



KENLEY CAMPUS, RESIDENTIAL DEVELOPMENT  
OUTLINE APPLICATION  
CATERHAM

JUNE 2023

**Scarp** landscape architecture  
environmental planning

## INTRODUCTION

### Site Location

#### Introduction

Scarp Landscape Architects have been appointed to develop, in coordination with the wider design team, the landscape approach for the outline residential development at Kenley Campus.

#### Purpose of this document

This document sets out the initial approach Scarp have developed for the landscape design of the proposed development.

The approach is based on an analysis of the current assets of the site and an assessment of the opportunities created by the proposed scheme. It also utilises the principles and objectives set out in the Tandridge District Council Open Space Strategy 2021 -2025 to inform the landscape proposal.

The design will explore and utilise the existing natural assets on site and in the immediate surroundings. It will also provide a safe and high-quality landscape environment with key amenity areas for residents and also enhance the ecological value of the site.

#### Site context

The site is in Caterham, a small town in Surrey and sits within the Kenley Aerodrome conservation area, which aims to preserve and protect the aerodromes listed buildings and surrounding landscape.

The airfield itself is a wide-open expansive space that provides recreational activities for the local community. The openness of the airstrip contrasts with the site to the south which is characterised by a large amount of existing mature trees, giving the site a leafy feel.

Bordering the site to the east is an area of existing woodland while the western boundary sees a large amount of new housing.

The primary approach to the site is from Salmons Lane West to the south.



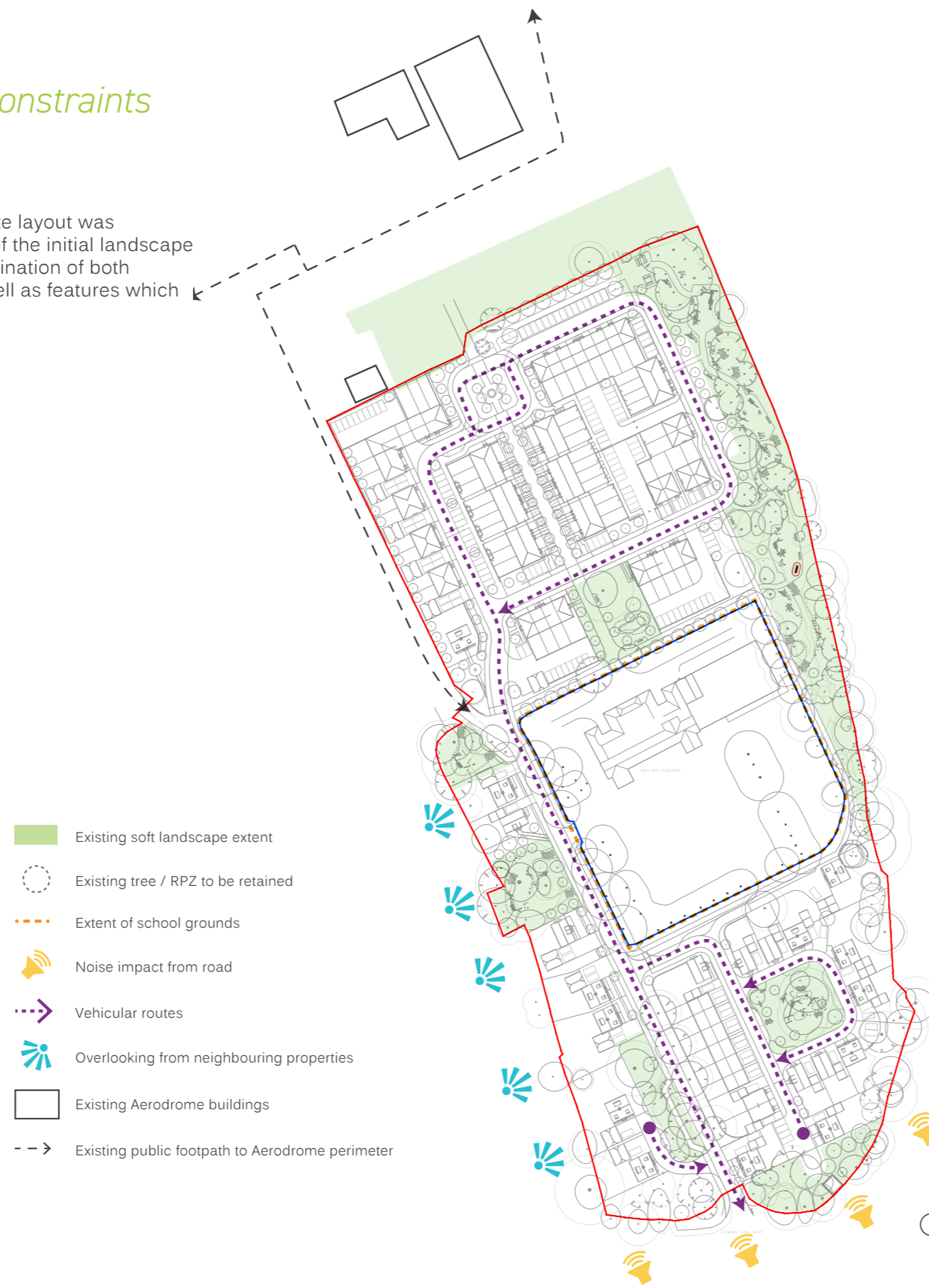
Local Policy Guidance

Location Plan

INITIAL ANALYSIS

*Opportunities & Constraints*

An analysis of the proposed site layout was undertaken to form the basis of the initial landscape design. This included an examination of both limitations on the design as well as features which can be of benefit.



- Existing soft landscape extent
- Existing tree / RPZ to be retained
- Extent of school grounds
- Noise impact from road
- Vehicular routes
- Overlooking from neighbouring properties
- Existing Aerodrome buildings
- Existing public footpath to Aerodrome perimeter



- Sun path
- Key onsite views and framing of vistas
- Focal point
- SUDS opportunities
- Play destination
- Green infrastructure/ pedestrian link
- Enhancement of existing tree line
- Enhancement of existing green
- Northern boundary to permeable and open to enhance pedestrian connectivity with the Aerodrome
- Existing Aerodrome buildings
- Existing public footpath to Aerodrome perimeter

CONCEPT DEVELOPMENT

*Landscape Vision*

*A safe, well-vegetated landscape which encourages social exchange and a sense of community*



*Green spaces for gatherings*



*Easily maintained planting with ecological interventions*



*Playable-spaces for younger residents*



*Enhancing and retaining existing green assets within the site*

CONCEPT DEVELOPMENT

*Mood Board*



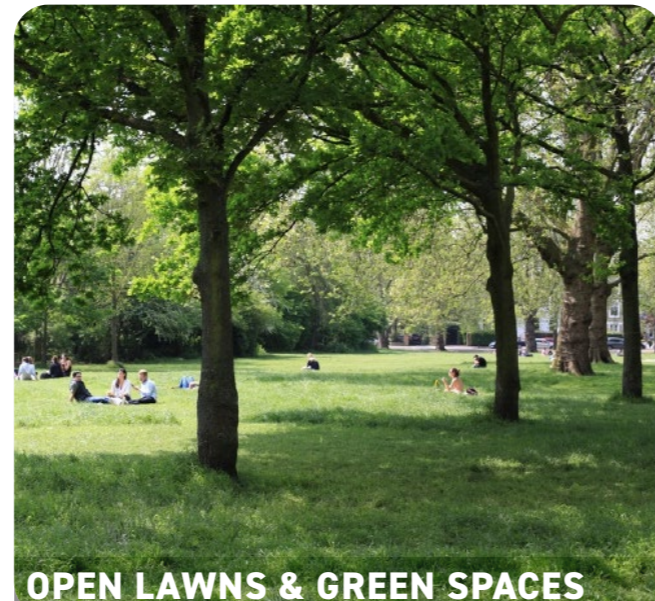
**PERMEABLE PAVING**



**RESIDENTIAL TREE PLANTING**



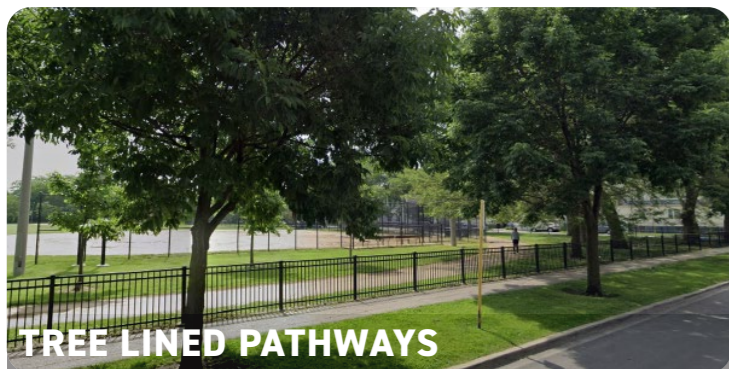
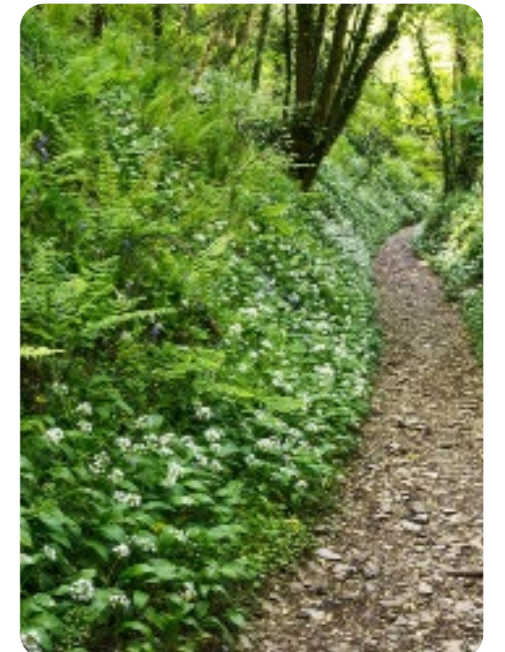
**NATURALISTIC PLAY TRAILS**



**OPEN LAWNS & GREEN SPACES**



**WOODLAND WALKS**



**TREE LINED PATHWAYS**



**WILDFLOWER MEADOWS**

CONCEPT DEVELOPMENT

*Character Typologies*

To distinguish between different landscape treatments, the site is divided into a series of Landscape Character Areas. These present an opportunity to create spatial variety within the site and promote and emphasis landscape aspects across the scheme in defined areas.

**Woodland Fringe**

- > Retention of existing mature trees and groves.
- > Opportunities for 'play on the way' and pockets of naturalistic woodland play.
- > Enhancement of existing landscape with shade tolerant planting to boost on-site biodiversity and ecology.



**Green Pockets**

- > Lush and quiet open lawn spaces for recreation and relaxing.
- > A planting palette prioritising year-round interest and ecological value.
- > Retention of existing trees.



**SUDs & Streetscape**

- > Softening the streetscape with a network of small-scale interventions including rain gardens, swales and tree planting
- > Play on the way opportunities connecting to larger play spaces.
- > Framing key views and thoroughfares.

