

11.3 Appendix B
Landscape Proposal



HOTEL FELIX

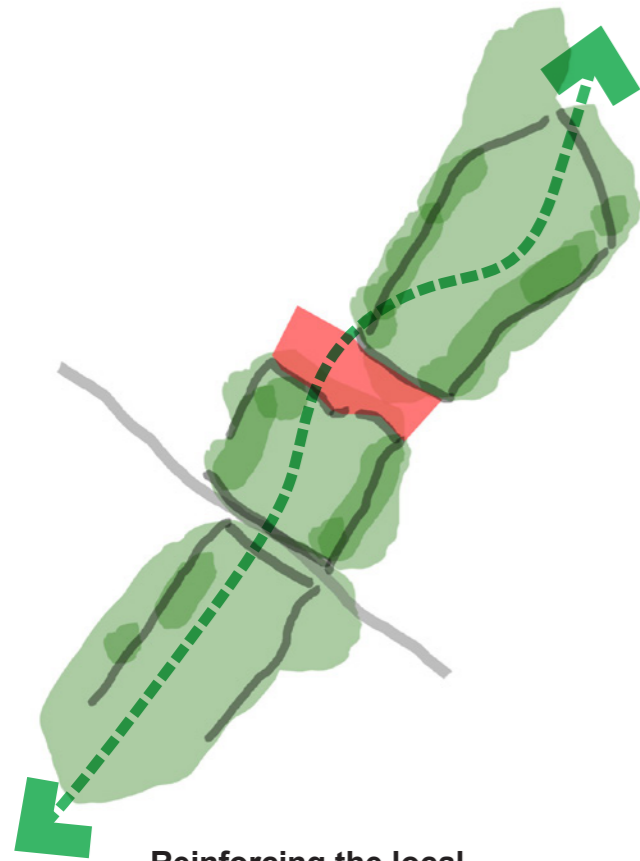


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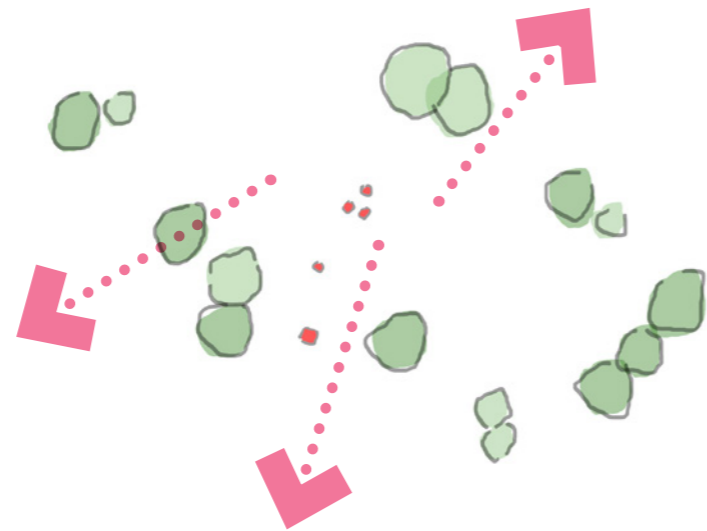
Landscape Design Principles

The approach to the landscape design is responsive to the site's sensitive location within the local context and the green belt. Situated in a key position within the wider green network, the proposals will reinforce this local green infrastructure through retention of existing green assets, supplementing these with further tree and herbaceous planting.

The proposals will celebrate the site's heritage giving more emphasis to key feature trees and heightening the sense of place. Aspects of the stonework from the current building will be salvaged and incorporated into the landscape. Prominent features such as the Coade stone dog and the pagoda shall also be repositioned and made into focal points within the proposals.



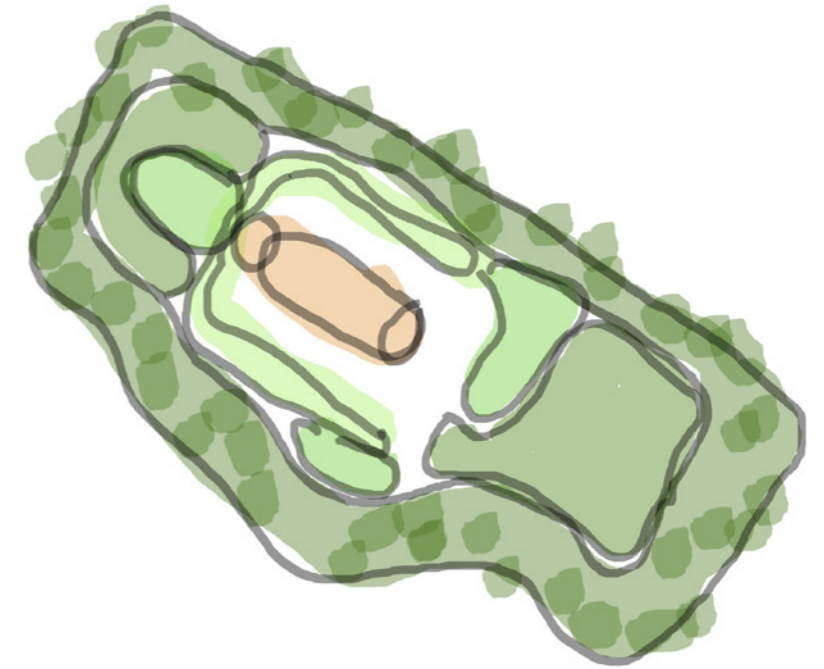
Reinforcing the local green network



Celebrating the sites features & heritage



Providing safe, accessible spaces that offer amenity to residents



Adopt a layered approach offering various landscape characters

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Landscape Opportunities & Constraints



Sense of arrival

- Improve entrances & thresholds through materiality change
- Currently spaces are poorly defined
- Buffer planting on the edges has gaps and appears unmanaged

Existing boundaries

- Localised planting to infill gaps
- Tree works & proposals in agreement with neighbouring properties.
- Replacement of selected boundaries within the buffer planting to create secure fence line.

Celebrating the sites heritage

- The existing trees have the potential to form striking features within the landscape and are a valuable asset
- The root protection areas form a constraint within the design and hand digging may be required
- Retain & incorporate existing features to enhance identity and celebrate the site's heritage.

Strengthening the sense of place

- Creation of vistas to trees as key focal points
- Consideration of overhangs & planted areas
- Consideration to the view out from apartments and creation of a seamless transition from the interior to the exterior.

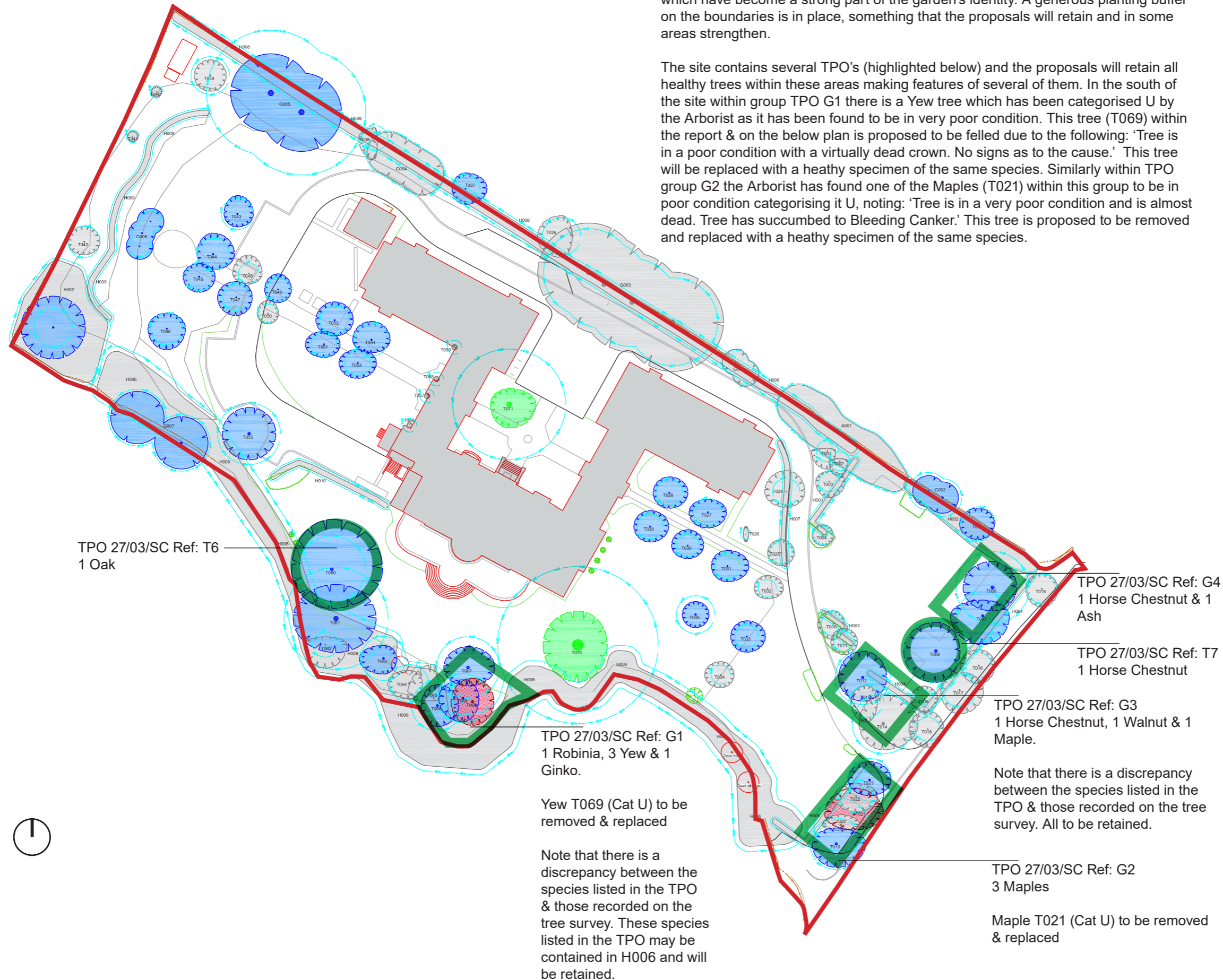
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Landscape

Existing Trees & TPO's

The site benefits from a wide variety of trees including impressive mature specimens which have become a strong part of the garden's identity. A generous planting buffer on the boundaries is in place, something that the proposals will retain and in some areas strengthen.

The site contains several TPO's (highlighted below) and the proposals will retain all healthy trees within these areas making features of several of them. In the south of the site within group TPO G1 there is a Yew tree which has been categorised U by the Arborist as it has been found to be in very poor condition. This tree (T069) within the report & on the below plan is proposed to be felled due to the following: 'Tree is in a poor condition with a virtually dead crown. No signs as to the cause.' This tree will be replaced with a healthy specimen of the same species. Similarly within TPO group G2 the Arborist has found one of the Maples (T021) within this group to be in poor condition categorising it U, noting: 'Tree is in a very poor condition and is almost dead. Tree has succumbed to Bleeding Canker.' This tree is proposed to be removed and replaced with a healthy specimen of the same species.



CATEGORY AND DEFINITION			
Trees unsuitable for retention			
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years		
Trees to be considered for retention			
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years		
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years		
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm		
NOTE:			
Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.			
CP NOTE:			
This document details the constraints created by the trees on the site and should be used as a design tool to inform the layout of the proposed development. This document is not sufficient for planning submission purposes.			
LEGEND			
	Existing Tree/Feature BS 5837:2012 Category A		
	Existing Tree/Feature BS 5837:2012 Category B		
	Existing Tree/Feature BS 5837:2012 Category C		
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012		
	Existing Tree/Feature to be Removed BS 5837:2012 Category U		
	Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference		
- 23/04/20 JF Based on Greenhatch group drg no. 36289 Rev 0			
Rev:	Date: By: Revision:		
The position, condition, and dimensions of the trees are based on a site survey undertaken on 15/04/20			
"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"			
Scale 1:500			
0m 10m 20m 30m 40m			
© HAYDEN'S 2020			
5 Moseleys Farm Business Centre Fornham All Saints, Bury St Edmunds Suffolk IP28 6JY			
Head Office: 01284 765391 Southern Office: 01722 657423 Email: info@treesurveys.co.uk			
www.treesurveys.co.uk			
Client:	Drawing Title:		
Cassel Hotels (Cambridge) Limited	Constraints Plan		
Site: Hotel Felix, Whitehouse Lane, Huntingdon Road, Girton, CB3 0LX			
Date:	Drawn By:	Job File Ref:	
23/04/20	JF	CL/Pro/8100-D-CP	
Scale:	Checked By:	Drawing No:	Rev:
1:500 (A2)	SHO	8100-D-CP	-

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Landscape

Existing Trees, Proposed Retention, Relocation & Removal.

The proposals have been shaped to maximise tree retention on site as well as further opportunities for amenity. The existing trees form the framework for establishing the landscape proposals which in turn respect and reinforce their importance within their setting. The vast majority of trees on site are proposed to be retained in particular those on boundaries to maintain the green buffer to the sites edge.

Through the tree survey the Arborist has identified two trees that are proposed to be removed due to poor health categorising them both U in line with BS 5837. The remaining 11 proposed to be removed are to facilitate the development and to create better amenity and planting opportunities within the garden spaces. All trees proposed to be removed will be replaced with better specimens as part of the planting scheme.

To minimise the loss of trees and to further amenity within the garden 9 semi mature trees are proposed to be relocated (using a tree spade). Proposals move these trees to nearer the edges of the site strengthening the green buffer planting. If left in place these semi mature trees would risk future damage to the building and also limit the use of the garden spaces which they would dominate in full maturity.

Hedges and understory planting have been retained where possible. These largely un-managed areas will be selectively thinned and actively managed going forward to encourage natural succession and to better the health of the trees.

Please read this information in conjunction with the tree planting proposals outlined later in this report. For further detailed information please refer to the Arborist's report.



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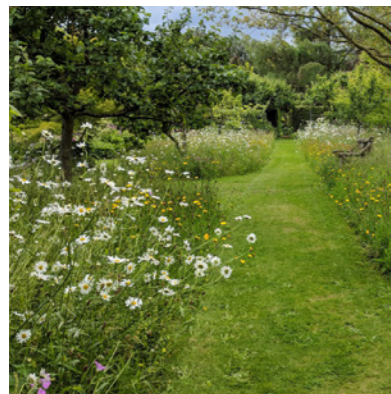
Landscape Proposals Character Areas

Approach

The landscape concept is to create a clear transition in character from the building interface to the site edge. An approach inspired by a house set in a garden with parkland beyond.

Herbaceous borders and allotment opportunities are proposed to have a formal character reflecting the architectural style. These areas are adjacent to private terraces for ease of access and to maximise aesthetic value from the interior. They transition to lawn space which merges into more informal woodland understorey. The fringe of the site is proposed to have a wilder character and form a green back drop to buffer neighbouring properties.

Pocket spaces and moments occur throughout with a rationalised clear route hierarchy which maximises greenspace and frames existing trees.



Meadow & Orchard



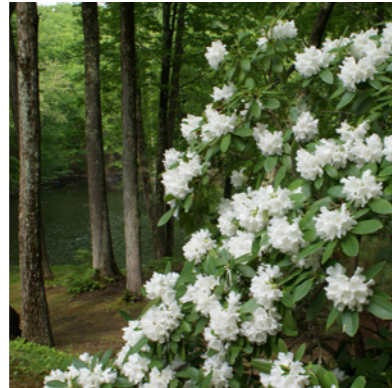
Sensory Garden



The Lawns



The Drive & Arrival Courtyard



Woodland buffer



Terraces

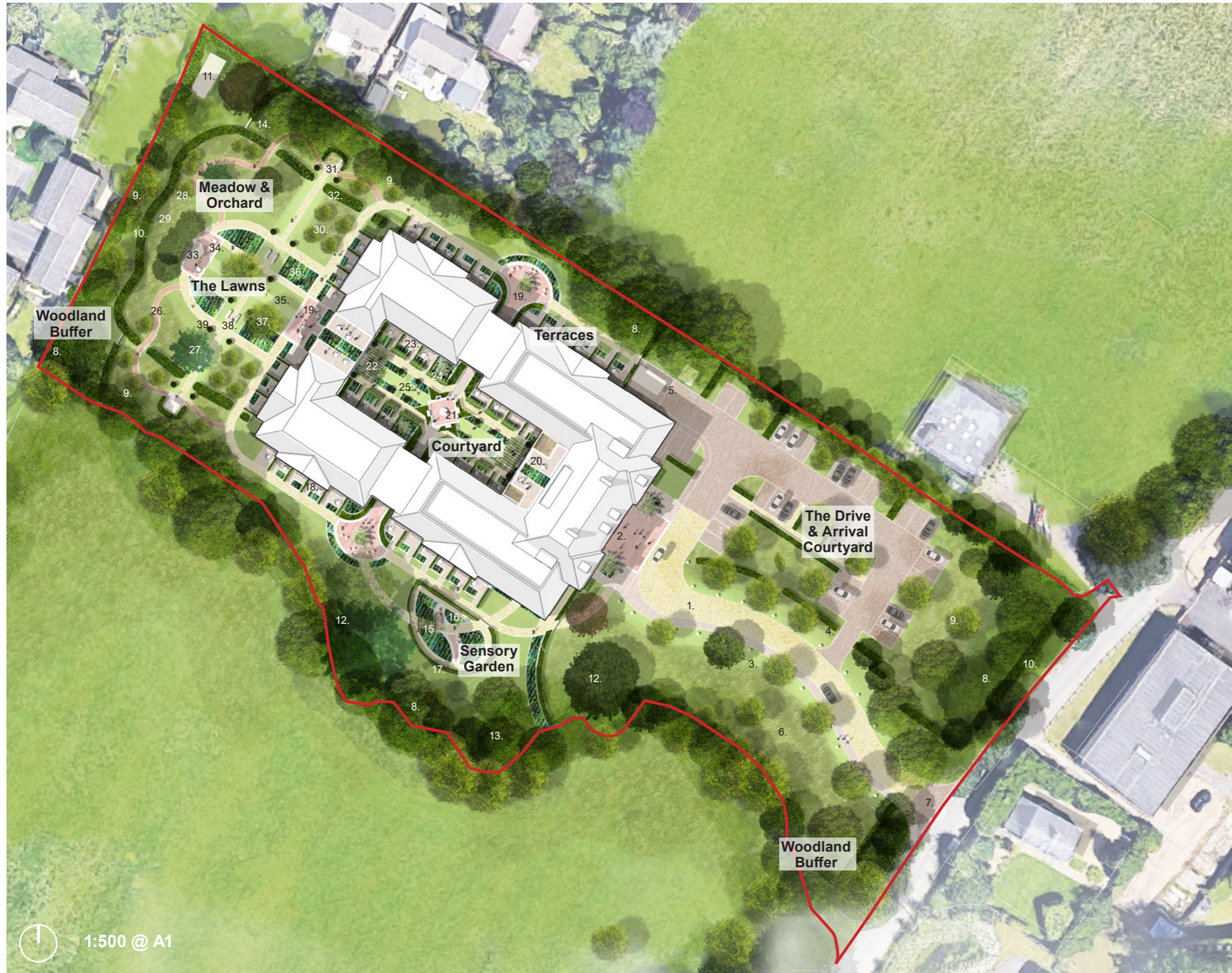


Courtyard

Diagrammatic plan showing the various landscape characters.

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Landscape Masterplan



Key Components

The Drive & Arrival Courtyard

1. Drive with stone edge markers
2. Arrival threshold & feature planting
3. Existing & proposed trees creating avenue
4. Hedge planting
5. Refuse & bike store
6. Grassland meadow
7. Threshold paving

Woodland buffer

8. Existing trees retained
9. Additional tree planting
10. Existing hedge retained
11. Storage shed
12. Existing feature trees given emphasis
13. Improved woodland understory planting
14. Secure gated access

Sensory Garden

15. Pergola
16. Herbaceous planting
17. Hedge & low fence boundary

Terraces

18. Residents private terrace & planting bed
19. Residents shared seating terrace
20. First floor seating terrace

Courtyard

21. Reclaimed dog sculpture
22. Pergola & seating terrace
23. Residents private terraces
24. Pleached tree planting
25. Lawn & herbaceous borders

Meadow & Orchard

26. Meadow walk
27. Existing tree retained
28. Additional tree planting
29. Meadow grassland
30. Orchard tree planting
31. Residents greenhouse / seating
32. Proposed hedge planting

The Lawns

33. Relocated existing Gazebo
34. Seating terrace
35. Lawn
36. Herbaceous borders
37. Existing tree retained
38. Pocket seating spaces
39. Formal planting

Landscape masterplan.

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Establishing the KYN Palette

Kyn aspires to set an exemplary standard in both the care it provides to its residents and for the environment that this care is given. This is reflected in the proposed high quality nature of the material and planting palette.

Hard palette

Arrival courtyard



Coloured tarmac & granite edge detailing / thresholds

Garden Pathways



Buff resin bound gravel with brick or timber edge

Terraces



Scoutmoor Yorkstone Paving with sawn finish

Edges



Feature brick edge detailing to pathways & terraces

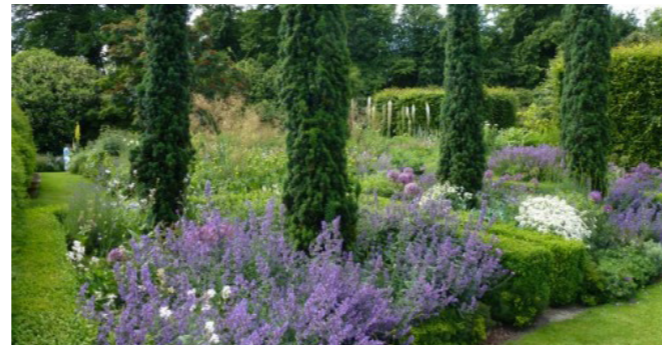
Soft palette

Arrival courtyard



Low hedges and meadow grassland

Private terraces & Garden



Herbaceous borders with evergreen structure

Sensory Garden



Planting promoting the senses with wattle edges

Trees



Orchard planting & feature trees

Features

Arrival courtyard



Salvaged stonework as drive edge markers

Garden



Oak furniture features with natural finish & stone focal points

Shared terraces



Clay & terracotta pots on terraces

Internal boundaries



Low timber fences integrated into the landscape buffered with hedge planting

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Circulation & Use

A clear route hierarchy is proposed that unites the external and internal spaces. Routes are circular in nature and are designed to encompass a broad variety of experiences with heightened sensory features, creating memorable journeys for residents. The primary route (red dash) forms a figure of eight loop which connects the central courtyard to the primary residents garden passing through the glass link sections in the centre of the building. Secondary routes (orange dash) support these and are proposed to be less formal in character. It is envisaged that residents will use these to exercise through promenading as well to gain access to the various spaces around the masterplan.

Spaces within the masterplan offer residents a range of amenity. Private terraces (light blue) which are situated adjacent to rooms offer residents opportunities for rest on private patios as well as for gardening within the herbaceous borders enclosing the space. Punctuating the external spaces adjacent to the building are several shared terraces (pink) offering residents opportunities for social interaction or simply to sit and relax within one of the various landscape settings.

Activities such as growing are supported within the primary residents garden. This occurring within the proposed greenhouses and the herbaceous borders part of which will be raised. The meadow orchard supplements these uses and creates the chance for fruit growing and picking. The sensory garden (purple) aims to primarily serve residents with dementia, consisting of herb and physic planting.

- - - Primary circulation route
- - - Secondary circulation route
- - - Vehicular route
- Arrival space
- Communal gardening opportunities
- Fruit growing / picking
- Communal dwell and rest
- Gardening & sensory experiences
- Private rest & gardening opportunities



Bright coloured planting with various textures within the dementia garden.



Opportunities for activity and amenity through raised planting beds and fruit tree planting.

Diagrammatic plan showing circulation & uses within the masterplan.