



**The Master's House
Ledbury**

Design and Access Statement

April 2018

P0652-RE-5-001
Revision C





February 2018

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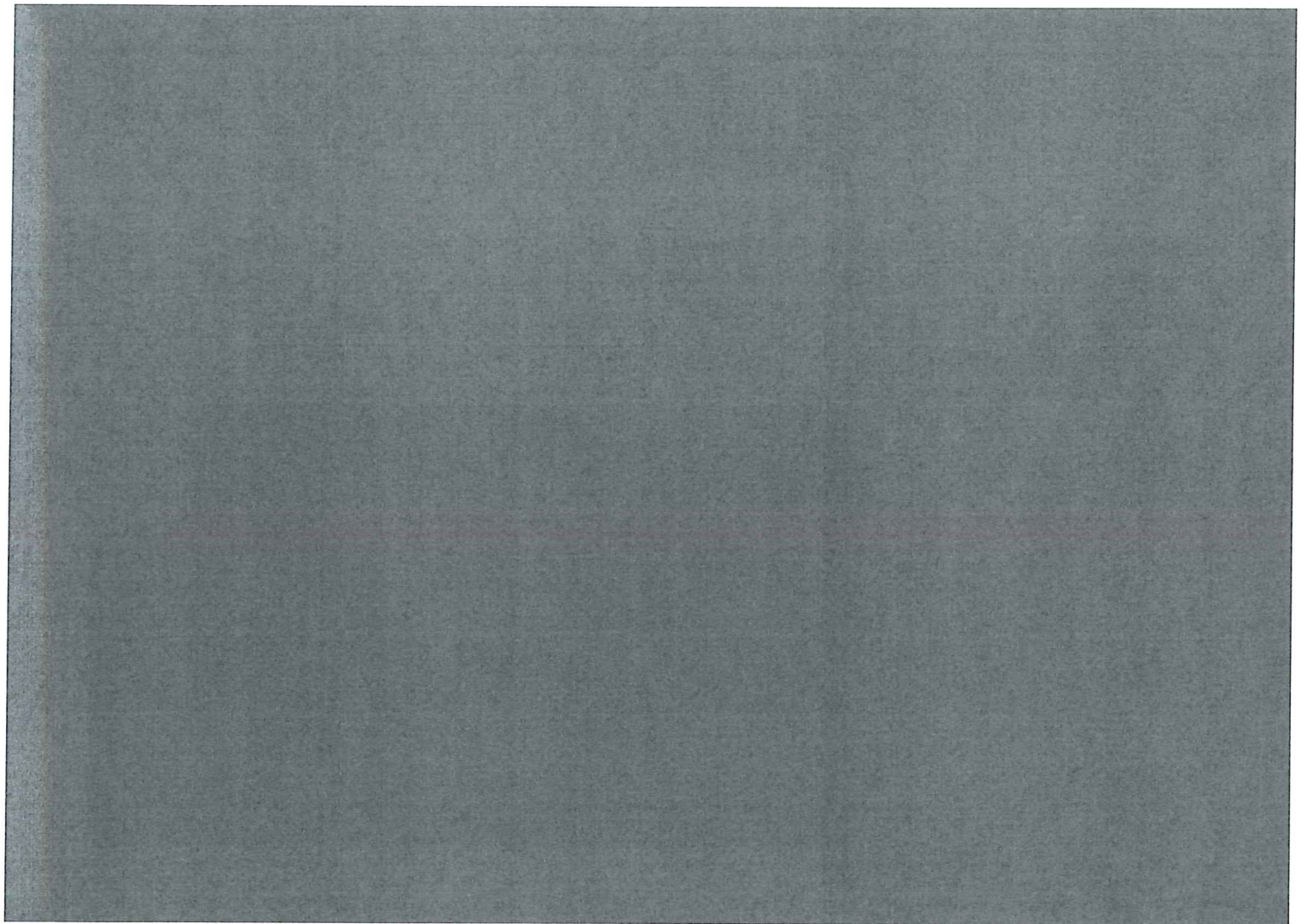
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1.0 Introduction

Executive Summary

Project brief

- 1.1. This Design and Access Statement has been prepared by One Creative Environments Ltd on behalf of Herefordshire Council and is submitted as an amendment to an existing planning application (number 150041) of alterations to landscape surrounding The Master's House, Ledbury, HR8 1EA. The development is referred to in this statement as the Landscape Masterplan.
- 1.2. The Design and Access Statement demonstrates the exemplary design approach used by the design team in developing the proposals and shows how a sensitive response to the physical setting has been achieved through the application of best-practice design principles.
- 1.3. This Design and Access statement forms part of a comprehensive package submitted in support of this full planning application and should be read in conjunction with the following documents;
 - P0652-DR-5-001 Landscape Masterplan
 - P0652-DR-5-007 Site Section
 - P0652-DR-5-008 and 009 Detailed Planting Plans
 - P0652-DR-5-010 Typical tree pit Details
- 1.4. The Landscape Masterplan will be an asset and a benefit to Ledbury and the shopping area of the town as it introduces high quality public realm and improves the setting of the listed building within a limited budget and within the confines of the existing car park.

Introduction

- 1.5. The Master's House is a Grade II* listed medieval building in the centre of Ledbury. It is part of a medieval complex of buildings called St Katherine's Hospital. The Master's House contains Ledbury's Library, meeting rooms and is also a Community Resource Area.
- 1.6. The building was derelict and in poor repair until its recent renovation between 2011 and 2015. Butler Hegarty Architects undertook the architectural renovation which focused on the building and some landscape works in the immediate vicinity.
- 1.7. Herefordshire Council have now secured £120,000 through a section 106 agreement linked to a development in Ledbury to further improve the landscaping around The Master's House. Following a competitive tendering process, Herefordshire Council commissioned One Creative Environmental Ltd (One) to develop a landscape design for the site.

Project Vision

- 1.8. The key purpose of this planning application is to enhance and improve the landscape setting and quality of the environment to the listed building.
- 1.9. Additionally the application seeks to create a key area of public realm for Ledbury that will attract visitors and promote the use and historic importance of The Master's House to the local community.

The Application Site

- 1.10. The Master's House is located in the centre of Ledbury. The building is surrounded by a public car park surfaced in macadam. There is a small area of public realm and there are shrub beds to the perimeter of the space.
- 1.11. The High Street is Ledbury's main shopping area and runs north south to the east of The Master's House. The street is predominantly retail and commercial use. Residential areas surround the site to the south and the west.
- 1.12. Immediately to the east of the site is a row of almshouses fronting onto the High Street. St Katherine's Hall is on the southeast corner of the site and The Barn and The Feather's Hotel are to the south. The facade of these buildings form the boundary on the southern edge. A two meter high red brick wall encloses the rest of the site along the west and the north boundaries.

- 1.13. Vehicle and pedestrian access into the car park is to the north and accessed from Bye Street. There is an additional pedestrian footpath from the High Street along the front of St Katherine's Hall.



Site Location



Site Location



Existing site photo
Pedestrian footpath from the High Street



Existing site photo
Vehicle entrance from Bye Street



Existing site photo
The Barn and existing poor quality landscape



Existing site photo
Main entrance into The Master's House and public library



Existing site photo
Existing trees and car park around The Master's House



Existing site photo
Car parking and existing public realm adjacent to The Master's House

Historical Background

Listed Building Status

- 1.14. The Master's House is a Grade II* listed building protected under the Listed Buildings and Conservation Areas Act 1990. Listed buildings are considered nationally important and therefore have legal protection within the planning system.
- Name: THE MASTER'S HOUSE OF ST KATHERINES HOSPITAL (MALVERN HILLS DISTRICT COUNCIL OFFICE)
 - List entry Number: 1301731
- 1.15. This planning application does not require Listed Building Consent as there are no proposed works to any listed building (including attachments to them) or any works to any structure that stood in their curtilage on 1st July 1948.
- 1.16. This application proposes to improve the setting of the listed building through the implementation of proposed hard and soft landscape within the vicinity of the building.

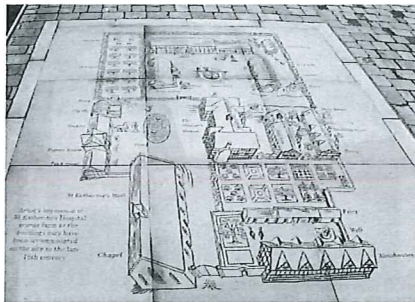
Site History

- 1.17. The Master's House is part of the group of medieval buildings called St Katherine's.
- 1.18. The St Katharine's site is an area of about 2 acres lying on the west side of the High Street, Ledbury and comprises four buildings – St Katharine's Hall and Chapel, St Katharine's Almshouses, St Katharine's Barn, and The Master's House (which is surrounded by a public car park, which in turn is enclosed by an historic brick wall)
- 1.19. The site was originally a medieval, religious foundation, dating from about 1232, providing care for the elderly, infirm, and travellers. The chapel and hall formed the original heart of the site with the present building dating largely from the 1330s.

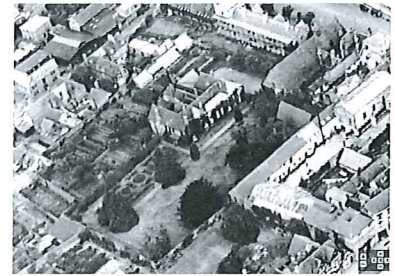
Relevant Planning History

- 1.20. Listed Building Consent was granted for renovation of The Master's House in October 2011. The work took a number of years with the final building and landscape works being completed in 2015.
- 1.21. Planning Permission (application number P150041/F) Alterations to landscape surrounding The Master's House was granted in 2015 for which this application forms an amendment.

- 1.22. Planning approval has recently been granted for a new sign to be fitted to the external wall of The Master's House. There are also a couple of planning applications to fit external lighting to the outside of the building and this application has not yet been determined.



A plan showing the layout of St Katherine's Medieval hospital. The plan is etched into stone and is located within the application site.



The Master's House in 1929



Victorian gardens which previously surrounded The Master's House

Planning Context

- 1.23. This section sets out a summary of the planning policy context within which the proposals should be determined. It considers the main and overarching policy areas at the national and local level, summarising the key principles arising from these policies. More detail and topic specific aspects of the policy are dealt with where relevant in other supporting documents in this application submission. This summary firstly looks at national policy principles before reviewing the relevant local policies.

National Planning Policy

- 1.24. The National Planning Policy Framework (NPPF) was published in March 2012 and supersedes all the previous Planning Policy Guidance Notes and Statements. It sets out the government's planning policies for England and how these are expected to be applied.
- 1.25. The overarching role of the planning system is contained within 12 principles within the NPPF. These principles include sustainable design, supporting the economy, high quality design, enhancing conservation and heritage and the improvement of community health and well-being. These principles have been followed within The Master's House Landscape Masterplan.

Listed Buildings

- 1.26. Listed buildings are considered nationally important and have legal protection within the planning system. They are protected for their 'special architectural or historic interest'.
- 1.27. The setting of a listed building is defined in the National Planning Policy Framework (NPPF) as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.'
- 1.28. The setting itself is not designated. Every heritage asset, whether designated or not has a setting. Its importance, and therefore the degree of protection it is offered in planning decisions, depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation.
- 1.29. The Master's House is a Grade II* listed building and this planning application seeks to enhance and improve the setting of the building

as a heritage asset. The Landscape Masterplan has considered the sites medieval history as well as complementing the materiality of the listed building.

Conservation Area

- 1.30. Conservation areas are defined areas of special architectural or historic interest. They are covered by planning legislation to preserve or enhance their character or appearance.
- 1.31. The Master's House is within Ledbury Conservation Area.

Herefordshire Local Plan Core Strategy 2011 - 2031

- 1.32. Within the overall vision for Herefordshire, Ledbury will continue to be supported in its role as a thriving service centre to its surrounding rural area in the east of the county.
- 1.33. The Landscape Masterplan supports and reinforces this vision through the creation of a new public realm spaces adjacent to the town centre shopping area.

Ledbury's Neighbourhood Development Plan 2017-2031 Regulation 14 Draft

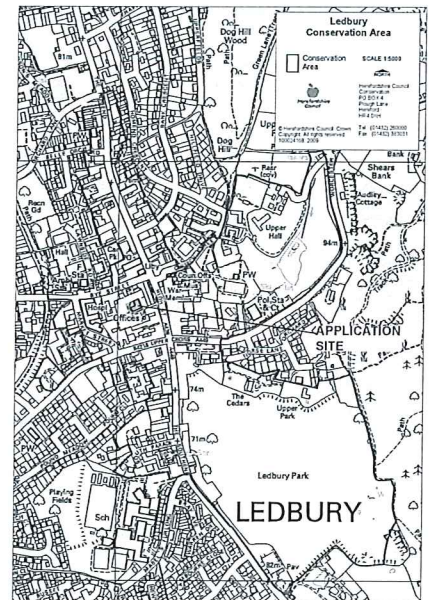
- 1.34. A Neighbourhood Development Plan is a legally enforceable planning document. The document is applicable to the developments that occur in Ledbury. The current draft document has not yet been adopted however the aspirations have been considered within the Landscape Masterplan.

Objective EE3

- Promote the Town Centre as the destination of choice for retail, leisure and community activities, in order to enhance the appearance and historic character of the town.

Objective BE1

- 1.35. To ensure that Ledbury maintains its character as a rural market town, with new development sympathetic in style and form to the immediate surroundings. Future development will contribute to the preservation of the overall distinctiveness of the town and its setting.
- 1.36. Ledbury Neighbourhood Design Code is a supporting document which accompanies the Neighbourhood Plan. There are a number of relevant policies within this document;



Ledbury Conservation Area map

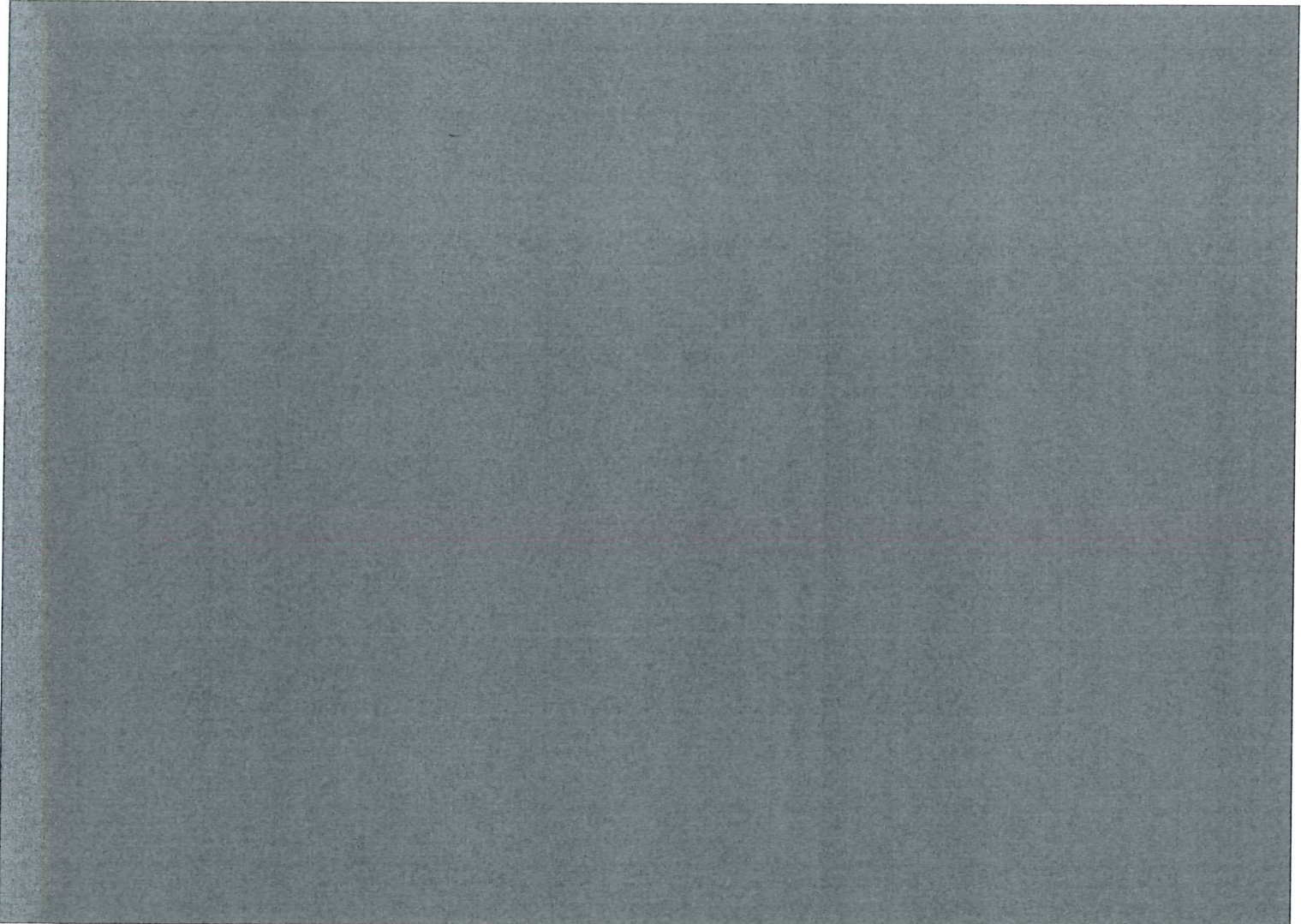
LDC 2.2: Maintaining the landscape character of Ledbury is important and developments should:

- Demonstrate how the landscape design responds to a typical Ledbury rural environment.
- Demonstrate the use of high quality and durable surfaces that are sensitive to the Ledbury environment.

LDC 2.3: Planting and soft landscaping should be an integral part of new developments and should:

- Utilise native Herefordshire species.
- Introduce trees into the street scene that are carefully considered so that they contribute positively to the public realm and do not become dominant when fully grown.

1.37. The aspects have been carefully considered through the design process of the Landscape Masterplan with hard landscape materials being chosen to tie in with existing high quality materiality.



2.0 Public Consultation

Public Consultation

Introduction

- 2.1. Herefordshire Council required a thorough public consultation of the proposed landscape works as they were aware of considerable interest from stakeholder groups in work relating to the medieval Master's House building.

First Consultation Event

- 2.2. The first consultation event was held on the 31st October 2017 with 10 people attending the event. Stakeholders were invited from key community groups such as Friends of The Master's House, staff working at The Master's House and residents and owners of adjacent properties.
- 2.3. The meeting was held at The Master's House and the Landscape Masterplan was presented by One Creative Environments. Following the presentation a question and answer session was held and every attendee had a chance to comment on the scheme.
- 2.4. This event was followed by a display of the consultation boards at The Master's House for two weeks. The display was advertised in the local paper and comment sheets were provided to enable all members of the public to have their say. 63 responses were received from the comment sheets with the vast majority of comments being positive and in support of the proposed design.

Second Consultation event

- 2.5. Following the initial consultation, the landscape design was revised taking into consideration all the comments that were received.
- 2.6. The revised Landscape Masterplan was then circulated by email to the main stakeholders. Responses and comments were made via email. Fifteen people provided a written response to the revised Landscape Masterplan. The feedback was very detailed and specific with many of the comments being useful observations that helped to achieve a fully considered design.

Consultation with key Stakeholders

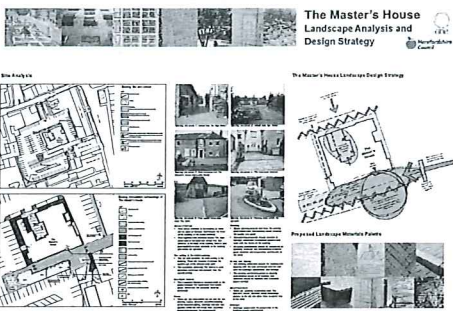
- 2.7. Additional consultation has been undertaken with specific stakeholder;
 - **The Barn** - The current owner of The Barn has been contacted by email and there have also been two telephone conversations. Following discussions the proposed use of The Barn as an art

gallery and coffee shop are accounted for within the proposed landscape design. The Public Square provides an area around The Barn which can be used for small events and also outdoor seating for the cafe.

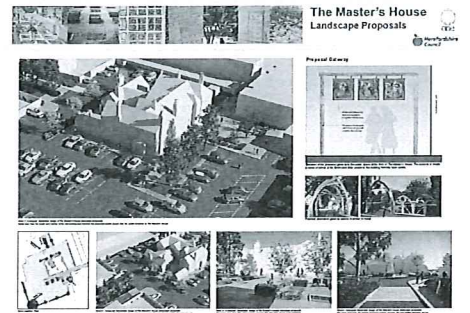
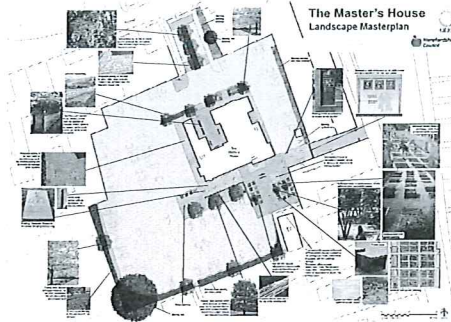
- **Hereford Cathedral** - As owners of St Katherine's Hall and The Alms Houses a sit down meeting was held to present the design and discuss issues that effect their buildings and land. Allan Cartwright represented the interests of the Cathedral and was positive and supportive of the proposed design.
- **Ledbury Cycle Forum** - Through a number of emails with the cycle forum it was agreed to provide proposed 7no. cycle stands at 1m centres.
- **Poetry Festival** - A phone conversation was made to ensure that site construction would not disrupt the annual poetry festival event held in Ledbury. Herefordshire Council will be administering the construction and will coordinate works with the festival.
- **Historic England** - Email feedback was recieved from Historic England on the landscape design. Their comments have been incorporated into the design and included a change of proposed street furniture material to cor-ten and the removal of the proposed feature archway.

Conclusions

- 2.8. The consultation was a very thorough and robust process with a large number of people responding and commenting during the consultation. Overall the comments were very positive and there was a lot of support for the proposed design.
- 2.9. A broad selection of comments related to the public square and proposed herb garden to the front entrance of The Master's House with the majority being positive. The square is a critical element of the design which forms an area of public realm close to the town centre and provides a gathering space with seating and a break out area for the library.
- 2.10. It is important to note that the proposed 'Public Square' although a good size of space, will not be large enough to accommodate a market or festival. If these activities are to be held near The Master's House, an area of the car park could be shut off for short periods of time and this would be more suitable location.



Consultation Boards - First Consultation Event



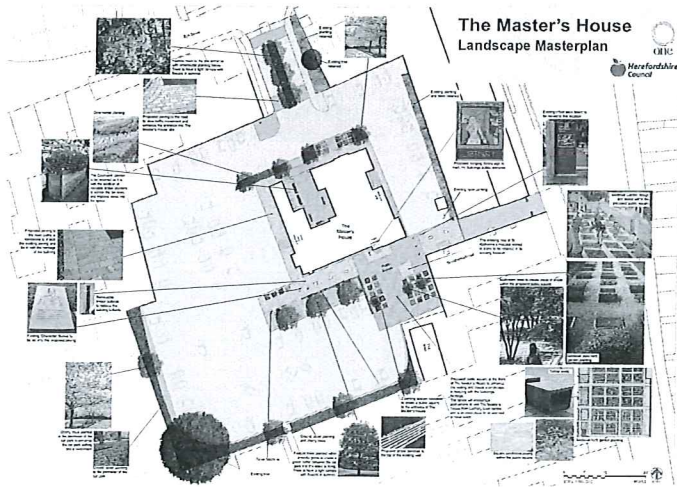
Consultation event October 2017



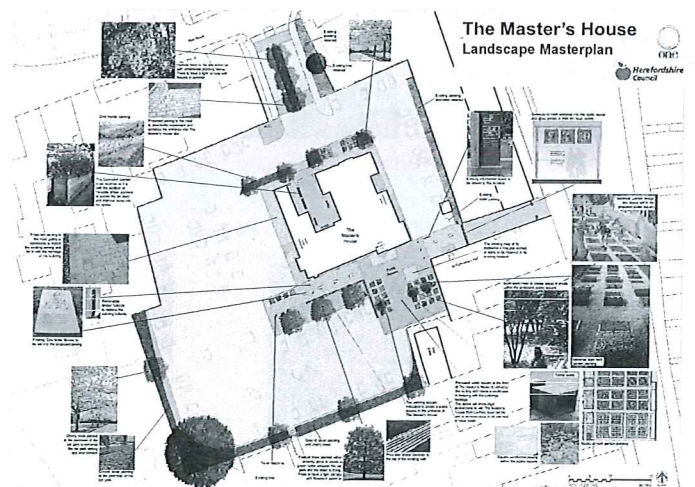
Consultation event October 2017

Landscape Design Evolution

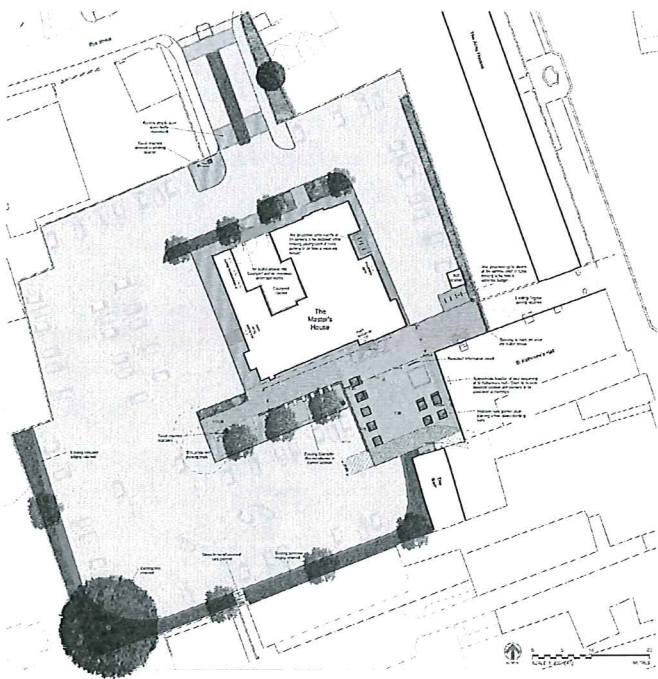
2.11. The design developed over the course of the public consultation process into the final Landscape Masterplan



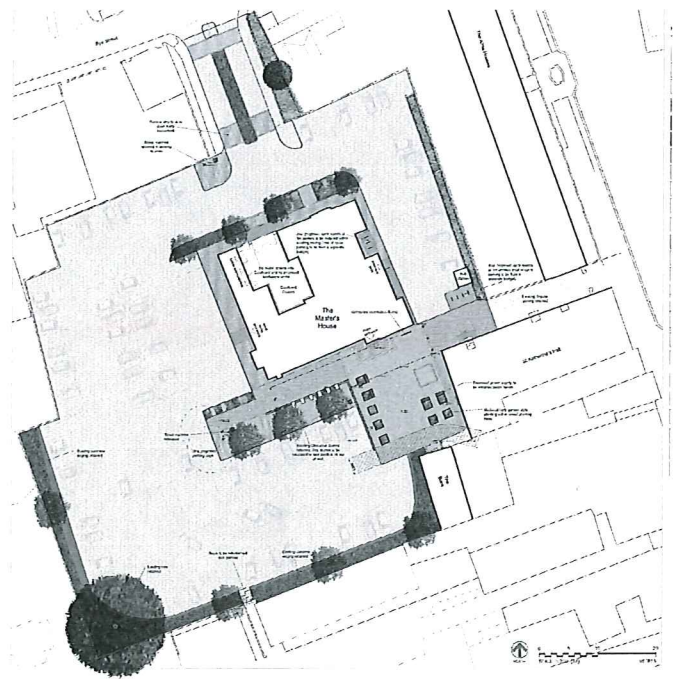
Consultation Board - Initial Landscape Masterplan design



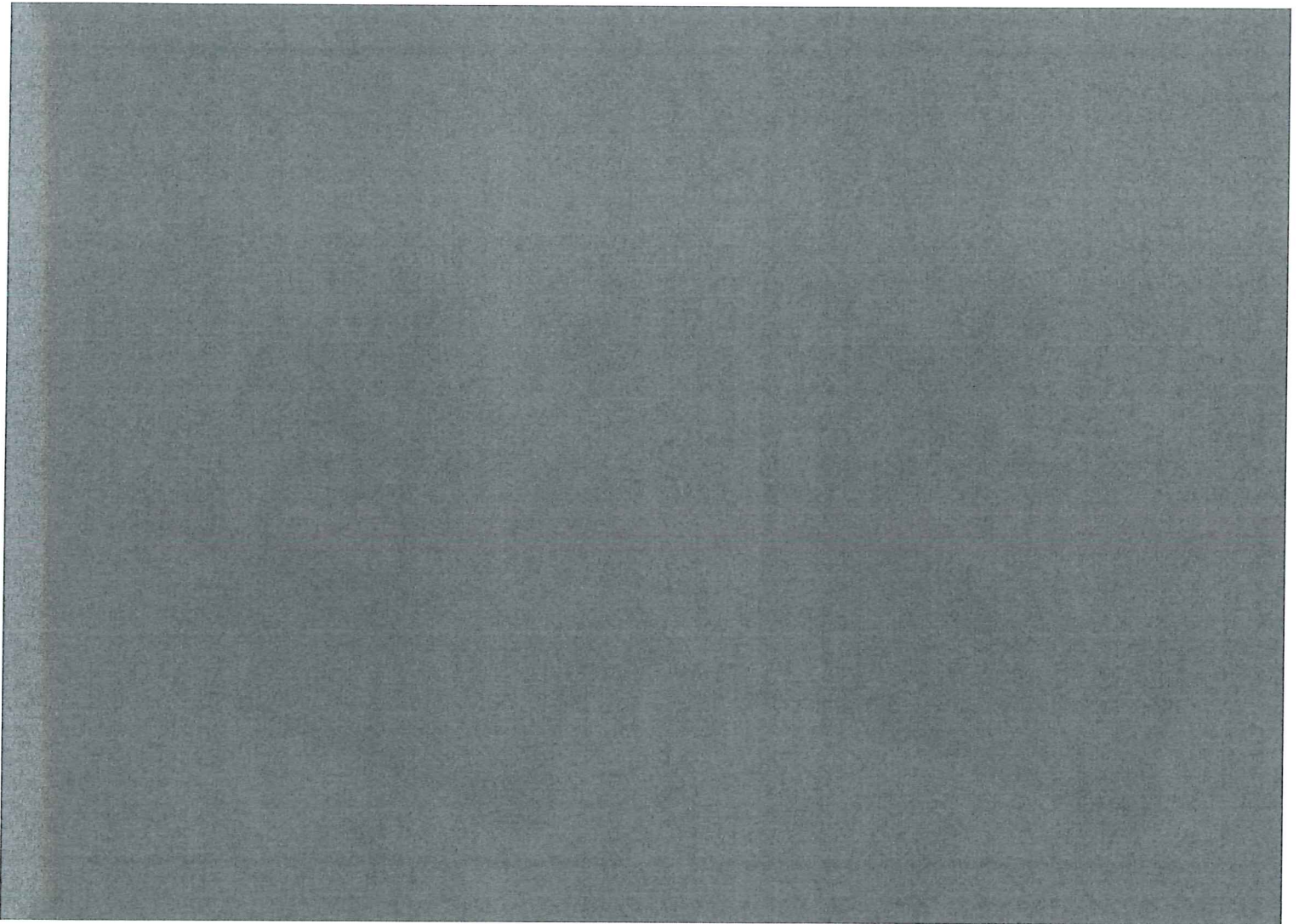
Consultation Board - Revised Landscape Masterplan design following the first public consultation



Landscape Masterplan (Jan 2018) - Design revised following the second public consultation



Final Landscape Masterplan (May 2018) - Design revised following key stakeholder consultation



3.0 Landscape Design Strategy

Introduction

- 3.1. The purpose of this strategy is to set out the clear vision that has guided a site-specific landscape response to the development.

Landscape Design Brief

- 3.2. The focus of the design brief was to improve the setting of the listed building by creating an attractive, high quality and welcoming environment adjacent to the building. The client also wanted to promote awareness and use of The Master's House, therefore creating a purpose to visit the area. Increasing footfall through the space was another important aspect to consider.
- 3.3. The main constraint to the design was the existing pay and display car park. The car park is owned and managed by Herefordshire council however it is the main car park for Ledbury town centre and therefore commercially important to retain for the town. No resurfacing of the car park was allowed by the client and the car park had to remain in use during the construction works.

Landscape Design Principals

- 3.4. To develop the brief in more detail a site analysis was carried out to understand the opportunities and constraint of the site. Following this a series of design principals were developed to guide the design.
- 3.5. The landscape design principals are;

Sense of Arrival

- Create a sense of arrival to the building by reinforcing the building frontage, main building entrance and ensuring public entrances are clear.
- Improve the legibility from entrance routes, around the building and within the car park

The Setting to the Listed Building

- Improve the overall environment within the vicinity of the building with tree planting and soft landscape to the car park.
- Use of high quality hard landscape materials such as natural stone, that link with the existing palette of paving materials.
- Improve the quality of the landscape close to The Barn.

Courtyard Garden

- The Courtyard Garden is not accessible to the public, however, it is overlooked from public areas. Views into the courtyard could be enhanced.

Trees

- Retain existing trees that add to the character of the space.
- Remove the two existing Cyprus trees as they are not in keeping with the historic building.
- Plant new trees as a visual buffer between the listed building and the car park. Proposed trees to be carefully selected tree species that link with the medieval heritage.

Planting

- Empty planting beds and poor quality planting to be replaced with new planting.
- New planting proposals should consider a heritage connection to medieval gardens and work with the history of the building
- On-going maintenance should be considered as a priority to ensure any new planting is kept in good condition and is a positive contribution to the area

Paving and Edging

- The existing sandstone around the building is in keeping with the local vernacular and sits well with the building's appearance and heritage. This style should be continued within the new proposals.
- The existing self-binding gravel is causing maintenance issues to the building and therefore should be replaced with a suitable surface.

Street Furniture

- There are currently no benches near The Master's House. Benches would encourage visitors to the site and allow them to spend time in the area.

Drainage

- Drainage gulleys and the gravel strip to the building are continual maintenance issue. The gravel should be replaced with an alternative material that is not loose and does not need on-going maintenance.

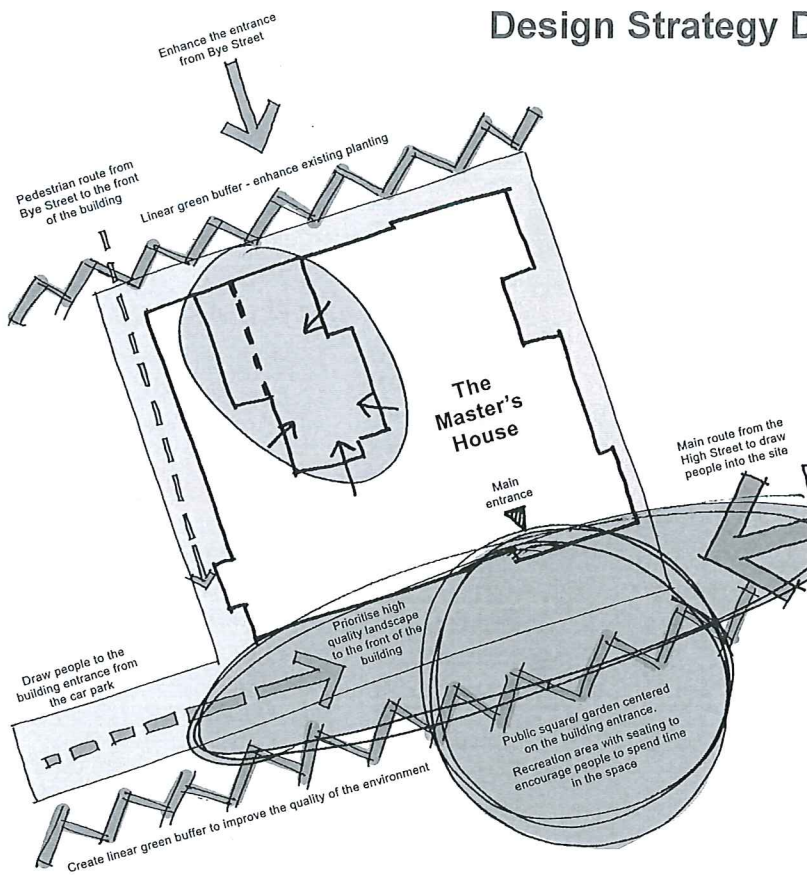
Hierarchy of spaces

- The proposals are to provide a variety of types of spaces around the building with the main focus on enhancing the frontage of the building with a prominent public space in this location.

Medieval Heritage

- Reflect the medieval history of The Master's House within the landscape design and the soft and hard landscape materials.

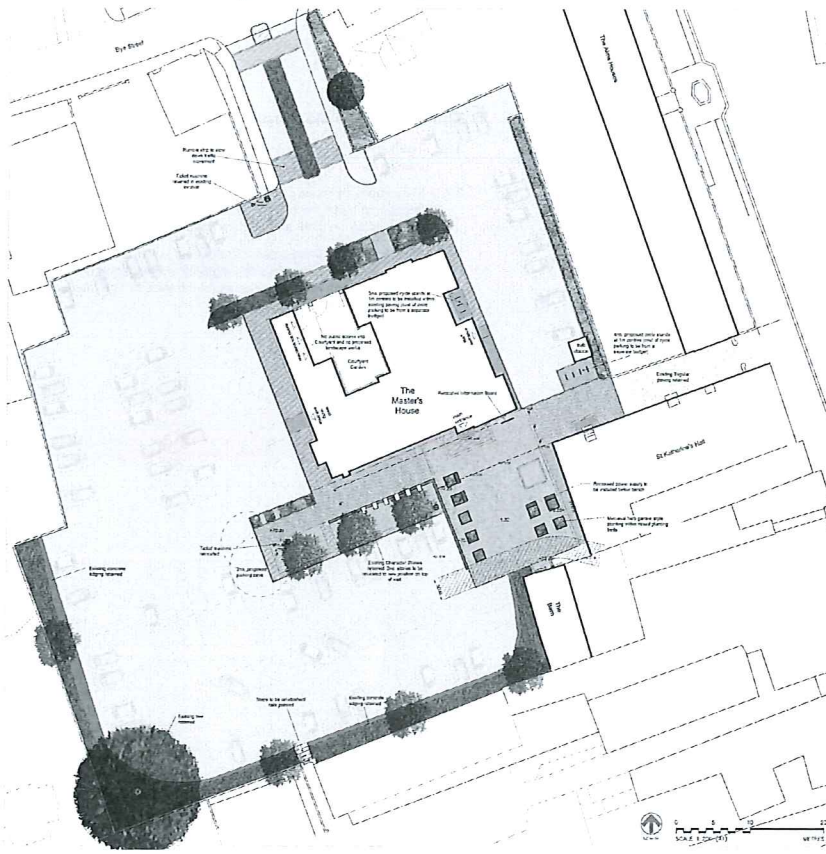
Design Strategy Diagram



The Landscape Masterplan

- 3.6. The landscape design has been developed based upon the design principals and the Strategy Diagram.
- 3.7. The proposals focus on improvements to the public realm and landscapa close the building due to the confines of the existing surrounding car park and a limited budget.
- 3.8. The Landscape Masterplan introduces a buffer between the building and the car park, improves the legibility and sense of arrival around the building and enhances the main entrance to The Master's House through a new public square.

The Landscape Masterplan



KEY

| | |
|--|--|
| | Application Boundary |
| | Existing Trees to be retained |
| | Existing Trees to be removed 2m existing Copse trees to be removed |
| | Proposed Specimen Trees Refer to Detailed Planting Plan drawing P052 CR 5-002 |
| | Existing planting retained |
| | Proposed Amenity Planting Refer to Planting Plans P052 CR 5-003 and 003 |
| | Proposed Medieval Herb Garden Planting Refer to Planting Plans P052 CR 5-003 and 003 |
| | Amenity grass Existing grass retained and repaired as required |
| | Macadam to car park Existing macadam retained and repaired where required |
| | Existing Paving Retained Existing sandstone flag paving to be retained |
| | Existing Sandstone Map Map etched in paving to be lifted, repaired and relocated within proposed landscape design |
| | Proposed stone pavers 200mm gauge, width by random lengths to match existing sandstone flag |
| | Proposed sandstone pavers 300x300mm square, 50mm depth to be laid on a solid base for vehicle overrun |
| | Flagstone Block Paving Paved concrete block with finished finish in 'Traditional' with contrasting banding to edges, 100mm gauge, 60mm depth |
| | Resin Bound Gravel Resin bound gravel in 100mm natural aggregate, 10 to 12mm aggregate |
| | Maintenance strip to building Timber edging to be replaced with metal edging and knee gravel to be replaced with resin bound gravel |
| | Conservation Kerbs Textured Silver Grey Conservation kerbs. Existing kerbs retained and proposed kerbs to match |
| | Drainage channels Existing drainage retained and extended where required |
| | Vehicle Access Route 3m wide clear zone to the front of The Barn |
| | Proposed Raised Planters Cor-ten planter 1500x1500 by 450mm high |
| | Proposed Benches Timber benches (2m, with back and 2m rear) |
| | Bollards Existing bollards to be replaced with renewable timber bollards |
| | Bins Existing bin to be retained 2m proposed bins |
| | Proposed Cycle Stands Sheffield style cycle stands in stainless steel plated at 6m centres |
| | Existing Lamp Post Lamp post to be retained and relocated |
| | Proposed levels Existing levels |

Improving the car park environment

- 3.9. The car park provides the main setting to the building and there are no plans to change the current use of the area as a car park. The car park is managed by Herefordshire Council and they have been open to small and limited changes. There are no plans to resurface the car park, improve the quality of the surface material or change the layout of the parking spaces.
- 3.10. However small changes have been considered and accepted. These include;
 - The removal of 3 parking bays to the north of the building to allow new tree planting
 - The relocation of 2 parking bays to increase the size of the proposed public square
 - New amenity planting and tree planting to the perimeter of the car park within existing planting beds to introduce greenery and improve the overall environment and feel of the area.

Landscape Buffer to the Listed Building

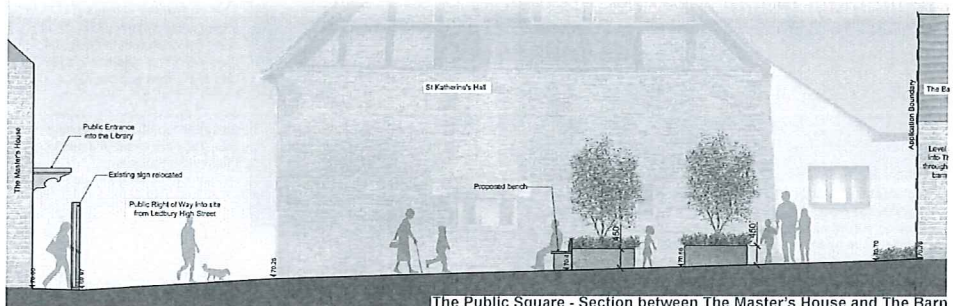
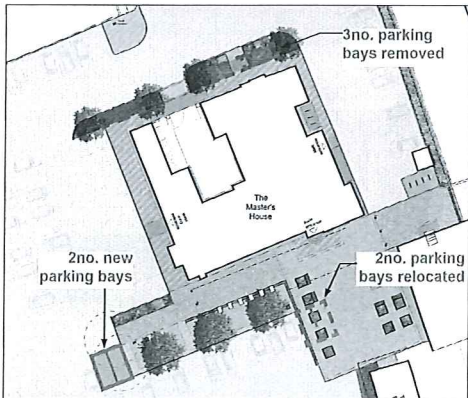
- 3.11. To create a permeable visual separation to The Master's House tree planting is proposed to the north and south elevations of the building.
- 3.12. Three large feature trees are to be planted within the existing grass bank to the south. Field Maple are proposed as they are a native species that would be found in Britain in Medieval times.
- 3.13. The planting beds to the north are increasing in size so that there is a green appearance on arrival from this direction. The new beds also provide the opportunity for larger trees to replace the very small apple trees. Sorbus aria will be planted at a suitable size to have impact from day one.

Enhanced Arrival

- 3.14. A key principal for the design is to improve arrival spaces. Bye Street is a main arrival point with all vehicle traffic entering from this location however it is to the rear of the building. New paving will be used to indicate the historically important nature of the site. The careful selection of the materials and planting will improve the sense of arrival.
- 3.15. A new public square marks the front of The Master's House and is the arrival space from the car park and the town centre.

The Proposed Public Square

- 3.16. The new Public Square creates a public realm area for Ledbury town that will be a destination for visitors to the town centre. It also plays an important role in marking the main entrance to The Master's House; as you enter the Square the acknowledgement of the surrounding buildings and the quality of materials promote the buildings importance.
- 3.17. Open space within the square retains the main desire lines and movement routes. It is also an opportunity to spill out from the library or The Barn and can be used for community events.
- 3.18. Seating within the square is an opportunity for people to relax and spend time in the space.
- 3.19. The planting is in the style of a medieval herb garden, planted with medicinal herbs that add another level of historic interest. The existing notice board sets out the history of the site and is to be relocated within the square.



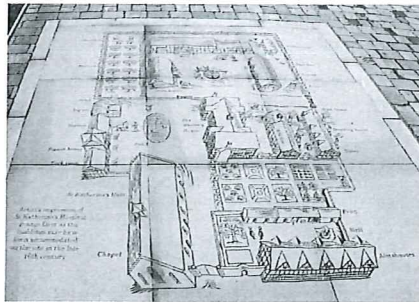
The Public Square - Section between The Master's House and The Barn

Connecting The Barn and St Katherine's Hall

- 3.20. The Public Square seeks to address the poor legibility around The Master's House by re-acknowledging the main frontage of the building. The square highlights the main entrance and reinforces the importance of the building.
- 3.21. Through the consultation process it became clear that there was potential to incorporate The Barn which are part of the original St Katherine's Hospital into the space. The Barn is to be renovated and turned into a community cafe and hub. The main barn doors which face into the square are to be used as the entrance. This building will drawing people across the square and may also use the square as a spill out space for seating.
- 3.22. Through consultation with the Cathedral it is understood that the historic main entrance to St Katherine's Hall will not be re-opened.



The western facade of St Katherine's Hall. Originally the main entrance to St Katherine's Hall opened from this elevation. Hereford Cathedral own the building and they are not considering re-opening the entrance. Outlined in orange and blue are two possible doors. When the owner of the building confirms which door is to be re-opened, the Landscape Masterplan design will be adjusted to accommodate the entrance location.



Etched stone plan of St Katherine's Medieval hospital. The plan is etched into sandstone and is located within the application site. The etching is located within the paving but has suffered from wear. Proposals are to lift the stones and repair the etching. It will then be replaced in an area with less pedestrian movement.



The character stones These etched stone were commissioned with the hospital plan when The Master's House was renovated and convey historical figures related to the site. They are currently located along the top of a low retaining wall. They are to be retained in their existing location.

Existing trees and Vegetation

- 3.23. Two existing cypress trees are to be removed. The general consensus from the consultation process is that these trees do not enhance the historic medieval setting. Three replacement trees will be planted as semi mature trees to make an immediate impact. Additionally another eight trees will be planted throughout the car park.

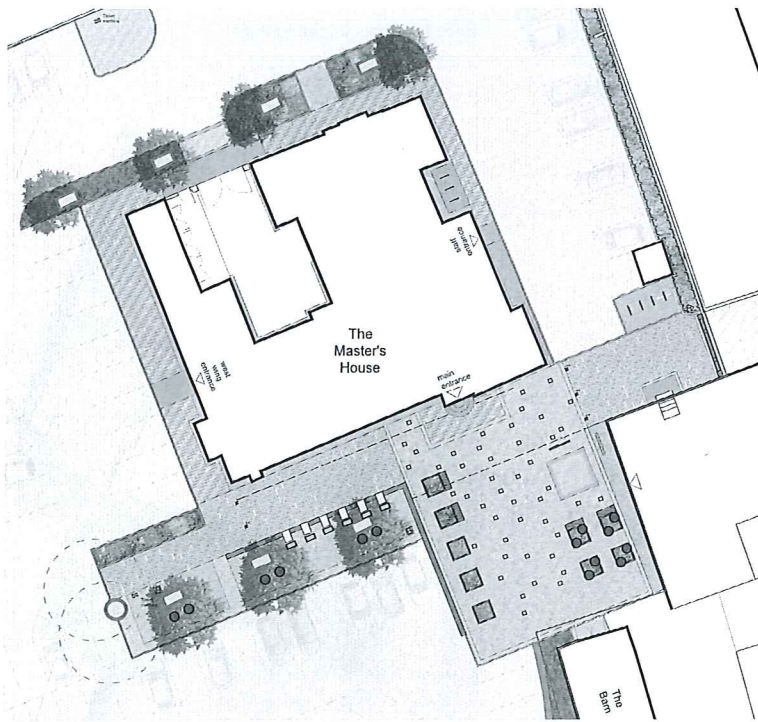


Existing Cypress to be removed

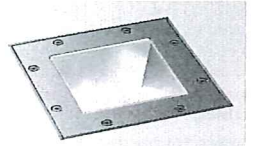
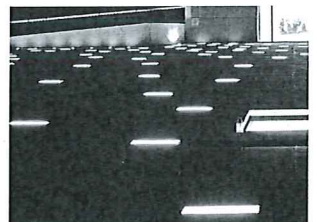


Existing Robinia to be retained

Lighting Strategy



- Key
- Existing Bollard Lighting Retained
 - Existing Street Light retained
 - Uplighters
To feature trees and multi-stem shrubs
 - Recessed floor lighting
 - Lighting to Character Stones



Recessed Square Floor Light



Hard Landscape Materials Palette

3.24. The hard landscape materials have been carefully chosen to enhance the character and setting of the site. The materials continue the existing palette of natural sandstone, rumbled block paving and textured conservation kerbs. These materials are high quality and are sympathetic to the historic nature of the building.



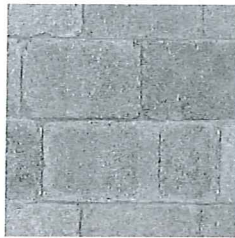
1. Natural stone paving to match existing

Appleton Yorkshire sandstone slabs by Marshalls or equal and approved



2. Natural stone paving within public square

Appleton Yorkshire sandstone slabs by Marshalls or equal and approved 300x300mm



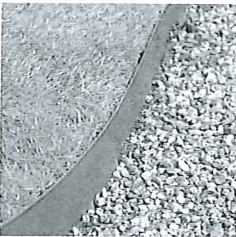
3. Tegula block paving

Tegula block paving, pre-cast concrete block with a tumbled finish



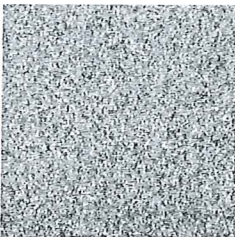
4. Conservation Kerbs

Silver Grey Conservation kerbs to match the existing kerbs



5. Aluminium Edging

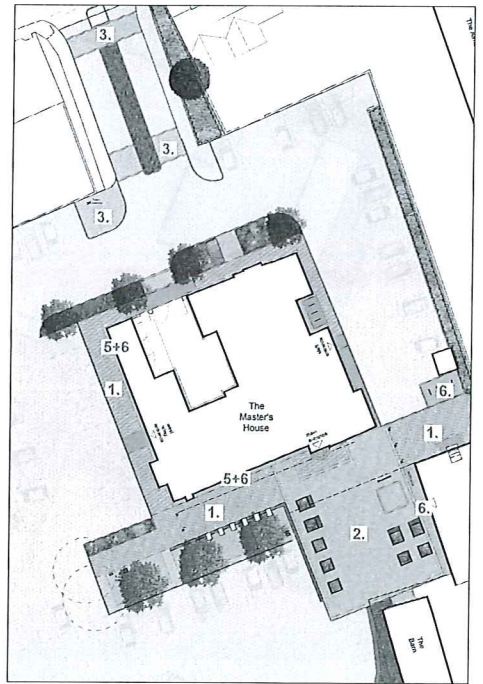
Exceledge by Kinley Systems or equal and approved to replace the existing timber edging



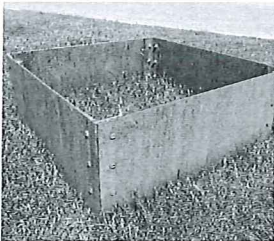
6. Resin Bound Gravel

Barley Beach by Sureset or equal and approved in 10mm natural aggregate

Hard Materials Location Plan

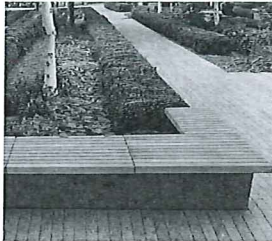


Street Furniture Materials Palette



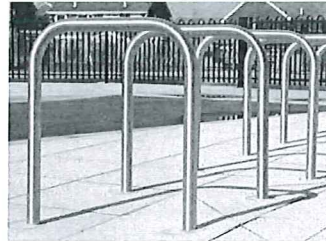
1. Raised Steel Planters

Cor-ten planters by Urban Artform or equal and approved. 1500x1500mm by 450mm high in pre-weathered cor-ten steel.



2. Proposed Bench

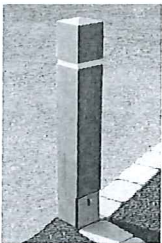
Hardwood timber bench as integral part of the cor-ten planters. Benches 1500mm length (2 benches to have arm and back rests) by Urban Artform or equal and approved



3. Cycle stands

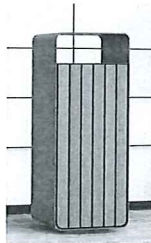
Sheffield style cycle stands - stainless steel stands to be root fixed and positioned at 1m centres

7no. proposed stands to provide cycle parking for 14 bikes



4. Removable Timber Bollards

Square hardwood timber by Woodscape or equal and approved. 800mm height above ground



5. Litter bins

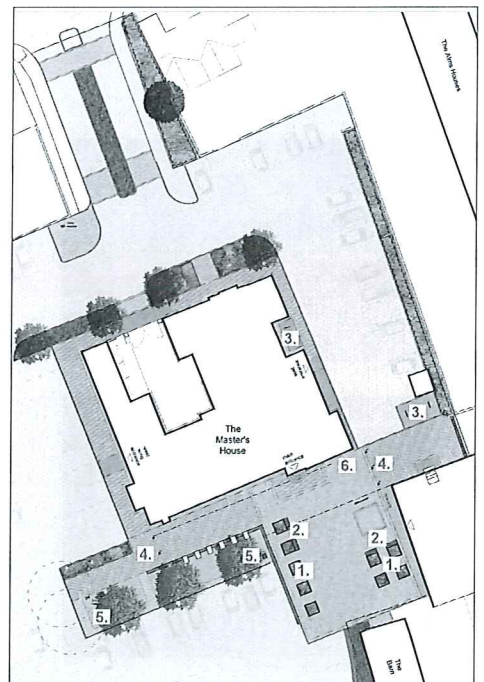
Box Litter Bin by Urban Artform or equal and approved. Powder coated in matt cor-ten colour and with hardwood timber slats



6. Existing Information Board

The existing sign is to be repaired and reposition in a new location

Street Furniture Location Plan



Soft Landscape Palette

Planting Proposals

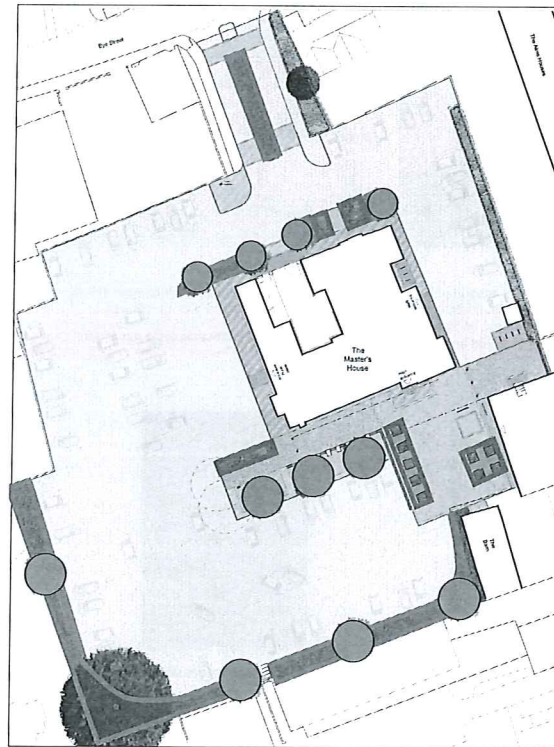
- 3.25. In line with the landscape design objectives, the planting proposals have been developed to tie in with the historic nature of the site and improve the car park environment by providing robust amenity planting.
- 3.26. For detailed planting plans and specifications refer to drawing P0652-DR-5-008 and 009



Medieval herb garden illustration



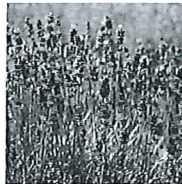
Medieval herb garden planting



- Key
-  **Amenity planting**
To perimeter of car park and entrance spaces
 -  **Medieval Herb Garden planting**
Within the key public realm space and at pedestrian entrance areas
 -  **Trees**
Trees provide height and vertical structure

Medieval Herb Garden Planting

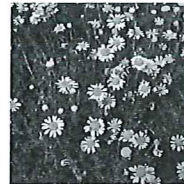
- 3.27. Plants selected for the raised planters and the smaller planting beds close to The Master's House are set out in a formal layout of squares as depicted in medieval garden designs. The intention is to reflect the history of the site as a medieval hospital by planting a range of herbs that were used in medieval times for medical purposes.
- 3.28. A medieval infirmary herb garden grow specialist plants that were used in medicine to help the body heal itself. Medieval medicine was based on the notion of the body having four 'humours' related to the four elements:
- blood (air) was hot and moist
 - phlegm (water) was cold and moist
 - yellow bile (fire) was hot and dry
 - black bile (earth) was cold and dry.
- 3.29. It was the physician's job to work out how to restore the balance of a person's humours if they became ill, and so plants and herbs were ascribed properties to redress the balance.
- 3.30. (English Heritage Medieval Herb Garden <http://blog.english-heritage.org.uk/grow-herb-garden/>)
- 3.31. Through research into medieval herbalist gardens and input from local community members a range of plants have been selected for the Medieval Herb Garden.



Lavandula angustifolia
'Hidcote'
Medicinal use for headaches, insomnia



Rosmarinus officinalis
'Prostratus'
Medicinal use for anti-rheumatic rubs, lotions & hair



Chamaemelum nobile
Medicinal use for skin, hair



Salvia officinalis
Medicinal use for mouth & throat, coughs, colds, digestive



Achillea 'Moonshine'
Yarrow - Medicinal use for wounds, menstrual, colds & fevers



Origanum laevigatum
Marjoram - Medicinal use for coughs, nervous headaches, gall-bladder



Symphytum grandiflorum
Medicinal use for wounds & fractures



Stachys officinalis 'Hummelo'
Betony - used for curing anything and everything including fear & 'violent blood'.



Hyssopus officinalis
Medicinal use for digestive and chest complaints

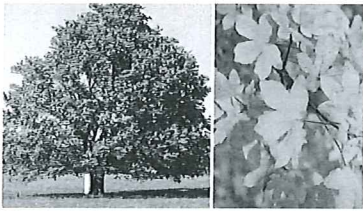


Foeniculum vulgare
Medicinal use for griping, coughs, eyewash, gargle



Amelanchier lamarckii
A spring flowering specimen shrub to be planted as a multi-stem to provide light shade within the public square.

Trees



Acer campestre 'Lienco' (Filed Maple)

Large feature trees to the front of the building



Whitebeam (Sorbus aria)

Native tree species with spring flowers and autumn berries to provide a buffer between the building and the northern car park



Service Tree (Sorbus domestica)

This is a native tree which was widely found in medieval orchards

Amenity Planting



Pachysandra terminalis 'Green Carpet'
Evergreen ground cover for dry shady locations below trees



Pennisetum villosum
Evergreen grass to provide texture



Epimedium perralchicum 'Frohnleiten'
Evergreen low growing shrub



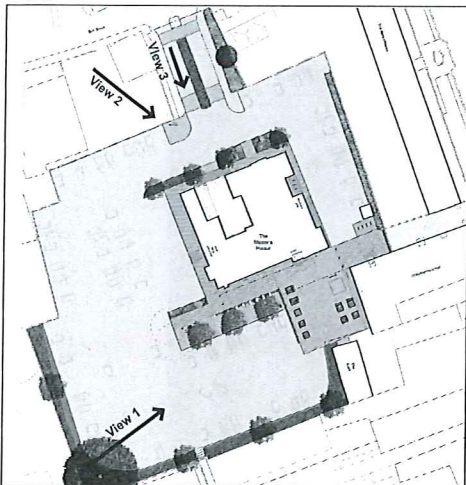
Salvia nemorosa 'Caradonna'
Aromatic with summer colour

Topsoil

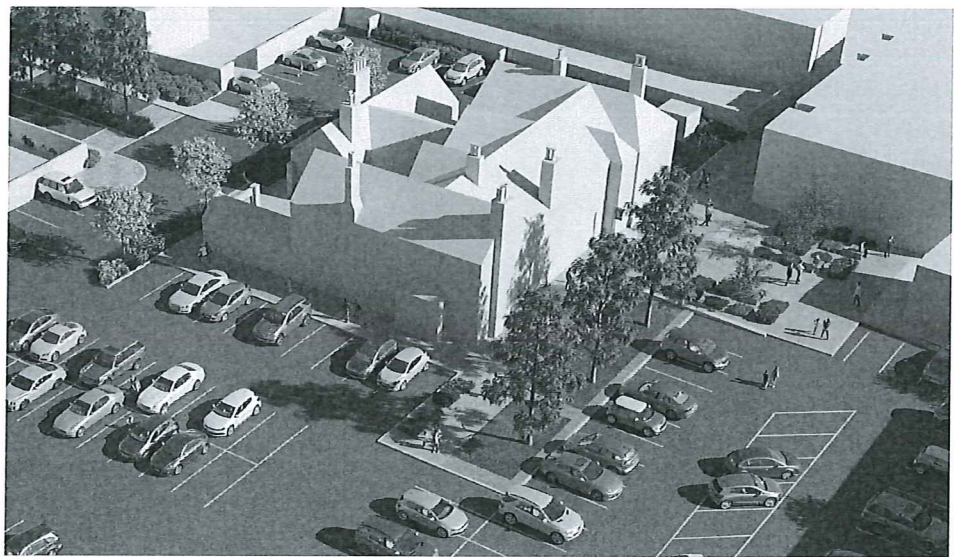
3.32. The quality and depth of topsoil are the foundation for the successful establishment and growth of plants and grass and therefore it is important that all good quality suitable topsoil is conserved and re-used prudently.

Proposed Topsoil depths

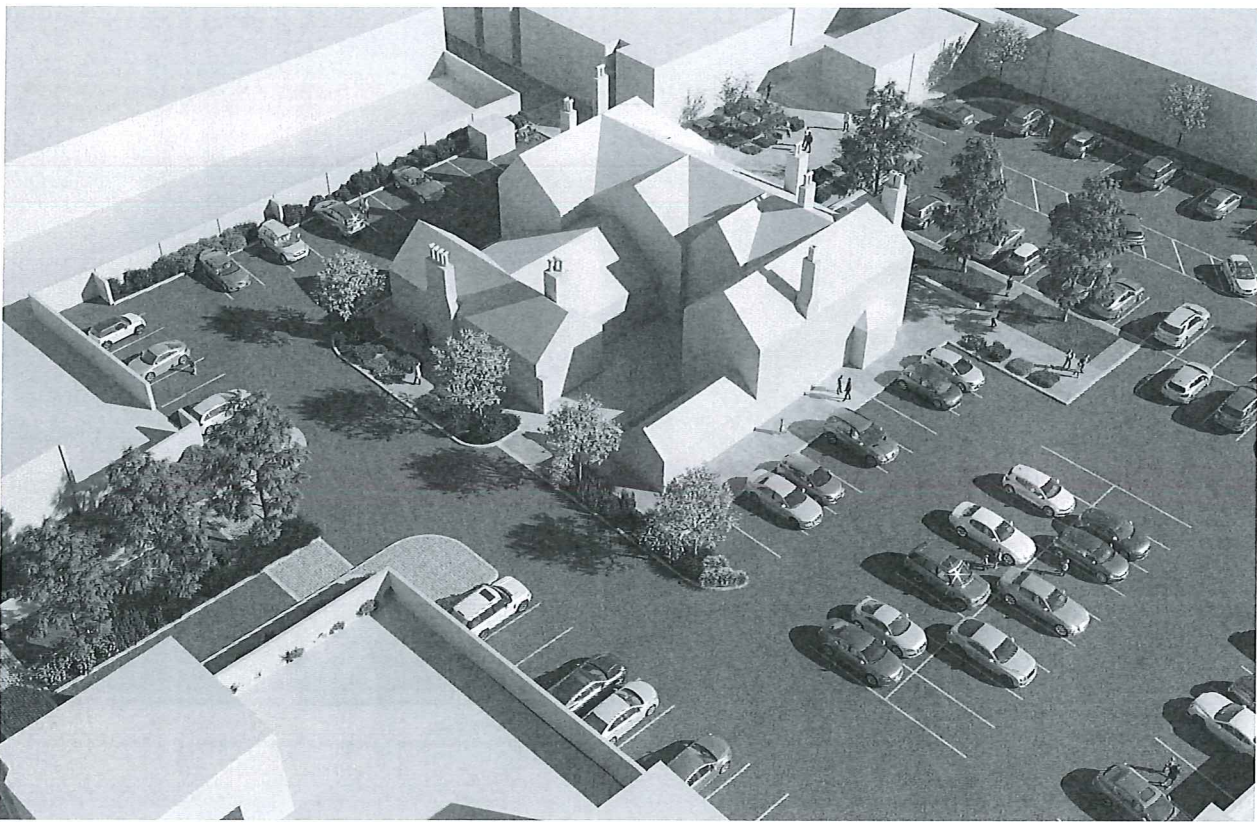
3.33. The minimum depths of topsoil proposed for amenity planting areas and the herb garden planting is 450mm and for amenity grass areas 150mm.



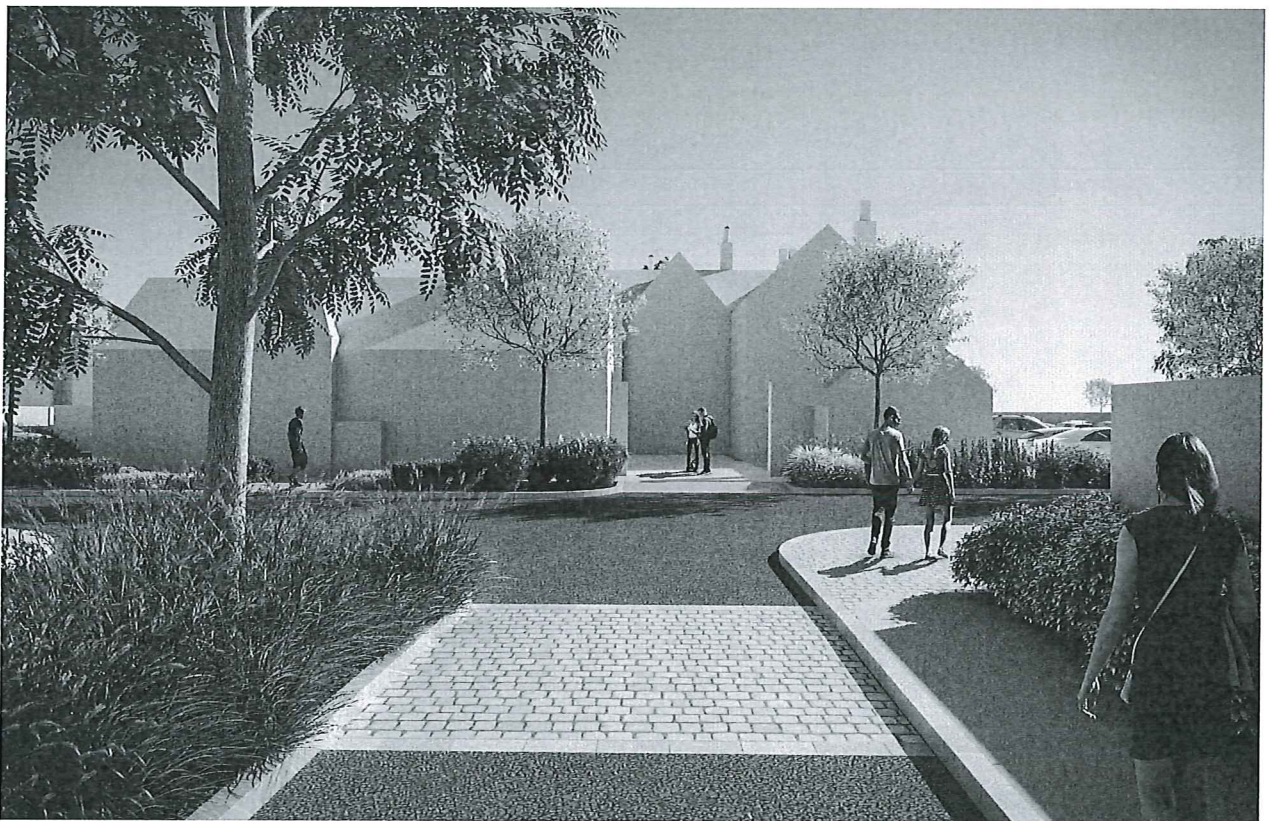
View Location Plan



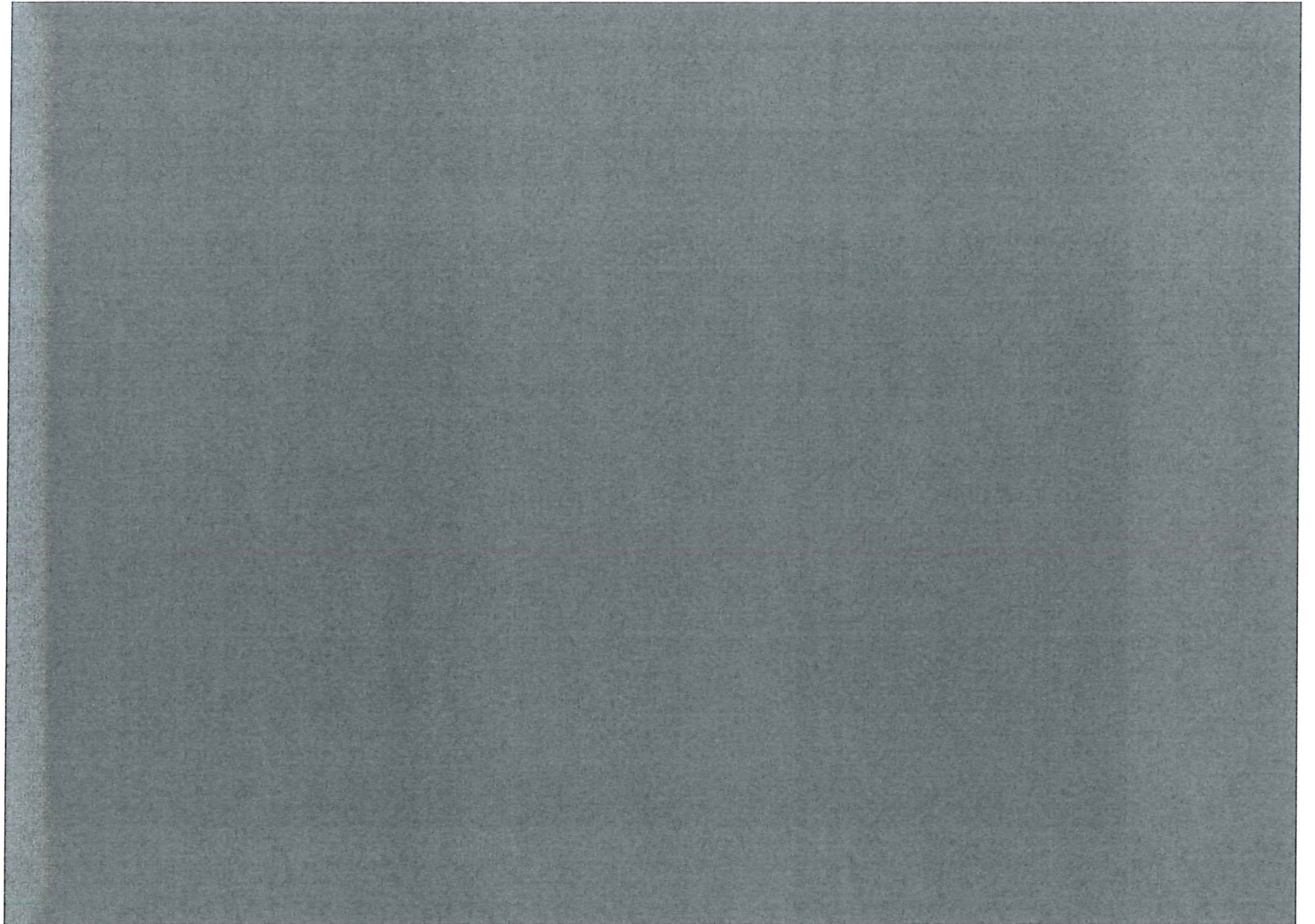
View 1 - Computer Generated Image of The Master's House landscape proposals
Aerial view from the south west corner of the site looking east towards the proposed public square and the public entrance to The Master's House



View 2 - Computer Generated Image of The Master's House landscape proposals
Aerial view from Bye Street looking south east towards the rear facade of The Master's House



View 3 - Computer Generated Image of The Master's House landscape proposals
Eye level view from the vehicle entrance looking towards the rear of The Master's House



4.0 Access Statement

Fire Vehicle Access to buildings

- 4.1. Building Regulation - Approved Document B
- 4.2. The more onerous Volume 2 has been applied to St Katherine's Hall.

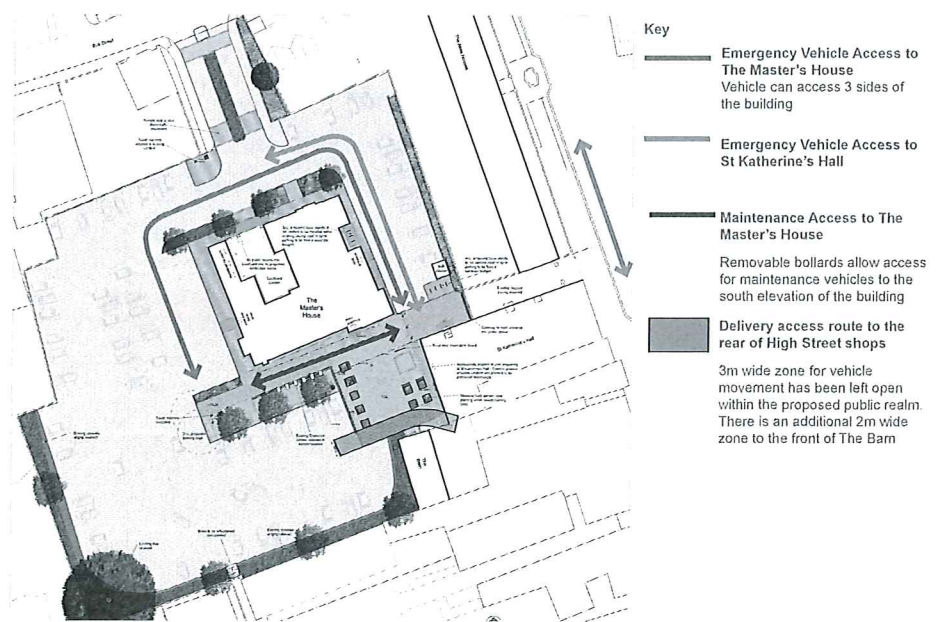
* 16.2 There should be vehicle access for a pump appliance to small buildings (those of up to 2000m² with a top storey up to 11m above ground level) to either:

- a. 15% of the perimeter; or
 - b. within 45m of every point on the projected plan area (or 'footprint', see Diagram 4B) of the building; whichever is the less onerous*
- 4.3. More than 15% of St Katherine's Hall can be accessed from the High Street. Additionally more than 25% of the building can be accessed from within the car park.
 - 4.4. 100% of the The Master's House can be accessed by a fire appliance

Ambulance Vehicle Access to buildings

- 4.5. Ambulance access is not subject to building regulations however,
 - The Master's House is surrounded by a car park on three sides and an ambulance could have access within 8 meters from the main door.
 - An ambulance could gain access along the front of St Katherine's Hall as the proposed landscape does not obstruct access for vehicles.

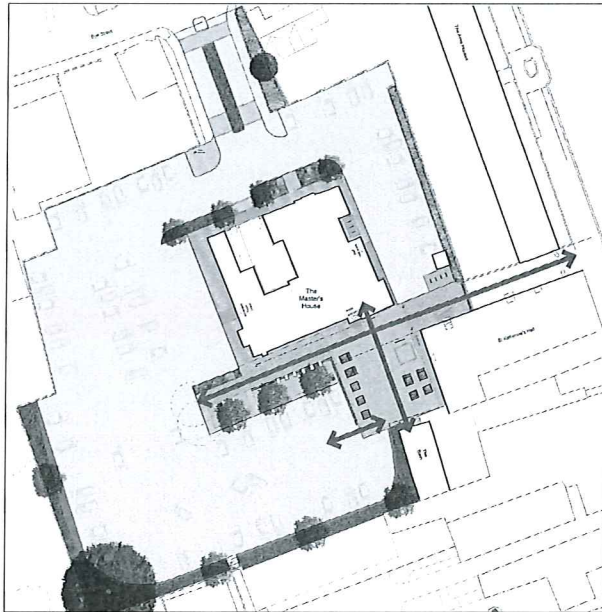
Vehicle Access Around Building's



DDA access to buildings

- 4.6. The landscape has been designed to be accessible across the site. It was considered that main desire lines and movement between buildings should allow disabled access and comply with The Equalities Act 2010 a "duty to make reasonable adjustment for disabled people".
- 4.7. There are no steps or ramps within the landscape and all gradients are 1:21 and greater.

Landscape movement and accessibility



Key
↔ Level Access across the site
All routes are 1:21 or less

| Approval Record | | | |
|-----------------|---|---------------------------------|---------------------|
| Revisions | | | |
| Ref | Description | By | Date |
| (C) | Update to design following consultation with key stakeholders. Removal of archway feature and change to street furniture materiality. | RS | 24/04/2018 |
| Quality Control | | | |
| Prepared By: | | | |
| Checked By: | Alison Osborne-Brown | POSITION: Technical Director | DATE: 02/05/2018 |
| Approved By: | Alison Osborne-Brown | POSITION: Technical Director | DATE: 02/05/2018 |