

# Guild Living Epsom

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## Design and Access Statement - Landscape and Public Realm

04<sup>th</sup> February 2021



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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

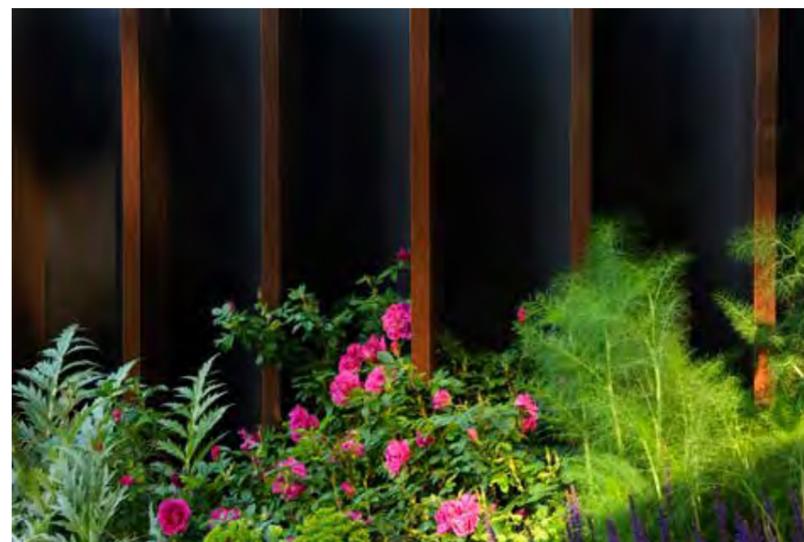
Andy Sturgeon Design is a landscape architecture and garden design consultancy offering a comprehensive service throughout the UK and overseas. Established in 1988 the practice encompasses a wide ranging set of skills and expertise to produce innovative and practical solutions for private, commercial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

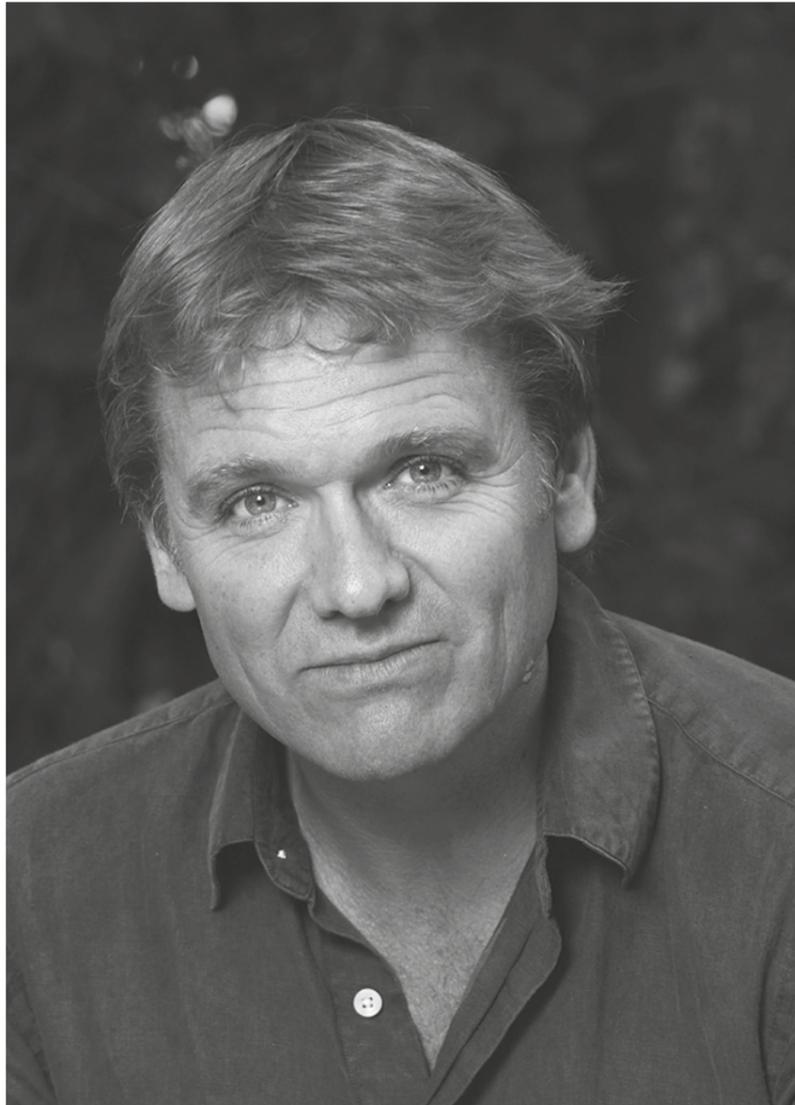
The practice is large enough to handle complex long term projects yet remains small enough to maintain a very personal approach with Andy remaining closely involved with every single project from start to finish.

“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.

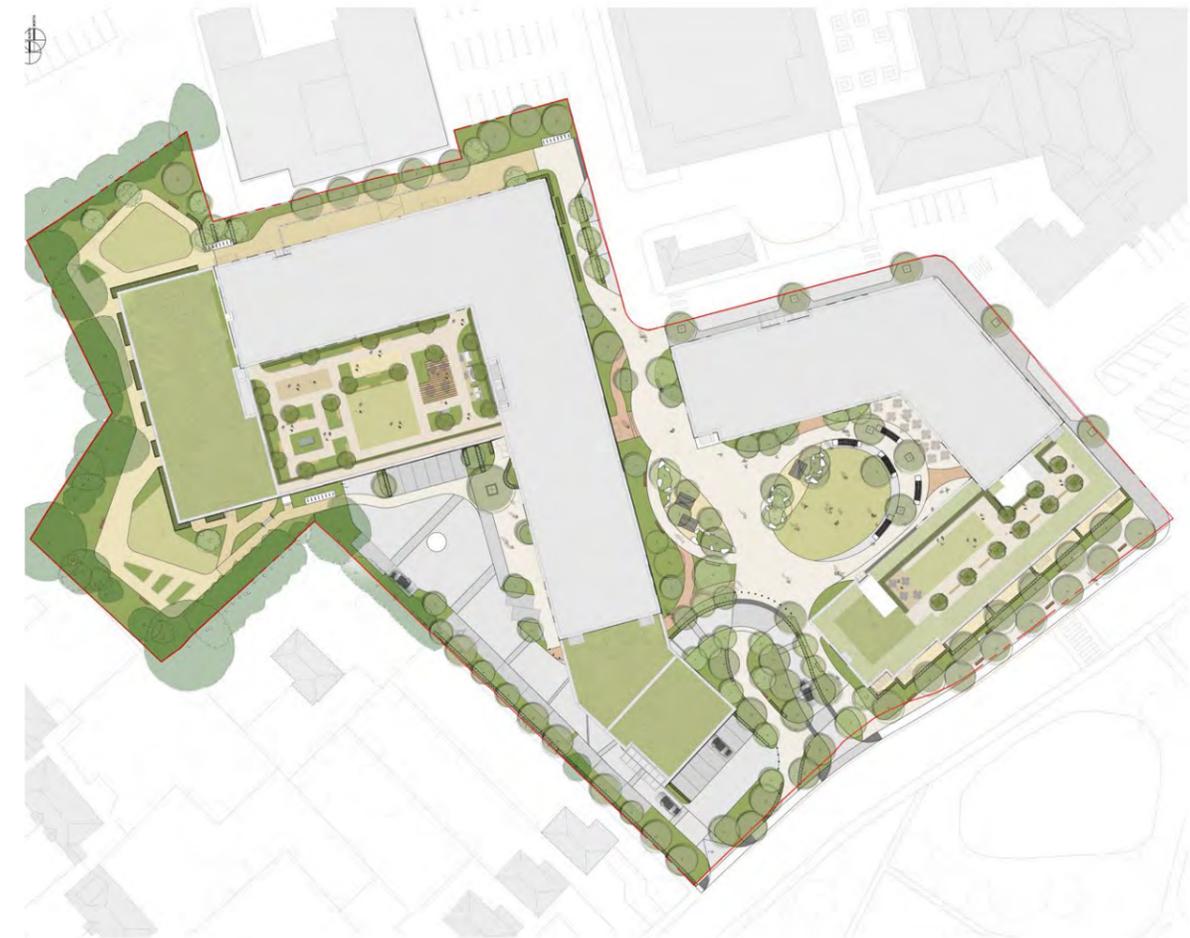
## PPA2 proposal 05/01/2021

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.



PPA1 proposal



PPA2 proposal



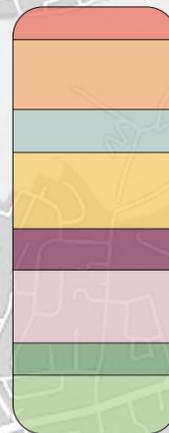
# GUILD LIVING



## ACTIVITIES

							
Socialising	Shopping	Visiting family	Hobbies	Technology	Work	Sports/ Exercise	Education

## TYPICAL WEEK AND WEEKEND STRUCTURE



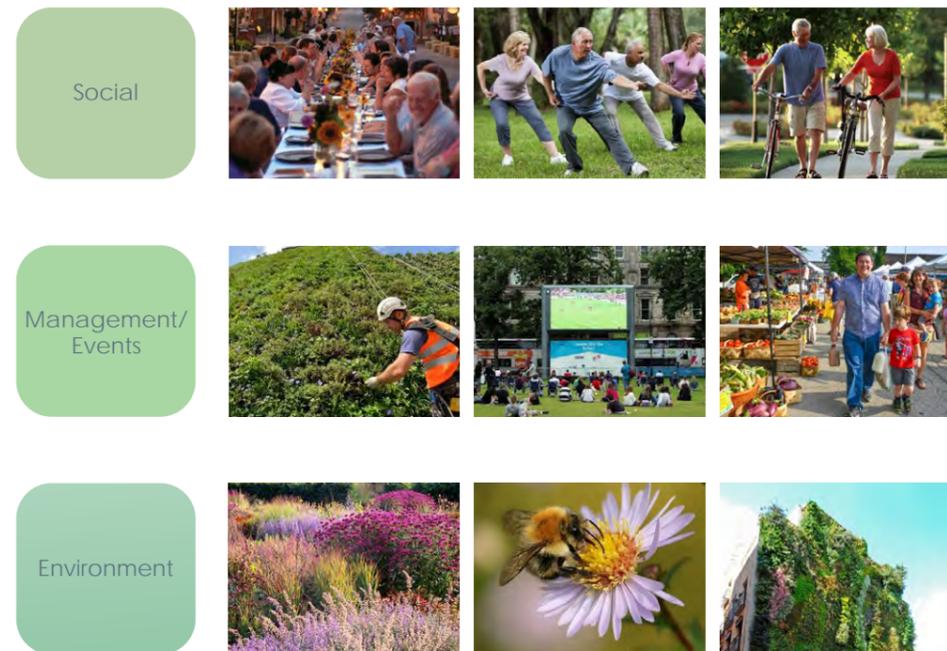
# Guild Living Principles

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.

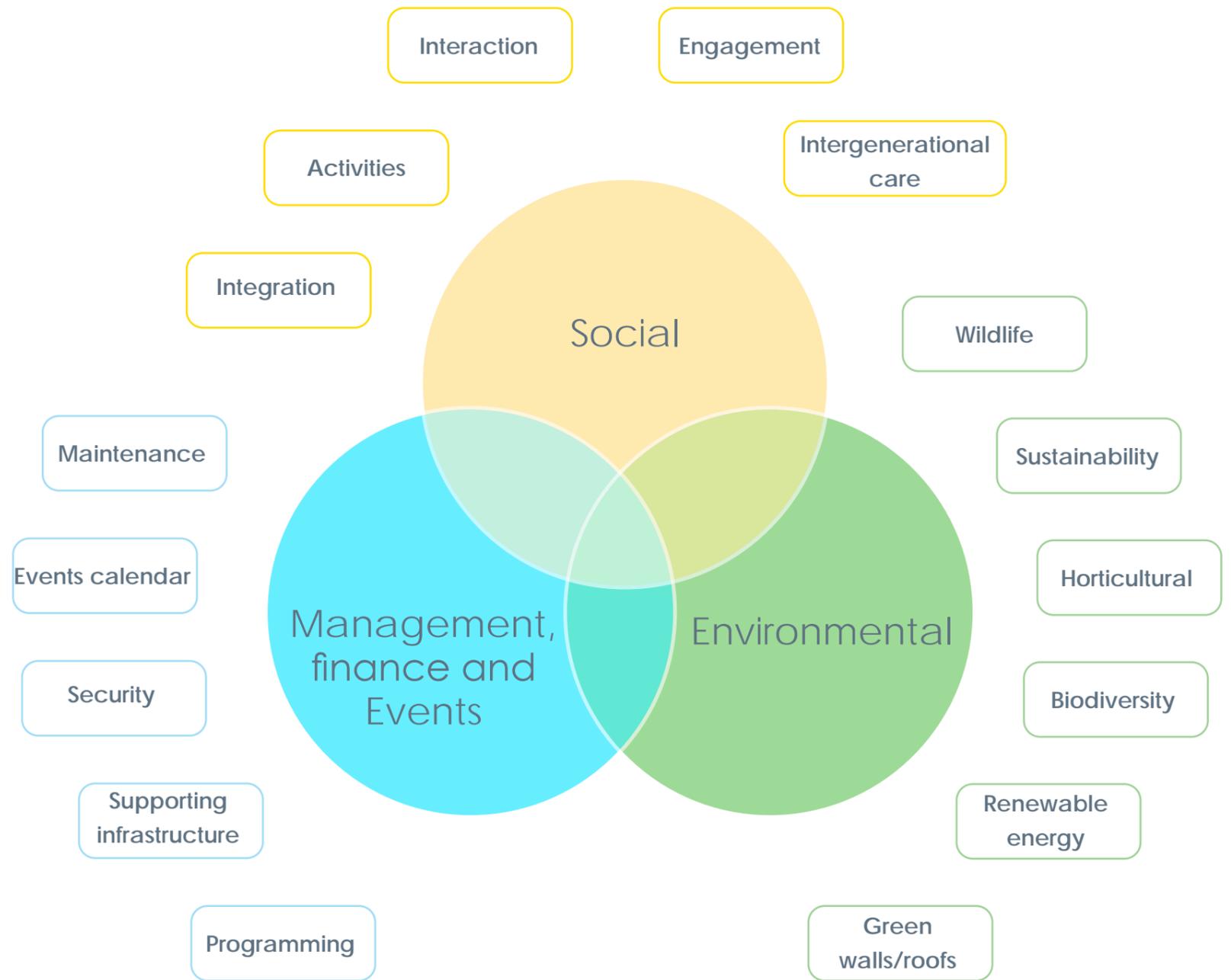
When specifically designing for a particular group of society the key is to make sure the landscape is tailored to meet specific needs without excluding others.

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.



# Pillars of Landscape Well-being



# Design Guidelines

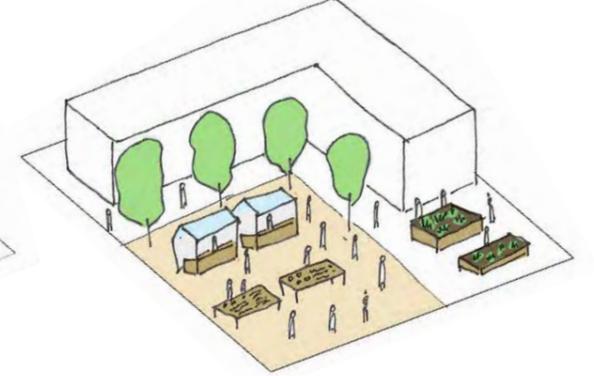
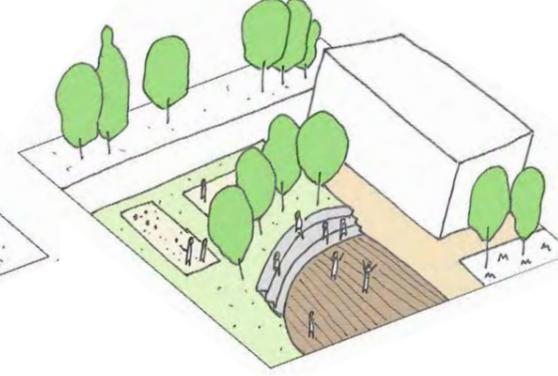
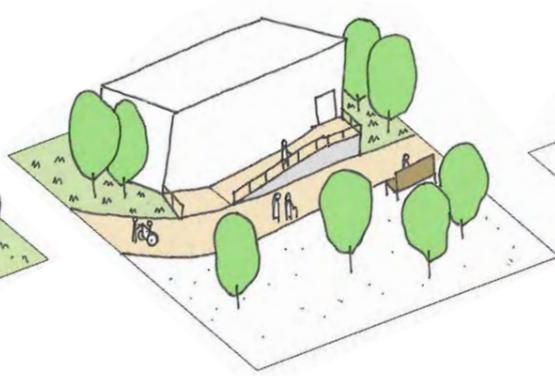
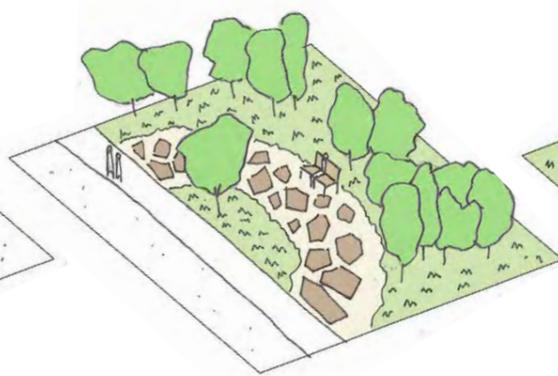
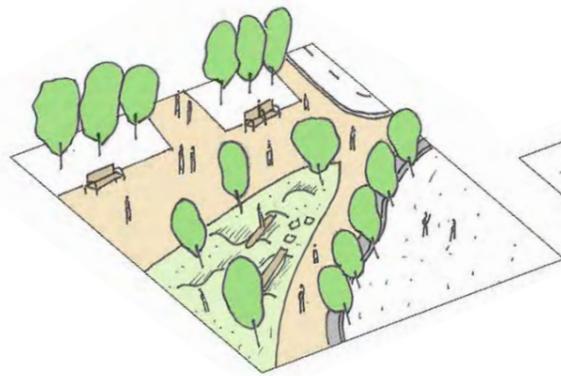
In the spatial planning of the landscape much attention should be applied to the setting out of key features as well as the positioning of activities and the sequence of events.

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 -



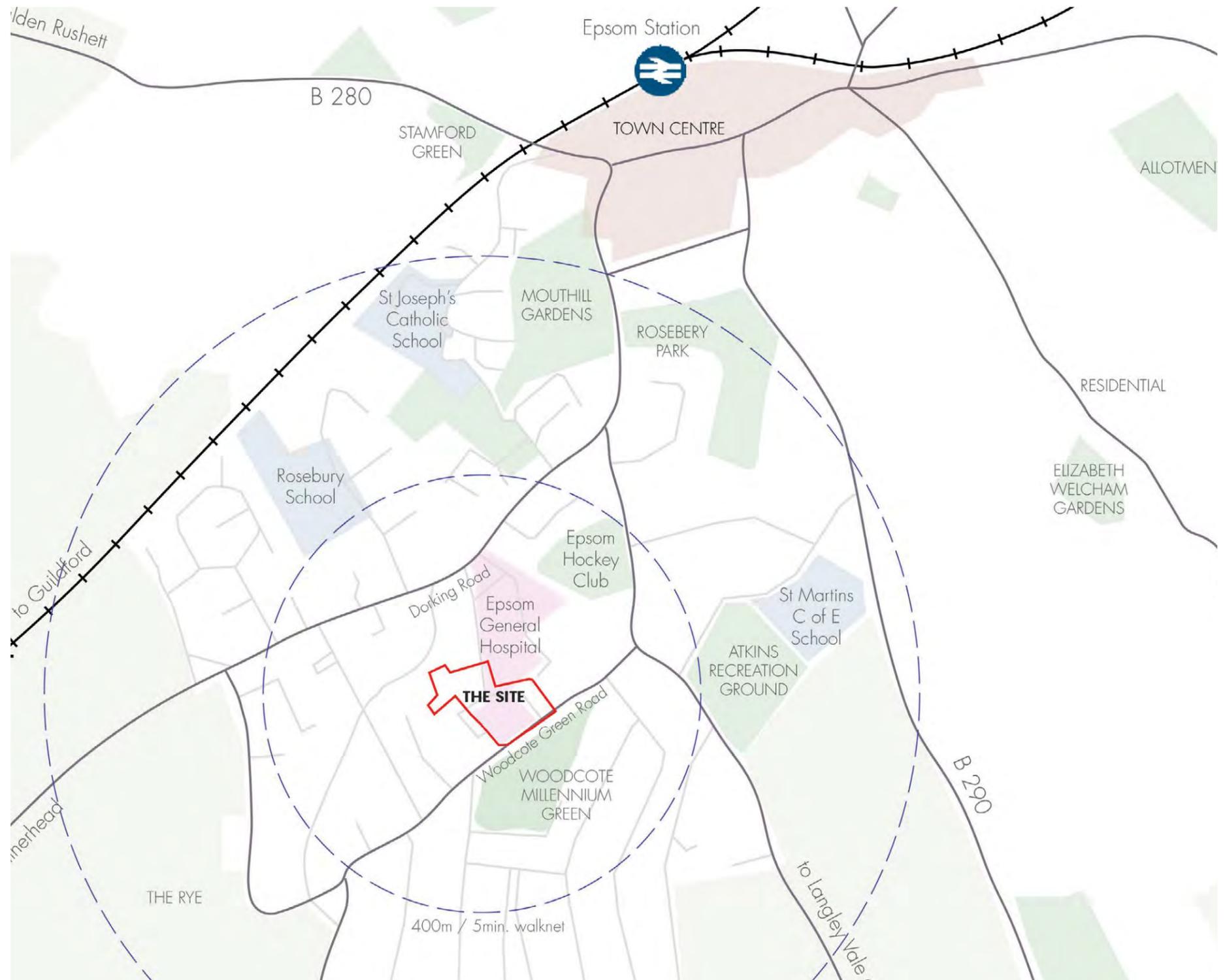
A Victorian park and arboretum with some magnificent specimen trees and large open grass areas. There is a pond to the north



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.



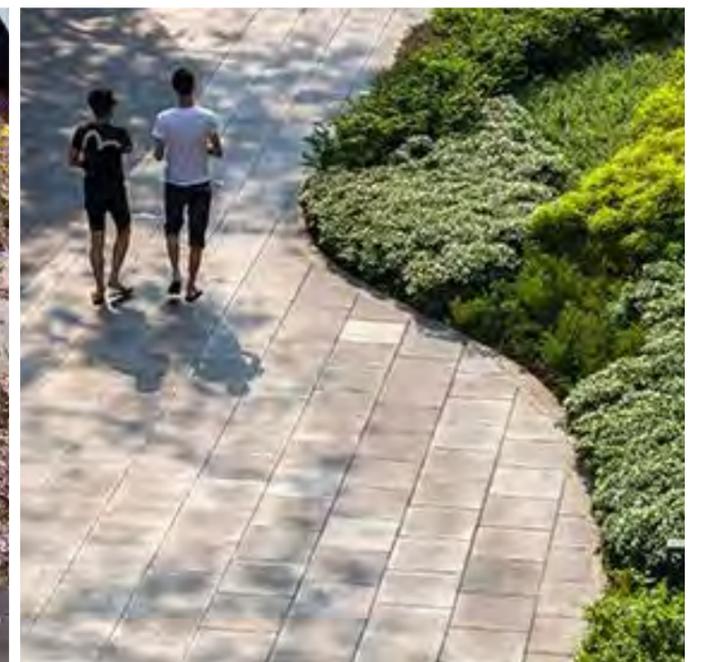
To be read in conjunction with - Epsom Hospital Arboricultural Report for Proposed Development 12-01-2021, and BS: 5837 TREE SURVEY & TREE CONSTRAINTS PLAN - GD/190110R1/Rv1



# 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.

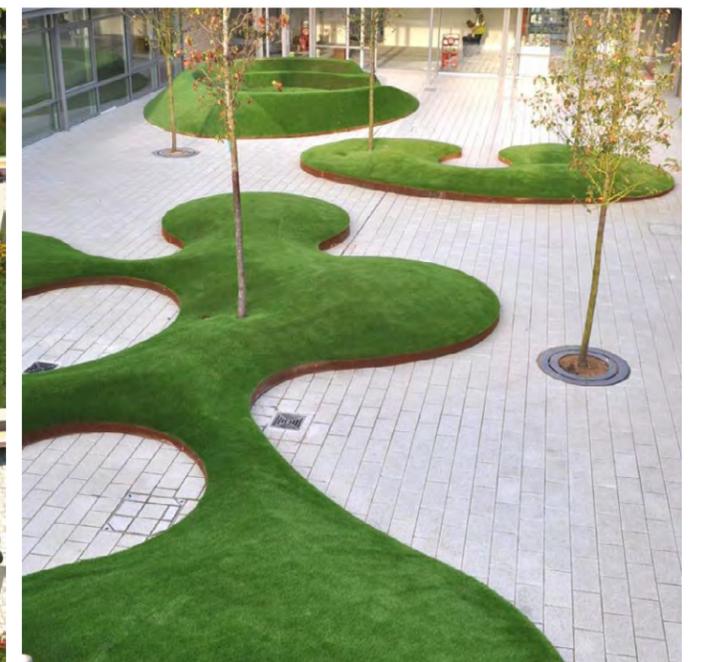
Encourage access and the free flow of people in and out of the development



# 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.

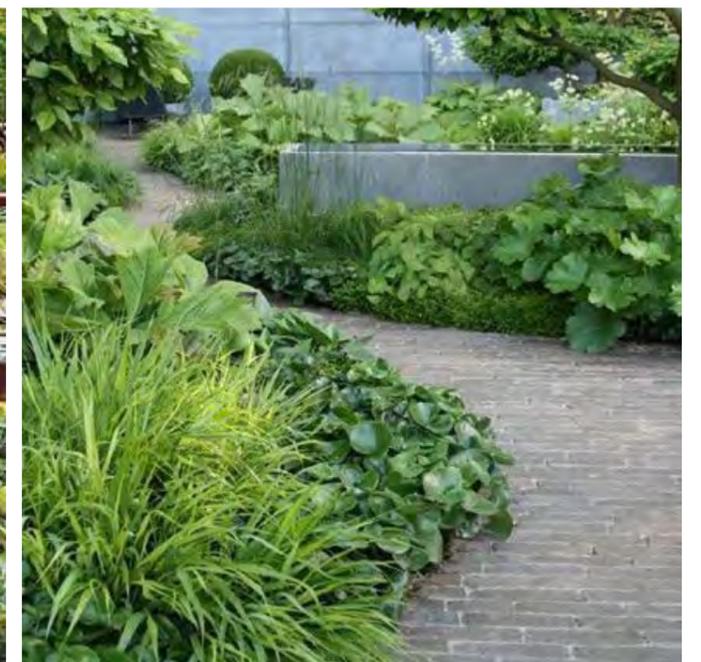
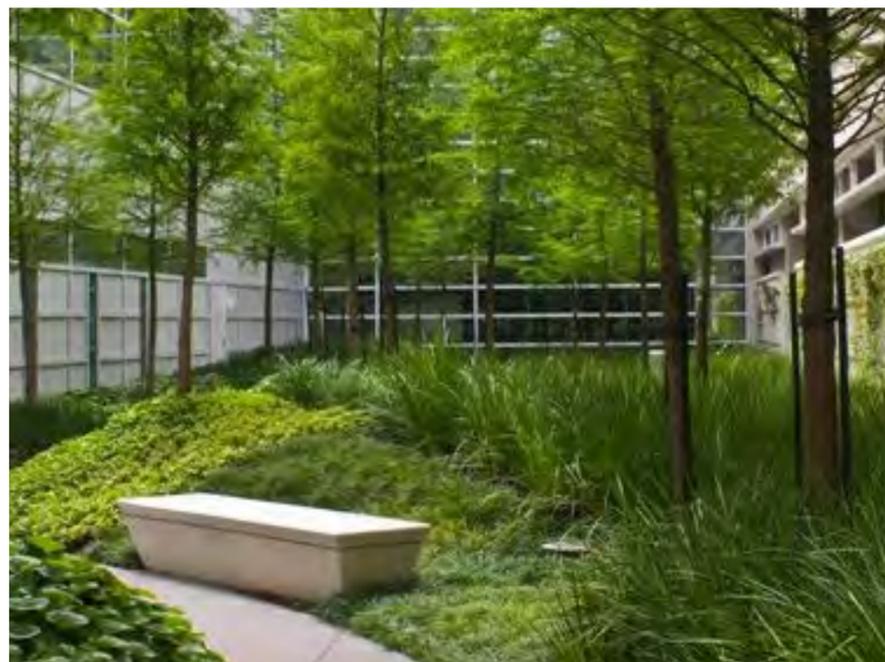
Make an active  
community landscape  
hub at the heart of the  
development



# 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



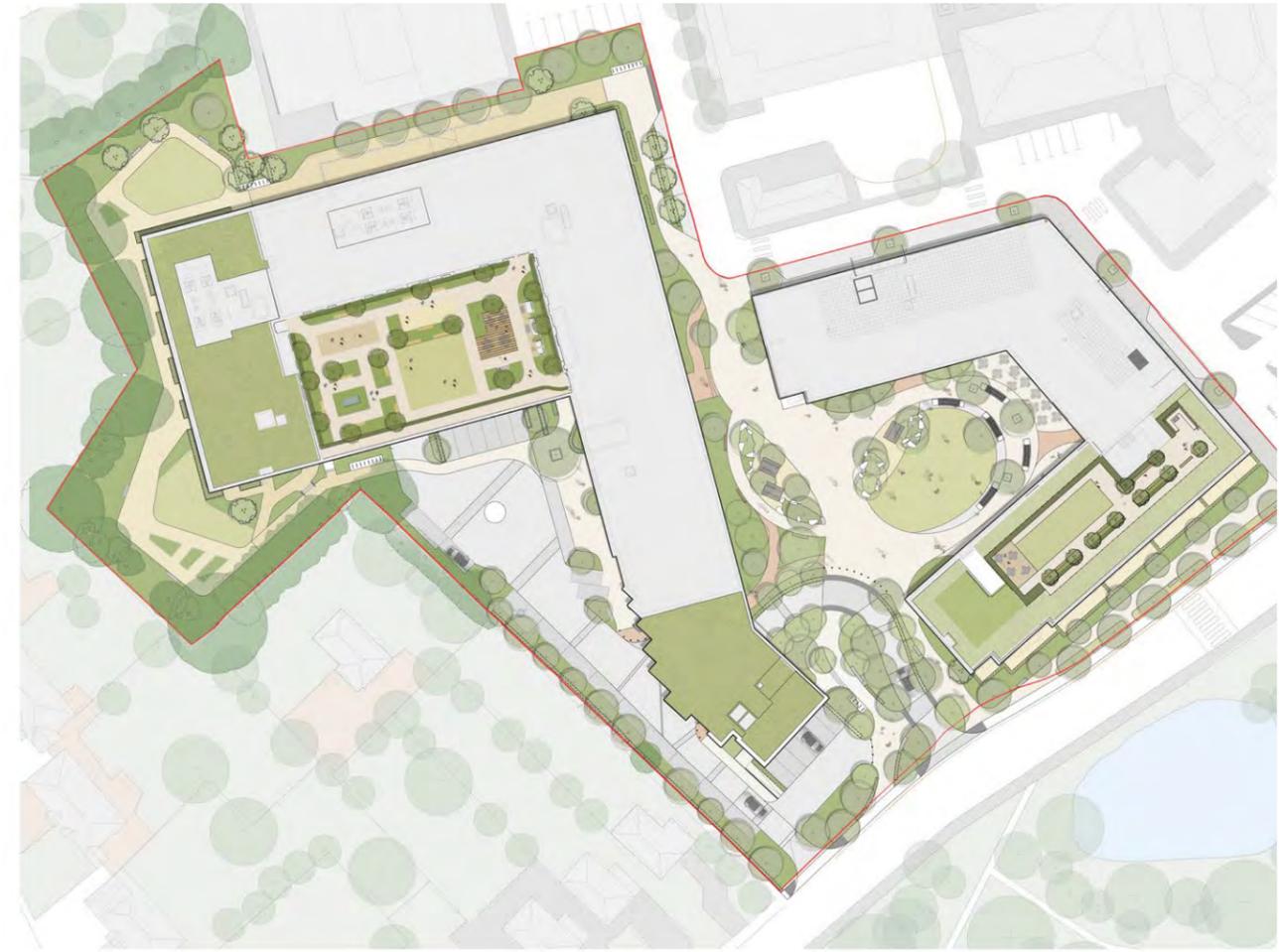
# Proposed Landscape Masterplan - Ground floor



# 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: **3,308m<sup>2</sup>**
- Existing vehicular hardstanding: **7,407m<sup>2</sup>**
- Building footprint: **3,857m<sup>2</sup>**

## Proposed landscape masterplan attributes:

### Ground Floor (For public use)

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

### Podium gardens and green roofs

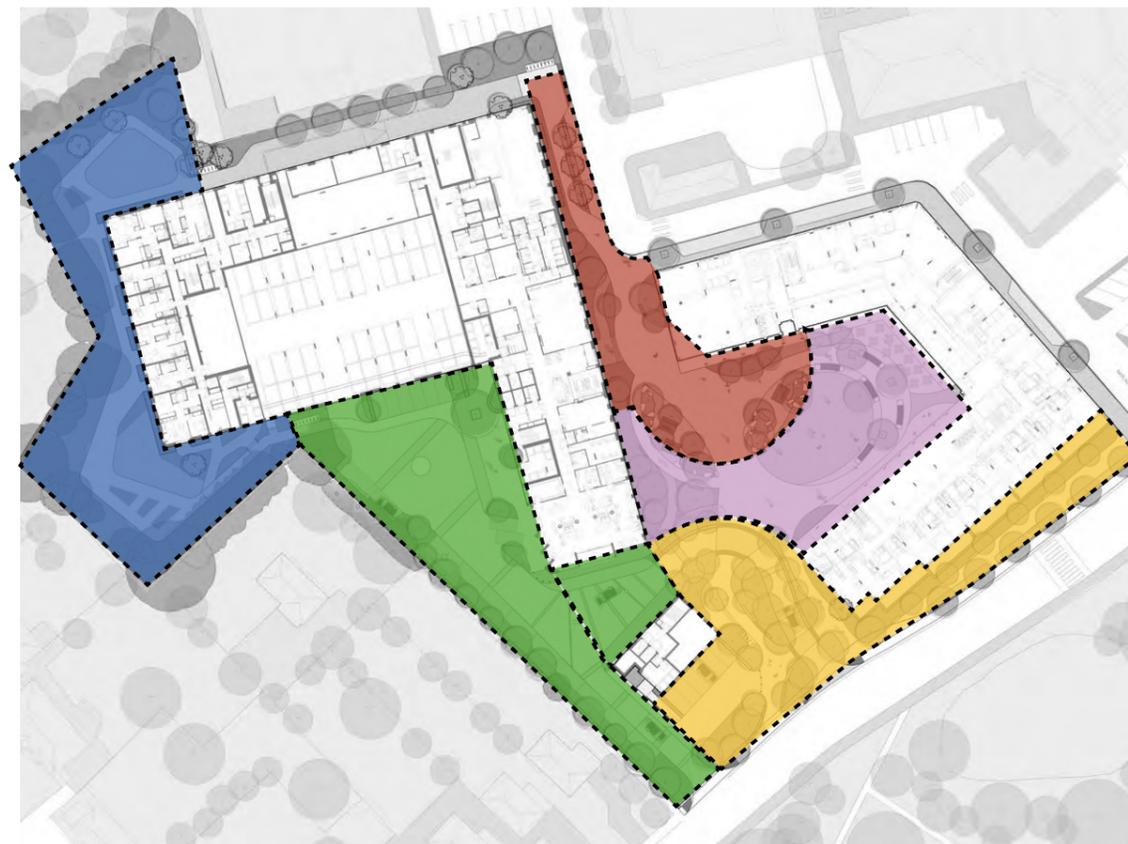
- Proposed Trees: **25**
- Proposed Planting borders: **264m<sup>2</sup>**
- Proposed Sedum green roof: **310m<sup>2</sup>**
- Proposed Biodiverse green roof: **1053m<sup>2</sup>**

# Connections/Movement



This page should be read in conjunction with Mayer Brown, Transport Assessment, Travel Plan.

# Character areas



Central Plaza



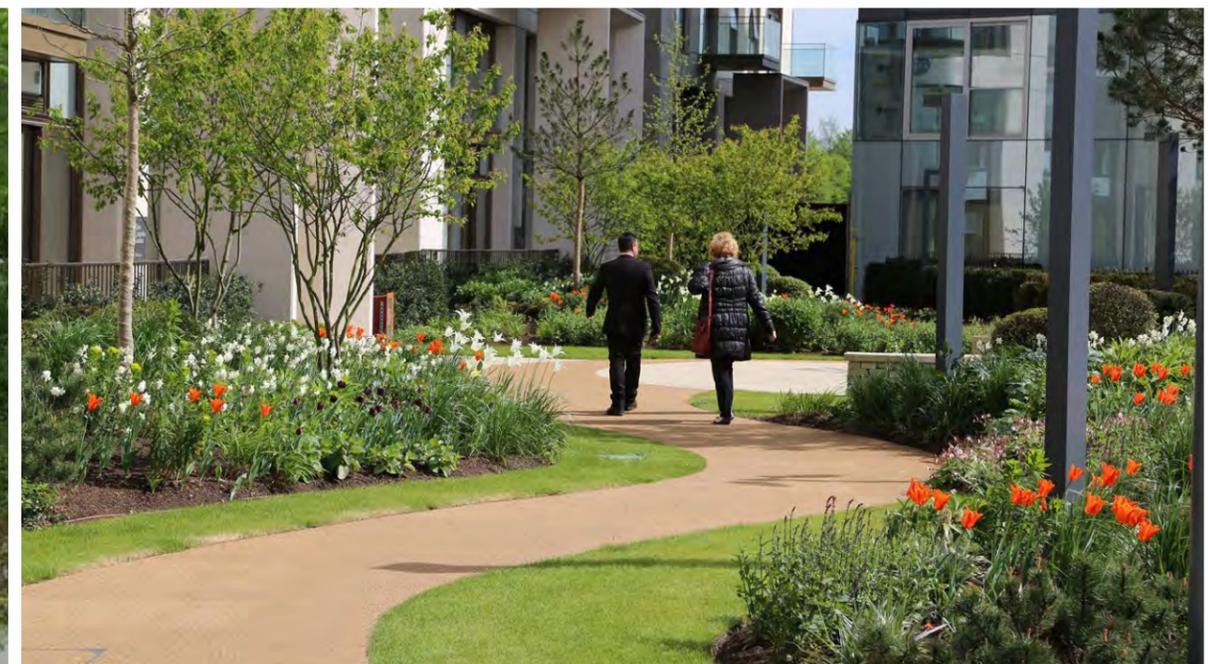
Woodcote Green Road



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 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. 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    |

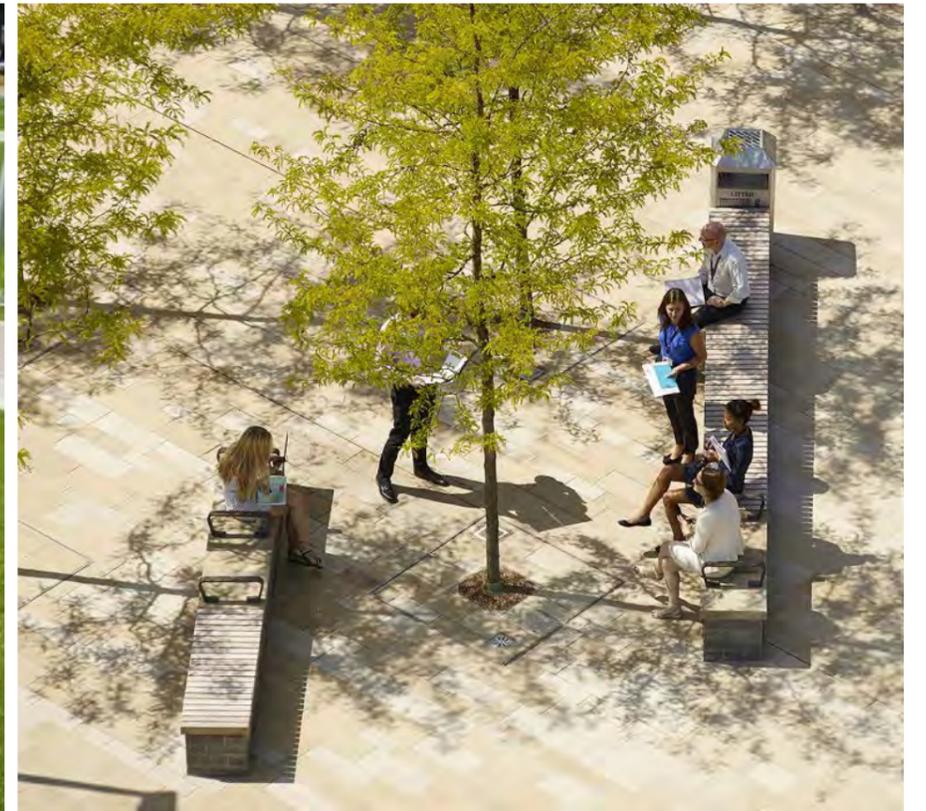
# Character Areas - Central Plaza



# Character Areas - Central Plaza Indicative section



# 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 pyrenaicus '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