

Burston Garden Retirement Village
Design and Access Addendum - Landscape
October 2018



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- Architecture
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- Development Consultancy
- Planning
- Interiors
- Research

Planning Application Reference: 5/2018/1324

PRP Job Reference / Document Number
AL6903 / Planning Addendum - Landscape 20181023

Issuing Date / Office
October 2018 / Surrey / London

Revision Number / Date Checked
Rev A / 23 October 2018

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Original File Location
L:\AL6903 Burston Garden Centre\PRP Live Data\Presentation\Indesign\ 20181023 Planning Addendum\

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Introduction

This addendum provides additional material in response to the planning comments received on 24 September 2018.

The landscape proposals provide the opportunity for a high quality, green, accessible and active environment. Following review of the comments received amendments have been made to the landscape layout to reduce the amount of hardstanding and to provide more informal planting within the garden setting. The parking spaces, which have been reduced by 1 no space, shown within the scheme are required to meet the current parking standards. The proposals include significant planting between parking to minimise the visual impact of cars.

As part of the SuDS strategy a new open stream is proposed which flows from the care home in the northeast corner of the site, through the courtyard garden and connects into the existing drainage ditch to the south of the site. There will be a slight depression within the open green which allows for attenuation of water during extreme periods. Therefore the majority of the time the space will be an open lawn allowing active play and enjoyment by residents. Additional information is provided by Quad Consult with regards to the drainage.

The following pages describe the proposed amendments to the landscape in response to the planning comments.

Landscape Masterplan (May 2018)



- 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. Native planted edge
 - 14. Hornbeam Lane
 - 15. Courtyard Garden
 - 16. Productive garden
 - 17. The lawn
 - 18. The orchard
 - 19. Garden pavilion and beehives
 - 20. Woodland trail
 - 21. Primrose garden
 - 22. Bluebell garden
 - 23. Woodland edge
 - 24. Access track
 - 25. Bridleway
 - 26. Tele-mast

Landscape Masterplan - October 2018 Addendum



Illustrative masterplan - revised scheme (October 2018)

- Amendments to the landscape Layout in response to planning comments:
1. Planting strip adjacent to Burston Lane widened to 3.0 metres.
 2. Access path between parking court and clubhouse moved to centre of bays.
 3. Green extended north of the road through the removal of line of trees.
 4. Green extended west, trees reduced, pond reconfigured.
 5. New open stream introduced providing a SuDS feature linking between the care home in the northeast corner of the site to the existign drainage ditch along the southern boundary.
 6. Courtyard garden revised layout.
 7. Care Home Sensory Gardens amended reducing hardstanding and providing more informal planted areas.
 8. Fruit Tree Walk - water feature to edge of footpath.
 9. Edible Gardens - Reduction in hard paved areas.
 10. Tree planting on boundary to Burston Manor.

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 to care home boundary



Mixed native hedge



Timber post and tensioned wire with grass verge



Estate rail to bridleway / access track

Boundary Treatment



The northern boundary will be a native planted edge. A line of existing leylandii trees, eighteen metres high provide screening to the care home northern boundary, along with existing mature trees and an evergreen hedge which adds to the visual screen throughout the year. The proposal is for a native hedge with additional tree planting where space provides which will provide a substantial screen along this boundary.

Along the care home and assisted living boundaries the native hedge is planted adjacent to a 1.8m high fence providing a secure boundary. The proposal is to replace the previously proposed metal vertical railings with a metal mesh fence which will visually recede into the hedge.

An estate rail defines the boundary with the bridleway to the east of the site.

The east and south Boundaries will be a planted woodland edge responding to the adjacent How Wood and Birchwood and varies in width from 3.0 - 12.0 metres providing a planted buffer to the bridleways.

Amendments to the landscape Layout in response to planning comments:

1. Care home and Assisted Living secure boundary railings replaced with mesh fencing, to provide a green screen and secure boundary.

The Village Green (Addendum)



The green is at the heart of development. The open space is lined by trees on all sides with good access providing an open flexible space with opportunities for communal activities. The amended scheme includes the removal of a single line of trees to the north of the green thereby visually connecting the space to the north side of Burston Lane. The Green has been increased in size and the open space is extended to the west and north. The clubhouse entrance drive has been removed along with the reconfiguration of the vehicle drop off which allows for the green to be extended providing a larger open and flexible space. The pond is nestled in the southwest corner of the green with a new informal access path which connects the clubhouse to the parking court. Cherry trees (*Prunus avium*) frame the open space and provide visual interest throughout the year.

There will be a very slight depression with a gradual fall suitable for older residents, within the open green which allows for attenuation of water during very extreme flood periods (i.e. 1 in 100 year flood events). Therefore the majority of the time the space will be an open lawn allowing active play and enjoyment by residents.

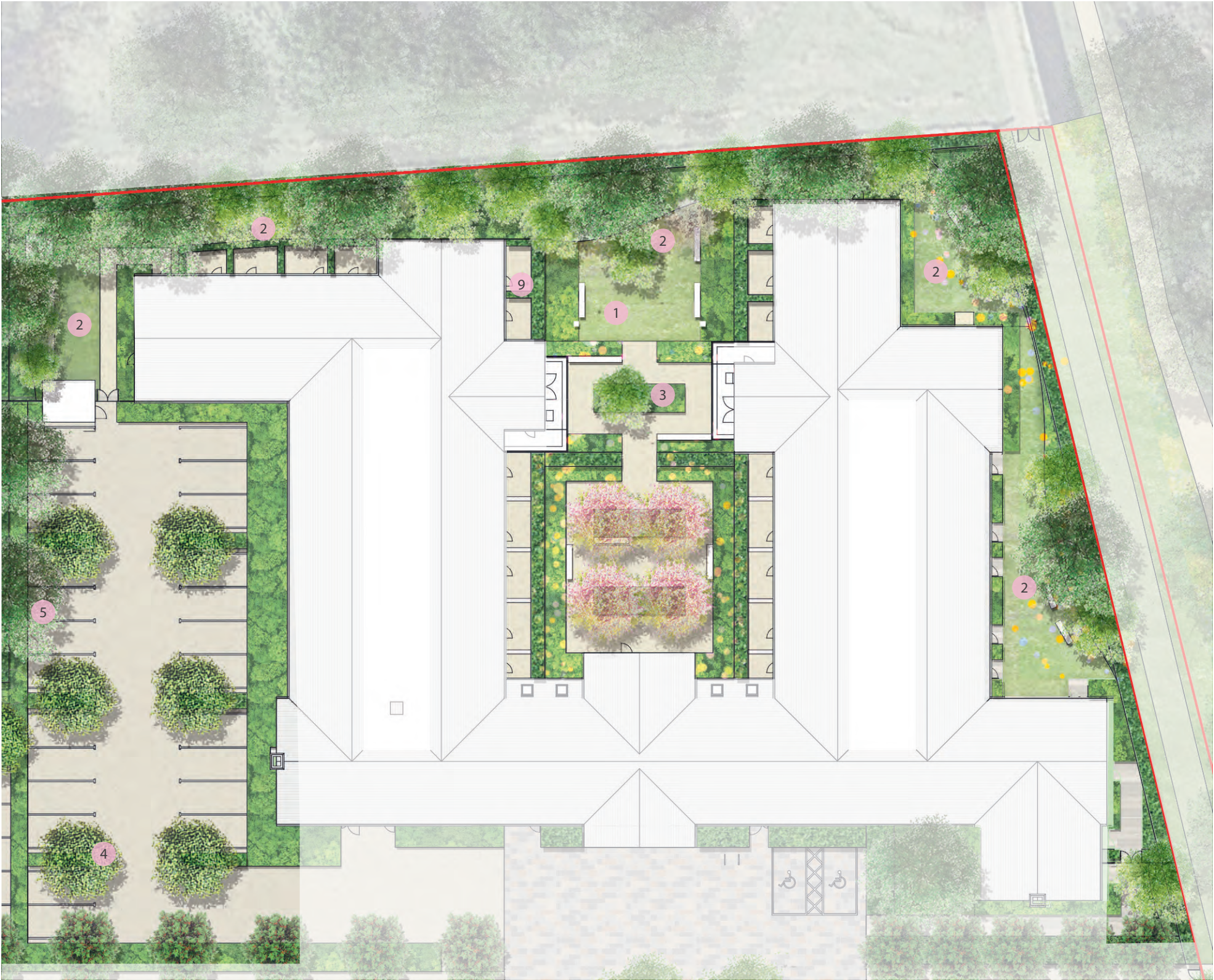
Key amendments in response of planning comments:

- 1. The Green is extended to the west, enlarging the accessible open space, 66m x 27m (1780 m2);
- 2. Entrance drive removed and replaced with tree planting;
- 3. New drop off area provided;
- 4. Redesigned pond with informal tree planting;
- 5. Trees removed from northern edge of green, extending the green and opening up the space to the north.



location plan

Communal Gardens - Care Home Sensory Gardens



The design of the care home gardens have been revised to remove a number of paved routes, replacing them with more informal lawns and planting. The Care Home is integrated within the scheme, located on the edge of fruit tree walk and in close proximity to The Green. The rooms of the care home have been designed where possible to include their main outlook onto gardens and the central courtyard. Some residents will still prefer to overlook the activities of the forecourt and car park.

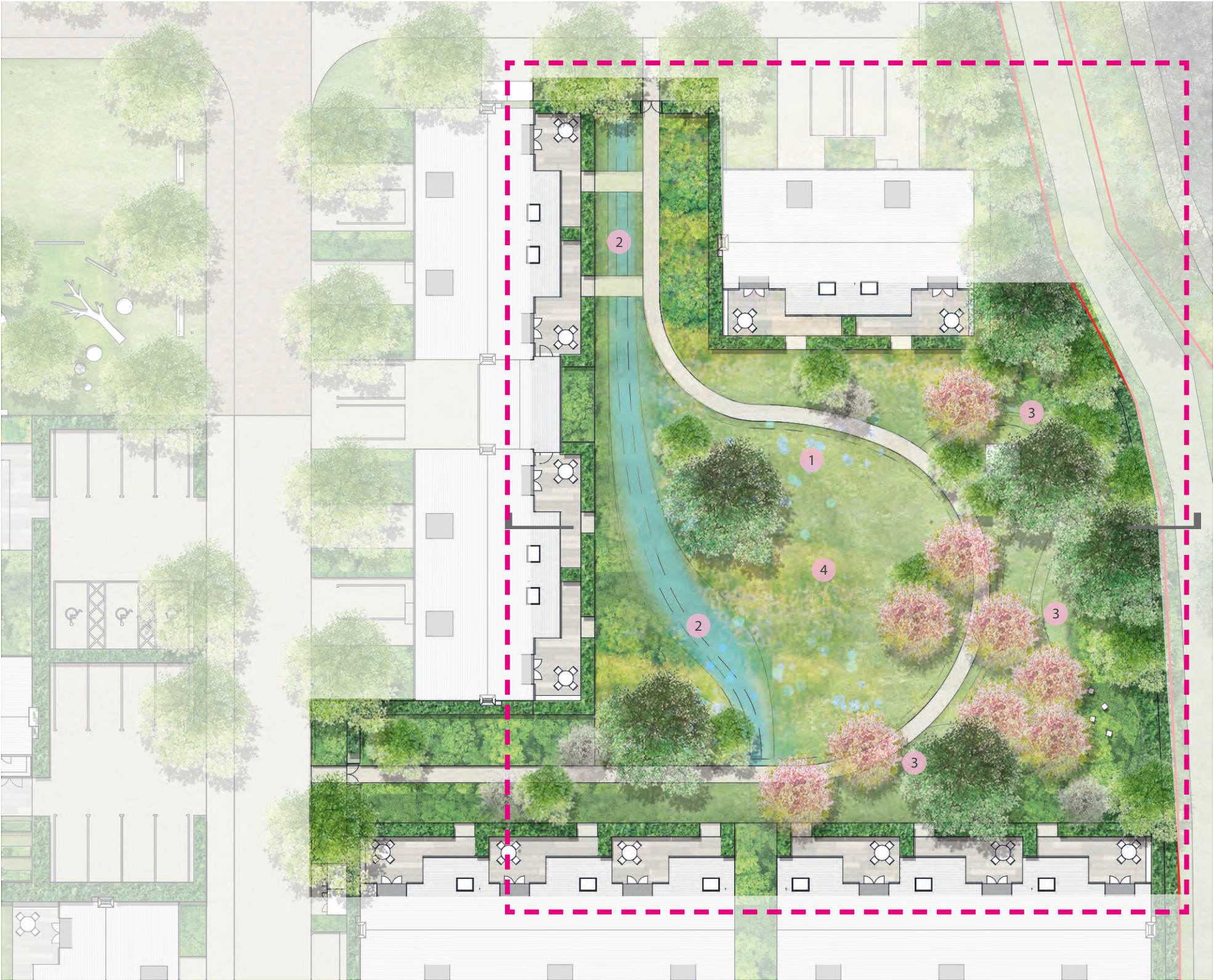
Proposed Amendments:

1. Reduction in hard paved area;
2. Paved routes through garden reduced and replaced with more informal lawns and planting;
3. Reflecting pool omitted and replaced with raised planters and seating;
4. Parking layout reconfigured to provide additional tree planting;
5. Column lighting removed from boundary with Manor House.



location plan

Communal Gardens - The Courtyard Garden



The layout to the courtyard garden has been amended to provide a more informal arrangement. Hardstanding areas have been substantially reduced, providing a larger central lawn area and extended planting. An informal secondary path leads off the main route through an orchard and growing area with opportunities for seating, beehives and wildlife refuges such as insect hotels, log piles and bird / bat boxes. As part of the SuDS strategy an open stream provides a central feature to the gardens, flowing from the northern edge of the space through to the cottages in the south. Timber bridges provide access over the stream for residents.

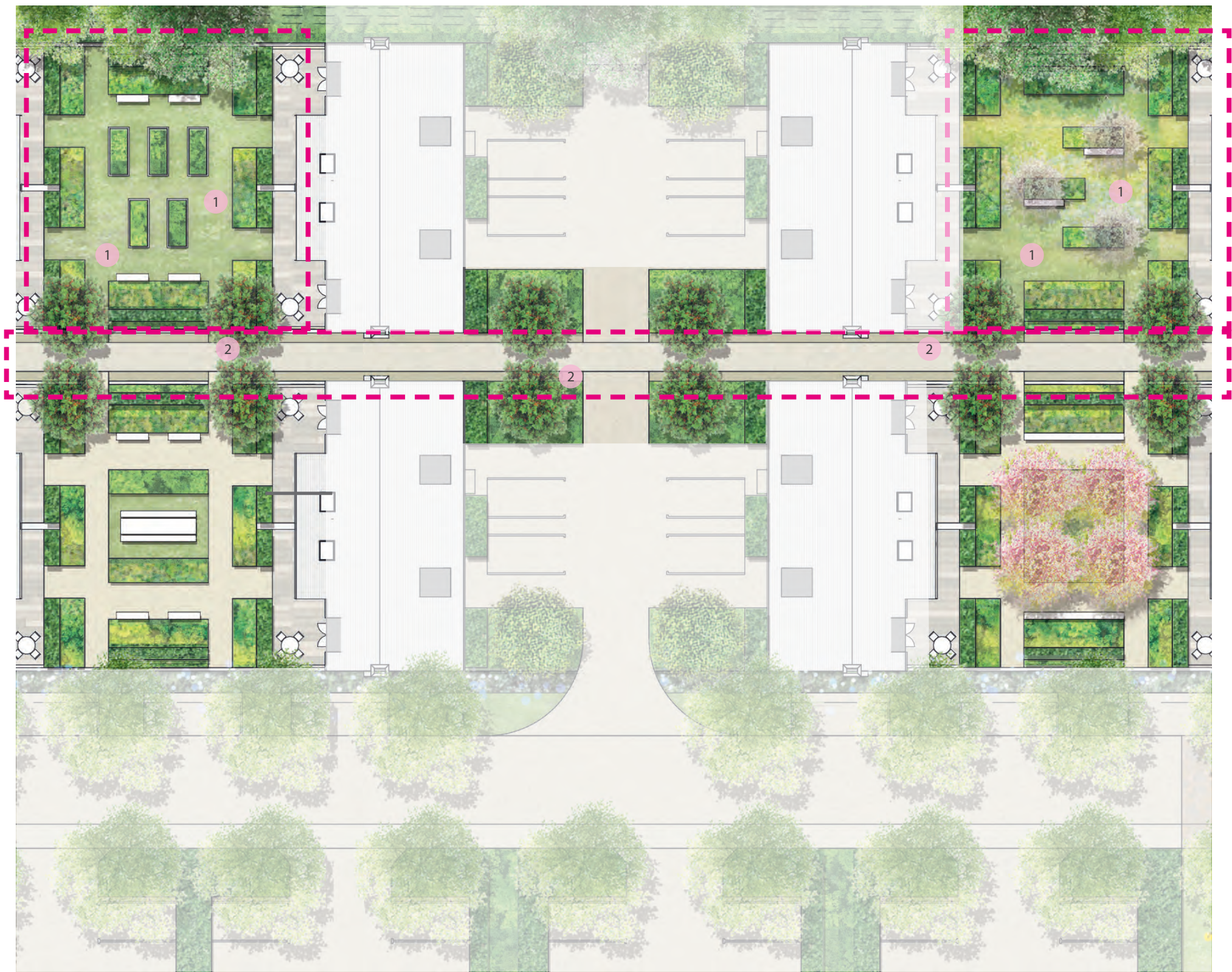
Proposed Amendments:

- 1. Layout amended to provide informal communal space.
- 2. Open stream with footbridges providing access;
- 3. Meandering secondary route connecting to orchard, growing area and opportunities for beehives;
- 4. Increased lawn and green space.



location plan

Communal Gardens - Edible Gardens & Fruit Tree Walk



The northern courtyard gardens have been revised to replace the paved paths with a greener and more informal layout. Routes through the gardens will be planted with chamomile or thyme providing scented paths to walk. As part of the SuDS strategy a drainage channel to the edges of fruit tree walk has been introduced running east-west linking between the edible gardens and to the care home.

Proposed Amendments:

- 1. Paved areas reduced to provide an enhanced greener character to courtyards;
- 2. Drainage channel to edge of fruit tree walk.



location plan

Tree Strategy - Addendum



There are a significant number of trees and tree types proposed to enhance the overall character of the site providing visual and all year round interest. Over two hundred native and ornamental species are proposed providing a strong green structure and reinforcing wildlife corridors. Where trees are located in proximity to buildings, these are specified with an upright form are proposed such as *Carpinus betulus Fastigiata* along Hornbeam Walk.

The proposed tree and planting strategy aims to provide:

- Significant increase in biodiversity
- Significant number of native tree species.

Name	Common Name	Size (cm girth)	Container	
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, Pyrus, Sorbus varieties	Apple	14-16	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				
refer to DAS for list of native species				

Planting & Ecology - Addendum



The amended scheme has reduced the amount of paved areas and provided a more informal layout to the gardens, introducing a significant increase in planting and in turn reinforcing the planted boundaries to the site.

Opportunities within the landscape include introducing wildlife refuges, nectar-rich species and productive gardens. The proposals have been influenced by the adjacent woodland character, opportunities to enhance existing habitats, as set out in the phase 2 ecology report 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.

The Phase 2 Ecology Survey carried out by EcoSulis identifies opportunities to *'enhance the existing boundaries of the site with native shrub and flower species to encourage commuting and foraging small mammals as well as maintaining longer grassland edges to maintain connectivity and opportunities for reptiles. Similarly, creating grassland margins around the site and green corridors between connecting habitats will enhance the post-development site for amphibians. Enhancement of foraging opportunities for badgers on site through the inclusion of native fruit and nutbearing species within hedgerows and any newly created habitat areas on site.'*

The landscape proposals include the introduction of species rich grasses and native shrub and flower species to the boundaries of the site, including the avenue, to the edges of the bridleway and within the communal gardens, reinforcing the green corridors for small mammals and reptiles. A native mixed species hedge proposed to the boundary of the site and the new green framework across the site provides foraging opportunities for wildlife. In addition the edible gardens and fruit tree walk proposes plants chosen specifically for their wildlife value, providing fruits and berries throughout the year.

* refer to DAS for list of planting mixes / species and key to diagram.

Lighting Strategy - Addendum



The revised lighting strategy replaces the 6.0 metre high columns with bollard lighting along The Avenue in proximity to the Burston Manor western boundary.

The 3.0 metre high columns within the parking courts in proximity to the Manor house boundary are replaced by bollard lighting.

The column luminaire's shown within the lighting strategy provide illumination and safe access along the main pedestrian routes and parking courts. The proposal is for directional light fittings to minimise light spillage.

The proposed amendments include:

- 1. Lighting columns replaced with bollard lighting in proximity to Manor House boundary
- 2. 6.0 metre high lighting columns reduced to 4.5metres high.
- 3. Bollards to replace lighting columns in proximity to Manor House boundary
- 4. Columns within care home parking court omitted adjacent to boundary with Manor House
- 5. Columns within care home car park reduced to 3.0m tall

KEY:

- ~~Column luminaire, 6m high~~ OMIT
- Column luminaire, 4.5 metres high
- Column luminaire, 3.0 metres high
- Bollard luminaire
- Wall mounted luminaire
- ~~Up-light luminaire to water feature~~ OMIT
- Feature linear LED lighting to benches

illustrative diagram indicating possible lighting strategy for the site

