

LANDSCAPE-LED CASE STUDY 2

MEDIUM RESIDENTIAL

Site Name: Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss, Hampshire

Status: Permitted 12 November 2019.

Description

Construction of 77 residential units, creation of areas of public open green space and new public footpaths, together with sustainable urban drainage systems; the creation of two new vehicle and pedestrian access points; together with internal circulation routes and parking.

South Downs Integrated Landscape

Character Area: Rother Valley Mixed Farmland and Woodland (KI)

Summary

The key landscape characteristics that were identified for this site are listed opposite. The wooded character of the area has been respected and ultimately the planting of large trees will help integrate the new development into the landscape.

The village's hidden character has been respected with development restricted above a certain contour, the settlement and built character of the village and the South Downs has been retained with streets and homes following contours, the use of locally characteristic materials and building forms. The response to contours is good and has allowed multi-functional green and blue infrastructure and has retained important views out. Although overall this is a successful scheme there is room for improvement in the scheme design as a number of the dwellings have on plot parking which is relatively dominant when viewed from the street.

The final success of the scheme will be subject to approval of detailed planning conditions and to good quality construction.



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Key landscape characteristics for the existing site and its context

- ① **Woodland 1:** Trees dominate the settlement of Liss, contributing to its wooded character.
- ② **Landform, Soil & Water 1:** Lowland vale landscape, contours strongly drive patterns of movement and settlement, in particular.
- ③ **Landform, Soil & Water 2:** Existing surface water problems on and around the site.
- ④ **Field Patterns:** Regular field patterns, bounded by thick high hedgerows or rews (wooded boundaries).
- ⑤ **Settlements & Buildings 1:** Local building materials: red brick, clay roof tiles, some slate and timber.
- ⑥ **Settlements & Buildings 2:** Liss has a nucleated settlement pattern and its form, set low in the valley, follows the contours.
- ⑦ **Settlements & Buildings 3:** Form of buildings in the area, including frequent use of gables facing street and some catslide roofs.
- ⑧ **Settlements & Buildings 4:** Street character of houses set back with generous fronts behind hedges and with pedestrian gates, cars accommodated well on plot.
- ⑨ **Roads, Tracks & Paths 1:** Pattern of routes around the site including public right of way which links to village centre.
- ⑩ **Roads, Tracks & Paths 2:** Roads in Liss follow the contours, then run perpendicular up to the hangers.
- ⑪ **Perceptual Qualities 1:** Tranquillity, sense of place and rural character with generous green spaces.
- ⑫ **Perceptual Qualities 2:** Dark Night Skies – reserve status and valuable perceptual quality.
- ⑬ **Views & Visibility:** Views towards the wooded hangers.

Summary of Landscape-led Design Proposals



Landscape-led Proposals

Woodland & Trees

① Trees form key part of the street scene throughout (fig 1), ultimately conserving the character of Liss and helping to break up roofscape in the long-term (fig 2). Trees have not been used to surround the site and 'screen' the development.



Fig 1: Proposed tree planting on the site



Fig 2: Proposed large tree planting between buildings

Landform, Soil & Water

② Site development responds to contours. Whilst the scheme pushes to the edges of the site boundaries, it is sensitive to landform and enables other benefits to be delivered.



Fig 3: Layout of public open space, sustainable drainage systems and developable area respond to contours

③ Green space set so water management runs across contour, maximising surface water capture. No standing water proposed on the site. Water management used as a positive opportunity to provide informal play opportunities with swales. **No capture of rainwater at source – rain gardens/green roofs or water butts. Permeable paving not used to greatest extent possible.**



Fig 4 Proposed sustainable drainage strategy



Fig 5: Swale

Fig 6: natural play with water and slopes

Field Patterns

④ Retained trees around the boundary support existing character and provide some sense of maturity to new development.



Fig 7: Field pattern respected with retained boundary trees

Settlement & Buildings

⑤ Use of locally characteristic building materials.



Fig 8: Building material palette

⑥ The site allocation supports the settlement pattern of Liss (see aerial photo on p.2). Layout further develops this, largely through the positive road network and by restricting heights beyond a certain contour, maintaining its 'hidden village' character.

⑦ Building forms use locally characteristic gables and catslide roofs albeit in contemporary way.



Fig 9: Proposed elevations facing the street

⑧ **Locally characteristic generous fronts with hedges and cars well integrated not followed as very tight fronts with double car parking obscuring front elevations and dominating street. Limited opportunities for characteristic front pedestrian gates. This is not locally characteristic**

Roads, Tracks & Paths

⑨ Connectivity with the existing rights of way to off-road including to school and village centre. Less positive approach to highway problems on Andlers Ash Road and the Shipwrights Way. Looped route around the site supports movement network, and provides passive surveillance.



Fig 10: Proposed pedestrian routes

⑩ Main road through the site follows the contours (see main layout plan on p.2) which is a key characteristic of Liss. This single intervention helps the whole site layout be more responsive to settlement character.

Perceptual Qualities

⑪ Provision of a large area of open space provides opportunities to seek out local quiet space and a chance to experience the view. Space provides opportunity for informal play. Space is truly multi-functional achieving many benefits and enriching experience. Experience of green entry from SW also partially maintained.



Fig 11: View of main POS

⑫ External lighting minimised with lighting bollards replacing street lights where necessary.



Fig 12: Downward lighting bollards selected for the scheme

Views & Visibility

⑬ The characteristic of views towards the wooded hangers is being supported. This not only contributes to visual amenity but to supporting a sense of place.



Fig 13: Dark backdrop of wooded hangers seen from the site