

KEY

- Existing vegetation to be retained
- Existing tree/hedge to be removed
- Proposed extra heavy standard tree (14-16 cm girth)
- Proposed heavy standard (12-14cm girth), selected standard (10-12 cm girth) and standard trees (8-10cm girth) - left to right
- Proposed hedgerows of various species (see Notes)
- Proposed ornamental shrub planting
- Grassed areas
- Proposed 1800mm high screen wall
- Proposed 1800mm high close boarded timber fence
- Proposed 300mm high, horizontal tubular rail with machine rounded timber posts
- Proposed tree protection fencing
- Proposed surfacing in 200x100mm concrete block laid herringbone

GENERAL CONCEPT

The landscape design concept within this scheme has been developed to complement and enhance the built environment by reinforcing the heirarchy of spaces that have been developed without compromising security and impeding natural surveillance.
The landscape design will provide structure and form, creating open space with a purpose and developing local character and a sense of place within the scheme.

SOFT LANDSCAPE

PROTECTION OF EXISTING VEGETATION

Reference should be made to Tree report by JCA, May 2007.
Existing vegetation to be retained on site shall be protected where necessary during works by 2.3m high metal mesh fencing secured to a scaffold tubing framework, all in accordance with BS 5837:2005. Protective fencing shall be erected on the canopy drip line wherever possible.
Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread.
Any excavation work beneath the canopy spread shall be carried out by hand.
All works affecting trees within the development shall be subject to BS 5837:2005.

TREE PLANTING

Extensive planting of heavy standard, selected standard and standard trees throughout the development will create a structure to the site and an extensive canopy on maturity, breaking up the building line from outside the site. Planting of extra heavy standard trees within the Public Open Space will add to the existing tree canopy around the perimeter of the site.
Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

Species to be chosen from:

- Acer platanoides 'Drummondii' (ApD)
- Acer x freemanii 'Autumn Blaze' (Af)
- Amelanchier lamarkii (Al)
- Betula 'Jacquemontii' (Bj)
- Carpinus prunifolia (Cp)
- Castanea sativa (Cs)
- Gleditsia triacanthos 'Sunburst' (Gt)
- Malus tschonoskii (Mt)
- Platanus hispanica (Ph)
- Prunus sargentii (Pg)
- Prunus subhirtella 'Autumnalis Rosea' (Ps)
- Pyrus calleryana 'Redspire' (Pyr)
- Quercus palustris (Qp)
- Sorbus aria (Sa)
- Sorbus aucuparia 'Asplenifolia' (Sas)
- Sorbus aucuparia 'Scarlet Cardinal' (Scr)
- Sorbus 'Embley' (Se)
- Tilia cordata 'Green Spire' (TGs)

This list is not exhaustive and individual identity will be given to selected areas by the introduction of unusual specimen trees.

SHRUB PLANTING

A mix of evergreen and deciduous shrub species will be planted within the site to soften frontages and define private space. Use of a range of hedgerow species within front gardens will identify character zones within the site. Use of ornamental shrub planting to the frontage of the hedges will add colour and texture to the streetscene.
Species to be selected from: ( ) density/m2
This list is indicative only and will be subject to detailed planting plans.
Berberis frikartii 'Amstelveen'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Bergenia cordifolia 'Silberlicht'(6), Buddleia davidii 'Lochinch'(2), Ceanothus thrysiflorus repens(4), Chaenomeles superba 'Jet Trail'(4), Cornus alba 'Spaethii'(2), Cornus stolonifera 'Flaviramea'(2), Cotoneaster conspicuus 'Decorus'(6), Cotoneaster lacteus(2), Cytisus 'Allgold'(4), Elaeagnus pungens 'Maculata'(3), Escallonia 'Apple Blossom'(4), Euonymous fortunei 'Emerald Gaiety'(6), Euphorbia griffithhii 'Fireglow'(5), Festuca spp(6), Geranium 'Johnson's Blue'(4), Hebe albicans 'Red Edge'(4), Hebe 'Autumn Glory'(4), Hypericum x moserianum(4), Juniperus sabina 'Tamariscifolia' (3), Lavandula 'Hidcote'(6), Lonicera 'Maygreen'(4), Lonicera 'Silver Beauty'(4), Nepeta faasennii(4), Perovskia 'Blue Spire'(6), Phormium var, Potentilla 'Red Ace'(5), Prunus laurocerasus 'Zabelliana'(3), Pyracantha 'Orange Charmer'(3), Rubus x 'Betty Ashburner'(4), Spiraea 'Gold Flame'(4), Spiraea 'Shirobana'(4), Viburnum tinus 'Eve Price'(3)

HEDGE PLANTING

Planting of Beech or evergreen flowering hedges will soften the frontages between the dwellings and the pedestrian thoroughfare. Hedges will be planted as 60-80cm high hedging plants at 5/linm in a double staggered row.

PUBLIC OPEN SPACE

The POS will be located along the length of the Racecommon Road frontage and to a lesser exent along Longcar Lane. The POS will provide a link both within the site itself and as a link with areas beyond the site boundary. Properties look inwards towards the green space allowing surveillance and discouraging anti social behaviour.
The Open Space fronting Racecommon Road will open up the streetscene on the main road and create a green focal point within this busy and predominantly hard landscape.A feature, paved entrance at the junction between Racecommon Rd and Longcar Lane with a smaller seating area off to one side will provide a gathering point for community activities. A smaller sitting area will be positioned at the opposite end of the space.Keeping the sitting areas open, rather than enclosed will allow surveillance of the spaces from the surrounding dwellings which will deter anti social behaviour.
The remaining areas of green space will provide informal recreation space for kickabouts and passive leisure. The sitting areas will be protected from these more active uses by low level earthworks.
Surrounding the site with a linear green space will contribute to the existing landscape on all sides of the site and allow the retention of significant street trees to the east of the site. This continuation of the existing tree belt will extend the wildlife corridor around the development. Existing shrubbery on the northern boundary will be replaced with new trees in rear gardens extending the tree canopy and providing a significant tree buffer to existing properties off site.

Rev.C: Landscape revised to amended site layou, new planting to northern boundary.	May 08
Rev.B: Landscape revised to amended site layout.	Feb. 08
Rev.A: Landscape revised to amended site layout. TPO numbers added in accordance with TPO schedule nr. 13/2008, shown in (red).	Feb. 08

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client: Strata Homes

project: Residential Development, LONGCAR LANE, BARNSLEY

drawing title: LANDSCAPE MASTERPLAN

scale	date	drwn by	drawing no
1:500	June 07	SF	R/831/1c