

LANDSCAPE AND VISUAL ADDENDUM NOTE

Langett, London Road Cheltenham

1 BACKGROUND AND SCOPE

- 1.1.1 Proposals for redevelopment and remodelling of the existing property with a split-level dwelling were approved by Cheltenham Borough Council 06.11.20 application (ref: **20/01027/FUL**).
- 1.1.2 MHP Design (Chartered Landscape Architects) produced a Landscape and Visual Statement which focused on potential impacts on views from the Cotswolds Way (Long Distance Walking Trail) which is within proximity to the replacement dwelling. The baseline landscape assessment and associated viewpoint photographs remain relevant to this new application and are attached in Appendix 1.
- 1.1.3 Due to the constraints of the current approved redevelopment and the requirement of the owner to work from home, a reconfiguration of the proposed dwelling is required which has culminated in a new application for development. Along with lower and upper ground storeys, a small first storey is proposed to be added to the property to future proof the proposals to adapt to the new requirements of the owners.
- 1.1.4 This landscape note seeks to address the likely landscape and visual impacts arising from the changes to the proposed development from the previously approved scheme.

2 SUMMARY OF DESIGN CHANGES (RELVANT TO LANDSCAPE AND VISUAL ISSUES)

- 2.1.1 Revised development plans and elevations have been provided by Urban Aspects Land Planning and Design.
- An additional first storey is to be added to the proposed development. This will result in a new dwelling which is 1.7m higher than the existing consented scheme.
 - Materials are consistent with the previous scheme and comprise coursed local stone, vertical timber cladding, anthracite power coated windows and doors and anthracite cladding to the proposed first storey.
 - The building footprint remains in the previously approved location and the replacement dwelling is no closer to the eastern boundary of the site.

3 LANDSCAPE AND VISUAL IMPACT (PREVIOUS SCHEME)

3.1.1 Officer comments from the delegated report for the previous consented scheme in relation to landscape and visual impacts on the AONB stated,

“The replacement dwelling will not result in any greater impact on the surrounding AONB or result in any amenity issues.”¹.

3.1.2 The landscape and visual statement which accompanied the previous application stated that the effect on views from the nearby Cotswold Way would be negligible based on the current baseline and proposals for redevelopment.

4 LANDSCAPE AND VISUAL IMPACT (NEW SCHEME)

4.1.1 Whilst the roof line of the new dwelling is situated 1.7m above the height of the current approved dwelling it is not situated in a location within the proposed development which will be overly prominent in the existing views from the footpath. The footprint of the proposed first storey does not span the width or length of the upper ground floor and is proposed to be contained by the parapet wall of the new dwelling.

4.1.2 The eastern elevation of the first floor that is facing towards the footpath is not proposed to have any windows or openings. There will be no overlooking of the footpath to the east from this location or potential light spill from the new storey of the building towards the footpath.

4.1.3 As per the previous consented scheme, the new development is not likely to be available in medium or longer distance views beyond the extent of the footpath which passes directly within proximity of the site.

¹ CBC Officer report (20/11/2020) ref: 20/01660/FUL

5 LANDSCAPE ENHANCEMENT

5.1.1 Opportunities for landscape and visual enhancement which can be delivered as part of the new development include biodiversity enhancements to garden areas through native planting and green roofs to the new proposed dwelling.

6 SUMMARY

6.1.1 Whilst there will be a small loss in openness as a result of the proposed development, the landscape and visual impacts resulting from the changes to the scheme are not assessed to cause harm to the amenity of walkers using the nearby Cotswold Way. As per the previous scheme, the replacement of the existing uncharacteristic architecture with a modern contemporary design, finished in locally characteristic materials will bring enhancement to the site and immediate environs.

APPENDIX A

Langett, London Road, Cheltenham – Landscape and Visual Statement

Instruction and scope of assessment:

MHP Design Ltd. have been instructed to produce a landscape and visual statement for the extension and remodelling of an existing single dwelling (Langett), which is located to the east of Cheltenham Town within the Cotswolds Area of Outstanding Natural Beauty (AONB).

The site lies within close proximity to the Cotswold Way National Trail which is located beyond the eastern boundary of the garden. The purpose of this statement is to assess the potential impacts on views from the adjoining footpath following redevelopment of the site. Viewpoint photographs of existing views from the Cotswold Way are included within **Appendix A** of the report.

Site location:

The site is located off the A40 London Road on the eastern edge of Cheltenham Town. The area is located within the Cotswolds AONB which washes over much of the land to the east of the town. The linear shaped parcel of land contains a single dwelling, situated centrally within the plot, with garden curtilage to the north and south. The land adjoining to the north is agricultural pasture and to the east lies areas of established trees and Dowdeswell reservoir. The escarpment slopes are located to the north east which are characterised by dense established woodland. Despite its semi-rural location, both residential and commercial development are within proximity.

The site comprises of an existing single storey residential dwelling and separate garage building.

Existing established vegetation and trees are located around the boundaries of the site and provide containment to the domestic curtilage and extents of the land ownership.

Description of development proposals:

Redevelopment and remodelling of the exiting property will see the building split over two levels into the slope of the site, comprising a lower and upper ground level. The ridge height is proposed to be no higher than the ridge of the existing dwelling. Materials are to comprise natural Cotswold Stone and timber cladding providing character enhancement over the existing dwelling. The remodelling of the dwelling will result in the eastern elevation being within 2.5m (approx.) from the eastern boundary of the site.

Refer to architects' site layout proposals drawing Urban Aspects NBR20.01

Context & Designations:	
Greenbelt	The site is not located within the Cheltenham Green Belt
Area of Outstanding Natural Beauty	The Cotswolds AONB washes over the site and surrounding land
Listed buildings	None on site or adjoining its boundary.
Registered Park and Garden	No
Conservation Area	No
Open access land/public rights of way	The Cotswold Way runs adjacent to the eastern boundary of the site for a short duration
National Character Area	107 Cotswolds
County/District Character Area	Cotswolds AONB Landscape Character Assessment. Escarpment Character Type – Coopers Hill to Winchcombe Character Area
Landscape Character context	
Natural Elements:	
Landform	The land is generally level with a gentle north south gradient. The wider landscape to the north and east becomes steeply sloping as it rises towards the well wooded slopes of the Cotswold Escarpment.
Vegetation	Boundaries of the site are well vegetated with a mix of native trees and hedges. There is dense vegetation and trees immediately to the east of the site.
Hydrology	Dowdeswell reservoir and the River Chelt are within close proximity to the north and east. There are no streams, open watercourses or standing water on the site.
Cultural Elements:	
Land Use	The wider plot comprises of domestic curtilage associated with the single residential dwelling
Boundaries and enclosure pattern	Boundaries comprise established dense hedges and trees. Field patterns beyond the site comprise large open pasture fields with native hedges with occasional hedgerow trees.
Time depth/historic landscape	The site itself has a very limited time depth and is domestic and urban in character. The open pasture landscape and wooded escarpment slopes to the north and east impart a sense of time depth to the wider landscape.
Relationship to built form/settlement	The site is accessed from the A40 to the south which is a main arterial vehicle route into Cheltenham Town.

	Modern residential dwellings and commercial development line the road (A40) to the west on approach to the centre of the town.
Amenity/recreation use	No Public Rights of Way pass through the site. The Cotswold Way National Trail runs along the eastern boundary beyond the established hedge. The site is not publicly accessible.
Perceptual qualities	Low/moderate sense of tranquillity due to sites location within proximity to a major road. There is a low/moderate sense of activity related to the residential/commercial context to the south and west.

Visual context

Potential Key Visual Receptors:

Users of the Cotswolds Way National Trail for a short duration of the path

Residents of dwellings within proximity to the south

Visual Context and Prominence:

A site visit was undertaken in April 2020 when trees and vegetation were in partial/full leaf. Views from Cotswold Way which is located beyond the eastern boundary of the site have been photographed and are presented in Appendix A.

The site is visually well contained from open views from within the AONB to the east due to mature established trees on the escarpment slopes. Due to the small size of the plot and dense boundary vegetation the existing dwelling is not prominent in views identified during site assessment work.

Residential dwellings within proximity have not been visited during the site assessment work. Aerial imagery indicates that the nearest dwellings are located to the south of the site contained and are by substantial vegetation and trees which is likely to significantly limit potential views towards the site.

Potential views from higher elevations to the north and east on the escarpment slopes footpaths, including the Cotswold Way are contained within woodland which obscure and filter views towards the site.

A degree of containment is provided to the site by the adjoining reservoir and trees, where steeply sloping landform contains the site from potential views from the A40 highway and rights of way in those locations.

Views from the Cotswold Way:

Appendix A: Viewpoints 1 – 4 are representative of existing baseline views from the Cotswold Way. The National Trail is located within the Cotswolds Area of Outstanding Natural Beauty and views from the footpath are typically **higher value** views. There are no identified public viewing points or points of interest identified on Ordnance Survey mapping within proximity where there are views of the site.

Upon approach from the south (**VP1**) views of the site and the existing dwelling are available for a short duration of the path as the footpath approaches the from the footbridge. This is for a short duration where the existing vehicle entrance allows an open view into the site towards the dwelling. Dense boundary vegetation located further to the south restricts and filters all views towards the dwelling, which is not visible in views from the location beyond the bridge.

When within proximity to the existing dwelling (**VP 2 and VP3**) the beech hedge which is approximately 2.0 - 2.5m high limits and filters views towards the eastern elevation of the dwelling. Where glimpsed views are available for a short duration of the footpath, the majority of the lower portion of the building is obscured by this boundary vegetation. Views of the site and the existing dwelling are limited to a very short duration of the footpath.

Further to the north the footpath is contained within existing established trees which obscure and filter potential views towards the site. When within closer proximity the dwelling is obscured from view by the existing hedge (**VP4**). No open views of the existing dwelling have been identified from further north along the footpath on approach to the dwelling due to the containment provided by the existing trees and hedgerow.

Assessment of Effects on Views

The extension and remodelling of the existing dwelling will bring the side elevation of the building within 2.5m approximately of the boundary. The existing beech hedge is well established and dense and filters and obscures views from the footpath. Whilst the massing of the proposed building will increase the quantum of development on the site, the perceived changes to views from the footpath will be very limited due to the screening effect provided by the boundary hedge. The effectiveness of the screening provided by the hedge is not likely to be significantly affected in a winter landscape, where vegetation would otherwise have lost its leaves, due to Beech species holding its leaves throughout the winter months. The beech hedge if maintained and managed to its existing height it is expected to provide an effective screen to the footpath and potential views of new built form on the site.

Through redevelopment of the existing dwelling there are opportunities for enhancement of the existing character of the site, the use of local natural stone and timber for building materials will enhance the site providing a more characteristic dwelling in this location in accordance with the aspirations of the Cotswold Design Guide.

The overall magnitude of effect on views from the Cotswold Way, post development of the site, are therefore expected to be **negligible**.

Mitigation and Enhancement Potential:

There are opportunities to maintain and enhance the existing landscape structure to the site boundaries through proactive maintenance and management. Where feasible additional tree planting along the site boundary to augment the hedge would both contribute to wider Green Infrastructure and further filter potential views into the site from the adjoining footpath.

Biodiversity enhancement can also be achieved a site level, even in smaller residential sites, where areas of lawn are over seeded with wildflower mixes and native tree and shrub planting to garden areas is undertaken where space allows.

OVERALL SUMMARY:

The site lies within the Cotswolds Area of Outstanding Natural Beauty (AONB) which makes it potentially sensitive to development. There is an existing dwelling on the site that is proposed to be extended and remodelled. The site is well contained from sensitive views from the Cotswold Way which is adjoining, with a limited number of receptors obtaining potential views into the site from residential dwellings, footpaths and roads. Where glimpsed views are available, these are limited to a very short duration of the adjoining footpath.




Due to the site's location, containment by existing vegetation and trees and current built form, the overall magnitude of effect on views from the Cotswold Way brought about by the extension and remodelling of the dwelling is assessed to be negligible.

There is further opportunity to improve and enhance the character of the site through proposals which consider characteristic contemporary Cotswold style vernacular and additional native planting to bring an overall enhancement to the development.

Produced by: **MHP Design Ltd**, Chartered Landscape Architects on behalf of Urban Aspects Ltd

Date: April 2020



- KEY
-  Study Site
 -  Cotswold Way
 -  Viewpoint Location/Direction

DOWDESWELL RESERVOIR

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Project Name:
Langett, London Road Cheltenham

MHP Reference:

Revision:	Status:	Date:
	FINAL V1	24/04/2020

Figure 1 Site Location, Viewpoint Locations and Context
20069 Langett, London Road, Cheltenham



Figure 2 Viewpoint Photograph 1 - Single Frame View
20069 Langett, London Road, Cheltenham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **April 2020**

Camera Make/Model: **Nikon D7200**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking north from Cotswold Way**



Study Site

Figure 3 Viewpoint Photograph 2 - Single Frame View
20069 Langett, London Road, Cheltenham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **April 2020**

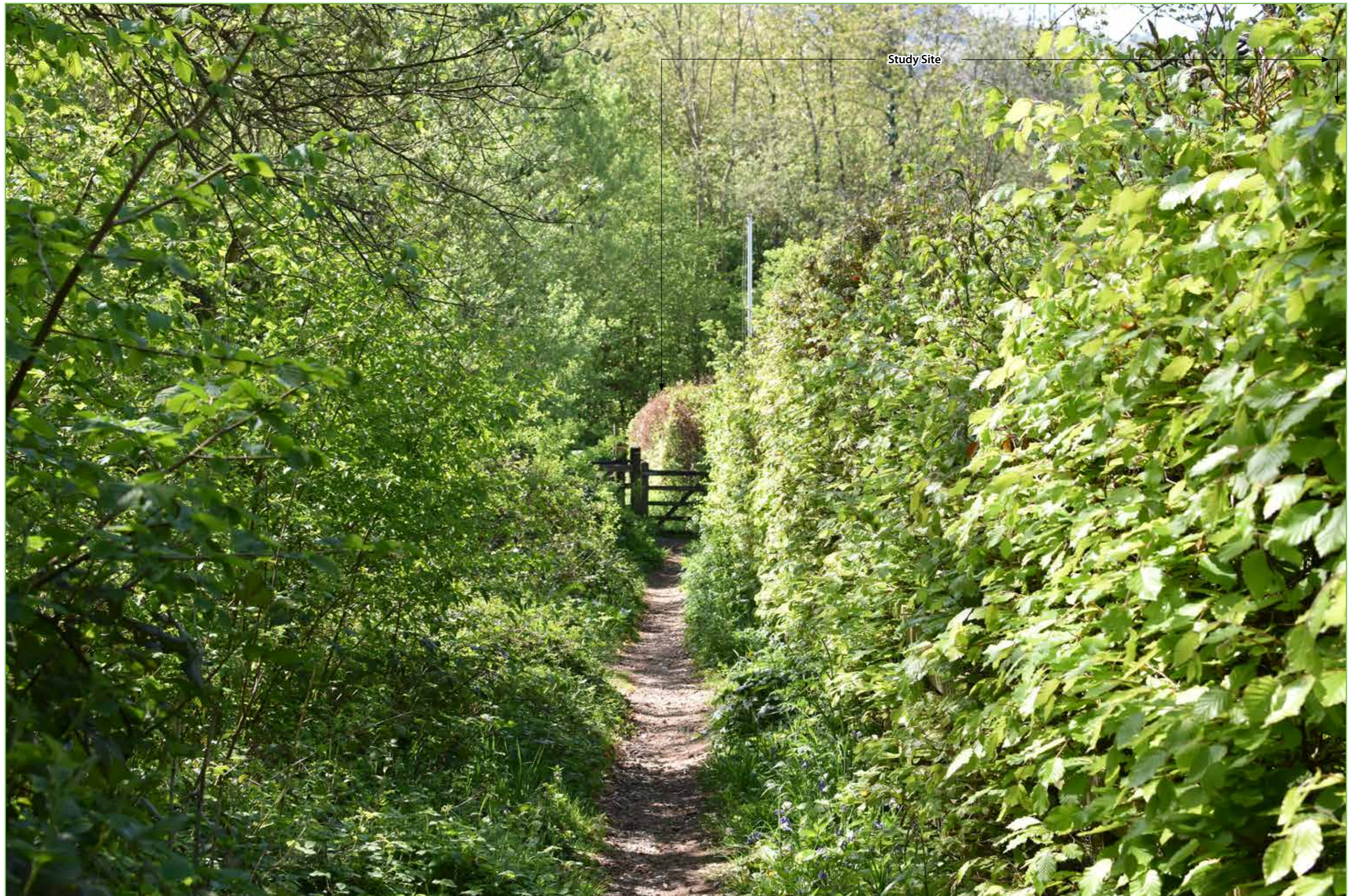
Camera Make/Model: **Nikon D7200**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking north from
Cotswold Way**



Figure 4 Viewpoint Photograph 3 - Single Frame View
20069 Langett, London Road, Cheltenham

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: April 2020

Camera Make/Model: Nikon D7200
Camera Lens: Nikon DXPrime 35mm
HfOV: 39.6°
Direction of view: Looking north east from
Cotswold Way



Study Site

Figure 5 Viewpoint Photograph 4 - Single Frame View
20069 Langett, London Road, Cheltenham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **April 2020**

Camera Make/Model: **Nikon D7200**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking south from
Cotswold Way**

2 APPENDIX B – GLOSSARY OF TERMS

Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Network of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	An area, as perceived by people, the character of which is the result of the action and interaction of natural and /or human factors.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape Character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCA's)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Characterisation Assessment.
Landscape Effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual

	areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape value	The relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Susceptibility (or vulnerability)	How susceptible or vulnerable the landscape receptor is to accommodate the proposed development without undue negative consequences for the maintenance of the baseline situation
Time depth	Historical layering – the idea of a landscape as a ‘palimpsest, a much written –over manuscript.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.