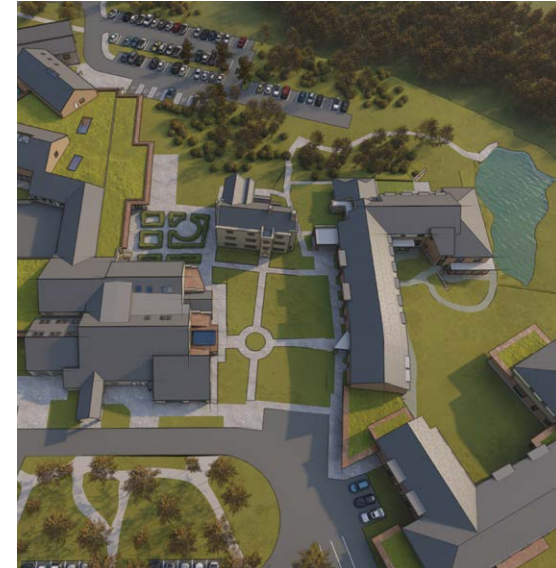


LANDSCAPE STRATEGY STANLEY HOUSE, BLACKBURN

DECEMBER 2020



INTRODUCTION

This document is to accompany dwg. 374 01 Landscape Masterplan and describes in further detail the rationale for the landscape proposals and detail of those elements contained within.

The proposals are in relation to a planning submission by our client Monte Blackburn Ltd. for the expansion of the hotel to create additional bedrooms, health spa facilities, car parking and landscaping.

The Landscape Masterplan illustrates the landscape design proposals and this document explains how the existing landscape surrounding the hotel influences new proposals. The document also illustrates existing and modified circulation, key character areas, viewpoints, proposed indicative features and facilities, areas of new soft and hard landscape.

The landscape proposals include an indicative range of species to be planted as shown on Dwg.4588.02A Detailed Planting Plan.

These proposals will help augment the new buildings within the landscape, as well as establish a range of mitigation measures in order to help offset predicted effects which may arise from the development.

PROPOSALS



A time avenue and hedgegrove is proposed along a section of the access drive. This would screen views of the historic drive while enhancing the formal avenue that once lead to the property from the south.



500 car park - 40 spaces
Reinforced grass system - Geosynthetic Gulpia or similar.
Perimeter screening to be indigenous woodland species including new length of hedgegrove in keeping with local field pattern and size.



A native hedgegrove and formal avenue trees are proposed along the route of the new access road.



Existing Prow diverted to follow designated route through the site.
The proposed new route will link the resurfaced existing footpath to the north with the existing route to the south-west.
The route of the diverted section will follow the new access road linking to the overfill car park and the spa car park. This will transfer pedestrians from the car parks across the access road to further optimal links and destinations across the site. Where possible the route will be along an attractive 'woodland edge' characteristic landscape.



An enclosed garden is proposed adjacent to the new temporary building. The layout of contemporary glass incorporating hard and soft materials used in traditional water gardens including a gravel path and formally arranged ornamental beds bordered by low hedging. High branch hedging will provide the enclosure.

Proposals also include an orchard and nursery using heritage



Existing historic access gate posts to be retained and enhanced along resurfaced Prow.



Existing footpath link upgraded. Potential to break up existing bitmac where it remains and top with road planing. Result will be a sustainability sourced pathway with the following benefits:
Existing driveway where removed can be crushed and used as surface for footpath meaning material will not have to be taken off or brought on to site.



Further informal footpaths are proposed linking the Prow with the main hotel car park and additional bedroom spaces. These routes take advantage of the existing tree cover and would take the line of least resistance through the trees. Surface to be brood gravel or similar.



Overfill car park - 100 spaces
Reinforced grass system - Geosynthetic Gulpia or similar.



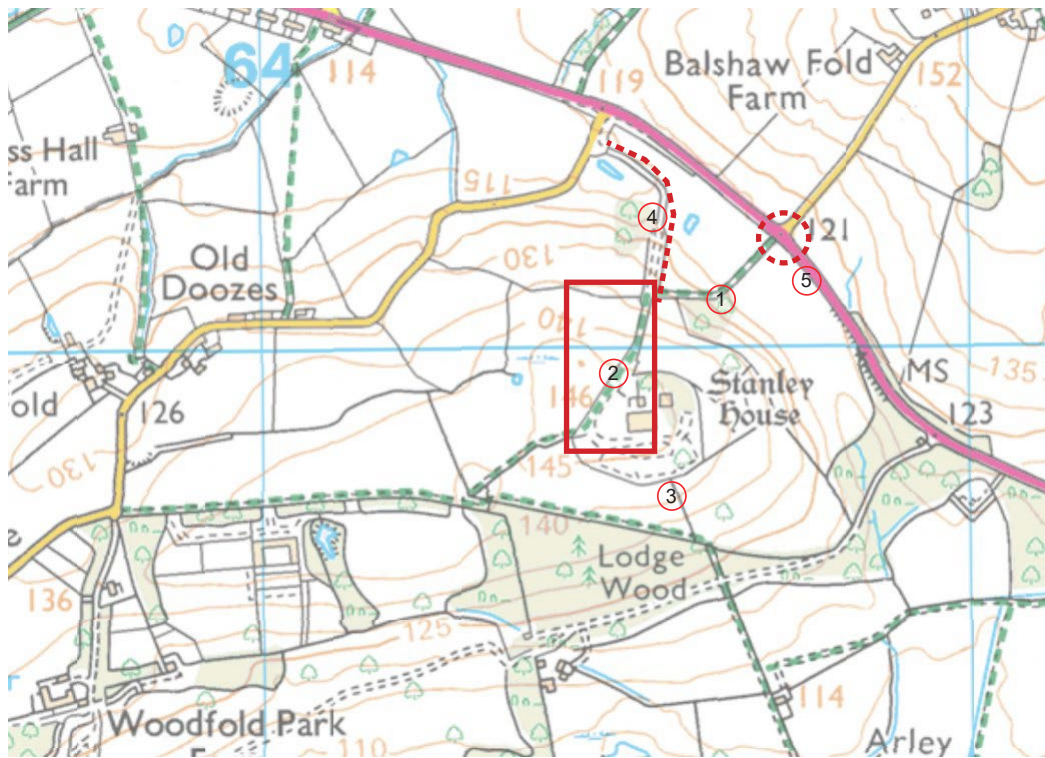
Accommodation car park - 40 spaces
Reinforced grass system - Geosynthetic Gulpia or similar.
Perimeter screening to be indigenous woodland species including new length of hedgegrove in keeping with local field pattern and size.



Tree planting around new car park to extend south and provide link to existing woodland areas, strengthening ecology and visual screening.

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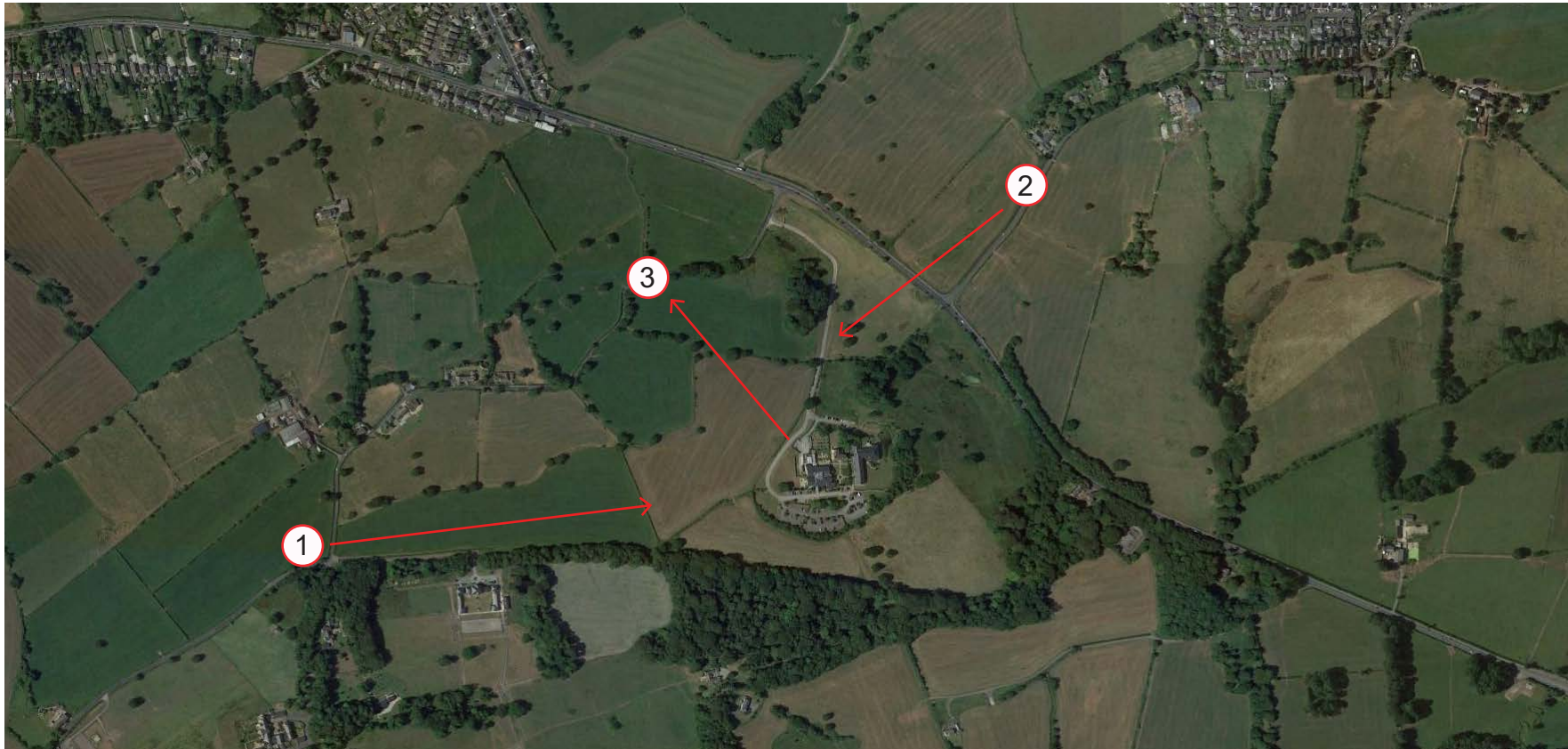
VEHICULAR MOVEMENT AND FOOTPATHS



- ① Existing PROW to be re - surfaced
- ② Existing PROW to be diverted along this section. The route of the diverted section will follow the new access road linking to the overspill car park and the spa car park. This will transfer pedestrians from the car parks across the access road to further optional links and destinations across the site. Where possible the route will be through attractive 'woodland edge' characterised landscape.
- ③ New footpaths are proposed linking the PROW with the main hotel car park and additional bedroom spaces. These routes take advantage of the existing tree cover and would take the line of least resistance through the trees.
- ④ Feature avenue lime tree planting and hedgerow to be extended along entrance driveway to Further Lane
- ⑤ Works to enhance historic gateway piers to site along the existing PROW

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VIEWS



- ① The location of car park screening planting and hedgerow trees has been carefully considered to screen new development but providing views through to, and frame the historic parts of the site.
- ② The tarmac of the existing road is prominent in the landscape. The introduction of an avenue of tree planting (Lime) would make this less visible and would echo the original formal avenue which once gave access to the house from the south.
- ③ Car parking and screening have been considered to ensure that long views are maintained where possible from the house.

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PLANTING

Woodland screening

Total area approx - 1.4Ha

Perimeter screening to be indigenous woodland species including new length of hedgerow in keeping with local field pattern and size.

Indigenous species;

Indicative woodland planting species, sizes and planting density

Latin Name	Spec	Height
<i>Acer campestre</i>	BR	60-90 cm
<i>Betula pendula</i>	BR	60-90 cm
<i>Carpinus betulus</i>	BR	60-90 cm
<i>Corylus avellana</i>	BR	60-90 cm
<i>Crataegus monogyna</i>	BR	60-90 cm
<i>Ilex aquifolium</i>	Cont. 2L	40-60 cm
<i>Populus alba</i>	BR	40-60 cm
<i>Quercus robur</i>	BR	60-90 cm
<i>Sorbus aucuparia</i>	BR	60-90 cm
<i>Sambucus nigra</i>	BR	60-90 cm
<i>Ulex europaeus</i>	BR	60-90 cm

Plant at a spacing of 1.5 x 1.5m c/c.

Orchard

Orchard trees are proposed adjacent to the walled garden. These are to be heritage species linked to the area.

Native hedgerow planting / gapping up

Total length approx - 550 lm

Latin Name	Spec	Height
<i>Corylus avellana</i>	BR	40-60cm
<i>Crataegus monogyna</i>	BR	20-40cm
<i>Prunus spinosa</i>	cell	20-40cm
<i>Acer campestre</i>	RB Std	250 - 300cm
<i>Quercus robur</i> R	B Std	250 - 300cm

Plant at 3 per lim m in a double staggered row (rows 300mm apart)

Grass Seeding

EG9 Grass Mixture for hedgerows and woodlands

%	Latin name	Common name
12.5	<i>Agrostis capillaris</i>	Common Bent
2.5	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass (w)
8.75	<i>Brachypodium sylvaticum</i>	False Brome (w)
25	<i>Cynosurus cristatus</i>	Crested Dogstail
1.25	<i>Deschampsia cespitosa</i>	Tufted Hair-grass (w)
35	<i>Festuca rubra</i>	Slender-creeping Red-fescue
15	<i>Poa nemoralis</i>	Wood Meadow-grass

Sow at 5g / m2

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HARD LANDSCAPE MATERIALS

1. Reinforced grass system for car parking areas - Geosynthetic Golpla or similar. Using reinforced turf in the proposed car parking areas will minimise visual impact from distance while giving a sustainably drained 'hard' surface.

2. Existing footpath link upgraded. Potential to break up existing bitmac where it remains and top with road planings. Result will be a sustainably sourced pathway. The existing driveway where removed can be crushed and used as surface to footpath meaning material will not have to be taken off or brought on to site.

3. Further informal footpaths are proposed linking the PROW with the main hotel car park and additional bedroom spaces. These routes take advantage of the existing tree cover and would take the line of least resistance through the trees. Surface to be breedon gravel or similar.

4. An enclosed garden is proposed adjacent to the new banqueting building. The layout is of contemporary design incorporating hard and soft materials used in traditional walled gardens including a gravel path and formally arranged ornamental beds bounded by box hedging. High beech hedging will provide the enclosure.

