

LANDSCAPE DESIGN PROPOSAL- INTRODUCTION

The landscape statement forms part of the main Design and Access Statement to support a full planning application. Our overall ambition with the proposed landscape scheme is to unify the site, to maximize its potential, protecting and enhancing its amenity value, improving both its biodiversity and green infrastructure.

As with the architectural intent, our aim is to ensure that there is a visual and physical link throughout the whole garden, rather than the current disjointed and inaccessible areas. We would like to connect the buildings to the landscape.

We intend to focus on the majestic trees that Denville Hall is lucky to have, respecting their heritage, whilst consolidating the architectural design layout and satisfying the practical and access requirements of a busy care home, making it a more attractive and engaging space for the residents and staff.

The site is essentially split in 5 key areas :

- 1.The original Denville Hall and access road with off-site Grade I I listed cottage.
- 2.The majestic Redwoods and the garden around them (currently overgrown)
- 3.NW side of the site, with Monterey pine and large lawn.
- 4.N side – currently overgrown, will become the woodland walk.
- 5.The existing side access road.

Area 1.

We all feel that Denville Hall deserves an entrance that befits its architectural merit, to create a sense of arrival, and to focus on the historical façade as you enter. We wanted to give future residents and their families a feeling that they were coming somewhere very special, like arriving at a rather lovely country house hotel. The new entrance road, will also allow for a much larger, formal, garden area to the historic building, which can be used for separate functions and entertaining. The planting design of the new entrance will be more traditional and historically appropriate, with layers of beech and yew hedges, off set with seasonal herbaceous planting. The aim is to also help obscure the road from the inside of this part of Denville Hall.

The proposed relocation of the entrance also provides good access for Bldg. A and we would aim to reuse the existing gates and railings if possible. Currently the amenity view to No 58 Grade I I listed cottage is obscured with tall overgrown hedges. Our intention is to plant a lower clipped hedge, that will open up views to No 58, from Ducks hill Road, the hedge will be off set with a small avenue of 9 standard Prunus Avium trees, which will also wrap around the front of Bldg. A, to help soften its façade. Throughout Area 1 a significant no of new trees will be planted to offset those required to be removed to relocate the entrance, these are specified in the tree planting plans.

Area 2.

The intention is to open up the piece of land between the 2 giant Redwoods. Currently it is overgrown and too dense to enjoy, and based on feedback from the Arboriculturist, the site would benefit from some tree removal and thinning. Our proposal would be to plant some smaller trees, with an understory that doesn't suffocate the Redwoods. This area will become a private communal garden for residents of Bldg. A and their visitors, with a circular wheelchair accessible path in porous resin bound, allowing for a flat area of mown lawn in the centre to open up the space, surrounded with appropriate seasonal herbaceous planting, ferns and grasses. Small Acers, multi stem Betula and evergreen hedges will be planted around the rear patio areas, to provide privacy from the new communal garden into the ground floor flats. The connecting walkway between Bldg. A and the Café, is now set further back, and will be nestled amongst the new planting and trees, there will be a viewing platform accessible from the café, overlooking the Redwood Garden.

Area 3.

Our aim here is to maintain the large lawn and Monterey Pine, whilst providing deep herbaceous planting borders adjacent to the café Patio. With the light translucent feel of the new café's architectural design, there will be clear views out on both sides to the landscaping, again that all important visual connection. The landscaping around the café, will provide attractive, sensory planting, with some dappled shade, and ornamental water features within. A resin bound wheelchair path, following a similar route to the existing will lead you around the perimeter of the lawn, towards the top boundary of the original Ha Ha line, where we would like to add 2 resting spots, and clear a vista through to the open fields beyond; thereby expanding the sense of space and potential of the site.

Area 4 & 5

The central lawn will now be connected directly to the beautiful Oak tree (currently fenced off) and woodland garden. There will be a new wheelchair accessible woodland walk, maintaining key trees, thinning out a lot of self-seeded trees, replanting the understory, and providing a Gazebo for rain cover. A wildlife pond will be centrally located off the path, to provide additional interest, and improve habitats and biodiversity. The new staff car parking will be relocated utilizing one third of this area, accessible via the existing access road, that will also be resurfaced in porous resin bound, and cleared of overgrown vegetation to ensure maximum width for vehicles and passing points.

Trees in the Landscape

The site has a number of Cat A1 trees of important merit that we would like to enhance as they are lost currently within the overgrown landscape. Of the 25 trees suggested for removal only 5 of these are Cat B, the rest are C or U. The majority of trees suggested to be felled are due to poor health and management. We are proposing the replanting of up to 85 new trees, that will vary in size from smaller multi stem Acers and Amelanchier's, to larger standard trees appropriate in scale to offset and work harmoniously with the existing trees.

Please refer to detailed Arboricultural report.

Landscape sustainability and Materials

Our intention is to work towards a more environmentally sustainable landscape as well as being culturally and aesthetically appropriate.

Trees proposed will be more appropriate in size and scale for the situation, and we will use native hedging where appropriate.

Planting will be selected to increase bio diversity and attract wildlife where appropriate.

Rainwater harvesting may supply some areas with irrigation.

Hard landscape materials proposed will be sustainably sourced. Driveways and access roads will be SUDS compliant.

We will propose an ongoing management plan after installation to ensure the long- term success and health of the soft landscaping.

LANDSCAPE - CURRENT SITE BY AREA



Area 1



Area 2 The stunning Redwoods require better access to be appreciated, with clearance from overgrown trees and shrubs. The residents currently can't see them at all, and the view to them from the lawn is blocked by the eixsting car park



Area 3 The Monterey Pine and lawn to the rear of the site is to be preserved and enhanced, with direct access from the newly proposed cafe. Views out beyond the Ha-Ha line will be opened up.



Area 4 & 5 The overgrown area to the rear of the site, will be improved, and made into a wheelchair accessible woodland walk. The area closest to Bldg B will become the new staff carpark. The rear access road will be improved with resin bound porous surfacing and cleared of vegetation to widen the access.







SYMBOLS



Existing buildings



Existing hard landscaping



FFL + 70.20 ALL LEVELS TO BE CHECKED AND RECONFIRMED ON SETTING OUT

HEDGES

PLANTING AREAS

NEW TREES

NEW TREES

NEW TREES

NEW TREES

EXISTING TREES RETAINED

SEATING

BAT/BIRD BOXES/BUG HOTELS LOCATION

20mm PORCELAIN
SCAPE TILES
COSMOPOLITAN
600 X 1200mm

CHELMER VALLEY
PAVERS- ALPHA
RANGE 200/48/58mm

GRAVEL OVER
ECCOGRAVEL 40
STABILISATION SYSTEM

PERMEABLE
RESIN BOUND

TARMAC

SMOOTH IPE
HARDWOOD DECK

REUSE EXISTING
PAVING - CLEAN UP
AND RE-GROUT

The site plan illustrates a landscape design for a property with a large building (Bldg A) and an adjacent parking area. The plan includes various landscape features such as lawns, planting areas, and hedges. Elevation markers are provided throughout the site, indicating the finished floor level (FFL) and the ground level. Key features include a viewing deck, a car parking area with 14 spaces, a car charging point, and a pedestrian gate. The plan also shows the location of existing trees, seating, and bat/bird boxes. A scale bar at the bottom left indicates distances from 0m to 30m. A north arrow is located at the bottom right.

Rev.	Date	Notes
1	23.05.22	Amends to landscaping around Bldg A
2	03.10.22	Addition of landscape design to front lawn Amends to landscaping around Bldg A and bridge location

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project/client name
Denville Hall 2012 Ltd
drawing title
Site Master Plan - Front Site

date
OCT 2022
scale
1:250 A3

drawn by
SJR
drawing n°
DH-03-2