

Guild Living Epsom

Design and Access Statement - Landscape and Public Realm

19st December 2019



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Content

1.) Introduction and Existing Identity

Introduction

Introduction - Planning application comments

2.) Guild living landscape design principles

Guild Living Design Principles

3.) Site Identity

Epsom hospital site

Tree constraints Plan

4.) Epsom Hospital Landscape design Principles

Curved Geometry

Spatial definition

Soft Character

Proposed Masterplan

Connections & Movement

Character areas

Character area - Central Plaza

Character area - Hospital entrance

Character area - Woodcote Green Road entrance

Site wide Tree Planting Character

5.) Landscape Components

Lighting character

Play provision

Ecology and biodiversity

6.) Roof garden masterplan

Proposed Roof garden Masterplan

Roof garden West

Roof garden East

7.) Appendix

Indicative sections

Maintenance Plan

Landscape masterplan

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 SC3 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 three 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



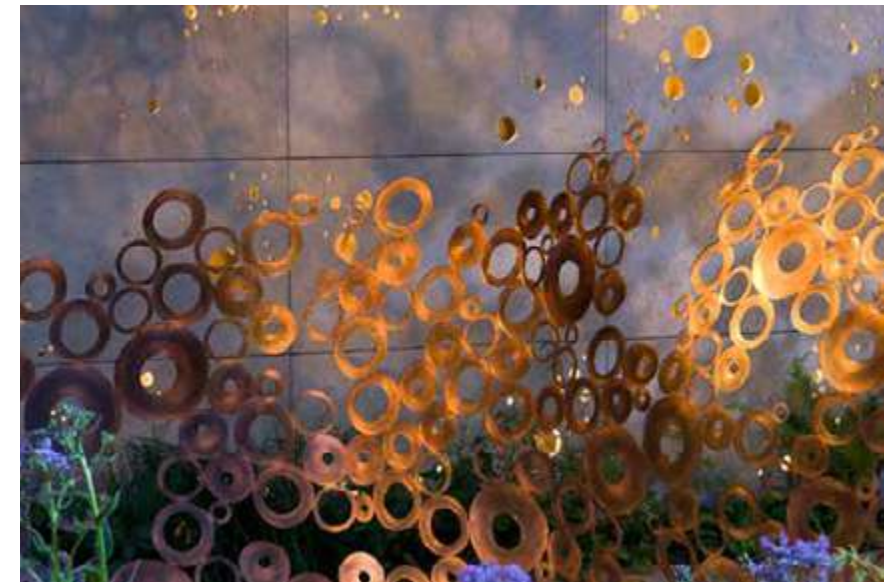
Andy Sturgeon Design is a landscape architecture and garden design consultancy offering a comprehensive service throughout the UK and overseas. Established in 1988 the practice encompasses a wide ranging set of skills and expertise to produce innovative and practical solutions for private, commercial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

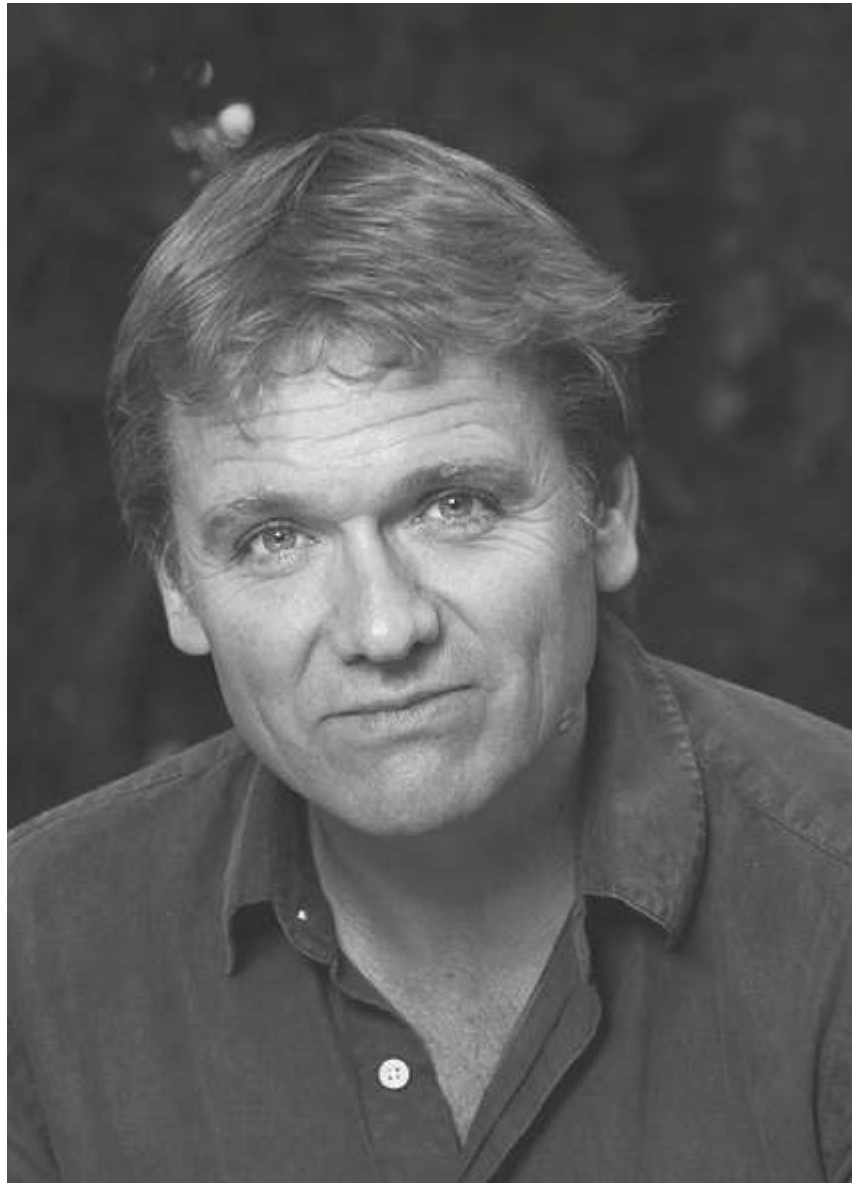
The practice is large enough to handle complex long term projects yet remains small enough to maintain a very personal approach with Andy remaining closely involved with every single project from start to finish.

“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 - Local Authority Pre-application Process

PPA2 Landscape Comments

The integration of the central square with the adjacent park and the function of the central square as a communal gathering and circulation was well received. The proposed scheme appears cluttered in the landscape at present (for example, development close to ground floor windows of residential flats). This is to be further explored.

Officers were generally supportive of the landscaping / planting proposals and welcomed the proposals for above ground level landscaping elements. Sensory gardens were well received.

A possible pinch point between the proposed buildings and the retained hospital buildings needs to be carefully considered in relation to the proposed the mix / density of movement modes and landscaping aspirations in this area.

Officers advised against an overly ambitious landscaping design that tried to do too much with the site, a simpler approach would be adequate for the consideration of a planning application. The landscaping palette shown in the PPA presentation was generally well received with the muted palette of greys and light tones endorsed. Officers encouraged creating visual links to the park.



PPA2 Landscape Masterplan

PPA3 Landscape Comments

SL supports the general landscape design principles, but is seeking a plan which shows the arrangement of public and private spaces and how the spaces will be managed. SL further suggests that some of the edges be further softened and that the routes through the site should be better defined to avoid people using the access routes around the building rather than the main public access through the site.

SL advised that a planting plan, landscape management plan and walkway agreements will be required with the application. Tree planting to be resilient to disease / dieback.

PPA4 was held on Wednesday 11th of December and as such we haven't received formal feedback on the work submitted at this pre-application. In general the Local authority were believed to be in support of the landscape proposals and requested further detail on planting style be incorporated into the application.



PPA3 Landscape Masterplan

Introduction - Local Authority Pre-application Process

PPA4 Site masterplan: No comments



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ACTIVITIES



Socialising



Shopping



Visiting family



Hobbies



Technology



Work

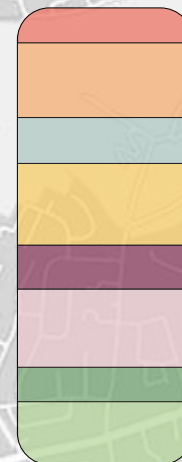


Sports/ Exercise



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

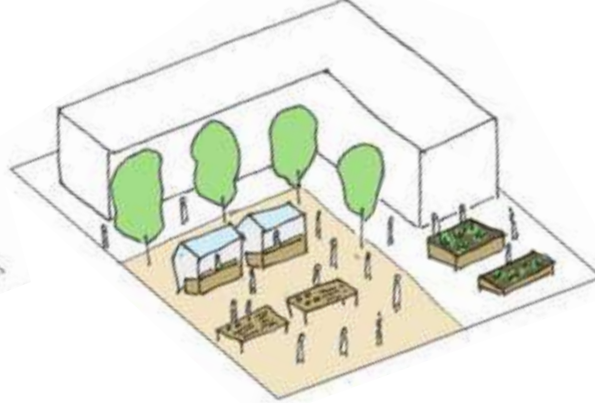
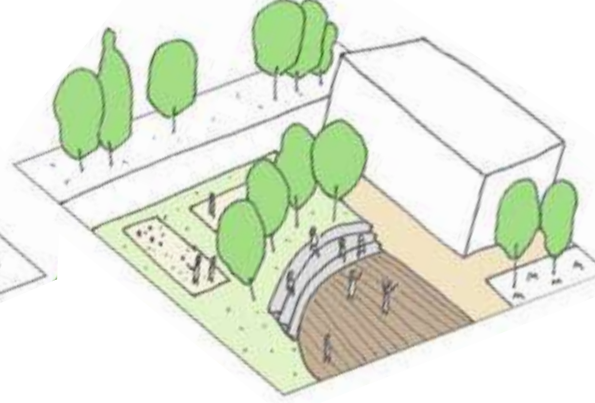
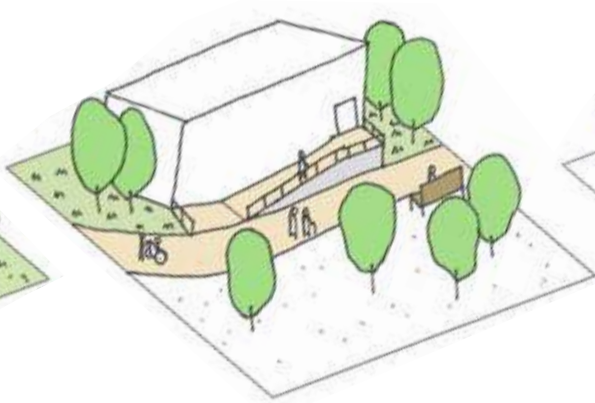
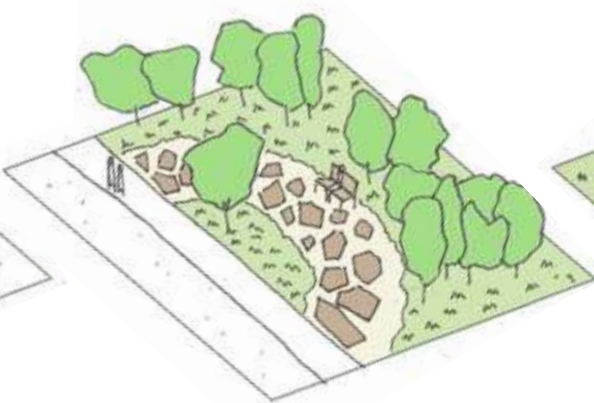
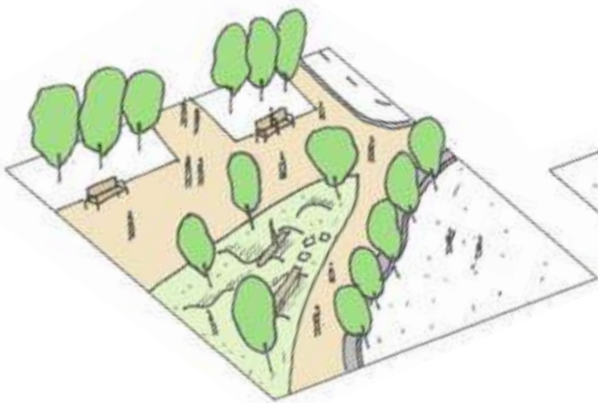
In the spatial planning of the landscape much attention should be applied to the setting out of key features as well as the positioning of activities and the sequence of events.

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 -



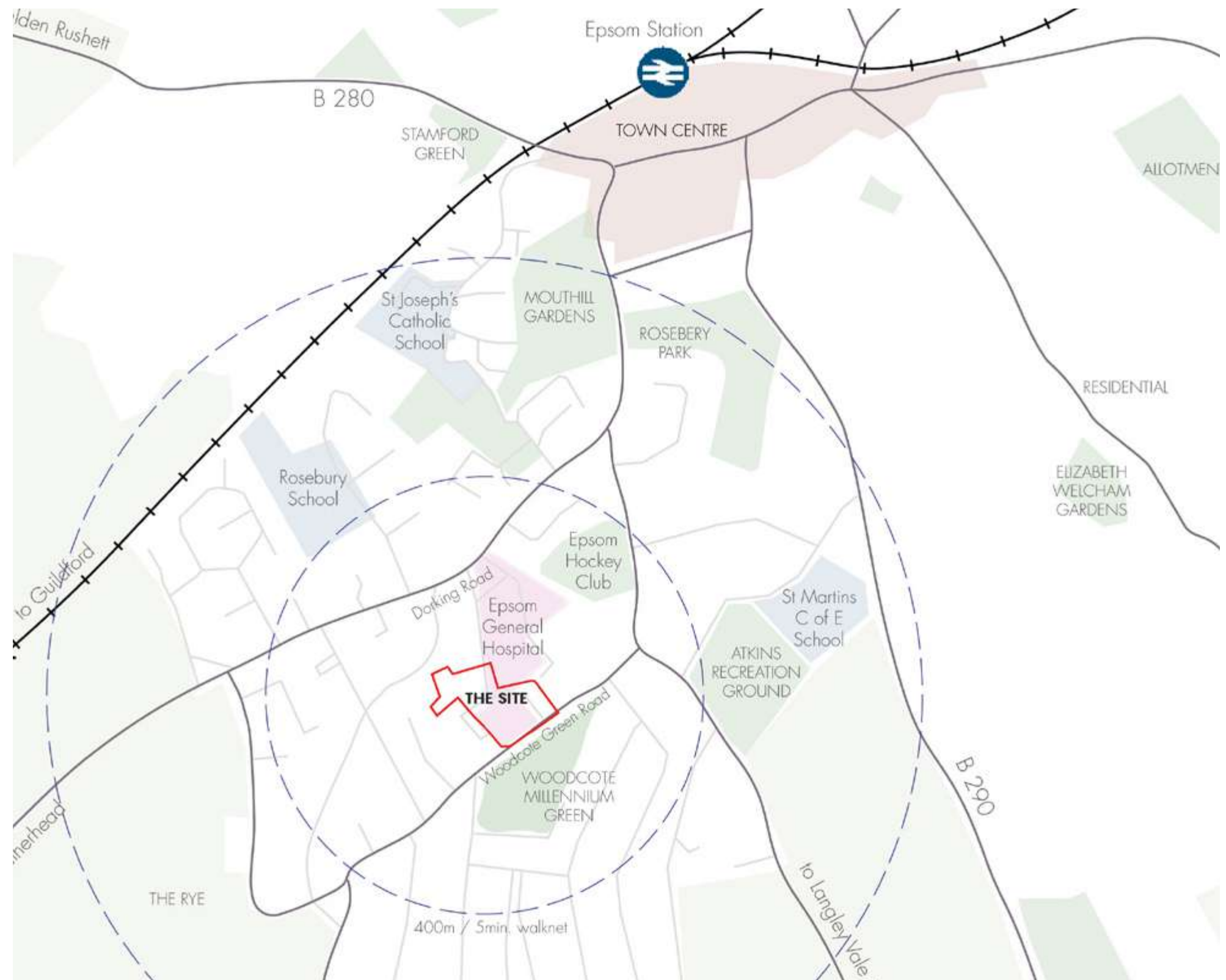
A Victorian park and arboretum with some magnificent specimen trees and large open grass areas. There is a pond to the north



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.



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.
- T27 category U tree has a bat roost. This tree has been deemed structurally unsafe (please refer to Arboriculturalist Report for further information) and therefore requires to be removed. For mitigation strategy related to roost relocation please refer to ecology report within this planning application.

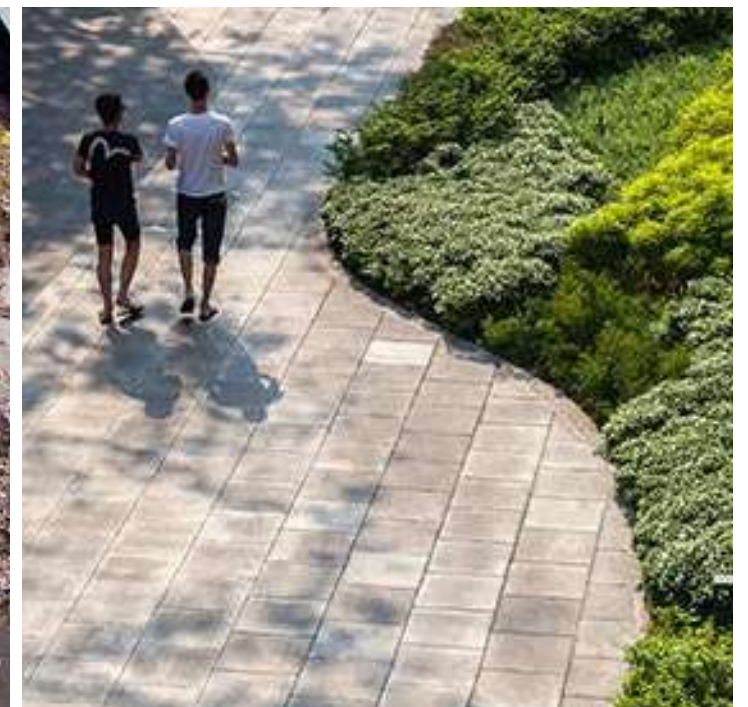
To be read in conjunction with the detailed Tree survey and tree constraints report: Bartlett Consultancy, BS: 5837 TREE SURVEY & TREE CONSTRAINTS PLAN - GD/190110R1/Rv1



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



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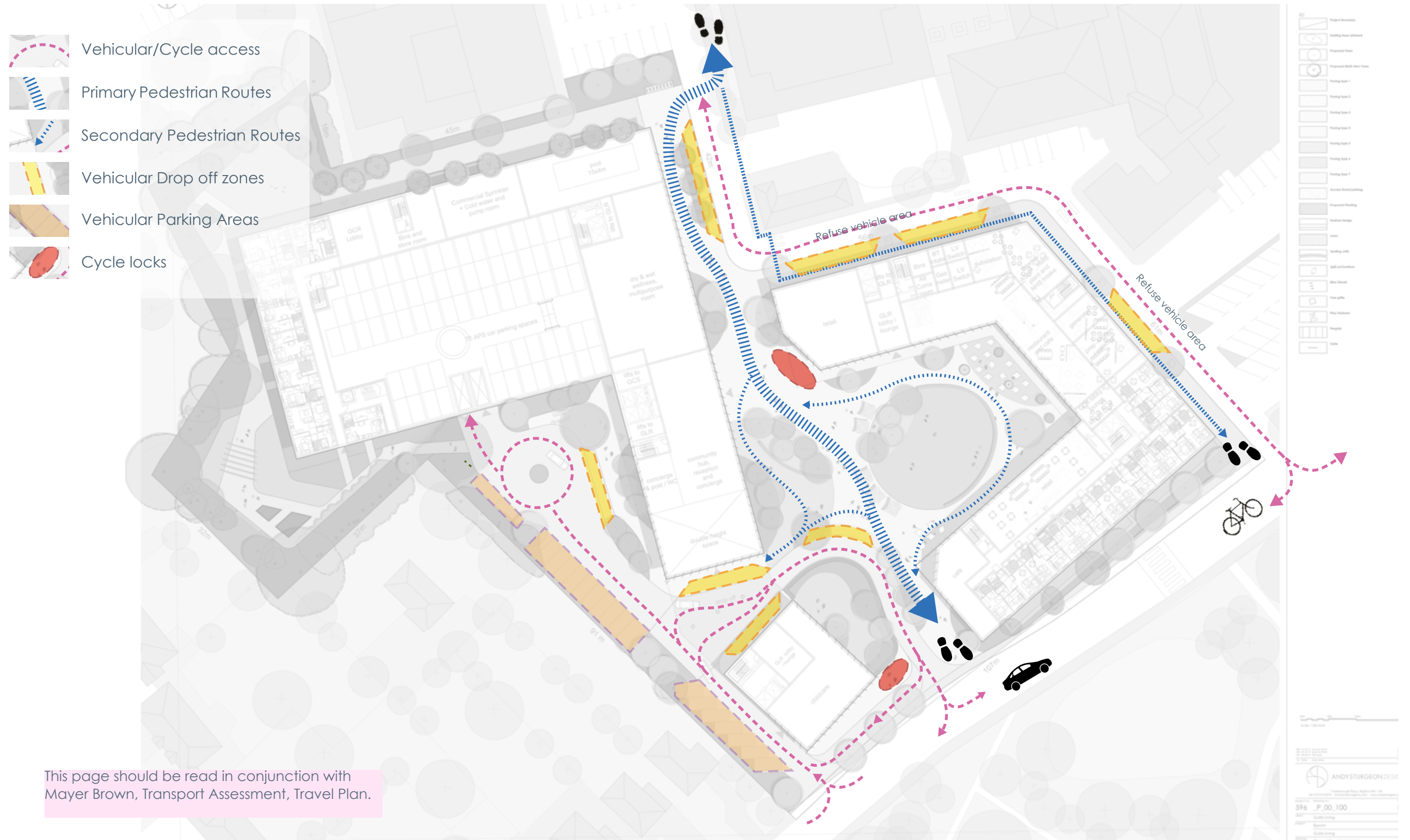


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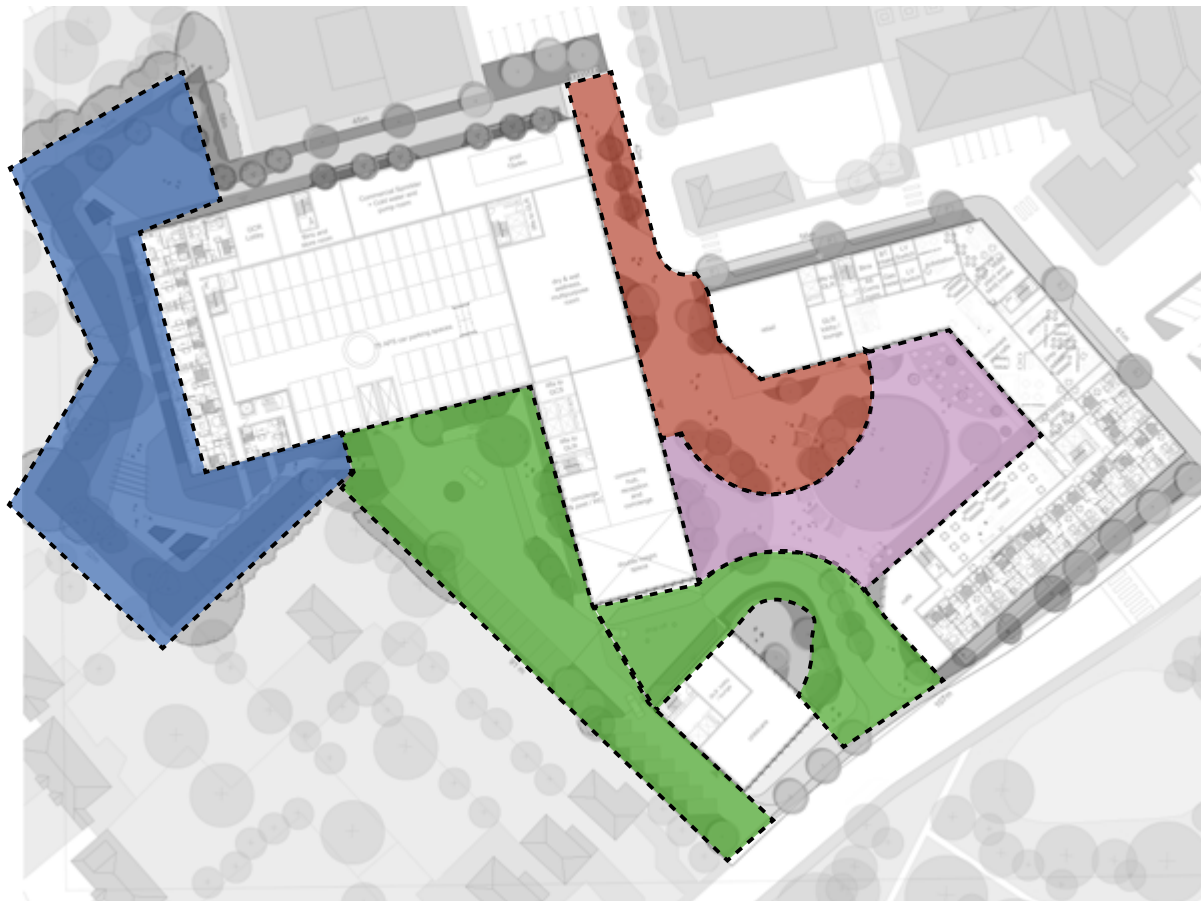


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Connections/Movement



Character areas



 Central Plaza



 Hospital Entrance



 Key worker communal garden



 Woodcote Green Road entrance

Character Areas - Central Plaza



The primary open space sits at the heart of the proposed development uniting architecture and public realm, creating an 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. Pop-up Space |
| 2. Spill out Restaurant area | 6. Planting Borders |
| 3. Main pedestrian path | 7. Specimen Tree |
| 4. Cafe spill out space | 8. Feature Bench |

Character Areas - Central Plaza



Character Areas - Central Plaza Indicative section



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

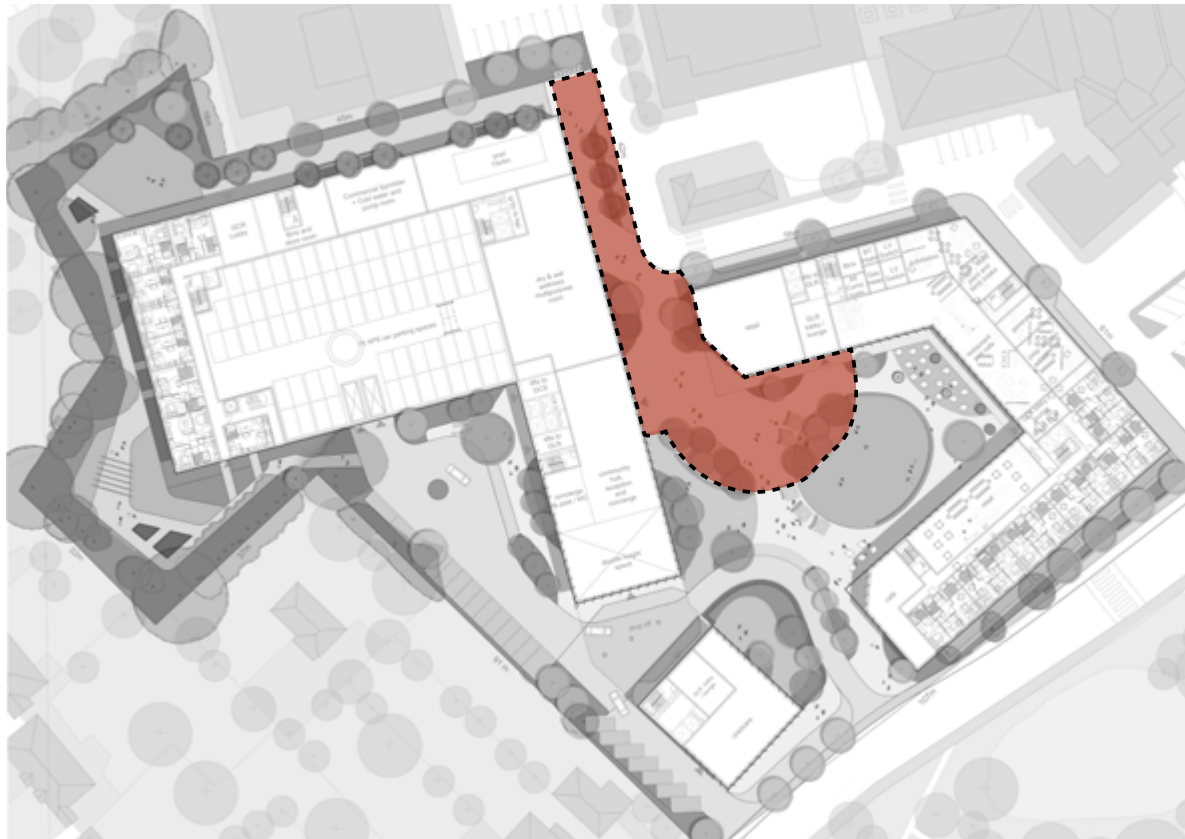


Polystichum setiferum

Material Character - Central Plaza



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. Pop-up space |
| 2. Feature street trees | 6. Drop off spaces |
| 3. Tree Grove planting | 7. Planting borders |
| 4. Large benches | |

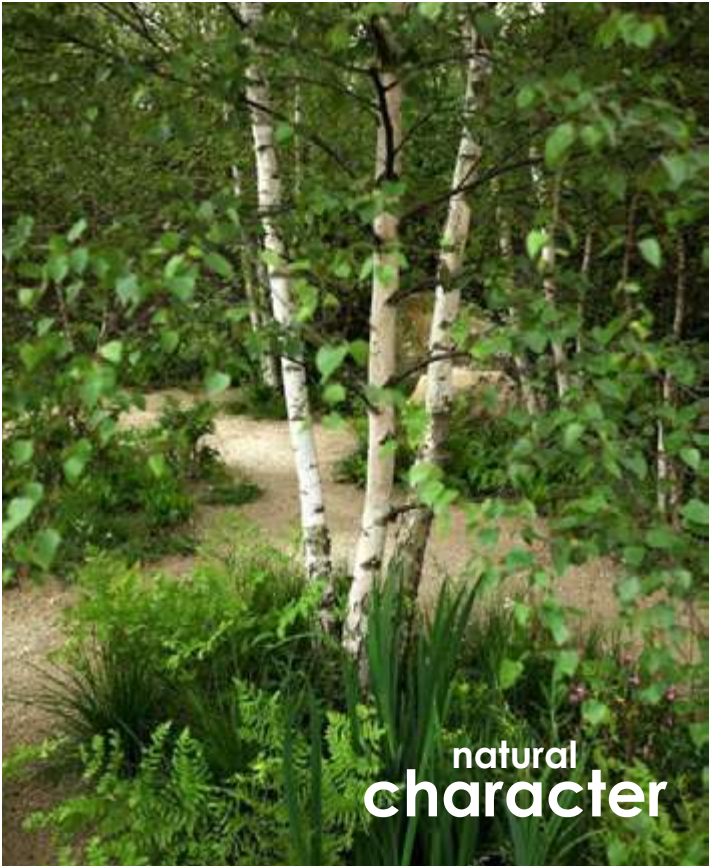
Character Areas - Hospital Entrance



Shaded
seating areas



Planting Character - Hospital Entrance



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 - Woodcote Green Road entrance



The entrance from Woodcote green Road will be significantly animated by the café on the corner of the building and the children's play space. With people coming and going, using the landscape and observing it. This also includes the arrival road onto site which is integrated into the planting and follows the curvilinear form of the design proposals to marry it to the landscape.

This busy nature will be reflected in the significant planting opportunities along the route and within the play area, which will be rich in character and texture creating ecology and a connection to the surrounding green space over Woodcote green road. Again tree planting will provide a human scale and protection and the delineation of the design will prompt clear route finding and encourage further adventure.



- | | |
|-------------------------|-----------------------|
| 1. Planting Border | 5. Nursery play space |
| 2. Main vehicular route | 6. Specimen trees |
| 3. Existing path | 7. Drop Off space |
| 4. Cafe Spill out space | 8. Porte Cochere |

Character Areas - Woodcote Green Road entrance



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	Perennial
<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

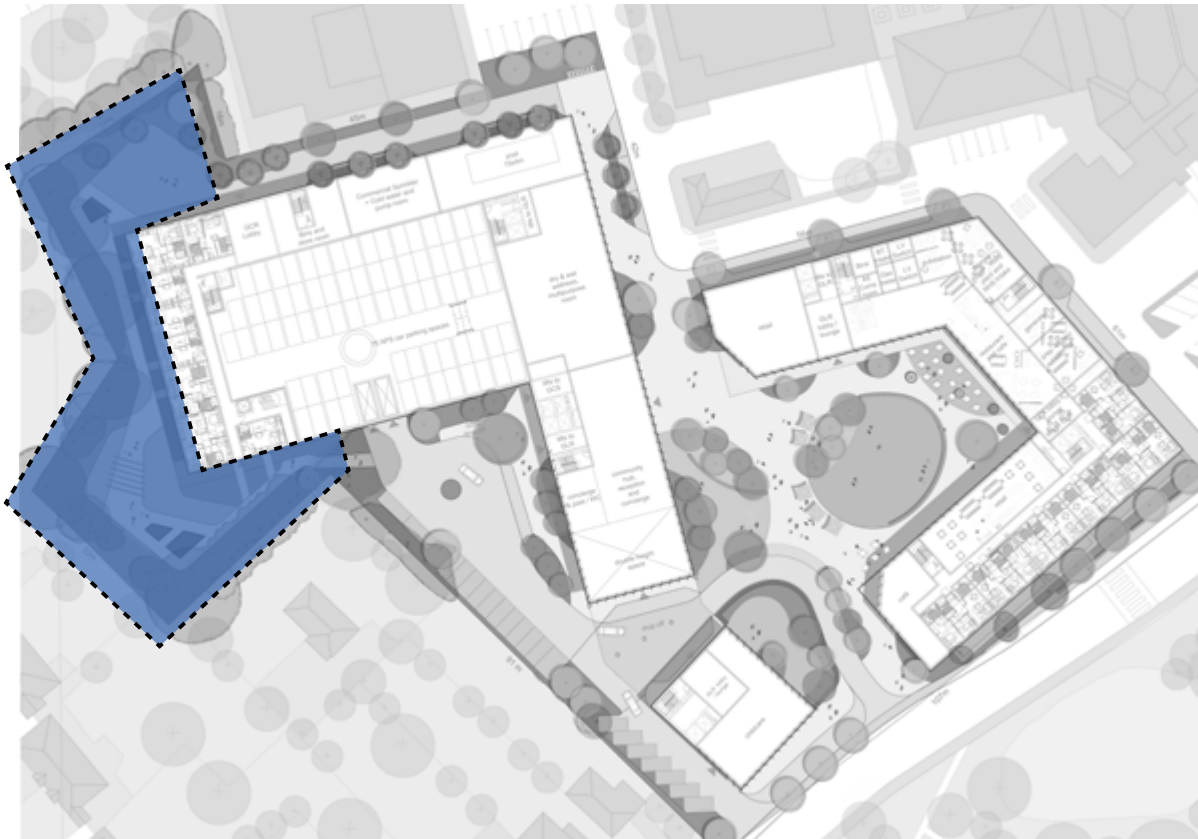


Viburnum plicatum

Material Character - Woodcote Green Road entrance



Character Areas - 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 flower and herb production might be undertaken to encourage use and adoption of the space

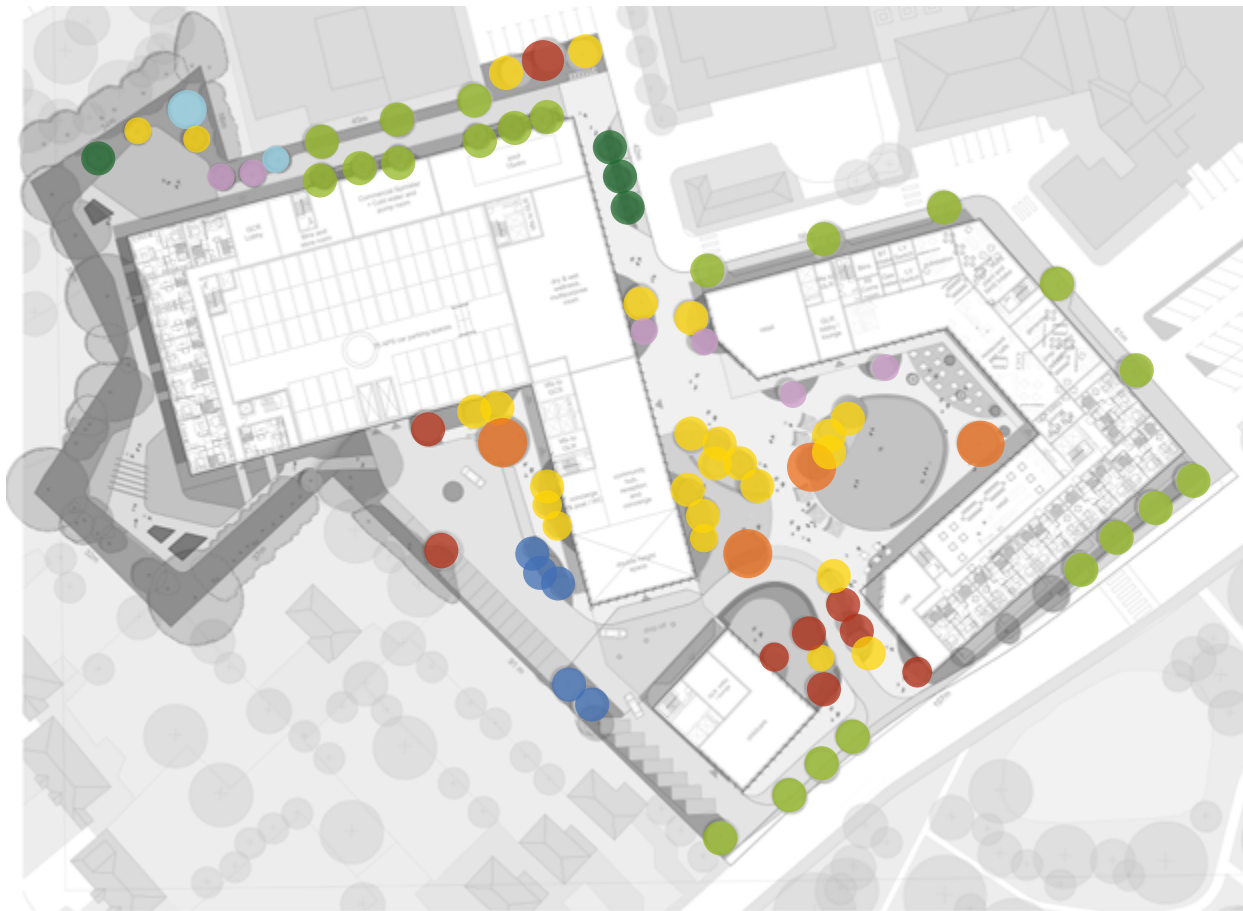


- | | |
|--|---|
| 1. Active Lawn Space and Wildflower meadow | 5. Retained existing trees.
Any dead, diseased or damaged trees will be replaced with native species |
| 2. Planting Borders reinforced with native ecologically rich understory planting | 6. Proposed trees |
| 3. Feature pergola | |
| 4.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

Material & Planting Character - Key worker communal gardens



Planting Character: Tree planting plan



- N. 25 Betula utilis var ' Jacquemontii' - 20/25cm girth
- N. 22 Ulmus 'New Horizon' - 30/35cm girth
- N. 9 Liquidambar styraciflua - 20/25cm girth
- N. 4 Metasequoia glyptostroboides -50/55cm girth
- N.5 Carpinus betulus 'Frans fontaine' - 25/30 cm girth
- N. 6 Parrotia persica - 300/350cm high multi stem
- N. 4 Tilia x euchlora - 20/25 cm girth
- N. 2 Fagus sylvatica - 20/25 cm girth

- N. 77 Total proposed new trees



● Betula utilis var ' Jacquemontii' ● Ulmus 'New Horizon'



● Liquidambar styraciflua ● Metasequoia glyptostroboides ● Carpinus betulus 'Frans fontaine' ● Parrotia persica ● Tilia x euchlora ● Fagus sylvatica

Lighting Character - indicative site strategy



To be read in conjunction with the detailed lighting report provided within this planning application (3074_Guild Living Epsom - Lighting Strategy)



Up-lights to feature trees



Secondary paths



Sculptural lighting



Main theatrical lighting elements



Under-lit tree grove



Discreet street lighting

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



Furniture Provision



Bike stands



Wayfinding



Movable/flexible Furniture



Fully accessible Furniture



Recycling points

Ecology + Biodiversity



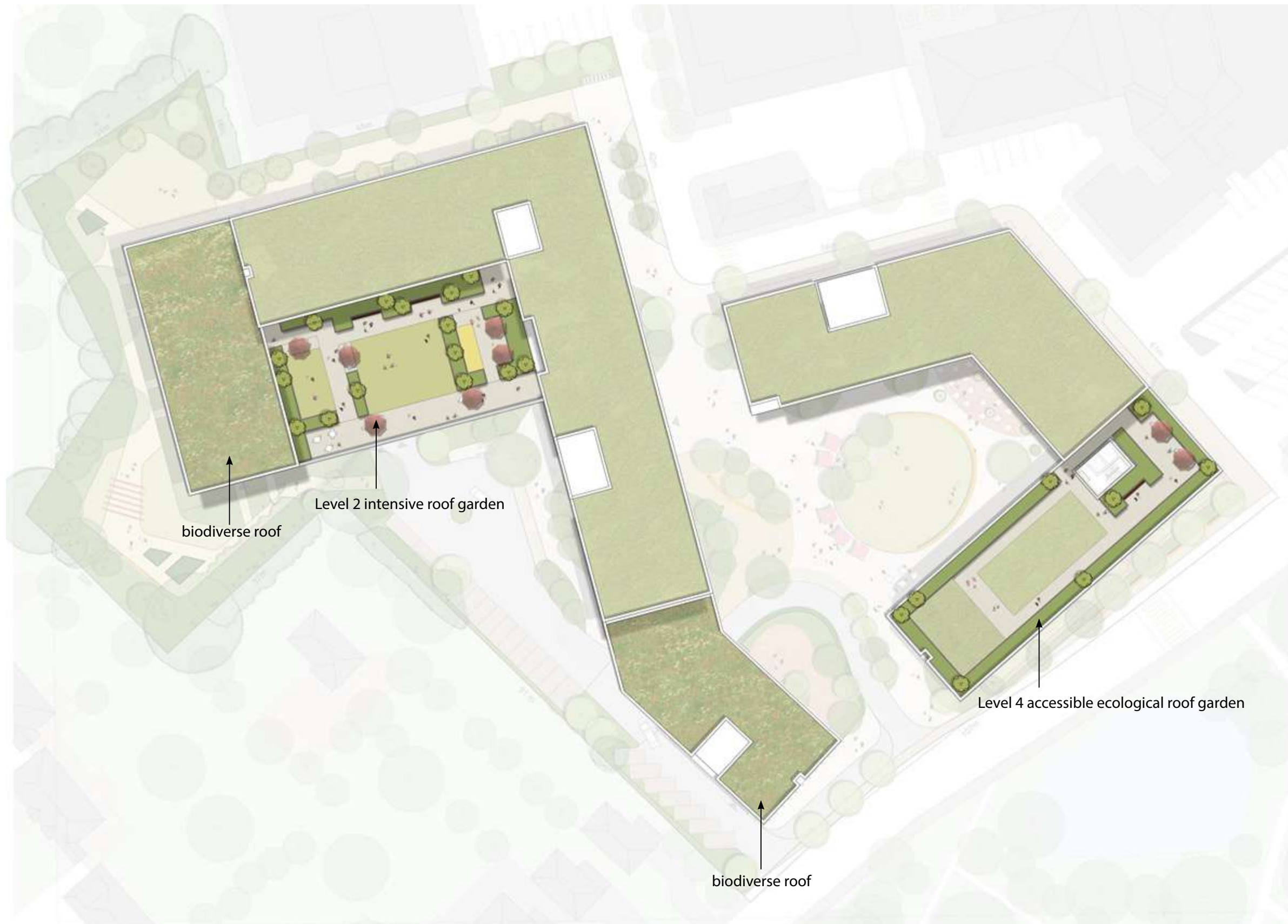
- Protecting priority species by retaining current trees for visual and ecological benefit. Any dead, diseased or damaged trees will be replaced with native species.
Addition of bird and bat boxes on existing trees to maintain their populations.
Bug hotels to provide habitat for reptiles, amphibians, invertebrates and small mammals.

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

- Provide environmentally rich landscapes in areas of the building that offer natural protection from human interference.
Addition of bird and bat boxes on existing trees to maintain their populations.
Bug hotels to provide habitat for reptiles, amphibians, invertebrates and small mammals.

- Please note that this is an indicative ecology strategy and should be read in conjunction with the Ecological Impact Assessment submitted as part of this planning application.

Proposed Roof Gardens Masterplan



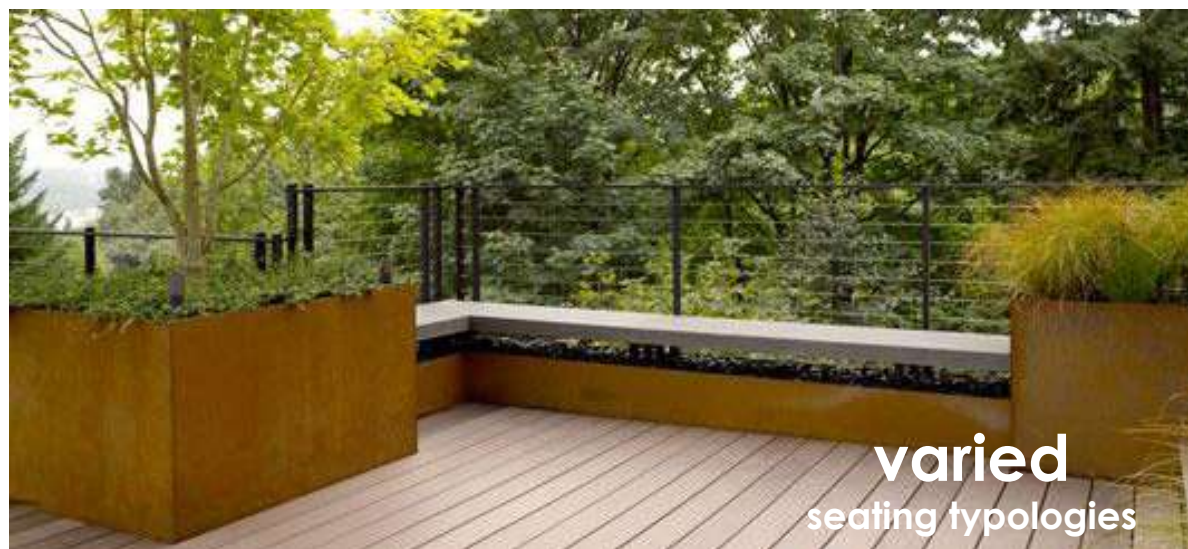
Roof Garden - West



flexible
lawn space



relax &
socialise



varied
seating typologies



sport &
exercise

Roof Garden - East



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			

AUTUMN	September	October	November
Trees			-Multistem 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		



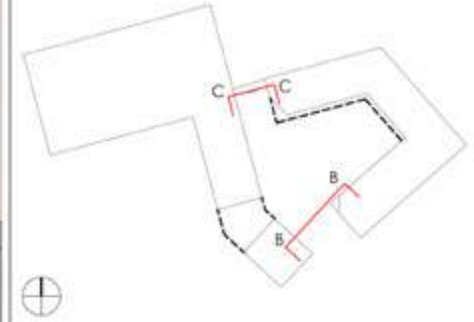
101 Landscape General Arrangement Section B-B @ 1:100
BB GUILD LIVING at EPSOM



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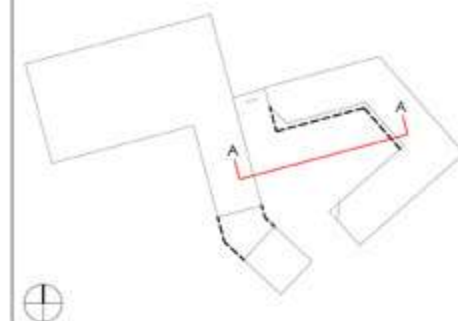
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AA Landscape General Arrangement Section A-A @ 1:100
GUILD LIVING at EPSOM

0m 5m 10m
Scale 1:100 A1

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001 16-12-18 Issue for PPA
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003 16-12-18 Issue for PPA



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project no. 596 drawing no. _S_00_100 issue P01

client Guild Living

project Guild Living at Epsom

drawing Landscape General Arrangement Section A-A

scale 1:100 A1 1:200 A3