



Trees and shrubs frame and soften views of the development while allowing views out from new dwellings

Open space types within the site

- The Green: Central open space overlooked by dwellings and providing room for active and passive recreation for old and young, and a green path to the development below.
- Play areas, as described below.
- Community seating and hard surfacing to allow all-year use.
- Avenue: Width in avenue for planting to create an airy and spacious green corridor.
- Large, adaptable multi-functional open space suitable for active games or community events.
- Passive "breathing spaces" such as the frontage at Harras Road.
- Incidental seating areas: Small informal seating areas surrounded by greenery for informal meetings and for rest for older people.

Play area types within the site

- Infant Play: embedded in the centre of the site, to help new parents and carers meet with their children. Protected by fencing for safety.
- Junior Play: again located close to the infants play to allow slightly older children a little independence while still being overlooked by people in Infant Play and in adjacent dwellings.
- Trim Trail: located in informal open space and next to open space for active games. For older more independent children and teenagers.

Character types within the site

- The Avenue and Green: A generous green corridor leading through the site from Harras Road, to the Green through the Community Area, to the Green through the Community Area. The character is of formal avenue tree planting and simple understated, neat underplanting. Also simple uncluttered planting in the Green.
- The Edge: Casual and natural spaces surrounding the entire perimeter of the development. The character is informal, semi rural with diverse, natural and native plant species in loose groups. Wildflower and bulb planting helps reinforce the natural semi-natural character.
- Contemporary Character: for all other parts of the development (housing areas away from the main avenue). Diverse and colourful greenery used in an informal manner to create locally distinctive character from place to place. Colour, texture and seasonal variety.

Neat shrub beds and formal trees create smart avenue

Native field hedgerow contains the site and helps to improve micro-climate in this high open landscape. Hedgerow trees help to break up the rooflines of the development as seen from the north

Shrub and scrub planting on north east corner encloses the open space, making it feel safe and comfortable. It also blocks the lights from being into the site with bounding vehicles on Red Lonning



The need for SuDS at the low point, and the presence of building constraints means that houses cannot be built in this corner of the site, so both it, and the road junction, are airy and spacious, with views to the Lakeland Fells to the east still possible for people travelling east on Harras Road

This drawing is based on the following plan, prepared by Mairing Elliott Architects.

drawing number:	1931-PL219
revision:	F

R 03	07.06.2022	issued for new layout
R 02	01.03.2022	note re. drawing for planning only added
R 01	22.12.2022	layout amended to incorporate feedback from planners and statutory consultees
R 00		initial drawing
revision date		index

drawing number 04

Phase 1 Landscape plan
Reserved Matters Application for residential development at Harras Moor, Whitehaven

client
Eden Environment Ltd
www.edenenvironment.com

Site Evolution Limited

Key

- Application site
- Other land owned by the applicant
- Existing buildings (no ridgelines shown)
- Proposed houses (ridgelines shown)
- Existing and proposed stone walls for landscape purposes
- Existing and proposed vehicle surfaces
- Existing and proposed pedestrian surfaces, shared surfaces, drives and parking courts
- Proposed boardwalks, seats, picnic benches, ramps and play equipment
- Constraints to planting (easements etc.) (other building constraints not shown on this plan)
- Existing vegetation
- Proposed trees
- Proposed native hedgerows and ornamental hedges
- Proposed shrubs and scrub
- Proposed daffodils and wildflower areas
- Proposed wetland and damp grass species
- Proposed SuDS areas
- Proposed grass areas in public open space (private front and back garden lawns not shown)

Existing roadside wall is retained, supporting local landscape character

Houses are set back from Harras Road, due to technical constraints (easements for utilities), but they face out onto the main road to connect to the local surroundings

Trees within the small frontages soften the built face of the new housing, as seen from Harras Road

Within the utilities easement it is not possible to plant trees and shrubs, but bulbs and wildflower areas are proposed to enrich the scene, and support wildlife

SuDS area is overlooked from houses for safety

Red Lonning

SuDS Area

SuDS Area

SuDS Area

Boardwalk

Community Area

Seating Area

Footpath Connection

Opportunity for interpretation of former mining industry through capped mine shaft obelisk

All weather surface, picnic tables, boardwalks and seats to draw people and meet each other or sit and watch the world go by

Houses are outward-looking and overlook open spaces for passive surveillance

Incidental seating and open spaces are found around the development, allowing neighbours to meet easily and enjoy time outdoors

Perimeter planting is divided into a series of different plantings, with different styles: orchard, formal semi-croft, naturalistic groups. This creates areas with different characters

Roadside planting is not continuous. This is so an informal, fragmented boundary is created, allowing glimpsed views in and out and allowing the development to "connect" with its surroundings, while creating sufficient enclosure for the development's open spaces to feel comfortable, safe and defined

Planting around SuDS areas is indicative only and subject to more detailed design taking detailed drainage proposals, fencing design, access and visibility requirements, further health and safety requirements / CDW review into account.