

# EVISTONES COTTAGE

## VISUAL STUDY

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APRIL 2019



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3.1 Visual Summary

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## 1.0 INTRODUCTION





# 1.1 INTRODUCTION

To support the submission of landscape and architectural proposals at Evistones Cottage, a landscape study was undertaken to identify the visual relationship which the site and proposals have with the wider landscape setting.

For clarity the collective proposals include the replacement of the garage, outbuildings and cottage, supported by a landscape masterplan. The landscape and architectural proposals are illustrated in Figures 1 and 2 of this page.

The study explored a 3km zone radiating from the Evistones Cottage site. The study area was felt a proportional area to assess in relation to the proposed scale of redevelopment. Within the 3km zone, nine views from public highways and Public Rights of Way (PRoW) were explored and documented within this study. For each view the study confirms if a view of Evistones is possible, and if not, the reasons why.

The study was undertaken on a bright, dry and clear day in April with clear visibility. Trees were not in leaf therefore any potential visibility of the site would be unscreened at the time of assessment.

Within the study area two PRoW were not assessed as they were inaccessible due to shooting ranges.

Figure 3 within section 2.1 illustrates the extent of the study zone and viewpoints which we were assessed.

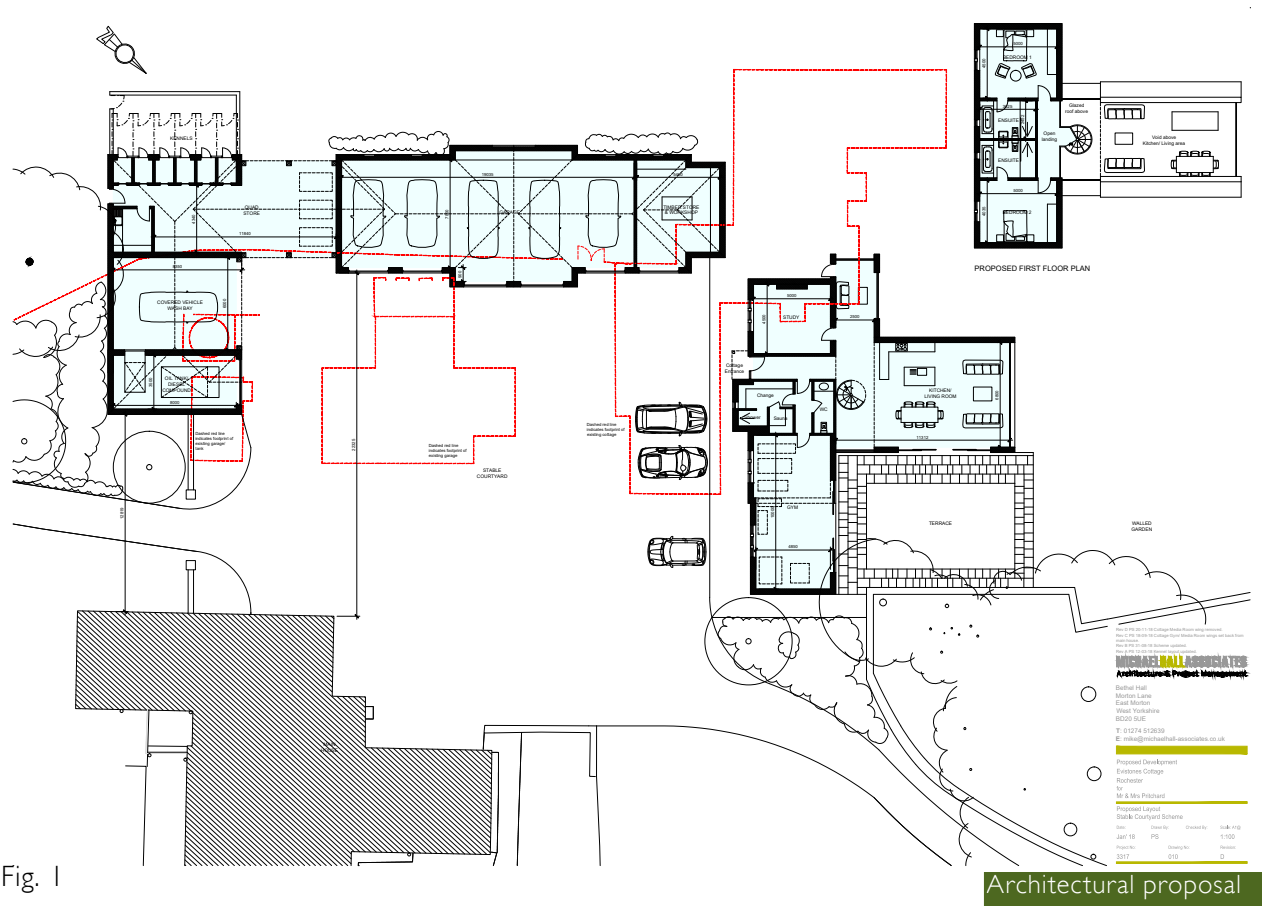


Fig. 1

## LANDSCAPE MASTERPLAN



Fig. 2



## 2.0 LANDSCAPE CONTEXT





# 2.1 LANDSCAPE CONTEXT

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Fig. 3



2.2 VIEW I

VIEW I:

View from: Public Highway A696  
Direction of view: South-east  
Distance of site from view point: 3.4km  
AOD: 200m; The site is at a similar level to the viewpoint.  
Is there a view: NO  
What obscured the view: Evistones Wood which surrounds the site.  
Grid Reference: NY811994





## 2.3 VIEW 2

### VIEW 2:

View from: PRow: ND 645 I  
Direction of view: South-east  
Distance of site from view point: 2.5km  
AOD: 220m; The site is lower than the viewpoint.  
Is there a view: NO  
What obscured the view: Tree coverage, site behind Tod Law Wood  
Grid Reference: NY826991



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2.4 VIEW 3

VIEW 3:

View from: Public Highway  
Direction of view: South  
Distance of site from view point: 2km  
AOD: 220m; The site is lower than the viewpoint.  
Is there a view: NO  
What obscured the view: Tree coverage, of  
Tod Law Wood and Evistones Wood.  
Grid Reference: NY834986





# 2.5 VIEW 4

## VIEW 4:

View from: PRow: ND635  
Direction of view: South-east  
Distance of site from view point: 0.9km  
AOD: 190m; The site is higher than the viewpoint.  
Is there a view: NO  
What obscured the view: Tree coverage, Evistones Wood  
Grid Reference: NY831975



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2.6 VIEW 5

VIEW 5:

View from: PRoW: ND634  
Direction of view: South- west  
Distance of site from view point: 0.5km  
AOD: 170m; The site is higher than the viewpoint.  
Is there a view: NO  
What obscured the view: Tree coverage, Evistones Wood  
Grid Reference: NY839973





## 2.7 VIEW 6

### VIEW 6:

View from: Public Highway A696

Direction of view: West

Distance of site from view point: 1.1km

AOD: 190m; The site is higher than the viewpoint.

Is there a view: YES

What can be viewed:

- A glimpsed view of the chimney pots of the existing Evistones House.
- The glimpsed view is only visible in the winter months when there is no leaf cover.
- At 1.1km distance the view is not a significant part of the landscape and largely only visible with magnification.

Grid Reference: NY844968



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2.8 VIEW 7

VIEW 7:

View from: PRoW: ND63I

Direction of view: North-west

Distance of site from view point: 1.8km

AOD: 160m; The site is higher than the viewpoint.

Is there a view: YES

What can be viewed:

- A glimpsed view of the main Evistones House behind trees on site.
- The glimpsed view is only visible in the winter months when there is no leaf cover.
- At 1.8km distance the view is not a significant part of the landscape and largely only visible with magnification.

Grid Reference: NY84962





# 2.9 VIEW 8

## VIEW 8:

View from: PRow: ND63I I  
Direction of view: North-west  
Distance of site from view point: 3.1km  
AOD: 160m; The site is higher than the viewpoint.  
Is there a view: NO  
What obscured the view: Tree coverage  
Grid Reference: NY859950



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2.10 VIEW 9

VIEW 9:

View from: PRow: ND455  
Direction of view: North-east  
Distance of site from view point: 2.8km  
AOD: 365m; The site is lower than the viewpoint.  
Is there a view: NO  
What obscured the view: Tree coverage  
Grid Reference: **NY815944**









## 3.0 SUMMARY





### 3.1 SUMMARY

Within the 3km study zone only two views of the Evistones site were experienced. A summary of these views is provided below.

#### VIEW 6:

View from: Public Highway A696  
Direction of view: West  
Distance of site from view point: 1.1km  
AOD: 190m; The site is higher than the viewpoint.  
Is there a view: YES  
What can be viewed:

- A glimpsed view of the chimney pots of the existing Evistones House.
- The glimpsed view is only visible in the winter months when there is no leaf cover.
- At 1.1km distance the view is not a significant part of the landscape and largely only visible if with magnification.

Grid Reference: NY844968

#### VIEW 7:

View from: PRow: ND631  
Direction of view: North-west  
Distance of site from view point: 1.8km  
AOD: 160m; The site is higher than the viewpoint.  
Is there a view: YES  
What can be viewed:

- A glimpsed view of the main Evistones House behind trees on site.
- The glimpsed view is only visible in the winter months when there is no leaf cover.
- At 1.8km distance the view is not a significant part of the landscape and largely only visible with magnification.

Grid Reference: NY84962

In both scenarios:

- The views were experienced from over 1km in distance;
- Evistones was not the focal point or a significant component of the view;
- Due to mature existing and well established woodland cover, the view was only experienced as a glimpse;
- The glimpsed nature of the view was only permitted due to the lack of leaf cover, most likely in spring, summer and autumn with full cover, a view would be screened;
- From viewpoint 6 the view is limited to only chimney pots of the main house which the proposed buildings would not exceed; and
- From viewpoint 7, experienced at 1.8km in distance, the glimpsed winter view was of the main houses southern elevation against a wooded and evergreen backdrop. The glimpsed house view was through trees with no leaf cover, this view would be lost for most of the year when trees were in leaf.

In summary within the 3km study zone only two minor views of the existing Evistones site were visible which were a minor and insignificant component within the landscape. The study concludes that the proposed redevelopment does not have a strong visual relationship with public receptors within the 3km study zone and the potential development has little to negligible impact on the wider setting and established landscape character.





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