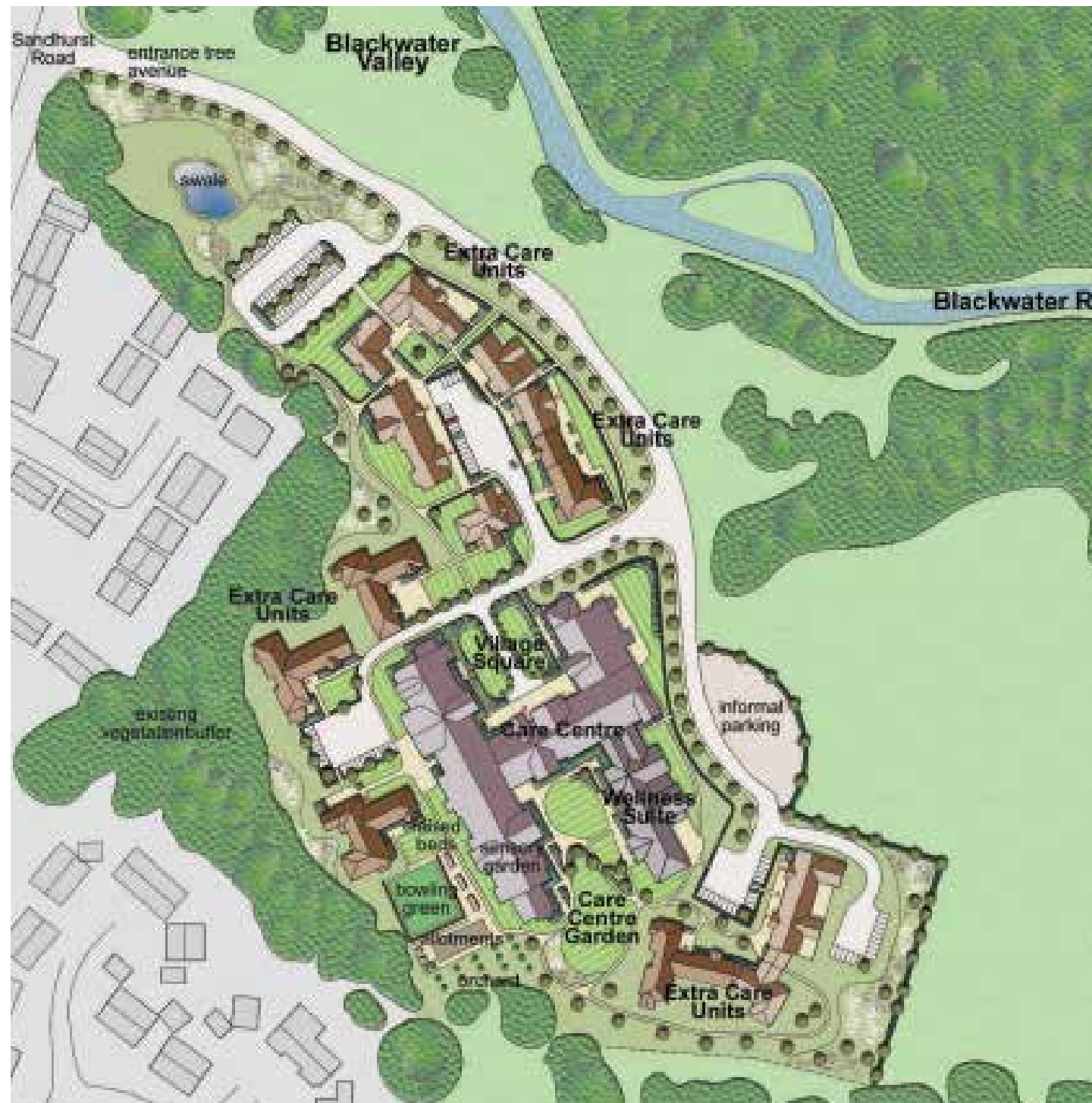


Assisted Living ~ Anchor Trust

The Bid & Various Sites



Concept Masterplan Prepared as part of the ELD-Anchor Bid Process

Project Description

ELD was awarded the contract as the Anchor 2020 Consultant Landscape Architect, to provide design and planning services, following a detailed bid process in 2011. To date ELD has worked on the following schemes:

- Assisted living care scheme at Weybridge, Surrey, recently completed.
- Assisted living care scheme at Church Crookham, Hampshire, recently completed.
- Assisted living care scheme at Haywards Heath, West Sussex, recently completed
- Assisted living care scheme at Sarisbury Green, Southampton, under construction
- Assisted living care scheme at Newmarket, Suffolk, contracts under negotiation
- Assisted living care scheme at Kings Hill, Kent, which is awaiting planning approval..
- A care home development at Sunningdale, Berkshire, which is awaiting planning approval.
- A care village development at Petersfield, Hampshire which has been stopped post planning.

Each of the above sites has required detailed reviews of trees and ecology to define constraints to development, working outside of root protection areas, sensitive habitat areas and utilities. The Petersfield site was located within the South Downs National Park and required a detailed LVIA alongside different design strategies. Detailed hard and soft landscape design elements have been prepared for all schemes to satisfy planning conditions and used as tender and contract documents.

The image left, is an example of a care village layout for Anchor, presented to them as part of the ELD bid in 2011. The development centres on a new 4 storey care centre, with wellness suite; gym and swimming pool. To the north of the main building, a village square has been created representing a formal, communal courtyard that complements the main building. A central driveway sweeps towards the front of the building providing a shared surface for temporary drop off/pick up and parking, vital to the successful running of a care facility. Intimate paths surround and bisect the square, providing ease of access to areas of sheltered seating, the front terrace and the main entrance. To each side of the access, the square is laid to formal lawns, bordered to the outside with low maintenance, colourful, sensory planting beds, that frame the central space.

To the rear of the main building on the sheltered southern side, a care centre informal garden with lawns and colourful ground cover shrub/herbaceous borders has been created. Circular and directional paths of varied widths allow access between the units and around the garden, and seating has been provided along the communal terraces close to the building allowing residents to enjoy the garden all year round. The central space is designed to be visually stimulating, seen from the upper floors and ground level, with raised borders, feature plants acting as markers.

Private garden space has been provided to all extra care units that surround the main building, creating private patios and garden spaces, with communal terraces along building frontages. To ensure privacy between the private spaces, trellis with climbers or shrubs are provided as a division. Each courtyard has seating and raised planters encouraging residents to grow their own plants offering horticultural therapy.

Typical Project Particulars for an Assisted Living Scheme

Client: Anchor Trust

Capital Value: Typically, £9-15 million

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Hurst Place, Haywards Heath, West Sussex



Project Description

Typical responsibilities for Anchor delivered to date include:

- Site reviews and assessment of existing features such as vegetation and habitat;
- briefing, co-ordination and management of sub consultants, such as arboricultural reviews;
- Critique/review of client team details, such as architectural layouts and drainage infrastructure to ensure a co-ordinated approach to landscape;
- Concept and detailed design of hard and soft landscape;
- Specifications for planting and maintenance;
- Landscape management plans;
- Quantification and production of budget estimates and working with the QS;
- Attendance at regular design team meetings;
- Stakeholder liaison and attendance at meetings;
- LPA liaison and attendance at meetings;
- VE reviews with appointed contractors;
- Site attendance and review of works completed;
- Production of detailed snagging reports;
- Review of contract costs where appropriate; and, principal client contact offering feedback and advice to the project team throughout the project life.
- This site has been a challenge in relation to soil conditions and waterlogging, due to the nature of the heavy clay sub soils.

This level of project involvement is typical in the day to day life of ELD for Anchor projects. The Haywards Heath project a brown field site and was completed in 2017.

Project Particulars

Architect: Tooley Foster Partnership (TFP) Capital Value: £12.9 million Contractor: Castleoak Construction



Assisted Living ~ Anchor Trust

Keble Court, Church Crookham, Hampshire



Project Description

An interesting site with several constraints to include:

- Mature TPO oak trees located in close proximity to the building along the north side of the building, requiring strict tree protection, root pruning, crown lifting and hand excavation for new high volt electricity cable.
- Reduced dig across ground levels on very heavy clay subsoils, causing waterlogging across the site.
- The building created a large amount of shade across the north facing communal garden, restricting plant choice for such growing conditions.
- No topsoil was available on site.
- No involvement post planning, until completion, when ELD was invited to review completed landscape works.

To counter these points the design included the following:

- No dig construction and permeable paving was required in all hard surfaces areas around tree.
- All topsoil was imported. Planting was bold and simple within the central courtyard, using topiary yew cones and Photinia standards amongst ground cover planting. Outside the building, large blocks of woodland style, shade loving plants were used as the growing environment was relatively inhospitable.

Project Particulars

Architect: Tooley Foster Partnership (TFP)
Photographs by TFP & Anchor Trust

Capital Value: £11.5 million

Contractor: Bouygues UK



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Austin Place, Weybridge, Surrey



Project Description

An interesting site with several constraints to include:

- Mature TPO cedar trees and a TPO woodland located in close proximity to the building to the front and rear, around which, demolition of the existing building and construction of the new had to adhere to strict tree protection, root pruning and tree works.
- To the north in the rear garden, a 1:1 slope that fell away from the edge of garden, creating a large area of 'no man's land', inaccessible by residents with a potential risk of slippage.
- The building created a large amount of shade across the north facing communal garden, restricting plant choice for such growing conditions.
- No topsoil was available on site.

To counter these points the design included the following:

- No dig construction and permeable paving was required in all hard surfaces areas around tree.
- Strict site monitoring to ensure no adverse impact on trees as part of imposed planning conditions.
- Metal parkland fence erected along the edge of slope to prevent access.
- A cantilevered deck was constructed over the slope, to extend the narrow garden northwards into the tree canopies, to create a social area for resident enjoyment, with raised vegetable planters and potting facilities. The deck was enclosed by a glass balustrade to create a seamless link with nature.
- All topsoil was imported. Planting was bold and simple, with large blocks of woodland style, shade loving plants, as the growing environment was relatively inhospitable.

Project Particulars

Architect: Tooley Foster Partnership Capital Value: £12.2 million Contractor: Castleoak Construction

