

Landscape Master Plan

This Landscape Master Plan has been prepared as part of a Planning Application for Colesdale Farm, Northaw Road West, Cuffley. This application is for the residential development of the site following the demolition of the existing buildings and structures. This drawing should be read in conjunction with the Arboricultural Report and Landscape and Visual Impact Assessment which have been submitted as part of the Planning Application. All proposals set out in the Master Plan to be confirmed as part of a detailed Landscape Plan submission.

Landscape Philosophy

To provide a landscape design which reflects the semi-rural context of the site and the existing built form and public use around the site. The proposals will retain important landscape features such as mature trees and boundary screening and hedging which add value to the site layout.

The development will be set in a native landscape setting using proposed trees, shrubs, hedges and 'meadow' areas to the site boundaries. There will be formal planting areas associated with the residential garden areas and communal areas within the main body of the development. The plant mix used will be beneficial to wildlife and help to improve the bio-diversity of the site.

Overall the development will provide a range of wildlife habitats across the site which will increase the bio-diversity of the site as well as providing an attractive setting for the development which contributes to the character of the area.

Plan Details

Hard Material Specification

Surfacing Materials and Fencing are as to be used in the areas as shown on the Landscape Plan, as indicated on the Key and as set out below.

Hard Surface Materials

General Site - Main Access Road and Footpaths
Tarmac road laid to a standard roadway and footpath construction.

Residential Driveways and Footpaths

Used to the frontages of dwellings, for driveways and to define specified areas within the site. A range of materials will be used including Tegula, Cobbles or Brick Pavours. Some will be 3-5 no. blocks laid in a random course and some will be laid in a standard layout such as a herringbone pattern. This will create interest in the street scene and avoid creating a uniform public space which would arise should only a limited range of materials be used.

Residential Patios Areas and Footpaths to Rear Gardens

Used to the rear garden areas of dwellings. A range of materials to be used including Limestone, Sandstone and Timber Decking.

Setts

Granite setts 100 x 100 mm may be used to define areas between different surfaces.

Fencing Specification

Close Board Fencing - to rear gardens

1.83 m height x 1.83 m width close board fence panels with 100 mm vertical poles. Panels to be supported on 2700 mm x 100 x 100 mm slotted posts concreted into the ground to approximately 600 mm.

Wire Mesh Fencing

To be used in association with proposed hedge planting to the rear boundaries where Close Board Fencing would be out of character or intrusive. To provide a secure site or garden boundary. To be between 1.2-1.5 m height. Green PVC coated steel hexagonal wire, 600 and 900 mm widths with 25 mm square mesh aperture. To be fixed to 75 x 75 mm timber posts.

Picket Fencing

To 1.2 m height. To be used to the frontages of a limited number of dwellings to introduce a different element into the street scene.

Plant Specifications

Tree Specification

A range of tree species will be used to add diversity to the site and introduce some resilience to the tree stock. Native species will be predominately used in the amenity areas and general site. These will include:

- Acer campestre (Field Maple) - 10-12 cm girth and 300-350 cm height at planting
- Betula pendula (Silver Birch) - 10-12 cm girth and 300-350 cm height at planting
- Carpinus betulus (Hornbeam) - 10-12 cm girth and 300-350 cm height at planting
- Crataegus monogyna (Common Hawthorn) - 10-12 cm girth and 300-350 cm height at planting
- Fagus sylvatica (Common Beech) - 10-12 cm girth and 300-350 cm height at planting
- Malus sylvestris (Crab Apple) - 10-12 cm girth and 300-350 cm height at planting
- Prunus padus (Bird Cherry) - 10-12 cm girth and 300-350 cm height at planting
- Quercus robur (English Oak) - 14-16 cm girth and 425-600 cm height at planting
- Sorbus aria (Whitebeam) - 12-14 cm girth and 350-425 cm height at planting
- Sorbus aucuparia (Rowan) - 10-12 cm girth and 300-350 cm height at planting
- Tilia cordata (Small-leaved Lime) - 12-14 cm girth and 350-425 cm height at planting

A range of trees will be included within the garden areas of the development. These will include the following:

- Acer oppoldicum 'Aureum' - 10-12 cm girth and 300-350 cm height at planting
- Amelanchier 'Robin Hill' - 10-12 cm girth and 300-350 cm height at planting
- Cercis siliquastrum - 10-12 cm girth and 300-350 cm height at planting
- Crataegus laevigata 'Paula Scarlet' - 10-12 cm girth and 300-350 cm height at planting
- Liriodendron tulipifera - 12-14 cm girth and 350-425 cm height at planting
- Malus 'Laura' - 10-12 cm girth and 300-350 cm height at planting
- Malus 'Indian Magic' - 10-12 cm girth and 300-350 cm height at planting
- Prunus cerasifera 'nigra' - 10-12 cm girth and 300-350 cm height at planting
- Prunus 'Spire' - 10-12 cm girth and 300-350 cm height at planting
- Prunus subhirtella 'Autumnalis' - 10-12 cm girth and 300-350 cm height at planting
- Prunus 'The Bride' - 10-12 cm girth and 300-350 cm height at planting
- Quercus 'Green Pillar' - 14-16 cm girth and 425-600 cm height at planting
- Sorbus 'Bessneri' - 10-12 cm girth and 300-350 cm height at planting
- Sorbus commixta 'Embley' - 10-12 cm girth and 300-350 cm height at planting

Orchard Trees

Plant local Hertfordshire fruit varieties as shown depending on availability at time of planting. Trees to be at least 8-10 cm girth and 250-300 cm height at planting.

Hedging Specifications

Several types of hedges will be included within the site. Hedging will be retained the site boundaries. Additional hedging will be used to soften the proposals and add connectivity for wildlife within the site. The majority of dwellings will have a hedge. The following hedges are proposed:

- Hawthorn Hedging**
Where shown plant the following native hedge mix in a double staggered row at 50 cm centres. Plants to be 60-80 cm height and supplied bare root. Plants may need to be protected with tree guards or fencing (for instance) if predation by species such as rabbits is assessed as being a problem.
- Crataegus monogyna (Common Hawthorn) - 70%
- Acer campestre (Field Maple) - 10%
- Lonicera periclymenum (Common Honeysuckle) - 5%
- Rosa canina (Dog Rose) - 5%
- Viburnum opulus (Guelder Rose) - 10%

Other hedging to include native species such as Yew and Beech as well as Privet, Escallonia, Photinia and Viburnum.

Native Shrub Areas

Create native shrub areas to provide wildlife benefits, screen views through the site and provide structural elements in the landscape. Plant the following native shrubs in random groups of 3 or 5 at an overall density of 3 shrubs per 5 m². All native stock to be 40-60 cm, Bare Root, Branched.

- Cornus sanguinea (Dogwood), Corylus avellana (Hazel), Crataegus monogyna (Common Hawthorn), Fraxinus alnus (Alder Buckthorn), Ilex aquifolium (Holly), Ligustrum vulgare (Common Privet), Malus domestica (Crab Apple), Sambucus nigra (Elder), Viburnum opulus (Guelder Rose) and Viburnum lantana (Wayfaring Tree).

Species will be pruned as necessary to maintain shape and vigour.

Meadow Area Specification

Sow new meadow areas. For instance seed area at 5 g/m² with a suitable meadow mixture such as Etnograssie Seeds 'Standard General Purpose Meadow Mixture'. Once established the sward will be cut once a year (in June) or twice a year (in June and September).

Hardstanding Materials

Use a range of high quality materials which will complement the setting and layout of the development. Materials to include Tegula (see photo example), Cobbles and granite setts.



Native Trees
Plant native tree species such as English Oak (see photo image), Alder and Field Maple. These will help form an attractive setting for the site, improve bio-diversity and complement the scale of the proposed development.



Meadow Area
Create a meadow area within the area of open space. To create texture and interest within the site and to help improve the bio-diversity of the site. Species chosen will be local to the area. The meadow areas will be cut once or twice a year.



Materials within hedge line and gully to be removed by pedestrian operatives using hand held tools if required. Materials to be moved to adjacent hard standing areas and then removed from the site.

Hawthorn Hedge - 3-5 m height

Hawthorn Hedge with Elder and Bramble - 3-6 m height. To be retained and 'gapped up' with native hedging material such as Field Maple and Hawthorn. To be maintained as necessary to retain a thick and viable boundary feature.

Existing Cypress Screen
Retain existing tall vegetation to help screen and soften the proposed development.

New Orchard
Planting of local orchard species is proposed in this area. These will offer wildlife benefits and be of interest to residents and visitors. An additional benefit is that the fruit can be used by residents. Local Hertfordshire fruit varieties - such as 'Luna's Prince Albert' and 'Sunset' will be used.

Small recently planted Cypress

Formal Planting Areas

A wide variety of both shrubs, climbers and herbaceous species will be used within the formal areas of the site. Plants will be chosen with care so that they will provide both an attractive setting for the development as well as be beneficial to wildlife in the form of nectar (flowers), fruit (berries and nuts) and by providing shelter and nesting sites. Herbaceous species to be in 1-2 Lt containers and will include:

- Acanthus spinosa
- Alchemilla mollis
- Brunnera macrophylla
- Geranium 'Johnsons Blue'
- Geranium macrorrhizum 'Bevans Variety'
- Heuchera 'Palace Purple'
- Kniphofia rooperi (1)
- Penstemon 'Apple Blossom'
- Salvia 'Purpurescens'
- Tellima grandiflora

Shrub species to be in 3-7.5 Lt containers and will include:

- Berberis darwinii
- Berberis thunbergii 'Atrapurpurea'
- Berberis wilsonii
- Ceanothus 'Autumnal Blue'
- Chayusa ternata
- Cornus 'Aurea'
- Cornus 'Midwinter Fire'
- Elaeagnus pungens 'Maculata'
- Escallonia 'Apple Blossom'
- Forsythia x intermedia 'Lynwood'
- Hebe 'Autumn Joy'
- Hebe 'Nicola's Blush'
- Hypericum 'hidcote'
- Lavandula angustifolia (2)
- Philadelphus 'Beaucouxi'
- Potentilla fruticosa 'Red Ace'
- Rosmarinus officinalis
- Sarcococca humilis
- Skimmia japonica 'Rubella'
- Spiraea 'Goldflame'
- Viburnum 'Anne Russell'
- Viburnum davidii
- Viburnum tinus 'Eve Price' (3)
- Weigela 'Mont Blanc'
- Weigela 'Bristol Ruby'

Climbers to include:
Clematis armandii
Clematis 'Hagley Hybrid'
Jasminum humile
Trachelospermum jasminoides

Existing boundary vegetation retained.

Native Hedging
To be planted to site boundary. To include Hawthorn, Beech and Yew to reflect the semi-rural location of the site. Hedges will provide good wildlife value and will help to screen and soften the proposed development.



Native Tree and Shrub Areas
Create a 3.0-6.0 m deep shrub bed using native trees and shrubs. To provide a dense screen to the site frontage with Northaw Road West. This will also provide wildlife benefits, screen views through the site and provide structural elements in the landscape. To include English Oak, Field Maple, Common Hawthorn with Dogwood, Guelder Rose and Privet. See images of Guelder Rose below. Plant shrubs in random groups of 3 or 5 at an overall density of 3 shrubs per 5 m². All native stock to be 40-60 cm, Bare Root, Branched. Species will be pruned as necessary to maintain shape and vigour.



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The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

The position of trees is indicative where access was restricted during the Arboricultural Survey. The position of trees within groups may be indicative and not all stems may be shown.



Key

- Main access road and footpaths. Standard tarmac construction
- General Site - Driveways and Footpaths. A range of quality materials to be used including Tegula, Cobbles or Brick Pavours
- Patios and Footpaths to rear gardens. A range of materials including Limestone and Timber Decking
- Amenity Grass areas
- Meadow Grass areas as set out in the Planting Specification.
- Proposed formal planting areas as indicated in the Planting Specification.
- Proposed Native Shrub Areas as set out in the Planting Specification.
- Existing and proposed hedges as shown on the plan and as listed within the Planting Specification.
- Existing trees to be retained
- New trees to be planted - as listed

Colesdale Farm, West,
 Northaw Road West,
 Cuffley, Hertfordshire
 EN6 4QZ

Drawing Title:
Landscape Master Plan

Drawing No:
LP/CFNRWCH/020 A
Client: Humphrey
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Scale: 1:500 @ A1
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