

07

Proposal: Landscape

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Site Location & Wider Context

Existing Site

Proposed Site - Key Character Areas

Proposed Illustrative Landscape

Masterplan

Play Strategy

Public Art Strategy

Hard Landscape Strategy

Drainage Strategy

Integrating Ecology

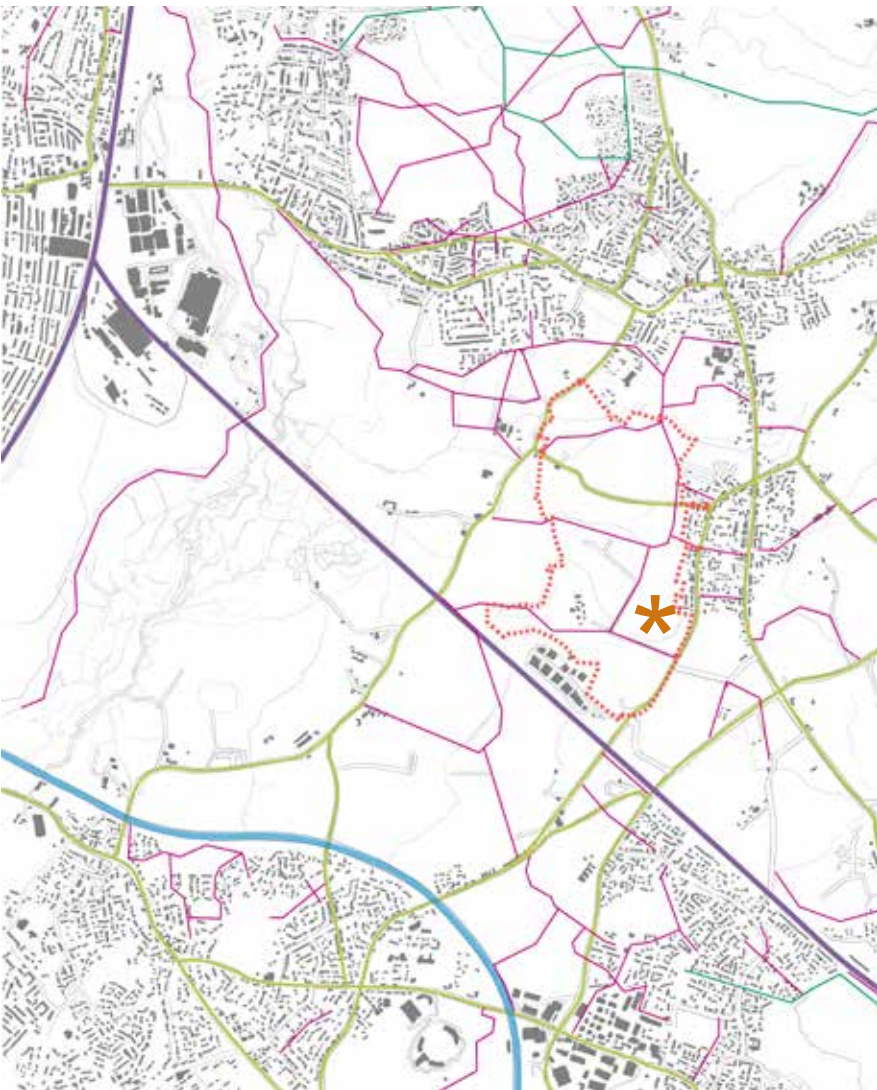
Planting Strategy



Site Location and Wider Context

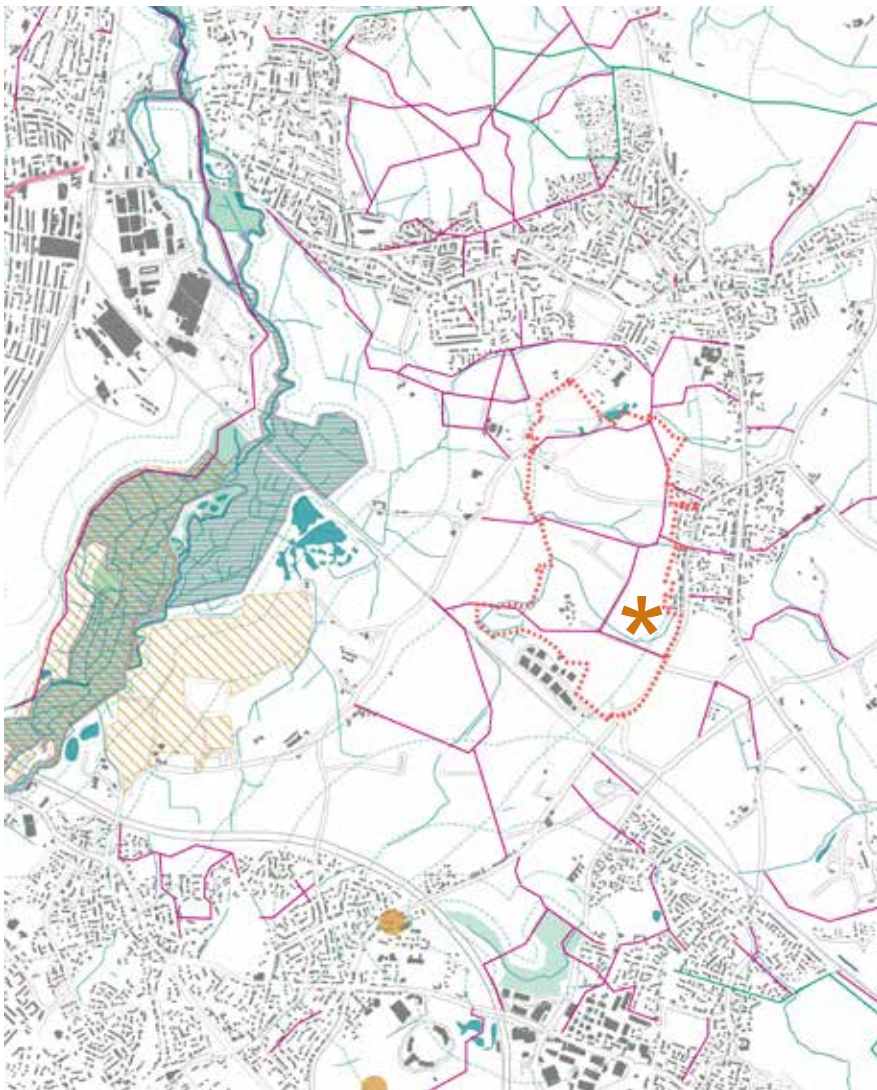
The maps below show the site at One Horton Heath in relation to the wider context. The maps highlight the site's significance and possible contributions to the wider rural area surrounding it. The maps show how the site is connected to the wider movement network, showing rail and road networks as well as public rights of way. SSSI and SAC designations are also highlighted, showing the site's importance in relation to the wider ecological and biodiversity value of the area.

KEY
✱ Upper Acre Site Location



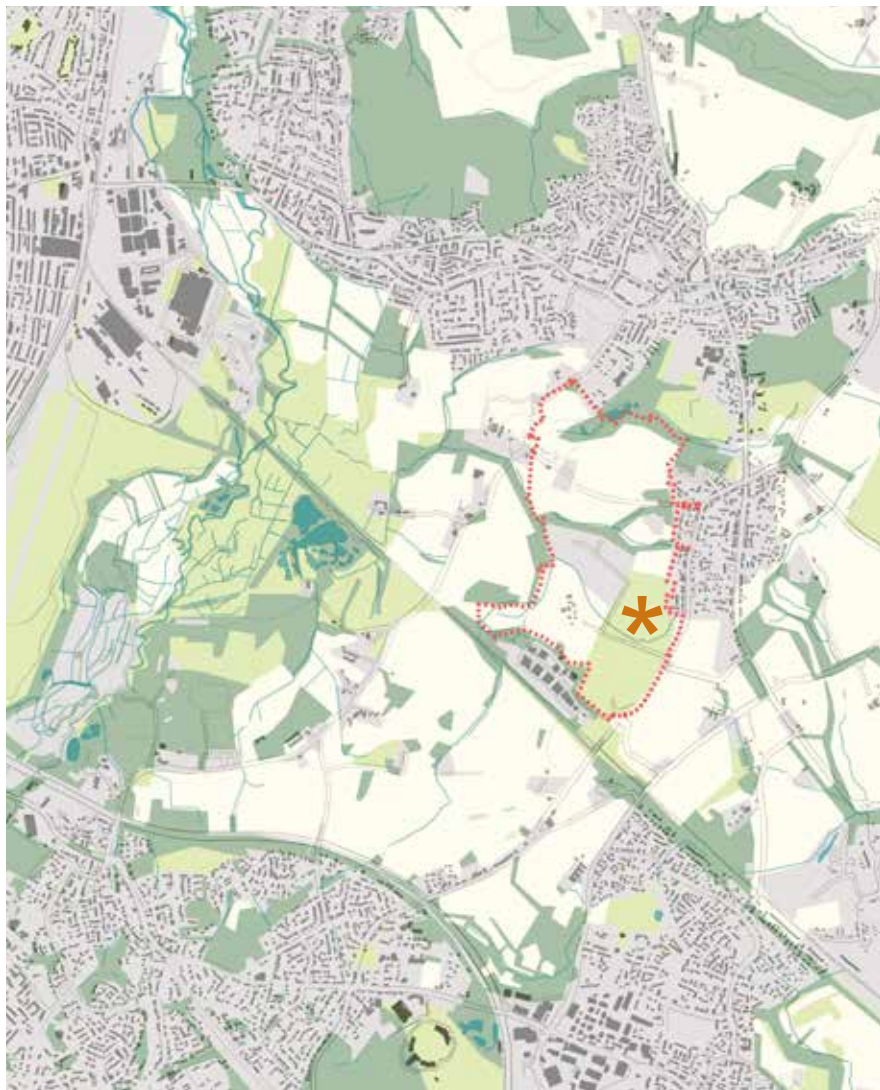
Wider context map showing transport links

- Public Right of Way - Footpath
- Public Right of Way - Bridleway
- Railway
- Motorway
- Main Road



Wider context map showing landscape designations

- Public Right of Way - Footpath
- Public Right of Way - Bridleway
- Scheduled Monument
- Sites of Special Scientific Interest Impact Risk Zones
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Country Park
- River / Waterbody



Wider context map showing land use

- Building
- Vegetation
- Woodland / Dense vegetation
- Arable land / Pasture
- River / Waterbody

Existing Site

The majority of the existing site consists of an open field, bordered by hedgerows to the east, south and west, a fenceline along a section of the eastern boundary, and open field to the north.

A vegetated ditch cuts across the site to the east and runs down along the southern boundary. A small portion of the site to the south, beyond the hedgeline, consists of a wilder area of grassland and scrub vegetation.



View 01



View 02



View 03



View 04



Proposed Site - Key Character Areas

The proposed site consists of four key character areas; Upper Acre Green Corridor, Southern Parkland, residential courtyards and streetscapes.



Character Area 1 - Upper Acre Green

The landscape proposals for Upper Acre Green Corridor can be split into four key zones, each with their own set of distinctive attributes but interconnected by overarching ecological, movement, play and art strategies.

Zone A: Heart of the park - central social hub, opportunities for small community events and formal play. Most 'urban' part of the park.



Zone B: Barley Fields boundary buffer (hedge, fence, swale, strategic tree planting)



Zone C: The network of footpaths and cyclepaths converge to run along the the edge of the wildlife corner to the east.



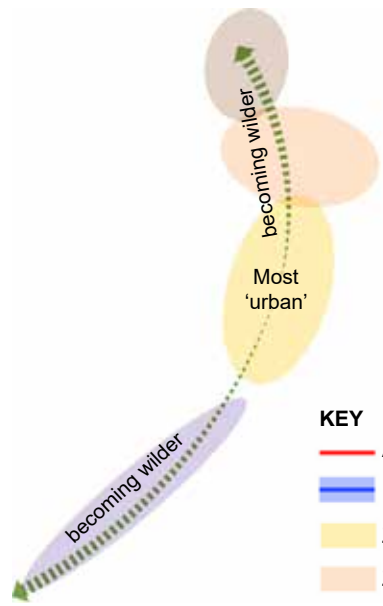
Zone D: Walkways run alongside the stream through woodland and riparian habitat, providing play-on-the-way opportunities.



Interface / transition between park and adjacent streets (e.g. tree planting, landforming)



Potential stream crossing types (vehicular and pedestrian bridges, stepping stones)



- KEY**
- Application site boundary
 - Existing stream and banks
 - Zone A - Heart of the Park
 - Zone B - Barley Fields buffer planting
 - Zone C - Wildlife Corner
 - Zone D - Wetland Corridor
 - Interface between park and adjacent streets
 - Indicative stream crossing locations



Character Area 1 - Upper Acre Green

Upper Acre Green Corridor will be the heart of Upper Acre. Its sinuous path network will lead residents and visitors through a diverse variety of spatial experiences and habitats, with seating, art and play opportunities found along the way.

The park will encourage user interaction with nature, and will include access down to, and across, the existing stream.

The centre of the park (Zone A) will be the park’s social hub and multifunctional space, providing opportunities for formal play and small community events.

The park will not only be a fun and interactive destination for residents and visitors, but will also be an important wildlife corridor and enhance the site’s biodiversity value.



Location Plan



Wildlife Corner



Informal footpaths along seasonal stream with opportunities for socialising and natural play



Character Area 1 - Upper Acre Green

Corridor

The landscape proposals along this section of boundary will strengthen the existing hedgerow and provide privacy and screening for the existing residents. The proposals will include extending the existing hedge with native species, installing a new fence, the creation of a planted swale and bund, and strategically located tree planting.

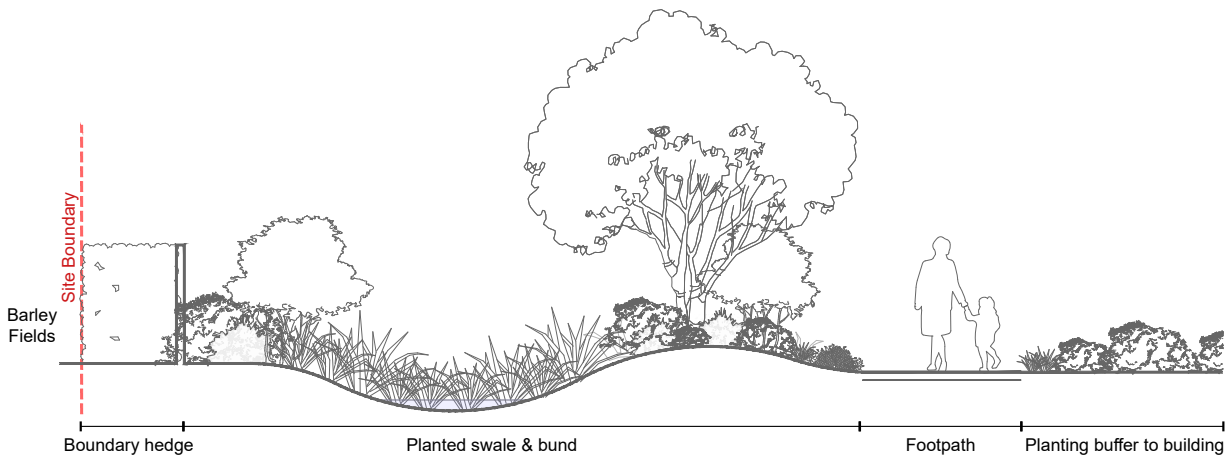
Existing Boundary Condition



Proposed Boundary Condition



Location Plan



Illustrative section showing proposed boundary treatment between Barley Fields and the new



Character Area 2 - Southern Parkland

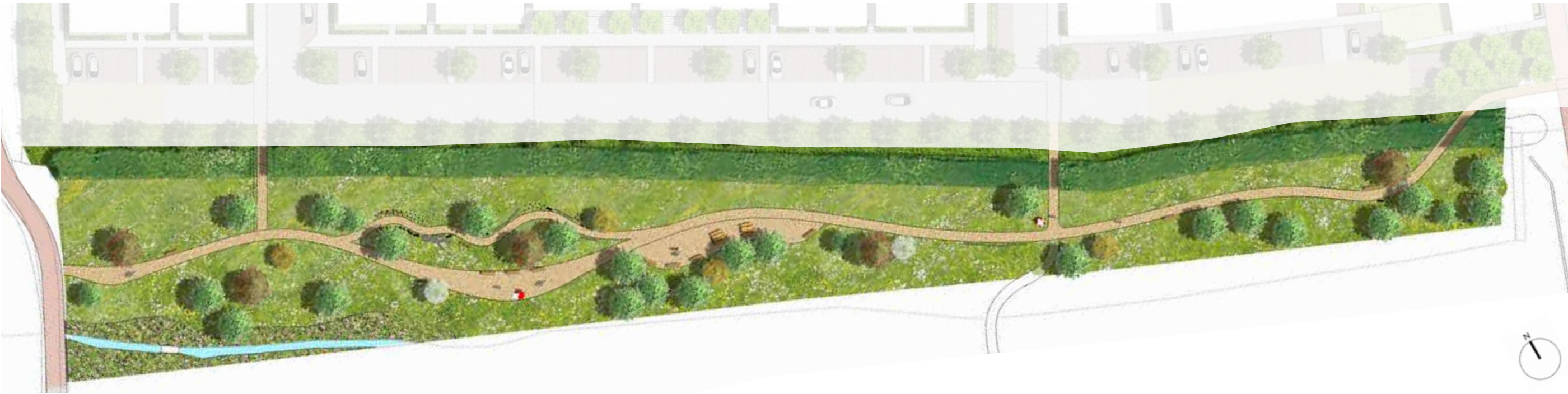
This area will form an important link between Upper and Lower Acre. The landscape proposals will consist of a meandering footpath through meadow and riparian planting, with seating, art and play-on-the-way opportunities, and connections up towards Upper Acre’s residential area, down towards Lower Acre, and across towards Upper Acre Green Corridor.



Location Plan



Paths through meadow with clusters of trees and views over Lower Acre’s wetland area



Character Area 3 - Streetscape (Sample Area)

A varied palette of tree species is proposed for along the streets, along with shrub and perennial understory planting. These pockets of greenery will break up the linearity of the streetscapes, provide seasonal interest, and shade and shelter for wildlife.



Location Plan



Character Area 4 - Residential Parking Courtyards (Sample Area)

The landscape proposals for the parking courtyards will consist of trees and planting to visually soften the layout of the parking bays. Plant species will be selected for their robust characteristics and year-round interest.

Block paving will be used to demarcate parking bays, and where feasible, linear block paving will be used for the the road instead of tarmac.

Tree cells will be specified to ensure longevity of trees in narrow planting beds.



Location Plan



Proposed Illustrative
Landscape Masterplan



Play Strategy

One Horton Heath Masterplan breaks down play provision into different parcels of development. Destination and Formal Play are assigned for other parcels of One Horton Heath.

For Upper Acre, the play areas assigned are Informal and Natural Play types.

As part of the Upper Acre landscape proposals, the following types of play spaces are provided:

- Informal Play Area - A small informal place space within the Upper Acre Green Corridor, which includes natural informal play elements and seating.
- Play-on-the-Way – Incidental play opportunities along the Upper Acre Green Corridor and Southern Parkland. These are smaller natural interventions positioned beside the footpaths to keep the interest of the younger and older users along the movement corridors.
- Natural Play - Incorporated into the natural setting of the existing stream, these provide opportunities for exploration and discovery.

Overall the Upper Acre Masterplan provides opportunities for activity and play along the heart of the parcel, as well as catering to the site wide One Horton Heath provision.



Public Art Strategy

The Upper Acre is situated almost in the centre of One Horton Heath development, and has the potential to become a thriving new community. The growth of a sense of ownership, belonging and togetherness should be facilitated by robust, balanced and ecologically sound green infrastructure which includes a network of open spaces and wildlife corridors. The inclusion of public art within this rich tapestry can be a powerful communication of aspirations, local themes, stories and culture.

The Public Arts Strategy seeks to create an enriched landscape that embraces art and fosters:

- A sense of place through:
 - Carefully located and locally resonant art
 - A coordinated and spatially coherent family of signage and furniture
- Sense of community and ownership through:
 - Engagement with existing and new communities in the creation of ecological enhancements and provision for wildlife.

Public Art Types & Opportunities

- Focal Art
 - Site Gateway
 - Focal point within the Parkland
 - Activity within the Parkland
- Signage & Wayfinding
 - Gateway
 - Interpretation

The implementation of the Public Art Plan must:

- Be environmentally responsible
- Respect local stakeholders
- Remain true to context



This overlay highlights the opportunities for public art and wayfinding for The Upper Acre, to be developed by others.

-  Focal Point - Public Art Locations
-  Activity Points - Play & Public Art
-  Signage
-  Art opportunity near bus shelters outside the Red Line Boundary



Activity, Art and Wayfinding Precedent Images



Hard Landscape

Material Strategy

The hard landscape materials used will reflect those used for Lower Acre, to ensure continuity in the public realm across One Horton Heath. Many of the paths - roads, green way cycle path, and footpaths - are bitumen surfacing, so would be specified by relevant engineers. The precedent images show indicative materiality.

Furniture



Public benches with armrests (or similar)



Timber bollard (or similar)



Cycle parking (or similar)



Stainless steel litter bin (or similar)

SURFACES



Block Paving to Parking Courts
Marshalls - Conservation X Priora (or similar)



Block Paving to Parking Courts
Marshalls - Keyblok (or similar)



Block Paving to Parking Courts
Marshalls - Keyblok linear (or similar)

SURFACES



Slab Paving
Tobermore - Mayfair (or similar)



Tactile Paving
Marshalls - Blister paving (or similar)



Tactile Paving
Marshalls - Corduroy paving (or similar)



Resin-bound gravel (or similar)

Hard Landscape

Proposed Litter Bin Locations

- Key
- Indicative proposed litter bin locations



Drainage Strategy

A detailed drainage strategy and flood risk assessment has been submitted in support of the application. The drainage system proposed will collect and clean rainwater, and resultant surface run-off, improving the quality of the water before it re-joins local watercourses.

Key aspects of the drainage strategy that are a component of the landscape proposals include:

- Permeable paving for parking bays.
- Enhancement of existing watercourse. This will collect run-off from the site leading to Chalcroft Tolls, and contribute to the improvement of water quality along the way.

Upper Acre also benefits from being connected to a number of areas outside of the application area, including:

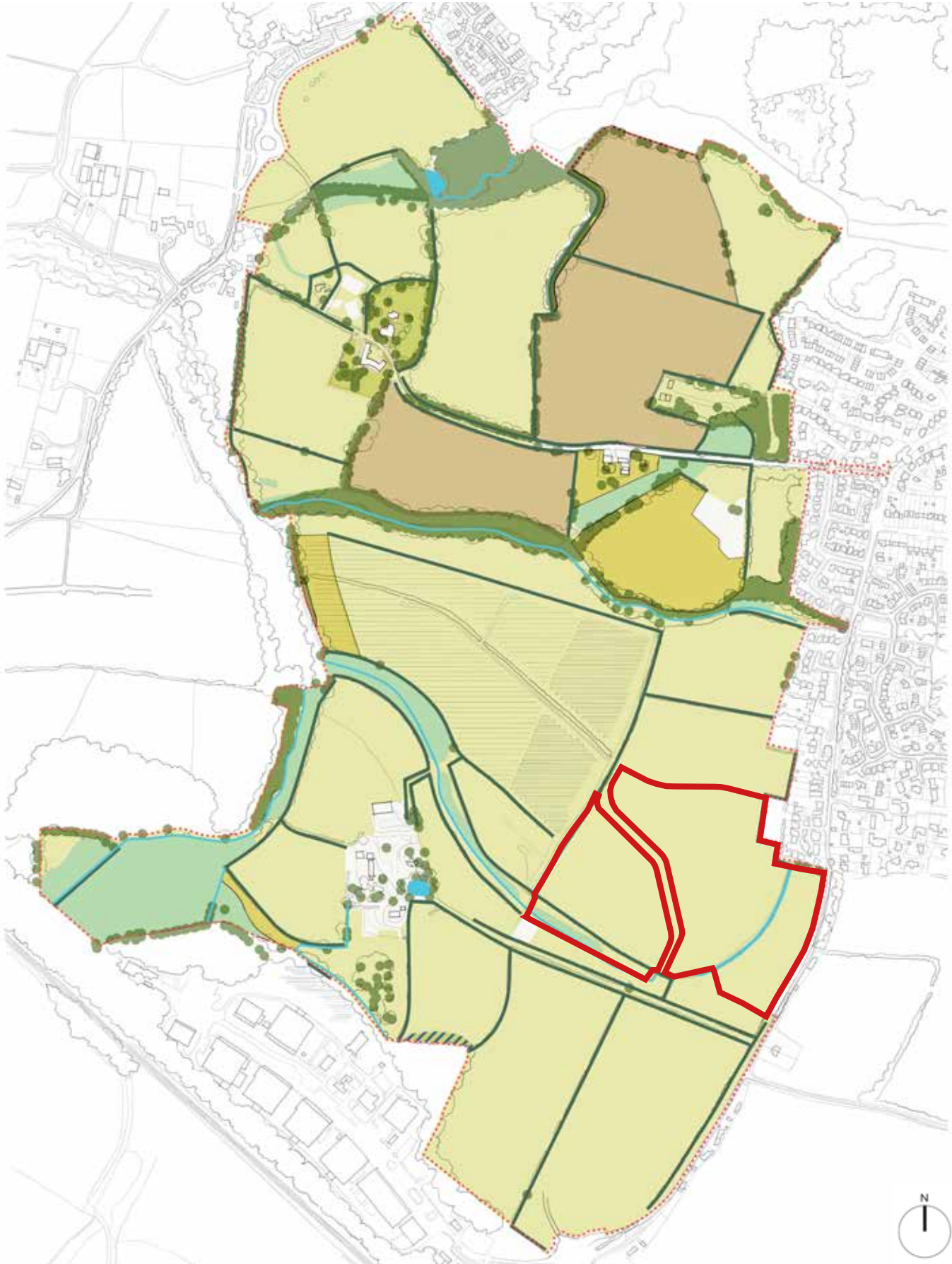
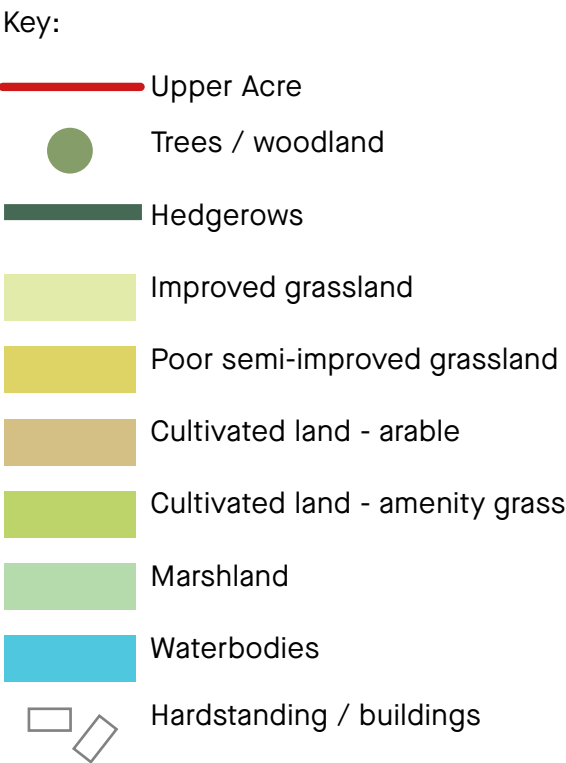
- Chalcroft Tolls - this area includes a series of Sustainable Urban Drainage (SuDS) basins (where much of Upper Acre falls towards), which collect water and discharge it back into local watercourses. These areas also provide significant ecological benefits.



Integrating Ecology - Wider Context

The map shows the extent and quality of existing habitats found at One Horton Heath and is based on ecological surveys conducted in 2020 by Johns Associates.

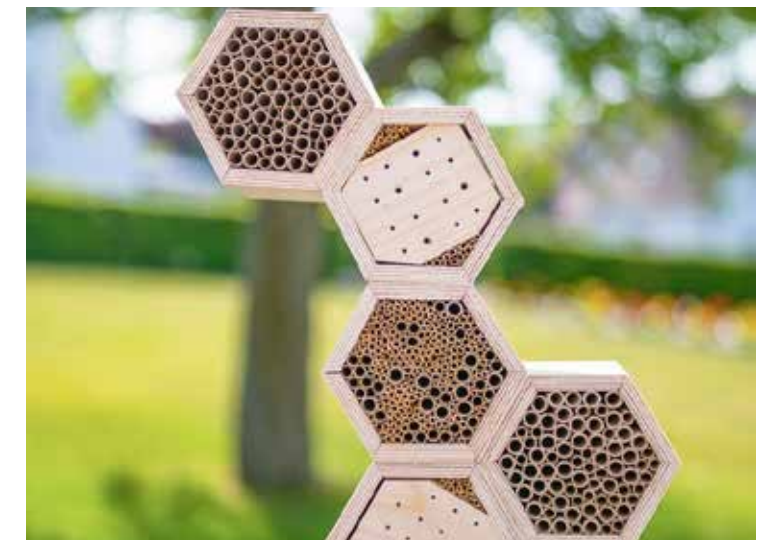
It was noted that more than 20 Phase 1 Habitats were present at One Horton Heath, and efforts should be made to improve and enhance these habitats.



Integrating Ecology - Upper Acre

The landscape proposals for Upper Acre will greatly increase the site's biodiversity and ecological value through a combination of the following strategies:

- Retain and protect existing trees and hedgerows.
- Enhance existing hedgerows using native species and introduce new hedge planting across the scheme.
- Extensive new tree planting using a diverse palette of species.
- Retain and enhance the existing watercourse.
- Creation of a diverse network of habitats, using a wide variety of species to support local pollinators and wildlife. Proposed habitats include: woodland, parkland tree planting, avenues of trees, hedgerows, amenity shrub and perennial planting, wildflower meadows, tussock grassland, swales, riparian planting, marginal and aquatic habitats, and mown amenity grass.
- Habitats will be connected, where feasible, to create wildlife corridors.
- Bird boxes, habitat piles and bug hotels will be included in appropriate locations.



Planting Strategy

Planting Typologies & Character Areas - Overview



Planting Character Areas:

Area 1: Residential Parking Courtyards & Amenity Areas

Area 2: Streetscapes

Area 3: Upper Acre Green Corridor & Southern Parkland

Planting Strategy

Planting Character Area 1 - Residential Parking Courtyards & Amenity Areas

To break the expanse of parking. Creating shaded spaces within the courts.

- Shade trees
- Ornamental Planting
- Seasonal colour, texture and smells

Tree cells to be used to ensure trees in tight spaces have ample growing volume.

Trees

S.no.	Scientific Name	Common Name	Specification	Girth	Height
1	<i>Acer campestre</i>	Common Maple	Advanced Nursery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
2	<i>Amelanchier lamarckii</i>	Snowy Mesplis	Heavy Standard; Multi-stemmed; RB	12-14cm	3.5-4.0m
3	<i>Betula utilis</i> 'Jacquemontii'	Himalayan Birch	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
4	<i>Betula utilis</i> 'Jacquemontii'	Himalayan Birch	Heavy Standard; Multi-stemmed; RB	12-14cm	3.5-4.0m
5	<i>Prunus</i> 'Sunset Boulevard'	Cherry	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
6	<i>Pyrus calleryana</i> 'Chanticleer'	Flowering Pear	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
7	<i>Quercus palustris</i>	Pin Oak	Advanced Nursery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
8	<i>Tilia cordata</i> 'Streetwise'	Lime Streetwise	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m

RB - Rootballed Trees. Planting window - November to April.



Planting Character Area 1 - Residential Parking Courtyards & Amenity Areas

Trees



Acer campestre



Amelanchier lamarckii



Tilia cordata 'Streetwise'



Prunus serrulata 'Sunset Boulevard'



Betula utilis var. *jacquemontii*



Pyrus calleryana 'Chanticleer'



Quercus palustris 'Pin Oak'

Hedges



Carpinus betulus



Sarcococca hookeriana var. 'humilis'



Fagus sylvatica

Shrubs



Cornus sanguinea



Sambucus nigra 'Black Lace'



Lavandula angustifolia

Perennials



Ajuga reptans



Pachysandra terminalis



Echinacea purpurea



Stipa tenuissima



Verbena bonariensis

Bulbs



Galanthus nivalis



Narcissus spp.



Planting Strategy

Planting Character Area 2 - Streetscapes

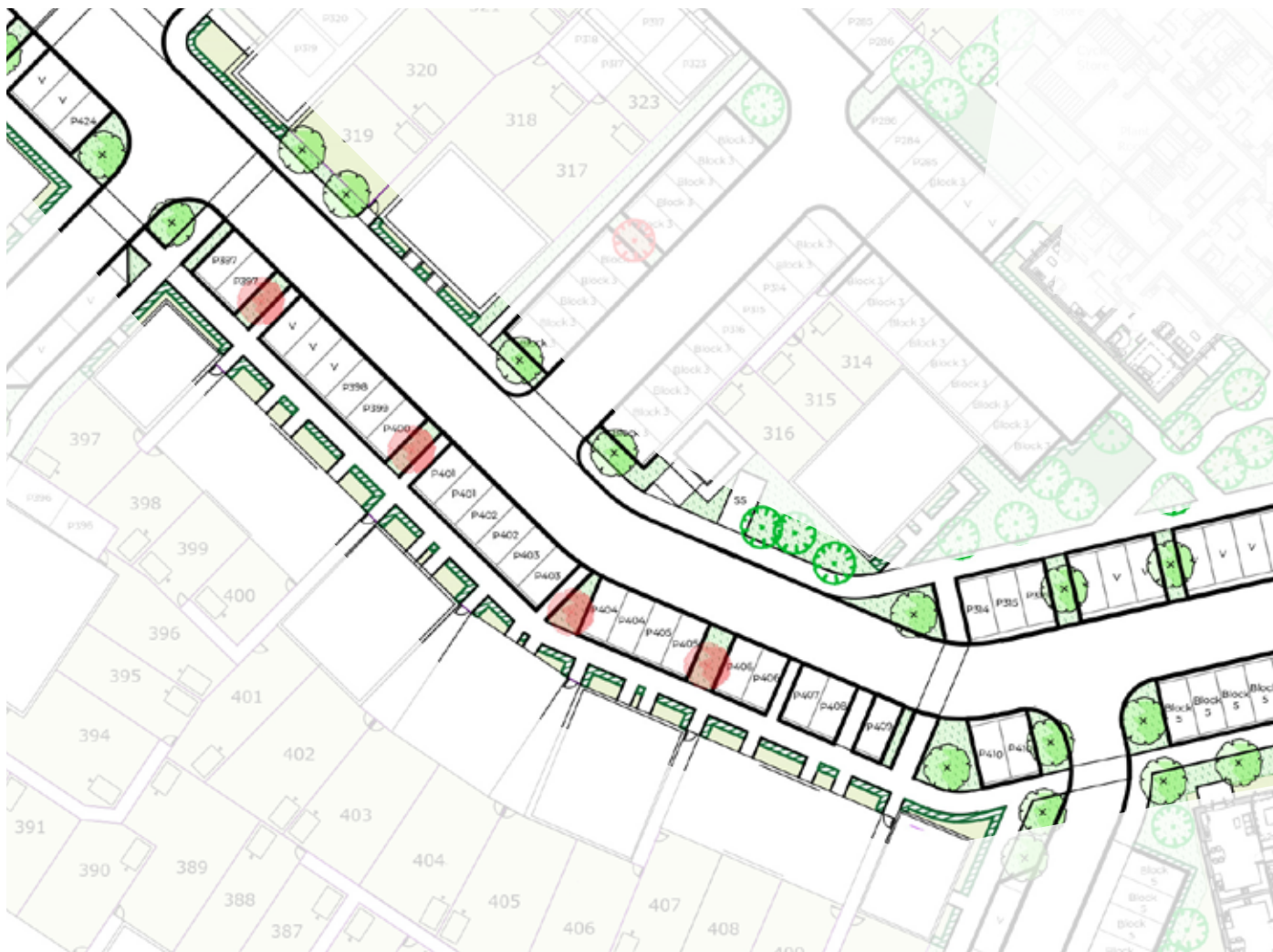
Streetscape varies between narrow streets to wider spaces, and the planting palette provides contextual planting for both types of spaces.

- Narrow trees for tight areas
- Wider canopy trees for open spaces
- Ornamental Planting
- Seasonal colour, texture and smells

Trees

S.no.	Scientific Name	Common Name	Specification	Girth	Height
1	<i>Acer campestre</i> 'Streetwise'	Common Maple 'Streetwise'	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
2	<i>Amelanchier arborea</i> 'Robin Hill'	Snowy Mespilus	Advanced Nursery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
3	<i>Carpinus betulus</i> 'Lucas'	Hornbeam Lucas	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
4	<i>Liquidambar styraciflua</i>	Sweet gum	Semi-mature; Clear Stem min. 200cm; RB	25-30 cm	5.5-6.0m
5	<i>Prunus</i> 'Sunset Boulevard'	Cherry	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
6	<i>Prunus</i> 'Shirofugen'	Cherry	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
7	<i>Pyrus calleryana</i> 'Chanticleer'	Flowering Pear	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
8	<i>Tilia cordata</i> 'Streetwise'	Lime Streetwise	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
9	<i>Sorbus aria</i>	Rowan	Advanced Nursery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
10	<i>Sorbus aucuparia</i>	Rowan	Advanced Nursery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m

RB - Rootballed Trees. Planting window - November to April.



Planting Character Area 2 - Streetscapes



Amelanchier arborea 'Robon Hill'



Liquidambar styraciflua



Sorbus aucuparia



Sorbus aria



Pyrus calleryana 'Chanticleer'



Prunus 'Shirofugen'



Acer campestre 'Streetwise'



Carpinus betulus 'Lucas'



Prunus serrulata 'Sunset Boulevard'



Tilia cordata 'Streetwise'



Carpinus betulus



Osmanthus x burkwoodii



Fagus sylvatica



Cornus sanguinea sp



Ajuga reptans



Pachysandra terminalis



Galanthus nivalis



Narcissus spp.

Planting Strategy

Planting Character Area 3 - Upper Acre Green Corridor & Southern Parkland

For these public open spaces

- Wide open areas with wide canopy trees
- Selection of multi-stem trees
- Planting chosen to improve BNG and Ecology

Trees					
S.no.	Scientific Name	Common Name	Specification	Girth	Height
1	<i>Acer campestre</i>	Common Maple	Advanced Nursery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
2	<i>Alnus glutinosa</i>	Common Alder	Advanced Nursery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
3	<i>Betula pendula</i>	Common Silver Birch	Semi-mature; Clear Stem min. 200cm		
4	<i>Betula pendula</i>	Common Silver Birch	Select Standard; Multi-stemmed; RB	10-12 cm	3.0-3.5m
5	<i>Carpinus betulus</i>	Common Hornbeam	Advanced Nursery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
6	<i>Corylus avellana</i>	Common Hazel	Select Standard; Multi-stemmed; RB	10-12 cm	3.0-3.5m
7	<i>Malus x domestica</i>	Apple	Extra Heavy Standard; Clear Stem min. 150cm; RB	14-16 cm	4.0-4.5m
8	<i>Malus sylvestris</i>	Crabapple	Extra Heavy Standard; Clear Stem min. 150cm; RB	14-16 cm	4.0-4.5m
9	<i>Pinus sylvestris</i>	Pine	Advanced Nursery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
10	<i>Prunus padus</i>	Bird Cherry	Advanced Nursery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
11	<i>Quercus robur</i>	Oak	Advanced Nursery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
12	<i>Salix caprea</i>	Goat Willow	Extra Heavy Standard; Clear Stem min. 200cm; RB	14-16 cm	4.0-4.5m
13	<i>Salix caprea</i>	Goat Willow	Select Standard; Multi-stemmed; RB	10-12 cm	3.0-3.5m
14	<i>Sorbus aucuparia</i>	Rowan	Advanced Nursery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m

RB - Rootballed Trees, Planting window - November to April.



Planting Character Area 3 - Upper Acre Green Corridor & Southern Parkland

Parkland Trees



Carpinus betulus



Prunus padus



Pinus sylvestris



Quercus robur



Sorbus aucuparia



Alnus glutinosa



Betula pendula



Corylus avellana



Salix caprea



Fagus sylvatica



Prunus domestica 'Victoria'



Malus sylvestris



Malus x domestica



Acer campestre

Native Hedgerow



Acer campestre



Carpinus betulus



Corylus avellana



Crataegus monogyna



Fagus sylvatica



Ilex aquifolium



Prunus spinosa

Upper Acre, One Horton Heath + Design Statement

28

Planting Character Areas 3 - Upper Acre Green Corridor & Southern Parkland

Shrubs						
	<i>Cornus sanguinea sp</i>	<i>Rosa canina</i>	<i>Euonymus europaeus</i>	<i>Viburnum opulus</i>	<i>Sambucus nigra</i>	
						
	<i>Allium ursinum</i>	<i>Agrostis capillaris</i>	<i>Alopecurus pratensis</i>	<i>Deschampsia cespitosa</i>	<i>Rumex acetosa</i>	<i>Seasonal groundcover</i>
						
Meadow						
	<i>Wildflower mix</i>	<i>General meadow mix</i>	<i>Shade tolerant wildflower mix</i>	<i>Tussock wildflower mix</i>		
					Bulbs	
						<i>Galanthus nivalis</i>
						
Marginal & Aquatic						
	<i>Caltha palustris</i>	<i>Iris pseudacorus</i>	<i>Filipendula ulmaria</i>	<i>Butomus umbellatus</i>	<i>Lythrum salicaria</i>	<i>Carex riparia</i>