

# Stoodley Knowle

Landscape Proposal Document

March 2019

ARCHITECTS DEVELOPMENT ZONING MASTERPLAN..... 01

LANDSCAPE CHARACTER MAP (Pre Development)..... 02 - 03

LANDSCAPE PROPOSAL OVERVIEW PLAN..... 04

SITE ACCESS AND CIRCULATION ..... 05

PARKLAND FRINGE..... 06 - 12

HISTORIC QUARTER (The Old Oratory)..... 13 - 16

WESTERN PARKLAND (Apartments and Villa)..... 17 - 23

WALLED GARDEN ..... 24 - 29

TREE REPLACEMENT PLAN..... 30

**APPENDICES**

Landscape Proposal Plan - Location Plan	Dwg. 514-03
Landscape Proposals Plan (Parkland Fringe Plots 06 - 12)	Dwg. 514-04
Landscape Proposals Plan (Historic Quarter)	Dwg. 514-05
Landscape Proposals Plan (Western Parkland Apartments and Ha Ha)	Dwg. 514-06
Landscape Proposals Plan (Walled garden)	Dwg. 514-07

This document to be read in conjunction with:

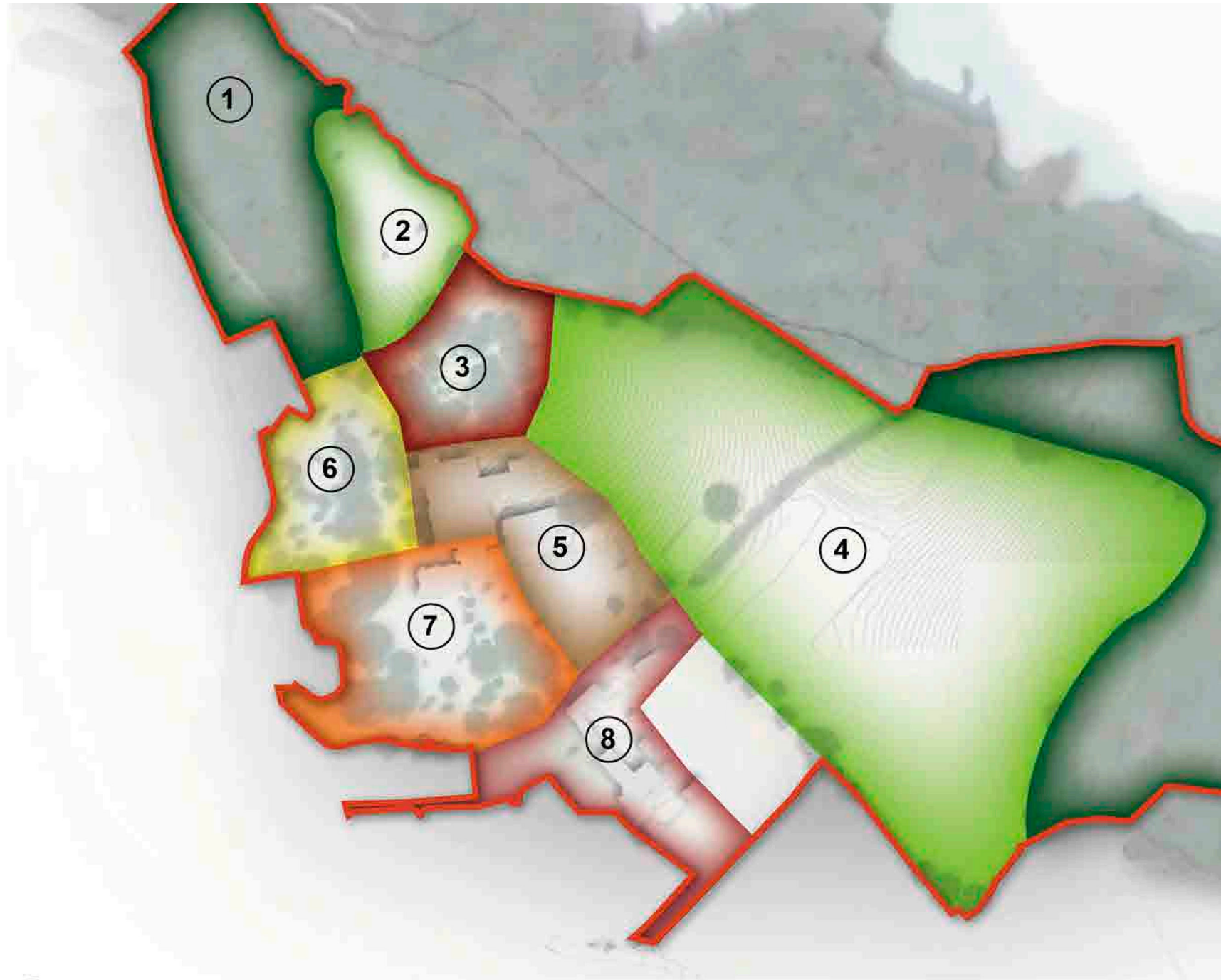
- Landscape Analysis Document (redbay design (September 2019)
- Landscape and Visual Impact Assessment (Tyler Grange April 2018)



# ARCHITECTS DEVELOPMENT ZONING MASTERPLAN







- ① Anstey's Cove Wooded Slopes
- ② Northern Meadow
- ③ The Grove
- ④ Rolling Meadows
- ⑤ The Old School

- ⑥ Walled Gardens
- ⑦ Western Parkland
- ⑧ The Oratory
- ⑨ Black Head Wooded Slopes

# LANDSCAPE CHARACTER MAP

## POST DEVELOPMENT

### ROLLING MEADOWS -

A significant area of the meadow will remain and will be improved, through the removal of the hard-standing tennis courts, where the natural rolling landform will be restored and partially re-grassed with species rich meadow. The linear strip of new housing that sits along the edge of this character area will form a transitional character area known as the Parkland Fringe.

### PARKLAND FRINGE -

18 new detached/ semi detached houses within in newly created parkland fringe setting. The character of this part of the site takes features found along the edges of the rolling meadows, low hedges, and occasional trees, with some of the evergreen ornamental hedges in the heart of the development.

### WESTERN PARKLAND -

Encompassing the existing villa and grounds, 3 new pavilion houses and apartments, within an enclosed Parkland setting. Extends Western Parkland to encompass the school site Character Area.

### THE OLD SCHOOL -

This area will undergo the most radical change. The existing land considered poor in terms of quality save for the large specimen trees, the significant of which will be retained and protected.

### HISTORIC QUARTER -

Conversion of original Manor House and associated farm buildings and outhouses. Maintain strong courtyard enclosures and historical presence. Re-enforce past ecclesiastical connections.

### WALLED GARDEN -

two new 'lean too' houses within the walled garden, is to include restoration of the gardens with some production use.

**NORTHERN MEADOW** - Is not effected by the development proposals.

### ANSTEY'S COVE WOODED SLOPES -

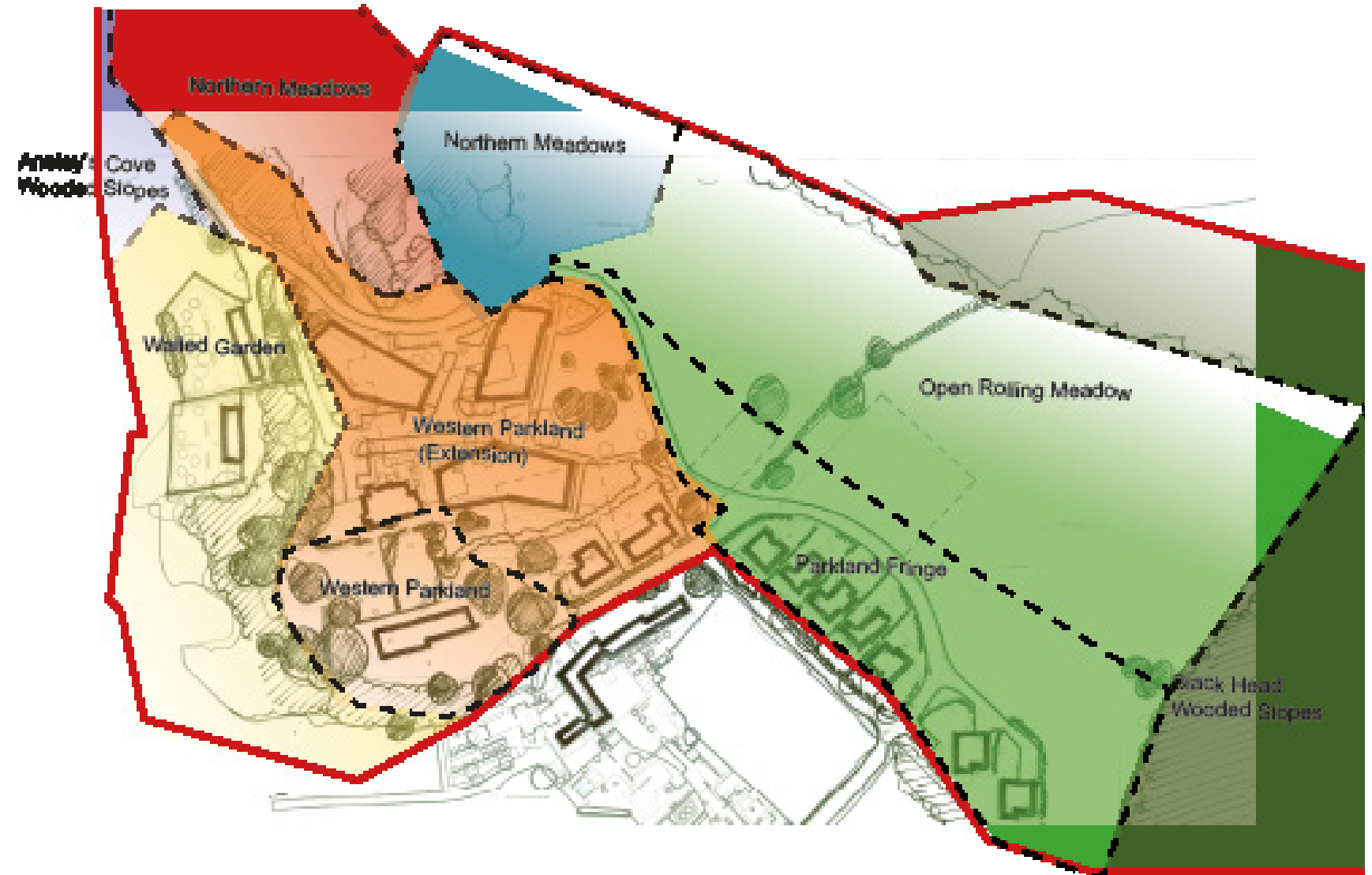
will be subject to a comprehensive management plan. Is not effected by the development proposals.

### BLACK HEAD WOODED SLOPES -

will be subject to a comprehensive management plan. Is not effected by the development proposals.

### THE GROVE -

will be subject to a management regime as part of a site wide management plan to maintain open woodland with some restricted community access. The cordoned off cemetery will remain an sacred space accessible only to the Sisters of Les Filles de la Croix.





# LANDSCAPE OVERVIEW



## INTRODUCTION

The overall aim of the landscape design is to create a framework for development appropriate to the existing site character, that creates a strong sense of place; successfully absorbing the new buildings into its surroundings.

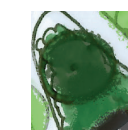
The key features of the existing site that has been taking forward into the design are:

- i) the ornamental parkland gardens (Western Parkland) that surrounds the Victorian Villa open grassland dotted with large narrow conifers and occasional or small groups of large species trees and , surrounded by evergreen hedges.
- ii) The Open Meadows with hedges and occasional specimen parkland trees.

## LEGEND



Existing Vegetation



Proposed Vegetation





# SITE ACCESS AND CIRCULATION



## KEY


### SHARED SURFACES (Vehicle/pedestrian)


 Self Binding Gravel Surfaces

 Tarmac/Block paved or bonded gravel Surface

### PEDESTRIAN SURFACES

 Mown Grass Path

 Self Binding Gravel Surface

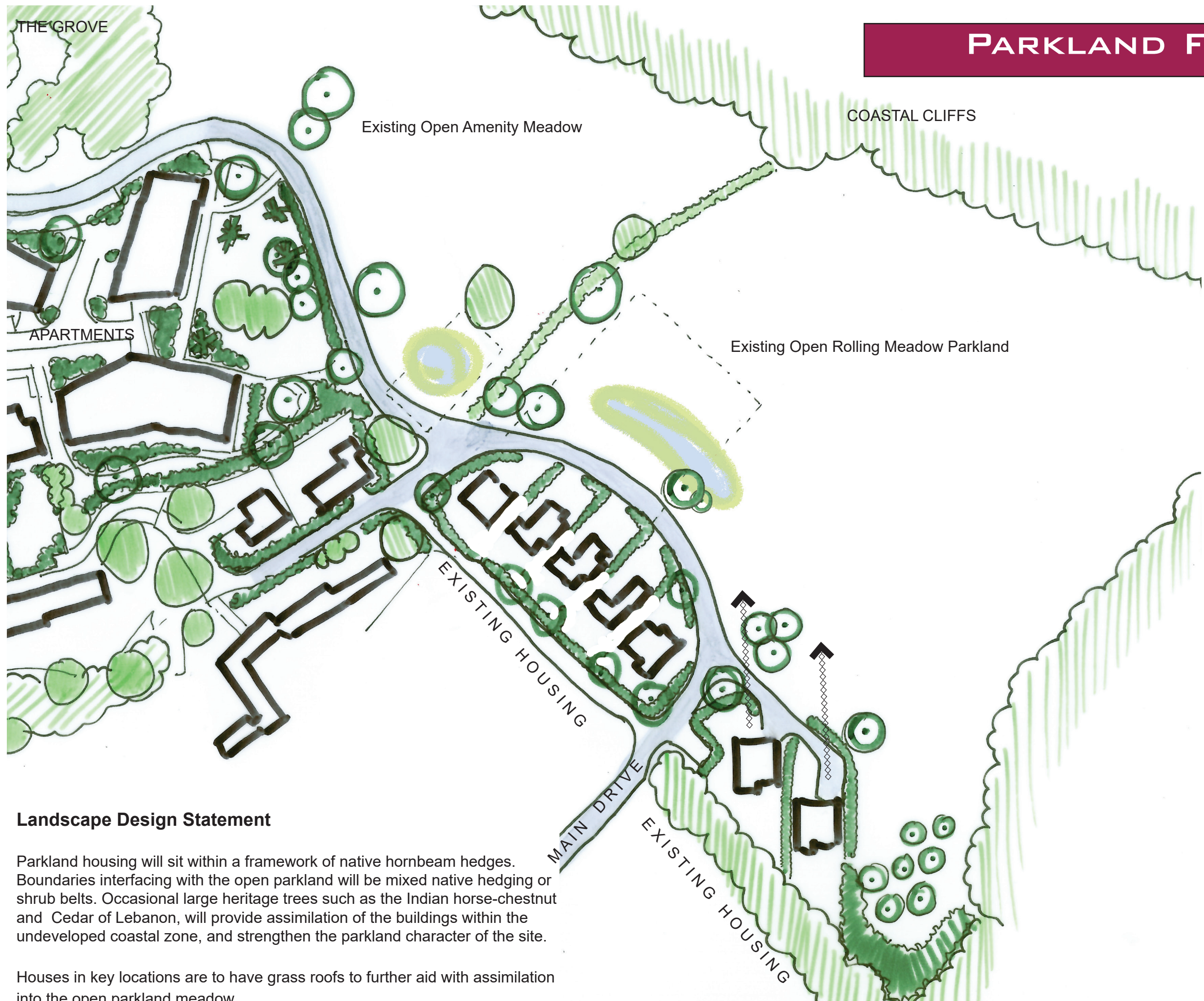
 Points of Interest.  
Potential community seating areas.  
Locations with good views across the site and out to the coast.



Precedent Image showing intention of character for main drive.



# PARKLAND FRINGE





## Landscape Design Statement

Parkland housing will sit within a framework of native hornbeam hedges. Boundaries interfacing with the open parkland will be mixed native hedging or shrub belts. Occasional large heritage trees such as the Indian horse-chestnut and Cedar of Lebanon, will provide assimilation of the buildings within the undeveloped coastal zone, and strengthen the parkland character of the site.

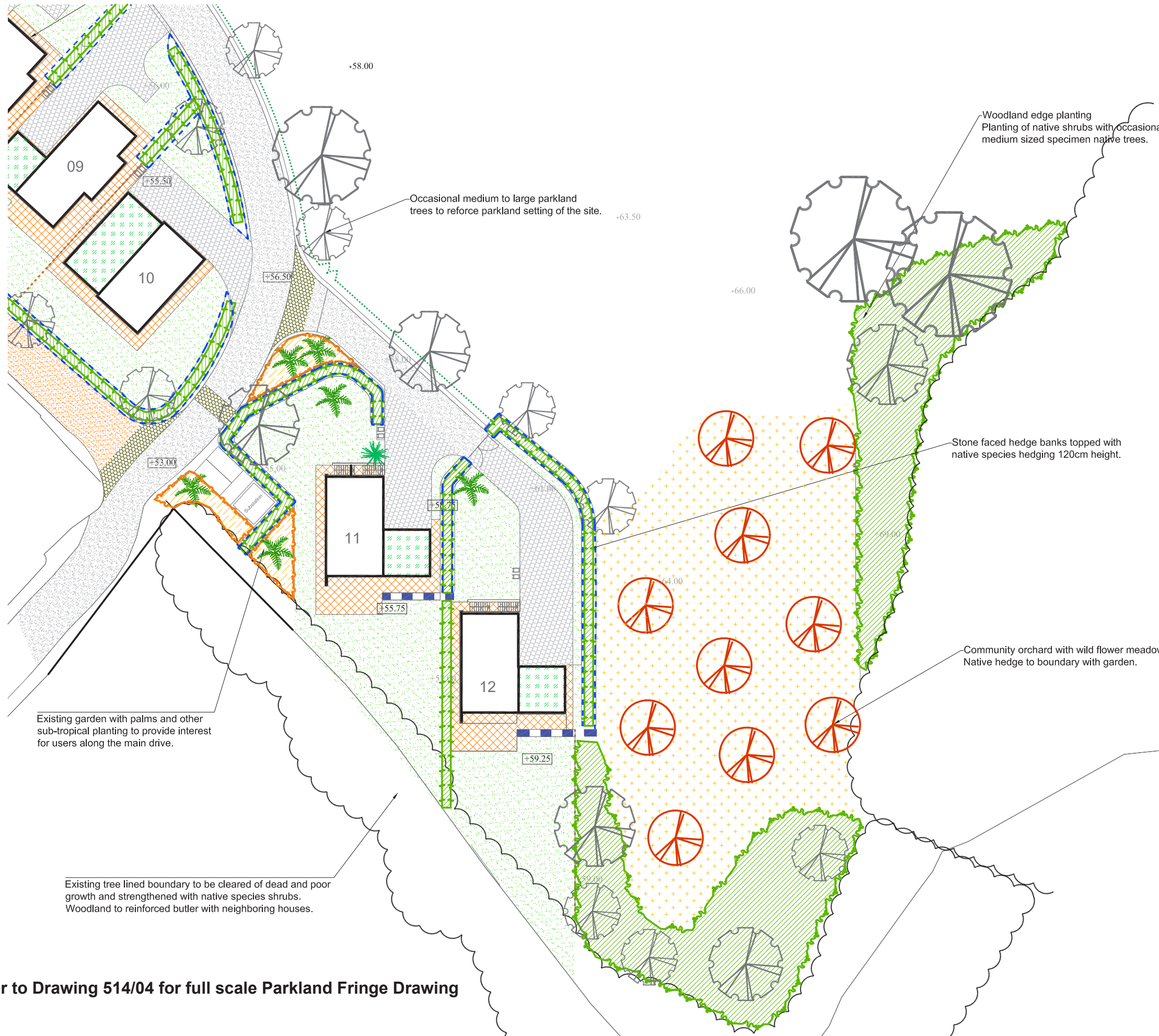
Houses in key locations are to have grass roofs to further aid with assimilation into the open parkland meadow.

## LEGEND





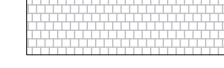
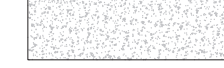
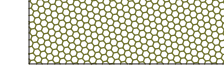

-  Existing Vegetation
-  Proposed Vegetation



# PARKLAND FRINGE - PLOTS 11 - 12








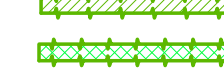


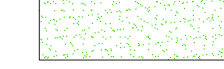
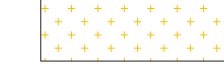


## HARDWORKS:

-  Gabion retaining wall - with local stone fill
-  Stone faced hedge banks - (structura retainer where indicated)
-  1.8m High Hit and Miss Fencing
-  Marshalls - Riven Fairstone Natural Sandstone Birch - Garden Patio's
-  Marshalls - Drivesett Argent Piora Permeable Block Paving - Private Driveways
-  Asphalt - Main Vehicular Circulation
-  Marshalls - Fairstone Cropped Granite Setts (or similar) - circulation breaks
-  Timber Decking - Private Gardens

+58.00 Existing Levels

+58.00 Proposed Levels

## SOFTWORKS

-  Existing Trees
-  Existing Hedge/Tree Groups
-  Proposed Broadleaf Trees
-  Proposed Fruit Trees
-  Proposed Conifer Trees
-  Proposed Native Hedge
-  Proposed Ornamental Hedge
-  Proposed Native Shrub Planting
-  Proposed Ornamental Planting
-  Amenity Grass Mix
-  Wildflower Meadow Grass
-  Species Rich Grass Roof

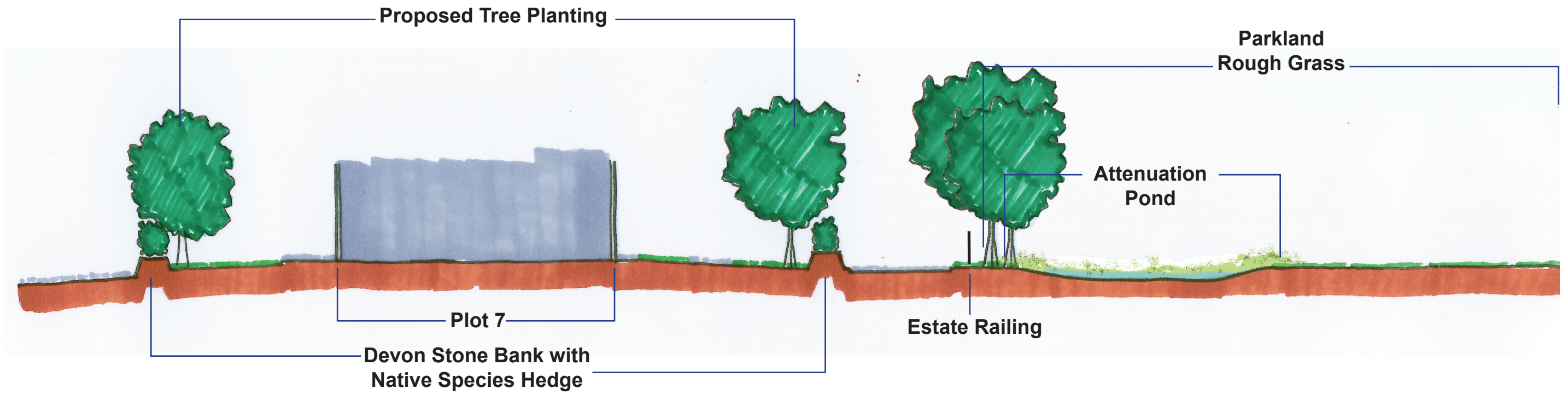
Existing garden with palms and other sub-tropical planting to provide interest for users along the main drive.

Existing tree lined boundary to be cleared of dead and poor growth and strengthened with native species shrubs. Woodland to reinforced butler with neighboring houses.

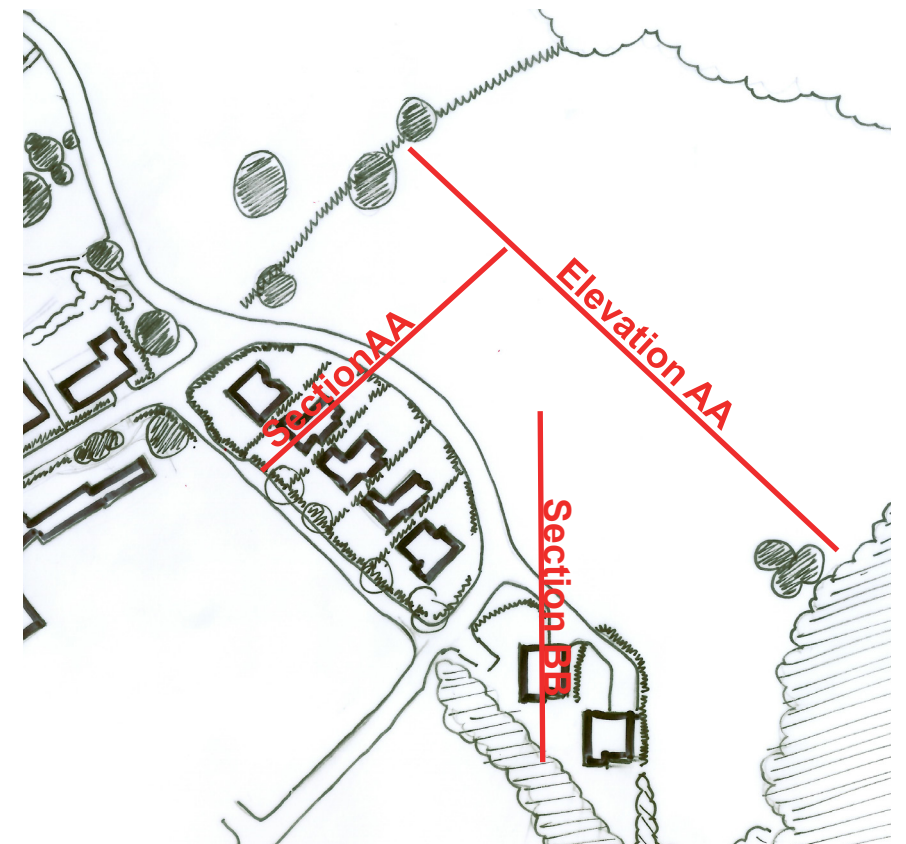
Refer to Drawing 514/04 for full scale Parkland Fringe Drawing



# PARKLAND FRINGE SECTIONS

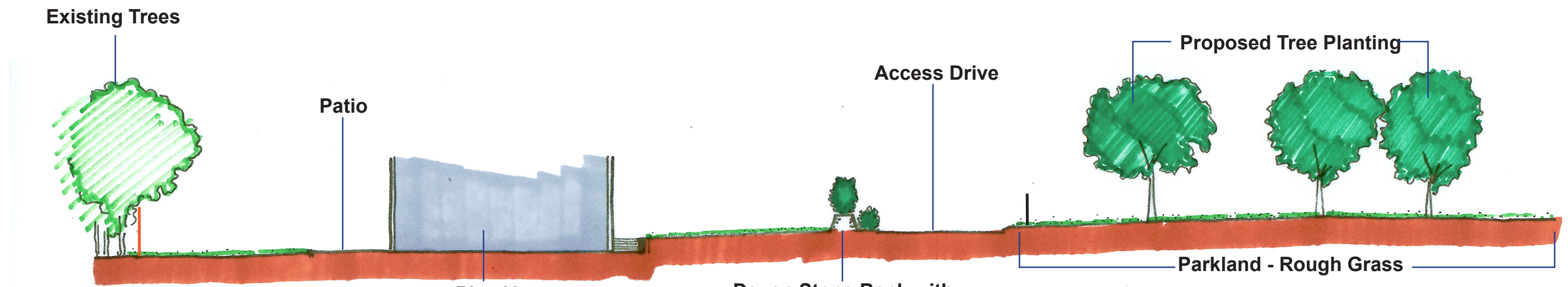


**SECTION AA - PLOT 07**  
**Scale - 1 to 250@ A3**

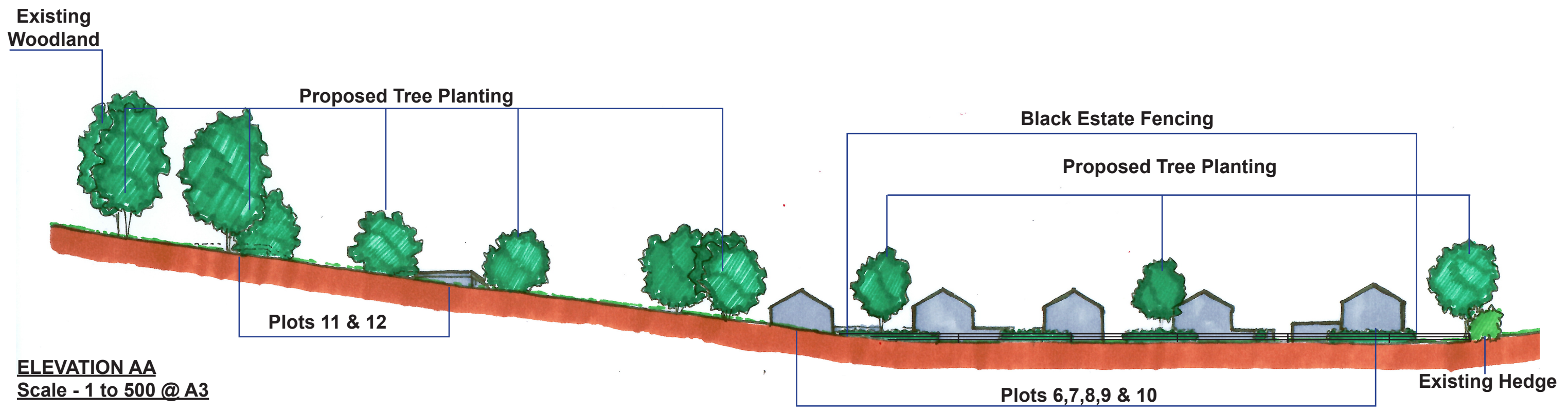




# PARKLAND FRINGE SECTION AND ELEVATION



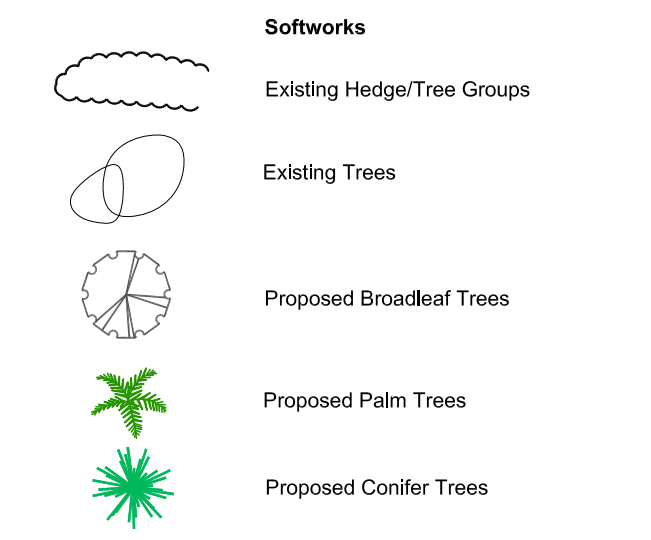
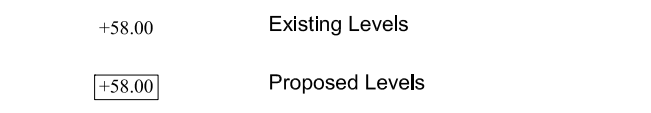
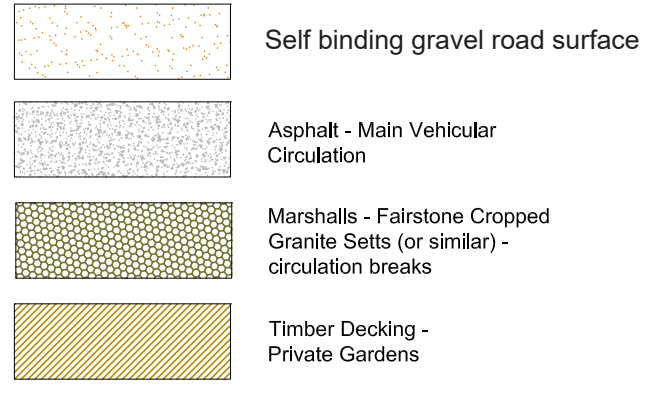
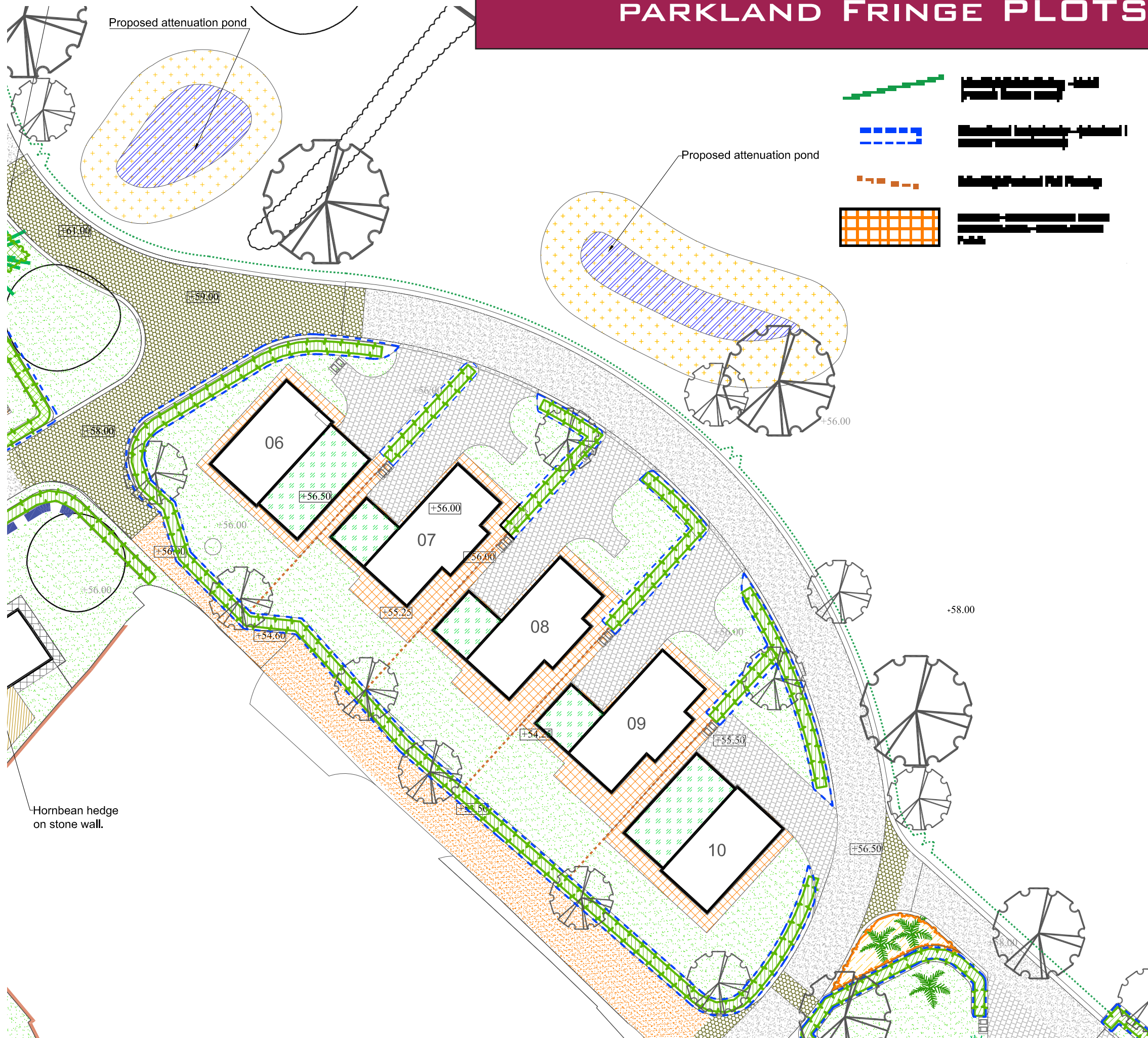
**SECTION BB - PLOT 11**  
Scale - 1 to 250 @ A3



**ELEVATION AA**  
Scale - 1 to 500 @ A3



# PARKLAND FRINGE PLOTS 06 TO 10



# ACCESS ROAD FROM ILSHAM MARINE DRIVE



Self binding gravel or similar  
TBC

Existing Macadam Drive

Low ground cover planting



# PARKLAND FRINGE - HARDWORKS PALETTE

## Landscape Design Statement

The Parkland fringe area exhibits a number of key characteristics which predominantly include land-form and vegetation with little influence coming from any existing man made structures. The focus has therefore been placed on emphasising and enhancing the existing parkland character while, at the same time, introducing a new residential edge to the open space. This will be achieved with a palette of materials that promote a connection between development edge and parkland.



Metal, black parkland railings.

## Fencing and Railing.

Black, metal, Palisade Railing will provide a defined, elegant edge to the parkland where it abuts the main access which runs through the site.



Stone faced Devon hedge banks

## Stone Faced Devon Hedge Banks

Used to create a locally distinctive sense of place on plot frontages and to provide concealed level changes where necessary.

## Stone filled Gabion walls

Used predominantly to create subtle retaining structures within private gardens where levels changes are required between proposed and existing landform.



Gabions.



Marshalls - Marshalls - Riven Fairstone Natural Sandstone Birch



Marshalls - Drivesett Argent Priora Permeable Block Paving - Private Driveways



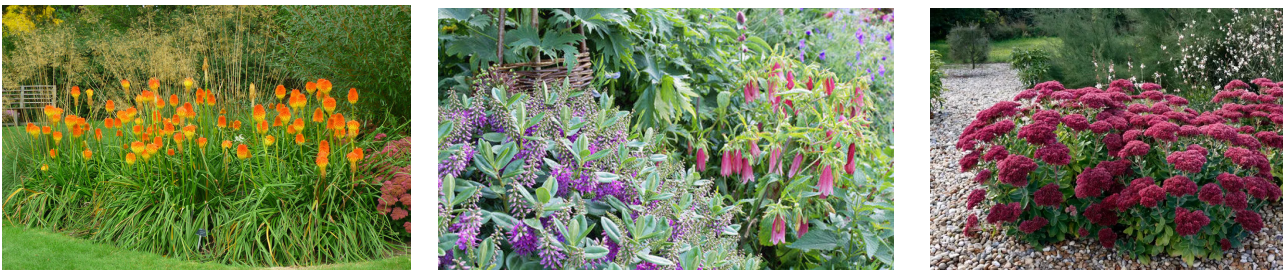
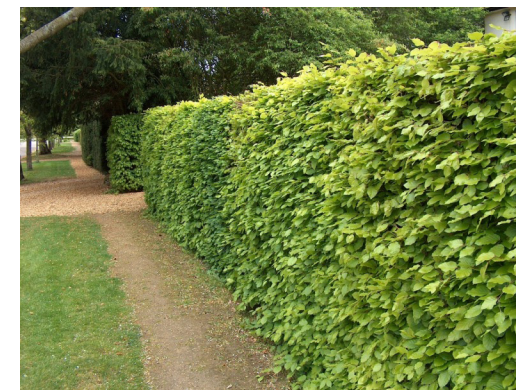
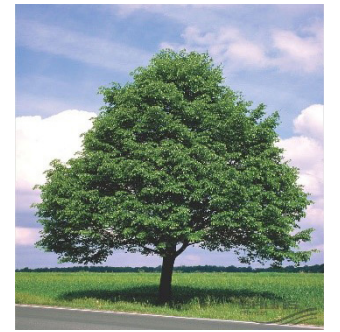
Self binding gravel to access drive plots 6-10, and footway to drive from Ilsham Marine Drive



Marshalls - Fairstone Cropped Granite Setts3 (or similar) - circulation breaks decking.



# PARKLAND FRINGE - PLANTING PALETTE



## Design Statement

Where ornamental planting is proposed species selection must consider Schedule 9 of the Wildlife & Countryside Act 1981 in the avoidance of non-native and potentially invasive vegetation within the application site which is located close to SSSI calcareous grassland.

The planting palette and vegetation layout, takes design cues from the existing character, utilising native hedges, either mixed or single species hornbeam, to form a simple linear network of hedgerows with strong rural vernacular. The hedges will be on low earth banks. At key locations such as along the drives the banks will be stone faced, using local limestone, that ties in with other such existing features through out the site.

Parkland Trees such as: Lime, Horse-chestnut, Cedar and Oak are to be used along the edge of the fringe and where spaces allows in the development, to provide amelioration of the housing when viewed from the coast.

Within the body of the character area occasional tall narrow conifer trees are to be used, along with Palm trees and other 'exotics' which help to tie this part of the site with the neighbouring 'Western Parkland'



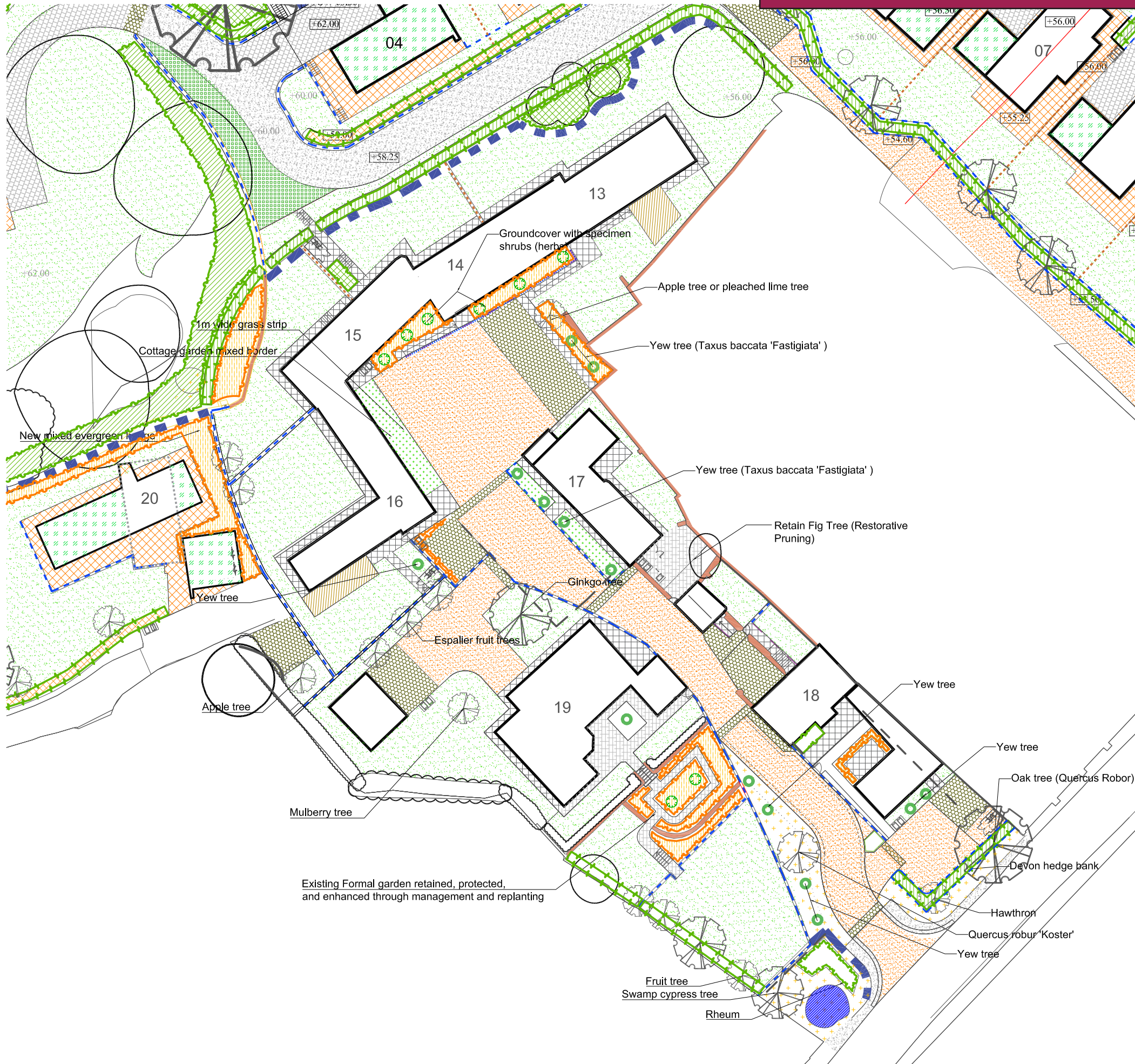
## Grass Roofs to Housing

Roofs to housing in the lower part of the fringe, will have grass roofs to provide continuity of the grass surface that prevails on this part of the site. This will be particularly evident when overlooking from the Western Parkland and elevated vantage points on the rolling meadows.





# HISTORIC QUARTER- LANDSCAPE



**HARDWORKS:**

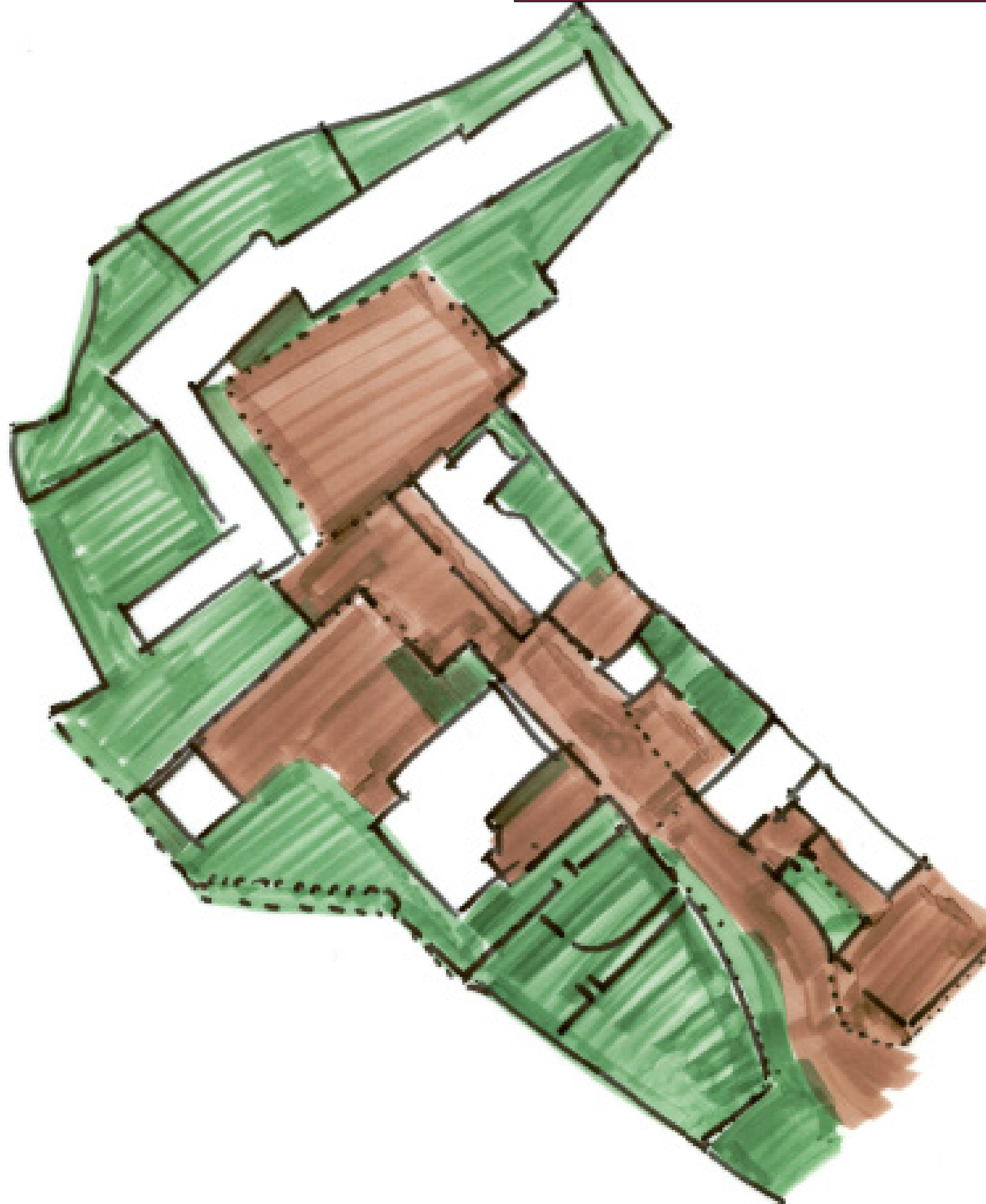
- Existing stone walls to be retained
- Gabion retaining wall - Local stone to fill
- Proposed stone walls to match existing
- Black metal handrail (Wall Mounted)
- Existing Pavers to be made good.
- Marshalls - Fairstone Slate Casarta, Silver Grey Pavers
- Resin Bonded Gravel - Mocha (or similar)
- Marshalls - Fairstone Cropped Granite Setts (or similar) - Court yard and parking
- Timber Decking - Private Gardens
- Existing Levels
- Proposed Levels

**SOFTWORKS:**

- Existing Trees
- Proposed Tree Planting
- Proposed Specimen Shrubs
- Proposed Native Hedge
- Proposed Ornamental Hedge (Hornbeam)
- Proposed Native Shrub Planting
- Proposed Ornamental Planting (Evergreen)
- Proposed Ornamental Planting
- Amenity Grass Mix
- Wildflower Meadow Grass



# HISTORIC QUARTER- SPACIAL ARRANGEMENT



## KEY



**Soft Courtyards-**  
Private Garden Spaces



**Hard Paved Courtyards-**  
Mostly Community spaces  
around buiding entrances, and  
parking.

The Historic Quarter is made up of a series of interconnecting courtyard spaces, defined and enclosed by stone buildings or high walls. This is re-enforced with the new builds and the proposed landscape treatment to include further stone walls.





# HISTORIC QUARTER- MATERIALS PALETTE

## Landscape Design Statement

This area is rich with existing features, both hard and soft. The palette will serve to retain many of those existing features where possible. Proposed access and surface treatments have been selected to respect and enhance the existing character of the architecture and landscape with a high quality finish across the whole area where they will feature alongside soft landscape treatment to create series of both hard and soft courtyards in private and communal areas.



Marshalls - Fairstone Slate, Silver Grey Paving slabs, to match existing pavers on this part of the site.



Self bonding gravel - Mocha (or similar) & Marshalls - Fairstone Cropped Granite Setts (or similar) - Court yard and parking.

## Paving, Parking and Access.

Existing paving within this area is generally found to be in fair condition. Darkened by the years. New paving has been selected in order to provide a close match when creating new paved areas within the private gardens. Parking and access will see the introduction of new materials which remain sensitive to the existing situation. Cobbles will be used for both parking and some communal areas where it will promote a shared aspect to much of the access. This will be broken up with area of self bonding gravel.



## Metal Railings

Metal, black painted railings will be used to create low boundary treatments on frontages of a number of plots. The railings will be located on the tops of low stone walls so as to create clear ownership without using high walls or hedging which would block light and views from property windows.

## Walling and Courtyards.

Higher, stone walls will be used where entrances to private courtyards require an enhanced sense of enclosure. This is in keeping with the proposed character of the area. Local stone will form a sense of connection with the architecture associated with the historic quarter and will be softened further with tree and shrub planting.



## Stone filled Gabion walls

Used predominantly to create subtle retaining structures within private gardens where levels changes are required between proposed and existing landform.



## Timber Decking

Used within private gardens to create pockets of more contemporary seating areas which will break up paved areas.



# HISTORIC QUARTER- PLANTING PALETTE



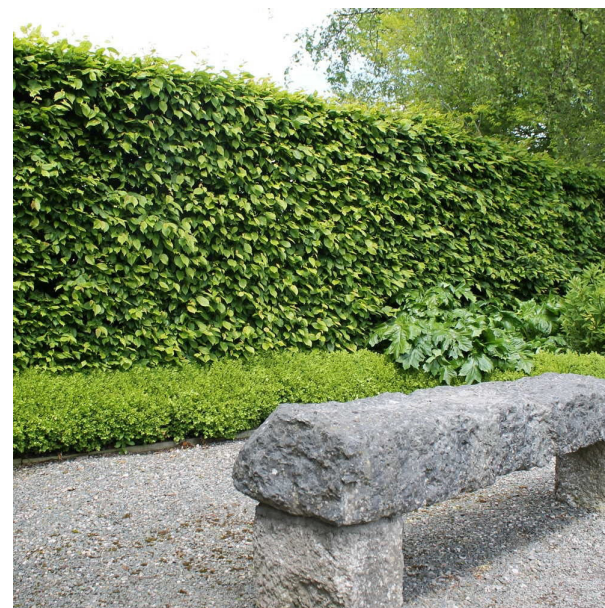
Planting design cues taken from the Manor House, 15 Century buildings and the sites historic ecclesiastical use. The layout is based around a series of courtyards or cloisters, where self sufficiency would of been a key part of life. Planting includes medicinal herbs, espalier fruit trees, and specimen mulberry trees.

The formal terraced garden to the Manor House is to be conserved and the tennis court associated will be converted into a lawn surrounded by a new stone wall, to improve the setting of the listed buildings.

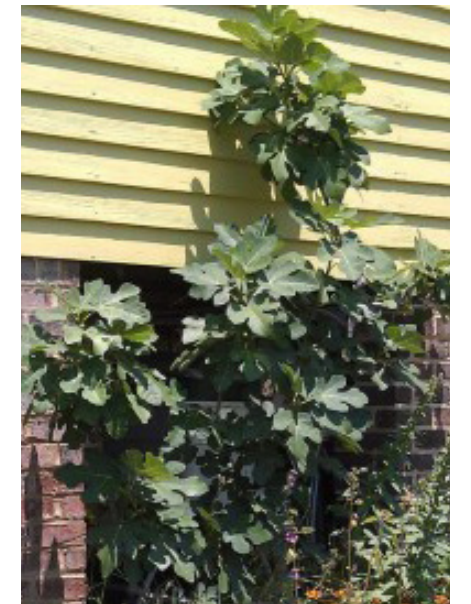
## SAMPLE PLANT LIST:

Where ornamental planting is proposed species selection must consider Schedule 9 of the Wildlife & Countryside Act 1981 in the avoidance of non-native and potentially invasive vegetation within the application site which is located close to SSSI calcareous grassland.

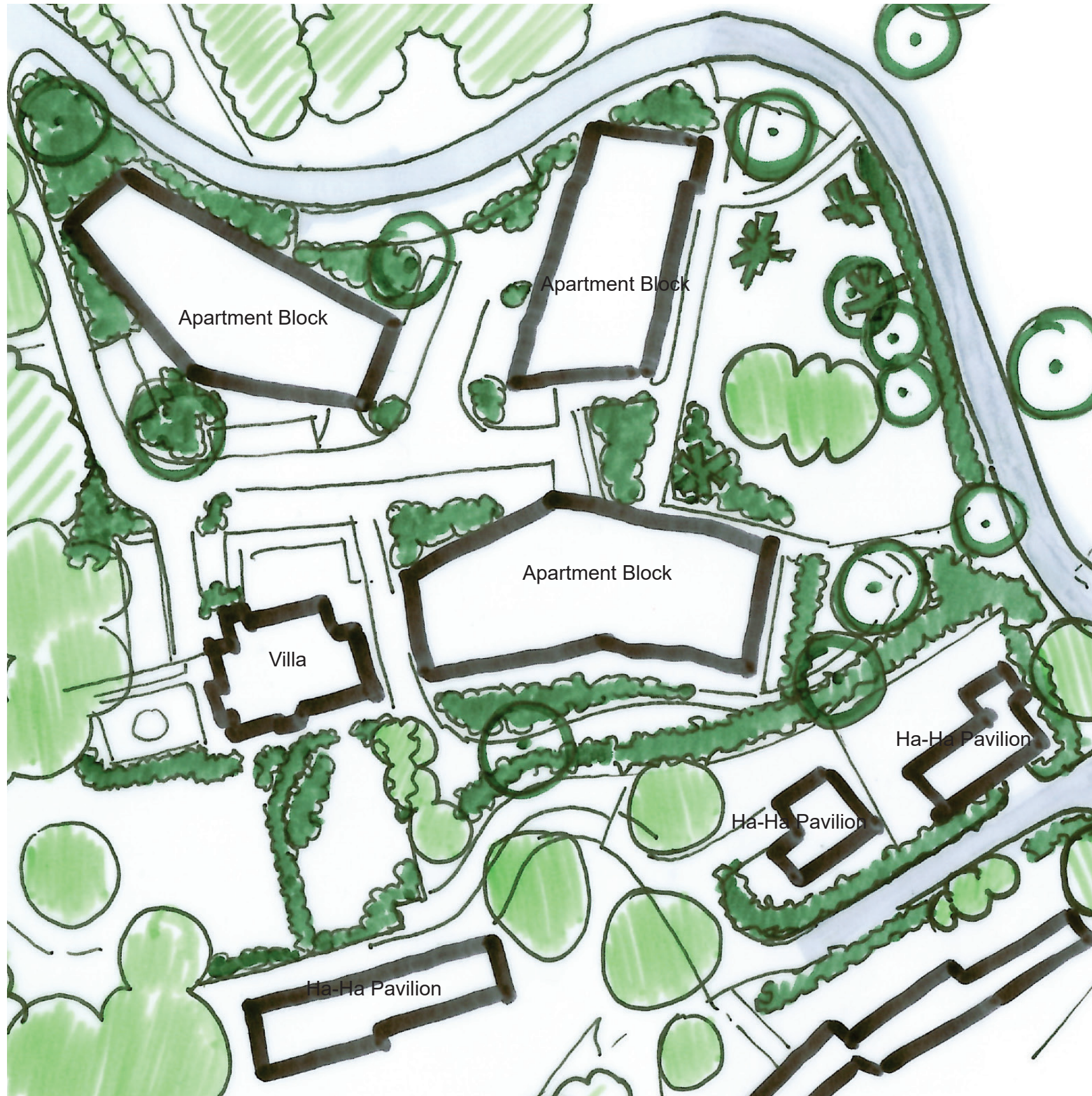
- Yew
- Lilac
- Box
- Lavenda
- Cotton Lavenda
- Rosemary
- Chives
- Thyme
- Achillea
- Fennel
- Myrtle
- Fig Trees
- Mulbury Trees



Rheum and swamp Cyprus tree to be used at the entrance around the existing pond to create a strong feature at the junction with the main drive.







## Landscape Design Statement

Planting design takes inspiration from the Italianate style of planting associated with the grounds round the Victorian villa, and now incorporates the Pavilion Ha-Ha houses and Apartments.

The Parkland theme, is intended to extend out and encompass the old school site that was dominated by the municipal buildings and large expanse of tarmac.

Key elements of the design are:

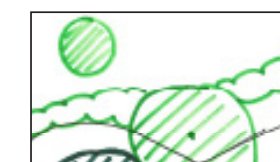
- Linear dense bands of evergreen hedges define spaces and provide privacy
- Large parkland trees create balance and scale to the new apartments whilst framing and working with the existing trees to provide assimilation when viewed both internal and from external locations. Trees to include large conifers.
- Low evergreen shrubs and herbaceous planting to create interest.
- Sweeping areas of open amenity grass

Plants includes cotton lavender and agapathus with the vertical presence of the pencil conifers.

## LEGEND



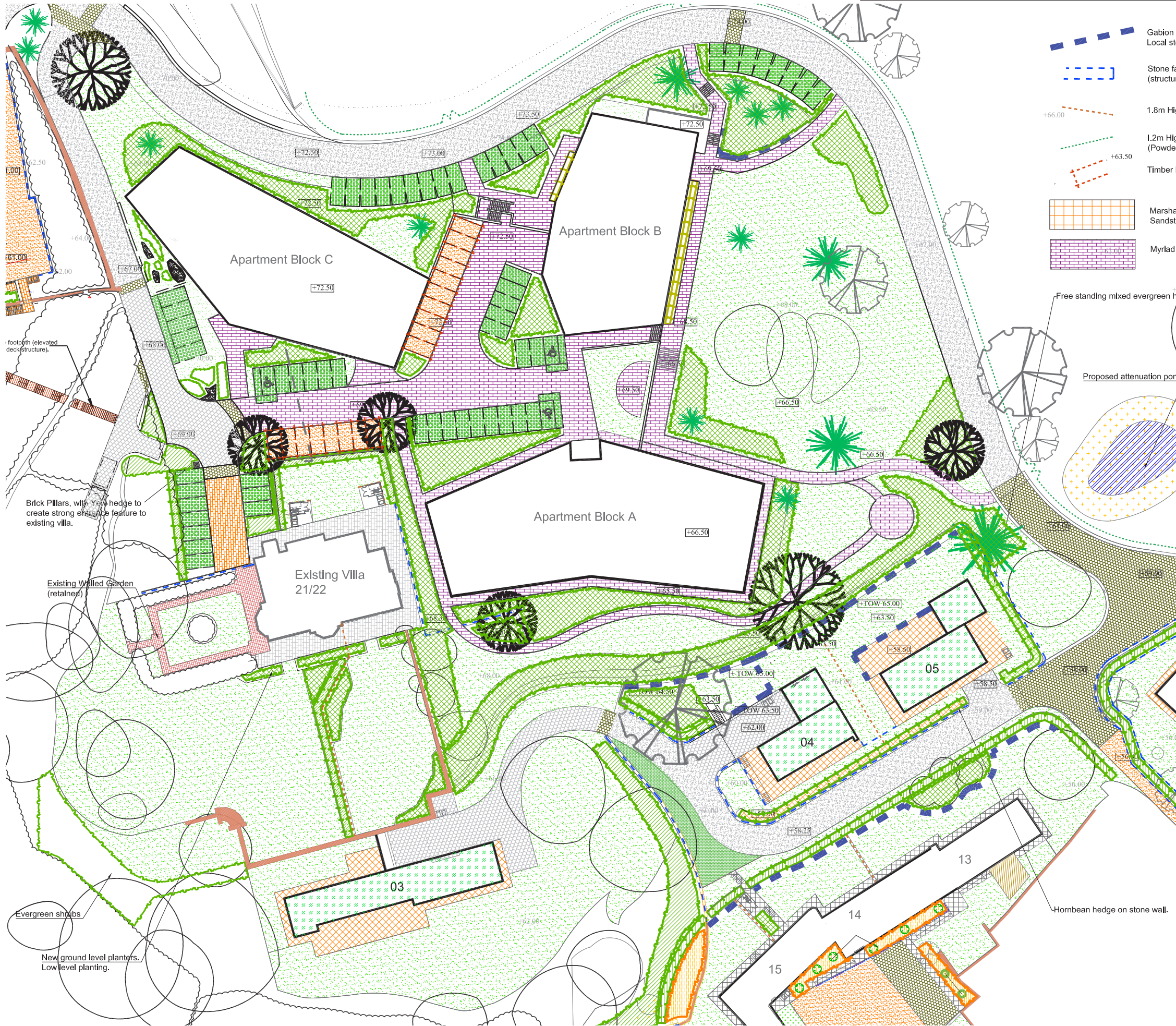
Proposed Vegetation






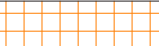







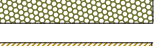

Existing Vegetation





# WEST PARKLAND












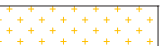





-  Gabion retaining wall - Local stone to fill
-  Stone faced hedge banks - (structural / retainer where indicated)
-  1.8m High Hit and Miss Fencing
-  1.2m High Estate Railing - Metal (Powder Coated Black)
-  Timber Pergola - Apartment Car Parking
-  Marshalls - Riven Fairstone Natural Sandstone Birch
-  Myriad Priora Permeable Block Paving

-  Reclaimed Red Brick Block paving.
-  Resin Bonded Gravel - Mocha (or similar)
-  Asphalt - Main Vehicular Circulation
-  Marshalls - Fairstone Cropped Granite Setts (or similar) - circulation breaks
-  Timber Decking - Private Gardens
-  Grasscrete Surface

-  +58.00 Existing Levels
-  +58.00 Proposed Levels

**SOFTWORKS:**

-  Existing Trees
-  Existing Hedge/Tree Groups
-  Proposed Broadleaf Trees
-  Proposed Palm Trees
-  Proposed Conifer Trees
-  Proposed Native Hedge
-  Proposed Ornamental Hedge (Evergreen)
-  Proposed Ornamental Hedge (Hornbeam)
-  Proposed Ornamental Hedge (Low)
-  Proposed Ornamental Hedge (Yew)
-  Proposed Native Shrub Planting
-  Proposed Ornamental Planting (Evergreen)
-  Amenity Grass
-  Wildflower Meadow Grass
-  Species Rich Grass Roof

footpath (elevated deck structure).

Brick Pillars, with Yew hedge to create strong entrance feature to existing villa.

Existing Walled Garden (retained)

Evergreen shrubs

New ground level planters. Low level planting.

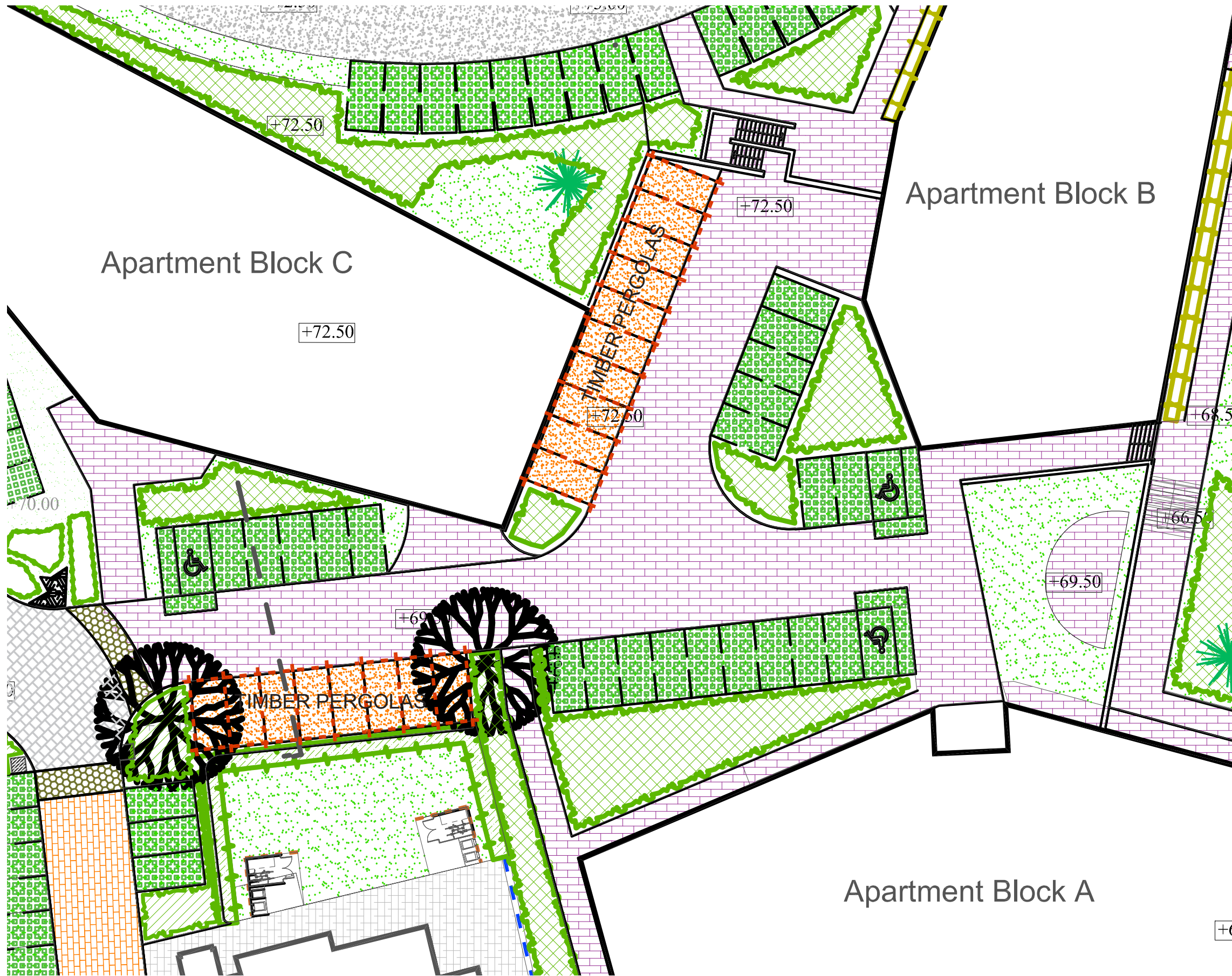
Free standing mixed evergreen hedge

Proposed attenuation pond

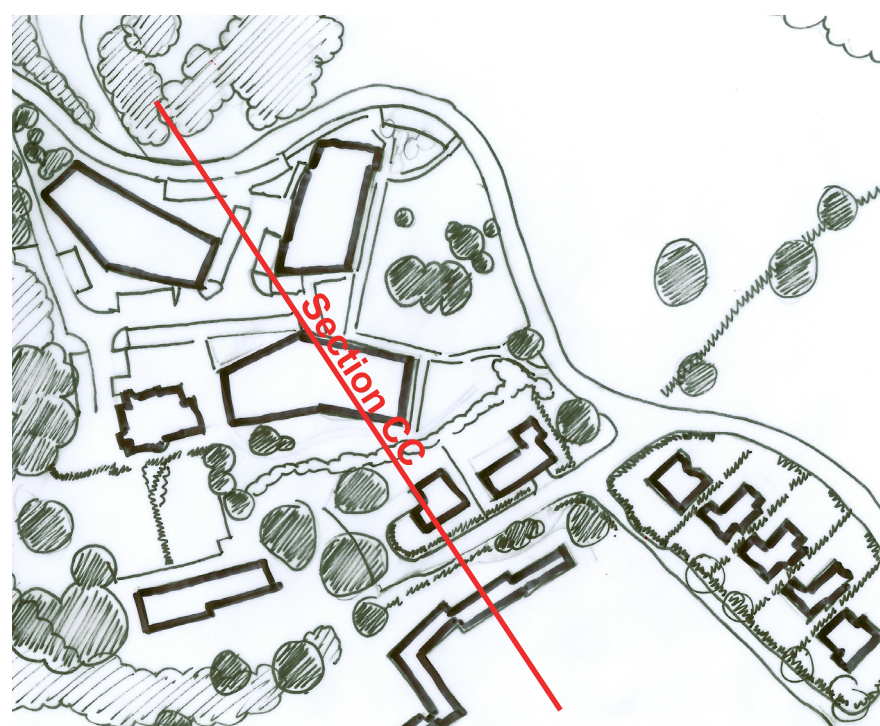
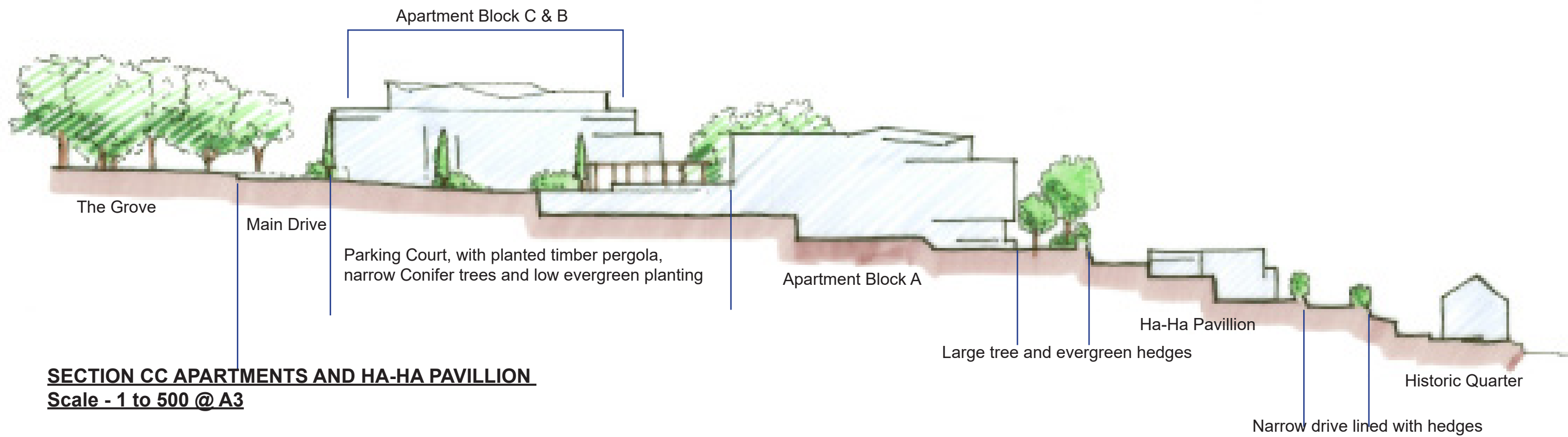
Hornbeam hedge on stone wall.



# WEST PARKLA APARTMENT PARKING COURT



# WEST PARKLAND - SECTION





## Landscape Design Statement

Within this zone 3 principle development types are proposed. These include Apartments, Ha Ha Pavillion Housing and the conversion of the existing Villa. Although the development styles will differ in both scale and form, they will share an elevated position in the northern half of the site which is largely characterised by the existing development its associated designed landscape. To this end, a number of strong design cues can be identified here which when combined with the introduction of a new palette will connect a link into the wider parkland area. Therefore the materials here will serve to utilise existing tones including the use of red redbrick pavers currently found at the Villa site and new tones which will serve to compliment the setting of the proposed architecture whereby the scale will produce a different character than those experienced in other zones within the site.



## Paving

Paving within the apartment area will be used for both vehicles and pedestrian use. The use of a single grey textured material will allow higher-achy to be established with differing unit sizes and orientation on footpaths, seating areas and vehicular access. At the Villa, focus will turn to the use of the red brick which will be used within the parking courtyard and subsequently linking to the existing character found here at the nearby wall garden to the west.



## Parking:

Parking here will use two principle material types, Gravel with pergola covers and exposed robust grasscrete which will serve to soften and limited a potentially excess hard surfaced appearance. Opportunities will also be available to see the introduction of new greener technologies such as charging points for hybrid/electric cars.

Marshalls - Fairstone Cropped Granite Setts (or similar) circulation breaks decking.

Resin Bound Gravel - (Mocha) to parking spaces under pergolas



## Pergolas/pergoda:

Timber pergolas with climbing plants or feature pergodas over certain parking spaces to break up and soften the parking courts.



## Stone filled Gabion walls

Used predominantly to create subtle retaining structures within communal spaces where level changes require supporting elements near steps etc.



# WEST PARKLAND - PLANTING PALETTE



Where ornamental planting is proposed species selection must consider Schedule 9 of the Wildlife & Countryside Act 1981 in the avoidance of non-native and potentially invasive vegetation within the application site which is located close to SSSI calcareous grassland.

## SAMPLE PLANT LIST

### Trees

- Oak
- Cedar
- Sequoiadendron
- Cypressus
- Spruce
- Monkey Puzzle
- Magolia
- Yew

### Shrubs

- Hebe
- Euonymous
- Cotton Lavenda
- Lavenda
- Rosemary
- Skimmia
- Pittosporum

### Hedges

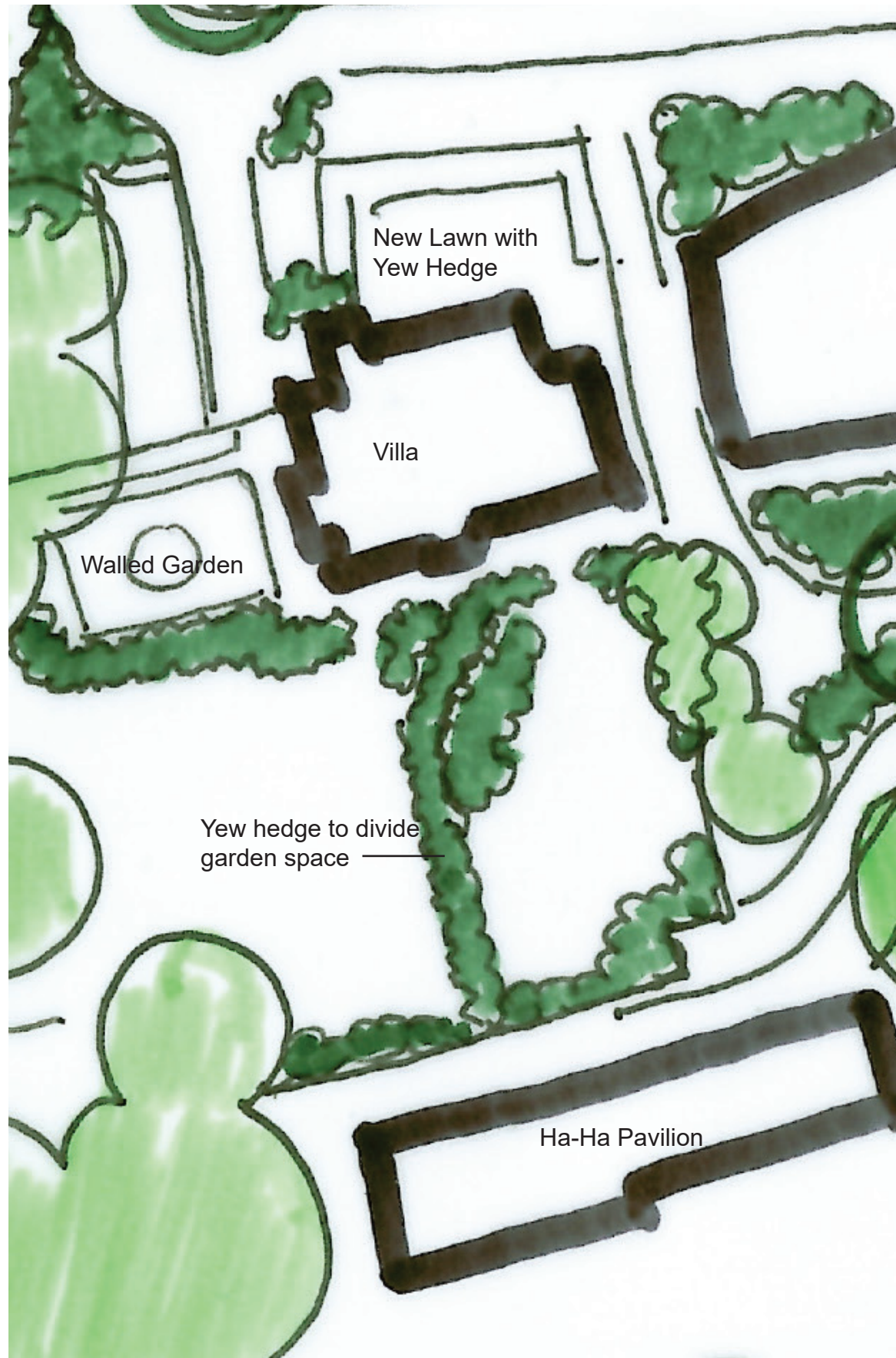
- Evergreen Oak
- Laurel
- Horbeam
- Yew
- Viburnam
- Acuba

### Herbaceous

- Acanthus
- Agapanthus
- Geranium
- Heleborous
- Kniphofia
- Hemerocallis



# WEST PARKLAND VICTORIAN VILLA GARDEN



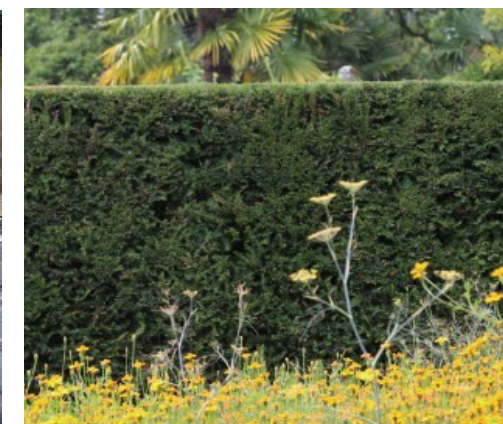
Existing site photographs



The Villa Gardens will be maintained as far as possible as they currently are.

The key differences will be:

- Insertion of a pavilion dwelling house in the low part of the garden below the raised front Terrace. the pavilion will sit no higher than the top of the terrace wall, and will have a grass roof as to provide a continuation of the grass surface.
- Division of the front terrace using a formal clipped yew hedge - to create separate gardens for the conversion of the villa into two apartments.
- New garden space to the rear of the villa simply laid out to lawn, with boundary yew hedge.



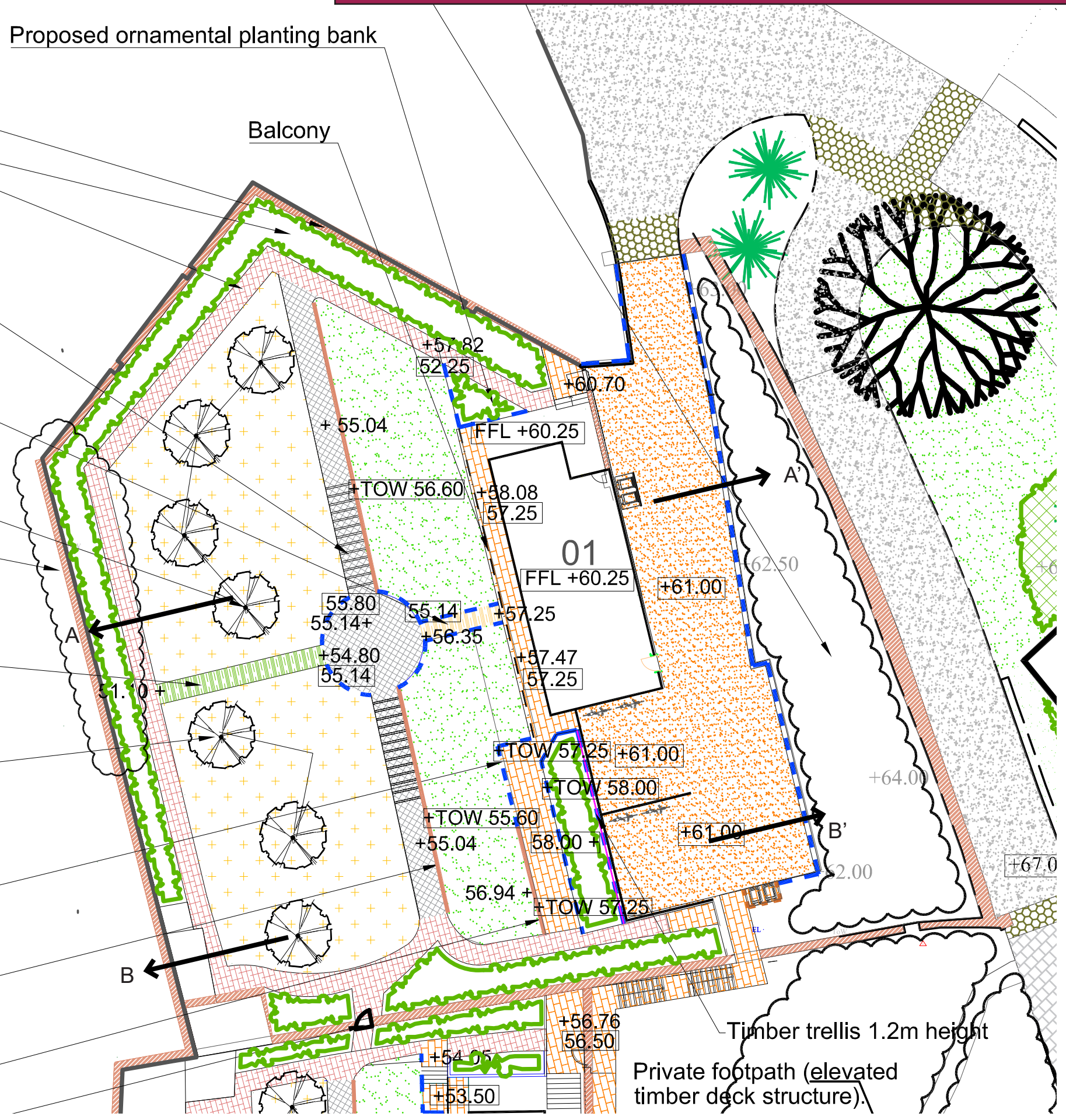






# WALLED GARDEN NO. 1

- Existing wall to remain
- Proposed ornamental planting bank
- Proposed boundary low planting
- Existing brick steps to be retained and cleaned
- Proposed metal pergola with climber planting to restore historic features
- 2m Drop, 5m length (12 steps)
- Proposed orchard trees
- Leylandi trees to be removed
- Informal grass/ timber steps, 5m Drop, 10m length (approx. 20 steps)
- Existing orchard trees to be retained
- Proposed retaining wall to restore historic features
- Existing dwarf wall (approx. 0.55m) to be retained and restored
- Existing wall (approx. 0.55m) to be retained



# WALLED GARDEN NO.2

Existing dwarf wall (approx. 0.55m) to be retained and restored

Existing wall (approx. 0.55m) to be retained

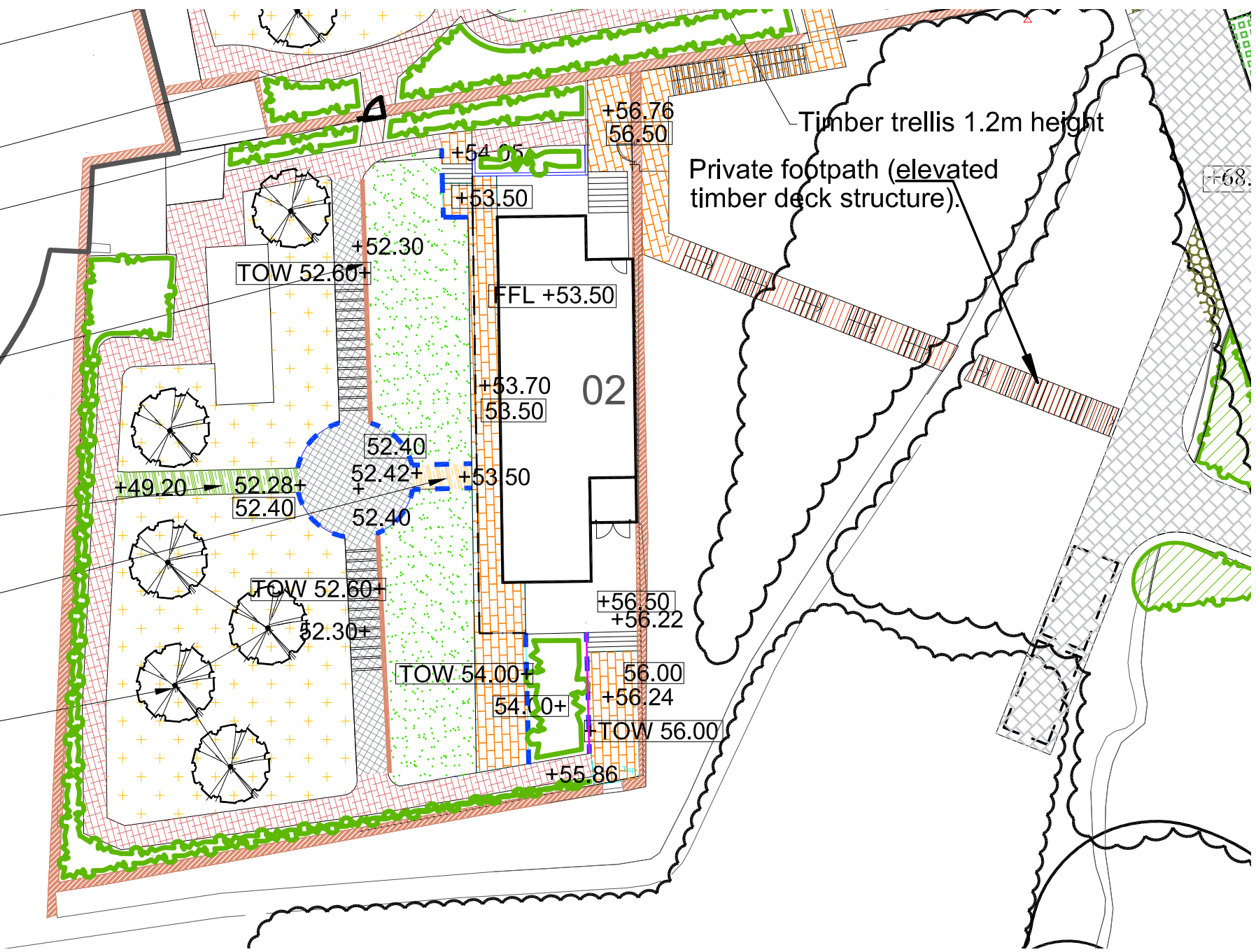
False Timber Door

Existing wall (approx. 0.55m) to be retained

3.3m Drop, 10m length (approx. 17 steps)

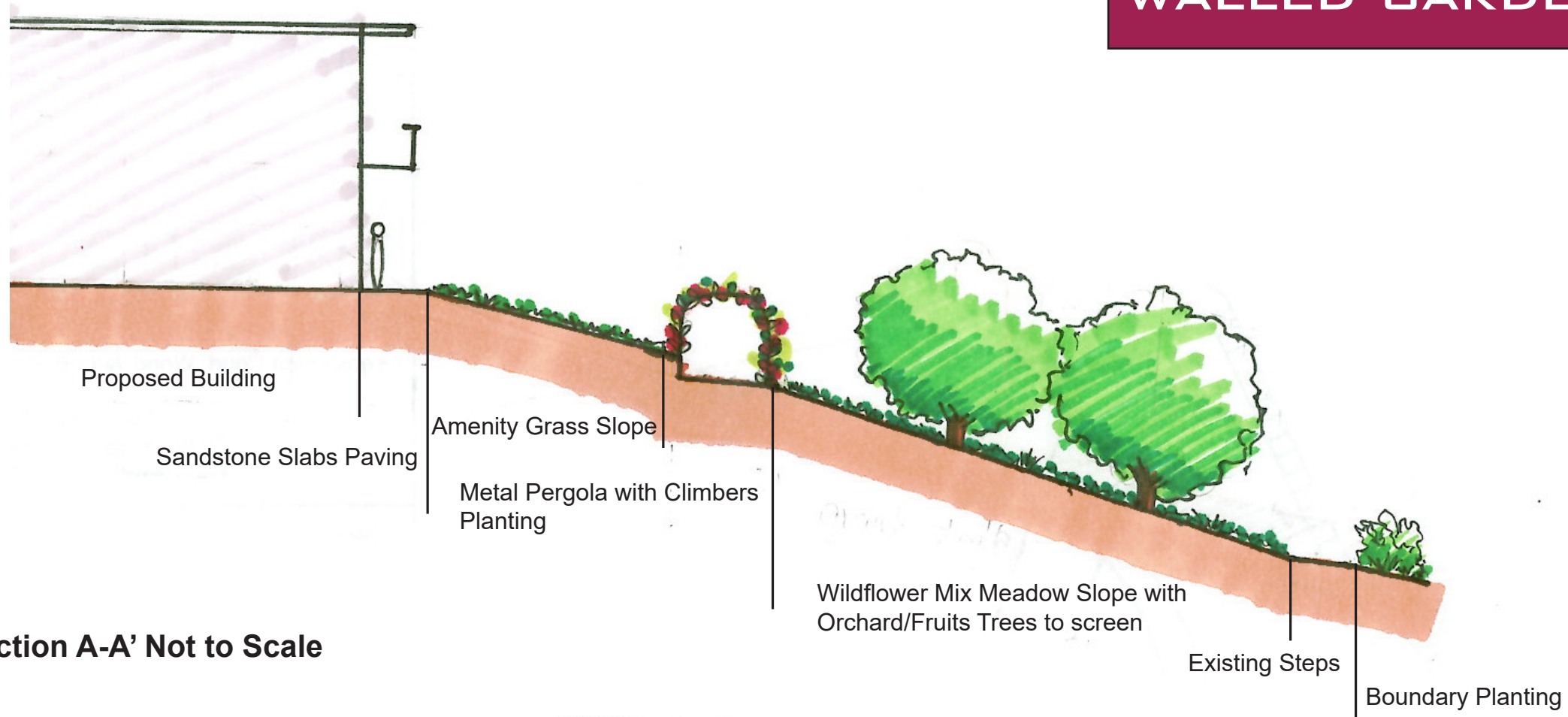
1.0m Drop, 2.1m length (approx. 5 steps)

Proposed orchard trees





# WALLED GARDEN No.1 - SECTIONS

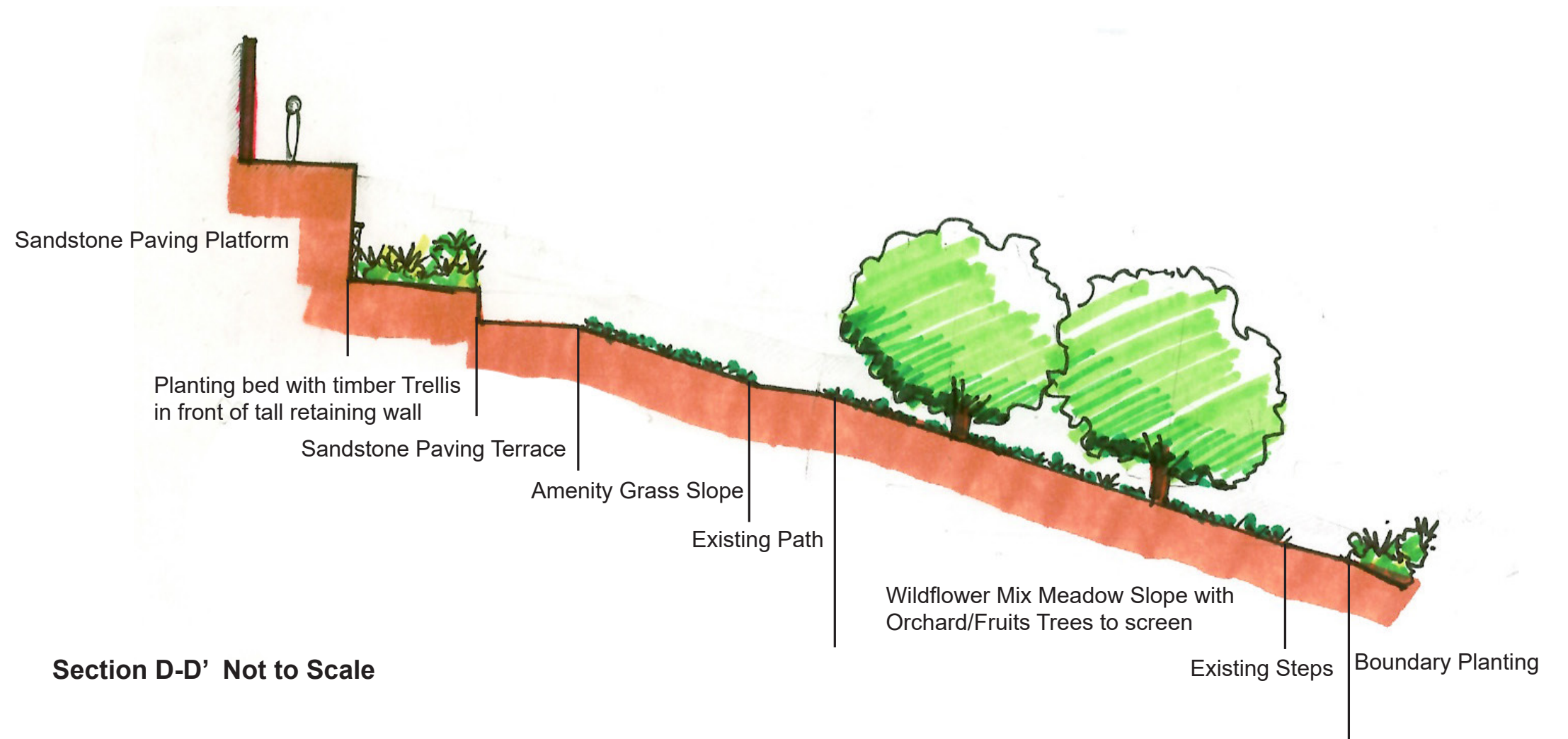
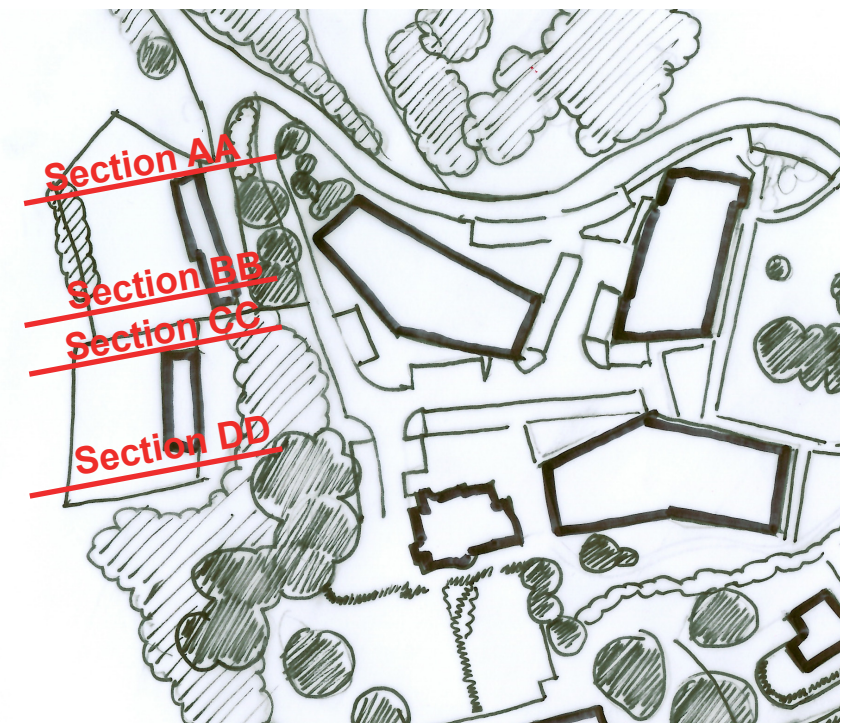
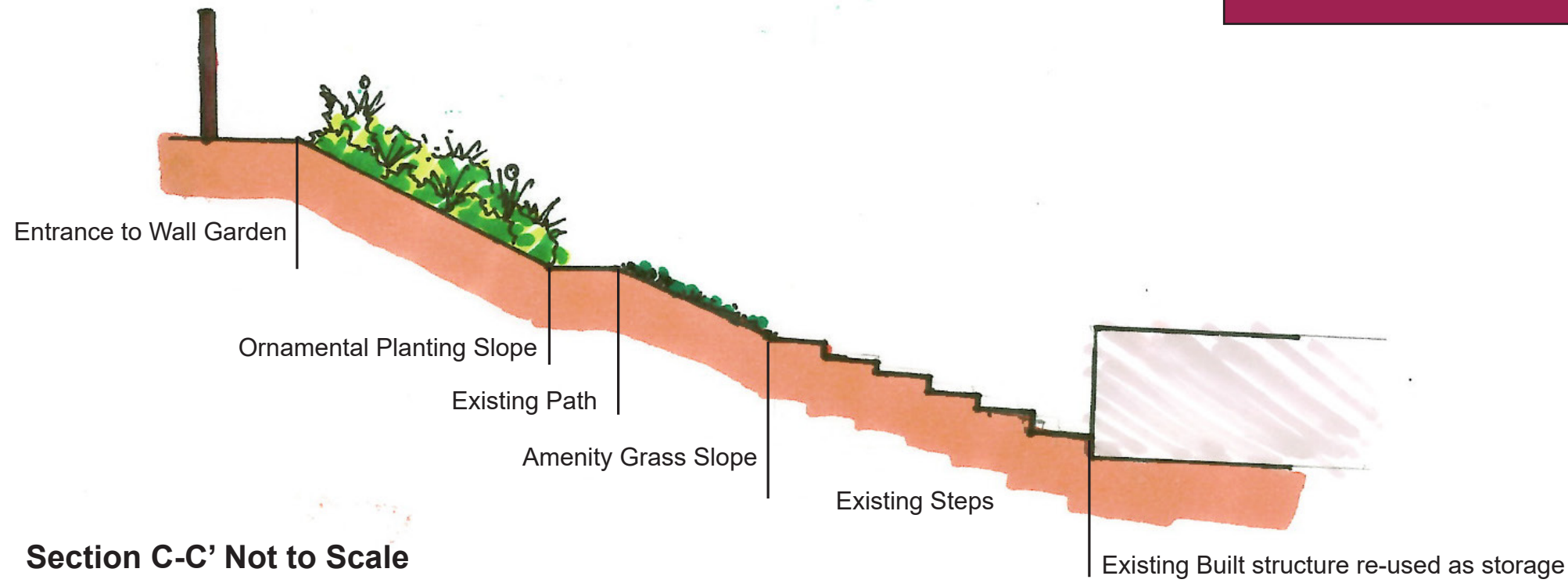


Section A-A' Not to Scale



Section B-B'' Not to Scale

# WALLED GARDEN No.2- SECTIONS





# WALLED GARDEN- PALETTE



### Design Statement

Inspiration taken from the historic use of the site, including remnant features such as the central path axis with fruit arbour, orchard trees and striking Echiiums which are currently present within the garden.

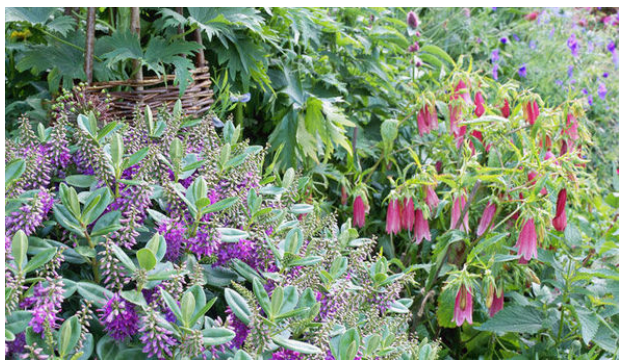
Where ornamental planting is proposed species selection must consider Schedule 9 of the Wildlife & Countryside Act 1981 in the avoidance of non-native and potentially invasive vegetation within the application site which is located close to SSSI calcareous grassland.



Proposed pergola with climbers



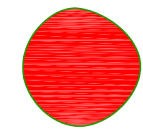
Proposed sandstone paving around houses





# TREE REPLACEMENT PLAN

## KEY



Existing Trees to be removed



Proposed Significant Trees

