

Guild Living Epsom

Design and Access Statement - Landscape and Public Realm

04th February 2021



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marchesepartners

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Introduction

Andy Sturgeon Design (ASD) have been appointed by Guild Living to provide a scheme of landscape architecture for the proposed development at Epsom Hospital as outlined in the following pages.

ASD have been working with Guild Living to develop a brief and model for landscape development as an amenity to accompany Guilds later living developments in general, and this scheme has been developed with these aspirations and principles in mind.

ASD have a history of working with later living schemes as well as a reputation for quality landscape spaces, uniting social, environmental and financial opportunities to provide landscapes that provide public and private amenity from initial delivery with the robustness to develop over time, continuing to provide interest and be a catalyst for social interactions throughout the developments life. This approach partnered with Guilds dedication to development quality and ongoing commitment to site management has meant we have been able to design a scheme that shows sensitivity to all the user groups and promotes the landscape evolution of the site.

Our approach to the design of the landscape has taken into consideration the following policy points

Policy CS3 sets out that development that is detrimental to the Borough's biodiversity will be minimised, and where it does take place, adequate mitigating measures should be provided. Wherever possible, new development should contribute positively towards the Borough's biodiversity.

Policy DM4 sets out that development affecting any site or building that supports species protected by Law, including their habitats, will only be permitted if appropriate mitigation and compensatory measures are agreed to facilitate the survival of the identified species, keep disturbance to a minimum and provide adequate alternative habitats to ensure no net loss of biodiversity. Whether or not there are any species or habitats that enjoy statutory protection, every opportunity should be taken to secure net benefit to the Borough's biodiversity. To this end, an assessment of the existing nature conservation assets on a development site should be undertaken at the application stage and suitable biodiversity enhancements proposed.

Policy DM5 sets out that the Borough's trees, hedgerows and other landscape features will be protected and enhanced by (inter alia) requiring landscape proposals in submissions for new development, which retain existing trees and other important landscape features where practicable and include the planting of new semi-mature trees and other planting.

ASD have attended two Pre-application meetings with the local authority planning department and have presented a developing scheme of landscape for the public and private realms taking on board Local Authority comments as the design has evolved.



Existing site photos

Andy Sturgeon Design Introduction



Andy Sturgeon Design is a landscape architecture and garden design consultancy offering a comprehensive service throughout the UK and overseas. Established in 1988 the practice encompasses a wide ranging set of skills and expertise to produce innovative and practical solutions for private, commercial and international clients.

Founded on a passion for design excellence and meticulous attention to detail, our work ranges from the classical to the contemporary.

We pride ourselves on working closely with our clients to produce unique schemes, bringing a fresh and individual approach to each and every project. We thrive on opportunities to work in partnership with other professionals to deliver integrated, cohesive solutions.

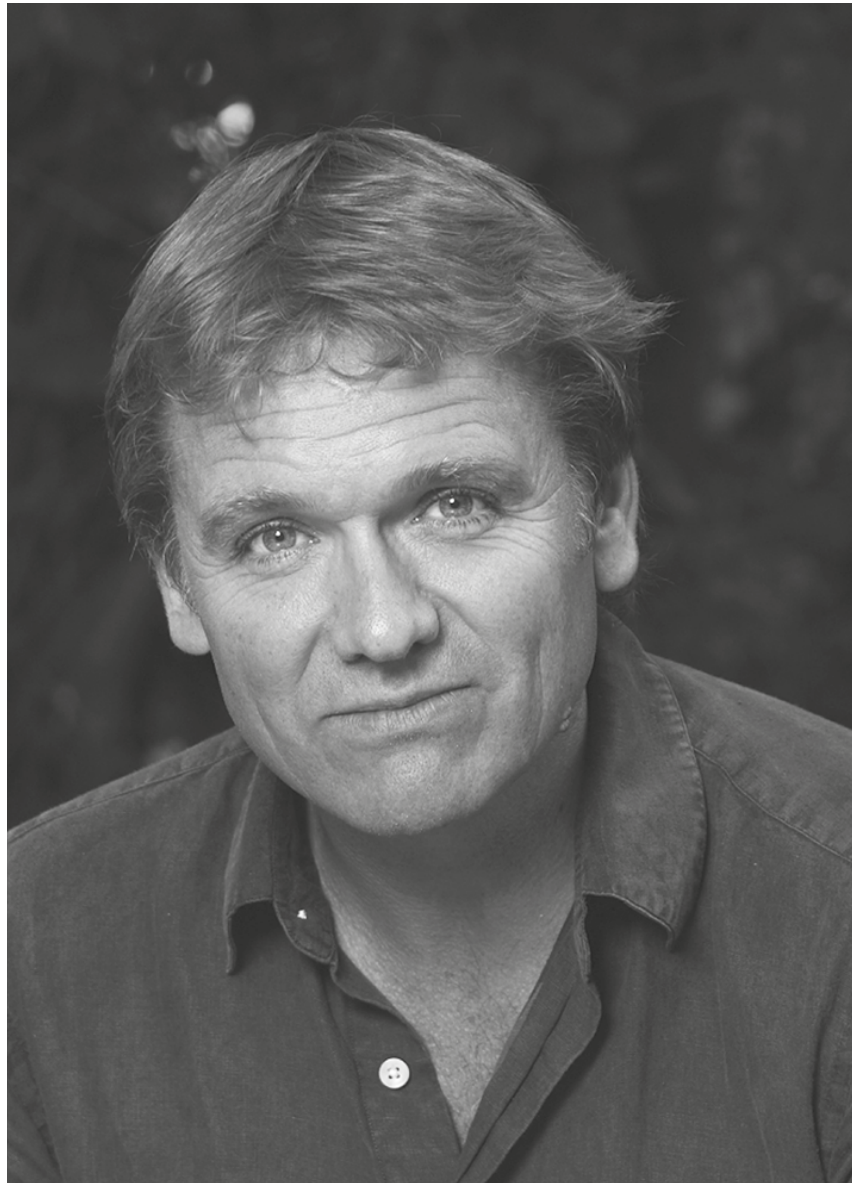
The practice is large enough to handle complex long term projects yet remains small enough to maintain a very personal approach with Andy remaining closely involved with every single project from start to finish.

“Underlying all our work is the belief that gardens and landscapes improve not just the environment but the quality of life for all who experience them on whatever level.”



Expertise

- landscape masterplanning and urban design
- detailed design and specifications
- planting design
- planning submissions
- contract administration and site supervision
- landscape management and maintenance plans



Andy Sturgeon – Principal

Dip Landscape, FSGD
Founded practice in 1988

Andy is one of the UK's leading garden designers. His modern designs are a fusion of traditional materials and contemporary styling which have become known for their timeless architectural qualities, innovative planting and sculptural characteristics.

Commissions range from private roof gardens to interesting and iconic commercial projects including public spaces and country estates all over the UK with international projects in Russia, Hong Kong, Rwanda, Europe and the Middle East. Our work is frequently featured on television and in books, magazines and newspapers worldwide.

Andy has won eight RHS Gold medals at Chelsea Flower Show in 2005, 2006, 2007, 2008, 2010, 2012, 2016 and 2019 (he was also awarded the coveted 'Best in Show' award in 2010, 2016 and 2019). Both The Sunday Times and House and Garden Magazine place Andy in the Top Ten list of landscape designers in Britain with recent accolades including Gold Awards from Singapore, Korea and Philadelphia and three of the top awards from the UK's Society of Garden Designers in 2014. Other awards span Health Care, Lighting and Swimming Pool Design with Principal Awards from the British Association of Landscape Industries (BALI) in 2005, 2007, 2008, 2009 and the Supreme Award from the Association of Professional Landscapers in 2007. Andy also won two International Gold awards from the American Association of Professional Landscape Designers.

Andy lectures around the world. He is a published author, journalist and broadcaster and an active commentator in the international garden design sector. He frequently sits on judging panels for a broad range of design genre from Architecture to Hotel and Bar design. Andy has also presented gardening programmes for all the major channels including Chelsea Flower Show for the BBC since 2005. He is a freelance journalist and has been a columnist for the Guardian, Daily Mail, Daily Express and Sunday Times. His first book Planted shook-up the world of garden publishing with its ground-breaking approach and fresh outlook. His second book Potted helped revitalise the tarnished image of indoor plants by positioning them as stylish, indispensable features of interior design. More recently, he published the widely acclaimed Big Plans, Small Spaces. A book on larger landscapes is on its way.

Before graduating from the Welsh College of Horticulture in 1987, Andy worked at The Royal Horticultural Society Garden Wisley, and as a landscape gardener. Andy has travelled extensively in order to observe gardens and plants in their natural habitats. Highlights include a plant hunt in Madagascar and a seed collecting expedition in Kenya for the Millennium Seed Bank.

Andy is a Registered Member and Fellow of the Society of Garden Designers and a BALI registered designer. The practice is a registered practice of the Landscape Institute.

"I've worked on gardens all around the world, from tiny roof terraces to large rambling estates. I adore the space and freedom of designing large rural country gardens just as I relish the challenge and excitement of designing for the urban environment."



Introduction - Previously submitted planning application



Previous planning submission 19/01722/FUL

Summary of changes as part of this planning application

- The current planning application masterplan features a revised building layout and setback from Woodcote Green Road. This has created the opportunity to increase the landscaping along Woodcote Green Road with rows of street trees and under-story planting.

This has generated substantial improvements to the North/South connectivity across the site. It has also created a new public realm domain defined by areas for sitting and relaxing but also providing a strong stepping stone for the ecological corridor between Woodcote Millennium Green, the proposed landscape masterplan, and the rich habitat within the neighbouring properties.

- The new masterplan has increased the planting buffer along the Western boundary and enforced a new line of trees. The widened planting border will create a better buffer to neighbouring properties and all of the parking bays are now set further away from the boundary.

Introduction - Local Authority Pre-application Process

PPA1 proposal 17/12/2020

Summary of comments:

- A mix of tree species was recommended along Woodcote green road rather than a monoculture approach.
- Concern was raised over the amount of under-story planting and lack of visual porosity South of Block B along Woodcote Green Road.
- Provide additional information regarding Block A roof terrace setback and relationship with the neighbouring properties along Western boundary.



PPA1 proposal

PPA2 proposal 05/01/2021

Summary of comments:

- Concern over trees along woodcote green road damaging the hard landscape. Grass verge should be considered as an option.
- Concern on the size of trees along the woodcote green road and if tree management will be an issue. Reduction of tree sizes along woodcote green road.



PPA2 proposal



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ACTIVITIES



Socialising




Shopping




Visiting family




Hobbies




Technology



Work

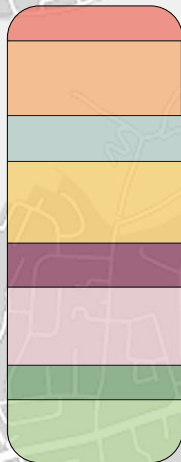


Sports/ Exercise



Education

TYPICAL WEEK AND WEEKEND STRUCTURE



Guild Living Principles

The successful design of a landscape is one of a harmonious sympathy to a number of issues relating to the environment, the people and the place.

When specifically designing for a particular group of society the key is to make sure the landscape is tailored to meet specific needs without excluding others.

A key element of this and fundamental to our client user group is the support of well being.

To achieve this we have set out 3 landscape well-being pillars which pose the foundation for the aspirational ideas, concepts and design principles that make the Guild Living experience.

Social



Management/
Events



Environment



Pillars of Landscape Well-being



Design Guidelines

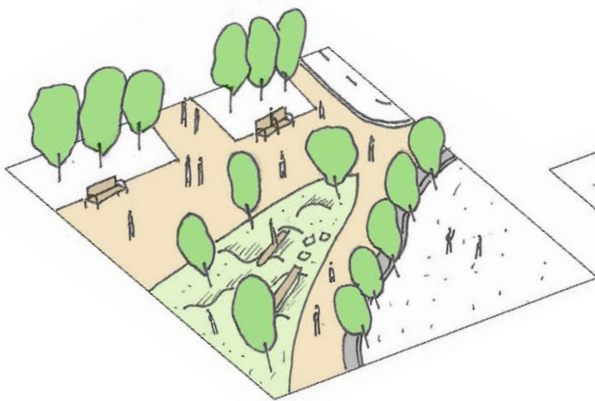
In the spatial planning of the landscape much attention should be applied to the setting out of key features as well as the positioning of activities and the sequence of events.

Above all for a successful landscape one must work with the tools of the trade and as such the planning of hard and soft features should be as such to gain the best performance from both to allow for the ease of management but the overall success of the scheme

In addition the skills of a qualified landscape architect or garden designer we have identified some elements which are more tailored to the individual needs in a later living scheme and these should be combined with the other social issues identified earlier to provide a fully functioning design.

The following design guidelines have been set out to ensure a successful landscape scheme for both the residents and local community.

Using these spacial tools will help improve the quality of lives, create a safe/healthy environment, remove loneliness and reconnect/ connect friends and family.

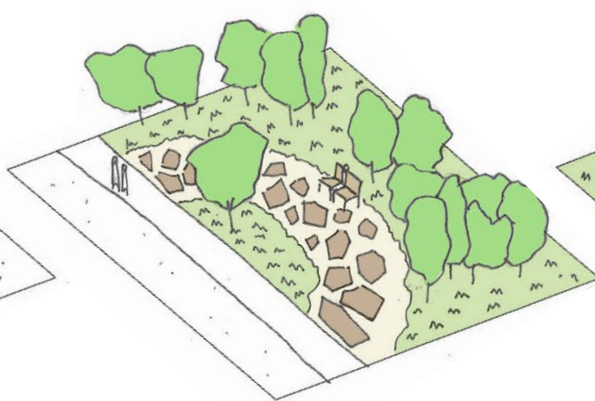


INTEGRATE.

communal and public spaces as a medium of increasing social interaction and community cohesion



- PLAYGROUNDS
- NEIGHBOURHOOD PARKS
- PLAZAS
- SPORTS FIELDS
- FARMERS MARKET
- PUBLIC PERFORMANCES
- RETAIL FACILITIES
- PUBLIC ARTWORK

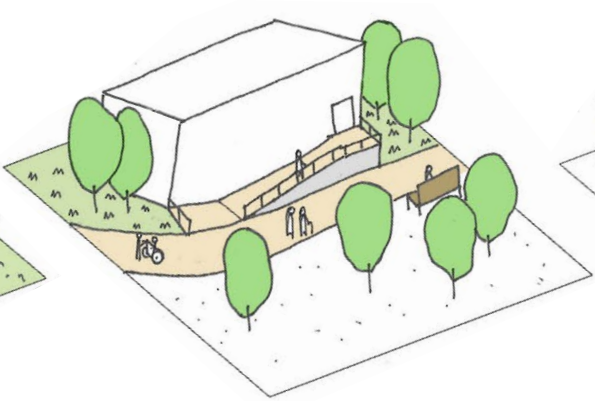


RELAXATION.

beautiful & relaxing environments with therapeutic qualities for mental and physical wellbeing



- PRIVATE GARDENS
- WILDFLOWER MEADOWS
- NATURE TRAILS
- BIRDWATCHING SPACES
- SENSORY GARDENS
- WALKING TRAILS

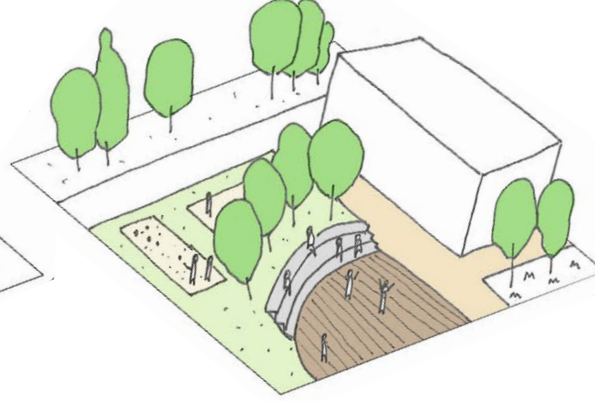


MOVEMENT.

excellent levels of accessibility and wayfinding to encourage movement, mobility and independence



- DISABLED ACCESS
- CLEAR ROUTES
- CONSISTENT PATHWAYS
- ADEQUATE SPACE
- OPTIONAL ROUTES
- MINIMAL DISTANCES

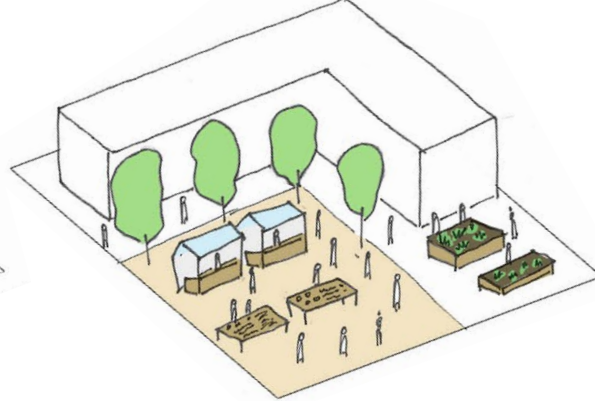


FLEXIBILITY.

functional, flexible spaces to allow a variety of exciting and stimulating activities or events



- GARDEN LAWNS
- PERFORMANCE SPACES
- OUTDOOR CINEMA
- YOGA/TAI CHI DECKS
- OUTDOOR PICNIC SPACES
- DANCE CLASSES
- LAWN BOWLS
- PETANQUE



ENGAGEMENT.

opportunities for productivity and volunteering to allow residents to give back to the community



- HORTICULTURAL LESSONS
- ALLOTMENT GARDENS
- INTERGENERATION
- ART CLASSES
- WORKBENCHES
- MARKET DAYS
- GARDENING
- MUSIC LESSONS

Epsom Hospital Site



Rosebery Park & Mouth Hill Gardens -



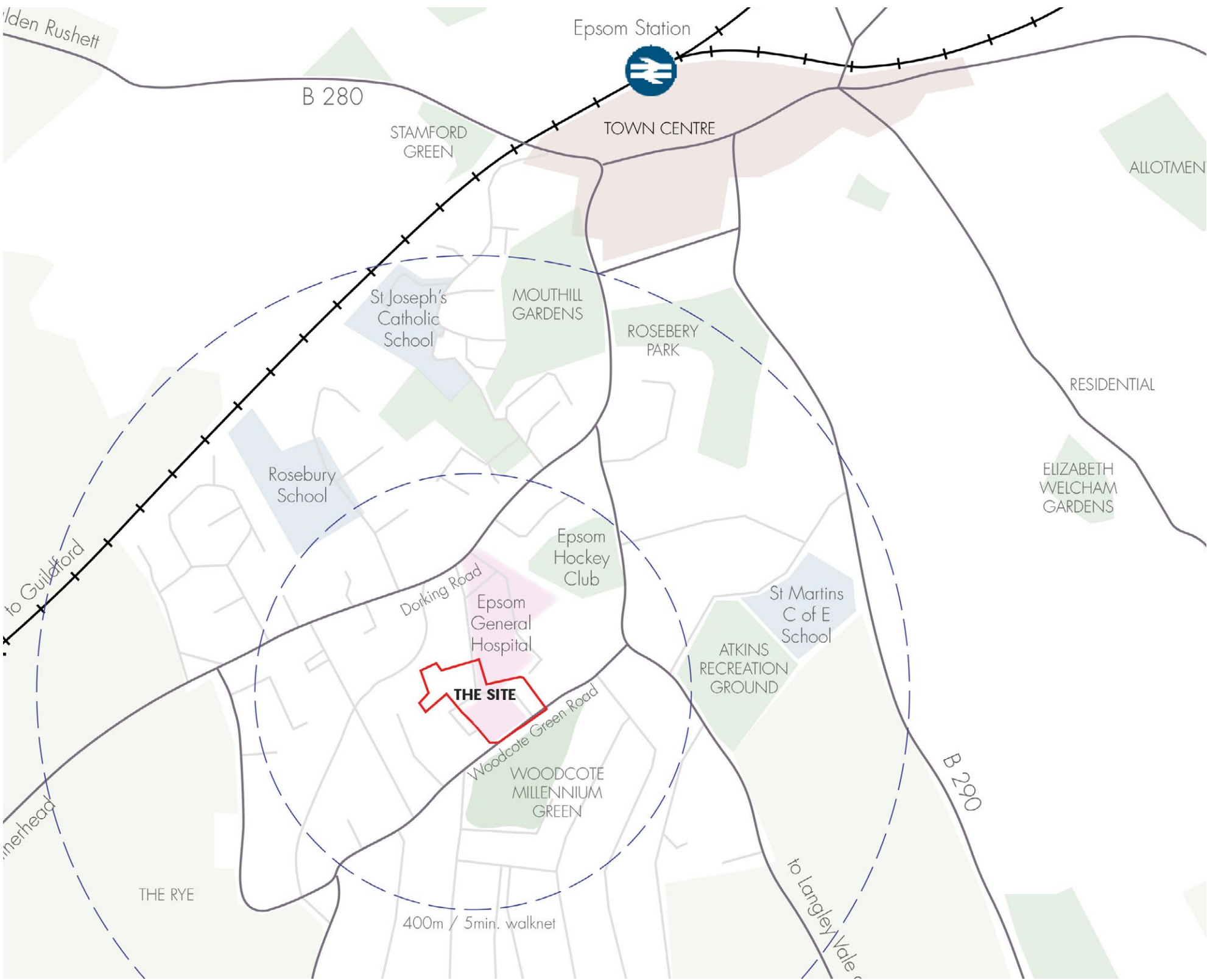
A Victorian park and arboretum with some magnificent specimen trees and large open grass areas. There is a pond to the north



Woodcote Millennium Green -



A well managed woodland with areas of open lawn space and a natural pond adjacent the site. The rich ecology offers great opportunities for connection with the site.



Existing Site Condition



Existing Site masterplan



Existing Site Photos

Tree Constraints Plan



- No TPO designations exist on site.
- T36 is the only category A tree to be removed.
- Manage the existing trees removing those identified as of poor quality or dangerous.
- Option to retain majority trees along western boundary.

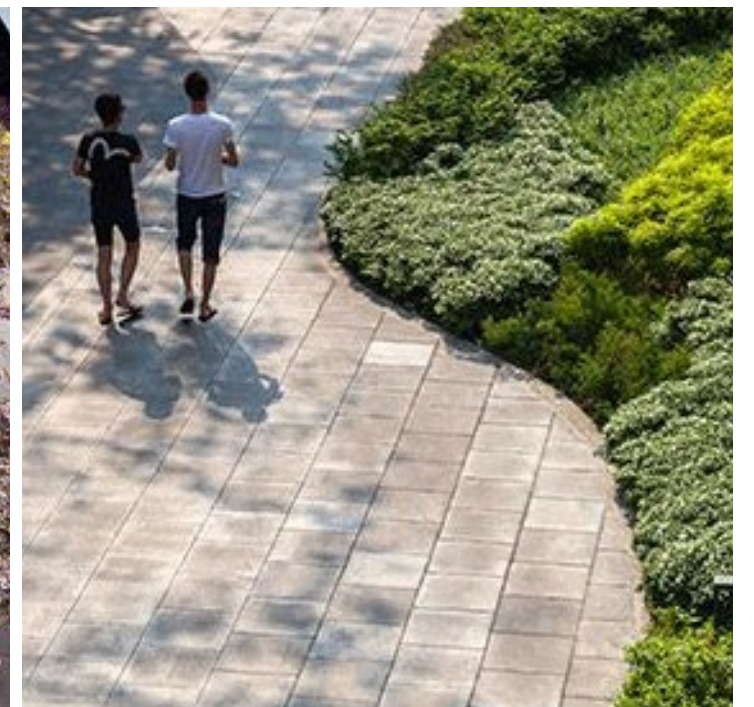
To be read in conjunction with - Epsom Hospital Arboricultural Report for Proposed Development 12-01-2021,
and BS: 5837 TREE SURVEY & TREE CONSTRAINTS PLAN - GD/190110R1/Rv1



Curved Geometry

After consideration of the architectural proposals, the surrounding landscape, the user groups and open space, we have concluded that a curvilinear based design best integrates the landscape and the buildings. Curved paths and features heighten expectation and adventure without creating anxiety, they suit the softer, natural horticultural approach and link with the layouts in Millennium green, drawing people into the site and providing comfort whilst enjoying the amenity.

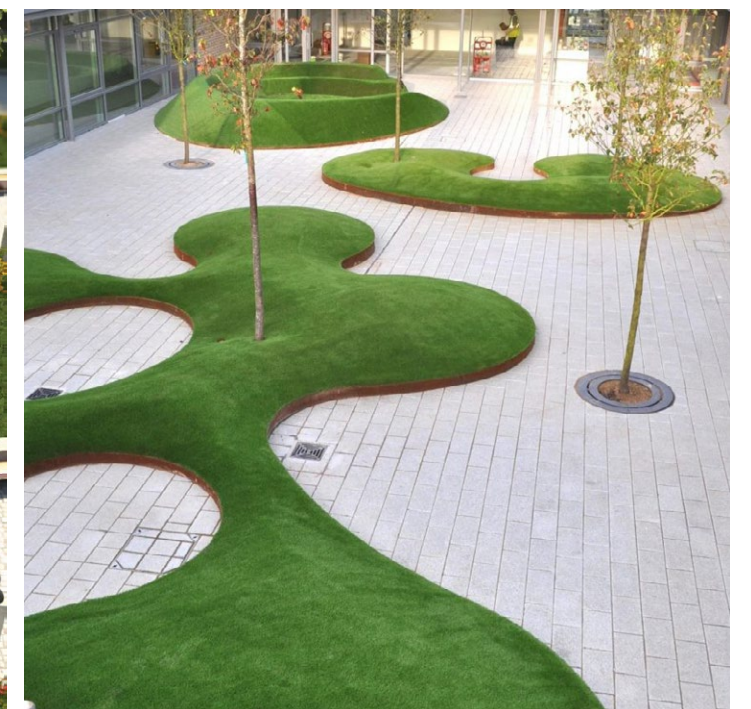
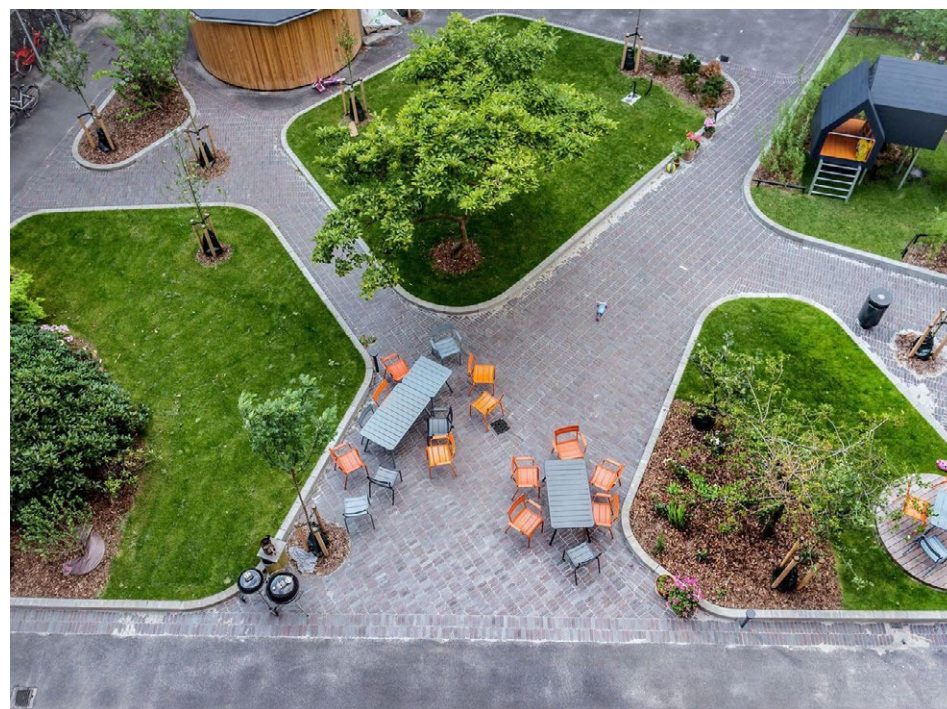
Encourage access and the free flow of people in and out of the development



Spatial Definition

Due to the generous space on offer we are keen to provide simple spatial definition to the site through strong geometry and spatial hierarchy to develop the social contract of public space encouraging multiple uses by all sectors of the community asserting the permission to use and to view with the flexibility to host a number of different events, key to this is a mix of hard and soft space as well as open and closed for enough prospect and refuge as the diverse user group may require.

**Make an active
community landscape
hub at the heart of the
development**



Soft Character

Drawing on the existing natural character of Millennium green and as a means of softening the existing hard character of the hospital, we have developed a concept which promotes a soft horticultural, natural character. This helps to give purpose and a sense of place, creating animation through the natural ecology, as well as a living changing dynamic at a speed so as not to confuse or alienate our residents, more engage and encourage them.

**Reconnect the site
and the community
to the surrounding
green ecologically rich
landscape**



Proposed Landscape Masterplan - Combined roof and ground floor



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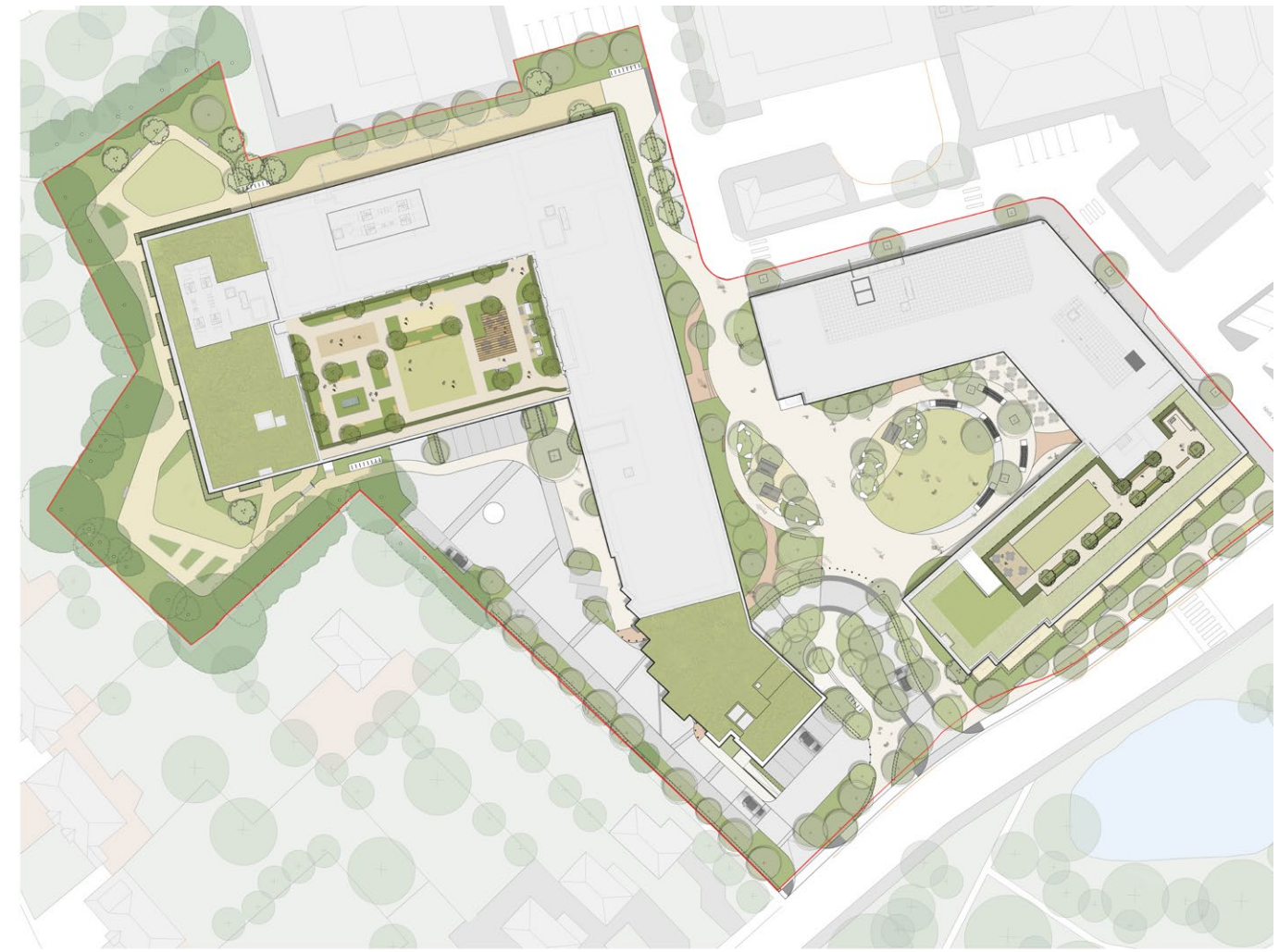
Proposed Landscape Masterplan - Ground floor



Proposed Landscape Masterplan comparison with existing plan



Existing Site masterplan



Epsom Guild Living Masterplan

Existing site attributes

Ground Floor (For public use)

- Existing planting / shrubs / footways: **3,308m²**
- Existing vehicular hardstanding: **7,407m²**
- Building footprint: **3,857m²**

Proposed landscape masterplan attributes:

Ground Floor (For public use)

- Proposed planting / shrubs / public footpaths : **6,583m²**
- Proposed Vehicular and public hardstanding: **1,662**
- Proposed Trees: **113**
- Building A footprint (West): **4,177m²**
- Building B footprint (East): **2,150m²**

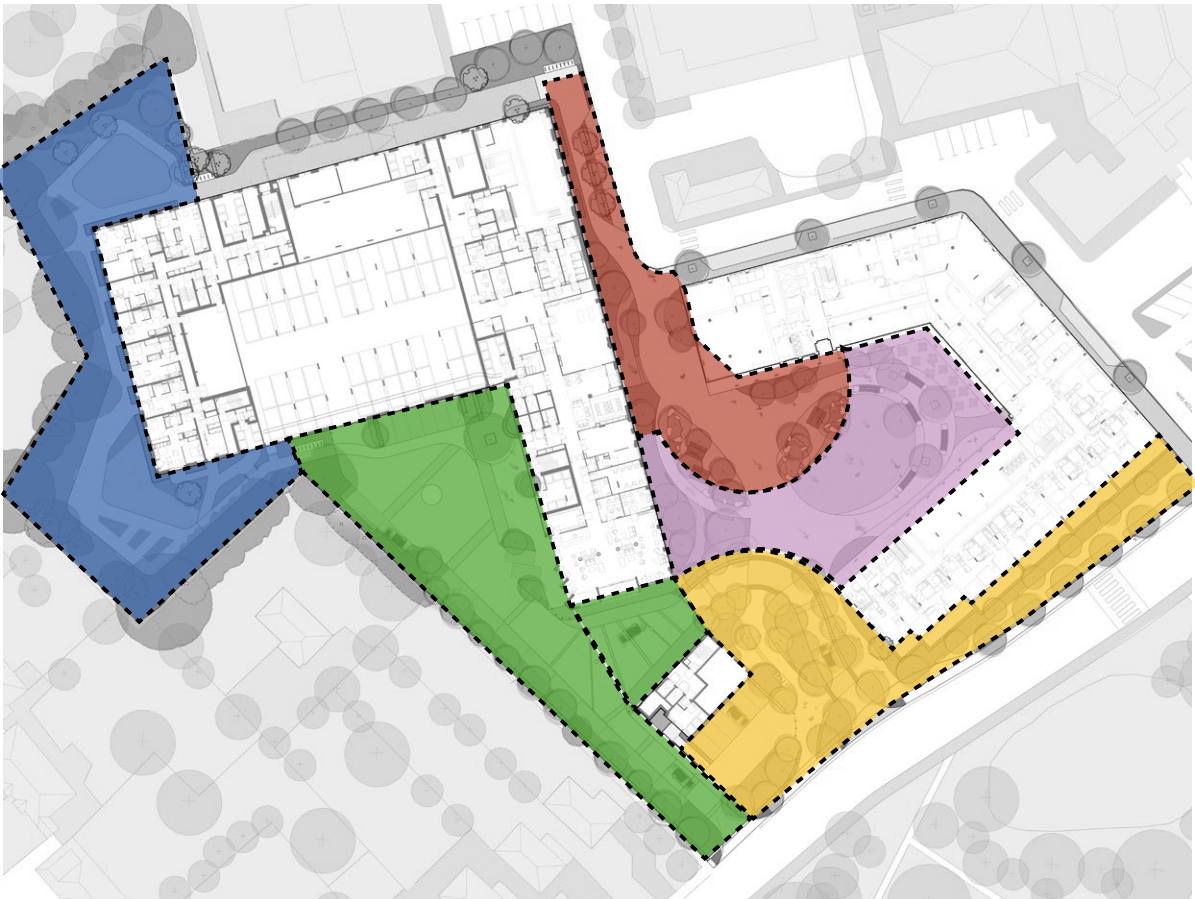
Podium gardens and green roofs

- Proposed Trees: **25**
- Proposed Planting borders: **264m²**
- Proposed Sedum green roof: **310m²**
- Proposed Biodiverse green roof: **1053m²**

Connections/Movement



Character areas



Central Plaza



Woodcote Green Road



Hospital Entrance



Key worker communal garden



Access Road and Porte Cochere

Character Areas - Central Plaza



The primary open space sits at the heart of the proposed development uniting architecture and public realm, creating a external destination along the primary avenue.

The space is designed to provide flexible outdoor amenity, as an events platform both planned and impromptu, as well as making a soft and inviting setting for the architecture.

The heart of the development will be both animated and rich in texture and provide theatre, encouraging activity and engagement.

The space will interact with the building to provide opportunity but without intimidating through scale or exposure, we will strike a balance of prospect and refuge making enticing and interesting spaces.

This space will also appear on the wider open space map linking with surrounding amenities for familiarity and ease of adoption but also diversity and provision.



- | | |
|------------------------------|---------------------------|
| 1. Central Lawn | 5. Multi-functional Space |
| 2. Spill out Restaurant area | 6. Planting Borders |
| 3. Main pedestrian path | 7. Specimen Tree |
| 4. Cafe spill out space | 8. Feature Bench |
| | 9. Feature tree groves |

Character Areas - Central Plaza

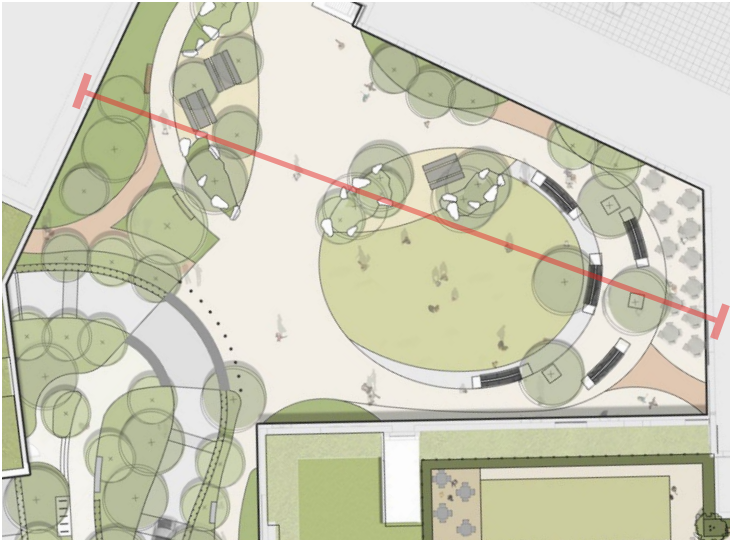


Character Areas - Central Plaza Indicative section

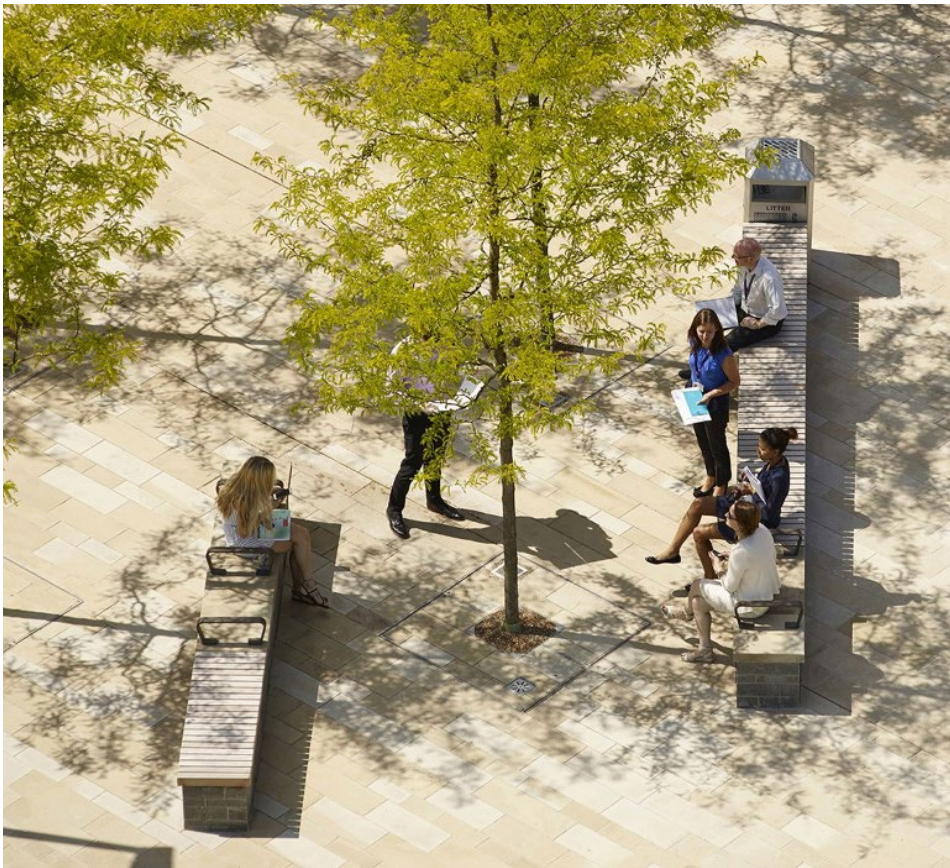


FFL +58.520

FFL +59.025



Planting Character - Central Plaza



1. Central Plaza - Hedges - Planting Mix		
species	common name	form
<i>Osmanthus burkwoodii</i>		Feathered
1. Central Plaza - Perennials, Grasses, Ferns - Planting Mix		
species	common name	form
<i>Alchemilla mollis</i>	Lady's mantle	Perennial
<i>Anemone x hybrida</i>	Japanese anemone	Perennial
<i>Asplenium scolopendrium</i>	Hart's tongue fern	Evergreen fern
<i>Aster pyrenaeus 'Lutetia'</i>	Aster 'Lutetia'	Perennial
<i>Blechnum spicant</i>	Hard fern	Evergreen fern
<i>Deschampsia cespitosa</i>	Tufted hair grass	Perennial
<i>Digitalis ferruginea</i>	Rusty foxglove	Perennial
<i>Epimedium x youngianum 'Niveum'</i>	Snowy barrenwort	Perennial
<i>Geranium macrorrhizum 'Bevan's Variety'</i>	Cranesbill 'Bevan's Variety'	Perennial
<i>Hakonechloa macra</i>	Hakonechloa macra	Perennial
<i>Heuchera villosa</i>	Alum root	Perennial
<i>Libertia chilensis</i>	New Zealand satin flower	Perennial
<i>Persicaria amplexicaulis 'Alba'</i>	White-flowered red bistort	Perennial
<i>Polystichum setiferum</i>	Soft shield fern	Evergreen fern
<i>Rodgersia podophylla</i>	Rodgers' bronze-leaf	Perennial
<i>Salvia x sylvestris 'Mainacht'</i>	Wood sage 'Mainacht'	Perennial



Alchemilla mollis



Anemone x hybrida



Asplenium scolopendrium Epimedium 'Niveum'



Rodgersia podophylla



Libertia chilensis

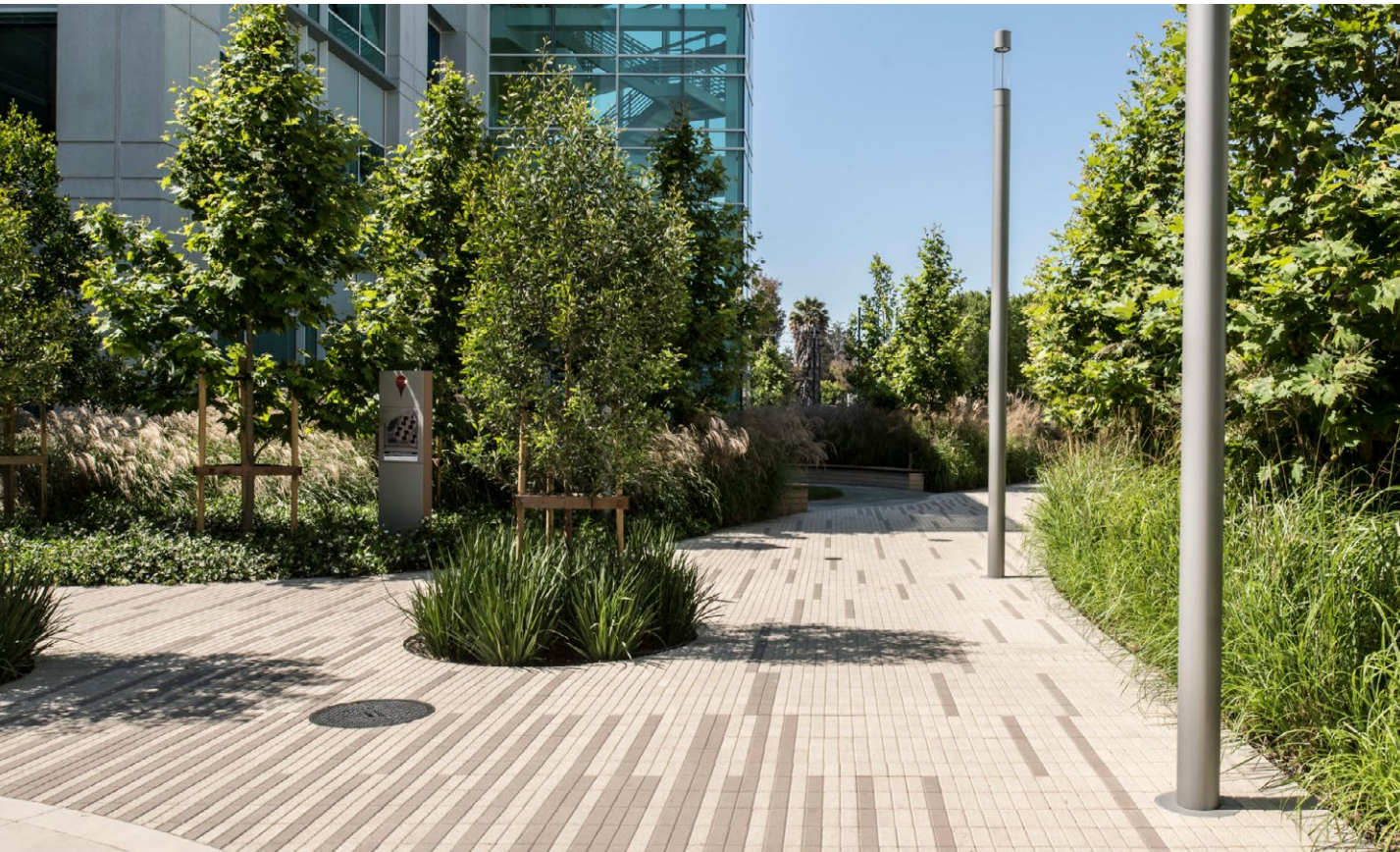


Salvia sylvestris



Polystichum setiferum

Material Character - Central Plaza



Permeable
reconstituted
stone



Spill-out
spaces

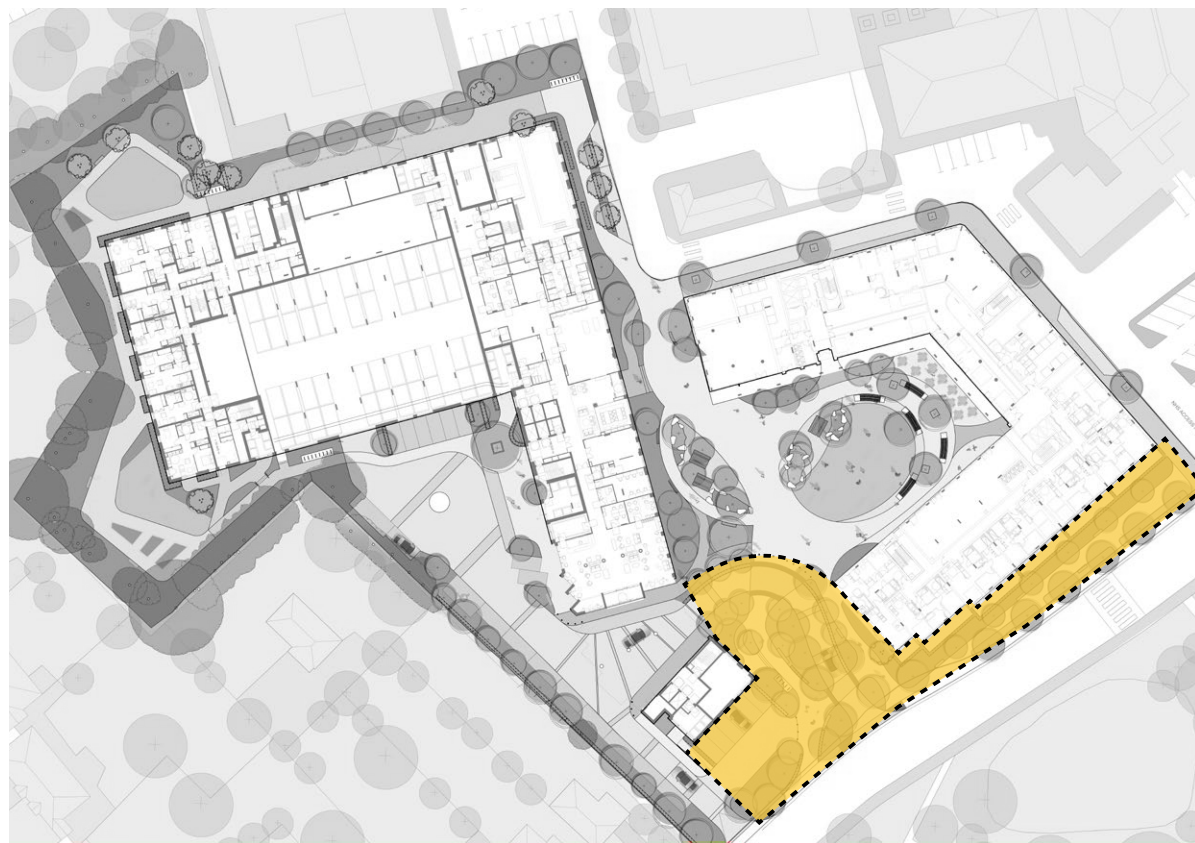


linear
paving pattern



Buff colour
porous
resin bound surfacing

Character Areas - Woodcote Green Road entrance



This area is part of the North-South connection through the site linking the adjacent hospital site with Woodcote Millennium green. The clearly defined routes, provide clear visibility through the site and towards the main entrance/porte cochere. Proposed seating units create spaces for observation and reflection.

Defined by rows of street trees and lush under-story planting this southern gateway is now an important stepping stone to create a strong ecological corridor between Woodcote Millennium Green and the ecological area located along the western boundary.

This area adds significant planting buffer from Woodcote Green Road to the proposed development, as well as increasing the area of public realm provision for pedestrians to sit and relax within.



- | | |
|---------------------|--|
| 1. Main access path | 5. Defensible space and private terraces |
| 2. Access road | 6. Existing pavement |
| 3. Planting borders | 7. Semi-mature street trees |
| 4. Public benches | 8. Grass verge |
| | 9. Entrance to Retail |

Character Areas - Woodcote Green Road entrance



LEGEND

1. Enhanced pedestrian connections
2. Tree groves
3. Driveway
4. Car Park pedestrian link

Summary of changes:

1. 16 m building setback from street front
2. Enhanced pedestrian permeability through the site
3. Stronger connection with Woodcote Millennium Green



Character Areas - Woodcote Green Road entrance



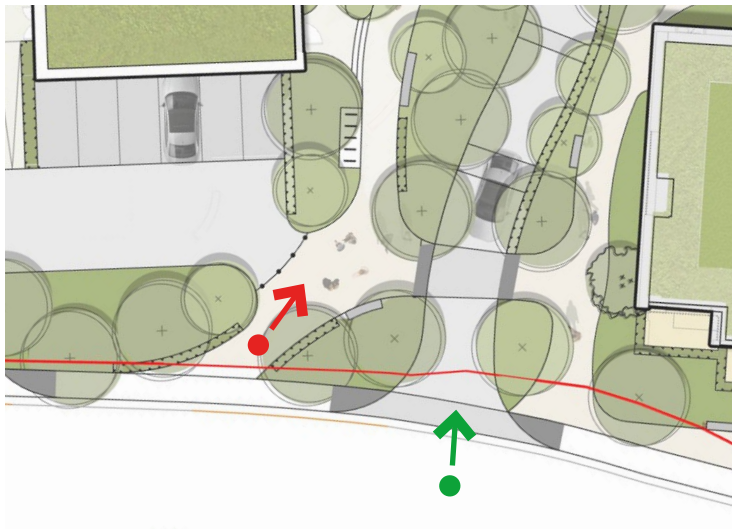
Character Areas - Woodcote Green Road entrance



Mature tree groves enhance the street front and public realm connection experience



Existing site photo



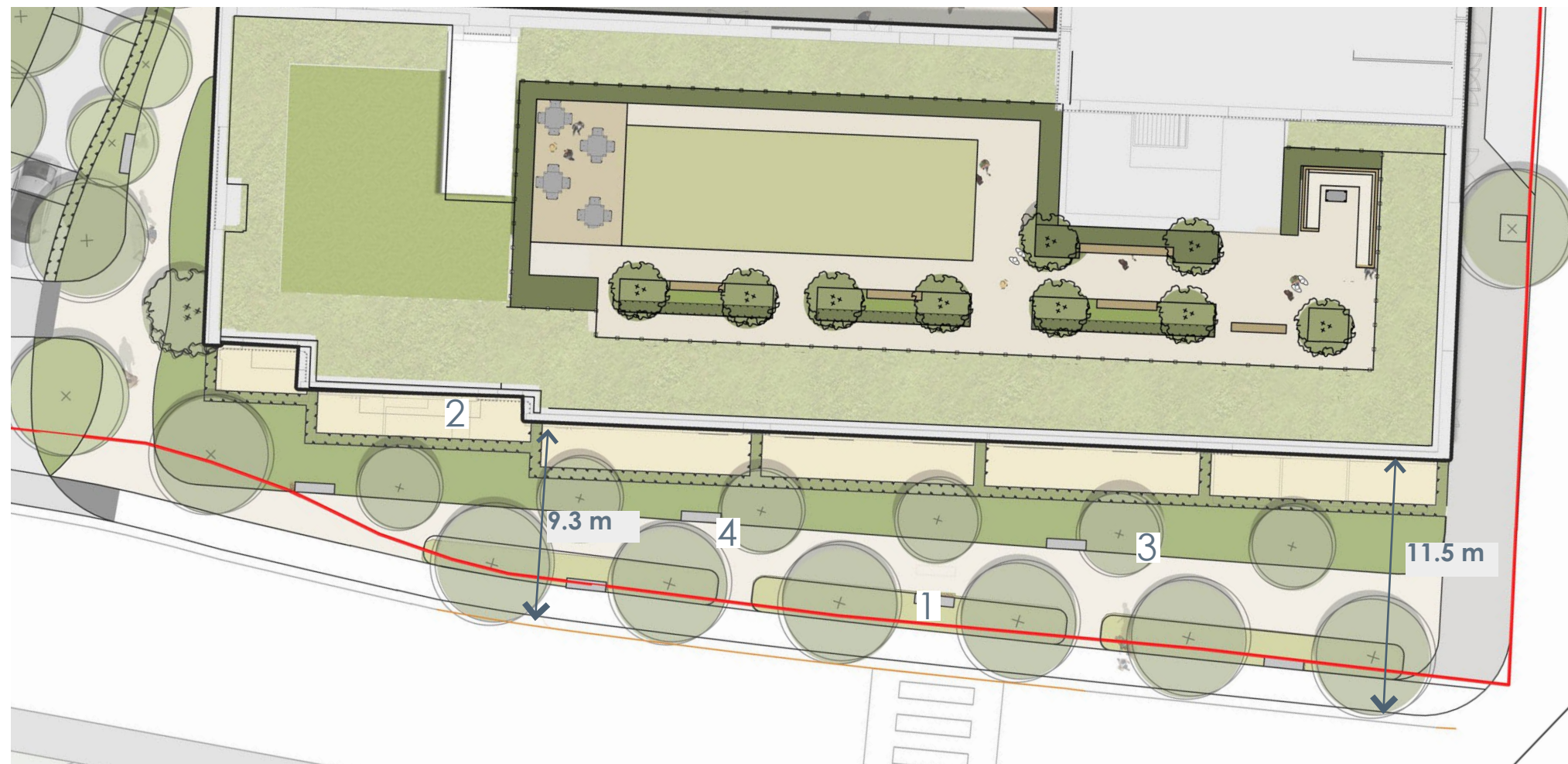
Character Areas - Woodcote Green Road entrance



Mature tree grooves enhance the street front and public realm connection experience



Character Areas - Woodcote Green Road entrance



1. Enhanced pavement with mature tree planting
2. Private Terraces
3. Proposed seating
4. Mature Boulevard trees

Summary of changes:

1. Building setback from street front between 9.3m and 11.5m.
2. The trees have been increased by doubling up the number
3. Increased planting buffer and inserted a linear grass verge.
4. Provision of 5 public benches
5. Stronger connection with Woodcote Millennium Green



-Accessible paths with lush planting buffers



-Fully accessible seating units for resting points



Existing tree showing signs of major damage from climbing plants and lack of care.



Proposed Specimen tree replacement
-Ulmus 'New Horizon'

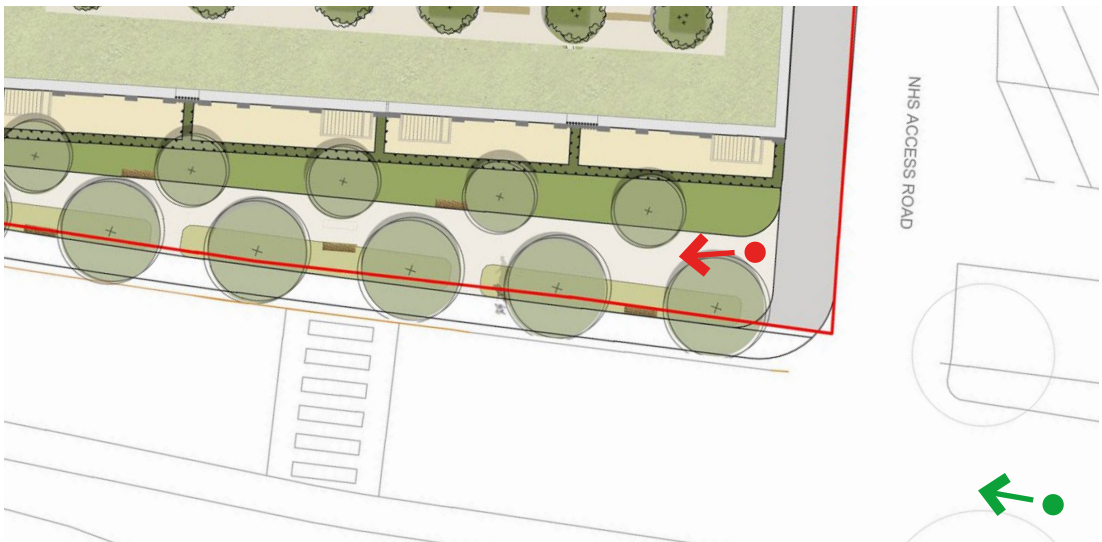
Character Areas - Woodcote Green Road entrance



Mature street tree planting to enhance the pavement experience and provide opportunities of public seating and relaxing



Existing site photo



Character Areas - Woodcote Green Road entrance



Mixture of semi-mature street trees to provide a connection with surrounding landscape and provide a buffer



Existing site photo



Planting Character - Woodcote Green Road entrance



1. Woodcote Green Road entrance - Shrubs and Hedges - Planting Mix		
species	common name	form
<i>Cistus x corbariensis</i>	Cistus	Shrub
<i>Euonymus alatus</i>	Winged spindle	Shrub
<i>Hebe rakaiensis</i>	Rakai hebe	Evergreen shrub
<i>Hydrangea quercifolia</i>	Hydrangea	Shrub
<i>Mahonia eurybracteata</i> subsp. <i>ganpinensis</i> 'Soft Caress'	Mahonia eurybracteata 'Soft Caress'	Evergreen shrub
<i>Nandina domestica</i>	Heavenly bamboo 'Richmond'	Evergreen shrub
<i>Pinus mugo</i> Pumilio Group	Dwarf mountain pine Pumilio Group	Evergreen shrub
<i>Sarcococca hookeriana</i>	Sweet box	Evergreen shrub
<i>Taxus baccata</i>	English yew	Feathered
<i>Viburnum plicatum</i> f. <i>tomentosum</i> 'Mariesii'	Japanese snowball 'Mariesii'	Shrub

1. Woodcote Green Road entrance - Perennials, Grasses, Ferns - Planting Mix		
species	common name	form
<i>Agastache</i> 'Blackadder'	Giant hyssop 'Blackadder'	Perennial
<i>Alchemilla mollis</i>	Lady's mantle	Perennial
<i>Anemone x hybrida</i>	Japanese anemone	Perennial
<i>Asplenium scolopendrium</i>	Hart's tongue fern	Evergreen fern
<i>Aster pyrenaicus</i> 'Lutetia'	Aster 'Lutetia'	Perennial
<i>Blechnum spicant</i>	Hard fern	Evergreen fern
<i>Brunnera macrophylla</i>	Siberian bugloss	Perennial
<i>Deschampsia cespitosa</i>	Tufted hair grass	Perennial
<i>Digitalis ferruginea</i>	Rusty foxglove	Perennial
<i>Epimedium x youngianum</i> 'Niveum'	Snowy barrenwort	Perennial
<i>Hakonechloa macra</i>	Hakonechloa macra	Perennial
<i>Heuchera villosa</i>	Alum root	Perennial
<i>Libertia chilensis</i>	New Zealand satin flower	Perennial
<i>Linaria purpurea</i> 'Canon Went'	Purple toadflax 'Canon Went'	Perennial
<i>Miscanthus sinensis</i> 'Kleine Fontäne'	Eulalia 'Kleine Fontäne'	Grass
<i>Polystichum setiferum</i>	Soft shield fern	Evergreen fern
<i>Salvia x sylvestris</i> 'Mainacht'	Wood sage 'Mainacht'	Perennial
<i>Sanguisorba officinalis</i>	Great burnet	Perennial
<i>Sesleria caerulea</i>	Blue moor-grass	Evergreen grass
<i>Veronicastrum virginicum</i> 'Fascination'	Culver's root 'Fascination'	Perennial



Cistus x corbariensis



Hebe rakaiensis



Hydrangea quercifolia



Mahonia soft caress



Nandina domestica



Pinus mugo



Sarcococca hookeriana

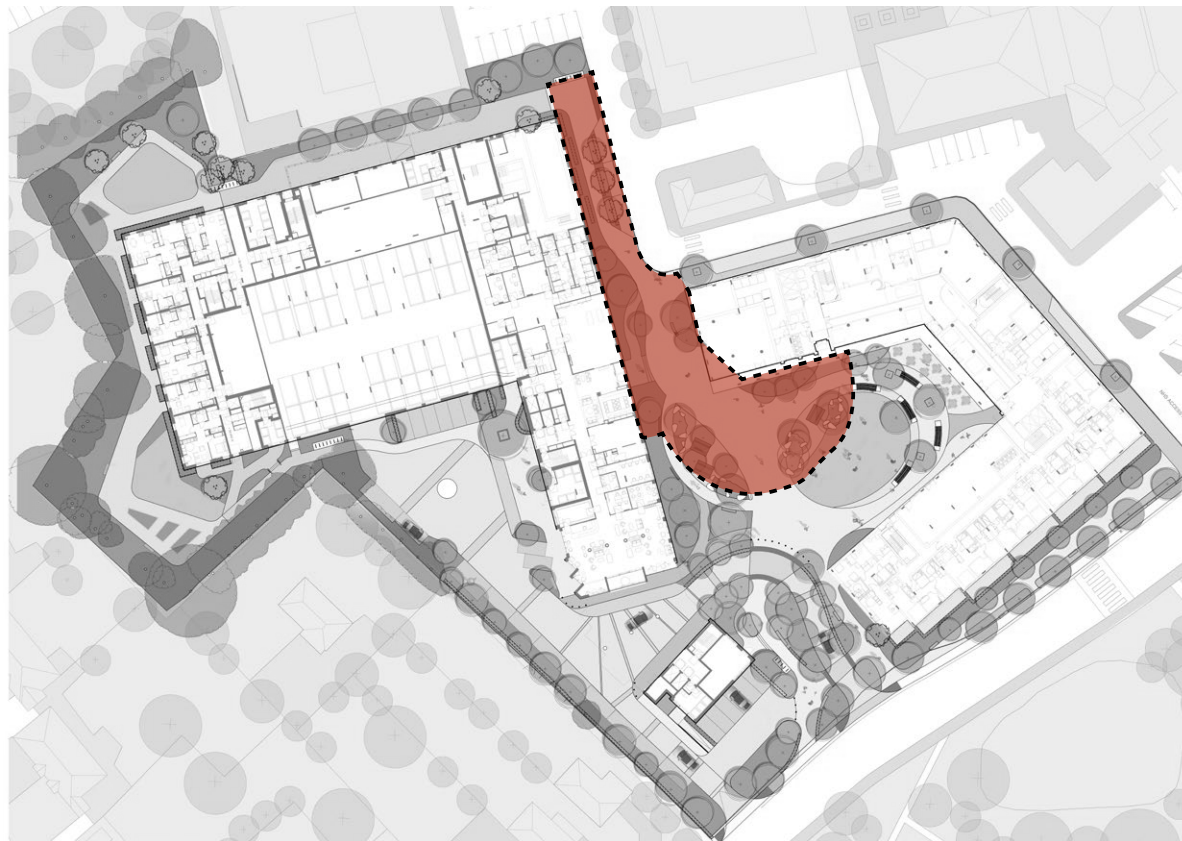


Viburnum plicatum

Material Character - Woodcote Green Road entrance



Character Areas - Hospital Entrance



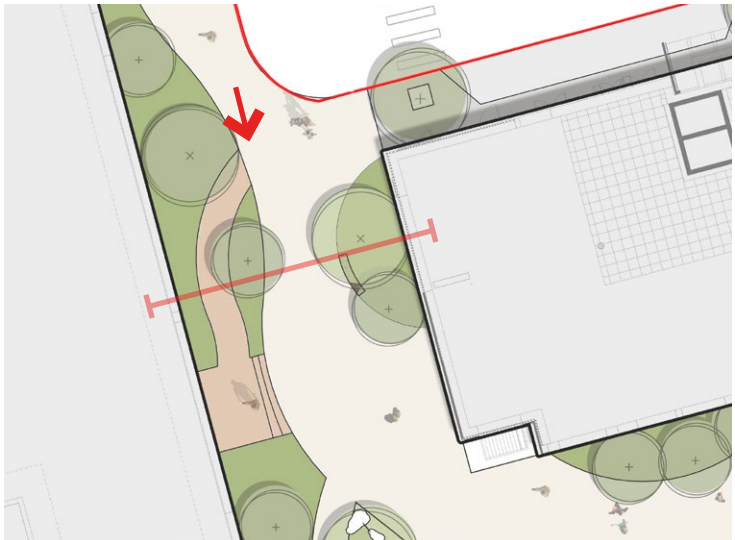
It is likely that this route may well be the busiest, as people come from the hospital to use the amenities of the development and we are keen to establish and encourage this link to both the development and the landscape. Initial arrival will be signposted by significant planting at the threshold of the site and a soft character in contrast to the hospital indicating further use, opportunity and encouraging permeability through the site.

At the central space gateway a grove of trees, defines entry and directs attention into the space whilst retaining permeability through and providing the opportunity for greater immersion into the soft landscape. This will also include incidental play elements to further enliven the threshold. The trees also create a green backdrop which not only encourages the pedestrian but also the resident into the space further. There is open space associate to the main building auditorium and will encourage the spill out of people into the public realm for natural surveillance and to create animation. The whole entrance is green and inviting without being overly complex or cluttered encouraging further adventure and exploration.



- | | |
|-------------------------|---|
| 1. Main Pedestrian Path | 5. Multi-functional space |
| 2. Feature street trees | 6. Drop off spaces / Refuse collection points |
| 3. Tree Grove planting | 7. Planting borders |
| 4. Proposed benches | |

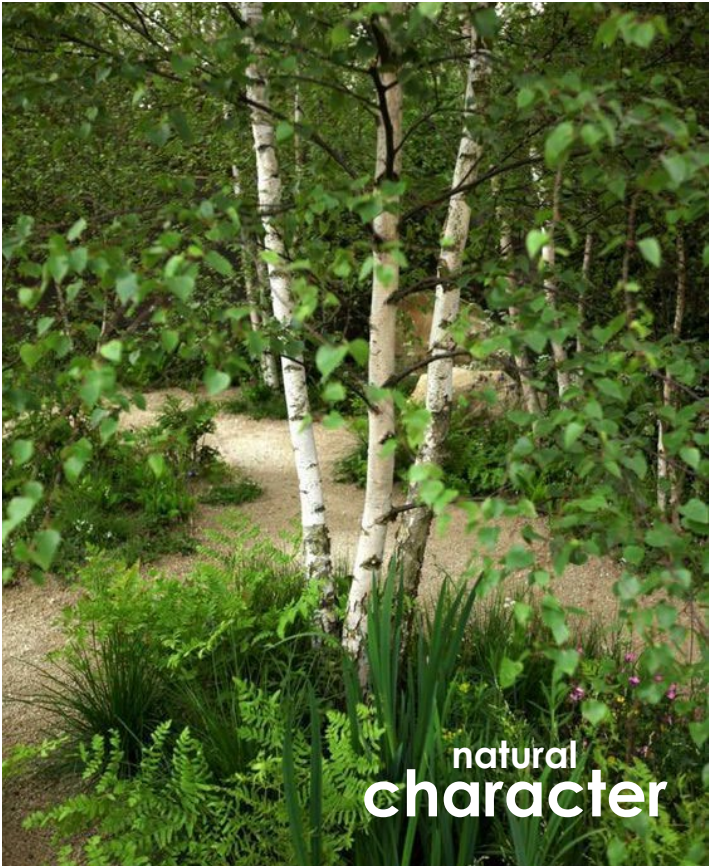
Character Areas - Hospital Entrance



Planting Character - Hospital Entrance



Tree groves



natural
character



species	common name	form
<i>Asplenium scolopendrium</i>	Hart's tongue fern	Evergreen fern
<i>Astrantia 'Buckland'</i>	Aastrantia 'Buckland'	Perennial
<i>Geranium x cantabrigiense 'Biokovo'</i>	Cranesbill 'Biokovo'	Perennial
<i>Heuchera villosa</i>	Alum root	Perennial
<i>Libertia chilensis</i>	New Zealand satin flower	Perennial
<i>Polystichum setiferum</i>	Soft shield fern	Semi-evergreen fern



Asplenium scolopendrium



Astrantia 'Buckland'



Persicaria amplexicaulis



geranium x cantabrigiense



Heuchera villosa



Libertia chilensis

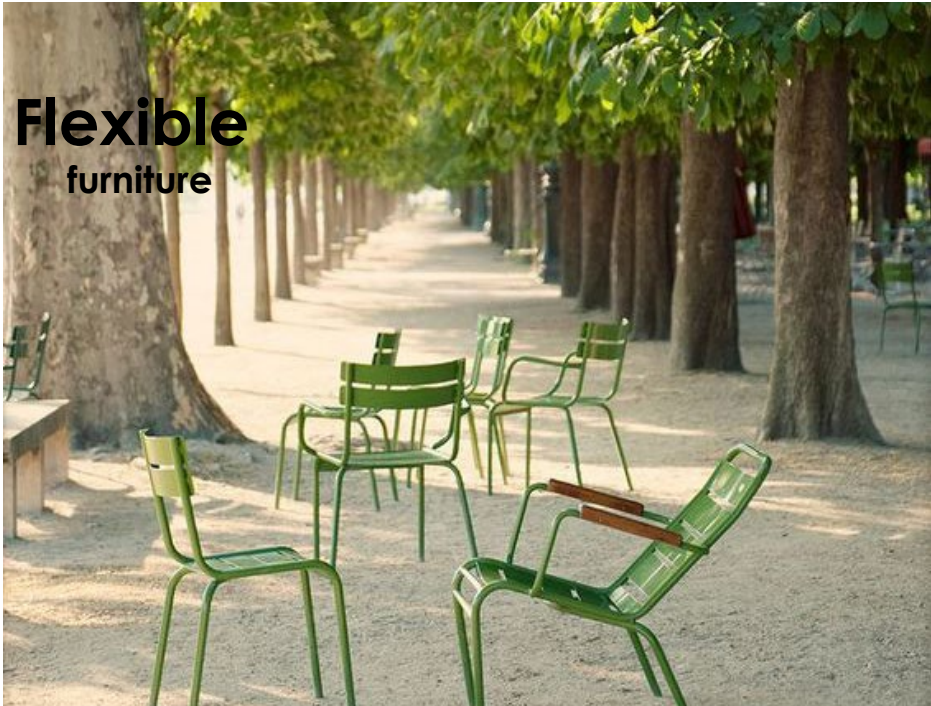


Bergenia ciliata



Polystichum setiferum

Material Character - Hospital Entrance



Character Areas - Access road and Porte Cochere



The access road leads from Woodcote green road to both the car park, drop off spaces and porte cochere. The road markings and banding design creates a clearly defined, accessible and legible route for all who visit the site.

With a densely planted boundary planting border with semi-mature trees, the road will feel private and secluded and will also create a buffer to neighbouring properties. The planting borders along the access road will benefit both the aesthetics for the site but also benefit largely the ecology and connection with the surrounding green space. The design for the arrival road is integrated well with the landscape design which follows the curvilinear forms and soft planting palette.

Summary of changes:

1. Increase planting buffer to boundary edge
2. Added a new line of trees to increase buffer to neighbouring properties.
3. Parking bays set back from neighbouring properties.



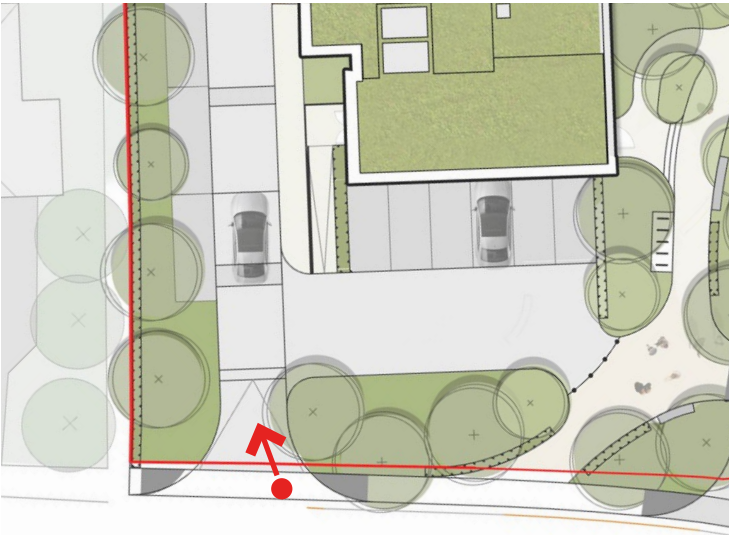
- | | |
|-----------------------------|-------------------------------|
| 1. Pedestrian path | 5. Existing tree retained |
| 2. Boundary planting border | 6. Access road |
| 3. Specimen trees | 7. Drop Off space |
| 4. Car park spaces | 8. Porte Cochere |
| | 9. Mixed native species hedge |

Character Areas - Access road and Porte Cochere



Existing Neighbouring planting buffer

Approximately 5 mr of landscape buffer composed trees, mixed native hedge and perennial / shrub planting



Character Areas - Access road and Porte Cochere



Existing Neighbouring planting buffer

Parking spaces relocated and landscape buffer further increased to approximately 5 m and including a new line of trees, hedge and shrub planting



Planting Character - Access road and Porte Cochere



1. Woodcote Green Road entrance - Shrubs and Hedges - Planting Mix		
species	common name	form
<i>Cistus x corbariensis</i>	Cistus	Shrub
<i>Euonymus alatus</i>	Winged spindle	Shrub
<i>Hebe rakaiensis</i>	Rakai hebe	Evergreen shrub
<i>Hydrangea quercifolia</i>	Hydrangea	Shrub
<i>Mahonia eurybracteata</i> subsp. <i>ganpinensis</i> 'Soft Caress'	Mahonia eurybracteata 'Soft Caress'	Evergreen shrub
<i>Nandina domestica</i>	Heavenly bamboo 'Richmond'	Evergreen shrub
<i>Pinus mugo</i> Pumilio Group	Dwarf mountain pine Pumilio Group	Evergreen shrub
<i>Sarcococca hookeriana</i>	Sweet box	Evergreen shrub
<i>Taxus baccata</i>	English yew	Feathered
<i>Viburnum plicatum</i> f. <i>tomentosum</i> 'Mariesii'	Japanese snowball 'Mariesii'	Shrub

1. Woodcote Green Road entrance - Perennials, Grasses, Ferns - Planting Mix		
species	common name	form
<i>Agastache</i> 'Blackadder'	Giant hyssop 'Blackadder'	Perennial
<i>Alchemilla mollis</i>	Lady's mantle	Perennial
<i>Anemone x hybrida</i>	Japanese anemone	Perennial
<i>Asplenium scolopendrium</i>	Hart's tongue fern	Evergreen fern
<i>Aster pyrenaicus</i> 'Lutetia'	Aster 'Lutetia'	Perennial
<i>Blechnum spicant</i>	Hard fern	Evergreen fern
<i>Brunnera macrophylla</i>	Siberian bugloss	Perennial
<i>Deschampsia cespitosa</i>	Tufted hair grass	Perennial
<i>Digitalis ferruginea</i>	Rusty foxglove	Perennial
<i>Epimedium x youngianum</i> 'Niveum'	Snowy barrenwort	Perennial
<i>Hakonechloa macra</i>	Hakonechloa macra	Perennial
<i>Heuchera villosa</i>	Alum root	Perennial
<i>Libertia chilensis</i>	New Zealand satin flower	Perennial
<i>Linaria purpurea</i> 'Canon Went'	Purple toadflax 'Canon Went'	Perennial
<i>Miscanthus sinensis</i> 'Kleine Fontäne'	Eulalia 'Kleine Fontäne'	Grass
<i>Polystichum setiferum</i>	Soft shield fern	Evergreen fern
<i>Salvia x sylvestris</i> 'Mainacht'	Wood sage 'Mainacht'	Perennial
<i>Sanguisorba officinalis</i>	Great burnet	Perennial
<i>Sesleria caerulea</i>	Blue moor-grass	Evergreen grass
<i>Veronicastrum virginicum</i> 'Fascination'	Culver's root 'Fascination'	Perennial

Hedging
Mix native hedging (Composed of 13 different species to strengthen ecological corridor)



Cistus x corbariensis



Hebe rakaiensis



Hydrangea quercifolia



Mahonia soft caress



Nandina domestica



Pinus mugo



Sarcococca hookeriana

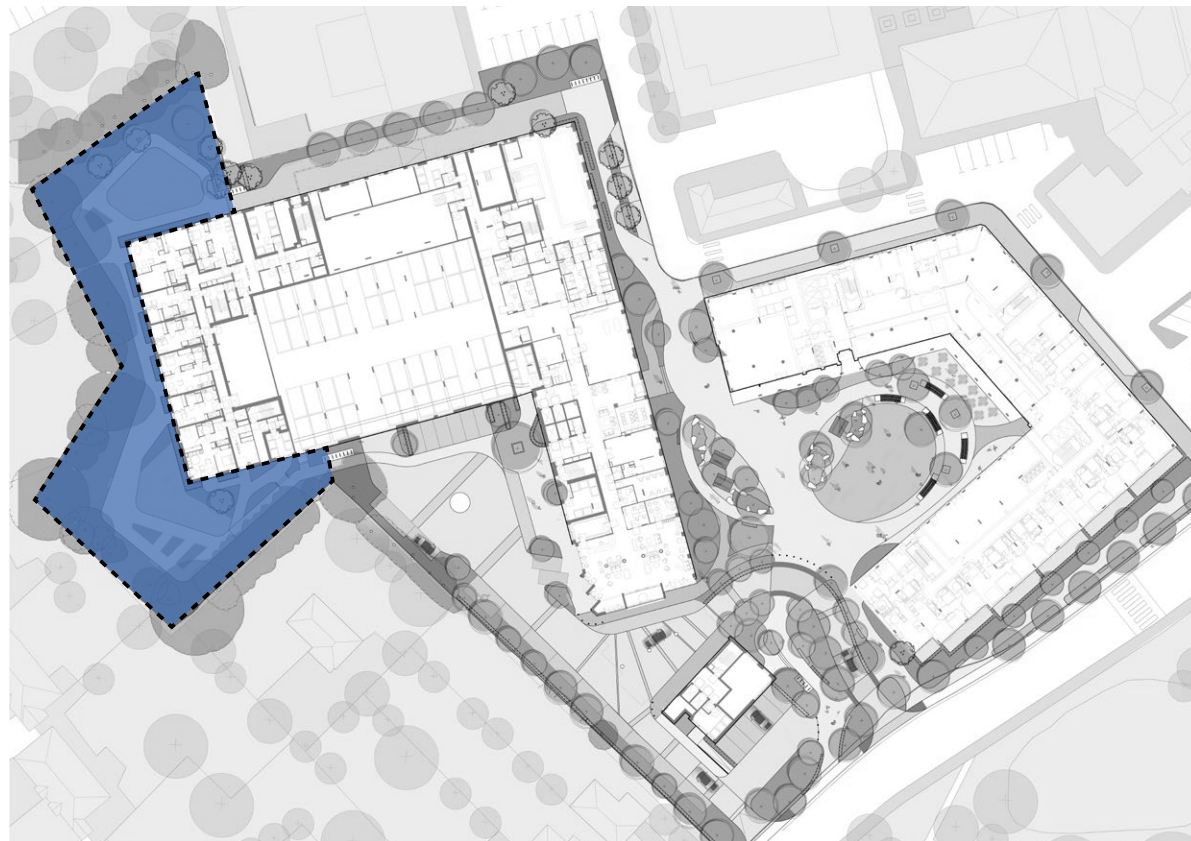


Viburnum plicatum

Material Character - Access road and Porte Cochere



Character Areas - Key worker communal gardens



The communal gardens set aside for key worker use has the backdrop of a developed boundary planting, making the most of the retained trees and developing the ecology on the boundary.

The gardens will have a variety of spaces from open lawns for communal interaction to more intimate areas surrounded by planting for times of reflection. We have proposed areas where communal veg/cut flowers and herb production might be undertaken to encourage use and adoption of the space.



- | | |
|---|---|
| 1. Active Lawn Space and Wildflower meadow | 5. Retained existing trees.
Any dead, diseased or damaged trees will be replaced with native species |
| 2. Planting Borders reinforced with native ecologically rich under-story planting | 6. Proposed trees |
| 3. Proposed Benches | |
| 4. Allotment gardens | |

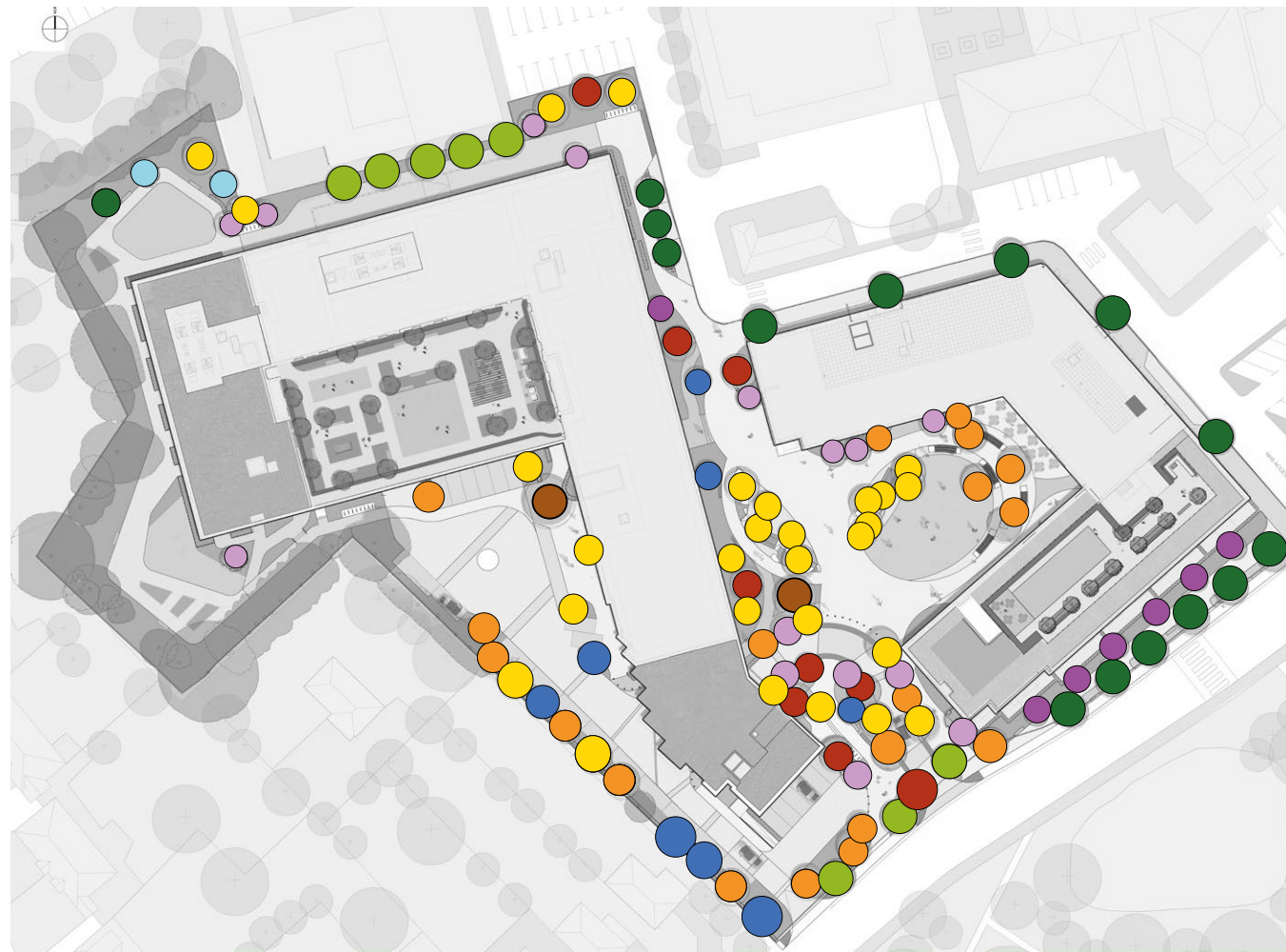
Character Areas - Key worker communal gardens



Material & Planting Character - Key worker communal gardens



Planting Character: Tree planting plan



Current tree proposal: 113 proposed mature/semi-mature trees

- N. 28 Betula utilis var ' Jacquemontii' - 20/25cm girth
- N. 8 Ulmus 'New Horizon' - 30/35cm girth
- N. 9 Liquidambar styraciflua - 20/25cm girth
- N. 2 Metasequoia glyptostroboides -50/55cm girth
- N. 15 Parrotia persica - 300/350cm high multi stem
- N. 9 Tilia cordata 'streetwise' - 20/25 cm girth
- N. 6 Tilia cordata 'streetwise' - 30/35 cm girth
- N. 2 Fagus sylvatica - 20/25 cm girth
- N. 8 Carpinus betulus pyramidalis- 25/30 cm girth
- N. 19 Pinus sylvestris - 20/25 cm girth
- N. 7 Gleditsia triacanthos 'sunbust' - 30/35 cm girth

N. 113 Total proposed new trees



● Liquidambar styraciflua



● Metasequoia glyptostroboides



● Carpinus betulus pyramidalis



● Betula utilis var ' Jacquemontii'



● Ulmus 'New Horizon'



● Pinus sylvestris



● Gleditsia triacanthos 'sunbust'



● Parrotia persica

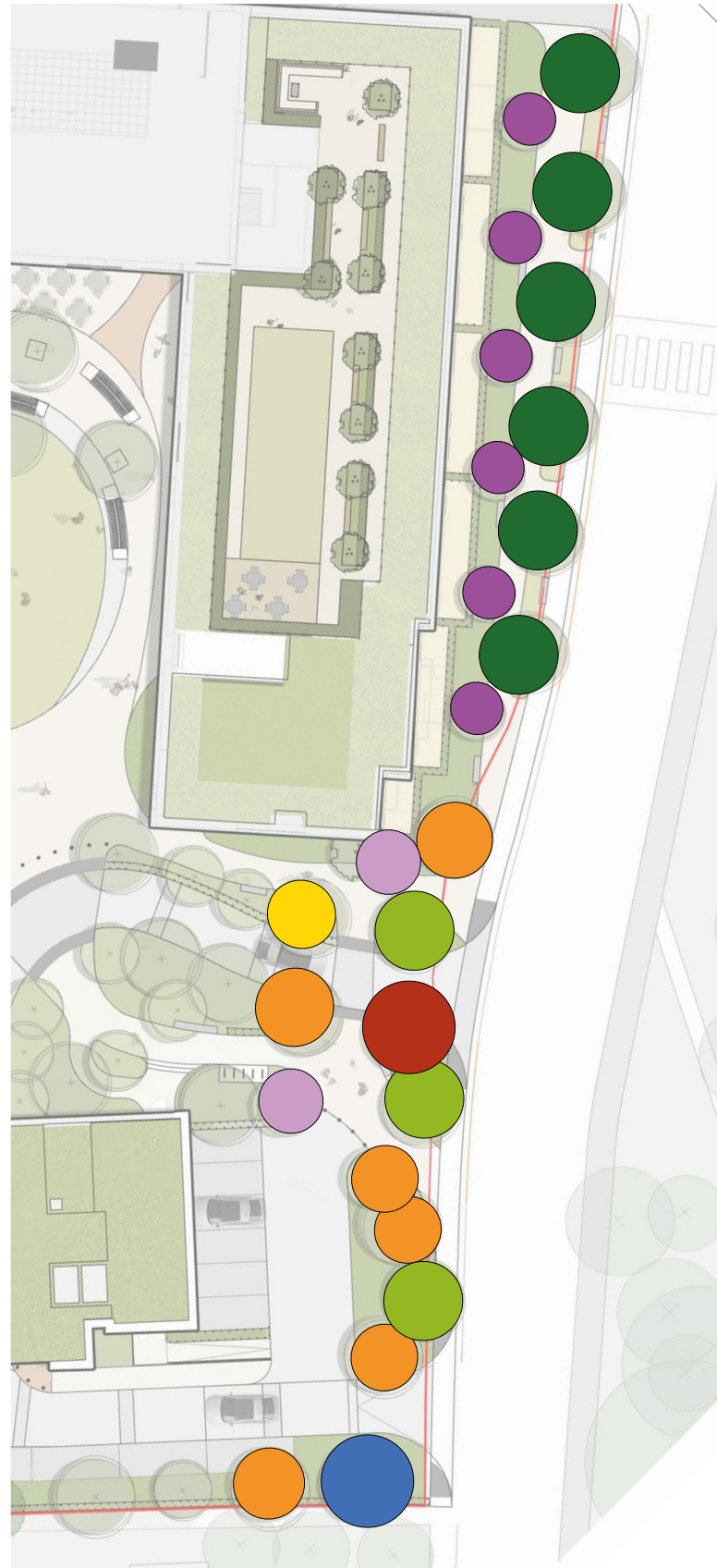


● Tilia cordata 'streetwise'



● Fagus sylvatica

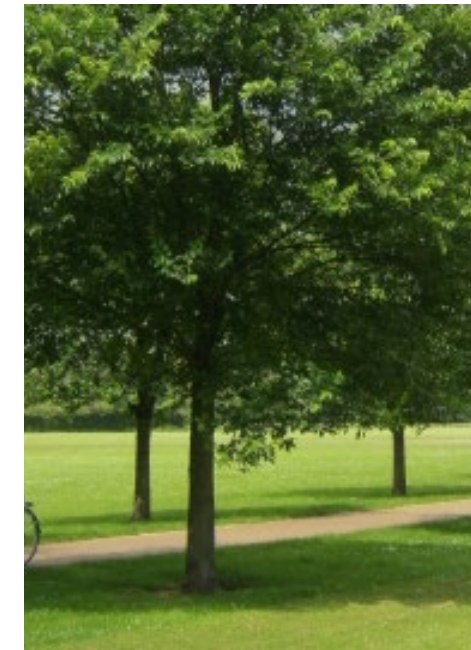
Planting Character: Woodcote Green Road street-front



● Liquidambar styraciflua x1
Height planted - 6/8m. With a 20/25cm girth
Maturity height - 10m



● Betula utilis var 'Jacquemontii' x1
Height planted - 4/6m.
20/25 cm girth
Maturity height - 10m



● Ulmus 'New Horizon' x3
Height planted - 6/8m.
30/35cm girth
Maturity height - 12m.



● Pinus sylvestris x6
Height planted - 4/6m.
20/25 cm girth
Maturity height - 10m



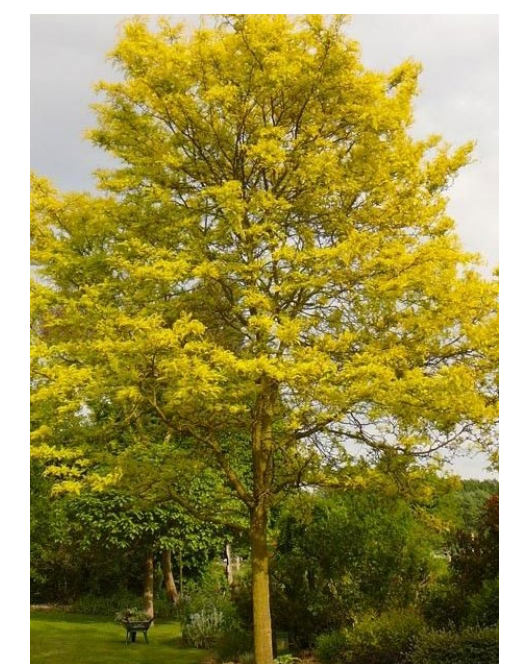
● Carpinus betulus pyramidalis x1
Height planted - 5/6m.
25/30 cm girth
Maturity height - 12m



● Parrotia persica x2
Height planted - 300/350cm high
multi stem
Maturity height - 6m

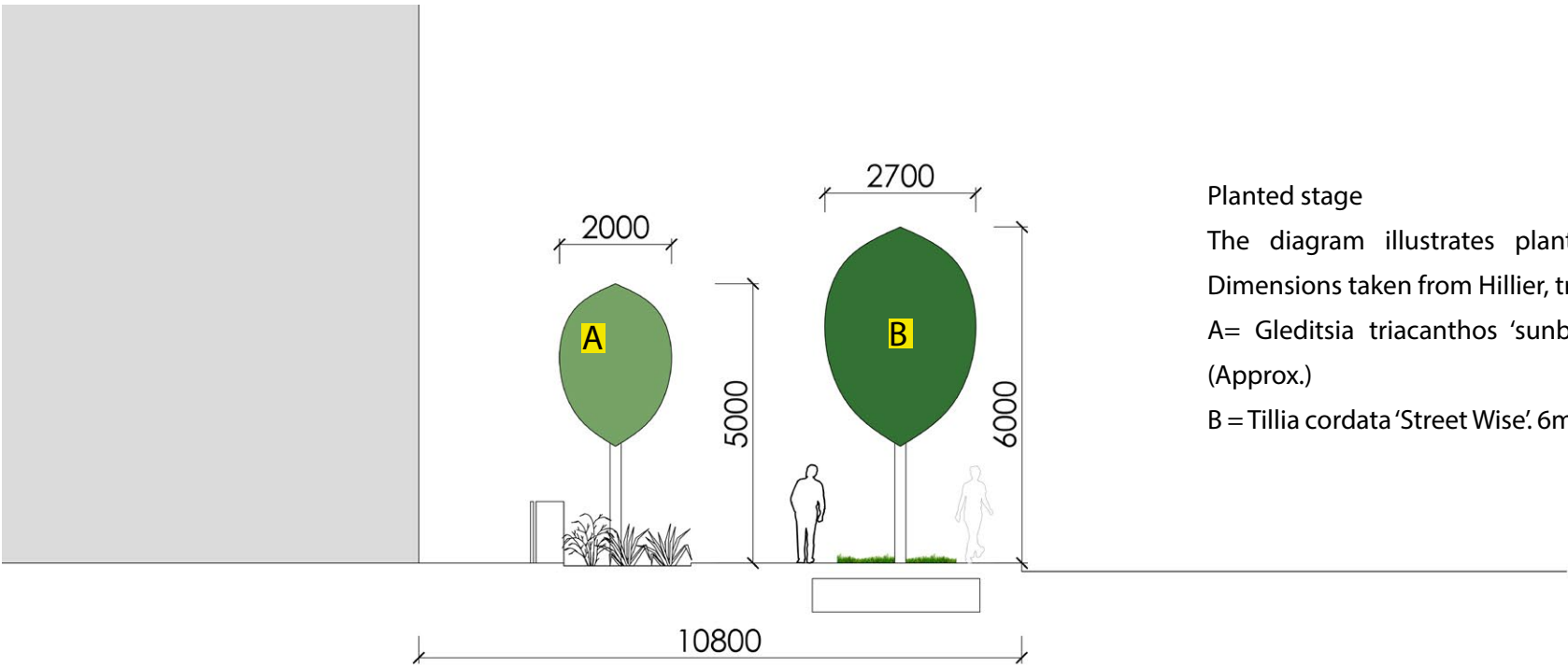
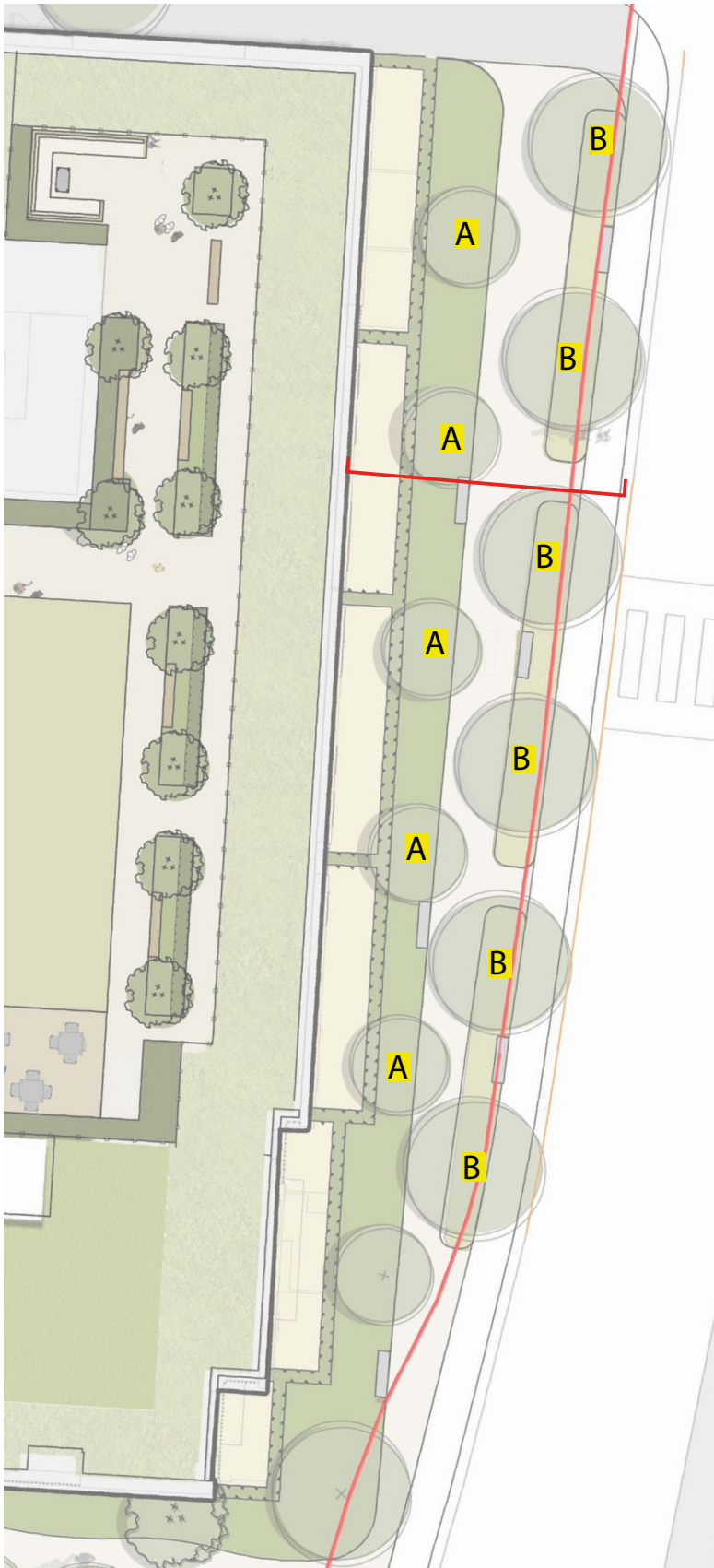


● Tilia cordata streetwise x6
Height planted - 6/8m.
30/35cm girth
Maturity height - 12m.

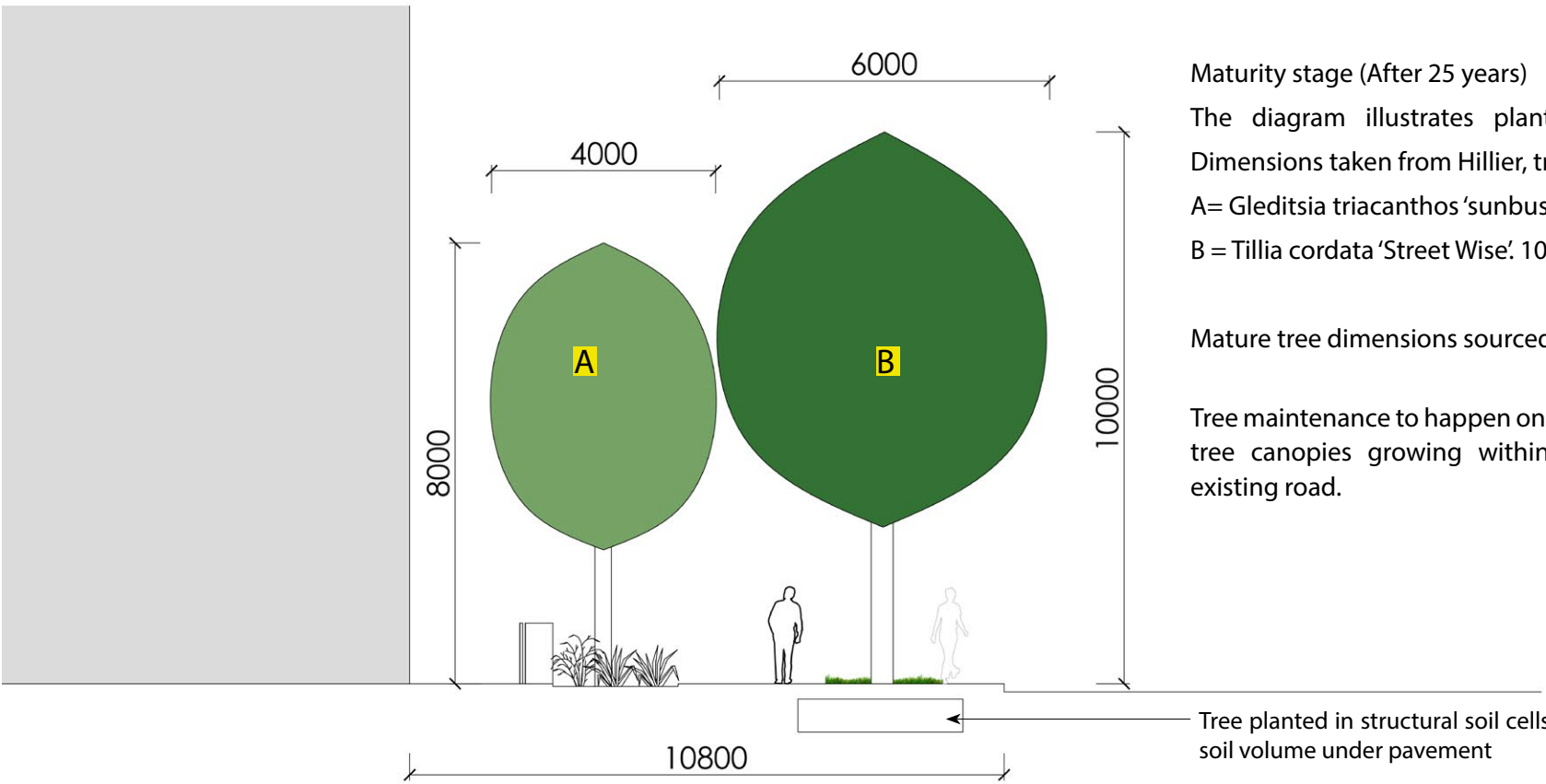


● Gleditsia triacanthos 'sunbust' x6
Height planted - 5/6m.
30/35cm girth
Maturity height - 8m.

Planting Character: Woodcote Green Road street front



Planted stage
The diagram illustrates planted height and widths.
Dimensions taken from Hillier, tree specialist.
A= Gleditsia triacanthos 'sunbust'. 5m tall x 2m wide (Approx.)
B = Tillia cordata 'Street Wise'. 6m tall x 2.7m wide (Approx.)



Maturity stage (After 25 years)
The diagram illustrates planted height and widths.
Dimensions taken from Hillier, tree specialist.
A= Gleditsia triacanthos 'sunbust'. 8m tall x 4m wide
B = Tillia cordata 'Street Wise'. 10m tall x 6m wide



Mature tree dimensions sourced from Hilier Tree guide.

Tree maintenance to happen on 3 year intervals to prevent tree canopies growing within the boundaries of the existing road.

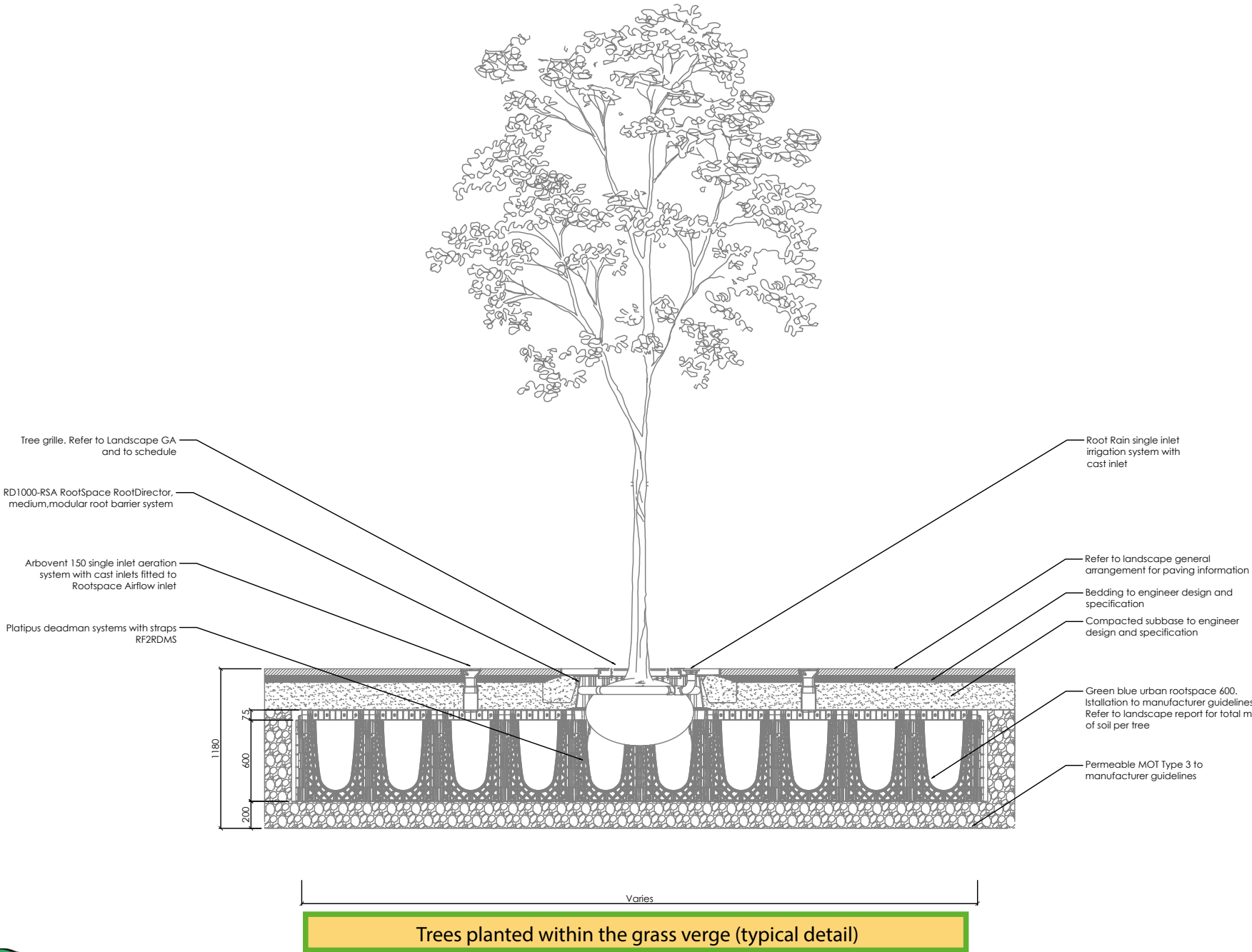
Planting Character: Tree planting soil cell details



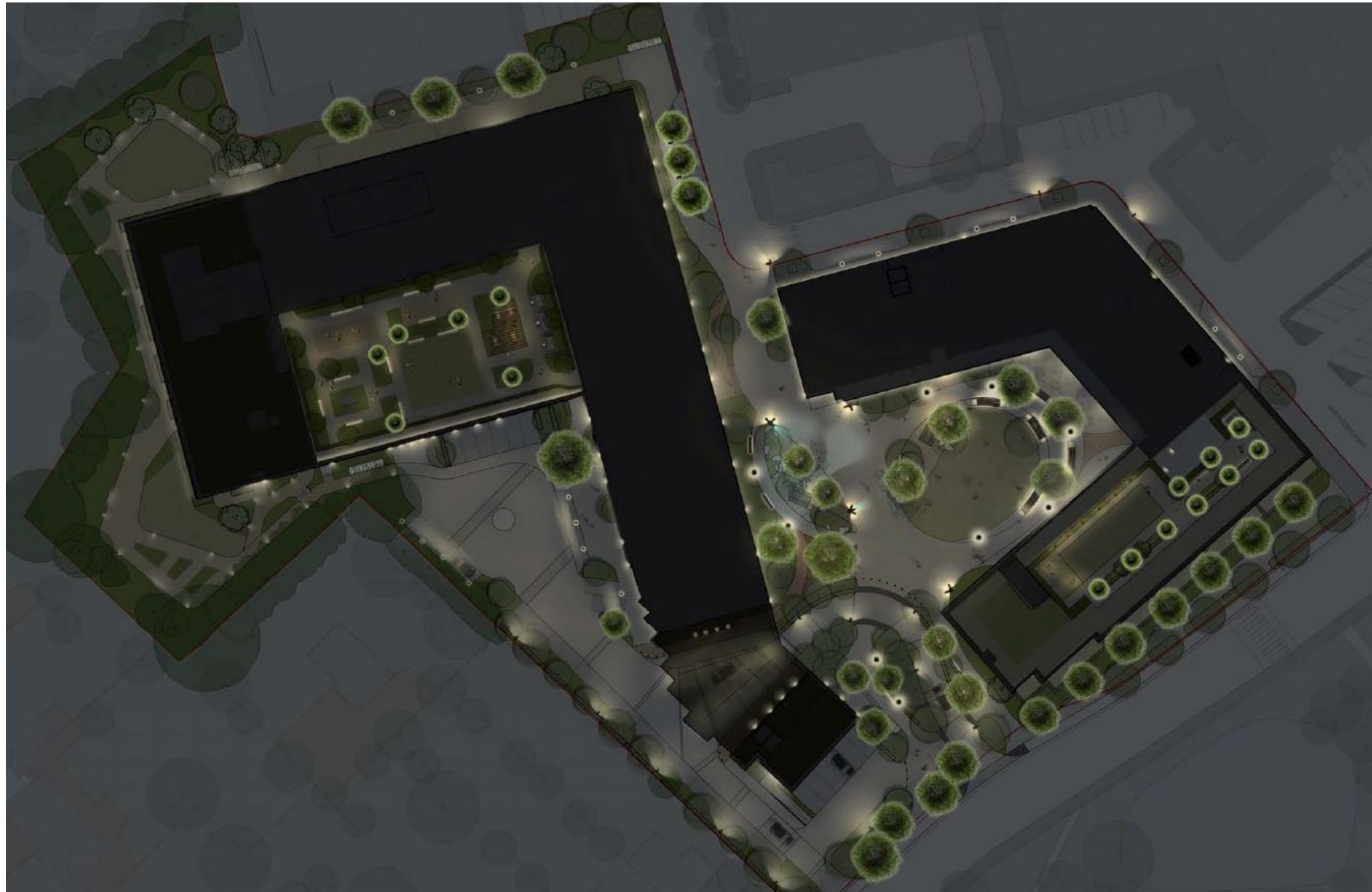
Soil Cell legend

-  20 Cubic meters of soil volume per tree
Tree planted in soft landscape
-  15 Cubic meters of shared soil volume per tree
Trees planted within the grass verge to prevent damages to pavement

For the *Tillia cordata* ‘Street Wise’, we have factored in a continuous soil cell trench which will provide 15 cubic meters of soil per tree. The *Gleditsia triacanthos* ‘sunbust’ which is situated within a planting bed, will give 20 cubic per tree. Both species are provided with soil volumes above the recommendation by Green Blue Urban.



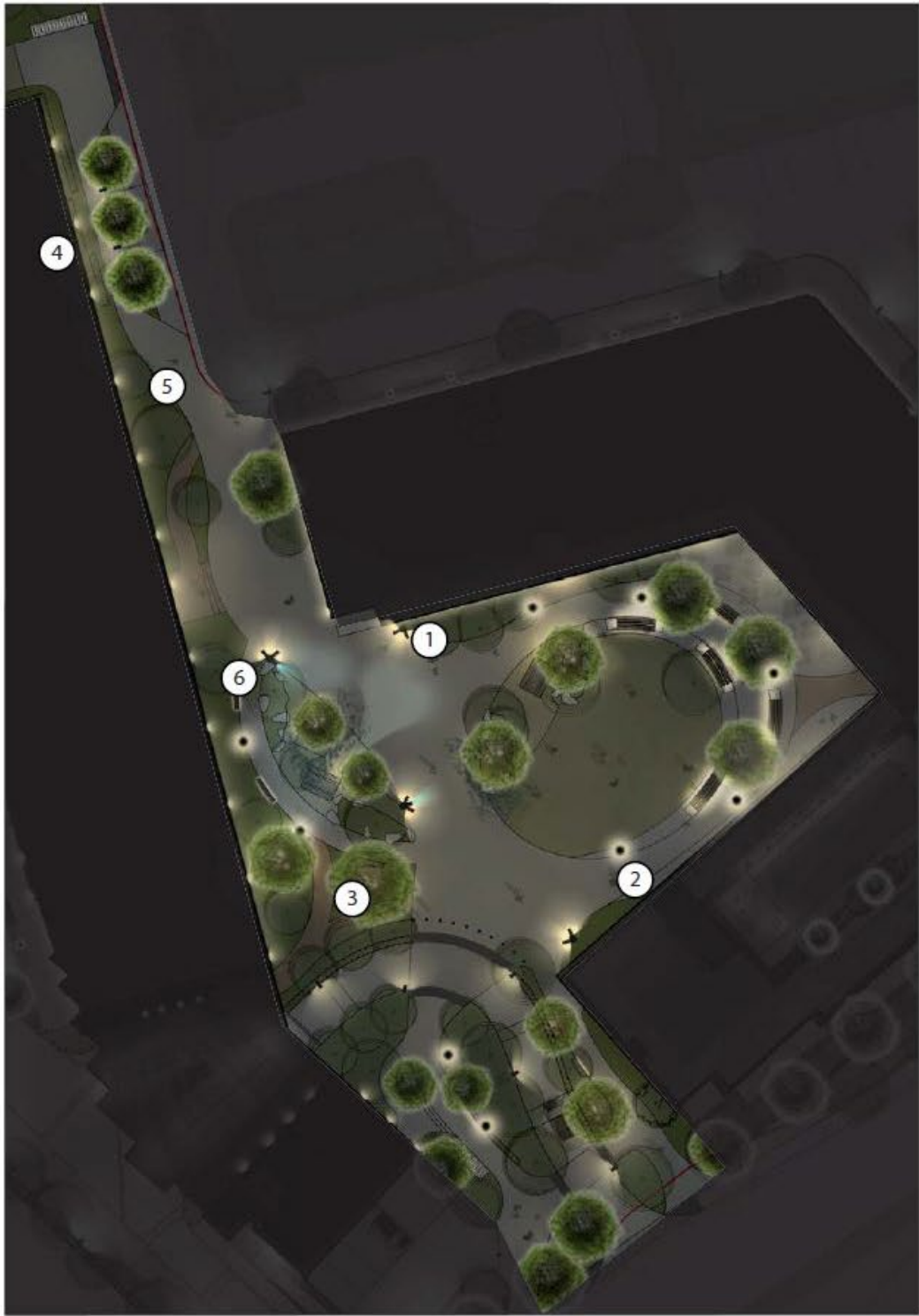
Lighting Character - indicative site strategy



To be read in conjunction with the detailed lighting report provided within this planning application (3074_Epsom_Exterior Lighting Report)

Lighting Character - indicative site strategy

To be read in conjunction with the detailed lighting report provided within this planning application (3074_Epsom_Exterior Lighting Report)



Central Plaza access glowplan



1. Multihead tall columns



2. Single luminaire low columns



3. Uplighting to tree canopies



4. Wall mounted luminaire



5. Integrated furniture lighting



6. Moonlight effect to specimen trees



Play Provision



Play Experience

Multi-functional pedestrian spaces throughout the site offer incidental opportunities for play for users of all ages and abilities and include playable features such as street furniture and planting.

The spaces are easily accessible and overlooked by adjacent residential and retail frontages and located along primary pedestrian movement corridors or within key public spaces.

Play experiences include:

- Balancing
- Social interaction with other children and between a mixture of age groups
- Informal play
- Sensory play (planting)
- Climbing
- Hard surfaces for running, ball games or chalk drawing
- Natural play in the autumn playing with leaves and twigs from the trees
- Educational play



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marchese partners



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Furniture Provision



Bike stands



Wayfinding



Movable/flexible Furniture

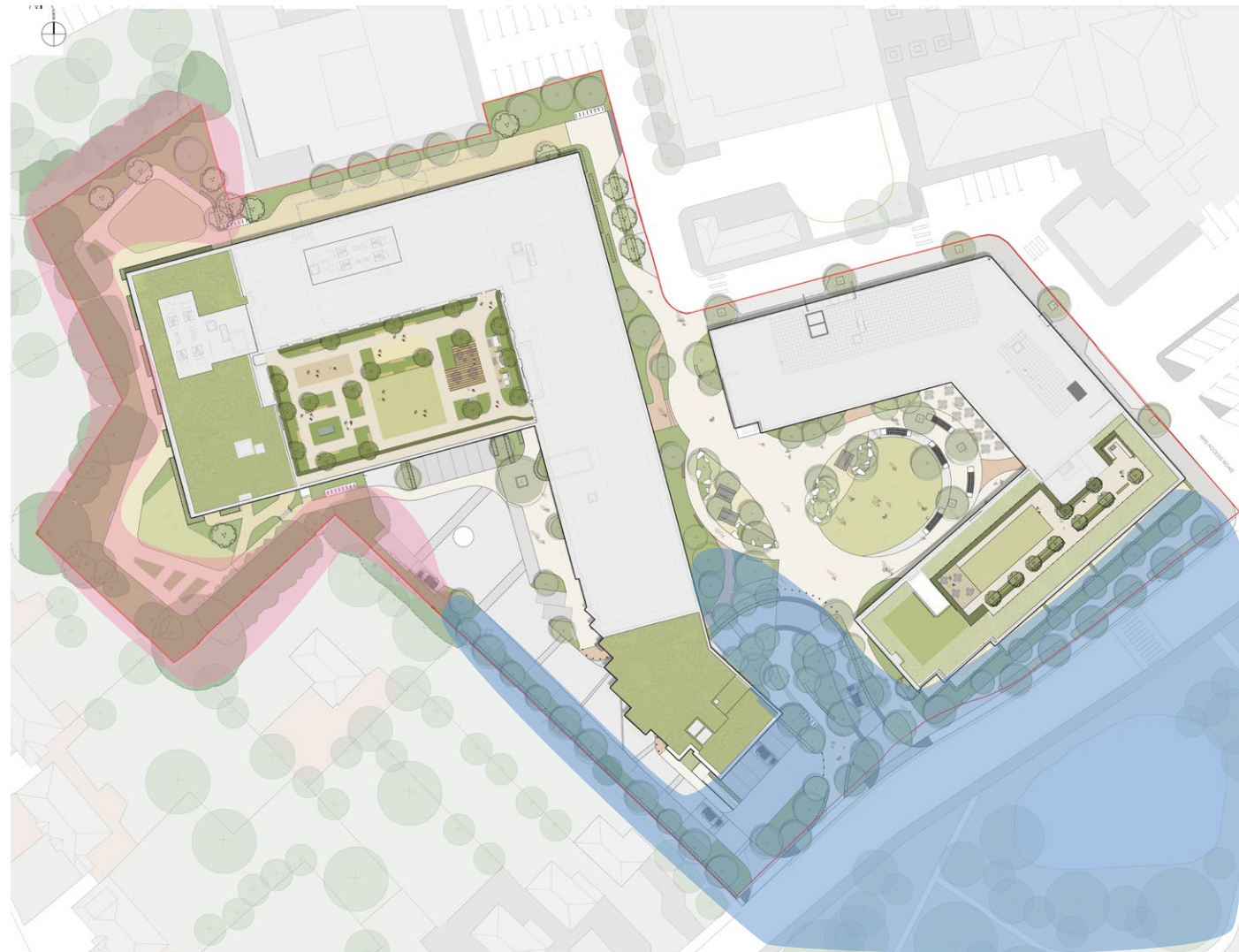


Fully accessible Furniture



Recycling points

Ecology + Biodiversity



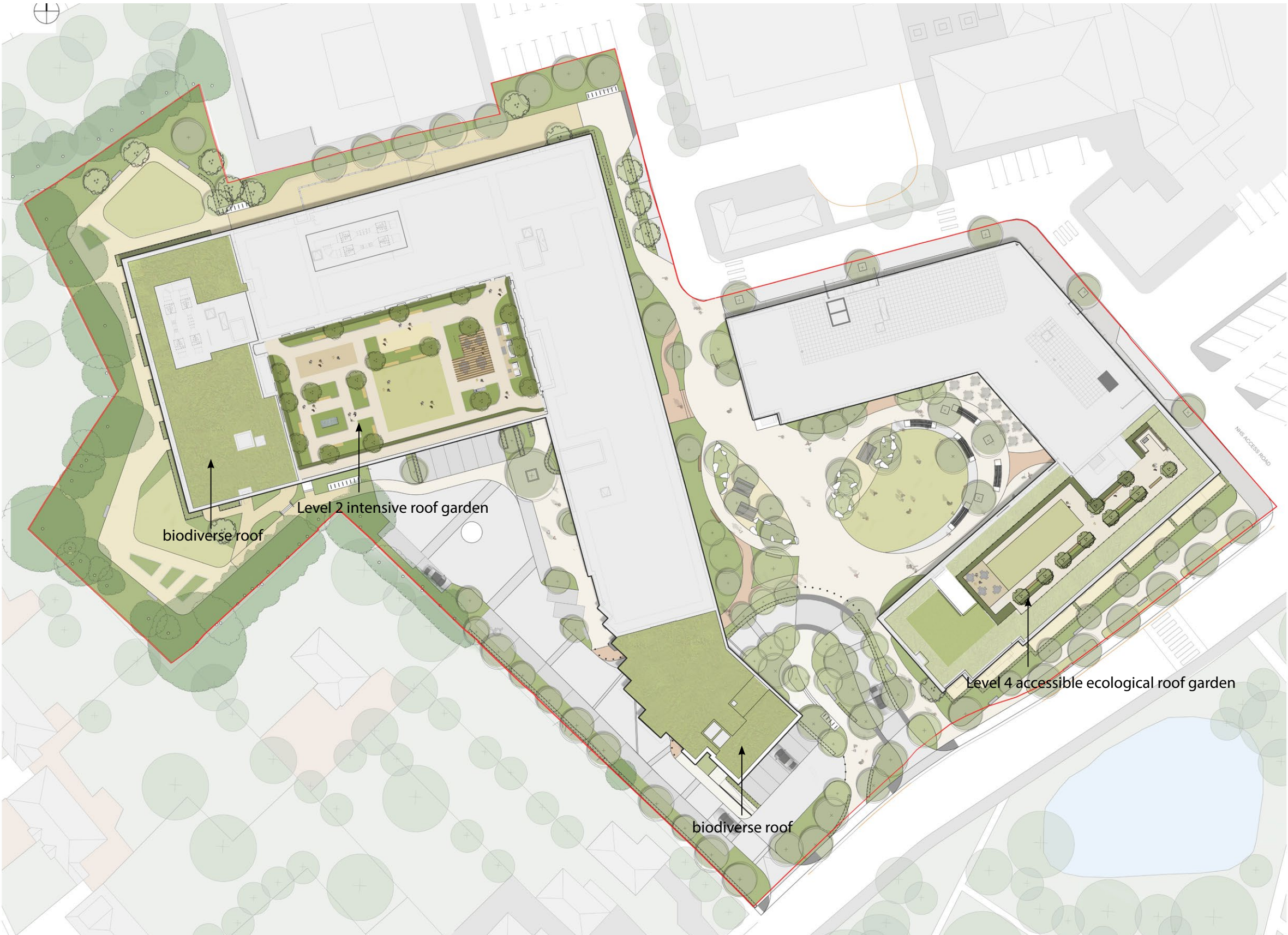
- Protecting existing trees and introducing a palette of native tree species for visual and ecological benefit. Any dead, diseased or damaged trees will be replaced with native species.
Addition of bird and bat boxes on existing trees to maintain their populations.
Bug hotels to provide habitat for reptiles, amphibians,

- Introduce green open space with biodiverse planting to encourage wider species to utilise the site as habitat.

Native tree buffer and shrub planting, connecting the existing park to the proposed landscape.

To be read in conjunction with the detailed Ecological report provided within this planning application (Epsom Hospital EcIA/PEA Jan 2021)

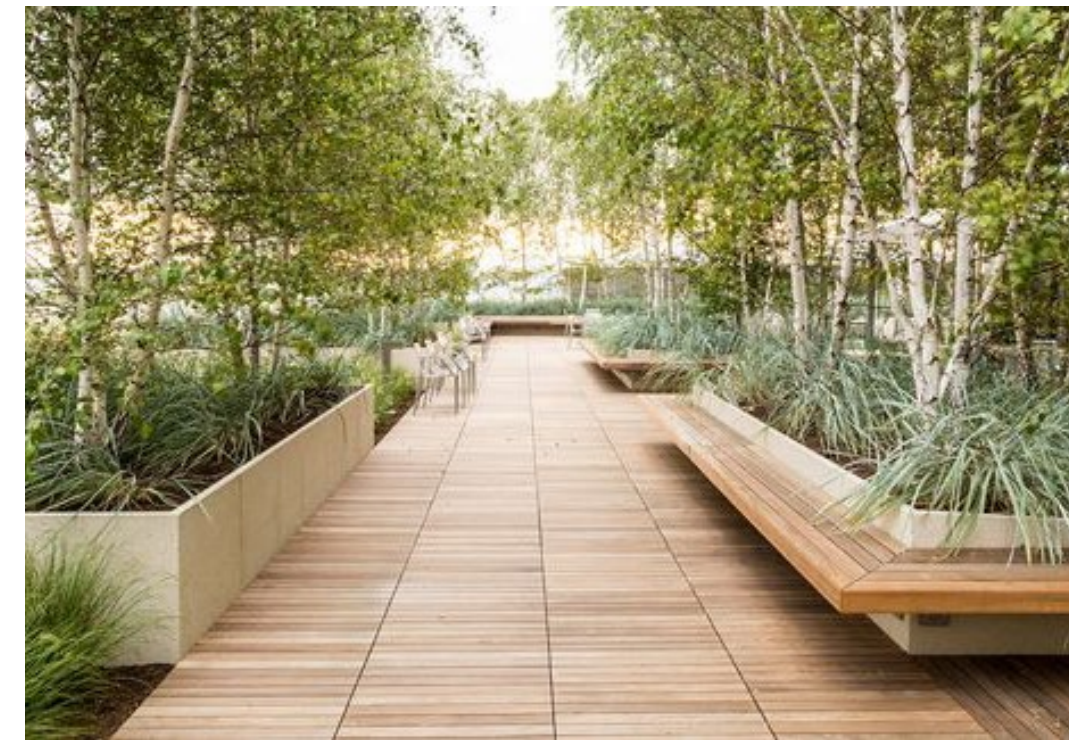
Proposed Roof Gardens Masterplan



Roof Garden - West



1. Balustrade with hedging set back 1.5m from edge of building
2. Proposed planting borders
3. Specimen trees
4. Pergola
5. Paths
6. Multi-Use Space
7. Seating area
8. Lawn



-Raised planting borders

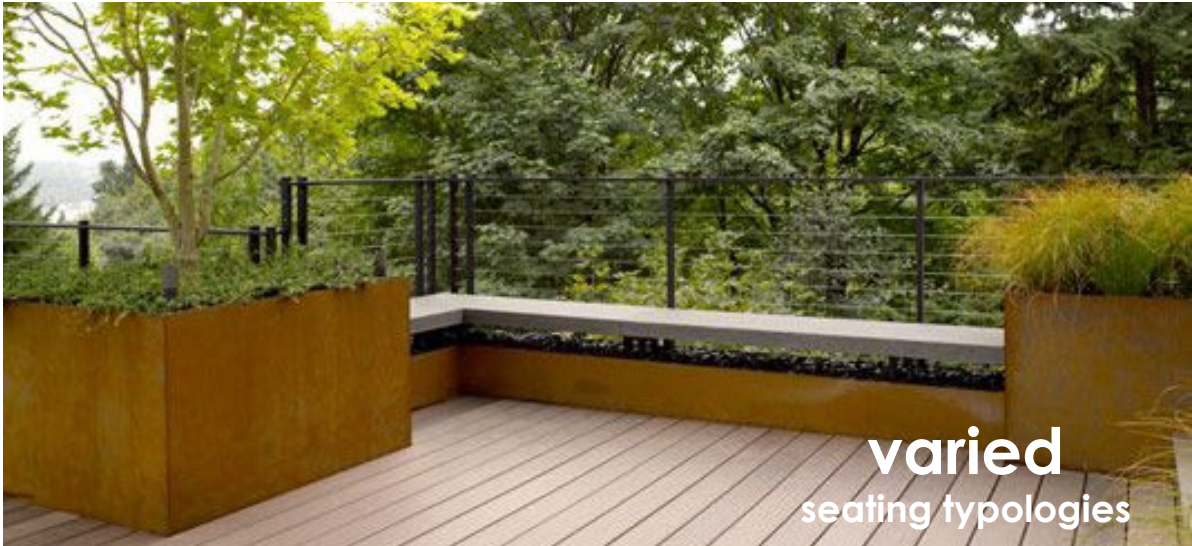


-Enhanced planting buffer to edge of building

Roof Garden - West



Visual of the central lawn on the roof terrace.



Roof Garden - West



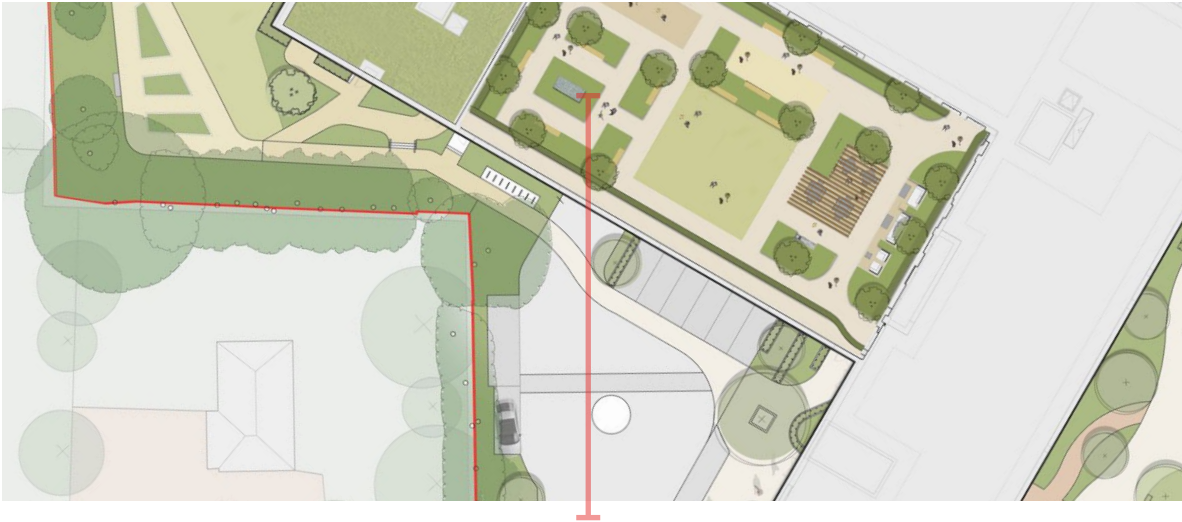
Artist's impression, outdoor dining/relaxing space and cooking facility



Roof Garden - West



Existing Neighbouring planting buffer



Roof Garden - East



Maintenance Plan

SPRING	March	April	May
Trees	-Prune- remove any dead, diseased, crossing or damaged branches. -Ensure steaks are in good condition and providing adequate support -Rake up leaves and remove or add to compost heap.	-Ensure that there is a sufficient perimeter of ornamental bark around base of trees and that weeds and grass are not encroaching.	-Ensure trees are adequately watered as the temperature rises
Shrubs	-Prune roses in March to approximately half their size aiming for a nice rounded shrub	-Prune Abeliophyllum distichum 'Roseum Group' Cornus alba 'Aurea' Corylopsis pauciflora, Corylus avellana, Cotinus 'Flame', Diervilla sessilifolia 'Butterfly', Hydrangea varieties, Lonicera x purpusii 'Winter Beauty'.	
Hedges	Ilex crenata hedging should be checked for diseased and damaged branches and removed if necessary	Prunus Lusitanica hedge can be pruned (globe/ mound shapes)	-May/June Buxus hedging can be trimmed. Check for pests and disease at this stage and ensure all cuttings have been removed.
Herbaceous perennials	-Lift and divide large clumps if necessary -Clear away old growth and cut back -Plant new plants if necessary.	-Check all beds for weeds and remove	-Dead head and tidy iris's -Check all beds for weeds and remove.
Lawn care	-Repair any bare or damaged areas	-Apply a weed and feed to lawns	-Mow lawns weekly
General tasks	-Beds and borders to be dug over and weeds removed and fertilizer added before mulching. -Check all beds for weeds and remove.	-Check all beds for weeds and remove.	-Continue to weed beds and borders. -Cut and tidy edges to lawns
Gravel pathways	-Remove moss and weeds from pathways	-Where potholes have occurred repair.	
Paved surfaces	-Remove weeds from pointing gaps and repair if necessary	-Paved surfaces can be pressure washed and cleaned.	
General tasks	Adjust irrigation (if applicable) in accordance with season Clean the glass on all lighting fittings. -Check fences and gates are in adequate repair		
SUMMER	June	July	August
Trees	-Ensure that trees are watered during hot spells. -NOTE: Trees need to be well watered in the first year to ensure good establishment - Look out for pests and diseases and treat where necessary.	-Ensure that trees are watered during hot spells. -NOTE: Trees need to be well watered in the first year to ensure good establishment -Look out for pests and diseases -Ensure that there is a sufficient perimeter of ornamental bark around base of trees and that weeds and grass are not encroaching	<ul style="list-style-type: none"> • Ensure that trees are watered during hot spells. • NOTE: Trees need to be well watered in the first year to ensure good establishment • Look out for pests and diseases and diseases (mildew etc)
Shrubs	-Water if necessary until established particularly in dry spells	-Summer prune roses after each flush of flowering by 2-3 sets of leaves -Water if necessary until established particularly in dry spells -Euphorbia- Remove flowered stems to their base in spring after the flowers have faded. WARNING: always wear gloves since the milky sap is poisonous and a potential skin irritant	-Shrubs to be pruned in summer, after flowering: Deutzia x hybrida 'mont rose' Philadelphus 'Belle Etoile', Philadelphus 'Manteau d'Hermine Viburnum (once established, to shape plant) Hebe parviflora angustifolia (syn H. stenophylla). Hebes to be pruned into dome mounds 1.2m -All Lavender to be cut back after flowering
Hedges	-Water if necessary until established particularly in dry spells	-Yew hedges can be trimmed (June, July or August)	-Prunus Lusitanica hedge can be pruned (globe/ mound shapes)
Herbaceous perennials	-Water if necessary until established particularly in dry spells -Dead head any flowers as required	-Water if necessary until established particularly in dry spells -Fading perennials can be rejuvenated by removing old flowers and stems.	
Lawn care	-Mow lawns regularly	-Mow lawns regularly	
Bredden pathways	-Remove moss and weeds from pathways.		
Paved surfaces			



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marchese partners



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Maintenance Plan

AUTUMN	September	October	November
Trees			-Mulitstem Amelanchier trees can be pruned
Shrubs			
Hedges	-Caprinus bank to be trimmed from late summer to mid winter only. Mixed native hedge to be trimmed		
Herbaceous perennials		Replace any plants if necessary	-Cut back soggy/untidy looking plants. Sedums and grasses should be left to add winter interest.
Lawn care	-Reduce the frequency of mowing -Rake out or scarify any thatch out of the lawn.	-Mow lawns once a fortnight- last few cuts on a higher setting. -Spike the lawn either with a machine or with a fork to improve drainage. - Repair any bare or damaged patches	
General tasks	-Check all beds for weeds and remove	-Check all beds for weeds and remove.	
Breeden pathways	-Remove and weeds from pathways	-Remove and weeds from pathways	-Remove and weeds from pathways
Paved surfaces			
General tasks	-Adjust irrigation in accordance with season		

WINTER	December	January	February
Trees	-Prune and remove any dead, diseased, crossing or damaged branches. Frit trees can be pruned	-Prune and remove any dead, diseased, crossing or damaged branches.	
Shrubs			
Hedges			
Herbaceous perennials	-Cut back soggy/untidy looking plants. Sedums and grasses should be left to add winter interest.		
Lawn care	-Keep of lawns when frosted of wet	-Keep of lawns when frosted of wet	-Keep of lawns when frosted of wet
General tasks	-Remove and clear leaves in lawns and beds	-Remove and clear leaves in lawns and beds	-Remove and clear leaves in lawns and beds
Breeden pathways			
Paved surfaces			
General tasks	-Adjust irrigation in accordance with season and turn off if necessary -Check fences and gates are in adequate repair		



101 Landscape General Arrangement Section B-B @ 1:100
BB GUILD LIVING at EPSOM



101 Landscape General Arrangement Section C-C @ 1:100
CC GUILD LIVING at EPSOM

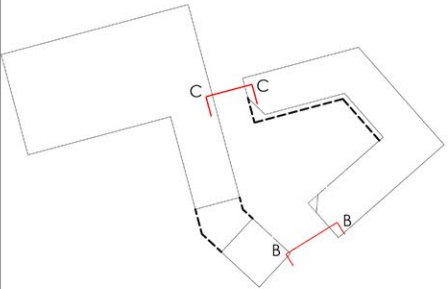
0m 5m 10m
Scale 1:100 @A1



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Rev	Date	Issue notes	Rev



ANDYSTURGEON DESIGN

7 Marlborough Place, Brighton BN1 1UB
Tel: 01273 672575 info@andysturgeon.com www.andysturgeon.com

project no. drawing no. issue
596 _S_00_101 P01

client Guild Living

project Guild living at Epsom

drawing Landscape General Arrangement Section B-B & C-C

scale 1:100--@A1
1:200--@A3

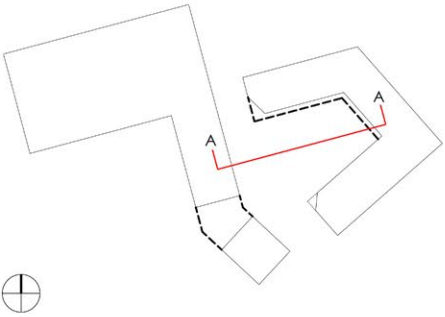



FFL +58.520

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100 Landscape General Arrangement Section A-A @ 1:100
AA GUILD LIVING at EPSOM

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Iss	Date	Issue notes	Rev	Issued	Approved
			ANDYSTURGEON DESIGN		
7 Marlborough Place, Brighton BN1 1UB Tel: 01273 672573 info@andysturgeon.com www.andysturgeon.com					
project no.	drawing no.	issue			
596	_S_00_100	P01			
client	Guild Living				
project	Guild living at Epsom				
drawing	Landscape General Arrangement Section A-A				
			scale	1:100--@A1 1:200--@A3	

- | | |
|--|------------------------------|
| | Existing trees retained |
| | Proposed Trees. |
| | Proposed Multi-stem Tree |
| | Paving type 1 |
| | Paving type 2 |
| | Paving type 3 |
| | Paving type 4 |
| | Paving type 5 |
| | Paving type 6 |
| | Paving type 7 |
| | Paving type 8 |
| | Paving type 9 |
| | Paving type 10 tactile studs |
| | Paving type 12 |
| | Proposed Planting |
| | Proposed boundary Planting |
| | Feature hedge |
| | Lawn |
| | Seating units |
| | Picnic Benches |
| | Spill out furniture |
| | Bike Stands |
| | Boulder |
| | Bollards |
| | Railing |
| | Tree grille type 1 |

P06	02.02.21	Stage 2, revised architecture layout	JW	EE	AS
P05	20.01.21	Stage 2 DAS	JW	EE	AS
P04	15.01.21	Stage 2 DAS	JW	EE	AS
P03	05.01.21	Stage 2 issued for coordination	JW	EE	AS
P01	22.12.20	Stage 2 issued for coordination	EE	EE	AS
In	Date	Issue notes	By	To	Approved



7 Marlborough Place, Brighton BN1 1UB
Tel: 01273 672575 info@andysturgeon.com www.andysturgeon.com

project no.	drawing no.	issue
454	B-00-100	B04

656 _P_00_100 P06

client	Guild Living
project	Finance

Guild Living

drawing

scale	1:200 000 1:400 000
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Any dimensional discrepancies and alterations to be referred to the designer.
DO NOT SCALE FROM THIS DRAWING.

- KEY
- Proposed tree
 - Tree Planting
 - Paving type 13
Roof A
 - Paving type 14
Roof B
 - Paving type 15
 - Paving type 16
 - Paving type 17
 - Planting type 1
 - Planting type 2
 - Lawn
 - Meadow Lawn
 - Sedum Planting
 - Hedge Planting
 - Spill Out Furniture
 - Bench type 4
 - Water Feature
 - Pergola
 - Biodiverse Green Roof

marchesepartners

Metal Box Factory, 30 Great Guildford St
London SE1 0HS
p: +44 (0) 20 3735 9755

info@marchesepartners.com.au
www.marchesepartners.com

london
sydney
brisbane
canberra
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