



fabrik

Langley Bottom Farm, Epsom

Landscape Statement
July 2025

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Introduction

Purpose of the Document

This Landscape Design Statement has been prepared by fabrik Ltd on behalf of Fairfax Properties in support of an outline planning application at Langley Bottom Farm, Epsom, herein referred to as 'Langley Bottom Farm'.

The purpose of this document is to explain the process that has led to the proposals and in particular, the extent to which local context, planning policy and public consultation has informed the landscape strategy.

The Site & its Context

The Site comprises sloping agricultural land on the western side of a shallow valley, forming part of the rural edge of Langley Vale. While rural in appearance, the Site is strongly influenced by its proximity to the settlement, with housing on higher ground creating a defined edge and limiting any sense of remoteness. The presence of nearby public rights of way, residential gardens, and ongoing development to the west reinforces its peri-urban character.

Vegetation is limited to hedgerows and scattered boundary trees, with The Warren Ancient Woodland offering some containment to the east. Although the Site sits within a broader rural landscape, it lacks distinctive features and is visually and functionally connected to the settlement.

Description of Development

The outline application is for a residential development of up to 110 homes, up to two and a half storey in height, with public open space. Vehicular access will be from Langley Vale Road, at the Site's northwestern boundary.

□ Site boundary



Site location plan

Concept development

Opportunities & Constraints

The site has a number of factors that need to be considered as part of its development, which in turn aid in shaping the masterplan. These include:

- **Tree Protection and Enhancement**
Respect the root protection area (RPA) of all trees and supplement the existing boundary vegetation with new naturalistic and native planting to set the development within the wider landscape.
- **Boundary Planting Strategy**
A native planting zone to the western and southern boundary is recommended to provide visual enclosure of proposed built form to the west and create transition between the development and wider landscape framework to the south, consistent with the character of the local area.
- **Open Space Distribution**
Areas of open space should be interspersed, utilising the topography of the site.
- **Connectivity and Recreation**
Local connectivity is to be enhanced and opportunities for recreation are to be increased by introducing new pedestrian routes through the Site.
- **SuDS Habitat Integration**
There is potential for the Sustainable Urban Drainage (SuDS) features to incorporate habitat creation, to create a verdant and naturalistic approach to water retention/ infiltration.



Site boundary

Retained and supplemented boundary planting

Proposed green corridor

Opportunities for new native planting to provide visual containment

Gradient down to the west

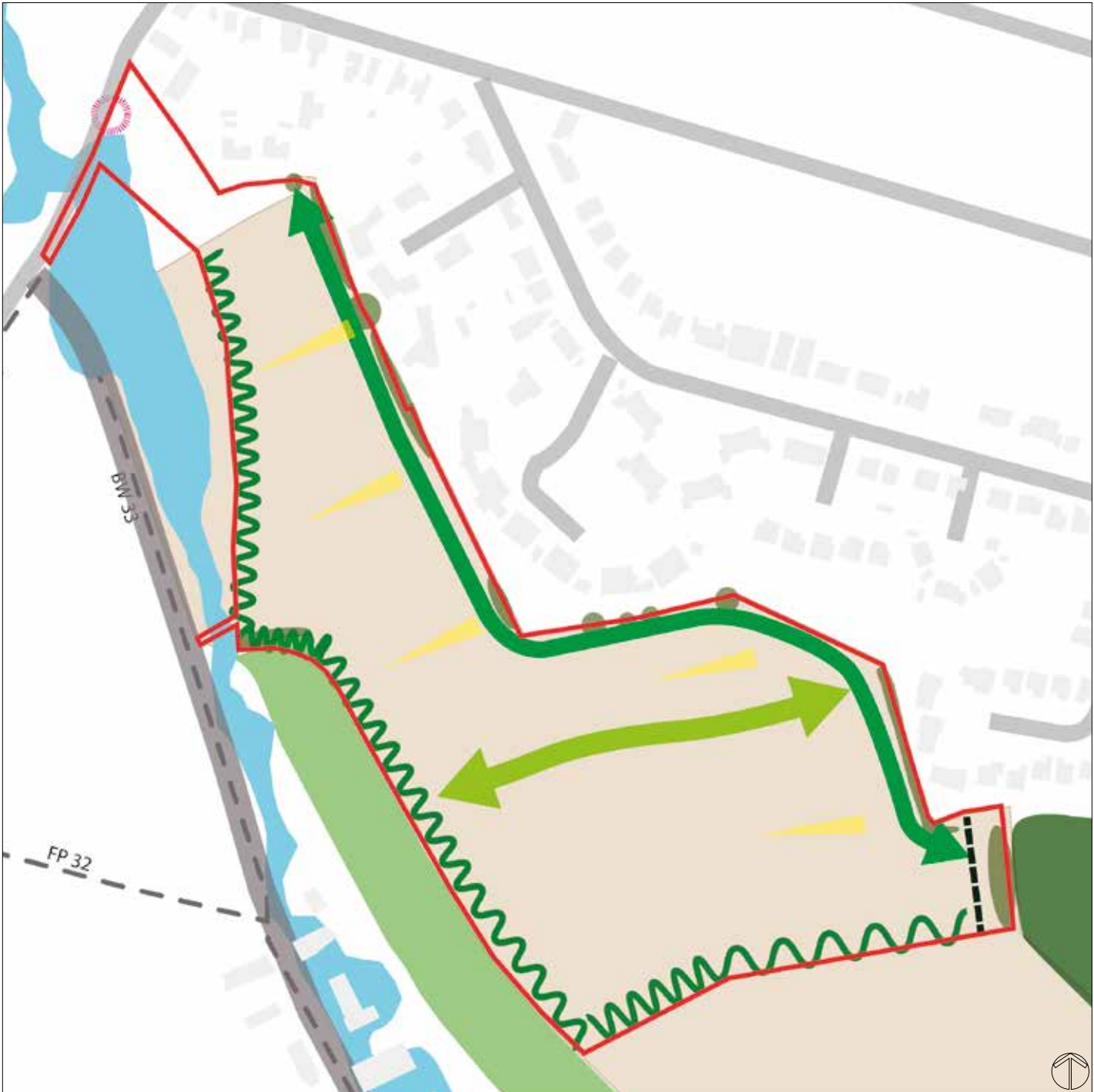
15m Ancient woodland buffer zone

Surface water

Access point

Road corridor

Public footpath



Opportunities and constraints plan

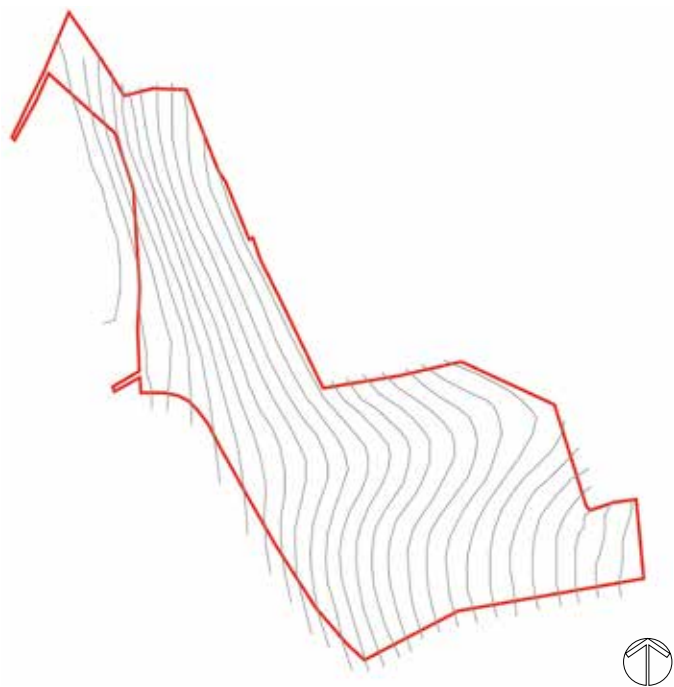
Chapter 2

Design Intent

Landscape Principles

Topography

The topography plays a significant role in guiding the design of the scheme. An existing landform defines the edge of the built form and provides opportunities for feature planting and integrated open drainage solutions.



Green Grid

The landscape characteristics play a significant role in guiding the design of the scheme.

The green grid will be developed in alignment with the broader structural landscape framework, ensuring seamless integration with existing green infrastructure. A diverse hierarchy of planting will be established, linking advanced planting areas and preserved hedgerows to the existing green infrastructure.



Blue Grid

New SuDS features will be created along the western site boundary, comprising habitat planting and tree planting. The central SuDS feature will be a gentle depression, accessible for amenity and play.

The SuDS layout will mitigate excessive rainfall while incorporating this into the wider biodiversity strategy, in tandem with elements of the Green Grid.

Species will be chosen to reflect both the local character and the riparian aspect of the SuDS areas.

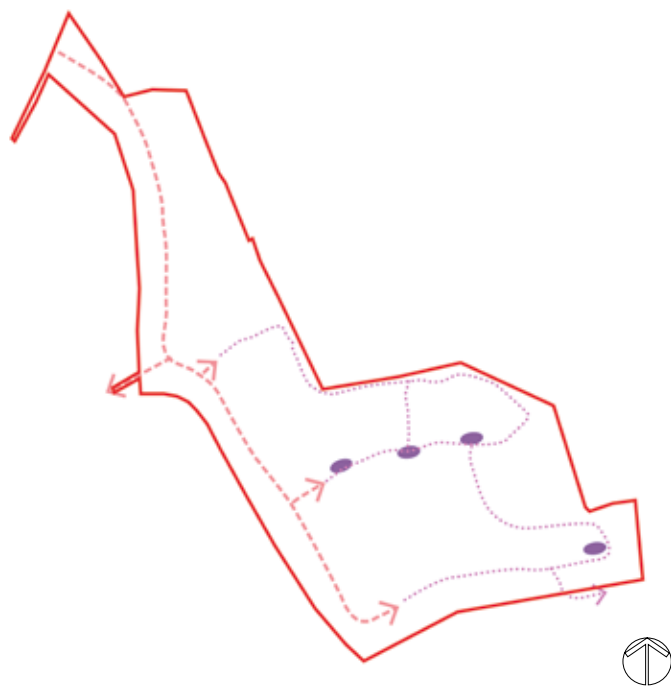


Movement and Activity

The open space proposals will prominently feature active play areas designed to engage all generations, promoting inclusivity and intergenerational interaction.

The central area will feature a gentle profile that blends seamlessly into the natural landscape, supporting a range of recreational activities. In contrast, the more naturalistic southern area will encourage informal interactions with nature.

Additionally, a network of footpaths will connect the development to the surrounding green infrastructure, promoting accessibility and environmental integration.



Landscape Principles

Overall Site Concept

The primary concept for the site is to reinforce the existing green infrastructure, enhance visual connectivity between the settlement edge and the wider landscape, and create a central recreational green corridor.

Buffer planting is proposed to the east and south to provide visual and physical enclosure, while also enhancing habitat connectivity and biodiversity. These proposals create a positive green interface between the development and the surrounding countryside.

The development parcels are sensitively located to minimise visual impact. Space within the parcels will accommodate new street tree planting, creating a new tree structure and enhancing biodiversity.

Key Design Attributes:

- 1. Existing tree planting retained
- 2. Focal Green Corridor Open Space
- 3. LAP for informal play
- 4. Informal footpaths incorporating 'Play on the Way'
- 5. Landform used to help blend SuDS feature into the landscape as part of wider attenuation strategy
- 6. Edge areas providing opportunities for habitat creation to assist in achieving Biodiversity Net Gain
- 7. Treed Entrance Gateway

Site boundary

Existing Trees/Vegetation

Central Green Corridor

Play area

Entrance Gateway

Buffer Planting

Proposed Tree Planting

Landforming to Create SuDS Basin

Development area

Primary footpath

Secondary footpath



Site concept plan

Open Space Provision

Open Space Audit August 2024, Epsom & Ewell Local Plan 2022-2040' set out open space typologies and quantity standards, with requirements for open space provision on new developments.

The table below summarises the open space requirements for the proposed 110 dwellings (based on 2.4 people per dwelling). Calculations are as per Open Space Audit August 2024, Epsom & Ewell Local Plan 2022-2040.

The table below sets out the open space policy requirements. The site has the capacity to provide 1.637 ha of open space, which is above the requirement of 0.91 ha of open space for 110 dwellings.

The plan opposite illustrates the spatial arrangement of the different open space typologies.

Overall, the proposals provide an additional 0.727ha of open space above policy requirements.

Open space schedule

OPEN SPACE TYPOLOGY	EEBC STANDARD (ha p/1000 pop)	REQUIREMENT (ha)	TOTAL ON SITE PROVISION (ha)	OPEN SPACE ABOVE THE POLICY (ha)
Parks and Gardens	0.8	0.211	0.250	0.039
Natural and semi natural green space	1.8	0.475	1.019	0.544
Amenity green space	0.6	0.158	0.302	0.144
Play	0.25	0.066	0.066	-
TOTAL	3.45 ha	0.91ha	1.637 ha	0.727 ha

- Site boundary
- Natural and semi natural green space
- Parks and Gardens
- Amenity Green Space
- SuDS
- Play



Open space typologies plan

Landscape Masterplan

The landscape characteristics of the site, along with the District Character Strategy guidelines and policy, have played a significant role in guiding the design of the scheme, allowing for both the visual and physical integration of new built form into the wider landscape. The plan opposite illustrates the over-arching design concept.

A mitigation by design approach has been taken, meaning that during the course of developing the masterplan, landscape considerations were taken as an integral part of the design process. Elements such as existing vegetation and views were informants that helped to determine the developable area, open space and drainage strategy.

Design Principles

- Tree and Hedgerow Retention**
Preserve all mature, high-quality trees and hedgerows along the site's perimeter. This will soften and screen the proposed development from surrounding views, providing a mature landscape setting for the new housing.
- Southern Buffer Planting**
Plant a 10-metre buffer along the southern boundary to create a 'green screen' between the development and the wider landscape framework, offering habitat opportunities.
- Western Boundary Enhancement**
Enhance the western boundary planting to provide additional visual enclosure of the site from the west.
- Gateway Landscaping**
Create an attractive green gateway at the site's entrance
- Central Green Corridor**
Provide a green corridor within the central part of the site, with associated play areas and recreational spaces where residents can rest.
- Naturalistic Southern Zone**
Develop a naturalistic area to the south, offering both recreational opportunities and enhancing biodiversity.
- Streetscape Planting**
Complement the streetscape with street tree planting, and where possible, hedgerow and shrub planting to soften the development. This will create a high-quality public realm setting for the new housing and define the boundary between public and private realms. Position large trees to become visible above rooftops in the long term, creating a green spine that integrates the dwellings into a treed setting.
- Hard Landscape Quality**
Specify high-quality hard landscape features such as garden boundaries and paths to ensure a well-designed and attractive development.



Landscape masterplan

Illustrative Site Sections

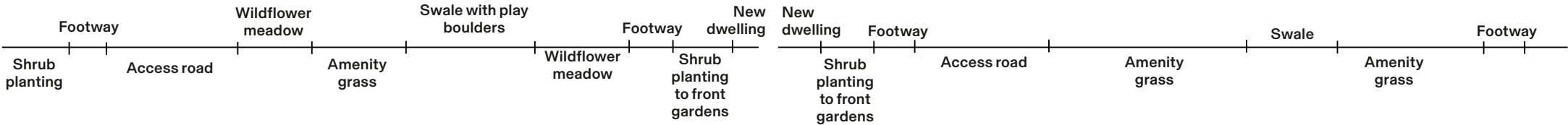
The sections opposite have been drawn through the central and eastern extents as a means to illustrate the intended character of the spaces and to show how the development is integrated into the existing landscape.



Section A-AA



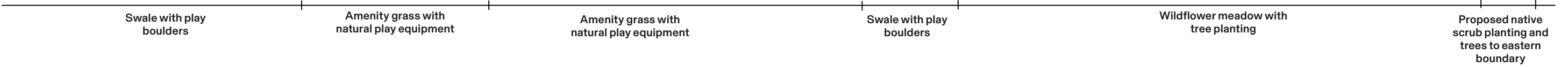
Section B-BB



Section C-CC



Section E-EE



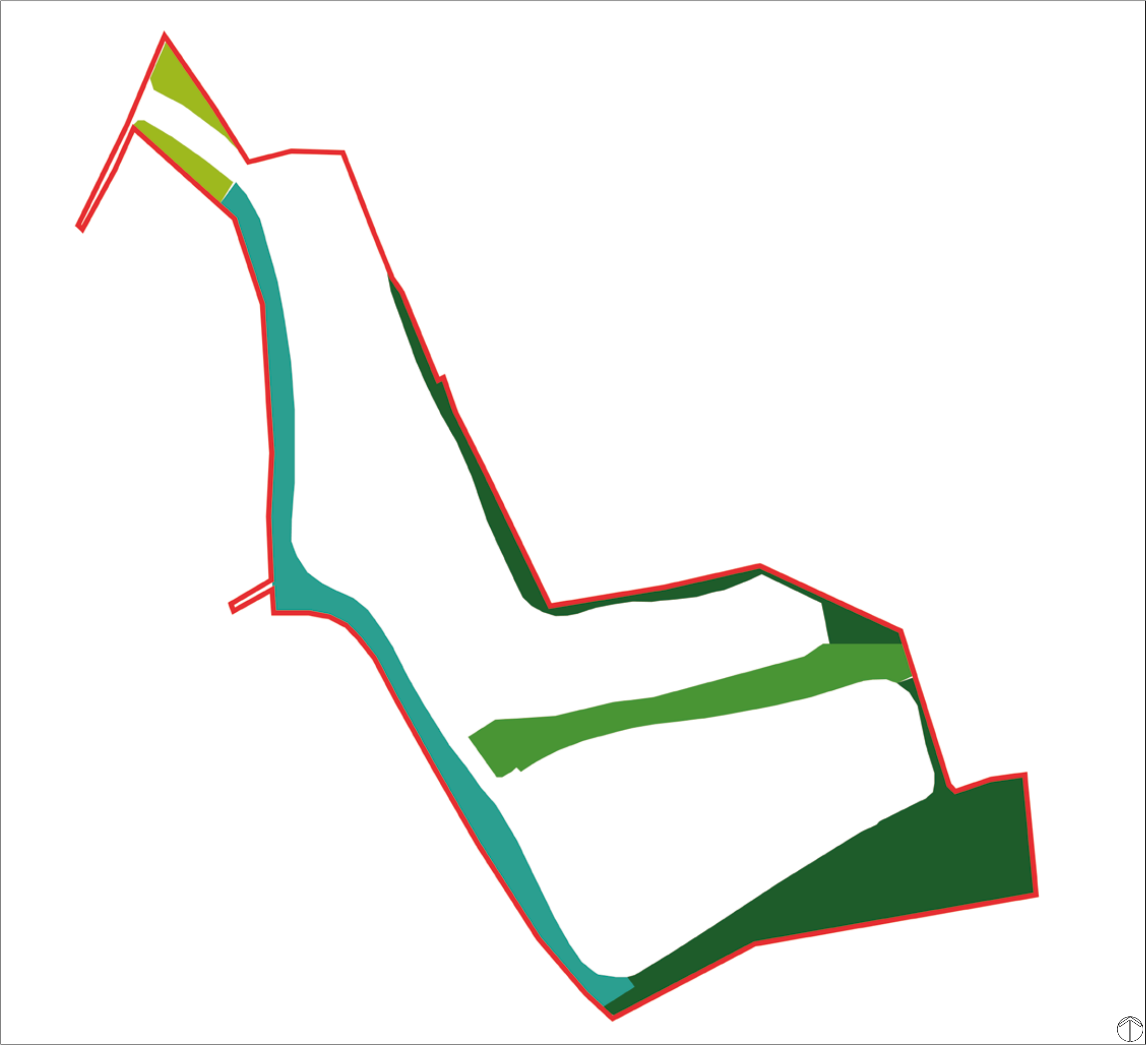
Landscape Character Areas

The landscape that encloses the housing will comprise a series of character areas that will be defined according to their varying character and function.

Landscape Character Area definition will be informed by the immediate context, landform and existing vegetation and will serve to create a legible landscape that defines sense of place, wayfinding, play and recreation.

The design and treatment of the open space areas will also play a fundamental role in enhancing the local environment and achieving Biodiversity Net Gain.

- 1 Entrance Gateway
- 2 Attenuation Zone
- 3 Buffer Planting to development edge
- 4 Central Green Corridor



Caption

Character Area 1: Entrance Gateway

Entrance Avenue will offer a welcoming green space upon arrival at the development. Structured tree planting along both sides of the road will frame the street, creating a hierarchy and scale that aligns with the broader proposals and preserves long-distance views through the site from Langley Vale Road.

Within Gateway Green, trees will be regularly spaced to establish a formal area, framed by native boundary vegetation.

The road access will be lined with native hedgerow, enhancing the natural aesthetic. Additionally, wildflower areas along the hedgerow will boost biodiversity and add vibrant, seasonal interest to the area.

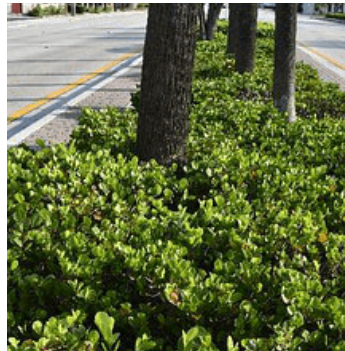


Landscape study plan - Entrance gateway

- 1. Tree planting with seasonal interest to create a memorable arrival experience
- 2. Regularly spaced tree planting
- 3. Mixed species tree planting with hedge to enhance resilience and biodiversity
- 4. Species rich meadow
- 5. Proposed native hedge



Landscape character area key plan - Entrance Gateway



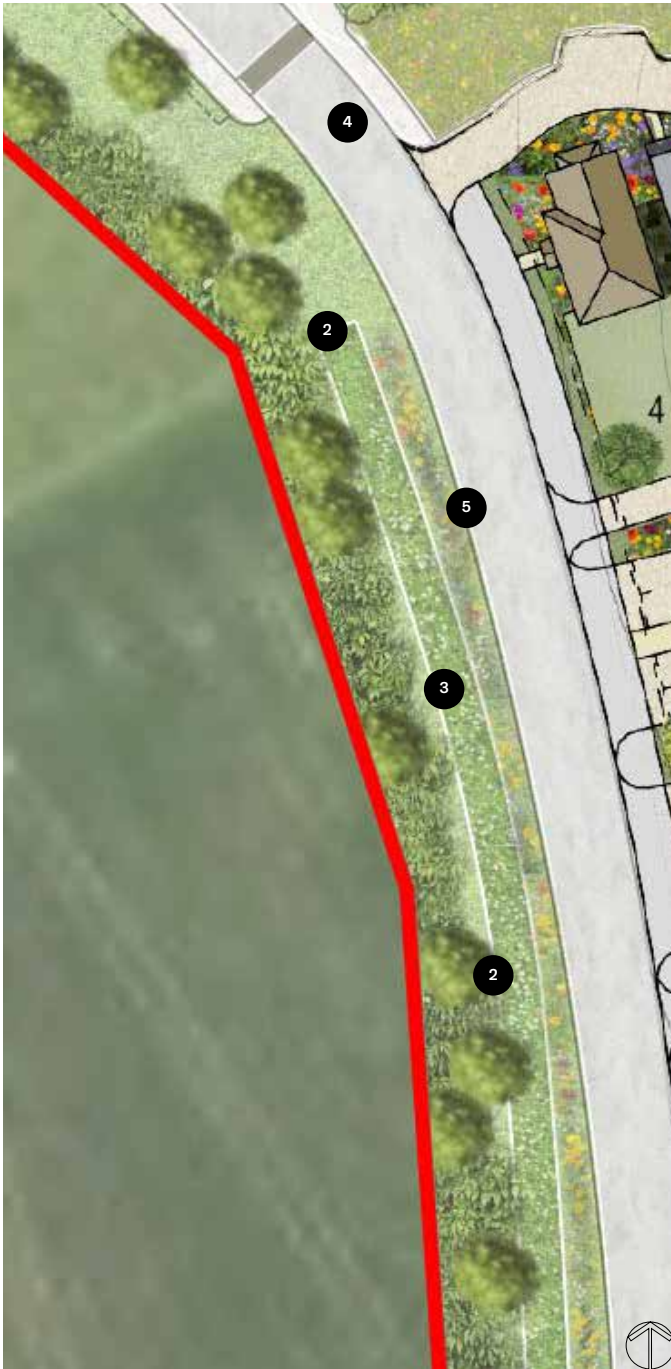
Precedent images

Character Area 2: Attenuation Zone

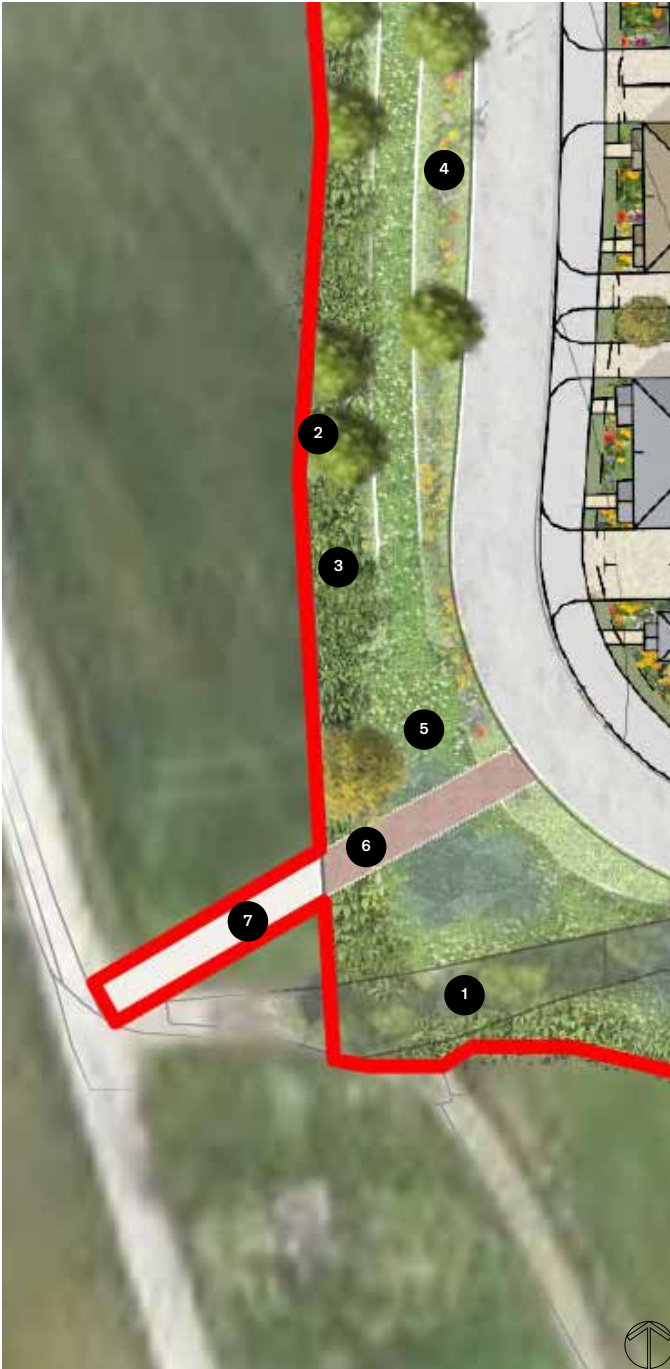
The area located along western boundary will be planted with a wildflower meadow, scrub planting and larger native trees create graded ecotone and provide visual enclosure of the development.

Sustainable drainage basins will be incorporated into the area, featuring gently sloping sides and planting to soften and integrate them into the character area. Wet-tolerant and naturalistic planting around the SuDS features will provide both visual and ecological enhancement.

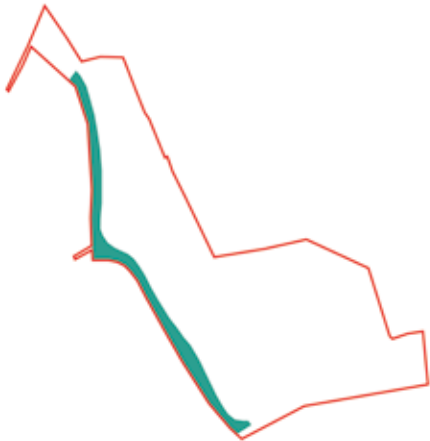
A boardwalk suitable for both pedestrian and cyclist will create a connection with the existing track to the west of the Site.



Landscape study plan - Attenuation zone



- 1. Retained existing vegetation
- 2. Boundary tree planting
- 3. Boundary native shrub planting
- 4. Wildflower meadow
- 5. Species rich/wet tolerant grassland and naturalistic planting to SuDS features
- 6. Boardwalk
- 7. Foothapth connection



Landscape character area key plan - Attenuation zone



Precedent images

Character Area 3: Buffer planting to development edge

A significant area of public open space, in addition to the Green Link, will be created in the southern part of the development. A native buffer zone is proposed along the southeastern edge, adjacent to the Ancient Woodland, and along the southern boundary. This buffer will feature a wildflower meadow, scrub habitat, and larger native trees to create a graded ecotone and enhance biodiversity.

New tree planting, primarily of native species, will provide structure within the amenity space. This will include specimen parkland trees, small groupings, and clusters of flowering species to attract pollinators and strengthen habitat connectivity.

Mown paths through the meadows, along with benches, will offer opportunities for outdoor recreation and enjoyment.

A footpath along the southern boundary will provide an informal connection between the development and Warren Woodland to the southeast of the site. This link will enable residents to walk to the nearby school and adjacent playground.

A natural play space will be integrated into the amenity green, offering opportunities for imaginative and active play. Timber equipment and natural landscape elements will ensure the play area blends seamlessly with the wider landscape.



Precedent images



Landscape study plan - Buffer Planting to development edge

- 1. Buffer zone to Ancient Woodland
- 2. Proposed native scrub and tree planting to southern boundary
- 3. Wildflower meadow
- 4. Amenity area with play area and picnic benches
- 5. Proposed tree planting
- 6. Structural planting to soften built form
- 7. Existing retained boundary vegetation
- 8. Connection to the local context
- 9. Mown path



Landscape character area key plan - Buffer planting to development edge



Character Area 4: Green Corridor

The green corridor will feature a series of amenity green zones, shrub areas, and meadow patches that weave through a central swale, creating a dynamic and engaging landscape. Natural play elements will be integrated into these green zones, offering opportunities for informal, imaginative play. Timber structures and natural landscape features will ensure the play areas blend harmoniously with their surroundings.

The swale will follow the site's natural topography, providing both a functional drainage feature and a playful, interactive space for children. Wooden bridges will span the swale at key points, enhancing accessibility and connectivity across the corridor. Mown paths will invite exploration and provide informal walking routes throughout the space.

New tree planting—primarily native species—will add structure and seasonal interest to the corridor. This will include specimen parkland trees, small groupings, and clusters of fruiting species to attract pollinators, support biodiversity, and encourage residents to engage with nature by picking fruit directly from the trees.



Landscape study plan - Green corridor

- 1. Natural play equipment within amenity green zones
- 2. Wildflower meadow
- 3. Shrub planting
- 4. Wooden bridges
- 5. Swale
- 6. Play boulders within swale
- 7. Mown paths
- 8. Native planting to the boundary



Precedent images



Landscape character area key plan - Green corridor



Chapter 3

Design Strategies

Soft Landscape Strategy

Planting Typologies

New planting will be carefully considered within the proposals to ensure that it is appropriate to the context, contributes positively to the local environment and offers screening, filtering and opportunities for wildlife.

The planting strategy draws upon the existing site assets, design aspirations and the desire to reinforce the landscape character areas.

As identified on the adjacent plan, a number of planting typologies can be identified within the scheme:

- SuDs
- Mixed native
 - Meadows
 - Damp marginal

- Buffer Planting
- Mixed native
 - Meadows
 - Native scrub
 - Retained vegetation

- Green Link
- Development interface
 - Meadows
 - Swale
 - Informal orchards

- Street Scene
- Ornamental Street Planting
 - Dwelling gardens

- Native Edges
- SuDS
- Meadow
- Green Link
- Street, Dwelling and Garden Planting



Planting typologies plan

Tree Planting Strategy

Development at the site offers opportunities for new tree planting that can increase the overall tree coverage on site. The tree planting strategy draws upon the existing landscape framework and over-arching design principles opposite.

A number of different tree typologies have been identified within the strategy that are summarised as follows:

- New specimen planting of large parkland tree species providing focal points within the landscape.
- Tree groups of medium and small trees within the Suds areas and open space.
- New tree planting within the residential areas to enliven the streetscene and provide urban cooling and opportunities for wildlife.
- Fruit bearing species will be included in informal orchard groupings to provide a food for residents and wildlife.
- A range of native and ornamental species to enrich the species diversity and assist in long term resilience.
- The illustrative palettes provided on the following pages are intended to convey the design intentions for the scheme.

Strategy Principles

The new trees will be selected and planted based on the principles below.

- **Landscape Structure**
The creation of a strong landscape structure which reinforces the distinctiveness of character areas
- **Successional Planting**
The provision of a succession of tree stock by planting different sizes in accordance with site conditions and achieve maturity without complications or the requirement for significant pruning.
- **Species Diversity**
Inclusion of a range of species which provides greatly increased biodiversity, a wider range of habitats and resilience to climate change.
- **Right Tree, Right Place**
Application of the principle of 'right-tree, right-place', using native species which are appropriate in the character, form, size, and vigour to their setting and placed sympathetically.
- **Supplementary Planting**
The selection of tree species which supplement and extend the existing tree planting and vegetation on site, safeguard ecology, increase biodiversity and enhance the green infrastructure of both the site and the local contexts.

- Native specimen trees

Open space trees

Native edge trees

Street trees
- Fruiting & Flowering trees

Ornamental specimen trees

Existing trees



Tree planting strategy plan

Indicative Tree Planting Palette

The palette adjacent is intended to provide an illustration of the key species that will form part of the subsequent detailed planting design for the scheme. The species presented have been chosen to give an idea of what would be suitable for the developmen

Entrance gateway and street trees

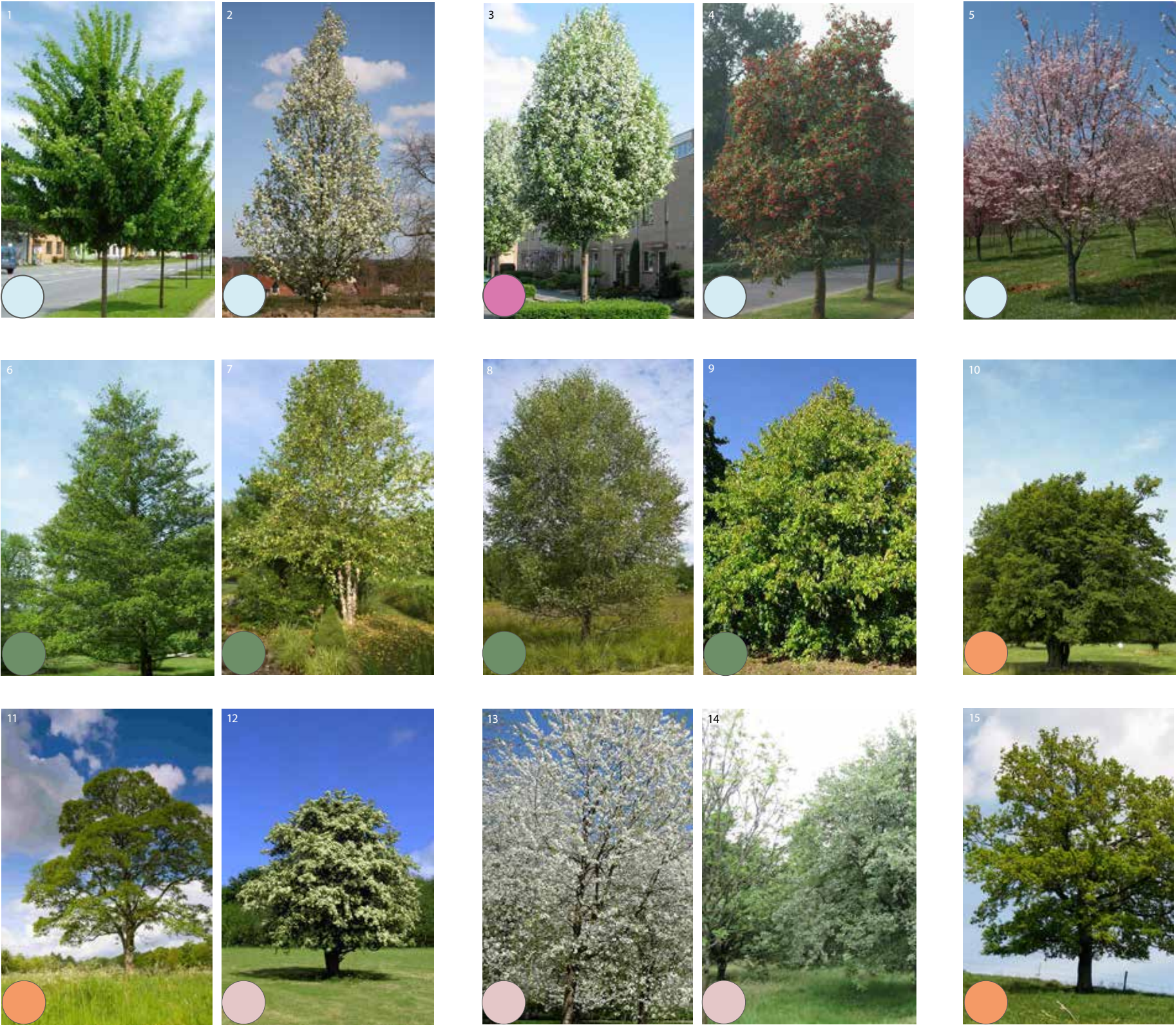
- 1. Acer campestre 'Elsrijk'
- 2. Pyrus calleryana 'Chanticleer'
- 3. Prunus padus 'Albertii'
- 4. Sorbus intermedia
- 5. Prunus x subhirtella 'Autumnalis'

Attenuation Zone

- 6. Alnus glutinosa
- 7. Betula nigra
- 8. Betula pubescens
- 9. Coryllus avelana
- 10. Carpinus betulus

Buffer Planting

- 11. Acer pseudoplatanus
- 12. Crataegus monogyna
- 13. Prunus avium
- 14. Sorbus aria
- 15. Quercus robur



- Native specimen trees
- Open space trees
- Native edge trees
- Street trees
- Fruiting & Flowering trees
- Ornamental specimen trees
- Existing trees

Indicative Tree Planting Palette

Green Link

- 1. Quercus robur
- 2. Ulmus 'New Horizon'
- 3. Liquidamber styraciflua
- 4. Prunus padus watereri
- 5. Tilia cordata 'Rancho'
- 6. Betula utilis jacquemontii

HEDGE PLANTING

Hedge planting is proposed throughout the scheme to provide enclosure, define space and help contribute to biodiversity.

Native Hedge Planting

- 7. Acer campestre
- 8. Corylus avellana
- 9. Crataegus monogyna
- 10. Ilex aquifolium
- 11. Prunus spinosa

Single Species Hedge Planting

- 12. Carpinus betulus
- 13. Euonymus 'Jean Hugues'
- 14. Ligustrum ovalifolium
- 15. Lonicera nitida



- Native specimen trees
- Open space trees
- Native edge trees
- Street trees
- Fruiting & Flowering trees
- Ornamental specimen trees
- Existing trees

ORNAMENTAL PLANTING

Open Space

- 1. Cornus sericea 'Flaviramea'
- 2. Cornus alba 'Sibirica'
- 3. Viburnum bodnantense
- 4. Viburnum opulus
- 5. Lavandula intermedia 'Grosso'
- 6. Ceanothus thrysiflorus repens
- 7. Miscanthus sinensis 'Kleine Silberspinne'
- 8. Rudbekia fulgida 'Goldsturm'
- 9. Salvia nemorosa 'Caradonna'
- 10. Choisya x dewitteana 'Aztec Pearl'
- 11. Calamagrostis x acutiflora 'Karl Foerster'
- 12. Fargesia murielae 'Simba'



Residential

- 13. Brunnera macrophyllum 'Jack Frost'
- 14. Viburnum davidii
- 15. Lavandular angustifolia 'Hidcote'
- 16. Acanthus spinosus
- 17. Hebe rakaiensis
- 18. Persicaria amplexicaulis



SuDS Areas

- 19. Iris Iris pseudacorus
- 20. Cornus alba 'Miracle'
- 21. Lithrum salicaria
- 22. Ranunculus acris (Meadow Buttercup)
- 23. Succisa pratensis
- 24. Hypochaeris radicata (Common Catsear)



Play Strategy

The following points set out the key design principles that will guide the layout and delivery of the play strategy:

Multifunctionality

The play areas will be multifunctional spaces laid out so that the equipment and facilities can be used by a wide range of children and young people.

Maximised play value

The play equipment will be arranged to maximise the play value and provide the best use of each space.

Space for informal play

Individual play elements will be arranged to ensure there is adequate space for running and informal play.

Inclusive design

Path widths and gradients will also be incorporated to ensure inclusivity for people with physical needs and seating incorporated which accommodates wheelchairs.

Social interaction

Street furniture will be positioned to encourage social interaction and combined with planting to create areas of calm, respite from play.

Passive surveillance

Sight-lines will be maintained to ensure passive surveillance is possible between areas of seating and blind spots are designed out through each space and context.

Physical challenge

Equipment which provides physical challenge in different ways from climbing, swinging, sliding, rocking, balancing, jumping will be selected.

Connection to nature

The arrangement of the play areas will provide the opportunity for contact with natural elements and be in keeping with the existing natural character of the site.

Appropriate surfacing

A variety of surfacing for play experiences, each of which meets the technical British Standards, will be selected to meet the level of impact attenuation required.

- 1 Timber climbing structure
- 2 Playing boulders within swale areas
- 3 Stepping logs
- 4 Playing boulder within amenity area
- 5 Timber logs with swale areas
- 6 Spinner disks
- 7 Rocking plank
- 8 Timber swing
- 9 Timber balance beam
- 10 Timber see-saw



Precedent Images

Hard Landscape Design Intent

The palette of hard materials will adhere to a number of key principles which advocate that detailed paving considerations should:

- **Contextual integration:** Ensure that new surfaces including footways, carriageways and kerbs relate to and enhance the local context.
- **Simplicity:** Be simple and avoid discordant colours and meaningless patterns.
- **Tactile cohesion:** Ensure that tactile paving integrates with the surrounding paving.
- **Material harmony:** Ensure that design colours and materials harmonise with the overall streetscape.

The choice of surface materials will reflect the hierarchy of public footpaths and spaces proposed. This will be achieved at three different levels:

- By supporting its legibility through the use of a consistent palette of materials, in terms of form and use
- By using materials which support its variety and in terms of materials and by supporting its robustness at both large and small scales
- By incorporating contextual cues from the surrounding area as well as adjacent buildings.

Materials

A limited palette of surface materials will be used within the open space areas appropriate to the intended use and character of movement routes. Within the housing area, materials such as macadam, block and sett paving will be used to define route hierarchy.

Street furniture

Street furniture will comprise robust materials that are appropriate to and consistent with the surrounding character. Timber seating and litter bins within the open space areas will reinforce the naturalistic character of the landscape.



- 1 Block paving to mews/private drives
- 2 Paving transitions
- 3 Macadam to primary routes
- 4 Loose-fill play surfacing
- 5 Boadwalk within swale areas
- 6 Surfacing and edging materials with texture to echo the wider landscape setting
- 7 Timber picnic bench within amenity space
- 8 Timber seating within amenity space
- 9 Timber litter bins
- 10 Timber bollards to POS boundaries
- 11 Timber cycle stands

Sustainable landscapes are responsive to the environment, re-generative, and can actively contribute to the development of healthy communities. Sustainable landscapes sequester carbon, clean the air and water, increase energy efficiency, restore habitats, and create value through significant economic, social, and environmental benefits.

Sustainable landscapes commonly describe landscapes that support environmental quality and conservation of natural resources. However, for many people, a sustainable landscape is hard to understand or visualise. Other terms such as xeriscape, native landscape, and environmentally friendly landscape have been used to describe sustainable landscapes. A well-designed sustainable landscape reflects a high level of self-sufficiency and quality. Once established, it should grow and mature virtually on its own with minimal maintenance, however, this does vary depending on the landscape character, but nevertheless one seeks to achieve an appearance that the landscape naturally occurred. A landscape that is self-sufficient can be difficult to attain in a more urban setting due to the environmental stresses and artificial conditions placed on plants and trees. In addition, educating and encouraging residents to take ownership, become custodians of their surrounding environment is important. Many may not be comfortable with the informality and greater use of native plants which may lack the desirable aesthetic features of typical, or more familiar landscape planting. Adjusting to an informal landscape may take time for some homeowners but implementing just one or a few principles of sustainable design can significantly benefit the landscape. These benefits may include an enhanced landscape; less environmental decline; more effective use of water, the non-use of pesticides and other chemical resources; more valuable wildlife habitat; and cost savings from reduced maintenance, labour, and resource use.

Aesthetic and functional design principles typically are reflected in a well-designed landscape. Although sustainable landscapes may appear more “natural” and less manicured, they still rely on the standard design principles to create a visually appealing combination of plants and materials. Aesthetic principles including accent, contrast, harmony, repetition, and unity ensure the design is attractive, visually compatible and has a “sense of fit” with the surrounding landscape.

Biodiversity refers to the natural variety of plants, animals, fungi, and microorganisms found in all ecosystems. Increasing biodiversity, whether it be in a garden or across the whole of the site brings many benefits to the landscape. Planting landscapes that more closely reflect native plant communities can enhance biodiversity. This can be achieved by mimicking the natural dispersal and layering of plants found in local environments. Plants should be placed in conditions and environments where they would naturally grow.

Additionally, biodiversity can be increased by:

- Using plants that provide habitat for wildlife as well as year-round aesthetic interest.
- Considering alternative methods of storm drainage management such as rain gardens and allowing run-off to percolate through porous surfaces, or implementing flood control measures along roads and footpaths that are sensitive to existing vegetation and habitat.
- Preserving existing natural areas in urban settings that provide habitat as well as aesthetic or recreational value.

Reducing resources and minimising waste in a landscape can be accomplished in many ways:

- By selecting the correct plants and their locations, watering, pruning, and non-use of chemical applications
Welcoming insects and accepting diseases that are not life-threatening to landscape plants is another way to reduce chemical use and other resources.
- Applying mulch to the soil under plants reduces weed growth that in turn reduces chemical treatments and use of petrol-powered trimming equipment.
- In addition, the mulch improves soil quality over time, minimising water waste caused by run-off and evaporation.

Soils are typically the most misunderstood and undervalued resource in landscapes. Soil quality and character significantly affect the growth and health of plants and should be a major consideration in landscape installation and design at the start. Since a substantial amount of root growth occurs in the top 300mm of soil, this soil can significantly enhance the establishment and growing conditions for new plants. Drainage and water retention are improved, oxygen storage is increased, and the living organisms in the soil are healthier. Effective sustainable design not only incorporates recycled materials (paving materials, mulches, building materials, etc.), but also addresses how communities can recycle for the good of their landscapes. For example, composting can be integrated into a residential garden.

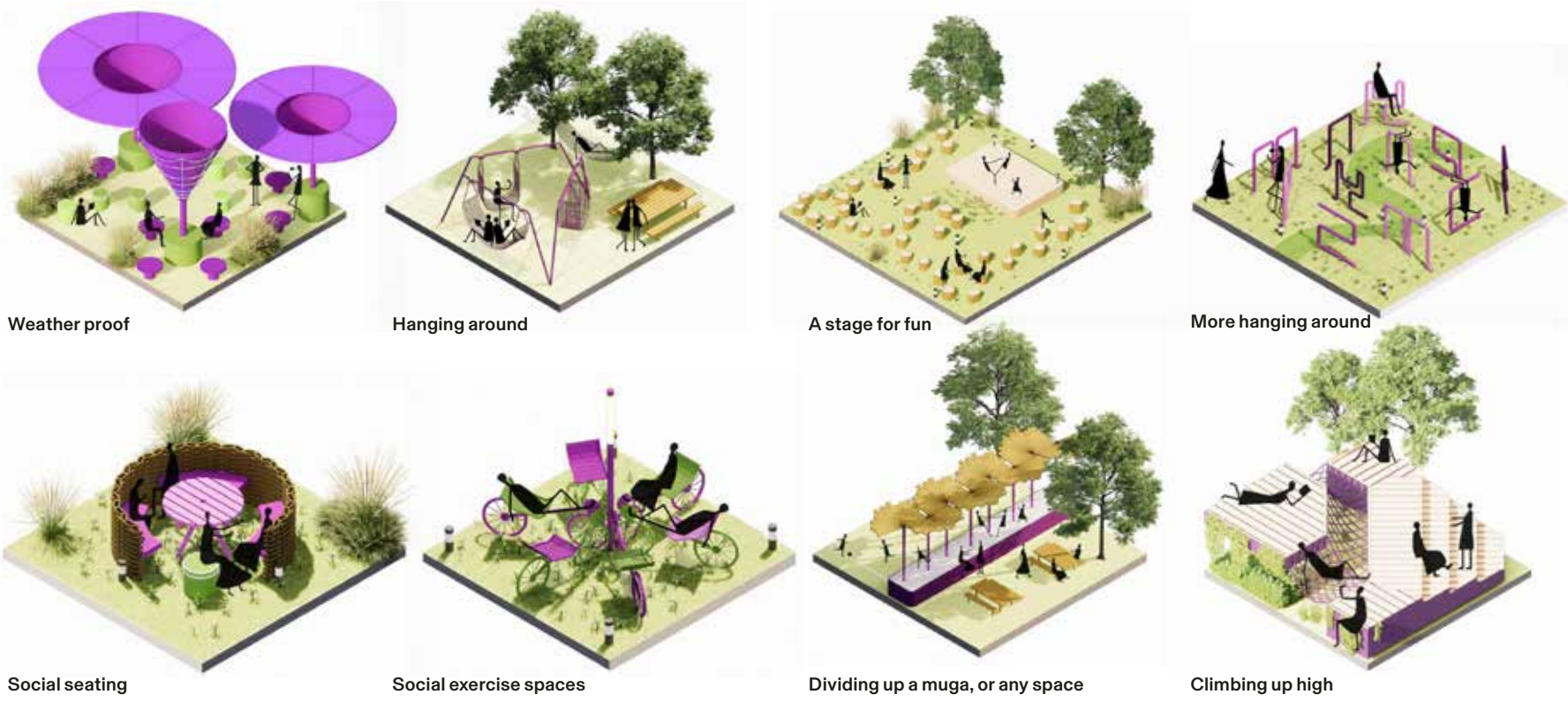
By implementing the principles outlined, residential landscapes can be made more sustainable. Applying even the most basic principles such as proper plant selection and placement can benefit the aesthetics, environment, and budget of the typical residential landscape. Properly selected plants will become healthy plants, have fewer insect and disease problems and, therefore, require less maintenance. Properly sized trees and shrubs need little pruning, and drought-tolerant perennials need minimal irrigation.

We will be seeking to apply these principles and approach to the landscape design throughout development to ensure it is as sustainable as possible.



Sustainable landscape principles

Inclusive Design



Www.Makespaceforgirls.Co.Uk/what-does-better-look-like

Inclusive Design

Inclusive design and creating spaces that are accessible to all is a key component in creating a successful landscape. Creating places that people can be proud of and communities want to nurture with ongoing stewardship. Through detailed design, all spaces will be considered to include:

- A diverse range of experiences not singly focused to one group or activity
- Accessibility, following current DDA standards
- Legible design and communication through the use of signage and wayfinding where appropriate
- Safe environments through design of access and lighting.

Where possible, designing by consultation with local groups can be a powerful tool. As part of the final play design, there might be opportunity to explore work with the local community.

Make Space for Girls
One group that embodies the inclusive design of spaces is Make Space For Girls (MSFG), who campaign for parks and public spaces to be designed for girls and young women, not just boys and young men.

MSFG have created the images (above left) to get people thinking about what might be found in spaces designed with girls in mind. The design of the play will aim to include all the best aspects of inclusive design to be explored through the detailed design of key spaces across the new community.

Play Design Principles

The play design principles comprise:

- Natural timber elements combine to provide an informal play experience
- Balance structures comprising a series of timber elements
- Tree trunks are used to create shapes and climbing challenges and encourage strength and fitness
- Boulders provide a more natural clamber element along the way
- Natural elements to allow children to be creative and adapt the space.

Multi-Generational

The public realm and amenity spaces have been designed to provide multi-functional, welcoming and usable spaces for all ages. The intention is to cater for all ages, and allow all age groups to mix, building and strengthening relationships and creating social cohesion.

An important group of people that do require particular attention through design are the elderly and those with dementia. There are a number of principles that have been addressed within the landscape proposals to help them to enjoy the external environment and be able to move and spend time outdoors.

The following items have been included within the landscape design to ensure the external spaces function for older people as well as the younger generation:

- **Accessibility**
All the external spaces allow people to move around freely and safely to wherever they would like to go. Paths are wide enough for pedestrians and wheelchair users to pass comfortably and have slip resistant surfacing, and there is level access across the site
- **Legibility**
The landscape is legible with clear routes, a material language and visual markers that help people understand where they are and which way they need to go
- **Walking opportunities**
Both the public realm and the communal amenity spaces provide walking opportunities through a series of spaces that encourage older people to move around the immediate external environment, giving them items of interest to pass and opportunities to engage in activities

- **Visibility**
All areas of open space are well overlooked, allowing people to see what is happening outside and who is in the space, further encouraging them to go outside and use the space socially, as well as aiding safety.
- **Comfort**
External areas are designed to be comfortable and easy to use in all weathers. A variety of seating is provided in a range of locations. These include formal seating, so that elderly users know that these are meant for sitting on, in shaded or more open areas. Lighting is provided throughout for safety and security, while providing a welcoming evening environment.
- **Interest**
Feature structures and play elements are located throughout the landscape providing older people with points of interest and allowing them to be immersed in the activity of younger people. Planting also provides year-round interest. Sensory planting has been included so that the senses of touch, smell and sound are stimulated. The wildlife that the planting attracts will also be a source of interest for people of all ages.

fabrik

Lenten House
16 Lenten Street
Alton
Hampshire
GU34 1HG

First Floor Studio
The Old School
4 Exton Street
London
SE1 8UE

fabrikuk.com