

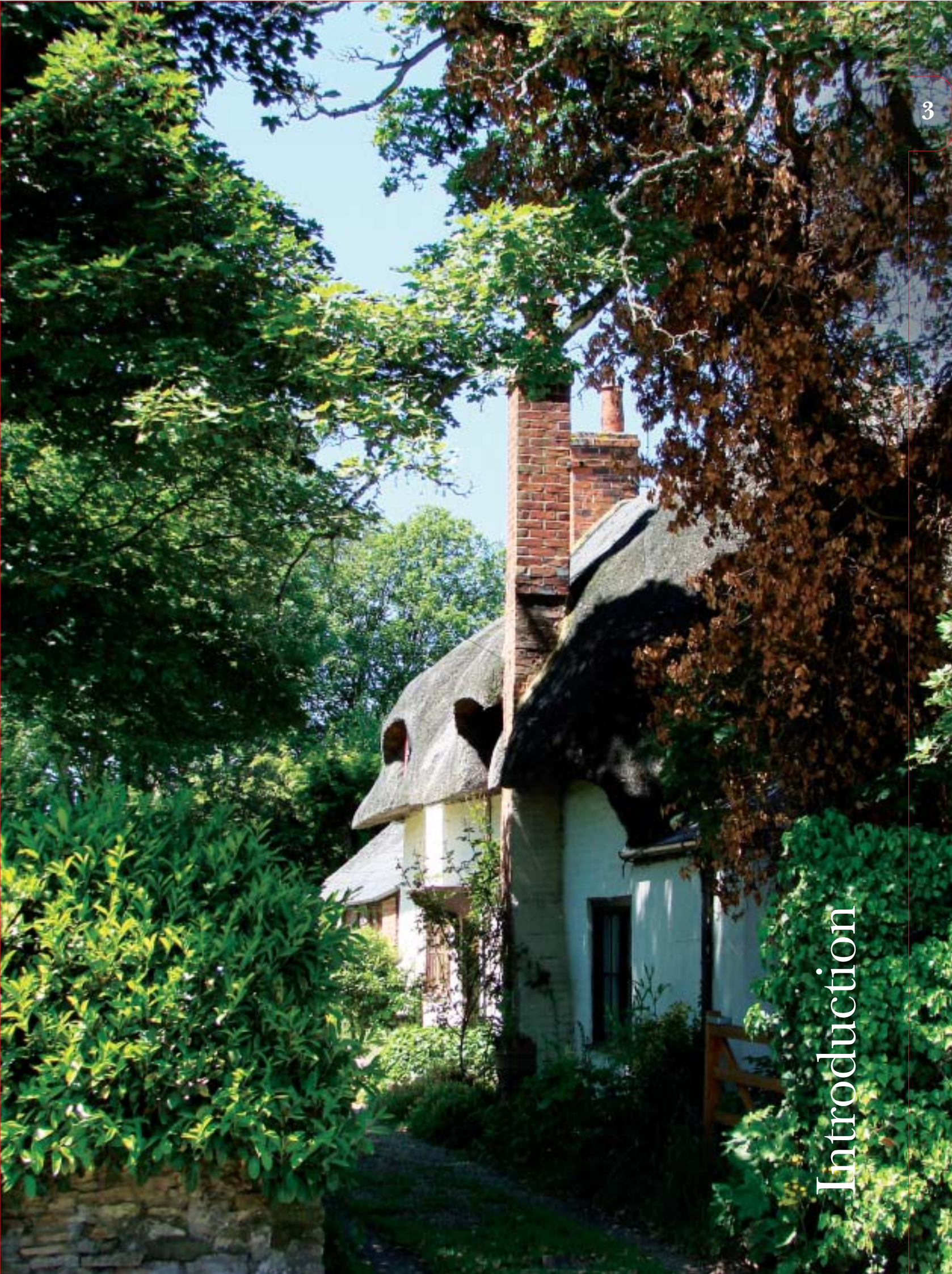
Fair Mile

Fair Mile Hospital & Celsea Place
Development Proposal

Invitation to Tender response
June 2006

PJ **Live**sey
GROUP

Introduction



3 Introduction

The P J Livesey Group is passionate about development. Taking once vibrant but now redundant properties and providing them with a long term future and beneficial use is the driving force behind the organisation.



Ingress Abbey

Creating communities that can benefit from and help revive these grand buildings and grounds is key to their long term survival. Fair Mile is certainly no exception, as it is by far one of the most exciting projects to date.

P J Livesey has brought together a team of consultants and specialists in their respective fields to ensure a deliverable proposal which will secure the efficient re-use of Fair Mile Hospital and provide a very high quality, sustainable development.



Highcroft Hall and Villas

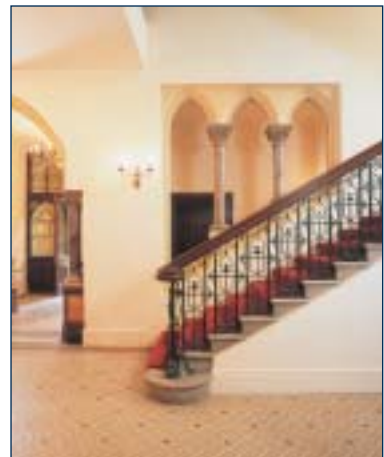
Through our expertise we are able to utilise buildings where others may look to demolish. Our tried and tested methods of creative subdivision mean we are able to maximise the number of units within the buildings themselves, providing many more units than may otherwise have been anticipated. The result being the creation of a far greater number of units and higher land value.

Equally, the impact of the new build on the historic grounds and wooded environment is minimised as lower density family housing can be provided, creating a desirable mix of apartments and houses across the site. We see no need for over-development in order to achieve a higher density.

We acknowledge the aspirations of English Partnerships and the wider community and have endeavoured to incorporate these into the masterplan. In addition to residential, many alternative and mixed uses have been investigated in terms of the services they would provide and their long term viability.

P J Livesey will deliver a scheme that protects the historic asset by the efficient re-use of the existing site and buildings, delivering both affordable and open market homes in addition to new initiatives for first time buyers.

The team have taken great care in addressing all of English Partnerships Key Aims, objectives and expectations when bringing together the development proposals. These standards have not been seen as a target to reach, but a minimum benchmark from which to work.



Claybury Villas



4 Executive Summary

The P J Livesey Team see Fair Mile Hospital as an opportunity to create something exceptional. Our proposal brings P J Livesey's specialist experience of renovating historic buildings together with URBED's innovative approach to sustainable urbanism and S333's contemporary approach to housing design.



Wyfold Court before



Wyfold Court after

Our proposal has been planned to exceed English Partnership's expectations as set out in the brief. We have gone further because we share English Partnerships' belief in the importance of transforming housing design and using sites such as this as exemplars for sustainable communities. We also believe that our approach to sustainability, heritage, contemporary design and community will create a unique and compelling offer for people looking to live and work in this part of Oxfordshire.

Our proposals are therefore based on four principles that are explained in this document following the structure set out in the template:

Sustainability: It is fascinating to see from the history of the hospital that it was almost entirely self-sufficient. It had its own water supply, farmed its own food and even produced its own power in an on-site gas works. We envisage that our own development will be similarly self-sustaining: drawing water from the boreholes on site, treating its own waste, farming its own food (through a model farm developed by the Henry Doubleday Foundation) and using local bio-mass to heat the housing. These measures are combined with the use of low energy design, sustainable building materials and green transport measures to create a scheme which is not experimental but which will demonstrate how sustainability can become the norm.

Heritage: P J Livesey's established approach to listed buildings is the complete opposite of most developers. Our approach retains the maximum amount of buildings possible, carefully balancing conservation issues with commercial viability. Rather than stripping everything out we work with the existing fabric (the roofs, panelling, doors, windows etc...), to create a conversion scheme that retains most of the existing features. This approach, together with long experience of maximising the yield from listed buildings, means that we see the buildings having a positive value and relish the prospect of returning them to their former glory.



S333 Housetypes

Design: We do believe that there are persuasive arguments to increase the yield of the site to create a balanced community and to support the sustainability features. Our approach to the new-build has been to rise to the challenge posed by Alain De-Botton in his Channel 4 TV series 'The Perfect Home'. In this series he took two English house-buyers to the Vinex housing scheme designed by S333 architects in Vijfhuizen in the Netherlands to ask why English housing couldn't be as good as this. URBED and S333 have worked together in the past so we asked them to work with us on the new build for Fair Mile to create two contemporary groups of housing to both compliment and contrast with the hospital buildings.

Community: When building new housing on this scale we are in effect building a community - both a new community within the site and an extension to the existing community of Cholsey. An integral part of our proposal is the provision of facilities and recreational space that would be open to the wider community, including a social club, sports facilities, recreational space, a shop and allotments. We look forward to the opportunity of working with the local community to develop our proposals further, securing the long term future of the buildings and site for the benefit of the local and wider community.

The remainder of this document follows the structure set out in the template and provides a detailed description of our proposals. Everything in the document has been costed and is a commitment that we are prepared to make. Where we have not been able to fully resolve issues we make this clear.

P J Livesey's belief is that the innovative nature of this scheme - the approach to sustainability, the opportunity presented by these attractive listed buildings and their setting, the contemporary approach to new-build and the integration of the community - far from making it less profitable, can be made into the unique selling point for the development. This vision is reflected in our financial offer and in our enthusiasm for the prospect of taking this scheme forward with English Partnerships.



5.4

Design Quality

5.4 Design Quality: Design Statement

The masterplan for the site has been developed by P J Livesey and URBED working with S333 and Landscape Projects. This has been based on an analysis of the hospital and its context, the historical development of the hospital and the current assets of the site. This has allowed the masterplan to be developed based upon the 'Three Rs' which URBED uses as the basis for most of its masterplanning:



3D Aerial view of Fair Mile Development



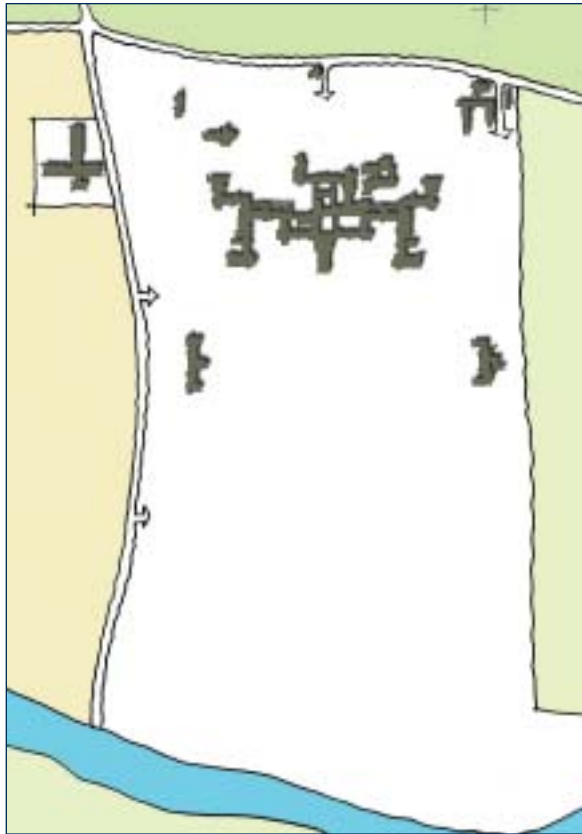
Rediscovery: All of URBED's masterplanning work is based on the analysis of historic plans and the rediscovery of the historic form and character of the site. In the case of Fair Mile we have explored the historic development of the site from CH Howell's original plans of the 1870s together with Robert Marnock's landscape proposals and the later additions by GT Hind. The plans, as confirmed by the conservation statement show a typical asylum of the late 19th century. The layout is formal, almost but not quite symmetrical, with formal 'Pleasure Grounds' to the west and gardens and recreational grounds to the rear. The buildings are arranged to look out over the open space to the river and indeed to be viewed from the river. The buildings themselves are arranged around a series of airing courts - creating an almost collegiate form like an Oxford College. The P J Livesey approach to the buildings has been to retain as much as possible and URBED have taken the same approach with the masterplan - building upon the original elements of the layout and landscape form.

Repair: The second element of URBED's approach is to repair the damage done to the urban form and structure of sites. Fair Mile is not quite the same as an urban site in this respect. Nevertheless there are a lot of more recent additions that have undermined the appearance and quality of the original layout. These have been removed, even where they could provide opportunities for conversion (such as the modern wings to the south east). This has allowed us to reinstate the original airing courts as well as to repair the wall that originally enclosed them. This has also been applied to the grounds with our proposals to restore the idea of kitchen gardens and pleasure grounds in the original landscape.

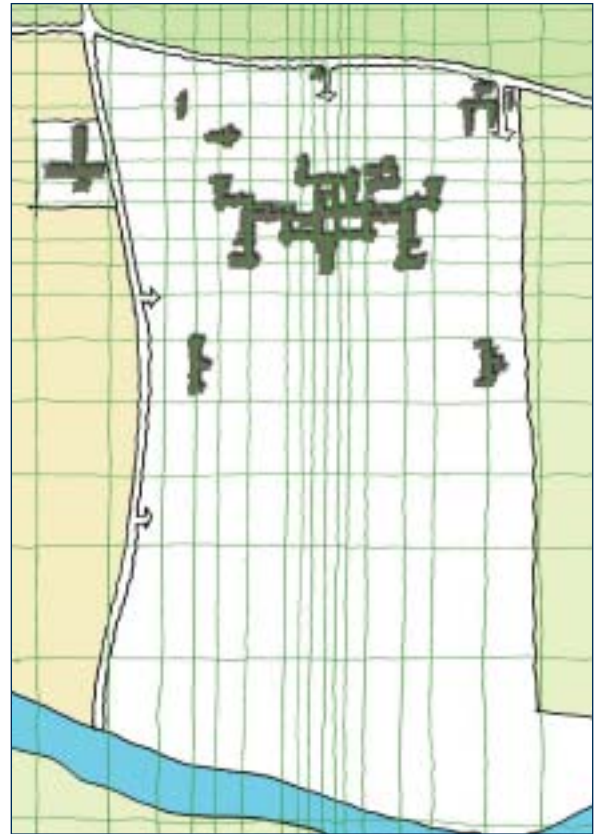
Renewal: The final 'R' relates to the contemporary layer that we apply to the site today. In 100 years time people writing guides to the important buildings of Oxfordshire should be able to look at the hospital and clearly see the contributions of CH Howell and GT Hind in the 19th century as well as P J Livesey in the 21st century. Each contribution should be of its time rather than historical pastiche. This is the role of the two wings. They are based on the original symmetry of the site and the early moves by Hind to develop the Isolation hospital and the day hospital facing onto the eastern landscape. However they are designed as a contemporary addition to the site, something that shows the best of 21st century design in terms of design and sustainability.



Aerial view of Proposed Fair Mile Development



Conservation



Grid

Masterplan Principles

The masterplan has been built up as a series of layers based on our historic analysis and a vision for the future of the Fair Mile site. These layers are described below:

Conservation: As we have described the first step has been to identify the buildings for retention. We have stripped away the structures that do not contribute to the historic character of the site (with the exception of the George Schuster building that we have retained). All of the Victorian buildings have been retained including ancillary structures such as the boiler rooms and corridors.

Grid: This stripping away allows us to uncover the historic structure of the buildings as seen on the original plans. This is based on an interesting grid that gets more intense towards the centre of the site. We have applied this grid to the whole site as an organising principle for the masterplan.



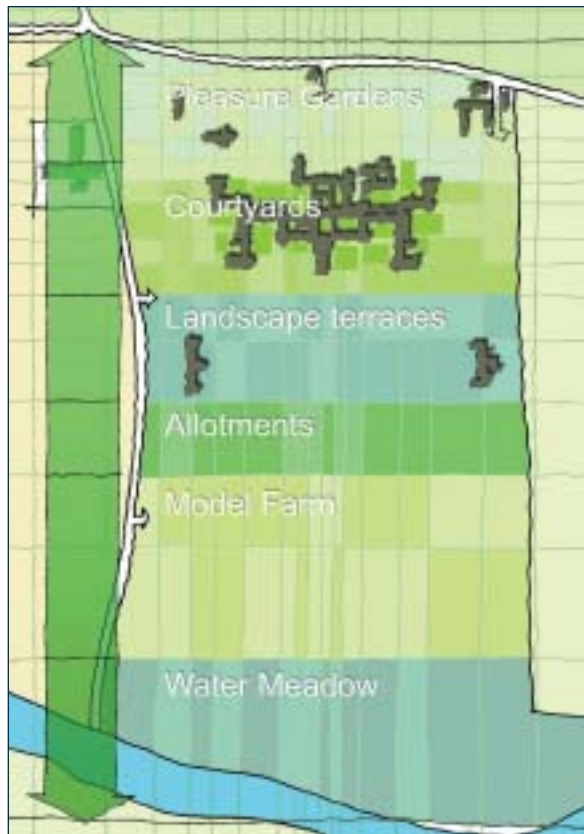
Courts

Courts: The original hospital was built around a series of courts - internal to the buildings these were functional, serving the kitchen, the boiler and laundry. To the rear these became airing courts for patients in the adjacent wards with views over the valley. The masterplan reinstates these courts and extends them into the surrounding area to create a collegiate form intimate spaces.



Repair/uses

Mix of uses: We are concerned that Fair Mile is not just a housing scheme. The masterplan therefore includes a range of other uses to create activity, a sense of community and to reduce car use. These activities include the community workspace, community workstation, the farm, allotments, shop, cafe, restaurant, social club and pavillion and caretaking lodge.



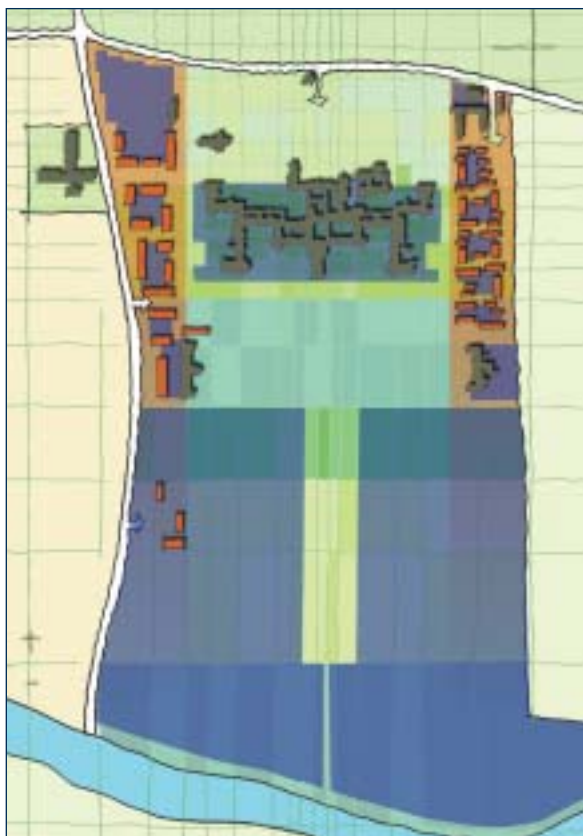
Transept

Transept: Having dealt with the existing buildings the masterplan extends its reach into the surrounding landscape. This is based partly on the grid but also on a transept (a slice through the site) from Reading Road to the Thames. This starts with the formal pleasure gardens in front of the buildings. It then passes through the intimate, hard landscaped, courts of the building and onto the formal landscaped terraces to the rear of the building. From here the transept passes through cultivated land - allotments and a model farm before passing through wilder natural areas leading down to the river.



Wings

Wings: The design of asylums drew heavily on the formal landscapes of the country house tradition. In this, the central vista from the rear of the house is framed by wings of trees and ancillary buildings. We have therefore created two wings that include new build housing to the west and taller planting to the east. These wings also follow the grid with quite dense housing adjacent to the hospital which becomes less dense as it runs towards the river with the buildings giving way to planting.



Public/private

Public/private: An access strategy has been overlaid in this masterplan. The aim is to allow public access to the pleasure gardens and to the rear of the site while meeting Secured by Design principles on the refurbishment and new build.



Access

Access: This is reflected in the access and parking strategy that is based on a one-way route that enters the site and follows the line of the wall that once surrounded the hospital. This will allow vehicles to enter the site by the farm and exit onto Ferry Lane. The parking is distributed in a series of sunken areas accessed off this route so that the cars are not visible in views over the landscape. The public facilities on the site are located in the George Schuster building allowing them to be accessed from Ferry Lane without going through the site.



Jardin Familiaux Rhone

A mix of uses

As described in the masterplanning concept, we have incorporated a range of uses into the scheme alongside the housing. The aim of this is to create a rounded community rather than a dormitory. The scheme therefore includes community facilities such as a shop and cafe together with a working farm, workspace units and facilities for to support homeworking. This also feeds into the green transport plan by reducing the need for car travel.

P J Livesey have worked closely with Savills to investigate the viability of commercial uses. Costings are provided in the accompanying Financial Proposal.

The masterplanning process has explored a number of locations for these facilities. We considered accommodating a range of uses in the former farm but this was too disconnected from the main route into the village. We have therefore opted to use the George Schuster building for a range of these uses. Located within the GreenBelt and of architectural significance, demolition of this building and redevelopment of the site would be against a number of planning policies. Therefore, we have opted for a refurbishment as illustrated opposite.

The mixed use elements of the scheme include:

Community workspace: We have included 10 workspace units in the George Schuster Building (five at 50m² and five at 120m²). This will be let to local companies and residents who have outgrown their home working facilities.

Community workstation: Alongside the workspace is a workstation with IT and meeting facilities to support people working from home in the scheme.

The Farm: We are proposing that the lower part of the site be managed as a model farm and are in discussion with the Henry Doubleday foundation about this.

Allotments: The site also includes allotments to allow people on the site and in the village to grow their own food. We understand that the Cholsey Allotment Society is one of the oldest in the country and would be interested in managing plots on the site.

Shop and cafe: We have incorporated a small far shop and cafe into the George Schuster building. The shop will be an outlet for the farm and could also be used as a base for a home delivery service.

Restaurant/Day Nursery: We are proposing that the chapel be converted to a good quality restaurant that is able to draw customers to the site. Alternatively, should an operator not be forthcoming we would investigate conversion into a nursery. .

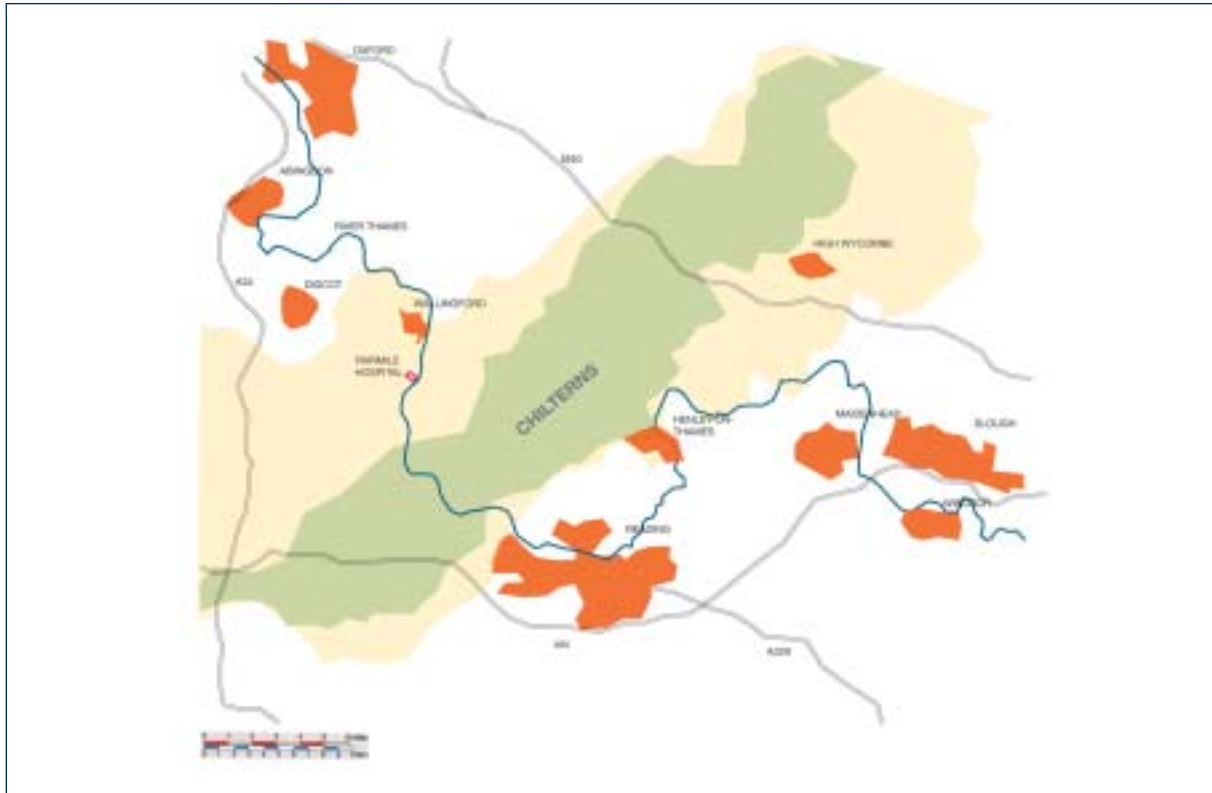
Social club and pavilion: We have reprovided the social club on the site as part of a pavilion overlooking the proposed cricket pitch also containing a community meeting hall and sports changing facilities. This would be developed in partnership with the existing social club but would need to be open to the village and the residents of the scheme to enhance the viability. .

Caretaking lodge: It is proposed to provide a green caretaker for the scheme who would coordinate services such as car share and the shuttle bus, recycling etc.. along site other activities.

Extensive community consultation (section 6) would be undertaken to determine further uses that local residents may wish to see at Fair Mile, for instance a medical practice housing a local doctor and dentist.



Community workstation/shop/cafe



Fair Mile Hospital site in relation to the broader landscape

Landscape Principles

The landscape strategy for the Fair Mile site responds to the following elements of the local context:

- **Broad scale context of Thames Valley/Cholsey**
- **Medium scale context of the Fair Mile Estate and the River Thames**
- **The gardenesque character of the historic Richard Marnock landscape design, existing trees and hard materials.**

Broad Scale Context

The Thames Valley in the vicinity of Cholsey is typically composed of low lying arable land, with a coherent hedgerow infrastructure linked to occasional woodland blocks. This is in contrast to the extensive woodlands characteristic of Nuffield Hill and Goring Heath, visible at distance to the south east. The landscape strategy for Fair Mile sets out to reinforce the woodland plantation and hedgerow landscape of the Thames Valley by the following means:

- i) strengthening the woodland perimeter of the development site. This will be carried out through extensive planting of native woodland trees in two long blocks on the north eastern and south western site boundaries. Trees

will supplement the existing trees and hedgerows, improving screening, and will ensure that the development, when viewed from the surrounding fields, is perceived as a woodland, typical of the area.

- ii) extending planting of native standard trees in hedgerows which are connected to the development (subject to landowners approval); this will over time introduce a distinctive and attractive network of tree-lined lanes and roads, which will increase biodiversity, and establish a landscape framework linking Fair Mile with its surroundings, particularly Cholsey village.



Landscape pattern of arable fields and woodlands in the broader context



Reinforcement of boundaries and existing circulation



Site extent and relationship with Cholsey Village



View from Papist Way

Medium Scale Context

The significance of Fair Mile Hospital in its setting is reflected in its status as a registered park, and its Grade II listing. The overall archaeological potential of the site is low, however it may be necessary to undertake further studies in the new build areas outside the current footprint.

The historic development of Fair Mile as a hospital is well-documented; in many ways, the typology of the estate is similar to that of a large self-sufficient country house. The organisation of the grounds reflects a transition from an ornamental “front”, through “social terraces” and productive “back” to “natural” or “wild” on the banks of the Thames.

The main differences between a country house and the hospital are that:

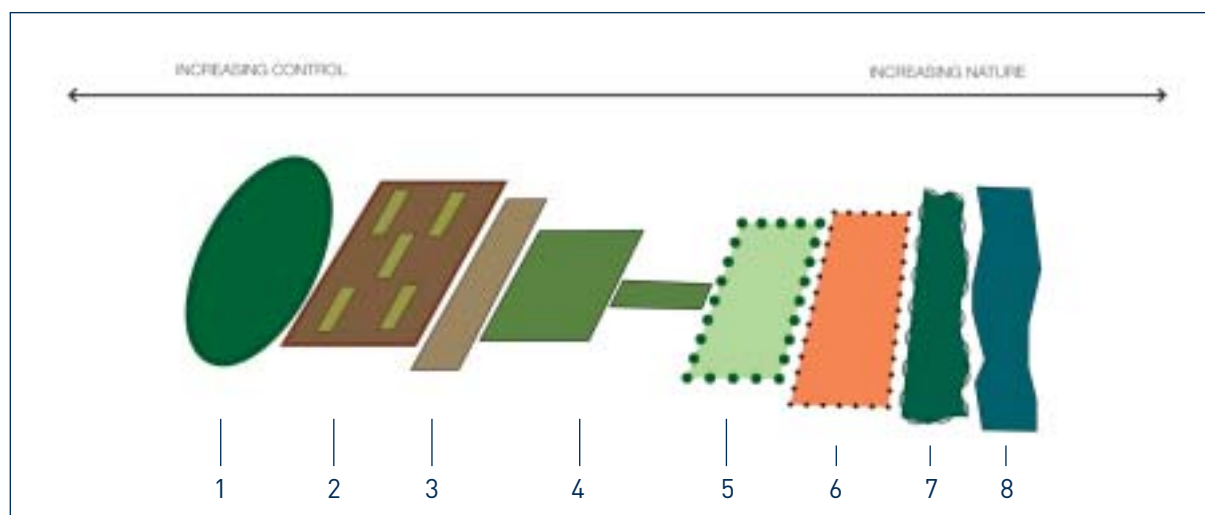
- the typically dominant and singular “house” is replaced by an extensive range of wings forming an intricate “townscape” of courtyards and roofs.
- whereas a country house typically opens onto garden terraces, the hospital had a secure boundary wall surrounding the airing courts, which constrained direct connection to the landscape.

The local landscape setting of Fair Mile is distinctive and attractive. The historic route to the ferry crossing over the Thames (Papist Way) is edged in a significant and dominant hedgerow and trees; the hedgerow infrastructure continues around the perimeter of the hospital grounds, and sets the grounds apart from their surroundings. The site slopes towards the south, establishing the dramatic roofscape of the Hospital buildings high above the surrounding fields, and at the end of the vista from the Thames.

The range of tree species within the hospital grounds is extensive; many are native, and there are some unusual fruit-bearing trees. Some significant ornamental trees are found in the “Pleasure Grounds”



Existing Landscape Character



1. Gardenesque



2. Formal courtyards



3. Sunken carpark



4. Lawned playing fields



5. Agriculture



6. Wildflower meadows



7. Marshland



8. River

The landscape proposals for the Fair Mile site set out to strengthen the historic organisation of the grounds by clarifying the transition from “ornamental” to “nature”, while at the same time recognising the separation of the main buildings from their surroundings. It will do this in the following ways:

- i) managing the existing distinctive landscape elements through the implementation of a comprehensive landscape management plan
- ii) ensuring any new uses are sympathetic to this existing character of the estate

- iii) introducing carefully positioned access points into the historic buildings which serve to make the buildings more accessible while retaining the sense of separation and security of the former hospital.

The redevelopment of Fair Mile will involve the introduction of a new range of building and supporting facilities such as car parks and access roads, as well as the conversion of existing buildings. The landscape proposals set out to integrate these into the estate in ways which will enhance the clarity of the historic organisation of the estate.



Victoria Park



Peacock Gardens



Victoria Park

Historic Grounds: Gardenesque Character

The estate design dating from the 1870's is by Richard Marnock, and is included on the Register of Parks and Gardens of Special Historic Interest. Marnock was one of the outstanding horticulturalists and garden designers of the 19th century, and was considered by his contemporaries to be the best exponent of the gardenesque school of landscape gardening. He was responsible for the Peacock Gardens at Warwick Castle, and Victoria Park in Hastings. Marnock's gardenesque style typically comprises carefully chosen individual plant specimens being shown off to their best advantage in curving beds, arranged around a broad sweep of high quality lawn; this pattern, including winding paths, island beds and tree-planted mounds, is characteristic of Marnock's "Pleasure Grounds" gardens at Fair Mile.

The landscape proposals for the Fair Mile site recognise the importance of the grounds as a whole, and the "Pleasure Grounds" in particular. The gardens at Fair Mile are almost 150 years old, and while the broad infrastructure of Marnock's plan is mostly intact, trees and shrubberies are in need of management. The redevelopment of the site presents an opportunity to introduce a landscape management plan which will ensure the future of the "pleasure grounds" to the north west of the main buildings, and the sympathetic adaptation of the courts, orchard and other gardens to modern uses.

The landscape proposals incorporate the "Pleasure Grounds" into the overall plan as an attractive setting for the chapel and main building frontage, and as an important historic asset. New development and car parking will not impinge on the "Pleasure Grounds", and new planting, hard landscape materials, furniture and management processes will be introduced to ensure the sympathetic conservation of the historic landscape character.

Elsewhere, the rectilinear organisation of the site provides a framework for the introduction of a contemporary landscape which will respect the former activities around the hospital, but which allow 21st century, sustainable lifestyles. Planting and hard landscape materials will reflect those already on site, such as brick and gravel, lawns and hedges, while introducing sustainable new materials such as timber, stone, earth banks and meadow.



Rousham Water Channel



Vaux-le-Vicomte

Design Statement: Design Proposals



Materials

As described in the sustainability section, the materials used throughout the masterplan have been selected to meet the mandatory sustainability standards as well as to be compatible with the natural landscape of the area and the historic character of the hospital.

The refurbishment of the hospital buildings will be based on the retention of much of the existing structure including the roof tiles, timbers, plaster and, where possible windows. This will mean that the character of the buildings is maintained as well as producing significant embodied energy savings. A full survey of the buildings will take place which will form the basis for a bill of quantities of materials to be reclaimed and a demolition protocol for reclamation and on-site storage of materials. This will also inform the embodied energy estimates for the scheme.

The new build elements will be constructed with a panelised timber frame system. The timber will be sourced from European sustainable resources with traceability to ensure chain of custody for FSC accreditation. This will allow the new housing to be clad in a variety of ways. This will include materials that are distinctive to and available in the sub-region, together with associated suppliers and installers, in order to reduce transport distances. We will also seek to maximise the use of reclaimed materials in the new-build, focussing on the potential to use reclaimed bricks and slates wherever possible.

All materials will be sourced based on the following specifications:

A or A+ BRE rating,

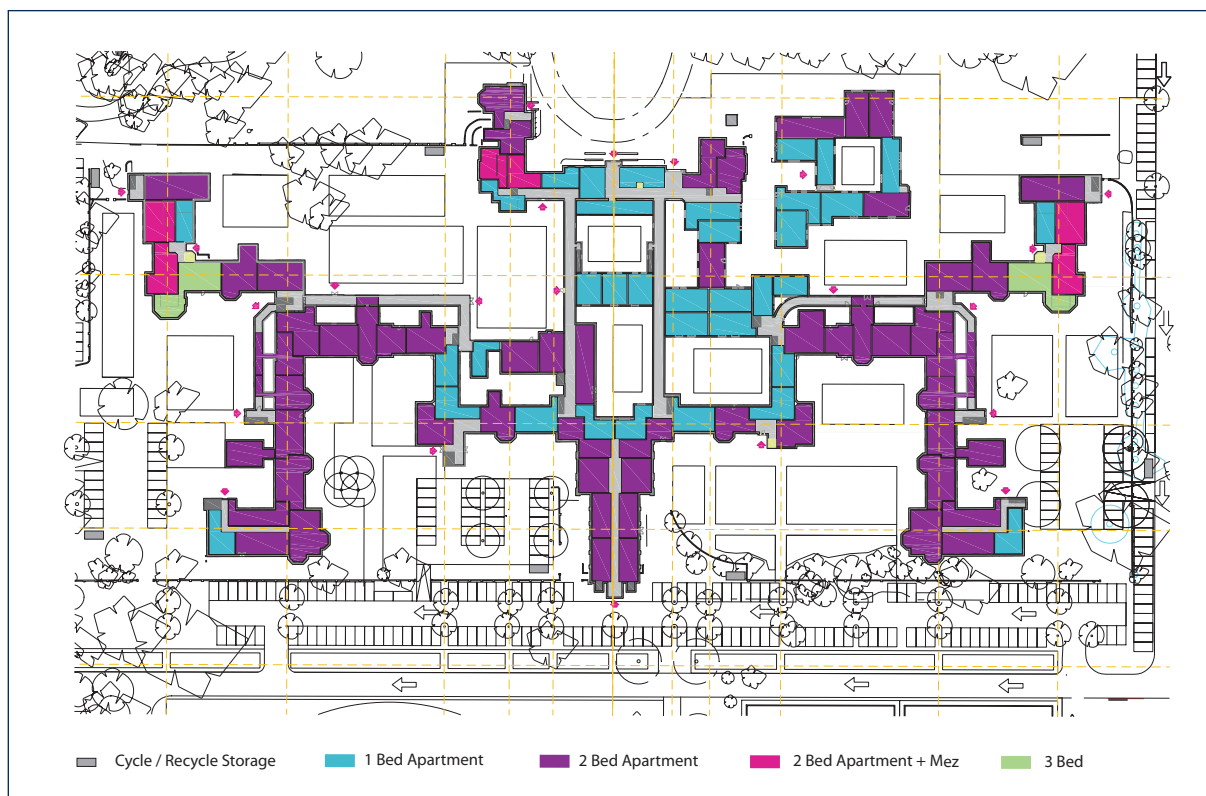
Low embodied energy,

Natural or recycled materials,

Harvested from sustainable sources,

Sourced from UK manufacturers local to the site.

This will be managed through a 'green procurement management system' to manage and monitor delivery of the material sustainability targets set out by English Partnerships. This system will be the responsibility of a designated manager on-site throughout the construction process. It will monitor the bill of quantities and supply chain for the demolition, refurbishment and construction.



Ground floorplan of refurbished hospital

Massing and Capacity

As part of the masterplanning process we have reviewed carefully the capacity of the site. There are two elements to this, the capacity of the existing building and the potential for new build. The design proposals adopt principles within the South Oxfordshire Design Guide and the Urban Design Compendium.

Refurbishment

P J Livesey's business model is based on maximising the yield from the refurbishment of historic buildings. Our philosophy is to use as much as the building as possible (in this case for example the corridors and boiler house) and to use the volume of space as efficiently as possible to maximise the number of units that can be accommodated. In the case of Fair Mile this has allowed us to accommodate 273 units where we would anticipate that a traditional approach to the refurbishment would achieve 150-200 units.

New build

Our initial work on the capacity for new build on the site achieved around 100 units on each wing. This however has been reduced to 72 in the northern wing and 60 in the southern wing. This has been driven by a desire to keep as many of the trees as possible and to provide a mix of larger

units. We also decided not to develop in the garden of the Warden's house in the southwest corner of the site.

This creates a total site capacity of 405 which is greater than the initial capacity study by Barton Willmore. This however is, we believe, because we have accommodated more units in the existing buildings with slightly fewer new build units. This is a sensitive response to the needs of the site and avoids the danger of overburdening the new build numbers to make the appraisal on the refurbishment work.

Massing

The massing of the refurbished buildings remains unchanged in our proposals. All of the original structures including the chimneys and the tower is retained and no additions are proposed to the roof line.

The newbuild is designed to be of two storey in appearance. The S333 wing to the north includes the larger. This is designed to include a third storey within the roof structure but to appear as two storey. The southern wing includes predominantly 2 and 3 bed units and is entirely two storeys in height.



Type 1 - 3 bed house



Type 4 - 4 bed house

Proposed New Build

The Northern Wing

S333 have developed a scheme that responds to the context of the large Victorian hospital with walled gardens. The concept is that of a village adjoining a large house. The housing has therefore been arranged to create the character often found in villages built into linear field systems. The layout is therefore very simple and geometric but the overall effect is complex and organic.

The houses are arranged in small groups of farm-like clusters grouped around a collective space; a lane made from grass and stone that creates a space for kids to play, for washing cars. The garden spaces are arranged to resolve the conflict between a desire for privacy and openness. Each of the gardens is private but the layout opens up a series of diagonal views across the scheme and to the hospital and surrounding countryside.

The scheme incorporates 150% parking. Each of the homes has a car space that occupies opportunistic openings in the plan as opposed to being grouped in one location or in a row in front of the house. Additional visitor parking is arranged on the perimeter of the site, integrated in a perimeter of paving sets.

The housetypes are simplified versions of 'farm-like' buildings. This has been developed into four prototype houses where the basic form is adapted for different sizes of units. These four types are individualised further through a number of designed additions that can be bought off the plan. These include living room extensions and large roof extensions.

The scheme is developed quite densely but the interiors of the units are generous and voluminous with roof terraces incorporated within the building envelope. There are orchestrated long, diagonal views through interiors of the houses to generate a feeling of space and a relationship between interior and exterior space.

The use of archetypal house forms has also influenced the exterior design. The elevations are conceived as a wrapping and intertwining of vertically grooved, sustainable hard wood (Cumaru) combined with more traditional housing materials.



Northern Wing layout

The Southern Wing

The southern wing has been developed by URBED based on a simple set of housetypes. The scheme is based on a series of linear blocks inserted into the tree cover based on the grid that is one of the organising principles of the masterplan. In this way the development becomes less dense to the east as it integrates with the landscaping.

The layout is based on a series of perimeter blocks with each block set back behind the trees that line the edge of the site. All of the housing faces outwards with private gardens to the rear. The houses front onto a series of home zone routes with access to the front of each home carefully accommodated between the existing trees.

The composition includes the communal heating plant on the site of one of the existing boiler houses. Also included is a new pavillion/social club associated with the proposed cricket ground.

There are four housetypes. The green units on the plan are courtyard units with an integrated parking bay. The three bedroom units have an internal courtyard with the bedroom over the parked car while in the two bed units the parking bay is uncovered. The orange/pink units are more traditional shallow plan units which are used where there is not the dimension for the deeper units. These have 150% parking provided either in street or in parking courts.



Southern Wing layout



Concept sketch

Quality of the Public Realm

The public realm and landscape proposals for Fair Mile set out to establish a “landscape for living”, which respects the special character of the Thames Valley landscape, the relationship with the existing village of Cholsey, and enhances the historic grounds of the former hospital. The “landscape for living” will incorporate many of the elements, ranging from social and sporting landscapes, through tranquil ornamental and nature gardens, to productive allotments and orchards, which will support the sustainable lifestyle on offer at Fair Mile.

A Landscape For Living: The new Public Realm

The development of a sustainable community at Fair Mile requires that the gardens and surroundings provide an attractive and fulfilling range of places which reduce the need to travel, with facilities which support all aspects of modern life. A sustainable lifestyle will allow residents and visitors to choose from activities and places which range from social, busy and active, to tranquil, relaxing and passive. The public realm framework for Fair Mile sets out to provide the following places and spaces:

i) The Pleasure Grounds

Situated to the north west of the main building, this is the historic set piece garden designed by Richard Marnock soon after the hospital was

built, and which provides a setting for the chapel and picturesque frontage of the main building; this garden will be restored and conserved as a historic landscape; it will provide a beautiful setting for the restaurant in the chapel, and place for weddings and other appropriate formal occasions and for tranquil walks.

ii) Courtyards

The main building is a secure area, organised around a series of enclosed courtyards. The courtyards will provide gardens for residents. Access to these spaces will be limited to neighbouring residents, who will share the courtyard gardens facilities; they will be used for quiet activities like reading, and sitting in the sun, as well as for small gatherings. Each courtyard garden will be individually designed, and will be maintained by the management company to be set up for the site.

iii) Sports and recreation

The cricket pitch, ball court and open lawn will provide a location for physical activities; these will be supported by a new pavilion with modern facilities. The pavilion, and its surrounding gardens, will be the social heart of Fair Mile and will provide for larger gatherings and parties.



Montage of proposed allotments and orchard

iv) Model Organic Farm and Allotments

The existing paddocks and orchard will be retained, and developed as areas for the local production of food. The proposal is for development of Fair Mile to include a Model Farm, allotments, farm shop and restaurant. There will be a green caretaker role for the farm including composting of household/garden waste.

The land is suitable for organic production with good, easily worked and fertile soils. There is good potential for a viable organic horticultural enterprise with the establishment of a Community Supported Agriculture Scheme. Community Supported Agriculture (CSA) is a partnership between farmers and consumers where the responsibilities and rewards of farming are shared. CSA's allows communities to participate in the development of new local food initiatives and can allow people to:

- **Receive a weekly box of vegetables throughout the year**
- **Help with the running of an organic farm**
- **Rent a plot of farmland and have vegetables grown on their behalf.**

As well as vegetable production, the planting of orchards would help to produce an attractive mixed landscape. Early investigations show that subject

to the provision of a farmhouse and associated infrastructure the conversion to a fully organic farm is feasible.

An allotment site is planned to act as a resource for the residents. This could be about 1ha in size which would give room for about 40 allotments. Maintenance of the paths and any uncropped areas could be by the farmer/green caretaker, with plots sown to fertility-building on a rotational basis and mown off.

Home-owners with gardens and allotment holders would be encouraged to make compost. Compost made on the farm with green waste collections from residents and from maintenance of the site could be provided to gardeners and allotment holders as well as used on the farm. Gate fees could also be collected for composting of green material from off the site to make maximum use of the composting resource.

Ideally all public areas should be managed organically, although they would not be included in any organic conversion application.

Early discussions with the Henry Doubleday Research Association Advisory Service indicate that they would be willing to assist with the gradual transfer of the existing agricultural land to organic status. Existing tenancies arrangements would be maintained while negotiations take place.



Montage of proposed landscape and nature reserve

v) Nature Reserve and biodiversity

The development at Fair Mile provides an excellent opportunity to integrate new ways to live with a rich natural landscape. The existing landscape provides a home for a wide variety of wildlife, which will be protected as work progresses, and in the long term by the estate management plan. Further surveys of bats and badgers, and other species of fauna and flora will be necessary to establish the current extent of habitats.

The existing nature reserve at Cholsey Marsh will benefit from the introduction of new planting and well-defined open spaces on its northern edge, and adjacent to the riverside. Creative conservation techniques will be used to integrate nature conservation benefits with amenity enhancements such as seating, access platforms and boardwalks. The Marsh is an attractive asset, through which residents could enjoy contact with unusual flora and fauna such as the Desmoulins Whorl Snail which is a priority species under the UK biodiversity Action Plan. There is an opportunity for a “look-out” overlooking the marsh, as well as a new boardwalk through the nature reserve which will lead residents safely to the river bank while managing access to the reserve itself. A Landscape management plan will be developed in conjunction with BBOWT to ensure that new and existing planting, as well as new open space areas, are integrated into the nature reserve landscape.

New areas of habitat will be established throughout the development; new hedges and shelterbelts will be planted, and additional wetland habitat, in the form of rainwater swales and attenuation ponds, together with reed bed in connection with Sustainable Urban drainage will be an important part of increasing the biodiversity and wildlife value of the site.

The above elements will form the core of the public realm provision at Fair Mile, and will be carefully designed using high quality, long-lasting and sustainable materials; the infrastructure of roads and pathways will connect these to form an integrated network across the 26 ha of the site extent, through which residents will be no more than 210m from site boundary and 780m from the bank of the Thames.

The road network connects the main building and the new housing areas to Ferry Lane by making a new road across the east façade of the main building. The road will connect directly to sunken car parking courts positioned along the southern edge of the historic walled boundary to the hospital; the car park courts will be below adjacent ground, and surrounded by a low mound to ensure that the cars are fully screened from the grounds nearby. The roads will be designed as shared surfaces, so that pedestrians, cyclists and vehicles will share the route, with very low traffic speeds.

The pathway network comprises primary routes which coincide with the vehicular routes, and secondary paths which provide convenient walking and cycling routes across the site and beyond. The network of paths generally follows the rectilinear pattern established soon after the hospital was first built. Roads and paths will be constructed of robust and sustainable materials, and finished with locally indigenous stone and gravels to create a distinctive and attractive setting for the new development. The primary public realm network will be well-lit, providing safe, all year round access across the development; other areas will be lit with feature lighting to buildings and trees.



Treatment of existing Trees

The findings of the tree survey show that most trees on site are worthy of retention, although there are significant groups in which individual trees are of less importance. The landscape proposals set out to retain as many existing trees as possible. A tree management plan will be agreed with the local authority early in the development process, which will provide measures to protect and conserve trees these are in areas shown; development will be restricted within operating areas according to 'Guidance for trees in relation to construction BS5837 2005'.

The management plan will describe treatments to existing trees, and include extensive areas of new tree planting throughout the development. Tree species will be of native woodland and forest trees. In the pleasure grounds no trees will be removed for development purposes; any tree removals will be as the result of implementation of a landscape management plan, and may propose the introduction of ornamental trees typical of the gardenesque style.

Hard and soft landscaping

The landscape proposals set out to transform the institutional character of the former hospital, where grey bitmac surfaces predominate. A new palette of materials, based on locally indigenous sources, will be introduced to bring warmth and colour to the development.

i) private/public access.

The organisation of public and private areas to establish clear demarcations, assist in site security, and to reinforce the historic enclosure of the external space, is an important aspect of the masterplan proposals. The design of boundaries and gates will reflect the materials and forms of the existing built fabric

ii) surfaces.

River gravels and crushed stone will form the surface dressings of new roads and pathways; stone edgings and concrete setts will be used to form edgings, and mark transitions from public to private. Swales and porous surfaces will be used to attenuate rainwater run-off.

iii) enclosures.

Brick walls will be combined with evergreen hedges to create soft, green enclosures, and fences will be integrated into planting to ensure a safe but attractive environment.

iv) furniture and lighting.

The restoration of the Pleasure Grounds will be enhanced by the use of traditional park furniture; elsewhere, steel, timber, brick and stone will be used to create a contemporary and sustainable public realm.



v) planting.

The Pleasure Grounds restoration will follow established principles of garden restoration, and will see the continuing use of ornamental species typical of the mid 19th century. Elsewhere, the planting palette will comprise the following:

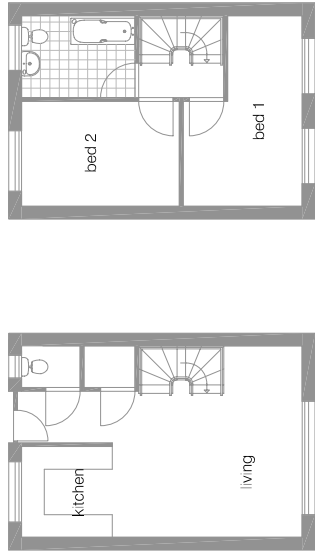
- **woodland infrastructure:** woodland and forest trees will be planted to provide a strong landscape infrastructure
- **accent planting:** native trees will be used with evergreen hedge planting to create a series of memorable accents throughout the development.
- **hedgerow structure:** informal as well as clipped hedges will form a low level network of green screens providing privacy and shelter for residents.
- **colour, texture and fragrance:** courtyards and entrances will be enhanced through the careful introduction of flowering groundcover, bulbs and herbaceous planting
- **meadow:** sloping terraces and paddocks close to the marsh will be managed as wildflower meadows, through the introduction of wildflower margins, seasonal grazing and differential cropping.



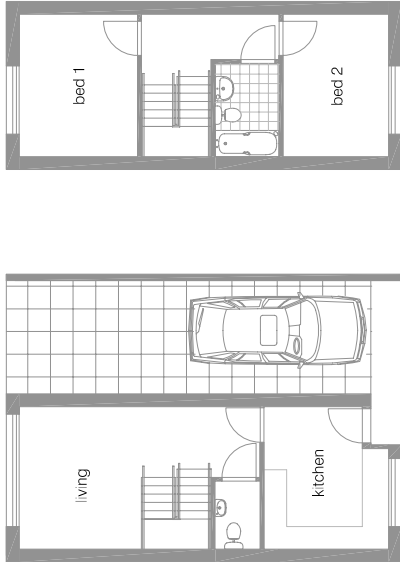
Plans and Drawings

9 Plans and Drawings Contents

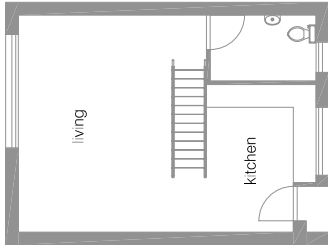
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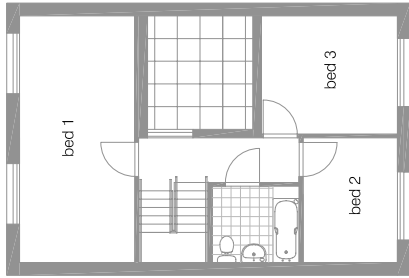
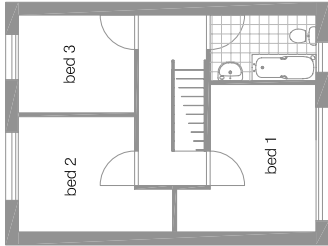
Apartment Type 1 - 2 Bed



Apartment Type 2 - 2 Bed



Apartment Type 3 - 2 Bed

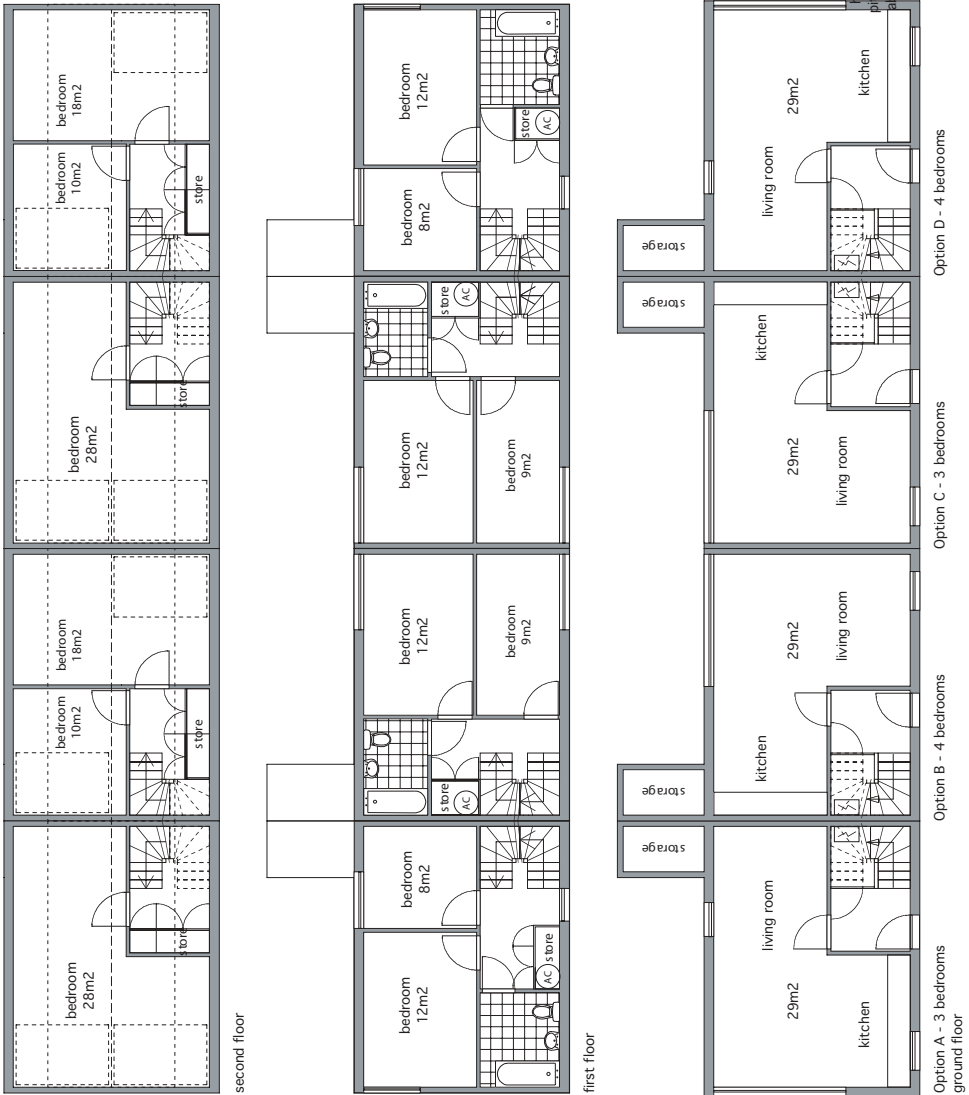


Apartment Type 4 - 3 Bed

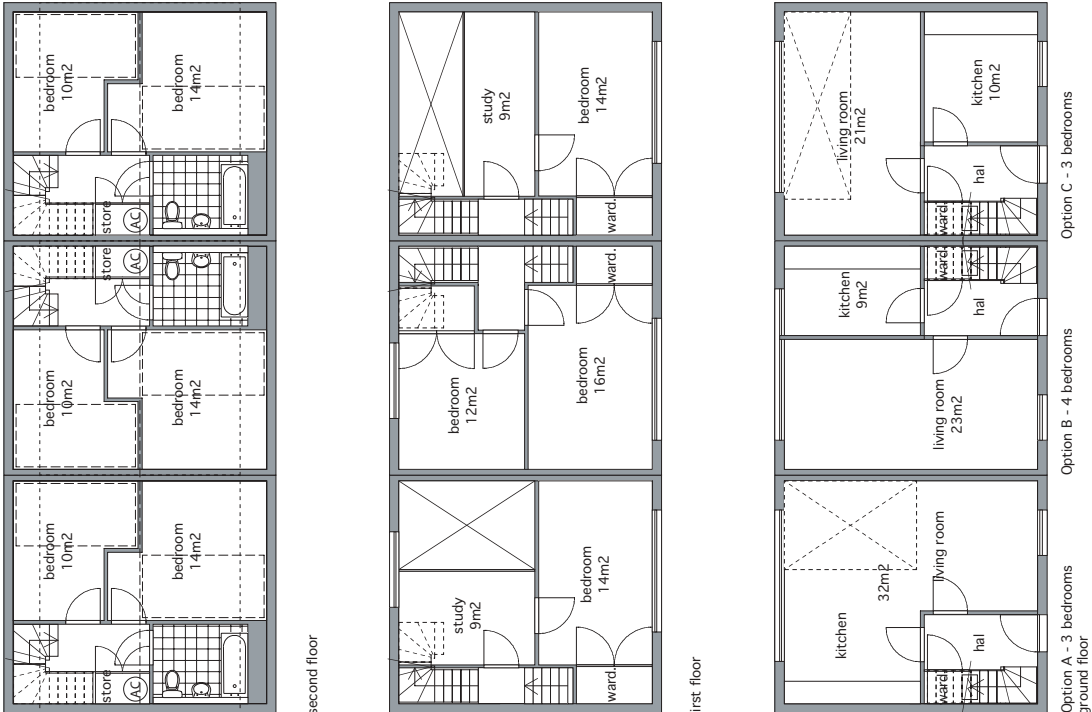


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Apartment Type 1 - 3 Bed



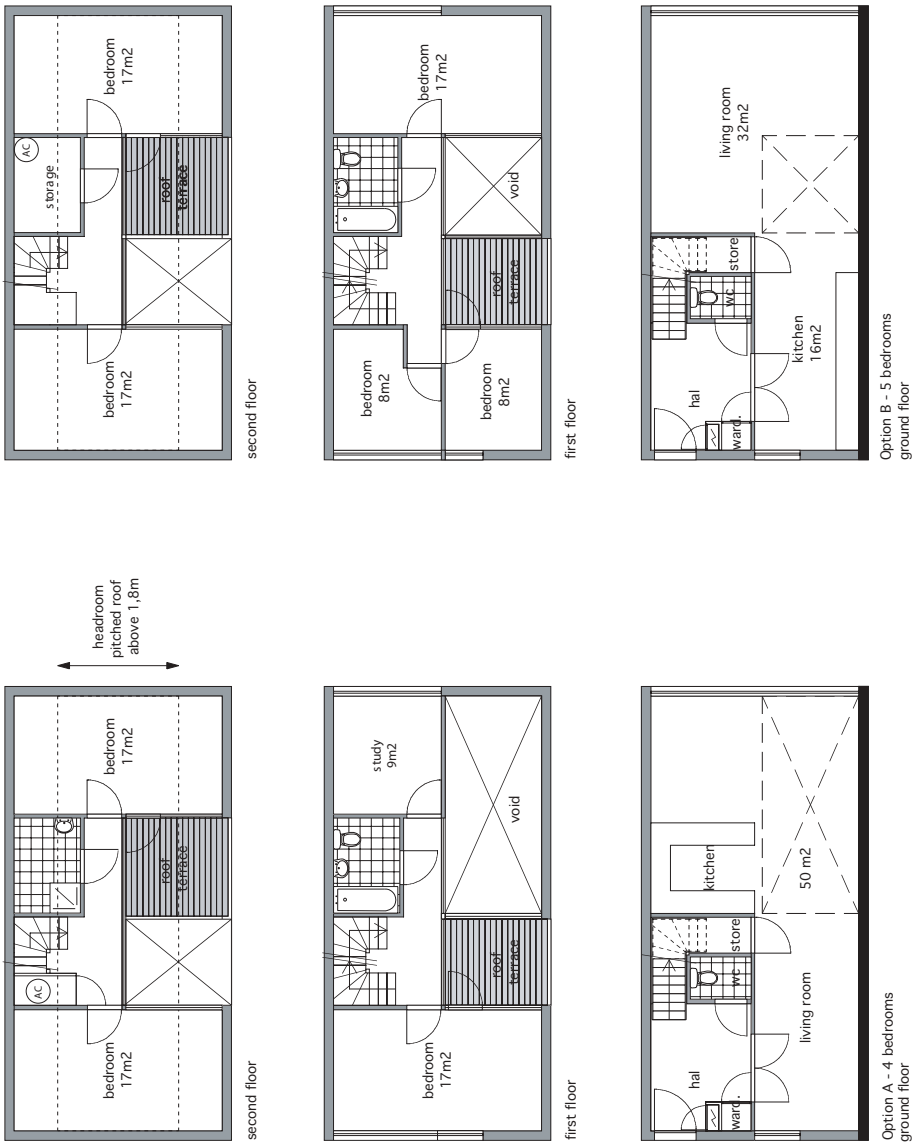
Apartment Type 3 - 3 Bed



Apartment Type 2 - 4 Bed



Apartment Type 4 - 4 Bed





Proposed View through Home Zone



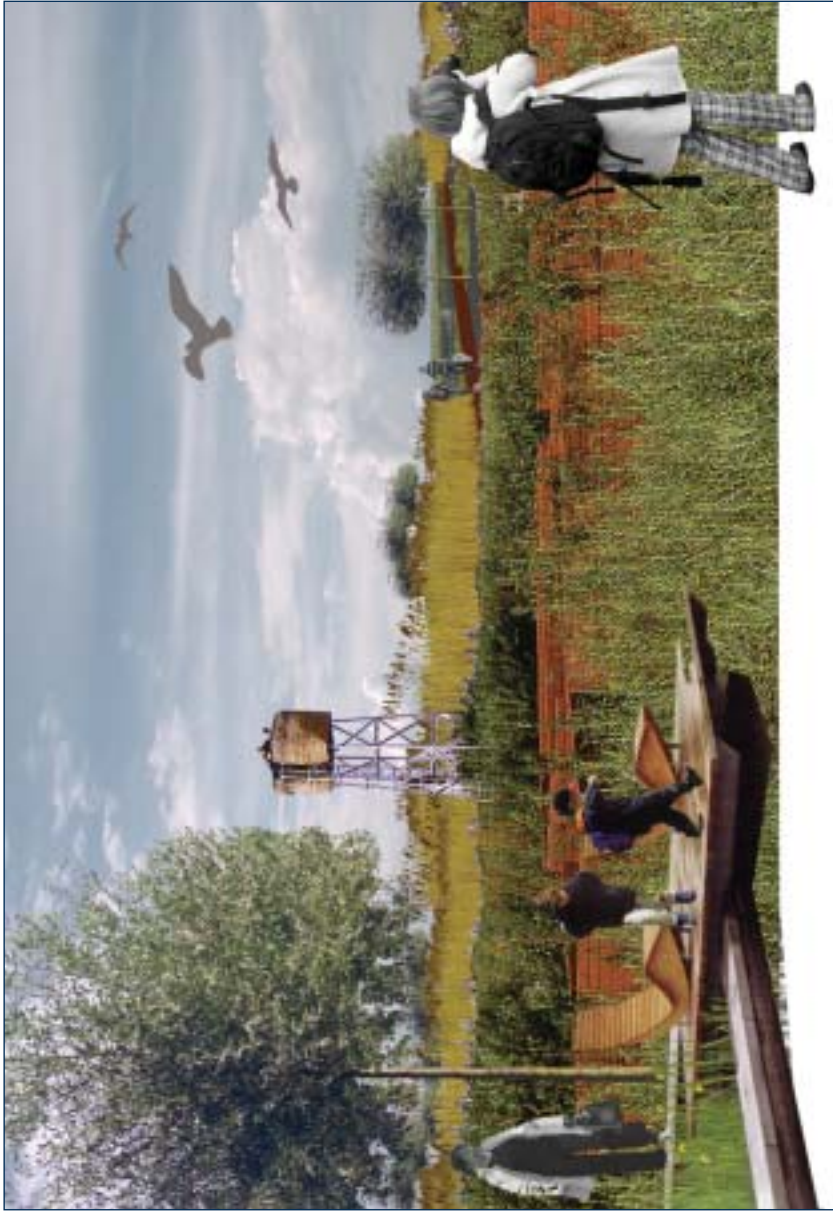
Proposed View through S333 New Build



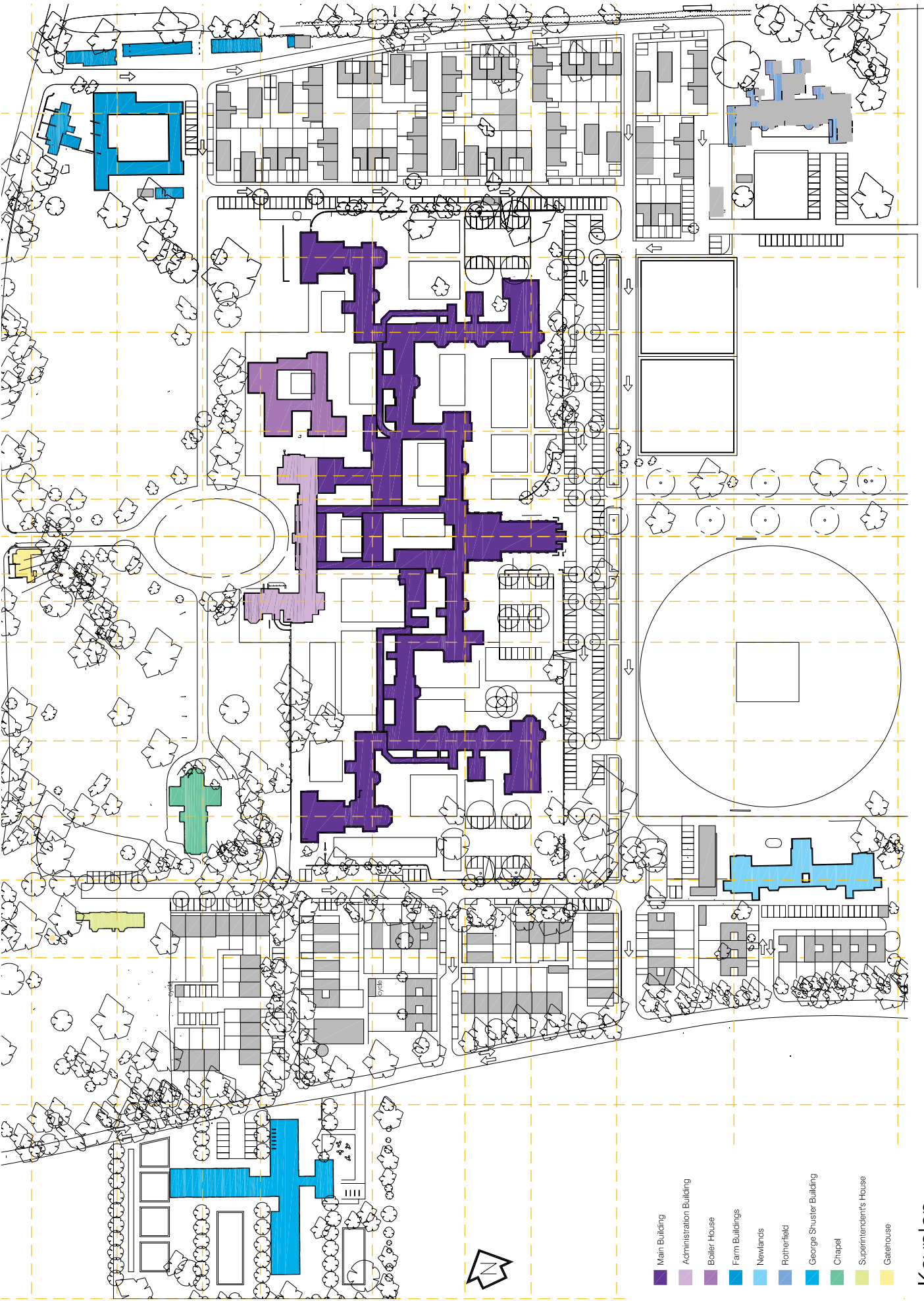
Sunken and mounded communal parking areas



Montage of proposed allotments and orchard



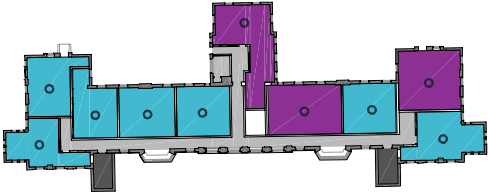
Montage of proposed landscape and nature reserve



Keyplan

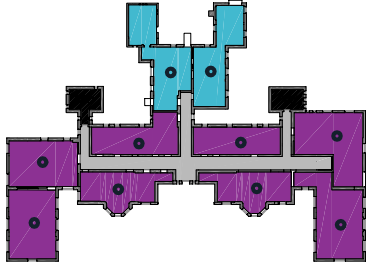
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Newlands



First Floor

Rotherfield

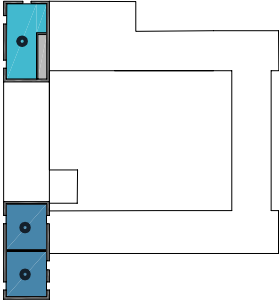


Ground Floor

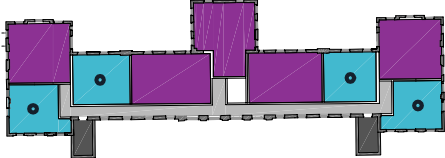
Farm



Ground Floor



First Floor



First Floor

Key

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- Circulation
- Existing Stairs
- Affordable Housing

Scale 1:1000

