

CHURCH LANE, WHITBURN

# LANDSCAPE PROPOSALS

PLANNING APPLICATION REPORT

25.03.15\_revJ

Stella Property Investments Ltd.



haggarty design



# CONTENTS

1.0	Introduction
2.0	Site Location
3.0	Designations and Local Context
4.0	Existing Site Photos
5.0	Existing Site Structure
6.0	Proposed Site Structure
7.0	Landscape Concept Layout
8.0	Concept Site Sections
9.0	Landscape Strategy
10.0	Lighting Proposals
11.0	Hard Landscape Proposals
12.0	Soft Landscape Proposals
13.0	Boundary Treatment Proposals





# 1.0 INTRODUCTION

The proposed development is comprised of five individual dwellings on this site and includes a number of associated landscape spaces and features. These features will sit in harmony with the proposed building architecture, enhancing the historical and ecological context of the site. In doing so this will also ensure that the existing historical features within the site are restored and protected for future generations, and prevent further degradation and vandalism evident within the area.

The proposals for the site, along with relevant elements of research and design development relating to the external works, are included within the following document. This document is intended to sit alongside the proposed building architectural design information, and support the planning application for the site demonstrating the high level of consideration and detailing that has been produced for the proposed development.

The site will include a single joint access, leading to a communal parking court area which will provide covered parking for a minimum of two cars per plot along with additional designated visitor parking to ensure the external spaces are generous and functional. A communal bin store is also provided to ensure clutter within the streetscape is kept to a minimum. As part of the residential development, each plot will also include a private garden with hard and soft landscape areas.

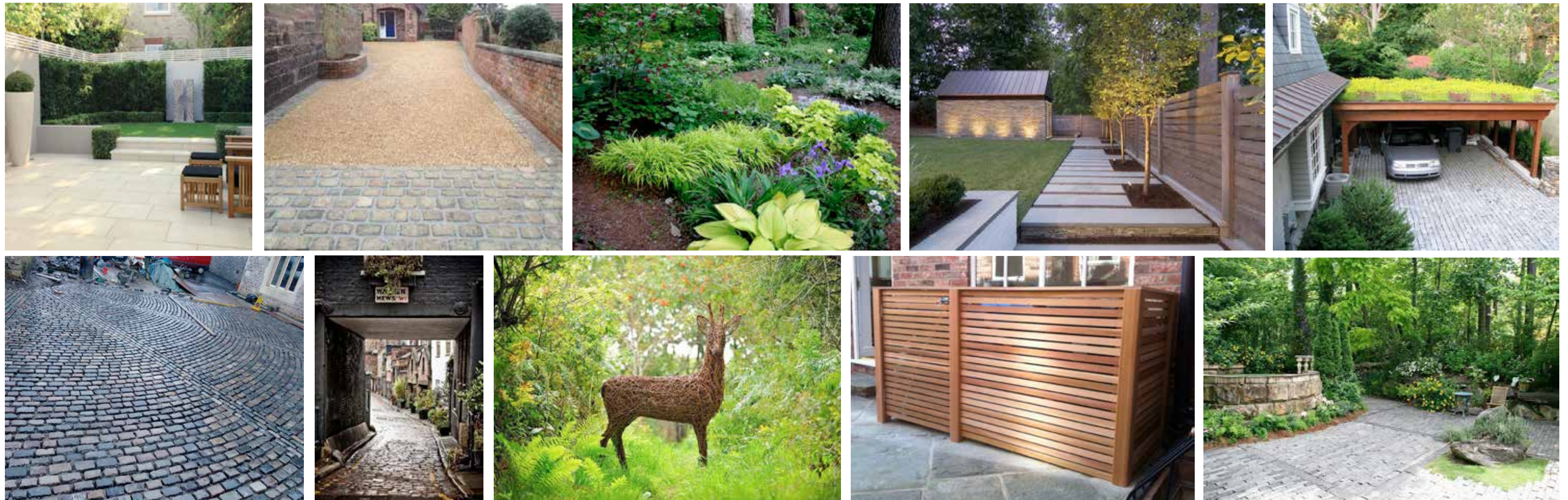
The immediate site and surrounding area include a number of mature trees and naturally colonised dense ground flora. Careful removal of all trees identified as dead, dying or hazardous, removal of undesirable and insignificant low level shrub planting, and removal of identified invasive species will all be required in order to allow for the

proposed development.

Whilst a small number of the existing trees are identified for removal to enable the proposed development, this will not impact on the overall structure of the plantation. The remaining trees will all be protected and retained throughout the development in full accordance with BS5837:2012 Trees in Relation Construction, with any works required within the tree root protection zones undertaken in accordance with the guidance provided by the project Arboricultural consultant. As highlighted in the following information two trees on the site are protected by Tree Protection Orders (TPO's). These trees are proposed to sit within the rear gardens of two of the proposed properties and will be protected and retained as part of the proposed site in full accordance with the guidance provided by the Arboricultural Consultant.

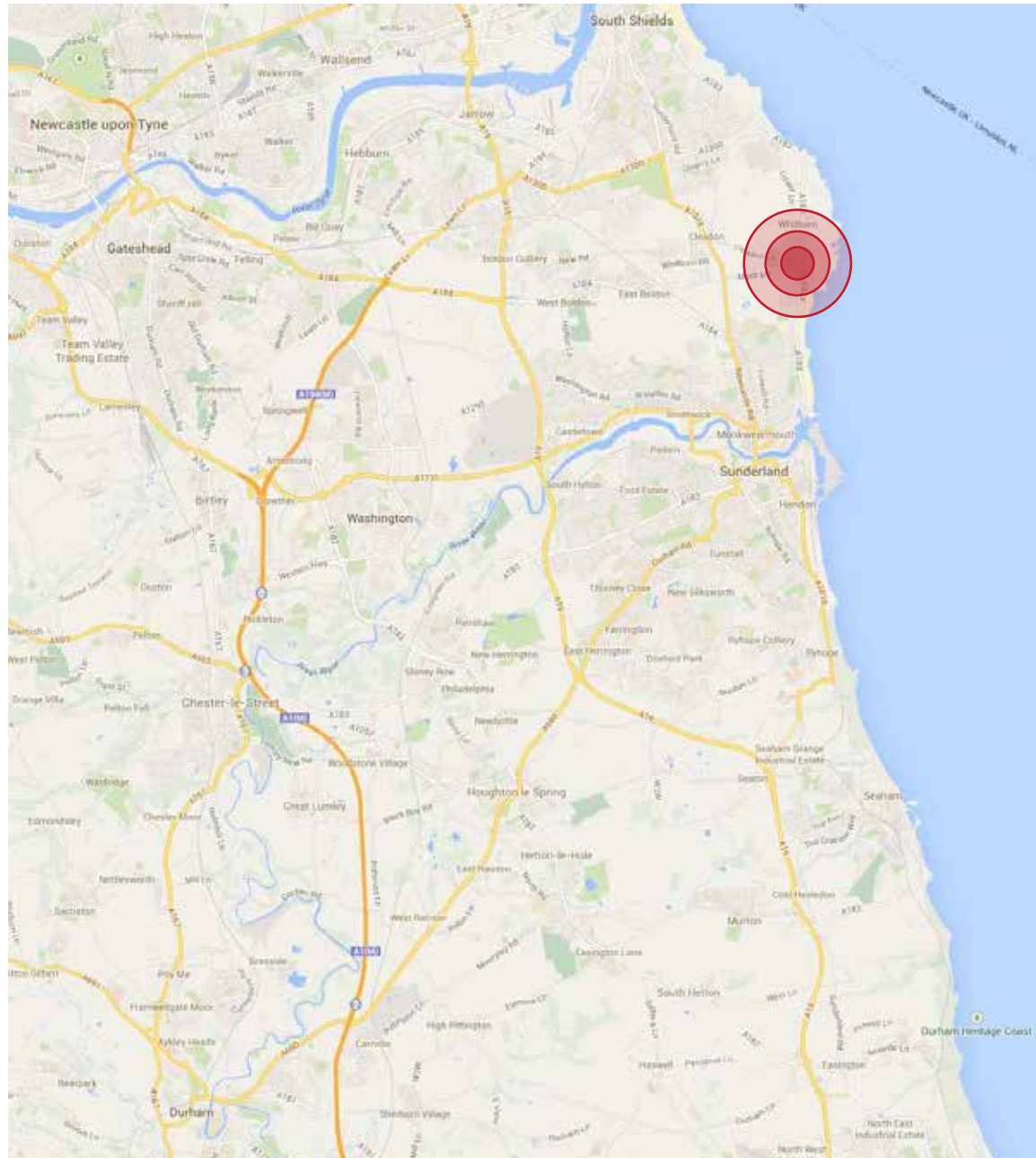
The site is within the Whitburn conservation area, is surrounded by a number of listed structures, and forms part of a woodland designated within the Durham Biodiversity Action Plan. As a result proposals for the site including hard and soft landscape materials palettes have been designed to sit harmoniously within the local area, but also enhance the modern architecture of the proposed dwellings. The hard materials palette has been prepared to be robust, practical and hard wearing, with accent materials chosen for their local significance. The soft landscape palette includes native species where appropriate, along with ornamental species chosen specifically to suit the conditions of the site, and also in an effort to ensure maintenance requirements are minimised where practicable.

The existing environment provides little suitable habitat for any protected species of fauna. The detailed proposals for the site will include features, where appropriate, to enhance biodiversity and help to attract wildlife to the area.





# 2.0 SITE LOCATION



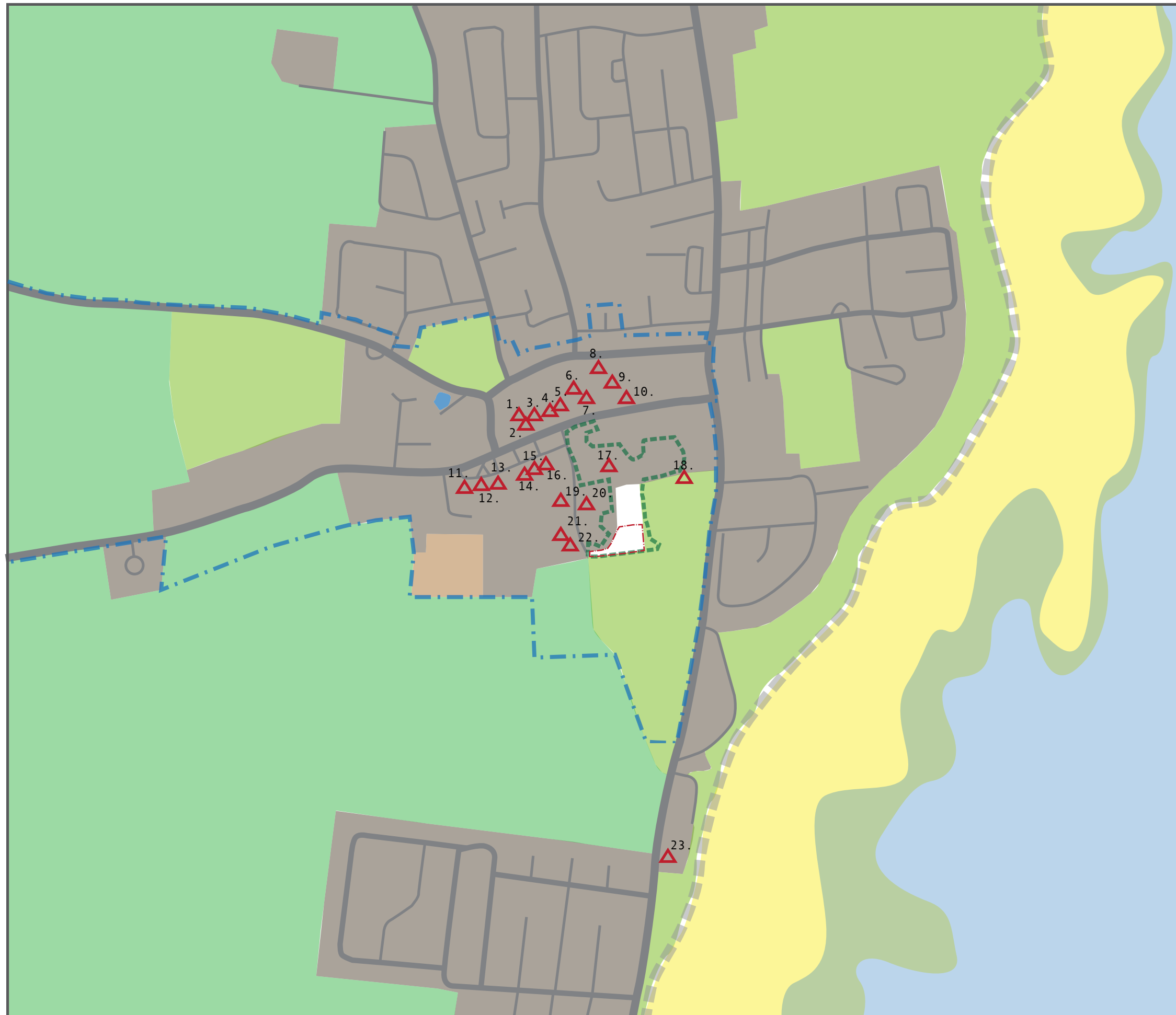
**REGIONAL LOCATION PLAN**  
(google maps)

**SITE AERIAL PHOTO**  
(bing maps)








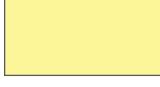








# 3.0 DESIGNATIONS AND LOCAL CONTEXT



## LEGEND

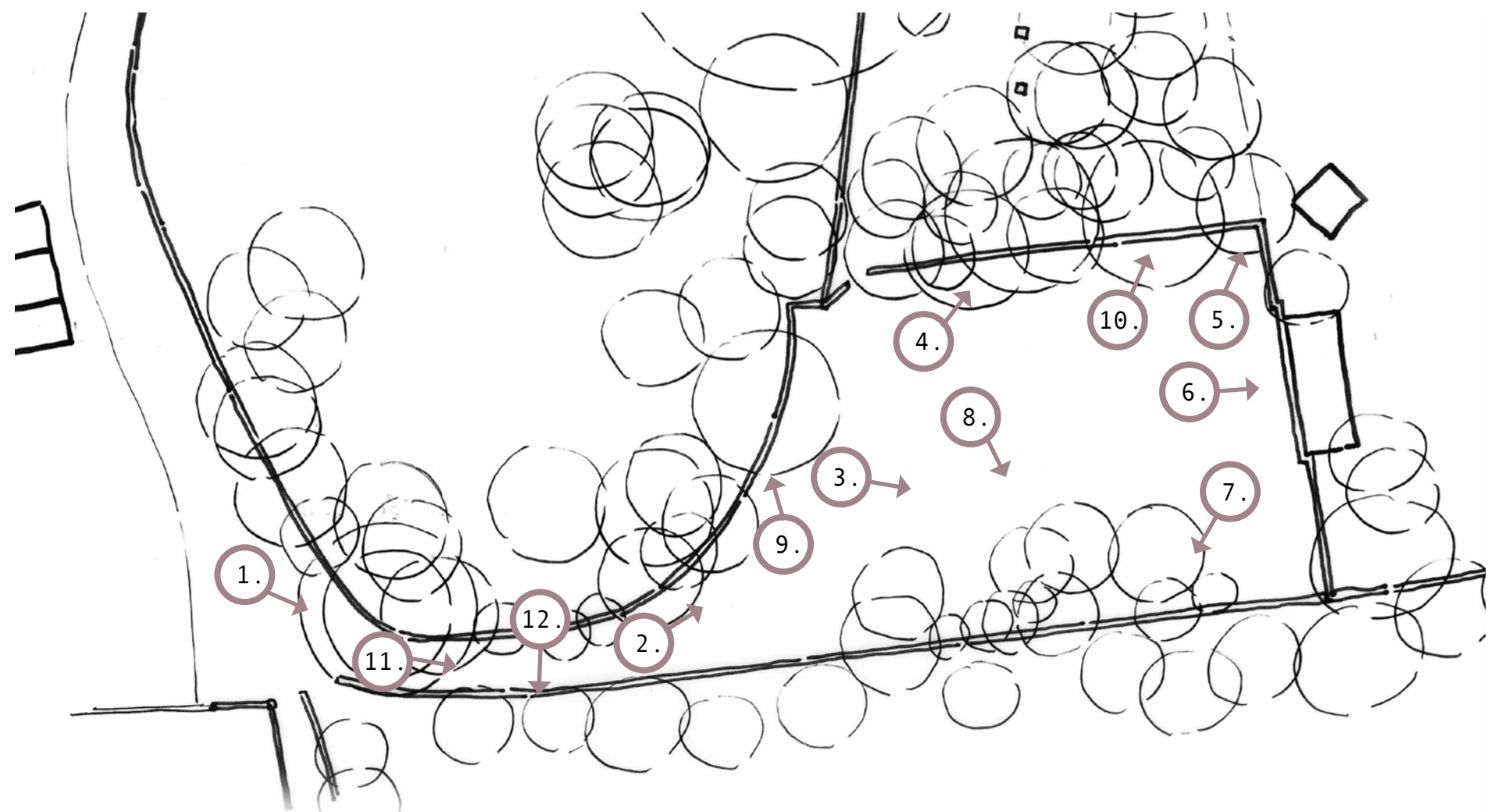
-  Proposed site red line boundary
-  Primary Local Roads
-  Secondary Roads and Estate Roads
-  Settlement Areas
-  Open Green Space
-  Pasture/Arable Farmland
-  Allotments
-  Coastline/Beach, designations:
  - 1.Ramsar Site
  - 2.BAP Priority Habitat - Lowland Calcareous Grassland
  - 3.Site of Special Scientific Interest (SSSI)
  - 4.Special Area of Conservation (SAC)
-  Whitburn Conservation Area Boundary
-  BAP Priority Habitat - Maritime Cliffs
-  BAP Priority Habitat - Deciduous Woodland
-  Listed Buildings
  - 1.Hill House - Grade II
  - 2.Steps, Wall and Piers to South of N055 (Hill House) - Grade II
  - 3.Hill Crest - Grade II
  - 4.The Rectory - Grade II
  - 5.No. 49 (The Lodge) and Wall and Railings to the South of no.49 - Grade II
  - 6.Wall to North of no.47 Front Street - Grade II
  - 7.Whitburn House - Grade II
  - 8.Ice House North of no.45 - Grade II
  - 9.The Limes - Grade II
  - 10.37 Front Street - Grade II
  - 11.54 Front Street - Grade II
  - 12.No.52 Olde House and Coach House Adjoining East - Grade II
  - 13.Wall to West of no.48 - Grade II
  - 14.Whitehouse Farm - Grade II
  - 15.46 and 46A Front Street - Grade II
  - 16.44 Front Street - Grade II
  - 17.Seed House to South West of no.18 - Grade II
  - 18. Gates,Piers,Steps And Garden Ornaments To South West of no.18 - Grade II
  - 19.Parish Church - Grade II
  - 20.The Close - Grade II
  - 21.Red Cottage - Grade II
  - 22. East-West Wall 35m South of Red Cottage Linking Wall to House - Grade II
  - 23.Bents Farmhouse - Grade II



# 4.0 EXISTING SITE PHOTOS



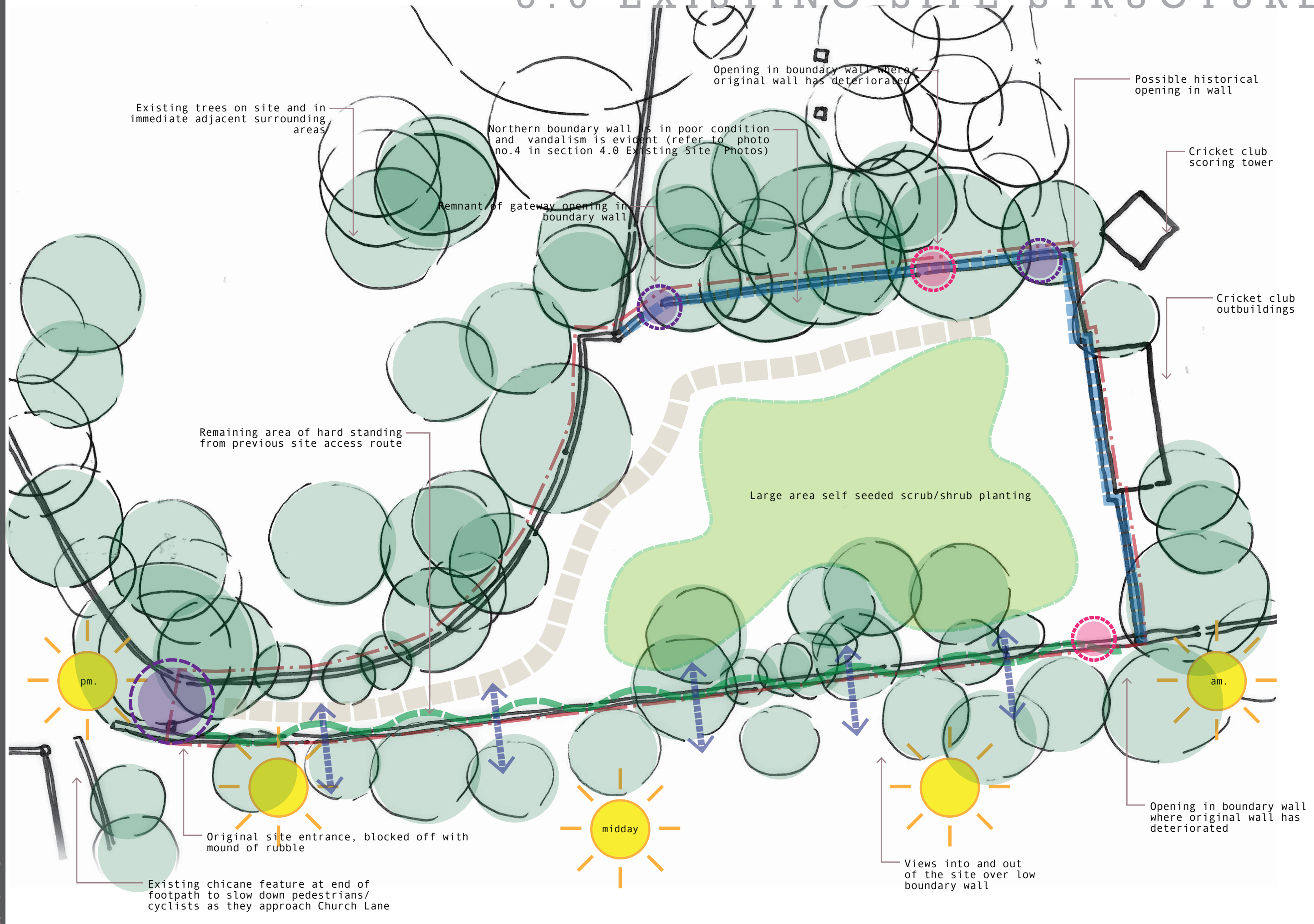




**PHOTOGRAPH LOCATION PLAN**  
not to scale

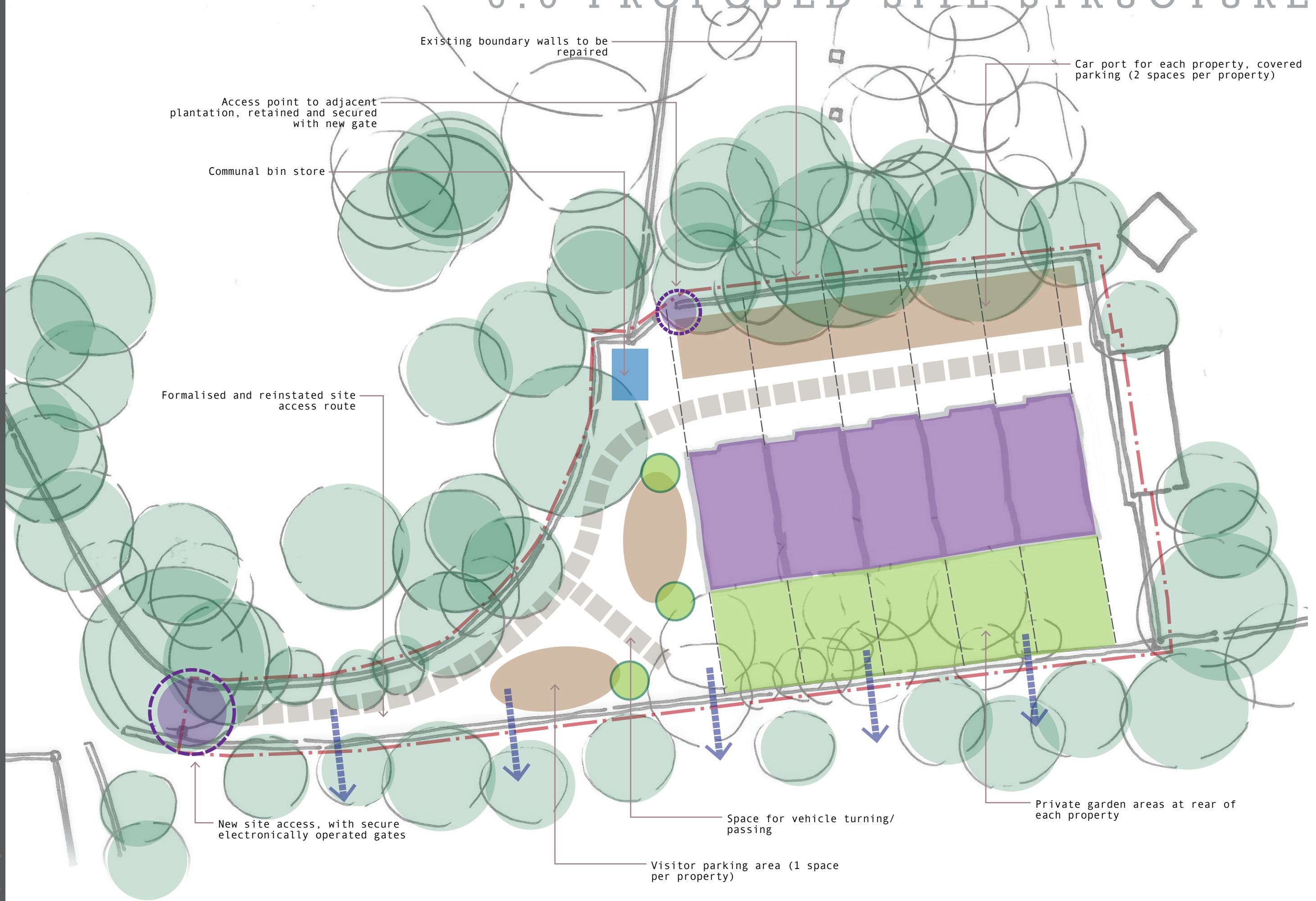


# 5.0 EXISTING SITE STRUCTURE



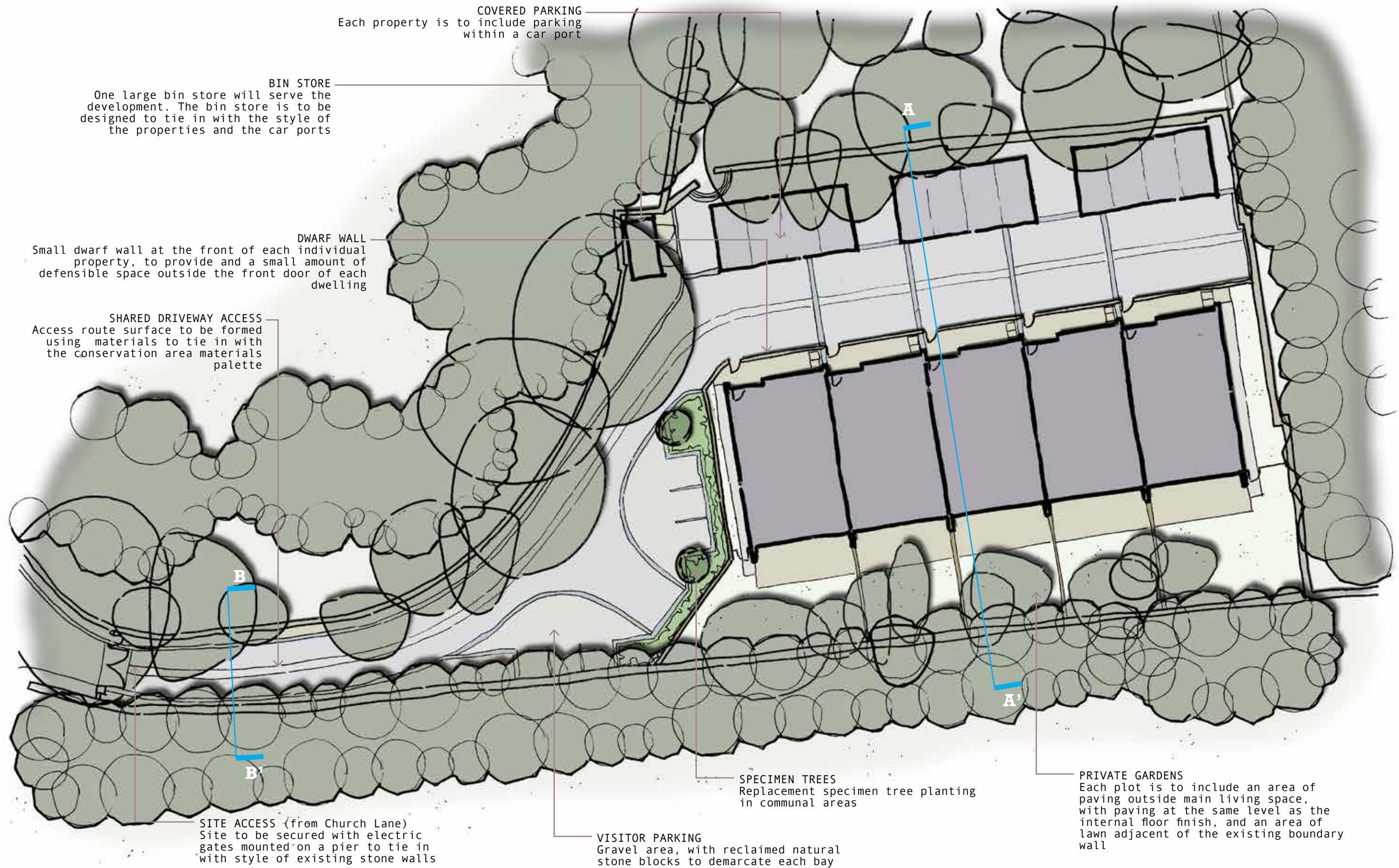


# 6.0 PROPOSED SITE STRUCTURE



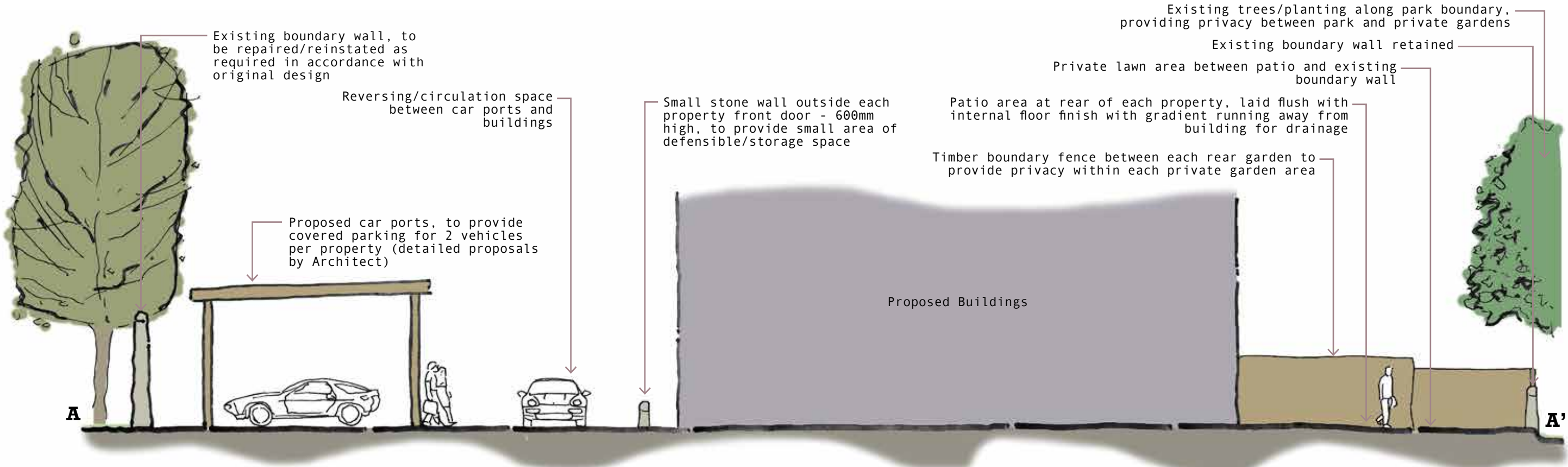


# 7.0 LANDSCAPE CONCEPT LAYOUT

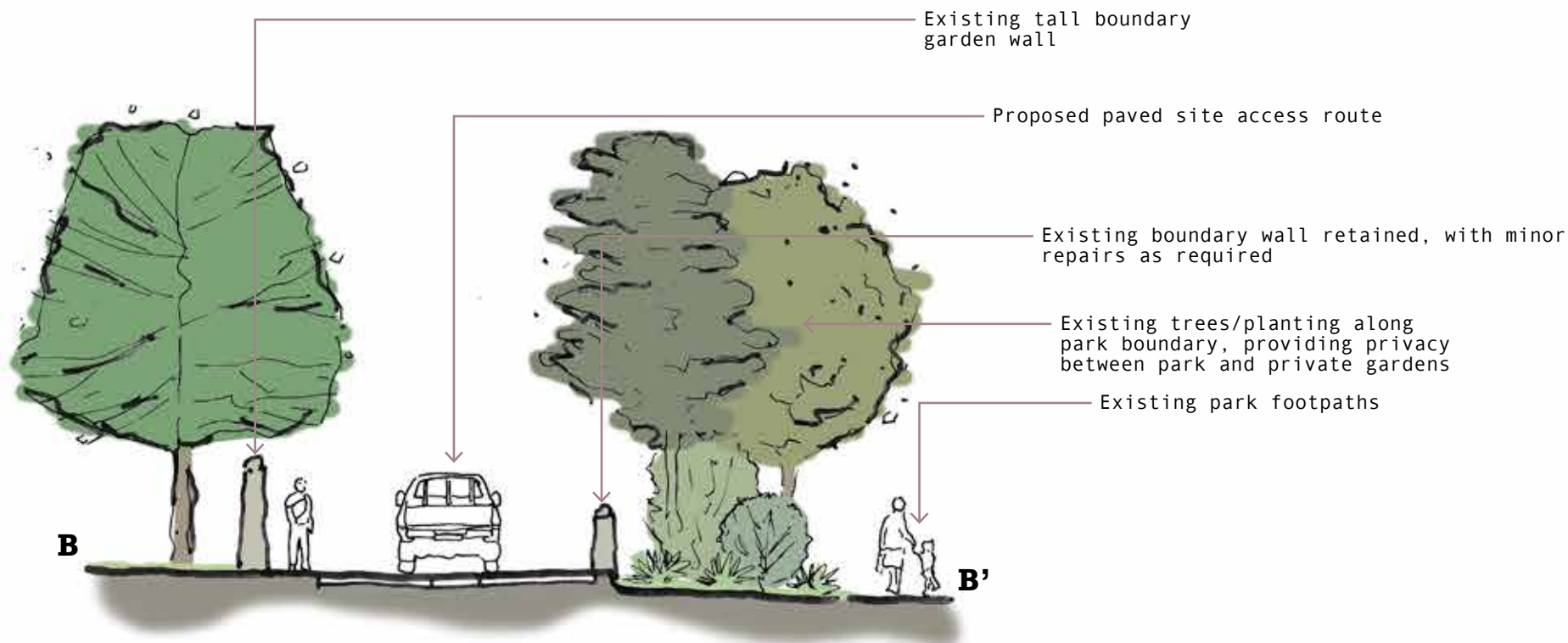




# 8.0 CONCEPT SITE SECTIONS



**INDICATIVE SECTION AA'** - Through parking court, proposed buildings and rear gardens  
 NTS @ A3



**INDICATIVE SECTION BB'** - Through site access road  
 NTS @ A3



# 9.0 LANDSCAPE STRATEGY





# 10.0 LIGHTING



Downlighters



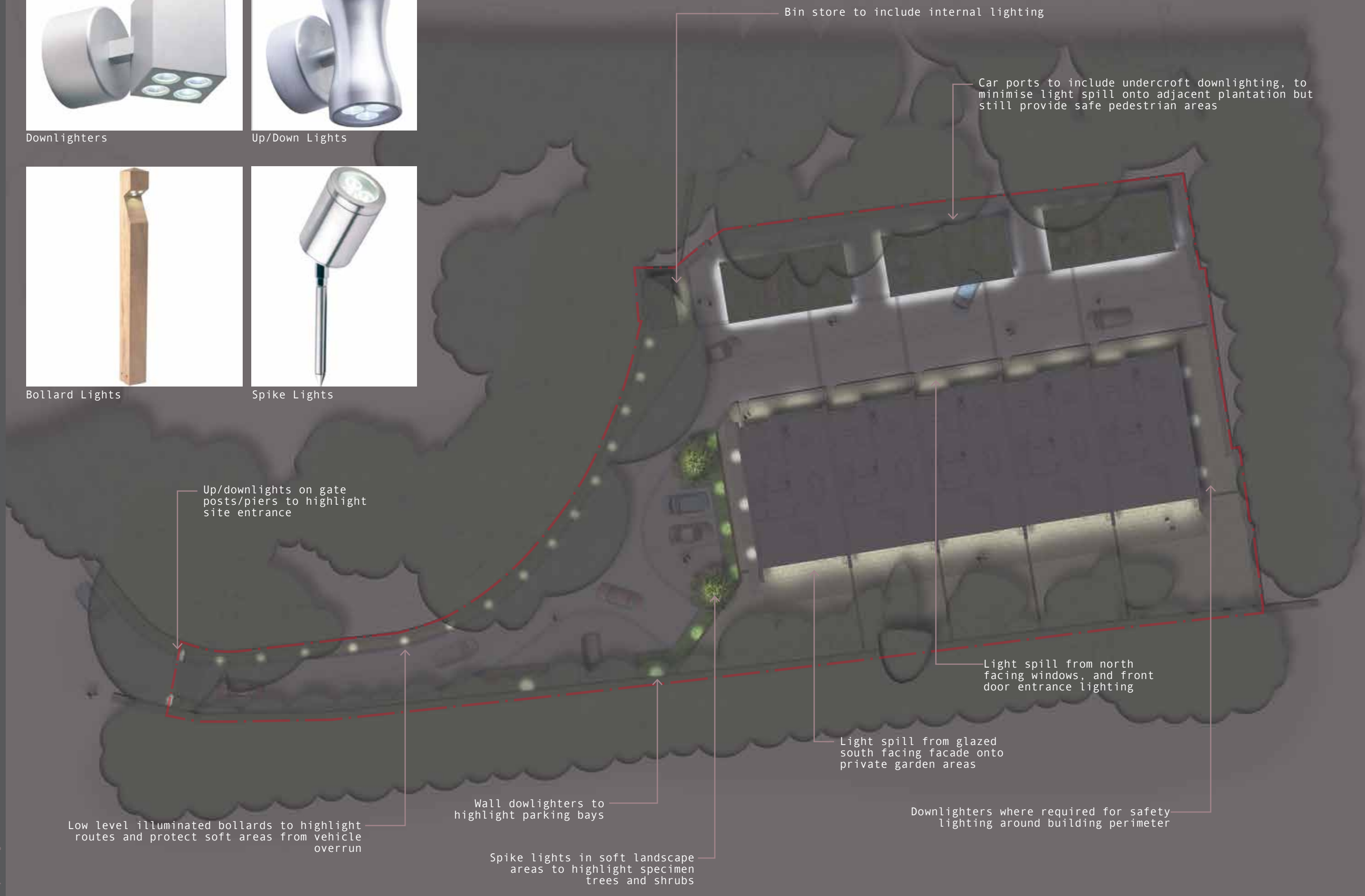
Up/Down Lights



Bollard Lights









Spike Lights

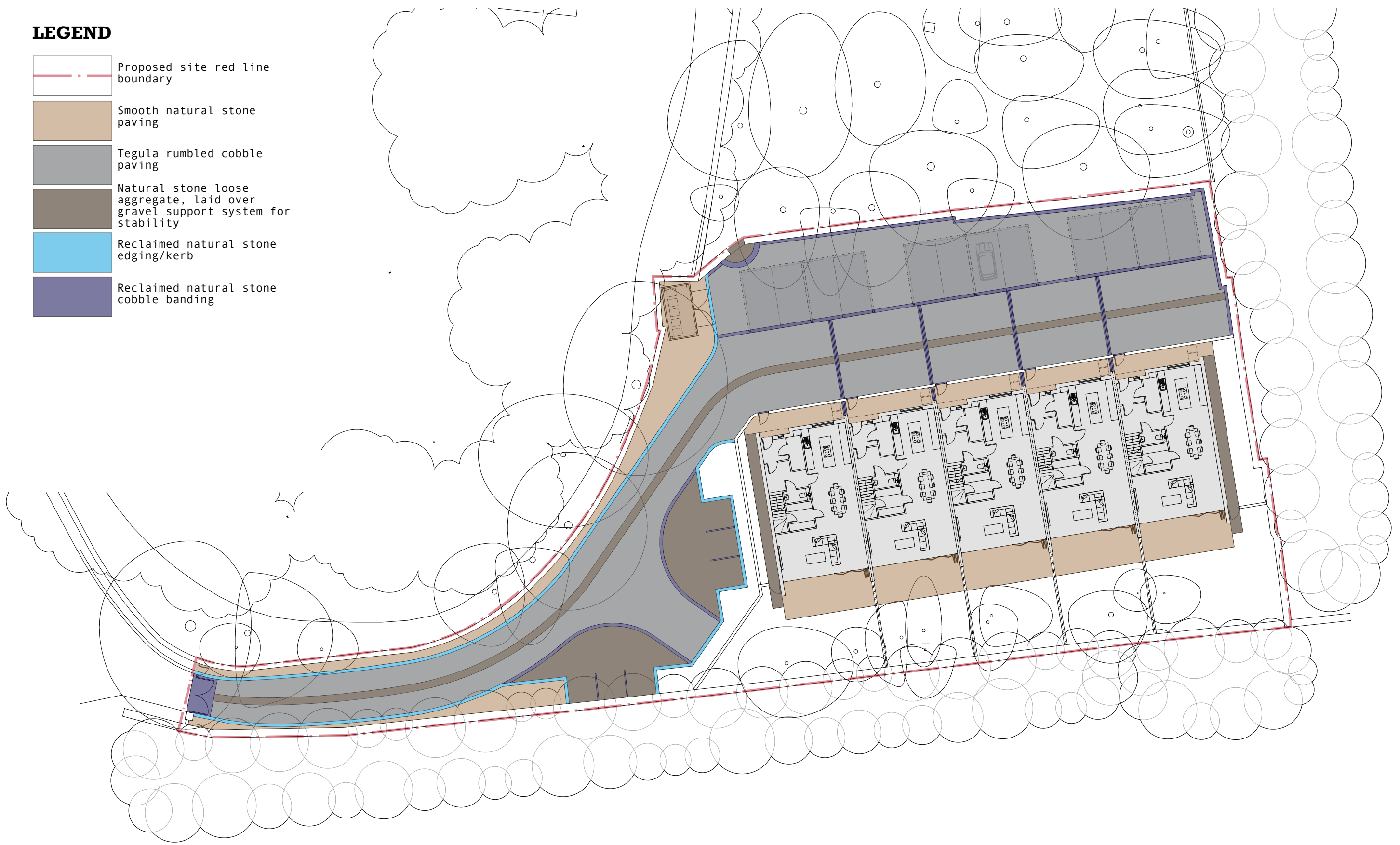




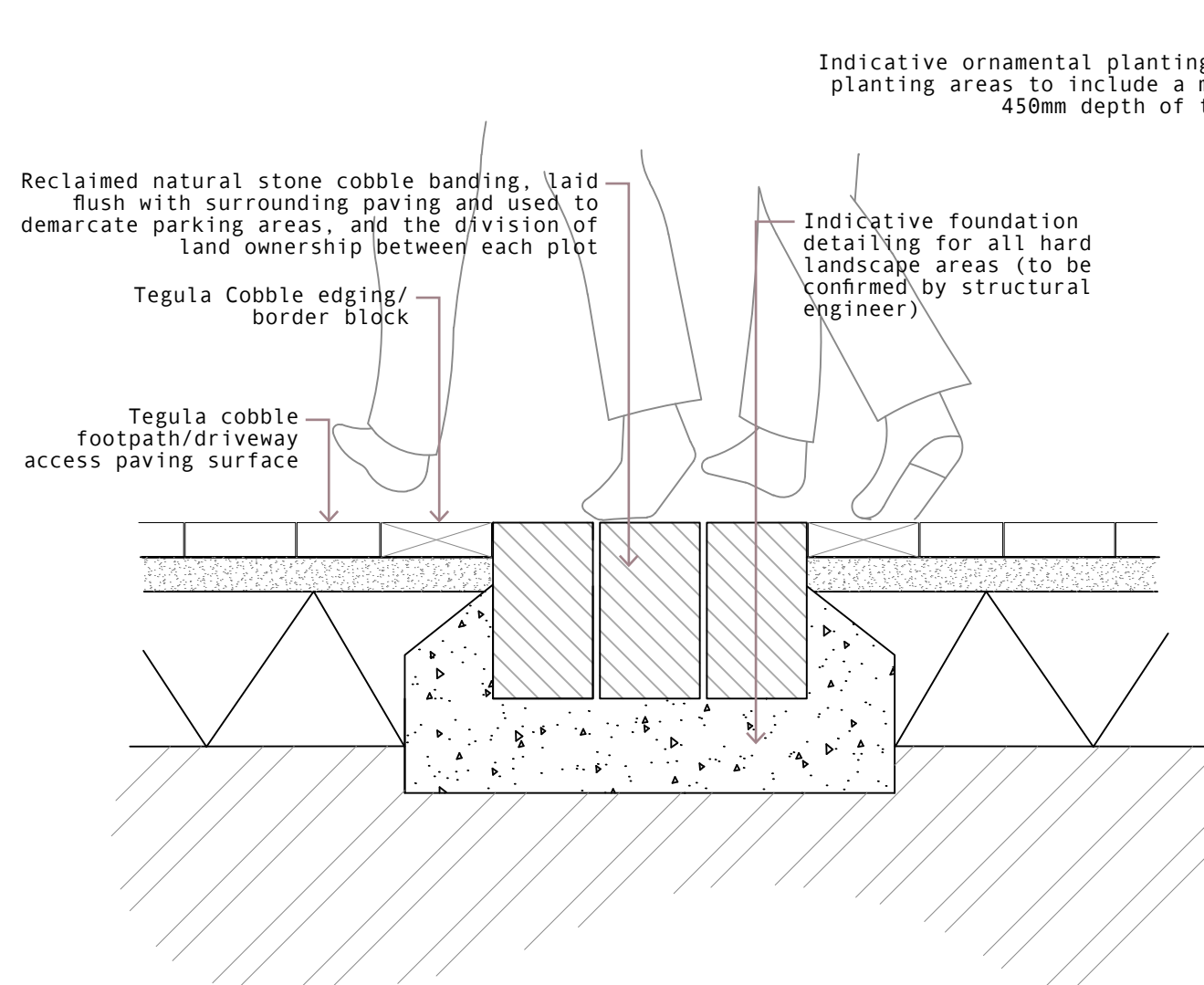
# 11.0 HARD LANDSCAPE PROPOSALS

## LEGEND

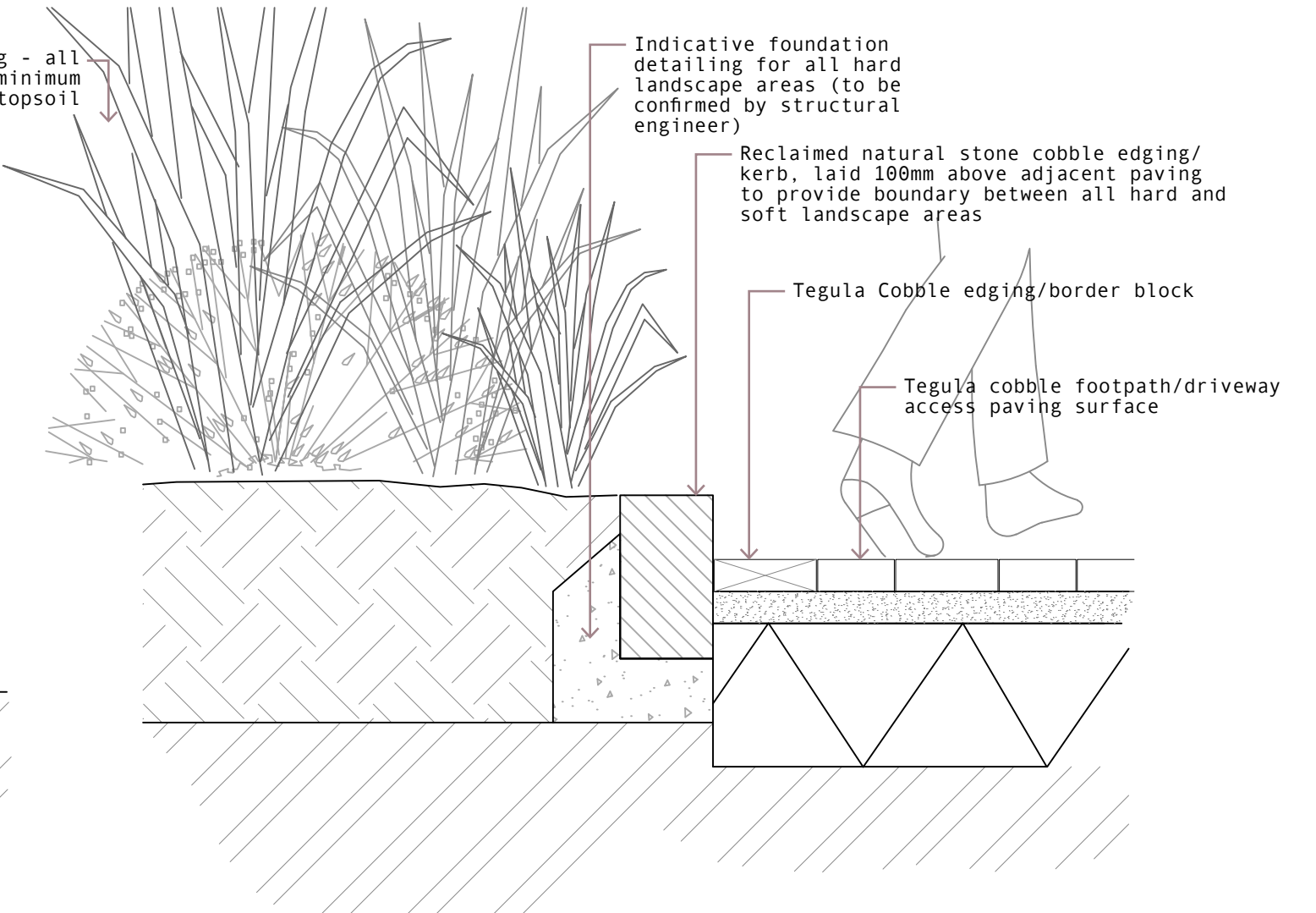
-  Proposed site red line boundary
-  Smooth natural stone paving
-  Tegula rumbled cobble paving
-  Natural stone loose aggregate, laid over gravel support system for stability
-  Reclaimed natural stone edging/kerb
-  Reclaimed natural stone cobble banding







**TYPICAL DETAIL - Tegula Cobble Surfacing and Reclaimed Block Banding/Detailing**  
1:25 @ A3



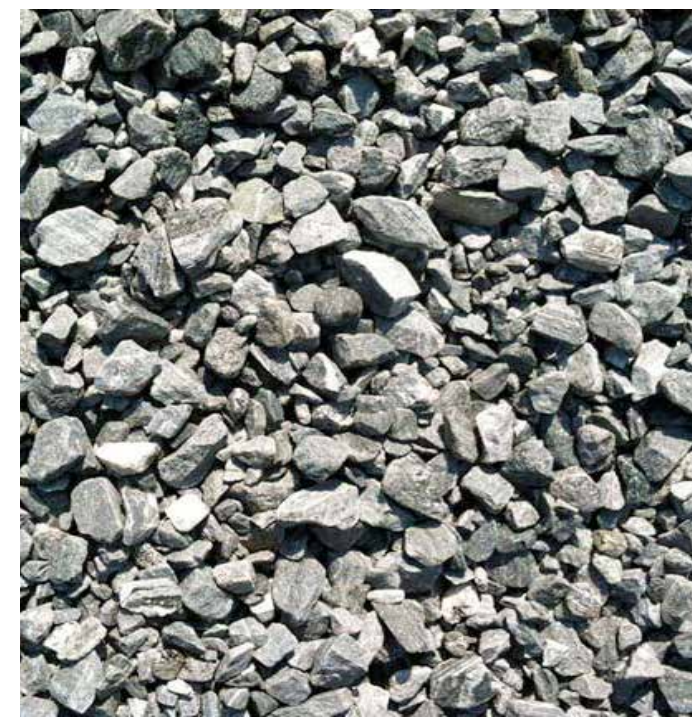
**TYPICAL DETAIL - Tegula Cobble Surfacing and Reclaimed Block Edging/Kerb**  
1:25 @ A3



Smooth Natural Stone Paving



Tegula rumbled cobble paving



Natural Stone Loose Aggregate




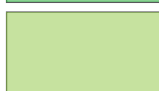
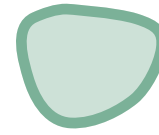



Reclaimed Natural Stone Cobbles



# 12.0 SOFT LANDSCAPE PROPOSALS

## LEGEND

-  Proposed site red line boundary
-  Proposed mature specimen trees/specimen shrubs
-  Proposed mixed shrub/herbaceous etc. planting
-  Proposed mown grass areas (hard wearing shade tolerant turf)
-  Existing mature trees to be retained and protected in accordance with BS5837:2012 - for further details refer to Arboricultural Method Statement and Tree Protection Plan
-  Areas of sedum green roof on top of car ports and bin store



Access road is to follow original access road route, through proposed planting areas to soften the entrance area

Existing mature trees outside site southern boundary within adjacent park - will provide privacy and minimise the impact of the proposed dwellings on the park

T5 - TPO (317) tree to be retained

T2 - TPO (317) tree to be retained

Each dwelling is to include its own private rear garden with a secure boundary, paved patio area and lawn area



**INDICATIVE SPECIES LISTS**

**MATURE SPECIMEN TREES**

- Betula pendula
- Carpinus betulus 'Fastigiata'
- Tilia cordata 'Greenspire'

**SPECIMEN SHRUBS**

- Cercis canadensis
- Cornus kousa 'China Girl'
- Euonymus europaeus
- Juniperus communis
- Rhododendron ssp.
- Thuja occidentalis 'Danica'

**NATIVE SHRUBS**

- Carpinus betulus
- Cornus ssp.
- Corylus avellana 'Contorta'
- Crateagus monogyna
- Ilex aquifolium
- Prunus spinosa
- Taxus baccata

**ORNAMENTAL SHRUBS**

- Aucuba japonica 'Crotonifolia'
- Buxus sempervirens
- Eleagnus ebbingei
- Euonymus fortunei 'Emerald Gaiety'
- Pachysandra terminalis
- Sambucus ssp.
- Sarcococca hookeriana
- Viburnum davidii

**NATIVE FIELD LAYER HERBACEOUS**

- Anemone japonica
- Digitalis purpurea
- Lamium album
- Polygonatum multiflorum
- Primula vulgaris
- Convallaria majalis
- Geranium sylvaticum

**ORNAMENTAL HERBACEOUS**

- Acanthus spinosus
- Alchemilla mollis
- Bergenia cordifolia 'Bressingham White'
- Brunnera macrophylla
- Cenolophium dendudatum
- Epimedium rubrum
- Euphorbia ssp.
- Helleborus ssp.
- Heuchera ssp.
- Hosta ssp.
- Liriope muscari
- Tiarella cordifolia
- Verbena bonariensis

**BULBS**

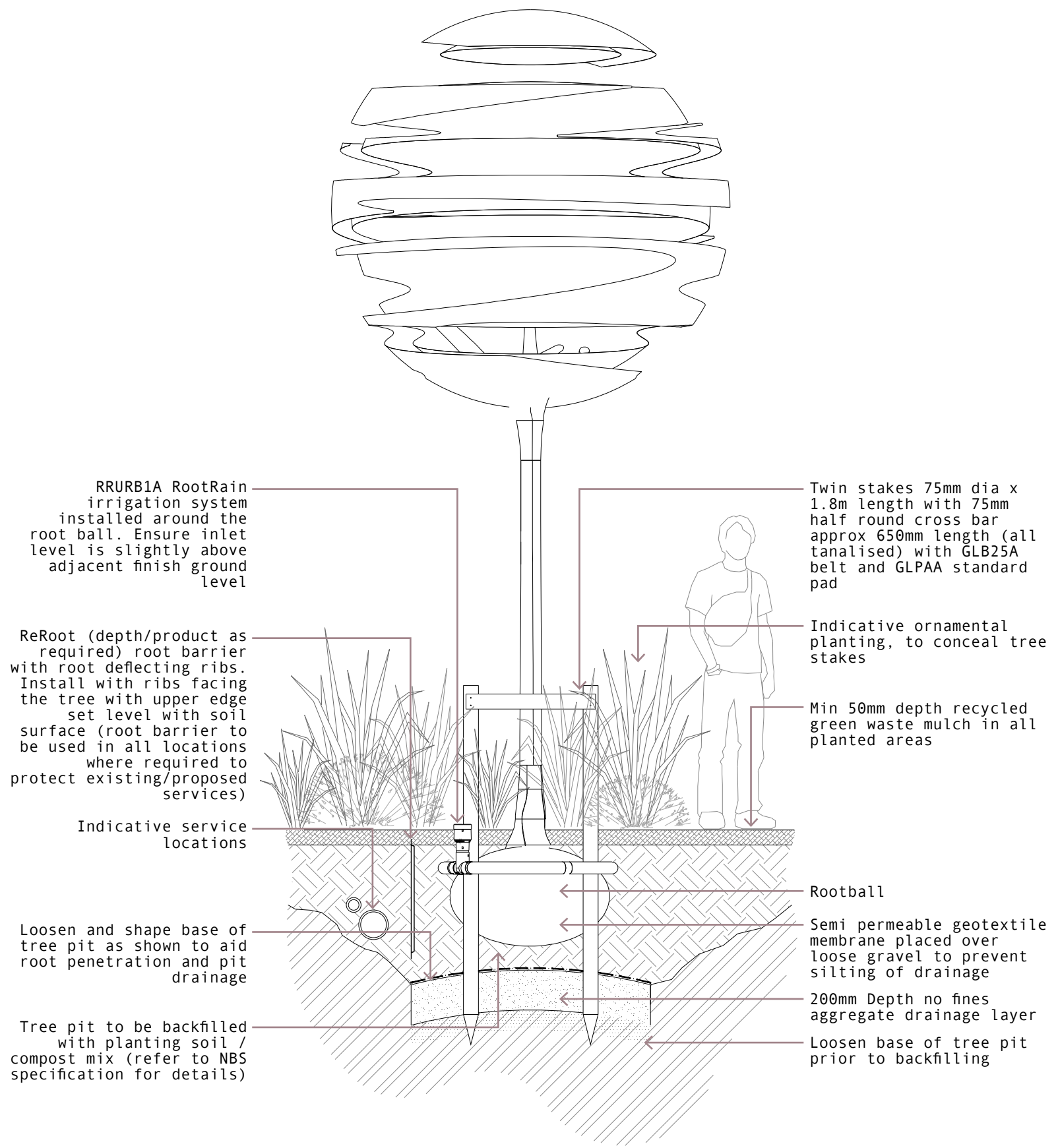
- Anemone blanda
- Eranthus hyemalis
- Galanthus nivalis
- Hyacinthoides non scripta
- Trillium luteum

**ORNAMENTAL GRASSES**

- Callamagrostis acutiflora 'Karl Foerster'
- Carex elata
- Deschampsia caespitosa
- Hackonechloa macra
- Molinia caerulea

**FERNS**

- Athyrium felix femina
- Blechnum spicant
- Dryopteris ssp.
- Polypodium vulgare
- Polystichum setiferum











**TYPICAL DETAIL - Tree Pits in Soft Landscape Areas**  
1:25 @ A3



# 13.0 BOUNDARY TREATMENT PROPOSALS

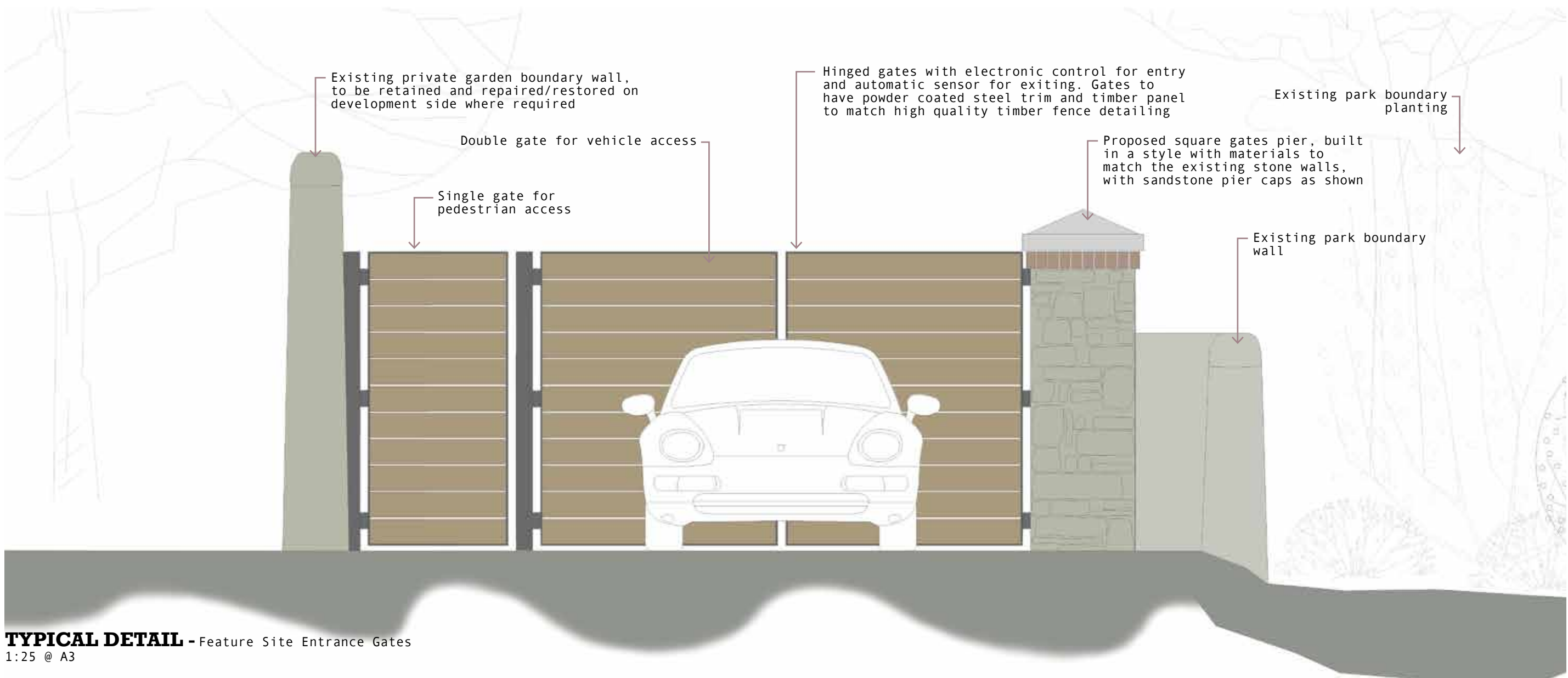
## LEGEND

-  Proposed site red line boundary
-  Feature site entrance gates, double gate for vehicle access and single gate for pedestrian access
-  Boundary Treatment Style 1 - 1.8m high timber horizontal timber fence board
-  Boundary Treatment Style 2 - 1.2m high timber horizontal timber fence board
-  Boundary Treatment Style 3 - 0.6m high dwarf natural stone wall (detail/material to match existing walls)
-  Boundary Treatment Style 4 - stone wall to be retained as existing, with minor repairs as required
-  Boundary Treatment Style 5 - stone wall to be reinstated in accordance with original detailing
-  Single timber pedestrian gate - detail to be confirmed (to tie in with each boundary style/height)

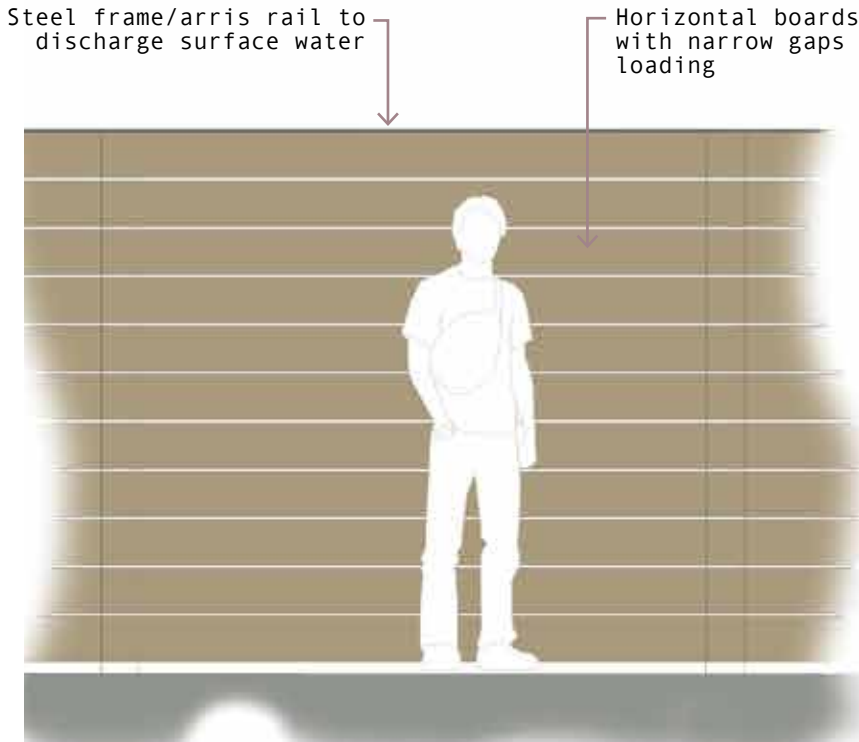
**NOTE**  
 All works to existing stone walls to be undertaken in accordance with heritage conservation details/traditional construction techniques - to be agreed with local authority conservation officer



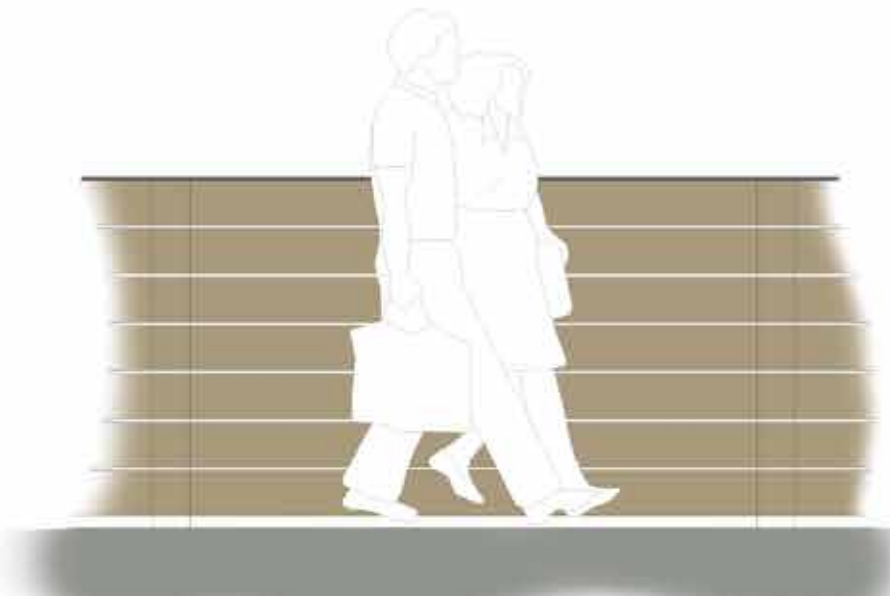




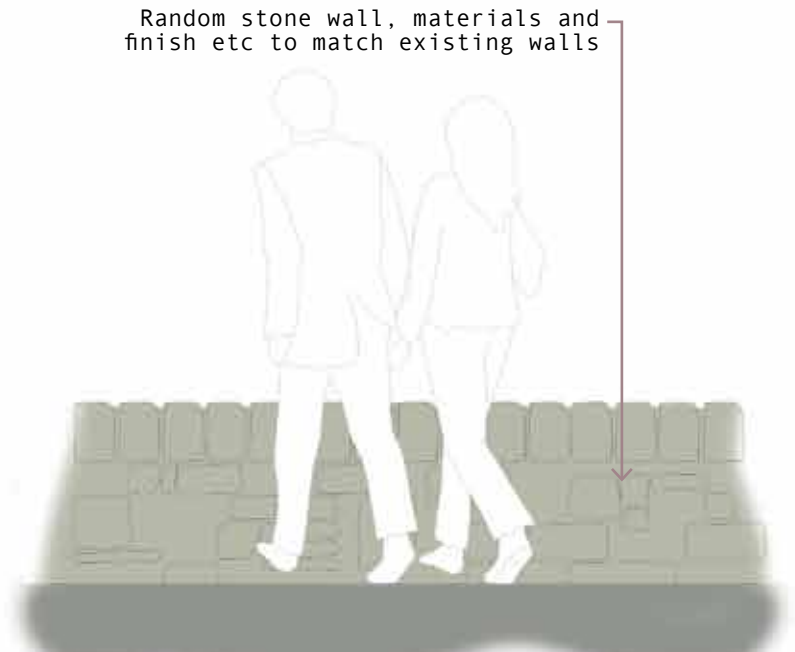
**TYPICAL DETAIL - Feature Site Entrance Gates**  
1:25 @ A3



**BOUNDARY TREATMENT STYLE 1** - 1.8m high timber horizontal timber fence board  
1:25 @ A3



**BOUNDARY TREATMENT STYLE 2** - 1.2m high timber horizontal timber fence board  
1:25 @ A3

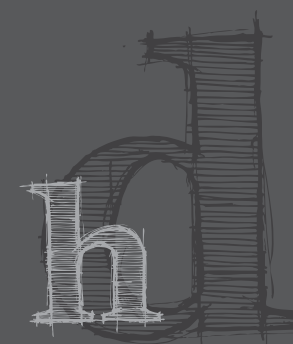


**BOUNDARY TREATMENT STYLE 3** - 0.6m high dwarf natural stone wall (detail/material to match existing walls)  
1:25 @ A3



© haggarty design  
36 Moor Crescent  
Gilesgate  
Durham  
DH1 1PB

[info@haggartydesign.co.uk](mailto:info@haggartydesign.co.uk)  
0191 378 5588  
07754 689071



haggarty design