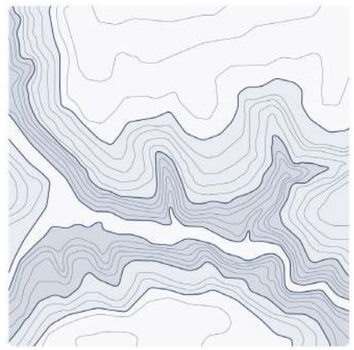

Gant Landscape Architects

Hatt Barn
Landscape Design Report - RIBA Stage 3
For Planning

0168-GLA-XX-XX-RP-L-5000
Revision - P04
17.04.2023

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01 Introduction

01.1 Background

This document has been prepared by Gant Landscape Architects Ltd on behalf of Neston Park Estate to provide details regarding the proposals for the landscape design for Hatt Barn in support of this planning application.

01.2 Purpose

The purpose of this document is to provide a set of detailed principles in which the vision for the landscape will be developed to ensure high quality spaces are designed and delivered as part of the development.

These spaces must establish a clear identity within the development and surrounding context to enrich both biodiversity and the experiences of users within the site.

01.3 The Site

The site comprises of the existing farmstead of Hatt Farm which lies to the south of the village of Box, east of Bath. The Site is surrounded by agricultural land to the south, west, east and north.

The site is made up of the area surrounding the Grade II* listed farm house. Ancillary agricultural buildings and courtyards surround the house and barn, bounded by dry stone walls.



02 Landscape Appraisal

02.1 Macro - Landscape Context

The site is situated between the City of Bath to the west, the Village of Box to the north, The North Wessex Downs to the east and the Avon Valley to the south,



02.2 Micro - Site Adjacencies

Immediately surrounding the site is agricultural land of arable fields and pasture and pockets of woodland.



03 Site Analysis

03.1 - Strengths

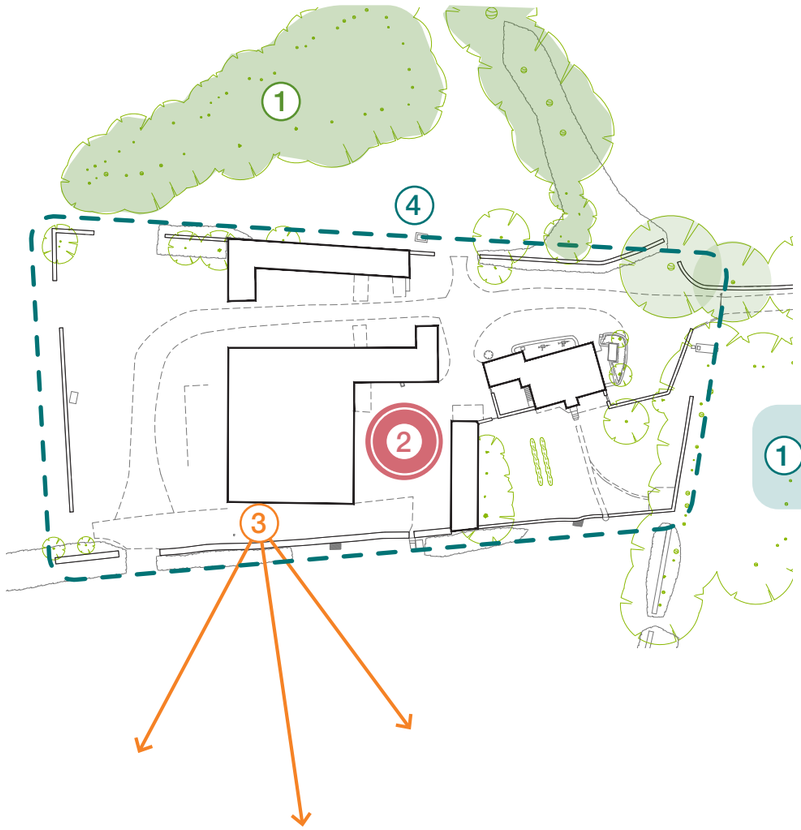
1. Existing Copse
2. Sense of shelter created by built form
3. Aspect over valley
4. Secluded setting & sense of enclosure to farmstead

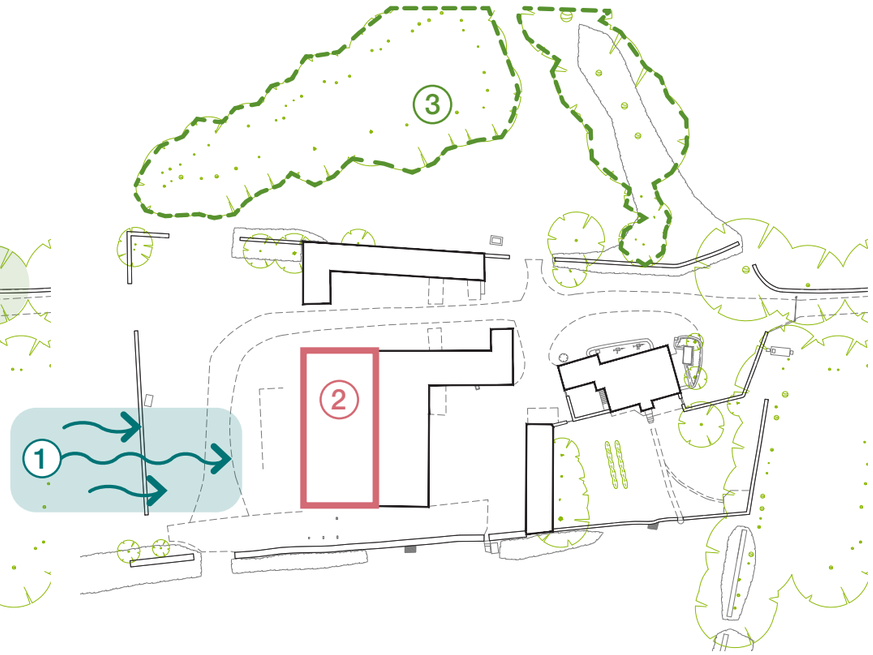
03.2 - Constraints

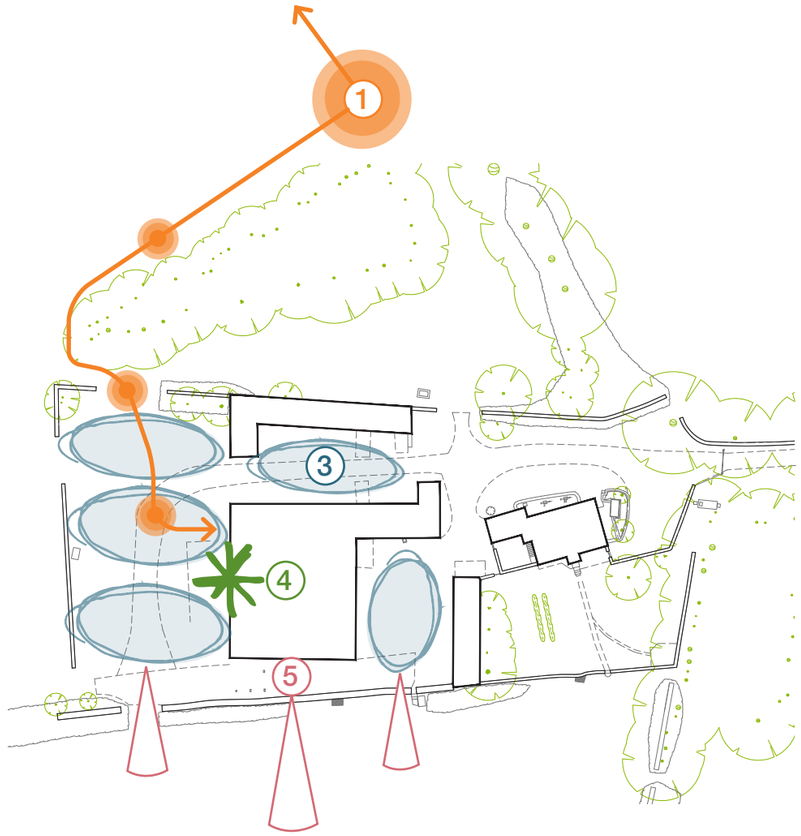
1. Exposure from southwest prevailing wind
2. Heritage concealed
3. Existing Trees - root protection areas

03.3 - Opportunities & Objectives

1. Create an arrival sequence
2. Green infrastructure & landscape connectivity
3. Curate character areas
4. Reveal Heritage - relationship between buildings & landscape
5. Prospect & Refuge - Create a sense of shelter & maximise views







04 Design Vision

The design vision for the landscape of Hatt Barn is to enhance the local character of the place through a clear place making strategy.



All must be adapted to the genius and the use of the Place, and the beauties not forced into it, but resulting from it'

- Alexander Pope





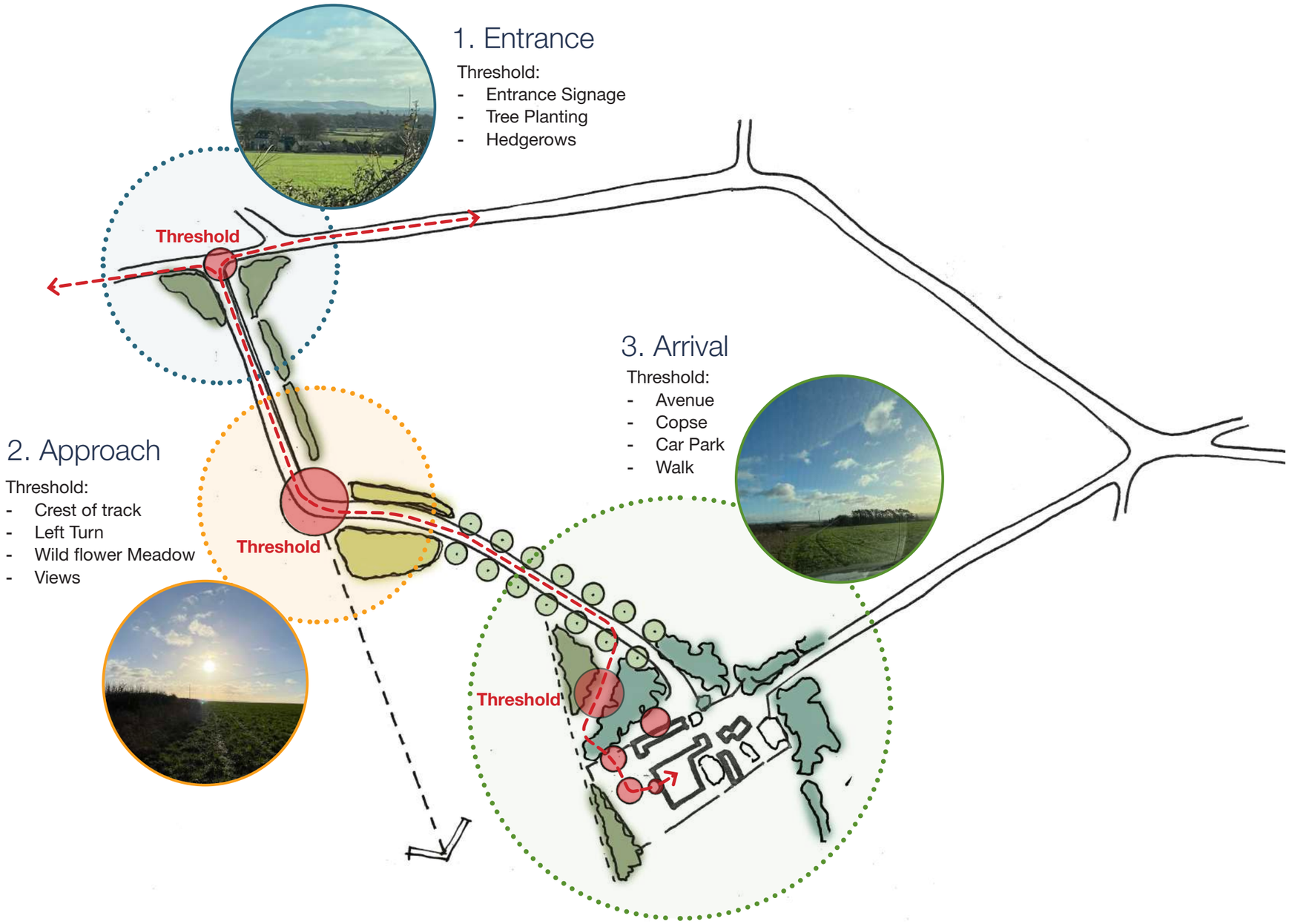




05 Landscape Objectives

Objective 1 - Create Arrival Sequence

The design intent for the arrival sequence is illustrated by the adjacent diagram.



05 Landscape Objectives

Objective 2 - Green Infrastructure

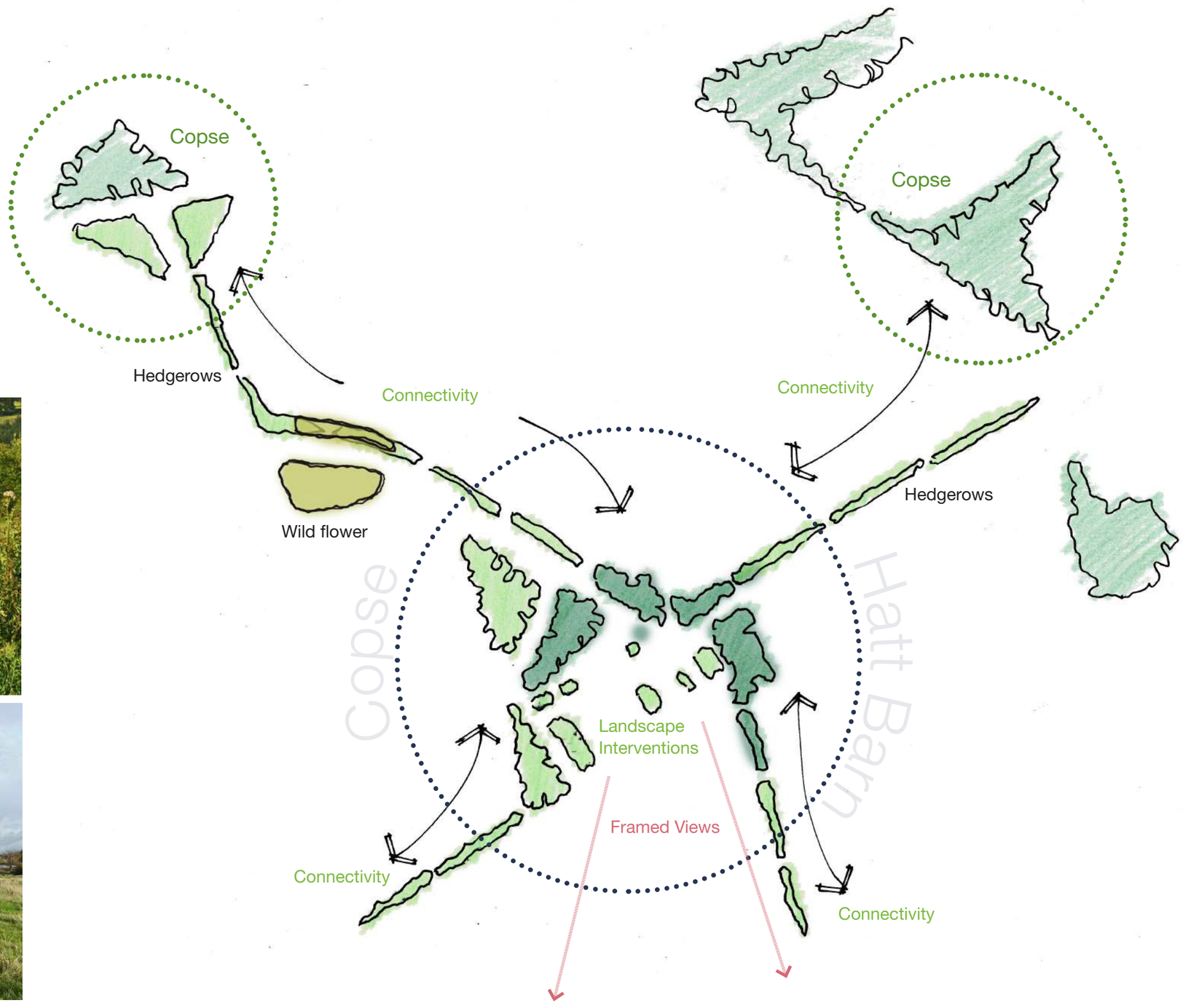
The design intent for green infrastructure is illustrated by the adjacent diagram.











05 Landscape Objectives

Objective 3 - Curate Character Areas

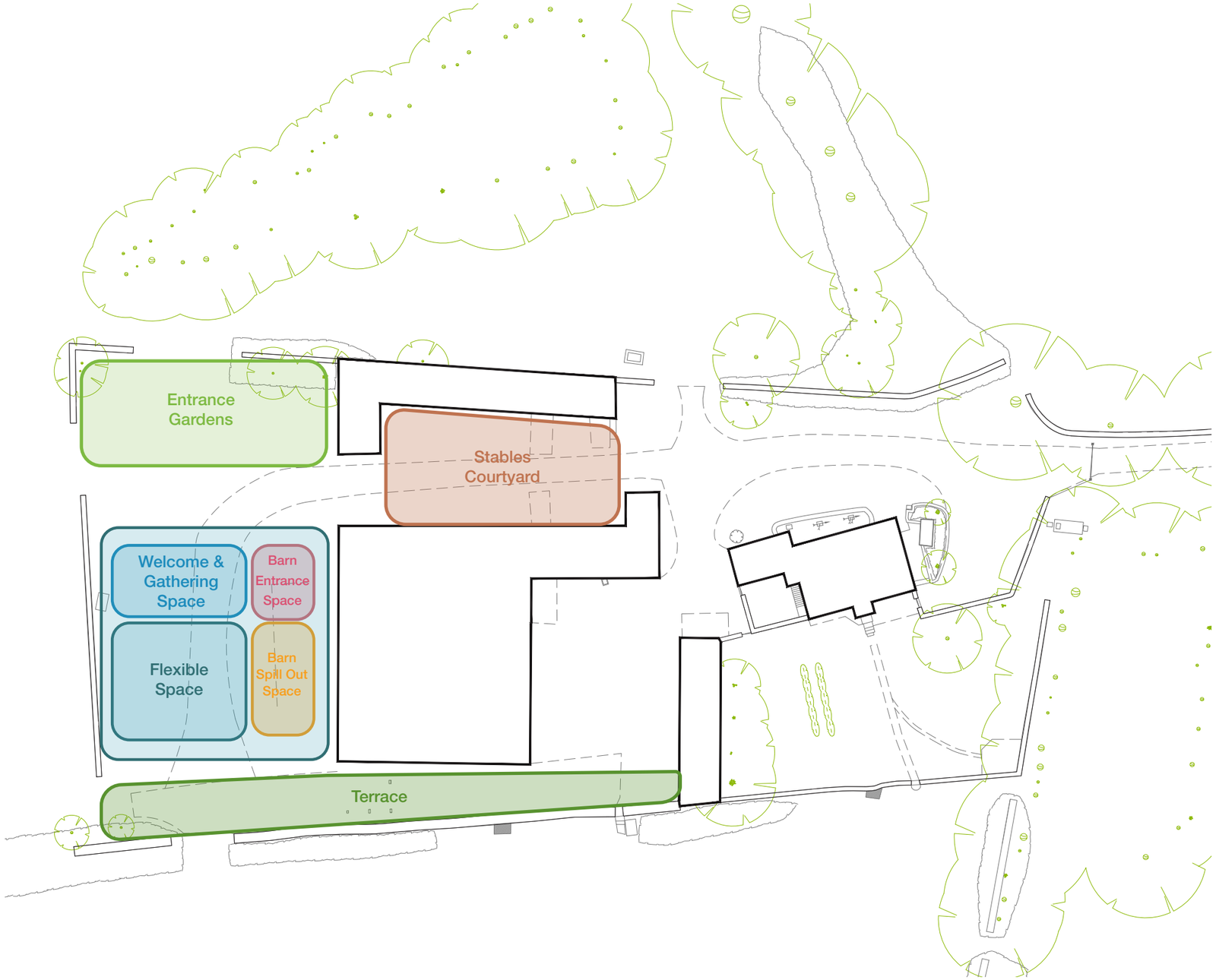
The design intent for the proposed character areas is illustrated by the adjacent diagram.







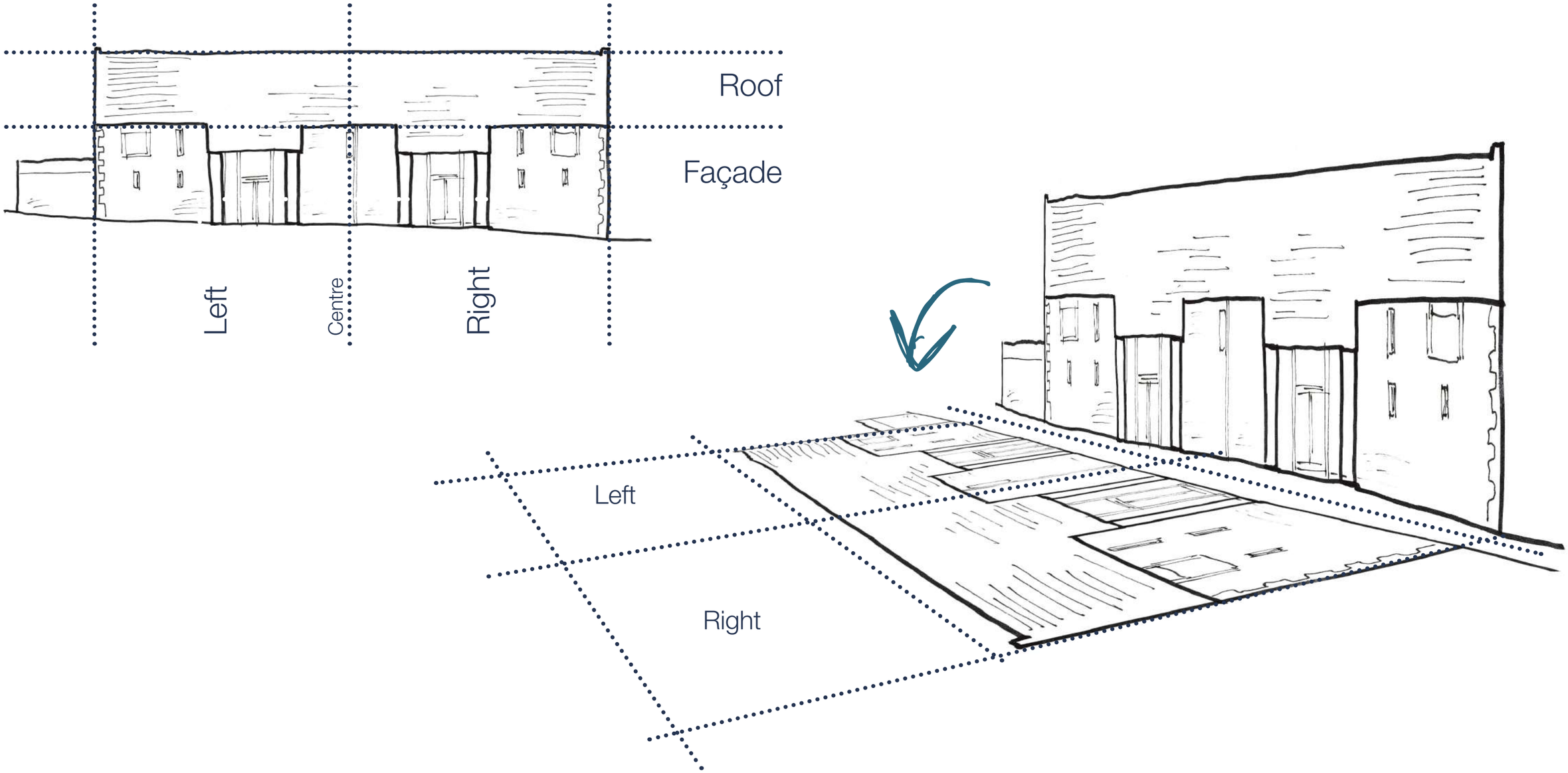




05 Landscape Objectives

Objective 4 - Reveal Heritage

The design intent for revealing the heritage of Hatt Barn is illustrated by the adjacent diagram. Using the architectural heritage to create a relationship between buildings & landscape, the facade arrangement is transposed onto the ground plane to inform the spaces of the Barn Courtyard.



05 Landscape Objectives

Objective 5 - Prospect & Refuge (Biophilic Design)

Create a sense of shelter & maximise views

- Biophillic design creates a flourishing ecosystem with people and wildlife as part of a harmonious natural system.
- Biophillic design can be organised into three main categories or ‘patterns’ as outlined in the diagram opposite. Using several/all of these elements within the proposed design, creates a rich and diverse external environment where people can connect with nature.

Nature within the space

Nature in the space addresses direct physical presence of nature in a space. This includes plant life, water, animals, breezes, sounds, scents and other natural elements.



- Visual & Non-visual connection with Nature
- Non-Rhythmic sensory stimuli
- Thermal Airflow variability
- Presence of water
- Dynamic and Diffuse light
- Connection with natural systems

Natural patterns

Natural pattern is when objects, materials, colours, shapes, sequences and patterns found in nature inform and influence the design.



- Biomorphic forms and patterns
- Material connection with nature
- Complexity and order

Nature of the space

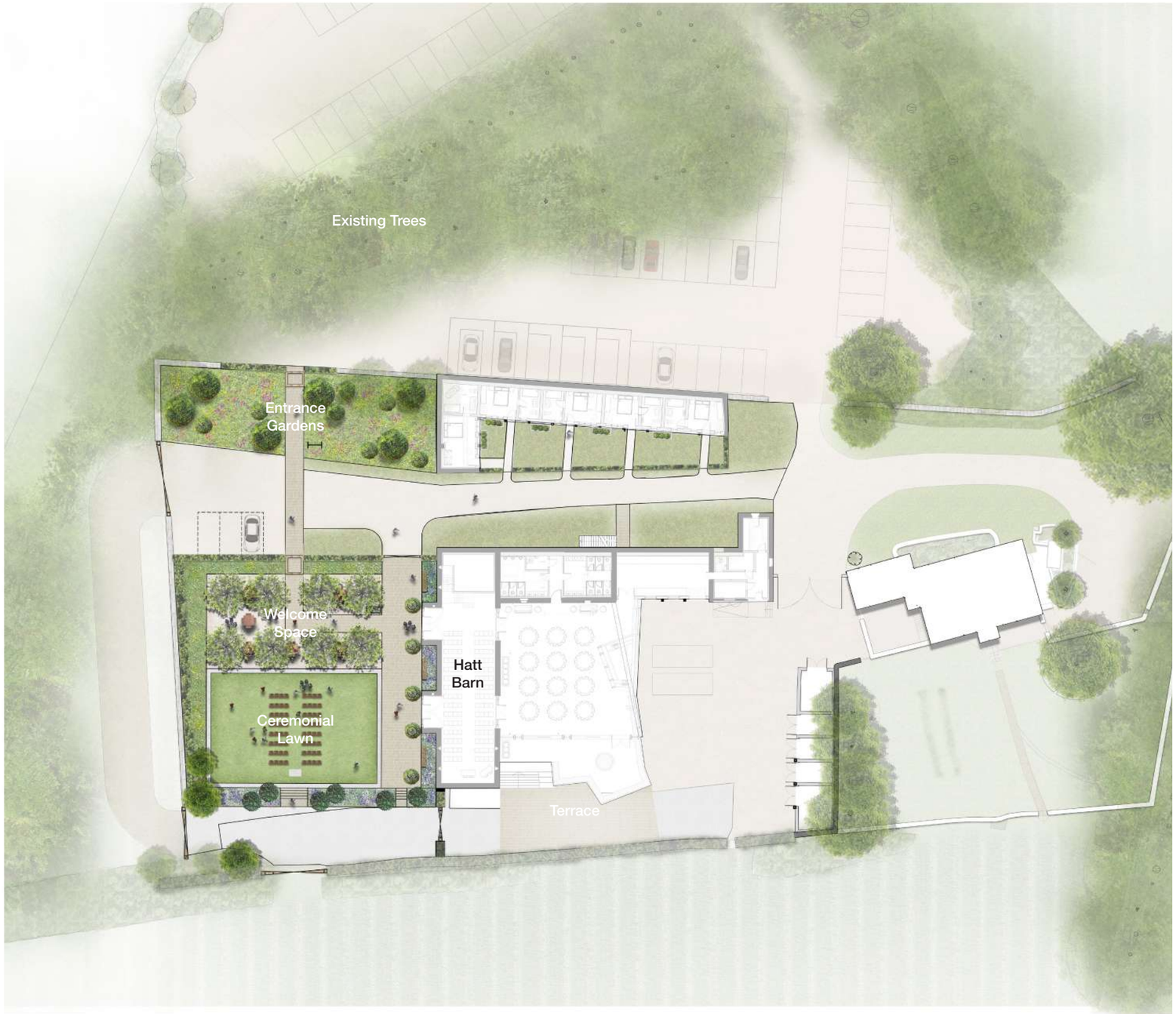
Nature of the space refers to how a space evokes a certain feeling such as shelter, calm, openness or protection. Humans have a natural instinct to see beyond our immediate surroundings and have a fascination with exploration.



- Prospect
- Refuge
- Mystery
- Risk/Peril

06 Illustrative Landscape Plan

The adjacent drawing illustrates the proposals for the landscape design of the Hatt Barn wedding Venue in the illustrative masterplan.



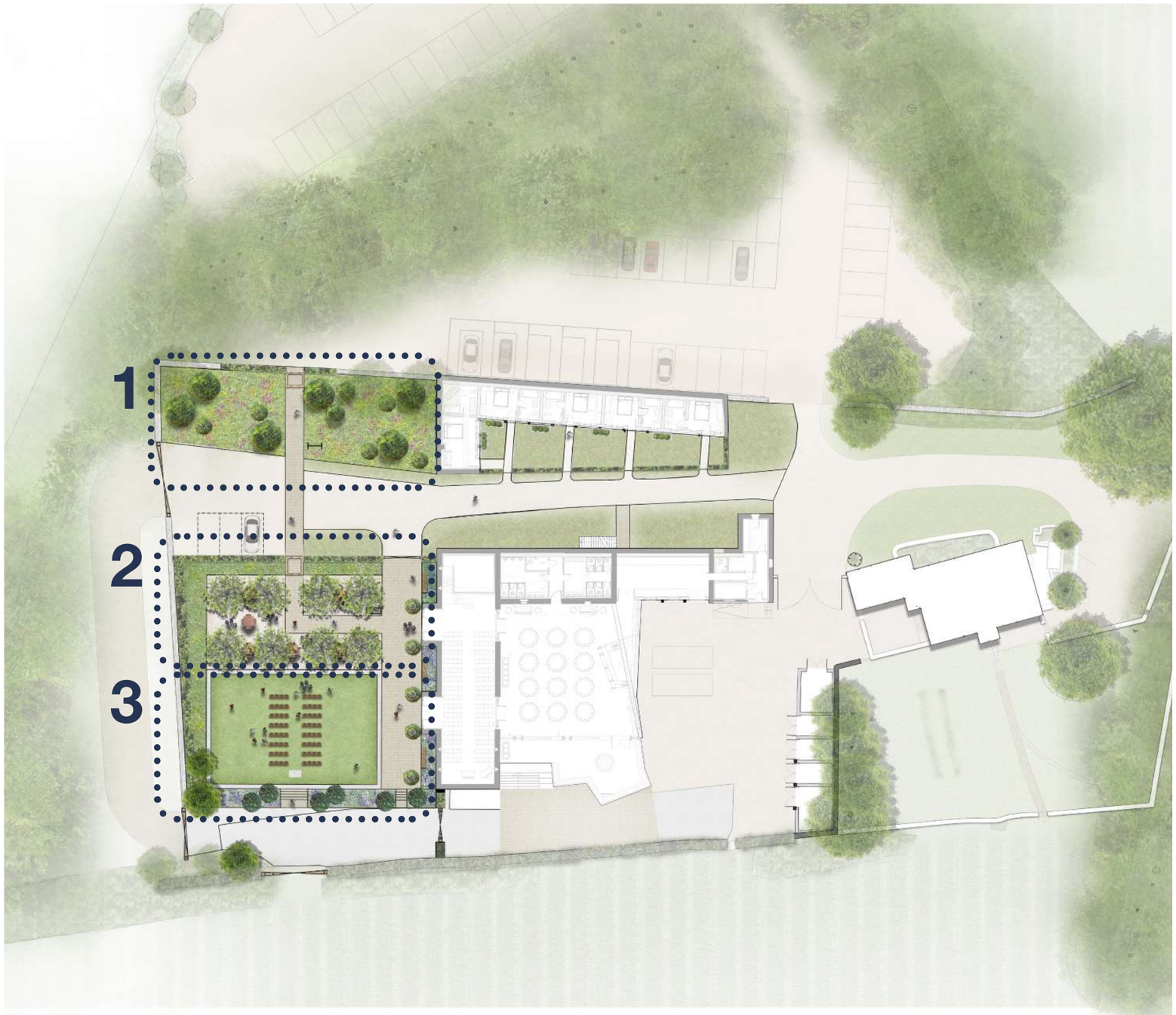
Illustrative Masterplan

07 Landscape Character Areas

Character Areas

The adjacent drawing illustrate the proposed landscape character areas within the masterplan for Hatt Barn. The proposed character areas are as follows;

- Character Area 1 - Entrance Gardens
- Character Area 2 - Welcome Drinks Space
- Character Area 3 - Flexible / Ceremonial Lawn



Landscape Character Areas

07 Landscape Character Areas

07.1 Entrance Gardens

The Entrance Gardens serve two primary functions. Firstly providing a footpath for pedestrians access to enter the site, and also providing a sense of arrival to the site. Parking is located to the north of site adjacent to existing trees.

Meadow Grass seeding, specimen shrubs and proposed trees will provide a dramatic entrance for visitors. A timber arch will provide a threshold for people entering the site and the existing dry stone walls are enclosed by proposed hedge planting. The centrally aligned footpath bisects two large planted beds.

The existing well hoist is proposed to be re-purposed as welcome signage.









Entrance & Access Character Area



07 Landscape Character Areas

07.2 Welcome Space

The Welcome space serves as the first impression of the wedding venue and is designed as a space where visitors will dwell. A timber arbor with climbing plants provides a threshold for people entering the space and is flanked on both sides with proposed hedgerows, giving a physical boundary to the space. The welcome space overlooks the ceremonial lawn, agricultural fields and Avon valley to the south.

Proposed cherry tree planting will provide structure and shade to the space, interjecting colour in spring and autumn. Welcome drinks for wedding events could be served to guests in this space, and the formal grid of the trees mirrors the barn facade. A paved footpath aligns centrally to the flexible space / ceremonial lawn and entrance to the wedding barn.



Formal Garden Character Area









07 Landscape Character Areas

07.3 - Flexible Space / Ceremonial Lawn

The flexible space / ceremonial lawn is designed for a variety of functions. Outdoor wedding ceremonies could be hosted here during the summer months. Alternatively the space could be used for lawn games and informal gathering when the ceremony is held in the barn. A paved terrace is provided adjacent to the barn, with ornamental planting and seating for guests.













Productive Garden Character Area



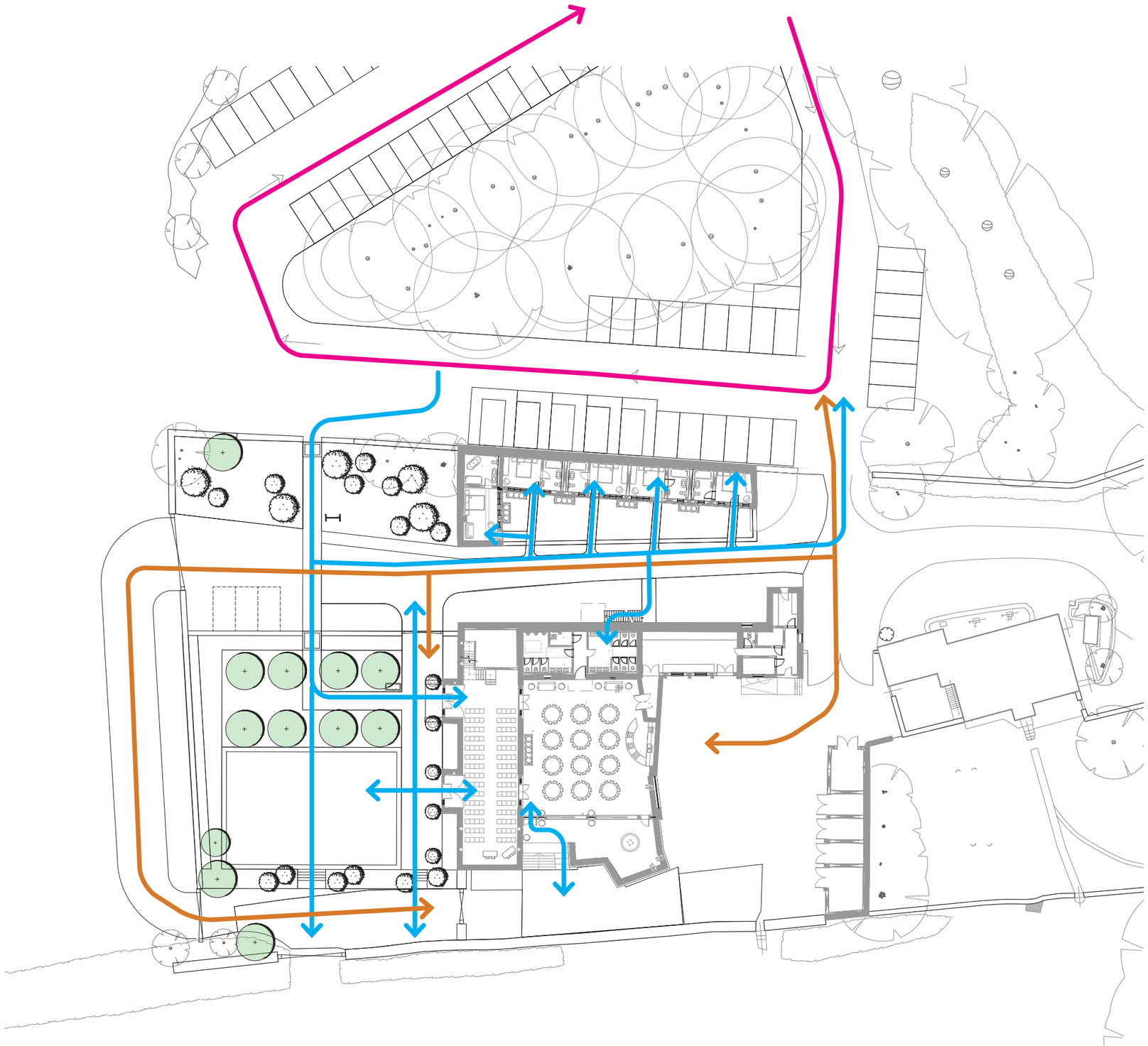
08 Circulation Strategy

The adjacent drawing illustrates the circulation strategy to the development.

Vehicular Route

Pedestrian Circulation

Service Route



Circulation Strategy Plan

09 Levels Strategy

09.1 - Site Levels

The adjacent drawing illustrates the proposed levels strategy for the landscape design of the Hatt Barn.

Generally, the existing levels will be retained where possible. However the levels to the west of the Barn will be raised to create the ceremonial lawns - a level, flexible space immediately outside the venue.

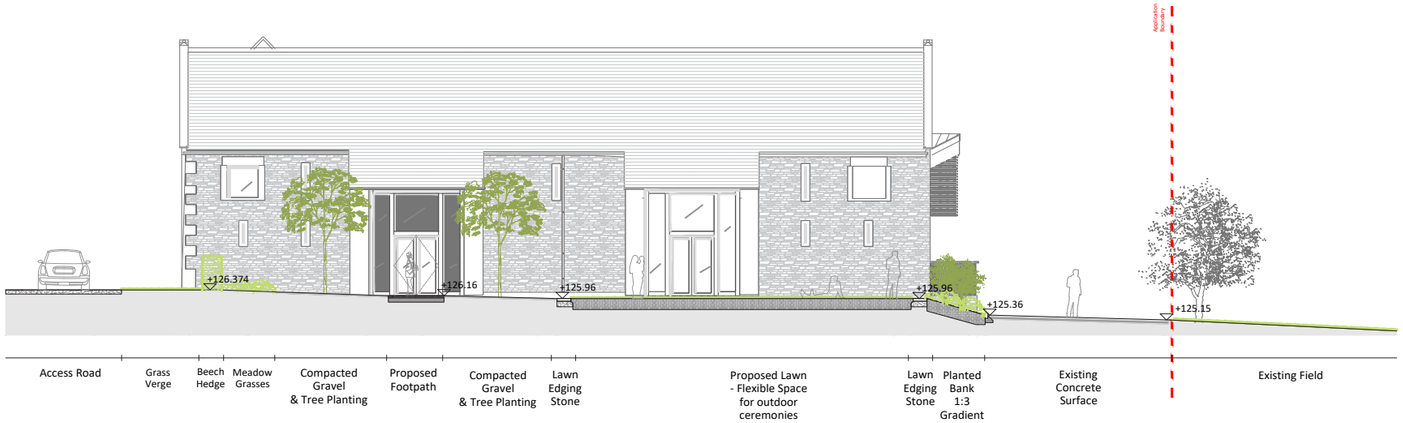
An accessible route is provided to the venue, with a 1:40 gradient from the ‘Venue Entrance’ Point to the entrance of the building. This requires a vehicle drop off to the ‘Accessible drop-off point’ as illustrated on the adjacent plan.



Proposed & Existing Levels Plan

09 Levels Strategy

09.2 - Site Sections



Section 01
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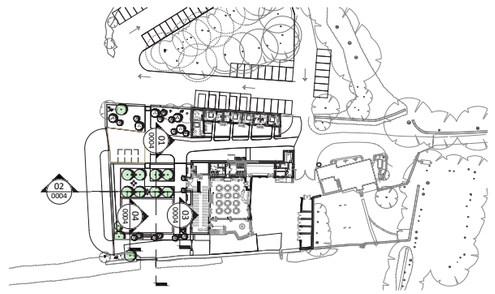
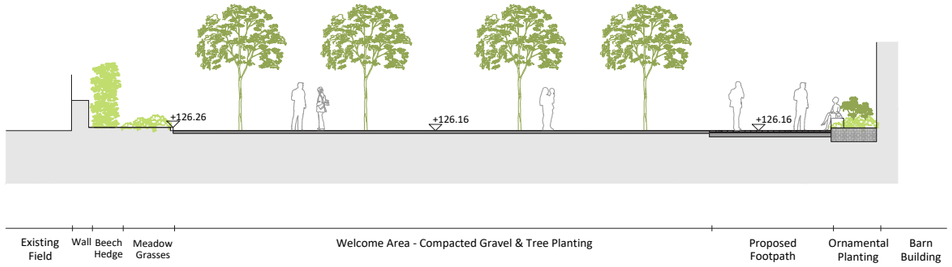


Section location plan
Scale 1:1000 at A1



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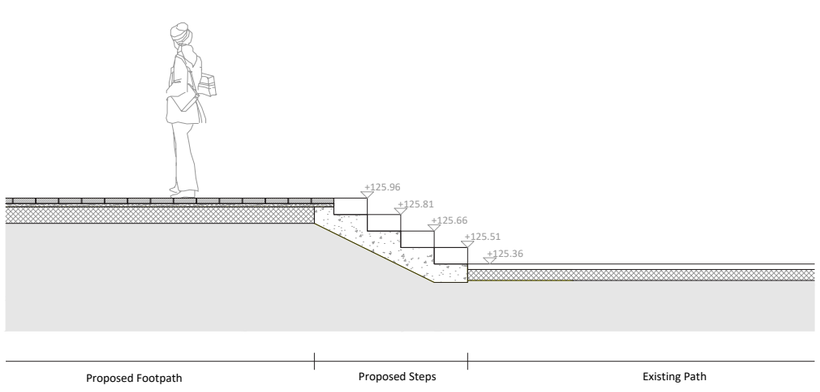

Section 03
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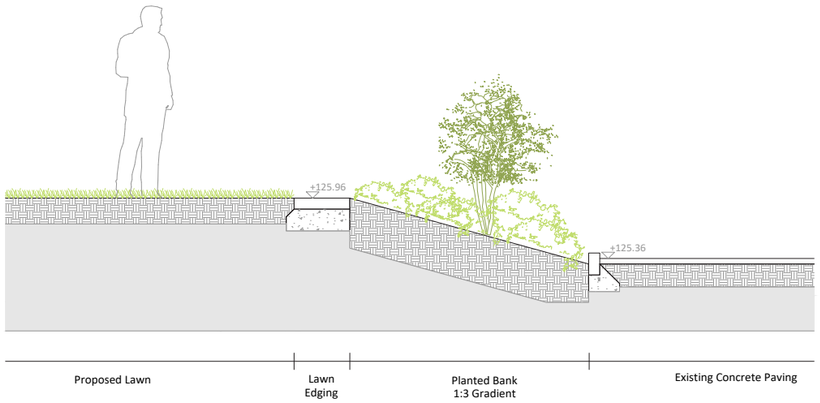


Section 04
Scale 1:25 at A1

10 Biodiversity Strategy

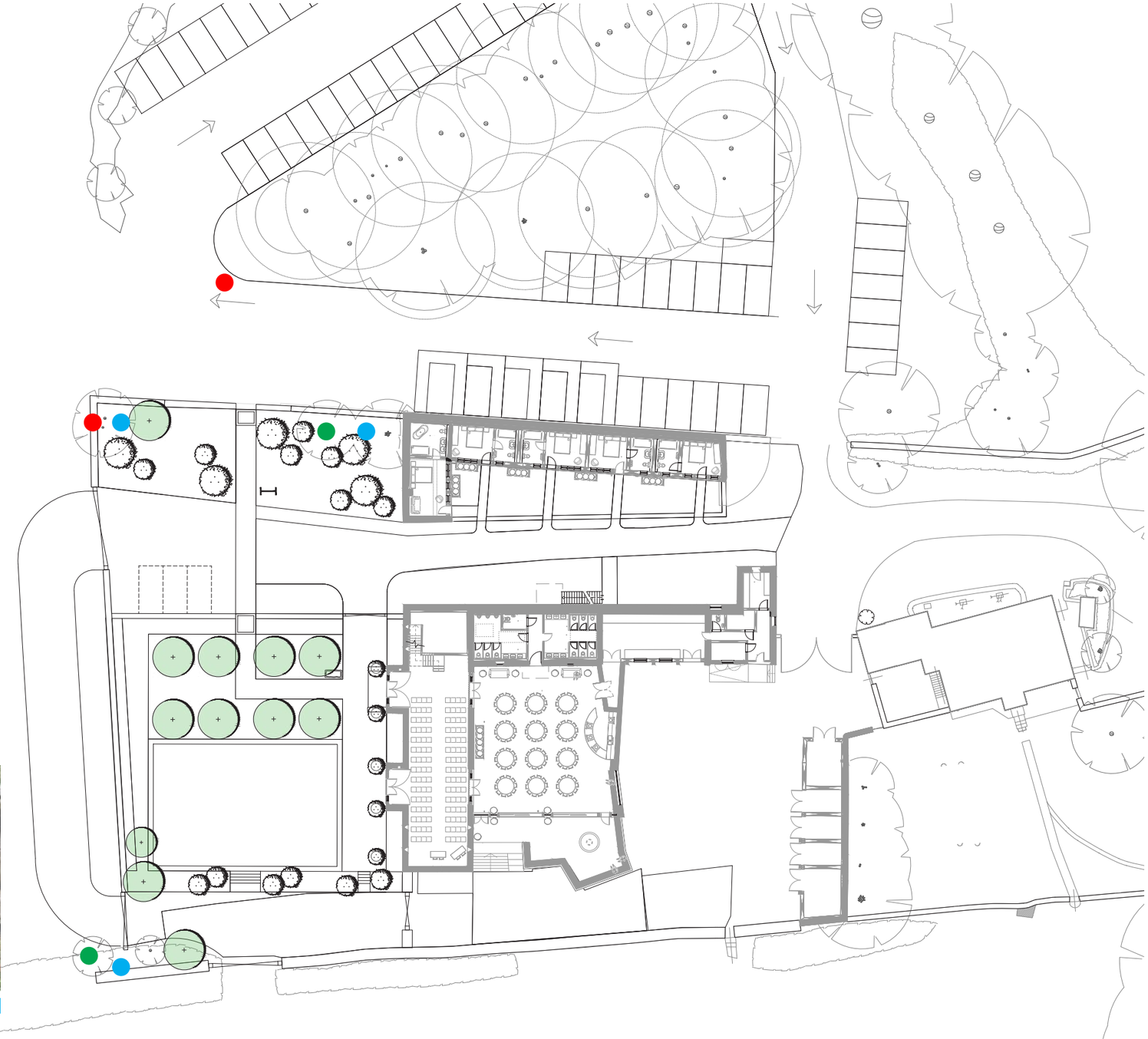
The landscape scheme for Hatt Barn has been designed to maximise wildlife habitat provision and biodiversity on site. A mosaic of landscape typologies and habitat features has been provided to encourage a variety of habitat on the site and to encourage biodiversity.

The site includes the following landscape typologies which contribute to the calculation of the biodiversity gains (refer to section 10 Planting Strategy);

- Flower rich ornamental planting (perennials and grass)
- Mixed native hedgerow planting
- Tree planting
- Specimen shrub planting
- Grass and wild flower meadow

The landscape scheme contributes positively to green infrastructure links, biodiversity gain, visual amenity and incorporates several habitat features including the following as illustrated on the adjacent diagram.

- Bird boxes - located in existing mature coniferous trees
- Bat boxes - located in existing mature broad leaf trees
- Ecological log piles - using tree branches from site



Ecological Enhancement Plan



Schwegler Bird Nesting Box 1B



Schwegler Bat Box 2F



Ecological log pile

11 Planting Strategy

11.1 Biodiverse Native Planting

The planting objectives are to provide an environment based on sound ecological principles which will be both visually attractive and functional and have been developed to maximise biodiversity net gain on site.

11.2 Biodiversity Net Gain

The baseline condition of the site is a relatively hard space with a gravel driveway and roof surface to the existing barn buildings.

The landscape proposals are for considerable and diverse series of planting typologies. It is therefore envisioned Biodiversity Net Gain will be achieved on site through the development. Refer to ecology report.

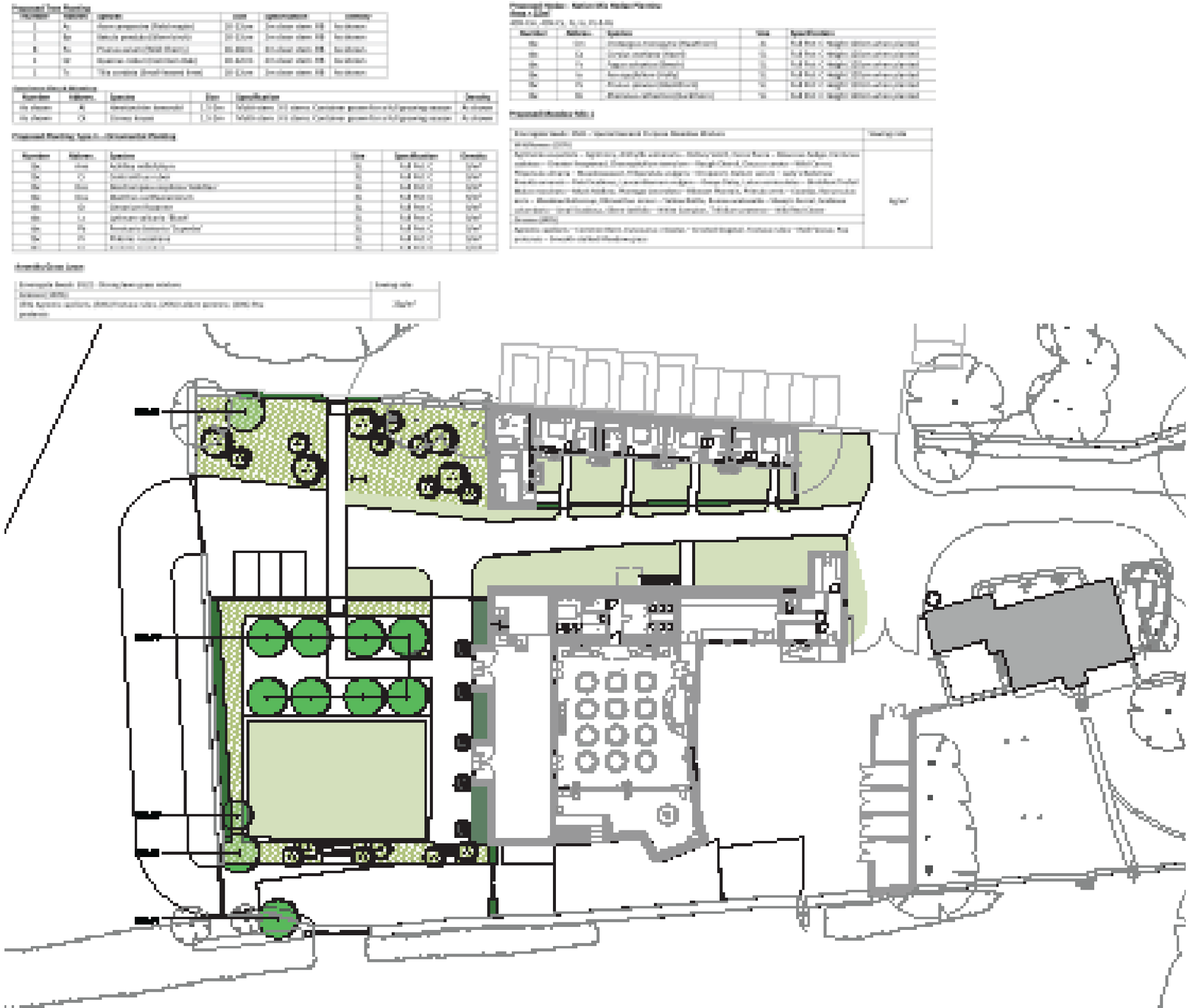
11.3 Planting Typologies

In a predominately rural space the planting will interject colour and vibrancy creating interesting, varied and softer forms. The use of planting where possible will be native to encourage biodiversity whilst ensuring that residents establish a connection to their local natural world.

Plants have been chosen for their impact so that when planted en-mass, they will provide continual seasonal interest with a variety of colour and form. They have also been selected to create an ecologically diverse palette within the rural context offer fruit bearing species and wildlife habitats creating areas.

Evergreen species and ground cover will provide year round background for the changing foliage accompanied with bulbs offering colourful attractive spring beds.

Planting Typologies are as follows;
- Ornamental Planting
- Tree Planting
- Specimen Shrub Planting
- Bulb Planting
- Wild flower Meadow
- Native Hedge Planting



Planting Strategy Plan

11 Planting Strategy

11.4 - Proposed Ornamental Planting Type 1

Achillea millefolium
Centranthus ruber
Deschampsia cespitosa 'Goldtau'
Dianthus carthusianorum
Geranium Rozanne
Lythrum salicaria 'Blush'
Persicaria bistorta 'Superba'
Phlomis russeliana
Sesleria caerulea

Bulbs;
Allium 'Globemaster'
Galanthus nivalis (Snowdrops)
Eranthis Hyemalis
Narcissus 'Actaea'



11.5 - Proposed Amenity Grass Lawn

5% Agrostis capillaris (Common Bent)
50% Festuca rubra (Red Fescue)
25% Lolium perenne (Perennial Ryegrass)
20% Poa pratensis (Smooth-stalked Meadow-grass)



11 Planting Strategy

11.6 - Proposed Meadow Grass Mix - General purpose

Grassland / Wild Meadow
Emorsgate Seeds - EM3 – Special General Purpose Meadow Mixture

Wildflowers 20%
Agrimonia eupatoria – Agrimony
Anthyllis vulneraria – Kidney Vetch
Carex flacca – Glaucous Sedge
Centurea scabiosa – Greater Knapweed
Chaerophyllum temulum – Rough Chervil
Daucus carota – Wild Carrot
Filipenula ulmaria – Meadowsweet
Fililpendula vulgaris – Dropwort
Galium verum – Lady's Bedstraw
Knautia arvensis – Field Scabious
Leucanthemum vulgare – Oxeye Daisy
Lotus corniculatus – Birdsfoot Trefoil
Malva moschata – Musk Mallow
Plantago lanceolata – Ribwort Plantain
Primula veris – Cowslip
Ranunculus acris – Meadow Buttercup
Rhinanthus minor – Yellow Rattle
Rumex acetosella – Sheep's Sorrel
Scabiosa columbaria – Small Scabious
Silene latifolia – White Campion
Trifolium pratense – Wild Red Clover



Grasses 80%
Agrostis capillaris – Common Bent
Cynosurus cristatus – Crested Dogstail
Festuca rubra – Red Fescue
Poa pratensis – Smooth-stalked Meadow-grass



11 Planting Strategy

11.7 - Proposed Specimen Shrubs

Amelanchier lamarckii
Cornus kousa


Amelanchier lamarckii


Amelanchier lamarckii


Cornus kousa

11.8 - Proposed Tree Planting

Acer campestre (Field Maple)
Betula pendula (Silver birch)
Prunus avium (Sweet Cherry)
Quercus robur (Common Oak)
Tilia cordata (Small-leaved lime)


Acer campestre


Betula pendula


Prunus avium


Quercus robur


Tilia cordata

12 Lighting Strategy

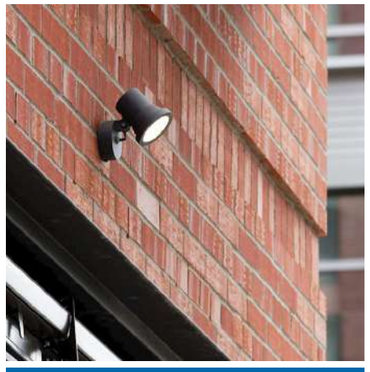
The adjacent drawing illustrates the lighting strategy to the development.

Spot Light
A spot lights is proposed to be mounted to the building façade adjacent to car park to provide sufficient lighting to access the building.

Up-lighters
The adjacent drawing illustrates the locations of up-lighters to trees and climbing plants.

Lighting Bollards
The adjacent drawing illustrates indicative locations of the proposed circulation lighting bollards at the entrance footpath.

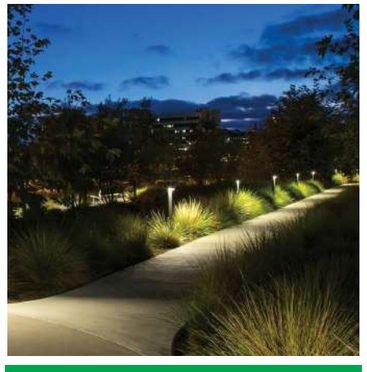
Entrance Lighting
Entrance lights are proposed to be mounted to the building façade adjacent to main entrances to highlight door positions. The fittings are proposed to be subtle and mounted discreetly.



Spot lighting to building entrance



Tree / Shrub up-lighters



Bollard lighting to footpath



Proposed lighting to entrances



Proposed lighting plan

13 Management & Maintenance

13.1 General Landscape Maintenance

Site Wide Landscape Management
This chapter provides an overview of the proposed management and maintenance for Hatt Barn.

Overview
Appropriate landscape management and maintenance is vital to the Success and longevity of the landscape design for Hatt Barn; where an outline plan which details an effective response to key issues and arisings can guide an on-site team for the assurance of a sustainable environment.

The following key factors will need to be addressed in order to sustain a high quality environment; Cleanliness, Safety and Security, Repair and Replacement & Horticultural Health

Cleanliness
Cleanliness is the principal indication of the quality of management of the landscape. As such, the perceived success of the development will be significantly affected by the effectiveness of the procedures established for regular pavement cleaning, litter picking, and the removal of graffiti, bill posters and chewing gum.

Note: The strategy will be applied to all elements of the scheme from Pedestrian paving, street furniture, drains and planting beds.

Safety and Security
A safe environment is one, that is accessible to all as well as adopting 'Secured by design' principles, in the design of the streets and spaces, long term management and maintenance of the development will be Required. Well looked after places are less likely to suffer from crime, due to their popularity and therefore increased usage. This principle of 'Eyes on the Street' will deter anti-social behaviour, and will be adopted within the maintenance of the site through the assurance of visible primary and secondary routes - for example: a maintenance stipulation for trees along key routes to be clear stemmed to approximately 2.5-3 metres.

Repair and Replacement
The need for repair and replacement of finishes will be mitigated by the use of appropriate and durable materials. Nevertheless, in the long term a degree of maintenance and replacement is unavoidable. In order to ensure that the landscape remains safe and in good condition, all worn-out, damaged and broken elements will be promptly repaired or replaced. In the short term this will be carried out within the clearly defined defects liability periods of the various contractors who installed the work.
The longer term solution will form part of the management plan. Vigilant and regular monitoring of every aspect of the scheme will ensure that all remedial work is carried out in a timely and thorough fashion.

Horticulture Health
The health and general condition of planted areas including trees, shrubs, perennial plants and lawns is clearly indicative of the level of care and attention a place receives. Planting including any replacements to dead or dying material will be maintained in accordance with the Landscape Maintenance Specification.

Wild flower Meadows
The following is an outline management regime for the proposed meadow grasslands within the scheme.

- Ground preparation - Nutrient stripping is advised before seeding to establish the proposed wild flower meadows to reduce the nutrient content of the soil and create the most conducive environment for wild flower seeding. The site is an old plant nursery and likely to have a high level of organic matter and good general soil health. If necessary inversion ploughing is also to be undertaken.
- Maintenance - cut 2-3 times per year outside of April to August and removal of arisings to prevent increasing the nutrient content of the soil. This is best ecological practice. Wild flower Meadows including any replacements plants or dying material will be maintained in accordance with the Landscape Maintenance Specification.

13.2 Soft Landscape Maintenance

General Tasks
1. Maintenance visits to be made fortnightly during the growing season and as necessary thereafter.
2. Keep all beds clear of weeds by hand cultivation. Do not use herbicides within planting beds.
3. Keep all beds clear of litter and rubbish.
4. Ensure plants have adequate supply of water.
5. Ensure all trees & shrubs are checked for wind damage including staking requirements.

Remove all arisings from site and do not fertilise

Amenity Grass
Mow all amenity grassland area regularly between March and October at regular intervals to maintain a length of grass
to maximum height of 70mm. Remove arisings and fertilise annually if required.

Proposed Ornamental Grasses and Perennial Planting
Leave grass standing through winter for the visual interest of the stems and cut all of the foliage from the plant in early spring as grasses start growing early in season therefore if cut in March, there will not be a huge period of time without greenery.

This can be done down to 2 to 3 inches above the ground by strimming and raking and collecting the cuttings. Make sure these tools are sharp and try to minimize trafficking.

Cutting this area in spring, allows the remaining stems & leaves to provide winter interest. There is less of an issue of material covering the growing plants in a layer of rotting plant material in these areas as plants specified should not collapse easily.
Remove all arisings from site and do not fertilise.

Proposed Hedge Planting
No regular pruning necessary but must be kept trimmed and kept in the desired shape.

Large Shrubs
Prune in late winter or early spring. No routine pruning necessary. Remove diseased, damaged, congested or crossing shoots. Shoots that are growing in unwanted directions can also be pruned out.

Tree Planting
Water as required. Re-mulch, fertilize and prune, removing any dead or damaged wood.

Topsoil Requirements
Ornamental grasses & perennials require a minimum of 300mm topsoil to BS3882:2015.

All topsoil to meet the requirements of BS3882:2015. All aspects of the standard must be complied with, including soil handling and storage.

14 Materials Strategy

14.1 Hard Landscape Specification

The hard palette of materials is derived from simplicity and quality to compliment those found within the building façades and within the vernacular surrounding context of Wiltshire. The aim is to create a cohesive, coordinated palette of hard landscape materials which are easy to use, maintain and be controlled.

The design and construction of the hard landscape will follow the principles as set out below :

- High quality of workmanship used throughout.
- Restrained in the use of colour and texture.
- Robust enough to withstand the location and the anticipated amount and type of use for the area.



Paving Type 1 - Loose gravel
Locally sourced Cotswold stone gravel. 10-20mm or equal and approved



Paving Type 2 - Natural Stone paving flags
Limestone paving flags or equal and approved
Suitable for pedestrian use



Retaining wall / Coping Stone
Cotswold stone faced retaining wall to match Architectural detailing. Foundations to Engineers detail and specification.

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