

LANDSCAPE STATEMENT

FOR

PBP

AT

**LAND OFF HIGH HOYLAND LANE,
DARTON,
BARNSELY**

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Amended July 2019
Drawings updated May 2019
April 2019

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1.0 INTRODUCTION

FDA Landscape Ltd has been instructed by PBPlanning to prepare a Landscape Appraisal in support of a proposed residential development of a single house on land off High Hoyland Lane, Barnsley, South Yorkshire. The area is administered by Barnsley Metropolitan Borough Council.

The purpose of this Appraisal is to assess the impact of the proposed dwelling on the openness or perceived openness of the greenbelt in the immediate area and in more distant views if any. In addition the Appraisal sets out to answer questions posed by a Design Panel assessment of the proposed application.

The Appraisal has been carried out by a Chartered Landscape Architect.

This document will be used to demonstrate that the development can be executed without detriment to visual amenity, local character and the openness of the greenbelt and further that the design of the building will add to the quality of the landscape.

In order to compile this Landscape Appraisal a site visit was undertaken. We were provided with a red line plan with which to identify the site location and boundaries. The weather conditions at the time of the site visit were dry and sunny.

The site visit included a walk around the perimeter of the site on existing roads and Public Rights of Way to assess the landscape features of the site and immediate area and a walk/drive around the immediate road network to assess how visible the site is from surrounding vantage points.

A series of photographs were taken from available vantage points, the location of these being shown on a plan at **Appendix 1**. **Appendix 3** is the photograph record.

In addition to the site walkover, desktop survey work was undertaken into the history of the site and surrounding areas in terms of any landscape designations or development control implications.

2.0 THE SITE - Baseline

The proposed site is to the south western edge of the village of High Hoyland.

The site consists of an area of land to the north of High Hoyland Lane between 2 existing residential properties; The Mount to the east and Greenland Cottage to the west and is made up of a redundant quarry which has been backfilled. There are further residential properties to the north but they are separated from the site by an area of woodland that would be retained.

Central Grid reference SE 27090077

The location and views of the site can be seen at **Appendices 1 and 3**.

2.1 BOUNDARIES

Northern boundary

The northern boundary of the site lies against existing woodland which separates the site from 2 large detached houses.

Eastern boundary

The eastern boundary is with The Mount, a detached property which lies at a higher level and is separated from the application site by a belt of existing mature vegetation.

Southern boundary

The site is bounded to the south by High Hoyland Lane and open countryside beyond.

Western boundary

The western boundary with Greenland Cottage is separated from the house itself by an open area of garden which currently has extant planning permission (Ref.2017/0333) for a single storey annex which, if built, would sit directly in front of the proposed dwelling.

2.2 ACCESS

The site is accessed by an existing drive from High Hoyland Lane to the south.

The only public footpaths which have views towards the proposal site are short sections of footpath 14 which crosses the fields in a west to east direction from High Hoyland Lane, through Margery Wood to join the Barnsley Boundary Walk to the east and to Canon Hall to the south. The second footpath (Footpath 11) runs to the rear of the adjacent cottages and will pass the front of the building. (See Appendix 2)

2.3 VEGETATION, ECOLOGY AND LANDSCAPE DESIGNATIONS

Ecology

The site consists entirely of an infilled former quarry and is an area of disturbed land with a low ecological value.

There are many items of statutory protection are located within 5km from the site:

Listed Buildings:

- **Grade II** : numerous
- **Grade II***: up to 10 number including Wheatley Hill Farm
- **Grade 1**: Church of All Saints, Darton
Church of St Michael, Emley

It is considered that these sites would **not** be impacted by a single residential infill development on this site.

Tree Protection Orders (TPO's)

There are no TPO's in force on this site. The adjacent woodland areas to the north are covered by a Woodland TPO and will not be impacted by this proposal.

Conservation Areas

The central core of High Hoyland village is a designated Conservation Area but this would not be impacted by the proposed development which will not be visible from the centre of the village.

Green Belt

The site location is washed over by Green Belt but the proposal would be considered as infill which is not deemed to be inappropriate in the Green Belt.

The Wider Landscape

At a wider level, the landscape is characterised by a patchwork of small fields bordered by hedgerows and small to medium woodland groups with small villages and the urban settlement of Barnsley on the skyline. The immediate area is typical of the landscape character area described below.

2.4 LANDSCAPE CHARACTER

National Landscape Character

At a national level the site falls within Natural England Landscape Character Areas - NCA 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield

The key characteristics of this area in landscape terms relevant to this site are:

- A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures

- Local variations in landscape character reflecting variations in underlying geology
- Several major rivers flow through the rural and urban areas, generally from west to east in broad valleys
- A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country
- Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands, river valley habitats and subsidence flashes, with field boundaries of clipped hedges or fences
- Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use
- A strong cultural identity arising from a history of coal mining, steel making and other heavy industry which resulted from the close relationship between underlying geology and resource availability, notably water power, iron ore and coal

Local Landscape Character

At a **local level** the Barnsley Landscape Character Assessment report places the site into the character type West Barnsley Settled Wooded Farmland (E1).

The key characteristics of this area are as follows:

- *Gently rolling landform* with hills and broad valleys
- *Small, medium sized and large woodlands*, mainly deciduous
- *Substantial areas of intact agricultural land*, both in arable and pastoral use
- *Irregularly shaped small, medium sized and large fields* bounded by hedgerows, stone walls and fences
- *Stone farmsteads*, often with large modern outbuildings
- *Villages and hamlets* set in open countryside
- *Large, stone country houses* set within designed parkland
- *Urban encroachment*, visible to the east outside the character area

The landscape character of this area is judged to be **strong** and its condition **good**. The sensitivity of the landscape is judged to be **high** and its capacity for change **low**. As a consequence of the above judgement the strategy objective for this character area is to **conserve** the important features of the landscape and settlement in this area.

Strategy objectives relevant to this site are:

- Conserve the scale and settings of existing houses, hamlets and villages by preventing expansion into the rural landscape
- Conserve hedgerows and stone walls on field boundaries and restore where they are in decline
- Protect and manage existing wildlife habitats such as woodland, streams and scrub in order to retain their quality.

Site Specific Character

The site itself lies on the edge of the village of High Hoyland. The proposal site sits between existing residential developments off Hoyland Lane. The northern side of High Hoyland Lane already contains several residential properties of varying age and style. In general the existing properties sit prominently in the landscape with little or no, existing or new, vegetative screening. By contrast the proposed dwelling will sit back into the existing topography and vegetation with only its front elevation visible from outside the site.

3.0 PROPOSALS

The development proposal is for a single private residence which will be a high quality, bespoke design.

The dwelling will be built into the old quarry and the face of the building will sit largely in line with the original quarry face. The majority of the structure will therefore be below ground with the finished roof level on a level with the landform behind. This is illustrated on the architect's sections and elevational drawings.

Materials for the building will be sourced locally and are to consist primarily of contemporary

drystone walling with additional elements of glazed openings, glazed balustrades and smaller elements of exposed concrete and coloured aluminium window frames. (See PDCA plans for details)

A green roof will ensure that the building blends seamlessly into the landscape if viewed from the north although as has been previously stated these views are limited by intervening vegetation.

The dwelling is settled into the landscape using areas of large blocks of rockery sandstone to either side to imitate the quarry face and give the setting of the house context.

4.0 VISUAL IMPACTS OF DEVELOPMENT

A combination of the existing woodland and the topography means that there are only local views towards the site from the surrounding area. At distance the properties on High Hoyland Lane would sit within the backdrop of existing vegetation. Several other dwellings along the road can be judged to be more prominent in the landscape than the proposal dwelling will be.

Photographs have been taken from the footpath adjacent to Margery Wood although it is acknowledged that not all of these photographs are taken from a Public Footpath.

See **Appendix 1** for plan showing viewpoint locations and **Appendix 3** for the Photographic Record.

4.1 FROM THE NORTH

From the North there are no opportunities for views for receptors – pedestrian or residential.

4.2 FROM THE EAST

Pedestrian Receptors

2 PROWs which run east to west towards High Hoyland Lane from Margery Wood and will have views towards the proposal site. Also in this view are the very prominent building forms of The Mount and Greenland Cottages.

Vehicular Receptors

There are no vehicular receptors from the east.

Residential Receptors

There are no residential receptors from the east.

4.3 FROM THE SOUTH

Pedestrian Receptors

Pedestrians walking north along High Hoyland Lane will have a view into the site as they pass Greenland Cottages which sit below the proposal site. The view into the site will be fleeting as existing vegetation will screen the site once the pedestrian passes the entrance.

Vehicular Receptors

Vehicular receptors travelling north on High Hoyland Lane will have views towards the proposal site but its position between 2 existing large buildings will not change the drivers perception of space and views will be transient.

Residential Receptors

Residents of Greenland Cottages will have views towards the new dwelling from their external spaces and the gable end of the most northerly building.

4.4 FROM THE WEST

Pedestrian Receptors

There are no pedestrian receptors from the west.

Vehicular Receptors

There are no vehicular receptors from the west.

Residential Receptors

There are no residential receptors to the west of the site.

4.5 THE WIDER AREA

A drive around the adjacent road network was carried out to assess whether the development of the site would be visible from the surrounding area. Due to the topography and intervening vegetation the site is not generally visible from the wider area. Where there are views towards the site there are existing residences in the view along this lane and this view will not be changed by the introduction of an additional dwelling. It could be argued that a contemporary, bespoke building of this nature would add to the quality of the view along this lane.

5.0 DESIGN PANEL COMMENTS

The project team met with a Design Panel appointed by Barnsley MBC. Following the presentation and discussions the Design Team issued an assessment which included the following recommendations:

- Appoint a Landscape Architect to the Design Team
- Demonstrate how the proposal is of benefit to the landscape
- Move away from rigid edges and heavy roof to allow the building to flow
- Develop energy efficiency in the design
- Develop firmer proposals for the detailing of the building

5.1 Appoint a Landscape Architect

The client has appointed FDA Landscape Ltd as consultant Landscape Architect as evidenced by this document.

5.2 Benefit to the Landscape

The NPPF asks for 'quality of design' and a 'benefit to the wider landscape'.

The site of the proposed dwelling and its integration into the existing quarry makes it difficult to judge how it can be perceived as being of 'benefit' to the landscape. The house will sit amongst other properties each of which has a very clear identity of its own.

The house has being carefully designed by the architect as a contemporary, bespoke building and as such it will add to a streetscape along which each property is individual in design. With this in mind it can be argued that the proposed property will add to the landscape in this context.

5.3 Building Design

Consultations between the architect and FDA Landscape have resulted in some changes to the immediate situation of the building. Large rocks are to be placed at the base and sides of the building to imitate the sides of the quarry extending beyond the building. It is not the intention to in any way conceal what will be an attractive building but more to soften the edges and assimilate the structure into its environment forming a legible transition between the building and its setting.. The building will be seen to respond to the surrounding landscape by settling it into the existing quarry face.

The design process has seen the building form evolve and the latest iteration demonstrates a strong intention to integrate the building into its setting. Reference should be made to the attached design proposals at Appendix 4 and 5. The attached Landscape Design at Appendix 6 further illustrates these principles.

New tree planting will provide some intermittent screening to the west to filter views through to the dwelling from the rear gardens of the adjacent properties. These trees will also offer some degree of shading against the midday sun to the large glazed windows.

6.0 CONCLUSION

- 6.1 The proposed dwelling is positioned in a concealed location within the landscape with the majority of the build being underground. The front elevation of the building is orientated to take maximum benefit from the available panoramic views towards Barnsley and also to maximise solar gain. The materials used will be in harmony with those used in the existing built forms on High Hoyland Lane whilst retaining an individual character.
- 6.2 It is difficult to demonstrate 'benefit' to the wider landscape when proposed building sits within an existing group of houses. It is however clear that the building does not offer any detriment to either the character of the road or views towards the road from the wider landscape and does not have an adverse impact on the openness of the surrounding green belt. However the existing condition of the site is a detractor in the landscape with exposed rock face, vehicles and lockable container and therefore the completion of the proposed building and the tidying up of the site will be of benefit to the immediate area.
- The individual and contemporary quality of the building design will add a point of interest in the street scene. Computer generated images support this view.

REFERENCE MATERIAL

Magic Maps

Listed Buildings and Scheduled Monuments

Natural England

National Landscape Character Designations
Magic Maps

Barnsley Metropolitan Borough Council

Landscape Character Assessment

APPENDIX 1

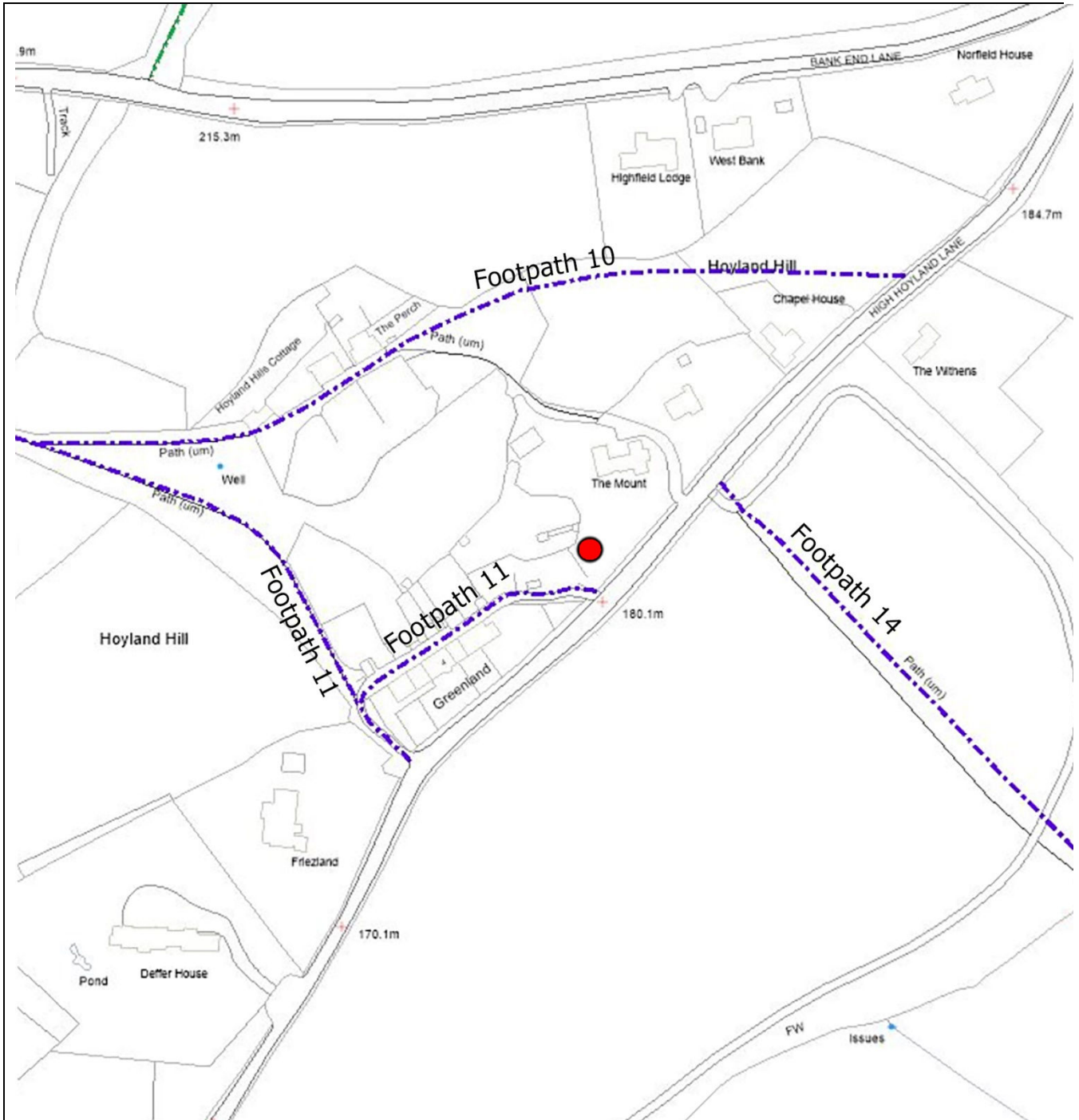
LOCATION OF VIEWPOINTS



Photograph Location Plan:

APPENDIX 2

STATUTORY FOOTPATH MAP



APPENDIX 3

PHOTOGRAPHIC RECORD



Viewpoint 1 - Looking south west from the PROW crossing the field towards the site. The Mount is prominent in the view with Greenland Cottages to the extreme left. Site sits behind vegetation.



Viewpoint 2 - Following footpath towards Margery Wood, looking back towards the site with The Mount prominent in the view.



Viewpoint 3 - Looking west from Margery Wood. The site is just visible between the existing trees.



Viewpoint 4 - Looking north towards the site with Greenland Cottages in the foreground. The proposed dwelling will sit amongst the trees between the cottages and The Mount (just visible on the right)

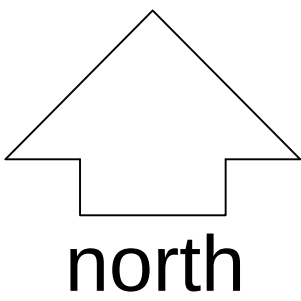


Viewpoint 5 - View north along High Hoyland Lane with a view of the site between the trees. The front elevation of the building will sit on the visible quarry face with the roof line lying at the top of the exposed earth slope

APPENDIX 4

Original Design Proposal

-



Proposed site plan, 1:200 at A1

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CLIENT
Mr S Warsop

PROJECT
Proposed Eco-dwelling built into hillside

LOCATION
Site to the rear of 1/2 Greenland Cottages
High Hoyland Lane, High Hoyland,
Barnsley

DRAWING
Proposed site layout

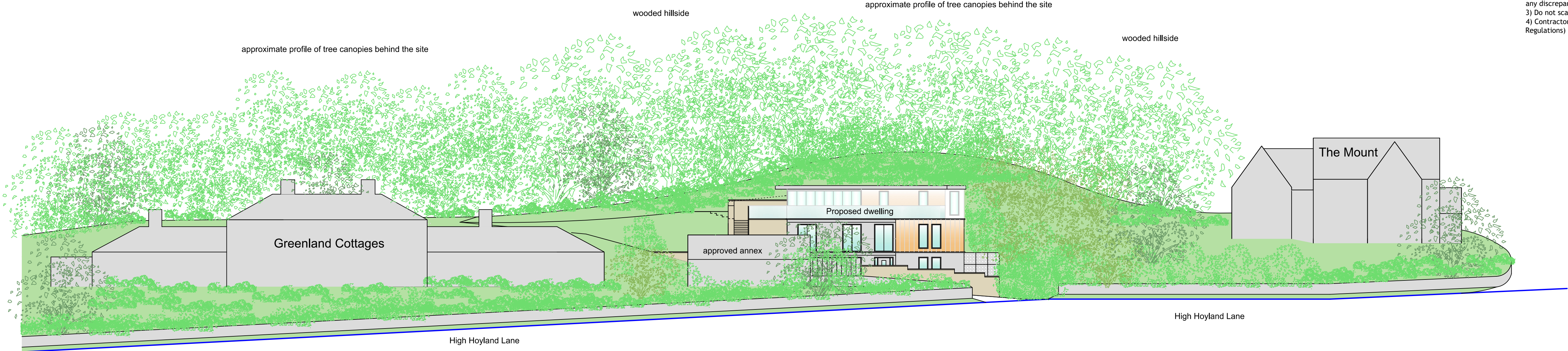
SCALES 1:200 at A1

DATE Feb' 18

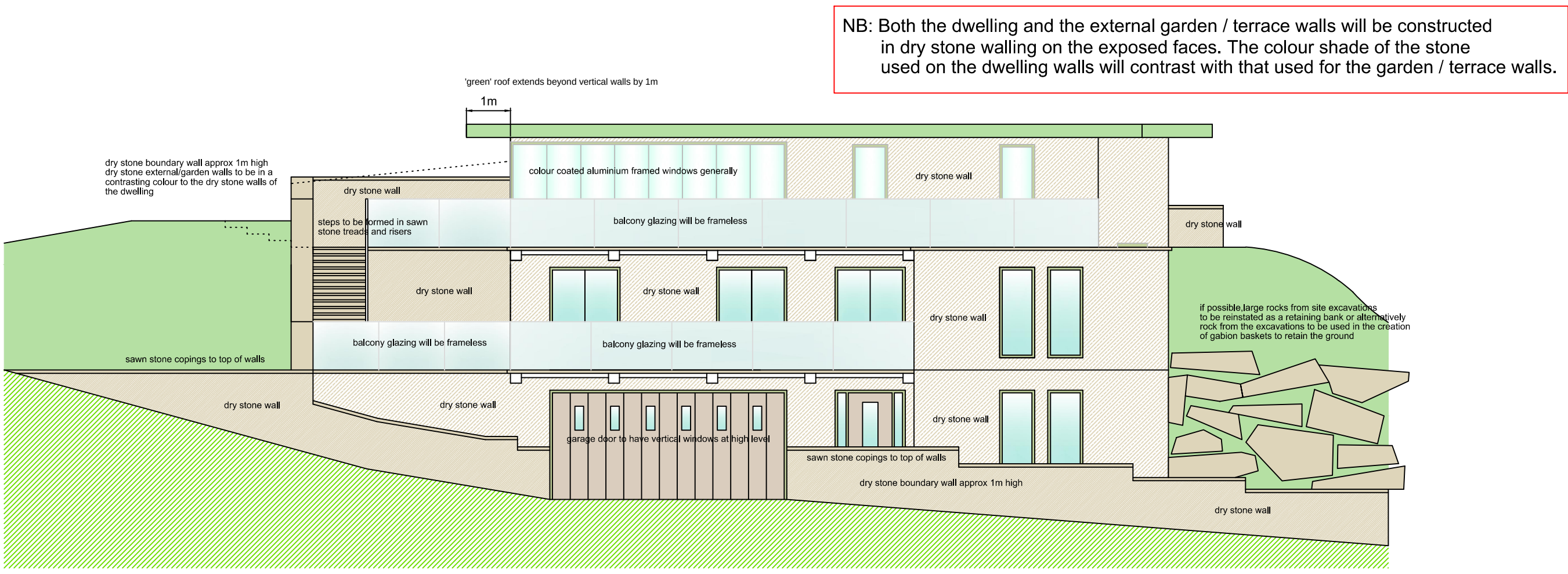
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PD

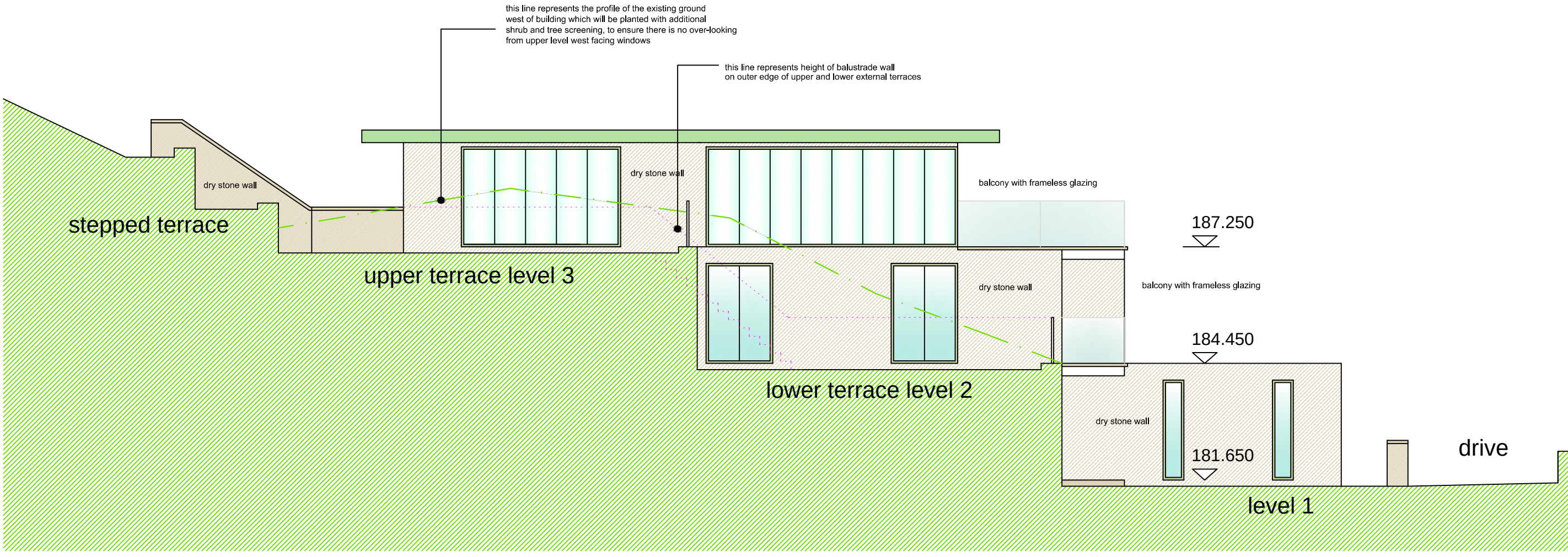
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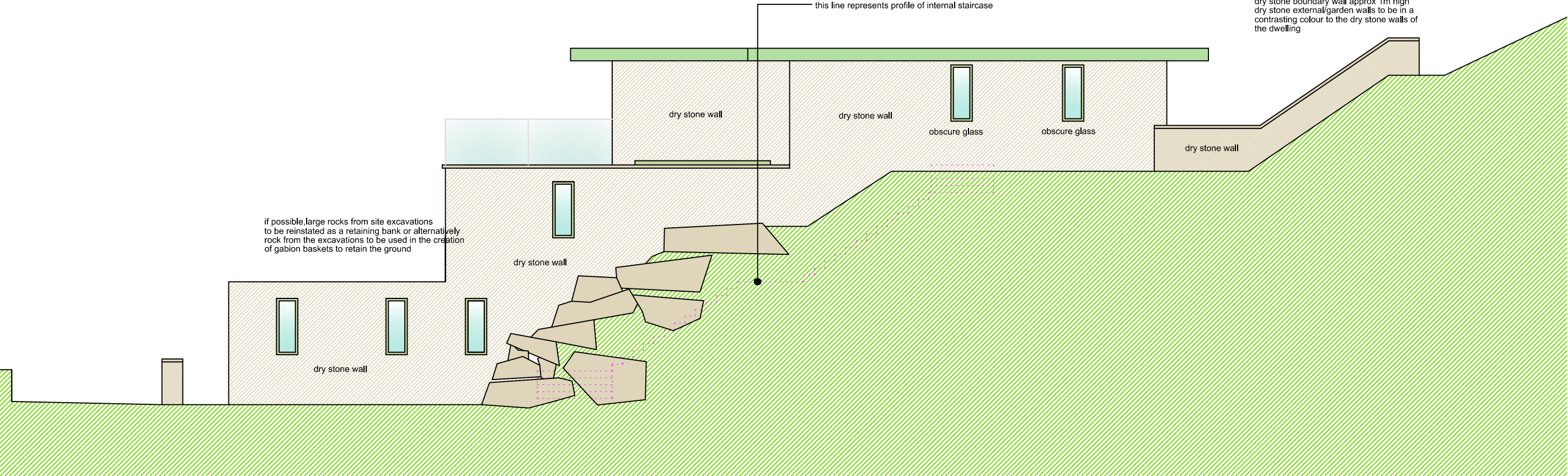
south facing 'street-scene', showing relationship with existing adjacent dwellings 1:200



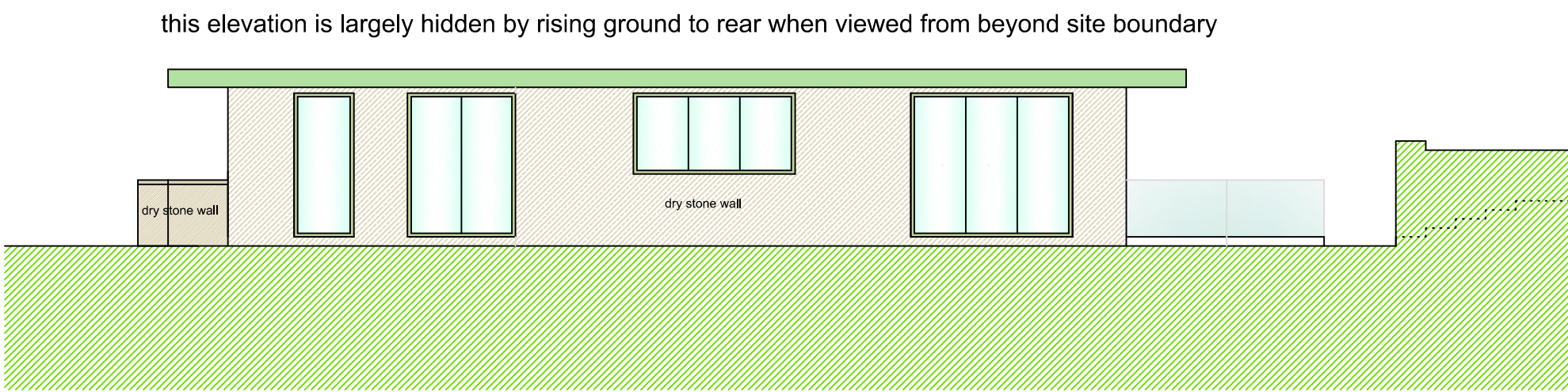
south facing elevation 1:100



west facing elevation 1:100



east facing elevation 1:100



north facing elevation 1:100

1:100 ELEVATIONS WITH TREES OMITTED FOR CLARITY

Rev. A External materials amended and additional notes added

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CLIENT Mr S Warsop	
PROJECT Proposed Eco-dwelling built into hillside	
LOCATION Site to the rear of 1/2 Greenland Cottages High Hoyland Lane, High Hoyland, Barnsley	
DRAWING Proposed dwelling elevations and 1:200 scale 'street scene'	
SCALES 1:100 and 1:200 at A1	DATE Feb' 18
DRWG No. 2016/07/04	DRAWN BY PD
REV. A	

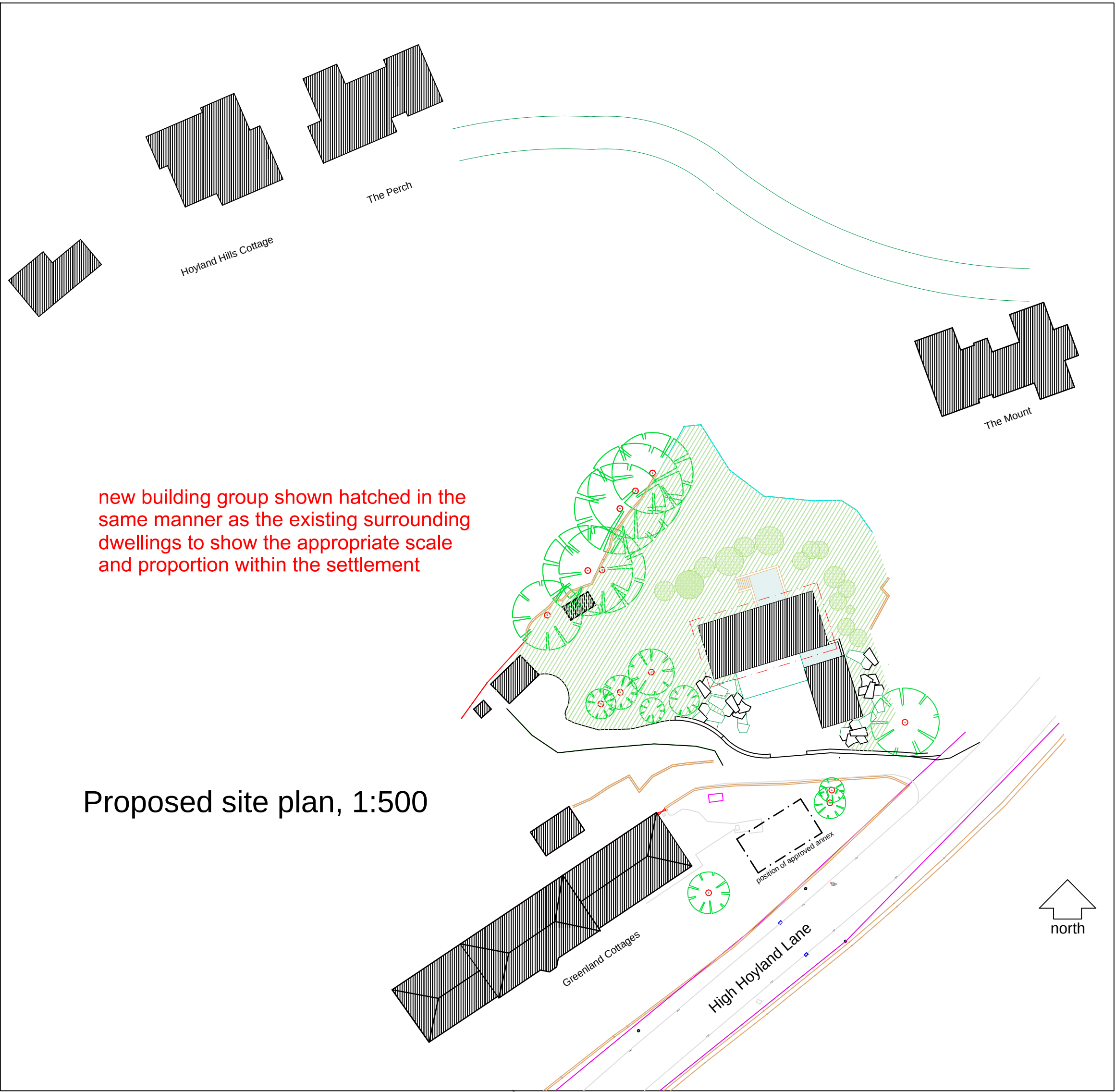
APPENDIX 5

Current Design Proposal

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Proposed site plan, 1:200 at A1

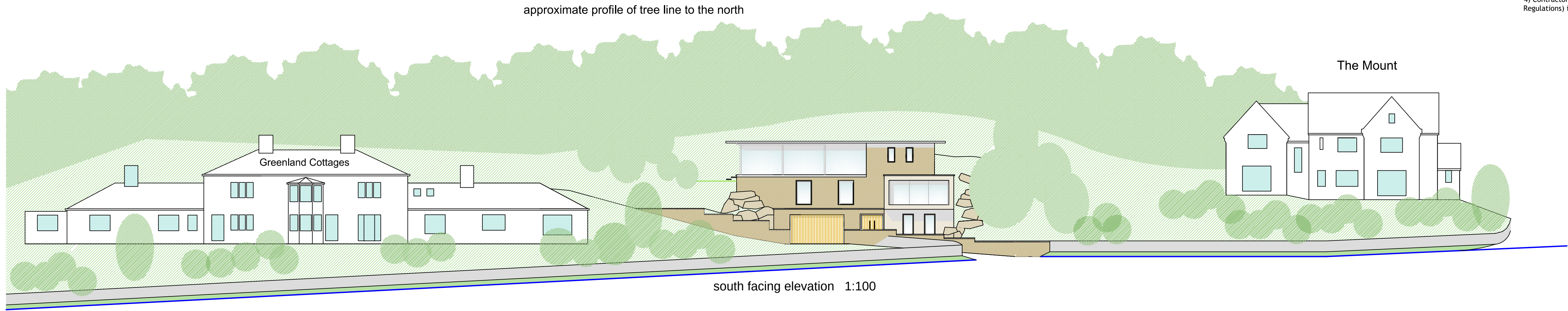


Proposed site plan, 1:500

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CLIENT	Mr S Warsop
PROJECT	Proposed Eco-dwelling built into hillside
LOCATION	Site to the rear of 1/2 Greenland Cottages High Hoyland Lane, High Hoyland, Barnsley
DRAWING	Proposed site layout
SCALES 1:200 and 1:500 at A1	DATE Mar'19
DRWG No. 2016/07/02	DRAWN BY PD
REV. B	

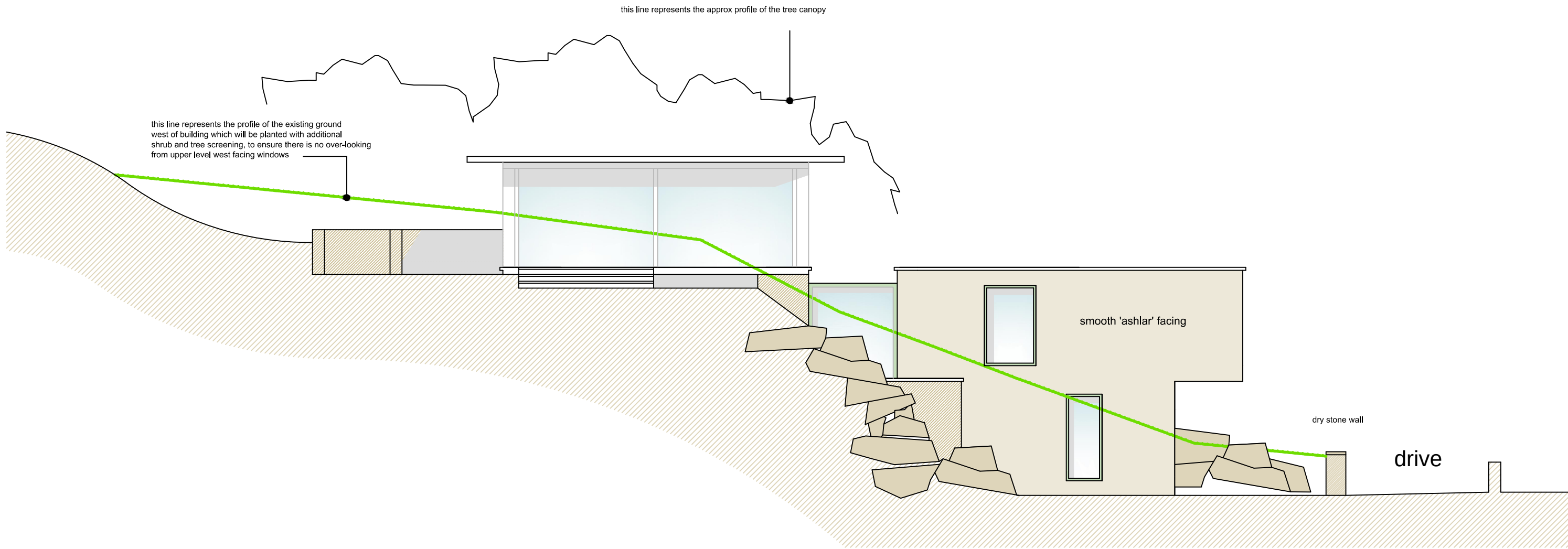
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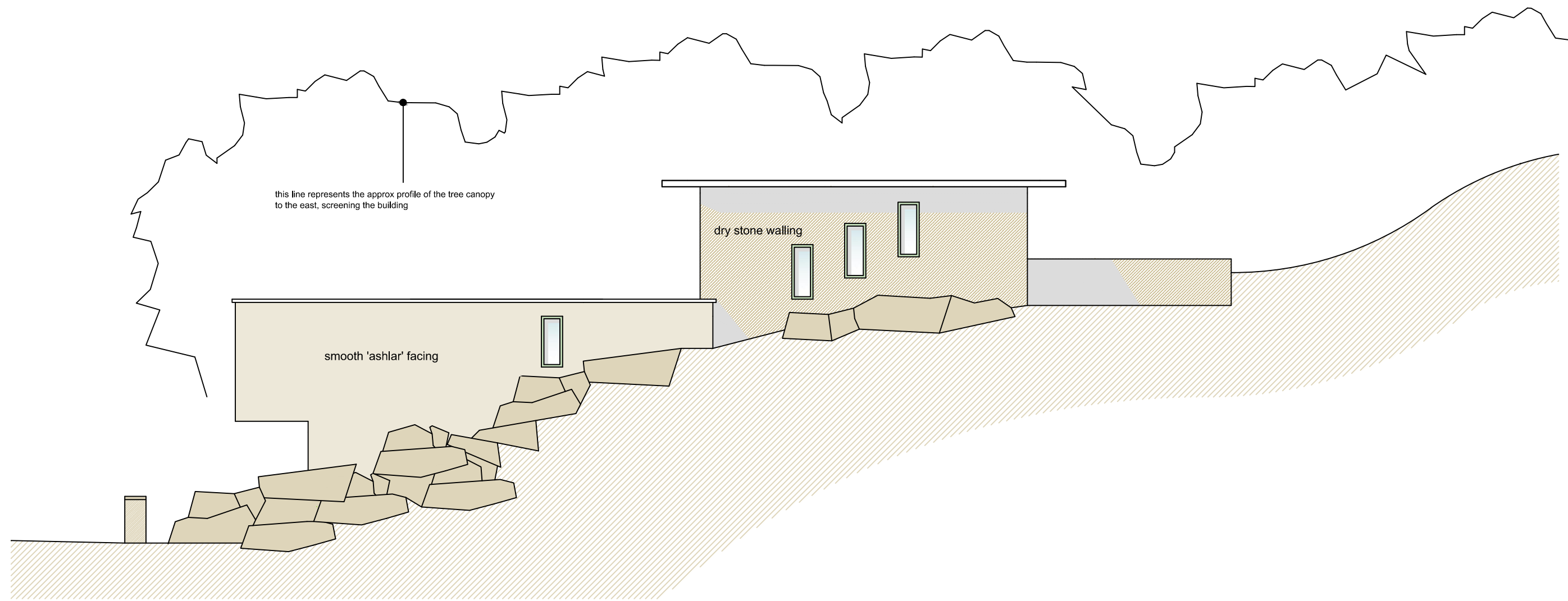
High Hoyland Lane 'street-scene', showing relationship with existing dwellings at 1:200



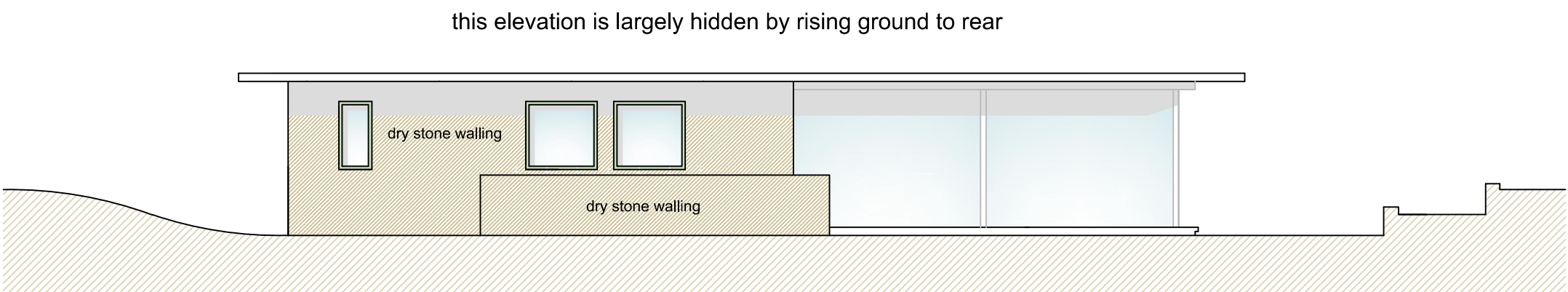
south facing elevation 1:100



west facing elevation 1:100



east facing elevation 1:100

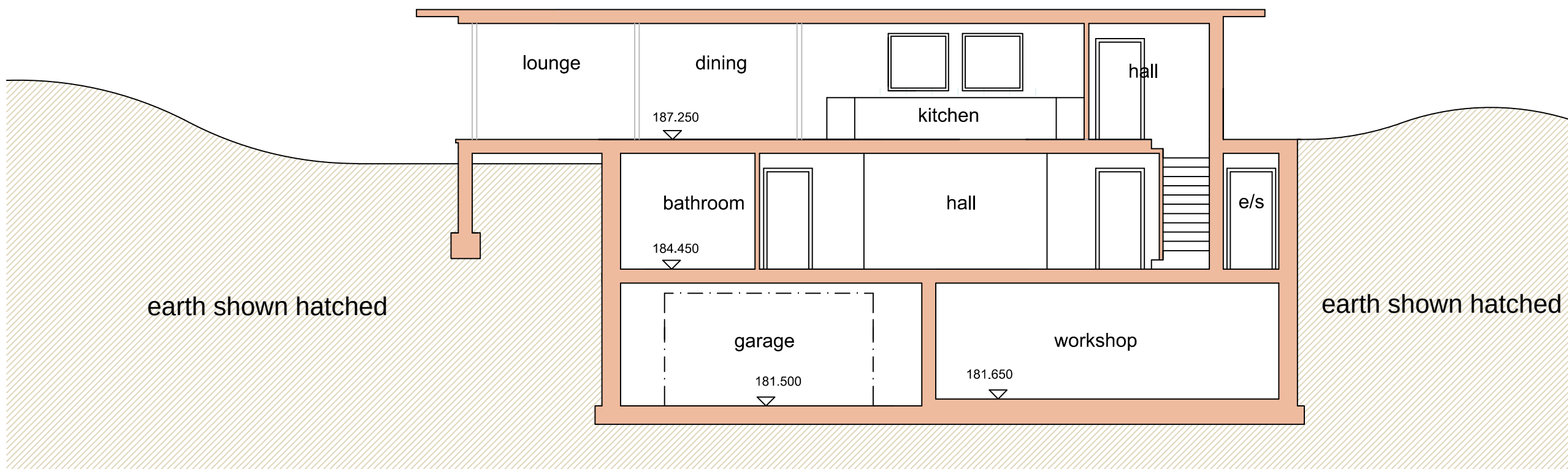


north facing elevation 1:100

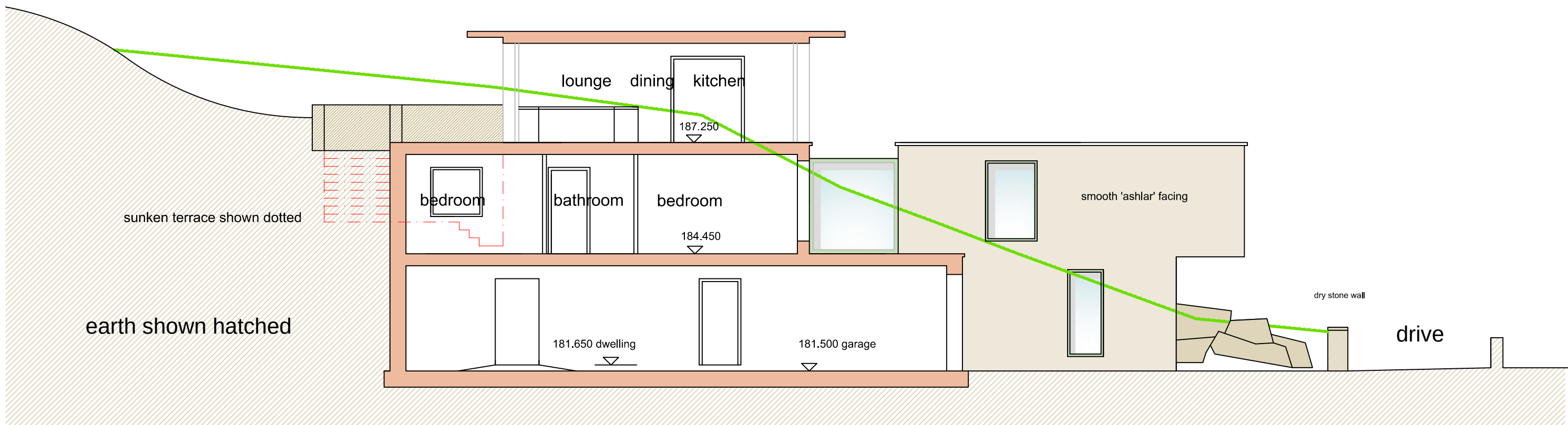
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CLIENT	Mr S Warsop
PROJECT	Proposed Eco-dwelling built into hillside
LOCATION	Site to the rear of 1/2 Greenland Cottages High Hoyland Lane, High Hoyland, Barnsley
DRAWING	Proposed dwelling elevations and 1:200 scale 'street scene'
SCALE5 1:100 and 1:200 at A1	DATE Mar'19
DRWG No. 2016/07/04	DRAWN BY PD
REV. C/1	

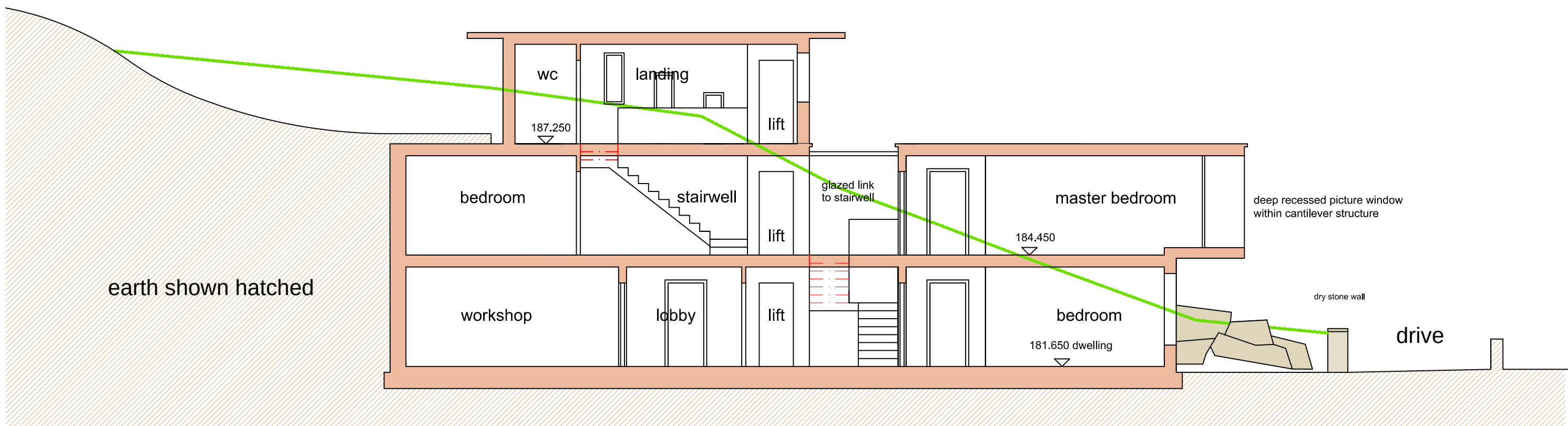
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section 'A' - 'A' 1:100



section 'B' - 'B' 1:100



section 'C' - 'C' 1:100

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CLIENT	Mr S Warsop
PROJECT	Proposed Eco-dwelling built into hillside
LOCATION	Site to the rear of 1/2 Greenland Cottages High Hoyland Lane, High Hoyland, Barnsley
DRAWING	Sections through site
SCALE5 1:100 at A1	DATE June19
DRWG No. 2016/07/05	DRAWN BY PD
REV.	

APPENDIX 6

LANDSCAPE DESIGN

NOTES

PROTECTION OF EXISTING VEGETATION

Existing vegetation to be retained on site shall be protected where necessary during works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.

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 5837:2012.

TREE PLANTING

New standard tree planting to the rear and sides of the property will strengthen the existing groups of vegetation and help to frame the building when viewed from outside the site. Species selected will be largely native species with an occasional ornamental specimen within the garden.

Final species selection to be made at detailed design stage.

Species to be selected from:

<i>Acer campestre</i> (Ac)	<i>Prunus subhirtella</i> 'Autumnalis Rosea' (PSAR)
<i>Acer platanoides</i> 'Laciniatum' (Apl)	<i>Pyrus calleryana</i> 'Chanticleer' (PC)
<i>Beaulia utilis</i> var. 'Jaquemontii' (Bu)	<i>Quercus robur</i> (QR)
<i>Carpinus betulus</i> (Cb)	<i>Sorbus aucuparia</i> (Sau)
<i>Malus sylvestris</i> (Ms)	<i>Tilia cordata</i> (Tc)
<i>Prunus padus</i> (Pp)	
<i>Prunus serotina</i> (Ps)	

SHRUB PLANTING

A mix of evergreen and deciduous shrubs will be planted to soften the fore-edge of the property and to create a suitable backdrop for trees and screen the existing rocky plants will be selected to grow within the rock bank at either side of the property.

Species to be selected from: () density/m2

Berberis trifoliata 'Amstelweert' (5), *Berberis thunbergii* 'Atropurpurea Nana' (5), *Bergenia cordifolia* 'Silberlicht' (6), *Buddelia davidii* 'Lochin' (2), *Ceanothus thyrsiflorus* 'repens' (4), *Chamaemelos suprema* 'Jae Trail' (4), *Cornus alba* 'Speedwell' (2), *Cornus stolonifera* 'Flaviramea' (2), *Cotoneaster conspicuus* 'Decorus' (6), *Cotoneaster laticus* (2), *Cytisus 'Allgold'* (4), *Elaeagnus pungens* 'Maculata' (3), *Escallonia* 'Apple Blossom' (4), *Euonymus fortunei* 'Emerald Gaiety' (6), *Festuca ssp* (6), *Geranium Johnson's Blue* (4), *Hebe albertana* '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), *Neptea laevis* (4), *Perovskia Blue Spire* (6), *Photinia var. 'Fendleri'* 'Red Ace' (5), *Prunus laurocerasus* 'Zabellana' (3), *Pyracantha* 'Orange Chameleon' (3), *Rubus x Betty Astburner* (4), *Spiraea* 'Gold Flame' (4), *Spiraea Shirobana* (4), *Viburnum tinus* 'Eve Price' (3)

Full planting details will be provided on subsequent drawings once the rock bank has been formed.



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	project Private Residence HIGH HOYLAND LANE, BARNISLEY	scale 1:200
	date July 19	drawn by SF
		drawing no R/2259/1
		@A1