

Project: MEADOWBROOK CARE HOME

Green Infrastructure Plan and Statement

Date: August 2023

Reference: M616_Meadowbrook-GI

Prepared by: MeiLocI Landscape Architects Ltd

For: PBWC/ Cornwallis Care

Assessor: Patricia Hawes (CMLI)

Meadowbrook Care Home Lostwithiel

Green Infrastructure Statement

Lostwithiel Green Infrastructure-

Distinctive Green Infrastructure of the locale:

The broader environs of Lostwithiel, encompassing both its landscape and townscape, can be delineated by the following characteristics:

Within the townscape, historic structures, including a medieval bridge and quaint cottages, intermingle to form a fusion of architectural styles. Progressing towards the outskirts, built form is more sparsely dispersed, punctuated by clusters of residences, farmsteads, and other pastoral structures amid the expanses of the surrounding natural wooded and rural landscapes.

The railway traversing Lostwithiel valley augments the topography, affording fleeting vistas of passing trains juxtaposed against the backdrop of the town's intrinsic natural and structural facets. The strategic positioning of the proposed care facility in relation to both the railway station and the town ensures convenient accessibility for the institution's personnel and visitors sans vehicular dependency.

The view of green infrastructure within Lostwithiel encompasses community and open space components such as parks, gardens, and play spaces, as well as the natural green corridors formed by the wooded valley of the river, wooded pockets and hedgerows of the surrounding rural areas. The town is serenely ensconced along the meandering course of the River Fowey, endowing it with idyllic panoramas and for relaxing waterside spaces with footpaths for waterside strolls.

Encompassed by picturesque valleys and undulating green hills, the town is surrounded by a generally green, rural this scene, with vantage points to of panoramic vistas. Enclaves of woodlands, grass and field expanses, punctuate the landscape.

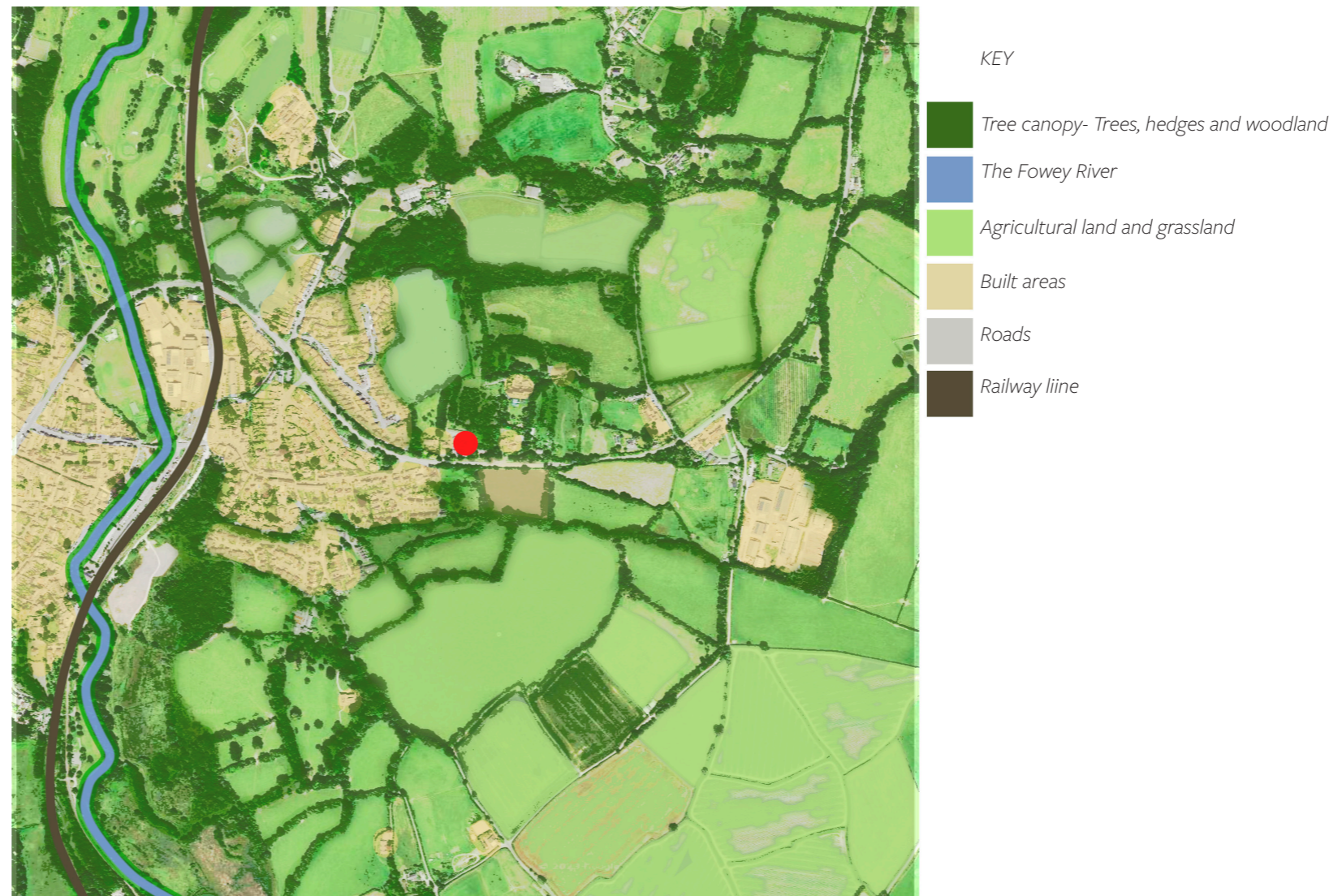


Figure 1. Lostwithiel Green Infrastructure



Figure 2. Site location



Figure 3. Lostwithiel Area

Meadowbrook Care Home Lostwithiel

Green Infrastructure Statement

The Design of the Site

The architectural configuration, landscape arrangement, and engineering solutions for the Site embrace the following Green Infrastructure elements:

1. Preservation, Enhancement and Diversity of Habitats:

A comprehensive tree assessment and a tree protection regimen has been prepared by Evolve Trees. A corresponding calculation of the tree canopy coverage, conducted by Evolve, illustrates a 22% canopy overlay across the site.

The strategic landscaping plan incorporates indigenous flora to encourage local wildlife populations and fortify the conservation of biodiversity, prepared in line with recommendations in the ecological survey, alongside calculations pertaining to the Biodiversity Net Gain (BNG), conducted by Plan 4 Ecology.

The site-wide planting plans include compositions mirroring diverse wildlife habitats, encompassing meadows, wildflower enclaves, hedgerows, and wooded buffer zones delineating the site's peripheries. These measures help to create a landscape catering to a diversity of plant species and animal habitats.

2. Flood Mitigation and On-Site Water Management:

The infrastructure tailored for drainage is adeptly devised, encompassing permeable surfaces to regulate rainwater flow and diminish the vulnerability of site-wide inundation. Elaborated insights pertaining to this facet are furnished within the drainage schematics prepared by MBA Consulting Engineers.

3. Health and wellbeing:

Green spaces have been meticulously designed for the well-being of residents, guests, and staff of the care home. The availability of green spaces has been correlated with the mental and physical health benefits for people, simultaneously enhancing the aesthetic appeal of the development whilst fostering a more pleasant landscape setting within the broader site and surrounds.

The external spaces have been thoughtfully designed to include relaxation, and sensory stimulation, and social spaces. Enriching elements such as tranquil water features, fragrant sensory gardens, and inviting seating areas have been integrated to facilitate the residents' engagement with their natural environs.

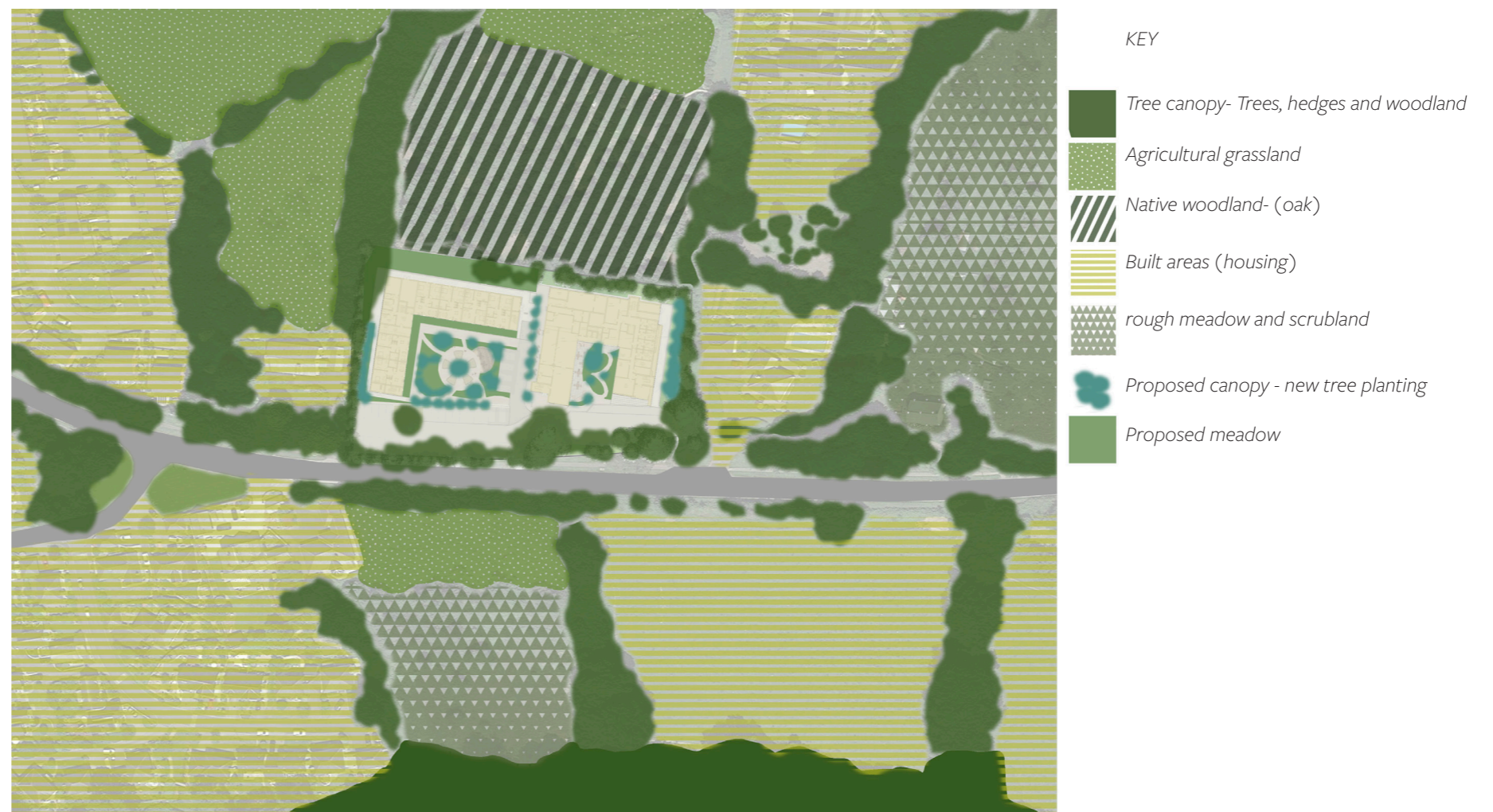


Figure 4 - Green Infrastructure on the site and surrounds