cordata 'Greenspire' which will frame the view to the entrance court and also provide a green edge to the existing garden centre. Burston Lane and the village green are defined by an avenue of Prunus avium, which will provide wonderful spring, and autumn colour and year round interest. An avenue of hornbeams are proposed along the north-south access road linking between the care home and bungalows at the south of the site.

Signature trees are proposed at key locations in the site to act as local features and wayfinders of the site, such as a magnolia tree (Magnolia kobus) marking the care home entrance court and ornamental cherries (Prunus x yedoensis) as feature trees within the sensory garden. Signature trees are proposed for the glade gardens providing an identity for each garden and to provide visual interest and character. The trees include a cluster of oak trees (Quercus robur) and a liquidambar (Liquidambar styraciflua), which will provide magnificent seasonal colour.

Local fruit varieties are considered for the edible gardens and the orchards underplanted with companion planting such as sage. Fruit tree species may include local varieties such as: Malus domestica 'Rivers Early Peach', Malus domestica Hitchin Pippin, Malus domestica Brownlees Russet, Pyrus communis 'Fertility', Pyrus communis Conference, Morus sp., Prunus persica sp., Mespilus germanica.

Planting Strategy



- Key**
- Mix A: Native Woodland Edge
 - Mix B: Conservation grass & bulbs
 - Amenity grass lawn
 - Mix C: Herbaceous borders and residential gardens
 - Mix D: Hornbeam Lane
 - Mix E: Care Home Sensory Gardens
 - Mix F: Parking Courts
 - Mix G: Fruit tree walk
 - Mix H: Edible Gardens
 - Mix J: Courtyard Garden
 - Mix K: Cutting & Productive Garden
 - Mix L: Care Home Garden Entrance
 - Mix M: Burston Lane Verge
 - Mix N: Clubhouse & Parking Grove
 - Hedge (mixed native and hornbeam hedge)

Planting Strategy



The aim of the planting is to create a sheltered, green and attractive place for people to live and visit, whilst maximising the potential for wildlife benefit with plants selected for their value to wildlife, either through food sources or habitat. The intention is to provide a rich and intimate experience with the planting providing sensory delight through colour, texture, scent, taste, herbal, etc. Plants will be chosen for amenity and habitat creation with an evergreen structure and seasonal highlights providing all year round interest.

The following provides an indication of the proposed planting within the main character areas of the development.

The Avenue

The main approach road to the development will be framed by an avenue of Lime trees underplanted with species rich grasses and a succession of bulb planting to include snowdrops, daffodils, tulips and bluebells. A native hornbeam hedge, 1.8m high is proposed along the boundary with the garden centre to reinforce the green edge to the route.

Burston Lane Verge

The planting will create a strong green structure to Burston Lane, with an avenue of native wild Cherry trees (*Prunus avium*) underplanted with mainly low level shrubs, perennials and groundcover to ensure year round colour and texture. A mixture of native species such as *Carex elata*, *Crocsmia* and *Liriope muscari* reinforces the green structure along this key route through the development providing visual interest throughout the year. Bulb planting such as Daffodils (*Narcissus 'Peeping Tom'*) will provide an accent of colour during spring.

Clubhouse Terrace & Parking Grove

A mixed border of evergreen and deciduous shrubs provides a planted edge to the pedestrian walk from the parking grove and frames the paved terrace creating informal seating pockets that respond to the clubhouse. The mix of species will provide all year round visual interest to the borders with African lilies and *crocsmia* providing swathes of colour.

Edible Gardens

The planting scheme for the edible gardens comprises of fruiting trees and shrubs with raised beds for growing. Espalier fruit trees, comprising of a selection of local varieties of apple and pear, provide structure and frame the courtyard garden space. *Osmanthus* an evergreen shrub with fragrant flowers provides

structural planting to the resident's gardens. Other plants proposed include lavender, catmint, strawberries and geranium, providing seasonal interest in form, colour, scent and fruit. The gardens will provide residents with a place to meet and gather and encourage growing in the productive gardens and cutting flowerbeds with flowering plants such as *echinacea*, *eringium* and fennel.

Parking Courts

Field maple trees provide a green canopy and shade to the parking courts and are under planted with evergreen and deciduous flowering shrubs such as *bergenia*, lavender and *nepeta*. Flowering perennials such as *Echinacea* and yarrow provide additional interest and colour through the year.

Fruit Tree Walk

Plants have been chosen specifically for their wildlife value, providing fruits and berries throughout the year. Berrying trees such as Rowan line both sides of the walk connecting between the edible gardens and How Wood. Shrubs such as the winter scented *sarcococca* and *persicaria* provide an evergreen structure and are accompanied by flowering perennials such as *crocsmia* and fruiting plants such as wild strawberries and blueberries.

Burston Village Care Home Sensory Gardens

The planting scheme comprises of a restrained palette of plants to create a sense of calm with contrasting textures and colours for sensory stimulation and seasonal variation. A grove of ornamental cherry trees provide a focal point to the sensory garden, with *Ilex crenata* forming an evergreen structure to the garden rooms and backdrop to the flowering plants. A mix of ornamental grasses such as *Deschampsia* and *stipa* provide further structure along with visual interest through their movement in the breeze. Scented flowering and fruiting plants including roses, phlox and quince add interest and sensory stimulation. A selection of spring flowering bulbs are proposed planted within the beds and grass areas such as alliums, hyacinth and daffodil. The boundary to the care home is planted with a 1.8m high hornbeam hedge and woodland shrubs providing a secure boundary and visual interest.

Woodland Glade Gardens

A series of three south facing residential gardens are proposed providing the residents with a direct connection with the landscape and nature. Native woodland planting of oak, field maple, hornbeam, hazel and holly softens the boundary and draws

the adjacent woodland character into the site. The gardens each have their own distinctive character. The clubhouse looks out onto a lawn and the Orchard garden, consisting of fruiting trees such as apple, pear, quince and medlar. A footpath meanders through woodland shrubs with conservation grass interplanted with bulbs such as snowdrop, tulip, bluebell and daffodil flows along the northern edge of the path. Herbaceous borders provide a planted structure to the edge of the building and privacy to the resident's terraces and include a mix of evergreen and deciduous shrubs providing structure, colour and scent throughout the year. Species include aromatic shrubs such as lavender and mock orange and wonderful large flowering shrubs and perennials such as *hydrangea* and fennel. The central and western glade gardens are planted with signature trees underplanted with primrose and bluebells, providing a focal point for the residents.

Courtyard Garden

The central lawn and rain trees are bounded by herbaceous flowering beds, which also provide privacy to the residential terraces. Plants including sweet box producing wonderful fragrant flowers, lavender, *euphorbia* and ornamental grasses such as *miscanthus* provide structure planting. Flowering plants such as *kniphofia*, alliums, *scabious* and *crocsmia* provide striking colour and seasonal interest. The courtyard productive garden offers residents many social, physical and therapeutic benefits. These gardens, as well as being productive, shall be beautiful spaces and potentially include artwork and ornamental planting to bring a sense of delight throughout the year. The eastern boundary of the garden will be planted with a native hedge and trees.

Habitat & Biodiversity

Opportunities within the landscape include introducing wildlife refuges, nectar-rich species and productive gardens. The proposals have been influenced by the adjacent woodland character and the potential users of the gardens. Communal gardens are planned to include a range of planting types attractive to birds, bees and butterflies, including herbaceous and perennial beds, fruit and herb gardens.

Planting Strategy

Mix A Woodland Mix

Shrubs, Groundcover and Perennials				
Anthriscus sylvestris		3L	-	7
Cornus alba 'Elegantissima		3L	20-30	5
Cornus florida		3L	20-30	5
Euonymus alatus		to suit	30-40	1
Euonymus europaeus		to suit	30-40	1
Geranium x 'Johnson's Blue'		3L	-	5
Geranium x Ingwersen's var.		3L	-	5
Helleborus x hybridus 'Pretty Ellen Pink'		3L	-	7
Polystichum polyblepharum		3L	-	5
Thalictrum 'Black Stockings'		3L	-	3
Bulbs				
Anemone nemorosa		-	-	15
Allium ursinum		-	-	15
Hyacinthoides non-scripta		-	-	15



Planting Strategy

Mix B: Conservation Grass and Bulbs

Grass				
Emorsgate mix EH1F				
Bulbs				
Galanthus nivalis	Snowdrop	-	-	10
Tulipa Sp.	Tulip	-	-	10
Hyacinthoides non-scripta	Bluebell	-	-	10
narcissus 'Peeping Tom'	Daffodil			10



Amenity Lawn

Grass				
Lindum Turf - RTF or equal amenity turf				



Hedges

Burston garden Centre Boundary and Burston Garden Care Home				
Carpinus betulus	Hornbeam	Open grown	12-150 forestry stock cut to 1.1 metres	6 per linear metre
Private terraces				
Osmanthus burkwoodii	Burkwood Osmanthus	7.5L	80-100	6 per linear metre
Native hedge to boundary planted in double staggered row at 0.5 m spacing in groups of between 7-15. All plants to have rabbit guards and shrub shelters.				
				% Mix
Acer campestre	Filed maple	Bare root	80-100	15
Crataegus monogyna	Hawthawn	Bare root	80-100	40
Colylus avellana	Hazel	Bare root	80-100	10
Ilex aquifolium	Holly	Bare root	80-100	15
Rosa canina	Dog Rose	Bare root	80-100	10
Viburnum opulus	Wayfaring tree	Bare root	80-100	10



Mix C: Herbaceous Borders and Residential Gardens

Shrubs, Groundcover and Perennials				
Carex oshimensis 'Evergold'	Japanese sedge 'Evergold'	3L	20-30	5
Erigeron karvinskianus	Mexican fleabane	3L	-	7
Eryngium x zabelii 'Jos Eijking'	sea holly 'Jos Eijking'	3L	-	7
Geranium Rozanne	Greranium 'Rozanne'	3L	-	53L
Foeniculum vulgare 'Purpureum'	Bronze fennel	3L	-	5
Hemerocallis citrina	long yellow daylily	3L	-	5
Hydrangea anabelle	Hydrangea 'Annabelle'	to suit	60-80	2
Lavandula angustifolia	common lavender	3L	30-40	5
Libertia formosa	New Zealand satin flower Formosa Group	3L	-	5
Liriope muscari	Big Blue lilyturf	3L	-	7
Philadelphus coronarius	mock orange 'Aureus'	3L	-	5
Pittosporum tobira nana	Japanese mock orange	3L	-	5
Polystichum setiferum 'Pulcherrimum Bevis'	soft shield fern 'Pulcherrimum Bevis'	3L	-	5
Sisyrinchium angustifolium	blue-eyed grass	3L	-	3
Bulbs				
Narcissus pseudonarcissus	wild daffodil	-	-	15



Mix D: Hornbeam Lane

Shrubs, Groundcover and Perennials				
Carex elata 'Aurea	Bowles Golden sedge	3L	20-30	5
Geranium macrorrhizum 'White-Ness'	big-root cranesbill 'White-Ness'	3L	-	5
Liriope muscari	Big Blue lilyturf	3L	-	7
Libertia Formosa	New Zealand satin flower Formosa Group	3L		5
Iris pallida Argentea variegata	Dalmatian iris 'Argentea Variegata'	3L	-	7
Potentilla 'Red Ace'	shrubby cinquefoil 'Red Ace'	3L	-	5
Vinca major	Periwinkle	3L	-	7
Bulbs				
Narcissus pseudonarcissus	wild daffodil	-	-	15



Mix E: Care Home Sensory Gardens

Hedging				
Ilex Crenata	Japanese holly	5L	40-60	6 per linear metre
Shrubs, Groundcover and Perennials				
Bergenia ‘Bressingham White’	elephant's ears 'Bressingham White'	3L	10-20	5
Carex oshimensis 'Evergold'	Japanese sedge 'Evergold'	3L	20-30	5
Chaenomeles ‘Red trail’	Flowering quince	5L	10-20	4
Crocsmia masoniorum ‘Auricorn’	montbretia 'Auricorn'	5L	-	3
Deschampsia cespitosa	tufted hair grass	5L	-	4
Epimedium perralderianum	Barrenwort	3L	-	7
Geum ‘Mrs Bradshaw’	avens 'Mrs J. Bradshaw'	3L	-	5
Geranium x ‘Album’.	Bloody Cranesbill	3L	-	5
Liriope muscari	Big Blue lilyturf	3L	10-30	7
Persicaria campanulata	lesser knotweed	3L	-	7
Phlox paniculata	perennial phlox 'Miss Pepper'	3L	-	5
Rosa ‘Kent’	Rose ‘Kent’	5L	-	4
Rosa ‘Snow carpet’	Rose ‘Snow carpet’	5L	-	4
Rudbeckia ‘Goldstrum’	coneflower 'Goldsturm'	5L	-	4
Salvia nemorosa 'Ostfriesland'	Balkan clary 'Ostfriesland'	3L	-	7
Stipa Gigantica’	golden oats	3L	-	3
Vinca minor	lesser periwinkle	3L	-	9
Bulbs				
Allium sphaerocephalon	Drumstick Allium	-	-	15
Muscari Armeniacum	Armenian grape hyacinth	-	-	15
Narcissus ‘Peeping Tom’	Daffodil	-	-	10



Mix F: Parking Courts

Shrubs, Groundcover and Perennials				
Bergenia ‘Cordifolia purpurea’	elephant's ears 'Purpurea'	3L	100-200	5
Nepeta × faassenii	catmint	3L	-	7
Lavandula angustifolia 'Loddon Blue'	English lavender 'Loddon Blue'	3L	30-40	5
Achillea 'Taygetea'	yarrow	3L	20-30	5
Echinacea purpurea 'Magnus'	coneflower	3L	-	5
Cerastium tomentosum	dusty miller	3L	-	5
Coreopsis moonbeam	tickseed 'Moonbeam'	3L	-	5
Carex oshimensis ‘Evergold’	sedge	3L	200-300	5
Persicaria campanulata	lesser knotweed	3L	-	7



Mix G: Fruit Tree Walk

Shrubs, Groundcover and Perennials				
Carex oshimensis 'Evergold'	Japanese sedge 'Evergold'	3L	200-300	5
Crocasmia masoniorum 'Auricorn'	montbretia 'Auricorn'	5L	-	3
Persicaria campanulata	lesser knotweed	3L	-	7
Astilbe 'Deutschland'	astilbe 'Deutschland'	3L	-	5
Epimedium perralderianum	Barrenwort	3L	-	7
Sarcococa ruscifolia	fragrant sarcococca 'Dragon Gate'	3L	30-50	5
Fragaria x ananassa	Strawberry 'Symphony'	9cm	-	5
Fragaria chiloensis	Beach strawberry	9cm	-	5
Vaccinium corymbosum	blueberry	3L	-	3



Mix H: Edible Gardens

Hedging				
Osmanthus burkwoodii	Burkwood Osmanthus	7.5L	80-100	6 per linear metre
Shrubs, Groundcover and Perennials				
Nepeta × faassenii	Garden catmint	3L	-	7
Lavandula angustifolia 'Loddon Blue'	English lavender 'Loddon Blue'	3L	30-40	5
Fragaria x ananassa	Strawberry	9cm	-	5
Crocsmia masoniorum 'Auricorn'	Montbretia 'Auricorn'	5L	-	3
Geranium Johnsons Blue	Geranium 'Johnson's Blue'	3L	20-40	5
Cutting Flower Beds				
Rudbeckia fulgida var. sullivantii 'Goldsturm'	coneflower 'Goldsturm'	5L	-	4
Echinacea purpurea 'Magnus'	coneflower	3L	-	5
Eryngium planum	blue eryngo	3L	-	7
Foeniculum Vulgare	fennel	3L	-	5



Mix J: Courtyard Garden

Shrubs, Groundcover and Perennials				
Carex elata 'Aurea'	Bowles Golden sedge	3L	20-30	5
Liriope muscari	Big Blue lilyturf	3L	10-30	7
Sarcococa ruscifolia	Fragrant sarcococca 'Dragon Gate'	3L	30-50	5
Lavandula Hidcote	Lavander	3L	30-40	5
Crocsmia masoniorum 'Auricorn'	Montbretia 'Auricorn'	5L	-	3
Escallonia 'Red Elf'	Escallonia 'Red Elf'	3L	20-40	5
Geranium Johnsons Blue	Geranium 'Johnson's Blue'	3L	20-40	5
Liriope muscari	Big Blue lilyturf	3L	10-30	7
Potentilla 'Red Ace'	Shrubby cinquefoil 'Red Ace'	3L	50-100	5
Vinca major	Periwinkle	3L	10 - 15	7
Achillea millefolium	Common yarrow	3L	20-30	5
Knautia macedonica	Macedonian scabious	3L	-	7
Euphorbia amygdaloides	Wood spurge	3L	-	7
Euphorbia mellifera	Canary spurge	3L	-	7
Salvia greggii	Autumn sage	3L	-	7
Hemerocallis citrina	Long yellow daylily	3L	-	5
Libertia grandiflora	New Zealand satin flower	3L	-	5
Kniphofia 'Brimstone' Bloom	Red-hot poker 'Brimstone'	3L	-	5
Miscanthus 'Morning Light'	Silver grass	3L	-	4
Geum 'Mrs Bradshaw'	Avens 'Mrs J. Bradshaw'	3L	-	5
Allium hollandicum	Dutch garlic 'Purple Sensation'	-	-	15
Aster miscati	Aster Miscati	3L	-	7
Phlomis russeliana (evergreen)	Turkish sage	3L	-	5
Bulbs				
Narcissus 'Peeping Tom'	Daffodil	-	-	10



Mix K: Cutting & Productive Garden

Shrubs, Groundcover and Perennials				
Rudbeckia fulgida var. sullivantii 'Goldsturm'	Coneflower 'Goldsturm'	5L	-	4
Rosa Brother Cadfael = 'Ausglobe'	Rose Brother Cadfael	5L	-	4
Rosa 'Fritz Nobis'	Rose 'Fritz Nobis'	5L	-	4
Rosa White Cloud = 'Korstacha'	Rose White Cloud 'Korstacha'	5L	-	4
Echinacea purpurea 'Magnus'	Coneflower	3L	-	5
Helenium autumnale	Sneezeweed	3L	-	7
Aster amellus	Italian aster	3L	-	5
Euphorbia amygdaloides 'Purpurea'	Wood spurge	3L	-	7
Phlomis italica	Balearic Island sage	3L	-	5
Pennisetum setaceum	African fountain grass	3L	-	4
Pennisetum alopecuroides 'Hameln'	Fountain grass	3L	-	4



Mix L: Care Home Entrance Gardens

Shrubs, Groundcover and Perennials				
Lavandula Hidcote	lavander	3L	30-40	5
Crocosmia masoniorum ‘Auricorn’	Montbretia 'Auricorn'	5L	-	3
Escallonia ‘Red Elf’	Escallonia 'Red Elf'	3L	20-40	5
Geranium Johnsons Blue	Geranium 'Johnson's Blue'	3L	20-40	5
Liriope muscari	Big Blue lilyturf	3L	10-30	7
Potentilla ‘Red Ace’	Shrubby cinquefoil 'Red Ace'	3L	50-100	5
Vinca major	Periwinkle	3L	10 - 15	7
Hydrangea annabelle	Hydrangea 'Annabelle'	to suit	60-80	2
Sarcococca ruscifolia	Fragrant sarcococca 'Dragon Gate'	3L	30-50	5
Liriope muscari 'Variegata'	Big Blue lilyturf	3L	10-30	7
Philadelphus Coronarius Aureus	Mock orange	3L	-	5
Daphne bholua 'Jacqueline Postill'	Daphne 'Jacqueline Postill'	5L	-	3



Mix M: Burston Lane Verge

Shrubs, Groundcover and Perennials				
Carex elata 'Aurea'	Bowles Golden sedge	3L	20-30	5
Crocosmia masoniorum 'Auricorn'	Montbretia 'Auricorn'	5L	-	3
Escallonia 'Red Elf'	Escallonia 'Red Elf'	3L	20-40	5
Geranium Johnsons Blue	Geranium 'Johnson's Blue'	3L	20-40	5
Liriope muscari	Big Blue lilyturf	3L	10-30	7
Potentilla 'Red Ace'	Shrubby cinquefoil 'Red Ace'	3L	50-100	5
Vinca major	Periwinkle	3L	10 - 15	7
Bulbs				
Narcissus 'Peeping Tom'	Daffodil	-	-	10



Mix N: Clubhouse

Hedging				
Carpinus Betulus	Hornbeam	Open grown Feathered forestry stock trimmed to 1.1m height	120-150	6/lin.m
Shrubs, Groundcover and Perennials				
Agapanthus 'Loch Hope'	African Lilly	3L	20-30	5
Bergenia 'Cordifolia purpurea'	Elephant's ears 'Purpurea'	3L	10-20	5
Carex oshimensis 'Evergold'	Sedge	3L	20-30	5
Corcosmia masoniorum 'Auricorn'	Montbretia 'Auricorn'	5L	-	3
Escallonia 'Red Elf'	Escallonia 'Red Elf'	3L	20-40	5
Geranium x Ingwersen's var.	Geranium 'Ingwersen's Variety'	3L	-	5
Persicaria campanulata	Lesser knotweed	3L	-	7
Potentilla 'Red Ace'	Shrubby cinquefoil 'Red Ace'	3L	30-40	5
Rosa 'Kent'	Rose 'Kent'	5L		4
Vinca minor	Lesser periwinkle	3L	10-15	4
Bulbs				
Narcissus 'Peeping Tom'	Daffodil	-	-	10





7. Access and Movement

Movement Diagram

- Key
- Primary vehicular route
 - Secondary vehicular route
 - Pedestrian routes
 - Pedestrian entrance
 - Vehicular only entrance
 - Service delivery access
 - Care bungalow entrance
 - Communal refuse storage



Vehicular and Pedestrian Access

The application includes a proposal for improvements to the existing site access junction with the A405 in line with the previously approved signalised junction and new signalised pedestrian crossing points. The proposed junction improvements provide safer access to the new development, as well as the garden centre to the west and the residential properties to the east. It will substantially improve safety for vehicles entering and exiting the site, particularly for motorists approaching from the west turning into the site. The junction will be signal controlled and providing a safer crossing point for pedestrians and cyclists (connecting them to the existing bridleway). The existing footpath along the edge of the dual carriageway will be extended to link it to the new crossing as well as continue into the garden centre and internal routes. As part of the junction improvements the entrance into the garden centre is more clearly defined and the access to the existing residential properties to the east maintained. For further details please refer to drawing no. 3019.03 and the Transport Assessment prepared by Peter Evans Partnership which accompanies the application.

The existing service/working route along the edge of the garden centre is to be retained and widened with pedestrian access to one side. This improved road, The Avenue, provides vehicular access to the new retirement village, built to adoptable standards. The Avenue is a tree lined road with planted borders, reminiscent of the approach to a country estate, which will enhance the green and welcoming nature of the access road. The established hedge and tree screening to Burston Manor will be retained.

Arrival into the main area of the development is announced by the gatehouse dwelling and a raised table, Arrival Court, constructed in a contrasting finish to calm vehicles on entering the village. The arrival court leads onto a tree lined route, Burston Lane, which runs the length of the site, emulating the historic route which once provided access for carriages from Burston Manor to How Wood. Burston Lane passes through Cherry Tree Grove parking court, along the edge of the village green and culminates with a pedestrian access to How Wood beyond.

Central to the concept is how the groupings of buildings link to each other and with the rest of the site. The masterplan arranges the groupings along Burston Lane, off which are a series of interlinked green spaces for community use. The Clubhouse with its shared facilities is conveniently located at the heart of the site, overlooking the village green.

The surface treatment, trees and carriageway width of Burston Lane will highlight this as the primary route, differentiating it from the connecting secondary routes and parking courts. A secondary arrival court in front of the Clubhouse provides space for cars and minibuses to drop-off and pick-up near the main entrance.

Footpaths are provided to one side of Burston Lane and Hornbeam Lane. A secondary pedestrian access, Fruit Tree Lane, allows pedestrians to wander through a series of courtyard gardens linking The Avenue to the care home to the west of the site. Parking courts, which are screened by hedges and trees, are treated as shared surfaces, creating a sense of priority for pedestrians.

As part of the application a new bridleway will be provided along the southern part of the retirement village to connect the existing bridleway to Lye Lane.

Car parking

In total 176 spaces have been provided across the masterplan, comprising 31 spaces for the care home, 45 spaces for the care bungalows and 100 for the assisted living apartments. The additional parking spaces for the Assisted Living are designated to allow for their flexible use by residents, staff and visitors to the whole development. The care home spaces are likely to be used by only staff and visitors as residents are unlikely to drive. A Transport Assessment, prepared by Peter Evans Partnership, is included with the application which outlines the projected requirement for vehicles and how the proposals address this.

Car parking is arranged in clusters close to each block demarcated by landscape features. The parking areas are shared surfaces with tree planting and hedges to soften the spaces. Some are enclosed with walls and hedging to relate the spaces to each block or group of buildings. The care bungalows will all have designated parking spaces, the majority of which will be on plot.

With spaces located close to all the buildings it will be possible for residents and visitors to park their cars close to their destination. By means of an allocation strategy, it is envisaged that residents who own a car will be able to use a dedicated space close to where they live.

A dedicated minibus will be provided to add additional access to transport for residents, reducing the reliance on individual cars. The minibus will be located on site and be available to make planned return trips to places such as local supermarkets, St Albans' market or eateries at Park Street. In addition, as part of the Travel Plan and subject to the resident's demand, a car club vehicle will be provided on site for use by residents. This will enable residents who do not own a car to have access to a vehicle on an hour by hour basis.

Peter Evans Partnership has prepared a detailed Transport Assessment and Travel Plan which concludes the following:

- The proposed car parking, at 176 spaces, allows a level of parking provision which is satisfactory to serve the operational needs of the retirement village based on the nature of the scheme and is in general accordance with the St Albans Local Plan parking guidance for this type of accommodation.
- The level of parking provision also allows flexibility for a separate number of spaces being available for staff / visitors, with this being reflective particularly of a combination of staffing levels tailored to residents' needs and the significant travel planning to be brought forward to encourage sustainable travel.
- Traffic flow for the proposed development would be less than that for family housing as the majority of residents will not work. This will minimise the impact on the A405 and adjacent roads during peak travel times.

Mobility Scooter Storage

It is expected that residents with impaired mobility will make use of mobility scooters/buggies to get around the site. To this end dedicated buggy stores with charging points are provided within the Assisted Living scheme for 15 buggies. The larger buggy store is located within the clubhouse for visitors to the communal facilities with a smaller store within the Assisted Living block. Each of the bungalows has sufficient space to the front of the property for undercover storage of a scooter. It is not anticipated that the care home residents with mobility issues will travel independently outside and as such internal wheelchair stores have been provided instead.

Cycle storage

Secure storage for cycles is provided within the care home and the clubhouse, primarily for staff. The Clubhouse building has space for 8 double stacked bicycles, located within the buggy store, and the care home has space for 8 double stacked bicycles in a dedicated secure store. For visitors to the site 16 cycle spaces have been provided adjacent to the assisted living and 4 spaces adjacent to the care home.

Cycle parking for the care bungalows is provided adjacent to these properties within the shared gardens at a ratio of 1 space per 2 dwellings.

Servicing & Waste Strategy

Delivery, emergency and refuse vehicles will enter the site via Burston Lane and will be able to manoeuvre and turn around at key points within the site with the inclusion of overrun areas as and where required at corners and side junctions. Please refer to tracking drawings, prepared by Peter Evans Partnership as part of this application.

Regular deliveries to the site will most likely be in ‘transit-van’ type vehicles rather than larger lorries and will be managed as part of the service management strategy. Delivery access to the two catering kitchens, in the clubhouse and care home, has been designed to ensure that deliveries are segregated from the main entrance to the individual buildings.

There is good access to most elevations of each building for fire fighting equipment. Where this is not available on the care home and assisted living buildings there will be access to dry risers located within stairwells.

Drop off points or parking courts near the main entrances can be used by ambulance access in the event of an emergency.

Refuse and recycling Strategy

The proposals for the care bungalows take account of the requirements for households as indicated on the St Albans' District Council website. We have also been in discussion with the Recycling & Waste Officer at St Albans City & District Council and we have updated the design proposals to accord with their requirements.

The table below shows the provision has been made within the masterplan for each of the different typologies.

In assessing the required level of storage for refuse and recycling across the masterplan the following has been taken into consideration:-

- The dwellings (assisted living apartments and care bungalows) across the site can only be occupied by people over 55 with anticipated permanent occupancy of each dwelling not exceeding 2 adults.
- It is also anticipated that, due to there being an on-site restaurant, the quantum of waste from the dwellings will be less than if occupants were cooking all of their own meals. The main catering kitchen has a separate store as indicated above.

- The care home residents will have all their meals cooked for them by staff.
- It is anticipated that clinical waste from the care home would be subject to a separate collection service.
- The garden areas across the site will be shared garden spaces and, whilst residents may wish to take part in gardening activities, the gardens will be maintained by the management company on site. As such no garden waste provision has been made to individual dwellings as it is anticipated that the garden maintenance company will dispose of this waste as part of their contract.

Please refer to tracking drawings, prepared by Peter Even Partnership as part of this application, which indicate proposed access for refuse and recycling collection and confirm that large vehicles can satisfactorily enter and leave the site in a forward gear.

Building Typology	Refuse	Recycling
64 bed care home	<ul style="list-style-type: none">• 3 Eurobins	<ul style="list-style-type: none">• 2 Eurobins
80 Assisted Living apartments & Clubhouse building	<ul style="list-style-type: none">• 7 Eurobins plus• 2 Eurobins for catering kitchen	<ul style="list-style-type: none">• 7 x 360L paper & card• 7 x 360L cans/glass & plastic• 6 x 240L food waste
45 Care Bungalows	<ul style="list-style-type: none">• 1 x 240 L wheelie bin per dwelling	<p>Communal recycling:</p> <ul style="list-style-type: none">• 5 x 360L paper & card• 5 x 360L cans/glass & plastic• 4 x 240L food waste

Accessible Design

The external areas of the masterplan and the communal areas within the buildings are designed to be accessible by wheelchair users. Appropriate use of colour, tone and good signage will be used in the interior design throughout to enhance the visual environment for those who need it. Furniture in communal areas will be selected and installed on the basis that there will be wheelchair users and those with frames or walking sticks. Seating, both internally and externally, will vary in height with some provided with arms and some without to suit the range of anticipated impairments. Each of the assisted living and care bungalow units has been designed with the requirements of older people in mind (exceeding category M4(2) of the Building Regulations), applying PRP's years of knowledge and experience, to create enabling environments with features which will assist those with a variety of impairments including mobility, hearing, visual and cognitive impairments. These features include level thresholds, wide door openings, appropriate ironmongery, high level sockets, ovens and radiator valves, easy to use controls, good lighting internally and externally, non-slip flooring in wet areas and floor coverings to allow wheelchairs and mobility scooters to operate without obstruction.

Flush floor showers will be standard throughout every dwelling and turning circles for hoists and wheelchairs will be achieved within all living areas. WC areas and shower rooms will be designed to allow front transfer, the use of mobility aids and grab rails should people need to have these fitted to suit their requirements. Assisted bathrooms have been included within the assisted living building and care home in the event that a resident may require assistance by carers. The care bungalows have been specifically designed to enable the dwelling to be used flexibly depending on the occupant's specific needs at any stage in their life. Please refer to section 5 of this document for further details on how this can be achieved.

All lifts will be a minimum of 13 persons and be able to accommodate a ‘stretcher’. This will suit all types of longbase wheelchairs, furniture moving and access by ambulance staff using stretchers in an emergency.

The infrastructure for smart assistive technology will be installed to all of the dwellings from the outset to allow tailored features such as automated door openers, PIR's, alarm call systems etc to be fitted as and when residents need them. The care home will have a nurse call system throughout with the ability to add similar smart assistive technology devices to each bedrooms as required.



8. Scheme Management and Operational Proposals



Scheme Management and Operational Proposals

The Burston Garden Retirement Village will provide a range of accommodation designed to create appealing and appropriate homes promoting and enabling independence for individuals and couples over the age of 55 years. The buildings are specifically designed to cater for a variety of care needs and each individual home is designed in accordance with the principles of Lifetime Homes and Category M4 (2) of the Building Regulations.

Choice of Accommodation

Residents who choose to live in the assisted living (AL) apartments or care bungalows at Burston Garden Retirement Village will be considering both their current and emerging care needs in informing the decision to move to a property that allows them to receive care in their own home, with the additional social benefits that are offered in the village setting. Like any other housing decision we make during our lives, this includes having a choice of accommodation.

The choice of accommodation includes both 1 and 2 bedroom AL apartments and care bungalows set out around the main communal facilities. Amongst others, these will include a restaurant, bar, library, spa, treatment and function rooms. This central core will also have space for both the management and on-site care teams. With care close to hand and in a specialist setting, the resident’s independence is maximized, enabling them to continue to lead fulfilling lives with the comfort of knowing that extra help is on hand when needed.

The accommodation is designed to make sure that it is not only care appropriate and adaptable, but also set out in a way so the properties feel neither institutional or clinical – creating an attractive ‘home’ for residents.

The care home is designed for higher levels of care than can be catered for in the assisted living apartments or care bungalows, and for specific needs that require a care home setting. For example, the care home will provide accommodation for those requiring acute care for severe frailty, those suffering from the effects of severe Dementia, or needing respite care from a recent illness or operation. The care home will be open to residents from both within the village and the surrounding area.

The Village is designed to ensure that residents will be provided with a personal level of care to meet all of their specific needs throughout their later years.

Care and Management Teams

All residents will receive a base level of support from the operator that will be funded through their service charge.

Residents of the assisted living apartments and care bungalows will be able to choose from the on-site domiciliary care service or their own independent service; this is in line with the philosophy of providing residents with maximum choice and flexibility.

The teams employed include care assistants, operational and management staff (administrative personnel, village assistants and a range of others including chefs, maintenance and ground staff).

The support team will offer a 24/7 presence, with the ability to deal with emergencies, not only giving peace of mind to the residents but also their families. They will also ensure that day to day personal care and support is being carried out and help the residents in planning for changing requirements.

The care home team will be specific to the care home, providing appropriate care to the care home residents.

Qualifying Criteria

To be considered to live in the new village, one member of the household needs to be aged 55 years or over and be assessed by a professional carer to have a minimum care/support need. The initial assessment forms the basis of the care/support plan drawn up for each resident which needs to be in place when they move in, and this will be followed up with a programme of regular assessments to ensure any changes needed are planned and implemented..



9. Sustainable Design



Sustainable Design

Burston Garden Retirement Village will provide a sustainable community which

- Meets the range of needs of the ageing population in St Stephens' Parish and surrounding areas
- Promotes health and wellbeing of its residents with a variety of Clubhouse facilities providing a wide range of activities, promoting social inclusion and interaction
- Inspires an active outdoor lifestyle through the design of a series of distinctive activity gardens
- Creates an enabling environment allowing residents to age in place and live as independently as possible for as long as possible, safe in the knowledge that there is continuity of care on-site for all stages of life.
- Enhances ecology and biodiversity on a currently disused, previously developed site

The design of each of the different buildings has been carefully considered to maximise their energy efficiency and reduce their impact on the environment as outlined below.

Sunlight and Daylight

The site has been developed with large open spaces for the residents to enjoy. The aim is to ensure an overall village feel to the scheme. All the outdoor amenity areas have been carefully designed so that there is access to adequate sunlight levels, including the care home garden where the central wing has been reduced to 1 storey height on the garden side to maximise sun penetration. The development is designed so that dwellings face east or west, with no north facing dwellings being introduced. All dwellings have generous windows so that habitable spaces like bedrooms and living rooms, can have access to satisfactory daylight levels.

Materials

The design of the development has closely followed the use of traditional construction features in keeping with the surrounding architecture, mainly featuring natural durable materials such as clay tiles on the pitched roofs and red brick façades, typically known to withstand the test of time. The design and materials allow the construction of the development in traditional methods – Load Bearing Masonry, Timber Frame etc. but are also equally suited to Modern Methods of Construction such as Modular Construction, Panellised Timber Frame, Prefabrication of elements such as dormers, chimneys and porches.

External Lighting

The landscape plan will create a scheme with a strong village feel with extensive outdoor spaces that are designed to be used mainly during the day. There is no intention or need to introduce flood lighting on the proposed site, although terraces and roads will require suitable lighting. The lighting scheme will give preference to light fittings that will mitigate obtrusive lighting to residents, neighbours or wildlife, in line with the ILP Guidance notes for the reduction of obtrusive lighting, 2011.

Waste

Communal waste storage facilities will be created in each of the care home and club house blocks. These will be accessible and large enough to cater for the storage of both non-recyclable and recyclable waste. The houses will have individual external storage areas (on plot and nearby) for waste segregation. All dwellings have been designed with sufficient space within the kitchen to segregate and store different waste streams.

Carbon Reduction

It is proposed that the energy strategy for the site will be based on solutions to meet Building Regulations requirements and reduce carbon emissions on site.

A building fabric first, reduce demand, approach will be introduced. The buildings will feature an exemplary building fabric, which will include high levels of insulation (external walls, roofs and floors), double glazing, reduced thermal bridging and good levels of air tightness.

The assisted living apartments and the care home, the heat and hot water demand will be met by installing Combined Heat & Power Units backed up by a gas boiler system. The roofs can be fitted with photovoltaic panels if required by design calculations to reduce carbon emissions. This will also reduce the developments dependence on mains electricity and reduce service charges.

The care bungalows will be fitted with high efficiency individual gas boilers with best practice controls, and mechanical ventilation with heat recovery system (MVHR), which will reduce heat demand and therefore carbon emissions.

The clubhouse facilities will be served by its own communal gas boiler system (for space and hot water).

There is also the opportunity to install solar photovoltaic panels to all the buildings on the site the development if required to meet energy efficiency standards. This will be determined during the technical design phase of the project once planning permission has been granted.

Climate Change

The proposals have been designed to minimise the impact and mimic as closely as possible the pre-development scenario, as the landscape scheme proposes generous and varied soft landscape spaces. Shading of the outdoor spaces and building façades will be optimised with the addition of a significant number of new trees, as well as maintaining the trees that bound the site as a whole.

Light coloured materials have been introduced, such as the clay tiles on the roofs and red bricks on the façades, which will help reducing urban heat island effect overall. The reduction of the urban heat island effect will also contribute to the reduction of overheating in the buildings.

Surface water run-off will be minimised by the introduction of attenuation crates and porous sub-bases on carriageways.

Buildings orientation, with occupied spaces facing east or west, has been carefully considered to optimise internal thermal comfort throughout the year. All occupied rooms have openable windows for ventilation. Where possible, cross ventilation has been introduced into the scheme within the dwellings.

Noise

The development proposal is for a continuing care retirement community as a result the proposed uses for the site are not expected to introduce sources of noise that might have an adverse impact on human health, amenity or wildlife habitats.



10. Conclusion



Conclusion

The proposal for a new continuing care retirement community at Burston will provide high quality, modern accommodation for later living. The development will create:

- A retirement housing and care offer for the growing older population in St Stephens Parish and the wider St Albans area.
- A well designed and high quality environment in a beautiful location where older people can thrive in their later years.
- A village design that responds to the beautiful setting in terms of scale, access, massing and materials.
- An enabling environment designed to create independence and pride to those who will live there.
- Revitalised and enhanced site, designed in a sensitive way, led by the landscape context.
- A clubhouse which provides a wide range of communal facilities for residents and visitors to enjoy.
- An enhanced landscape and ecology setting with a village green at the heart of the new community.
- An accessible design delivered in a way to foster independence and pride to those who will live there.
- Self-contained apartments and bungalows which are well designed with generous space standards to enable the residents to retain independence, providing care and support as required.
- Access to an on-site care home for those with higher dependency needs in the community.
- The opportunity for movement in the housing market to release existing family housing currently under occupied by older people with no incentive to move.
- Improvements to the traffic and transport setting of the site with junction improvement on the A405.
- Developed sensitively in the context of the Metropolitan Green Belt, improving rather than harming the visual setting.

