Landscaping plan for 1&2 Acorn House, Main Street North, Aberford, LS25 3AQ

Introduction.

This landscaping plan should be read in accordance with drawing No.160/02 Rev.A. The information below is broken up into the various areas identifiable on the plan.

The site could be generally described as being split level. The lower level at vehicle and pedestrian access level and the upper level, approximately 2m in difference providing the residential amenity space.

The site lies within the Aberford conservation area so additional thought has been given to the site, particularly abutting Main Street North.

Wildflower Meadow

This boundary detail of a high limestone wall with a lawned / low planting area is typical of other important buildings in the village. As prescribed in the Aberford conservation area appraisal and management plan:

'New development should respond to the scale, proportion, layout, boundary features and materials of positive structures within the conservation area'

A couple of examples of this can be seen below.

This area needs to be a low maintenance area as it will not be easily accessed due to the height difference. If it was easily access, i.e. a steps provided, a guard rail would be required along all sites for building regulations.

The proposed meadow can safely be cut down to 1 to 2 inches in height in the autumn with cuttings to be removed as a single annual treatment.

Wildflower meadows hugely increase biodiversity due to the high number of species planted. It attracts a diversity of insects and small mammals with it, increasing biodiversity with every season. Red Kites, who will take small mammals are now common in the area and was saved from national extinction by one of the world's longest-running protection programmes.

We proposed planting a traditional British native wild flower meadow mix. This is a mix of 13 wild flower species including 4 annuals, Borage, field poppy and cornflower and 9 perennials. It has 7 grass species including Yellow Oat Grass and Sweet Vernal Grass.

Sow at 4 grams to the square metre. The soil will be clean and can be sown in October so time is of the essence for this planting season.

Front wall

Again, the Aberford conservation area appraisal and management plan highlights that Traditional stone and/or mature hedgerow boundary treatments are a feature of the village and New development should respond to boundary features and materials of positive structures within the conservation area.

Here are a few examples of this in the village.

We propose a mixed species hedge of beech, hazel, yew and hawthorn (Crataegus monogyna) This will give a good mix of screening and food for wildlife.

The planted hedgerow will be protected from rodent damage with spiral tree guards, specifically Green Tech Rainbow Treebio Biodegradable Vole Spiral Guard. They are designed to expand as the tree grows, offering ideal protection from mice and voles. As the name suggests, these are fully biodegradable, but can be removed earlier once the plants are well established.

A 1.2m wide section of bark mulch will be used for weed control with a minimum depth of 100mm.This needs to be regularly maintained in order to prevent weed competition.

It is proposed that the hedging is planted in two, staggered rows at a density of 5-7 per meter with approximately 450mm between plants in the same row, and 300-400mm between rows. Each species to be planted in groups of 2-3. Plants will be 60-90cm tall 2L pot.

Alternatively more established root ball plants could be used. These would be approximately 4-5 years old with spacing requirements of approx. 3/m depending on species. Mulch specification would be the same and staggered planting would be used. This depends upon the availability of plants.

Front raised planters

Box hedging (Buxus sempervirens) is proposed around the front and side edges. It is a slow growing native evergreen shrub or low hedge which makes for a neat low hedge. Plants in 1L pots at a rate of 5/m are proposed. These will arrive on site at 20-30cm high.

In the main body of the raised planter, we propose a variety of thyme (Thymus vulgaris), English lavender (Lavandula angustifolia) and rosemary (Ros marinus) in 5l pots. These are all aromatic which will be noticeable as people walk to the houses. They all also have culinary uses which will be useful to the householder throughout the year. It is important that these are planted so they have room to grow. A rate of $3/m^2$ is proposed. Daffodil (Narcissus) bulbs will be planted in groups in and around the beds for spring colour.

100mm of bark mulch is proposed throughout the area.

Planting to the side of plot 2

A feature cherry blossom tree (Prunus serrulata 'Kanzan') is proposed. With a mature hight and with of 4m each, we see this as a suitability large canopy for the planning location. The newly planted tree (120-150cm high, 9L pot.) will have a minimum of 1.5m diameter of mulch around it at a minimum depth of 100mm. It is not thought that an irrigation tube is required. Green Tech natural tree tie, made entirely of natural fibres and is fully bio-degradable will be used with a 50mm timber stake.

Aberford is well know for its limestone bedrock. It can be seen as a feature in many residential gardens, as well as along the side Main Street. This is a great natural feature of the area, but we propose to soften it with planting. The photo below is the rock on site and is approximately 1.6m high. The tooling marks of the breaker can be seen which will weather over time.

We propose Ivy (Hedera colchica) to be planted at the bottom of the cliff (3L pots with a 60cm cane) at a rate of 4/m along the cliff bottom.

Cascading planting is proposed at the top of the rock face in the area where slope notation is shown on the plan. A mixture of Cascading Rock Cress (Aubretia sp.), Creeping jenny (Lysimachia nummularia) and Trailing Rosemary (Rosmarinus sp.) is proposed planted in groups of 3 in 2 staggered rows. 450mm apart in both directions. All in 2-3L pots depending on availability.

Planting areas (A) to be a mixture of the following:

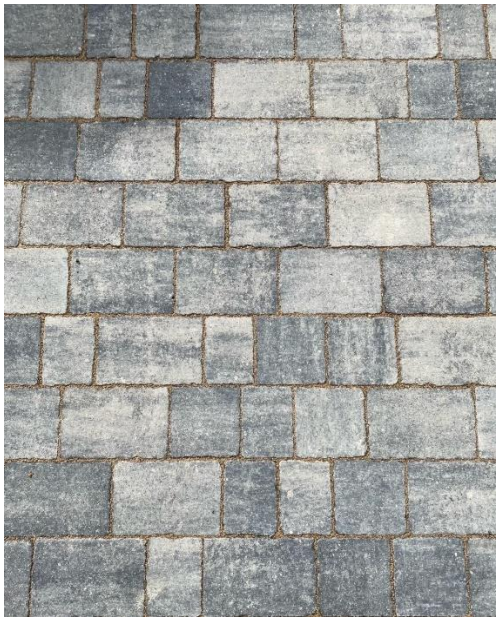
Photinia ‘little red robin’, Potentilla tangerine, Cotoneaster horizontalis, Aucuba japonica variagata, Berberis thunbergii atronana. These would be 30-50cm at the time of planting from 3L pots. 5/m^2 with mulch as previously specified.

Gate and side fence to be as above. Black metal railings with ball tops at 1.8m high. Railing in rear garden to be 1200mm high.

Hard landscaping

Tarmac driver to match neighbouring notable building.

Natural sandstone paving to be used on paths and rear patio area., limestone is not suitable for paving. Charcoal block paving as per the photo below is proposed in the parking areas in order to define them more clearly.



Rear garden

The majority of the area is to be laid to lawn as shown on the plan, using Rowlawn turf with 600mm of clean soil. This will provide adequate private amenity space for the home owners.

Both trees in the garden of plot 2 are to be retained one of them is an apple tree (Malus x domestica). A mulching area of a minimum of 1.5m will be allowed as it adjoins the lawn.

2 Cherry Laurel hedges are also proposed. It has a rich green foliage, produces delicate white flowers in the spring and festive red berries throughout the winter, adding year-round interest. A growth rate of 30-60cm per year will quickly create a mature hedge. A temporary timber fence will be in place to create a barrier for dogs etch until the hedges mature.

General hedge trimming should be done twice a year, once in early June and again in late September.

90cm-120cm high at planting from 10L pots, 2-3/m.

Below is a photo of the existing hedge following trimming.

Landscape management plan

The houses will be sold to 2 separate families and they will be responsible for their own land essentially. They will however, be informed of the vision of the design and how it will be their responsibility to maintain. This will include the following:

-Requirement for inspection for loss, damage and organise replacements for at least 5 years.
-Inspection requirement for wind rock and associated operations, including tree tie re-fixing, stake replacement, re-firming around roots.
-Timings for removal of tree guards (if applicable) and stakes
- Mulch maintenance.

Implementation

The work will be implemented as soon as the condition is discharged, and before 20/12/22. On completion this will be confirmed in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

In creating this document, consideration has been given to the LCC Planting basic checklist. Some of the points raised in the checklist which are not in the document above as follows:

7. Root Packaging All pots or root balls, no bare root proposed.
10. ***Use of plastic*** No plastics proposed to be used.
11. Drainage strategy All drainage, clean water, gas and electric ducts run beneath hard landscaping areas so are not included on the plan.

12. Rotavation within the RPAs
All landscape plan drawings must display the tree survey information on retained trees including, critically the Root Protection Areas (RPAs) There shall be no mechanical rotavation within the RPAs of retained trees. This is stipulated in BS5837. This mechanical approach will damage tree roots – low impact hand working methods must be used.