



Harpur Hill, Buxton

Landscape Statement

Project Ref: 3069



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Summary

Development Proposals

The proposed development will create 155 residential dwellings with associated access infrastructure and landscaping.

The development will comprise a mix of semi-detached dwellings and 3 and 4 bed fully detached dwellings.

Areas of informal public open space and amenity landscaping will be provided, along with new landscaping and site infrastructure.

The scale, size and appearance of the residential dwellings will vary across the site to create visual diversity and articulation.

The proposed site layout has been designed to positively integrate within the existing context with new tree planting and an emphasis on a strong green infrastructure.

The design of the proposed development has been considered with regard to creating a high quality development. The surrounding trees and woodland are to be protected and enhanced, ongoing survey work will ensure that canopies and root zones are protected through the design and layout of the existing site.

Vision

Key principles of the proposed residential development include;

- To create an attractive, safe and engaging environment to live and enjoy, which has a defined sense of place and enhances the development site;
- To create distinct character areas within the development and street landscape through a considered approach to the landscape infrastructure of the site;
- To create a high quality development that uses both hard and soft landscape materials to define public and private space and an attractive and pedestrian safe street network;
- To build at a density that is appropriate for the site and setting using materials which are complimentary to the surrounding residential
- To provide high quality design of materials and layout, which integrates well with the surrounding context.

Technical Input

This Landscape Statement was prepared by TPM Landscape on behalf of Persimmon Homes with technical input from the following consultants:

TPM Landscape - Landscape design and masterplan development

APD Architects - Urban and architectural design and masterplan development

Client - Persimmon Homes

AREA 2

Access into the site is from Burlow Road. This character area forms the core access through the site and the intention is for this to be a tree lined Green Route. This will replace trees lost through development and also add to the overall landscape setting for the new development.

AREA 3

Connecting roads are surfaced in a textured or coloured tarmac finish and tree planting will be planted wherever possible. These are secondary routes to the main access and provide further connections through the site.

AREA 4

Tertiary routes connect properties to the main access network and are located throughout the site. The proposals see these surfaced in a way as to promote a shared surface appearance where there is pedestrian priority. The roads width will also be narrower to encourage slower traffic movements.

PLANTING

Ornamental planting will support the tree and hedge planting throughout the scheme to create interest and to soften the appearance of the built environment. Generally areas along key routes and at key junctions will be planted with tree and hedge planting. Other routes and junctions which will be planted with a different selection of tree species and include ornamental planting

Plants will be chosen for their appropriateness to the location and with consideration of their potential to be within the shade of nearby areas of trees.

A combination of evergreen shrubs and herbaceous perennials will be used to ensure a year round appearance and seasonal colour.

Development Parcels

The development parcels are located amongst the green infrastructure network. Visually the development will be contained to the north and west by the existing woodland and avenue trees. The intention is for the green infrastructure proposed to enhance and further soften the appearance of built form within this space.

A high quality finish is aimed for within the development areas with private and shared driveways surfaced in block paving finishes.



Figure 2: Development Parcels

Street Frontage

To create a clear separation between private and public space, all dwellings will have some form of private frontage. Depending on location and the type of street, the depth and width of private space will vary. Along the primary boulevard the street will be defined through semi mature hedging and trees creating a strong green central spine to the development. Elsewhere further tree planting in the street will help integrate the housing into the landscape setting.

Parking

Parking will be provided close to the properties. This will:

- Avoid car dominated streets;
- Consider highway safety within residential areas;
- Maximise natural surveillance and security; and
- Allow access to parking spaces and mobility for all users.

Car parking is provided through a combination of garages, private driveways and on street pull-in parking bays.

Waste Management

Space for keeping waste bins will be provided to the rear of proposed properties within the private garden. External access to the side of properties will allow bins to be left on the street ready for collection.

The highway layout is designed to accommodate refuse vehicles and for the collection of bins from the street.

Phasing

Phasing of the landscape works is intended to follow the construction of dwellings with completion of all landscape areas coinciding with completion of all units. No true phasing for the site is currently envisaged with all areas likely to be under a process of construction from the outset of site work starting. Tree planting will be co-ordinated within the overall programme to allow for seasonal planting suitable for the species and plant supply.



Proposed Hard Landscaping

The proposed development will contain a hierarchy of streets and urban space with a central route through the site and secondary routes feeding residential units off this.

Variation in surface materials using quality block paving will identify nodal and tertiary routeways. The intention is to break up any dominance in the use of tarmac through the scheme and create areas where pedestrian priority is promoted through a shared surface appearance to routes for vehicles and pedestrians.



Figure 3: Hierarchy of Streets

Proposed Hard Surfacing



Tarmac for roadway and pavements



The main access route will be surfaced in tarmac with tarmac pavements. Highlights will be created through tree and hedge planting along this route.



Edging to all tarmac road areas to be in a conservation kerb to provide a quality edge to all hard landscape areas.



Secondary routes leading between the main spinal route and tertiary routes to be surfaced with a coloured tarmac or tarmac with some colour or texture highlight



Tertiary routes and driveways to be paved in block paving to match architectural treatments

Proposed Tree Planting

Tree planting is proposed throughout the scheme to create attractive street environments and to help create distinct character areas within the development that will distinguish one street from another and provide a changing scene throughout the year.

- Large semi mature trees to form avenue
- Small tree/shrub to complement main avenue tree

Large trees will be *Acer platanoides* 'Deborah' Grandiflora, or *Tilia cordata*. Small trees will be *Prunus* or *Magnolia*. The design aim is to create an semi evergreen avenue with strong spring and autumn interest.

- Large semi mature trees within POS areas
- Small tree/shrub to back gardens

Large trees will be Oak (*Quercus*) or Beech (*Fagus sylvatica*) with small back garden trees *Prunus* or *Malus*. The design aim is to create larger tree planting to boundaries and provide ecological enhancement. Tree planting within the development zones will help break up the development visually.

- Large semi mature trees along site boundaries and front plots
- Small tree/shrub to add to street scene

Large trees will be *Sorbus aria* 'Lutescens' (Whitebeam) and small trees *Amelanchier* or *Prunus*, which will give a summer display of flowers. The design aim is to create a strong and attractive street presence and to enhance the screening provided.



Figure 4: Tree Planting

Proposed Hedge Planting

Formal hedge planting is proposed to accomplish a number of design objectives and to further define distinct character areas and difference between spaces through the development.

1. To define the boundaries between public and private space; and
2. To define and enclose the boulevard route.
3. To screen private driveways and cars.

 Portuguese laurel hedge

Proposed Boundary Treatments

Boundaries will be timber fence between plots. Hedges are used to front of plots and at boundaries facing out onto the existing street network. Where possible the existing hedge boundary to the site is retained and managed to 1-1.2m in height.



Figure 5: Boundary Treatments

03 MASTERPLAN

Masterplan

The Masterplan brings together all the aspects of the landscape design into a layout that has a strong green infrastructure at its core.

Quality long lasting hard landscape materials will be used throughout to define and highlight areas and to promote a pedestrian friendly and prioritised environment.

Trees and hedges are used in combination to define street areas and create different character spaces through the development. Seasonal change is designed in through the choice of species giving highlights in different areas of the layout at different points of the year.

Other boundary treatment are used to help define public and private spaces and further characterise areas of the street scene.

The design objectives are to create a high quality housing development that sits comfortably within its setting and adds substantially to the existing green infrastructure of the wider area.



Figure 6: Masterplan

Proposed Tree Planting



From top:

Main trees to be 12-14cm girth size

Magnolia Grandiflora

Prunus 'Snow Goose'

Prunus subhirtella 'Autumnalis Rosea'



From top:

Main trees to be 12-14cm girth size

Fagus sylvatica

Amelanchier canadensis (multi-stem)

Malus 'Rudolph'



From top:

Main trees to be 12-14cm girth size

Sorbus aria 'Lutescens'

Magnolia x loebneri 'Leonard Messel'

Malus 'Evereste'

