



Applegarth Restaurant and Artisan Farmers Market

ArkleBoyce.

+

APPLEGARTH

RESTAURANT • COOKERY SCHOOL • DELICATESSEN

+



**URBAN
WILDERNESS**

Applegarth
Design and Access Statement



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1.0 Introduction

SHORTLISTED
RIBA YORKSHIRE
AWARD
2020



Renovation and extension to Grade II Listed school house.



York Cricket Pavilion.



Sevenoaks Wildlife and Wellbeing Centre.



Peace garden and community orchard.

1.1 About us

We are a passionately design-led, client-centred studio. We bring together our client's personal vision, the immediate and wider context, and our skill, imagination and experience to create individual buildings of beauty, quality and effortless function.

Getting the most from buildings is in the DNA of the company. From the outset we have aimed to creatively resolve issues where occupiers, developers, investors and statutory regulator's respective views meet.

We believe that good design is fundamental to each project, and that it is not just in the architecture of the building and the selection and detailing the materials, but is in the efficiency of the space, the ease of construction and in the added value that it can bring.

The very beginning -
Josh & Stephanie bought eight
acres of Lloyd George Orchards and
two cottages with just down the lane
from Steph's parents.
Suddenly we had apples on these
trees. The orchard was Bramleys and
we used to shake them off the trees
and put them in sacks and send
to Bulmers for cider.
We sold pick your own apples.



Family archive photograph of Applegarth Farm, with hand written memory notes.

1.2 Report Summary

This Design and Access Statement supports the full planning application for the proposed development of Applegarth Farm on behalf of the Benson Family. They have held the site for a significant amount of time and overseen the sensitive residential development and the successful Outline Application for a retail, restaurant and leisure use on the site.

This report contains site analysis, design justification and illustrations of the proposed scheme to assist in explaining the ambitious brief and emerging proposals. We hope to demonstrate that the proposals enhance the existing site and are sensitive to the character of the wider area.

The vision for Applegarth has been carefully crafted over a number of years into the proposals contained within this document. The unique brief envisages a 6 acre development marrying food production, consumption and education in all its forms.

The basic brief encompasses:

- Aeroponic Greenhouse
- Restaurant
- Farm Shop Food Hall
- Artisan Cabins
- Cookery School
- Eco-Pod Accommodation
- Market Garden
- Growing School

The scheme has been developed with a team of specialist consultants, experts in their fields, and recognised nationally. The finished building would also offer employment of 40 full time and 32 part time positions.

The combined Landscape and Architecture design process has been integral to the evolution of the proposals into a holistic vision for the site, with a highly sustainable agenda and one that sits comfortably in the landscape. Section 8.0 of the report which covers the Landscape Architecture component of the design was written and produced by Urban Wilderness Landscape Architects.

2.0 Context



Site location aerial image

2.1 Site Location

The site is located in grass pasture to the north-east off Headley Road (B3002) near the village of Grayshott.

The site is situated close to the periphery of East Hampshire, bordering Surrey and West Sussex. The farm is just over an hour from London and less than one hour's drive from Portsmouth. At around 1.5km from the centre of Grayshott village, the farm sits in an open field surrounded by semi-natural ancient woodland and more modern woodland planting around the boundaries.

The village of Grayshott has a population of around 2,500 and is represented by Grayshott Parish Council.

2.0 Context



2.2 Site Context

The existing building complex has a rural character, comprising restaurant, farm shop and play area. The existing buildings vary in scale and condition, albeit there is an over-arching rural character. The idiosyncratic layout is characterful and typical of a farm which has grown organically over a number of years with buildings and landscape which have faded over time.

Applegarth currently provides an attractive restaurant, deli and shop, yet one which is in need of attention and significant maintenance. The Applegarth reputation is built on the quality of food and service which has made the site popular and its rural charm.

The existing outdoor landscape, play space, barns, parking area and restaurant building all require significant upgrading. A new eastern boundary treatment is also required as a former avenue of Leylandi had to be removed after extensive storm damage.

In general terms, the farm benefits from a sunny, sheltered and attractive setting. The remainder of the site to the north-west is generally under-utilised at present and provides little contribution in terms of landscape or function.

 Application site

3.0 Existing Site

3.1 Existing Site Panoramas



Golf driving range structure

Mature tree lined boundary

Copse which forms part of character view from road.

The site at Applegarth is developing, along with it's context. The high quality of residential development provides a back drop of development for the new proposals to sit adjacent to. Whilst attention will need to be given to residential amenity of the new dwellings, their built form and relaxed rural feel will form an attractive neighbour for the development of Applegarth.

The existing buildings on site are in need of extensive repair and improvement. Similarly, the cluster of outbuildings are rapidly approaching the end of their life and would benefit from replacement with more sustainable and fit-for-purpose structures.

The current building and offerings are clearly popular and well liked, and the design team and client need to retain and enhance the offering to appeal to new and existing customers alike. The scheme will also need to be a popular neighbour to the residents of the adjacent home and therefore scale, form and general appeal will be important.

Engagement with the local residents will be an important part of the process and explaining the history of Applegarth will assist in this process.

The site has matured with perimeter trees of substantial size, which define the character of the existing plot. Within the confines of the plot is a collection of small and medium-sized rural structures and buildings, and a significant barns. The massing has a loose connection albeit attractive with a rustic charm.

The landscaping is very loosely developed in the existing situation and therefore any proposals will be developed to create a soft, appropriate and visually attractive design.



View looking north towards Applegarth Farm and Cala Homes

Character of view is defined by trees and south facing orientation.

3.0 Existing Site

3.1 Existing Site Panoramas



View of Applegarth site from the south - this will form one of the key vistas for the new building.



Existing buildings at Applegarth framed by large mature trees which will be retained as part of these proposals.



View towards Applegarth Restaurant and other rural built forms.

Large trees sit centrally within the site and define strongly the sense of place.

Collection of buildings and trees are hard to define, but the blend of landscape and building form is attractive and rural in nature.

3.0 Existing Site

3.2 Site Photographs

Restaurant building - originally a tractor shed

View of proposed site and Cala Homes site viewed from Headley Road

East elevation of existing agricultural building to the north of the site

View when entering the site from Headley Road

Cluster of existing buildings around mature trees

Entrance to farm shop, leading to restaurant

View when entering the site from Headley Road



3.0 Existing Site

3.2 Site Photographs

View when entering the restaurant

View when entering the Farm shop

Inside the farm shop



4.0 Site Analysis



Aerial view of Applegarth to illustrate existing site composition and environs.

4.1 Site Constraints and Opportunities

The site currently features two existing buildings of significant size and a collection of smaller structures and a variety of boundary treatments.

The larger of the two is a typical utilitarian agricultural warehouse which is currently only partly used and in average condition, albeit it's presence as a large structure adds considerably to the mass of buildings accommodated on the site. The second is also a typical rural agricultural building, however does have some charm and character of merit although it is in reasonably poor condition.

The buildings are surrounded by a healthy amount of ancillary items, such as air condenser units, refuse storage areas and associated delivery areas. Nevertheless these items are well hidden but their presence is still notable.

The emerging residential landscape is attractive, soft and characterful, reflecting well the nature of the mature trees and greenery. This offers an improving and maturing setting for the new buildings of Applegarth to enhance, albeit respecting the residential usage which is now prevalent on the site.

Existing restaurant located in original 'tractor' barn built by Benson family in the 1970's

Arrival sequence is largely defined by the car park albeit the trees are large in scale and dominate the vista.

Current arrangement of timber frame cabins arranged around attractive courtyard and seating band stand. Views of existing building form is well positioned and composed.

4.0 Site Analysis



4.2 Existing Site Layout

The existing site is a combination of hardstanding, access roads and green space. There are a number of buildings on site some of which are in a poor state of repair. While the cluster of buildings have a certain charm, the buildings are of little architectural merit.

The red line boundary shown is for reference only and is taken from the previously approved outline application 27202/030.

The current access route running south-east, north-west does not need to be maintained.



View from Headley Road on approach to the site.

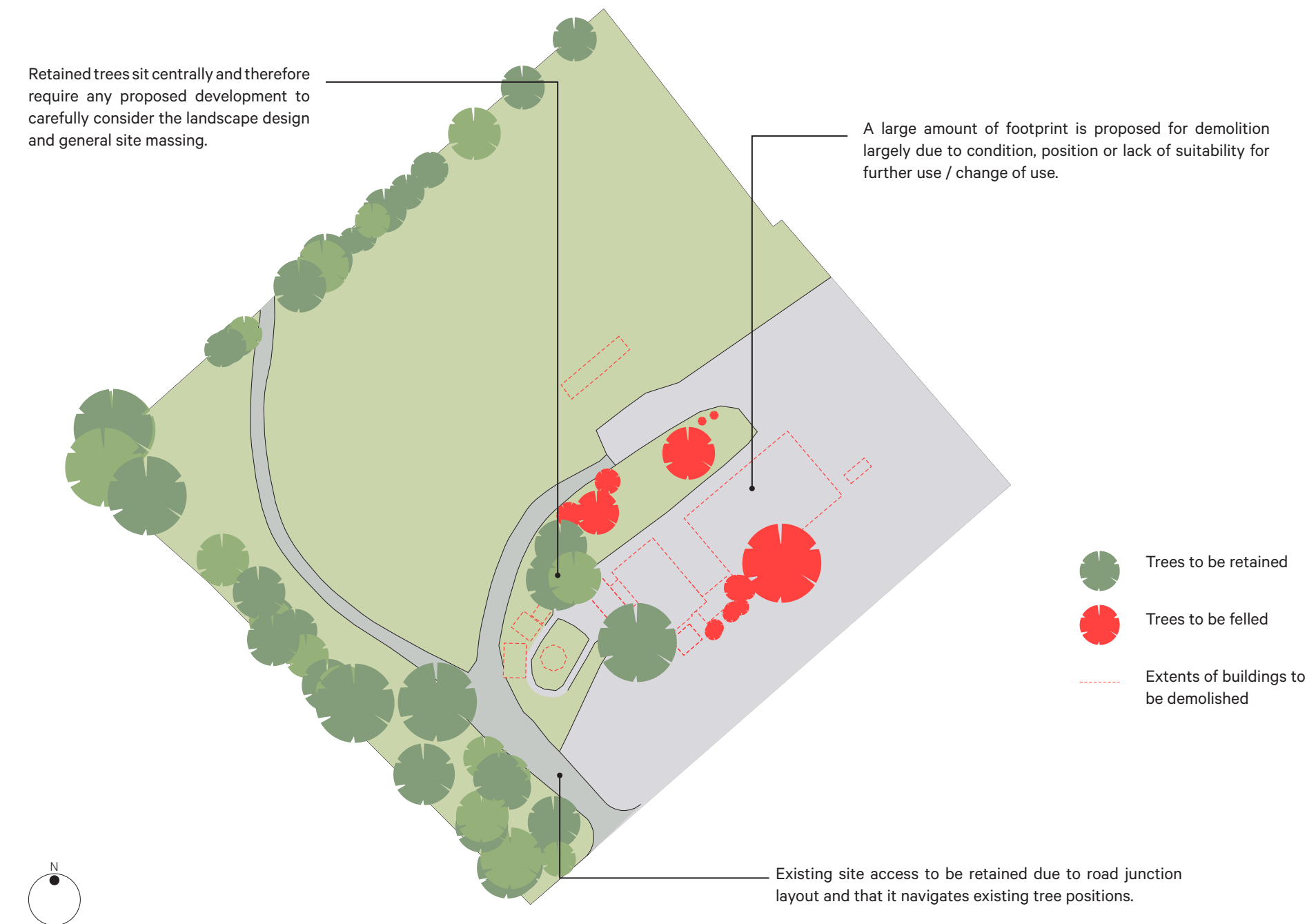
View towards site from Applegarth Vale housing development.



View from Headley Road across the site.

View towards site from Applegarth Vale housing development.

4.0 Site Analysis



4.3 Demolition Plan / Developable Area

The existing structures on site are in a bad state of repair. The intention is to demolish these structures to make way for new buildings.

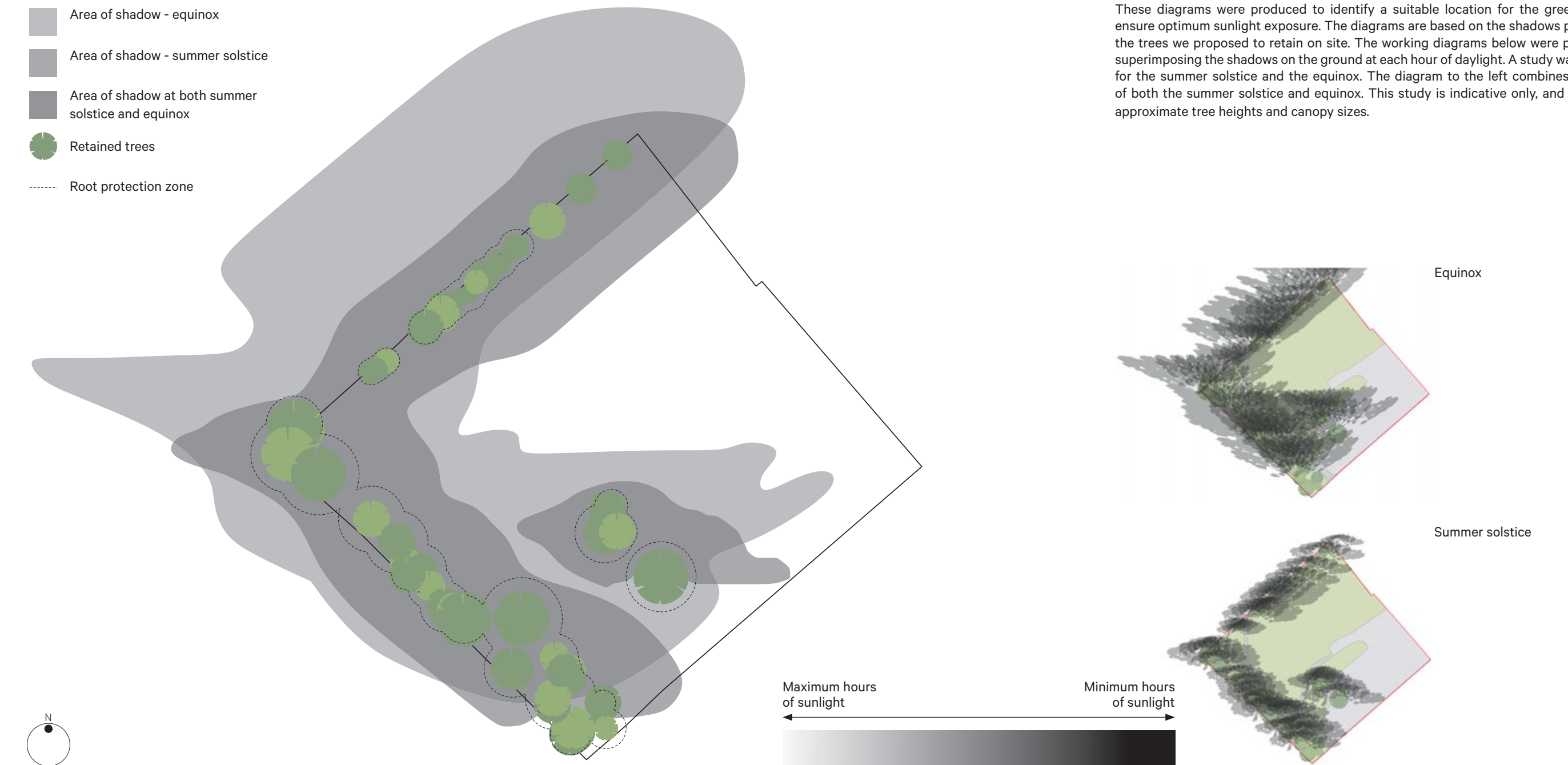
The trees highlighted in red are to be felled in order to open up the site for the siting of new buildings. Removal of these trees also reduces the amount overshadowing, thus increasing the crop-growing potential of the site.

The tree removal strategy is in-line with the previously approved outline application 27202/030.

This is useful to allow consideration of where development is appropriate or constrained on the site due to physical attributes or potential improvements to the site in general. The brief calls for a number of requirements such which relate to solar exposure and therefore consideration of various elements, such as the potential developable area, so it can be overlaid to create a map of suitable sitings for the new buildings.

Many factors of the proposed site layout are therefore already fixed making the layers of constraints for development fairly stringent, nevertheless providing an opportunity to rely on the design development process to demonstrate an appropriate, contextual response.

4.0 Site Analysis



4.4 Shadow Study

These diagrams were produced to identify a suitable location for the greenhouses to ensure optimum sunlight exposure. The diagrams are based on the shadows produced by the trees we proposed to retain on site. The working diagrams below were produced by superimposing the shadows on the ground at each hour of daylight. A study was produced for the summer solstice and the equinox. The diagram to the left combines the results of both the summer solstice and equinox. This study is indicative only, and is based on approximate tree heights and canopy sizes.

5.0 The Brief

5.1 The Benson Family

Our appointment began with a briefing on the Benson family's close relationship to the site and how their family has worked carefully on the site over a number of years and they are keen that this diversification is carried out in a thoughtful, meaningful and imaginative way.

The story of their custody puts them in a unique position to consider a vision appropriate for the site, but also providing a use which helps people engage with growing food and the importance of educating people and children on farming, land management and how this impacts on our environment.

The brief as set out in these pages is backed up by significant research and expertise in the formation of the business plan are the culmination of years of work and therefore the requirements are not just a 'wish list' moreover a carefully choreographed arrangement of complimentary uses.

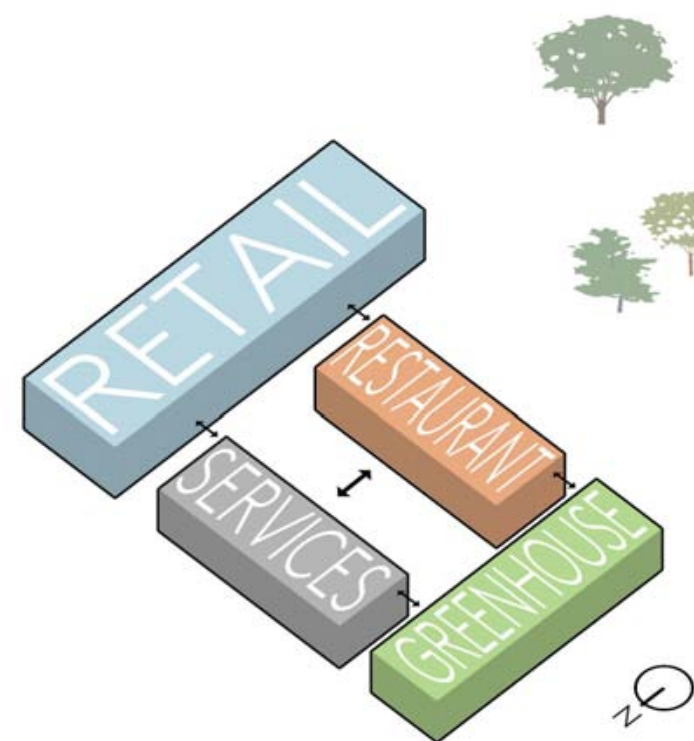
The building and its site-wide proposals are ambitious yet respectful, offering a huge opportunity to the local and wider community to benefit from the services but also the education, well-being and employment on offer.

The Benson family are committed to creating a landscape, building and use for the site which are exemplary and likely to be the first of its kind in the country. This report illustrates the next step in engagement with the community, local authority and various stakeholders.

5.2 Brief Development

The brief has been carefully developed and refined over a number of iterations, including various briefing meetings, site visits and not to mention the original position reached by the successful Outline Application. The major elements of the brief (restaurant, foodbar and growing space) are themselves significant buildings and will require numerous design decisions to be made to reconcile the brief with the site [constraints] and budget.

The presence of trees in the centre of the proposed site does cause some issues but we understand that their retention has been noted by the Local Authority and therefore we have made every effort to retain them for their character and contribution to the setting.



Early design programme diagram

5.0 The Brief

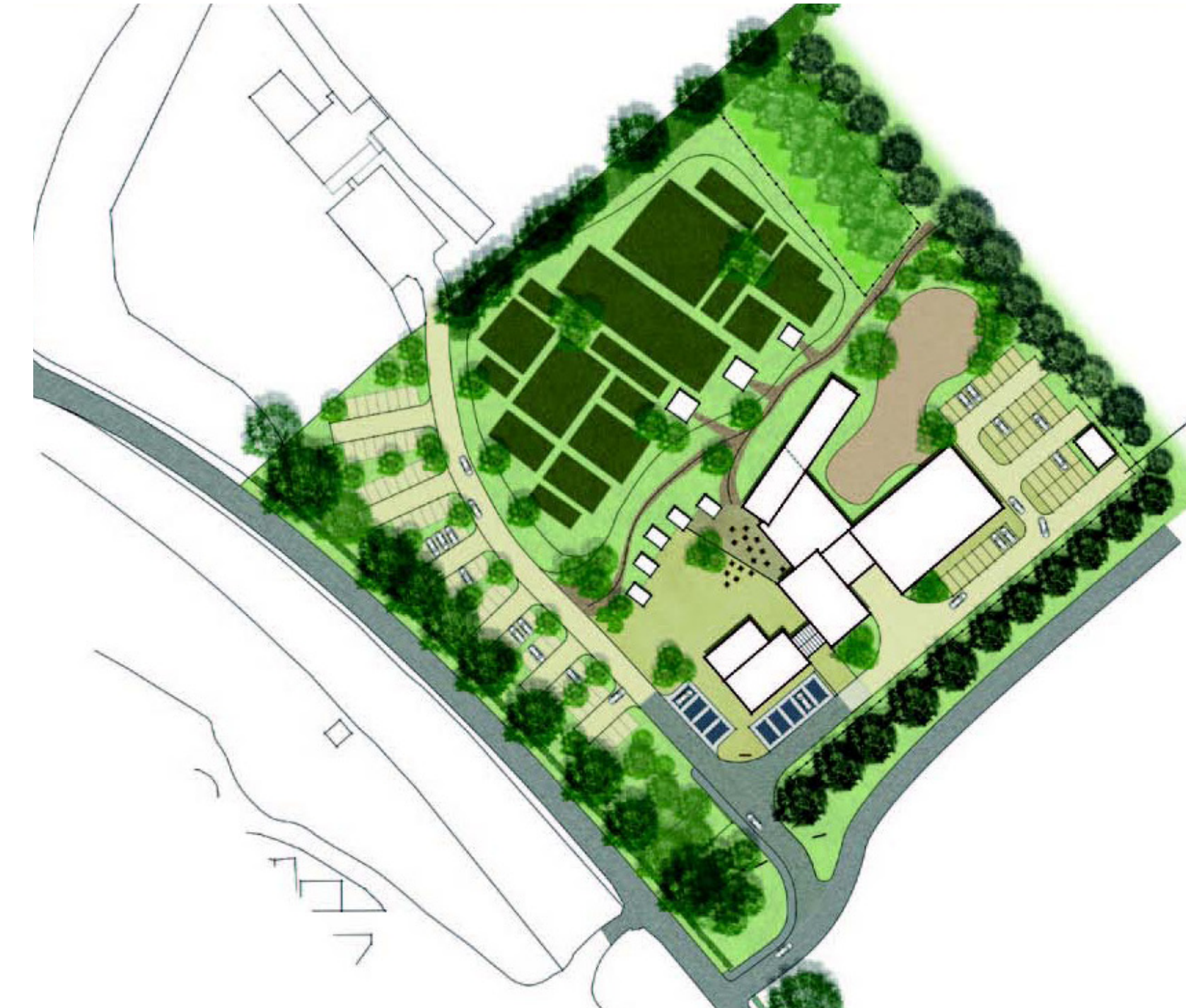
5.3 Outline Application Scheme

The scheme has roots in a previously consented Outline Application where the principle of developing the site and existing buildings into a more comprehensive offer of retail, restaurant, leisure, food production and market garden. The scheme was of a slightly smaller scale and looked at the potential to re-use existing building stock.

Various themes were explored as part of this application, particularly the landscape-led approach to developing the site. Whilst some of the building stock was considered for re-use the large barn was identified for use as a play-barn. Quantum of parking, market garden and general building stock were all tested as part of the Outline Application.

The new proposals of this application consider new buildings for a number of reasons. The building stock is largely beyond reasonable repair and whilst the large barn could be used, the need for a play-barn has evolved into a more sophisticated offer of growing school, cookery schools and external play, woven into the landscape design.

In general, many ideas were tested during the design development of the original scheme, however the new designs are generally more ambitious and the introduction of a growing space (greenhouse) is integral to the building and the scheme as a whole. The scale of the new scheme is not significantly larger and shows an evolution of thinking and for the design and layout of the site in general.



Landscape plan by Urban Wilderness, illustrating the consented Outline Application.



Axonometric view of the Outline Application scheme, by Urban Wilderness.

The Benson family have a strong link and immense fondness for the site...

6.0 Precedents

A contemporary take on a vernacular agricultural shed typology with pitched roofs and gable ends. The buildings are arranged around a retained Oak tree and oriented east-west as part of the passive design strategy.

Referencing the sheet metal roofs and weatherboard cladding of local agricultural buildings, the material palette features standing-seam metal roof coverings and vertical board and batten cladding in Siberian larch.



It is important the buildings retain a human scale, and retain a strong connection to the landscape and visual reference with the growing spaces.



The Stanford Education Farm, California. The building is orientated to allow views across the growing space and provides a mixture of interior spaces and sheltered, secure outdoor spaces under the same roof.



Materiality of the exterior continues into the interior

Creative use of exposed timber structure can transform simple volumes into spaces with character and texture, which strengthen the use of timber as a vernacular approach.

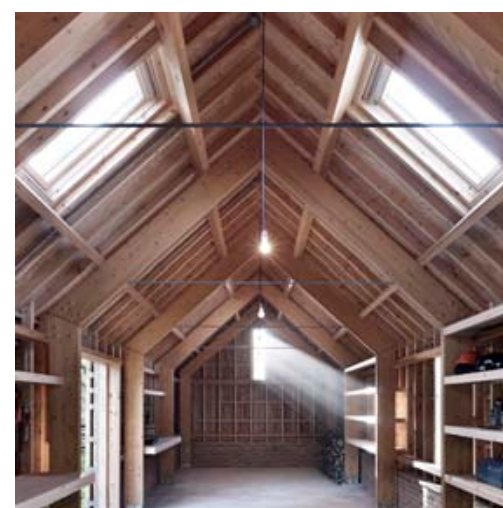
6.1 Rural Architectural Forms

The rural building is an interesting typology, strongly referencing barns and utilitarian structures which signifies a connection to the landscape and its social history. Pitched roofs, strong massing forms and purposeful openings are all characteristic of a modern interpretation of this staple vernacular. A blend of strong masonry elements, with cladding or metal sheeting help to add clean, crisp lines which sit attractively against the textured stone walling. Exposed internal frames strengthen the sense of materiality and craftsmanship.

Vernacular in its form, the building sits harmoniously in its rural environment, while maintaining a clear contemporary identity through use of material and detailing.



Rustic clay roof tiles sit alongside a contemporary galvanised steel gutter and vertical timber cladding.



The exposed laminated timber frame, rooflights and slot window creates an atmosphere reminiscent of barn.

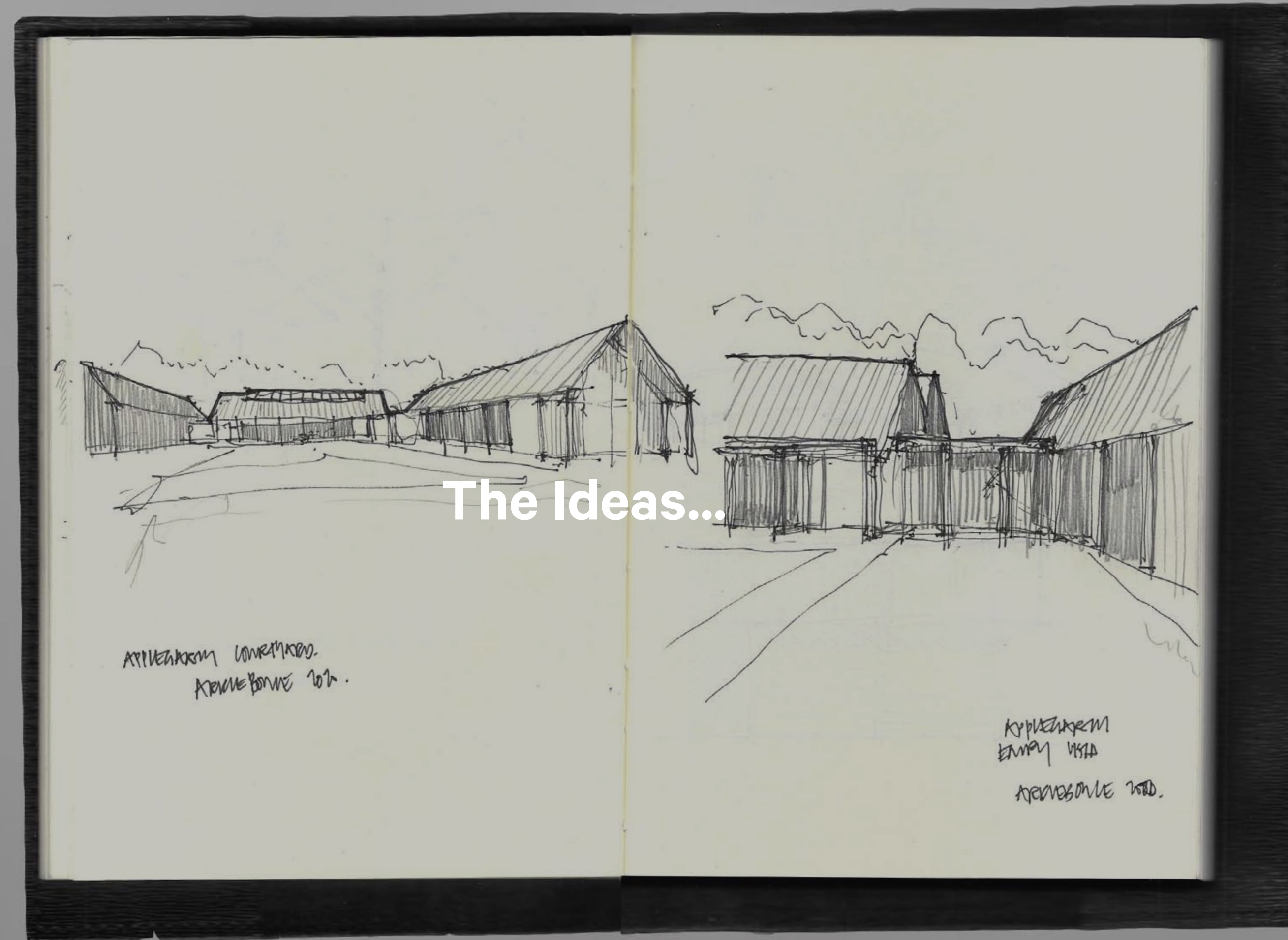
6.2 Local Rural Contemporary and Glazing



Inspiring glazed structures with light-filled spaces create attractive environments and strong visual links to the landscape.



Dining in the glass-house Heckfield Place, Hampshire, evocative of Victorian glass houses and orangeries.



7.0 Design Approach

7.1 The Vision

The brief is to create a new restaurant, farm shop and a range of on-site growing, education and leisure opportunities, befitting of the site and its rural setting.

A strong sense of the site's history and character are key components to the brief, as is creating a story between the landscape, food and its journey to the plate.

Architecturally the team is keen that the building forms a strong relationship with the landscape and the nature of built form within the rolling hills of the Hampshire and its rich agricultural tradition and closeness with the landscape.

The applicant sees the use of materiality as key and from the outset have been keen to use materials to make the building connect to its setting. Combined with the use of sustainable technology this allows the replacement buildings to be respectful to its landscape more than just visually. The building is to have a good relationship with its tranquil setting and consider orientation, sun path / shading from mature trees and optimize views in the direction of open countryside through existing gaps in the vegetation. Any proposals also need to be respectful to the emerging residential properties which has been sensitively laid out around the existing Applegarth site.

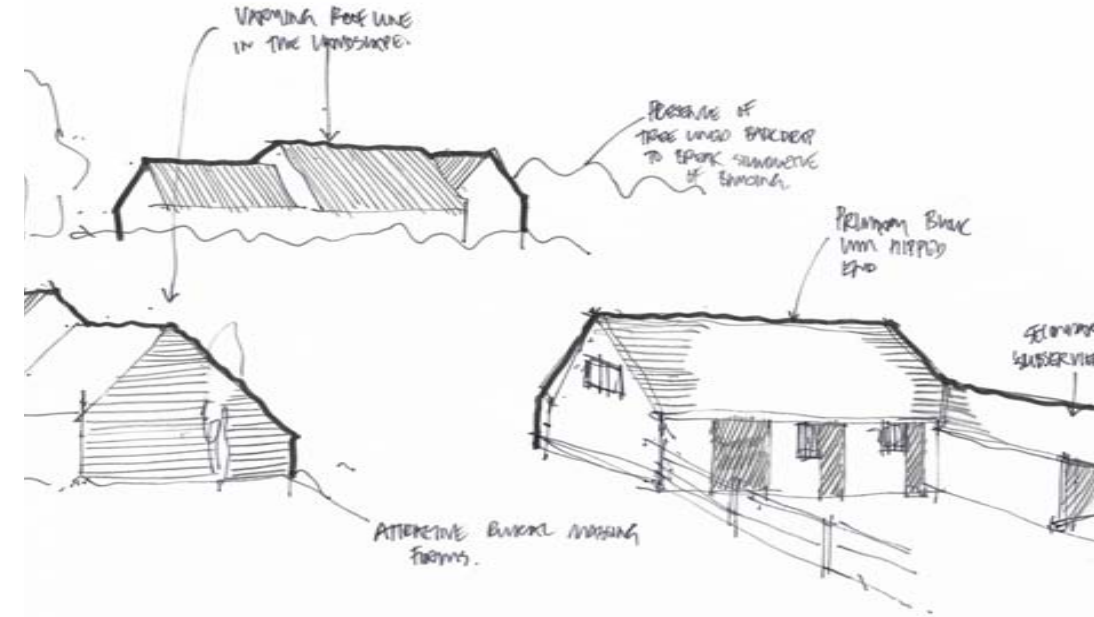
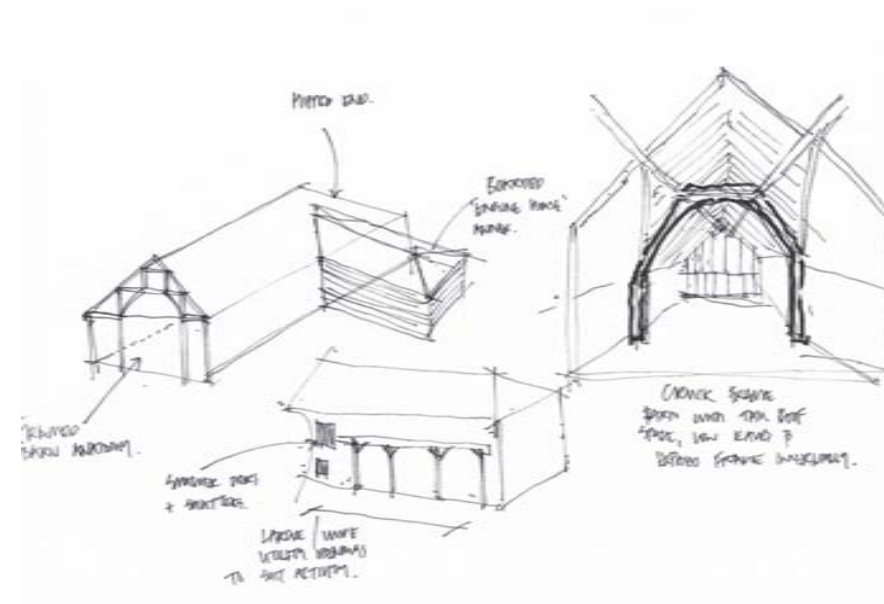
Our design proposals therefore seek to explore:

- The proposed setting of the new building and how best to position the building on the site given the various constraints and opportunities.
- Design and aesthetic of the new building, given its rural location and the character 'Hampshire' could bring, whilst considering how this would manifest in a contemporary building with highly sustainable credentials and an exciting yet unique brief.
- All our buildings are unique and contextual in their response.
- The occupant experience to have a strong link with the immediate surrounding landscape character and beyond.



Earlier revision of the scheme, showing design direction has continued.

7.0 Design Approach



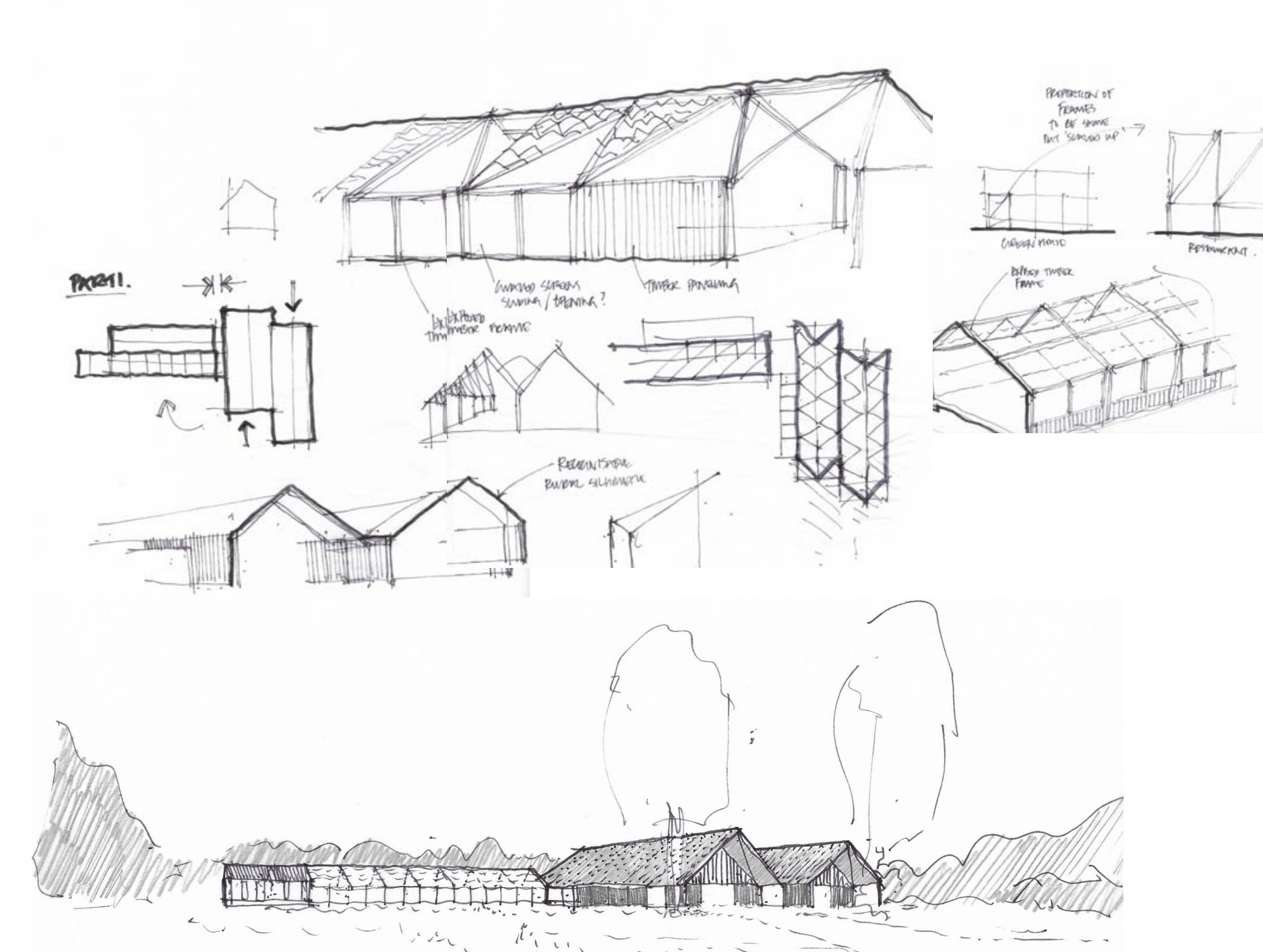
7.2 Barns in the Landscape

The vernacular barns of Hampshire have a strong link to the physical and social history of the landscape, creating enclosure and deep connections with sense of place. Their solid massing, low-slung profile and ability to protect from the elements are all reassuring characteristics which humans seek, not only from a day-to-day aspect, but from an inherent link to work with the landscape.

As buildings, they are iterative and responsive depending upon topography, orientation and specific use; storage, shared usage for humans and cattle under one roof, coach or cart protection. They are a clear indicator of the nature of an area, and vary significantly across the country, with style and typology, literally being defined by its landscape.

These proposals reference the barn as a conceptual idea to link landscape, architecture and shelter. The proposed dwelling should site comfortably in its landscape yet display the confidence of a barn, to reflect its basic requirement to envelope and the rustic elegance of proportions, local materials and a strong silhouette in the landscape.

7.0 Design Approach



Sketchbook drawings to set out conceptual design approach.

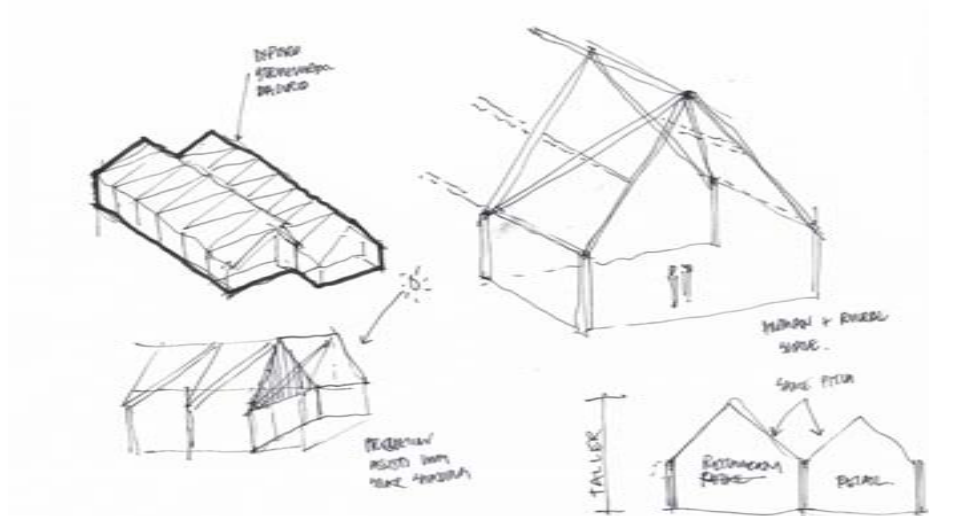
7.3 Conceptual Development

The early design process looked at an arrangement of a rectilinear forms on the site, given the flat topography and strongly established orientation due to the road layout, existing buildings and mature trees.

The designs consider the builds as simple linear volumes with pitched roof, with a familiar proportion as illustrated on the long barns opposite. The designs also consider orientation and reflect the characterful rooflines of collections of barns which have evolved over time.

The expression of an exposed timber frame has always been a key ambition of the design and its character, externally and internally, are significant to the rural aesthetic of the building. To the southern elevation, larger apertures are found, with deep reveals or cantilevered roofs. A contemporary approach to fenestration breaks from convention and develops the design into a contemporary building which still strongly references the vernacular.

The juxtaposition of the greenhouse annex, much like the pair of barns opposite, assists the reference to small holdings and the external spaces this creates. The building is clearly set down into the site, reinforcing the appearance of the building staying low and respectful in the landscape, with tree-lined backdrop from all angles.



Sketch ideas of how an asymmetric frame of exposed timber structure is inherent to the barn aesthetic, with contemporary elements blended into the composition.



Interesting barn-style massing and perpendicular roof forms.



Various roof forms and interesting solid / void creates attractive building typology suitable for a range of uses.



A handsome exposed oak aisle structure.



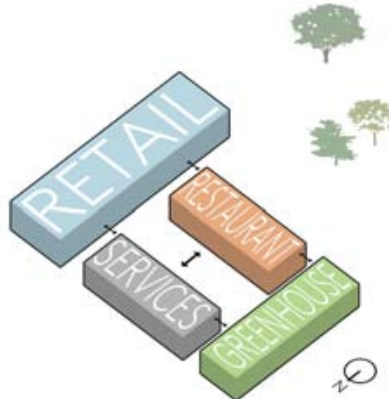
Simple massing with simple materials create bold building aesthetic.

7.0 Design Approach

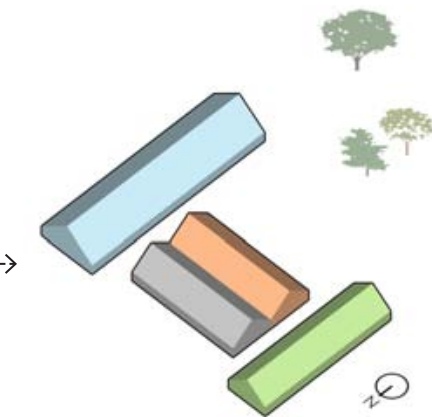
Greenhouse orientated north/ south and away from retained, mature trees to avoid shadows and maximise solar gains.



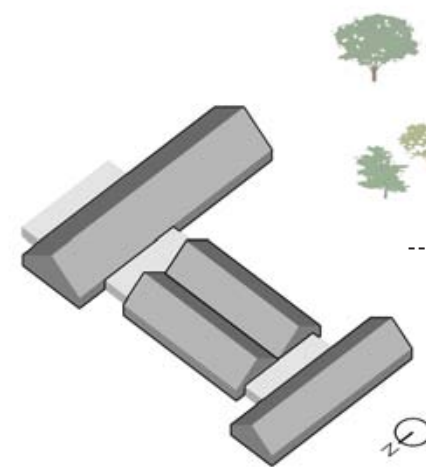
Retail and restaurant blocks arranged to reflect symbiosis between the greenhouse, restaurant and retail. Each of these primary spaces are linked to the services block.



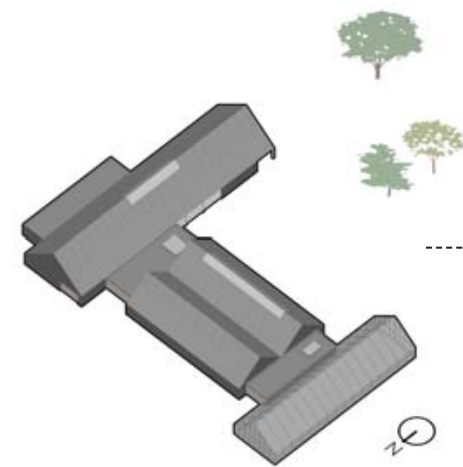
Each of the four primary blocks are formed with pitched roofs and gable ends, referencing local agricultural buildings.



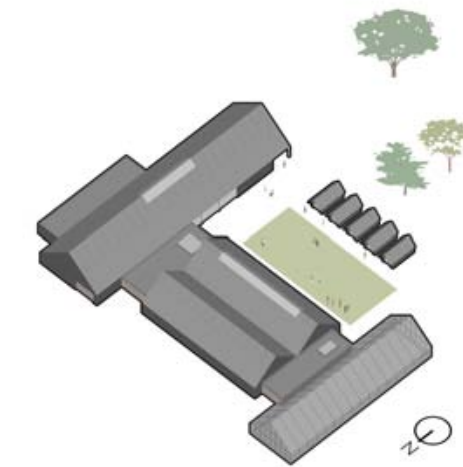
The primary blocks are joined by recessed, flat-roofed links which help break down the mass of the building and retain the language of a cluster of farm buildings.



A material palette of blackened timber cladding, standing seam metal roofs and exposed timber structure reference vernacular agricultural materials. Rooflights bring natural light deep into the buildings interiors.



The U-shaped plan of the main building paired with a row of independent traders cabins creates a multi-use courtyard space.

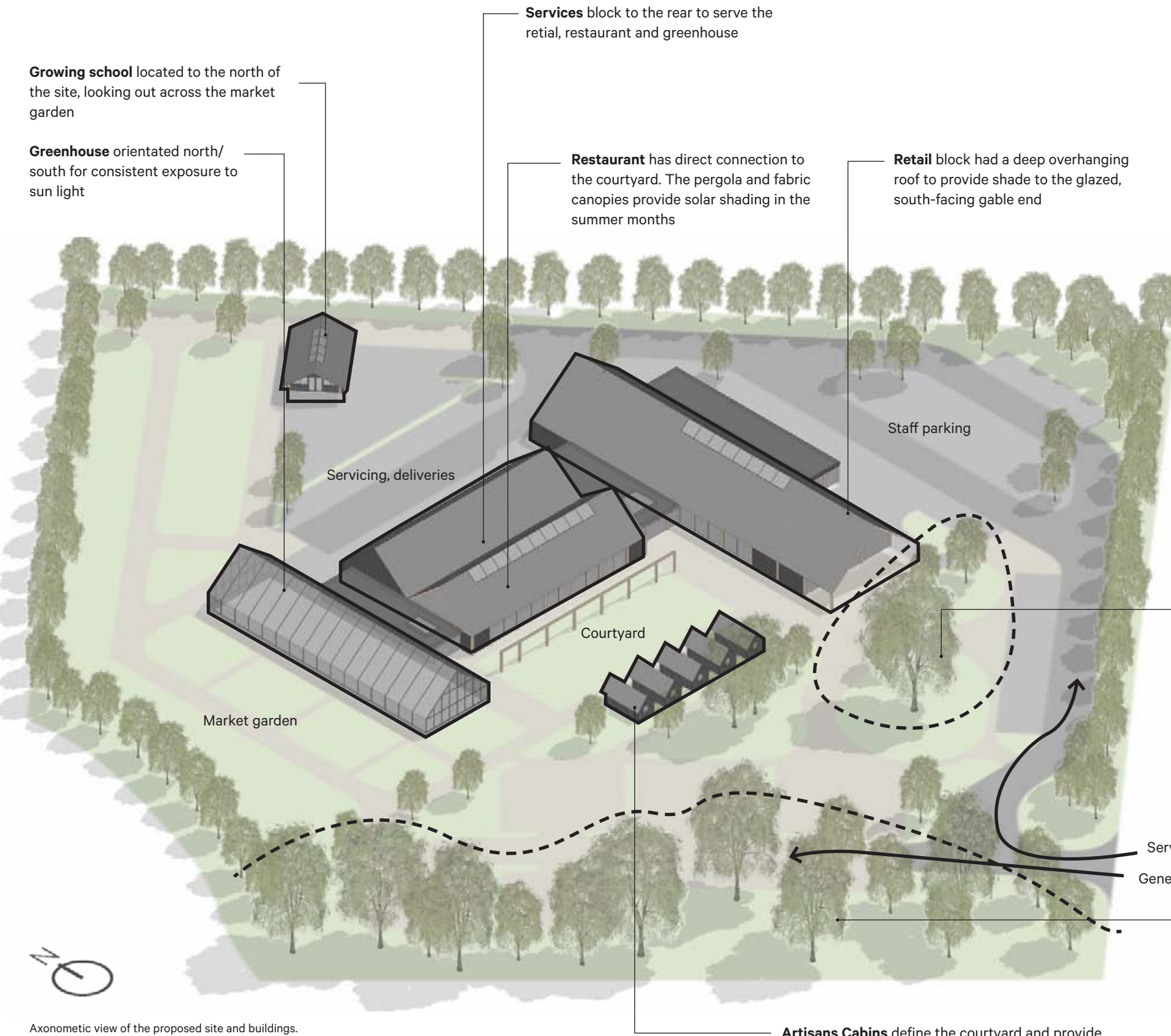


7.4 Massing Development

The massing is a simple evolution of the rural forms expressed in the previous sketches, and these diagrams explain the process of how the basic geometry arrives at the final design.

The basic volumes are joined by subservient links, whilst the treatment of the elevations reflects orientation and completes the architectural language. The building articulation clearly is designed to create the effect of a cluster of rural buildings, which have been assembled over time. The building is clearly an assemblage of volumes but needs to read as a coherent collection when viewed from various vantage points.

7.0 Design Approach



Axonometric view of the proposed site and buildings.

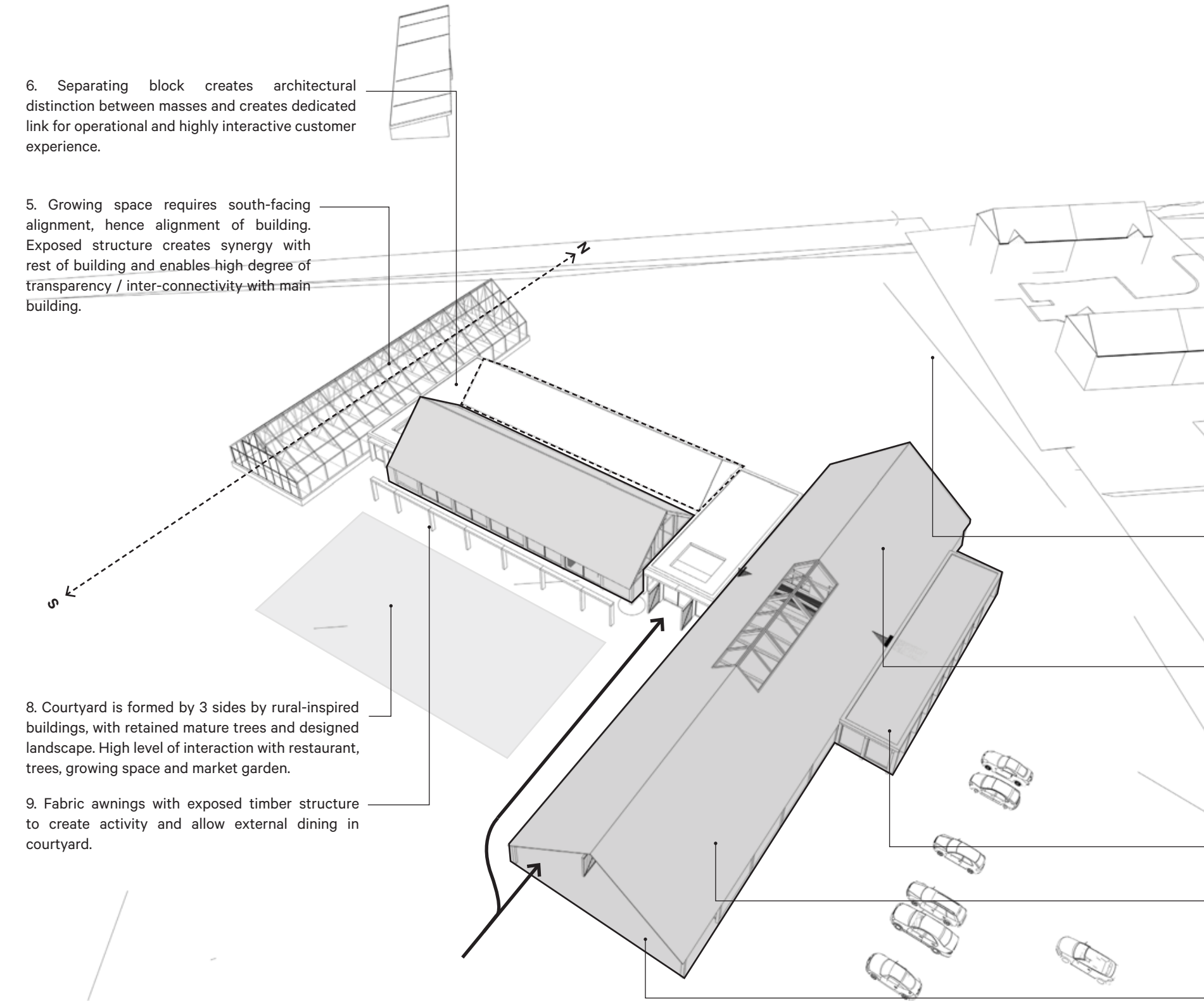
7.5 Site Layout and Access

The building is position and orientated to make the most of sun-path, ensuring that the growing space receives maximum sunlight during the day. The building is set back to preserve the retention of mature trees which sit centrally on the site. This has the benefit of pushing the building back from the site boundaries and giving space and respect to all the surrounding neighbours, whilst nevertheless, creating a sensitive and respectful presence.

The building, and its siting, therefore provide glimpses of itself between the trees and between gaps in the boundaries. The building then provides moments, vistas and character views as one moves about the site.

The largely single storey nature of the building are important in creating the sense of scale and proportion which does not overtly affect the site, or its neighbours.

7.0 Design Approach



Building Programme and Architecture Diagram

7.6 Massing and Scale

The massing is a simple evolution of the rural forms expressed in the previous sketches, and these diagrams explain the process of how the basic geometry arrives at the final design. The uses, orientation and functional requirements have all led the design to this arrangement whilst a careful appraisal of the site and a polite rural / human scale is created.

The basic volumes are joined by a series of subservient links, whilst the treatment of the elevations reflects orientation and completes the architectural language. The expressive timber frame is visible through the transparent gables and creates a strong link to the vernacular barns of the region.

7. Growing school is a standalones entity sat within the market garden, creating a satisfactory massing and attractive building which relates to the main mass.

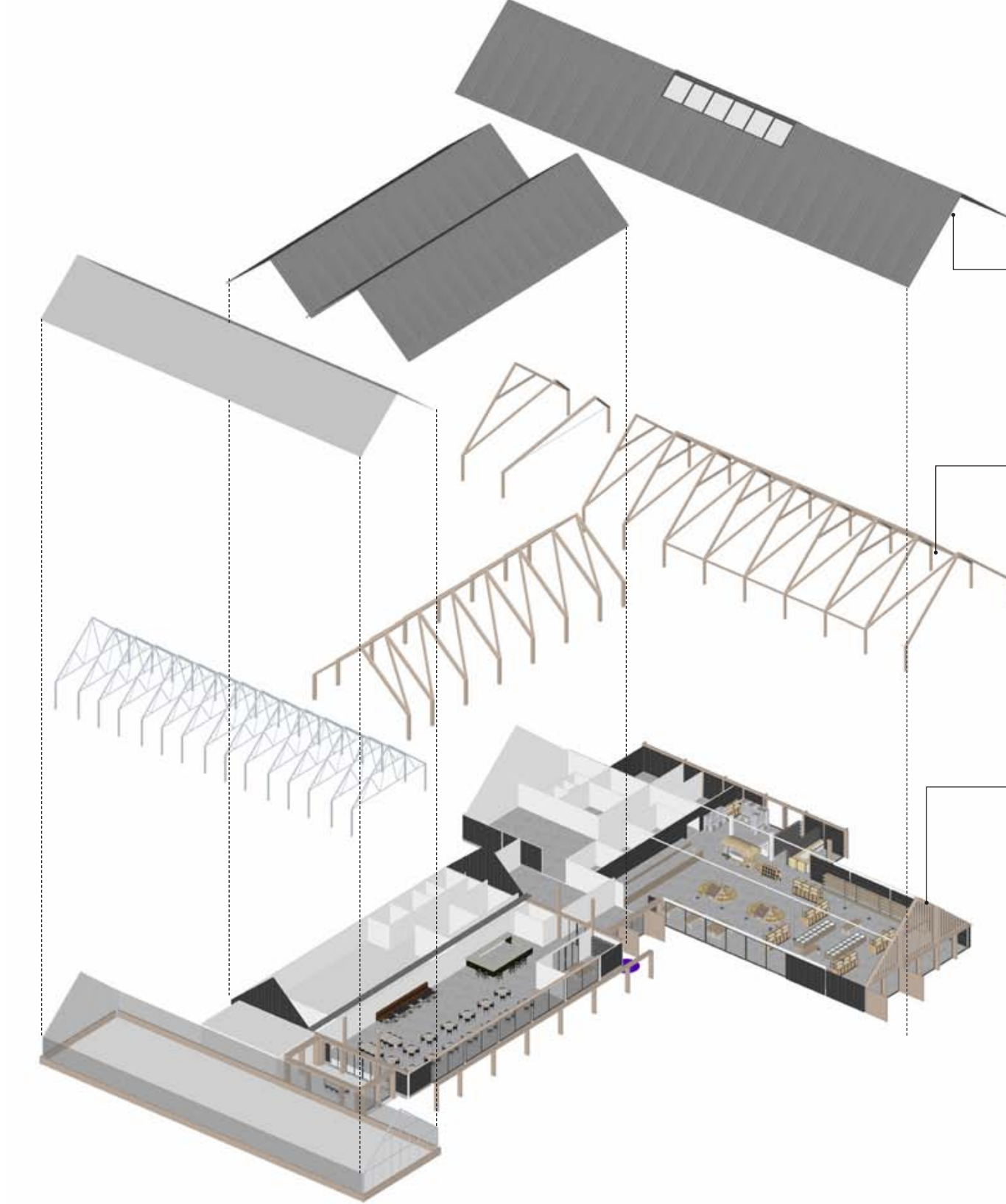
4. Rear roof volume to enable first floor back of house, staff quarters and management accommodation.

2. Simple volumes to extend floor space where required whilst not adding unnecessarily to mass of building.

1. Wing of barn-like vernacular volume, in a slipped perpendicular. Proportion and scale are important to ensure that primary and secondary elements are clearly articulated.

3. Gable is glazed with exposed framing, protected from south-facing solar gain by projecting roof, allowing for covered courtyard space in front.

7.0 Design Approach



Exploded axonometric view of the building

7.7 Exploded Axonometric View

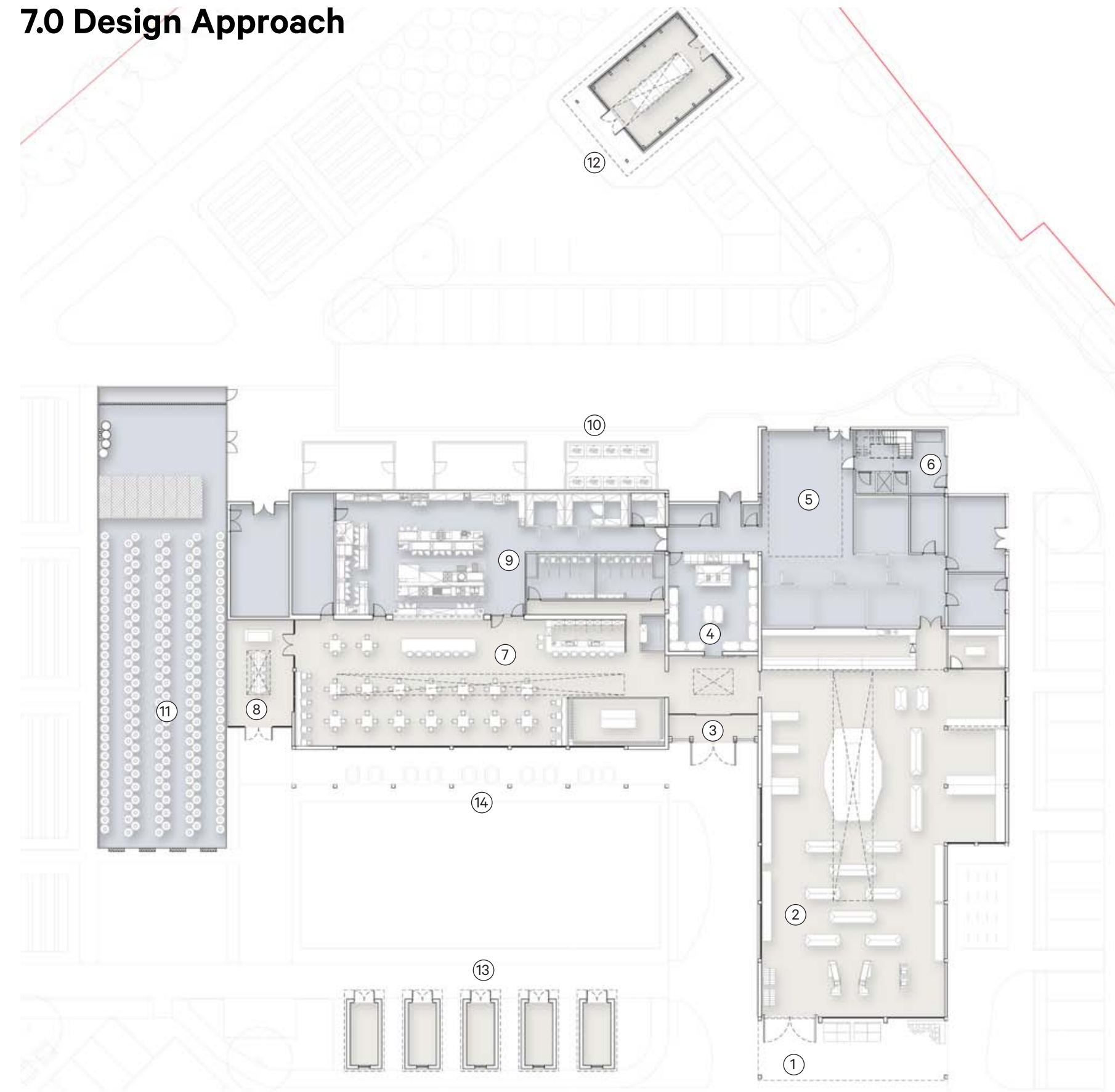
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The basic volumes are joined by a series of subservient links, whilst the treatment of the elevations reflects orientation and completes the architectural language. The expressive timber frame is visible through the transparent gables and creates a strong link to the vernacular barns of the region.



View of the main entrance to the restaurant.

7.0 Design Approach



Ground Floor Plan (NTS)

7.8 Use and Layout

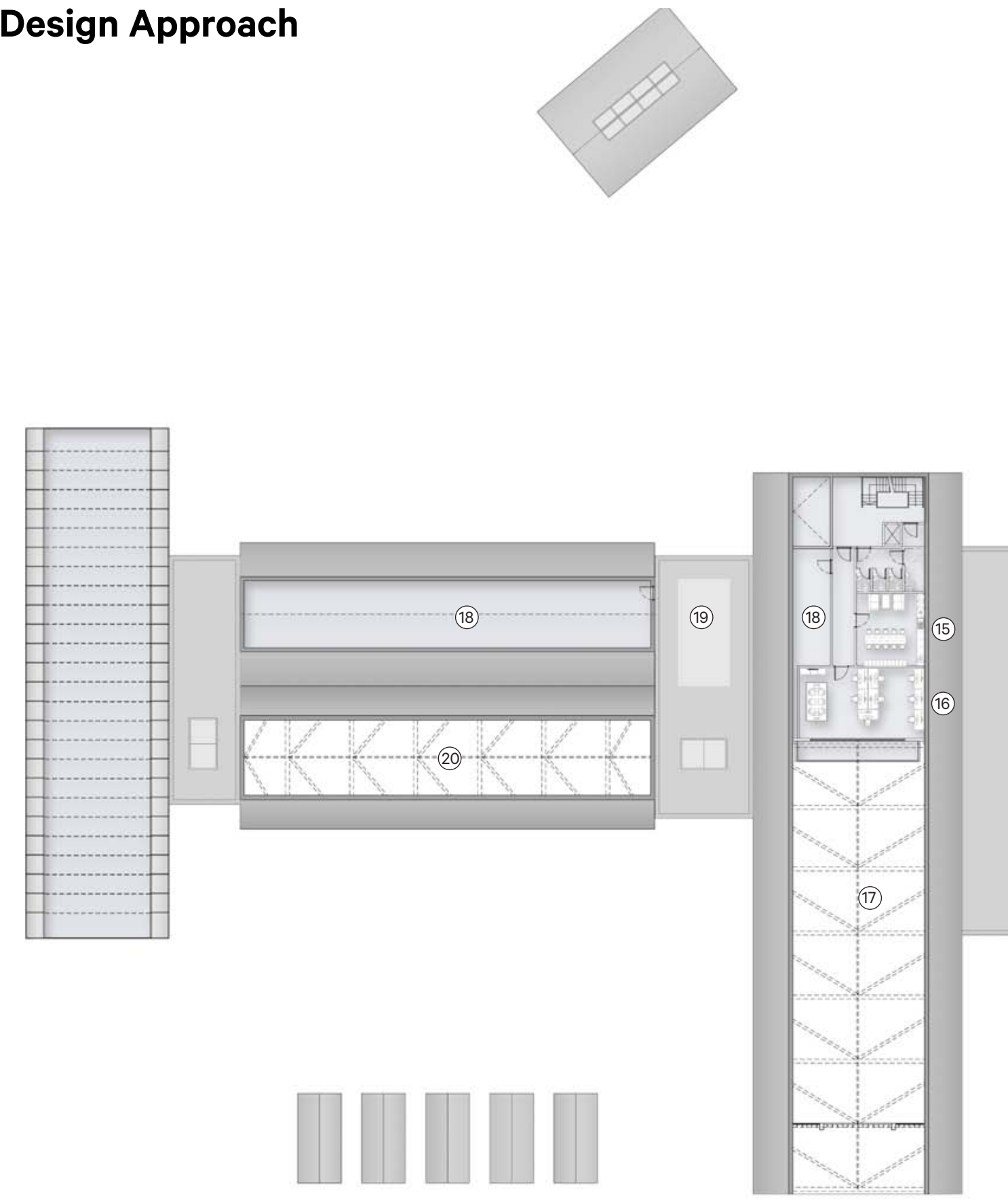
The buildings use is established from a close working relationship between the client, design team and restaurant and retail advisors from Truffle Hunting and Flying Fork respectively. The building is designed to create a unique offer which promotes local produce and encourages the community to engage with the farm, landscape and explores the food journey.

The owners and custodians of Applegarth Farm wish to create a building which builds on its strong reputation, whilst creating something truly unique. The building will be immersed in its landscape of market garden and 'feature growing space' which illustrates the potential of growing towers and making it an integral element of the site. As a result, people of all ages who visit Applegarth will be educated and delighted in how food is produced.

The building has a lot to offer but is relatively simple in form, aligned with its highly sustainable design agenda. The building and site will provide nearly half of all its energy requirements from renewable sources and reduces the need for energy via a natural ventilation strategy which reflects orientation, context, use and adjacent materiality. The building will respect the landscape using soft, natural and weathered materials to sit comfortably adjacent to existing buildings and the surrounding trees.

- ① Entrance to farmers market hall, with covered outdoor sales area.
- ② Open-plan retail area.
- ③ Entrance loggia / orientation space.
- ④ Cookery School.
- ⑤ Delivery bay with roller / shutter door.
- ⑥ Staff entrance and circulation to first floor.
- ⑦ Restaurant.
- ⑧ Glazed private dining room with views into growing space.
- ⑨ Commercial kitchen.
- ⑩ Refuse collection point / deliveries drop off and built-in turning point.
- ⑪ Growing space / greenhouse.
- ⑫ Growing school pavilion.
- ⑬ Independent retail cabins.
- ⑭ Outdoor terrace and courtyard.

7.0 Design Approach



First Floor Plan (NTS)

7.8 Use and Layout

The proposed building is laid out as a series of interconnecting rectangles, which relate to their use and operation as defined closely by the extensive brief. The retail space sits forward addressing pedestrians as they approach the building via a landscaped route from the car park or local footpath network. A covered canopy is provided above both entrance areas to welcome visitors and provide shading and shelter to the facade.

The entrance to both the retail and restaurant are expressed with large barn-style doors which sit under the canopy roof or within a pavilion-style loggia. Each volume is articulated by an exposed timber structure with open pitched roof and glazed rooflight at the ridge. The pitched roof volumes intersect and are deliberately separated by flat roofed elements to create a distinguished architectural arrangement, allowing natural light and ventilation into the building. The restaurant volume in particular benefits from this allowing visual links with the translucent growing space and the mature trees of the site.

A central zone provides an ideal location for the cookery school, visually linking the retail and restaurant, ensuring the food journey and educational aspect of the building is articulated to all building visitors. The entrance loggia orchestrates key views through the buildings key messages and offers architectural glimpses of food, its production, landscape and gathering.

Deliveries, refuse and back of house area is located at the end of the retail volume, linked vertically with the building office suite and staff rooms. This in turn is linked with the restaurant kitchen which has its own 'wing', ensuring it supports the buildings primary functions is visible in a curated manner via the large opening into the restaurant itself.

- ⑮ Staff room / welfare.
- ⑯ Building management office.
- ⑰ Void over retail space.
- ⑱ Indoor plant space.
- ⑲ External plant with louvers.
- ⑳ Void over restaurant.



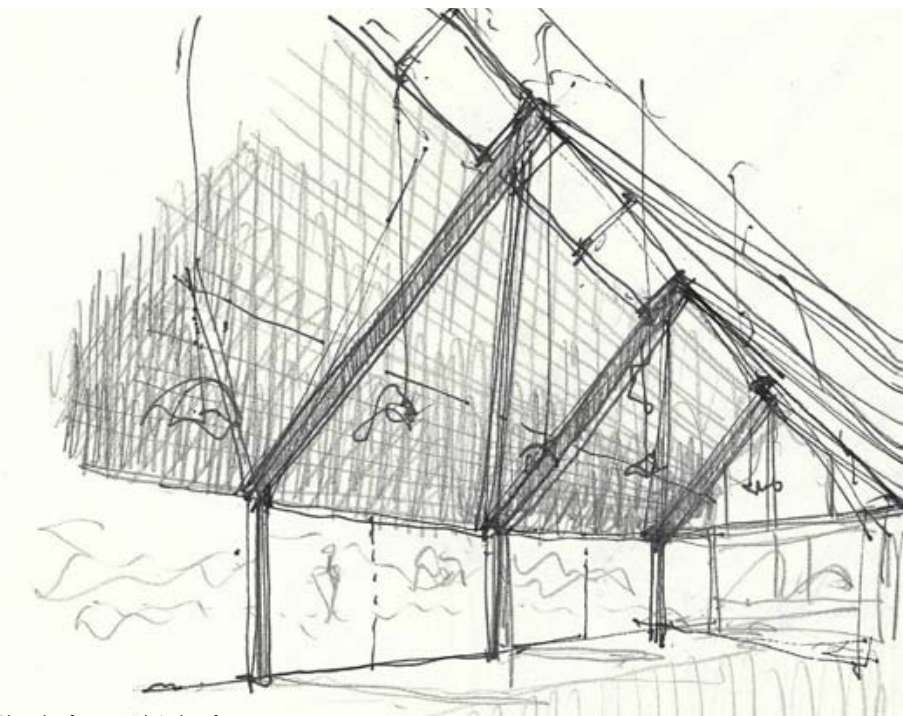
Visualisation of Applegarth Farm Restaurant, image by Darc Studio

7.9 Internal Articulation and Materiality

The external envelope is formed by the exposed timber structure which splits the building into a series of regular bays. Each bay is then filled with glazing or solid panel formed of horizontal timber cladding as would be the case for a rudimentary rural structure. The frame has been inspired by vernacular rural structures and is elevated to inform the architecture, creating spaces which engage with the rural aspect of food production and the act of gathering to celebrate it.

The building is surrounded by a series of external spaces, landscaped rooms and market garden, which allow the building to sit comfortably whilst enabling external seating, pedestrian routes or access to the building generally. The building and its activities are designed to blend seamlessly, albeit carefully choreographed views and moments ensure an engaging experience.

Natural light is modulated and the significant greenery is a constant backdrop to the buildings interior. Exposed natural materials sit comfortably with the vegetation on view creating a harmonious visual experience which resonates with the buildings raison d'etre. Everything on view is functional, whilst occupants are allowed comfortable and able to enjoy the experience and be surrounded by experiential landscape.



Sketch of exposed timber frame

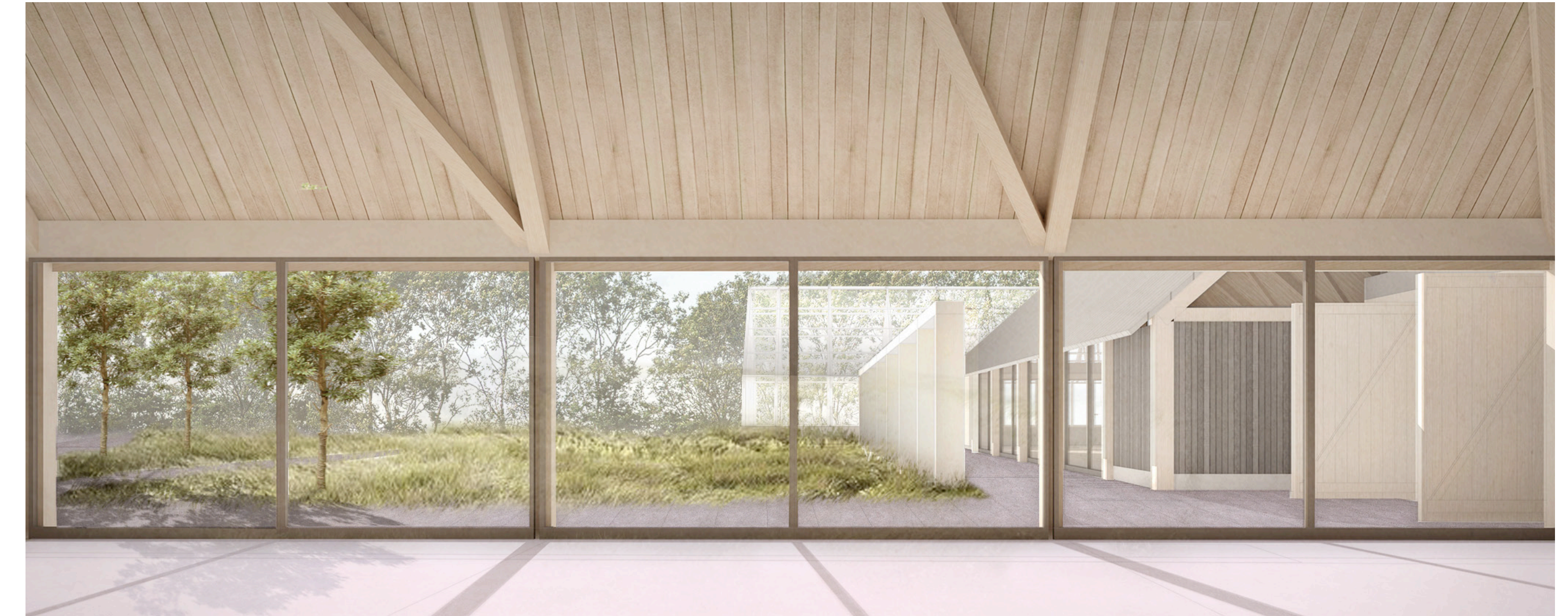
7.0 Design Approach

The building will not only serve as a place for local producers to retail their goods, but also a place for the community, tourists, education and other interest groups to interact better with the food producing landscape. The building creates a sensitive dialogue architecturally but also physically, as reinforced links are created by the uses offered in the building, allowing visitors and the local community to learn about the history and the future of farming and the food production landscape.

Applegarth will act as a beacon for new technologies and puts this front and centre with the glazed growing space, which is given a sensitive prominence in the building. Applegarth has a strong relationship and affinity in the local area, and the proposed building offers an opportunity to local producers and artisan retailers who might not fit within the standard retail model.

This unique offer, building and designed landscape therefore affords a significant responsibility to create jobs and offer opportunity to a wide range of small, independent retailers under the umbrella of Applegarth. The building is also designed to be a respectful neighbour to local residents, with its design, siting and landscape ensuring the visual impact is minimal, yet creating a positive and inspiring proposal on a number of levels.

7.9 Internal Articulation and Materiality



Visualisation of exposed timber frame within retail space and relationship with external courtyard.

7.0 Design Approach



Visualisation of exposed timber frame within retail space and relationship with external courtyard.

7.10 Farm Shop

The retail element of the scheme represents one of the key components, allowing the full food-journey to be on show at Applegarth. The space shares key design features with the restaurant wing, yet due to its orientation, scale and fenestration, will have a distinctly different feel and one which suits its functional requirements.

The retail space will house a variety of displays of artisan food, local produce and food grown on site, in the growing space itself using the growing towers or via the landscaped market garden. It is a significant distinction of Applegarth Farm Shop that the Market Garden, chefs kitchens & local artisan partners, all contribute to the produce on sale, all under one roof and with a clear food journey. As a result, visitors will be educated on all manner of food and farming related issues, adding to the experience and increasing the cross-benefits offered by a building / operation of this nature.

The space will have the feel of a food hall, with well-considered natural lighting and the large glazed gable which is articulated with an exposed timber frame and vertical fins to restrict solar gain but also provide a softening of the building to the surrounding landscape.

The exposed signature of the asymmetric timber frame diagrid roof is again on display. There is therefore little need to provide additional, unnecessary decoration with the space, food and produce and the choreographed views to the landscape and other wings of the Applegarth building.

It is key that a visual connection exists between, allowing transparency of the various operations and activities strengthening the tie between growing, consumption, the art of cooking and the nature of educating (delighting) children and adults.

The building will be managed and operated by an almost hidden office suite in the first floor of the retail space, at the end of the hall. Making use of the volume above the back of house area, yet ensuring the office staff are closely linked with the daily activity of the food hall.

7.0 Design Approach



Architectural image of approach to main entrance via 'green gateway'.

7.10 Architectural Language + Visual Appearance

The design is a clear progression of the contextual analysis, programme of the brief and detailed functionality, and a strong sustainable agenda.

The building is designed and positioned to be respectful to the existing site, including a number of mature trees which are positioned centrally. The integrated design of landscape and architecture have led to a considerate approach, creating a building which reflects its surroundings yet sympathetic to the immediate context.

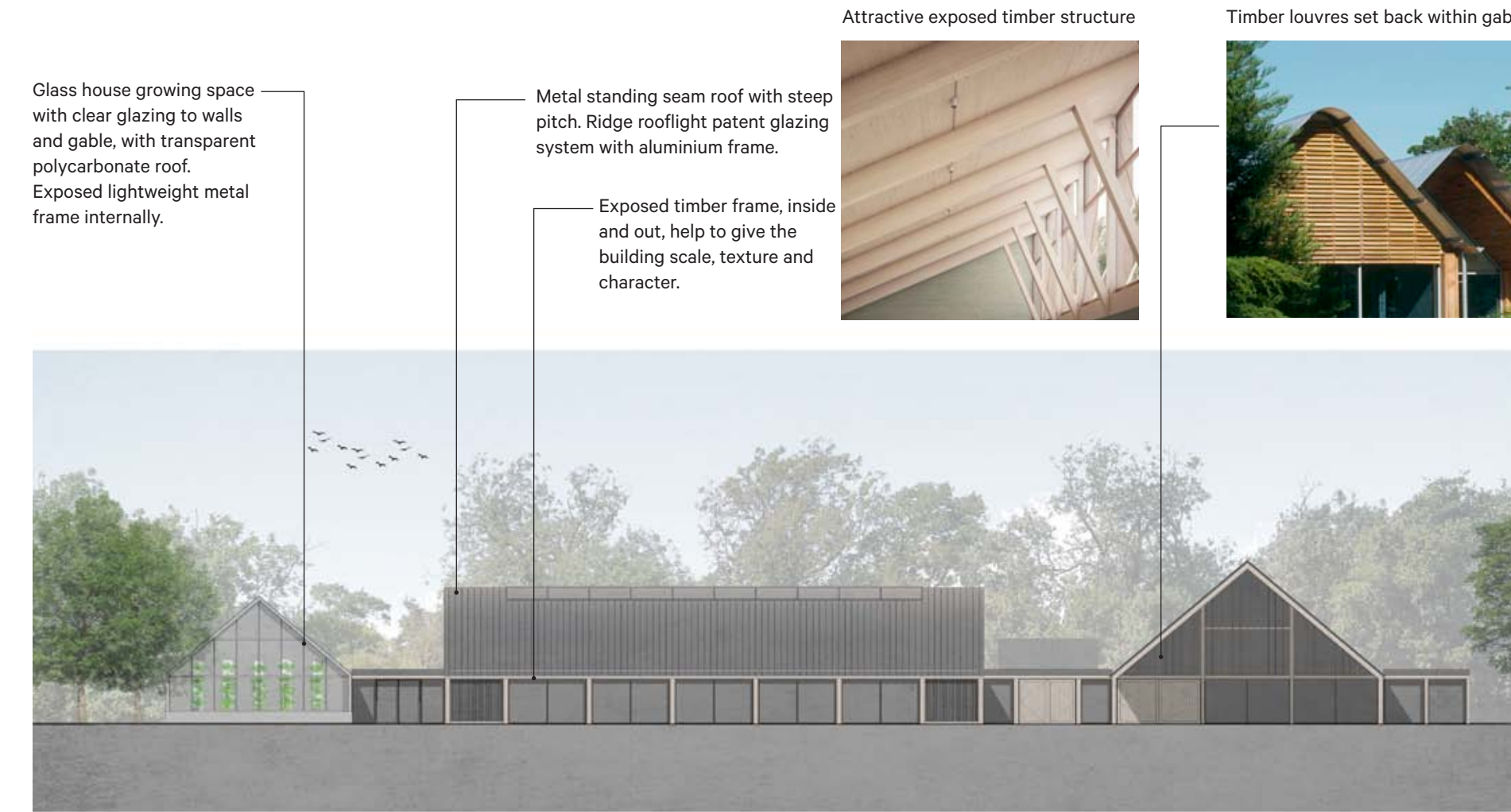
Characterised by low eaves, pitched roofs and deep reveals, the building sits politely in the landscape. Activity is centred around the multi-use courtyard which is redolent of a walled garden in scale and character whilst ensuring the restaurant, farm shop and artisan cabins are able to interact and benefit from their cross-pollination of complimentary uses. The courtyard form reduces the visual impact of building volume further, with a silhouette familiar to clusters of barns, built over time.

By retaining tall trees and dense vegetation along its boundaries the landscape envelops and enhances the setting of the building. The design always considered the preservation of the specimen trees in the centre of the site, in this manner not only nurturing a site for leisure but a place for learning, escape and enrichment to learn and participate in the growing of food and respectful use of the landscape.

The aeroponic greenhouse and activity it brings, offer a distinction to Applegarth's intention to lead the way in food production. By carefully integrating a greenhouse into the form of the building, internally and externally, the future of sustainable food growing is on show. This, combined with the Growing School structure and Cookery School will be highly symbiotic in nature and will provide lessons such as 'seed to fork' where visitors will learn how to get the most out of their own market garden.

Each element of the design has function and respect for the landscape at its heart. Architecturally the building is legible and articulates the a deep rationale, which is clear by the range of uses and how they interact and inform each other. A cohesive and homogenous building is achieved by reference to vernacular barns, and rural buildings and an honest approach to materiality.

7.0 Design Approach



Rendered elevations of building

7.12 Materiality

The choice of materials for the building was not just an aesthetic choice, but also one of locality, distance from suppliers and relation to the local architectural character of the area to ensure that, although the design is contemporary in appearance, the building is grounded in the architectural character of the local area.

The selected palette of contextual materials are intended to enhance the immediate site setting whilst also being sensitive to the wider surroundings.

Blackened Siberian Larch timber, square-edged vertical cladding has been chosen as the external wall material, for a number of reasons. The use of a cladding material strongly references the retained barns on site, whilst the adjacent woodland setting will ensure that the timber cladding is sensitive to its surroundings. The darker colour choice assists in disguising the building from a distance, linking strongly with the cement fibre roof. Timber will be sustainably sourced and treated and will soften in appearance with age.

The majority of the proposed roof will be a standing seam metal roof, to complement the dark timber cladding. Vertical lines of the cladding will sit comfortably with the rhythm of the standing seam roof. The careful and deliberate projecting roofs and eaves will create strong shadow and give depth and texture to the facade.

Metal standing seam roof with steep pitch. Ridge rooflight patent glazing system with aluminium frame.



7.0 Design Approach

Vertical, darkened timber cladding set within timber frame to create simple, rustic silhouette redolent of Hampshire rural buildings, blending into the treeline beyond.



Rendered elevations of building

7.12 Materiality

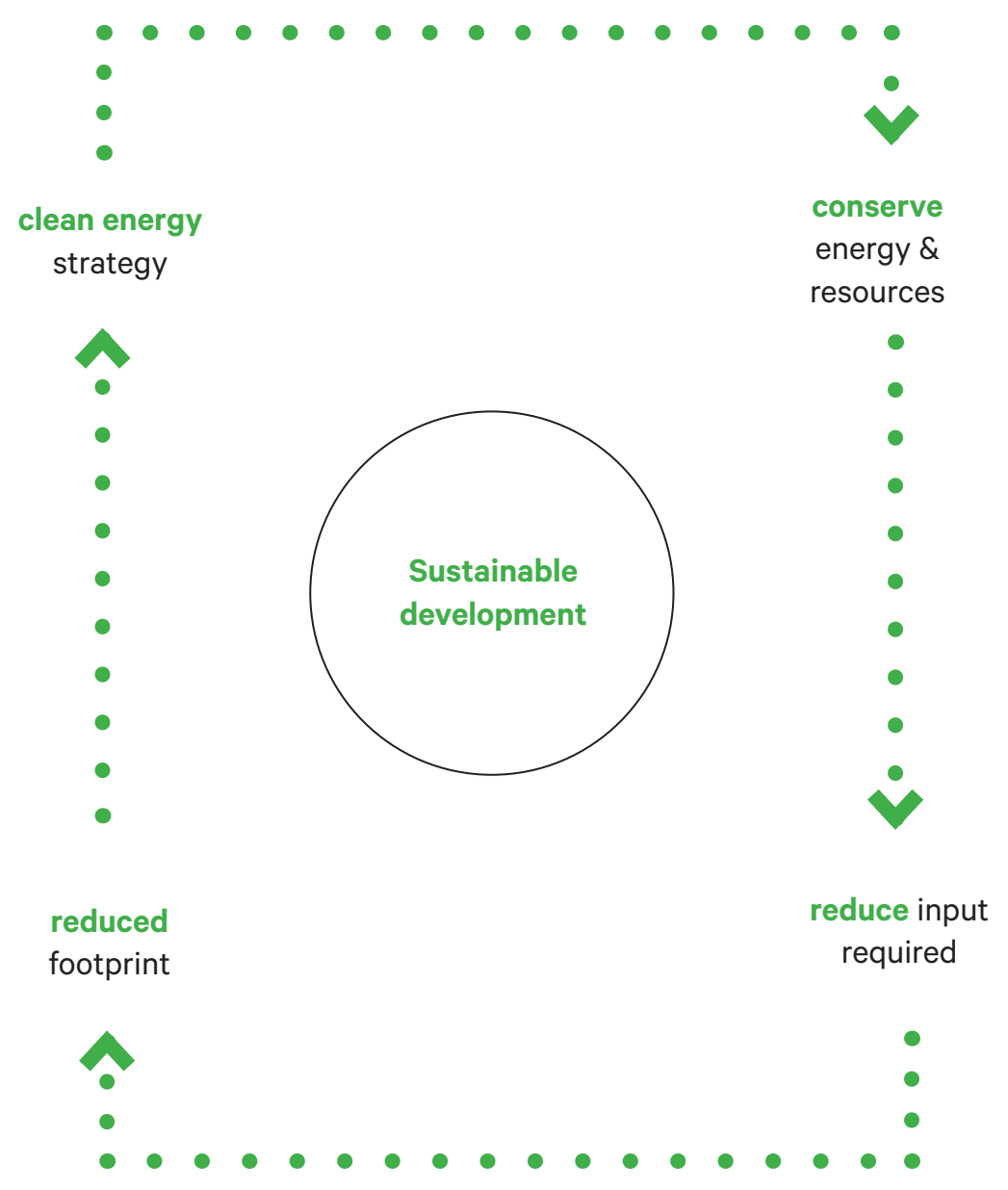
Ship-lapped feather-edged timber cladding in Siberian Larch or Western Red Cedar, to create silvered finish inbetween the exposed oak frame.



Vertical, darkened timber cladding set within timber frame to create simple, rustic silhouette redolent of Hampshire rural buildings, blending into the treeline beyond.



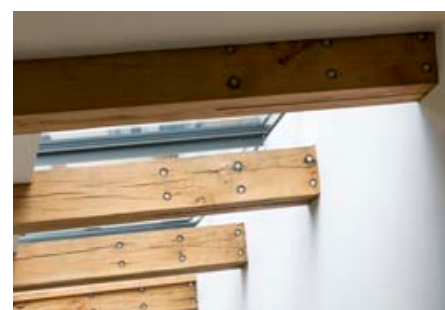
7.0 Design Approach



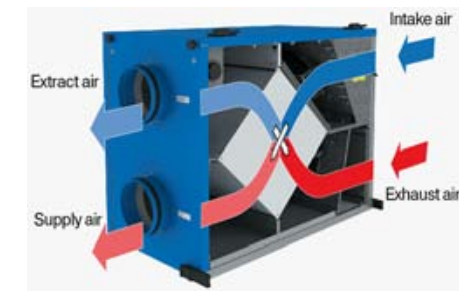
Sustainable design manifesto.



Traditional architectural form nesting in landscape.



High levels of daylight to reduce reliance upon electric lighting.



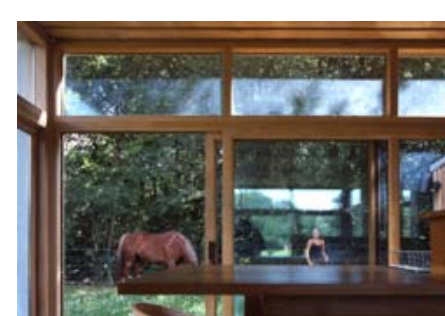
Mechanical ventilation with heat recovery allows for fresh air replacement while conserving energy



Sensitive approach to design within natural landscape setting, reduce negative effect on visual amenity.



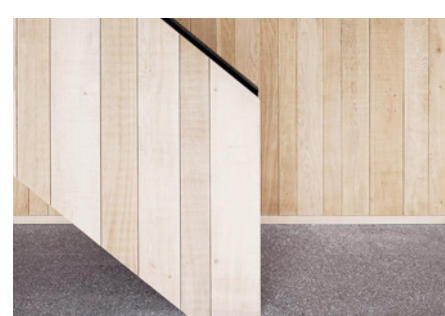
Rejection of overly expressive, false, fashionable, synthetic-sustainable architectural language.



Connection with nature and landscape through careful positioning and setting of building, interior and external design.



Well being of occupants with attractive, open-plan gathering spaces to relax and interact.



Natural materials within building for well being and reduced dependence upon synthetic materials or man made substances.

Visual sustainability design matrix.

7.13 Sustainability

ArkleBoyce favour a common sense approach to sustainability; solutions borne from pragmatism rather than ideology. We favour long term solutions which are imbued within the design process; some of which require innovative technologies that are practical and reliable alternatives to current practice. Others require no new technology at all but emerge from an imaginative response to specific requirements. Either way, the practice favours exploration of thoughtful and responsible use of materials and resources in the name of sustainable development.

Our process stems from a systematic approach to reducing the need for energy as well as creating and conserving energy in a sustainable manner. Our strategy is to design efficient buildings with ultra low energy requirements through a series of measures:

- Reducing carbon emissions by reducing energy demand
- Using building fabric to conserve energy
- Heating and power generation on site
- Maximising natural daylight
- Measuring energy efficiency
- Recycling rain, grey and black water
- Material specification
- Long term aspirations

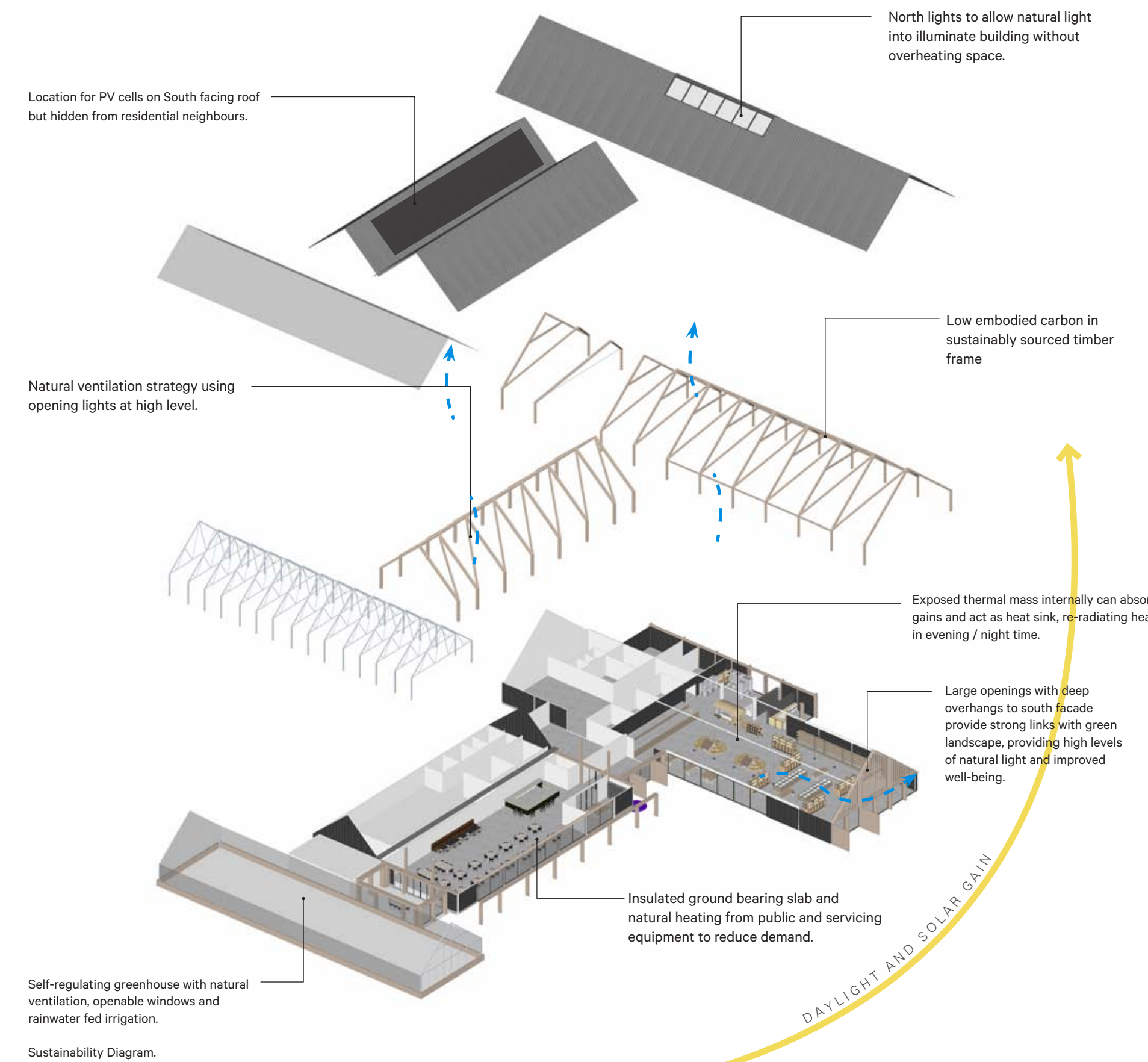
We work closely with other disciplines to consider transport, structural efficiencies, minimise impact on the ecology and sensitive landscapes, reduction in construction waste and overall saving of resources. We take a long term view of construction and see the creation of high quality buildings to be of increased benefit, as opposed to low-grade unprincipled methods which will no doubt have a shorter life span.

In summary, we have a deep awareness of sustainable development priorities at every scale from the local to the national and international. We understand the issues required in responding to climate change and the move to a low carbon economy.

Sustainable Design Detail
The proposed building for Applegarth and its multi-use programme offers a highly sustainable and innovative approach. Due to the mixed use nature of the building, it does not sit into a particular BREEAM category (or other sustainable design benchmark) and so we have approached the building in a manner to ensure it is designed and operated in a robust, sustainable and ethical manner.

The scheme has as its heart, a simple and robust sustainable strategy which is evident in the orientation, design, fabric and material selections. Of primary importance is to ensure the building mass and envelope are a simple rectangular boxes which ensures the volume to external envelope ratio is minimised.

7.0 Design Approach



Sustainability Diagram.

7.13 Sustainability

This is then combined with a consideration of the orientation of the building (east-west axis) and works with the natural / gentle topography of the site and the primary function of the growing space. The growing space will be used for vertical growing towers which require a north-south orientation for optimum year-round growing.

The building and its site, will be employed to assist in the production of sustainable energy as part of the 'Be Lean' energy model, described in detail in the Energy Report by Nexus Allied. Electricity generation will be via photo voltaic panels on the less visually sensitive areas of the roof and will be combined with a biomass boiler to provide heating and hot water.

The buildings energy consumption achieves substantial savings over a 'baseline building model' and represents a 32.0% reduction in energy consumption and 51.0% decrease of carbon emissions. The use of biomass boilers and the PV array ensure the building receives 47.4% of its energy from low and zero carbon sources.

Throughout the future detailed design stages of this scheme every effort will be made to ensure that this building is of low impact and low energy. The proposals will look to include off-site pre-fabricated elements where possible, by reducing waste at the source, to further reduce the impact of the materials and products used in the construction process. Surplus material that is produced on site will be carefully managed and segregated in skips for off-site recycling. Materials, services and labour will be sourced locally where possible, where local knowledge and craftsmanship will be key to making it a success. Key materials such as the timber cladding will be sourced from sustainable managed forests and reduce 'material mileage.' The building will be highly insulated to reduce heat loss and detailed to minimise air leakage as much as possible, all insulation will be CFC and HCFC free.

The orientation of the proposal has already been considered in great detail to optimise daylighting and solar gain, any potential summer overheating will be dealt with via internal solar shading. Low energy LED light fittings will be installed throughout the house for night time usage or for days with low natural light levels.

The configuration of the building lends itself well to natural cross ventilation for summer months when the ground floor glazing and operable rooflights of the building, fresh air will be drawn through.

The building would achieve 5 credits under the particular credit Ene 01 for BREEAM and this exceeds the minimum requirement if the development were be assessed against a BREEAM Excellent rating.

7.0 Design Approach

7.14 Key Visual Messages

1. Growing Space is more than just a greenhouse...

Key to the vision of Applegarth is the ability for the food journey; from seed to fork, to be visible, interactive and engaging. Architecturally the building treats the greenhouse as an integral element hence the composition and relationship with the multi-use courtyard. This external space allows the act of moving the growing towers from the greenhouse to the farm shop or restaurant. Education about growing with innovatively, sustainably and ethically.

Operatives taking one of the growing towers to the farm shop in full view of visitors. Another step on the food journey from seed to fork.

2. Transparency

It is important for the complementary uses to be visible and that activity, function and the food journey are on show. This becomes the decoration, fabric and interest in the building. The greenhouse creates a soft, yet enigmatic presence at the end of the restaurant, allowing guest to experience the diffuse light and greenery offered by the functional and decorative agriculture.

3. Architecture and Structure

The building is formed through an exposed and distinct timber structure. As with the agriculture, functional aspects of the building are the only decoration required. Natural materials used in an honest and expressive way create spaces with character and visual appeal. The signature of the asymmetric roof structure is visible throughout the building, primarily in the restaurant and retail volumes.

4. A warm welcome

The building is conceived to deliver the same warm welcome offered in the current Applegarth restaurant and farm shop. Produce is front and centre, an interactive and engaging visit for all guest, with palpable essence of the landscape and high quality artisan food. Applegarth will be unique and familiar full of originality.

5. The Farm Restaurant

The restaurant is a hugely important element in the building and will showcase Applegarth at its best. The relationship of the restaurant, the surrounding landscape along with the key components such as the Chef's table, cookery school and private dining allow for a wide range of immersive experiences. The space will be uplifting during the day with high levels of natural light and dramatic during the evening with its evocative structural ceiling.



8.0 Landscape

8.1 Landscape Vision

The aim of the site's landscape is to provide a diverse experience on a site largely made up of circulatory routes and market garden. The landscape should be stimulating, educational and productive, providing space for people to meet, learn and explore whilst integrating the development effectively and sympathetically within its context. Moreover, the external landscape has been designed as part of a wider 'plant to plate' concept, exploring people's relationship with food, the importance of sustainable growing and the strong relationship between food quality, human health and sustainable production methods.

Similarly, sustainability drives much of the choices within the materials palette. For example, the use of high-quality but locally sourced hard landscape materials which are recycled wherever possible will help reduce the project's carbon footprint; or the use of native tree planting indigenous to the local area will help assert local character whilst also enhancing biodiversity. The creation of new wildlife habitat, appropriate to the needs of locally-occurring native flora and fauna species, will again help ensure that the development fits comfortably within its landscape context, enhancing character and diversity rather than simply disturbing it.

In terms of the Access Strategy for the development, the site benefits from being a large open space, previously dedicated to horticultural production. The soils are free-draining and there are no substantial peaks and troughs disturbing what is substantially a flat site. The aim is therefore to ensure that the development is both logical and legible to all users; easy to access for people with pushchairs, buggies, wheelchairs or motorised scooters. Gradients are kept to a 1:21 standard; there is access-to-all facilities for all users; and a high degree of connectedness between the main Applegarth development site and the associated glamping development to the north (see separate planning application).

8.2 Landscape Strategy

The project aims to deliver the following benefits to the area:

- Improved landscape, visual and recreational amenity for users of both the Farm site and for local residents of Applegarth Vale;
- Retain as much of the existing tree cover as possible;
- Greater extent in tree, shrub and grassland coverage across the site;
- Provide greater biodiversity in terms of plant and animal communities with improved habitat for a range of species;
- Retain and enhance local character with the appropriate use of tree species, of local provenance and native to the site or wider area;
- Provide adequate screening of the development to (i) retain the rural character of the area and (ii) create privacy for both the anticipated new Applegarth Vale residents north of the site boundary and those existing to the east and north east;
- Retain as much of the character of the existing restaurant and farm shop business as possible; and
- Provide a high level of connectivity with the Farm and Glamping site, generating a coherent development strategy and level of design consistency across the two adjoining sites.

The landscape proposals include the following key components:



The orchard was derelict and we pruned all the trees and brought them back to life - We layered hedges, moved grass and John got the growing bus
Steph taught Food Science & Nutrition at Godalming College all her working life.

The Benson Family have a strong affinity and history with the landscape at Applegarth.



Legend

- ① Multi-Functional Space
- ② Artisan Cabins
- ③ Market Garden Plots
- ④ Polytunnels
- ⑤ Orchard
- ⑥ Growing School
- ⑦ Service Compound
- ⑧ Staff Car Park
- ⑨ Sculpture
- ⑩ Natural Play Area
- ⑪ The Green Gateway
- ⑫ Cycle Parking

Illustrated Landscape Masterplan

8.0 Landscape



Market Garden Visualisation

8.3 Landscape Components

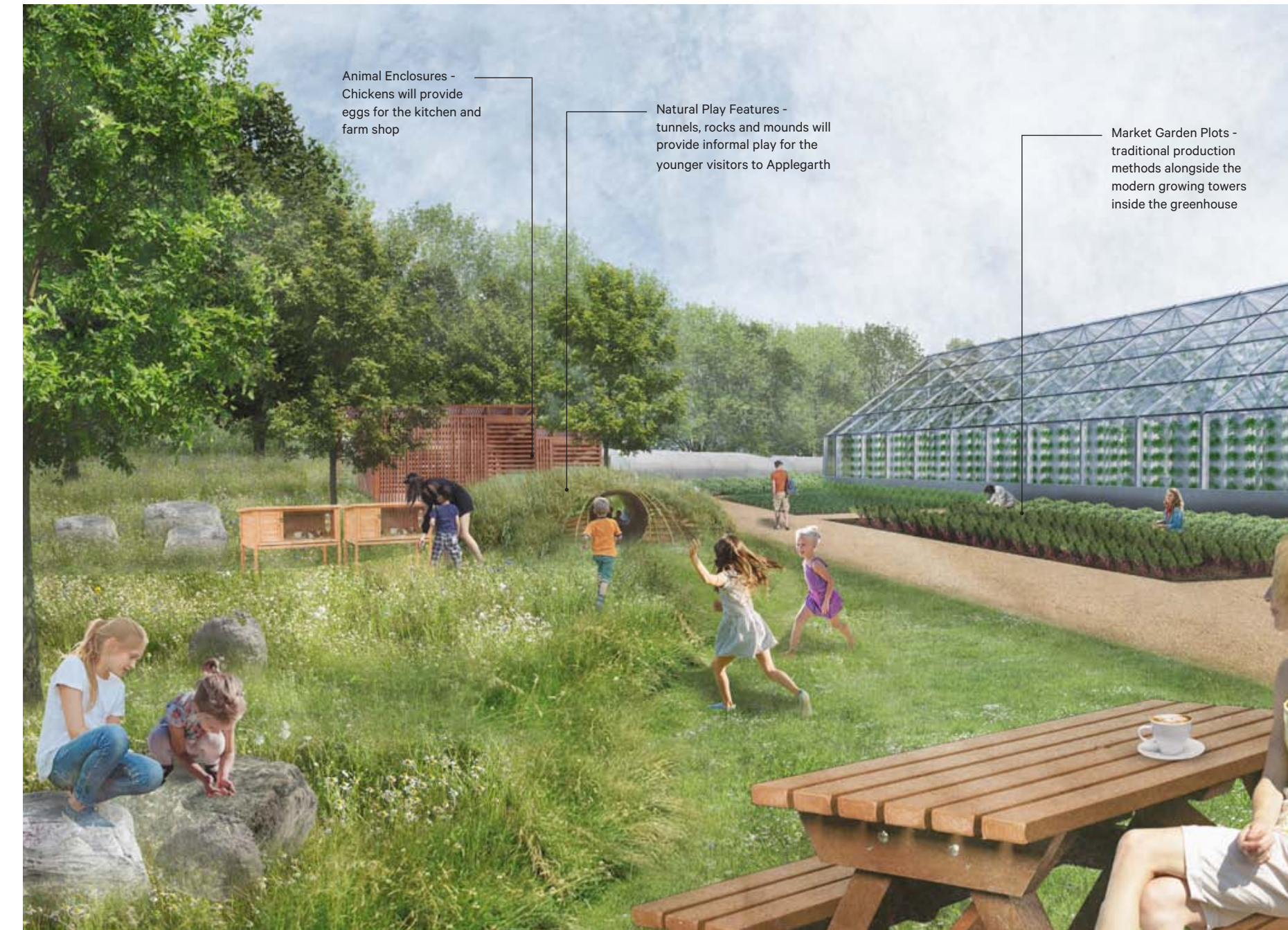
The Market Garden

The existing small-scale production garden would be completely upgraded, employing a full-time head gardener and both full time and part-time members of staff. The market garden will wrap around the proposed greenhouse to the west of the site. Plots will provide adequate space to serve both the kitchen and retail outlet as well as the flexibility to rotate crops. The positioning of polytunnels to the north of the Market Garden considers sunlight requirements and will assist in the propagation process as well as providing space to grow more exotic vegetable varieties.

The Market Garden will also include a sculptural fixture located centrally within the space to provide a point of interest within the garden, offering opportunities to engage with local sculptors who may wish to exhibit. This will benefit both visitors to the farm and users of the glamping accommodation, as they make their way between their lodgings, the restaurant and training facilities based on the farm site.

Also featuring in the Market Garden area is a small compound to provide secure storage for farm machinery, including a small (B-series) tractor, an ATV and a small trailer as well as a small tool shed and maintenance area. The compound will further include a timber sided composting area with multiple bays allowing for organic waste from site to be recycled.

8.0 Landscape



Market Garden / Play Visualisation

8.3 Landscape Components

The Growing School

Located at the northern end of the Market Garden the Growing School will offer a multifunctional building used chiefly to educate visitors to the Farm. Users can learn how to create the perfect compost, prune fruit trees or create their own production garden. The internal space will overlook the Market Garden through glazing on the northern and western facades.

Play

Another aspect within the Market Garden will be a number of natural play features. A bund using site-won spoil will be used to screen the site from its neighbours and also be used to create an exciting, stimulating environment for the younger visitors at Applegarth to run, chase and explore. Additional mounding will be used to create tunnels alongside boulders, planting and willow tunnels. The farm will also look to expand on its animal enclosure within the Play Area. Chickens will be kept, providing eggs for the Farm Shop and Kitchen, whilst small mammals such as guinea pigs and rabbits will be available for younger visitors to pet during pre-arranged times.

8.0 Landscape

8.3 Landscape Components

The Artisan Workshops

Applegarth is looking to broadly retain the existing cabin village offering but utilising more contemporary units. The proposed timber clad cabins will complement the proposed architecture and accommodate small independent crafts-people much like Applegarth Farm does currently. This will allow visitors to meet local producers, order bespoke items and provide a platform for new businesses whilst complementing and expanding the retail offering provided by the Farm.

Multi-Functional Area

The rectangular area immediately south of the restaurant will remain clear of any permanent structure allowing for the management of Applegarth Farm to utilise the space as and when required. It is anticipated that circa 15 events will be held within the space annually. A monthly Farmers Market, Christmas Market and Easter Fair are likely, though the space holds potential to be used for a wide range of activities such as marquees for specialist events, craft fairs, food festivals or even pétanque tournaments. It would also allow for occasional expansion of the external restaurant seating during the warmer, drier months using movable planters to help define the external space.



Multi-Functional Space Visualisation

8.0 Landscape

8.3 Landscape Components

The Green Gateway

The Green Gateway sits to the south of the building and is visible on approach from the informal car park or when driving towards the northern car park. A sinuous path meanders through the green island beneath the retained mature trees. Long grasses surrounding larger evergreen shrub planting will be complemented by new tree planting, providing a tiered landscape, screening some views and framing others, whilst integrating the retained mature specimen trees. The space will have seating along the circulation route and also provide additional spaces to dwell in front of the building as well as providing visual connections linking to the neighbouring landscape of the adjacent Vale SANG greenspace.



Image XX: Arrival / Site Entrance Visualisation

8.0 Landscape

8.4 Parking

146 spaces have been allocated within the masterplan, ten of which are for disabled users. The parking requirement has been calculated by Bryan G Hall, combining trip data from TRICS (The National Standard for Trip Generation Analysis) and Hampshire County Council's Parking Standards (based on land-use classification). The parking is divided into four separate locations with distinct identities. Informal car parking, formal parking, staff parking and Growing School Parking. Bays within the formal and informal areas are 5m x 2.5m allowing for more manoeuvring and parking space for larger vehicles.

The formal parking area will be asphalt surfaced with hedging /planted blocks defining space and breaking-up the car parking mass. Additional space between car parking will allow for the pedestrian circulation. The informal parking area will be surfaced in self-binding aggregate/gravel, or similar, which will allow surface water infiltration and sustainable methods of land drainage. Staff car parking is located at the 'back of house' area and is screened from the Market Garden by hedging.

Electric car charging bays (4no.) will be located near the retail entrance alongside the visitor cycle storage.



Electric car charging point

8.5 Access and Circulation

As it is today the primary vehicular site access will be taken from Tennyson Way which forms the primary access for the Applegarth Vale residential development and connects into Headley Road. It is proposed that the current site access junction off Tennyson Way is widened from 5.3m to 6.5m. This alongside an increased kerb radii (10m) will facilitate the safe ingress and egress of both visitors and deliveries to Applegarth Farm. A 2m footway extension is also proposed and will connect into the footpath alongside Headley Road.

There will be an internal roadway directing traffic north to the formal car park, Growing School and Glamping site, with access to additional parking located to the west of the main site entrance. It is envisaged that these parking spaces will be informal and adopt the character of a rural National Trust property, with a preference for loose-bound materials rather than tarmac.



Tennyson Way

8.6 Inclusive Access

Access between Headley Road and the entrance of the proposed retail and restaurant buildings will incorporate a continuous hard surface with dropped kerbs and crossing points to allow ease of movement for disabled visitors and parents with prams and pushchairs. The flat nature of the site is ideal for disabled users with acceptable gradients throughout the site's hardstanding areas.

Entrances will feature level thresholds and be fully Equality Act compliant with the new internal layouts being fully wheelchair accessible.



Pedestrian accessibility and circulation

8.0 Landscape

8.7 Hard Landscape

In accordance with the Grayshott Village Design Statement, the landscape treatment will seek to use materials, locally sourced where possible, which reflect local landscape character and are sensible to the rural context at Applegarth Farm. Hard landscape materials will aim to provide a high-quality environment whilst reflecting and enhancing the heavily wooded, countryside character of the area.

Natural stone paving will service the public facing circulation spaces around both of the main entrances providing a high-quality arrival sequence utilising durable and sustainable palette of materials. The circulation routes outside of this area will see a more rural aesthetic. The use of a self-binding aggregate will provide a suitable transition in terms of landscape character, connecting the spaces around the building to the Market Garden. It will also form the surface for service routes in daily use by the farm's small utility vehicles.

Car parking will be an important aspect of the landscape design. A bituminous macadam surface would be inappropriate for site wide usage due to its urbanising character. The use of a self-binding aggregate is therefore preferred wherever possible. It has the added benefit of being a permeable surface treatment, allowing for sustainable surface water attenuation via 'light-touch' infiltration methods. The use of porous pavers with gravel infill will also be considered.

Typical Paving Materials

- Natural Stone, using locally sourced sandstone wherever possible to building frontage;
- Loose-bound Hoggin or well-compacted self-binding aggregate to circulation routes through market garden;
- Concrete block SUDS paving to service yard and formal car parking circulation routes;
- Asphalt surface to access road, formal car park and service road; and
- Concrete surface to the compound area.



Natural stone paving



Self-binding aggregate



Social seating areas



Permeable Concrete block



Lighting Bollard



Cycle storage considerations

8.8 Lighting

The proposed lighting strategy should aim to illuminate key elements of the design clearly defining routes, building entrances and key landscape features creating a safe and vibrant landscape. The new external lighting scheme will also be designed in line with the recommendations of the Institute of Lighting Engineers (ILE) for the reduction of obtrusive light as well as the recommendations made by the Project Ecologist. External lighting will take into account the levels required to allow the CCTV security system to operate effectively. The external lighting will be controlled via a time switch and photocell arrangement with the hours of illumination are to be agreed with EHDC.

Typical Street Furniture

- Seating;
- Bins;
- Cycle hoops;
- Bollards;
- Signage

8.0 Landscape

8.9 Soft Landscape

8.10 Green Infrastructure



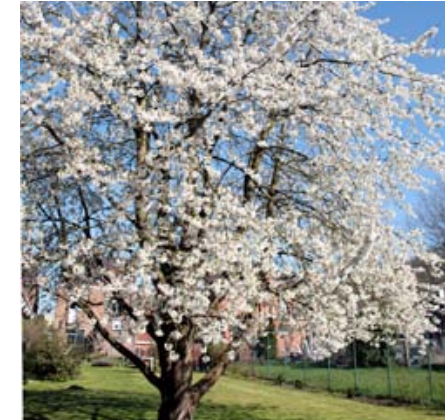
Formal Beech hedging



Local native boundary hedging



Silver Birch (*Betula pendula*)



Wild Cherry (*Prunus avium*)



Allium planting



Perennial Kale

The proposed green elements will have multiple uses. For example, much of the new tree planting is located for screening purposes but will also serve to improve the ecological network for the site and broader area. The mature boundary trees will be retained, creating immediate enclosure for the proposed development and retaining important wildlife habitat and continuity with the area's well established, heavily wooded, verdant character. The mature trees on site will be retained where possible, subject to ongoing tree survey work carried out by local Arboricultural experts, Martin Dobson Associates. It is inevitable that there will be some tree loss internally due to the nature of the expansion. Proposed tree planting will also include many fruiting varieties such as quince and medlar. Where trees are to be felled, such losses will be mitigated by at least a 1:5 compensation strategy.

A mixture of ornamental and native planting is planned to ensure seasonal interest and visual amenity whilst maximizing the site's potential biodiversity. Structure planting will comprise mostly of local native species to ensure that local landscape character is both retained and enhanced, with greater use of more non-native, ornamental species closer to the building assemblage.

Around the proposed buildings, the soft landscape will be more gardenesque with herbaceous borders and drifts of ornamental grasses, flowering shrubs and edibles reminiscent of walled garden landscapes. Organic drifts will provide a strong contrast to the more geometric shapes and straight lines of the architecture.

Hedging will be used to define spaces, with Beech selected to provide a more formal edge to proposed car parking areas. Meantime, the boundary hedging will use local native mixes to reinforce local character. The native hedgerow and species-rich grassland in particular along the Tennyson Way boundary will assist in blending the proposed landscape into its immediate context of the SANG at Applegarth Vale. Tree planting incorporated along this boundary will provide additional screening for the residents of the Vale development.

A typical plant list will comprise various trees, ornamental shrubs, native shrubs, bulbs and herbaceous planting, ferns, hedging, ground cover and edible plants.

Native trees will include the use of Hawthorn, Service tree, Rowan, Wild cherry and Silver birch. Fruiting trees will include a mixture of cross-pollinating Apple and Pear varieties, Walnut, Hazel, Quince, Medlar, and Mulberry.

Native hedgerow will include Blackthorn, Hawthorn, Hazel, Beech, Field maple, Dogwood and Holly. Formal hedgerow will utilise Beech in the main, both in the form of instant and transplant hedging types and may include sections of Oak for variety.

Herbaceous border planting will contain ornamental species which where possible have edible properties, including Lavender, Allium and Thyme. Larger architectural species such as Globe Artichoke, Ornamental Thistle, Rosemary and Verbena, as well as species which are employed successfully on site to create the existing gardenesque character such as shrub Roses, Clematis varieties, Jasmin, Hop and Honeysuckle.

Edible plants will include Nine-Star Perennial Broccoli, Good King Henry, Everlasting Cabbage, edible Hostas, Sorrels, Chard and perennial Kales. Nasturtiums, peas and beans will also help emphasise the connections with our natural environment and the food we eat on our plates.

Areas of species rich grass including fescue, bentgrass, meadowgrass will reduce mowing and provide a visual connection with the neighbouring SANG landscape.

8.0 Landscape



9.0 Eco-Pod Site Application



Artisan Cabins - individual units shown to rear of multi-functional space

Glamping Cabins



Arrival Space

9.1 Eco-Pod Proposals

A separate application has been submitted to EHDC by Henry Adams on behalf of Applegarth Farm and the Benson Family. The application concerns the development of an Eco-Pod Site on land neighbouring the Economic Site detailed in this document. The land also within family ownership would see the development of the following:

- The arrangement of 12 timber clad cabins
- An additional cabin (of different design) is to be used as a Reception Space / Office / Store
- Vehicular access is to be taken from Applegarth Farm (see plan overleaf)
- Associated car parking - 20 spaces including one DDA
- Associated earthworks and landscaping
- Creation of a small area of Market Garden

The proposal whilst a separate consideration would support the adjoining Applegarth Farm complex and be a key part of this business. The Eco-Pods would allow for visitors to Applegarth Farm to extend their stay and make use of the multitude of planned activities provided by the redevelopment of the farm, where courses and demonstrations will be provided in a range of topics from horticulture to food preparation.

Development will be set within robust Green Infrastructure and will respect the sensitive landscape features within sites immediate context. Boundary vegetation and trees will be retained and be augmented with new tree planting and habitat creation.

In terms of appearance the development will employ the use of a similar palette to the Economic development linking the two sets of proposals. The building materials are common to the wider area and will help to sensitively integrate development within the landscape, whilst creating a distinctive sense of place.



Combined Landscape Masterplan

9.2 Combined Masterplan

Legend

- Economic Redevelopment of Applegarth Farm
- Eco-Pod Site, as per separate Planning Application made Applegarth Farm
- Phase 2 Residential development of Applegarth Vale submitted by CALA Developments (App no. 27202/037 - Approved)
- ➡ Indicative Alignment of Plymouth Brethren Access (App no. 27202/035 - Approved)

10.0 Summary



10.0 Summary

The proposals in this document represent the culmination of a careful and detailed design process to arrive at a building which meets the needs of the brief, business plan and the over-arching proposals.

The design and interpretation of this brief into a design which works well within the site are now presented for further consultation and development with the relevant stakeholders.

The building is contextual, respectful and ambitious in providing such a range of uses in the same series of buildings and we welcome the further engagement and design development in a collaborative spirit.



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