

HOME FARM, CHISLEHURST

Landscape Design and Access Statement

HOM-EDL-ZZ-ZZ-RP-L-0700-P1 09 August 2022 | Project - 0329

01 INTRODUCTION

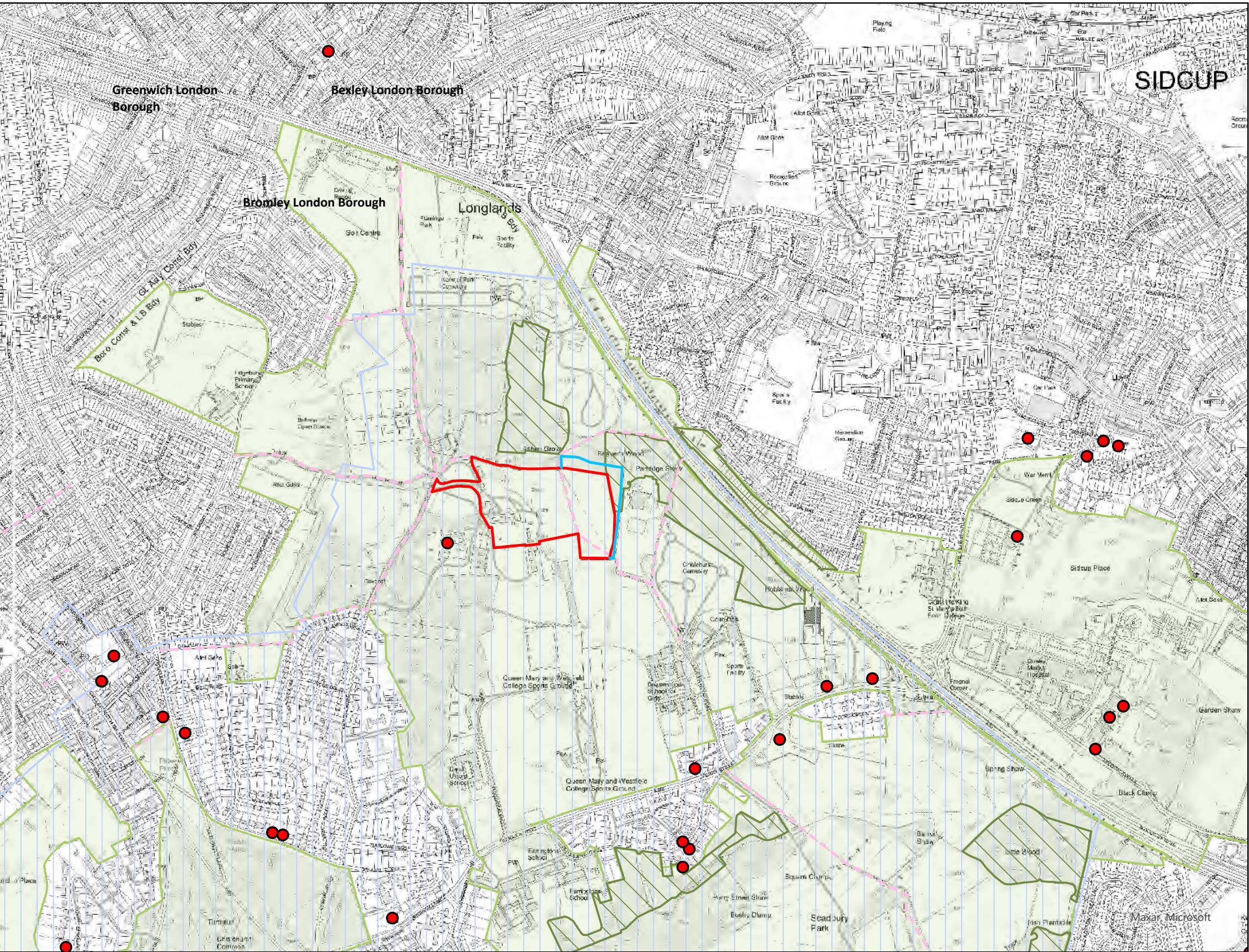
The porpuse of this document

This landscape design document has been prepared by EDLA and focuses on the extensive landscaping strategy for the Site.

The proposals seen here have been developed alongside the design team to ensure the landscape responds to the many opportunities and constraints of the site.

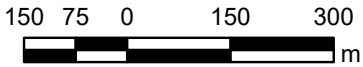
This document aims to express the landscape vision for Home Farm. Our aim is to create a space which effectively grounds the new design proposals into the surrounding landscape, provides a valuable amenity location for local people and generates ecological benefits to support local biodiversity.

SITE CONTEXT

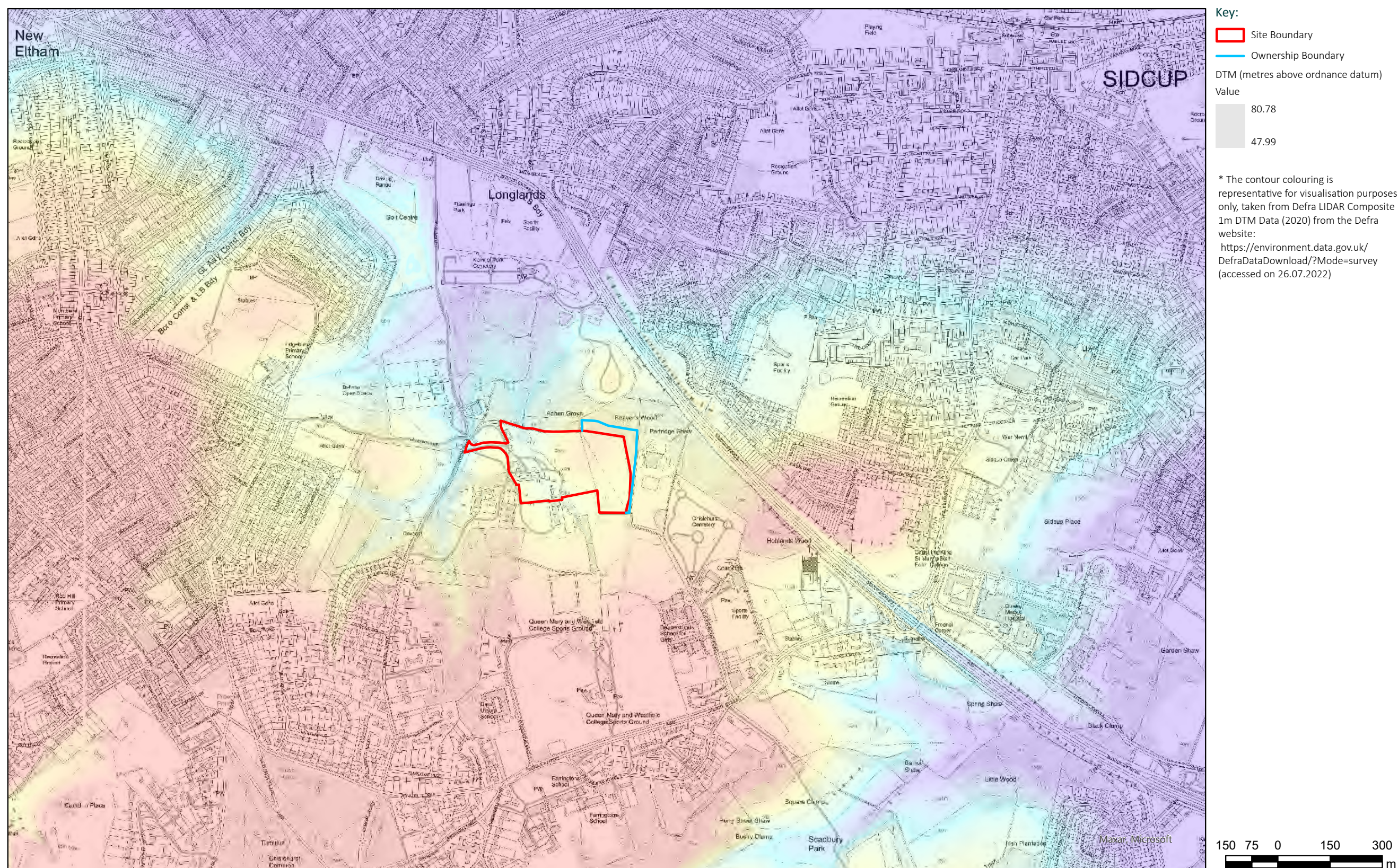


Key:

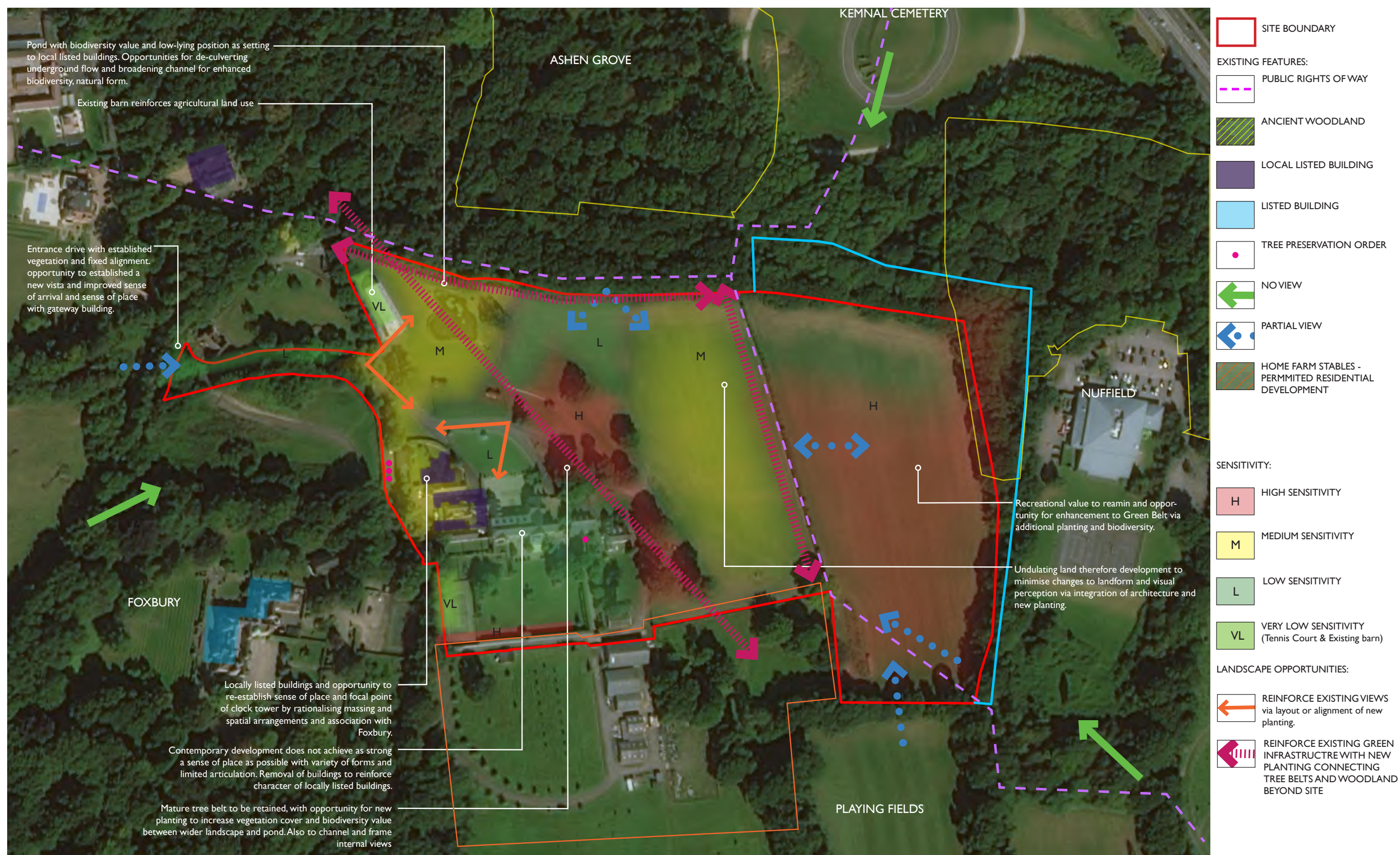
- Site Boundary
- Ownership Boundary
- Public Right of Way
- Listed Buildings
- Ancient Woodland
- Conservation Area
- Metropolitan Green Belt



SITE TOPOGRAPHY



OPPORTUNITIES AND CONSTRAINTS



LANDSCAPE AND VISUAL BASELINE



- The Site is enclosed by a combination of mature woodland, large scale residential (both contemporary and historic), leisure and funerary land uses.
- Visually, due to the relatively low-lying position of the Site and the density of the surrounding mature woodland and land uses, the Site is not visible from the wider landscape.
- The Site is visible from PRow (footpath) FP042, as the route crosses the eastern part of the Site. The route is in a relatively elevated position, but views are partially filtered by hedgerows and the composition of the view contains buildings across Home Farm and the upper parts of Foxbury Estate.
- The Site does not contribute strongly to the NPPF purposes and redevelopment would not result in harm to the Green Belt.
- Re-development set within a comprehensive new landscape framework will respond positively to the Chislehurst Conservation Appraisal principles of siting, layout and design.
- Re-development will improve the scenic and bio-diversity value of the Green Belt, responding positively to the requirements of the NPPF.

EMERGING LANDSCAPE CHARACTER AREAS



- 1 Meadow Parkland
- 2 Transition to Green Acres
- 3 Greenacres Formal Garden
- 4 Woodland Spine
- 5 Hedegrows
- 6 Vineyards
- 7 Wider Site
- 8 Private Orchard
- 9 Community Orchard
- Public right of way

LANDSCAPE CHARACTER AREAS - PRECEDENT IMAGES

MEADOW PARKLANDS



- Entrance approach, key views from entrance across the site
- Naturalistic parkland and meadow setting
- Scattered, informal trees including Horse Chestnut
- Ornamental planting areas removed
- Road realigned, to be more expansive

TRANSITION TO GREENACRES



- Announcing the frontage of Greenacres when viewed from the Meadow Parkland
- Semi-formal landscape structure and sequence through to contemporary parterre as a transition between meadow parkland and Greenacres
- Planting design reflecting prairie-style grasses and herbaceous planting style

GREENACRES FORMAL GARDEN



- Significant removal of hardstanding parking area
- Creation of new formal contemporary parterre-style gardens, creating a transition between formal house and wider meadow parkland, announcing the main house
- Tree planting to frame and soften views to the main house
- Road access to the house from the North

WOODLAND SPINE



- Working with natural landscape structure
- Connecting woodland structure north-south
- Part of a sequence of characters, transitioning to the vineyards
- Woodland trees to include Oak, Hornbeam, Hazel
- Cherry Tree Cottage set within its own woodland setting
- New track access to the new house through the woodland

VINEYARDS + ORCHARDS



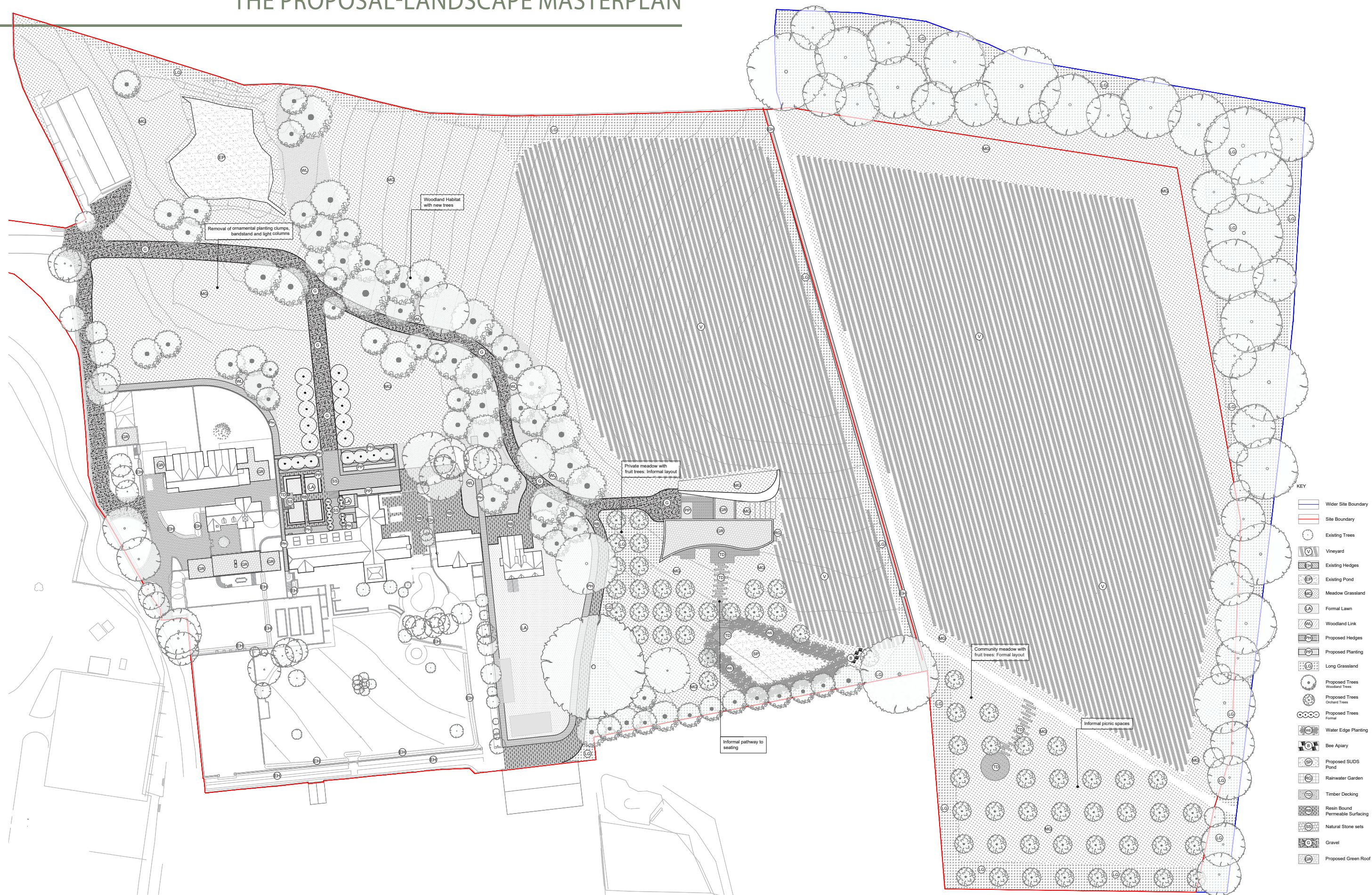
- North-south planting of vineyards with wildflower strips, on gently undulating slopes. Mr Skelton to discuss the vineyard details
- New House approach extends from enclosed woodland character area into meadow and vineyards, with views opening up into this space
- New House nestled into the contours and overlooking the new informal orchard to the south
- A new public picnic and pick-your-own orchard area is proposed in the south-eastern corner of the site, accessed from the public right of way
- Grassland margins to the edge of vineyards to be retained and enhanced

WIDER SITE



- Properties to the West to be reviewed and external space to be designed to enhance the courtyard arrangements
- Rationalisation and reduction of hardstanding areas to increase permeability and softscape throughout site
- Long term removal of urban planting such as Leylandii to replace with native hedgerow, particularly along the boundaries

THE PROPOSAL-LANDSCAPE MASTERPLAN



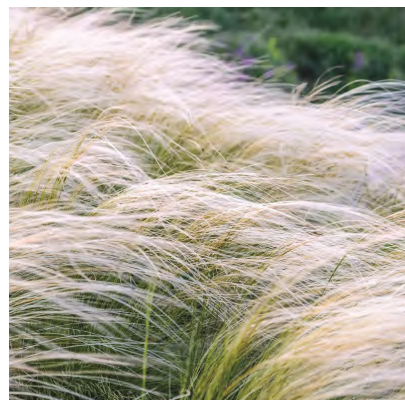
THE PROPOSAL- ILLUSTRATIVE LANDSCAPE MASTERPLAN



Key

1. Vineyards
2. Road
3. Formal Entrance to Green Acres
4. Parterre Garden
5. Driveway to Parking
6. Parking
7. Formal Lawn
8. Private Orchard
9. SUDS Pond
10. Informal Timber Path to Deck
11. Existing Hedgerow
12. Public Rights of way
13. Community Orchard and Picnic space

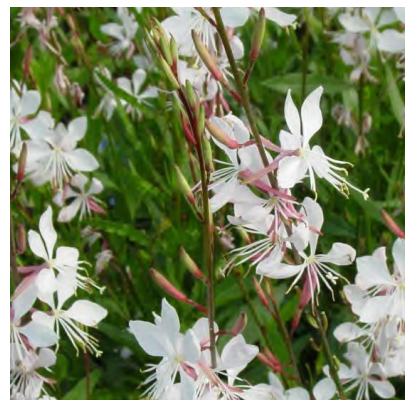
TRANSITION TO GREENACRES - TO INCLUDE PLANTS SUCH AS:



Stipa tenuissima



Echinops 'Veitch Blue'



Gaura 'Whirling Butterflies'



Pimpinella major 'Rosea'



Astrantia major 'Ruby Wedding'

PARTERRE GARDEN - TO INCLUDE PLANTS SUCH AS:



Ilex crenata 'Dark Green'



Lavandula angustifolia

Orchard - to include trees and plants such as



Meadow Planting



Malus domestica



Prunus domestica

VINEYARD



North -South Vines



Wildflower Meadow Strips



Grassland Margin

HEDGEROWS



Mixed Native Hedging such as Prunus spinosa, Prunus padus, Carpinus betulus, Corylus avellana and Crataegus monogyna

TREES TO INCLUDE:



Aesculus hippocastanum

HARD LANDSCAPE STRATEGY - MATERIALS SUCH AS:



Porus Self-Binding Gravel



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Prepared by	Jaya Wighe, Graduate Landscape Architect
Checked by	Donald Roberts, Director

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Status	Revision	Date issued	Prepared by	Checked by
P1	Drawing,Layout and Text	09/08/2022	JW	DR