

**Slip Cottage
Hawkley
Hampshire,
GU33 6NH**

Proposed 2 storey extension, conversion of garage to ancillary accommodation and associated landscape works including relocation of oil tank

Landscape and Visual Impact Assessment

Context

Slip Cottage is located on the edge of the village of Hawkley within the South Downs National Park. The property is located on a sloping site to the north of Uplands Lane and comprises a 4 bedroom dwelling with a detached ancillary building to the west.

To the north of the site there is a paddock of 1.9 acres with a large pond. The site is relatively visible from the road but is well screened from the northeast by vegetation and from the north west by trees.

The property is constructed of local stone and brick quoins with an extension to the north in a harder, non-local stone. The building is roofed with plain clay tiles and includes a large box dormer window, likely from the 1970s. Doors and windows are painted timber.

To the west of the building is a small garage and ancillary building which includes a studio, storage and a single garage. This building is of modern construction but is constructed in sympathetic materials to complement the house including brick, stone and clay tiles.



Aerial image showing the site



Aerial image showing the site



East elevation of the dwelling



South elevation of the dwelling



West elevation of the dwelling



North elevation of the dwelling



West elevation of garage building

Landscape Character

The site lies within Landscape Character Area type J – Greensand Terrace as defined by the SDNPA Landscape Character Assessment

Relevant key characteristics of this landscape character area are listed as:

- A distinct terrace formed from Upper Greensand with a locally prominent escarpment defining its outer edge.
- Cut by a series of small streams that rise from springs neat the foot of the chalk escarpment, and have eroded narrow, deep valleys as they cross the Greensand terrace.
- Deeply sunken lanes have eroded downwards to reveal exposures of the Greensand geology and gnarled tree roots.
- Fertile soils supporting large fields of arable, interspersed with pasture, woodland and orchards. Road verges with botanical interest.
- Distinctive hanger woodlands, remnants of ancient woodland, cling to the steepest slopes.
- Areas of former hop gardens are marked by poplar shelter belts.
- Villages are located at regular intervals along the springline, often associated with artificially dammed mill ponds and mills. The chalk scarp often forms a dramatic backdrop.
- Buildings constructed from local 'Malmstone', with red and yellow brick detailing, and clay tile roofs.
- A strong sense of rural tranquillity resulting from the absence of overt human impact and a low density of settlement.
- Dominated by the adjacent steep chalk escarpment, with views over the adjacent lowlands from the edge of the Greensand scarp.

Site Visibility

The site is a prominent rural location on the side of the lane. The character of the lane is of individual properties surrounded by open landscape with a hanger of trees to the north west providing screening of the site from wider views but providing an attractive backdrop for the dwelling in views from the south.

The existing dwelling and garage building are of traditional character but with some features that detract from this traditional character such as the large box dormer on the western elevation which is particularly prominent.

Landscape treatments

The proposal includes the retention of the hedges and trees on site and their enhancement with additional native hedging along the field boundary. The landscape proposals include wildflower margins along boundaries to preserve the rural character of the site as well as encouraging wildlife.

The relocation of the oil tank to the western end of the site will be in an area that is well screened and the existing trees and vegetation in this area will be retained.

The landscape proposals include substantial planting along the southern boundary where the property meets the road, and this includes a new tree to replace the tree which will be removed to make space for the extension

As a whole the landscape proposals are considered to substantially enhance the sites character and also bring biodiversity benefits.

Effects on the landscape Character

The proposed extension respects the traditional form of the existing dwelling with a steeply pitched roof finished with plain clay tiles. The ridge line of the extension is set lower than that of the host dwelling so as to ensure the extension remains subservient to the original house.

The materials used in the proposed extension are reflective of the numerous barn conversions and farm buildings found locally with a mixture of timber cladding, green oak and handmade brick, executed in a moderately contemporary manner. This ensures the proposed materials, which will weather naturally, are appropriate for the rural character of the site. In addition the visually lighter materials used, compared to the solid stone used in the host dwelling, will further add to the subservience of the extension.

The alterations to the ancillary building will only serve to enhance its appearance through the use of traditional materials and the relocation of the oil tank to an area which is well screened will not have any adverse impact on the landscape character.

Collectively these changes are positive and will ensure that the building sits well in the landscape, reducing adverse visual effect and creating a positive contribution to the character of the site.