

LANDSCAPE REPORT

Hole-in-the-Wall, Foy, Herefordshire



Client: PGL Travel Ltd

**November 2012
Rev. A : 14.01.2013**

Document size A3

**Prepared by:
Helen Kirk BA Hons (1st Class) Landscape Architecture
100 Chase Road, Ross-on-Wye, Herefordshire, HR9 5JH
Tel. 07854 379398**

1.0. Introduction

We have been asked to produce a Landscape Report to accompany a Change of Use Application for 7 existing properties at Hole-in-the-Wall, Foy, Herefordshire.

This report will provide:-

- landscape character information and photographs for each property within the application
- proposed changes to landscape areas together with recommendations for boundary treatments, hard landscape materials and planting species

An arboricultural assessment has not been instructed for the Change of Use application because PGL Travel Ltd's proposals do not include any new build or extensions to existing buildings, removal of or works to any existing trees or require any work within likely root protection areas (RPAs).

A site inspection has been carried out and notable specimen trees identified. Locations of existing trees are based on a topographical survey supplied by Cotswold Surveys and base drawings supplied by HDP Architecture.

A detailed historical report by Heather Hurley accompanies the application, therefore detailed history of the site will not be covered by the Landscape Report.

2.0. Location & Background Information

The area of Hole-in-the-Wall is situated within the Wye Valley, a designated Area of Outstanding Natural Beauty, upstream approximately 3 miles drive from Ross-on-Wye and approx. 12 miles from Hereford adjacent a horseshoe meander of the River Wye; Fig. 01.

The River Wye is designated a Special Area of Conservation (SAC), a Site of Specific Scientific Interest (SSSI) and a Special Wildlife Site.

The overall site covers a total area of 1.1 hectares and lies within the Herefordshire County Council boundary in the parish of Brampton Abbots & Foy. The parish of Foy is bisected by the River Wye forming 2 distinct areas comprising East/English/Hole-in-the-Wall Foy and West/Welsh/Brickend Foy.

Welsh Foy is only accessible from Hole-in-the-Wall to vehicles by driving south to Ross-on-Wye, crossing the river at Bridstow whereas pedestrian access is afforded by the Foy Bridge, a suspension footbridge constructed by David Rowell & Co. in 1919.

Vehicular access to the site is from the Ross Road from Brampton Abbots to the south and How Caple to the north.

3 public rights of way run close to the site. The Wye Valley Walk which passes along the lane to the north of the site; the Herefordshire Trail and a public footpath adjacent the Anchor & Can passing Button's Cottage and Perrystone to the B4224. Footpaths/tracks also link these trails across and around field boundaries and within the Eaton Park woodland. Refer to Fig.3

The site is bounded by the River Wye to the north with the Ross Road running parallel to the river; pasture, woodland and arable farmland wrap around the site with the ancient replanted woodland of Lyndor Wood to the north-east and the Post Medieval (1540AD-1900AD) Eaton Park and Eaton Landscape Park registered on the Herefordshire Sites & Monuments Record No. 24539 and 31221 respectively to the south-east. Refer to Fig. 3.

The 13th Century Parish Church of St. Mary's is located on the western side of the River Wye, accessible on foot from the application site across the aforementioned Foy footbridge and public Right of Way along

the western bank of the river. Records indicate a settlement of Eaton Tregoz as being located at Foy, possibly at Hole-in-the-Wall or to the south at Hill of Eaton during the 13th Century.

North-east of the site is Perrystone Court. The original 18th Century mansion house burnt down in 1959 and was replaced with a new house, however, the original gardens, lawns, tree collections and kitchen gardens remain along with 2 tree lined avenues focusing views towards the River Wye. The house and gardens are not accessible to the public.

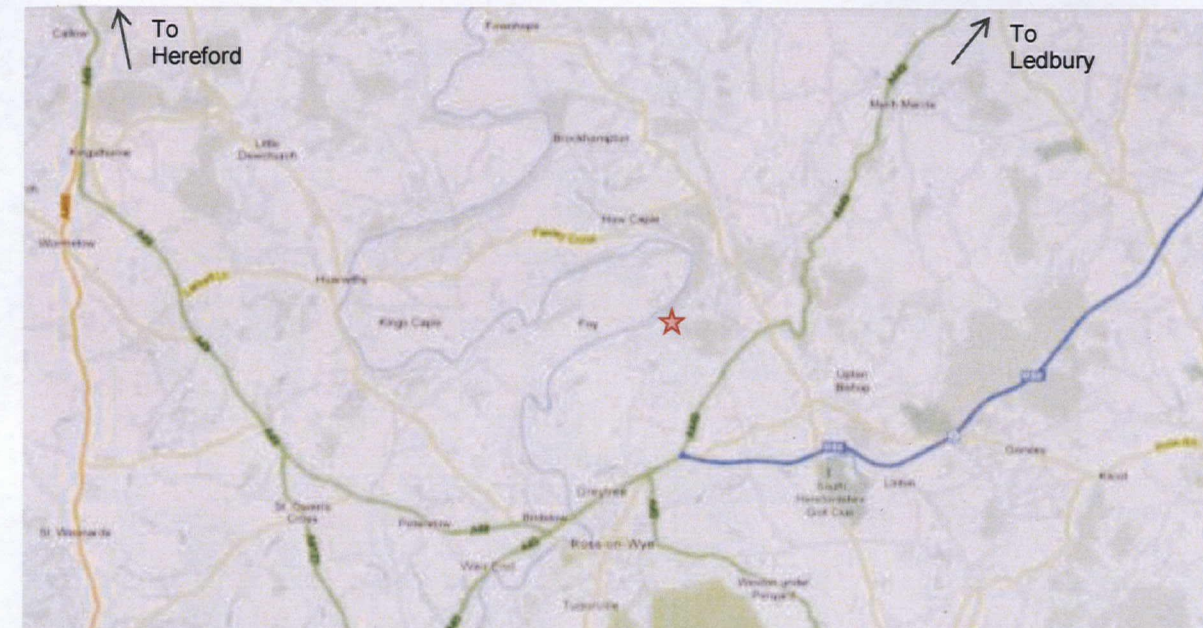


Fig. 01: Location Map

3.0. Landscape Character

Natural England have produced a composite map of the whole of England entitled 'Character Map of England'. This map breaks the country down into areas of similar character. The site lies within the National Character Area, South West National Character Area Map 104 South Herefordshire and Over Severn.

Key characteristics of Area 104 from Joint Character Areas (JCA 104) states:

- Fertile, undulating farmland with extensive arable farming.
- Substantial red sandstone farmsteads.
- Large to medium fields with variable, commonly low hedges.
- Ageing hedgerow trees.
- Numerous churches and manor houses in small hamlets.
- Clusters of parkland trees.
- Narrow, meandering floodplain with low hedges, ditches, scattered mature trees and pollarded willows.
- Contrasting steep wooded slopes and gentle riverside slip-off slopes.

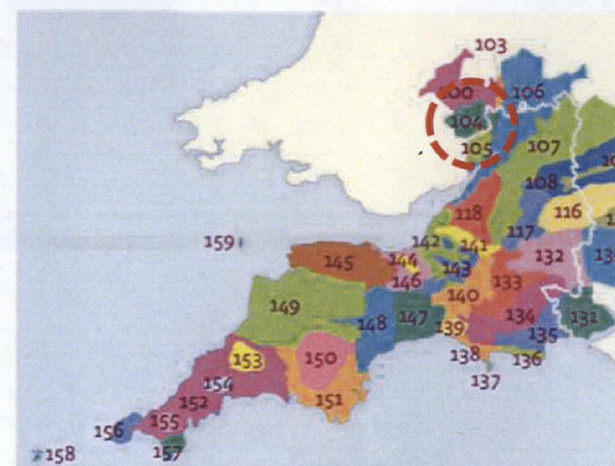
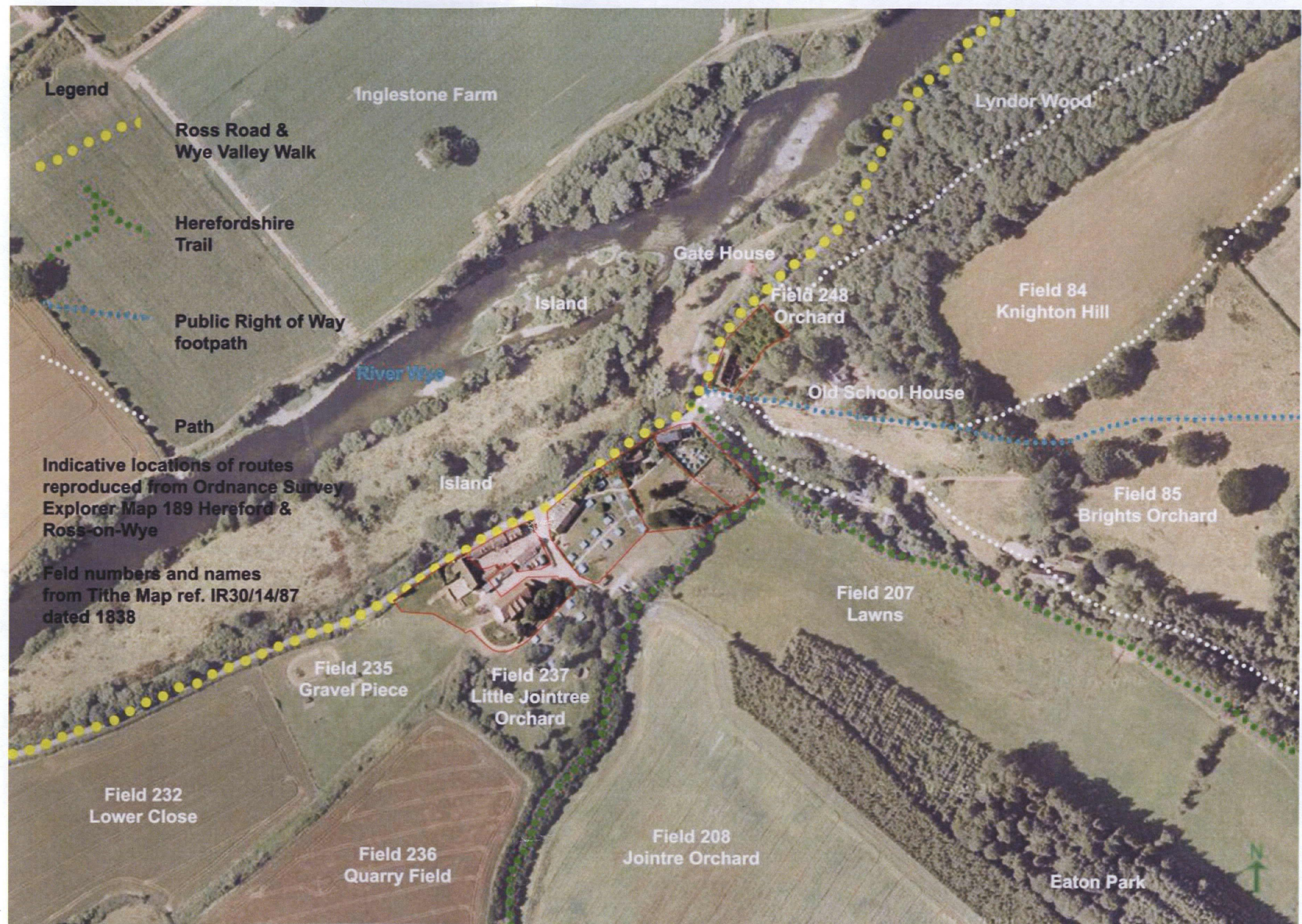


Fig. 02 Landscape Character Map of South-West England
As can be seen from the photographs later in the report, the site clearly identifies with the key characteristics of Area 104.

Fig. 03 below indicates the vehicular access lane (Ross Road) together with the local paths and public Rights of Way with paths following the historic routes between Hole-in-the-Wall and neighbouring farms/cottages.

Fig 03: Access routes at Hole-n-the-Wall



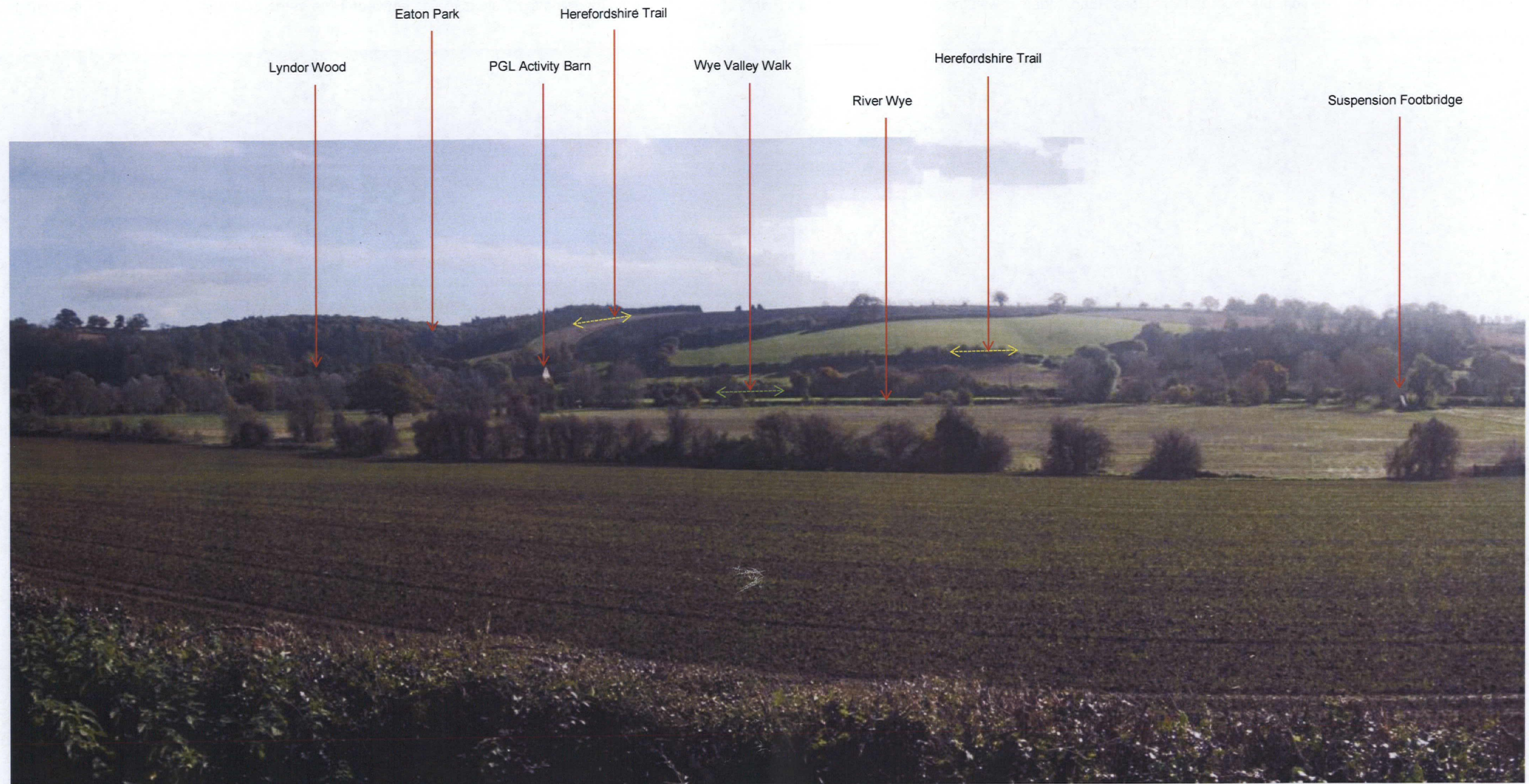


Fig. 04: Panoramic photograph taken from The Gaff, Foy looking east across farmland and floodplain towards the site.

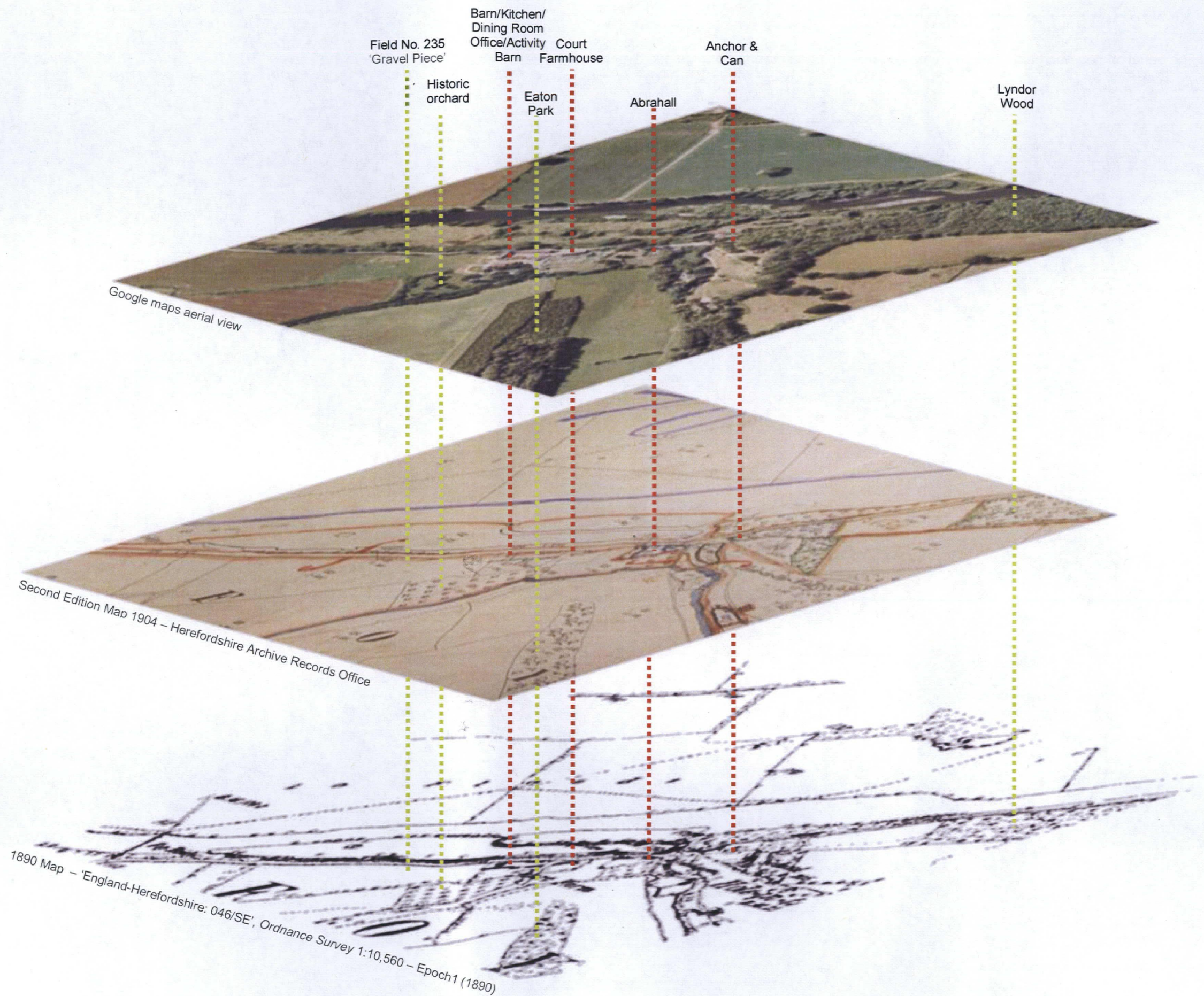
Photograph Fig. 04 above, clearly shows farmland rising up from the river banks; low hedgerows delineating field boundaries and mature broadleaf woodland areas. With very little new development having taken place, the character of the area has retained its sense of place ensuring a pleasant location both for local residents and an important local amenity with good access for walkers to the surrounding open countryside.

Fig.04 opposite compares historic map of 1880, 1904 and Google Maps aerial view

It is evident from comparing these maps that there has been minimal change to the landscape and settlement at and around Hole-in-the-Wall.

Field boundaries and uses remain mainly unchanged.

The relatively recent construction of the Activity Barn, whilst being the highest structure at the Hole-in-the-Wall visible from the western side of the River Wye, replaced an existing barn has been sensitively designed with timber cladding to suit its location.



4.0. CONTEXT PHOTOGRAPHS

The aerial photograph below has been marked up with photograph reference and direction of view.



Fig. 05 Google Map Aerial photograph

The following context photographs were taken by the author 03 & 04.11.20123

A: The Anchor & Can

Retaining wall to Anchor & Can



Photograph 1: Looking south-east along lane from the Gate House

River Wye



Photograph 2: Retaining wall at The Anchor & Can to be retained

Copse of mature larch trees

Mature Fir



Photograph 3: Looking north-east to The Anchor & Can



Photograph 4: Rear garden of The Anchor & Can

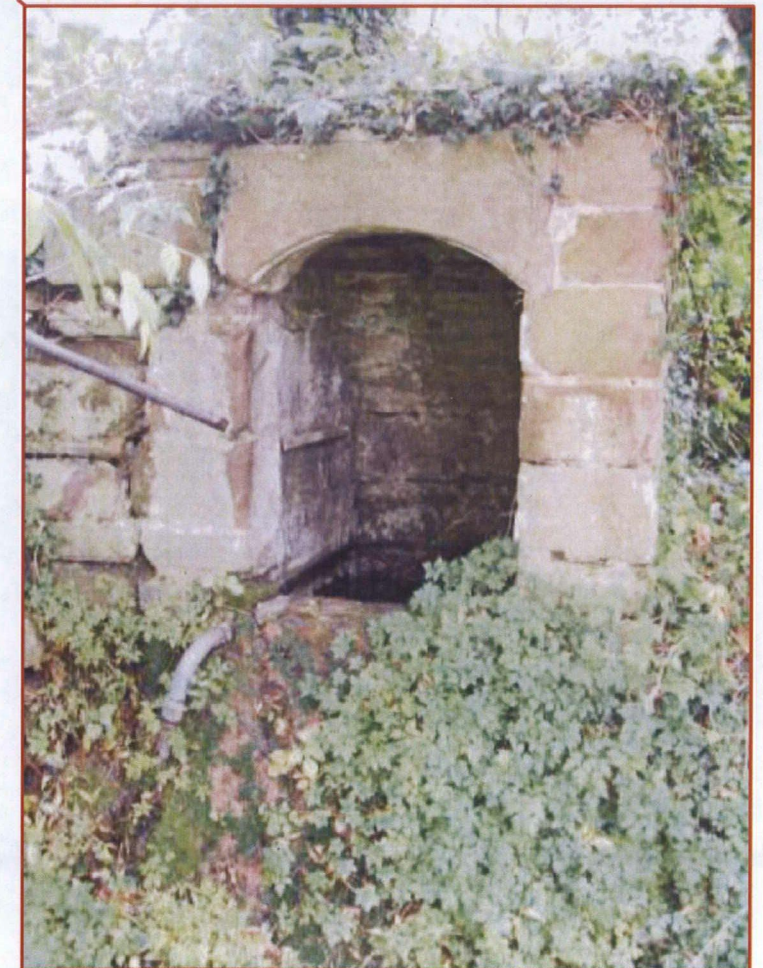
Copse of mature larch trees

Ivy clad ash tree

Stone retaining wall with footpath



Photographs 5-7: Rear garden of The Anchor & Can. The garden slopes up towards the spring in the north-eastern corner of the garden.



B: Abrahall Cottage



Photograph 8: Abrahall Cottage with existing hardstanding for car parking, public benches and signs indicating public right of way to Herefordshire Trail and Wye Valley Walk

Photograph 9 looking south-west with box hedge and conifer boundary between Abrahall and Wayside and mature ivy clad spruce in Wayside behind.



Photograph 10 of the eastern boundary of timber fence panels with Cypress hedge planting



Native hedgerow of hawthorn/holly/hazel/bramble

Photograph 11 of the Adventure play trail and southern boundary with the wooded hillside of Eaton Park in the background.

A secluded area has been created with the additional planting of beech, hawthorn, dogwood.



C: Wayside



Photograph 12 the two mature fir trees stand in the centre of the garden at Wayside
Which is predominantly grass with concrete paths



Photograph 13 the other side of the boundary hedge between Wayside and Abrahall



Photograph 14 Looking north to the rear of Wayside.



Photograph 15 of the western boundary bramble covered stone wall between Wayside and Court Farmhouse



Photograph 16 Looking south towards the fir trees and field boundary of the existing car park area.

Existing Activity Barn



Photograph 18 looking west along the lane/Wye Valley Walk

Existing Kitchen Building
Existing Dining Hall

Existing Barn



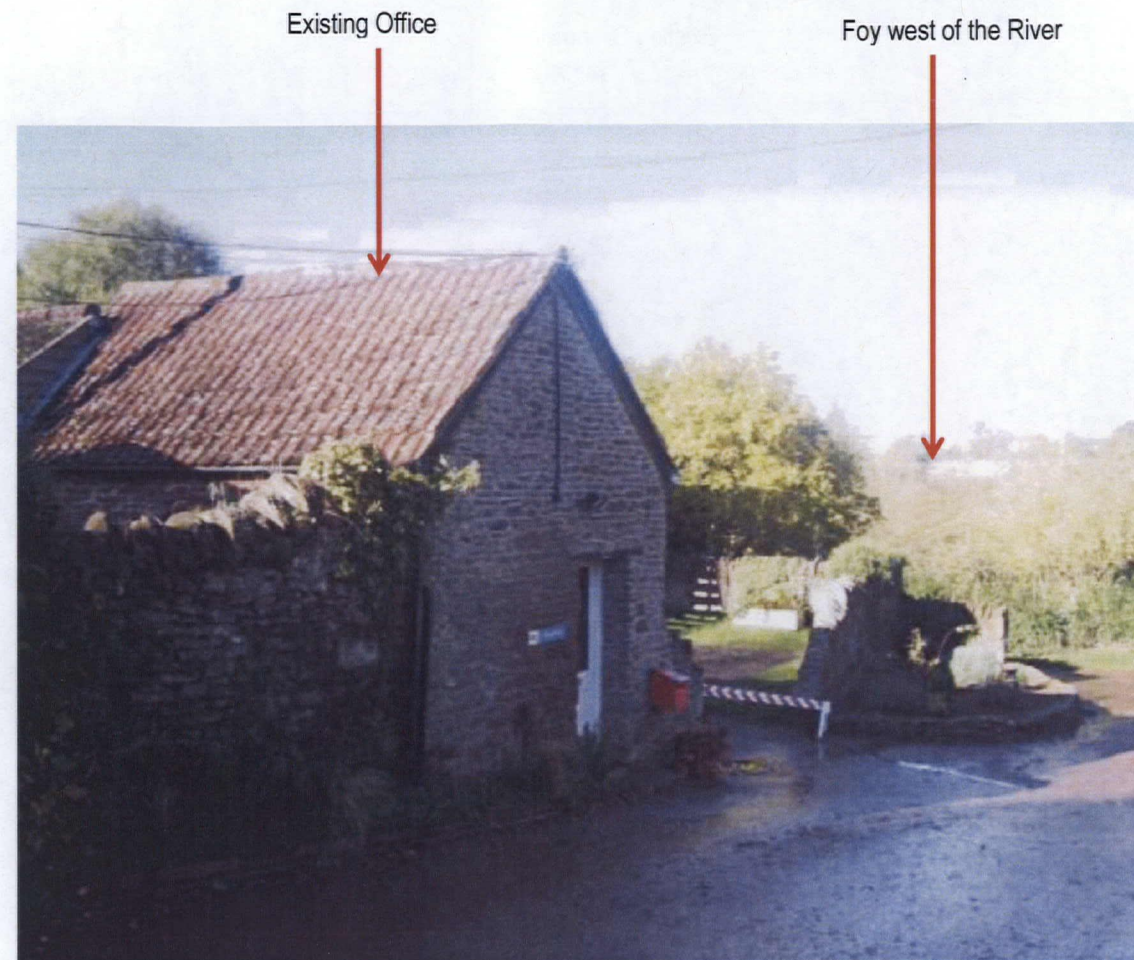
Photograph 19 looking west along the approach to Court Farm with stone retaining wall



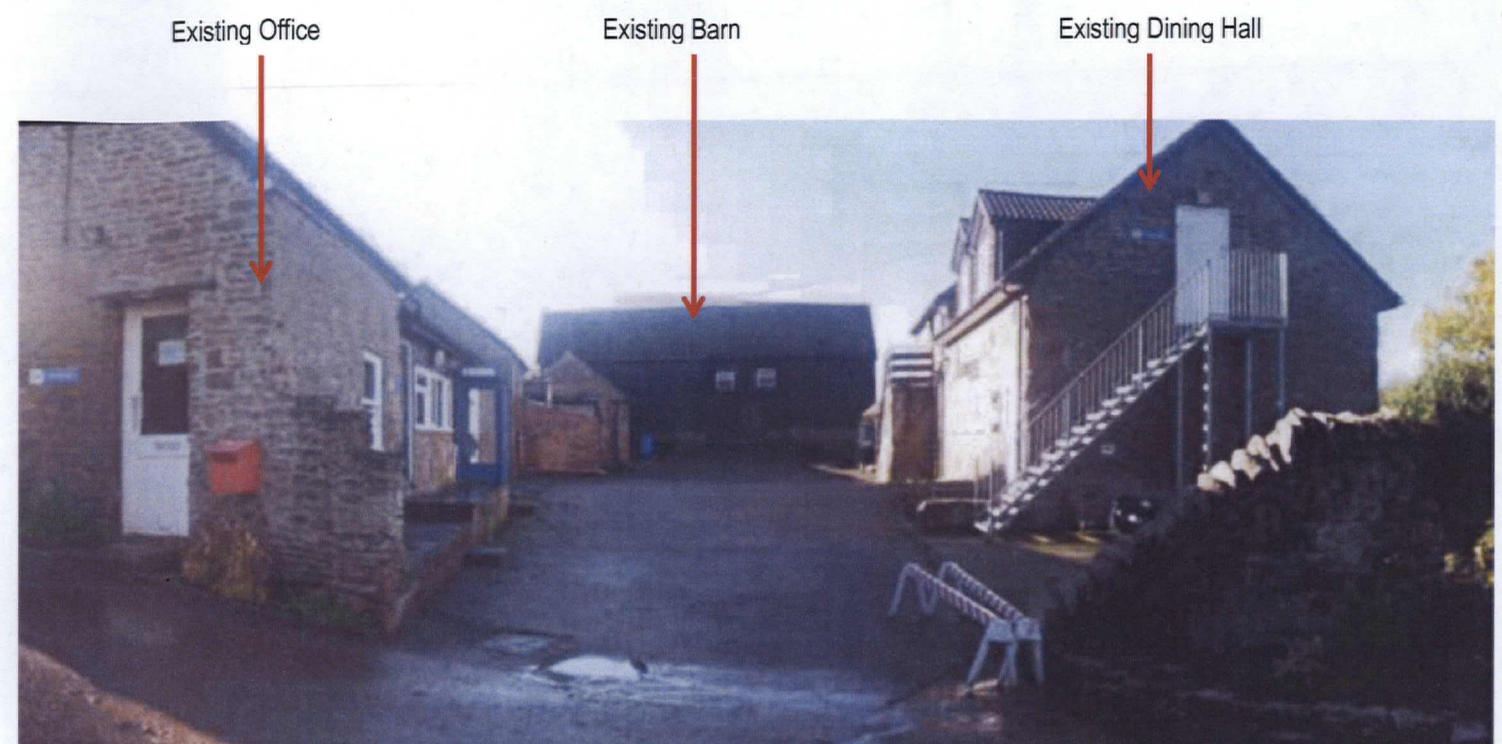
Photograph 20 Stone building of Court Farmhouse



Photograph 21 Court Farmhouse and access road to PGL properties



Photograph 22 looking north-west towards Foy on the western side of the River Wye. The photograph shows the existing stone building and walling together with an ornamental planting bed at the entrance to the access road



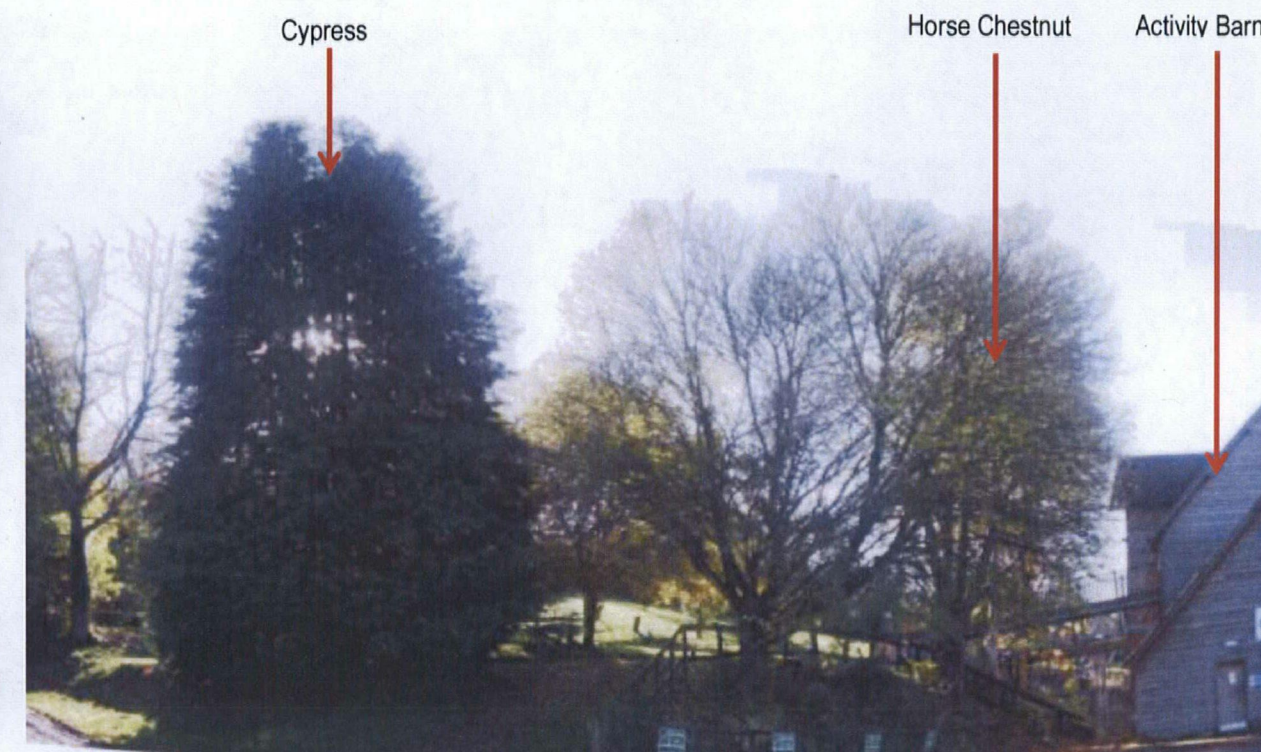
Photograph 23 looking west to the central macadam courtyard



Photograph 24 Existing cotoneaster and Cupressus hedge

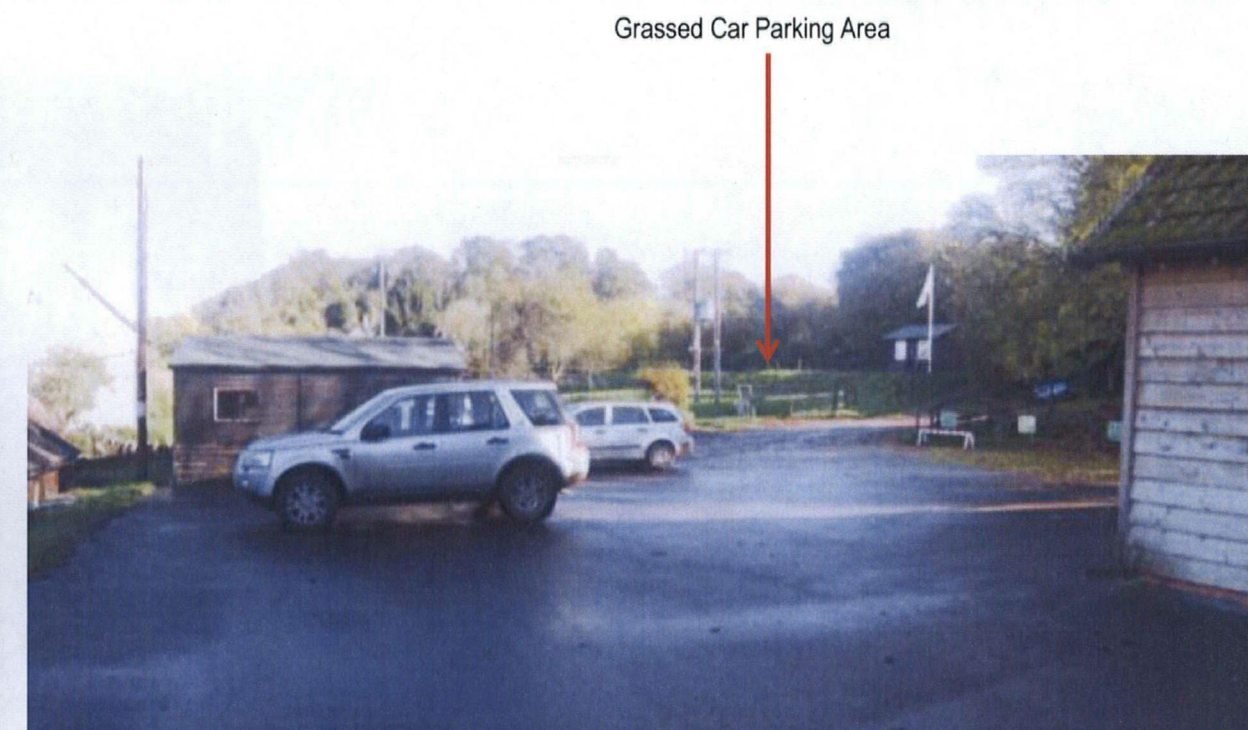


Photograph 25 Looking south towards existing car park area



Photograph 26 Looking south-west with mature tree planting and bridges to access the Activity Barn

Photograph 27 Steps down to existing courtyard from macadam car park and stone retaining wall



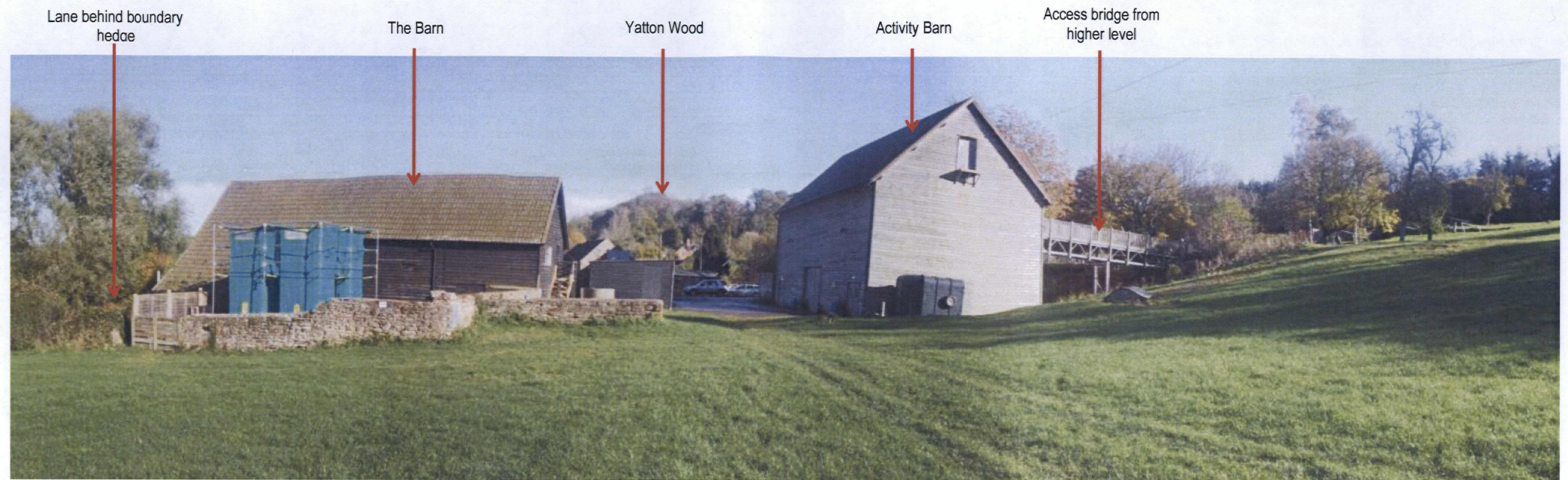
Photograph 28 Looking north-east from the car park



Photograph 29 Looking north-west from Gravel Piece Field across to Foy to the west of the River Wye.



Photograph 30 Looking south-west across the Gravel Piece Field with existing hedgerow and tree planted field boundaries

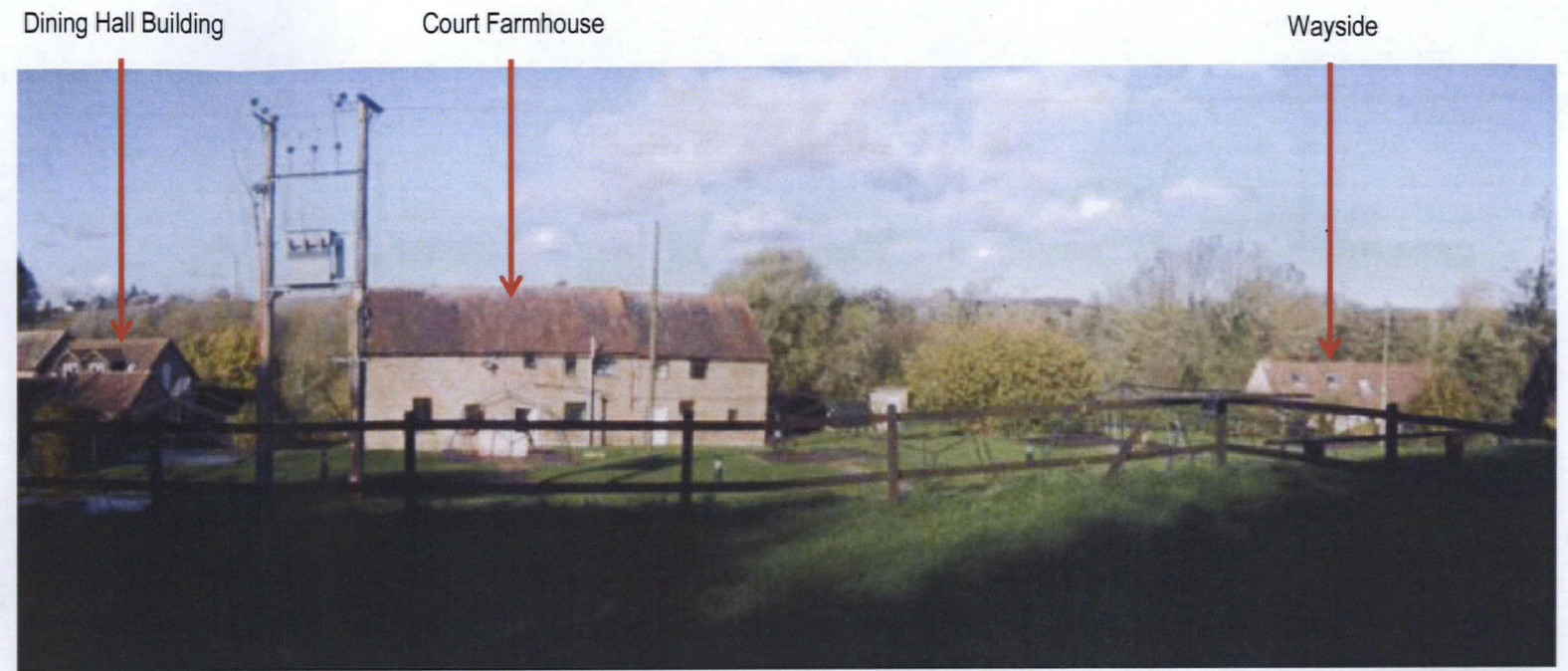


Photograph 31 Looking north-east back towards the Barn and the Activity Barn with a view of Yatton Wood in the background and willow planted along the lane

Photograph 32 The Barn and storage building adjacent the existing macadam car park



Photograph 33 Panoramic photograph taken from the existing grassed car park area looking north.



Photograph 34 Looking north-east across the grass plateau with the mature hedgerow field boundary to the south and the prominent fir tree at Wayside.



Photograph 35 Looking south with the mature boundary of mixed planting including oak, birch, hawthorn, holly, bramble



5.0. LANDSCAPE PROPOSALS

This section should be read in conjunction with Landscape Proposals Plan 1112/001.

As previously discussed, the application site is set within an Area of Outstanding Natural Beauty (AONB) thus protection is afforded to the existing landscape under both National and Regional policies.

There are no new development proposals within the application site and existing boundaries will remain unaltered. It is proposed that the existing buildings revert to residential status, which all the buildings with the exception of the Barn and the Activity Barn held historically. In accordance with Unitary Development Plan (UDP) section 9 Natural & Historic Heritage, LA6 Landscaping Schemes, landscape proposals respond both to the existing landscape setting and the proposed change of use of the existing buildings.

The following documents have been referred to with proposals developed to respect and enhance the existing landscape and existing biodiversity within this important sensitive area of countryside:-

Herefordshire Council, *Unitary Development Plan*, 2007
Herefordshire Council, *Landscape Character Assessment Supplementary Planning Guidance 2004 updated 2009*
Herefordshire Council, *Local Development Framework Core Strategy, Policy Direction Paper Areas of Outstanding Natural Beauty/Landscape*, January 2010
Department for Communities and Local Government, *National Planning Policy Framework*, March 2012

For clarification of proposals, we have broken the application area down into respective sites, as previously referred to in Fig. 03 of this report.

A: The Anchor & Can

There are no proposed works to the landscape setting.

Key points of note:-

- The existing retaining wall adjacent the lane is to be retained.
- Existing trees are to be retained. Recommendations: 2 no. Ash trees outside the eastern boundary noted during the site visit should be inspected for *Chalara fraxinea* (Ash dieback) following the recent outbreak of the disease within the UK.
- Existing car parking within the property will be retained.

B: Abrahall

The only proposed works within the garden to the south-east of the property is to extend the existing hedgeline to the south-eastern boundary to create a continuous boundary between Abrahall and Wayside.

We would propose that the hedge should be 1m wide, planted double staggered row with 500mm between rows and 250mm between plants. Ultimately the hedge should be maintained to a maximum height of 1.5m planted with native hedgerow species of the following species and percentage mix:-

Species	Height (cm)	Age	Root Condition	Mix
Hawthorn (<i>Crataegus monogyna</i>)	60-80	1+1	Bare Root	40%
Hazel (<i>Corylus avellana</i>)	60-80	1+1	Bare Root	30%
Blackthorn (<i>Prunus spinosa</i>)	60-80	1+1	Bare Root	10%
Holly (<i>Ilex aquifolium</i>)	40-60		Container Grown	10%
Field Maple (<i>Acer campestre</i>)	60-80	1+1	Bare Root	5%
Guelder Rose (<i>Viburnum opulus</i>)	60-80	1+1	Bare Root	5%

C: Wayside

Proposed landscape works to the garden to the south of Wayside include extending the garden path and hedgeline to the steps leading to the car park area. The proposed hedge would be planted with the same native mix as Abrahall. The proposed path would be porous self-binding gravel with timber edging to prevent migration of the gravel - refer to section 5.1 Materials Palette.

D: Court Farmhouse

The only landscape works within the garden of the farmhouse is to remove the existing concrete bases that are currently used by PGL for camping pitches and return them to soft landscape/grass.

E: Kitchen, Dining Room & Office

These buildings will come within one boundary. Proposed changes to landscape includes:-

- Removal of existing macadam to courtyard, to be replaced with permeable paving (subject to assessment by paving specialist). The existing site boundary walls are to be retained and double access gates added to provide delineation between the shared access drive and the courtyard. The courtyard would not be used for parking, parking bays will be provided within the existing macadam area to the south of the Office.
- The boundary to delineate between here and the Barn would be proposed as a 500mm high Herefordshire sandstone wall on top of which would be proposed a 1.2m high close boarded (vertical) timber fence giving a total boundary height of 1.7m.

F: Barn

Notwithstanding the boundary treatment within the lower courtyard as noted above, a patio area of sandstone paving with permeable joints is proposed to the west between the barn and the existing stone wall (to be retained). The garden boundary is to be extended and delineated by native hedge planting with a mix of species referred to in B: Abrahall above.

Car park spaces will be provided within the existing macadam area referred to in E above.

G: Activity Barn

Although a relatively recent addition to the site (replacing an existing barn) this timber clad barn style building sits well within its setting with two levels of access, from the existing macadam car park area and from the grass hillside into which it is nestled. There are no proposals to change the landscape within this area. We would however recommend that during any alteration works internally, any materials/storage should be kept within the existing macadam area away from existing trees and soft landscape areas.

Formalisation of Existing Grassed Car Park Area

The existing car parking area to the south of the farmhouse is currently grassed. The proposals to extend the existing car park area would provide a dedicated area of parking with a stable solution to avoid unregulated parking which may cause more harm to the existing landscape. We would recommend retaining permeability of the surface by using a product such as Ecoblock a plastic grid reinforcement that allows grass to grow through whilst providing a stable base with relatively minimal build up required in comparison to Grasscrete albeit this would require advice from the civil engineer.

5.1. MATERIALS PALLETTE

HARD LANDSCAPE MATERIALS & SOFT LANDSCAPE PLANTING

Proposed materials draw on the existing vernacular to create suitable outdoor amenity spaces for the change of use proposals. Images are indicative of possible finishes.



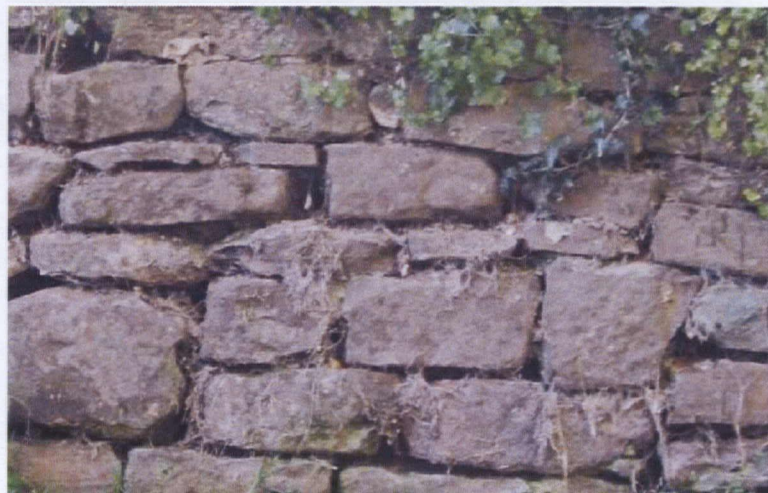
Marshalls Porous Tegula Priora Pennant Grey to courtyard (or equal)



14-0mm Golden Amber BREEDON self-binding gravel



Grass reinforcement to car parking area



Low stone walling to match style of existing boundary walls using reclaimed sandstone



Double access gates to central courtyard



Native hedgerow planting offers food and shelter to wildlife

6.0. REFERENCES

Page 1

Fig. 01 : Location map road map view from Google Maps

http://maps.google.co.uk/maps?hl=en&sugexp=les%3B&cp=8&gs_id=w&xhr=t&q=genius+loci&bav=on.2_or.r_gc.r_pw.r_qf.&bpc=38625945&biw=1366&bih=643&wrapid=tljp1353146962246014&um=1&ie=UTF-8&sa=N&tab=wj, accessed 05.11.2012

Fig. 02 : Landscape Character Map of South-West England:

http://www.google.co.uk/imgres?q=landscape+character+map+of+south+west+england&hl=en&biw=1163&bih=839&tbnid=Owya-beY8LPn3M:&imgrefurl=http://www.naturalengland.org.uk/publications/nca/southwest.aspx&docid=D7DLYW28cqjaxM&imgurl=http://www.naturalengland.org.uk/Images/south-west-character_tcm6-7888.gif&w=450&h=355&ei=A3GpUleFlsTFswakh4CADg&zoom=1&iact=hc&vpx=277&vpy=152&dur=2069&hovh=200&hovw=253&tx=143&ty=87&sig=109913985916114066668&page=1&tbnh=141&tbnw=169&start=0&ndsp=23&ved=1t:429,r:1,s:0,i:69, accessed 05.11.2012

Page 4

Landmark Information Map:

'England-Herefordshire: 046/SE', *Ordnance Survey* 1:10,560-Epoch 1 (1890)

URL: <http://www.british-history.ac.uk/mapsheet.aspx?Comp:d=55120&sheetid=3996&ox=4002&oy=409&zm=1&czm=1&x=332&y=206>, date accessed 07 November 2012

Page 19

Marshalls Porous Tegula Priora image:

http://www.google.co.uk/imgres?q=marshalls+porous+tegula+priora&hl=en&sa=X&biw=1163&bih=839&tbnid=imvns&tbnid=5a99MdqGKU1qVM:&imgrefurl=http://www.landscape-supplies.co.uk/driveway-paving/323-marshalls-drivesett-tegula-priora.html&docid=Rlpp04Fu-W9WiM&imgurl=http://www.landscape-supplies.co.uk/323-869-thickbox/marshalls-drivesett-tegula-priora.jpg&w=600&h=600&ei=Y2ypUPG5Js_LswaFzIC4Bw&zoom=1&iact=hc&vpx=131&vpy=504&dur=5431&hovh=226&hovw=226&tx=138&ty=142&sig=109913985916114066668&page=1&tbnh=137&tbnw=166&start=0&ndsp=28&ved=1t:429,r:17,s:0,i:120, accessed 13.11.2012

BREEDON gravel image: http://www.esi.info/detail.cfm/Breedon-Special-Aggregates/Breedon-Golden-Amber-self-binding-gravel/_R-24650_DE738AP, accessed 13.11.2012

Grass reinforcement image:

http://www.google.co.uk/imgres?q=eco+block+grass+car+park&hl=en&sa=X&biw=1163&bih=839&tbnid=imvns&tbnid=giNLPqMIKgxBNM:&imgrefurl=http://inhabitat.com/salvaverde/&docid=NfuxuPeZaYMBWM&imgurl=http://inhabitat.com/files/173638306_9b177fccae_o.jpg&w=537&h=337&ei=oW2pUIe3ClvOsgbVoYDACg&zoom=1&iact=rc&dur=292&sig=109913985916114066668&page=1&tbnh=137&tbnw=213&start=0&ndsp=25&ved=1t:429,r:1,s:0,i:72&tx=166&ty=98, accessed 13.11.2012

Access gates image: <http://www.stonebank-ironcraft.co.uk/category/12-gates.php>, accessed 13.11.2012

Prunus spinosa image:

http://www.google.co.uk/imgres?q=prunus+spinosa&num=10&hl=en&biw=1163&bih=839&tbnid=j-ddwISaBHBTzM:&imgrefurl=http://hedgerowmobile.com/blackthorn.html&docid=FGoldHuWg-PlaM&imgurl=http://farm1.static.flickr.com/142/326611976_18b7d9fe39.jpg&w=500&h=375&ei=PG6pUlfTKI3Gswbl74CgBg&zoom=1&iact=hc&vpx=377&vpy=296&dur=4921&hovh=194&hovw=260&tx=127&ty=79&sig=109913985916114066668&sqi=2&page=1&tbnh=124&tbnw=173&start=0&ndsp=28&ved=1t:429,r:7,s:0,i:87, accessed 17.11.2012

Corylus avellana image:

<http://www.howe.scapaflow.co/content/corylus-avellana>, accessed 17.11.2012