

Fells Farm

LP02 – Planting, Materials & Biodiversity Schedule

1. Introduction

Purpose

This document accompanies Drawing LP01 – Landscape & Biodiversity Enhancement Plan and provides details of the proposed landscape treatments, planting areas, hard landscaping materials and biodiversity enhancements associated with Fells Farm.

2. Landscape Schedule

OR1 – Traditional Orchard

Traditional orchard comprising 2 existing retained fruit trees and approximately 4–6 new fruit trees including apple, pear and damson varieties suitable for the local area.

The orchard is intended to reinforce the historic farmstead character of the site and provide seasonal interest and biodiversity benefits.

KG1 – Kitchen Garden

Kitchen garden comprising approximately 6–8 raised growing beds, herb planting, soft fruit planting, composting facilities and spring-fed irrigation infrastructure.

The kitchen garden is intended to provide productive growing space consistent with the agricultural heritage of the site.

PB1 – House Planting Beds

Mixed ornamental and pollinator-friendly planting associated with the dwelling.

Planting will be selected to complement the rural setting and provide seasonal colour and ecological benefit.

GL1 – Grass Lawn

Managed grass lawn surrounding the dwelling and associated garden areas.

The lawn areas are intended to maintain open views towards the surrounding countryside whilst providing usable outdoor space.

GL2 - Existing Grassed Banking Retained

Existing grassed banking retained as part of the site's existing landform and managed through periodic cutting.

EM1 – Existing Meadow Habitat Retained

Existing meadow habitat retained as part of the wider landscape setting of the site.

The meadow forms part of the wider landscape setting and will remain largely unchanged.

3. Existing Landscape Features Retained

ET1–ET4 – Existing Trees Retained

Existing mature trees retained as part of the established landscape structure of the site.

WT1 – Existing Stone Water Tank Retained

Existing stone water tank retained as a historic feature of the farmstead.

The tank may continue to be utilised for collection and storage of spring water for garden irrigation purposes.

W1 – Existing Stone Walls Retained

Existing stone walls retained wherever present. Any repairs to be undertaken using materials and techniques to match the existing wall construction.

G1–G2 – Existing Timber Farm Gates Retained

Existing timber farm gates retained and maintained as part of the agricultural character of the site.

4. Hard Landscaping Schedule

HS1 – Gravel Driveway & Parking Area

Gravel surfaced driveway and parking area appropriate to the rural farmstead setting.

HS2 – Existing Stone Courtyard

Existing stone flags retained and reused wherever practicable within the courtyard area.

HS3 – Outdoor Kitchen / Dining Terrace

External dining and outdoor kitchen terrace finished in porcelain paving selected to complement the materials palette of the dwelling.

HS4 – Front Entrance & Paths

Front entrance paving and pedestrian paths finished in natural stone and/or brick/tile paving appropriate to the rural character of the site.

HS5 – Kitchen Garden Paths

Informal gravel or similar permeable surfaced paths within the kitchen garden area.

5. Boundary Treatments

F1 – Post & Rail Fence

Timber post and rail fencing to a height of approximately 1.2m above ground level.

Fence to comprise a traditional 3-rail timber post and rail construction appropriate to the agricultural character of the site.

G3 – Proposed Timber Pedestrian Gate

Timber pedestrian access gate designed to complement existing farmstead boundary treatments and agricultural character.

7. Design Principles

The landscape proposals have been designed to conserve and enhance the traditional agricultural character of Fells Farm.

Existing landscape features, including mature trees, meadow habitat, stone walls, timber farm gates, orchard planting and the historic stone water tank, are retained wherever possible.

New planting and hard landscaping have been selected to complement the rural setting and reinforce the appearance of a traditional upland farmstead.

Open views from the dwelling towards the surrounding meadow landscape have been retained. Planting around the dwelling is intentionally limited to maintain the visual relationship between the house and the wider countryside setting.

The overall approach seeks to preserve the character of the site whilst providing biodiversity enhancements and functional outdoor spaces appropriate to a working rural property.