

## Existing Scale & Massing

Historically, Pullens Lane was developed in the 19th Century as a high class residential area. A series of individual houses in a mature landscape was built for wealthy merchants and professionals to escape the City.

Houses are well set back from the road to provide privacy and allow for carriage drives. The area is landscape dominated with large landscape spaces between the buildings and along Pullens Lane. The lane is rarely overlooked and addressed by buildings.

The proposed building setting follows the overall pattern with buildings being set back from the lane and access road incorporated into the layout design. A staggered building line allows for better integration of the driveway and more attractive approach to the building.

In terms of the landscaping, the existing vegetation will be retained where possible and new planting will be incorporated to enhance the greenery.

The image opposite illustrates the figure ground analysis and relationships between the buildings and landscaping. The existing footprints are shown in red, proposed building is highlighted in orange.

Due to existing topography, the building will be seen as 2 storeys from Pullens Lane and 3 storey elsewhere.





# Design Development

The images opposite show how the design has taken on various forms and different options explored. These options were informed by both the client and through pre-application discussions.

Option 3 gave HIA a lot of options in terms of the buildings footprint; the building was reduced on the Northern boundary aswell as being pulled further away from the western boundary.

Option 3 explored the use of gables and glazed link provide an interactive frontage and encourage views through the building. Architectural details would be introduced to the design to reduce scale and add interest/variation to the elevations.



Option 1



Option 2



Option 3



Option 4



Option 5



Proposed Site Layout

The proposed built form will appear as two groups of dwellings linked by a lightweight/ fully glazed structure. The link will allow visual connections across the site and also provide residents with an attractive shared communal spaces (seating area / cafe).

Allotment gardens



## Managing the Gradient

The proposal for the site incorporates the existing site topography into the design. Embedding the building into the slope allows them to site at a lower level than the surrounding properties.

To keep the 'cut and fill' to a minimum, features will be created using existing site levels and retaining elements to form well landscaped gardens. This will be combined with feature lighting, plans and attractive design to enhance the garden areas further creating quality amenity spaces for the residents, whilst minimising any potential impact on the site's neighbours.



NORTH COURTYARD ELEVATION (SECTION B-B)



SOUTH COURTYARD ELEVATION (SECTION A-A)



# Proposed Care Home Floor Plans

The Care home element of the scheme has been developed to provide a high quality, “state of the art” environment for its residents.

The total of 55 is comprised of 14 beds at Lower Ground Floor (excluding 1 Guest Bedroom), 17 at Ground Floor and 24 at First Floor.

The accomodation will exceed all statutory requirements, including single en-suite bedrooms through-out, each with direct access to safe external spaces wherever possible.

The communal spaces and lounges are design to provide differeing stimuli, including reading dining, tv and family spaces. The lounged provide destination spaces and maximise interactive view points and open up onto safe external spaces wherever possible (gardens or terraces).

Additional resident accessible facilities include; Hair/Beauty salon, library, cinema, childrens and quiet room.

All such facilities ensure that the residents can enjoy the highest quality of life in a safe, caring environment.

In support of these resident facilities, the ancillary accomododation will include full catering and laundry facilities, located to avoid impacting upon the resident spaces.

Whilst full mechanical and electrical design has yet to be undertaken, any flues/extracts from the kitchen/laundry/plant facilities will be arranged so as not to impact upon the resident accomodation nor neighbouring properties.



Care Home - First Floor Plan



Care Home - Lower Ground Floor Plan



Care Home - Ground Floor Plan



EAST ELEVATION

### Proposed Scale

The proposed buildings are a maximum of 3 storeys high, utilising a typical floor height of 3.15m. The scheme is arranged so as to minimise this apparent height with a two storey aspect to the frontage, stepping up with the site gradient.

The lowest part of the site is the north west corner whilst the highest is the south east corner, the natural topography would be maintained where possible. The change in level is the main factor for the change in storey height. The front elevation gives the impression of a two storey building, whilst the remaining elevations are three storey.

The Care Home has been designed to reflect the traditional domestic scale and material palette, which informs its use as a home and sits comfortably in the context. The built form has been broken up into 'two dwellings' which are linked by a fully glazed structure. The scale of the building has been carefully considered to minimise the impact of the proposal on the surroundings.



SOUTH COURTYARD ELEVATION ( SECTION A-A)





### Proposed Appearance

The proposed building is a modern response to the historic Victorian forms, predominantly in terms of its scale, materials and style. Design cues were taken from ‘gable’ features present in many historical, attractive buildings in the vicinity, such as Davenport House, The Vines, Rye St Antony School, High Wall and Cotuit Hall as shown previously on page 7.

Traditional materials will be used in simplified ways, decorated mouldings and elaborate trim will be simplified or eliminated to give way to a clean aesthetic where materials meet in simple, well-executed joints.

Materials for the development’s elevations have been selected from those existing in the local vernacular.

Application of the finishes will be used to break up the facade into smaller forms at a more domestic scale. This will also highlight key destinations such as communal lounges and entrances for residents in the grounds of the development.

The materials have been chosen to compliment this domestic scale and appearance and to be read within the wider local context by using a similar palette as those found in the area.

The brick walls, brown/red tile roofs are similar to those found on properties in the local area.

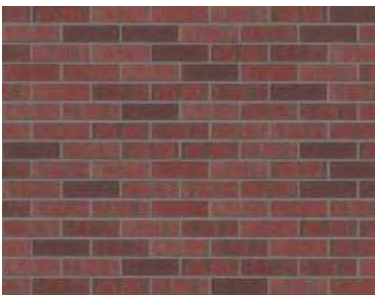
### Material Palette



Off White Colour Render



Grey roof tiles



Red & Orange Brick



### Proposed Appearance

The Care Home building has been designed to reflect the traditional domestic scale and material palette, which informs its use as a home and sits comfortably in the context.

As the care home is, by nature, significantly larger than residential properties, careful thought has been given to reduce the visual scale and mass to respond positively to the existing context but also to be more homelike and intimate in scale.

The built form has been broken up into ‘two dwellings’ which are linked by a fully glazed structure.

The link will allow for views across the site, providing visual connections between landscaping in front and to the rear of the building.

The frontages were also staggered to break the building line and avoid a long, monotonous street elevation.

Glazed links / entrance areas are a common feature in the surrounding area, although they are mostly used in educational buildings.

Whilst the overall exterior appearance is designed to be one of residential character, it is important to emphasise communal facilities, the care home has to offer to its residents.

Some residents will require a permanent in-house care, therefore the building will provide each resident a variety of spatial experiences, including access to a garden and the outdoors



Image of Proposed

in general. Those various functions will be reflected not only in the internal design of spaces, but also in the massing and overall external appearance.

The fenestration patterns are also varied to identify different functions. Communal areas will therefore have larger glazed panels, whilst private bedroom areas will have ‘domestic’ windows.





### Proposed Pullens Lane Frontage

The existing woodland character of Pullens Lane will be retained and enhanced along the site's frontage. The proposal accommodates a landscape strip with hedgerow and trees, contributing to a heavily shaded tunnel of foliage lining the informal lane. There will be no road markings, kerbs and paving on the proposed access.



Proposed Appearance - Elevations



EAST ELEVATION



NORTH ELEVATION



Proposed Appearance - Elevations



WEST ELEVATION



SOUTH ELEVATION



Proposed Appearance - Elevations



NORTH COURTYARD ELEVATION (SECTION B-B)



SOUTH COURTYARD ELEVATION ( SECTION A-A)



## Proposed Landscaping

Information and drawings produced by Macfarlane + Associates  
Site Location

The site is accessed from Pullens Lane which is lined with soft informal hedges and native tree species. There is no designated footway within the unkerbed highway.

The site is currently in a neglected state with overgrown and self seeded trees populating all sides of the site. The centre is composed of sloping grass lawn with some category B trees.

The existing boundaries are currently in a poor state with gaps in most areas from overgrown species and a dominant cypress hedge on the south boundary which creates a large heavily shaded area across the site.

The site itself is largely hidden and does not majorly contribute to the conservation area character in its current state.

## Opportunity

- Interface with the wider conservation area
- Thin/remove self-set trees
- Mitigate planting with appropriate species
- Increase quality views
- Enhance character and accentuate aspect



**North Boundary**  
Retains some early 20th century character with mature trees in neighbouring plots, contributing to borrowed views



**East Boundary - Pullens Lane**  
Boundary interfaces with Pullens Lane; critical to maintain and enhance the character of the conservation area where possible.



**Centre of site**  
Generally more open in character with occasional specimen trees of late 19th/ early 20thC garden character. Low-medium quality



**South Boundary**  
Dense Chamaecyparis hedge severs the site from the conservation area and reduces light across the site.



**West Boundary**  
Interfaces with allotments but currently offers only limited views over the city.

Category B trees are mostly outside the site  
Category B: are 'impaired' or not of 'special quality'  
Category B, C and U trees illustrate the site's past

Mitigate lost trees with species appropriate to the site and context



## Proposed Landscaping

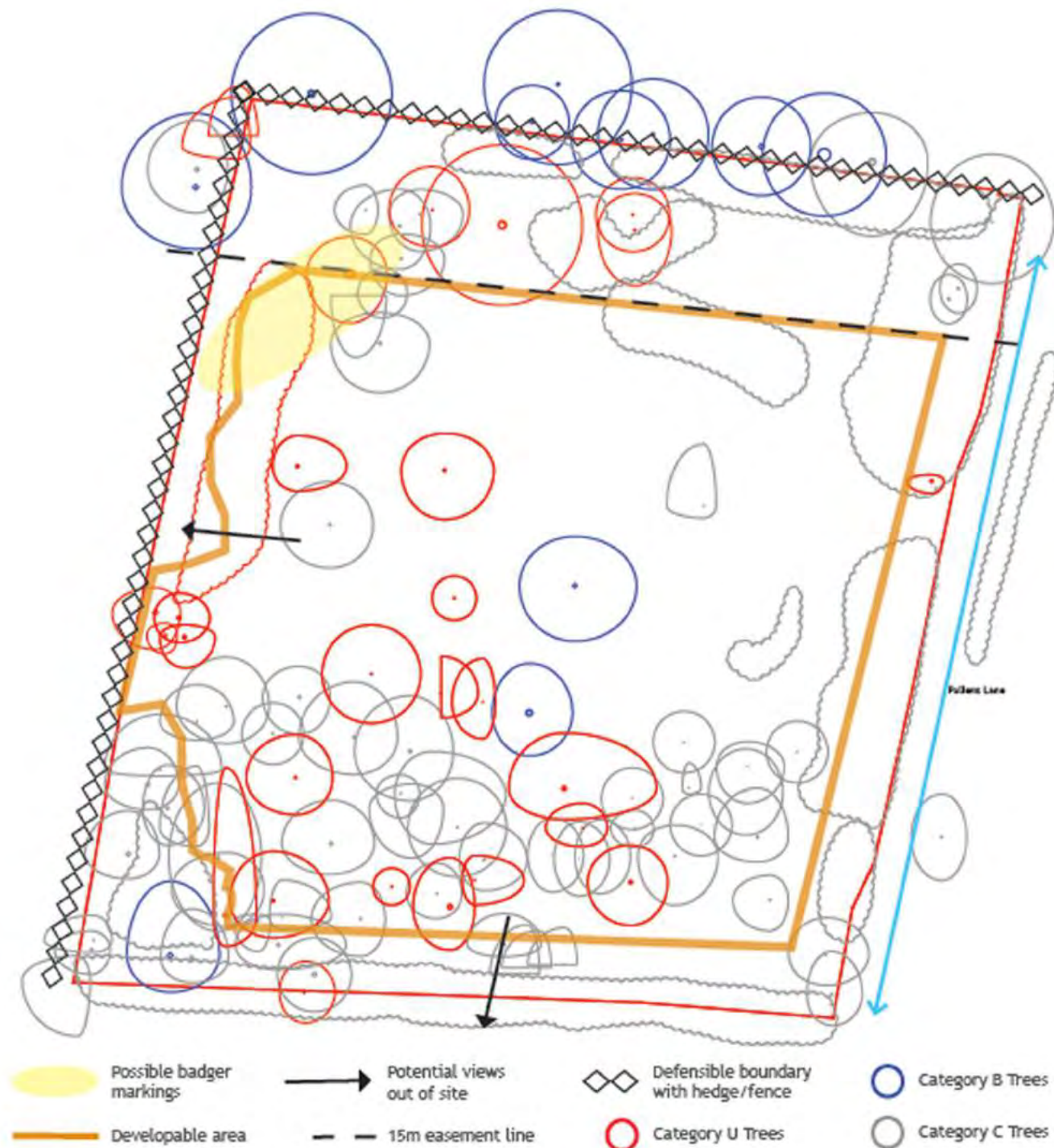
Information and drawings produced by Macfarlane + Associates

Key character features of the conservation area:

- Sylvan setting
- City views
- Victorian and early 20th century Picturesque suburb
- Buildings set back from road
- Boundaries of a rural / native character
- Pullens Lane allotments
- Landscaped gardens
- Evergreen planting - Victorian Pinetum aesthetic
- Forest scale trees
- Fruit trees

## Summary

- No discernible designed landscape
- Many trees/shrubs are self-set
- Poor landscape management and tree health
- No landmark design trees





# Arboricultural implications

The trees lost to the development are situated within the site boundary, with a primarily to the north and south. Groups of trees to be removed are situated along the northern, eastern and southern boundary, and are of category C or U.

Trees to be retained are of a B standard, located to the south western corner, and off-site along the northern boundary.

At the time of the arboricultural survey, none of the trees are covered by a Tree Preservation Order.





## Site Influences

### Access and Levels

Access to the site is from Pullens Lane and this will play a key role in providing the required car park provision and contained service area as part of the scheme.

The lowest part of the site is the north west corner whilst the highest is the south east corner, the natural topography could be maintained where possible and will interface with the new levels of the scheme.

### Aboricultural

Existing trees outside of the site create a precedent for an 'arboretum' influence within the garden.

Existing trees within the site were largely of poor quality and did not sufficiently contribute to the history or conservation area of the Site.

As such, following the CABE review process, the removal of trees could be mitigated by the introduction of appropriate native and specimen trees in an aim to create a 'memory' garden with wide appeal for the users.

### Boundary

A mix of native shrub species and screening trees will be used to create protective boundary hedges of varying heights in order to create a soft enclosing buffer that is in line with the conservation area.

The existing cypress hedge to the southern boundary is to be removed and replaced due to un-maintained state, height and poor overall/aesthetic quality. This will be replaced with a species-rich native mix of shrubs and trees to provide light screening as well as benefits to the biodiversity of the site.



### Summary

- Topography offers exciting opportunity for new terraces and views out.
- Terraces offer opportunities for contained designed spaces to suit user needs.
- Landforms contribute to perceptible character areas
- Level changes add to the character of 'gardenesque' internal courtyard
- New tree and shrub planting to interface with existing retained elements.
- Introducing 'drive' would enhance the approach
- Car parking could be softened and interface with a high boundary hedge/native tree planting that provides light screening on the frontage





## User Influences

Landscape design will be tailored to the end user and the development of outside spaces for elderly people with cognitive and/or sensory impairment can be enhanced by considering:

### Active Life and wellbeing:

- Incidental exercise opportunities can be embodied within the landscape design
- Active participation in gardening the landscape

### Layout and design could include:

- Spaces for both socialising and being alone
- Legible, circular, level and barrier free external routes, without direct views or exits
- Sensory wayfinding through use of the layout, materials and planting
- Raised, shallow, water bodies for improved access and safety
- Raised planting beds for an improved sensory relationship with the garden
- A choice of spaces for those sensitive to light; pergolas, trees and climbers can reduce glare and control access to sunlight
- A pleasant, legible, night time environment
- Potting sheds and glass houses to encourage garden making

The historic character is recognised and appreciated in the design through the inclusion of contemporary interpretations of the surrounding context.



Meandering landscape



Productive planting beds



Communal activity



Accessible planting beds



Attractive amenity



Seating areas



# Landscape Masterplan

The approach to the landscape is to interface the new levels with the existing topography and landscape character, using the natural sloping character of the site to influence the internal garden areas.

This scheme melds into the conservation area of Pullens Lane and takes a cue from planting that exists outside the site, to create sensory garden spaces that provide a user friendly experience for the residents.

Clear routes are maintained to provide a safe and comforting environment for residents to enjoy the garden space. The massing and orientation of the built form creates five key character areas that enable different environments for sitting, relaxing, meeting, exercise and social activity.

## 01. Internal Courtyard

An upper 'welcome' terrace overlooks a communal garden of soft foliage and scented plants with communal growing space.

## 02. Pullens Lane Frontage

A gardenesque 'drive' gives a welcoming green approach behind sheltering high native mixed shrub and tree planting to the boundary which suits the existing character.

## 03. Woodland Garden

Meandering paths run through a green understorey of planting to seating terraces and opportunities of exercise equipment amidst selected specimen orchard trees.

## 04. Promenade Walk

Groundcover and seasonal planting create a soft flowering walk with a gazebo that offers sheltered seating. Small seating terraces look out with views of the city.

## 05. Southern Boundary

Mixed native shrub and tree planting with replace the existing Cypress hedge. Planted slopes cascade down to an intimate seating deck which connects back into the building.





## The Central Courtyard

The central courtyard is made of two levels, the upper terrace and lower courtyard.

The first is a 'welcome' space in which visitors can meet with residents, sit and catch up. The upper terrace will feature flowering shrub planting and offers views over the lower courtyard.

The lower courtyard is a communal space for residents to meet and socialise, with enough space for gatherings and raised planting beds for communal growing activities. The lower courtyard is accessed via the building creating a naturally secure space for residents.

Seating is located specifically to create intimate spaces that encourage social interaction between residents. Lawns provide open green space for occasional seating and summer events. Paths meander through from one space to another. The space lends itself to the idea of an internal orchard garden, and would feature some heritage fruit trees

- Flexible central courtyard
- Visual link with reception
- Sense of safety and enclosure
- Lush planting and flowering trees
- Two tiered, terraced, courtyard garden, with access from reception.
- Central garden feature.
- Water feature
- Views across the internal courtyard



Central water feature



Communal growing beds



Planted pergola walk



Green sedum roof



### Pullens Lane Frontage

A gardenesque ‘drive’ entrance edged by mixed borders creates an elegant one way approach across the frontage. Entrances and exits are framed with a black metal railings to suit the character of Pullens Lane.

Tall native tree and shrub planting hides the required car parking, whilst a pedestrian pathway cuts a simple line through from Pullens Lane into the glazed cut in the ‘garden wall’ architecture. Native and ornamental trees line the frontage to blend the scheme into the conservation area and create glimpsed views into the scheme.

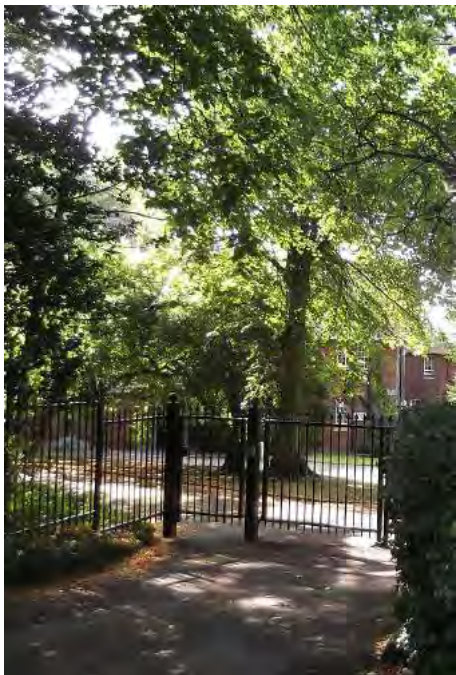
### Woodland garden

Key specimen trees set the scene for a shaded woodland garden that is rich with evergreen shrubs and textural foliage. These compliment the trees on the adjoining northern site.

Paths lead across the gently sloping site from one seating area to another, and back into the building with intervals of exercise along a secondary path.

There is space here for quiet contemplation or small gatherings away from midday sun, as well as opportunities for active space and exercise.

Retaining wall to suit height change is planted with climbers to soften the garden perimeter.



Native planting creates glimpsed views, with metal railings to highlight entrance/exit.



Planted borders frame the ‘drive’.



Meandering path connects a series of spaces back to the building.

Orchard style tree planting

Opportunities for exercise



Orchard planting creates sheltered walkable spaces.



Access to optional exercise equipment suitable for elderly users.



### Promenade Walk

The space provides a journey between several spaces including residents patio, and both open and sheltered seating spaces.

Places to sit and rest give residents an opportunity to admire views west across the city, whilst making the most of the sun at the end of the day



Gazebo provides sheltered seating

Residents patio

Tiered planting beds to suit level change.



Introduction of benches / tables and chairs to residents patio creates ideal social space.



Gazebo offers a sheltered seating area.

### Southern boundary

The southern edge of the site negotiates the level change with planted slopes and retaining walls which create an intimate seating area adjoined to the meandering path.

Planted shrub borders fronting mixed native shrubs and trees will replace the existing cypress hedge. The existing vegetation is low quality and covers the site in dense shade throughout the day.

Proposed native trees will provide light screening to the south facade of the building.

Space is available for an elegant potting shed or garden storage.



Meandering path connects a series of spaces back to the building.

Native shrub and tree planting along the boundary to replace existing cypress hedge and provide screening.

Retaining walls to suit level change planted with climbing plants.



Retaining walls create an outdoor 'room' which creates a unique space within the garden.



Tiered planting to suit height difference. Retaining walls planted with pre-grown ivy screens.



### Section AA North to South

The scheme meets the existing topography to the north in the woodland garden whilst a tiered retaining wall with seating gives an attractive protective enclosure to the south.

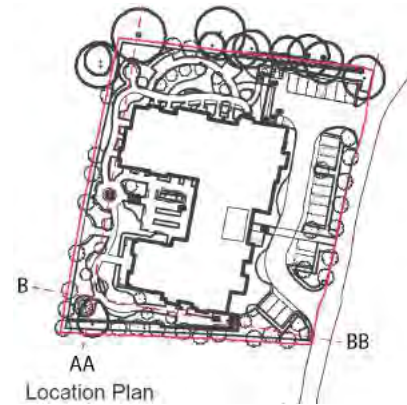
Internally the levels create a viewing upper terrace and lower communal courtyard.



### Section BB East to West

Easy access into the building reception area is provided on the eastern frontage from Pullens Lane. This leads directly onto the upper terrace which acts as a welcome space and secure visitor area.

The lower ground garden landscape is accessed via the building, providing an intimate, secure garden space at the lower level, which interfaces with the existing levels. To the west there are views out to the city.





# Materials palette

A simple robust palette of traditional materials will be used to compliment the walled garden concept. These will be chosen for slip resistance and longevity.



# Furniture and lighting palette

Seating areas will use a mix of timber seating as well as timber topped seating walls. These will be specified to provide good back support and arms for ease of sitting and standing.

Lighting will be low level to light pathways and extend the use of the internal gardens after dusk. Care will be taken to avoid any glare into bedrooms and outside of the site.





## Planting Approach

The planting throughout the scheme will use a mix of structural flowering shrubs with areas of seasonal perennial borders.

Plants will be chosen for their robust performance and to create a welcoming garden feel.

The aim is to use the familiar and sensory as aide-memoires to make residents feel at home.

The planting seeks to marry native planting with ornamentals and productive planting, delivering:

- Orchard trees that draw on the site's heritage
- A variety of forms and habits
- An active landscape for users
- Ecology focussed garden areas
- Key species throughout the garden
- Native hedgerows at boundaries



Seasonal colour



Gardenesque planting



Sensory garden

## Ecology and Green Corridors

In addition to the native species and boundary buffer zones, plants have been chosen to encourage ecological enhancement and maintain green corridors. Green sedum roofs will be implemented at upper levels creating opportunities for insect habitats.



Insect hotel



Solitary bee hive



Sedum green roof



Productive garden

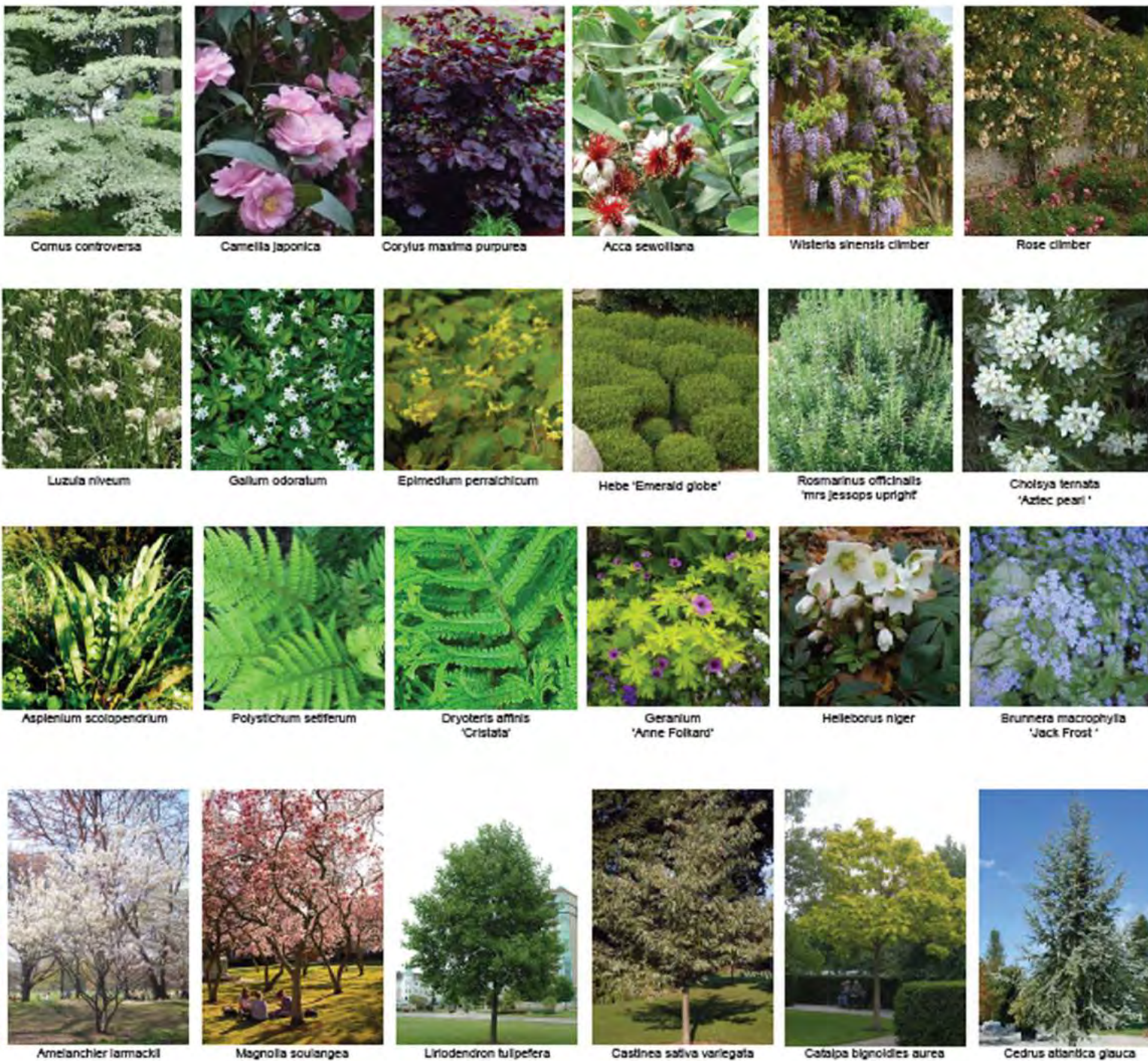


# Planting Palette

The planting palette includes a mix of native trees and selected specimen trees as an extension of the 'arboretum' sensibility.

Native hedgerows provide a green protective buffer to the site, whilst internally informal borders create a rich tapestry of foliage with seasonal changes.

Plants have been chosen to be robust, reliable as well as safe for the residents. Therefore any spiny, irritant or poisonous plants have been omitted from areas of easy access to residents, whilst plants that offer familiarity, solace, scent and texture will be used to their advantage.





## Summary & Conclusion

The proposed development has been carefully considered in terms of its use, scale and overall design to help complement the existing buildings and landscaping in the locality, and provide an important function that is needed in the community.

The scale of the development, amount of floor area created and the proximity and relationship to boundaries has been designed to sit comfortably within the existing context.

By varying the roof scape and breaking the scale of the main building blocks, it is intended to promote a domestic scale that suits the intended function and gives a warmer, more intimate character and atmosphere for the residents.

The use of quality materials, contemporary detailing and crisp finish creates a positive enhancement of the local area. The landscaping strategy including the use of new planting, along with a sensitive use of hard landscaping compliments the overall aesthetic.