



Site Analysis

Ecological Assessment

A detailed study of the local ecology can be found within the Preliminary Ecological Appraisal Report (P2387), as well as a Biodiversity Net Gain Report (P2387_02) by Elton Ecology.

Some of the key ecological features within the site taken from the assessments include the following:

- The distance between the proposed development site and the designations for nature conservation, as well as the size of the proposed development, means that it is highly unlikely that any impact would occur from the proposed development.
- The wet woodland and hedgerows on site are Section 41 Habitats of Principal Importance (HPI) for the purpose of conserving biodiversity.
- Scattered trees on site include veteran oaks, which are of nature conservation value
- The grassland on the site is of a common and widespread habitat, though cumulatively of low to moderate conservation value
- The boundary line of the site is 270m west of the nearest pond, which is a fishing pond large in size, and this makes it unlikely to support great crested newt. Therefore it is highly unlikely that any impact would occur from the proposed development.
- No evidence of badger activity was observed during the survey on site
- Trees with potential for roosting bats were noted on site, and so any pruning/felling operations on site could have some impact.
- Any potential losses of commuting and foraging bat habitat at the site is considered to be of minor significance to local bat populations.
- Any potential losses of commuting and foraging bird habitat at the site is considered to be of minor significance to local bird populations
- The removal of small areas of grassland and hedgerow on the site is considered to be unlikely to result in significant negative impact on invertebrate populations in the context of the site.
- The brook and associated water corridor at the south-east and south-west boundaries offer suitability for otters and water vole.
- Development will likely result in loss of some habitats within the site at construction phase, as well as degradation of retained habitat through the operational phase.

- Biodiversity enhancements such as bat roosting lofts, invertebrate bricks, and bird nesting enhancements like swallow nest cups to be situated through the design
- Within the managed spaces, there are to be appropriately designated areas left unmanaged

Ecological mitigation and enhancements can be seen in further detail within the Preliminary Ecological Appraisal Report and Biodiversity Net Gain Report, as well as the landscape management plan (S31-22199 Landscape Management Plan).

With the proposed design, the biodiversity metric index portrays an on site net % gain of 49% in habitat, and 14% gain in hedgerows as a result of the development.



Site Analysis Ecological Assessment

The report also included a high-level summary of recommendations which should be respected, applied and referenced where possible to ensure the emerging design is both sensitive to the local ecology of the landscape and seeks to embody opportunities for enhancement. These will form part of the design brief and inform the development of the landscape strategy.

- Where possible, existing habitat on site will be retained, including trees and hedgerows, with pruning only as necessary.
- Impacts on existing woodland, brook and hedgerow habitats are to be mitigated via additional woodland and tree planting through the site.
- The loss of grassland and sections of hedgerow at the site are to be mitigated with diverse native hedgerow planting as well as a scheme of grassland enhancement implemented.
- Retained habitats to be protected during construction phases where required, and implemented in accordance to BS42020:2013 Biodiversity: Code of Practice for Planning and Development.
- Any vegetation clearance on site is to be done in accordance to Precautionary Working Method Statement for Amphibians and Reptiles. If any are encountered, operations are to stop and qualified ecologist sought.
- Precautionary measures in protecting foraging and commuting badgers to be implemented.
- Additional tree planting within the buffer between the brook habitat and development footprint to be implemented. This buffer zone is to be fenced and protected during works.
- Works affecting potential bird habitats are to be avoided during the nesting seasons (March - August).
- All works carried out in line with best practise Pollution Prevention Guide.
- Impacts of artificial lighting on adjacent habitats to the site should be avoided, or mitigated through observing the principles set out in guidelines from the Bat Conservation Trust (BCI) and Institution of Lighting Professionals (ILP). Working at night is to be avoided.



Key - Heritage map (1888 - 1913)

- | | | |
|---|--|--|
| --- Proposed development site | Ponds | --- Historic hedge line on site |
| Bosworth Park | ● Water tower location | ● Hydraulic ram location |
| Woodland area | | |

Site Analysis

Heritage: Bosworth Park

The wider landscape, including the areas adjacent to the project site have some very interesting heritage links with the historic Bosworth Hall Estate and Bosworth Park. Bosworth Hall sits to the east of Market Bosworth, and the parkland (around 330 acres) associated with it extended north and south with a dominance of deer parkland characterised with sporadic tree planting. Within this were patches of woodland and open fishing ponds as well as small springs. Historically water was pumped into the water tower from these, and then fed by gravity into the house. It was also known locally to have been pumped from Sutton Lane which is evidenced by hydraulic rams seen from the historic maps. This was advanced technology for the time and is still around to this day for the movement of water.

Plantations and coverts extend from the park to the south, connecting the largest fishing pond to the rest of the estate. These planned and more natural elements in the landscape were utilised to secure local resources to service the Hall and its inhabitants. This reliability on and connectivity with the landscape is a key driver for this project.



Historic photo of the water tower at Bosworth Hall which still stands today



Key - Present day map

- Proposed development site
- Bosworth Park - from heritage map
- Woodland area - from heritage map
- /// Ponds - from heritage map
- Water tower location - from heritage map
- Hydraulic ram location - from heritage map
- Hedging on site - from heritage map

Site Analysis

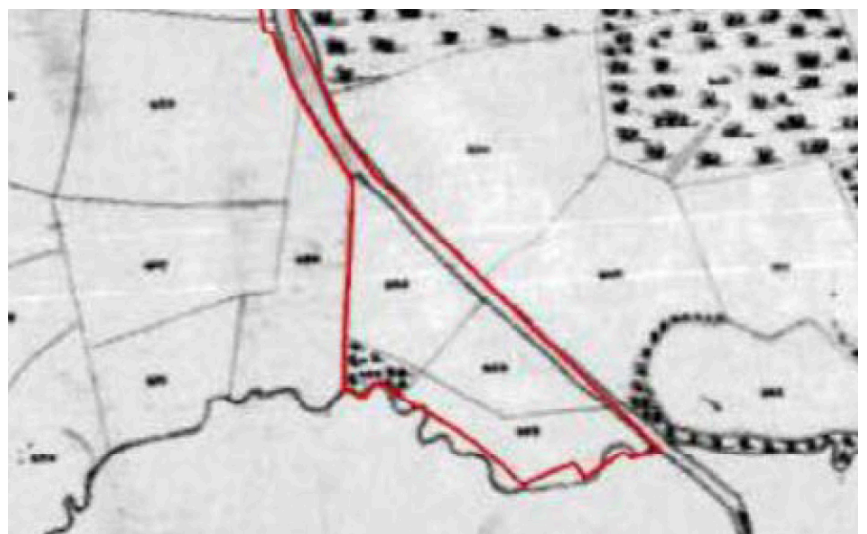
Heritage: Bosworth Park

A large number of the trees that formed the deer park section of Bosworth Park have now been lost, as well as whole sections of woodland such as Dale Covert, and instead now contribute to arable farmland. In these areas in particular, the connection through the woodland has been lost, leaving the largest fishing pond isolated. The intent is to reflect these lost characteristics of the old park land, local field patterns and parkland trees. With the site of development being adjacent to the large fishing pond, there is opportunity for visual and habitat connectivity through additional woodland planting.

The open ponds throughout the old parkland still remain, and the intent of the design is to extend this feature into the site of the development, again reflecting the historical character of the area.

The old water tower currently houses a large water tank which continues to serve the hotel today, as well as still providing a visual feature on the site of Bosworth Hall. The introduction of a water tower onto the site of the development will not only enable the site to use a natural source of water, but also helps the proposed design link into the local character, with a visual connection to a major historical feature within the local area.

Within the site there is opportunity to reinstate some of the historic hedgerows where appropriate. These can be seen from the Tithe map including the small copse of woodland where the new dwelling is currently proposed.





St Peters Church as seen from the site (from drone footage - i.e. not representational of actual views from ground level)

Site Analysis

Heritage: St Peters Church

The church at Market Bosworth is dedicated to St. Peter, and consists of a tower containing five bells. There is evidence to show that there was a church present in the thirteenth century since there was a rector in 1221. However there are parts of the existing church that have been dated to the thirteenth century and other parts to the fourteenth century.

The tower dates from the early 14th century probably around 1325, at least in its lower storeys, the north aisle dates from the same period with the south aisle added around 1375.

In the 15th century the clerestory was added and the roof raised, the original roof-line on the west tower above the arch can clearly still be seen. Also in the 15th century the chancel was renovated and the recessed spire added to the tower.

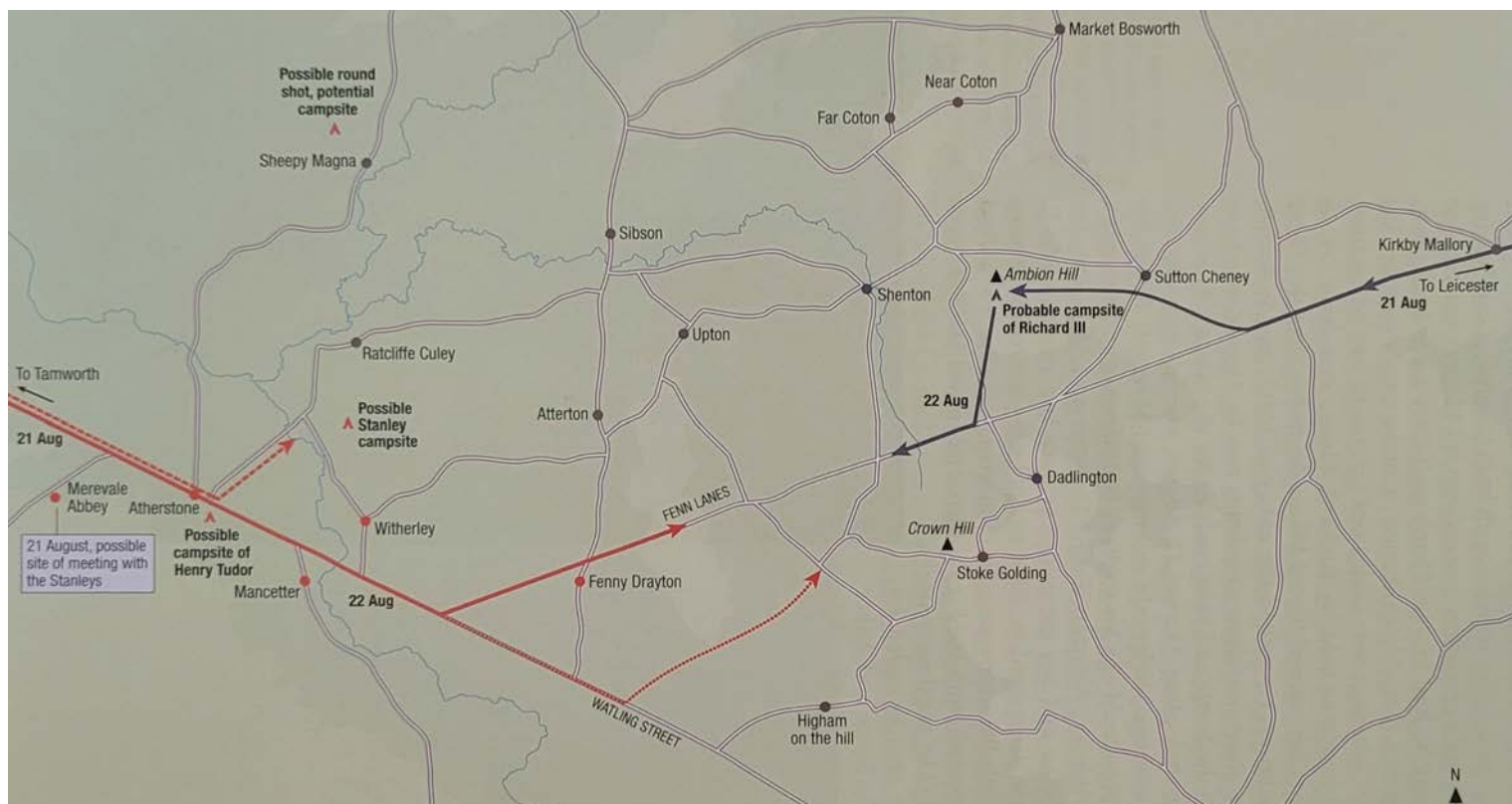
The church is a focal feature of the town of Market Bosworth as well as adding to the visual character of the area, with its spire in particular breaking through the nearby treelines, where it is visible as part of the wider landscape and the horizon line from many viewpoints.

The tower proposed for the building design on site helps the proposed design have a visual connection with the character of the church spire as well as the water tower at Bosworth Hall. At the same time, the design aims to have minimal impact on the visual landscape, with the intention of breaking softly through the proposed extension of the copse and tree spinneys that surround the building.

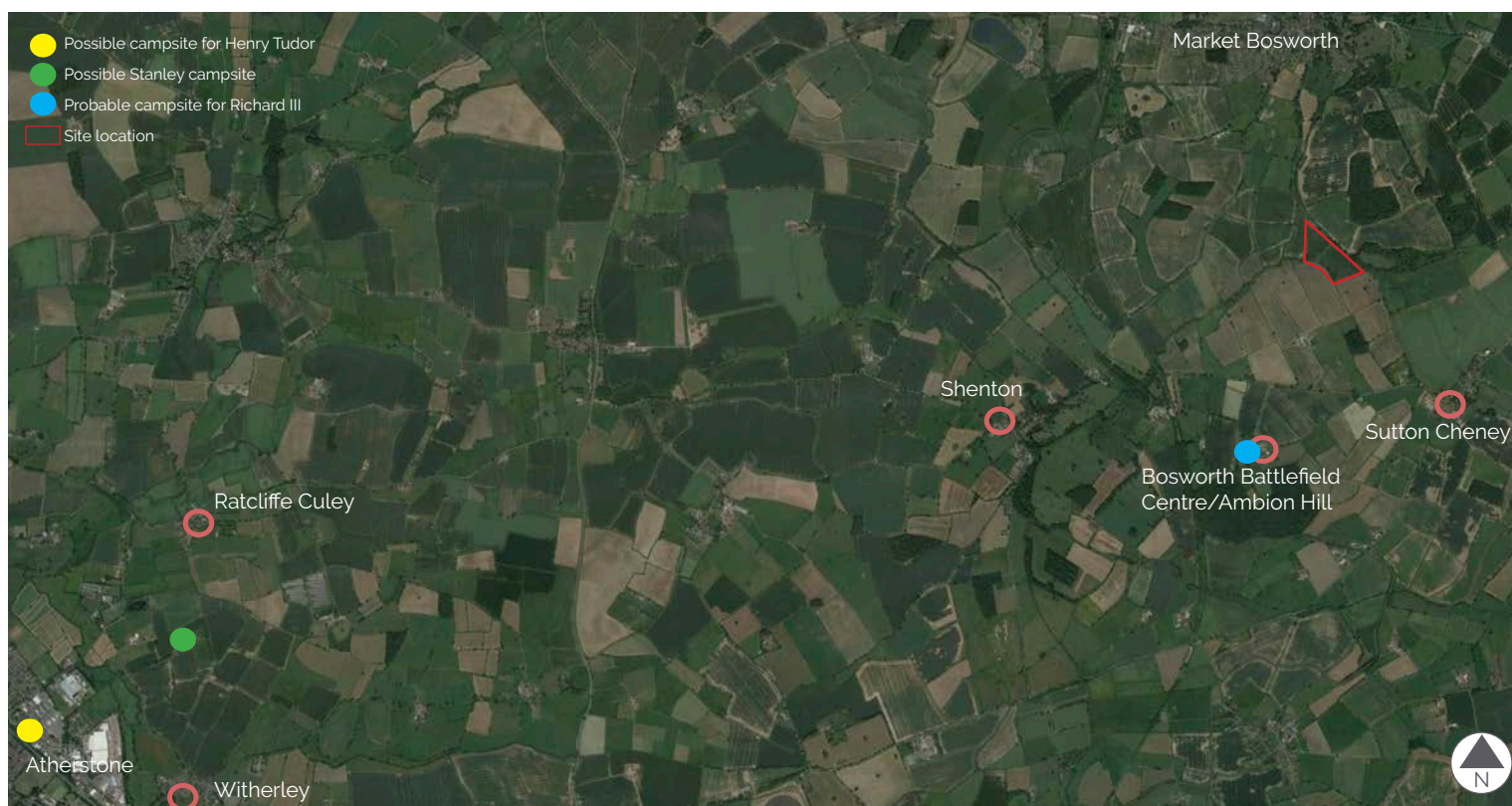
The local topography, distance between the site and St Peters church (which is just under 1.5 miles) and the existing woodland blocks and hedgerow trees, will ensure the development is not identifiable within the viewpoints of the spire from the development site itself or wider local viewpoints.



South view of St Peters Church



Probable campsites and route of the armies for the Battle of Bosworth, as provided by 'Bosworth 1485 - The Downfall of Richard III' by Christopher Gravett (2021)



Probable campsites for the Battle of Bosworth in relation to the Site

Site Analysis

Heritage: Battle of Bosworth

The battle of Bosworth is an important and well-known historical event which forms part of our national heritage. Many historical records are conflicting in some of their information but contemporary findings and subsequent research suggest that there is no connectivity between our site and the battle events. Due to their proximity however, we need to consider the potential impact on the existing landscape which may have influenced aspects of the battle.

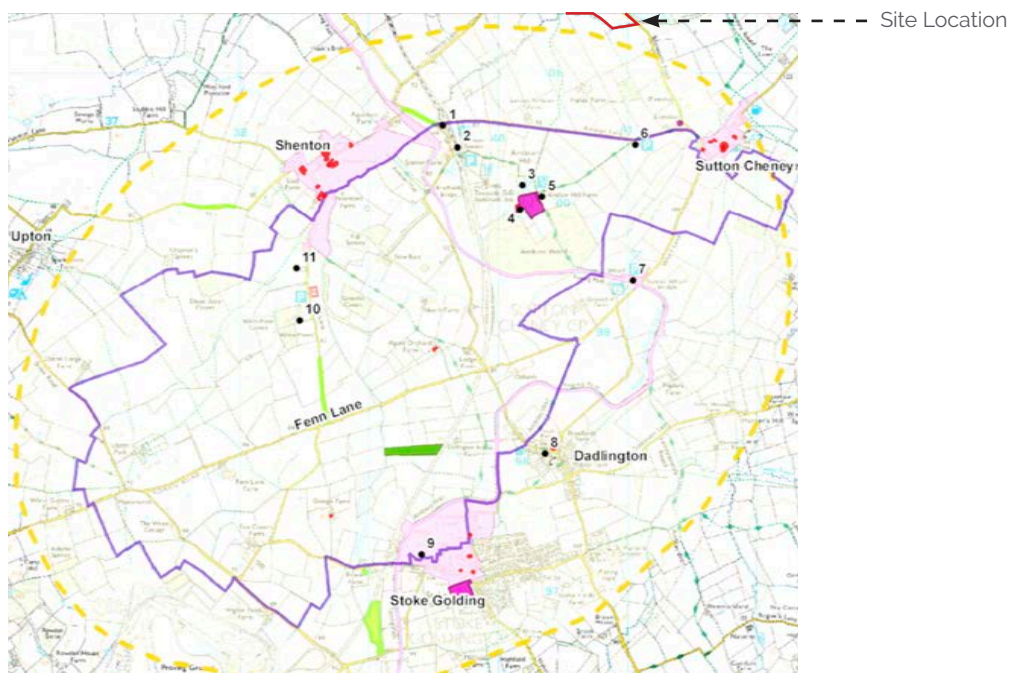
Richard III's armies are thought to have come from the direction of Leicester. Ambion Hill gave the best views across the surrounding countryside and so records suggest this to be the probable site for his armies to camp, along with nearby towns such as Shenton. Henry Tudor's armies came from East of Ambion Hill, in the direction of Atherstone, for early scouting purposes. Research findings therefore suggest possible campsites in this region.

There is no suggestion that any armies camped North of Ambion Hill, towards Market Bosworth. The proposed development Site therefore does not sit within the armies' route area at the time of the Battle of Bosworth.

This is significant within the consideration of how the proposed design may affect those visiting the Battle of Bosworth site and their impression of the surrounding landscape. Since no camps were suggested to be in the direction of Market Bosworth, the proposed building will not impact the view line visitors may have when observing the landscape for the camp locations.

A conservation management plan for the Bosworth battlefield was laid out in 2013, where the area of study was selected and highlighted as seen in the image below. The proposed development Site was not included in this area, and so was not deemed as an area of importance to the heritage of the Bosworth battlefield.

To additionally minimise any impact that may exist contrary to the above, the tower design for the proposed building is to sit below the existing copse height, to ensure it would not be visible from locations significant to The Battle of Bosworth.



Bosworth battlefield conservation management plan area



Key - Copse/Woodland Placement

- Surrounding woodland blocks
- Current copse on site
- Surrounding copse
- Proposed woodland block on site
- Site boundary

The definition of a copse is a 'thicket, grove or a small growth of trees' as defined in the Cambridge and Merriam-Webster dictionaries. Other definitions state that a copse is not distinguished by its size, but instead a copse consists of a mixture of varieties and sizes of trees, shrubs and plants native to the British Isles or common in the countryside. The tree canopy of a copse should allow woodland plants and ferns to flourish with some open-glade provided to allow wild plants to grow.

Looking at the wider landscape, the size of the two copses on site is currently comparative to some of the smaller existing copses that help make up the local character of the area. With this in mind, the aim is to increase the size of the existing copses for the intention of enhancing the screening of the proposed building as well as creating the feeling of the building becoming part of the copse, and highlighting it as a feature of the design. This will be assisted by the sporadic tree species planted throughout the site.

By extending the copse the design also reflects the historic copse which would have once filled the area where the development is proposed.

The second copse on the eastern meadow will be extended in order to give a direct connection through to the adjacent woodland, and so aiding the interaction between the site and the surrounding landscape. This is important for the site to visually connect with the local heritage and create additional habitat corridors.



Landscape Strategy

Trees and Hedging

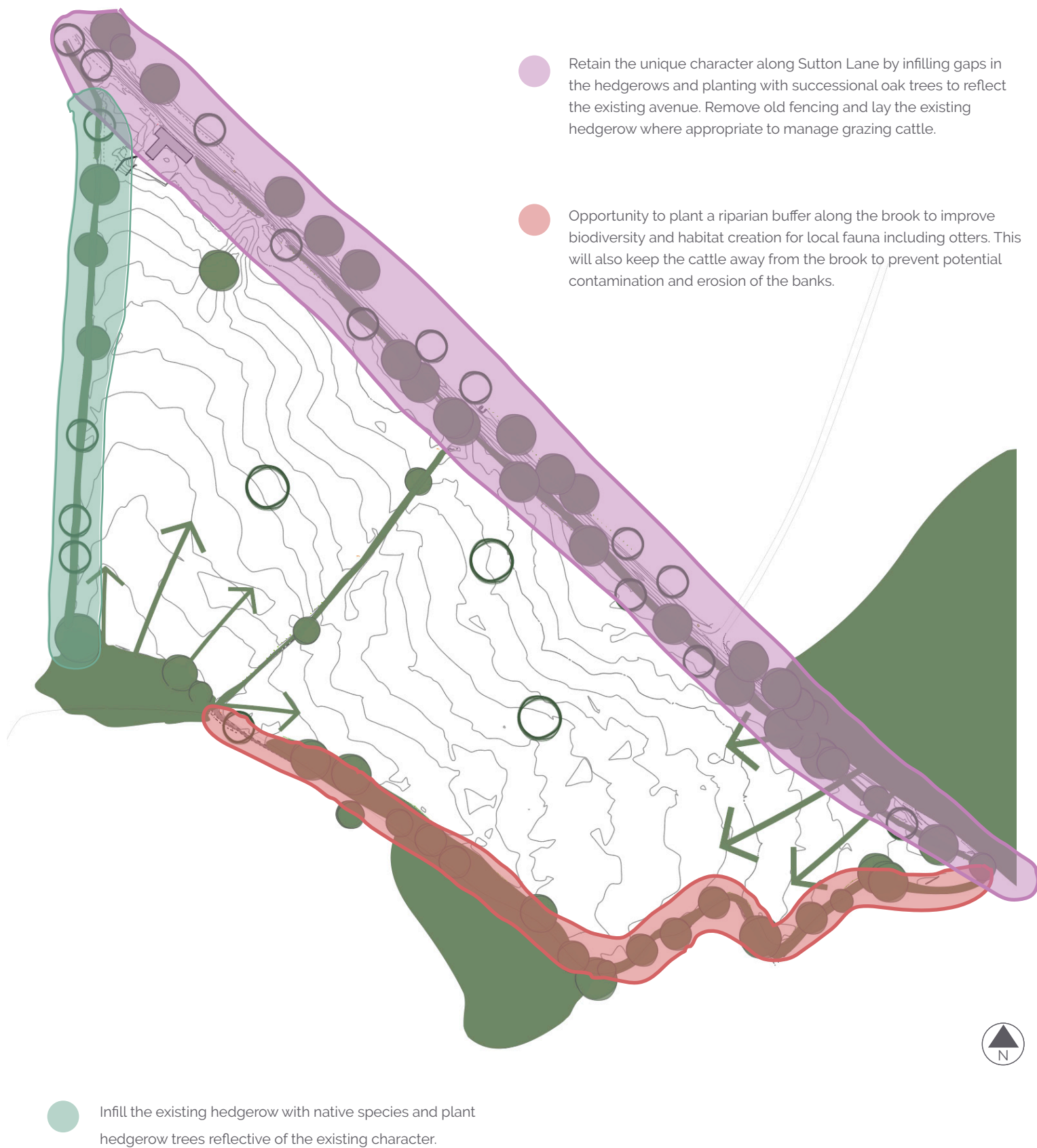
Two fundamental elements of the landscape strategy are to a) improve the site's ecology and b) to connect with the local landscape character.

As part of the tree and hedging strategy, this will be achieved by the following proposals:

- select species which reflect the local habitat and consider climate resilience.
- plant an area of woodland which connects with the national 'Woodland Priority Habitat Network'.
- replant the historic hedgerows where appropriate with the local character.
- filling in gaps in existing hedgerows using a native mix .
- plant a riparian buffer along the brook.
- plant stand alone parkland trees which reflect elements of the wider character and the historic Bosworth Park.
- strengthen the 'copse' character in which the proposed dwelling will sit.

Another key aspect is strengthening and future proofing the existing landscape character along Sutton Lane. The avenue of mature oak trees form a large part of this which the arboricultural consultant identified some concern over oak decline. In response the inter-planting of successional trees is essential to ensure the retention of the existing character.





Landscape Strategy

Boundary Treatment

The boundary treatment of the site is essential to the success of the development and will be informed by the local landscape character.

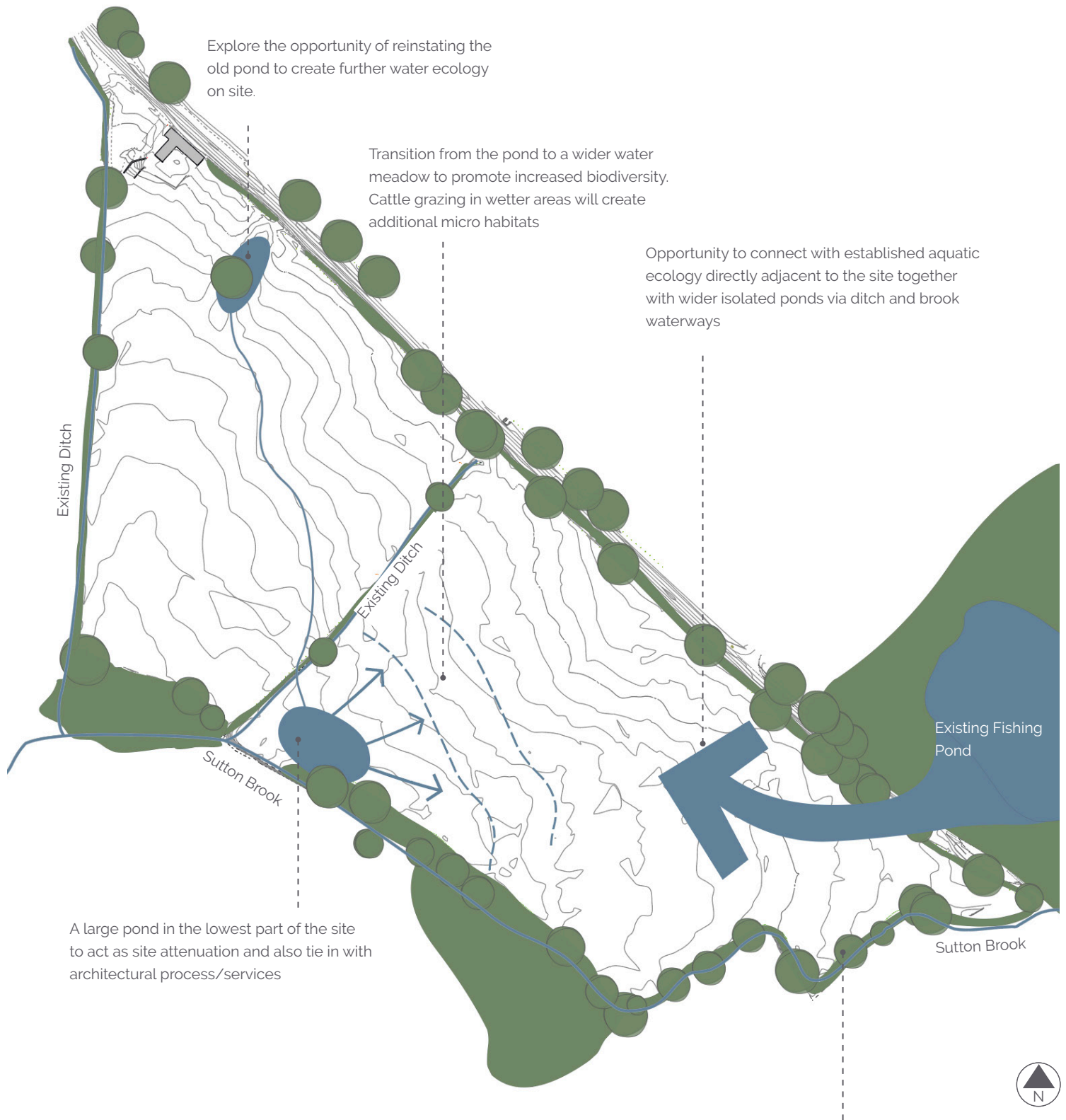
There is opportunity for a very light touch through use of traditional techniques in laying native hedges to form field boundaries instead of permanent fencing to keep livestock contained.

Gaps in the existing hedgerows could be filled, existing hedgerows laid to improve their structure and opportunity for new habitats created through additional planting, particularly along the brook to the south.

Removal of the various types and layers of fencing is recommended and the use of hedge laying and electric tags to manage the grazing cattle.



Existing assortment of fencing and gaps in the native hedges



The local hydrology is a prominent feature in the local landscape, with the many isolated ponds and larger lakes which form part of the historic Bosworth Hall Estate.

The larger of these historic water bodies is located directly adjacent to the west. The Site also benefits from Sutton Brook which runs along the southern boundary. This together with year round running ditches throughout the site provide opportunity to introduce significantly more aquatic ecology and create connectivity to local aquatic flora and fauna.

There is opportunity to provide water meadows, attenuation ponds and restore remnant historic ponds on site, all of which strengthen the local character and increase the existing biodiversity and habitat connectivity.

The following advice was received from the Environment Agency and will be interpreted within the design:

- Create wet meadows to help reduce flow and flooding further downstream at Shenton (adjacent village with known flooding history)
- Wet meadow will also reduce phosphates by slowing the release of surface water into the river
- Dying trees should be pollarded and left as dead wood for woodpeckers and other species
- Create small copse for shelter belts in corner of fields for additional habitats
- Capture rainwater from roof structures and divert to pond, or harvest rainwater for agricultural use
- Create a pond near field oak where it is evident one existed previously
- Create wildflower meadow and improve grassland quality - including local seed harvesting from Kendall's Meadow SSSI

Site of old pond is proposed to be restored if oak root system allows.

Exceedance route for the reinstated pond to be a swale discharging into existing ditch system.

Re-profile the ditch to provide additional capacity in high flows.

New series of ponds and wetland channels proposed within the new woodland area, by dropping the u/s bank. This would only take flow during higher river levels.

Existing Fishing Pond

Re-profile the straight sections of the brook, where appropriate, to provide additional capacity in high flows.

Re-profile the banks within the copse if access is available.

2 stage pond with wetland transition zone and flood storage. To be fed by surface flows, but could accept from watercourse.

Leaky barriers.



The hydrology strategy has also been coordinated with Trent Rivers Trust who have been operating for over a decade in the Trent catchment area, which includes our site. They work in natural flood management schemes and have an extensive knowledge of character, ecology and hydrology within the local landscape.

The following advice was received from the Trent Rivers Trust, post site visit and understanding of the recommendations from the Environmental Agency, which will be interpreted within the design:

- *'Leaky Barriers in the ditches and watercourses with creation of online ponds. The leaky barriers will slow down peak flows, holding water back behind the barriers, and pushing water out into the adjacent ponds for temporary flood storage, to be slowly released back into the watercourse.'*
- *'River restoration along the watercourse. River restoration interventions will improve the aquatic and riparian habitat for biodiversity and water quality improvements. Re-profiled banks will better connect the watercourse to the floodplain and create additional water storage capacity in high flows.'*
- *'Restoring the old pond under the oak tree by the proposed access track. This is to enhance an existing feature and water flow route on the site for biodiversity and natural flood management benefits.'*
- *'Creating a ditch under the hedgerow in front of the house and connecting the restored pond to the ditch via a swale. This will help manage water flows across the field to protect the house, enhance the hedgerow feature and provide additional biodiversity, natural flood management and water quality benefits.'*
- *'Enhancing the wet meadow into a two-stage pond for increased flood storage, habitat variation and water quality improvements.'*
- *'De-culverting in the proposed woodland area with pond and swale creation to connect to the watercourse and create temporary water holding features for increased flood storage and habitat variation.'*



The management of the meadows is an integral part of the project. Not least the clients aspirations to farm the meadows using a traditional method but also how the new dwelling will sit and connect within them.

The clients ambition is to use hardy cattle breeds to manage the land in a more traditional way. As part of this there is opportunity to subdivide the meadows using temporary electric fencing in order to rotate the grazing. Allowing areas of the meadow to be rested, improving the biodiversity of the flora.

Following the preliminary ecological assessment it was noted that the current meadows are of a low diversity of flora.

Natural England signposted us to a local SSSI called Kendall's Meadow which has informed the management plan and provided opportunity to significantly increase the biodiversity of the existing meadows.

The introduction of a wetland meadow on the advice of the Environment Agency will also significantly improve the biodiversity of the site as well potentially create additional benefits of flood relief further down stream.





Common bent



Red fescue



Yellow oat grass

Landscape Strategy

Kendall's Meadow SSSI

Kendall's Meadow is a 6.7-acre biological Site of Special Scientific Interest (SSSI) located locally, north of Stoke Golding, around 3 miles south of the site.

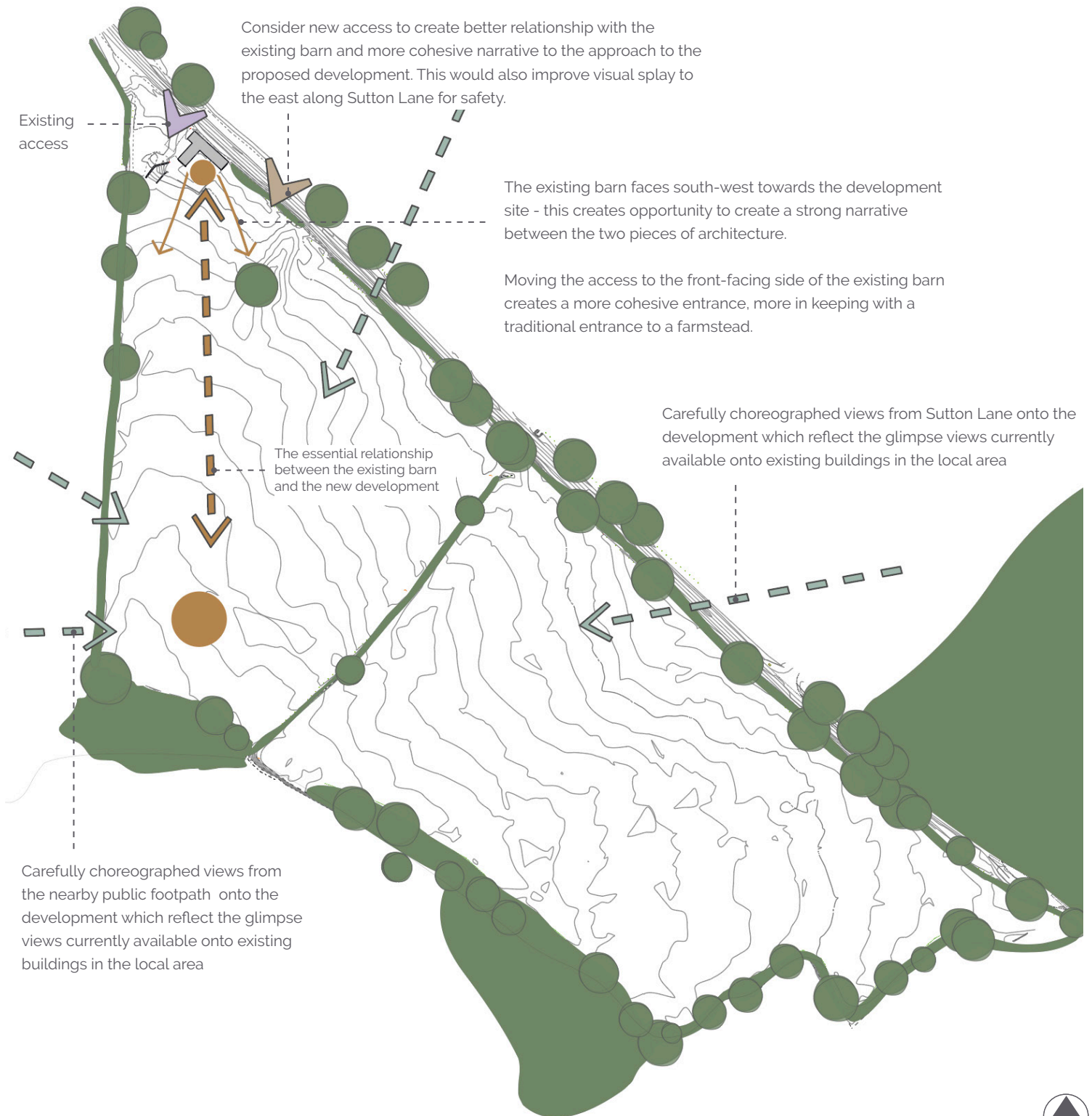
It consists of a traditionally managed hay meadow that is rich with a diverse plant life that is

'unmatched anywhere in the south west of the county, and is likely the best representative of the type of grassland within the central English Midlands.'

The importance of the meadow locally has provided opportunity to learn from its management and also the potential to harvest green hay to introduce locally relevant species onto the site.

The ecological report highlights the relatively low biodiversity of the current site, whereby Kendall's meadow has recorded species such as common bent, red fescue, crested dog's tail and yellow oat grass making the bulk of the grass types which include over a dozen species. Within this, there are also multiple herbs including cat's ear, yellow rattle and great burnet. Over fifty plant species have been documented in the meadow.

Kendall's meadow is an exceptional example of traditional management resulting in a species rich and biodiverse landscape. Refer to the attached management plan for further details.



Landscape Strategy

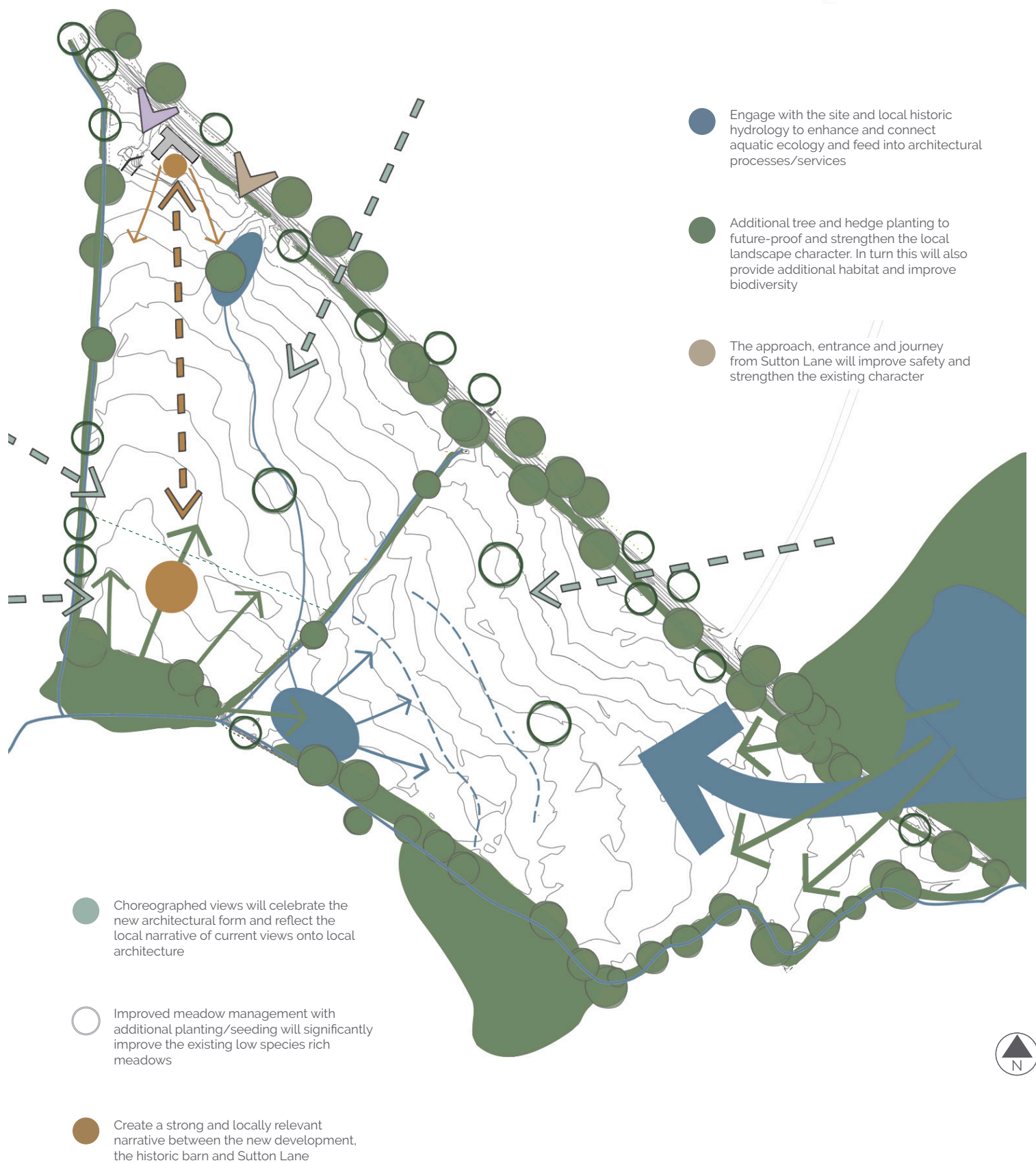
Views and Access

The existing barn is an essential part of both the immediate and wider landscape character. It will become an integral part of the narrative to ensure the success of the proposed new dwelling. Changing the approach and journey to the new dwelling will create a positive engagement with the historic barn and reflect other driveway approaches locally.

Views from Sutton Lane require careful consideration to future-proof the existing distinct character. This provides opportunity to choreograph snippets of the new architecture, reflecting the current character of individual buildings glimpsed throughout the localised and wider views along the lane. This is also the case for the nearby public footpath.



View from Sutton Lane into the site



Aspirations for the Site are to construct a new country house. P80e of the National Planning Policy Framework (NPPF) permits development of an exemplary new house which raises the standards of design in rural areas and enhances the environment.

In terms of design criteria P80e defines the following:

“80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

e) the design is of exceptional quality, in that it:

- Is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area. ”

In landscape terms, the proposal would seek to explore and significantly enhance the immediate setting as follows:

- Create a strong relationship between the dwelling and landscape responding to place and the existing best remaining landscape features.
- Sensitively respond to and retain historic views and vistas.
- Respect and enhance the rich character of the landscape setting of the site.
- Use vernacular materials and appropriate planting to respond to and reinforce the inherent landscape character.
- Enhance existing biodiversity through a) improving existing meadows through additional species rich planting and management b) additional hedge and tree planting, c) expanding the sites hydrology to include wet meadow areas and additional ponds, d) additional woodland planting and management
- Restore and maintain specimen trees and hedgerow planting whilst creating new spaces and landscape character areas on site.
- Ensure the landscape proposals embody and reinforce the distinct qualities of the local landscape to embody a significant enhancement.
- Propose opportunities for Sutton Lane as a significant enhancement for the benefit of local residents who use the lane for recreation

EXISTING SITE ACCESS



View along Sutton Lane to the south-east



Existing access gates



View along Sutton Lane looking north-west

The existing farm access onto the site is directly off Sutton Lane. The landscape strategy has explored an alternative option for the main entrance to improve the safety, given the proposed increase in frequency of use, and the arrival sequence/journey to the proposed property which is essential for a successful paragraph 80 application.

In its current form the access has three key issues which include:

- When exiting the site, views in both directions are reduced due to the proximity of the existing barn and hedgerow. This results in a vehicle protruding into the lane before complete visibility of oncoming traffic is achieved in both directions.
- Line of sight when looking north west towards Market Bosworth is reduced due to the nearby curve in the lane as can be seen above. Given this is a national speed limit lane, this reduces a safe exit from the property.
- The current access addresses the back of the existing barn, therefore does not connect with the heritage of the existing building and farmyard setting which is contradictory to the local character.

PROPOSED SITE ACCESS



View along Sutton Lane to the south-east



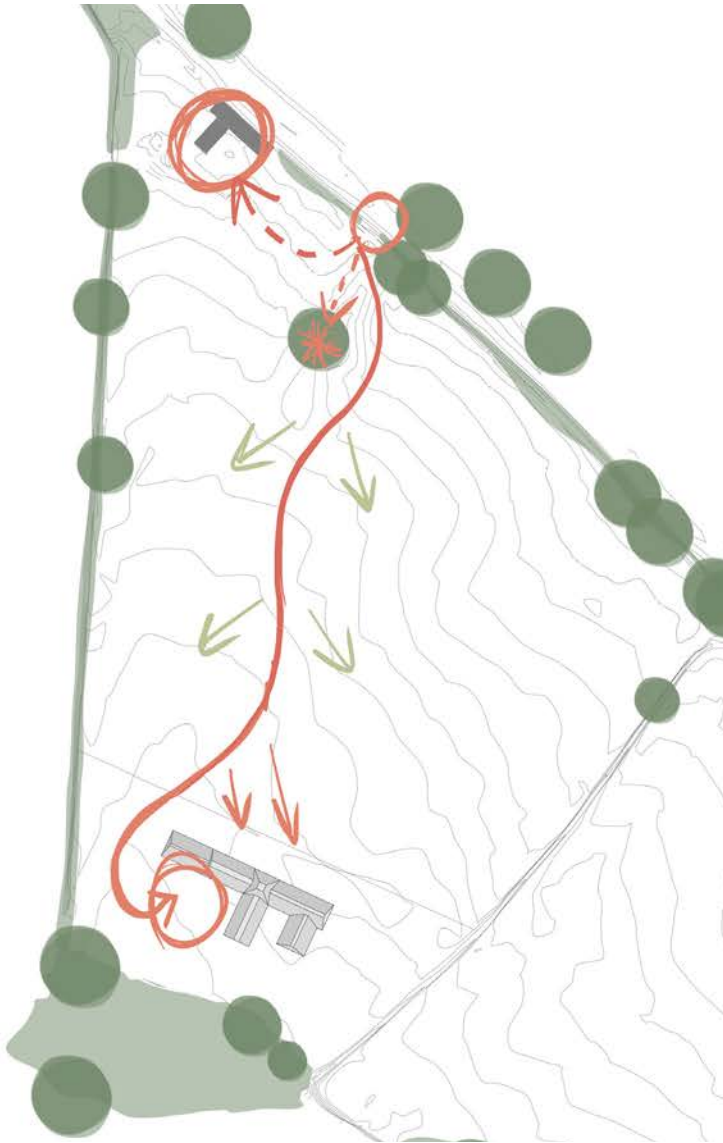
Proposed access



View along Sutton Lane looking north-west

The proposed option takes advantage of a gap in the existing hedgerow and achieves the following:

- Improves the visual splay in both directions due to the available space between the lane and site boundary
- Improves the visibility looking north-west towards Market Bosworth due to the increased distance from the curve in the lane
- Visually connects with the existing parkland oak on the site
- Visually connects with the open side of the existing barn, unifying the farmyard setting
- Proposed location has been coordinated with arboricultural consultant to ensure no impact on existing trees along the lane
- The proposed option has been coordinated with the local highway authority who have provided positive feedback and technical design information in order to conform to their specifications



Option 1

This sweeping drive offers a greater sense of journey and arrival, connecting the existing field oak at the entrance with the existing barn and the proposed dwelling. It takes you through the working meadow so you feel part of the landscape as you enter the site.

It also has a strong relationship with the proposed dwelling, revealing it in different ways as you meander through the meadow.

The DRP comments received highlighted the issue around this being a contextually relevant and practical option. They deemed a more practical route following the boundary would be more befitting of the local character.



Option 2

Using the new entrance this option also engages with the existing parkland oak and has a strong relationship with the existing barn.

It then sweeps to follow the existing boundary, becoming part of the field boundary, much like the local examples highlighted in the aerial views opposite.

This option reveals the proposed architecture across the meadow setting with the backdrop of the existing tree copse.

Landscape Strategy

Sequence and Arrival



Farm style track befitting of the local character



Cattle grids instead of gating the site



Local example of the winding farm track along Sutton Lane

The principle for the proposed access is to create an arrival sequence and journey which is befitting of the local character and responds to the historic barn.

By bringing the access approximately 50m to the south-east, it allows the existing barn to be approached from the open facing side, rather than having its back on the approach as per the existing access. This allows for a farmyard setting to be introduced as you enter the site.

It also takes advantage of a connection with the existing parkland trees in the form of the mature category A stand alone oak tree, again befitting of the local character and connecting the approach with the site's existing assets.

Due to the type of application being paragraph 80, it is essential that the access and arrival sequence is elevated in its importance and connects seamlessly with the site and the surrounding character. The proposed dwelling should be connected to the wider landscape through its approach and the way in which it is revealed.

The journey both to and from the proposed dwelling should tell the story of the site and the wider landscape character.

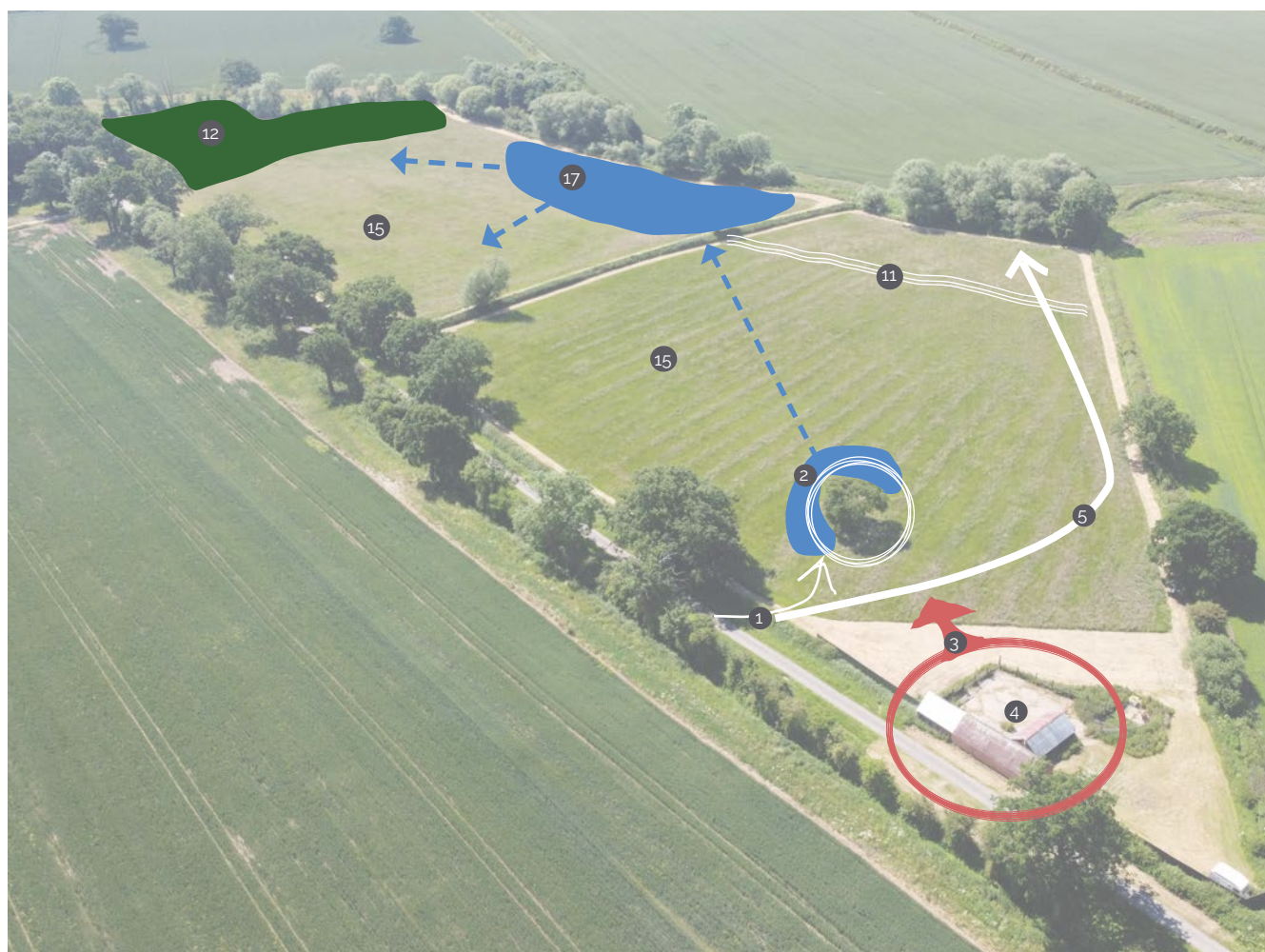


Existing local example of Woodhouse Farm track along Sutton Lane



Existing local example of Fields Farm track along Ambion Lane





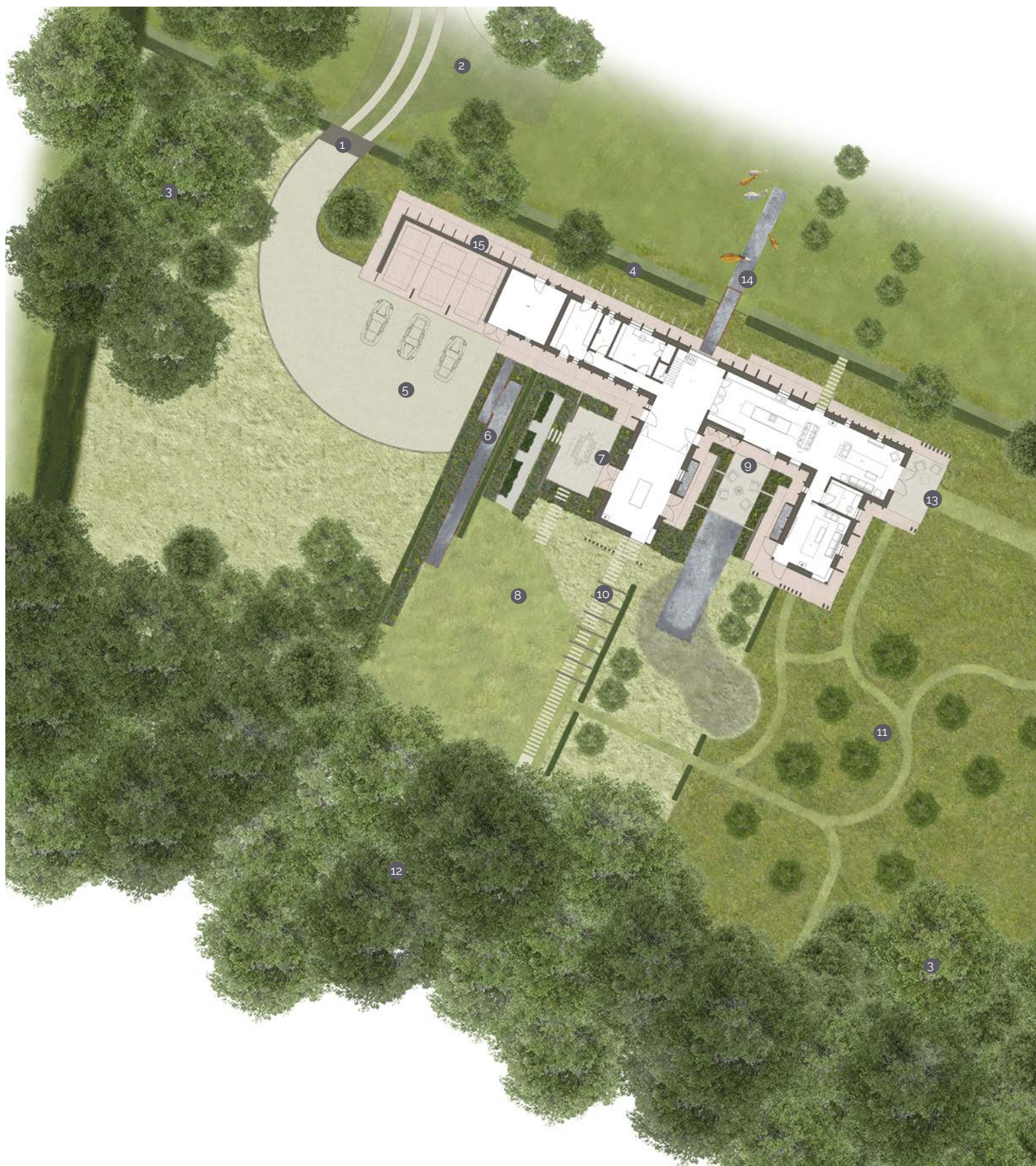


Landscape Strategy

Concept Design - Masterplan



1. A new entrance into the site will create a stronger connection with the existing historic barn and general landscape character, with the added relationship with the existing mature field oak. It also provides a safer entrance and exit from Sutton Lane.
2. A farm style track will become the main driveway with no separation between the meadow/grazing livestock and the vehicular access. This reflects other existing dwellings within the landscape setting and reduces the general impact of a new route.
3. Remnants of an old pond will be reinstated to create a small wetland habitat area. This will be connected into the wider hydrology strategy which stems from the new water tower within the proposed dwelling.
4. The existing farmyard will be retained with the old barn restored. This area will be associated with machinery and storage for managing the livestock and land in general. The existing access into the farmyard will be retained with infrequent use i.e. annual delivery of hay etc.
5. The meadows will be managed on a rotation basis to rest areas in order to promote a better grassland biodiversity. The option to harvest seeds from nearby SSSI Kendall's Meadow will also be explored to increase the plant diversity within a local context.
6. A series of stand alone native parkland trees will be proposed to mirror the existing character oak on site and also the adjacent parkland style landscape of the remnant Bosworth Hall Park.
7. Successional oak trees will be planted along Sutton Lane to preserve the distinct character as there is evidence of decline in the existing oak avenue.
8. Proposed development and associated gardens – refer zoomed in plan.
9. Restore the historic hedgerow to define the residential boundary of the new dwelling. This will be a native and traditionally managed hedgerow with tree planting in spinneys to break up the visual dominance of the boundary and reinforce the 'copse' concept.
10. A new pond will be located on the lowest point of the site to manage the sites drainage and also provide new aquatic habitat for local flora and fauna. This will be connected into the wider hydrology strategy which stems from the new water tower within the proposed dwelling.
11. A wetland meadow area will be introduced to improve the sites biodiversity and slow down surface water movement.
12. Wetland trees will be interplanted for flora diversity and to promote habitat creation.
13. A new woodland area will be planted to tie in with strategic priority woodland habitat areas and the general local character of woodland blocks. It also extends the habitat corridor from the adjacent woodland.
14. The existing copse will be managed and extended to ensure its long-term health and improved biodiversity.
15. Existing sluice to generate power (Micro Hydro) to the new house.



Landscape Strategy

Concept Design - Dwelling



1. New gravel entrance via a cattle grid.
2. Emergency vehicle and delivery turning (cellular grid with grass infill)
3. Copse tree planting to bolster the existing character and create additional habitat. It will also provide partial screening from views to the dwelling from the local public footpath.
4. Restore the historic hedgerow to define the residential boundary of the new dwelling. This will be a native and traditionally managed hedgerow with tree planting in spinneys to break up the visual dominance of the boundary.
5. A new gravel parking area directly in front of the proposed garages.
6. Hydrology is a key component of the wider landscape strategy and therefore within the entrance area of the house, the introduction of water through a series of running rills is proposed. This will be fed via the water tower and set within natural style planting.
7. An external terrace nestled within natural style planting will link to the internal spaces of the house and utilise the late afternoon light.
8. Lawn area for amenity use for the young family i.e. play area. All 'formal' areas of the garden will be hidden from any public view.
9. A courtyard terrace associated with the internal living spaces wrapping around natural swimming pond, surrounded by natural style planting.
10. A central link from the existing woodland through to the main living spaces within the house and out again to the wider meadows beyond. This acts to connect the different landscape typologies into the heart of the home.
11. A wildflower area of meadow and small orchard trees with mown pathways will create a naturalistic setting for this east facing side of the house – visually it will link with the meadows beyond.
12. The existing copse will be managed and extended to ensure its long-term health and improved biodiversity.
13. A morning terrace will be located off the east façade of the house to take advantage of the morning light and the views across the wildflower meadow.
14. A central water rill will be a focal feature from the entrance lobby whilst also serving as drinking water for the cattle. This will be connected into the wider hydrology strategy which stems from the new water tower within the proposed dwelling. Again this is proposed to connect the new dwelling with the wider landscape and its differing uses.
15. Bin and wood store concealed underneath roof extension between pillars in the building construction