

SOUTHVIEW FARM

TROWBRIDGE

Landscape Strategy
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GREENHALGH

Landscape Architecture



Project Address: **Southview Farm**
Trowbridge

For and on
behalf of: **Stuart Jones**

In collaboration with : **Mitchell Eley Gould Architects**



Tumu Engineers



PlanningSphere



Bengrove Ecological Consultancy



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INTRODUCTION

Greenhalgh Landscape Architecture have been appointed to deliver the landscape proposals as part of the Detailed Planning Application for Southview Farm (the ‘Site’) in Trowbridge.

The proposed scheme includes a stand alone nursery and residential use within the existing farm house building as well as associated landscape proposals in accordance with the proposed uses.

This document is split into three parts: context; analysis and approach; and lastly, the proposals. The site context outlines the Site in relation to its surroundings; the analysis is a summary of its current conditions, before leading to the approach, where key constraints and opportunities are explored in more detail. The proposals are illustrated in the final section of the document.

The landscape masterplan and associated design explorations/ proposals have been a collaborative process between Greenhalgh Landscape Architecture, Mitchell Eley Gould Architects, Bengrove Ecologists, Tumu Engineers and PlanningSphere to ensure the proposals for the Site acknowledge the local context, is fit for purpose and considers habitat and ecology.



1.1. Site Location

The Site is situated on the southern edge of Trowbridge, Wilshire, approximately 8 miles southeast of Bath city, 10 miles southwest of Chippenham and 3 miles northwest of Westbury and 10 miles northeast of Frome

Although located to the edge of the town, the adjacent diagram depicts good connections from the Site to the wider neighbouring areas. It is located within an established residential setting, and sits at a nodal point within the surrounding area. The White Horse Business Park is accessible to the south along Drynham Road and Public Rights of Way while the footpath along the Sites northern boundary provides connection to residential areas east of the railway line.

In addition, the local vehicular network leads to connections with nearby towns and cities, including the northern areas of Trowbridge.

- KEY
- 

Site
- 

River Biss
- 

Railway line
- 

Strategic roads
- 

Footpaths
- 

Strategic Public Rights of Way
- 

Direction towards nearest towns and cities
- 

Train Station



Figure 1. Aerial plan of Trowbridge and the surrounding area



Figure 2. Site context diagram

12. Site Context

The adjacent diagram shows the nearby setting of the Site.

The Site bounded by the railway line to the east, footpath connection to the north and Drynham Lane to the west.

The footpath to the north of the Site provides a crossing over the railway line, where there are further established residential properties, including communal uses such as a primary school and allotments.

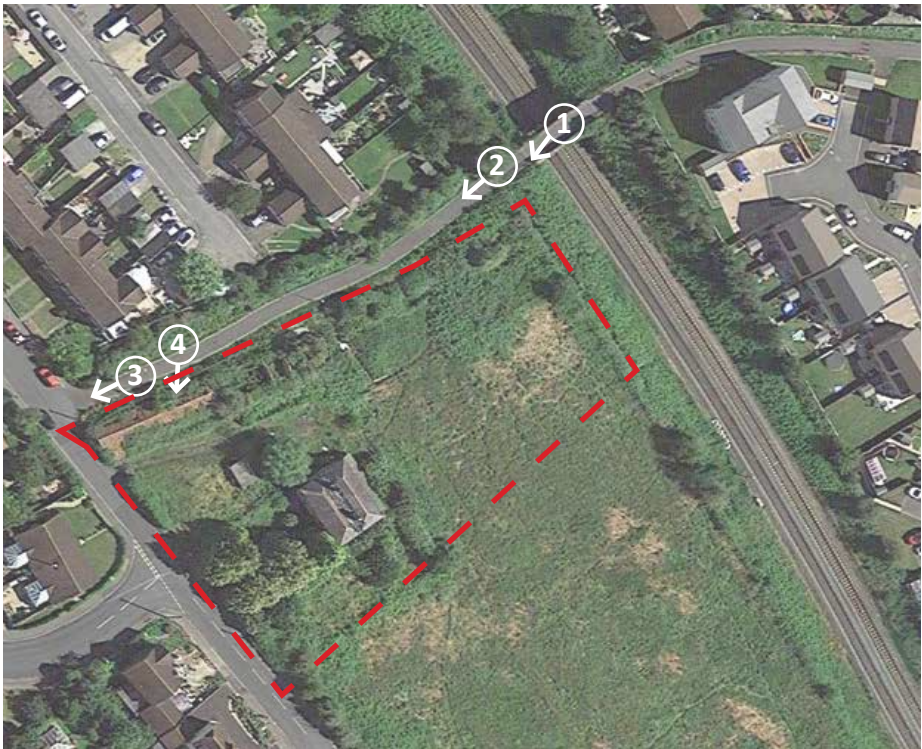
The Site itself has full planning permission (ref: PL/2023/11008) for a mixed use development including a co-working hub and children's nursery, single residential apartment and convenience store. Land immediately south of the Site has Reserved Matters planning consent (ref: PL/2022/09425) for a large urban extension including 248 homes, playing pitches, allotments and areas of open space.



KEY

	Site		Residential area
	Railway line		School + nursery
	Footpaths		Allotments
	Main vehicular roads within the site vicinity		

1.3. Existing Site Conditions



Photograph 1. View from the bridge over the railway, looking down the footpath and towards the Site/ residential properties to Drynham Road.



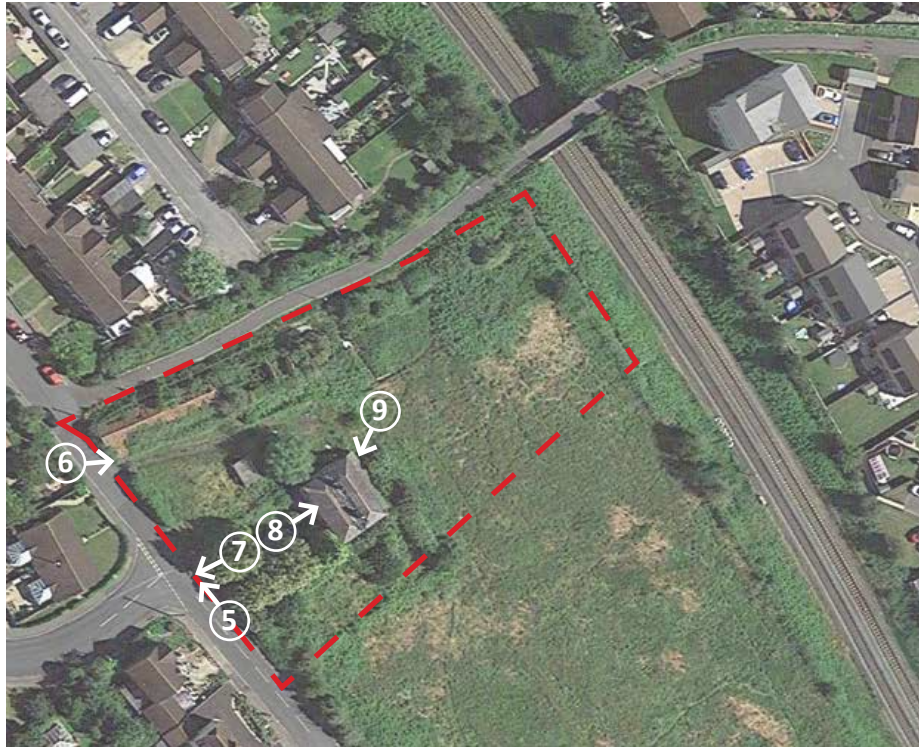
Photograph 2. View from the footpath, looking towards the Site.



Photograph 3. View from the footpath, looking towards the footpath entrance, existing barn building to the Site and residential properties along Drynham Road.



Photograph 4. View from the footpath, looking towards the existing barn building and Site boundary.



Photograph 5. View of the existing wall and opening of the farmhouse garden area from Drynham Road.



Photograph 6. View from Drynham Road, looking towards the Site, with the existing barn building in the foreground and farmhouse building in the background.



Photograph 7. View from the farmhouse garden area, looking towards Drynham Road with the existing wall, associated gate and trees within the garden.



Photograph 8. View looking towards the southwestern elevation of the farmhouse building, from the garden area.



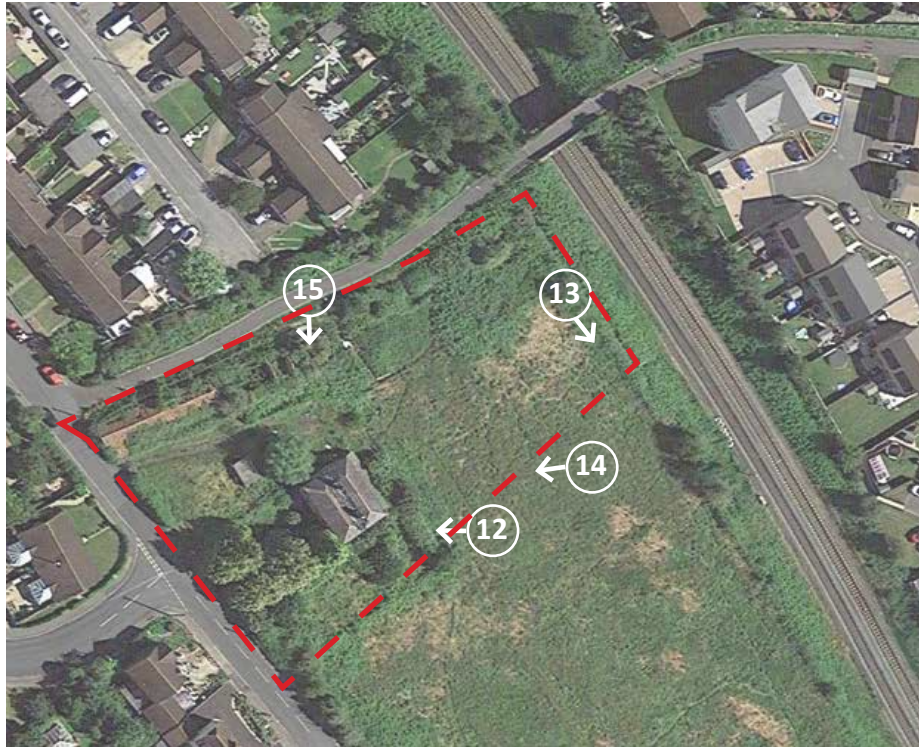
Photograph 9. View looking towards the northeastern elevation of the farmhouse building.



Photograph 10. View from the open land within the Site, towards the northeastern elevation of the farmhouse, residential properties to Drynham Road and scrub vegetation.



Photograph 11. View from the northwestern part of the Site, looking towards the farmhouse and garden area, existing wall and vegetation within the site and residential properties to Drynham Road.



Photograph 12. View from the Site looking towards the northeastern corner of the farmhouse building.



Photograph 13. View along the northeastern edge of the Site.



Photograph 14. View from the northeastern corner of the Site, looking towards the open area and the farmhouse building.



Photograph 15. View from the footpath looking towards the Site boundary with the barn building and fencing in the foreground, with overgrown vegetation and farmhouse building in the background.

1.5. Historic Context

The historic maps from the late 1800s illustrate the Site has been a farm until the late 1900s, with the footpath connection to the north and the railway line to the east present across these years.

The farm house as a principal building can be identified as a consistent focal point with ancillary outbuildings within its surrounding.

The linear ancillary farm building to the north of the Site is also a feature that can be identified across the years. This is reflected in the proposals, as illustrated in Sections 2 and 3.

The farmstead has been subdivided throughout the periods. Areas to south and east of the farm house have also been used as an orchard.

Historically, the setting was more rural with cottages and other farm holdings within the farms immediate and wider vicinity up until circa mid 1950s where residential terrace housing begun to populate the area.





SECTION 2.0
ANALYSIS AND APPROACH

2.1. Site Analysis

- 1. The south eastern part of the Site is bounded by Drynham Road. With no pedestrian footpath along this side of road, the boundary is largely made up of an existing natural stone wall and narrow grass verge. There are two pedestrian access points from Drynham Road: one directing to the Farmhouse and another adjacent to the barn and to the wider part of the Site.
- 2. Overgrown vegetation and dilapidated agricultural outbuildings and walls define the north west corner of the site. Over the years, the definition of this edge has been lost. When viewed from the bridge over the railway line, the overgrown vegetation provides a softer boundary treatment that partly conceals the Site.
- 3. Along the railway line, outside of the Site boundary, vegetation forms a wide buffer, overlooking towards the residential houses on the other side of the railway. In this area, the landform slopes down to the railway line with open views.
- 4. The eastern part of the Site is a combination of dense vegetation and open land, where historically there used to be an orchard.
- 5. The southern boundary has no boundary treatment and is openly connected to adjacent fields.
- 6. With the garden walls in various states of disrepair and vegetation growing unchecked, the farmhouse garden has become poorly defined and has largely disappeared.
- 7. The linear ancillary farm buildings, which bound the north western corner of the Site are in a decrepit state. The once definitive edge to this part of the Site has slowly become lost over the years.

KEY

Railway line

Drynham Road

Footpath

Pedestrian access into site

Vehicular access into site

Broken boundary edge

Soft landscape edge

Existing walls

Ancillary farm buildings

Farm house

Historic pedestrian route to the front garden of the farm house

Farm house building and garden perimeter

Open land

Existing trees and scrub vegetation



Figure 3. Site Analysis

2.2. Constraints and Opportunities



Figure 4. Constraints and Opportunities diagram

1. There is a need to accommodate a proposed footpath and cycleway to be built as part of the wider Elm Grove development. The historic front wall to the farm house garden will be reinstated.
2. Opportunity for a new front garden to the farmhouse. At present, the garden area is dark and overcrowded with existing trees and vegetation. Opportunity to redefine the farmhouse setting with existing walls reinstated and garden style to match the existing architecture.
3. Re-use the existing vehicular entrance into the site.
4. Create a new dedicated vehicular access for the farmhouse.
5. Utilise the existing character of the historic outbuildings and walls by strengthening the definition of the hard edge created by the existing ancillary farm buildings and provide visual and physical clarity when approaching from the footpath.
6. There is an undefined edge adjacent to the undeveloped land. Opportunity to define a clear, softer boundary to the south.
7. As set out in the outline Planning Application approval to the adjacent site, there is a minimum 30m buffer strip along the existing railway embankment, to be protected from light spill and to include planting. There is the opportunity to extend this buffer to create a meaningful ecological habitat along the eastern end of the Site.
8. The remaining area of the Site is made up of open land or dense and overgrown vegetation. Opportunity to reinstate the orchard as per the historical plans and create more definitive character areas according to the different uses of the Site.
9. Create a new pedestrian footpath along the eastern side of Drynham Road.

2.3. Concept

- KEY
- A. Nursery
- B. Farmhouse
- CHARACTER AREAS
- Historic wall frontage (use historic precedent of walls and building to define public frontage and boundaries)

Vehicular road, parking and footpath

Farm House garden and parking

Outdoor play and recreational area for the nursery

Habitat area
- VEHICULAR AND PEDESTRIAN ACCESS AND CIRCULATION
- Key Pedestrian routes and entrances

Maintenance route

Pedestrian route into the site

Vehicular access



Figure 5. Concept diagram



3.1. Landscape Masterplan

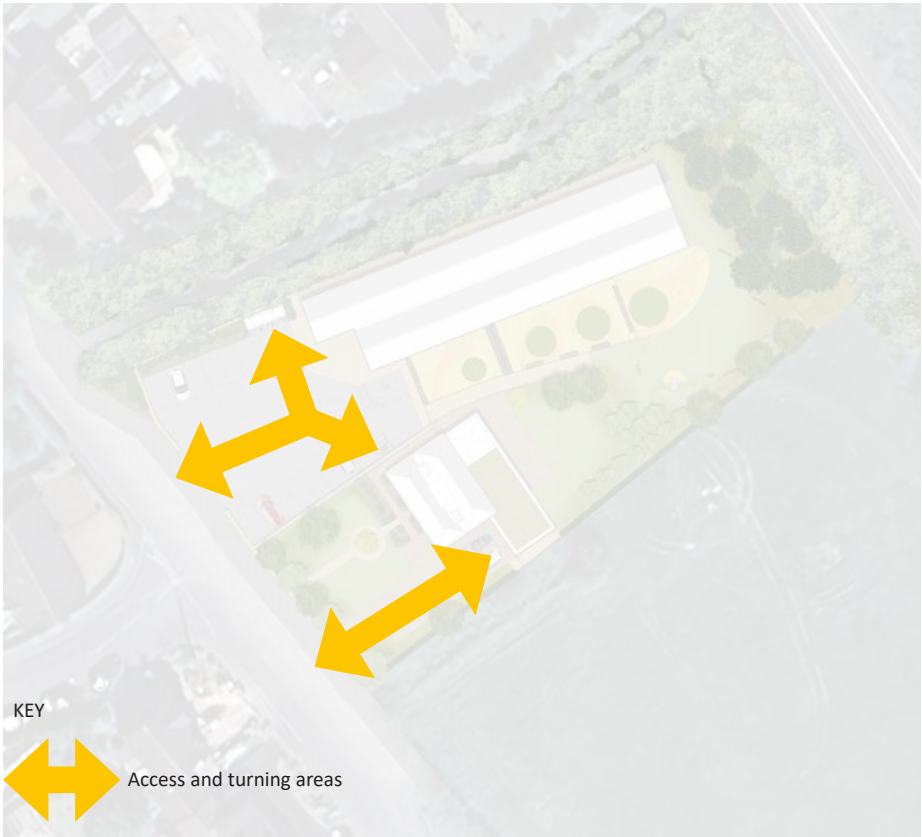
KEY

1. Nursery car park with permeable block paved surface
2. Turning area for larger vehicles.
3. 2m wide access gates to enable maintenance access through to rear garden.
4. Private front garden with central multi stem focal tree.
5. Gravel parking area for the Farm House.
6. Orchard spanning the private house and nursery rear gardens.
7. Trees to provide screening between nursery and private house.
8. Surfaced nursery outside space for flexible use.
9. Raised planters containing sensory species.
10. Subtle hillocks in play surface.
11. Play trail around the edge of the nursery garden.
12. Grass mound with slide.
13. 7.8m deep wildlife area.

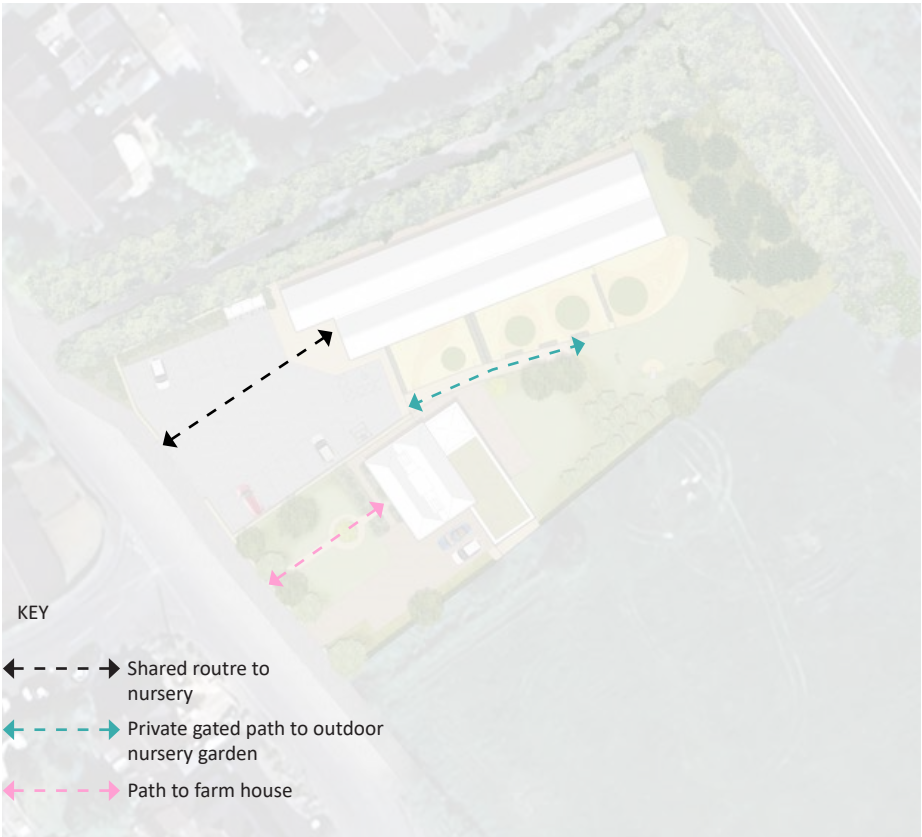


Figure 6. Illustrative landscape masterplan

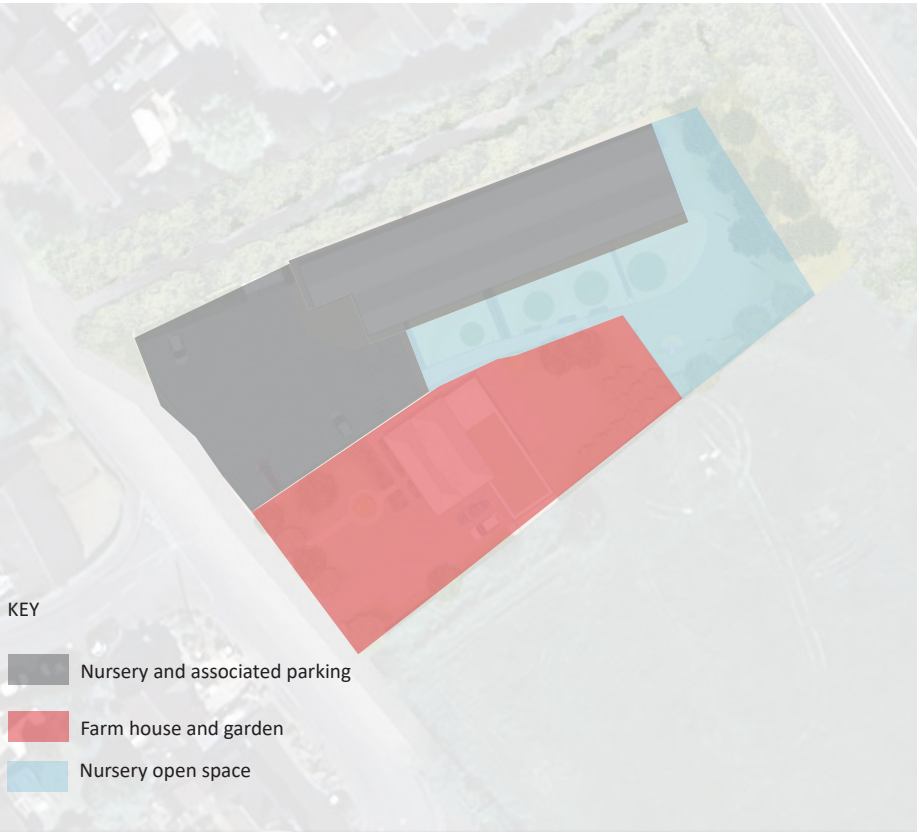
3.2. Site Strategy - Overview



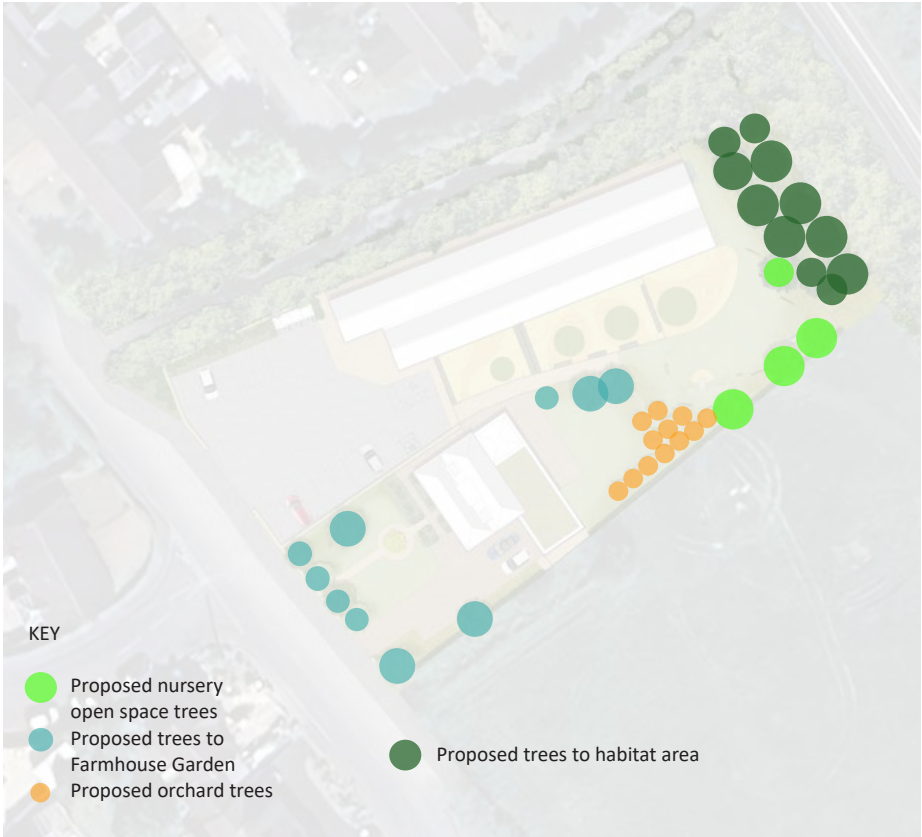
VEHICULAR ROUTES



PEDESTRIAN ROUTES



CHARACTER/ USES



TREE STRATEGY



ECOLOGY

3.3. Site Strategy - Hard Landscape

The hard landscape materials have been used to further define the different uses and character areas of the Site. The main routes to/from the nursery and parking spaces are made up of high quality pre-cast concrete block paving and resin bound surfacing with tonal variations to define building curtilages and access routes.

The Farmhouse garden includes natural paving and gravel tones to reflect the historical setting of the building.

The nursery will be made up of safety surfacing to ensure their recreational area is fit for purpose.



Permeable paving blocks to nursery parking areas



High quality Forest of Dean natural stone paving, colour: mixed natural tones - to Farmhouse terrace and key paths



Resin-bound gravel, colour: buff - to vehicular road and pathways of convenience store and co-working space carpark



Tarmac to adopted vehicular road and footpath



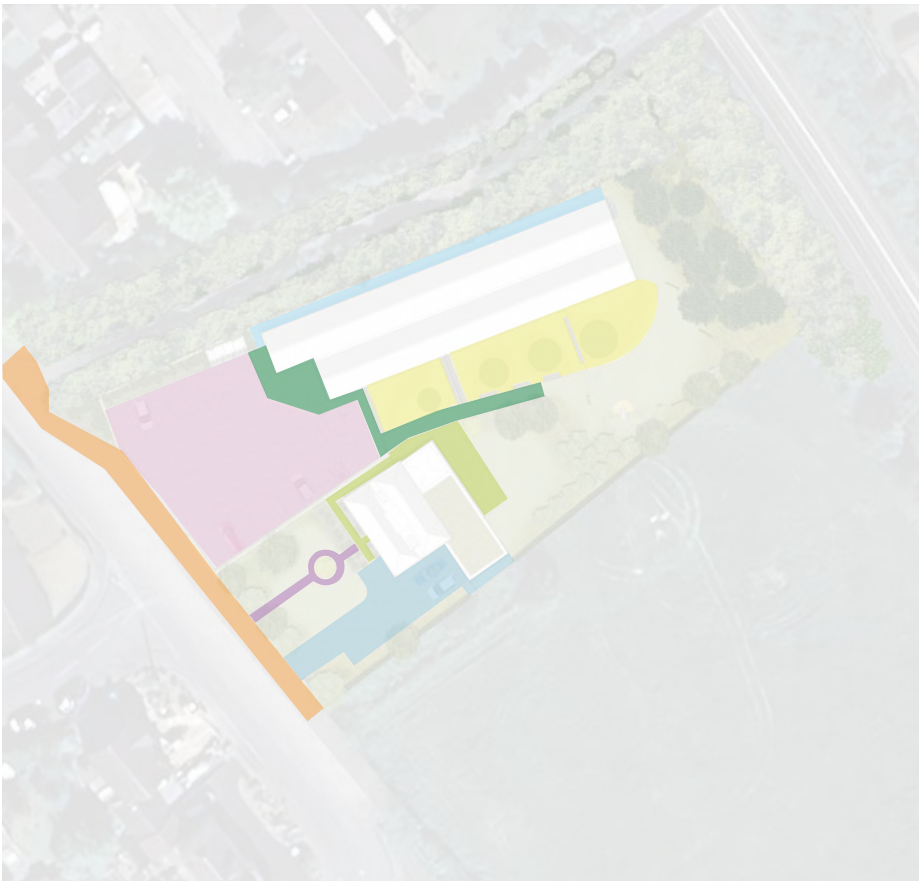
Wet pour safety surfacing, colour: multi-colour to nursery play space



Self-binding gravel, colour: buff - to farmhouse front garden path



Cotswold Buff Chippings to farmhouse drive and service paths, 20mm aggregate size



3.4. Tree Retention and Removal

The majority of the existing trees within the site are concentrated to the Farmhouse garden area. There is a group of large Leylandii trees that are enclosing the space immediately by Drynham Road. This tree group, alongside the Willow tree to the northwestern edge of the Farmhouse building have been proposed for removal. The removal of these trees will enable vehicular access into the site and a better defined garden area for the farmhouse.

The remaining vegetation across the site is made up of overgrown shrubs and hedgerow. Most of these will be cleared to enable development and provide further visual and physical clarity across the site.

Overall, there are 35no. of trees proposed in the scheme. The tree planting strategy to Section 3.5 on the adjacent page outlines the tree planting proposals.

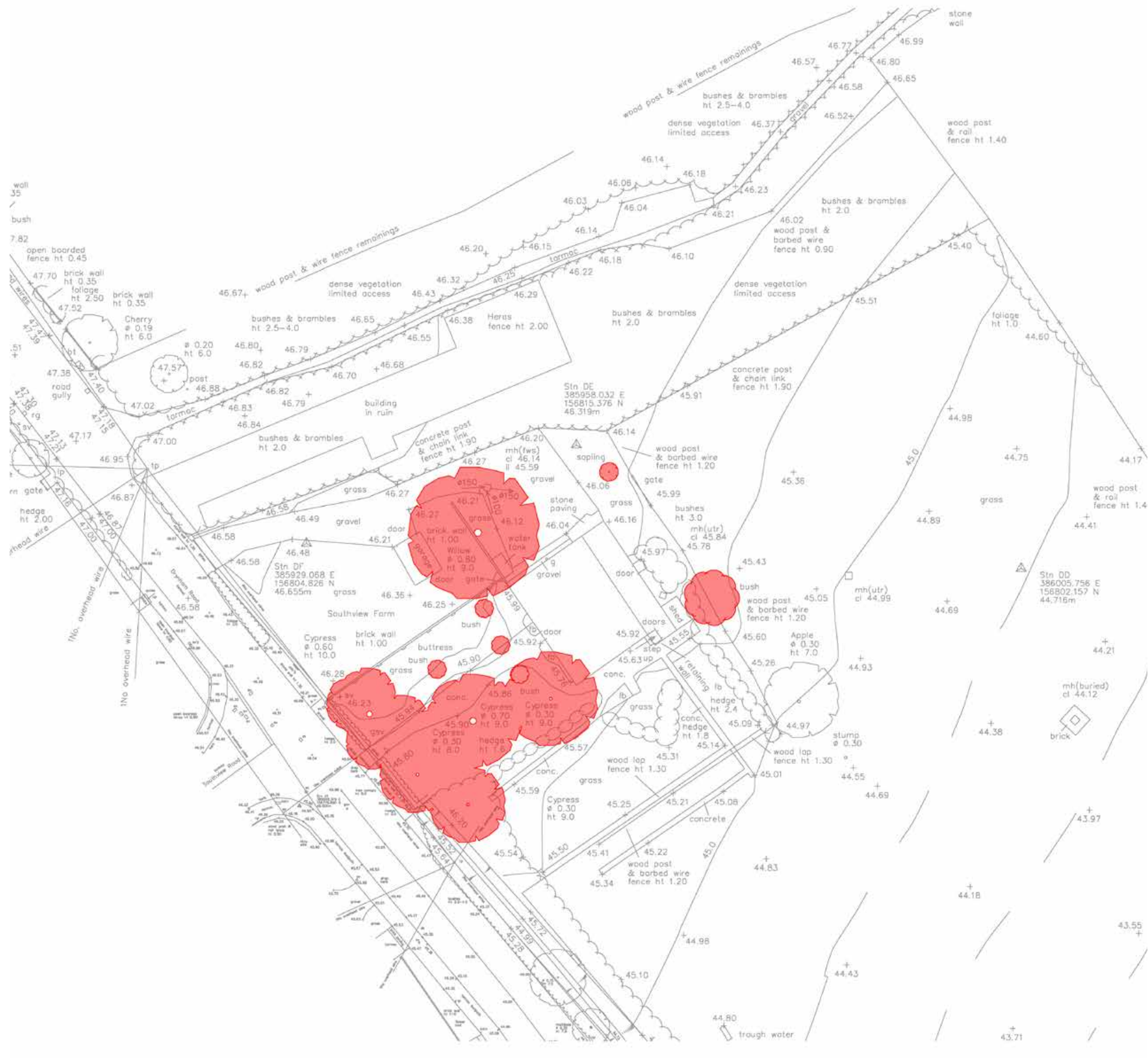


Figure 7. Tree retention and removal diagram

3.5. Site Strategy - Tree Planting

The tree planting proposals aim to incorporate a mix of species across the site. The adjacent images show examples of tree species for the following categories of proposed tree planting:

Orchard trees: taking inspiration from the late 1800s to mid 1900s, where there once were a group of orchard trees that occupied the farm land. The fruit trees would create a notable aesthetic feature and wildlife benefit.

Infrastructure trees: The remaining trees provide further structure and canopy cover along the key boundaries and within the Site. The hedgerow boundary to the south, habitat buffer to the east and areas by the nursery/ farmhouse garden provide opportunity to plant small/ medium to large trees that further define the character of the site.

Multi-stem trees: the Farmhouse garden provides a formal setting, enclosed by the building and historic walls with multi stem trees offering focal features.

ORCHARD TREES



Malus domestica 'Beauty of Bath'



Malus domestica 'James Grieve'



Malus domestica 'Charles Ross'



Pyrus communis 'Merton Pride'



Pyrus communis 'Doyenne du Comice'

MULTI-STEM TREES



Cercis siliquastrum



Amelanchier lamarckii

INFRASTRUCTURE TREES



Acer campestre



Carpinus betulus



Castanea sativa



Prunus avium



Sorbus aria



Tilia cordata



Betula pendula



Fagus sylvatica



Liquidambar styraciflua

FARM HOUSE GARDEN PLANTING



NURSERY CAR PARK PLANTING



INFRASTRUCTURE PLANTING MIX



OUTDOOR NURSERY AREA PLANTING



3.6. Site Strategy - Planting Mix

Similar to tree planting, there will also be a diverse mix of planting across the site. These vary from planting areas that have a more functional role, such as native structure planting that provide the structure and for habitat; and ornamental shrub planting with different mixes that define the various character areas.

The various planting mixes will have species that support biodiversity and aim to have seasonal interest across the year.

Summary of planting areas and design, as follows:

- Planting to Farm House garden - reflects a more traditional cottage garden style with perennial flowering species and shrubs that soften the hard landscape;
- Planting to nursery car park areas - a robust mix with variations in height and texture for visual interest;
- Planting within raised planters within nursery - textural and scented planting for sensory stimulation;
- Planting to habitat area - infrastructure planting mix with native species, particularly focused on inclusion of plants that are good for wildlife habitat and foraging opportunities.

3.7. Conclusion

Southview Farm is a site with inherent agricultural and historical character, and with the potential to provide a nursery development to the local area and within the town of Trowbridge.

As the document demonstrates, there are interesting edges to the Site, with the presence of the existing railway line to the east, footpath to the north and the surrounding residential houses. These edges, existing and historical landscape character and proposed uses have informed the landscape proposals to create a pleasant and attractive setting for future users, as well as to benefit ecology.

In addition, the landscape proposals present the opportunity to not only create character but to serve as the unifying element that ties together these different spaces.

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