

LANDSCAPE CHARACTER AREAS

The Orchard

The Orchard is designed to evoke a rural character within a structured, formal landscape. This productive space allows residents to engage directly with the cycles of nature, offering the dual benefit of a high-value biodiversity habitat and a source of fresh, home-grown produce.

By arranging fruit trees in rows perpendicular to the slope, the design creates a rhythmic, terrace-like pattern that formalizes the landscape while meadow-like understorey provides a rural and naturalistic effect.

Integrated seating areas and viewpoints are strategically positioned along the upper tiers, providing quiet, elevated vantage points that overlook the space.

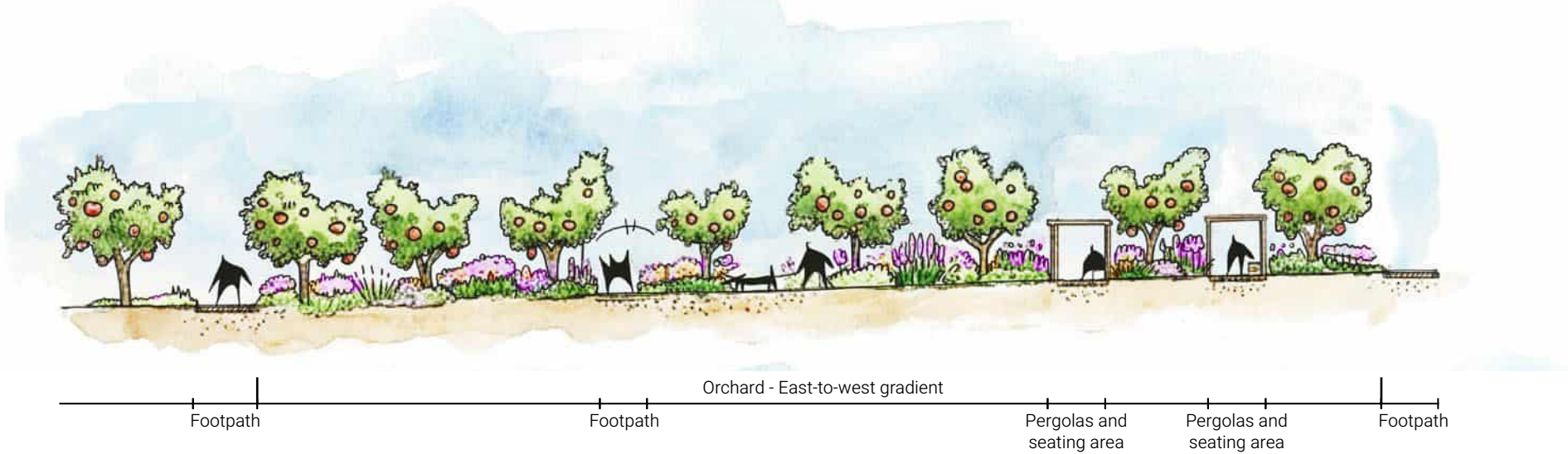


Look and feel images



Plan

Section AA



Location Plan

- Key
- 1. Fruit trees arranged in rows
 - 2. Pergolas and seating area
 - 3. Green paving solution for emergency vehicle access
 - 4. Rural and naturalistic understorey
 - 5. Bin store
 - 6. Parking area

LANDSCAPE CHARACTER AREAS

Village Square

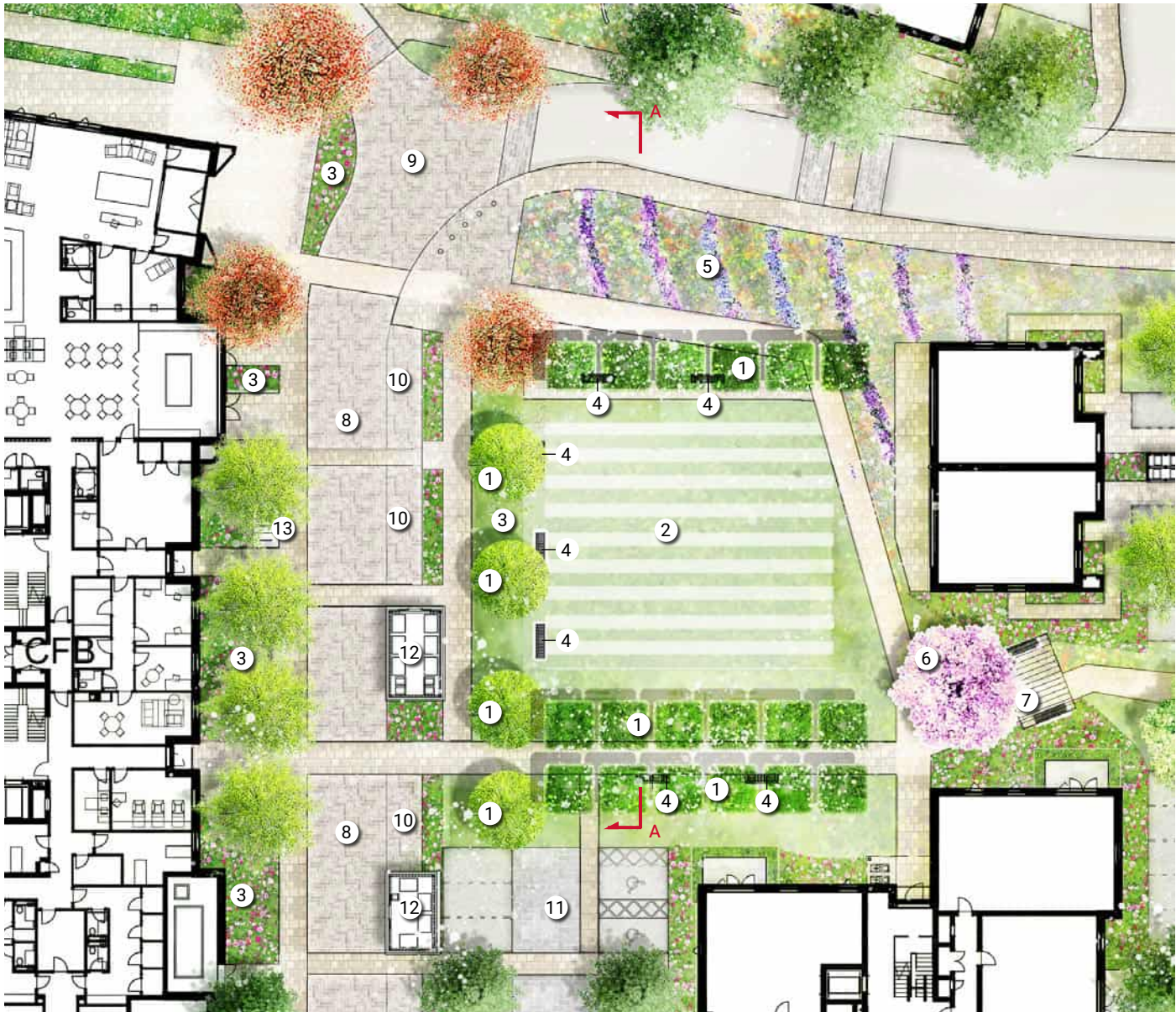
The Village Square serves as the formal heart of the development, situated directly in front of the Central Facility Building.

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.

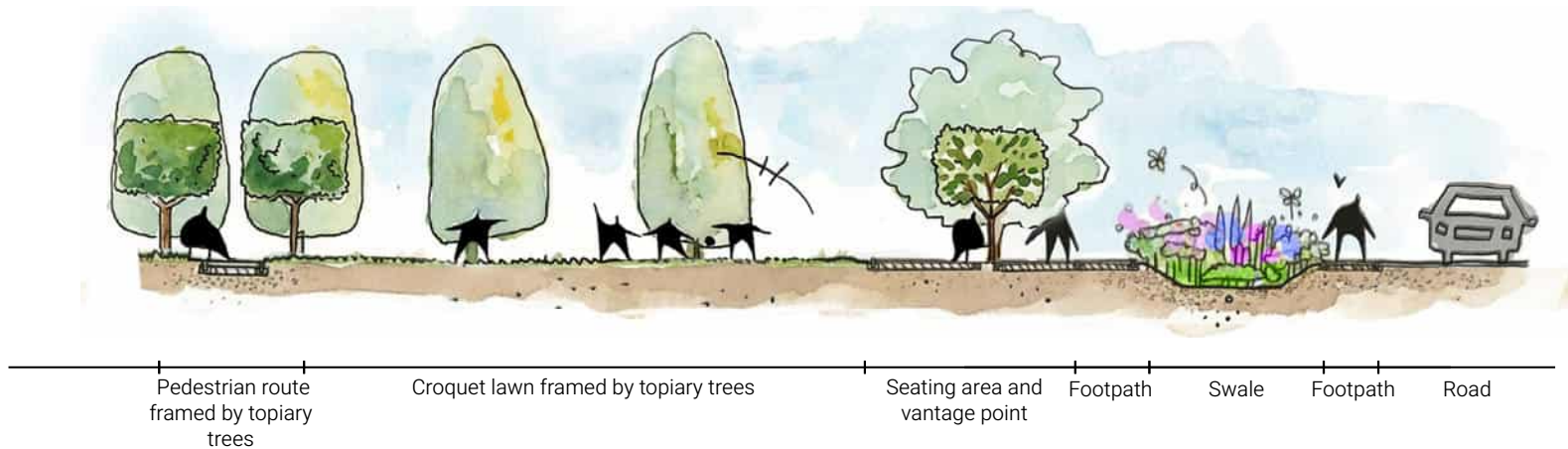
As a key intersection for the wider site, the square acts as a natural hub for those traveling from the east. The primary pedestrian routes to the north and south of this space are designed to create a welcoming approach to Central Facility Building, celebrating the transition into the building while linking the square seamlessly to the surrounding landscape.



Look and feel images



Section AA



Location Plan

- Key
1. Topiary and structured trees framing the lawn
 2. Croquet lawn
 3. Formal and topiary planting in front of the CFB and framing the lawn
 4. Bench/ vantage point
 5. Swale
 6. Feature tree
 7. Social seating area underneath pergola
 8. Shared surface and service yard
 9. Arrival square
 10. Loading bay and drop off bays
 11. Parking area
 12. Bin store
 13. Cycle stands

LANDSCAPE CHARACTER AREAS

The Lake

The Lake serves as the primary landscape feature and a striking visual focal point, revealed to those traveling along the tree-lined avenue from the entrance.

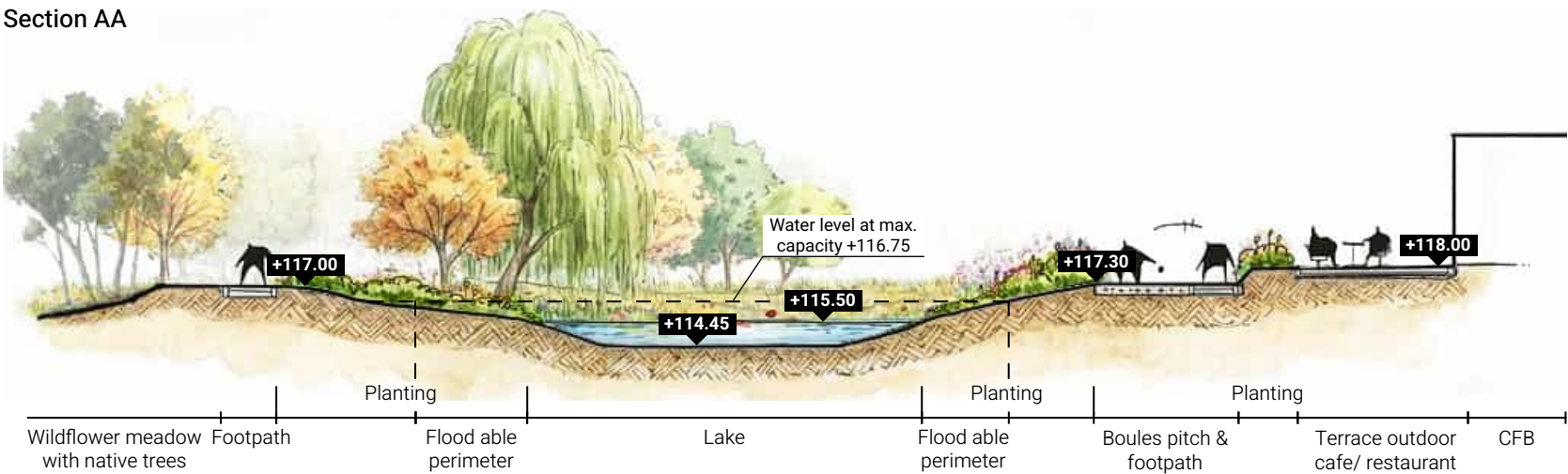
Nestled against the species-rich wildflower meadow with scattered native trees, this Lake functions as both a tranquil destination and an essential attenuation basin. The design incorporates a flood able perimeter that manages water levels during peak flow, providing a dynamic environment that supports diverse wetland habitats while acting as a key element of the blue infrastructure.

The water body is effectively formed by two connected ponds, bridged by a central pedestrian link.

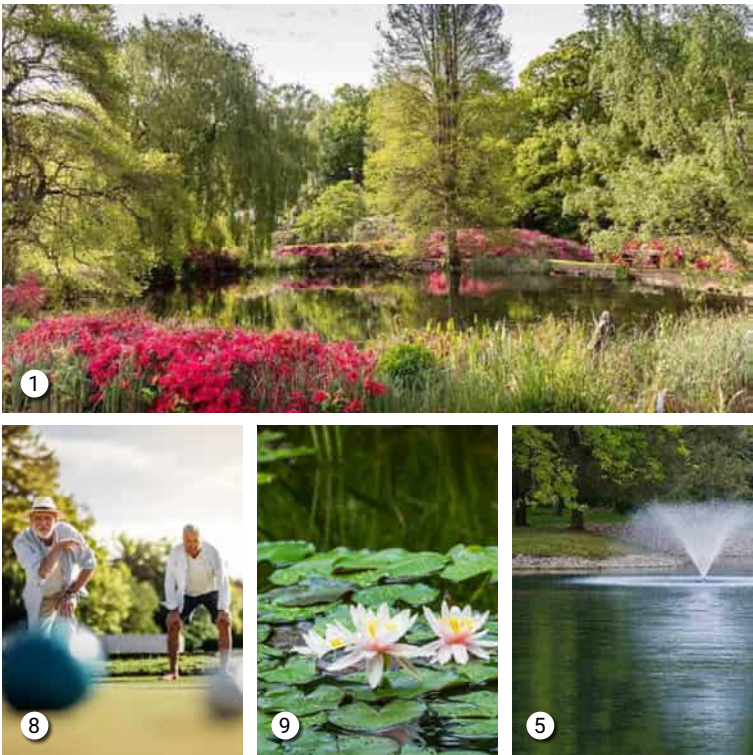
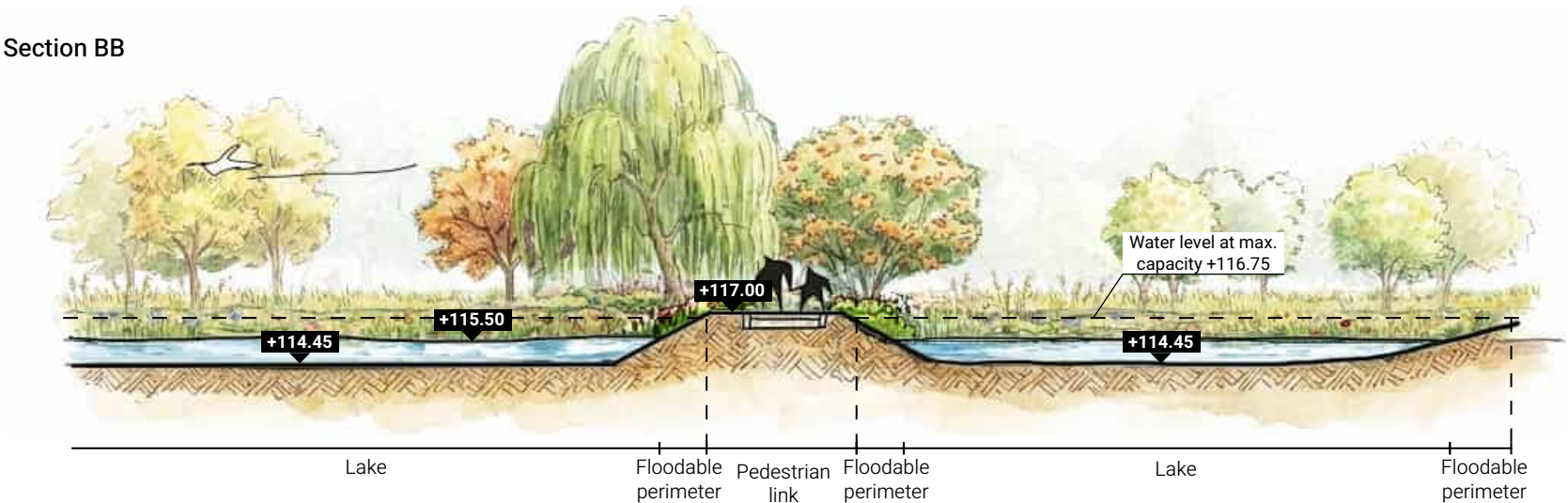
To maintain water quality, fountain jets are integrated to prevent stagnation, carefully positioned to ensure they enhance the water feature without disturbing wildlife.

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.

Section AA



Section BB



Look and feel images

Key

1. Lake: landscape feature and attenuation basin
2. Central pedestrian link
3. Floodable perimeter
4. Lake edge with feature trees and planting
5. Fountain jets
6. Species-rich wildflower meadow with scattered native trees
7. Putting green
8. Boules pitch
9. Aquatic plants
10. CFB terrace and outdoor cafe/ restaurant



Location Plan



Plan

LANDSCAPE CHARACTER AREAS

Terraced Cottage Garden

The Terraced Cottage Garden creates a verdant buffer between residential clusters of cottages, gracefully managing a 4-meter level difference through a series of terraced tiers created with subtle retaining structures.

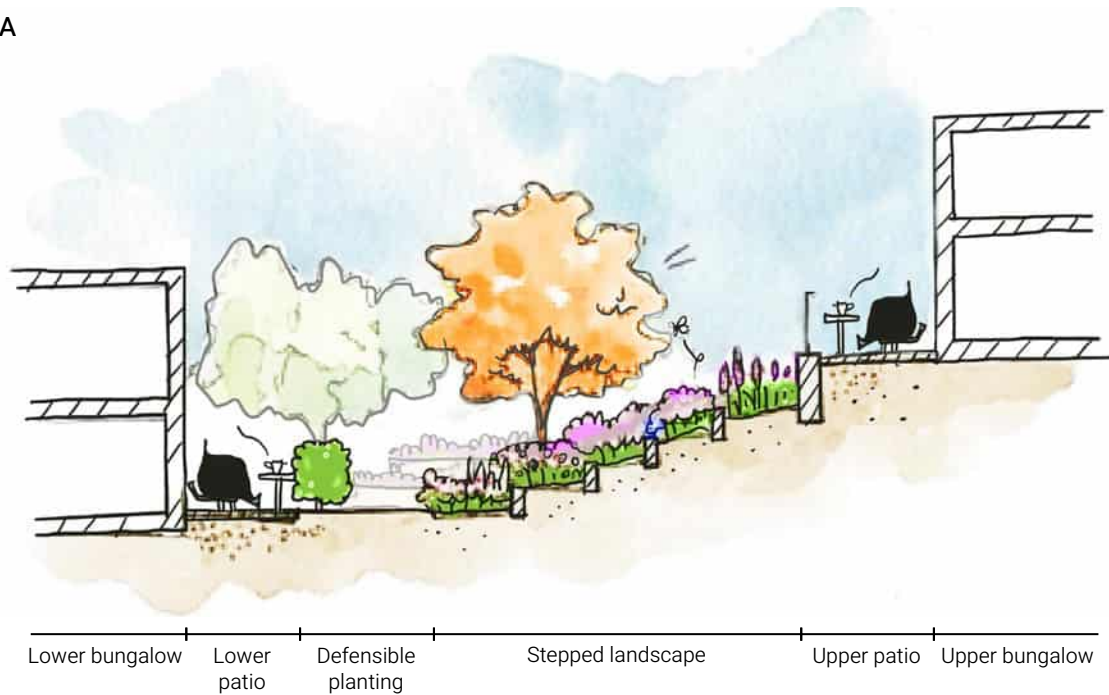
This soft, low-impact approach transforms a challenging topographical constraint into a high-quality green amenity, offering residents a semi-private outlook and an immersive landscape experience.

Featuring a modern naturalistic style with a contemporary cottage garden aesthetic, the selected planting palette delivers multi-season interest while actively supporting local pollinators and requiring minimal maintenance.



Look and feel images

Section AA

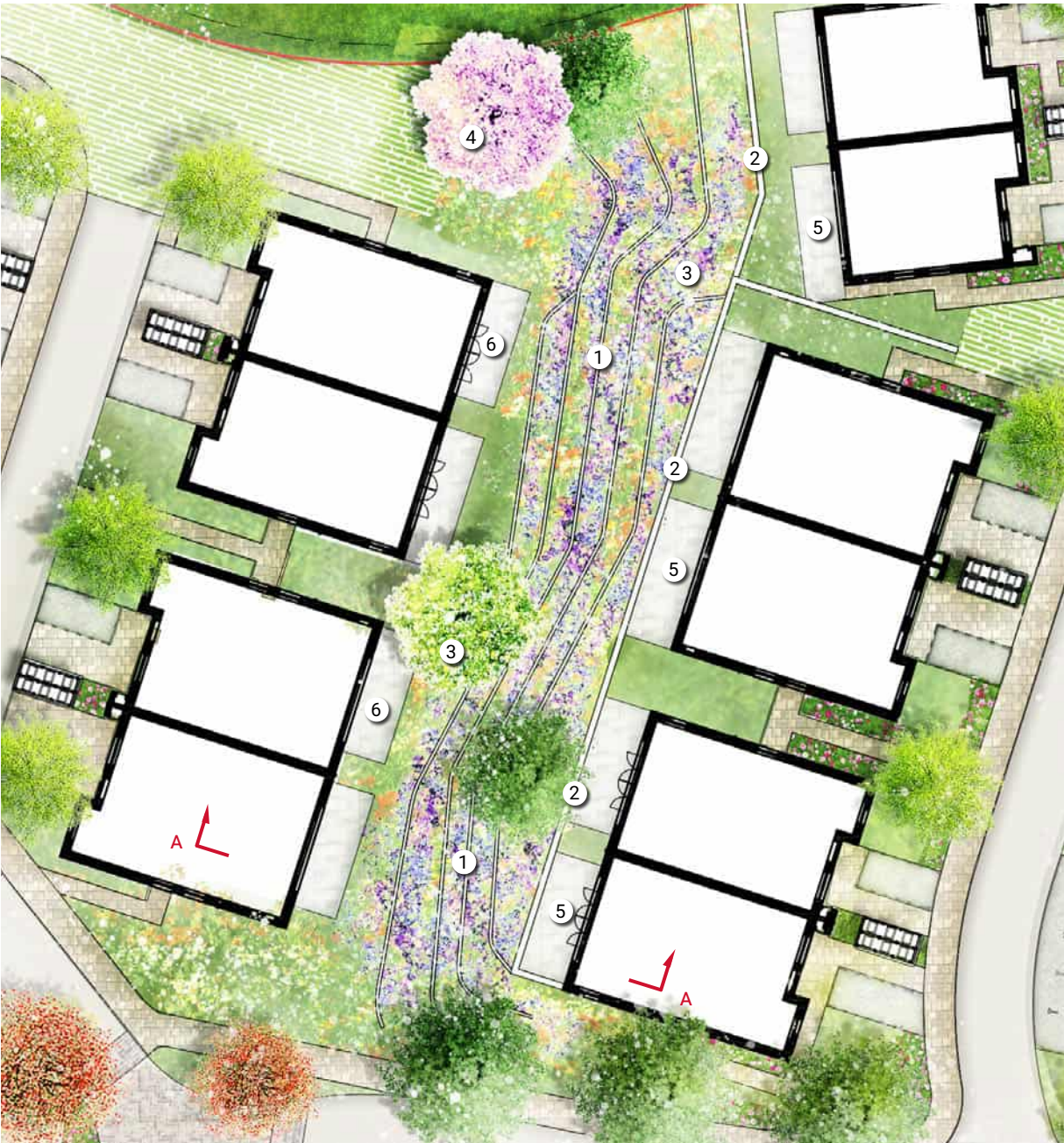


Key

1. Stepped landscape/ low-impact retaining solution
2. Retaining wall with balustrade
3. Modern naturalistic style planting
4. Feature tree
5. Upper patio
6. Lower patio



Location Plan



Plan

LANDSCAPE CHARACTER AREAS

Cloister Garden

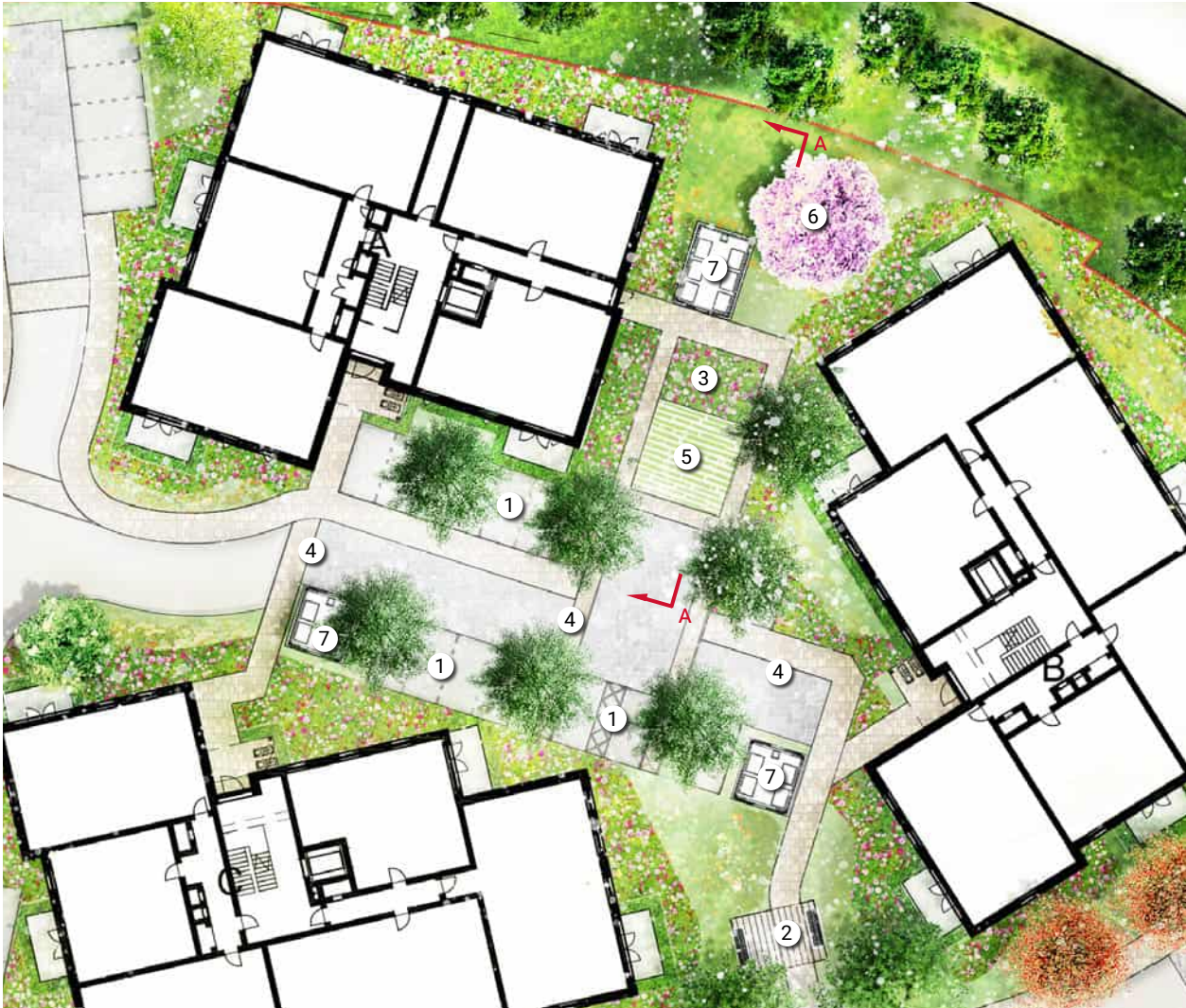
The Cloister offers a distinct identity and a unique sensory experience through its Mediterranean-inspired aesthetic.

Given the necessary extent of hardscape required to accommodate parking and emergency and refuse vehicle access, the landscape strategy introduces a dry, aromatic planting palette. By utilizing hardy, fragrant species such as lavender, sage and rosemary, paired with the architectural presence of Pinus trees, the design softens the functional surfaces with a warm, textural character.

Where the hard surfacing gives way to soft landscape, a communal herbarium provides residents with an accessible, productive space that invites engagement with the landscape.

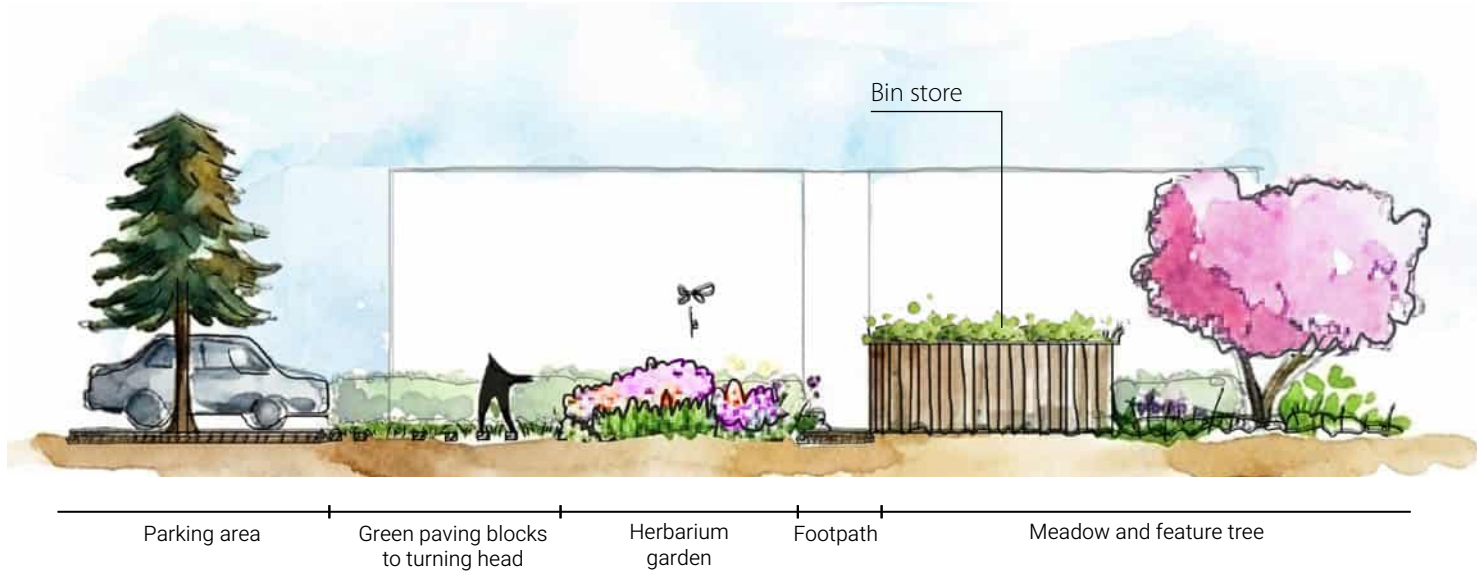


Look and feel images



Plan

Section AA



Location Plan

- Key
- 1. Block-paved parking court with intermittent tree planting
 - 2. Pergola and social seating area
 - 3. Aromatic garden/ herbarium garden
 - 4. Paving pattern to provide guidance to pedestrians
 - 5. Green paving solution to refuse and emergency vehicle turning head area
 - 6. Feature tree
 - 7. Bin store

LANDSCAPE CHARACTER AREAS

South East Boundary

The southeast boundary is designed with careful consideration of the sensitive views from the existing properties along Imberhorne Lane.

The strategy centres on the retention of the existing 5-meter-high hedge, which serves as a vital structural element for both biodiversity and screening. This green edge is further enhanced by additional tree planting, which will increase the density of the boundary creating a robust green buffer that effectively hide the development’s silhouette.

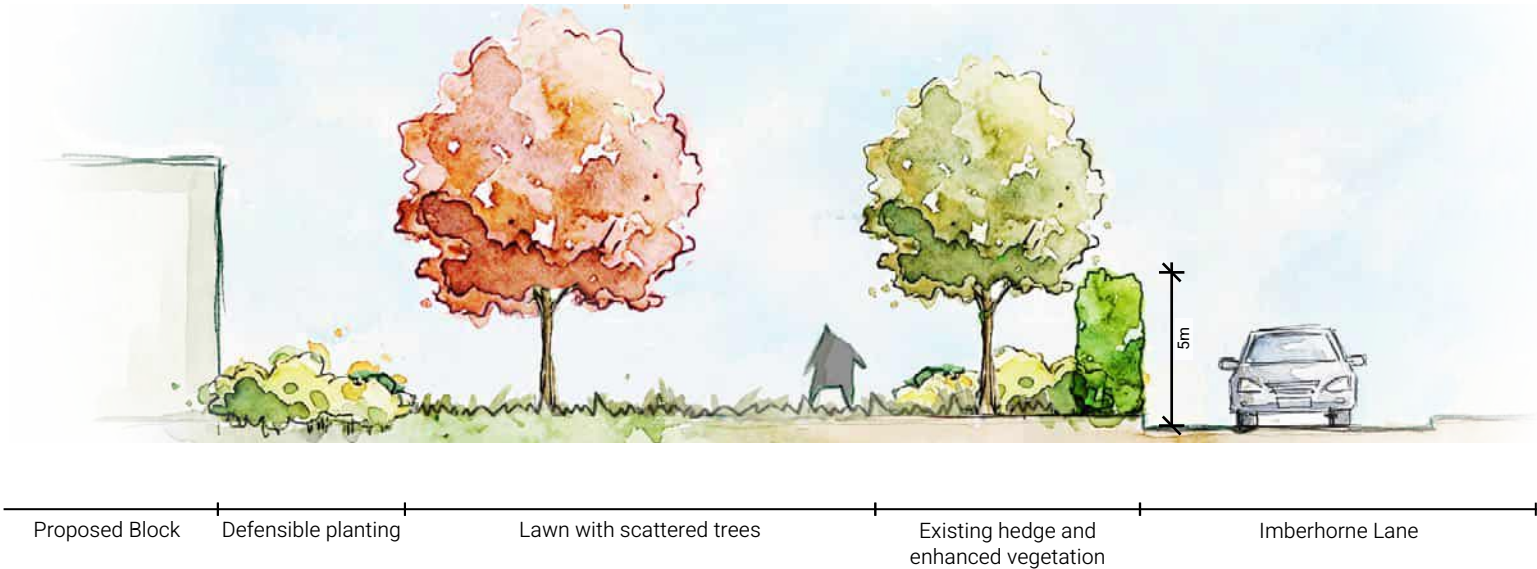


Location Plan

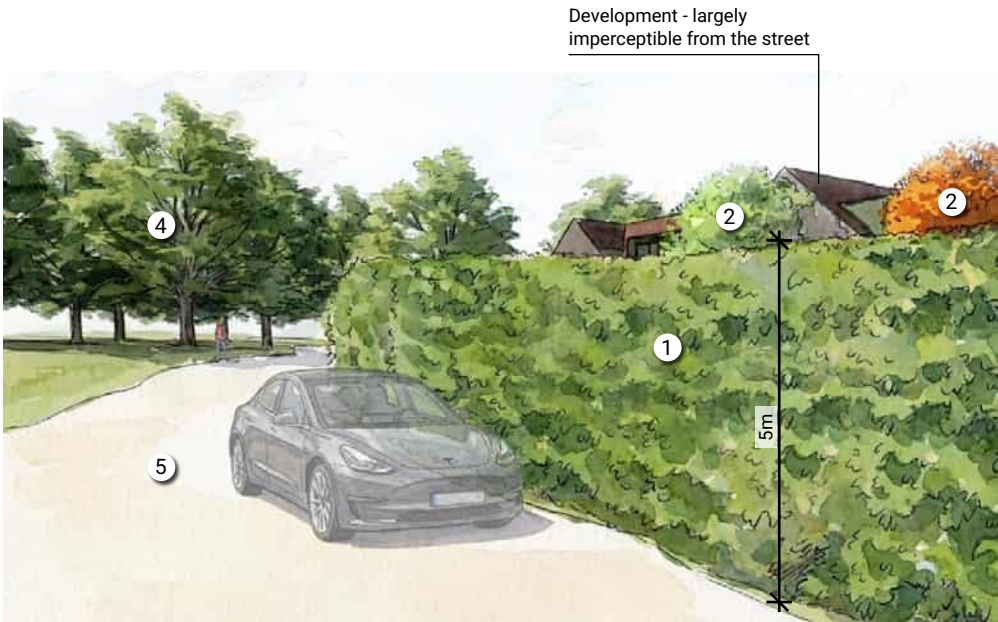


Plan

Section AA



- Key
- 1. Existing hedge retained and enhanced
 - 2. Proposed tree
 - 3. Existing properties along Imberhorne Lane
 - 4. Existing trees along southern boundary
 - 5. Imberhorne Lane
 - 6. Green buffer implemented as part of wider master plan
 - 7. Landscape maintenance and storage area



Imberhorne Ln view towards south

LANDSCAPE STRATEGY

Tree Strategy

The tree strategy is designed to reinforce the distinct identity of each character area while strengthening the site's overall green infrastructure. A tailored selection of species ensures visual interest, ecological diversity and spatial cohesion across the development.

Feature trees with striking seasonal foliage define the entrance, while a formal avenue of flowering Prunus and Pyrus extends the sense of arrival into the heart of the development.

The Cloister garden utilizes Pinus trees to establish a Mediterranean-inspired aesthetic.

The Village Square is formalised through the use of topiary specimens, providing structural elegance.

The perimeter of the lake is curated with scenographic trees that offer dramatic seasonal displays.

The Orchard utilizes a productive selection of fruit trees, providing significant ecological value and the benefit of home-grown produces for the residents.

Along secondary roads and parking zones, dense canopy species like Tilia provide shade and seasonal interest.

Finally, the species-rich wildflower meadow with scattered native trees utilizes a high percentage of native species to maximize ecological benefits and extend existing habitat corridors.

- Key
- Arrival tree
 - Feature tree
 - Tree avenue
 - Village Square
 - Central Facility Building terraces
 - The Orchard
 - The Cloister
 - Terraced Cottage Garden
 - Lake area
 - Road and parking
 - Eastern boundary
 - Scattered trees in meadow



LANDSCAPE STRATEGY

Tree Strategy

Arrival Trees

	Species			
1	Liquidamber styraciflua	12+	2.5-4	



Village Square

	Species			
1	Ilex crenata - Conical shape	4-8	1-1.5	
2	Carpinus betulus - Rectangular shape	12+	8+	Yes
3	Amelanchier arborea 'Robin Hill'	4-8	6	



The Cloister

	Species			
1	Pinus sylvestris 'Norska'	12	6-8	



Terraced Cottage Garden

	Species			
1	Cercis canadensis 'Forest Pansy' - Multistem	4-8	4-8	
2	Cercis siliquastrum	8-12	8+	
3	Magnolia susan	2.5-4	2.5-4	



Central Facility Building terraces

	Species			
1	Magnolia 'Leonard Messel'	4-8	4-8	
2	Gleditsia triacanthos	12+	8+	
3	Betula jacquemontii	4-8	4-8	
4	Amelanchier arborea 'Robin Hill' - Multistem	4-8	6	



Tree Avenue

	Species			
1	Prunus avium	12+	8+	Yes
2	Pyrus calleryana 'Chanticleer'	8-12	4-8	



LANDSCAPE STRATEGY

Tree Strategy

Eastern boundary	Species			
	1 Betula pendula	12+	8+	Yes
	2 Prunus avium	12+	8+	Yes
	3 Crataegus monogyna	4-8	4-8	Yes
	4 Acer platanoides	12+	8+	



Road and parking	Species			
	1 Pyrus calleryana 'Chanticleer'	12+	4-8	
	2 Tilia cordata 'Greenspire'	12+	4-8	
	3 Tilia x europaea	12+	8+	Yes
	4 Pyrus ser. Taihaku	4-8	4-8	
	5 Betula jacquemontii	12+	4-8	
	6 Koeruteria paniculata	8-12	8+	



The Orchard	Species			
	1 Prunus amanogawa	4-8	2.5-4	
	2 Malus domestica 'Discovery'	4-8	4-8	
	3 Prunus domestica 'Oullins Golden Gage'	2.5-4	2.5-4	
	4 Pyrus communis 'Conference'	4-8	4-8	
	5 Ficus carica	2.5-4	2.5-4	
	6 prunus domestica 'insititia'	2.5-4	2.5-4	



Feature Trees	Species			
	1 Acer freemanii 'autumn blaze'	12+	8+	
	2 Acer capillipes - Multistem	8-12	4-8	
	3 Liriodendron tulipifera	12+	8+	
	4 Cladrastis kentukea	8-12	8+	
	5 Liquidamber styraciflua	12+	2.5-4	



LANDSCAPE STRATEGY

Tree Strategy

Scattered trees in meadow	Species			
	1 Quercus robur	12+	8+	Yes
	2 Fraxinus excelsior	12+	8+	Yes
	3 Aesculus hippocastanum	12+	8+	
	4 Acer pseudoplatanus	12+	8+	
	5 Salix alba	12+	8+	Yes
	6 Pinus sylvestris	12+	8+	Yes
	7 Alnus glutinosa	12+	4-8	Yes



Scattered trees in meadow	Species			
	1 Betula pendula	12+	8+	Yes
	2 Prunus avium	12+	8+	Yes
	3 Acer campestre	12+	4-8	Yes
	4 Salix caprea	8-12	4-8	Yes
	5 Sorbus aucuparia	12+	4-8	Yes



Lake area	Species			
	1 Metasequoia glyptostroboides	12+	2.5-4	
	2 Prunus avium	12+	8+	Yes
	3 Salix babylonica	8-12	8+	
	4 Prunus cerasifera	8-12	8+	
	5 Taxodium distichum	12+	4-8	
	6 Betula pendula	12+	8+	Yes



LANDSCAPE STRATEGY

Planting Strategy

The planting strategy complements the overarching landscape vision, using a diverse yet cohesive palette to define the development's distinct character areas. While each zone features a specific planting identity - ranging from the formal topiary and structured planting of the Village Square to the rural-inspired nature of the Orchard and the wilder, naturalistic wetland flora surrounding the Lake - a unified aesthetic thread ensures a seamless transition across the entire scheme.

- Key
- Lake area
 - Swale
 - Terraced cottage garden
 - CFB - Lake facing area
 - Village square
 - Cloister garden
 - Defensible planting
 - Entrance and arrival square
 - Tree avenue
 - Orchard
 - Native buffer
 - Amenity lawn
 - Wildflower meadow



LANDSCAPE STRATEGY

Planting Strategy

The lake area		
1	Alternanthera dentata 'Purple Knight'	E
2	Perovskia 'Blue Spire'	
3	Cornus sericea 'Cardinal'	
4	Trifolium repens	N SE
5	Iris pseudacorus	N
6	Cotinus coggygria 'Lilla'	
7	Verbena bonariensis	
8	Nymphaea 'Marliacea Rosea'	
9	Gunnera manicata Linden ex André	
10	Typha angustifolia	N
11	Miscanthus sinensis	



Swale		
1	Achillea millefolium	N
2	Perovskia 'Blue Spire'	
3	Miscanthus sinensis	
4	Verbena bonariensis	
5	Hordeum jubatum	
6	Culver's root 'Fascination'	
7	Panicum virgatum	
8	Calamagrostis x acutiflora 'Karl Foerster'	
9	Geranium 'Rozanne'	
10	Lychnis coronaria	SE
11	Salvia nemorosa	
12	Carex muskingumensis	E
13	Lavandula angustifolia	N E



Terraced Cottage Garden		
1	Lavandula angustifolia White Fragrance	E
2	Stipa tenuissima	
3	Leucanthemum vulgare	N
4	Veronica Purple Shamrock	E
5	Echinacea purpurea	
6	Verbena bonariensis	
7	Griselinia littoralis	E
8	Sesleria autumnalis	E
9	Teucrium chamaedrys	N E



CFB - Lake facing area		
1	Thymus serpyllum 'Snowdrift'	E
2	Dianthus deltoides	N E
3	Armeria maritima	N E
4	Liatris spicata	
5	Salvia nemorosa	
6	Iberis sempervirens	E
7	Salvia x jamensis 'Hot Lips'	E
8	Salvia 'Royal Bumble'	E
9	Salvia x sylvestris 'Schneehügel'	E

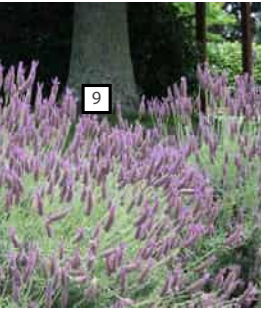


LANDSCAPE STRATEGY

Village Square			
1	Veronica 'Emerald Gem'		E
2	Verbena bonariensis		
3	Nepeta racemosa 'walker's low'		
4	Salvia nemorosa		
5	Ligustrum ovalifolium 'Vicaryi'		SE
6	Lavandula angustifolia		E
7	Allium giganteum		



Cloister garden			
1	Allium schoenoprasum		
2	Salvia nemorosa Crystal Blue		
3	Salvia nemorosa		
4	Lavandula angustifolia		E
5	Thymus serpyllum		N E
6	Hyssopus officinalis		SE
7	Alchemilla mollis		
8	Origanum laevigatum 'Herrenhausen'		E
9	Lavandula stoechas subsp. stoechas		E



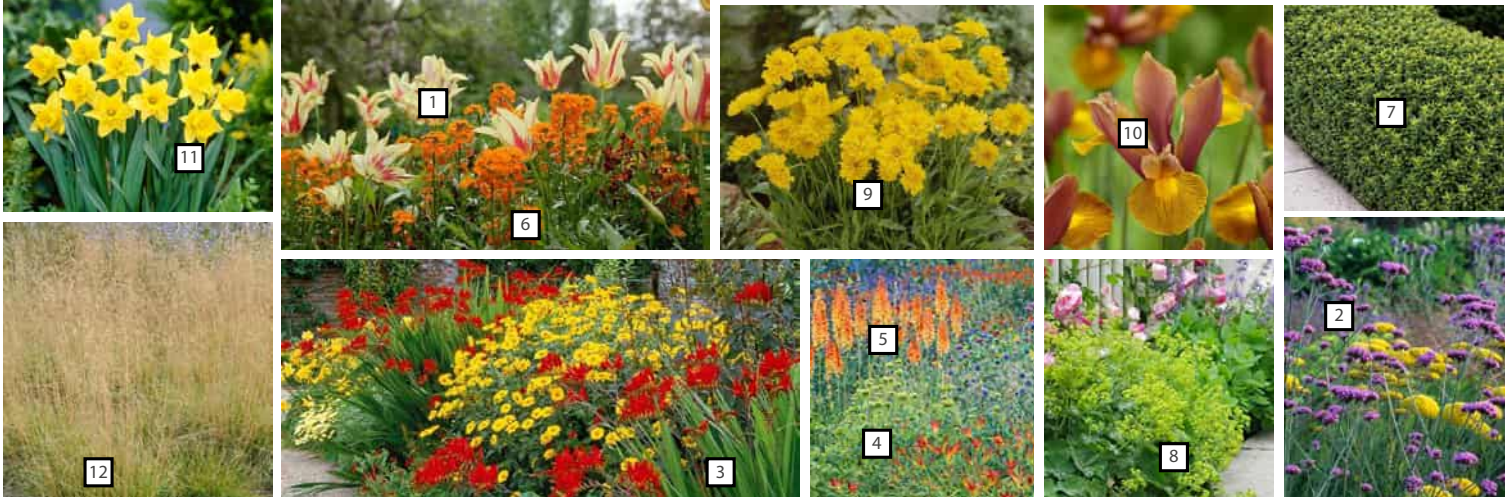
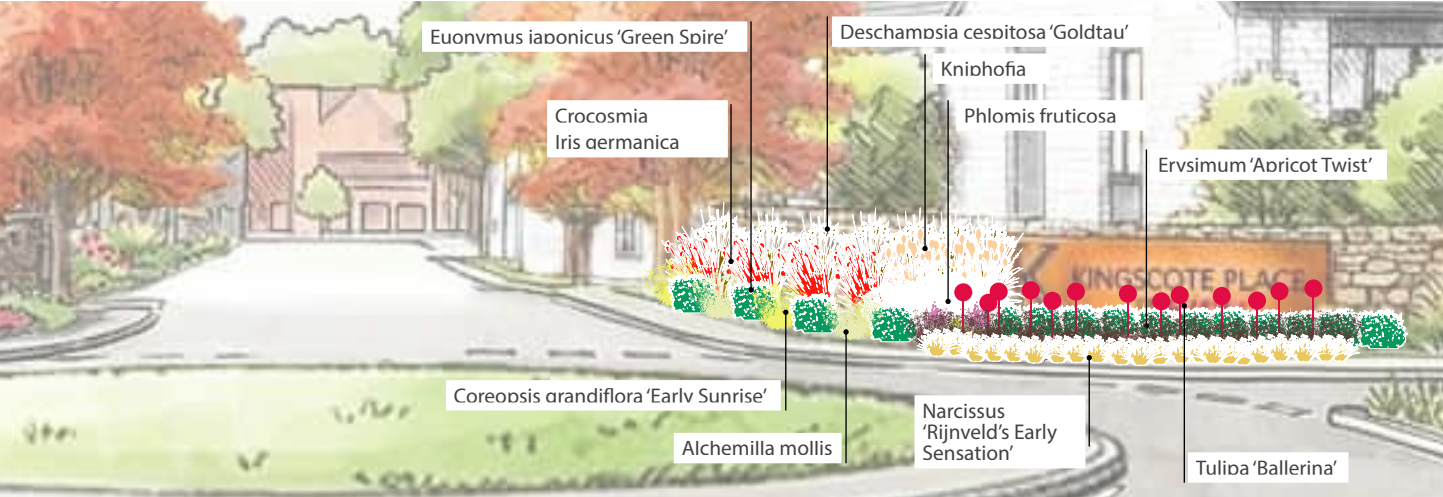
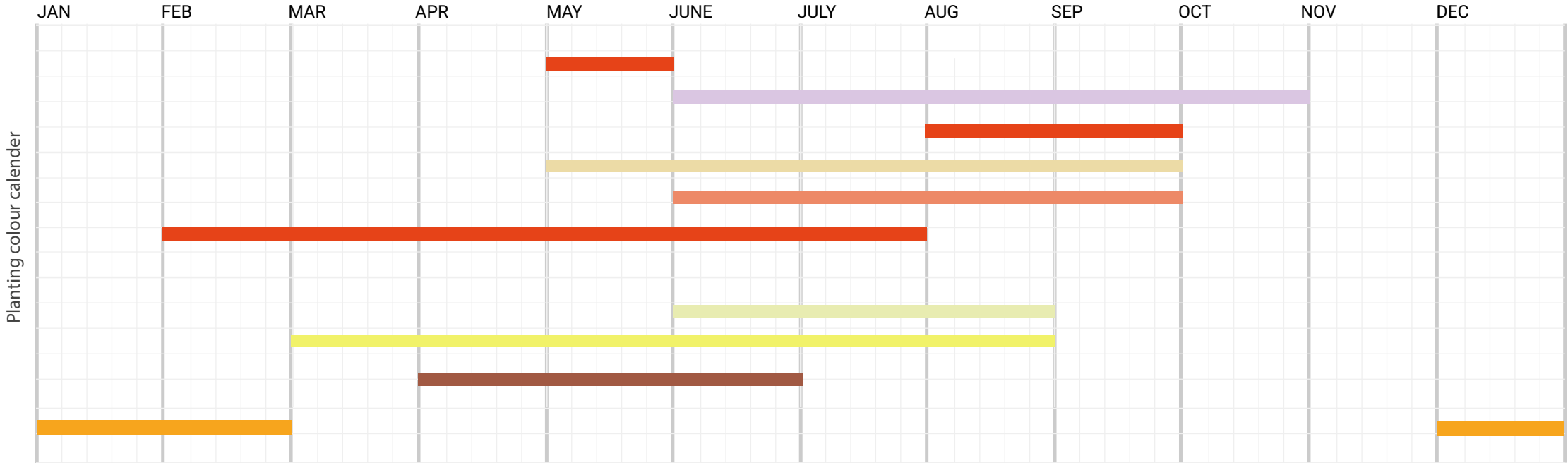
Defensible planting			
1	Iris germanica		E
2	Agapanthus 'Autumn Mist'		E
3	Nepeta racemosa 'walker's low'		
4	Echinops ritro		
5	Agapanthus 'Golden Drop'		E
6	Salvia leucantha midnight		E
7	Prunus lusitanica		E
8	Paeonia 'Baroness'		
9	Choisya ternate 'Sundance'		E
10	Viburnum tinus		E
11	Daphne odora		E
12	Lavandula Angustifolia Alba		E



Native shrub buffer			
1	Corylus avellana		N
2	Hyacinthoides non-scripta		N
3	Crataegus monogyna		N
4	Prunus spinosa		N
5	Rhododendron praevernum		
6	Viburnum opulus		N



Entrance and Arrival Square		
1	Tulipa 'Ballerina'	
2	Verbena bonariensis	
3	Crocsmia 'Lucifer'	
4	Phlomis fruticosa	 E
5	Kniphofia uvaria	E
6	Erysimum 'Apricot Twist'	 E
7	Euonymus japonicus 'Green Spire'	E
8	Alchemilla mollis	
9	Coreopsis grandiflora 'Early Sunrise'	
10	Iris germanica	E
11	Narcissus 'Rijnveld's Early Sensation'	
12	Deschampsia cespitosa 'Goldtau'	E



Tree Avenue		
1	Agapanthus 'Autumn Mist'	E
2	Camassia quamash	
3	Narcissus 'Pheasant's Eye'	
4	Muscari armeniacum	
5	Anemone nemorosa	N



Orchard		
1	Erigeron karvinskianus	 SE
2	Thymus serpyllum	 N E
3	Arabis caucasica	 E
4	Nepeta latifolia 'Super Cat'	
5	Centranthus 'Rosenrot'	 SE
6	Camassia quamash	



LANDSCAPE STRATEGY

Paving Strategy

The paving strategy establishes a clear movement hierarchy, utilizing a curated material palette that unifies the development while responding to the specific function of each area.

The main pedestrian circulation routes feature a Tegula block paving, selected for its textured, semi-rural aesthetic. This material is also used within parking areas to elevate the visual quality of these functional spaces.

The area in front of the Central Facility Building is designed as a shared surface, accommodating refuse collection, loading and drop-off activities. To ensure this space feels people-friendly rather than purely utilitarian, the paving is organized through a pattern of banding that breaks up the scale and creates a high-quality transition between the building and the Village Square.

Where access and turning head for emergency and refuse vehicles are required, the design incorporates linear grass paving, which minimizes the visual impact of hard surfaces while maintaining necessary structural support.

Within the western parkland - including the footpath across the lake and the north-south pedestrian route - the strategy utilizes self-binding gravel to reinforce the naturalistic character of this area.

- Key
- Tegula block paving - Heather
 - Tegula block paving - Natural.
 - Tegula block paving - Bracken
 - Granite setts
 - Linear green blocks
 - Linear blocks
 - Hoggin/ self binding gravel
 - Asphalt
 - Flag paving



LANDSCAPE STRATEGY

Paving Strategy



■ Tegula concrete block paving in a three-size mix, 80mm thickness.
Colour: Heather.
Laid: Stretcher bond.
Location: Shared surface - in front of CFB



■ Tegula concrete block paving in a three-size mix, 80mm thickness.
Colour: Natural.
Laid: Stretcher bond.
Location: Footpath and pedestrian areas



■ Tegula concrete block paving in a three-size mix, 80mm thickness.
Colour: Bracken.
Laid: Stretcher bond.
Location: Parking areas



■ Granite setts, 100x100mm.
Colour: Natural.
Laid: Stack bond.
Location: Ramp to raised table/ pedestrian crossing and paving bands



■ Linear green blocks, paving with 40% surface growing area, 100x300x100mm.
Colour: Pink/ Light red
Location: Refuse and emergency vehicle access and turning head



■ Linear blocks, solid block no planting area, 100x300x100mm.
Colour: Pink/ Light red
Location: Orchard area



■ Hoggin, 80-100mm self binding clay-gravel base with a 50mm gravel wearing course.
Location: Lake and woodland area



■ Flag concrete paving, natural granite aggregate. 400x400x50mm.
Colour: Silver grey.
Laid in stack bond.
Location: Private amenity/ rear garden

LANDSCAPE STRATEGY

Furniture and Landscape Element Strategy

This strategy balances resident wellbeing with essential site infrastructure to foster a cohesive community. In social hubs, such as the terrace surrounding the Central Facility Building, the strategy includes flexible seating and a cinema screen to accommodate varied community activities and configurations. Benches are strategically positioned throughout the site to encourage social engagement and offer comfortable vantage points to observe community life. For quiet contemplation, the design provides sun loungers at the swimming pool terrace and pergola-shaded seating within the Orchard. Active engagement with nature is promoted through a communal growing area featuring timber planters and a garden store. Functional requirements are met via discreet, high-quality structures, including an arched greenhouse which serves as kitchen garden, a groundsman's store and a staff smoking shelter. To support sustainable movement, three Sheffield stands are located near the CFB for staff and visitor use. Finally, the lake features two ornamental fountain jets, which serve as a dynamic focal point while actively circulating the water to ensure ecological health.

- Key
- Fountain jet display
 - Bench
 - Pergola
 - Wooden planters
 - No.3 cycle stands
 - Bollards
 - Tables and chairs
 - Smoke shelter (To Architect's design)
 - Sun bench
 - Green house
 - Groundsman tool store
 - Cinema screen
 - Garden storage
 - Estate rail



LANDSCAPE STRATEGY

Furniture and Landscape Elements Strategy



 GROUNDSMAN TOOL STORE



 FOUNTAIN JET DISPLAY



 TIMBER BENCH



 TIMBER PERGOLA



 WOODEN PLANTERS



 CYCLE STANDS



 BOLLARDS



 'FLEXIBLE TERRACE SEATING



 'SUN LOUNGER



 'OUTDOOR CINEMA SCREEN



 GREEN HOUSE



 GARDEN STORAGE SHED



 ESTATE RAIL

LANDSCAPE STRATEGY

User Journey

The user journey is used to visualise the typical circulation that different users can take around the site, providing clear day to day scenarios helps to establish the link between different activity spaces.



The resident - Morgan is a resident of the village. He leaves his home around mid morning for a short walk over to the central facility for a haircut. After sharpening up he makes his way to the Village Green to play a game of croquet. The game runs until lunch time so he and some friends go to the cafe, to then sit in the outdoor seating area overlooking the lake for a catch up. Later he has a stroll around the lake to try and spot the local kingfisher. After he makes his way back home and sits on the back garden patio to relax and look at the lush planting.



The worker - Kelly works as the site gardener. She makes cycles to work and locks up her bike next to the central facility. She starts her day by making her way to the landscape storage area. After grabbing all of the equipment needed she walks to the cloister garden as it is in need maintenance. Once finishing her next task is to collect a range of plants from the herb garden as there are new meals on the menu this week, she then drops off the crops at the kitchen before then resting for a while in the staff room.



The visitor - Dianne is visiting her dad Peter for the day. Dianne makes her way to the site by car, she parks close by where her dad is living. Once they meet they take a slow walk through the site stopping off at the orchard to pick some fruit, then again at the Village Green to watch people play croquet. Once making it to the central facility they attend an art class where they learn to paint the view of the lake in acrylic. After having lunch they play a short game of boules and finish the day by going for a walk going off site.



LANDSCAPE STRATEGY

Wayfinding & Signage

The wayfinding and signage strategy is designed to provide a clear, intuitive navigation experience for residents and visitors throughout the site.

A primary focus is the entrance gateway. To ensure maximum visibility for those arriving from either direction, signage is strategically placed on both sides of the entrance flint walls. One side features a wall-mounted Corten steel sign, while the opposing wall displays a 'KG' initial, creating a distinct and memorable arrival statement.

Furthermore, where bin stores are positioned prominently near communal spaces, the visible façades are treated as feature elements. These façades incorporate high-quality materials and wayfinding elements, ensuring they contribute positively to the streetscape while assisting in navigation.

Key

-  Feature sign
-  Feature wall and signage
-  Bollard signage for pocket neighbourhood/landscape spaces
-  Wayfinding



Illustrative sketches: day time and night time view of main entrance signage.



LANDSCAPE STRATEGY

Lighting

The lighting strategy has been developed to balance the essential requirements of safety and wayfinding with a sensitive approach to the site's ecology.

By recognizing the varying needs of different character areas, the design prioritizes a “dark skies” approach to minimize light pollution and reduce disruption to wildlife.

Where possible, the strategy prioritizes low-level bollard lighting, which projects illumination directly downward onto the footpaths.

Feature lighting is used to highlight key elements such as the entrance signage and wayfinding markers, ensuring that residents can navigate the site safely and intuitively after dark.

- Key
- Uplights to wall and signage
 - Trees uplights
 - Medium-scale post light
 - Bollard light
 - Festoon lights
 - Pergola lighting
 - Bollard signage lighting



Illustrative images for lighting character. Refer to lighting consultant for specific luminaire types



BIN STORE STRATEGY

The bin store strategy adopts a tiered design approach, ensuring that waste management requirements are met without compromising the quality of the public realm.

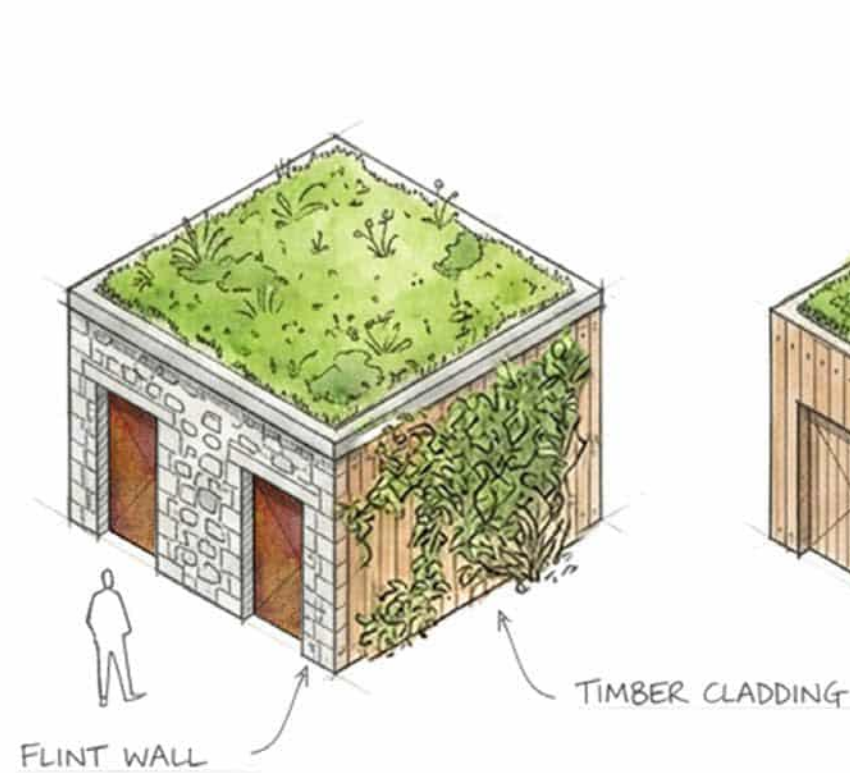
The typology of these structures is determined by their prominence within the landscape.

In more discreet or secondary locations, the stores are constructed as timber-clad structures that blend into the surrounding vegetation.

Conversely, in areas of high visibility - such as those adjacent to the central facility building or within the orchard - the more visible façades of the bin stores are treated as architectural features. Those incorporate high-quality materials, integrated greening and design detailing that aligns with the character of the nearby spaces.



ORCHARD AREA



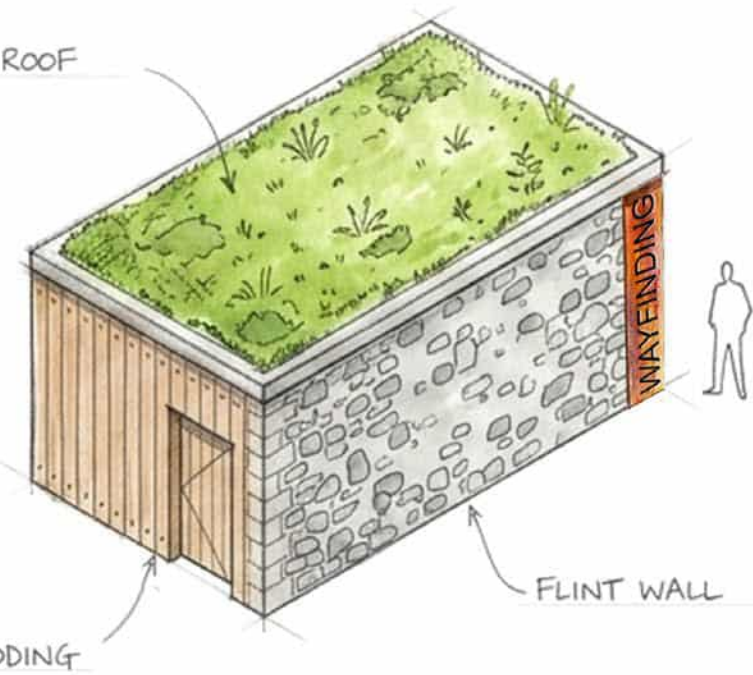
- Main facade: concrete with flint cladding
- Two sides: timber cladding
- Feature material to main facade doors
- Facade facing the orchard: climbers/ pre-grown green screens

SOUTHERN BOUNDARY



- Timber cladding on four sides
- Facade facing the road: climbers/ pre-grown green screens

CENTRAL FACILITIES BUILDING



- Main facade: flint cladding with corten wayfinding signage
- Three sides: timber cladding

CLOISTER & PARKING AREA



- Dark timber cladding on four sides
- Climbers/ pre-grown green screens on more visible facade