

**LANDSCAPE CHARACTER**

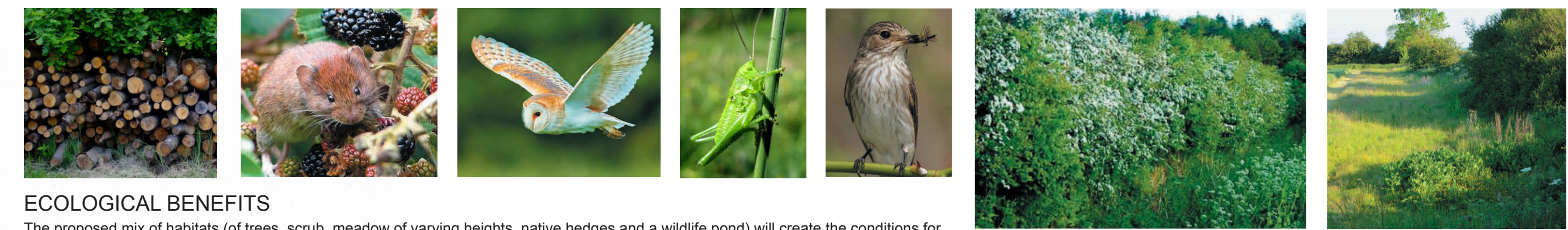
The site is located in an area identified by Devon County Council and Mid Devon District Council Landscape Character Assessments as LCT 3A: Upper farmed and wooded valley slopes.

DEVON LANDSCAPE CHARACTER TYPES (LCTs) INCLUDING SEASCAPE. SUMMARY LIST AND KEY CHARACTERISTICS (Revised December 2017)

**LCT 3A: Upper farmed and wooded valley slopes**

- Undulating or rolling upper valley slopes.
- Pastoral farmland, with a wooded appearance, and arable cultivation on lower slopes.
- Small to medium size fields with irregular boundaries.
- Deciduous woods and copses, especially on hilltops and upper slopes.
- Very wide, usually low, species-rich hedges with many hedgerow trees.
- Dispersed settlement pattern of isolated farms and small villages.
- Very winding narrow lanes.
- An intimate and intricate landscape with wider views often restricted by vegetation.
- Frequently remote and tranquil with little modern development.

The proposed landscaping scheme helps to maintain and strengthen this existing character through the restoration of the existing hedgerow boundary features (including hedgerow trees), the creation of a deciduous copse on the upper slopes with pastoral meadow on the lower slopes, and by retaining the sense of isolation and rural tranquility of the site through the sensitive location and design of the proposed features and elements that provide for a sustainable dwelling.



**ECOLOGICAL BENEFITS**

The proposed mix of habitats (of trees, scrub, meadow of varying heights, native hedges and a wildlife pond) will create the conditions for a much wider range of flora and fauna that currently exists on site, including priority species of flowers, insects, bats and birds. The additional native flowering shrubs, hedges and trees, plus areas of longer grass and wildflowers, will provide valuable additional food sources and shelter for a wide variety of local wildlife species. Log piles and other hibernacula are to be created around the site, along with installation of bird and bat boxes on buildings and existing trees. A wildlife pond will provide a valuable source of water, all year round.

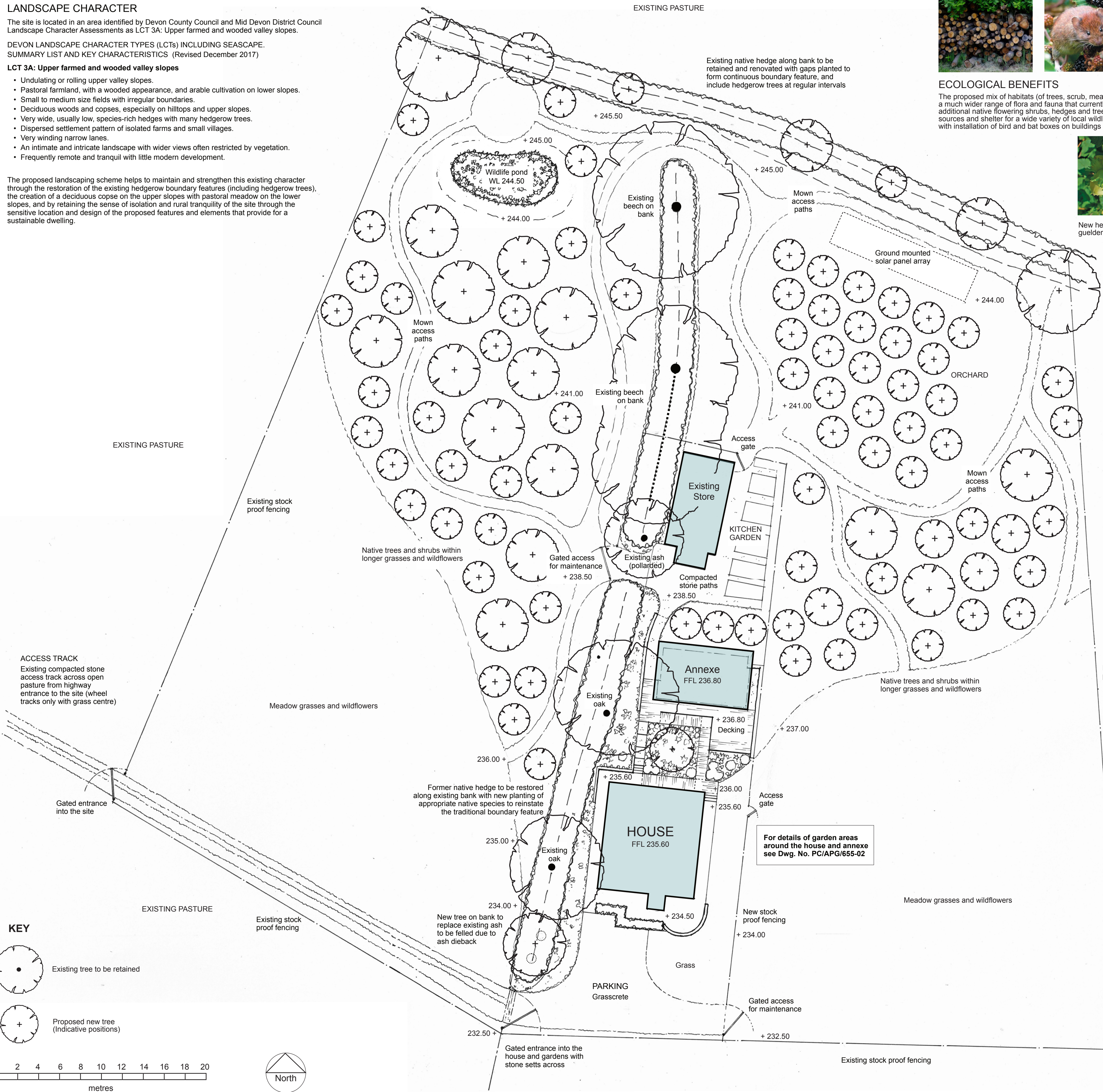


New hedge and shrub planting to include native, flowering and fruiting species such as hazel, guelder rose, elder and dogwood.

Hedgebanks to be regularly maintained once established, on a three year cycle to allow flowering and fruiting as valuable wildlife resource. Margins around hedgebanks allowed to grow uncut and to seed; as a valuable habitat for wildflowers and fauna.



Areas of new native trees and shrubs planted and managed, along with areas of lower meadow grasses and wildflowers, to provide a variety of habitats and vegetation heights



**LANDSCAPE STRATEGY**

The proposal is for the renovation of the existing dilapidated house at Hele View, which together with a new annexe building to replace the adjacent dilapidated outbuilding, will form a sustainable dwelling for the future. An additional existing outbuilding will be renovated or replaced to provide additional storage for the management of the gardens and surrounding land.

The accompanying landscape design aims to:

- Create an attractive garden for the renovated house that is functional, respectful of its heritage and sympathetic to the existing landscape character.
- Provide significant ecological enhancement through the creation of additional habitats appropriate to the location and landscape character that will provide increased shelter and food for a wide range of local flora and fauna.

The access track, parking area and paths around the house and garden would be of locally appropriate materials and designed to have minimal impact on the character of the site, including as viewed from the surrounding landscape. Fencing and access gates are to remain agricultural in design and character, and provide separation of areas for selective and seasonal grazing by sheep if wished.

The garden area in front of the house is to remain open and rural in style with no ornamental planting. A sheltered and largely screened area between the house and annexe is to be planted to provide an attractive garden area viewed from the house, annexe and decking seating area. The upper garden area beyond the annexe would provide space for a kitchen garden of raised beds for growing fruit, vegetables and cut flowers, with the renovated/replaced outbuilding providing storage for maintenance of the garden and surrounding land.

The existing electricity supply is to be supplemented by a ground mounted solar array, carefully located and recessed/screened at the top of the site, and a new small sewage treatment package will deal with waste water from the house and outbuildings.

External lighting is to be minimised and kept to low level for the purposes of safe access, and be controlled by PIR sensors and timers to minimise unnecessary light pollution and disturbance to nocturnal wildlife.

The existing native hedge along the bank on the northern boundary would be renovated and strengthened, with gaps filled with additional plants to maintain a dense and continuous boundary feature important to the local character and history. The existing bank running north to south within the centre of the site is another historic field boundary that has been poorly maintained, with only a sporadic line of trees remaining of the original hedge. These trees would be retained, coppiced or pollarded according to the recommendations of the arboricultural assessment and interplanted with new hedgerow planting of locally appropriate species to form a continuous hedge.

A wide variety of native vegetation, of varying heights and species, is proposed across the site, to support as great a variety of invertebrates, reptiles, mammals, bats and birds as possible; contributing as a wildlife 'hub' to the wider landscape.

Areas of scrub and copse planting of native trees and shrubs are proposed within the site. These would provide some immediate structure and definition, as well as helping to create the varied mix of associated habitats valuable to local wildlife. This would be managed and allowed to mature as woodland in the long-term, and include a diversity of locally appropriate species to protect against future outbreaks of pests and disease that might otherwise decimate less diverse habitats.

Larger specimen trees such as oak and beech would be included to provide some additional long-term large trees in the landscape that will maintain the existing character for the future.

A small orchard area is proposed, that could include locally relevant varieties proven to succeed in the local conditions and of historic value.

Lower areas of meadow would be managed and maintained to allow varied species of low level grassland flora to thrive, and provide a graduated visual link to the surrounding pasture of semi-improved grassland.

The creation of a wildlife pond would provide further diversity of habitat and species possible within the site as well as providing a constant source of drinking water for wildlife on the upper slopes.

All additional trees, shrubs and meadow seed mixes are to be of native species that are appropriate to the location and sympathetic to those already present in the surroundings; thus allowing for natural colonisation by existing local species from and back into the surroundings.

**MATERIALS**

Materials used will be chosen to complement the house and existing character of this remote site and rural landscape.

The access track across the field from the highway entrance will be of compacted stone wheel tracks, with a grass centreline, to provide solid but subtle all-year vehicular access to the house. The colour of the stone will be muted grey/buff to minimise visual impact when viewed from the surrounding landscape.

The parking area in front of the house will be of grasscrete to maintain the existing grassed frontage, whilst providing a solid parking and turning space.

All new walling will be of locally appropriate stone and constructed in a drystone style with unpointed joints to provide shelter for invertebrates and reptiles.

Paths around the house will be of compacted stone and natural stone paving as required for practical all-year wheeled access from the parking area and allow for space to sit outside. Any paving will be of rectangular flagstones of a traditional grey or buff sandstone or limestone.

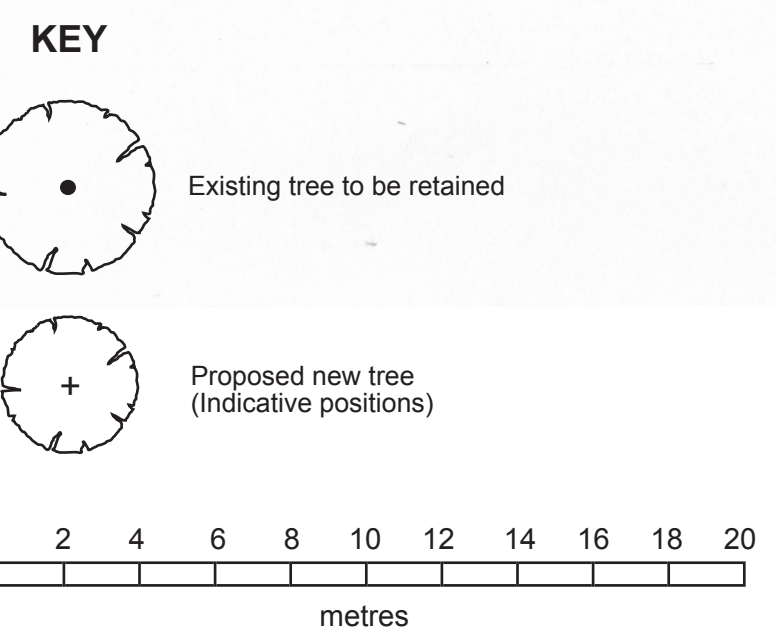
Wheeled access is also provided up to the new annexe via decking ramps that link up to a decking seating area and frontage to the annexe. This decking would be of a suitable composite decking, such as those by Millboard, that resist algal growth and decay and remain non-slip through the year.

Paths around the existing store and kitchen garden would be of compacted stone.

All fencing is to be stock proof timber post and wire with agricultural style timber gates to provide both pedestrian and vehicular access between the different areas where needed.

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Client	Hazel Walker
Project	Hele View Clayhanger Devon
Title	OVERALL LANDSCAPE PLAN
Scale	1:200 @ A1
Date	January 2022
Drawn by	JC
Dwg No.	PC / APG / 655 - 01 A



**NOTES**  
Drawing based on AD Horner Ltd. topographical survey (drawing no.6405-16JUN21-01, dated June 2021), Glendale Countryside Ltd. tree survey and Arboricultural Impact Assessment (26<sup>th</sup> October 2021) and drawings of the proposals by APG Design.  
Levels shown in metres based on OS datum.