

Project

The Farmhouse, Littleborough

Document Title

Landscape Design & Access Statement

Document No.

MS-0035-ID-005-04



Landscape

Introduction

The proposed landscape design plays an essential role in integrating the development well into both the immediate site and the wider surrounding landscape. Careful consideration has been given to the outward appearance of the development to ensure that it sits well, and is informed by the surrounding landscape context.

The site falls within National Character Area Profile 36: Southern Pennines, and the proposed scheme has been developed in line with the Statements of Environmental Opportunity relevant to this unique landscape type. Ways in which this has steered the design includes;

- Maintaining existing pasture as part of the proposed scheme.
- Maintaining and strengthening existing field boundaries.
- The use of local materials for walling and paving, including dry stone walling when used the context of site boundaries.
- Integrating the proposed garage / pool room into the hill side to maintain the existing visual character of the main farmhouse, and to minimise the impact on wider views from the surrounding areas.
- Use of local natural stone to reveal the underlying geology of the area.
- Use of hedges and recessive steel balustrades to maintain a green outlook to the external terrace from Hollingworth Lake.



Opportunities & Constraints



Capitalise on views

The site's elevated position gives panoramic views across Hollingworth Lake and the surrounding countryside. The design seeks to maintain and enhance the views out, without detracting from views back towards the site.



Improve degraded field boundaries

Some of the existing field boundaries that form the edges of the site are currently in a poor condition and will be improved as part of the proposed scheme as they are an important characteristic of the local landscape, providing a boundary whilst helping to reveal the underlying geology.



Maintain existing pasture land

The proposed design seeks to retain the existing pasture to the south of the property facing Hollingworth Lake. This forms an important part of the landscape setting to the development itself in addition to that of the lake.



Utilise existing level plateau

The design uses the existing level lawn area to create the main area of external garden space. This minimises earthworks as the area is already level and does not result in the loss of any vegetation such as trees, hedges, pasture etc considered valuable to the landscape setting.



Maintain the existing enclosure

The existing enclosure bounded by hedges and containing existing trees is retained in the proposed design. The existing field patterns are seen as an important part of the landscape character of the wider site area.



Rationalise the existing driveway levels

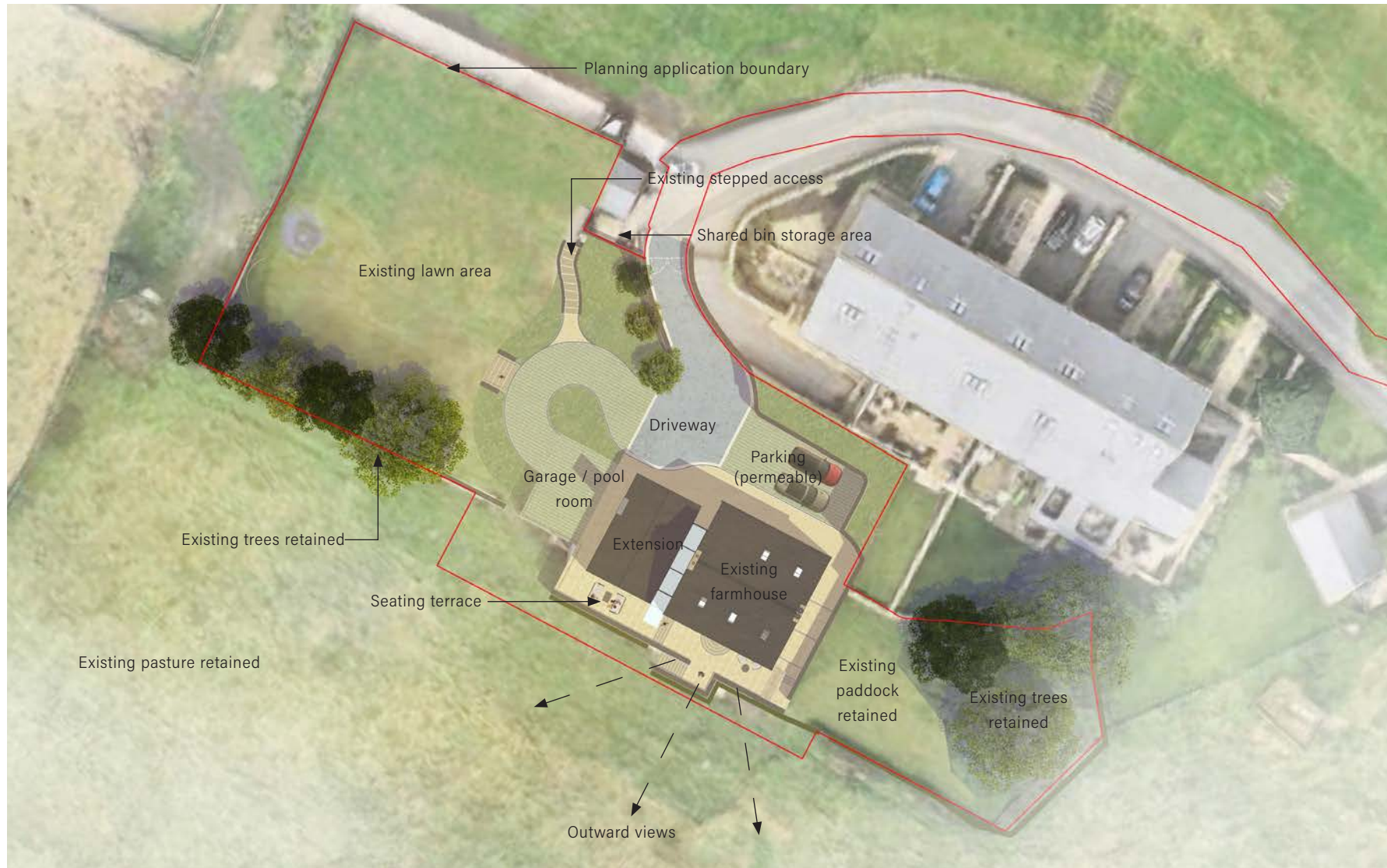
The proposed design improves the gradients of the existing driveway to make the site easier to access. The levels to the north of the property are lifted to create step free access to the main entrance. This area is shielded by the existing farm house to minimise the impact of the change on views from the surrounding landscape.



Reduce the prominence of retaining walls

The proposed design reduces the prominence of some of the existing retaining walls by lifting the ground levels. Similar to the driveway levels, this area is shielded by the existing farm house to minimise the impact of the change on views from the surrounding landscape.

The Landscape Masterplan



Hardworks Palette - Paving



The proposed materials palette seeks to integrate the scheme well with the surrounding landscape. The proposed design features strong use of local sandstone (draining into soft landscape), green gap paving (permeable), and tarmac for high wear areas such as the driveway (draining into permeable green gap paving and soft landscape). Yorkstone setts are proposed as a trim detail to tarmac to tie all of the materials together, and all surfaces drain water away naturally.

-  **1. Yorkstone Flag Paving**
Supplier: Johnsons Wellfield or similar approved
-  **2. Yorkstone Sett Paving**
Supplier: Johnsons Wellfield or similar approved
-  **3. Green Gap Paving (Permeable)**
Supplier: Hardscape or similar approved
-  **4. Tarmacadam with Sett Paving**
Trim
Supplier: Tarmac or similar approved

Hardworks Palette - Paving



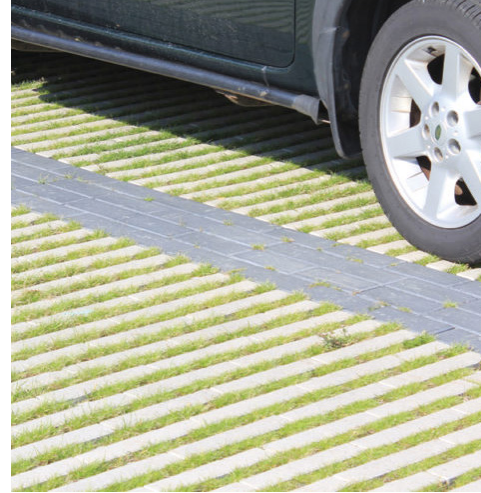
1. Yorkstone Flag Paving

Supplier: Johnsons Wellfield or similar approved



2. Yorkstone Sett Paving

Supplier: Johnsons Wellfield or similar approved



3. Green Gap Paving (Permeable)

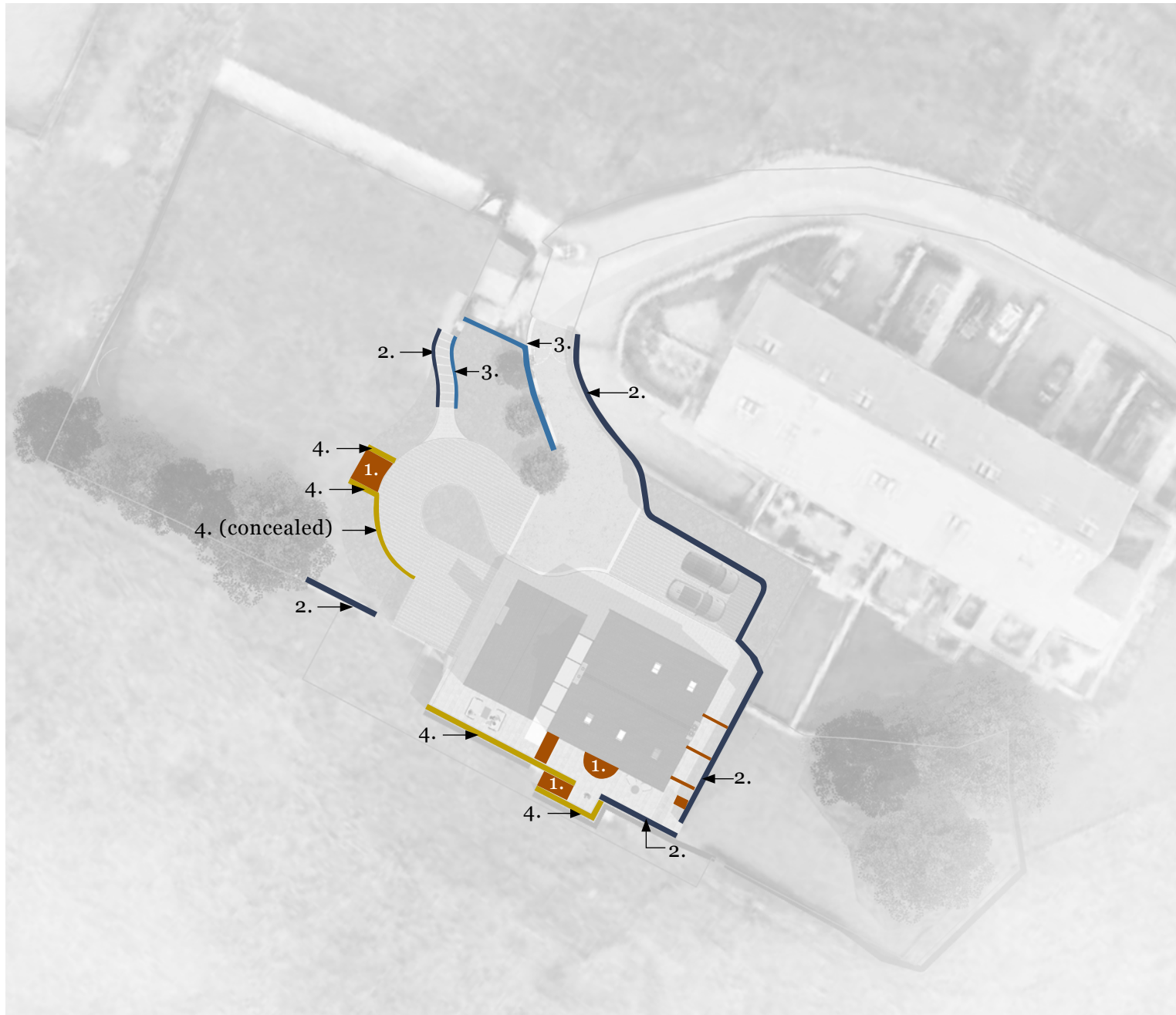
Supplier: Hardscape or similar approved



4. Tarmacadam with Sett Paving Trim

Supplier: Tarmac or similar approved

Hardworks Palette - Steps & Walls



The site is steeply sloping and therefore requires a number of steps and walls to provide access and create level terraces. The predominant material for these features is either site won, or locally sourced sandstone to be in keeping with the predominant material in both the existing building and the surrounding landscape.

Steps



1. Yorkstone Steps

Supplier: Johnsons Wellfield or similar approved

Walls



2. Existing Wall Retained



3. Yorkstone Wall (To match existing)



4. Yorkstone Retaining Wall

Supplier: Johnsons Wellfield or similar approved

Hardworks Palette - Steps & Walls



1. Yorkstone Steps



2. Existing Wall Retained



3. Yorkstone Wall (To match existing)



4. Yorkstone Retaining Wall

Softworks Palette - Trees & Hedges



The proposed trees and hedges are native species (Betula / Fagus) that respond well to the surrounding landscape whilst functioning as a well designed garden space.

Trees

1. Betula pendula

Hedging

2. Fagus sylvatica

Softworks Palette - Herbaceous Planting Species (Mix A)



1.



2.



3.



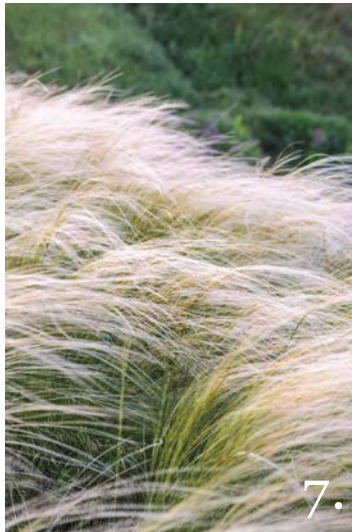
4.



5.



6.



7.



8.

Herbaceous planting is included in the scheme for its vibrancy and seasonality. Grass species pick up on the surrounding pastures and hay meadows and this is balanced with flowering species for both visual interest and value to pollinators.

1. *Calamagrostis x acutiflora* 'Karl Foerster'

2. *Geranium macrorrhizum* 'Ingwersen's Variety'

3. *Deschampsia cespitosa* 'Goldtau'

4. *Salvia nemorosa* 'Caradonna'

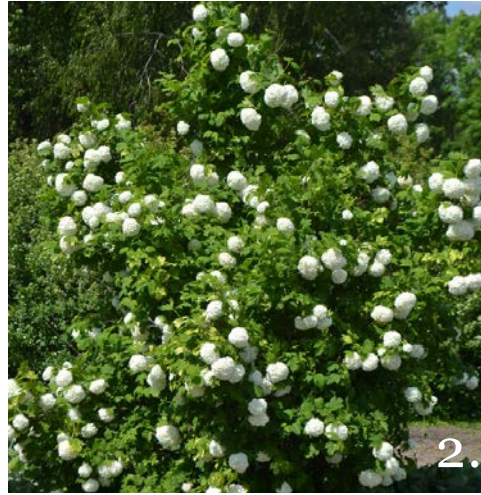
5. *Sesleria autumnalis*

6. *Verbena bonariensis*

7. *Stipa tenuissima*

8. *Eryngium x zabelii* 'Big Blue'

Softworks Palette - Structural Planting Species



Shrub planting has been used to add height and structure in key locations within the garden. The shrubs also provide balance by being relatively low maintenance in comparison with the higher maintenance herbaceous planting areas.

1. *Cornus alba* 'Kesselringii'

2. *Viburnum opulus* 'Compactum'

3. *Cornus sericea* 'Flaviramea'

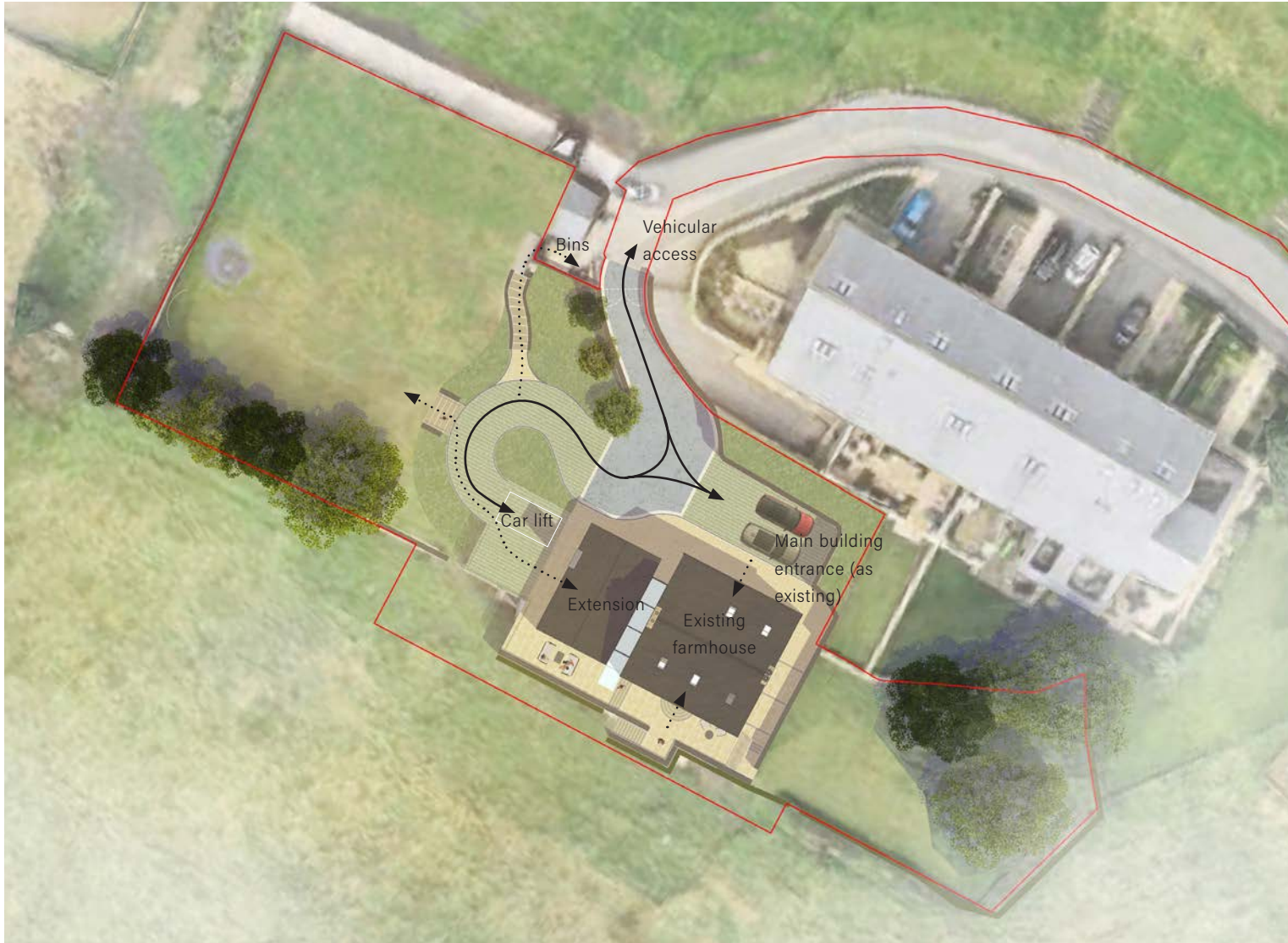
4. *Hydrangea macrophylla* 'Lanarth White'

5. *Persicaria amplexicaulis* 'Inverleith'

6. *Pachysandra terminalis* 'Green Carpet'



Site Access



Dedicated access is provided for both pedestrians and vehicles to the site and steps / gradients comply with the relevant design standards.

Pedestrian

Level, step free access is provided to both the main building entrance and the extension from the proposed parking spaces. Access to the bin storage area is via steps to the north.

Vehicular

Vehicular entry to the site is provided from the existing point of site access. The proposed design allows a generous parking area in front of the farmhouse in close proximity to the main entrance, with space to perform a three point turn. Access to the garage is provided by a curved driveway, incorporating a car lift to avoid the need for manoeuvring.



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