



LANDSCAPE APPRAISAL

SINGLE STOREY NEW BUILD TIMBER-FRAMED GARAGE ST PETERS WELL, LODSWORTH

1. Purpose

The purpose of this appraisal is to consider the impact of any changes to the landscaping directly surrounding the development and any likely affect upon landscape assets or features in the wider context.

2. Landscape Character

The landscape character according to the 'Integrated Landscape Character Assessment' [2005] (ILCA) is 'Sandy Arable Farmland'. The settlement form and built character is described thus:

'The settlement pattern is characterised by small nucleated settlements, interspersed with isolated farmsteads of medieval date set within areas of early enclosure. ...

The typical settlement form is of mid-late Anglo-Saxon origin, and comprises nucleated groups of former farmsteads situated around the church and manor house, and set within groups of fields enclosed in the later medieval period but originally forming open fields farmed on a communal basis, interspersed with isolated farmsteads. Many of these settlements have grown into large villages. Scattered isolated farmsteads derive from more recent enclosures during the 18th-19th centuries, and are set within large regular field systems that have replaced earlier patterns.

Building materials are typically local sandstone, flint and red and yellow brick, with clay tiles and thatch used for roofing.¹

Within this settlement form, St Peters Well is located in the village of Lodsworth which is formed on greensand deposits. The site is close to the Manor and Church which are located to the south.

St Peters Well is accessed via two lanes – Vicarage Lane and Church Lane - both drop down from the High Street and are typical of sunken lanes providing a strong sense of enclosure and remoteness. St Peters Well is built at the convergence of these two lanes.

The use of brick, clay tile and sandstone in the buildings reflect the local geology of the area and as such is a 'sensitivity' of the landscape character identified in the 'Integrated Landscape Character Assessment (2005)'.² St Peters Well contains much of this material, with sandstone being used in post-medieval additions and later, to reface the building. It is also used extensively in the boundary walls.

The garden of St Peters Well is domestic in character and is primarily laid to grass. The grounds rise up to the west at the rear of the building. Where the building is sited the land here flattens out with the garden levelling off before dropping again beyond its boundary to

¹ 'Integrated Landscape Character Assessment' [2005] (ILCA), p.348

² Ibid.;

the east. The site contains a number of mature trees and some shrubbery close to its boundaries. The shrubs do not have a particularly strong amenity value.

3. Landscape Condition

The garden of St Peters Well has not been properly maintained for some years, though is currently kept tidy and under control. The present owners have recently undertaken some maintenance and removed five trees from the site due to disease, low amenity value and potential harm to the grade II listed building. Some of these trees also provided high levels of shade.

The boundary treatments are generally in good condition though the historic wall which borders St Peters Well and Vicarage Lane to the north has been subject to some damage from large delivery vehicles that are too wide for the lane.



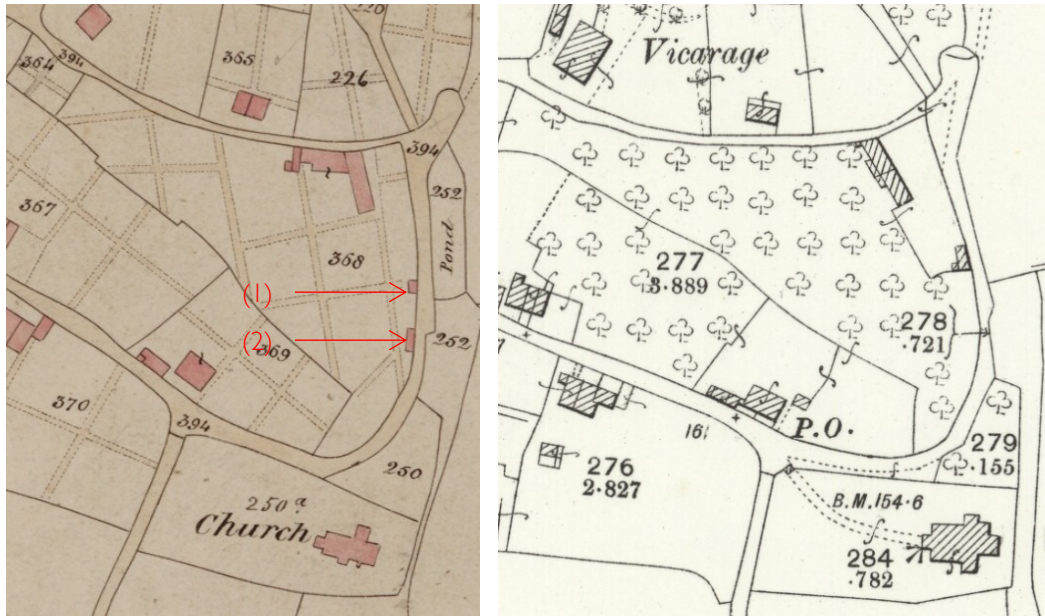
The stone boundary wall at the north-eastern corner of St Peters Well, constructed in local greensand stone

4. Landscape Value and Sensitivity

The tithe map of 1841 shows the garden to the west of St Peters Well laid out with paths criss-crossing the site and corresponds with the existence of the malthouse. Late 19th century, OS mapping shows this area of garden formerly planted with trees and only the garden to the east being open, as it is in its current form. This seems to suggest that the more open nature of the garden to the rear, as currently exists, is a fairly modern change. It is certainly felt that there is an early twentieth century character about the gardens which may correspond with this opening up and the historicist treatments evident in the building and its interior.

The only 'formal' design element within the garden appears to be the brick path to the front of the house which forms a strong axis and the path to the old garage building to the south.

This seems to be a remnant of the garden plan as seen on the tithe of 1841. Otherwise, the garden does not appear to have a strong sense of design.



Left: The Lodsworth Tithe Map of 1841 showing St Peters Well with paths laid out and 2no. out-buildings (1 & 2) to the south-east. Right: the property c.1897 with the malthouse removed, the house divided, the garden planted with trees and the southern out-building (2) removed.

The large areas of lawn and disconnected borders are not conducive to promoting biodiversity and require high levels of maintenance and machinery to manage them.



Left: The front garden looking south towards the old garage building, mainly laid to lawn with shrub borders. Right: Garden south of the house looking towards Church Lane, mainly laid to lawn with shrub borders and larger trees on or close to the boundary.

One of the key landscape sensitivities identified within the 'Integrated Landscape Character Assessment (2005)' is the material nature of buildings themselves which reflect the local geology and in turn local distinctiveness. This is a cultural sensitivity that can be prone to harm from the use of inappropriate materials and in turn undermine the cohesive quality of the built environment here:

- *The consistent palette of building materials, including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles, which provides a strong sense of place and unity.*³

The main palette of St Peters Well is stone, brick and tile. The building's primary elevations are stone which appear to date from the 17th and 18th centuries and would have resulted in the loss of the wattle and daub once evident on the medieval hall house. Red brick is evident in the chimney construction which would have coincided with the broader availability of brick and developments in chimney design.

Red brick is also evident at the rear where the malthouse would have existed and in the quoining, much of which is now twentieth century. Clay tile is used on the roofing, but also as hanging tiles where the malthouse has been detached from the main building. They are repeated again on the mid-20th century extension to the rear.

The building thus remains the more sensitive landscape feature here rather than the garden which does not convey strong time-depth or a particularly strong historic character. The other primary sensitivities listed in the ILCA which correspond with the 'Sandy Arable Land' character, lie outside of the site curtilage and therefore are not affected here.

5. Proposals and Resulting Impact

The potential material impacts of the proposals on the landscape are restricted to the new build garage to the south-east of St Peters Well. These include the retaining of the land directly around new build garage to provide a more concealed out-building that is sunken into the landscape to allow a connection to the existing remaining narrow out-building (1).

The existing approved proposals (SDNP/19/0613/LIS & SDNP/19/06129/HOUS) to extend and alter the main house includes new planting which is designed to add interest to the garden amenity whilst promoting native species for the benefit of local wildlife and biodiversity.

THE EXTENSION

The proposed extension seeks to reinstate a garage building to correspond with a former out-building (2) evident in the 1841 Tithe map. Whilst there is no evidence of how this would have appeared, the remaining out-building (1) is an indicator of its construction and height.

Whilst every endeavor has been taken to allow the new structure to be concealed from the surrounding views there will be elements that will be visible from Church Lane, its simple form and materials are designed to reflect a more restrained rural typology and the clay tiles, to continue the palette of fabric that is specific to this landscape type and its primary sensitivities. It should be noted that from the lane the main feature will be the roof constructed using hand-made tiles. The timber-framed and oak weather boarded walls will largely be concealed behind brick retaining walls and within the raking landscape.

There are no openings proposed within the existing historic stone eastern boundary wall.

The elevations of the proposed garage building are in a traditional oak feather edged weather boarding to reflect the nature of the addition, but also to maintain the palette of materials specific to the local landscape character. The proposed retaining walls are

³ 'Integrated Landscape Character Assessment' [2005] (ILCA), p.348

proposed to be brickwork, to match the existing historic brick out-building (1) and to reflect the palette of materials specific to the site and the local landscape character.

The nature and narrowness of Church Lane means that that the proposed addition is not seen within a broad open setting, but gradually reveals itself. Similarly, it does not obscure any public or scenic views of the landscape beyond, or affect perceptual qualities such as tranquility.

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The plants proposed and the benefits they provide to biodiversity and local wildlife are listed within the approved planning and listed building consent applications to extend and alter the main house (SDNP/19/0613/LIS & SDNP/19/06129/HOUS).

5. Conclusion

Lodsworth is situated with the landscape character known as 'Sandy Arable Farmland', which has a number of key sensitivities according to the 'Integrated Landscape Character Assessment (2005)'.

Due to the limited scope of the development here, these sensitivities are not considered under threat from the proposals in this application. The scheme does however embrace the importance of local building materials which are identified as a sensitivity with red brick and tile being employed.

The physical impact on the landscape is limited to the extended garden to the far south-east corner St Peters Well which currently forms the hard-standing and low-quality scrub area. This affects garden which appears largely 20th century in origin and as shown in late 19th century maps, seems to have changed significantly in character. The exception perhaps being the paths to the front.

The development does not appear to affect a designed landscape, nor does it impact on designed views, or scenic views that otherwise might be considered of benefit to the National Park and its special qualities.

As a result, the scheme is not considered to be of detriment to the landscape character at St Peters Well.

A planting scheme provided, as part of the approved planning and listed building consent applications to extend and alter the main house (SDNP/19/0613/LIS & SDNP/19/06129/HOUS) will enhance the amenity value of the land at St Peters Well, as well as help this application comply with policy SD2 to provide ecosystem services benefits. This is being achieved by promoting native plants that will support biodiversity and local wildlife.