




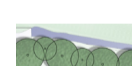







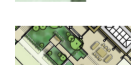




LANDSCAPE MASTERPLAN



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LANDSCAPE ENHANCEMENTS

-  Site boundary
-  Primary panoramic and vistas
-  Key views
-  Glimpses
-  Public Right of Way
-  Existing trees
-  Proposed trees and native woodland
-  Species rich grassland
-  Buffer planting
-  Drainage Pond
-  Water course
-  Parkland
-  Native hedgerows and trees
-  Domestic setting
-  Primary drive
-  Secondary access track

① DECIDUOUS SEMI NATURAL WOODLAND

14,000M² – 1.4HA – 3.45A

Creation of a long-term native deciduous woodland assists in nesting the house in a wooded setting and increases the quantity of woodland cover in the landscape. Typical varieties would reflect locally abundant species and include a dominant percentage of oak supplemented with alder, sycamore, beech, a small quantity of sweet chestnut and Scots Pine. A mid-level layer would include larger bushy species to form thickets with species such as holly, hawthorn and hazel. The mid-level layer would be further supported by a rich ground layer of spreading and naturalising varieties such as wild garlic, ferns and shade tolerant grasses. Within the woodland bird/bat boxes and hibernaculas are promoted to ensure opportunities are provided for as wide a species diversity to colonize. A primary function of the woodland is to ensure the house is positioned within a permanent managed setting, as the woodland matures it will hug and nestle the house within the landscape.

② HEDGEROW PLANTING

1,120M

A mixed native hedgerow is proposed at woodland and landscape corridor edges around the site, recreating lost habitats and providing valuable biodiversity and connectivity with the wider landscape. Species would typically include a mix of fruiting, flowering and scented varieties for year-round interest and the opportunity to support extended seasonal foraging. Typical species would include, hawthorn, blackthorn, field maple, holly, elder, honeysuckle, privet, hazel and dog rose.

③ REINSTATE HEDGEROWS AND HEDGEROW TREES

255M

The northern field boundary consists of a broken remnant hedgerow with a variety of established trees. As part of the enhancement the broken hedgerow is gap filled and reinstated with the next generation native hedgerow trees.

④ SPECIES RICH GRASSLAND MARGINS

12,000M² – 1.2HA – 2.96A

Species rich grasslands are located predominantly at the margins of proposed landscape corridors around the base of trees and buffer planting. The area of long grass recreates lost meadow grass habitats, encourages biodiversity and wider connectivity between the site and wider ecological network. Grassland to be under-planted with seasonal naturalizing native wild-flowers such as Ox-eye Daisy and Cow Parsley to reinforce the rural character.

⑤ BUFFER PLANTING LANDSCAPE CORRIDORS

8250M² – 0.825HA – 2A

Field margins, stream corridors and historic field boundaries are enhanced with a 10m corridor of additional native tree and shrub planting. Specimen deciduous and fruit trees are included to provide varying habitat types and foraging opportunities. Within the corridors containing streams and ditches, water tolerant species are included to promote the creation of marginal aquatic zones and riparian woodlands. The scalloped corridors create generous corridors for ecological connectivity and habitat creation, both on the ground and for flying species, whilst functioning to reinstate a lost rural character.

⑥ PARKLAND

28,500M² – 2.85HA – 7A

2.85ha of intensively managed farm pasture is reverted from crop production to a simple parkland pasture and over sown with a native meadow mix then managed through sheep grazing to maintain the sward. Additional planting of Oak and native hardwood trees in small groups and specimens, seeks to reinforce parkland character. The additional tree planting creates a more visually varied experience of the setting and utilize trees to subtly frame and direct views. To permit unhindered grazing and consistency of sward, sheep are permitted to roam the land with unhindered access between the north and south of the house.

⑦ ESTATE ENTRANCE

A formal gated entrance appropriate to a country home is positioned south of the Hodder Bridge to ensure the listed structure remains in a setting of its own. The new estate entrance is located beyond the Anglers Association club hut and parking to ensure conflict and setting of each are respected. An estate railing gate and piers provides a rural yet quality arrival experience within a small tunnel of woodland. The darker wooded arrival opens to a wide parkland to enhance the arrival journey.

⑧ DRIVE

A simple parkland drive follows an established contour to ensure construction has minimal impact on the existing landscape. Through careful and considered construction the drive could be subtly sunk within the landscape to screen views from the south and Public Right of Way.

⑨ RIVER HODDER

Periods of high water have eroded the root zone of trees and banks along this section of the River Hodder. Next generation planting along the bank edges seeks to promote long term bank stability and continuity of visual character.

⑩ ATTENUATION AND DRAINAGE

High levels of ground water movement are addressed through a series of woodland streams and scrapes to capture and slow inherent ground water movement. Clean water runoff collected from house will be captured and piped to a seasonal attenuation pond in the wider parkland absorbed by woodland planting. Large hard surfaces are proposed as permeable and where possible water runoff is to be captured and stored in woodland ditches and scrapes. Where new water bodies, ditches and scrapes are proposed water tolerant species and marginal aquatic zones will be introduced to offer further opportunities for ecological enhancement and improved biodiversity.

⑪ PUBLIC RIGHT OF WAY (PROW) PROW RUNNING THROUGH THE SITE

The open character of this corridor is retained and where possible the landscape either side enhanced to improve the quality of setting and experience. Views to the wider landscape are retained with directional views and glimpses to the Fells beyond provided. The proposed woodland will screen views of the house and stable complex whilst its organic form and parkland tree planting will provide an attractive setting and maintain privacy.

⑫ PROW ACROSS THE RIVER HODDER

Additional tree planting along the Banks of the River Hodder further diffuse views from the PRow whilst permitting isolated glimpses of the parkland and proposed house as an example of high-quality architecture in a rural setting.

⑬ ACCESS TRACK (MAINTENANCE, AGRICULTURAL AND EMERGENCY ACCESS)

The secondary access route is provided via a carriageway constructed to appear like a rural track with a central grass margin. The access track reinforces the rural character and gently follows the existing contours upon arrival at the house. On the final house approach the track utilises cattle grids for ease of movement and travels through a short section of woodland to provide a dramatic reveal of the stable complex.

⑭ DRY STONE WALLS

Existing dry-stone walls are restored to ensure the long-term landscape character is maintained for future generations.

⑮ RETAINED AGRICULTURAL PASTURE

Productive agricultural pasture is retained for either light grazing or horse paddocks to support the stables.

DOMESTIC SETTING

⑯ HOUSE ARRIVAL

A simple permeable gravel turning circle and mown lawn formalizes arrival without competing with built form. Views and a fluid connection with the parkland are appreciated through a classic estate railing boundary.

⑰ FORMAL TERRACE

The principal rooms benefit from a formal south west facing set of three terraces which provide opportunities to entertain and appreciate the view from. The three terraces embrace the inherent level change within the site and ensure the house sits comfortably in the elevated location. Seating, steps and planting additionally soften any retaining walls ensuring the house is not competed with or views of the house dominated with walls. The lower half moon lawn terrace sits 1.2m above the parkland at its highest point permitting livestock close to the house setting. Steps and a gated access provide opportunities to walk and enjoy the wider landscape directly from.

⑱ NORTH AXIS AND FORMAL LAWN

Internally the house layout is established along a north-south axis with a drawing room located central to the northern elevation. As an important room to retire to a simple yet formal north facing space draws the eye to the wider landscape, formal grass terraces, feature tree and woodland beyond. A timeless estate railing fence ensures views of the wider landscape remain unhindered.

⑲ STABLE COURTYARD

Cars, vehicles, deliveries and daily life is supported by the generous courtyard which ensures all vehicular movement is contained within the built form. A generous band of high-quality cobbles flanks the edge whilst a central zone of permeable macadam permits practical uses. Within the courtyard garaging, covered bays, stables, garden store and gym all overlook and interact with the space creating a lively bustle and heart of the estate. A small section of soft landscape and pergola de-marks the domestic curtilage, softening the transition to living space.

⑳ FAMILY TERRACE AND DINING

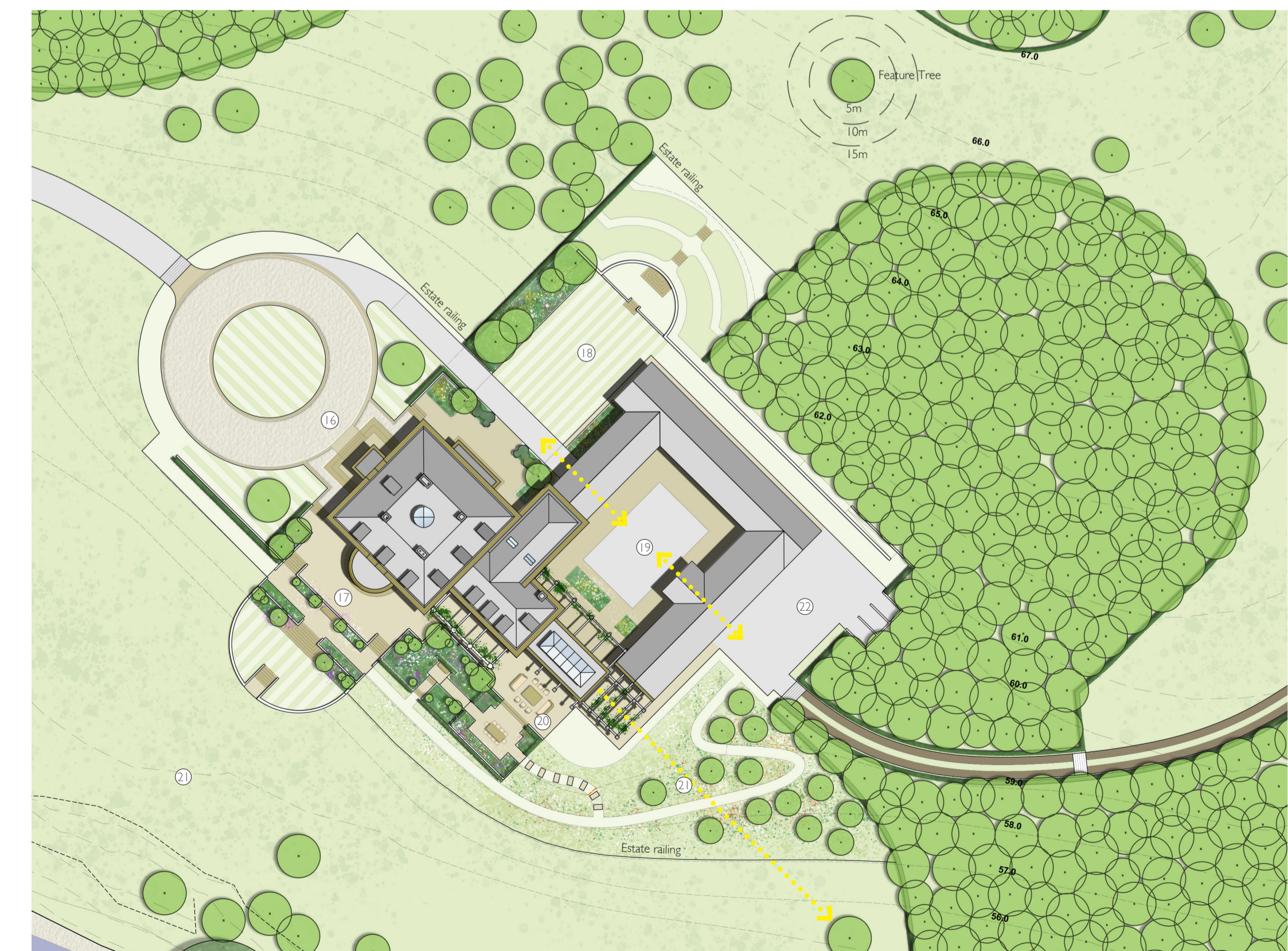
A smaller set of terraces provides intimate family space directly accessed from the core family room and benefiting from an undisturbed east-south-west aspect. Ornamental planting surrounds these spaces to provide colour, texture, scent and animation throughout the year, whilst not competing with wider views. From these spaces are a series of walking options with access to the formal terraces, orchard, and wider landscape. Along these routes are a variety of seating areas to enjoy the setting from.

㉑ WILD-FLOWER ORCHARD AND MOWN WALKWAYS

A simple orchard and wild-flower bank provide a managed level of informality which transitions from the house to wider landscape. Within the orchard banks generous swathes of naturalizing bulbs provide spring animation.

㉒ WORKING YARD

A simple secondary yard for stable deliveries, midden store, back of house access and overflow parking.



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