

Demolition of existing outbuilding and erection of a Passivhaus dwelling to the rear of the existing dwelling  
Sidelands, 40 Ham Green, Pill, Bristol BS20 0HA  
Planning reference 19/P/3168/FUL

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## Assessment of impact of proposals

## INTRODUCTION

This brief report illustrates the baseline condition, and the 'as-built' situation for two options – the proposals currently under consideration, planning application reference 19/P/3168/FUL, (referred to hereafter as 'current proposal') and an alternative suggested by the planning officer (referred to hereafter as 'alternative proposal').

## METHODOLOGY

### Viewpoint

The viewpoint is in Brookside, adjacent to the turning to Anchor Way. The grid reference is ST 52582 75434. The location is shown on the plan in this report. The distance to west elevation of the proposed building, based on Ordnance Survey data, is 201m.

Trees obscure the view of the building from other locations on the footpath running south from Brookside opposite Anchor Way, which is a Public Right of Way (PROW). This is shown on photographs in this report.

The distance to west elevation of the proposed building, based on Ordnance Survey data, is 201m.

### Photography

A high quality camera and lens was used for the baseline and as-built photographs – a tripod mounted Sony Alpha A7s II with a 50mm focal length fixed lens, with camera height at 1.5m. Focus, aperture and shutter speed were set manually. The weather was clear and the sun was in the south west, behind the direction of view. Photography was carried out on Monday 20 April 2020 at 15.30.

### Modelling

The as-built situation has been modelled as accurately as is practicable. The 3D modelling and rendering software used was Nemetschek Vectorworks with Renderworks (Integrated Siemens Parasolid rendering engine). The model view is based on the camera location elevation, lens and settings. The lighting is set to match the location, date and time of day. The existing house and garage at 40 Ham Green have been modelled and were used as a check for accuracy.

## ASSESSMENT

Neither the site nor the viewpoint is in a Conservation Area or AONB and both are outside the Green Belt.

The view is across the valley of Markham Brook which is in the Green Belt, with the banks and floodplain of the watercourse being designated a 'Wildlife Site'. There is a stand of mature ash (*Fraxinus* spp.) growing on the bank to the stream to the north of the illustrated view, Poplar (*Populus* spp.) on the floodplain with mixed willow (*Salix* spp.) and hazel (*Corylus* spp.) in the direction of the illustrated view. Part of the large garden to 40 Ham Green is visible from the rear windows and gardens of a few private dwellings in Brookside.

There is a substantial building on the site of the proposed building (referred to hereafter as 'existing building'). This was formerly an egg-packing shed which was part of the egg farm that formerly operated on the plot. The building is finished in unpainted cement render with an industrial profiled steel roof finished in a green colour.

The ground rises steeply from the existing building to the houses in Ham Green which form a dominant backdrop to the view. In particular, the slope of the land means that these houses, while appearing single or two storey from Ham Green, have raised terraces or a further floor below, giving them additional prominence. The houses on the east side of Ham Green, the opposite side of the road from 40 Ham Green, are also visible because they are at a higher level, and form a second layer of background to the view.

The proposals involve the demolition of the existing building with the proposed building sited partly over the footprint of the demolished building. The proposed new building is set slightly forward of the existing building and, because of the slope of the ground, appears taller because it has a lower base. The bottom half of the ground floor is obscured from public viewing points, with only the upper floor being completely visible.

Both the current proposal and the alternative proposal have ridge heights comparable to that of the existing building.

## CONCLUSIONS

### Landscape

The view of the site is not *of* an area of landscape, but *across* an area of landscape, to a built-up background. The visible buildings are on several levels, as the dwellings on either side of Ham Green being at different elevations, and there are additional scattered buildings at a lower level such as the existing building. The proposals involve no loss of trees or hedges.

For these reasons the proposals have a neutral impact on the landscape.

### Visual Impact

The visibility of the site from a PROW is very limited, being from one location only. The site is also visible from a few private dwellings on Brookside.

The existing building is unattractive with a utilitarian semi-industrial appearance. It has a negative impact on the view. The proposal is to replace the existing building with one of similar height and width.

The effect of the proposed building being set slightly forward from the existing building does not significantly increase the impact on the view.

There is an opportunity in the detailed design to use materials of a recessive tone such as dark render and timber cladding which will be less dominant than the white and cream coloured render widespread on existing dwellings and the pale grey colour of the existing building.

The proposal is only viewed in the context of existing built development. The backdrop of buildings at a higher ground level to the east means that the the proposed building will not break the skyline and will result in a negligible impact on the landscape character or the openness of the Green Belt.

For these reasons the proposals have a neutral visual impact.

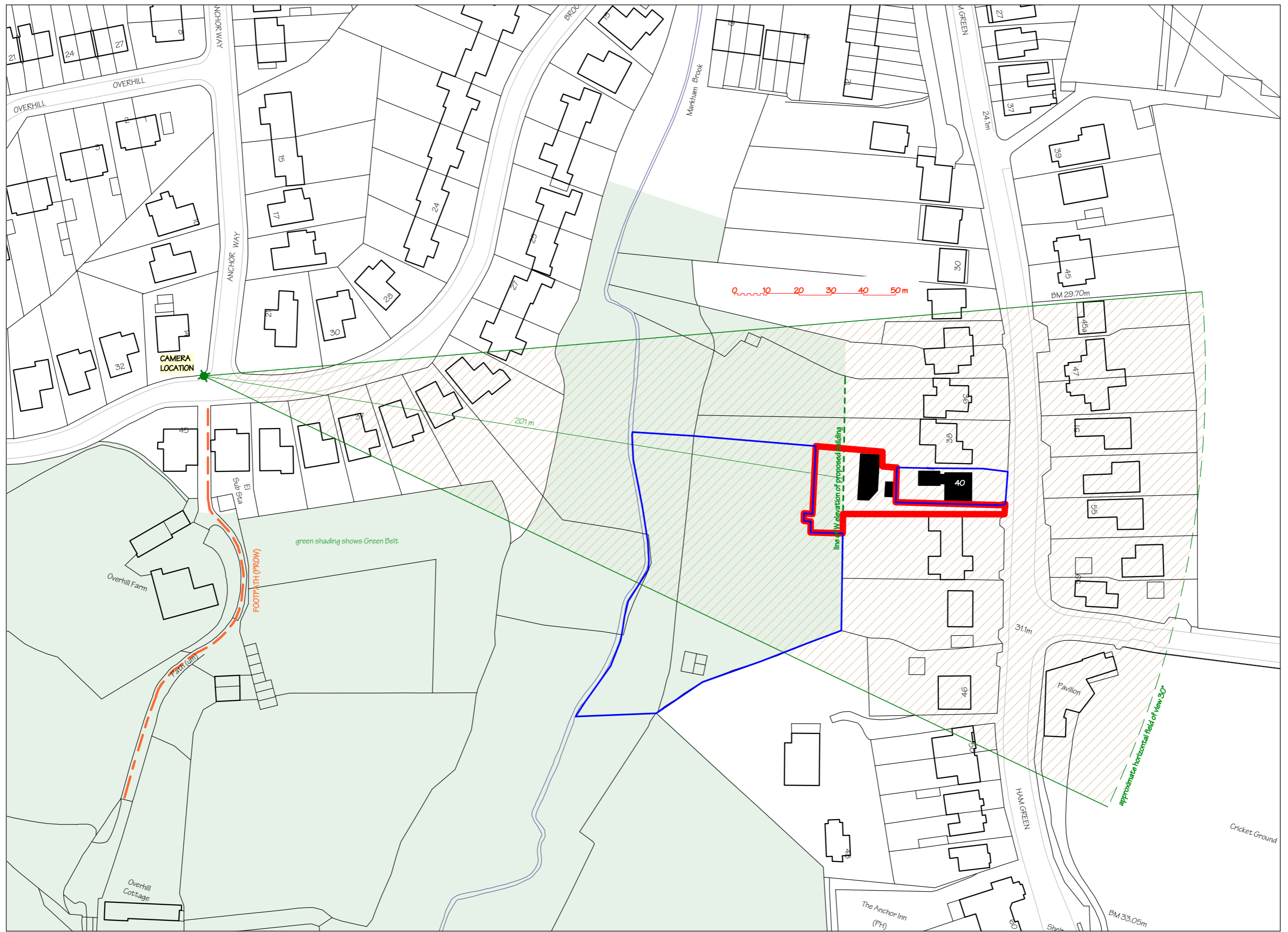
### Comparison of current proposal and alternative proposal

The two as-built views highlight the differences between these two proposals.

The current proposals show a double pitched roof sloping left to right, with its ridge slightly higher than the ridge of the existing building, and its eaves lower than the ridge. Because the highest part of the ridge runs front to back, this reduces its impact on the view.

The alternative proposal has a the roof sloping front to back and a higher ridge than the existing building. The ridge running this way increases its impact on the view. This height is required to achieve headroom in a pitched roof because the ridge needs to be higher than standing headroom in order to have sufficient usable area further down the roof slope. A section drawing demonstrating this is included in this report.

For these reasons the current proposal has less impact than the alternative proposal.



**LOCATION PLAN (not to scale)**



**BASELINE CONDITION**



The roof of current proposal slopes left to right, with its ridge slightly higher than the ridge of the existing building and its eaves lower than the ridge.

## CURRENT PROPOSAL

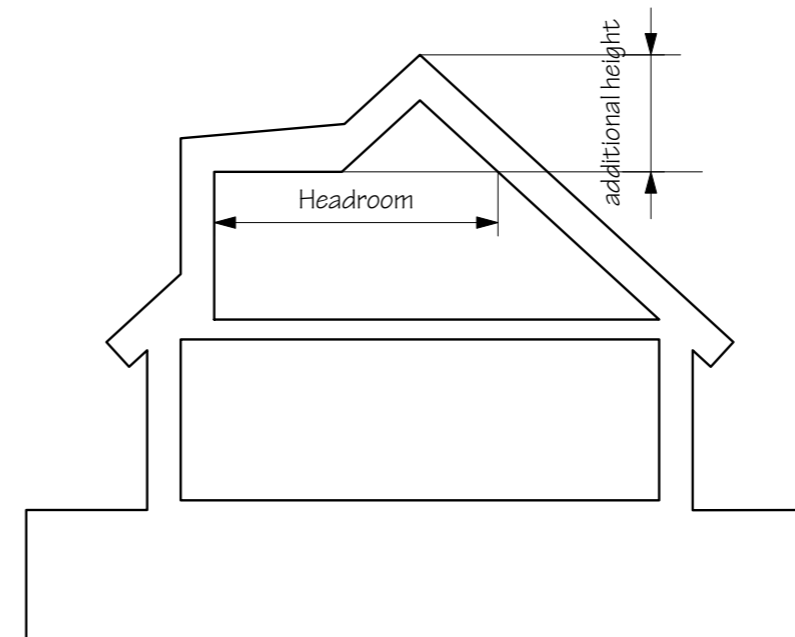


The roof of the alternative proposal slopes left to right, with its ridge higher than the ridge of the existing building and its eaves lower than the ridge

## ALTERNATIVE PROPOSAL



**VIEWS FROM PUBLIC FOOTPATH SHOWING SITE OBSCURED BY TREES**



**DIAGRAM SHOWING HOW ALTERNATIVE PROPOSAL CREATES A HIGHER RIDGE THAN CURRENT PROPOSAL**