

Stoodley Knowle

Landscape Proposal Document

June (Version 2) 2018

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Landscape Proposals Plan (Nursing Home)	Dwg. 514-08

This document to be read in conjunction with:

Landscape Analysis Document (redbay design (February 2018)
Landscape and Visual Impact Assessment (Tyler Grange April 2018)

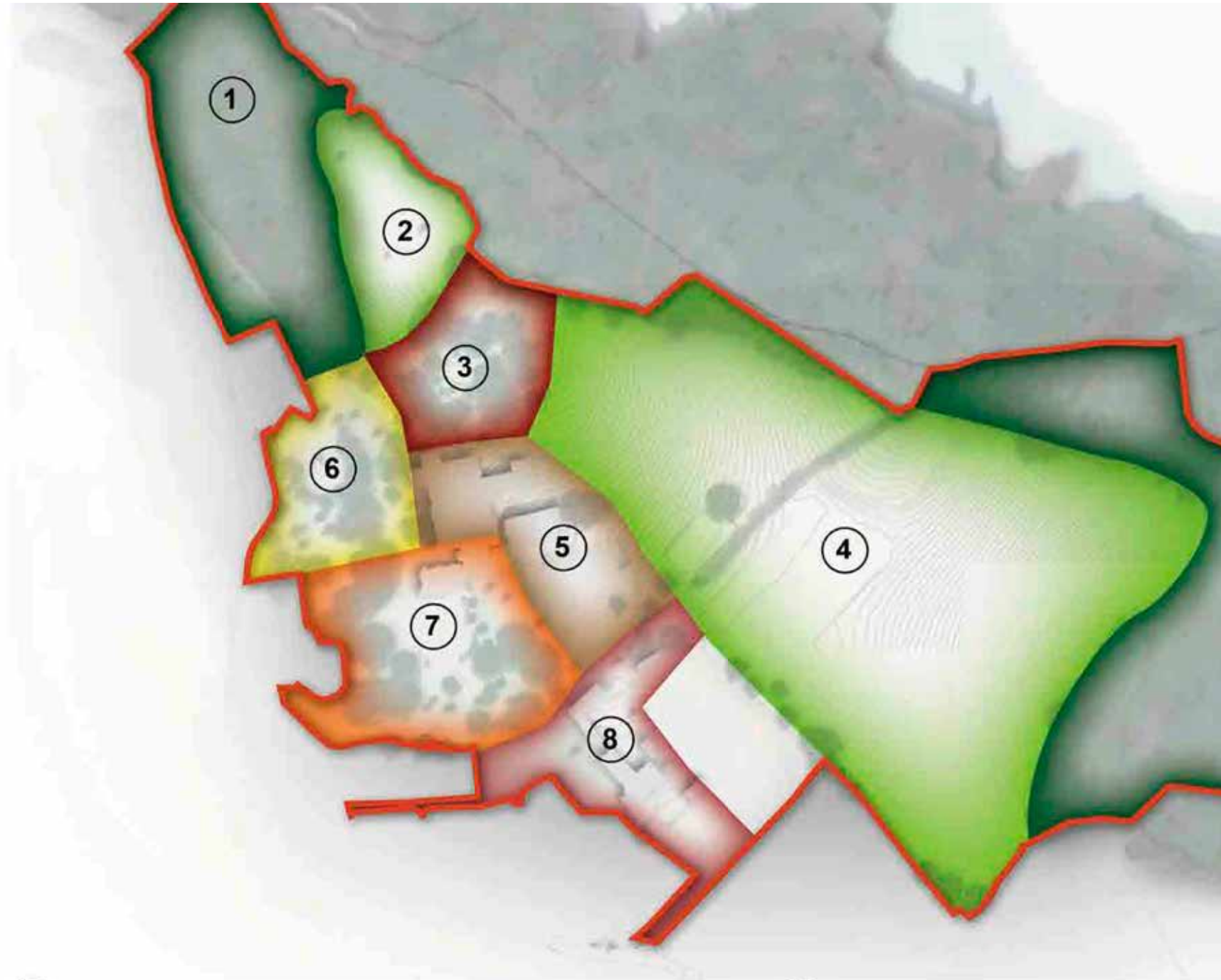


EXISTING SITE CHARACTER ZONES

(LVIA - TYLER GRANGE MARCH 2018)

LANDSCAPE CHARACTER MAP

PRE-DEVELOPMENT



- ① Anstey's Cove Wooded Slopes
- ② Norhern Meadow
- ③ The Grove
- ④ Rolling Meadows
- ⑤ The Old School

- ⑥ Walled Gardens
- ⑦ Western Parkland
- ⑧ The Oratory
- ⑨ Black Head Wooded Slopes

LANDSCAPE CHARACTER MAP

POST DEVELOPMENT

ROLLING MEADOWS -

A significant area of the meadow will remain and will be improved, through the removal of the hard-standing tennis courts, where the natural rolling landform will be restored and partially re-grassed with species rich meadow. The linear strip of new housing that sits along the edge of this character area will form a transitional character area known as the Parkland Fringe.

PARKLAND FRINGE -

18 new detached/ semi detached houses within in newly created parkland fringe setting. The character of this part of the site takes features found along the edges of the rolling meadows, low hedges, and occasional trees, with some of the evergreen ornamental hedges in the heart of the development.

WESTERN PARKLAND -

Encompassing the existing villa and grounds, 3 new pavilion houses and apartments, within an enclosed Parkland setting. Extends Western Parkland to encompass the school site Character Area.

THE OLD SCHOOL -

This area will undergo the most radical change. The existing land considered poor in terms of quality save for the large specimen trees, the significant of which will be retained and protected.

HISTORIC QUARTER -

Conversion of original Manor House and associated farm buildings and outhouses. Maintain strong courtyard enclosures and historical presence. Re-enforce past ecclesiastical connections.

WALLED GARDEN -

two new 'lean too' houses within the walled garden, is to include restoration of the gardens with some production use.

NORTHERN MEADOW - 16 bed nursing home in open meadow setting.

ANSTEY'S COVE WOODED SLOPES -

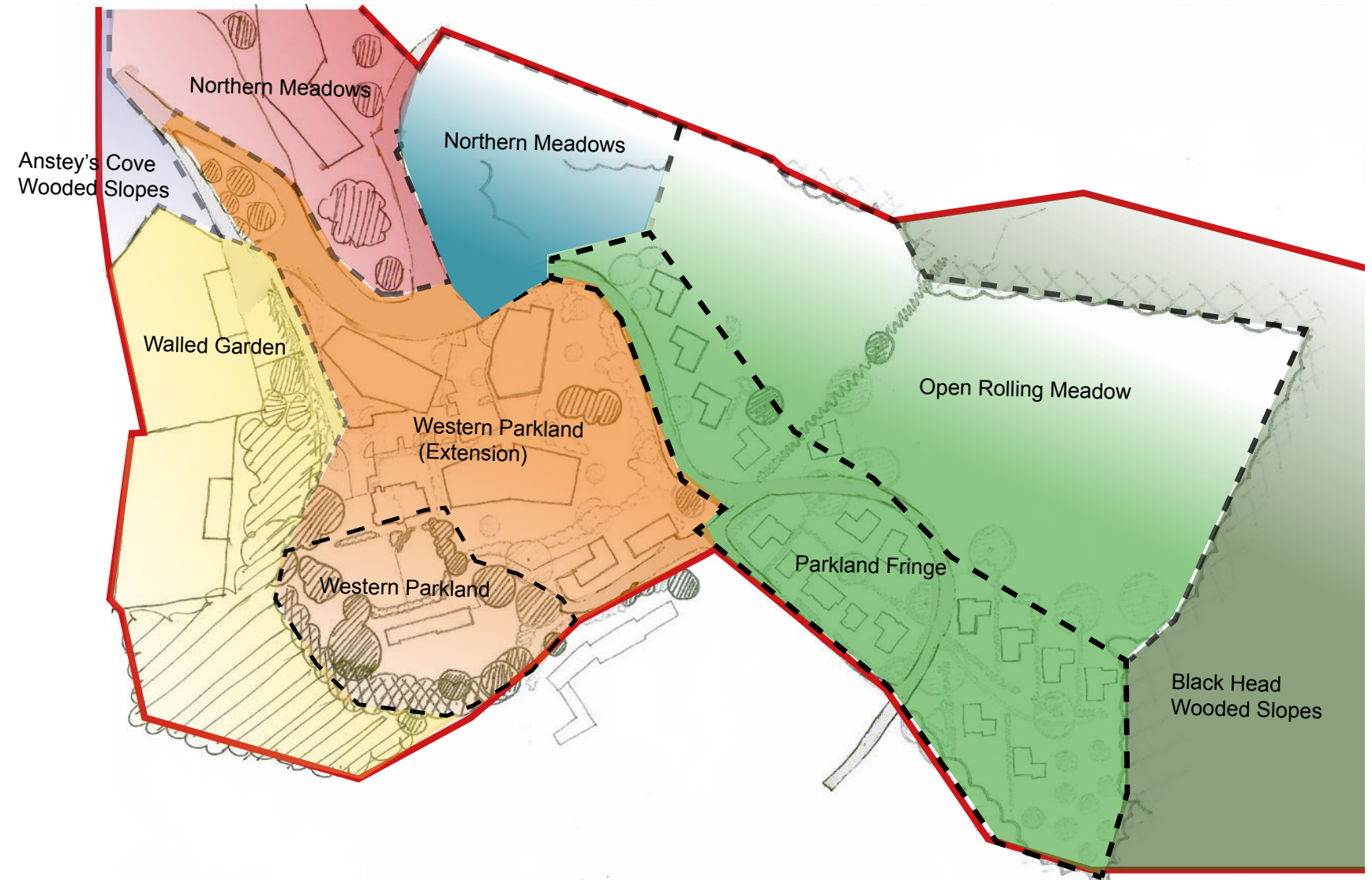
will be subject to a comprehensive management plan. Is not effected by the development proposals.

BLACK HEAD WOODED SLOPES -

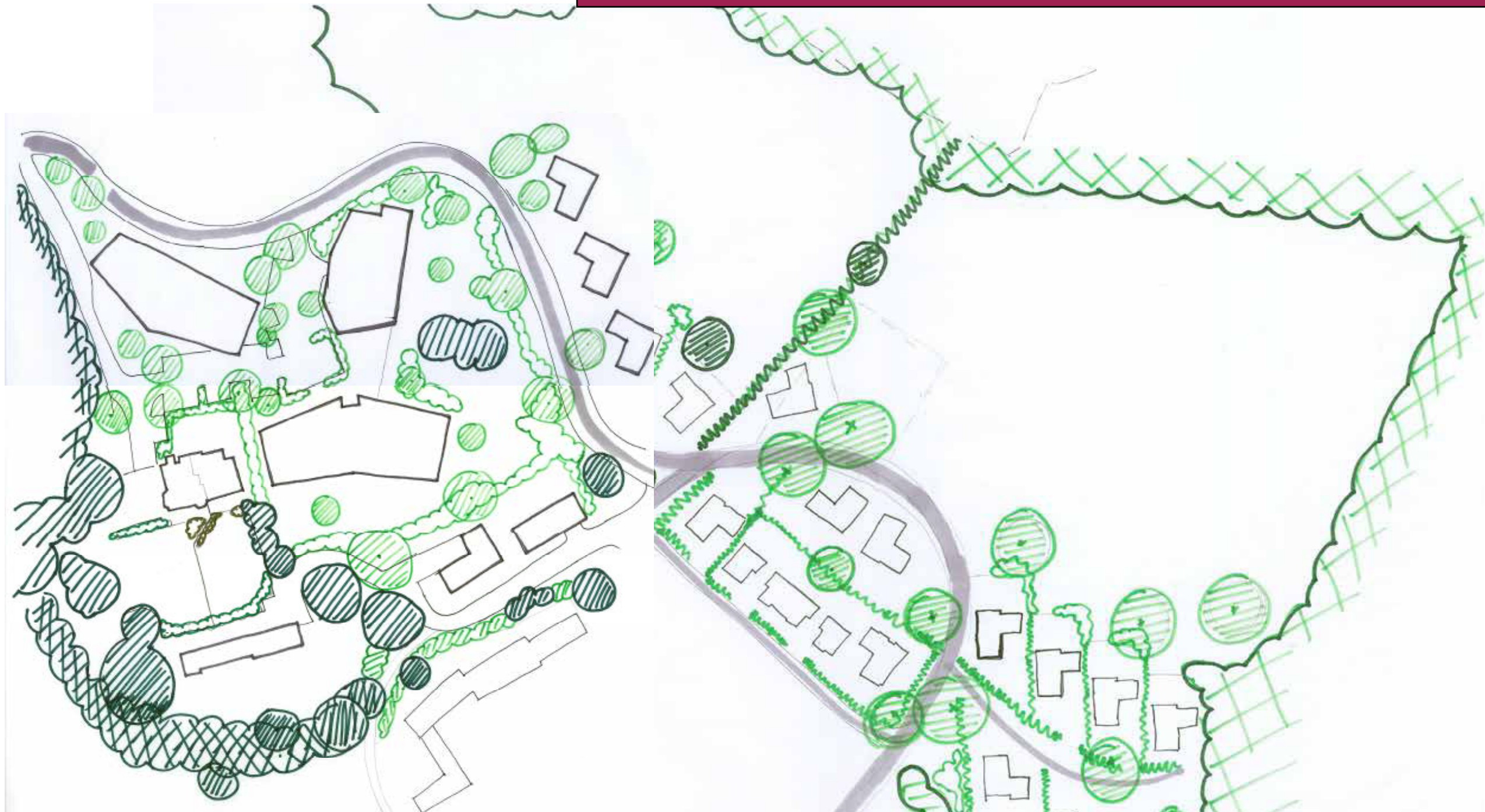
will be subject to a comprehensive management plan. Is not effected by the development proposals.

THE GROVE -

will be subject to a management regime as part of a site wide management plan to maintain open woodland with some restricted community access. The cordoned off cemetery will remain an scared space accessible only to the Sisters of Les Filles de la Croix.



LANDSCAPE OVERVIEW



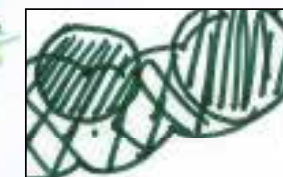
INTRODUCTION

The overall aim of the landscape design is to create a framework for development appropriate to the existing site character, that creates a strong sense of place; successfully absorbing the new buildings into its surroundings.

The key features of the existing site that has been taking forward into the design are:

- i) the ornamental parkland gardens (Western Parkland) that surrounds the Victorian Villa open grassland dotted with large narrow conifers and occasional or small groups of large species trees and , surrounded by evergreen hedges.
- ii) The Open Meadows with hedges and occasional specimen parkland trees.

LEGEND



Existing Vegetation



Proposed Vegetation

SITE ACCESS AND CIRCULATION

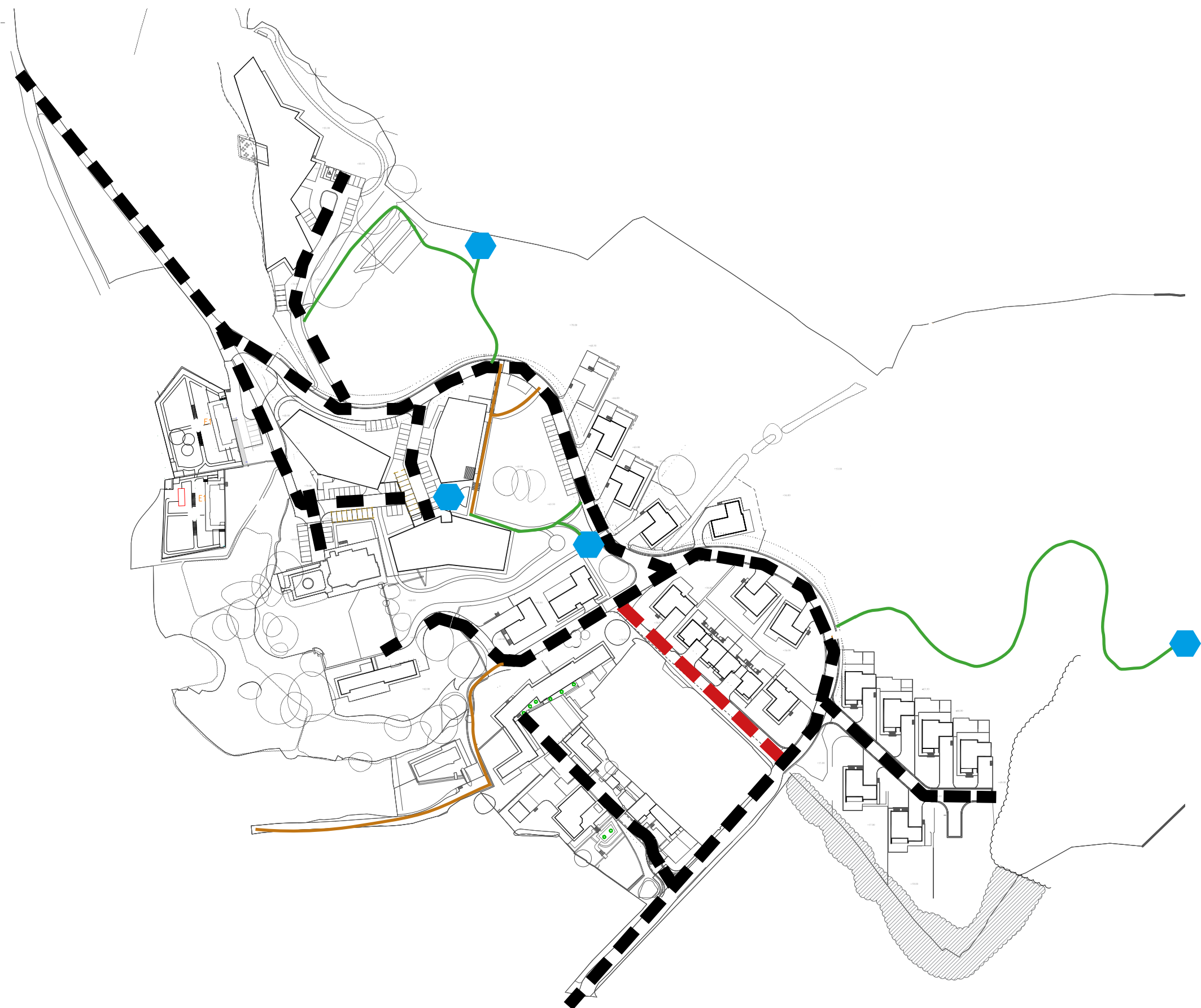
KEY

SHARED SURFACES (Vehicle/pedestrian)

- Self Binding Gravel Surfaces
- Tarmac/Block paved or bonded gravel Surface

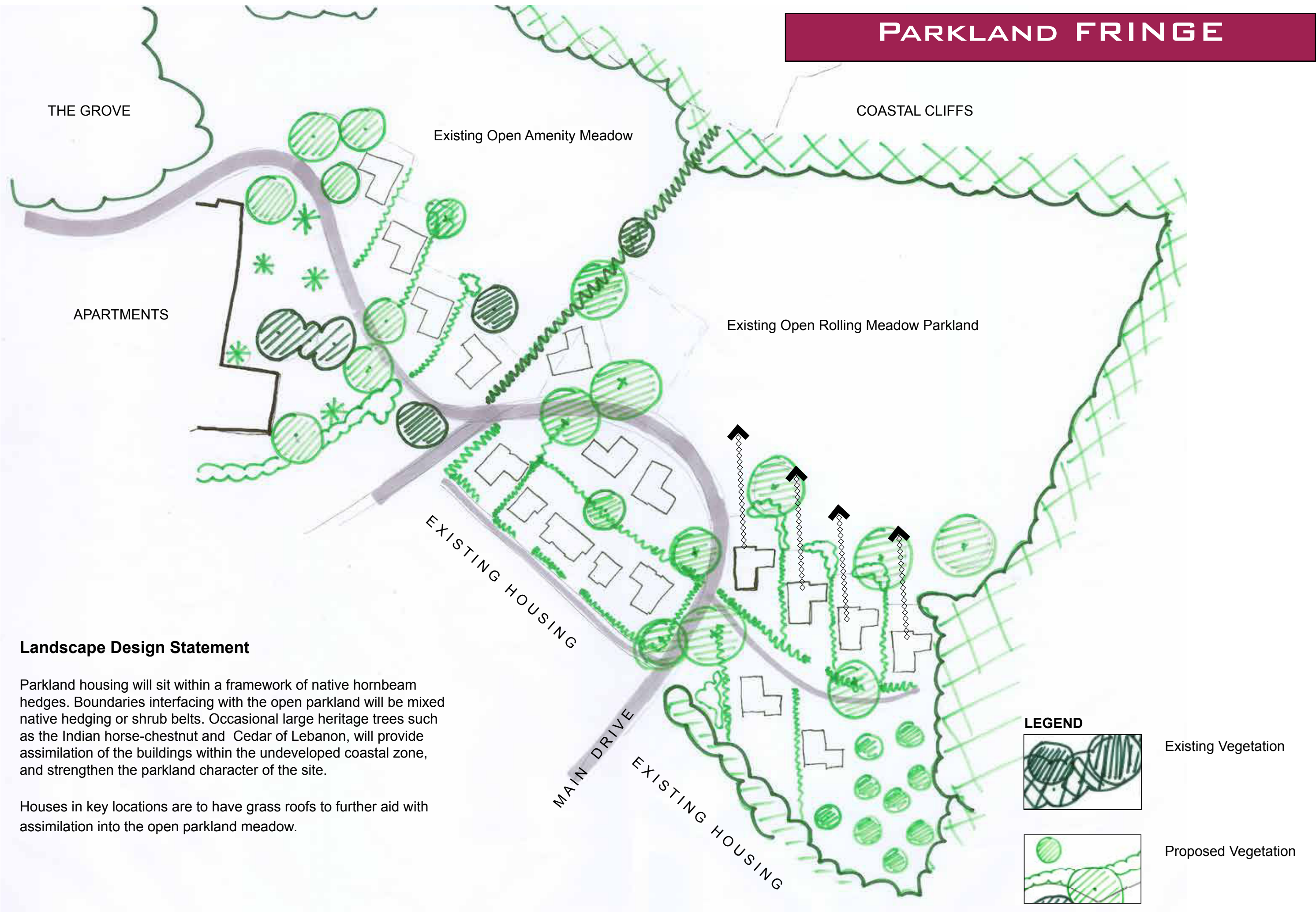
PEDESTRIAN SURFACES

- Mown Grass Path
- Self Binding Gravel Surface
- Points of Interest.
Potential community seating areas.
Locations with good views across the site and out to the coast.



Precedent Image showing intention of character for main drive.

PARKLAND FRINGE



Landscape Design Statement






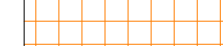
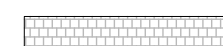


Parkland housing will sit within a framework of native hornbeam hedges. Boundaries interfacing with the open parkland will be mixed native hedging or shrub belts. Occasional large heritage trees such as the Indian horse-chestnut and Cedar of Lebanon, will provide assimilation of the buildings within the undeveloped coastal zone, and strengthen the parkland character of the site.



Houses in key locations are to have grass roofs to further aid with assimilation into the open parkland meadow.

PARKLAND FRINGE - PLOTS 13-18


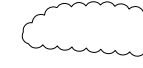











HARDWORKS:

-  Gabion retaining wall - with local stone fill
-  Stone faced hedge banks - (structural retainer where indicated)
-  1.2m High Post and Rail Fencing
-  1.8m High Hit and Miss Fencing
-  Marshall's - Riven Fairstone Natural Sandstone Birch - Garden Patio's
-  Marshall's - Drivesett Argent Piora Permeable Block Paving - Private Driveways
-  Asphalt - Main Vehicular Circulation
-  Marshall's - Fairstone Cropped Granite Setts (or similar) - circulation breaks
-  Timber Decking - Private Gardens

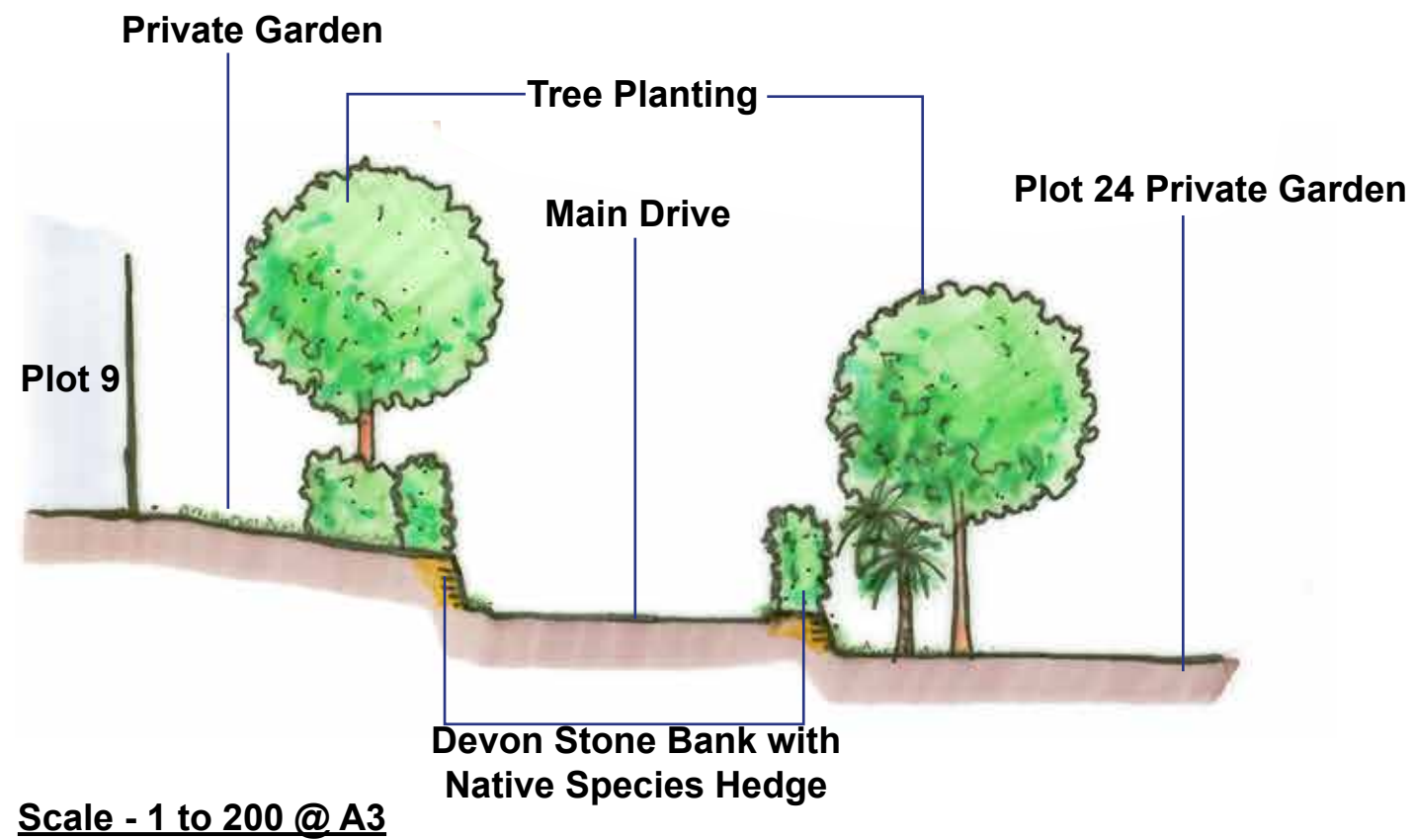
-  +58.00 Existing Levels
-  +58.00 Proposed Levels

SOFTWORKS

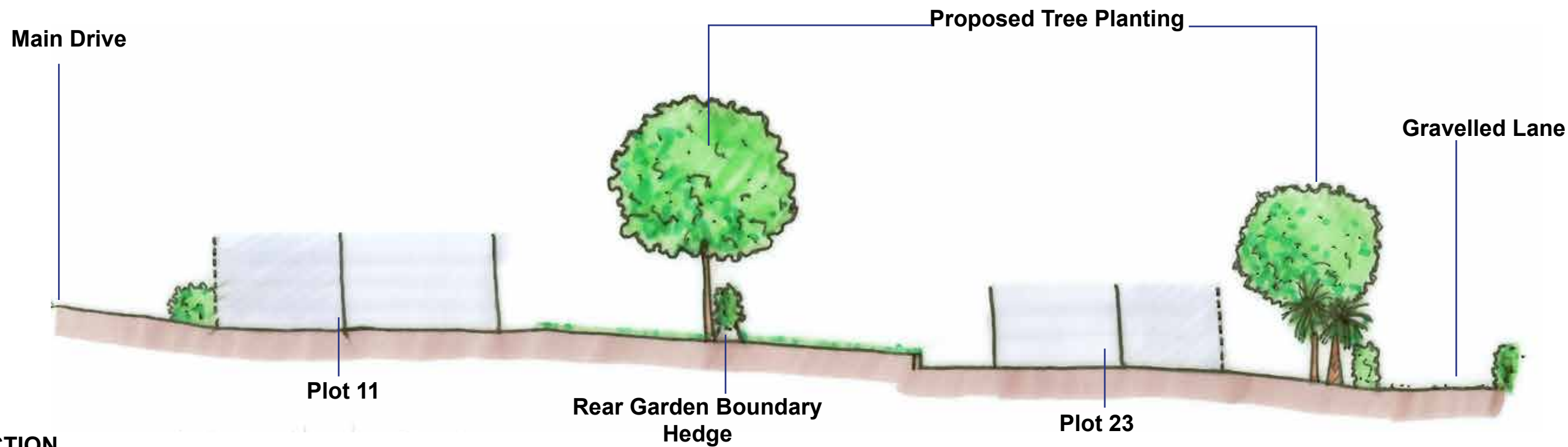
-  Existing Trees
-  Existing Hedge
-  Proposed Broadleaf Trees
-  Proposed Conifer Trees
-  Proposed Native Hedge
-  Proposed Ornamental Hedge
-  Proposed Native Shrub Planting
-  Proposed Ornamental Planting
-  Amenity Grass Mix
-  Wildflower Meadow Grass
-  Species Rich Grass Roof

Refer to Drawing 514/04 for full scale Parkland Fringe Drawing

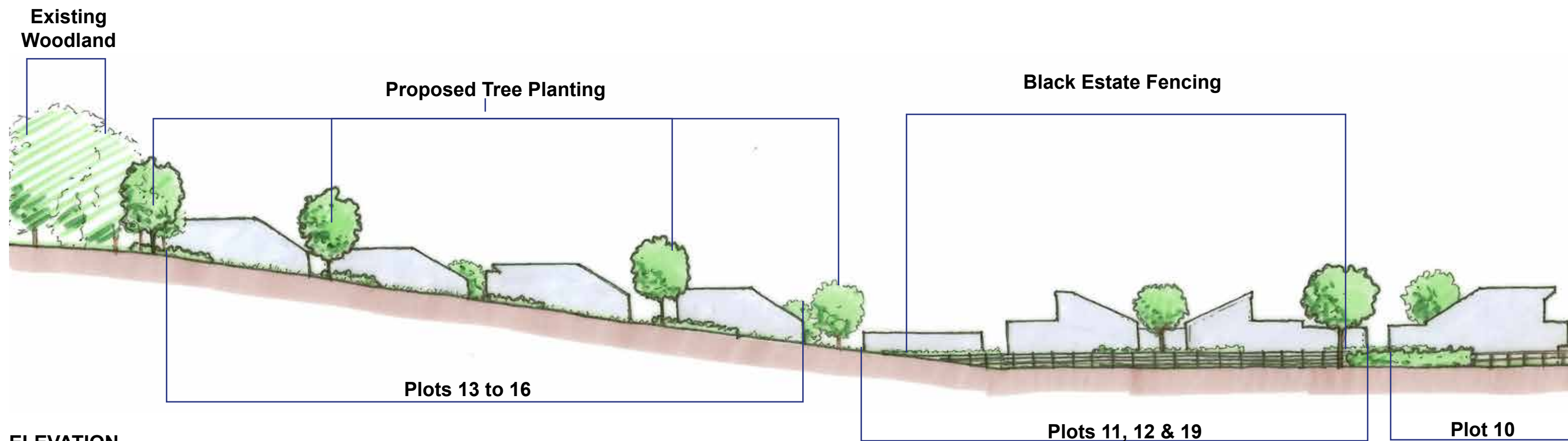
PARKLAND FRINGE SECTIONS



PARKLAND FRINGE SECTION AND ELEVATION

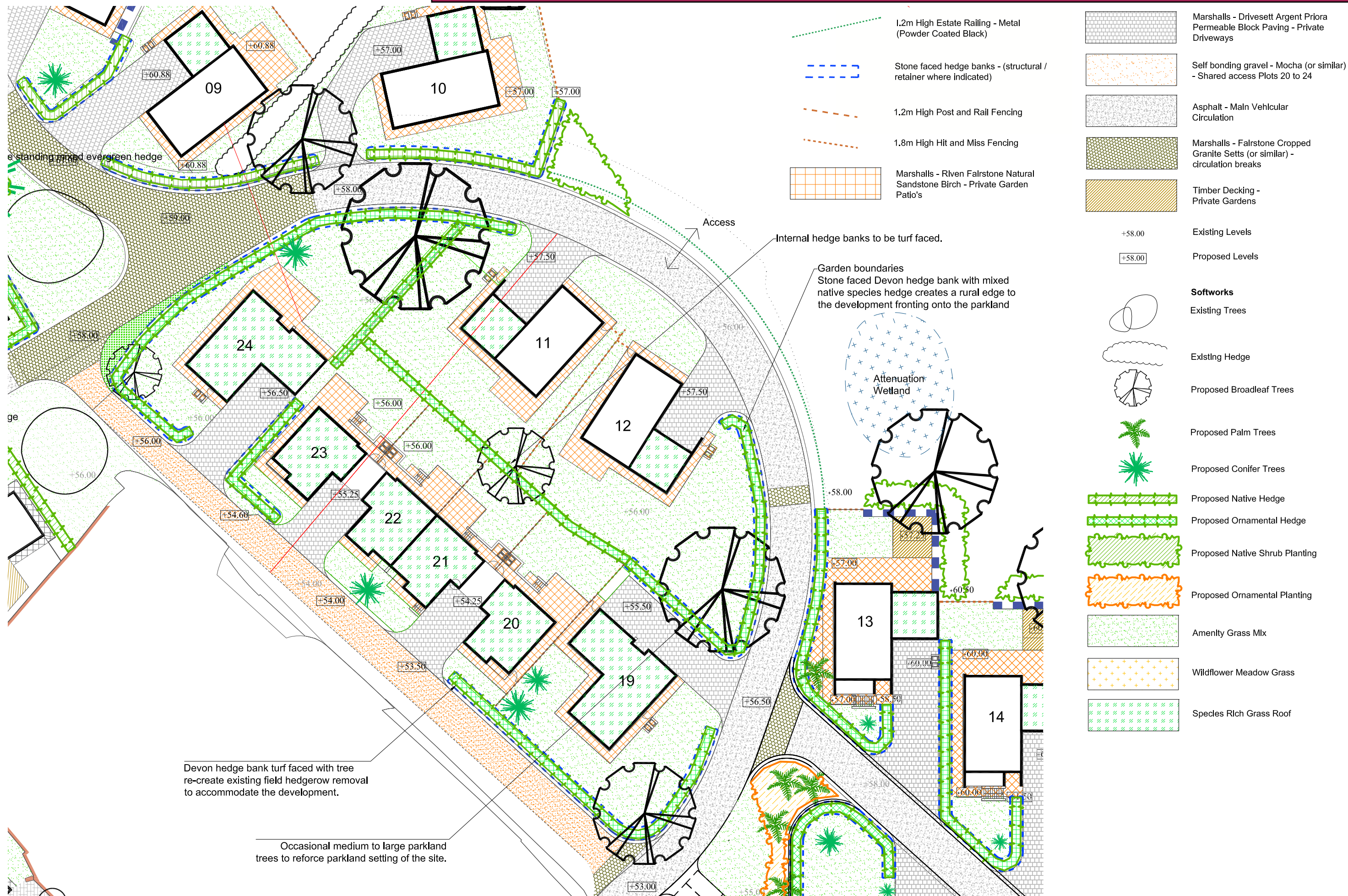


SECTION
Scale - 1 to 200 @ A3

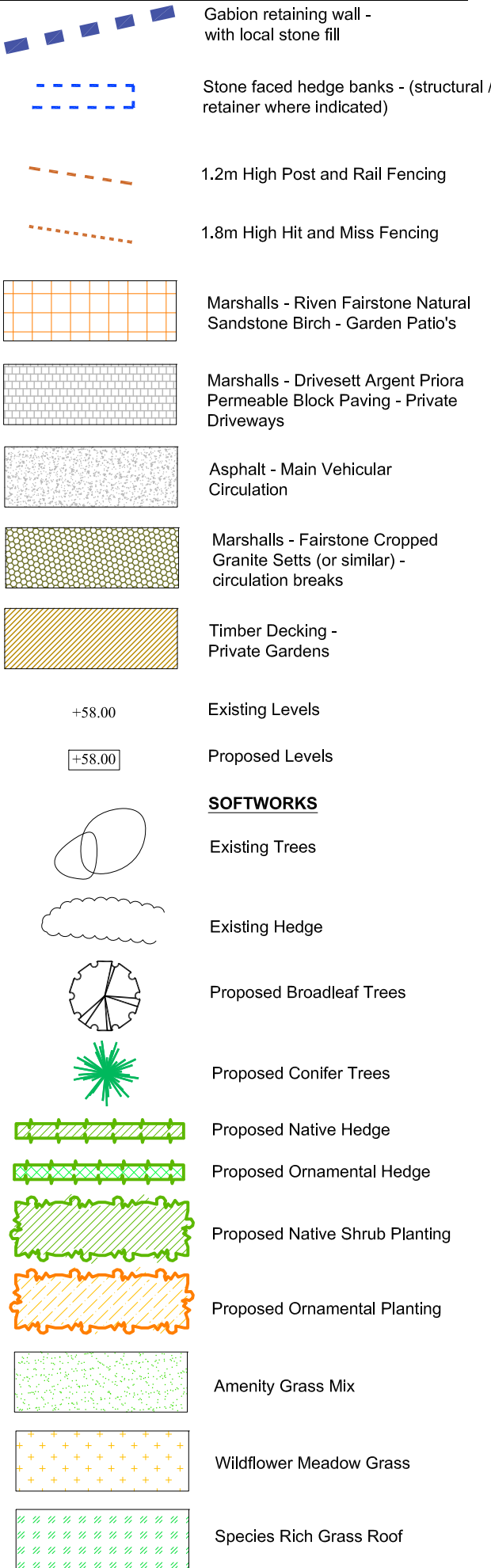


ELEVATION
Scale - 1 to 500 @ A3

PARKLAND FRINGE PLOTS 10 TO 12 & 19 TO 24



PARKLAND FRINGE PLOTS 6 TO 9



PARKLAND FRINGE - HARDWORKS PALETTE

Landscape Design Statement

The Parkland fringe area exhibits a number of key characteristics which predominantly include land-form and vegetation with little influence coming from any existing man made structures. The focus has therefore been placed on emphasising and enhancing the existing parkland character while, at the same time, introducing a new residential edge to the open space. This will be achieved with a palette of materials that promote a connection between development edge and parkland.



Metal, black parkland railings.



Post and rail timber fencing.

Fencing and Railing.

Black, metal, Palisade Railing will provide a defined, elegant edge to the parkland where it abuts the main access which runs through the site. Timber post and rail fencing will be used as the rear boundary treatment of plots which back directly onto the parkland. This softer approach will provide a greater visual and physical connection while at the same time providing a defined edge to the plots defensible space.



Timber Decking

Timber Decking

Used within private gardens to create elevated seating areas where levels allow.



Stone faced Devon hedge banks



Stone Faced Devon Hedge Banks

Used to create a locally distinctive sense of place on plot frontages and to provide concealed level changes where necessary.

Stone filled Gabion walls

Used predominantly to create subtle retaining structures within private gardens where levels changes are required between proposed and existing landform.



Gabions.



Marshalls - Marshalls - Riven Fairstone Natural Sandstone Birch



Marshalls - Drivesett Argent Priora Permeable Block Paving - Private Driveways



Self bonding gravel - Mocha (or similar)



Marshalls - Fairstone Cropped Granite Setts3 (or similar) - circulation breaks decking.

PARKLAND FRINGE - PLANTING PALETTE



Design Statement

The planting palette and vegetation layout, takes design cues from the existing character, utilising native hedges, either mixed or single species hornbeam, to form a simple linear network of hedgerows with strong rural vernacular. The hedges will be on low earth banks. At key locations such as along the drives the banks will be stone faced, using local limestone, that ties in with other such existing features through out the site.

Parkland Trees such as: Lime, Horse-chestnut, Cedar and Oak are to be used along the edge of the fringe and where spaces allows in the development, to provide amelioration of the housing when viewed from the coast.

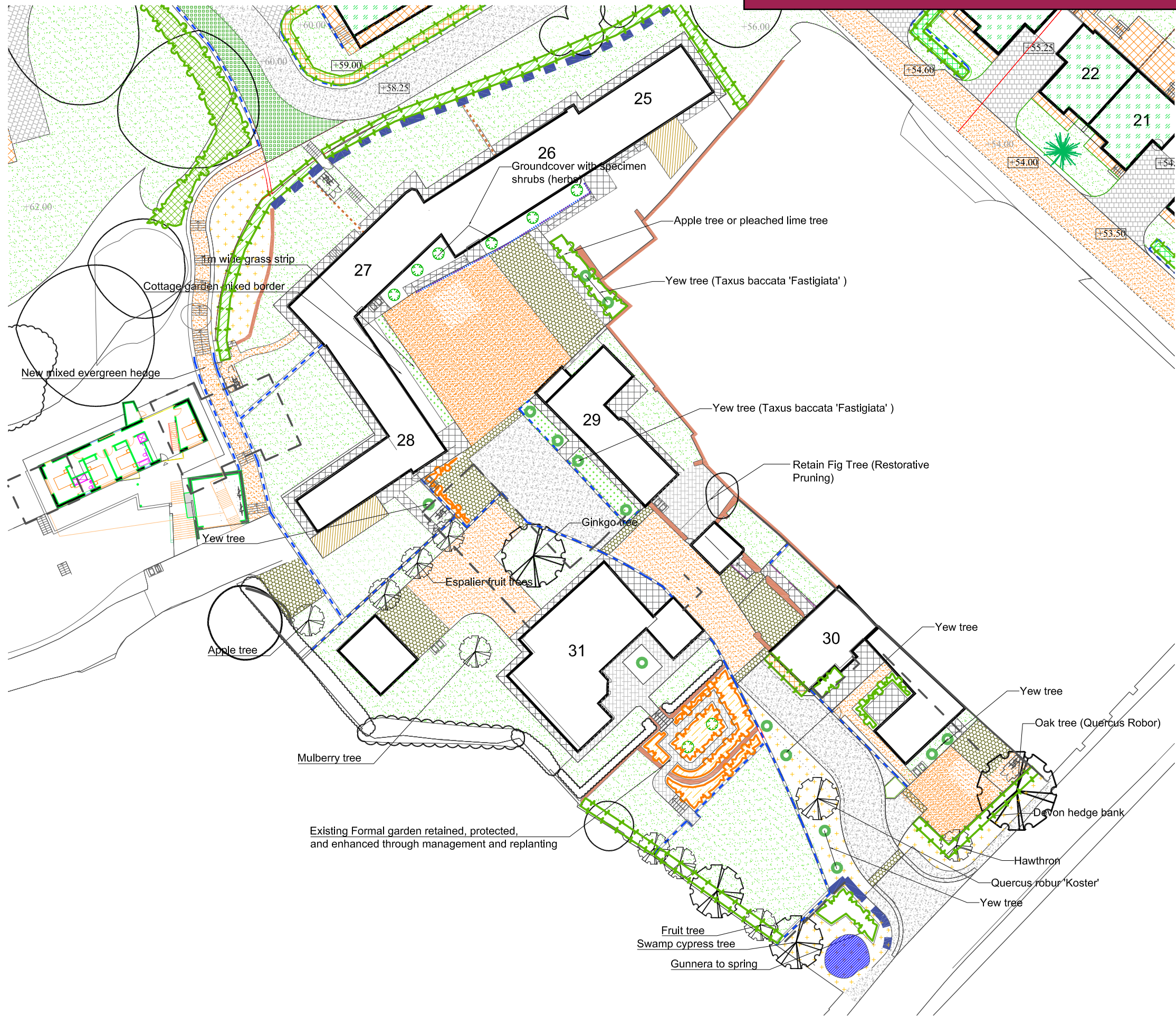
Within the body of the character area occasional tall narrow conifer trees are to be used, along with Palm trees and other 'exotics' which help to tie this part of the site with the neighbouring 'Western Parkland'

Grass Roofs to Housing

Roofs to housing in the lower part of the fringe, will have grass roofs to provide continuity of the grass surface that prevails on this part of the site. This will be particularly evident when overlooking from the Western Parkland and elevated vantage points on the rolling meadows.



HISTORIC QUARTER- LANDSCAPE



HARDWORKS:

- Existing stone walls to be retained
- Gabion retaining wall - Local stone to fill
- Proposed stone walls to match existing
- Black metal handrail (Wall Mounted)

- Existing Pavers to be made good.
- Marshalls - Fairstone Slate Casarta, Silver Grey Pavers
- Resin Bonded Gravel - Mocha (or similar)
- Asphalt - Main Vehicular Circulation
- Marshalls - Fairstone Cropped Granite Setts (or similar) - Court yard and parking
- Timber Decking - Private Gardens

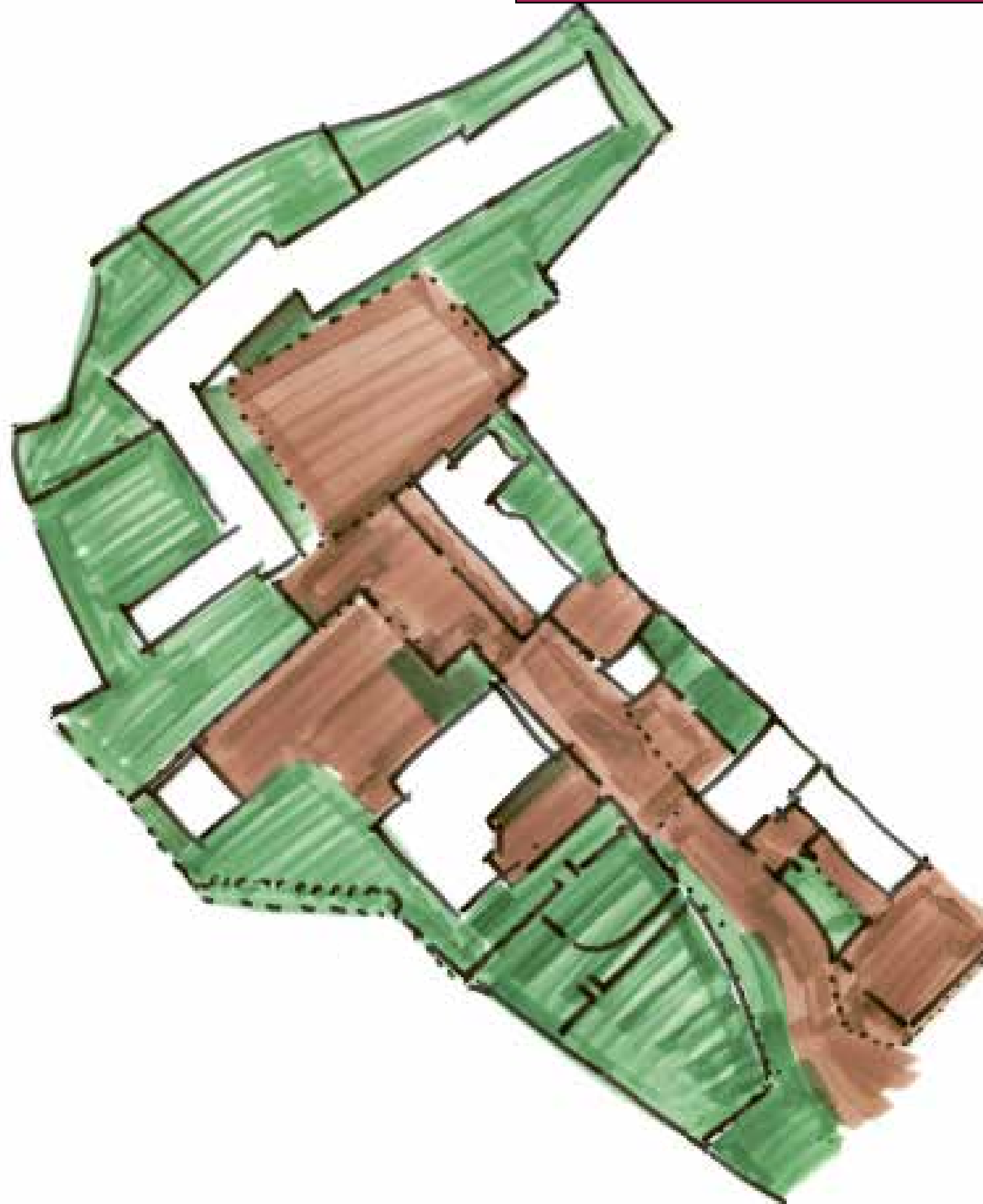
+58.00 Existing Levels

+58.00 Proposed Levels

SOFTWORKS:

- Existing Trees
- Proposed Tree Planting
- Proposed Specimen Shrubs
- Proposed Native Hedge
- Proposed Native Shrub Planting
- Proposed Ornamental Planting
- Amenity Grass Mix
- Wildflower Meadow Grass

HISTORIC QUARTER- SPACIAL ARRANGEMENT



KEY



Soft Courtyards-
Private Garden Spaces



Hard Paved Courtyards-
Mostly Community spaces
around building entrances, and
parking.

The Historic Quarter is made up of a series of interconnecting courtyard spaces, defined and enclosed by stone buildings or high walls. This is re-enforced with the new builds and the proposed landscape treatment to include further stone walls.



HISTORIC QUARTER- MATERIALS PALETTE

Landscape Design Statement

This area is rich with existing features, both hard and soft. The palette will serve to retain many of those existing features where possible. Proposed access and surface treatments have been selected to respect and enhance the existing character of the architecture and landscape with a high quality finish across the whole area where they will feature alongside soft landscape treatment to create series of both hard and soft courtyards in private and communal areas.



Marshalls - Fairstone Slate, Silver Grey Paving slabs, to match existing pavers on this part of the site.



Self bonding gravel - Mocha (or similar) & Marshalls - Fairstone Cropped Granite Setts (or similar) - Court yard and parking.

Paving, Parking and Access.

Existing paving within this area is generally found to be in fair condition. Darkened by the years. New paving has been selected in order to provide a close match when creating new paved areas within the private gardens. Parking and access will see the introduction of new materials which remain sensitive to the existing situation. Cobbles will be used for both parking and some communal areas where it will promote a shared aspect to much of the access. This will be broken up with area of self bonding gravel.



Metal Railings

Metal, black painted railings will be used to create low boundary treatments on frontages of a number of plots. The railings will be located on the tops of low stone walls so as to create clear ownership without using high walls or hedging which would block light and views from property windows.



Walling and Courtyards.

Higher, stone walls will be used where entrances to private courtyards require an enhanced sense of enclosure. This is in keeping with the proposed character of the area. Local stone will form a sense of connection with the architecture associated with the historic quarter and will be softened further with tree and shrub planting.



Timber Decking

Used within private gardens to create pockets of more contemporary seating areas which will break up paved areas.



Stone filled Gabion walls

Used predominantly to create subtle retaining structures within private gardens where levels changes are required between proposed and existing landform.



HISTORIC QUARTER- PLANTING PALETTE

Planting design cues taken from the Manor House, 15 Century buildings and the sites historic ecclesiastical use. The layout is based around a series of courtyards or cloisters, where self sufficiency would of been a key part of life. Planting includes medicinal herbs, espalier fruit trees, and specimen mulberry trees.

The formal terraced garden to the Manor House is to be conserved and the tennis court associated will be converted into a lawn surrounded by a new stone wall, to improve the setting of the listed buildings.

SAMPLE PLANT LIST:

Yew
Lilac
Box
Lavenda
Cotton Lavenda
Rosemary
Chives
Thyme
Achillea
Fennel
Myrtle
Fig Trees
Mulbury Trees

Gunnera and swamp Cyprus tree to be used at the entrance around the existing pond to create a strong feature at the junction with the main drive.



WESTERN PARKLAND



Landscape Design Statement

Planting design takes inspiration from the Italianate style of planting associated with the grounds round the Victorian villa, and now incorporates the Pavilion Ha-Ha houses and Apartments.

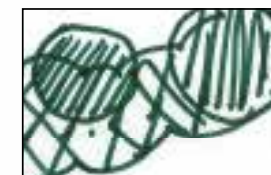
The Parkland theme, is intended to extend out and encompass the old school site that was dominated by the municipal buildings and large expanse of tarmac.

Key elements of the design are:

- Linear dense bands of evergreen hedges define spaces and provide privacy
- Large parkland trees create balance and scale to the new apartments whilst framing and working with the existing trees to provide assimilation when viewed both internal and from external locations. Trees to include large conifers.
- Low evergreen shrubs and herbaceous planting to create interest.
- Sweeping areas of open amenity grass

Plants includes cotton lavender and agapanthus with the vertical presence of the pencil conifers.

LEGEND



Existing Vegetation



Proposed Vegetation

WESTERN PARKLAND



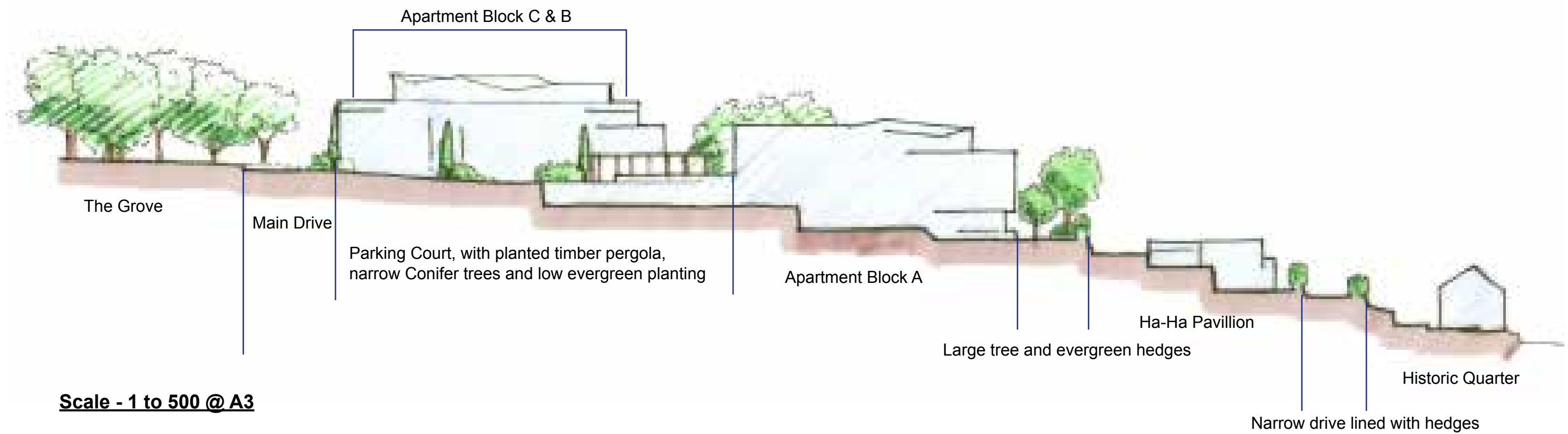
- Gabion retaining wall - Local stone to fill
- Stone faced hedge banks - (structural / retainer where indicated)
- 1.2m High Post and Rail Fencing
- 1.8m High Hit and Miss Fencing
- Timber Pergola - Apartment Car Parking
- Marshalls - Riven Fairstone Natural Sandstone Birch
- Myriad Priora Permeable Block Paving
- Reclaimed Red Brick Block paving.
- Resin Bonded Gravel - Mocha (or similar)
- Asphalt - Main Vehicular Circulation
- Marshalls - Fairstone Cropped Granite Setts (or similar) - circulation breaks
- Timber Decking - Private Gardens
- Grasscrete Surface
- +58.00 Existing Levels
- +58.00 Proposed Levels
- SOFTWORKS:**
- Existing Trees
- Existing Hedge
- Proposed Broadleaf Trees
- Proposed Palm Trees
- Proposed Conifer Trees
- Proposed Native Hedge
- Proposed Ornamental Hedge (Evergreen)
- Proposed Ornamental Hedge (Hornbeam)
- Proposed Ornamental Hedge (Low)
- Proposed Ornamental Hedge (Yew)
- Proposed Native Shrub Planting
- Proposed Ornamental Planting (Evergreen)
- Amenity Grass
- Wildflower Meadow Grass
- Species Rich Grass Roof

Apartment Block

WESTERN PARKLAND APARTMENT PARKING COURT



WESTERN PARKLAND - SECTION



WESTERN PARKLAND- HARDWORKS

Landscape Design Statement

Within this zone 3 principle development types are proposed. These include Apartments, Ha Ha Pavillion Housing and the conversion of the existing Villa. Although the development styles will differ in both scale and form, they will share an elevated position in the northern half of the site which is largely characterised by the existing development its associated designed landscape. To this end, a number of strong design cues can be identified here which when combined with the introduction of a new palette will connect a link into the wider parkland area. Therefore the materials here will serve to utilise existing tones including the use of red redbrick pavers currently found at the Villa site and new tones which will serve to compliment the setting of the proposed architecture whereby the scale will produce a different character than those experienced in other zones within the site.



Paving

Paving within the apartment area will be used for both vehicles and pedestrian use. The use of a single grey textured material will allow higher-achy to be established with differing unit sizes and orientation on footpaths, seating areas and vehicular access. At the Villa, focus will turn to the use of the red brick which will be used within the parking courtyard and subsequently linking to the existing character found here at the nearby wall garden to the west.



Parking:

Parking here will use two principle material types, Gravel with pergola covers and exposed robust grasscrete which will serve to soften and limited a potentially excess hard surfaced appearance. Opportunities will also be available to see the introduction of new greener technologies such as charging points for hybrid/electric cars.

Marshalls - Fairstone Cropped Granite Setts (or similar) circulation breaks decking.

Resin Bound Gravel - (Mocha) to parking spaces under pergolas



Pergolas/pergoda:

Timber pergolas with climbing plants or feature pergolas over certain parking spaces to break up and soften the parking courts.



Stone filled Gabion walls

Used predominantly to create subtle retaining structures within communal spaces where level changes require supporting elements near steps etc.

WESTERN PARKLAND - PLANTING PALETTE



SAMPLE PLANT LIST

Trees

Oak
Cedar
Sequoiadendron
Cypressus
Spruce
Monkey Puzzle
Magolia
Yew

Shrubs

Hebe
Euonymous
Cotton Lavenda
Lavenda
Rosemary
Skimmia
Pittosporum

Hedges

Evergreen Oak
Laurel
Horbeam
Yew
Viburnam
Acuba

Herbaceous

Acanthus
Agapanthus
Geranium
Heleborous
Kniphofia
Montbretia

WESTERN PARKLAND VICTORIAN VILLA GARDEN



Existing site photographs



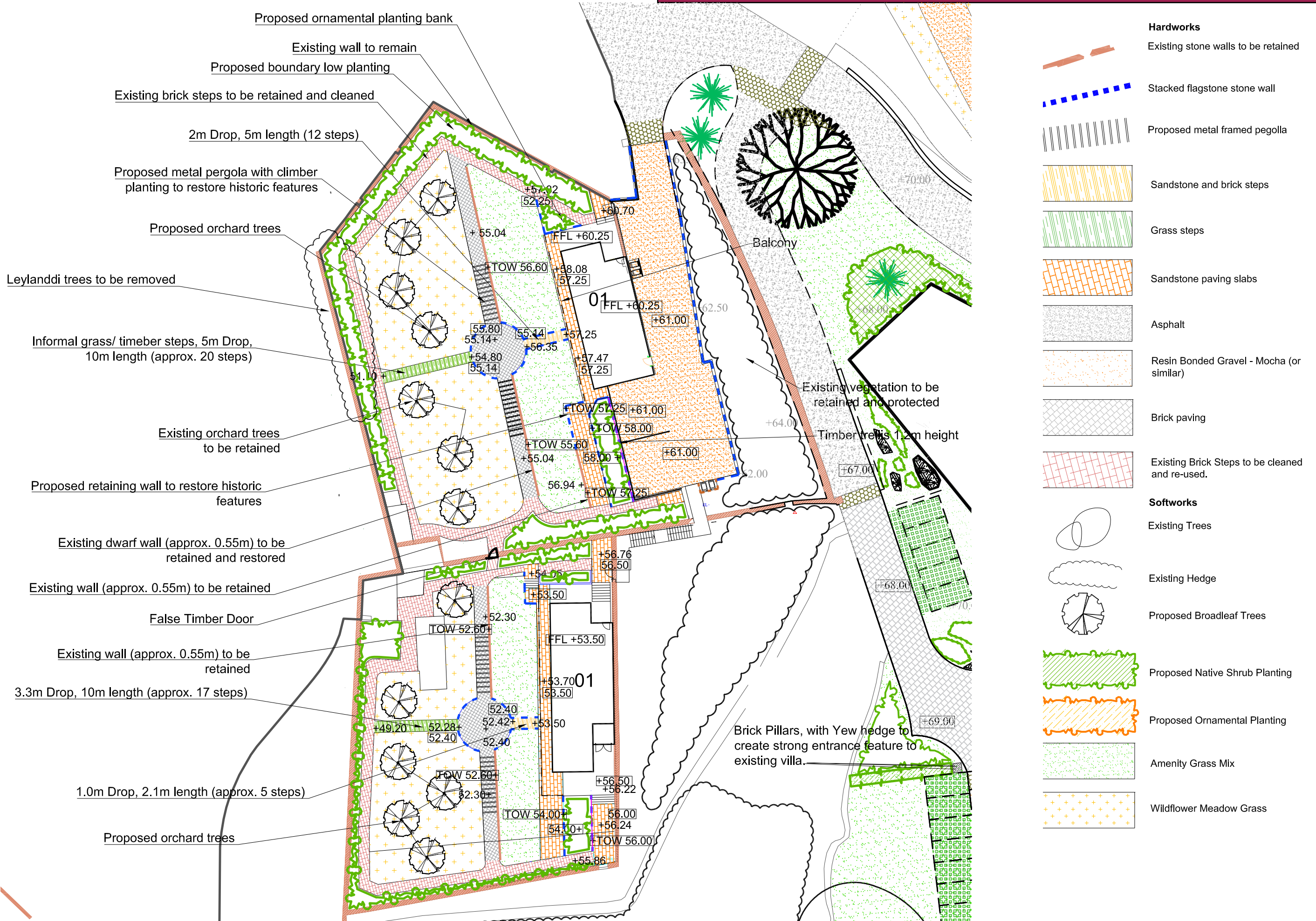
The Villa Gardens will be maintained as far as possible as they currently are.

The key differences will be:

- Insertion of a pavilion dwelling house in the low part of the garden below the raised front Terrace. the pavilion will sit no higher than the top of the terrace wall, and will have a grass roof as to provide a continuation of the grass surface.
- Division of the front terrace using a formal clipped yew hedge - to create separate gardens for the conversion of the villa into two apartments.
- New garden space to the rear of the villa simply laid out to lawn, with boundary yew hedge.



WALLED GARDEN - OVERVIEW



WALLED GARDEN NO.1



WALLED GARDEN NO.2

ting dwarf wall (approx. 0.55m) to be retained and restored

Wall (approx. 0.55m) to be retained

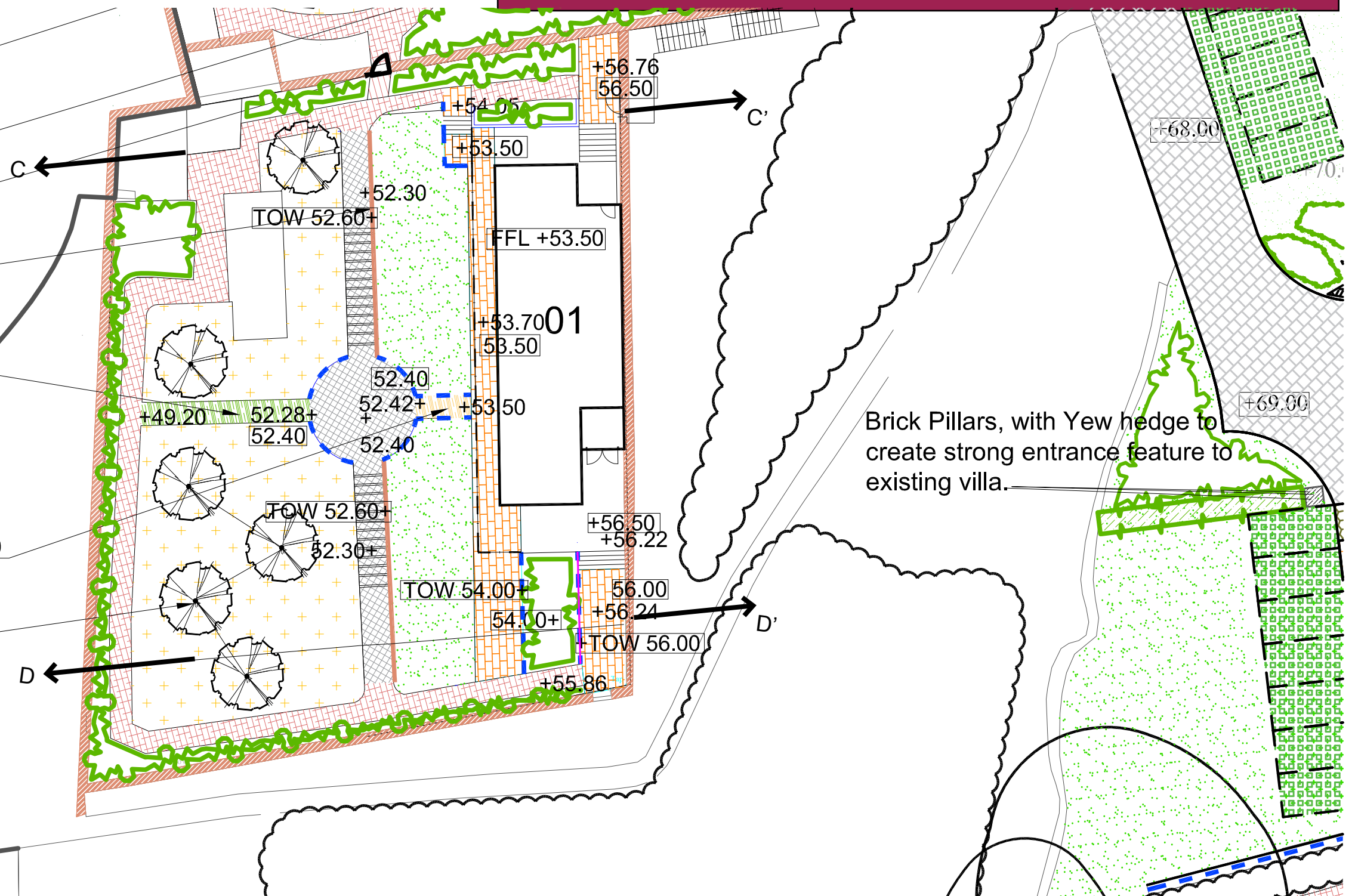
False Timber Door

ting wall (approx. 0.55m) to be retained

10m length (approx. 17 steps)

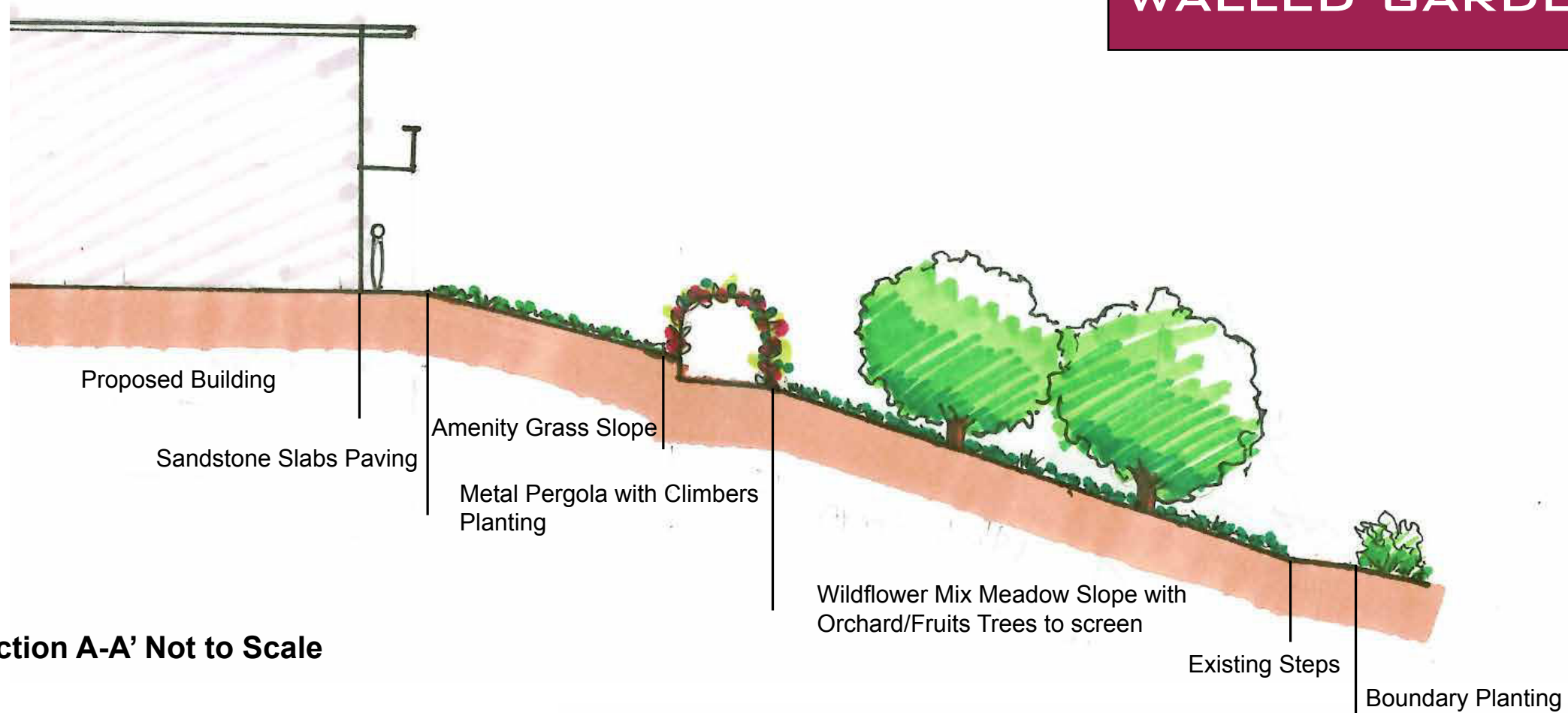
.0m Drop, 2.1m length (approx. 5 steps)

Proposed orchard trees

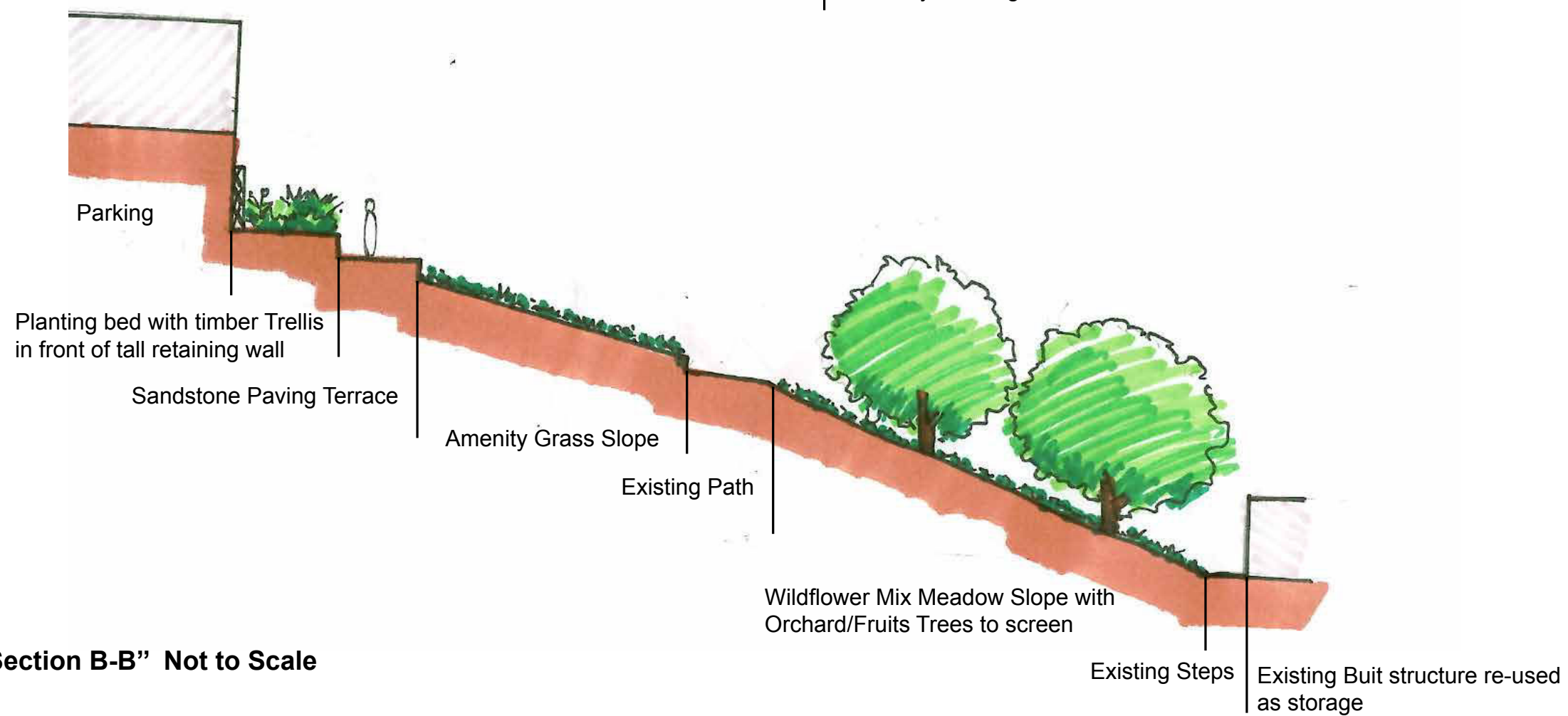


Brick Pillars, with Yew hedge to create strong entrance feature to existing villa.

WALLED GARDEN No.1 - SECTIONS

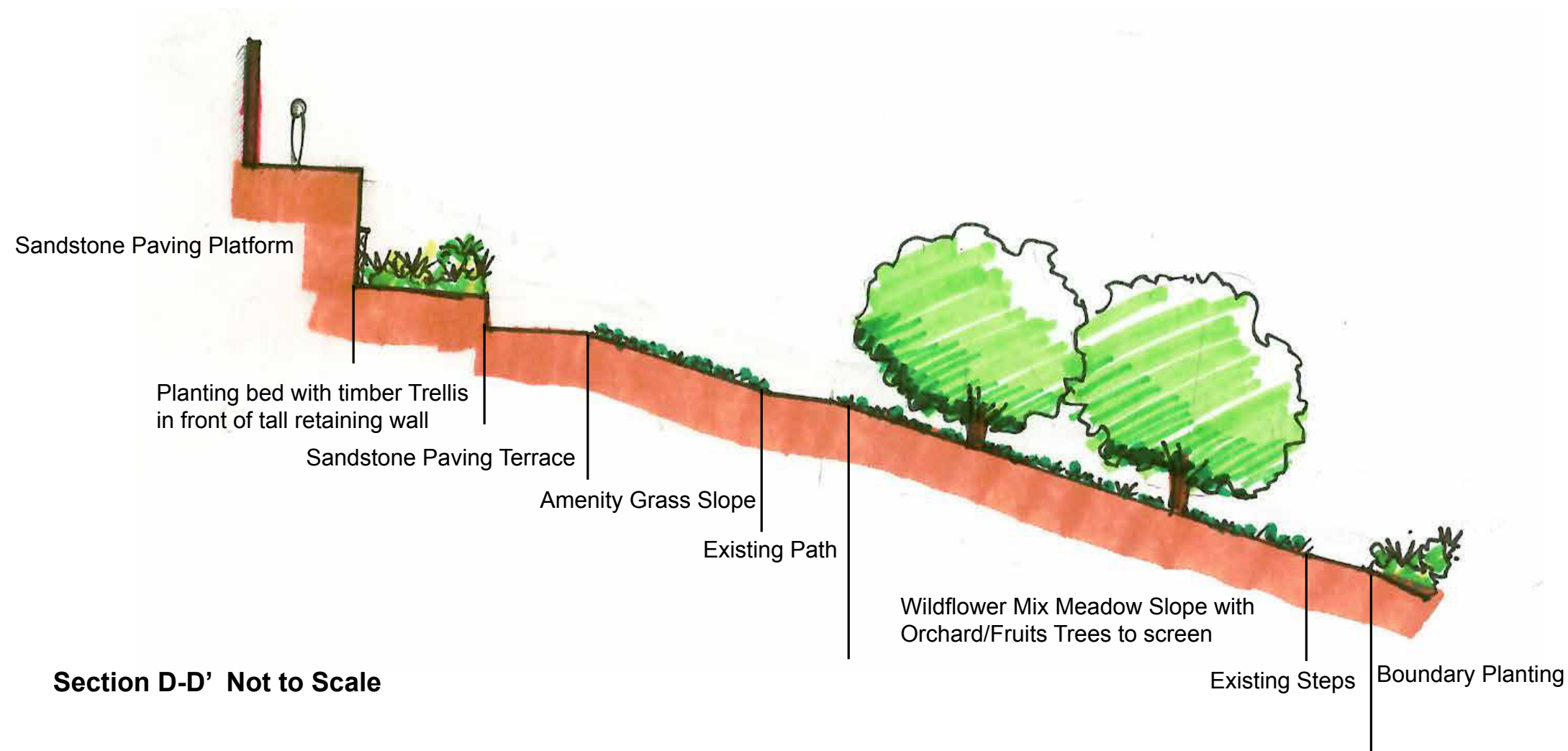
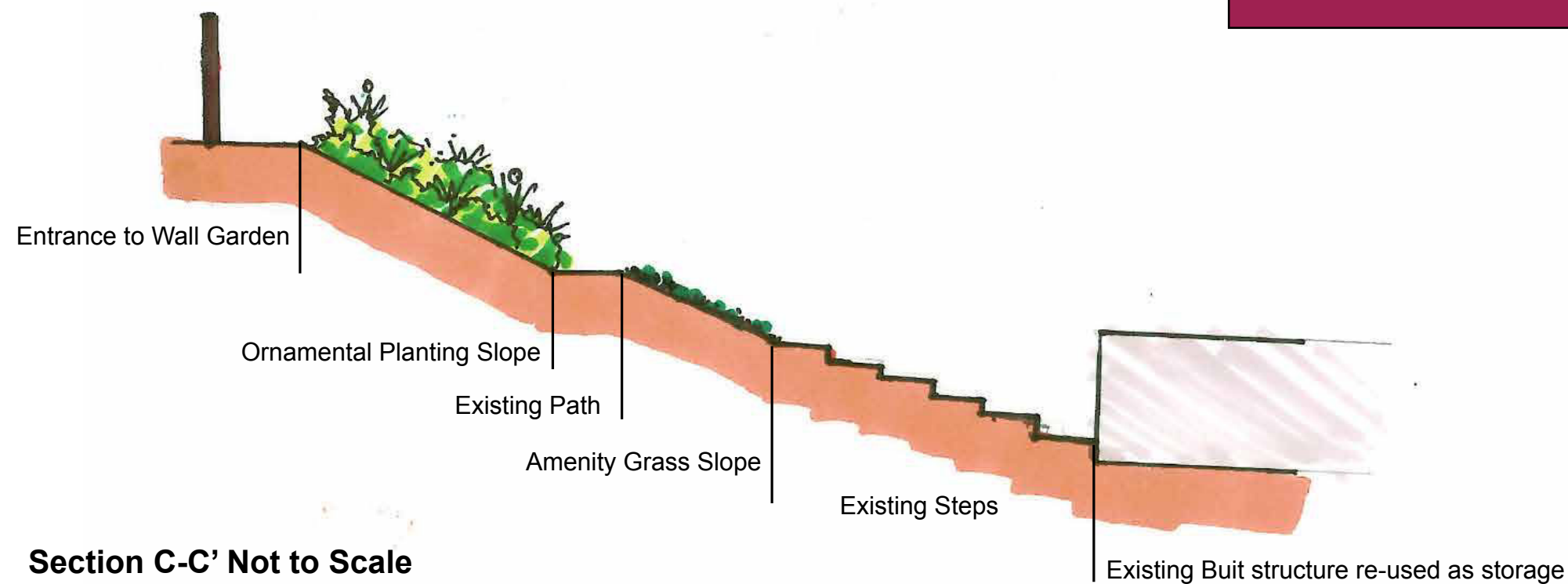


Section A-A' Not to Scale



Section B-B'' Not to Scale

WALLED GARDEN No.2- SECTIONS



WALLED GARDEN- PALETTE



Design Statement

Inspiration taken from the historic use of the site, including remnant features such as the central path axis with fruit arbour, orchard trees and striking Echiums which are currently present within the garden.



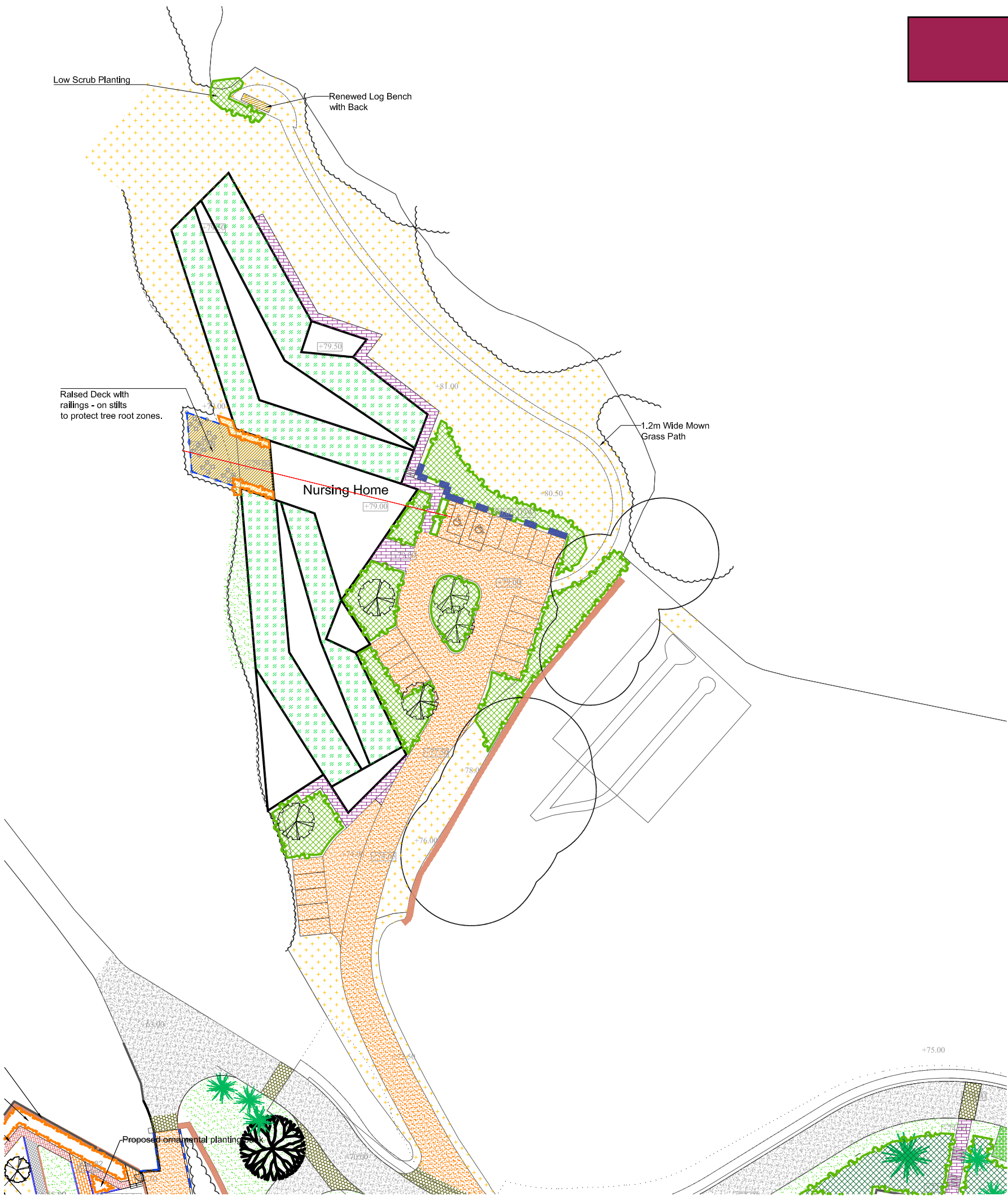
Proposed pergola with climbers



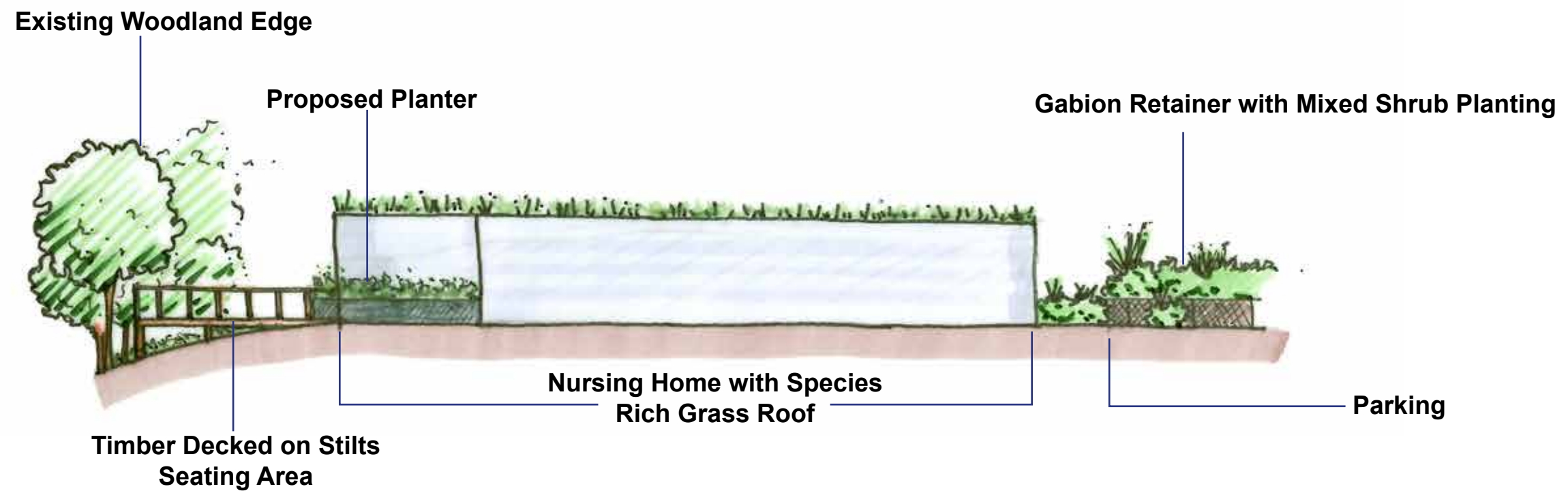
Proposed sandstone paving around houses



NURSING HOME



NURSING HOME - SECTION



Scale - 1 to 200 @ A3

Landscape Design Statement

The nursing home sits within the highest point of the site on a gently sloping westerly facing gradient. The architecture here seeks to utilise and blend into the landform with a mix of split levels, materials selection and the inclusion of a species rich grass roof system. The hardworks palette will take cues from this approach by using materials which will be both sensitive to the site but also promote ease of access for the users.



Permeable Block Paving
(Myriad Priora)



Self bonding gravel - Mocha (or similar)
to parking spaces under pergolas



Stone filled Gabion walls

Used predominantly to create subtle retaining structures within communal spaces where level changes require supporting elements near steps etc.

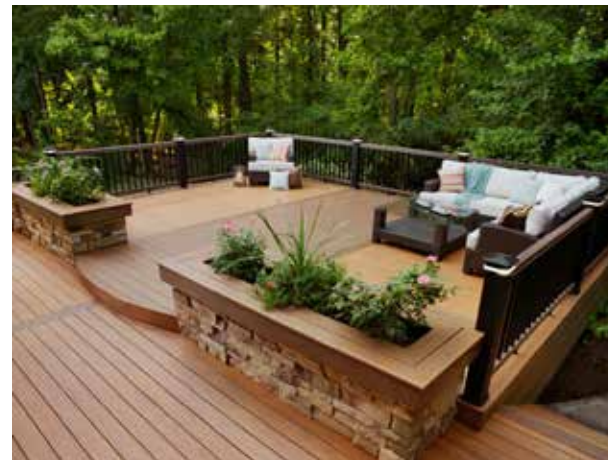


NURSING HOME - HARDWORKS

Paving and Surfacing

The majority of the hard surfacing will be applied to the creation of parking and access to the main entrance of the building. While a number of soft touch approaches were explored, finishes such as grasscrete were considered to lack the practical requirements which are expected to apply to residence of the nursing home. Therefore a self bonding gravel was considered to provide both ease of access and be subtle enough to avoid an overtly utilitarian appearance.

A simple, but contemporary paver will be applied to main/service entrances whereby aesthetics and durability will be key factors.

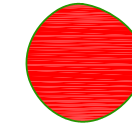


Timber Decking

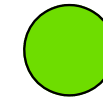
An elevated timber decked platform will be created on the western face of the building. The tilted platform will flow from the building at the same Finished Floor Level and push out into the existing tree line creating a connection between the architecture and the natural environment which surrounds the site allowing users to experience a real quality of space.

TREE REPLACEMENT PLAN

KEY



Existing Trees to be removed



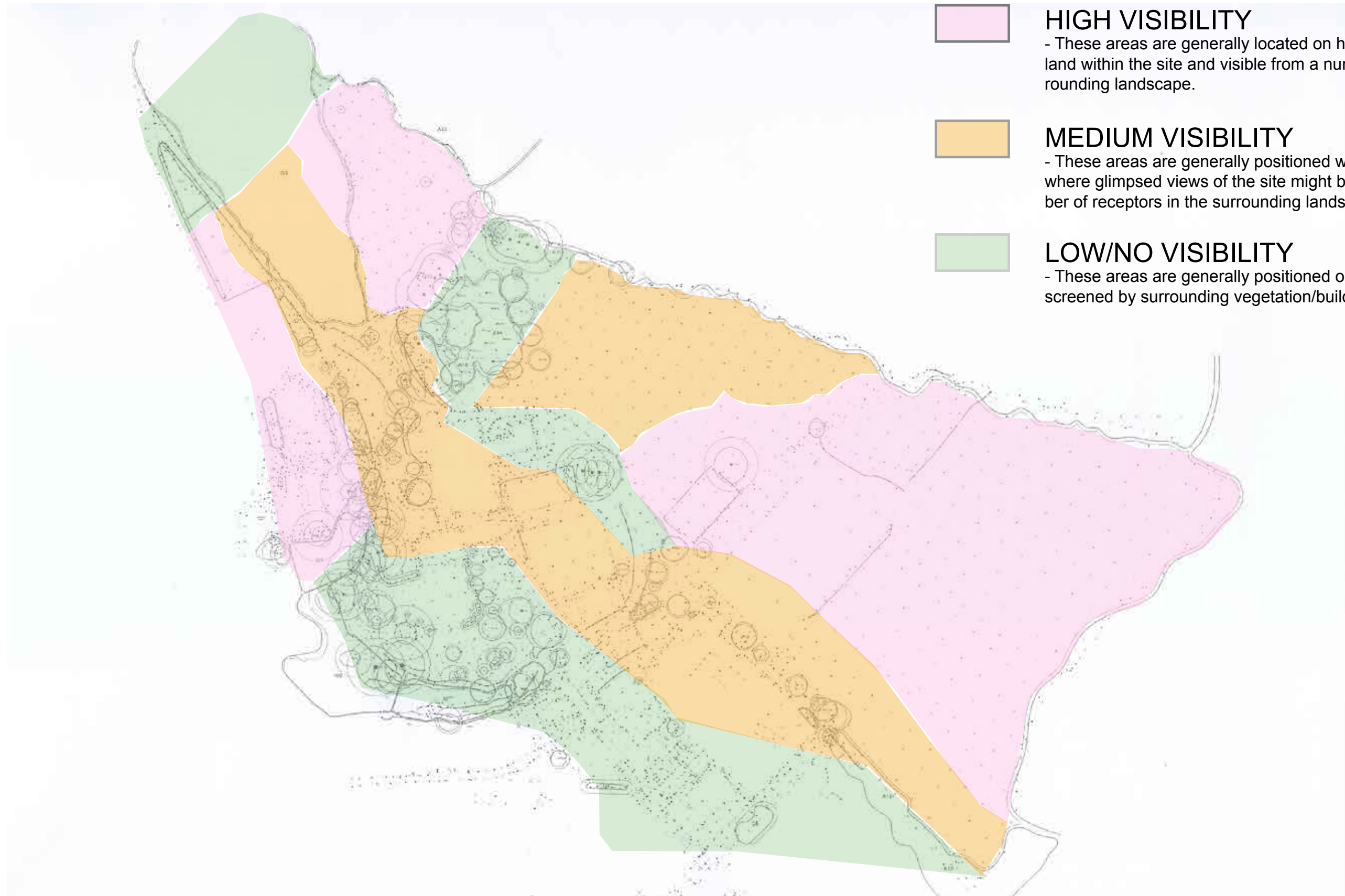
Proposed Significant Trees

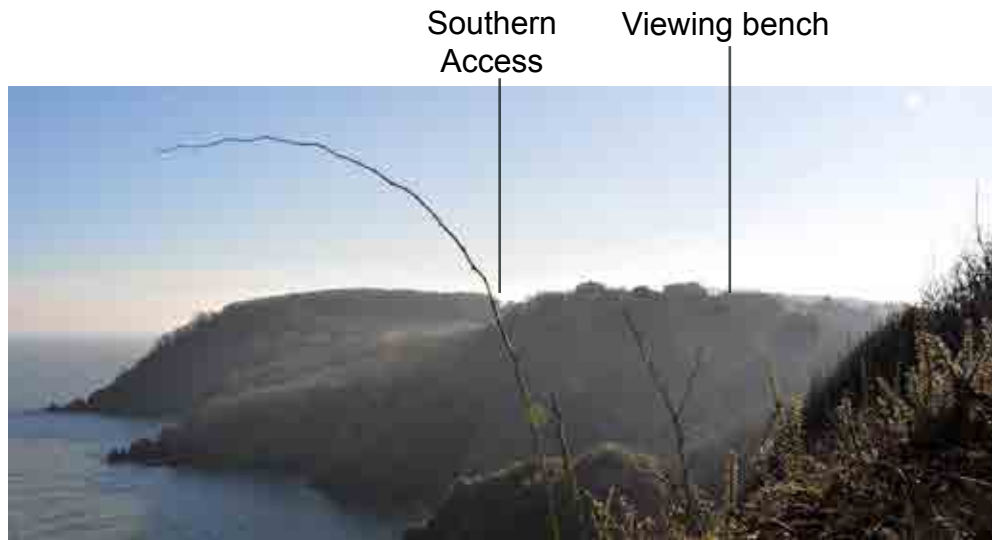


Stoodley Knowle, Ilsham Torquay

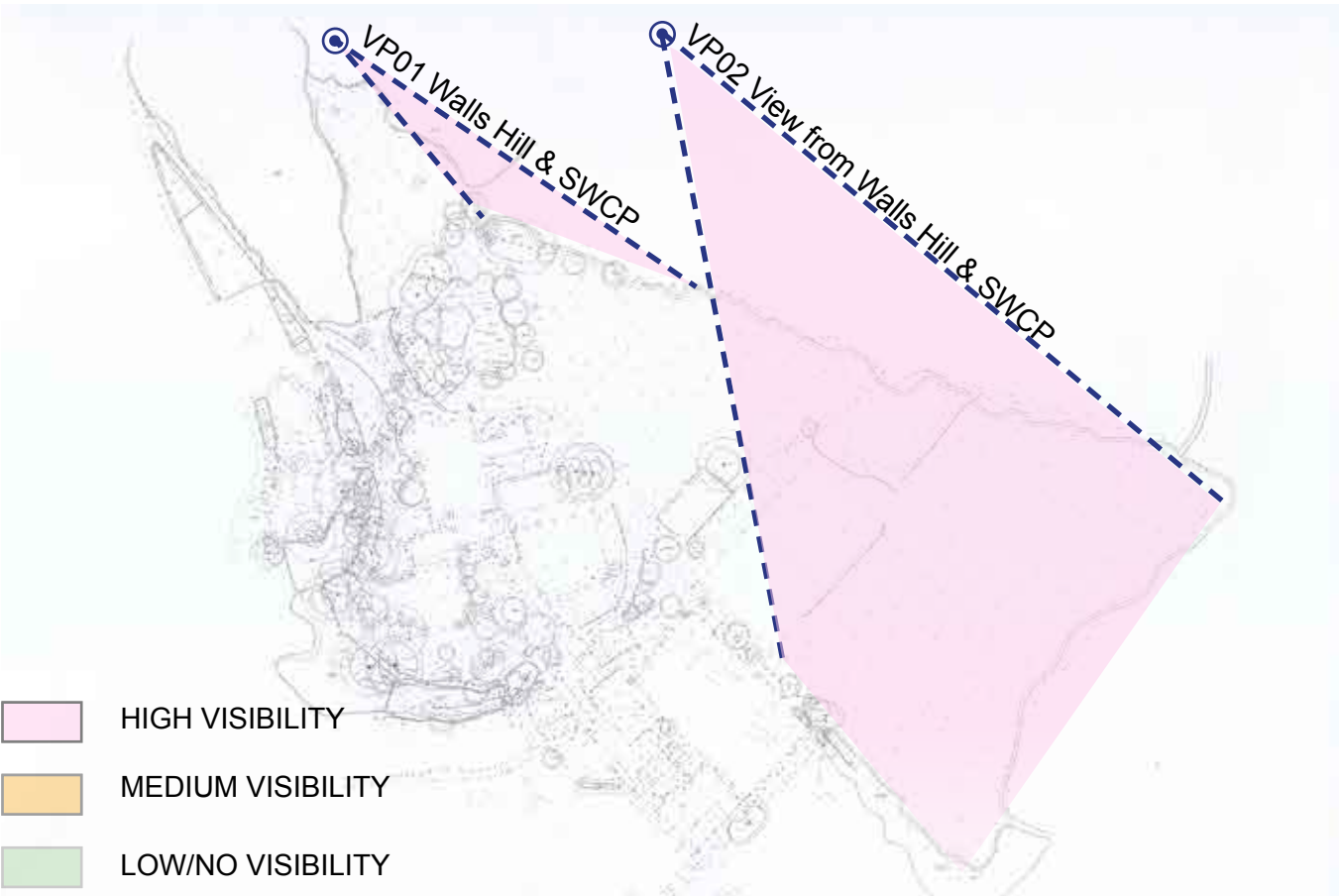
Site Analysis and Design Development

January 2018

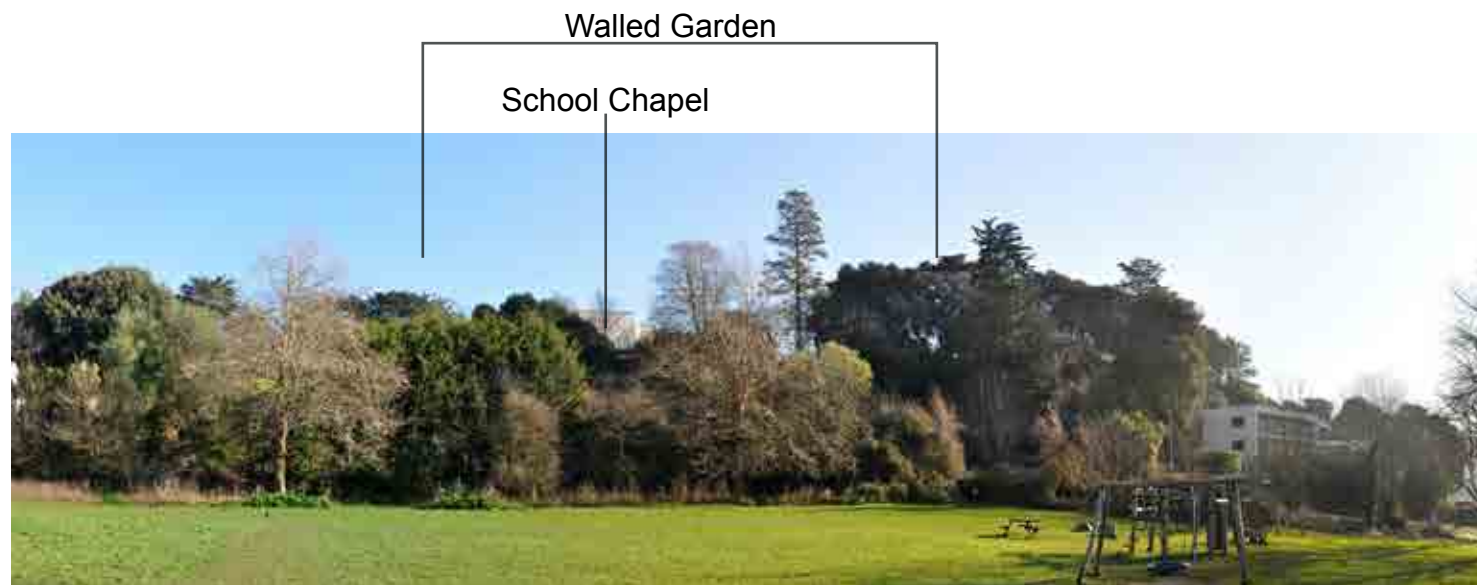




VP01 Walls Hill & SWCP



VP02 Walls Hill & SWCP



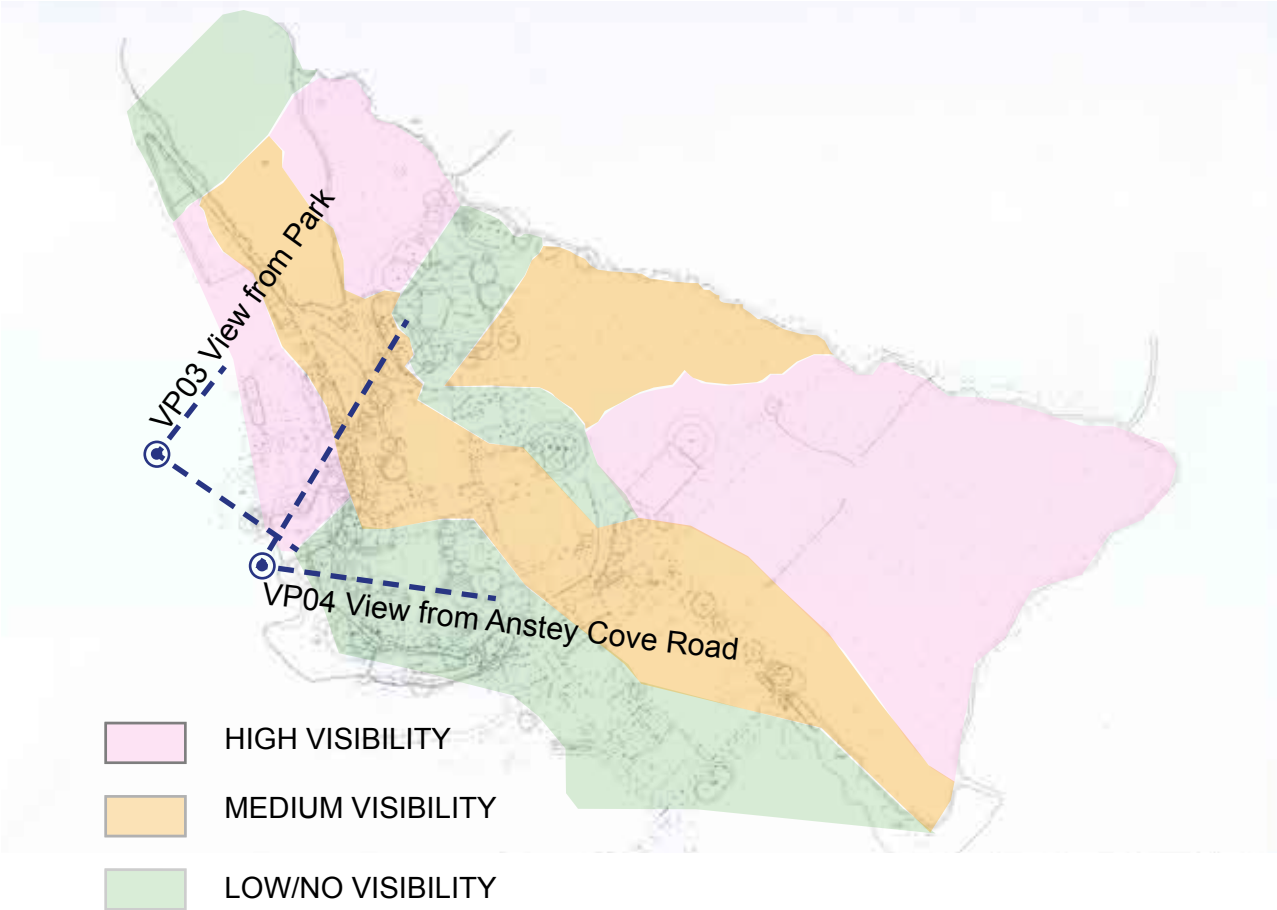
VP03 View from Anstey Park.



VP04a View from Anstey Cove Road

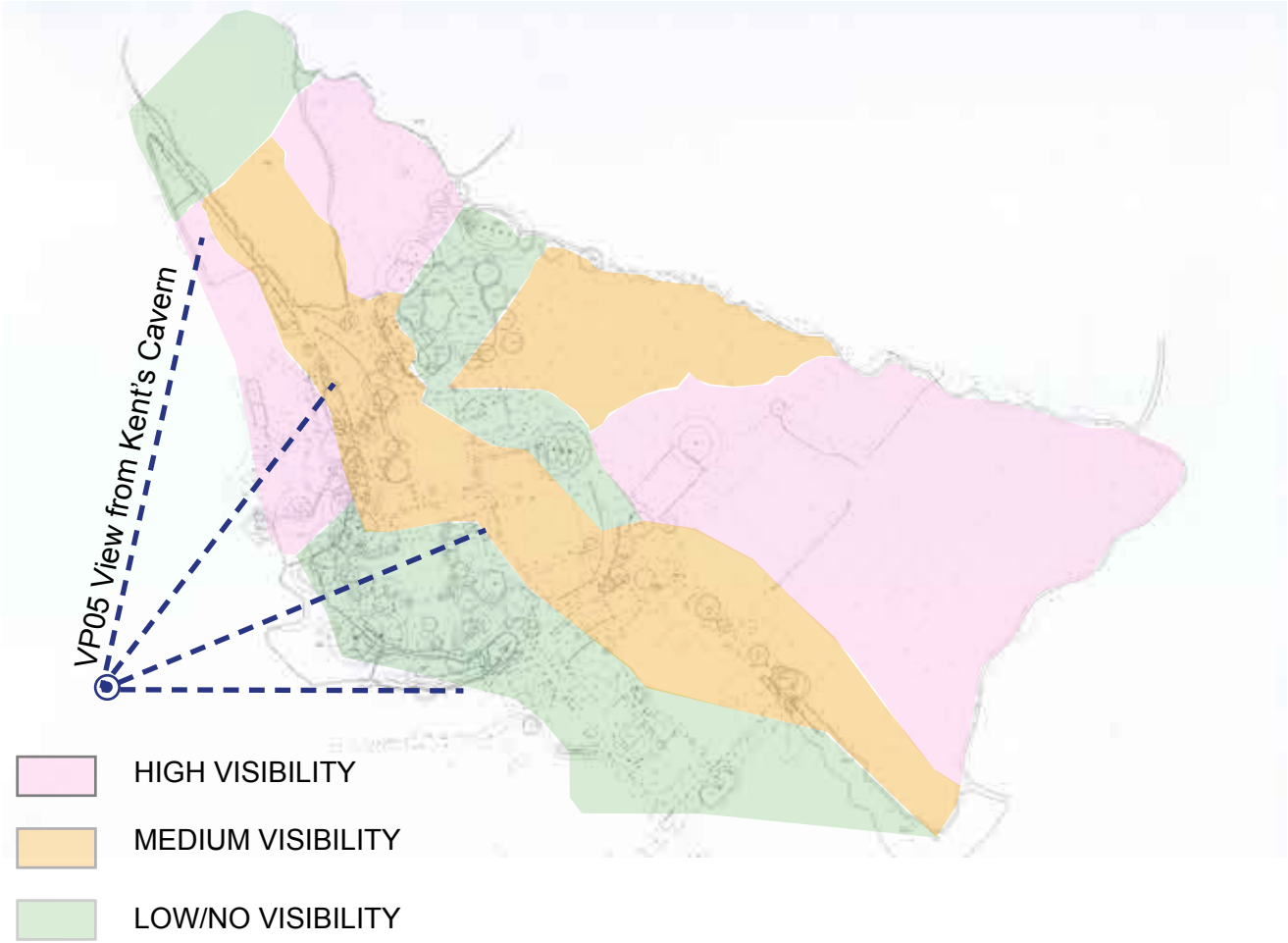


VP04b View from Anstey Cove Road





VP05 View from Kent's Cavern



- HIGH VISIBILITY
- MEDIUM VISIBILITY
- LOW/NO VISIBILITY

Northern end



VP06 - View from northern end of Lincombe Drive (Torquay)

Northern end Church & School Southern field

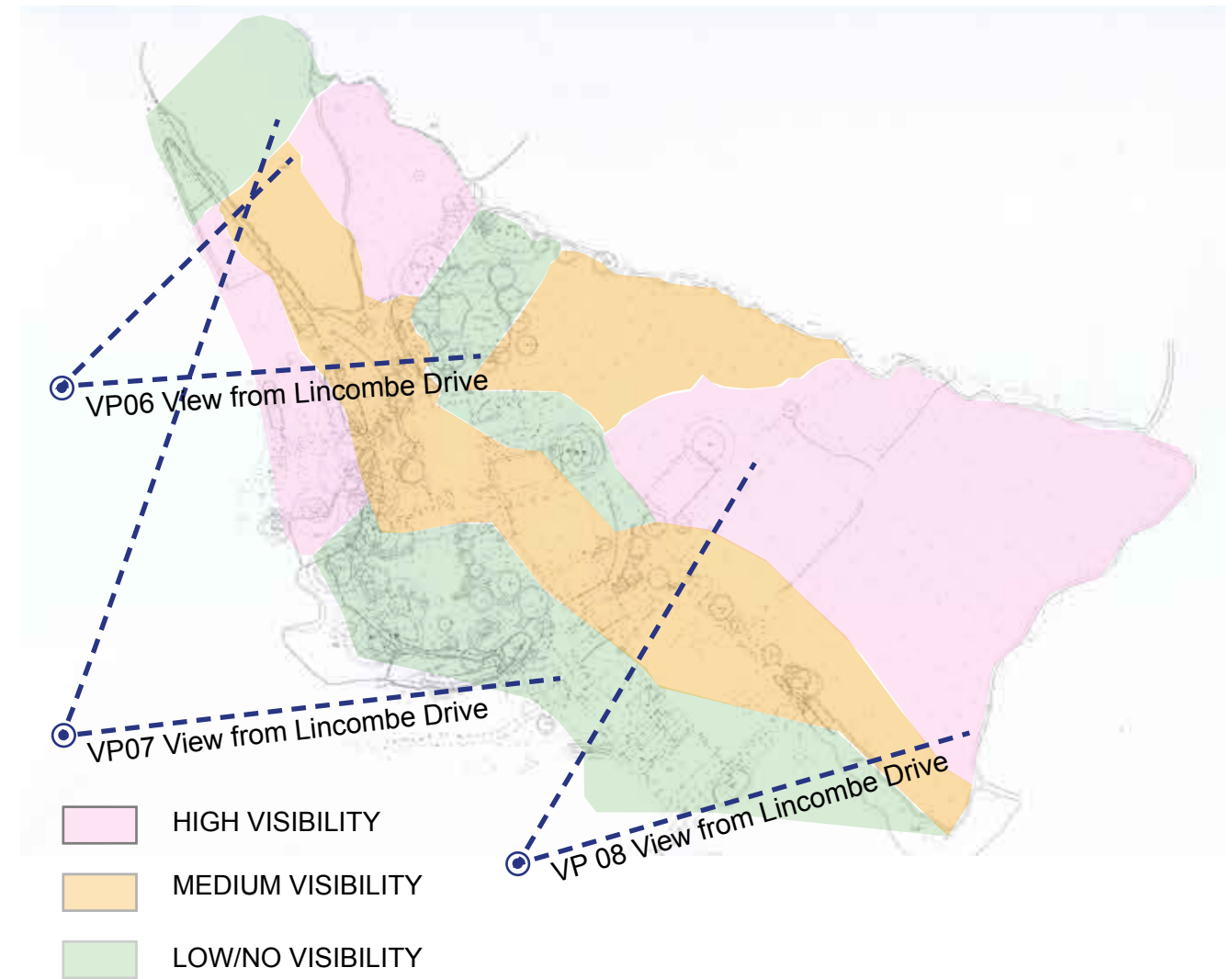


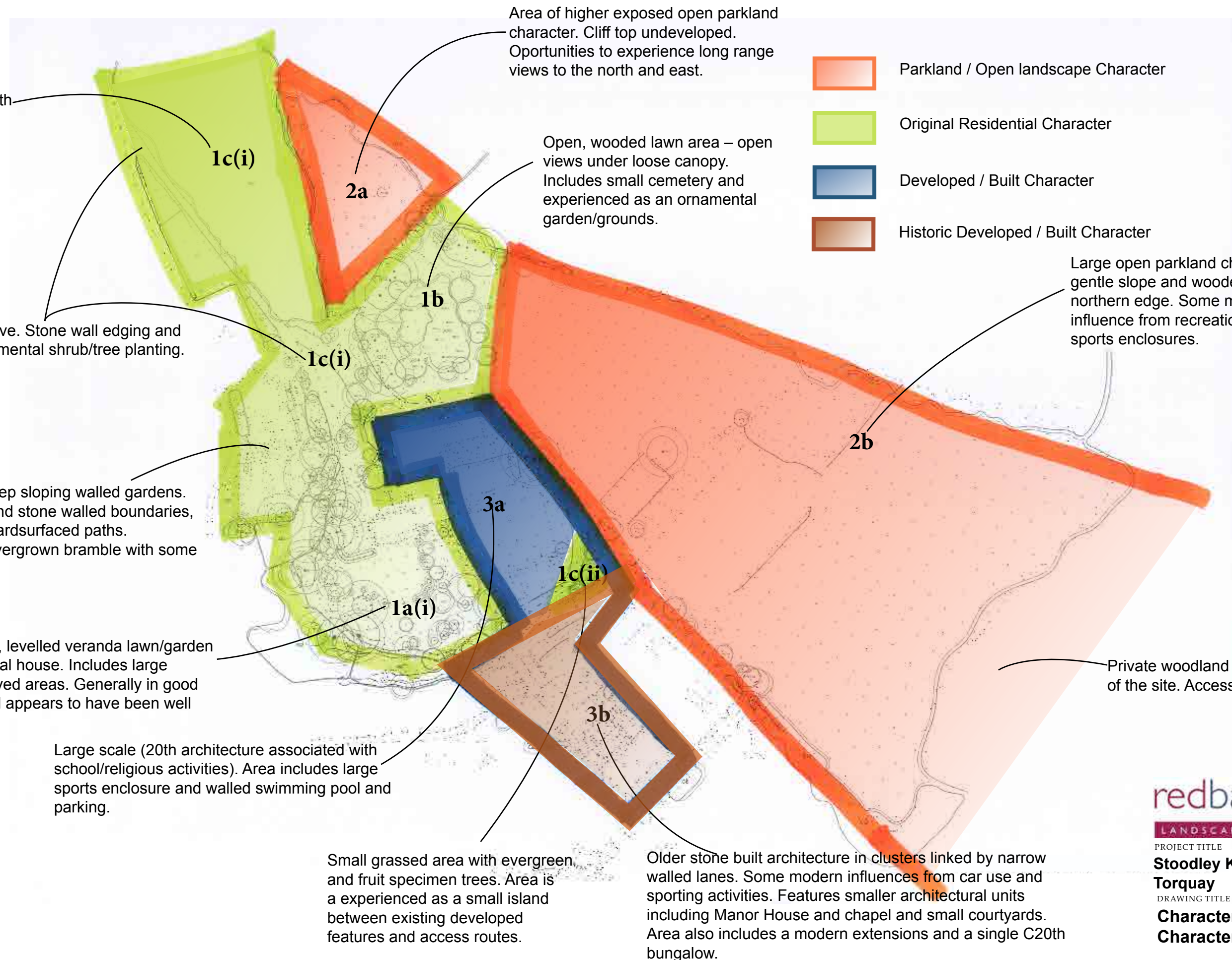
VP07 - View from mid section of Lincombe Drive (Torquay)

Southern field



VP08 - View from southern end of Lincombe Drive (Torquay)







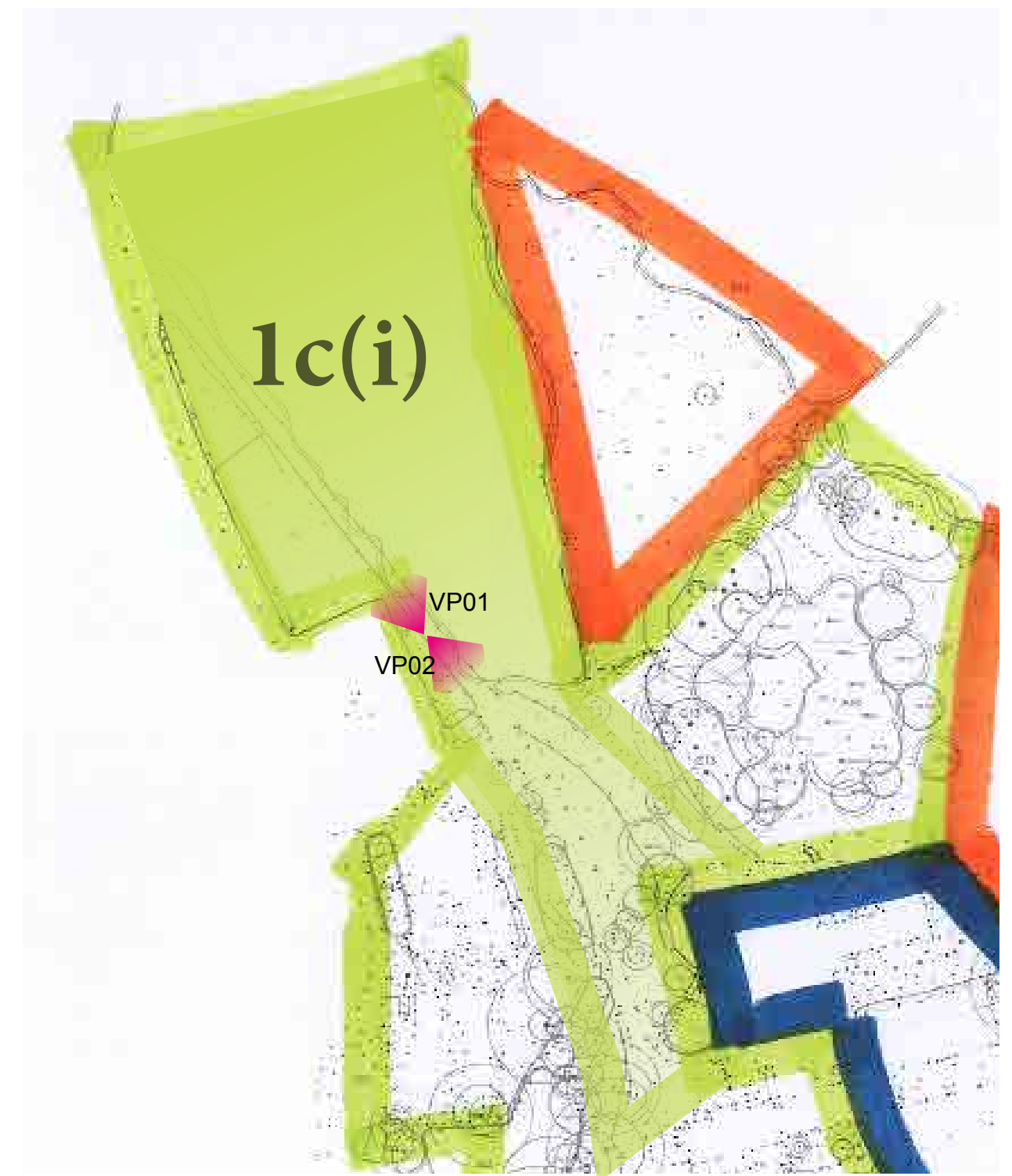
VP01- Main Drive



VP02- Main Drive

Key Characteristics

- Tarmac vehicular access routes.
- Mature, naturalised wooded western edge
- Ornamental shrub planting on slopes at edges of access.
- Visual links to architectural elements on site
- Utilitarian features include sports areas, parking and signage.



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LANDSCAPE CONSULTANTS

PROJECT TITLE

**Stoodley Knowle, Ilsham
Torquay**

DRAWING TITLE

**Character Analysis
Original Main Drive**



VP01 Lower garden - sloping lawn, fringed with mature mixed oak tree belt, with conifers set in the grass



VP02 Formal lawn Terrace with clipped yew trees and low planting to the edges of cotton Lavender and agapanthus

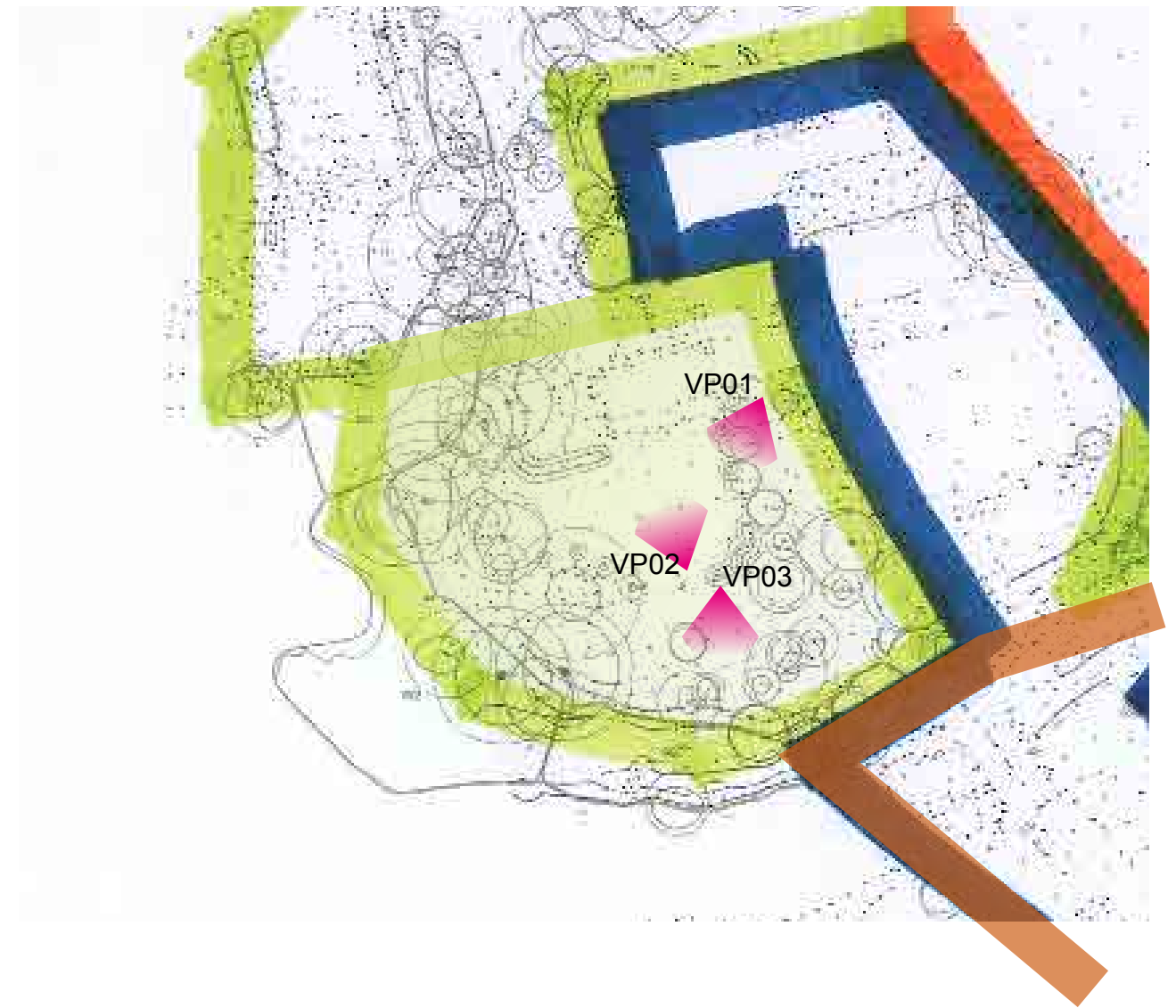


VP03 Looking across formal lawn terrace, retained by a 3.5m brick wall

Key Characteristics

- Ornamental shrub planting to areas surrounding built form.
- Brick and slab paved patio and path areas.
- Tarmac vehicular access routes and parking.
- Mature, well wooded areas (gardens)
- Mix of post and pre C20th architecture.

The overall feel of this space is of an Italianate Garden, with the formal rectangular terrace, tall conifers and low Mediterranean shrubs.



Existing original features to be retained and incorporated into the new scheme.



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PROJECT TITLE

**Stoodley Knowle, Ilsham
Torquay**

DRAWING TITLE

Character Analysis
Villa Gardens

Plateaux with good coastal views out of the site

Southern Access

Sports Area

Drive to Villa House



VP01

Courtyard

Swimming Pool with block walling



VP02

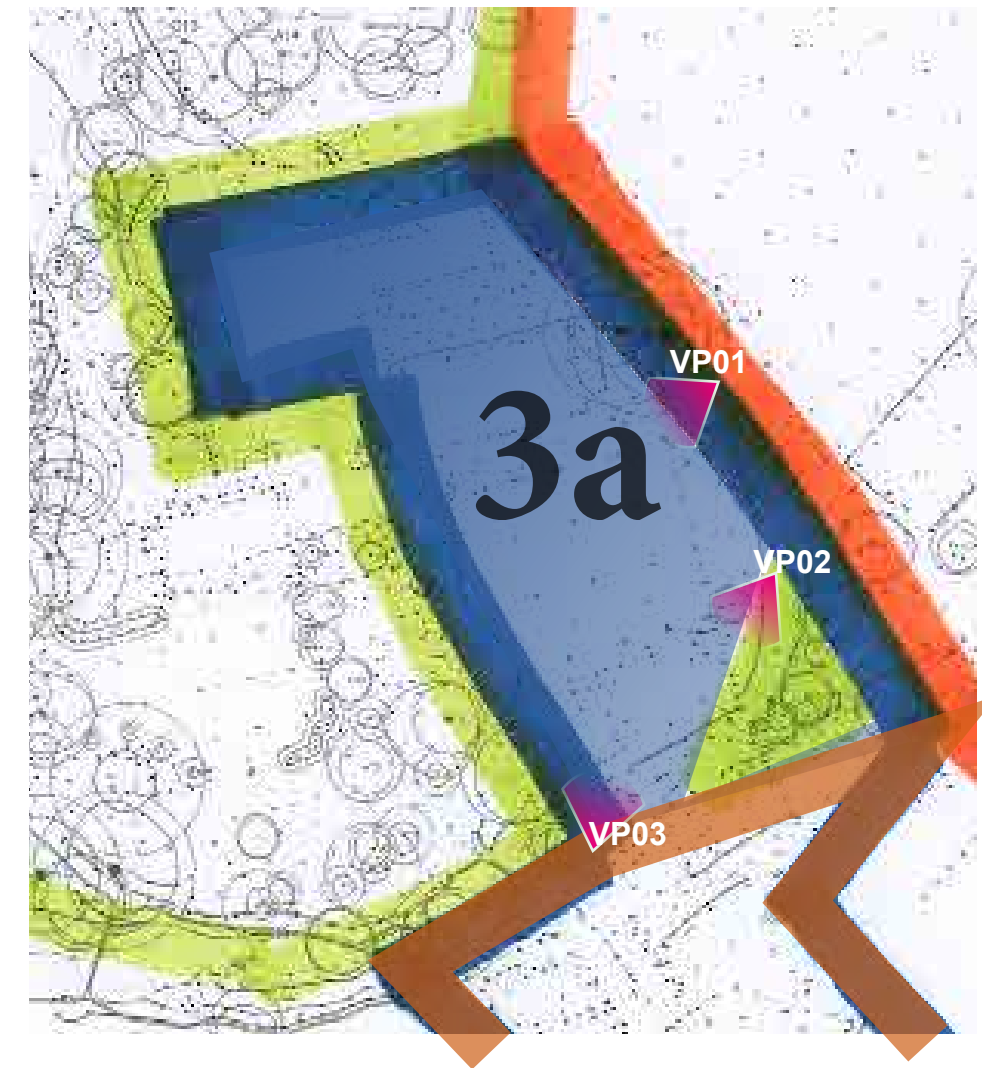
Mature Trees and stone wall defines formal gardens to Villa

Drive to Villa House

Swimming Pool



VP03



Key Characteristics

- Tarmac vehicular access routes.
- Mature, naturalised wooded western edge
- Ornamental shrub planting on slopes at edges of access.
- Visual links to architectural elements on site
- Utilitarian features include sports areas, parking and signage.

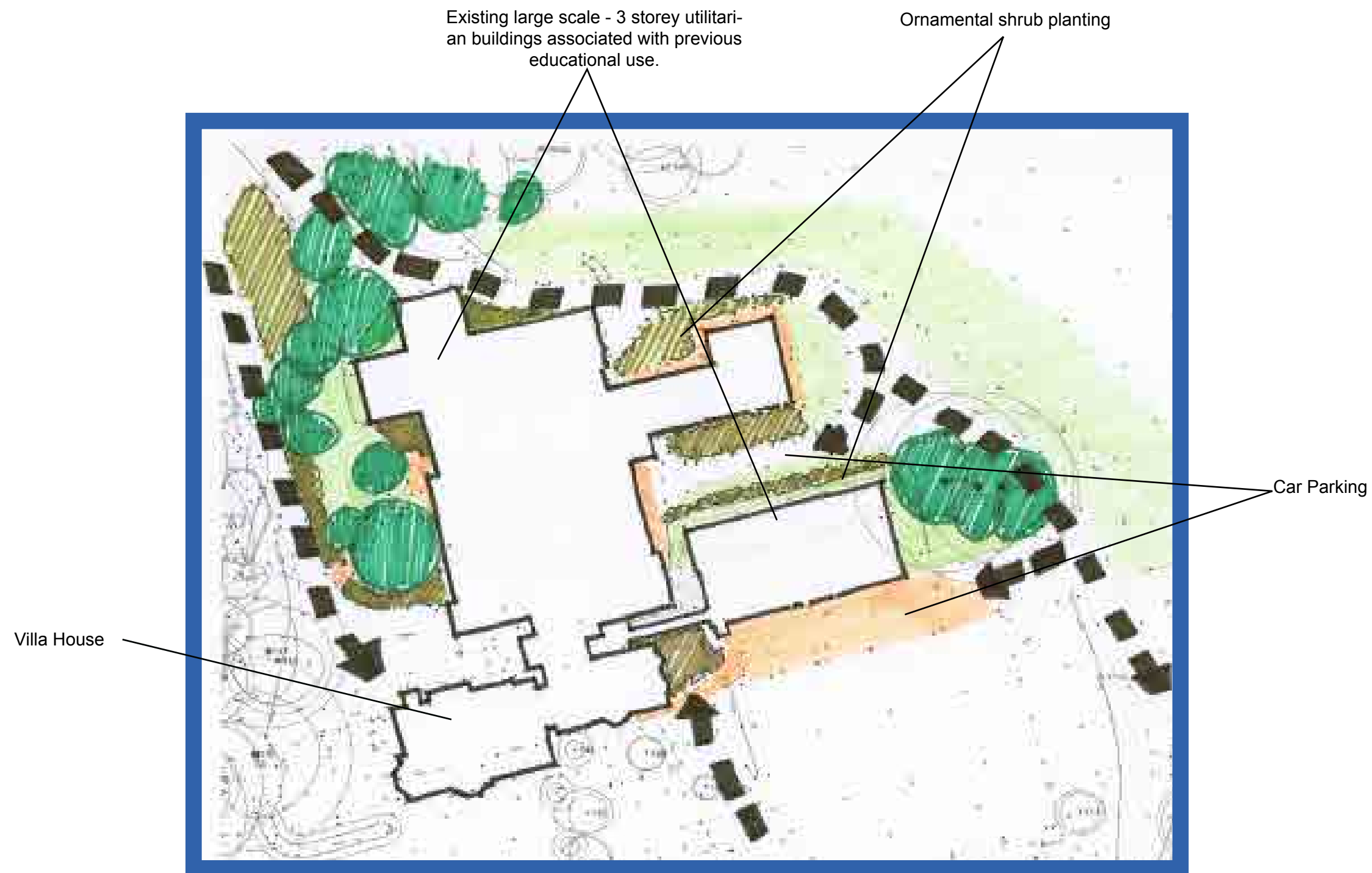
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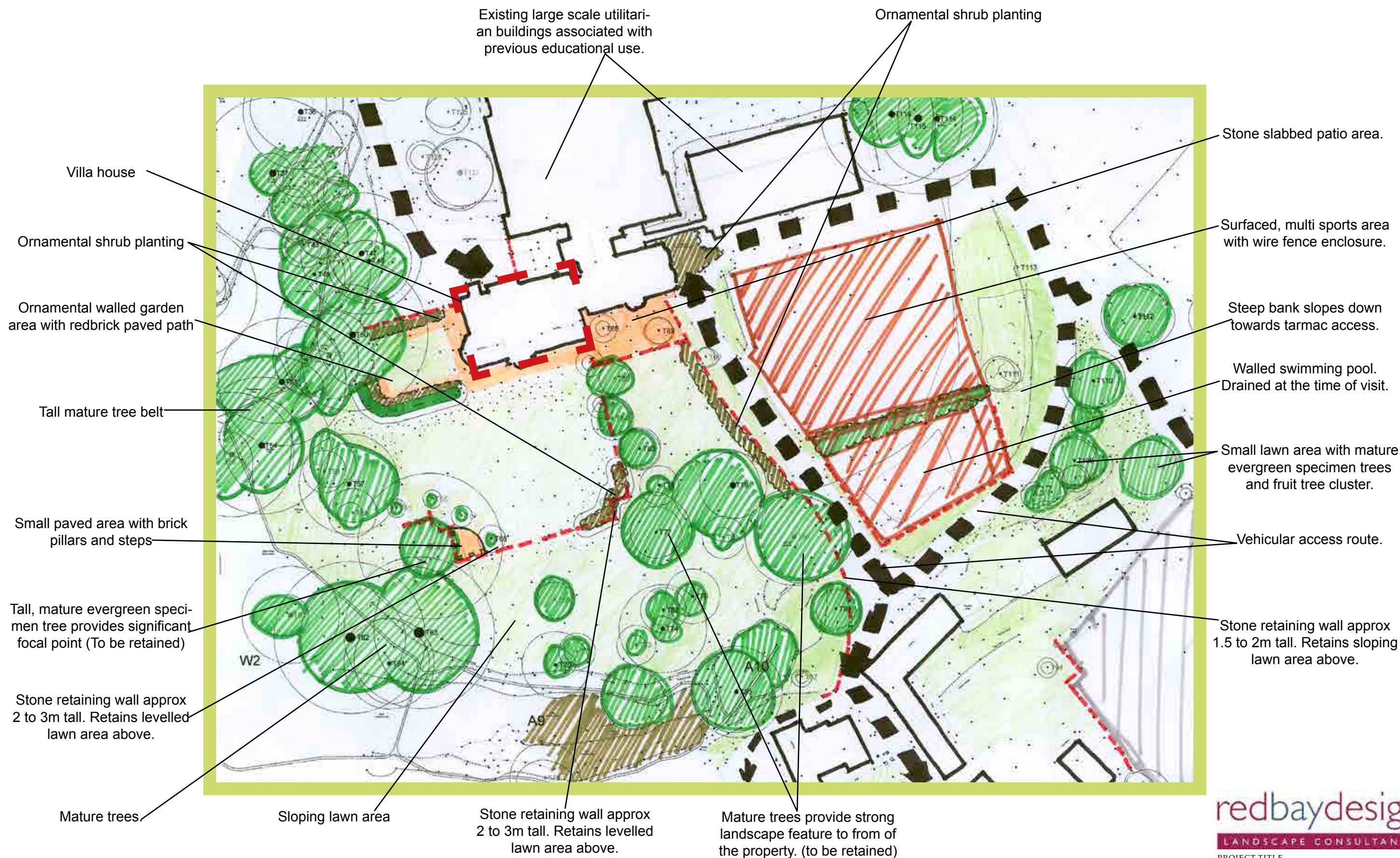
PROJECT TITLE

**Stoodley Knowle, Ilsham
Torquay**

DRAWING TITLE

**Character Analysis
School Grounds**





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PROJECT TITLE

**Stoodley Knowle, Ilsham
Torquay**

DRAWING TITLE

**Character Analysis
School**

WALLED GARDEN

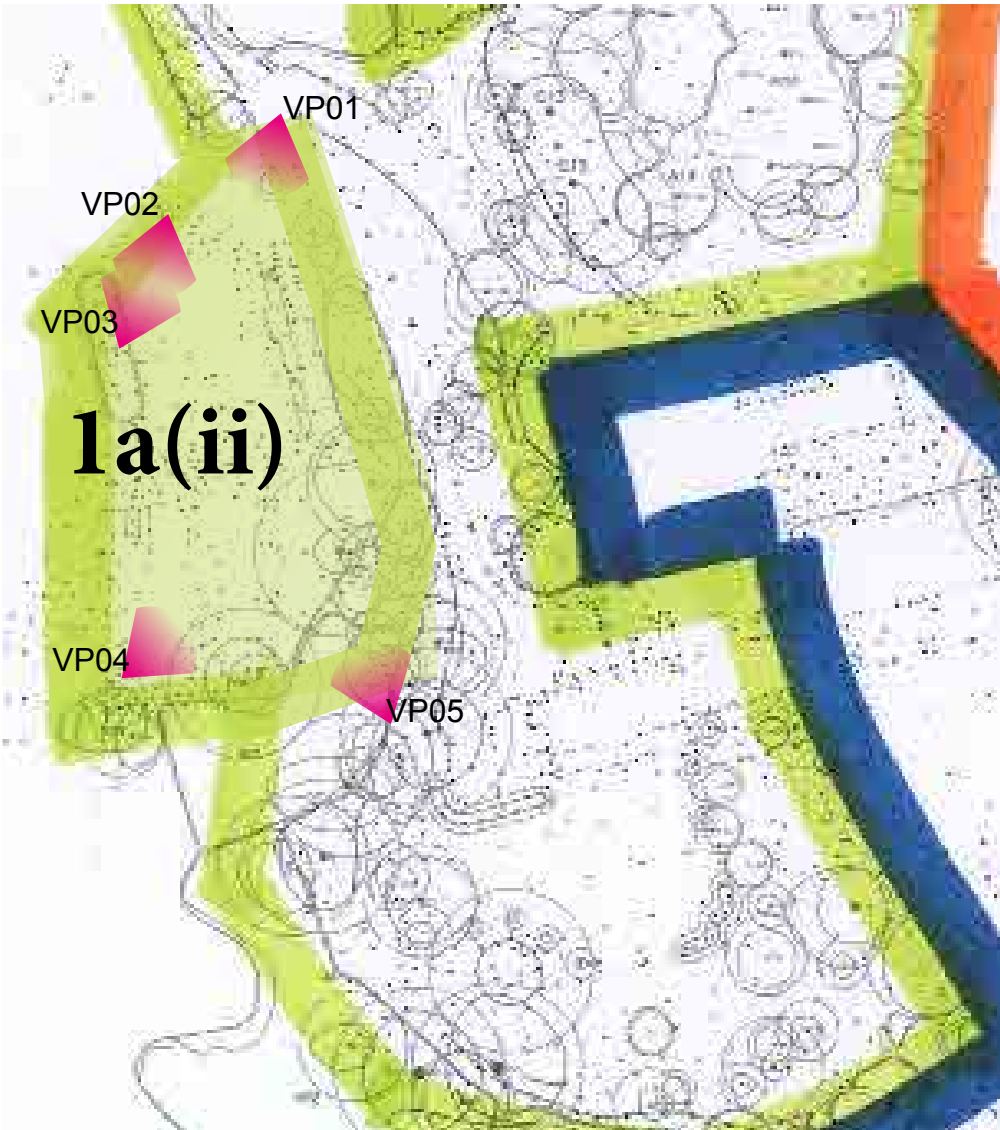


VP01- looking south above walled garden



VP02 Southern

- Key Characteristics
- Secluded, enclosed sloping garden.
 - Generally vegetation generally in poor condition, brash and bramble ground cover
 - Some evidence of brick paved path and steps
 - Some evidence of fruit trees.
 - Eastern facing with some long range views towards Torquay.



VP03



VP04



VP05



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PROJECT TITLE

**Stoodley Knowle, Ilsham
Torquay**

DRAWING TITLE

**Character Analysis
Walled Garden**

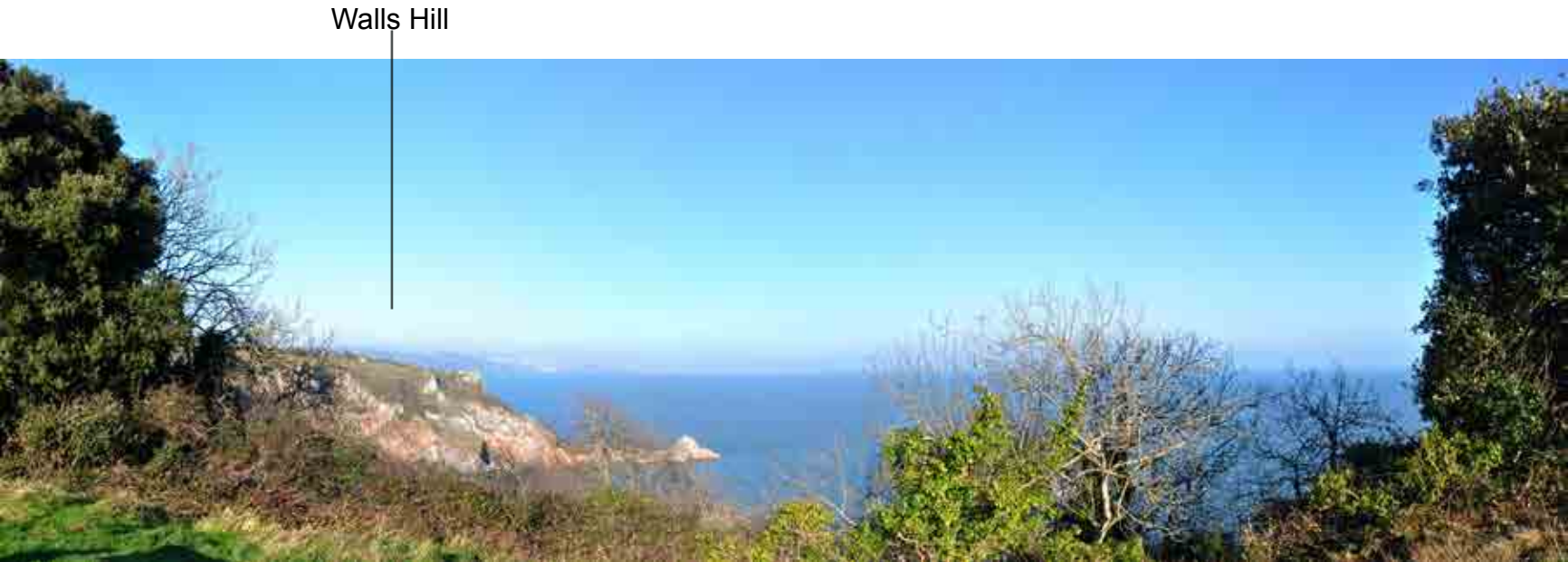
PARKLAND (CARE HOME SITE)



VP01 - View looking north west towards log bench viewing area.



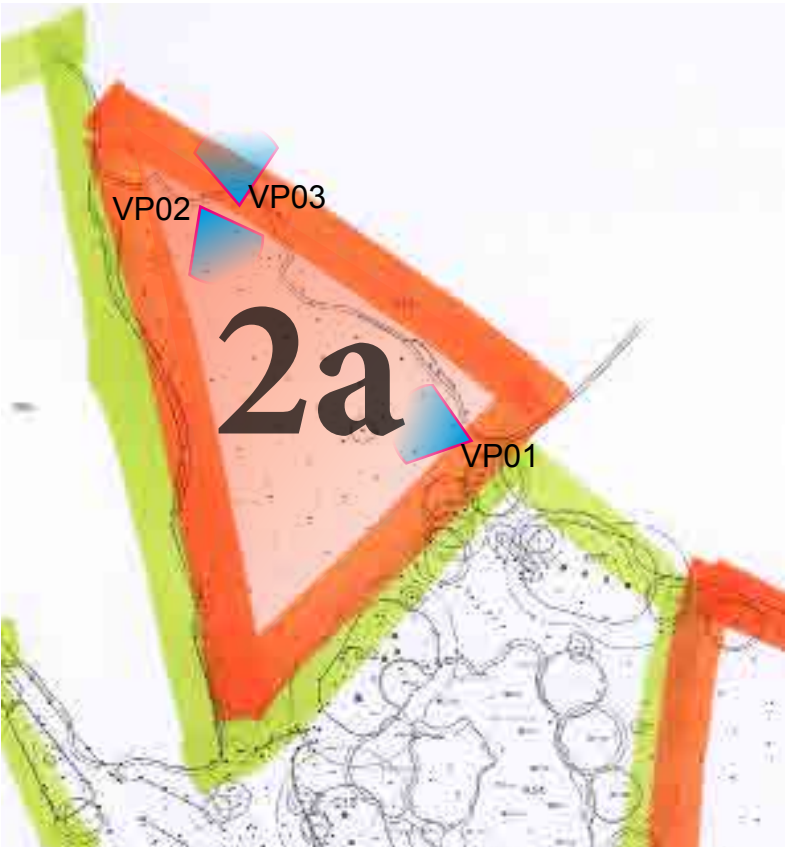
VP02 - View looking south towards school development (which are screened)



VP03 - View of coast from log bench.



Log Bench



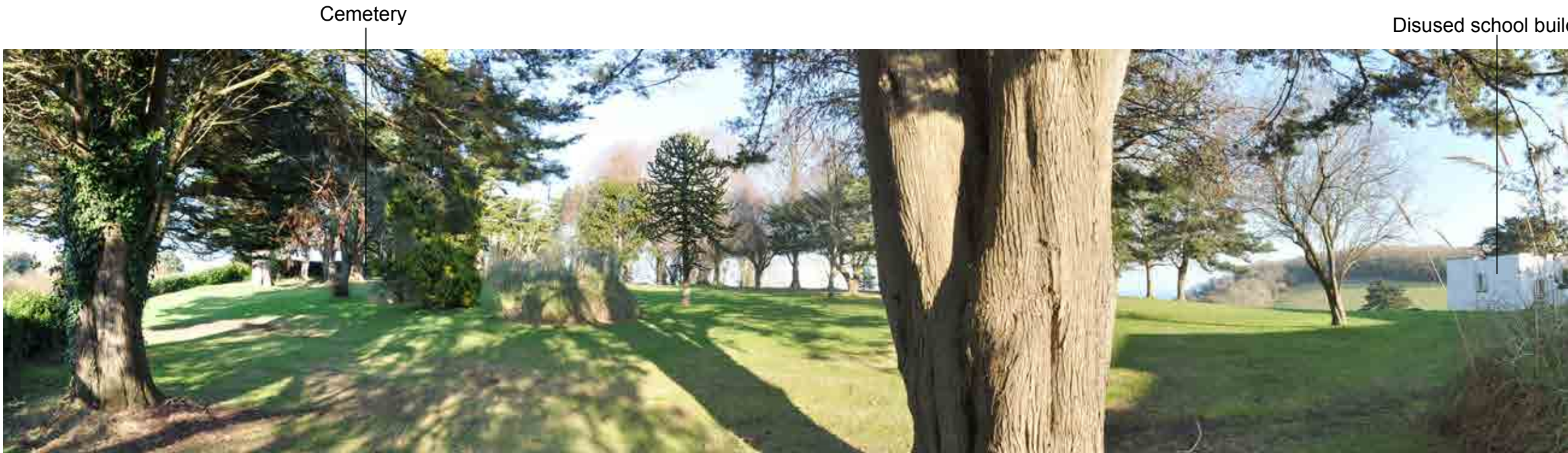
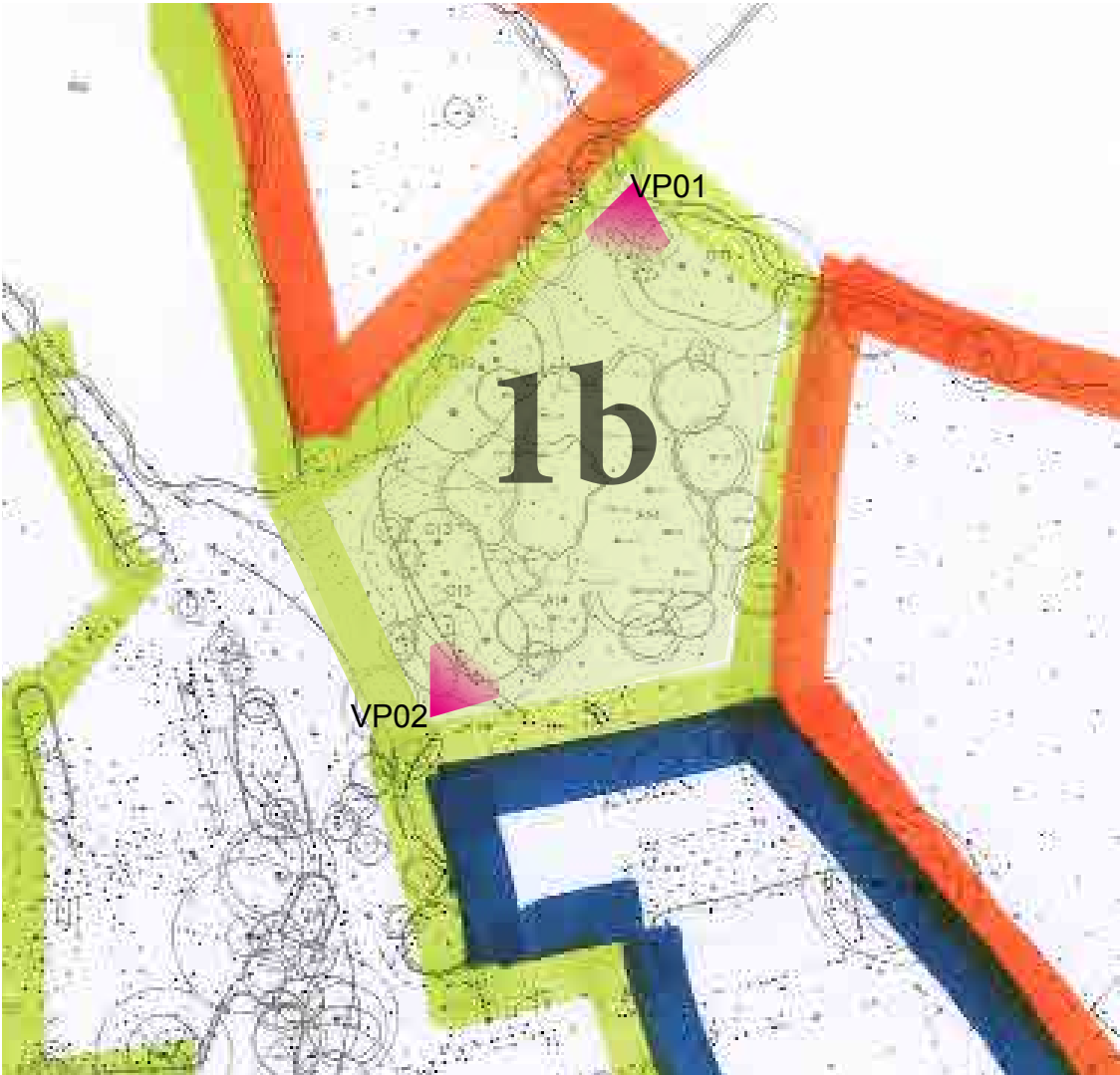
- Key Characteristics
- Open grassed area with extensive coastal views to the north and north east.
 - Steeply sloping eastern edge down to wooded coastal cliffe.
 - Unmaintained grassed ground cover.
 - High, gently sloping plateaux.

CEMETERY



VP01 View looking on to cemetery

- Key Characteristics
- Open, wooded lawn
 - Views available to the south under tree canopy
 - Ornamental, garden with small cemetery.
 - Strong influence from nearby utilitarian architecture.



VP02

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PROJECT TITLE
**Stoodley Knowle, Ilsham
Torquay**
DRAWING TITLE
**Character Analysis
Cemetery**

Dense evergreen shrub

Log bench offers long range views to the south east.

Open tree canopy

Wooded cliff edge with SWCP below

Wooded Slope leading to northern access driveway.

Wooded cliff edge with SWCP below

ROUGH GRASSED OPEN AREA

Stone hedge bank with Ivy coverage.

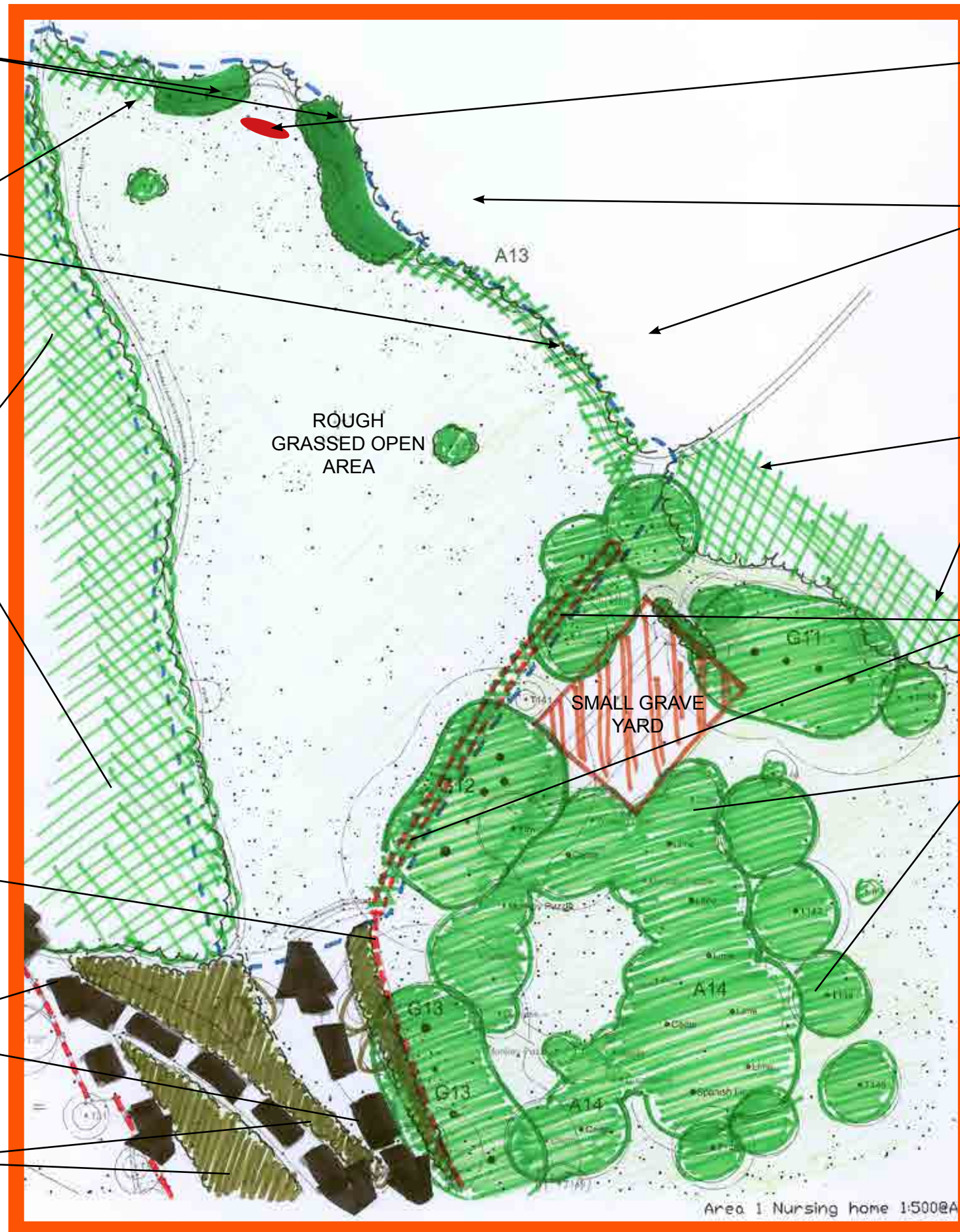
SMALL GRAVE YARD

Open treed lawn area provided sheltered setting to small grave yard. (to be retained)

Stone hedge bank with Ivy coverage.

Tarmac access routes

Ornamental shrub planting



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PROJECT TITLE

**Stoodley Knowle, Ilsham
Torquay**

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**Character Analysis
Cemetery**

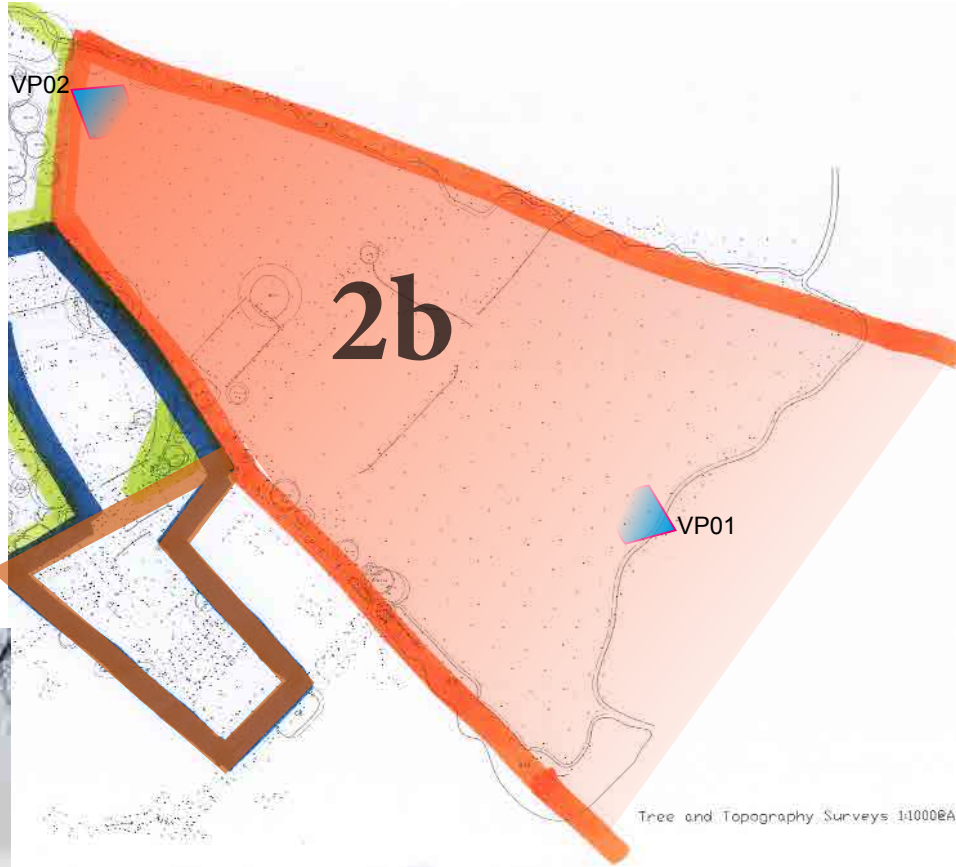
PARKLAND



VP01



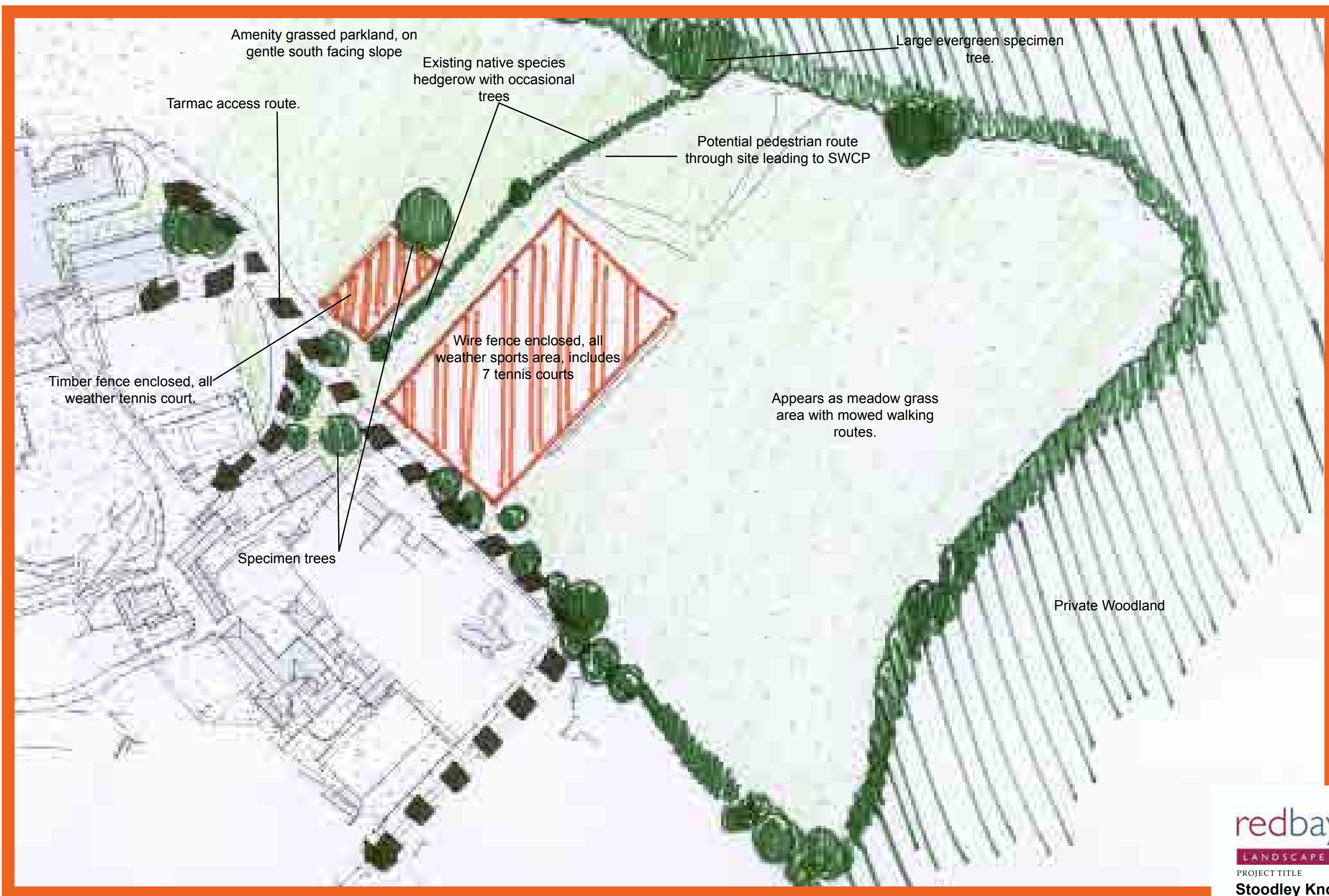
VP02



- Key Characteristics
- Gently sloping, open coastal plateaux
 - Extensive coastal views available to the north, east and west.
 - Some influence from utilitarian features including tennis courts and vehicular access.
 - Well wooded eastern and southern edge.
 - Grassed, ground cover with historical boundary hedge cutting throught the site from east to west.

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PROJECT TITLE
**Stoodley Knowle, Ilsham
Torquay**
DRAWING TITLE
**Character Analysis
Parkland**



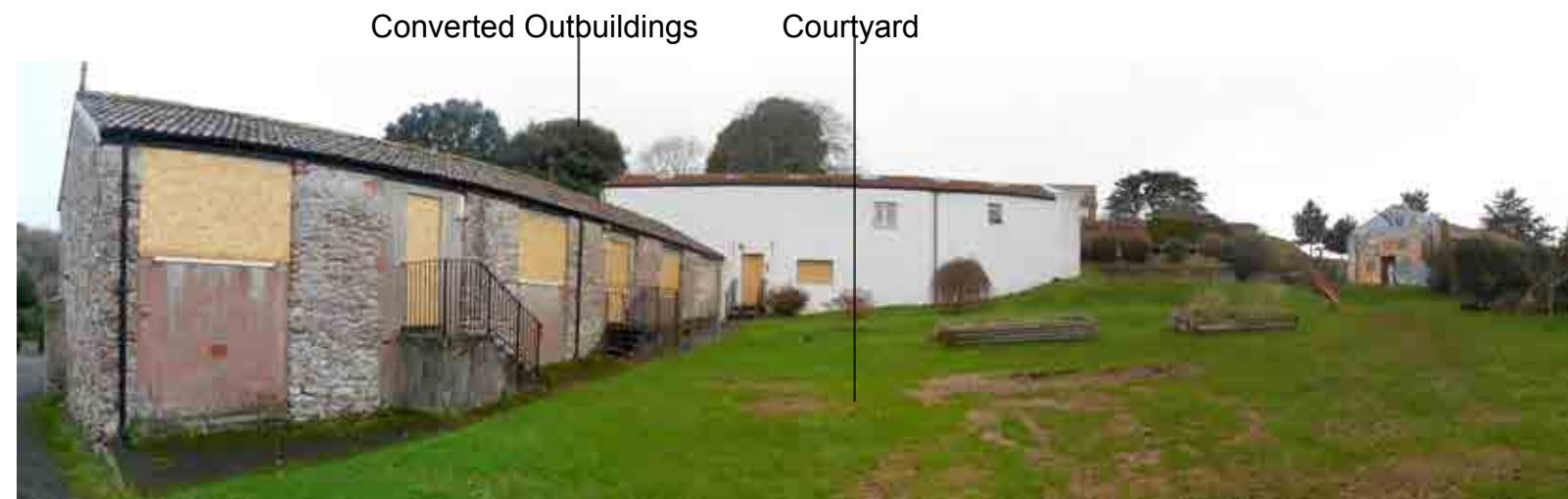
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PROJECT TITLE

**Stoodley Knowle, Ilsham
Torquay**

DRAWING TITLE

**Character Analysis
Parkland**



VP01



VP02



VP03



VP04



VP05



VP06



Key Characteristics

- Overall developed character
- Stone built older architecture including “chapel” and “Manor House”
- Number of C20th development including extensions and bungalow.
- Utilitarian features include car parking and tennis court.
- Narrow network of walled paths.
- Little visual connection with surrounding area

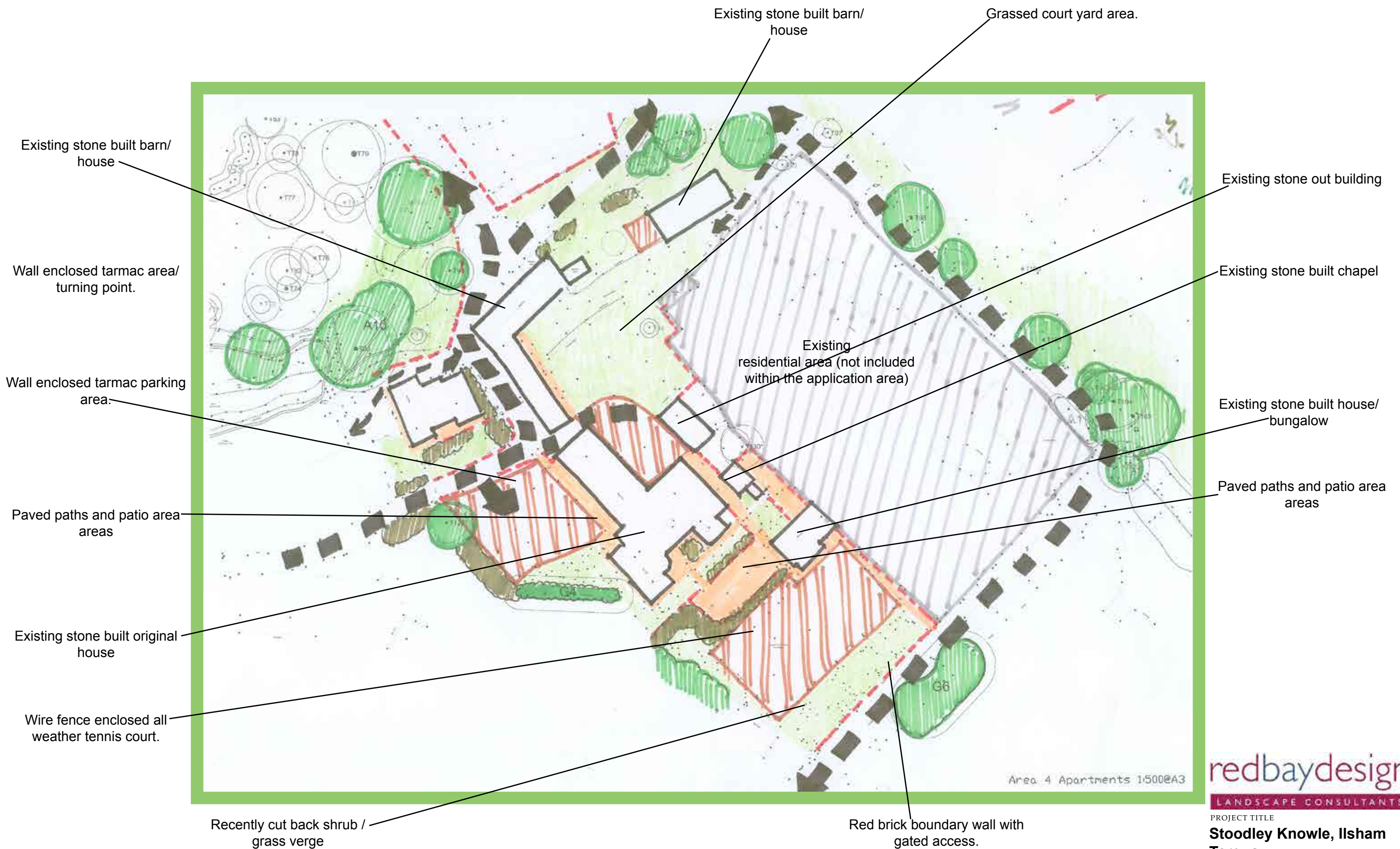
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PROJECT TITLE

**Stoodley Knowle, Ilsham
Torquay**

DRAWING TITLE

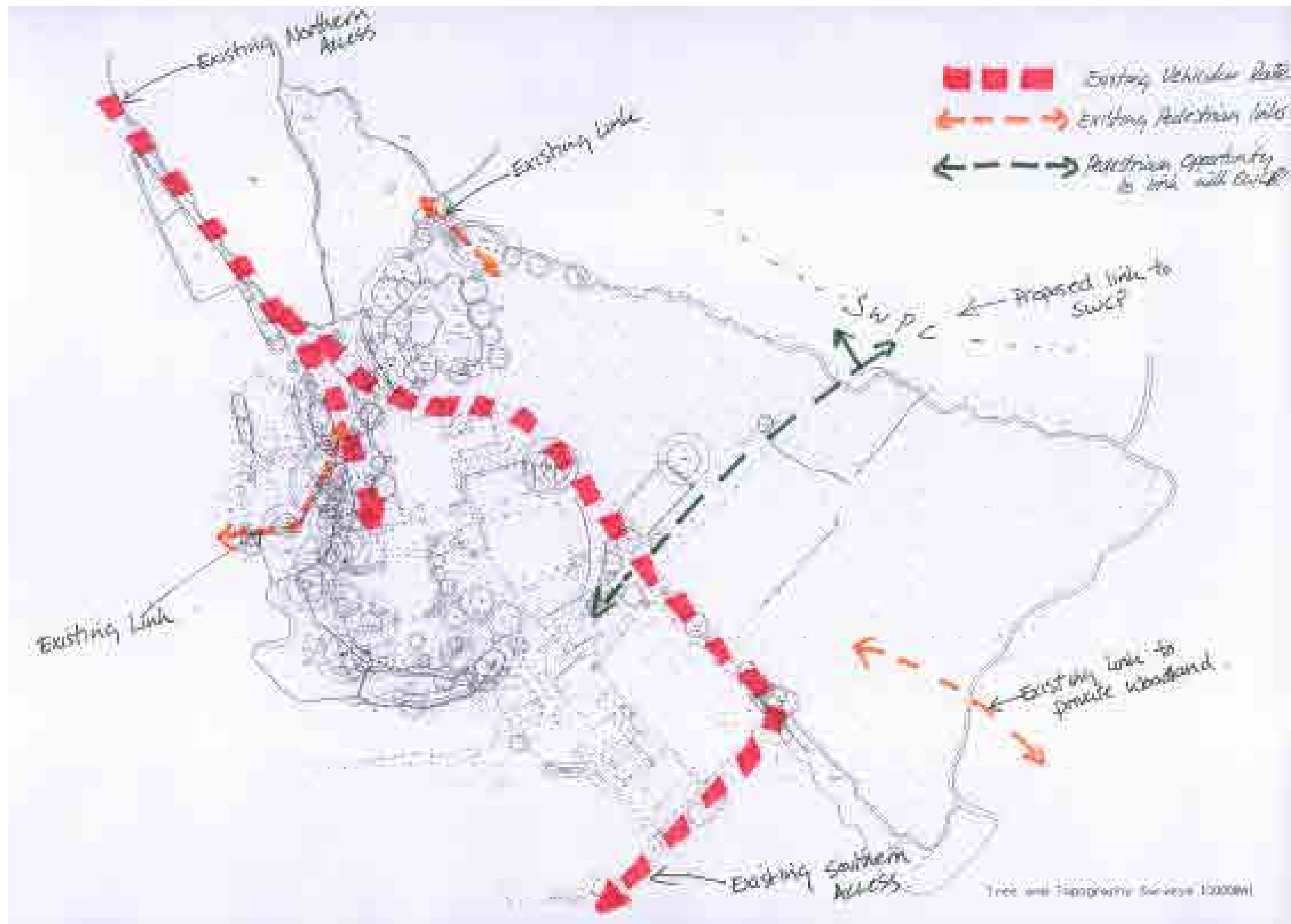
**Character Analysis
Historic Quarter**



Area 4 Apartments 1:500@A3

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PROJECT TITLE
**Stoodley Knowle, Ilsham
Torquay**
DRAWING TITLE
**Character Analysis
Historic Quarter**



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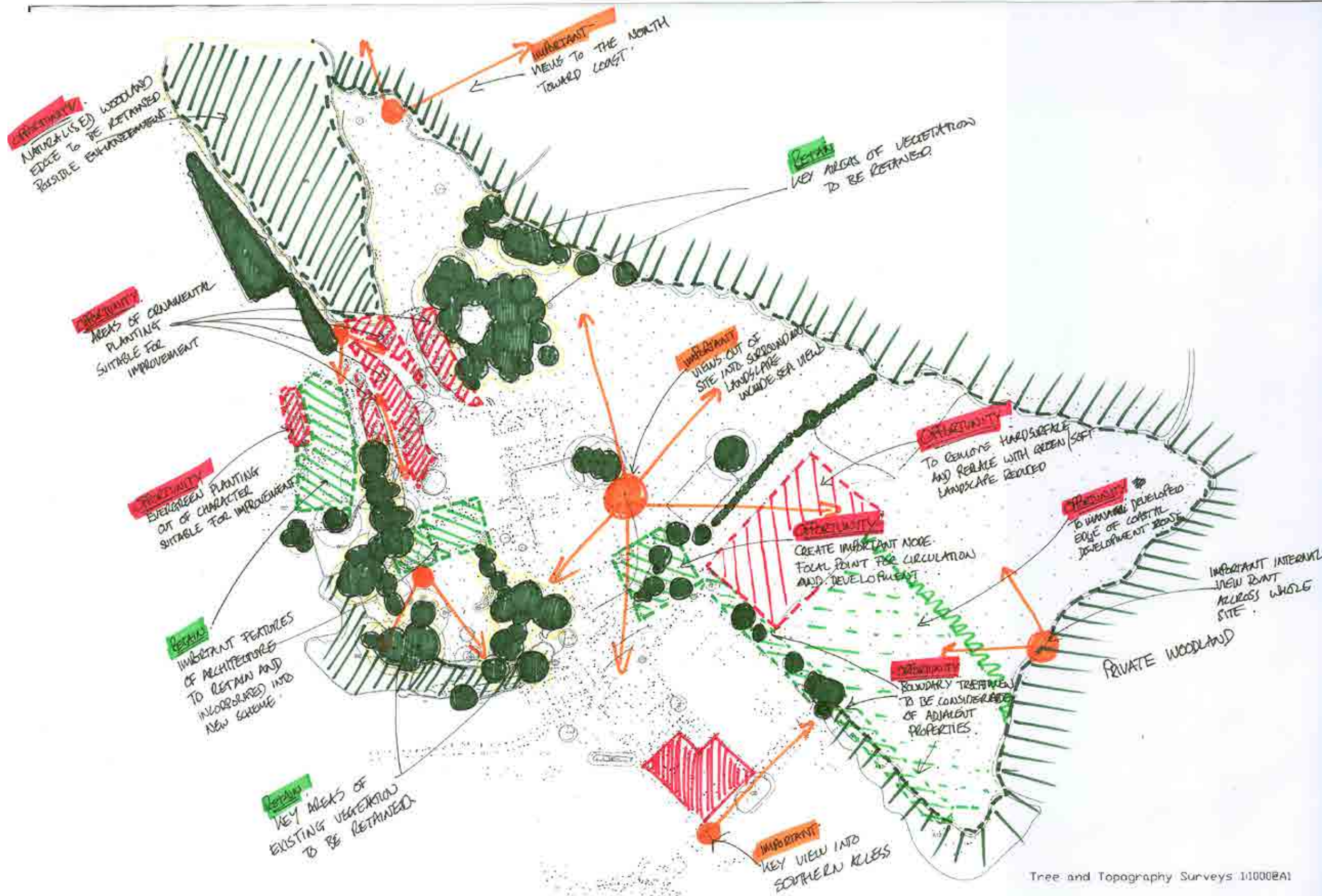
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PROJECT TITLE

**Stoodley Knowle, Ilsham
Torquay**

DRAWING TITLE

Circulation Analysis



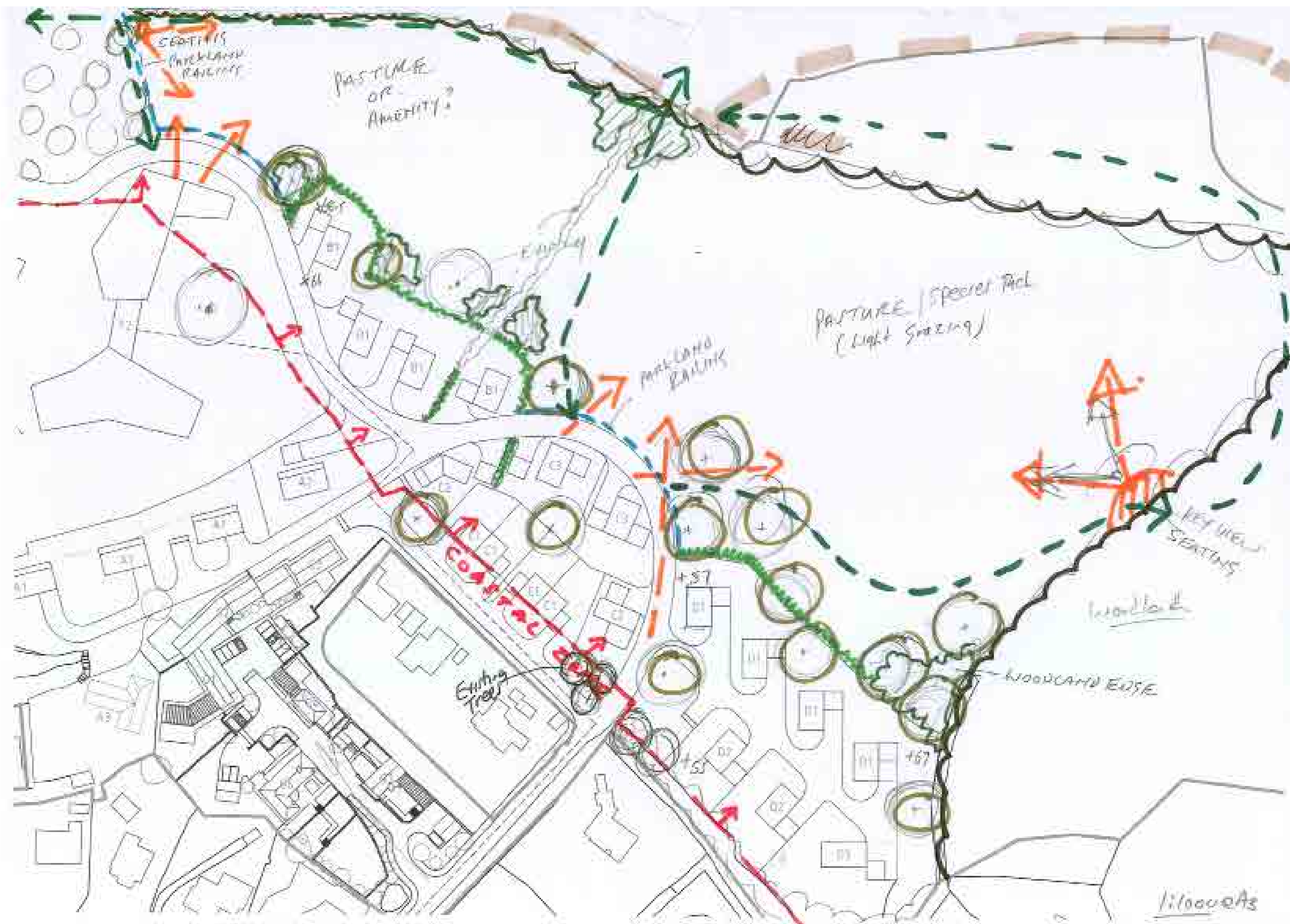
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PROJECT TITLE

Stoodley Knowle, Ilsham
Torquay

DRAWING TITLE

Ops and Cons



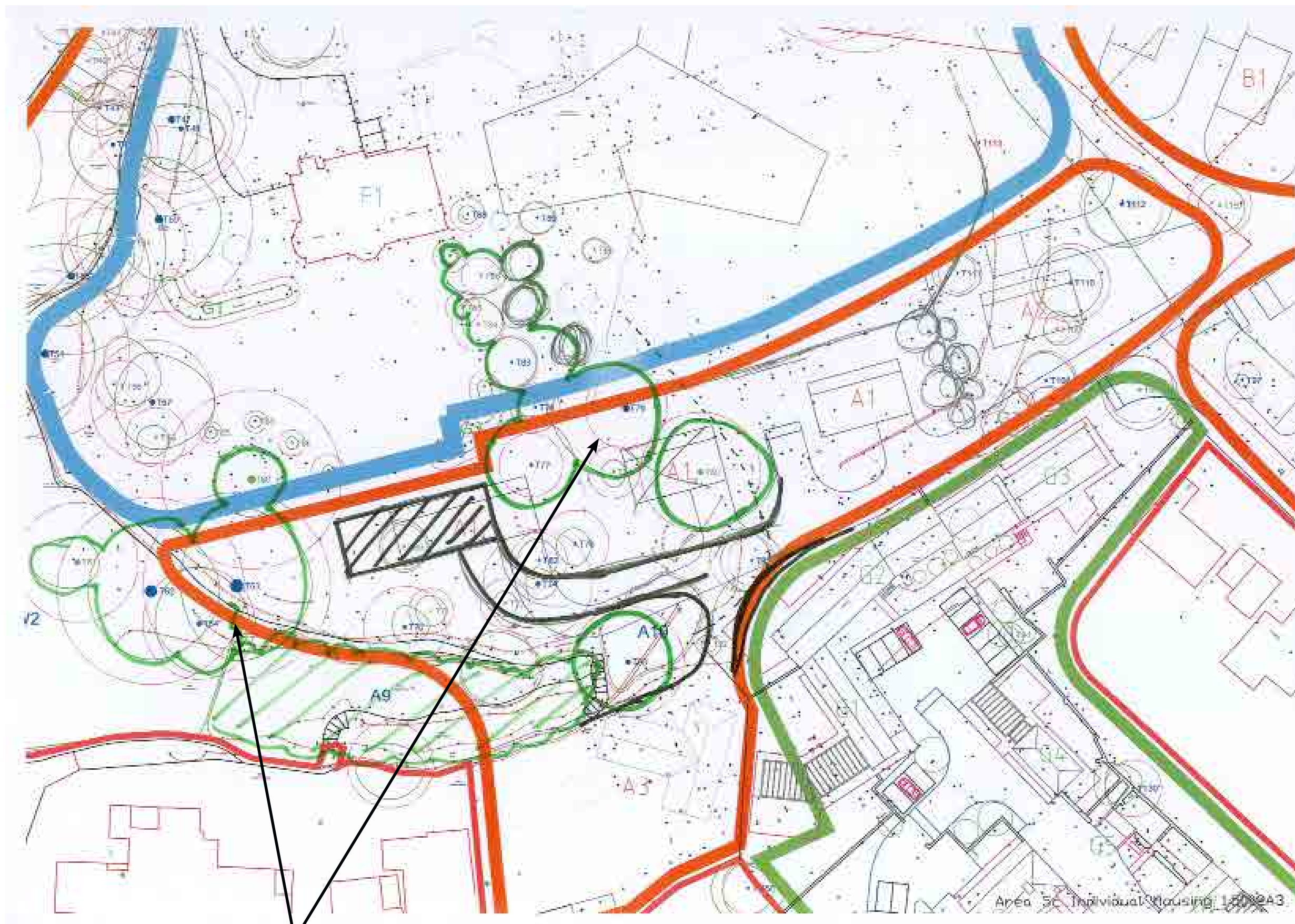
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PROJECT TITLE

**Stoodley Knowle, Ilsham
Torquay**

DRAWING TITLE

Site Analysis



Vegetation to retain

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PROJECT TITLE

**Stoodley Knowle, Ilsham
Torquay**

DRAWING TITLE

Site Analysis



<p>DRAFT ISSUE FOR DISCUSSION</p> <p>SUBJECT TO</p> <p>DEPUTY & LOCAL AUTHORITY (LPA) LOCAL AUTHORITY LOCAL AUTHORITY LOCAL AUTHORITY LOCAL AUTHORITY</p>		
<p>Revision Schedule</p>		
Revision Number	Revision Date	Revision Description
<p>SITE ZONE KEY PLAN</p>		
<p>Apartment A - Area (GA) Apartment B - Area (GA) Apartment C - Area (GA)</p>		
<p>KT</p> <p>Kensington Taylor</p> <p>01302 380000</p> <p>Kensington Court, Woodway Park, Pyes Hill, Exeter, EX2 6TY</p> <p>Tel: 01302 380000 Email: kt@kensingtontaylor.com Web: www.kensingtontaylor.com</p>		
<p>Project:</p> <p>1508_Stoodley Knowle</p>		
<p>Title:</p> <p>Apartment GA Site Plan</p>		
as proposed	Author	Checked By
1508	1508	1508
<p>Scale: 1:1000</p>		
<p>Scale: 1:1000</p>		

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PROJECT TITLE

**Stoodley Knowle, Ilsham
Torquay**

DRAWING TITLE

Site Analysis

