

CF LANDSCAPE DESIGN

## LAKESIDE VIEW, PENISTONE

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ADDENDUM TO LANDSCAPE AND VISUAL APPRAISAL

March 2014

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## **1 Introduction**

- 1.1 In December 2012 CF Landscape Design carried out a brief appraisal of the landscape and the potential impact the proposed residential development would have upon it. This was based on plans developed by the architect at the time.

Since then, following discussions with the Local Planning Authority, the proposals have been revised. This addendum has been prepared to assess the impact of the revised proposals. It should be read in conjunction with the original LVIA, along with the architects revised drawings and visualisations.

## **2 Revised Proposals**

- 2.1 Barnsley District Council planning officers' main concern was the scale of the proposals. They were concerned that the proposed dwelling would be inappropriate in the landscape and within close, direct views of the site. Views of the proposed house are generally limited to the front elevation, with the remainder being built into the hillside covered by a grassed roof that will be contiguous with the surrounding fields. Thus the length and height of the front elevation has been addressed in the revised proposals. The previous scheme showed an elevation that extended across the full width of the field, from a high point in the centre, approximately 4.5m above ground level, running out gradually to a very low level at the extreme ends. This total length of 50m has been reduced to 25.13m, (measured directly from end to end). The maximum height of the front elevation has been reduced by 1m, with a steeper drop-off at either end. As before, the house has remained in a central position within the width of the field, thus the distance between the house and the field boundaries has increased. This has also addressed potential conflict with the root protection zones of the trees along the south-eastern boundary.

## **3 Effect on Landscape Character**

- 3.1 The previous proposals were assessed as having a very small effect on landscape character. To summarize, the following conclusions were reached in the original Landscape and Visual Appraisal.
- The scale of the proposals will be insignificant in the broad scale landscape character.
  - The majority of the building and associated structures will not be visible therefore have minimal effect

- The site is not within a completely open part of the landscape and proximity to woodland and other housing reduces the potential effect of a new dwelling
  - The impact is restricted to the area around Scout Dike Reservoir and the lower slopes of the western valley sides
  - Use of local materials will help to integrate the development into the landscape, and simple bold forms reflect the simplicity of the landscape character
  - The effect of the proposals on distant views will be insignificant.
  - In closer views the proposed sculptural elevation will provide a focal point of interest
- 3.2 As the scale of the proposals has been reduced, the effect on landscape character will also be reduced. However, as the scale of the original proposals within the landscape was already of low importance, there will be very little change in the effect on landscape character resulting from the revised proposals.

## 4 Effect on Views

4.1 The proposals will have an effect on some close and middle distant views. In general views from footpaths in this area are of significant importance as appreciation of the landscape is part of the viewer's recreational enjoyment of the area. However, these are not views of recognised importance. From the footpath around Scout Dike Reservoir minor variations in topography and vegetation result in very few direct views of the proposals, with the exception of those from directly on the boundary of the site. (Viewpoint 9). From the opposite valley sides there will be direct views of the proposals, seen in the middle distance. (Viewpoint 4). The original analysis of these 2 viewpoints have been repeated below, (in italics), then re-assessed in the light of the revised proposals

### 4.1.1 *From Bell Royd Farm. View Four.*

(See VP 4 and VP4 Visualisation)

4.1.1.1 *Residents of Bell Royd Farm and users of the Penistone Boundary Walk will have a direct view of the proposals site across the reservoir from this point. (Bell Royd Farm house has a large first floor window facing the site). Currently the Lakeside development is prominent in the view. Despite its surrounding mature trees, the form and height of the Lakeside houses are a disruptive feature in the largely rural view. The stone elevation of the proposed dwelling will be a distinctive feature in the view, but will be of a scale that is much more similar to the existing dry stone*

*walls than the current Lakeside development. Lying centrally in the view the elevation could form an important focal point, with the sculptor's vision of changing light and shadows across the elevation becoming reality in this view.*

- 4.1.1.2 The view of the revised proposals will be similar, but the lower proportion of the view occupied by the proposed smaller house will reduce its importance in the view. Proximity to the current 'Lakeside' housing and its boundary woodland provides a visual link to that grouping of features, but the form and materials of the proposed building will also reflect the stone walls of the remainder of the view. The importance of the house as a focal point of interest will be reduced, restoring the prominence of the existing landscape in the view.

**4.1.2 From Scout Dike perimeter walk, directly below site. View 9.**

(See VP 9 and VP9 Visualisation)

- 4.1.2.1 *A close view of the site, the proposed dwelling front elevation will be visible with the gentle mounding of the green roof above. This will form a strong point of interest to the viewer. The front of the site is quite open to views, thus any structures, sculptures, paths or activities on the frontage will have a strong impact on this view. Due to the proximity to the viewer and the gently sloping landform, relatively small changes near the boundary could reduce the visible area.*
- 4.1.2.2 As the front elevation of the proposed house will form a significant proportion of this view, the reduction in length and height will have a strong effect. The revised proposals will result in a sculptural feature of interest in the centre of the view, but the existing woodland to the right hand side and that of the proposed trees and shrubs of the LHS will be more dominant. As this view is from lower ground, looking up towards the house, the elevation of the original scheme breaks the skyline which increases the dominance of the elevation in the view. The revised proposals fall below the skyline, significantly reducing its dominance in the view. Similarly, the extent of the sloping grass field beyond and above the building will be increased within the view as a result of the smaller elevation. In addition, the proposed stone walls across the slopes between the house and the viewer will become relatively more important in the view providing alternative, closer focal points. All the above have the combined effect of significantly reducing the importance of the new building in the view.

## 5 Summary

- 5.1 The reduction in scale conferred by the shortening and lowering of the front elevation of the proposed dwelling will reduce the impact the proposals have on landscape character and visual amenity.
- 5.2 Due to the broad scale of the landscape and relative small scale of the proposals, the effect on landscape character of the original proposals was assessed as small. This applies also to the revised scheme thus the changes result in only a very small reduction in impact.
- 5.3 Similarly, the effect of the revised proposals on general visual amenity is reduced but only to a very minor extent. However, the effect on direct close to middle distant views is more pronounced as the proposals form a significant proportion of these views. The effect on the closest viewpoint in particular is much reduced by the revised shortening and lowering of the front elevation.

Viewpoint Four. Visualisation. From Bell Royd Farm



Viewpoint Nine. Visualisations. From Scout Dike perimeter walk, directly below site

Original proposals



Revised proposals

