

Residential ~ 165 Unit Development, With Care Home *Elsenham, Nr Stanstead, Essex*

"Well done team. I met up with a Director at Carter Jonas the other week and he said that the Crown Estate thought Elsenham went well and are even using this approach as a template for other planning applications." **Jeff Nottage (Broadway Malyan)**



Landscape Masterplan.

Project Description

This residential scheme in the rural village of Elsenham, wraps around an existing recreation ground, complementing the existing village typology, by siting the larger properties around the periphery of the site in an Arcadian style, with smaller properties towards the centre, reflecting the character of a traditional Essex village. 2-3 storey apartments are located at the entrance of the new development, abutting the existing housing & backing onto Alsa Woods, an area of Ancient Woodland & The Spinney, an area of existing informal open space with ornamental tree planting.

A variety of rural road types, with varying widths & surfacing materials provide a hierarchy of use. Private parking courts are located to the side of the larger dwellings, with on street parking along the main access & secondary roads fronting grassed swales & drainage ditches. Parking is visually broken up by groups of trees, to provide a vertical green rhythm to the development. Additional ornamental tree planting is provided to the rear gardens & at key locations, to tie the development into the surrounding wooded character.

A new linear park is situated on the northern boundary of the existing recreation ground, providing a continuous green corridor between the new locally equipped area of play (LEAP) & the smaller local areas of play (LAP's). The LEAP is a naturalised design, with low grass mounding, sand pits, grouped tree & low evergreen planting. Timber tree houses & climbing equipment provides adventure & stimulation for younger children; whilst swings, see-saws & slides promote a more traditional approach. The LAPs are enclosed by low evergreen hedges & 5 bar estate railings, that provide natural barriers & enclosure, with a small informal cycle track for toddlers, seating, picnic area & toddler play equipment. Three senior sports pitches, which can be converted into nine junior pitches are provided on the Rec, along with improvements to access & a new community hub building for social interaction. A new Care Home facility is located close to the new community hub & fronts onto a public square, providing sheltered accommodation for older people within the overall development.

Outline approval was gained in July 2012.

ELD Requirements

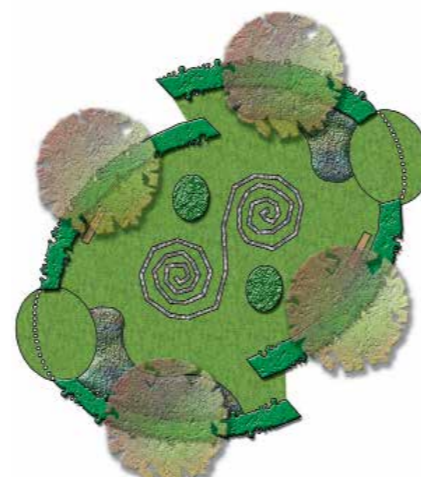
- To undertake a site visit to meet with the Client & understand the brief.
- To identify key existing areas requiring improvement, opportunities & constraints.
- To work within a multi-disciplinary team to produce a residential Masterplan for the site.
- Provide an Arboricultural Implications Assessment & Management Plan for the Ancient Woodland.
- To produce soft & hard Landscape proposals for the scheme,
- To produce a detailed Landscape section within the D&A.
- To provide detailed information boards & attend Parish Council & public consultation meetings.
- Liaising & working with ecologists & arboriculturists.

Project Particulars

Client: The Crown Estates
 Project Manager: Carter Jonas
 Architect: Broadway Malyan



Local Equipped Areas of Play.



Local Area of Play.

Public Consultation Exercise



Design principles

1. Enhance the character of the existing landscape and provide a high quality, attractive environment for the future.
2. Deliver high quality, affordable, accessible and well-served housing.
3. Provide a mix of housing types and tenures.
4. Provide a mix of housing types and tenures.
5. Provide a mix of housing types and tenures.
6. Provide a mix of housing types and tenures.
7. Provide a mix of housing types and tenures.

Concept plan

1. Residential buildings, including a care home.
2. Open spaces, including a play area and a woodland area.
3. A mix of housing types and tenures.
4. A mix of housing types and tenures.
5. A mix of housing types and tenures.
6. A mix of housing types and tenures.
7. A mix of housing types and tenures.

Opportunities for Elsenham

Existing	Potential future

Landscape strategy

- Our landscape strategy aims to:
- enhance the character of the existing landscape;
 - create green corridors for recreational use;
 - create additional play and recreational spaces;
 - establish water features using new and existing drainage ditches; and
 - enhance the site's bio-diversity.



- | Landscape character and vegetation | Pedestrian movement, permeability and accessibility | Ecological enhancement and recreation |
|---|--|---|
| <ul style="list-style-type: none"> ■ Protect and preserve landscape character, the ancient woodland and existing mature trees to maintain the 'sense of place'. ■ Manage the woodland to create new glades that improve biodiversity of flora and fauna. ■ Enhance the hedgerows and field boundaries to reinforce the landscape structure. ■ Protect the site's existing vegetation and boundary treatments. ■ Protect and enhance biodiversity through the creation of wildlife friendly, green corridors. | <ul style="list-style-type: none"> ■ Maintain and extend existing pedestrian links around the site. ■ Encourage walking and cycling through the site by creating attractive paths and routes. ■ Enhance and extend existing green corridors, enabling increased access from Elsenham through Asla Wood and beyond. ■ Create new crossings over drainage ditches, to further extend pedestrian access. ■ Provide safe crossing points for pedestrians throughout the site. ■ Promote health and wellbeing through the close proximity of living areas and open space. | <ul style="list-style-type: none"> ■ Introduce further ecological enhancements to provide safe havens for increased wildlife diversity. ■ Encourage biodiversity through changes in landscape management. ■ Woodland management could open up views to create new glades, enhancing recreational opportunities, increasing species diversity and overall safety. ■ Create new cycle trails and informal recreation for all ages in Asla Woods; and build adventurous play areas in conjunction with the local community. ■ Enhance existing facilities such as the football pitches and the introduction of a new pavilion and improved parking. ■ Create new formal equipped areas of play and link these with existing play facilities. ■ Incorporate a series of informal public open spaces throughout the site. |



- | Housing landscape | Sustainable Urban Drainage Systems (SUDS) | Care home landscape |
|--|---|---|
| <ul style="list-style-type: none"> ■ Incorporate trees wherever sufficient space exists to break up housing elevations and integrate with the woodland landscape. ■ Use planting to provide privacy along the street and attractive house frontages, using shrubs and herbaceous plants (and also trees wherever possible). ■ Provide private space for family recreation in rear gardens. ■ Promote the use of SUDS technology wherever possible. | <ul style="list-style-type: none"> ■ To effectively draw off surface water through collection, storage and clearing, using cost effective solutions with low environmental impact. ■ To promote 'non-engineered' solutions for the introduction of attractive, linear natural features, that will increase visual interest and site biodiversity. ■ Linked ditches and balancing ponds will provide wildlife-friendly corridors. Incorporate large water retention storage crates under village squares areas. ■ To promote use of grey water collection in all plots ranging from water-butts through to underground water storage (beneath car-parking areas and back garden terraces). | <ul style="list-style-type: none"> ■ Retain existing suitable mature vegetation wherever possible. ■ Incorporate trees and large shrubs wherever space exists. ■ Promote the use of SUDS technology wherever possible. ■ Create external spaces specifically for the elderly and those with special needs. ■ Create a calm and sheltered environment utilising the woodland backdrops. |

Emerging proposal

Key features

1. New housing, including family and affordable accommodation.
2. New care home accommodation.
3. New public building.
4. New woodland area.
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20. New woodland area.

Context of development

Existing features

- The site is adjacent to the existing woodland, which provides opportunities for formal sports, and the proximity of the woods and the village is a positive feature of the site.
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Consultation Boards.