

SITE IMAGES

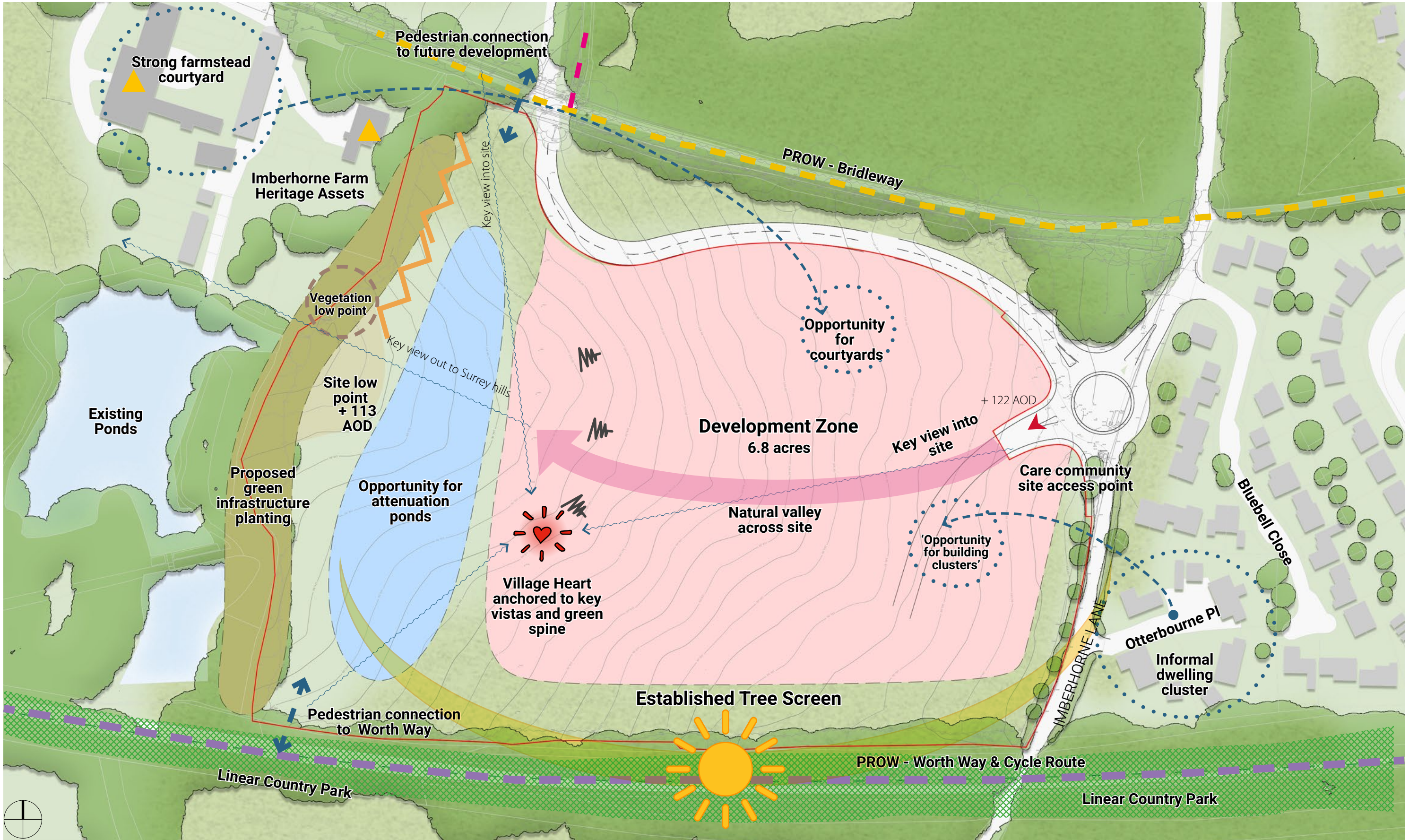
- 4- View looking south along Imberhorne Lane
- 5- View looking north along Imberhorne Lane



IMMEDIATE CONTEXT



Opportunities and Constraints



EXISTING SITE LEVELS & GROUND CONDITION

The existing topography rises 12 meters from the low-lying western boundary to the higher eastern edge. This slope creates prominent visual links toward the listed Imberhorne Farm and cottage located near the north-west corner.

Part of the Site is known to contain historic fill material resulting from clay extraction in the 1940s/50s. Ground conditions therefore require engineered land formation to achieve suitable development platforms.

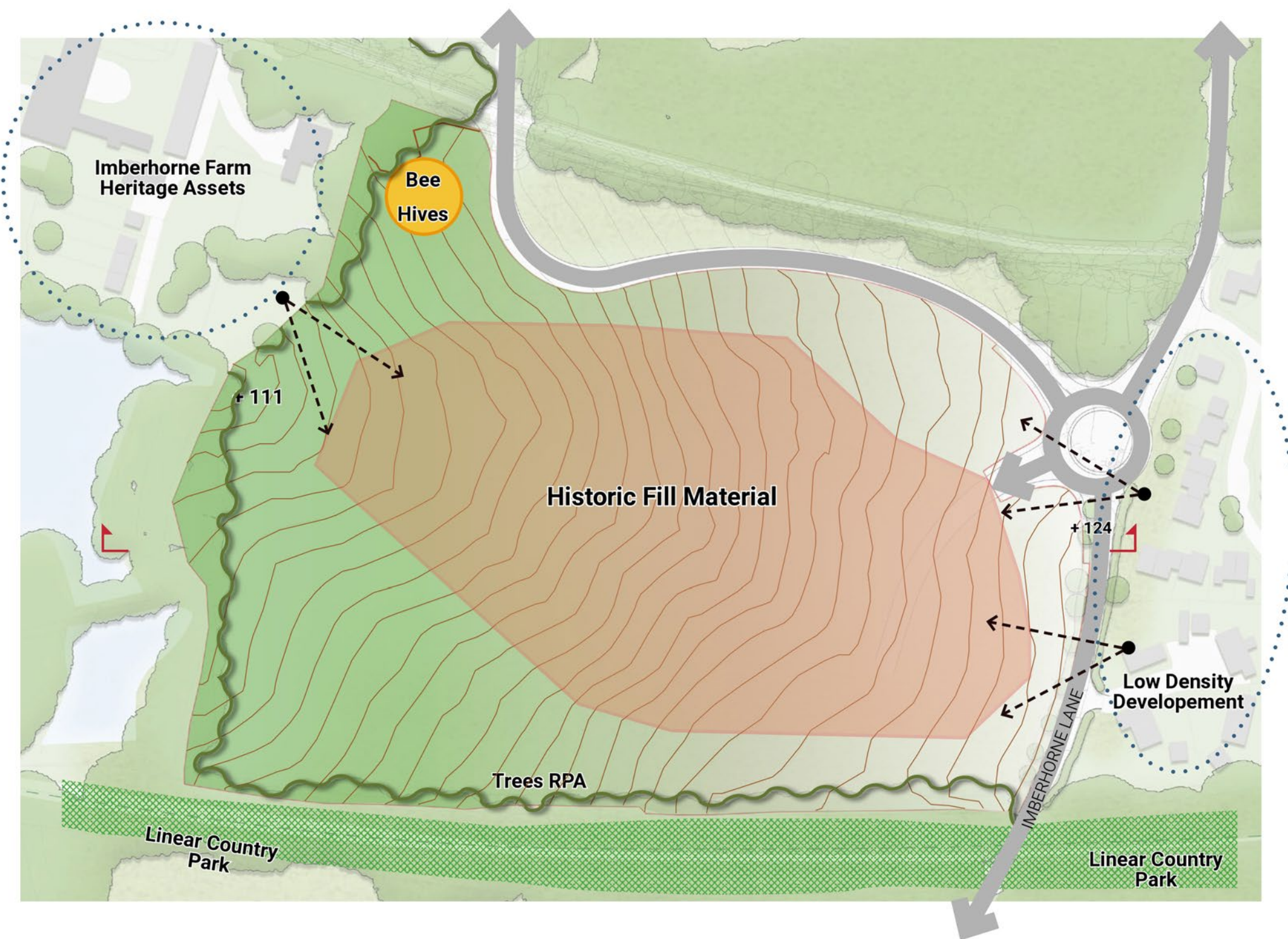
Publicly available information suggests that the landfill was limited to the west of the site, extending eastward, however, intrusive ground investigations indicate that the extraction and subsequent filling may have extended across the entire central band of the Site.

Trial pits undertaken at the Site encountered made ground material to a depth of up to 3m in an area stretching from the western to eastern site boundaries, covering approximately two-thirds of the Site. The made ground material was found to be heavily contaminated and is unsuitable for any form of in-situ ground improvement.

It is proposed that suitable excavation arising from the neighbouring housing development will be placed on the Site to provide a minimum depth of clean cover to safely encapsulate the former landfill area.

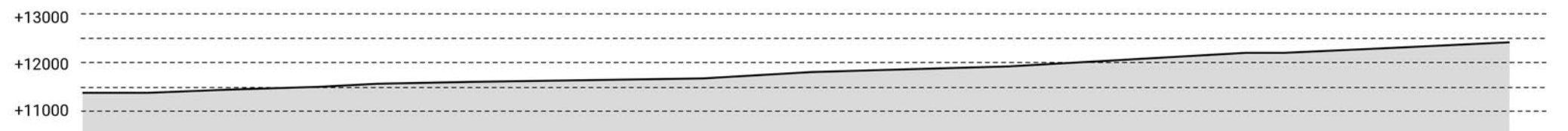
The proposed development as a retirement village places significant limitations on acceptable footpath and highway levels/gradients. It is important that residents can move safely throughout the entire development, therefore steep gradients / retaining wall structures need to be avoided. Terraced development plateaus will be created across the Site falling from east to west.

Please refer to the Ground Conditions report and site levels plan for further information regarding the proposed remediation strategy.



KEY

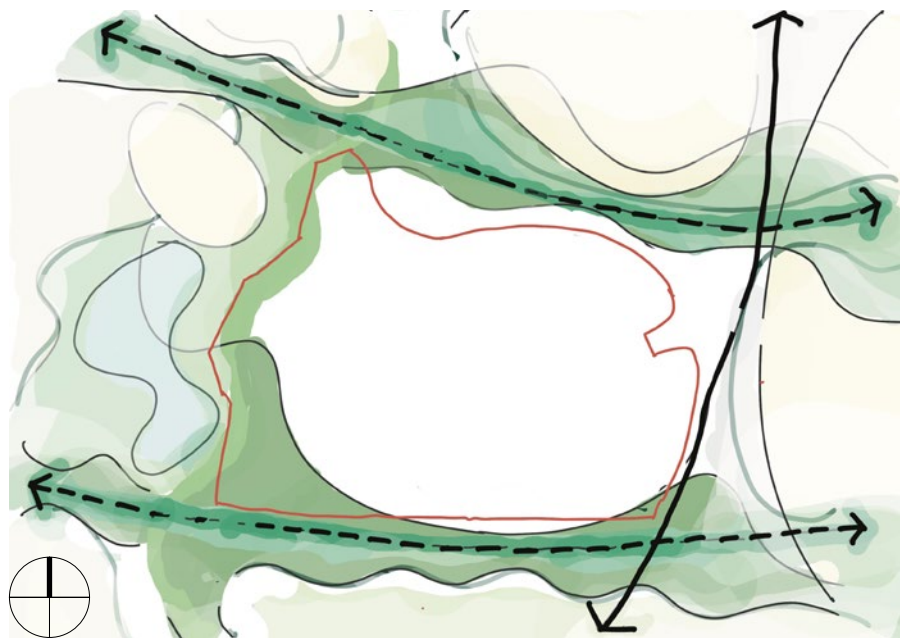
- Existing tree and RPA
- Contour lines
- Neighbouring properties
- Sensitive view
- Historical fill material
- Bee hive
- Main road/ access road to wider masterplan





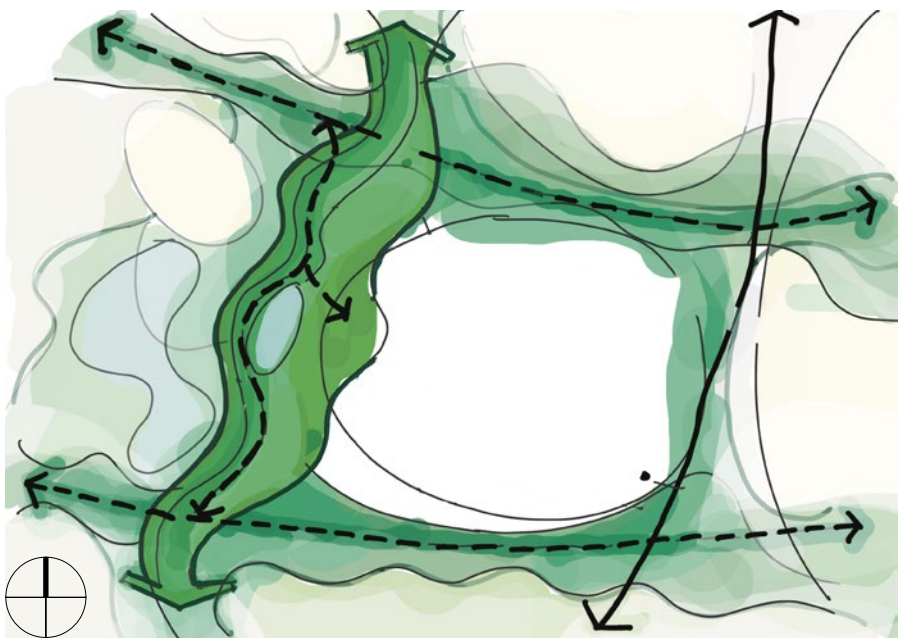
3. DESIGN DEVELOPMENT

ESTABLISHING A LANDSCAPE LED MASTERPLAN



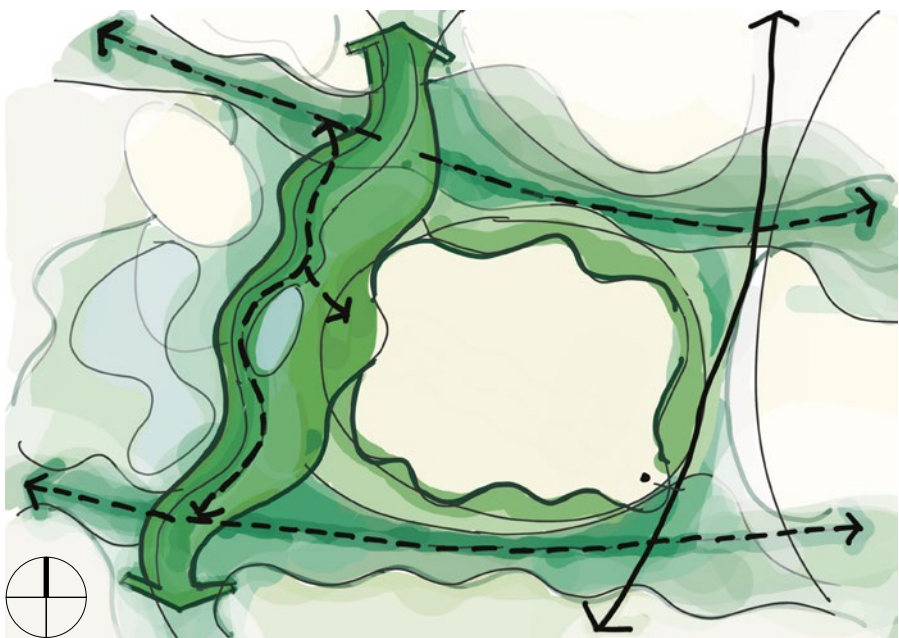
The Existing Green Infrastructure

Image illustrates the site in its existing condition, with the bridleway running along the northern boundary and the Worth Way Country Park running along the Southern boundary



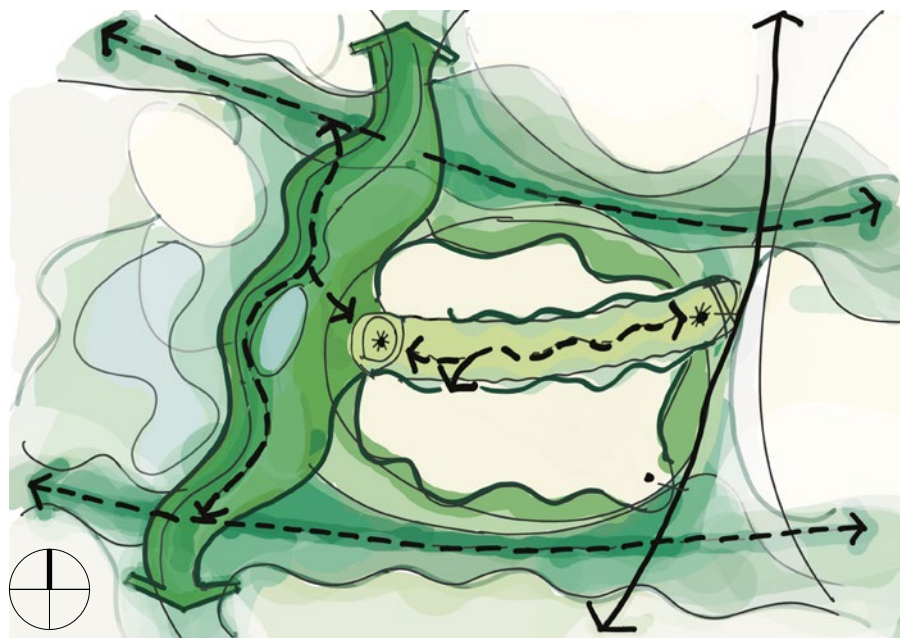
Linking The Bridleway & Worth Way Country Park

In line with the wider development vision, the western boundary will be enhanced with structural planting to create a green pedestrian link north-south



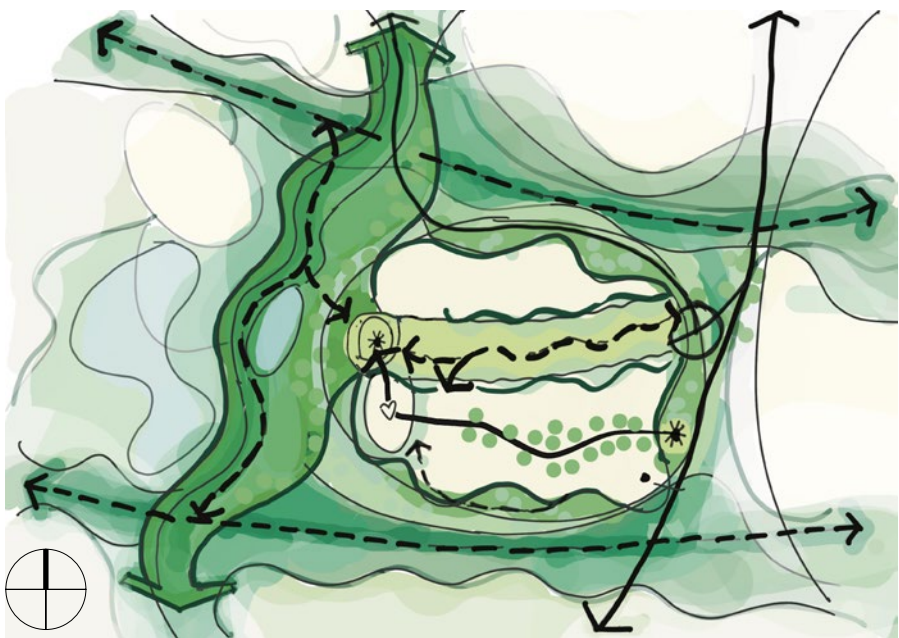
Enhancing The Existing Boundary Planting

To preserve the sites tree lined character, the development will be contained with enhanced boundary planting



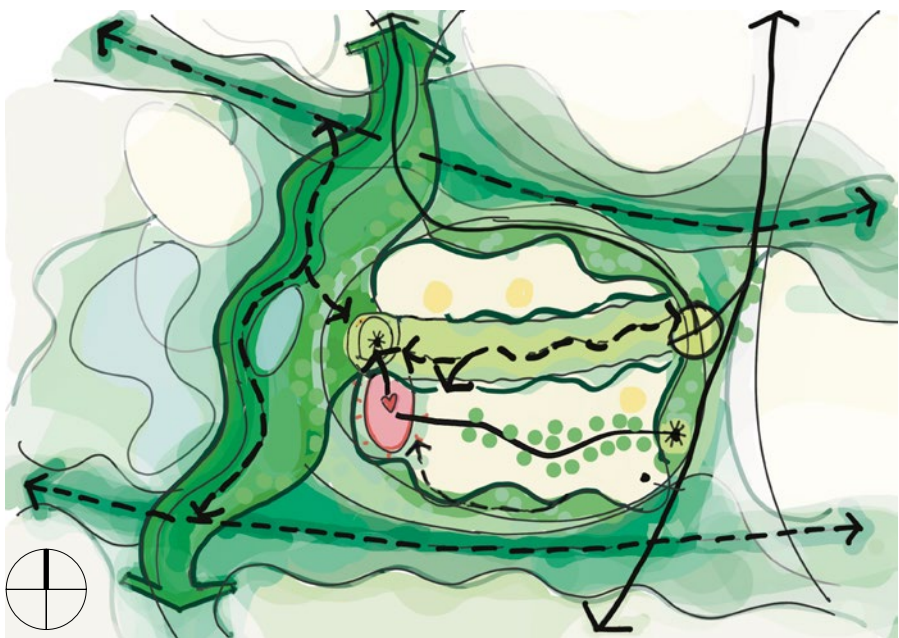
Establishing New Green Routes

A key design concept for the community will be to re-introduce the green route which ran across the site. This will be a pedestrianised ecological corridor which also maintains the key view from the south-east corner towards Imberhorne Farm



Establishing The Circulation Routes & Pedestrian Connections

Once the green landscape framework has been established, circulation routes will be formed which promote pedestrian movement, site accessibility and permeability



Locating The Heart Of The Development

Anchored to the established site axis, view corridors and open space the village heart can be located. The south-west corner has prime aspect with good pedestrian links and visibility.

DEVELOPING THE MASTERPLAN CONCEPT

Now with the landscape led masterplan concept established, built form can be placed within the green landscape framework. A series of character zones are established, informed by the rural context. Each of these areas are distinct in their placemaking and architectural approach allowing for a series of communities across the site to foster.

Informing the built form arrangement are the key vistas and routes across the site. At the entrance to the site, a framed vista is created along a tree lined avenue towards the principle building on the site, the Central Facility Building. At this corner of the building a focal point is created , signalling the entrance to the heart of the scheme and the communal facilities.

As well as creating containment and enclosure to garden and courtyard spaces, the built form has been arranged to define the routes and street edges across the site.

The Central Facility Building, set on the western edge next to the enhanced landscaping takes advantage of the picturesque setting, allowing the village communal spaces to benefit from long distant views and direct links with nature.



EARLY DEVELOPMENT SKETCH - VIEW FROM THE WETLANDS



EARLY DEVELOPMENT SKETCH - VIEW THROUGH COMMUNAL GARDENS



PLACEMAKING

1. Kings Way

The main entrance into the new development is designed to create a distinct sense of arrival. A tree lined avenue frames the focal point entrance of the Central Facility Building. Built form has been placed in a manner to define the street edge. The main route into the site is clear of any vehicular parking, ensuring clarity and calmness to the village approach.

A 1.5-meter-high flint walls flanking the road will help framing the view into the site while providing a base for the development's signage. The framed view is complemented by four feature trees that offer striking seasonal colour, providing a memorable, sensory experience for those entering the site.

At the base of the flint walls, a curated planting incorporates a warm colour palette of copper, red and yellow.

- 1. Beech Tree Avenue - Kingston lacey dorset
- 2. PRP architects - Albourne village
- 3. Abir Architects - Weald and downland museum
- 4. Rural Office - Middle Avenue
- 5. PRP architects - St Albans Burston Garden Centre
- 6. Abir Architects - Weald and downland museum



PLACEMAKING

2. Woodland Park

In line with the Green Infrastructure Parameter Plans, the western edge will feature enhanced landscaping, a new pedestrian route and the attenuation ponds. The Central Facility Building, set onto the western edge takes advantage of the grand, picturesque setting allowing for the communal spaces to interact with the surrounding green landscape.

The pond serves as the primary landscape feature and a striking visual focal point, revealed to those traveling along the tree-lined avenue from the entrance. Nestled against the native woodland grove, this the Lake functions as both a tranquil destination and an essential attenuation basin.

The surrounding perimeter features a selection of trees and planting selected for their vibrant seasonal colour, creating a dramatic, ever- changing backdrop that can be enjoyed from the Central Facility Building

- 1. PRP Architects - Wycliffe Park
- 2. PRP Architects - Comberton, Cambridge
- 3. John Pardey Archtiects- Lovedon Fields
- 4. Beglinger + Bryan - Lower Factory Pond
- 5. Forder Landschaftsarcitekten - Parc Kaltreis



PLACEMAKING

3. The Village Green

The Village Square serves as the formal heart of the development, situated directly in front of the Central Facility Building.

Defined by a 20x20m manicured lawn framed with elegant topiary and structured trees and planting, this space provides a high-quality setting for social interaction and recreation, such as croquet. Benches are positioned around the perimeter, offering comfortable vantage points for residents to observe and engage with community life. As a key intersection for the wider site, the square acts as a natural hub for those traveling from the east.

The primary pedestrian routes to the north and south of this space are designed to create a welcoming approach to Central Facility Building, celebrating the transition into the building while linking the square seamlessly to the surrounding landscape.

- 1. PRP Architects - Albourne Village, Sussex
- 2. PRP Architects - Albourne Village, Sussex
- 3. Mclean-Quinlan - Downland-Barns
- 4. Lower House Bowling Green
- 5. Croquet

