



Landscape and Visual Appraisal
Danson Road Care Home, Bexleyheath
October 2019

12395_R01a_TRS

<u>Report No.</u>	<u>Date</u>	<u>Author / Checked</u>	<u>Revision</u>
12395_R01	13/09/19	TRS/RH	a - 04/10/19



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1 Executive Summary

Background

- 1.1 Tyler Grange has been appointed by Carebase Ltd (hereby referred to as the client) to undertake an appraisal of the potential landscape and visual changes associated with the demolition of four semi-detached dwellings on Danson Road. This will be replaced with a new care home facility, landscape scheme and associated infrastructure.
- 1.2 The appraisal contained within this report has been prepared by a Licentiate Member of the Landscape Institute (LMLI) and has been reviewed by a Chartered Member of the Landscape Institute (CMLI).

Site Context

- 1.3 The site is occupied by residential dwellings and their domestic curtilage. The layout of the built form is currently two sets of semi-detached buildings. Access exists from Danson Road and development is set back from the road which allows generous parking and front gardens. To the rear of the properties are long linear gardens. The principal of development already exists within the site.
- 1.4 The site is located within the town of Bexleyheath which is within the London Borough of Bexley. The site is bound to the north and west by the Registered Park and Garden known as Danson Park. To the south of the site are further residential dwellings along Danson Road, This residential context is continued to the east of the site beyond the adjacent Danson Road. Trees and vegetation are present within the local context both in the street scene and within the neighbouring parkland.
- 1.5 The site is located on flat but gently sloping terrain. The landform is characteristic of the wider landscape character.
- 1.6 There is no public access within the site and all boundaries have some degree of vegetative cover, the weakest boundary vegetation is present to the east which abuts Danson Road. Groundcover within the site is comprised of either built form, hardstanding or domestic scale vegetation.

The Proposals

- 1.7 The applicant is looking to submit an application for the demolition of the existing residential built form and the subsequent construction of a new care home facility with parking, gardens and associated infrastructure. The care home will be of a similar street scene scale to the residential built form already present within the site and provide 70 beds. A new landscaping scheme will be submitted and implemented alongside the built proposals.

Methodology

- 1.8 This report has been undertaken in accordance with the following guidance:
- An Approach to Landscape Character Assessment, Natural England, 2014; and
 - Guidelines for landscape and Visual Impact Assessment (GLVIA), Third

Edition, Landscape Institute and IEMA, 2013.

- 1.9 This is a standalone report and does not constitute a landscape chapter in the context of an Environmental Statement (ES) required by an Environmental Impact Assessment (EIA)
- 1.10 Table 3.1 of the GLVIA3 outlines what is required in this type of appraisal report, as a project outside of an EIA. This includes the following:
- Establish the existing nature of the landscape and visual environment in the study area;
 - Provides a description of the proposed development, identifying the main features of the proposals and the changes that will occur; and
 - Systematically identifies and describes the effects that are likely to occur, including whether they are adverse or beneficial
- 1.11 The approach taken in the preparation of this report is considered to be appropriate and proportional in the context of the professional guidance published by the Landscape Institute.
- 1.12 Professional judgement plays an important role in the landscape and visual analysis process where the analysis of landscape character and visual amenity is both a subjective and objective process. However, the analysis process seeks to provide a narrative to explain the judgement reached.



View of the most northerly semi-detached dwelling.



View of the southern semi-detached dwellings.



View of characteristic, linear 2 storey development along Danson Road.

1 Executive Summary

Summary of Development Opportunity and Mitigation

- 1.13 This appraisal has determined that the site can accommodate the proposals within its boundaries and would not constitute adverse implications to landscape or visual receptors. In addition to this there would not be any substantive change to visual openness within the area. A care home facility of a similar scale to the existing residential built form within the site, would constitute a continuation of the existing developed character and set back streetscene.
- 1.14 To accommodate the development within the site the proposals must include the following mitigation measures:
- Retention and enhancement of existing boundary vegetation (where under client control). The retention of boundary vegetation will ensure that there is no change to the current visual openness in the local landscape;
 - New landscaped grounds would tie in with the neighbouring park to the benefit of the new residents;
 - The proposals should respond to the context and architectural style of the neighbouring 20th Century built form. This will aid legibility and enhance the built character of the local area; and
 - The surrounding built form is 2 storey. The proposals should be of an appropriate scale to maintain the local roofscape.

Plan 1: Site Location (12395/P02)



2 Landscape and Visual Baseline

Purpose of the Landscape and Visual Baseline

- 2.1 The landscape and visual baseline describes the site specific landscape character and sets this in the context of the published landscape character assessments and the landscape planning context. This forms the baseline against which the proposals and their potential impacts, in both landscape and visual terms are considered.

Landscape Character

- 2.2 The characterisation process is a non-value judgement process; therefore, classifying landscapes into distinct areas does not suggest that one character area is more sensitive than another or valued by people more or less.
- 2.3 The landscape character appraisal process reviews the wider landscape character type at a national level and then explores more detailed character features at a district level, before analysing site-specific land use that informs local distinctiveness and sense of place.
- 2.4 This landscape and visual appraisal considers local, site specific character, features and context as identified by TG through fieldwork, and informed by a review of published assessments. From this baseline information we can identify the relevant characteristic's, important site features to retain and also identify detracting features that need to be addressed within the proposals.

Published Landscape Character

- 2.5 The landscape character of the land within the study area has been considered at a district level. The findings of this assessment are illustrated on Plan 2.

District Character

- 2.6 At a district level, the London Borough of Bexley has not produced a Landscape Character Assessment (LCA) for the borough. In place of an LCA within the district, the London Plan has adopted the *Character and Context Supplementary Planning Guidance* (SPG). This document advocates the use of a neighbourhood or area-based study that is of an appropriate scale to the proposal. This will be conducted as part of this LVA and highlight the local character and context of the area. The SPG defines Character and Context as:

- **Character** is created by the interplay of different elements, including the physical or built elements that make up the place, the cultural, social and economic factors which have combined to create identity, and the people associated with it through memories, association and activity.
- **Context** can be defined as the way in which places, sites and spaces inter relate with one another whether physically, functionally or visually, or the way in which they are experienced sequentially and understood.

- 2.7 As well as defining Character and Context the SPG provides a process for understanding the character of a place, this has been followed to identify the character of a defined study area around and within the site and is attached for reference as **Appendix 1**. The resulting appraisal of the local character and context is set out below.

Scoping

Scope of Study

- 2.8 The purpose of this study is to identify the prevailing landscape and townscape character of an area around the site boundary. Identifying these features will provide a baseline of local character.

- 2.9 The scope of this assessment is confined to the site and a defined 1km study area around the site. This has been informed by the scale of the change proposed and the area defined taking into consideration all the defining features located within this area.

- 2.10 The study will identify the key characteristics of the study area and consider them against the character of the site. This will identify if the proposals are characteristic of the area and whether they would be seen as part of the local context.

Desk Survey

- 2.11 Regard has been given to designations in the area and it has been confirmed that the site is not the subject of a qualitative landscape designation. A registered park and garden is located within the study area (Danson Park).

- 2.12 Plans 2 and 3 consider the relevant layers that make up 'the elements of character' as defined within the SPG. The character wheel highlighted in the SPG is attached as **Appendix 2**.

Survey

Site Survey

- 2.13 A site survey was conducted in June 2019 and was informed by the preceding desktop study. As highlighted previously this limited the study area to a 1km study area around the site. The site survey confirmed the validity and scope of the defined study area.

- 2.14 A visual record of the visit was taken during the survey and a field survey sheet was completed to record the characteristics of the study area.

Analysis

- 2.15 After the desktop study and site survey a number of strategic level Character Areas (CA) have been identified within the study area, these are:

- Built Settlement;
- Transport Network; and
- Parkland.

- 2.16 The key characteristics of these CA are identified as follows:

- **Built Settlement.**
 - Predominantly 20th Century domestic built form. Linear in layout and often with front and rear gardens. Other types and layouts are present but are less frequent.

- Commercial built form in the area is relatively small in scale. the exceptions to this are the large supermarkets in the west of the area.
- There are a number of schools and educational buildings within the area. These are all modern facilities.
- Notable designated built form in the area includes the listed Danson House and Red House.
- Settlement in the area forms part of Greater London and as such has grown alongside the city and is seen as part of it. Danson Park provides the largest open space resource in the area and is enjoyed by local residents.
- The relatively flat topography has been beneficial to the spread of development by offering little in the way of physical barriers
- The built form screens distant views and limits the visual envelope of the study area.

• **Transport Network:**

- A railway line crosses the north of the area. This links the city with the south east and provides regular trains. Receptors on the edge of the railway line will experience disturbance.
- The A207 is a busy road that bisects the area along an east to west axis. Along this road a high street has developed. This is a busy road that contributes to visual and auditory disturbance.
- A network of straight two way and one way streets is present throughout the area. These have allowed the creation of the dominant linear residential context in the area. They all feed on to the major roads and are also used as cut throughs by users.

- Movement within the area is a major feature. Multiple transport options are available (on foot, bike, car, bus and train). The network facilitates this and makes travel easy. A consequence of this beneficial outcome is the resulting disturbance, pollution and implications to tranquility.

- The linear nature of the transport corridors provides framed views along them. These corridors also break up the mass of the built form.

• **Parkland:**

- Largest open space in the area and a popular resource with local residents, as witnessed during the site visit.
- Trees are a common feature within the park. Woodlands, tree belts and avenues all present. These features limit distant views.

- Designed gardens are present within the park in a renaissance style.

- Built form and development is also present. Danson House, Danson Stables Public House, Danson Park Child Nursery and bowling clubhouse all represent built form. In addition to the built form are playgrounds, tennis courts, car parks, hardstanding and roads. These features all have an urbanising effect on the park.

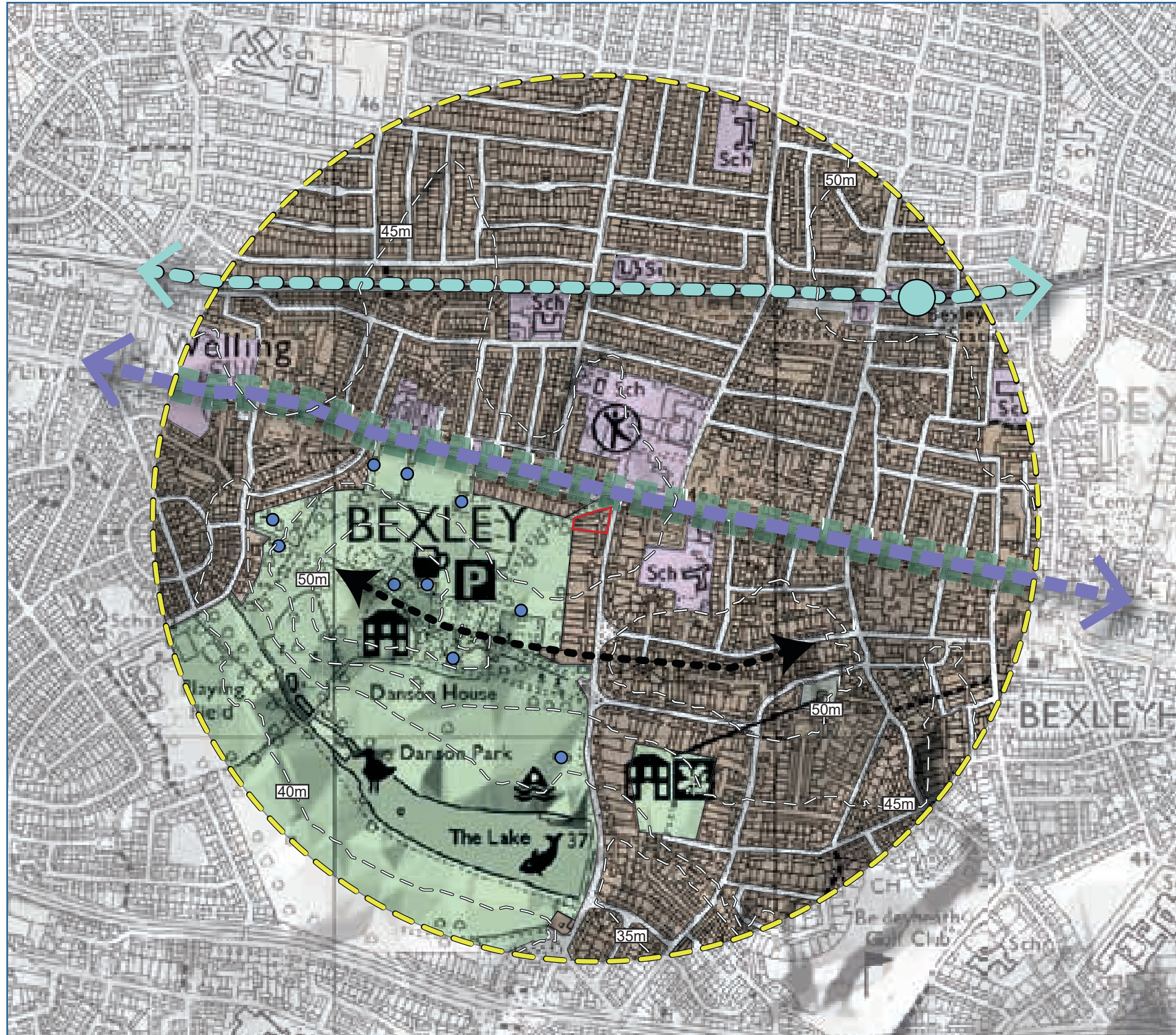
- Surrounding built form and intervening vegetation go some way to minimising the noise from the roads. This creates a pleasant environment to be in.

- The built and natural vegetative features combine to screen and filter views from the park. This limits intervisibility with the rest of the study area.

Outcomes

- 2.17 This study has identified the dominant features within the study area and their key characteristics, these are:
- *Layout and Scale* - Proposals should be of a recognised scale within the prevalent two storey residential streets. There is scope for larger scale buildings on the high street and near more modern commercial areas. The dwellings are generally set back from the road with front gardens and parking often present and fronting onto the street.
 - *Tranquility and Disturbance* - In the urban areas of the study area tranquility is low and sources of disturbance are high. Within the parkland the sense of tranquility is increased and there is less disturbance.
 - *Trees and Vegetation* - The quantum of trees within the study area is generally quite high for an urban area and they are located within the public and private realms.
- 2.18 Plans 2 and 3 are on the following pages and are a visual representation of the character study. Beyond this a site specific character appraisal has been undertaken.

Plan 2: Landscape Character (12395/P03)



Site Boundary

1km Study Area

National Character Areas (Natural England):

The site and study area are located within National Character Area 113: North Kent Plain.

Landscape Character and Context Study:

This study has been conducted inline with guidance laid out within the Adopted London Plan, Character and Context Supplementary Planning Guidance (June 2014).

This study highlights the prevailing character and context of a defined study area around a site off Danson Road, Bexley.

Parkland and green space, undeveloped and open character. Danson Park is a Grade 2 listed Registered Park and Garden.

Generally domestic curtilage, residential built form of a recognised scale and aesthetic. Gardens and boundary treatments often present.

Other built form of a variety of styles and uses. Many schools present in the area.

Railway line and Bexleyheath Station constitute major transport infrastructure in the area and creates disturbance in the study area.

Park View Road (A207) creates visual and auditory disturbance. This road is the main high street in the study area and links Welling and Bexleyheath. It follows the route of the historic Roman Road through the Borough.

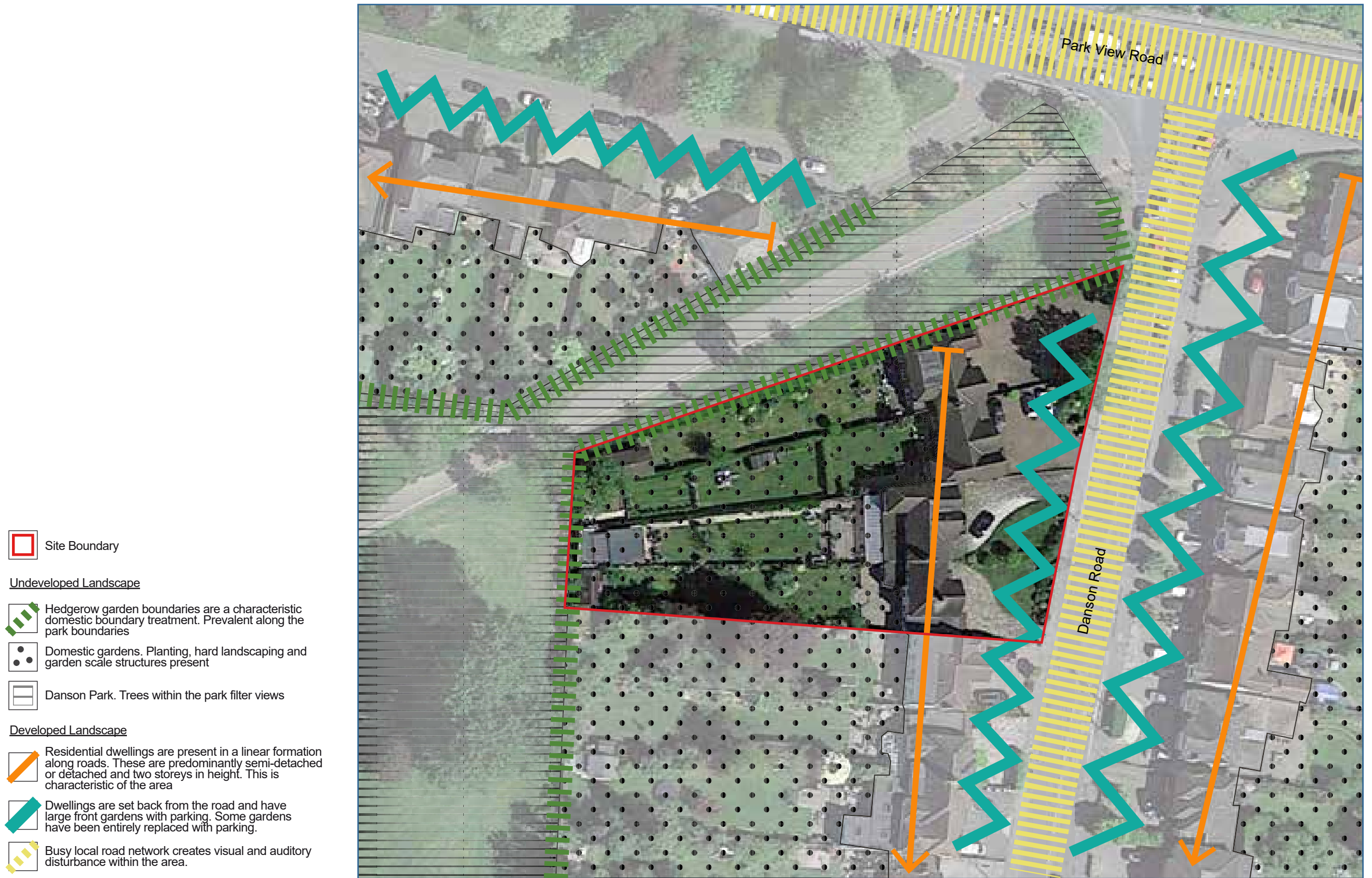
Mixed use built form lines the main thoroughfare in the area. This active frontages and promotes natural surveillance

Built form within Danson Park and neighbouring open space is present across the park and includes the Grade 1 listed Danson House and Grade 2* listed Stable building

Contour lines. The study area is relatively flat. The biggest change in topography is in the south of the study area. The changes in topography are consistent with the wider character of the area.

Local ridgeline present within the study area. Although fairly low lying (50m AOD) it still represents the highpoint in the study area.

Plan 3: Site Context (12395_P04)



2 Landscape and Visual Baseline

Site Specific Landscape Character

- 2.19 Plan 3 provides information relating to the key characteristics and features of the site and surroundings identified through fieldwork and analysis of the landscape character study carried out for this appraisal.
- 2.20 The character of the site and neighbouring areas has been strongly influenced by the changes imposed on the local area by human intervention. The landscape has been modified and altered to form a settled townscape that is characterised by straight streets and linear ribbon development along its length. The site is adjacent to Danson Road and is occupied by 20th Century residential development and its curtilage. The site is typical of the prevailing character. These built features have eroded the tranquility of this landscape.
- 2.21 To the north and west of the site is Danson Park. This registered Park and Garden forms a large outdoor public green space. The ongoing management of the neighbouring park ensures a maintained and designed parkland character exists immediately to the west of the site. Intervening boundary vegetation filters views between the site and the park.
- 2.22 To the immediate south of the site is further 20th Century residential development. This forms a continuation of the existing character within the site and local area. These dwellings have both front and rear gardens. Off road parking is present within the front gardens and garden structures of varying scales are present in the rear gardens.
- 2.23 The front and rear gardens of the dwellings on site have been designed to reinforce the domestic scale and character of the land use associated with the needs of the residents and complement the wider managed context prevailing in this part of the landscape/townscape. Most of the garden boundaries within the site are formed by hedgerows, species include *lylandii* varieties, beech and laurel. Garden structures within the site include sheds and summerhouses or varying scales.
- 2.24 There are few 'natural' characteristics associated with the site or immediate context due to its urban location. The principle of development exists within the site due to its location within a settlement and the presence of existing built form within its boundary.

Landscape Character Conclusion

Due to the site being previously developed and within an urban setting, it does not possess any truly natural characteristics.

Key characteristics to retain:

- Retention of greenspace within the site for the benefit of new residents;
- Retention of vegetated boundary treatments to provide a soft transition between the proposals and the park. This will also protect the character and views from the park. This is also an element of the Green Infrastructure provision within the site;
- Retention of the existing domestic scale within the proposals to ensure assimilation with the neighbouring built form and not an uncharacteristic addition. The baseline is that the park is surrounded by residential dwellings, curtilage and gardens, this site is typical of this. It is important to ensure the proposals do not appear as overbearing from Danson Park; and
- Development should not greatly exceed the scale and height of the existing built form to maintain legibility of the roofscape between the site and the neighbouring linear development pattern.

Features driving development

- A new private garden scheme would provide visual benefit to residents and enhance the site specific character;
- Off street parking for visitors could be designed to incorporate vegetation. This will offer some softening of views to and from the road and be in keeping with the neighbouring front garden and parking mix;
- The proposals should respond to the post war architecture of the neighbouring buildings to aid legibility and enhance the built character of the immediate area; and
- The proposals should be of an appropriate scale to maintain the local roofscape.

2 Landscape and Visual Baseline

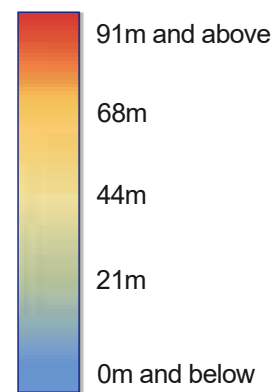
Extent of Visibility

2.25 In order to determine the extent of the area which the development has the potential to be seen from, Geographical Information Systems (GIS), Ordnance Survey Terrain Data and LIDAR composite DSM 1m data have been modelled to create a topographical plan (Plan 4) and subsequently the Zone of Theoretical Visibility (ZTV) mapping (Plan 5).

Plan 4: Topography (12395_P01)

 Site Boundary

Height AOD (m)



Source:
The plan has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data.




Plan 5: GIS Zone of Theoretical Visibility (12395_P02)



2.26 This computer generated ZTV has utilised LIDAR data to take into consideration the screening effect of built form, trees and vegetation and how this may influence the visibility of the site and development upon it. It has been produced at a ridge height of 10m and areas of purple on the plan highlight potential visibility and the likely receptors. As can be seen on the plan the ZTV is very limited in extent due to intervening features in the area.

2.27 Field verification is essential in establishing the extent of the actual visual envelope for the development.

-  Site Boundary
-  Potential Visibility

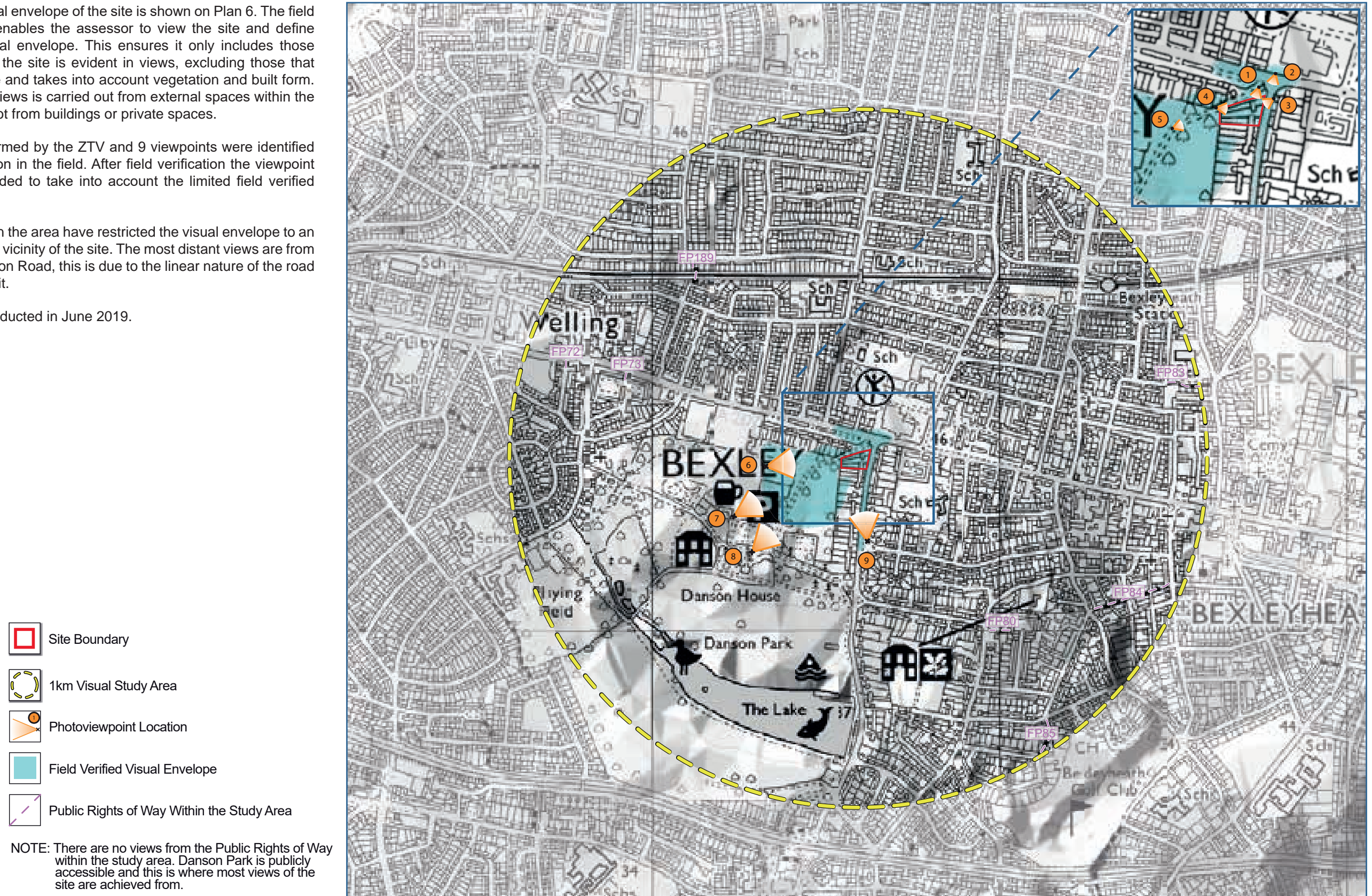
Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the site at 10m is potentially visible within a 2km radius (1.6m high receptor). The ZTV has been modelled using GIS computer software (Global Mapper) and LIDAR composite DSM 1m data, and as such does take into account built form and vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.

2 Landscape and Visual Baseline

Extent and Composition of Views

- 2.28 The field verified visual envelope of the site is shown on Plan 6. The field verification process enables the assessor to view the site and define the limits of the visual envelope. This ensures it only includes those locations from which the site is evident in views, excluding those that are barely discernible and takes into account vegetation and built form. The identification of views is carried out from external spaces within the public domain, and not from buildings or private spaces.
- 2.29 Viewpoints were informed by the ZTV and 9 viewpoints were identified for further investigation in the field. After field verification the viewpoint locations were amended to take into account the limited field verified visual envelope.
- 2.30 Intervening features in the area have restricted the visual envelope to an area in the immediate vicinity of the site. The most distant views are from the south along Danson Road, this is due to the linear nature of the road allowing views along it.
- 2.31 The site visit was conducted in June 2019.

Plan 6: Photoviewpoint Locations and Field Verified Visual Envelope (12395_P06)



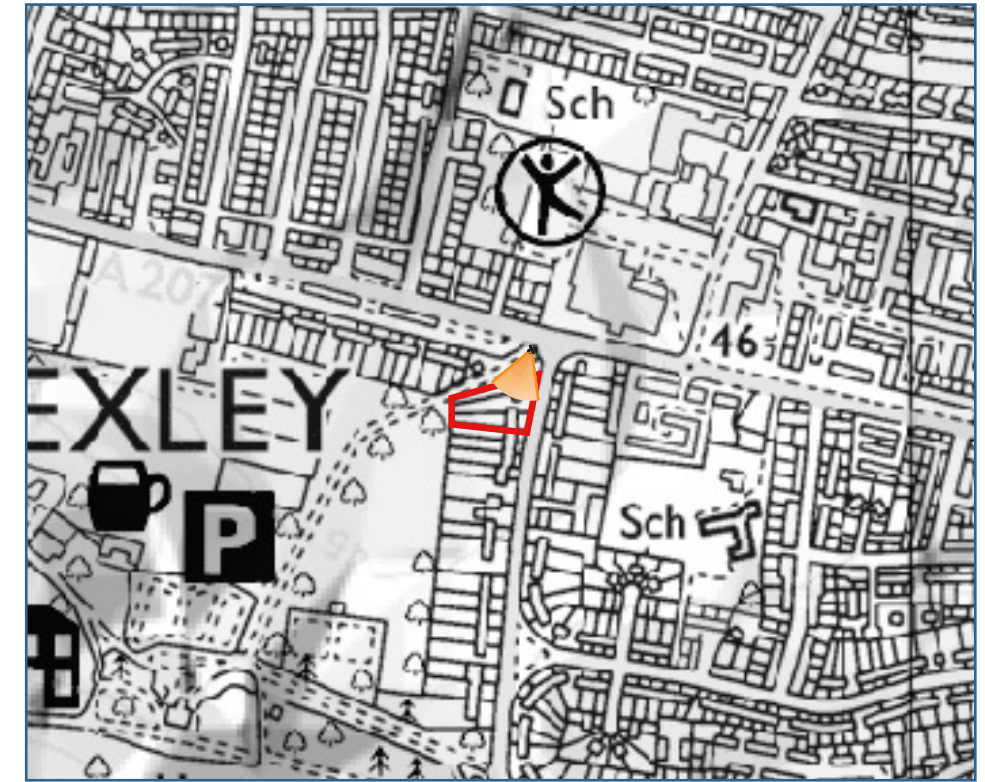
3 Visual Study

Photoviewpoint 1:

- 3.1 This viewpoint is near the sites northern boundary. The adjacent Danson Road is busy and cars often queue outside the site due to traffic lights, this affects the sites tranquility.
- 3.2 The sites northern boundary is comprised of deciduous hedgerow and trees. These features screen views of the lower building elevations and ground level activity within the site. The upper elevations of existing residential built form within the site is visible. The proposals would replace existing residential built form within the site.
- 3.3 Built form and vegetation combine to form a local skyline to the view and limit the depth of view to the immediate vicinity.

Mitigation Recommendations

- The proposals should be of a scale and mass that is in keeping with the surrounding built form.
- The existing boundary vegetation should be retained to maintain the character of the Danson Park access road.



Danson Road

Trees within the public and private realm are present within the streetscape

Urban and natural intervening features enclose the view

Two storey 20th Century residential dwellings within the site

Tree lined pedestrian and cycle link to Danson Park

Photoviewpoint 1: Taken from the Danson Park entrance gate.

Orientation: South **Distance from site:** 10m

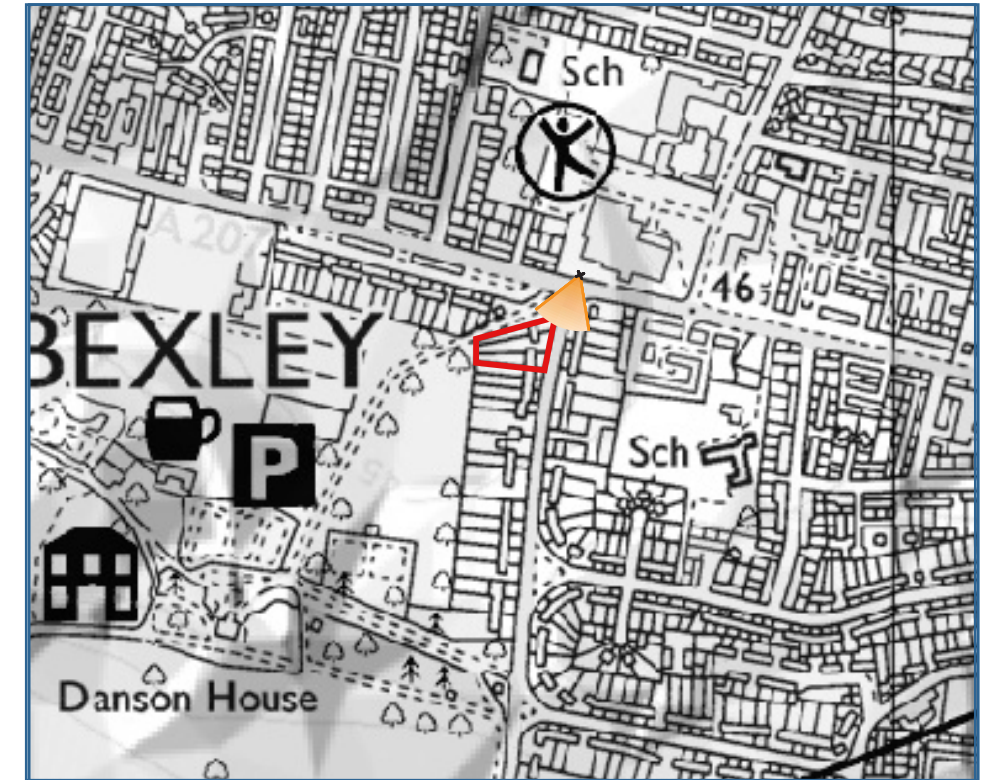
3 Visual Study

Photoviewpoint 2:

- 3.4 This viewpoint is located to the north of the site. The prominence of the local road network can be appreciated from this location. This feature has an effect on the tranquility of the area.
- 3.5 The street scene is fairly well vegetated and softens this urban view. This characteristic is enhanced by the presence of front gardens and the setting back of built form along the road.
- 3.6 The skyline to this enclosed view is formed by a combination of residential built form and vegetation. The straightness of Danson Road affords a more distant linear view along its length.
- 3.7 Built form with the site is partially visible in this view. Activity on the ground within the site is not visible due to intervening features. The proposals represent a continuation of this existing view.

Mitigation Recommendations

- The proposals should be of a scale and mass that is in keeping with the surrounding built form.
- Vegetation should be provided within the east of the site to retain the vegetated street scene characteristic present in the area.



Photoviewpoint 2: Taken from the junction of Danson Road and Park View Road/Crook Log.

Orientation: South

Distance from site: 45m

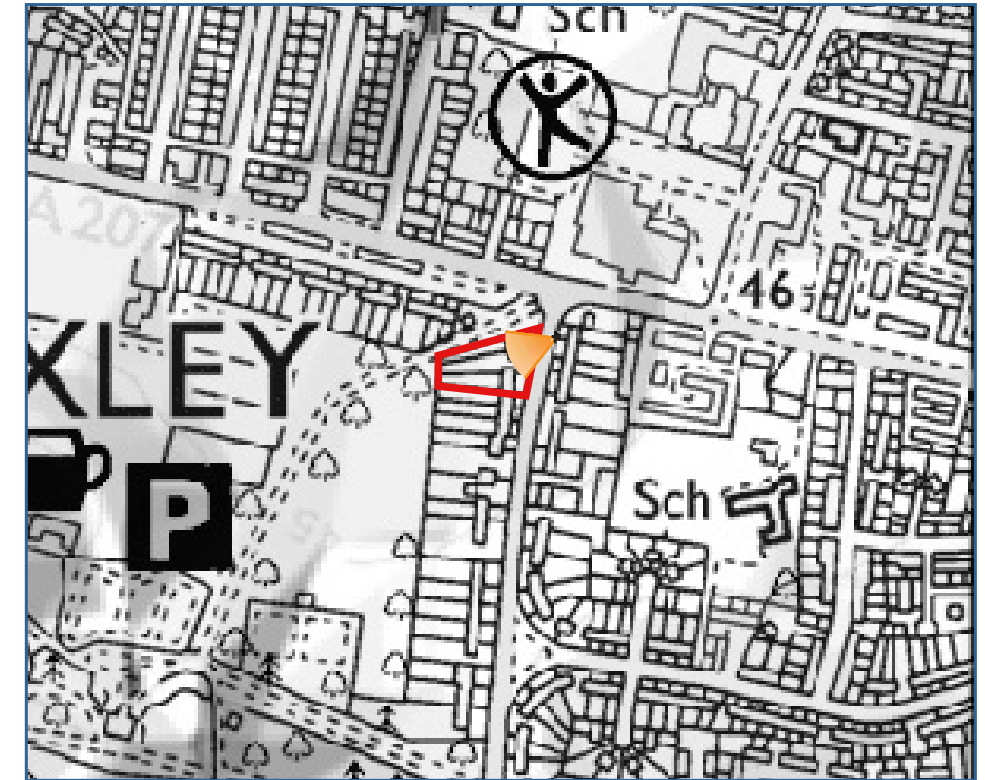
3 Visual Study

Photoviewpoint 3:

- 3.8 This viewpoint is to the east of the site. Danson Road is in the foreground of the view. This busy road often has cars queueing along it due to nearby traffic lights, this affects the sites tranquility.
- 3.9 The sites eastern boundary is comprised of access to driveways and boundary walls and vegetation. From this viewpoint the setback dwellings can be appreciated and the front gardens seen. These front gardens provide parking and planting opportunities. Landscaping within these gardens provides a greener, softer frontage onto the road and is aesthetically pleasing. Front gardens entirely paved and converted to driveways are starker in appearance and form a more urbanising boundary. The set back nature of the dwellings provides a positive benefit to the residents.
- 3.10 The skyline to this urban view is formed by a combination of built form and vegetation. These skyline features enclose the view and limit its depth. The presence of vegetation softens what is an urban scene.

Mitigation Recommendations

- The proposals should be of a scale and mass that is in keeping with the surrounding built form.
- Vegetation should be provided within the east of the site to retain the vegetated street scene characteristic present in the area.



Photoviewpoint 3: Taken from the pavement along Danson Road.

Orientation: West **Distance from site:** 9m

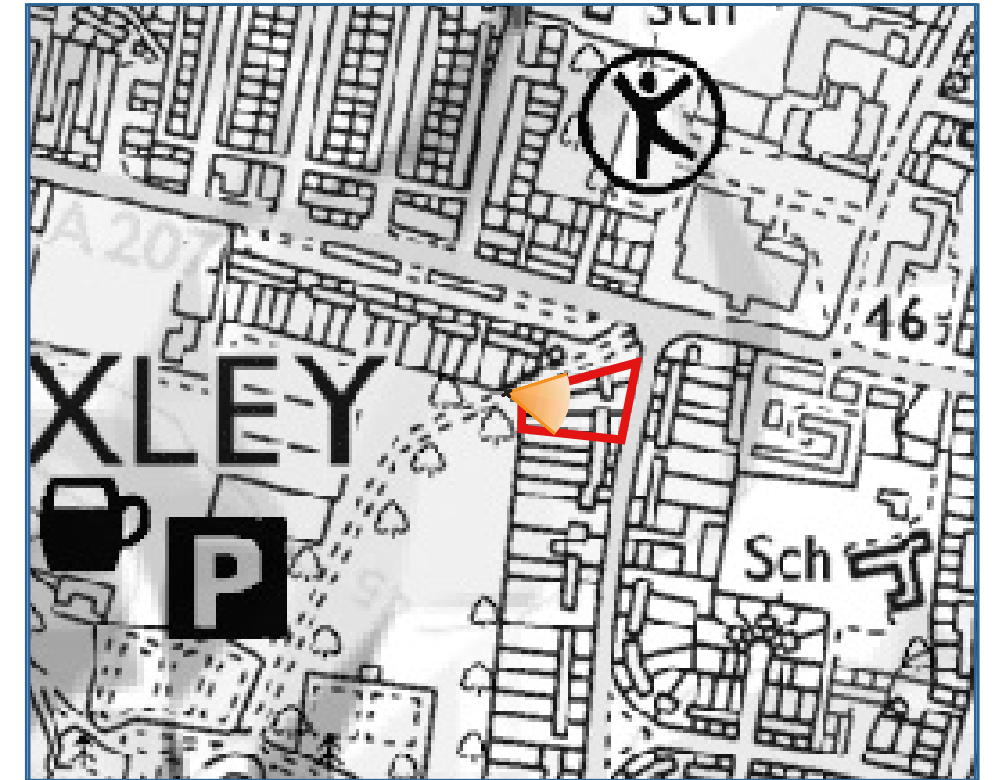
3 Visual Study

Photoviewpoint 4:

- 3.11 This viewpoint is near the northern boundary. Danson Road can be seen at the end of the path.
- 3.12 The sites northern boundary is comprised of deciduous hedgerow and trees. These features screen views of the lower building elevations and ground level activity within the site. The upper elevations of existing residential built form within the site are visible. Single storey outbuildings and sheds are present at the end of the gardens and are common features within the gardens in this area. The proposals will replace or remove the existing structures within the site.
- 3.13 Built form and vegetation combine to form a local skyline to the view and limit the depth of view to the immediate vicinity. A linear view along the pedestrian and cycle link path provides depth to one part of the view.

Mitigation Recommendations

- The proposals should be of a scale and mass that is in keeping with the surrounding built form.
- The existing boundary vegetation should be retained to maintain the character of the Danson Park pedestrian and cycle link.



Photoviewpoint 4: Taken from the north eastern Danson Park pedestrian and cycle link.

Orientation: East

Distance from site: 10m

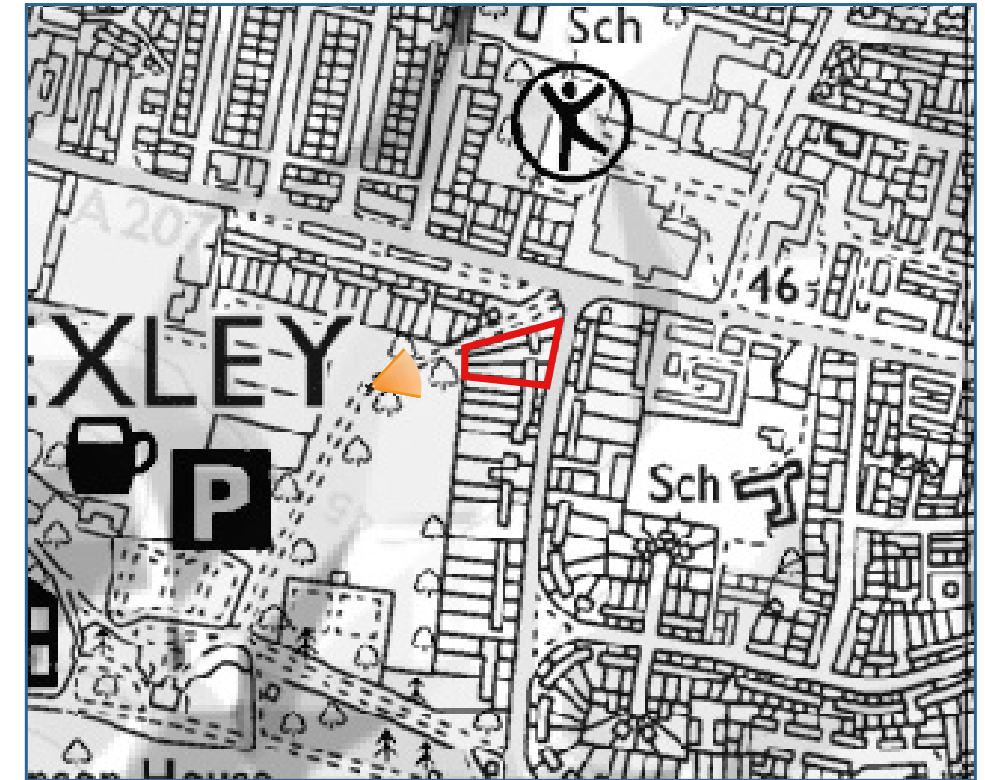
3 Visual Study

Photoviewpoint 5:

- 3.14 This viewpoint is located within the park and undeveloped open space is visible in the foreground. As observed during the site visit, the park is popular with local residents and visitors. As the viewer moves away from the road the disturbance it causes is diminished and the tranquility of the park increases.
- 3.15 The western site boundary is formed by a combination of vegetation, fencing and brick wall. Beyond this are single storey outbuildings and gardens. Through a gap in the tree cover the roofs and upper storey of the dwellings within the site are visible.
- 3.16 The skyline of this enclosed view is formed by a combination of buildings and vegetation. Depth to the view is provided along the pedestrian and cycle link to the north of the site.

Mitigation Recommendations

- The proposals should be of a scale and mass that is in keeping with the surrounding built form.
- Boundary vegetation should be implemented on the western boundary to soften views from the park and enhance an existing characteristic.



Danson Road

Existing residential built form within the site.

Site boundaries formed by a combination of vegetation, fencing and brick wall.

Public open space is provided within Danson Park and is well used by local residents.

A well treed context exists within Danson Park.

Photoviewpoint 5: Taken from the pedestrian and cycle path within Danson Park.

Orientation: East

Distance from site: 39m

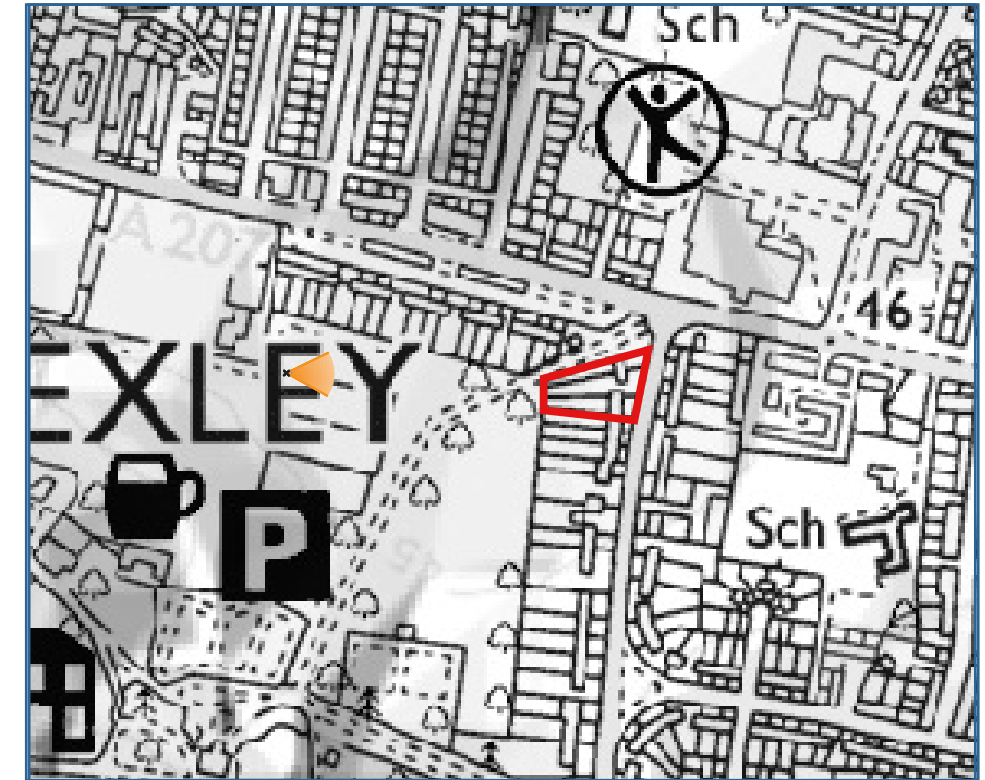
3 Visual Study

Photoviewpoint 6:

- 3.17 This viewpoint is located within the park and undeveloped open space is visible within the view. From this orientation, fenced in sports pitches can be seen and grass that has been left to grow. Informal paths have then been mown through the grass to create interest and make movement easier.
- 3.18 Through a gap in the intervening tree cover the western boundary wall and dwellings within the site are visible. These are of the same scale as the dwellings seen along Danson Mead to the north west of the site.
- 3.19 The skyline of this framed view is predominantly formed by layers of intervening vegetation. Between the vegetation the rooftops of dwellings are also visible. The openness of the park landscape provides a more distant view than what is achieved on Danson Road.

Mitigation Recommendations

- The proposals should be of a scale and mass that is in keeping with the surrounding built form.
- Boundary vegetation should be implemented on the western boundary to soften views from the park and enhance an existing characteristic.



Photoviewpoint 6: Taken from within Danson Park.

Orientation: East

Distance from site: 216m

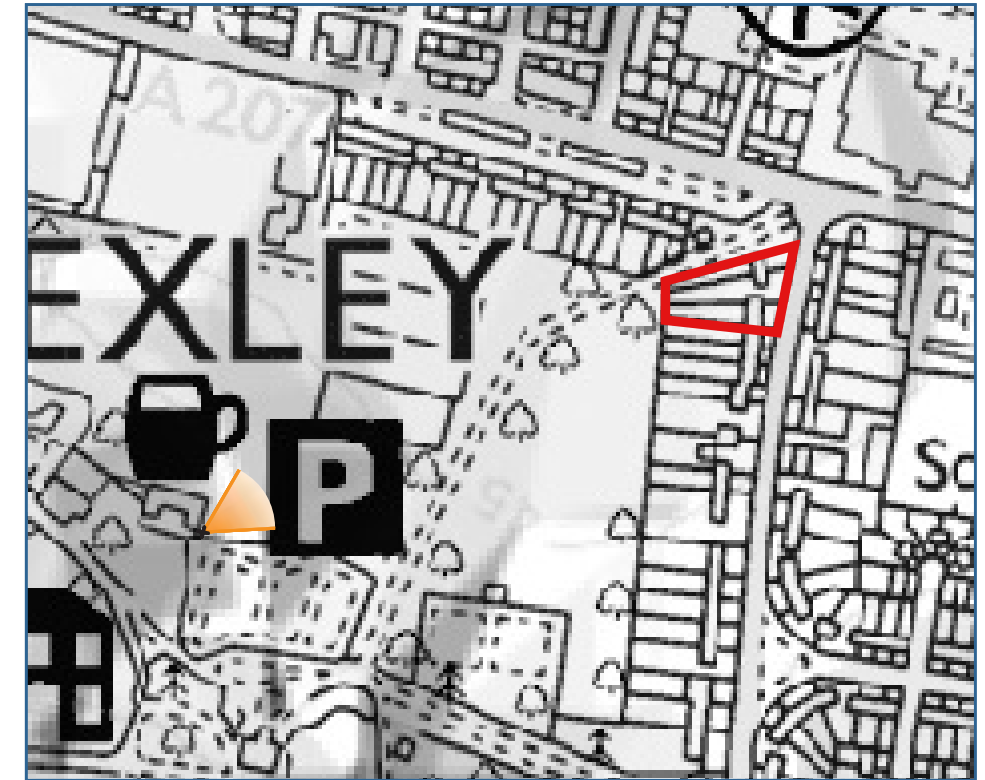
3 Visual Study

Photoviewpoint 7:

- 3.20 This viewpoint is located next to the Danson Stables Public House. The view is enclosed and confined to the foreground due to intervening vegetation. The site is not visible from this location at this time of year. Heavily filtered views of the site may be possible in winter months, although the site would not be easily discernible and would form part of the residential backdrop bounding the park.
- 3.21 The skyline of this enclosed view is formed by mature trees.

Mitigation Recommendations

- N/A



Photoviewpoint 7: Taken from within Danson Park, adjacent to Danson Stables public house.

Orientation: North East **Distance from site:** 340m

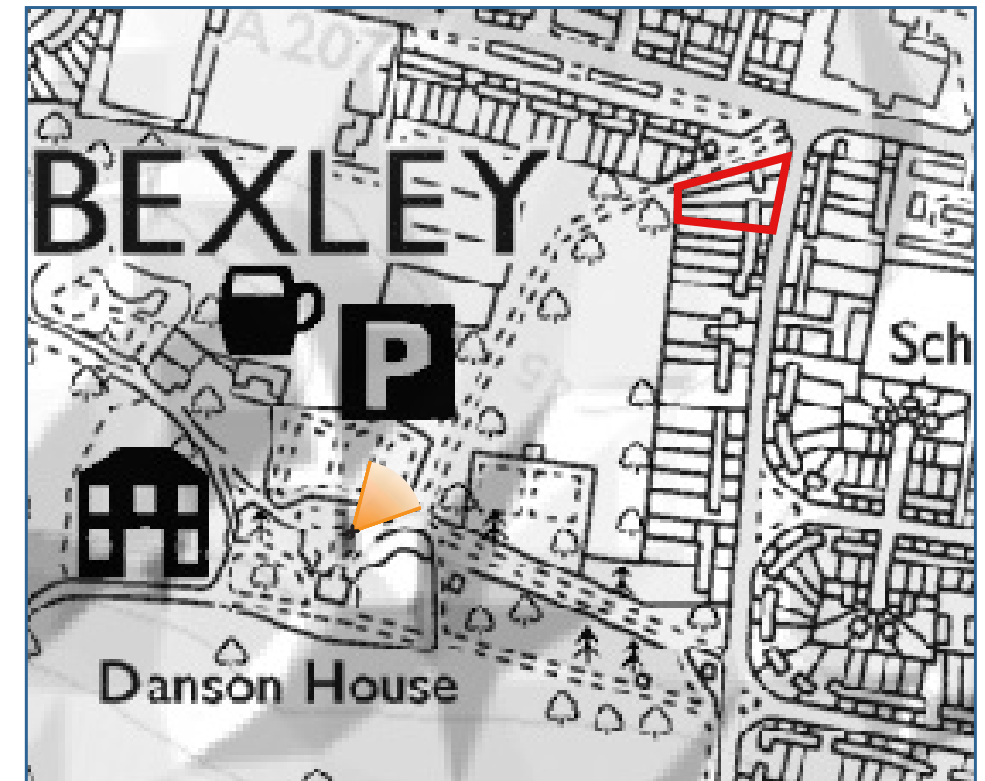
3 Visual Study

Photoviewpoint 8:

- 3.22 This viewpoint is located at the front gate to Danson House. The view is enclosed and confined to the foreground due to intervening vegetation and a low walled garden. The site is not visible from this location.
- 3.23 The skyline of this enclosed view is formed by mature trees.

Mitigation Recommendations

- N/A



Photoviewpoint 8: Taken from within Danson Park, adjacent to Danson House.

Orientation: North East Distance from site: 360m

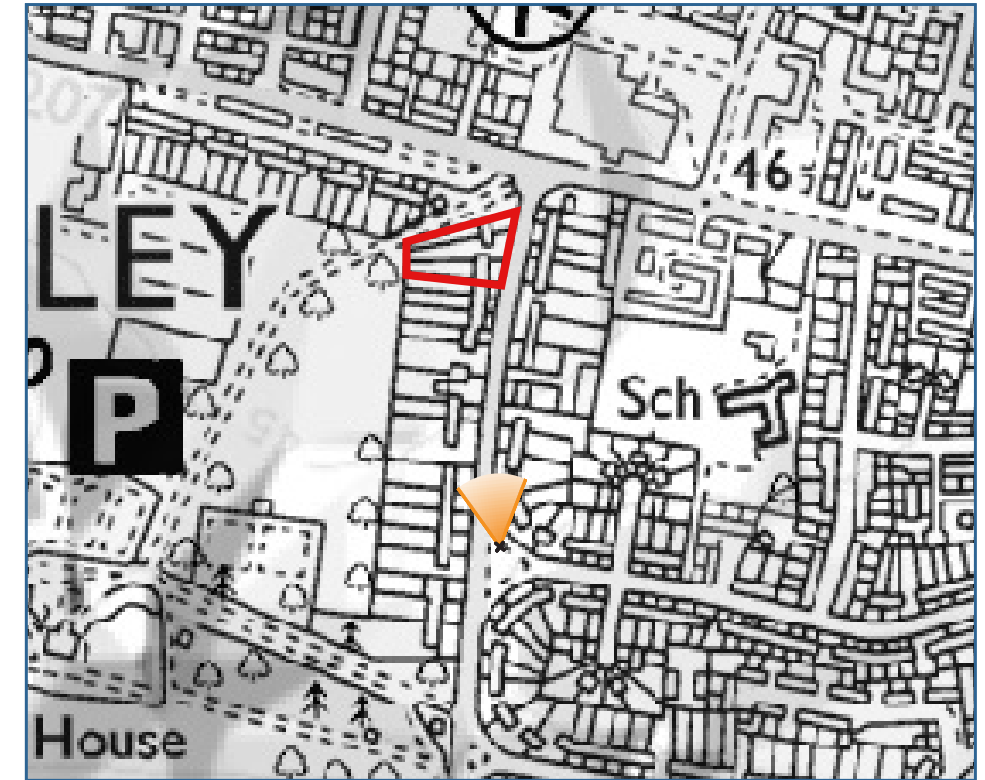
3 Visual Study

Photoviewpoint 9:

- 3.24 This viewpoint is located to the south of the site on Danson Road. Danson Road is busy, this affects the areas tranquility.
- 3.25 The front elevations of the existing built form within the site is visible from this location. From this viewpoint the setback dwellings can be appreciated and the front gardens seen. These front gardens provide parking and planting opportunities. The landscaping of these gardens provides a greener, softer frontage onto the road and is aesthetically pleasing. The set back nature of the dwellings will also have positive benefits to the residents.
- 3.26 The skyline to this urban view is formed by a combination of built form and vegetation. These skyline features enclose the view and limit its depth. The presence of vegetation softens what is an urban scene.

Mitigation Recommendations

- The proposals should be of a scale and mass that is in keeping with the surrounding built form.
- Vegetation should be provided within the east of the site to retain the vegetated street scene characteristic present in the area.



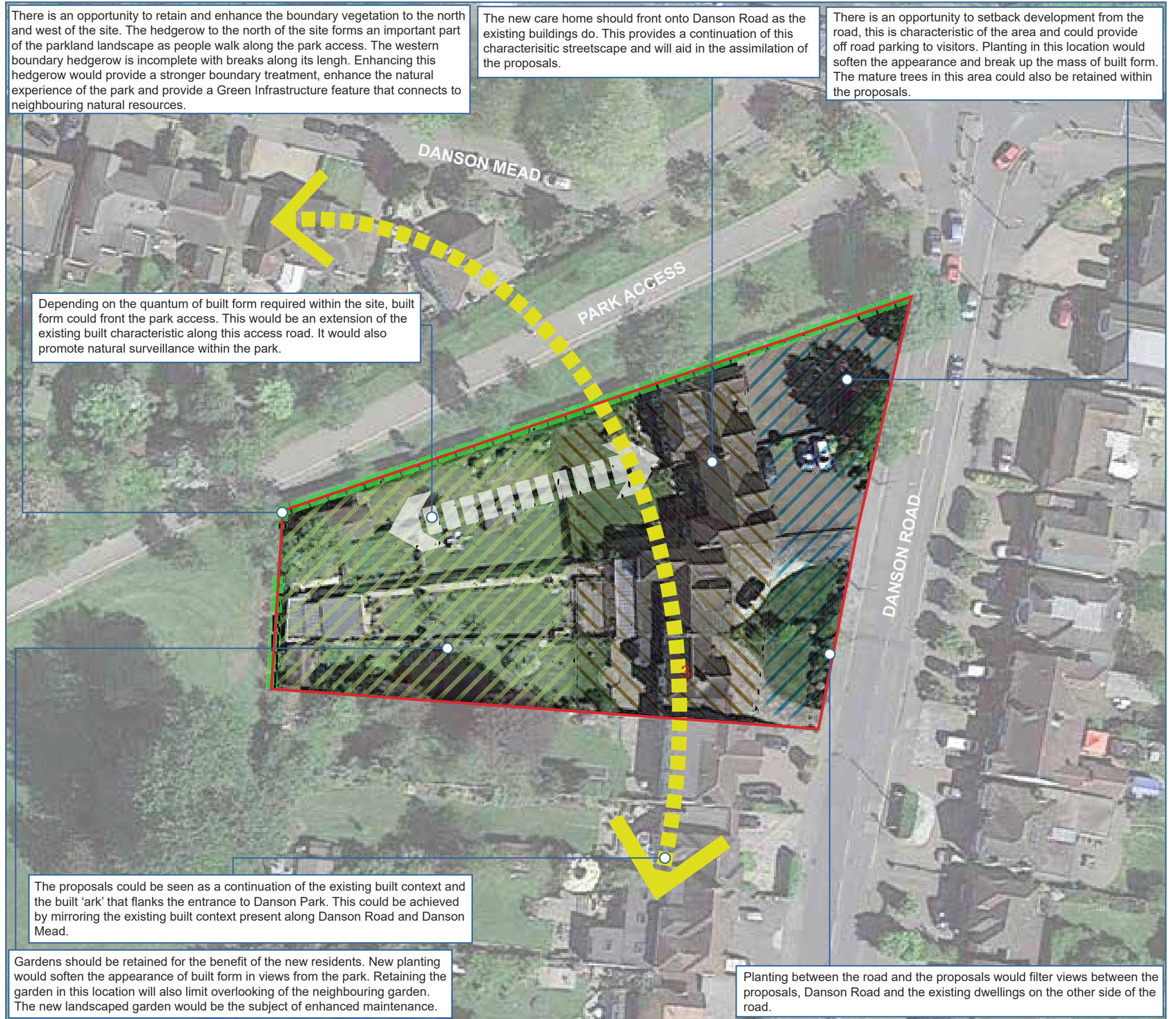
Photoviewpoint 9: Taken from the pavement along Danson Road.








Orientation: North **Distance from site:** 190m

Visual Conclusions

Conclusions on Views/Visibility

- Limited visual envelope, views of the site are confined to the local area along linear roads (Danson Road) and from the park. Intervening built form and vegetation limit the visual envelope;
- Views of the proposed development area are in combination with the existing neighbouring built form around the site;
- Distant and middle distance views from the surrounding landscape are screened by intervening built form, vegetation and landform;
- Views exist from Danson Park. The back gardens within the site back on to the park and should be retained in some form to continue this domestic scale context around the edge of the park;
- Local views will exist for neighbouring residents on Danson Road. The proposals should retain the scale of the existing buildings so as to continue the character of the view in this urban environment;
- Views from the site are restricted and localised due to neighbouring built form, vegetation and the relatively flat topography not providing any vantage points;
- The proposals should be in keeping with the existing scale and mass of the streetscape to aid in its assimilation within the townscape; and
- A site wide landscape strategy will strengthen the existing domestic scale townscape character, provide a pleasant outlook for residents and tie all the elements within the site together.



-  Site Boundary
-  Characteristic setback from the road exists. This could be continued and provide off street parking and a managed planting scheme.
-  Area characterised by 20th Century residential built form and domestic curtilage. The proposals should be of a recognised aesthetic, scale and mass. This will aid in the assimilation of the proposals within the local character.
-  Long linear gardens and outbuildings are present within this area. This area provides the opportunity to create landscaped gardens for the enjoyment of the new residents. Planting within this space will soften the interface between the park and site and also filter views of built form.
-  Residential built form flanks the access to the park and is characteristic of the local area.
-  Development of an appropriate scale in this northern part of the site could front the access road.
-  Boundary vegetation that abuts the park should be retained and where appropriate enhanced. This will provide habitat, filter views and retain a soft boundary between the site and the park.

4 Proposals

Opportunities and Constraints

- 4.1 Landscape and visual opportunities and constraints have been provided for consideration in the development of the proposals and can be viewed on plan 7.

Proposals

- 4.2 The proposals constitute the demolition of the existing residential built form and the subsequent construction of a new care home facility with parking, gardens and related infrastructure. The care home will be of a similar street scene scale to the residential built form already present within the site and provide 70 beds for residents.
- 4.3 Implementation of the proposals would see the continuation of the settled residential characteristic of the area. The proposals have been designed to continue the existing scale of development present on Danson Road. The roofline of the proposals will be a recognisable continuation of the neighbouring properties. Access exists from Danson Road and this will be retained within the proposals.
- 4.4 The new landscape scheme will provide a high quality garden space for the benefit of the residents. New planting within this space will filter views within the site and soften the appearance of built form.

Design Response

The design responses of this application would be as follows:

- Continuation of the existing local built character. This includes the retention of the characteristic setback of development from the road and the domestic scale of the built form;
- The perception of the roofline along Danson Road would be retained to ensure the proposals do not appear as an incongruent addition to the road;
- The retention and enhancement of characteristic boundary hedgerow to the north and west of the site, these boundaries abut Danson Park and a soft edge to this parkland is required;
- The proposals include a new high quality landscaping scheme. This will be implemented alongside the built proposals and will be the subject of on going maintenance to ensure its longevity and continued enjoyment by residents; and
- The proposals ensure the retention of good tree examples. The retention of the mature tree within the front gardens of the site ensures the continuation of the characteristic treed streetscape present along Danson Road. In addition to this the retention of a mature tree on the western boundary will maintain the filtering of views from the park;

5 Policy Context

National Planning Policy Framework 2019 (NPPF)

- 5.1 Paragraph 11, footnote 6 indicates those designated areas where development should be restricted, namely:
- Sites of Special Scientific Interest (SSSI);
 - Green Belt;
 - Local Green Space;
 - Areas of Outstanding Natural Beauty (AONB);
 - National Parks;
 - Irreplaceable Habitats;
 - Heritage Coasts;
 - Designated Heritage Assets; and
 - Areas of Risk of Flooding or Coastal Erosion.
- 5.2 The site is not subject to any of these designations.
- Strategic Policies (Para. 20)*
- 5.3 The revised NPPF continues to promote the provision of new development in line with a positive presumption in favour of 'sustainable development'. Against that baseline, strategic policy criterion 'd' refers to the 'conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation'.
- 5.4 The application scheme should address that strategic aim through the sensitive development of previously permitted development areas such as this and, with the conservation and enhancement of landscape features, removal of incongruent elements and the long-term management of the boundary Green Infrastructure.
- Achieving Well-Designed Places (Para. 127)*
- 5.5 Whilst design standards are ultimately controlled in detail through the discharge of planning conditions (and scheme elements are not diminished at that stage, which is now enforced at para. 130 of the NPPF), criterion 'b' requires developments to be 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping'.
- 5.6 The current character and condition of the site is influenced by the adjoining built context both within and adjacent to its boundaries. Clearly, the proposed development offers opportunities to deliver the sustainable use of previously permitted development land, alongside the retention, protection and management of existing boundary vegetation and, the inclusion of an improved scheme of landscaping.
- 5.7 Criterion 'c' also sets out to ensure that developments 'are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'. The proposals would see the implementation of a new Care Home facility and associated infrastructure within a site that is already developed and features residential built form, a new landscape scheme will be

implemented within the grounds and would complement the appearance of the existing character.

Conserving and enhancing the Natural Environment (Paras. 170, 171-172)

- 5.8 The site does not represent a 'valued landscape' in the context of paragraph 170 of the NPPF. Furthermore, in terms of the recognised hierarchy of international to locally designated sites (Para. 171) and the greater weight to be applied to conserving and enhancing the top tier of protected landscapes (Para. 172), the site falls outside of such classifications (it is subject to no local or national landscape designations). It is therefore at the lower end of any hierarchy. It is also worthy of mention that the principle of development has been established within the site with the construction of the existing residential dwellings and garden structures.

National Planning Practice Guidance

- 5.9 The National Planning Practice Guidance (NPPG) does not preclude development, and considers that the creation of new accommodation can, through sensitive design, be deemed acceptable. In this case there will be no loss of open countryside.
- 5.10 Those categories within the NPPG that are of particular relevance to landscape and visual matters in relation to this site are set out below.
- Design*
- 5.11 The NPPG emphasises the need for development to be integrated with its surrounding context, reinforce local distinctiveness, reduce impacts on nature and sense of place, and consider views into and out of sites. This includes the use of local building form and ensuring that development reflects the layout, scale, pattern and materials within new development. At paragraph 007 reference ID: 26-007-20140306, it states:
- 'Planning should promote local character (including landscape setting). Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of developments, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation'.*
- 5.12 The use of high quality hard and soft landscape design to help successfully integrate development into the wider environment is also emphasised as being important to consider from the outset, in order to ensure proposals improve the overall quality of the townscape and landscape.

Bexley Core Strategy (Adopted February 2012)

- 5.13 The site lies within the administrative area of the London Borough of Bexley (LBB). The core strategy for the borough was adopted in February 2012 and replaced the preceding Unitary Development Plan (adopted April 2004). Work is underway to prepare a new Local Plan for the borough.
- 5.14 Policies within the adopted LBB of relevance to the site and in terms of landscape character and visual amenity considerations include:

Policy CS01: Achieving Sustainable Development

- 5.15 This policy sets out a checklist of factors for sustainable development. The ones of relevance to this LVA are as follows:
- Maintaining and improving the best elements of Bexley's suburban character by ensuring new development reflects or, where possible, enhances the unique characteristics of these areas, including residential gardens and the historic environment;
 - Ensuring that building height, mass and setting enhances the character of the surrounding locality;
 - Providing a complementary mix of land uses as part of well designed developments in order to contribute positively towards meeting the needs of the local community, to create safe and inclusive places, and manage flood risk; and
 - Ensuring existing or proposed infrastructure (including green infrastructure), services and facilities are safeguarded to help improve accessibility and address deficiencies, and that adverse impacts of development are mitigated.

Policy CS07: Welling Geographic Region

- 5.16 The borough has been divided into six geographic areas. Each geographic region has different local characteristics that are summarised and issues are identified that need to be addressed in order for the neighbourhoods in these geographic regions to become or continue to be sustainable communities.
- 5.17 The site is located within the Welling geographic region. Elements of the vision relevant to this LVA are as follows:
- Ensuring that development is sympathetic to local character, through high quality and well designed schemes that preserve local distinctiveness;
 - Ensuring that the heritage assets and areas that are characterised by mainly semi-detached and detached family housing are retained and, where possible, improved, including the surrounding environment, and that new development is in keeping with the local and historic character of the areas; and
 - Protecting or enhancing the key heritage asset of Danson Mansion, Danson Park and its role as a prestigious park, including enhancing access, especially from the town centre.

Policy CS08: Adapting to and Mitigating the Effects of Climate Change, Including Flood Risk Management

- 5.18 All development should contribute to the delivery of sustainable development by planning for, adapting to, and mitigating the impacts of climate change. The elements of this policy of most relevance to this LVA are green infrastructure, flood risk management and SUDs considerations.
- 5.19 To achieve this the proposals could include a landscape scheme that will improve Green Infrastructure provision and domestic scale suds provisions to manage surface water run off and potential flooding issues.

5 Policy Context

Policy CS09: Using Bexley's Resources Sustainably

5.20 This policy states that proposals which seek to maximise the effective and efficient use of natural and physical resources, while contributing to the health and well-being of the community and the environment, will be encouraged. This previously developed site offers domestic scale private garden spaces that can be incorporated with the proposals.

5.21 The policy requires the protection, enhancement and promotion of Green Infrastructure within schemes.

Policy CS17: Green Infrastructure

5.22 This policy seeks to protect and enhance Bexley's Green Infrastructure. The key points highlighted within the policy are not relevant to this scheme due to its location, existing developed state and the scale of the proposals. However, Green Infrastructure can be provided for within the scheme and connect to neighbouring resources.

Policy CS19: Heritage and Archaeology

5.23 Although this is a heritage focused policy it is worthy of note that the policy highlights impact to setting, character and appearance being a consideration within proposals. The visual study has identified no visual link between Danson House and the site.

The London Plan (March 2016)

5.24 The London Plan is a spatial development strategy which sets out an integrated economic, environmental, transport, and social framework for the development of London over the next 25-50 years. The London Plan legally forms part of individual borough Development Plans and therefore must be taken into account when planning decisions are taken in any part of London, unless there are planning reasons why it should not. Relevant policies of the adopted London Plan are as follows:

Policy 5.10: Urban Greening

5.25 This policy requires that proposals integrate Green Infrastructure from the beginning of the design process to contribute to urban greening. Elements that can contribute to this include tree planting and soft landscaping. These are elements that can be retained and incorporated within the site.

Policy 5.11: Green Roofs and Development Site Environs

5.26 In relation to the site, this policy promotes the implementation of site planting. Planting within the site could promote a number of benefits and its implementation would be supported by the local authority, these include:

- Adaptation to climate change (ie aiding cooling and reducing the heat island effect);
- SUDs provision; and
- Enhancement of Biodiversity.

Policy 5.13: Sustainable Drainage

5.27 This policy requires the utilisation of SUDs within proposals and the

management of surface water run-off occurs as close to its source as possible. The most relevant measures to the site are the storage of rainwater for later use and the use of surface materials that allow infiltration of water.

Policy 7.1: Lifetime Neighbourhoods

5.28 Of relevance to this LVA is the requirement of new buildings and spaces to help reinforce or enhance the character and legibility of the neighbourhood.

Policy 7.4: Local Character

5.29 This policy states that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features.

5.30 To achieve this buildings, streets and open spaces should provide a high quality design response that:

- Has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;
- Contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;
- Is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;
- Allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and
- Is informed by the surrounding historic environment.

Policy 7.19: Biodiversity and Access to Nature

5.31 Of relevance to a site of this scale and context the policy states that proposals should wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

Policy 7.21: Trees and Woodlands

5.32 Trees play an invaluable role in terms of the natural environment, air quality, adapting to and mitigating climate change and contributing to the quality and character of London's environment. The policy states that existing trees of value should be retained and any loss as a result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate, the planting of additional trees should be included within new developments.

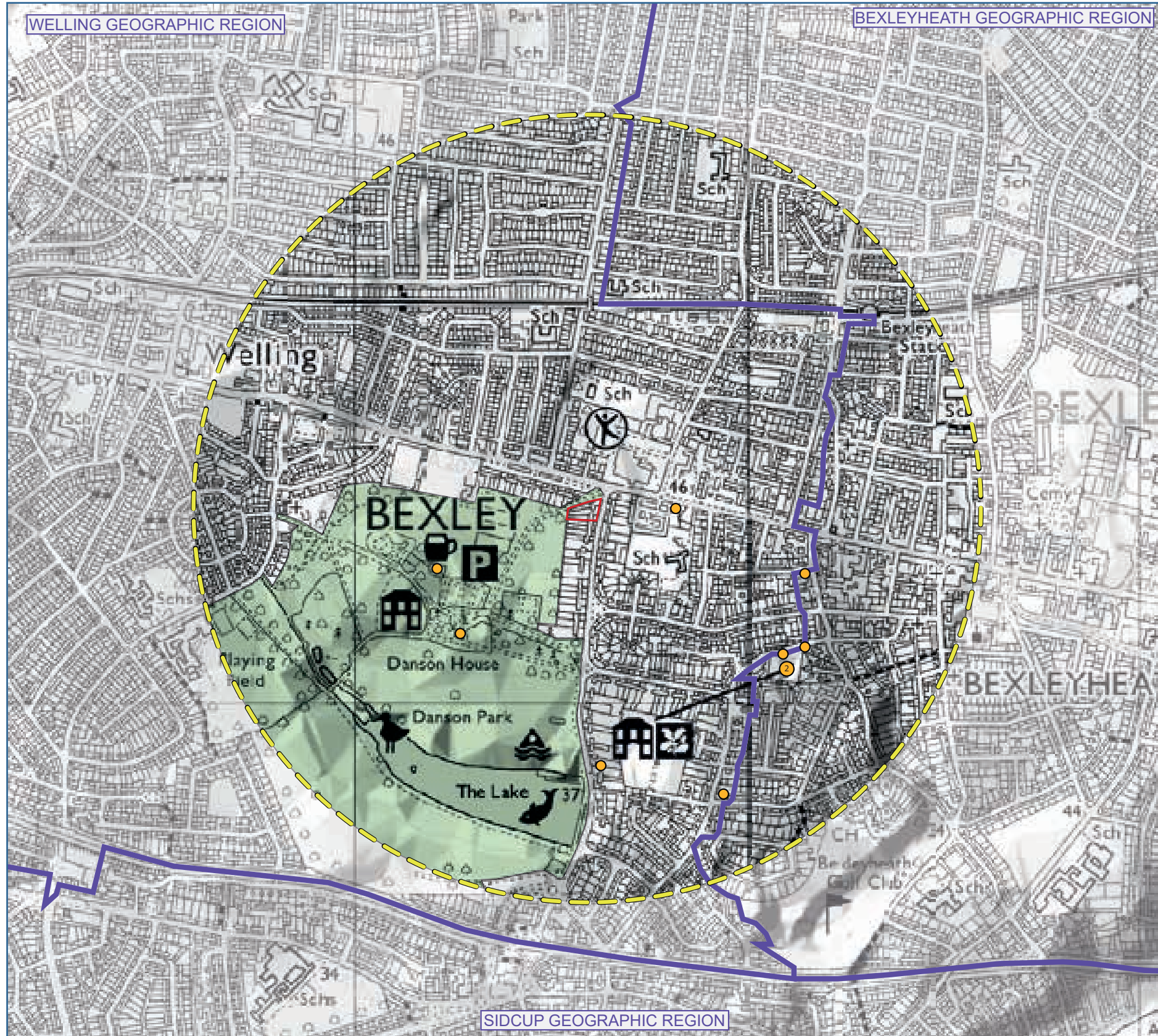
Planning Policy Conclusion

Policy Requirements for the Development:


- The site has an existing built character and the surroundings have a recognised urban residential context, policy supports the retention of this recognised character within the proposals (CS01, CS07, 7.1 and 7.4);
- The provision of Green Infrastructure within new schemes is a major theme of local policy. Due to the context, size and urban nature of the site there is limited opportunity for Green Infrastructure features, however the retention and improvement of a garden within the site will provide some green space that can promote biodiversity and form linkages with neighbouring resources (CS17, 5.10, 5.11, 7.19 and 7.21).
- Climate change and the management of surface water run off is highlighted within a number of policies. Within the site, provision can be made to deal with run-off through a number of measures. (CS08, 5.11 and 5.13).
- Good condition trees and vegetation should be retained where possible for the benefit of the natural environment (7.21); and
- Field work has confirmed there is no visual connection between the site and Danson House. Matters relating to heritage, including the setting, character and appearance of heritage assets and effects upon their significance are beyond the scope of this LCA. (CS19).

The proposals are compliant with these policy requirements. Boundary vegetation will be retained and enhanced with additional planting where appropriate and a new planting scheme will be implemented within the site for the benefit of residents. The site directly relates and interacts with the existing built context and character of the local area and is seen as part of this established character.

Plan 8: Landscape Planning Policy (12395_P08)



 Site Boundary

 1km Study Area

Bexley Core Strategy (Adopted February 2012), policies to consider:


- Policy CS01: Achieving Sustainable Development
- Policy CS07: Welling Geographic Region
- Policy CS08: Adapting to and Mitigating the Effects of Climate Change, Including Flood Risk Management
- Policy CS09: Using Bexley's Resources Sustainably
- Policy CS17: Green Infrastructure
- Policy CS19: Heritage and Archaeology


 Geographic Region Boundary Line (CS07)


The London Plan (March 2016), policies to consider:

- Policy 5.10: Urban Greening
- Policy 5.11: Green Roofs and Development Site Environs
- Policy 5.13: Sustainable Drainage
- Policy 7.1: Lifetime Neighbourhoods
- Policy 7.4: Local Character
- Policy 7.19: Biodiversity and Access to Nature
- Policy 7.21: Trees and Woodlands

Designations:

 Danson Park Grade 2 Registered Park and Garden

 Listed Building

 Listed Buildings in Close Proximity to Each Other

6 Implications of Development

6.1 Understanding the landscape and visual environments level of change when associated with the proposed development is an important consideration when addressing the suitability of development in relation to a receiving landscape.

6.2 GLVIA recognises the importance of the judgement of the professional undertaking the analysis to identify the nature of the change. To provide transparency as to the judgements made in this analysis, the following text describes how the existing landscape, views and visual amenity of the area may be affected; predicting the implications, although not their likely significance; and considering how those implications might be mitigated.

Landscape Implications

6.3 The landscape receptors within the site are defined by three typologies. These are the front gardens, existing built form and rear gardens. By defining these receptors an appraisal can be conducted to predict the likely implications on each.

Front Gardens

6.4 This typology is located within the east of the site. It is characterised by the space between Danson Road and the set back development. The set back traditionally allowed for a combination of front gardens and driveways. It is common for front gardens to be converted to off road parking, evidence of this is present along the road.

6.5 On a site specific level the development setback is particularly generous within the site. The front gardens of the northern semi-detached dwellings have mostly been converted to off road parking. The large area of hardstanding this creates is finished with block paving. Mature vegetation is still present within the area and includes a mix of shrubs and mature trees. The mature trees are part of the characteristic tree lined street scene present along the road.

6.6 The front gardens of the southern semi-detached dwellings have retained a split between front garden and driveway. The gardens are laid to lawn with a number of shrubs fronting the road. No mature trees are present in this area of the site.

6.7 The proposals will see the areas continued use as parking. Two access points will be provided from the road to allow the safe movement of traffic. Planting will be expanded within the area through the introduction of planting areas along the eastern boundary. This along with a low level wall will separate the parking from the pavement and road and soften the edge of the site. The mature trees present within the north of the site will be retained and will continue to represent a character feature along the road. Planting will also be positioned next to the new built form and soften its appearance. The hedgerow that lines the edge of Danson Park at the north of the area will be unaffected by the proposals. A close board fence will continue to separate the hedgerow from the site in this area.

6.8 The proposals represent an intensification of existing characteristics

within this area. The typologies current use as parking and domestic scale garden will be retained. This will maintain the existing characteristics and legibility of the area. This retention of legibility is important as this area of the site is the most public and is bound by the public realm to the north and east.

6.9 It is considered that the proposals would bring about a neutral change to this typology. The overall quantum and quality of the parking and planting provision will be increased but the character of this space will not materially change and no existing defining feature will be removed. The new and retained eastern boundary planting will offer visual benefit through the filtering of views and the softening of the appearance of built form from the road. The proposals will be seen as part of the existing streetscene and through appropriate layout and landscaping be an improvement on what is currently a varied front garden typology.

Existing Built Form

6.10 This typology is located between the front and rear garden typologies. It is characterised by residential built form. All the properties along Danson Road are of 20th century design and construction. The built form is almost exclusively two storey in height and is either detached or semi-detached in style.

6.11 On a site specific level the built form within the site is comprised of two blocks of semi-detached houses, equating to four dwellings overall. The two blocks are linked via a section of wall at the centre of the built form. The northern semi-detached houses are built from red brick with some rendering also present, whereas the southern semi-detached houses are finished with render and small areas of red brick detail. Both these styles are common along Danson Road and are characteristic of the area. At the rear of the properties are a selection of both single storey and two storey extensions that have extended built form into the rear garden spaces, aerial mapping shows that this is common in the area.

6.12 For reference a series of photomontages have been created that highlight the change to this typology, these are attached as **Appendix 3**. The implementation of the proposals will see the removal of the existing residential built form. This will be replaced with a modern carehome built with characteristic brick and rendered window details. The proposals will be of a residential scale that maintains a recognisable roofline along Danson Road and retains the existing linear settlement pattern. The new built form will extend into the neighbouring rear garden typology, this represents an increase in the density of development within the site. The existing setback development edge along Danson Road will be retained and the proposals will be seen as part of this existing street scene characteristic.

6.13 The proposals represent an intensification of existing characteristics within this area. The typologies current use as residential built form will be retained and extended within the site. The proposals will maintain existing characteristics and retain the legibility of this residential area. This retention of legibility is particularly important on the eastern side of this typology due to the positioning of neighbouring built form to the south and the character of built form along Danson Road.

6.14 It is considered that implementation of the proposals would have a number of highly localised negative implications. These would be due to the increase in built mass within the site and the move away from the lower density post war settlement pattern present along Danson Road. However, on balance it is considered that there would overall be a neutral change to this typology. This is because the overall quality and legibility of the built form will be increased and the existing character of the typology will not materially change and no existing defining features will be removed. The characteristic set back built edge will be retained along Danson Road as will the existing material palette. There are changes to the roofline but as **Appendix 3** shows the change is minimal and would not be incongruent. The on-going evolution and development of the proposals has ensured that they would be seen as part of the existing streetscene and not an incongruent addition.

Rear Gardens

6.15 This typology is located within the west of the site. It is characterised by long linear gardens that are predominantly laid to lawn. Hedgerow planting and other vegetation is present within the area, as well as substantial buildings in the form of sheds and summerhouses. Hedgerows and fencing divide the gardens of dwellings.

6.16 On a site specific level the gardens are characteristic of the wider area. predominantly laid to lawn the gardens are divided by hedgerow. these vegetative features also separate the site from the neighbouring Danson Park to the north and west. Pockets of planting are present within the gardens as are large outbuildings adjacent to the western boundary. These buildings range from sheds to more substantial summerhouses.

6.17 The implementation of the proposals will see the removal of the existing gardens, internal hedgerows and built form. Only the northern and western boundary hedgerow that abuts Danson Park and a mature tree near the western boundary will be retained within the new scheme. The new carehome will extend into the rear garden area and will remove the relatively open character of the land within its footprint (**Appendix 3** highlights the increased footprint). The removal of the existing outbuildings along the western boundary will open up the west of the typology and provide a softer transition between the park and the built proposals within the site.

6.18 The proposals will introduce a new high quality landscape scheme that will be appropriate for the intended residents and will be the subject of a maintenance plan to ensure its longevity and continued enjoyment by the residents. The proposed landscape scheme is attached as **Appendix 4**. The planting will be a mix of native and exotic species which will provide habitat and Green Infrastructure benefit to the site.

6.19 The proposals represent the partial retention of existing characteristics. The overall quantum of the existing domestic scale gardens will be reduced due to the increased footprint of the built proposals. However this change is not uncharacteristic of the area due to the surrounding residential built form. Some of these existing local dwellings already have rear garden extensions as seen in the attached plans. The retained and enhanced garden within the site will provide enjoyment and represents the retention of an existing character feature.

6 Implications of Development

6.20 It is considered that the proposals would initially produce a negative change to the rear garden typology due to the loss of open garden area. However over time and with the implementation of the landscape proposals the change is considered to be neutral due to the retention and enhancement of other character features. The built form within this typology will change from a range of outbuildings along the western boundary to characteristic residential scale built form near the northern boundary.

Visual Implications

6.21 The visual receptors identified within the area and verified in the field as having a change in view are appraised below. These receptors represent the people who will experience a noticeable change in view due to the implementation of the proposals.

Residents of Danson Road and Danson Mead

6.22 The views of residents on these streets are generally limited to the occupants of dwellings opposite or adjacent to the site. It is considered that views from further afield are filtered or screened by intervening built form and vegetation. Any change in view for residents will be constant due to the nature of this receptor group.

6.23 The boundary treatments to the north and south already filter or screen activity within the site upto around 2m in height. The mature trees on the eastern boundary provide some filtering to views from the east. The existing residential built form is a prominent feature within the site and is seen as a continuation of the linear settlement pattern along Danson Road. The proposals represent a change in built form within the site. What they do not represent is the uncharacteristic introduction of built form within the site. The area is characterised by settlement and residential built form, the proposals are entirely inkeeping with this recognised character.

6.24 Implementation of the proposals would constitute an element of negative change due to the intensification of built mass in views from Danson Road. This is due to the level of change from the existing built baseline context of the view. However, overall it is considered that a neutral change in view to neighbouring residents would be experienced. This is because the built element of the proposals will form a characteristic change of view within the site that will not be seen as an incongruent addition to the view. In addition to this there is a limited number of residents with views of the site and the increase in boundary planting will provide a softer edge to development. In time the new planting will filter views and break up the mass of built form within the site.

People within Danson Park

6.25 Views from within Danson Park are generally limited to people within the north east of the park. This is due to the presence of intervening vegetation, built form and topography changes within the park. Users of the park will be there for a range of reasons including exercise, travelling and organised sport. Some people will be focused on the landscape and some will be focused on their activity.

6.26 The northern and western boundaries of the site are bound by mature hedgerow that filters views from ground level. Due to this, only the

upper storeys are visible in views. The existing residential built form is a prominent feature within the site and is seen as a continuation of the linear settlement pattern along Danson Road. The proposals represent an expansion of built form within the site. This larger development footprint is most noticeable to park users due to its location along the northern boundary. The area is recognised as having an urban character due to its location within Bexleyheath.

6.27 The implementation of the proposals would initially have negative implications to the views of park users. This is due to the enclosing of the view from the access road and the overlooking, although this in itself has natural surveillance benefits for the park. However, overtime the new landscape scheme will mature and views will be filtered by vegetation. The mass of built form will be broken up by new trees which will soften its appearance and it will appear as a continuation of characteristic linear built form. With this in mind the implications of the proposals long term are considered to be neutral.

Pedestrians on Danson Road

6.28 The views of people walking along Danson Road are brief and transitory in nature. Views of the site are limited to people nearing the site on both sides of the road. More distant views are generally screened by intervening vegetation, built form and changes in topography. The focus of the receptor is generally on reaching their destination and not on the landscape.

6.29 The existing view is of residential built form set back from the road and beyond parking and gardens. These characteristics will be retained upon implementation of the proposals. The general arrangement of the view will not change and no incongruent elements will be introduced.

6.30 The implementation of the proposals would on balance represent a neutral change in view to these receptors. An increase in built mass will be identifiable from the pavement but no incongruent elements are being introduced to the view and little will change in the composition of the view. The duration of the view for these receptors is also brief owing to the transitory nature of the receptor.

Motorists on Danson Road and Park View Road

6.31 This receptor group represents motorists over a small stretch of the road who are going to see visual change. Motorists will pass the site side on and be moving. The focus of these receptors is on the road and not the landscape.

6.32 The existing view is of residential built form set back from the road and beyond parking and gardens. These characteristics will be retained upon implementation of the proposals. The general arrangement of the view will not change and no incongruent elements will be introduced.

6.33 The implementation of the proposals would on balance represent a neutral change in view to these receptors. An increase in built mass will be identifiable from the road but no incongruent elements are being introduced to the view and little will change in the composition of the view. The duration of the view for these receptors is also brief owing to the transitory nature of the receptor.

7 Summary and Conclusion

- 7.1 When considering the landscape and visual implications of development it is important to recognise that any change will result in landscape and visual implications. The extent of this should be considered within the local context and the proposals degree of conformance with their surroundings. In addition, the change need to be put in the planning balance with all other economic, social and environmental implications of the development.
- 7.2 In this instance, the site is not affected by a statutory qualitative landscape designation in the form of an AONB or National Park. The site is also not subject to any designations indicating that development should be restricted as set out in the NPPF, footnote 6.
- 7.3 The landscape of the site itself does not possess qualities or characteristics which would indicate it is of more than local value. In addition to this, the site is already partially developed and this application will be in keeping with this built characteristic.
- 7.4 This appraisal has concluded that the overall change to the identified landscape typologies within the site will be neutral. It is recognised that there will be a small number of localised adverse implications. But on balance with other considerations and consultation of the character wheel attached at **Appendix 2**, the overall implication will be neutral. The proposals represent a characteristic change within the site and no incongruent elements will be introduced as a result of their implementation.
- 7.5 Within the front garden typology, car parking and planting will be retained within a new layout that harmonises the currently divided driveways and front gardens. Within the existing built form typology, new built form of a recognised residential scale will replace the existing. Although this represents an increase in mass and density consideration has been given to the neighbouring built form and the character of Danson Road. The built form will be setback from the edge of Danson Road and will expand into the neighbouring rear garden typology. This would not represent an incongruent change due to the existing developed baseline within the area. The rear garden typology will initially experience negative consequences due to the expansion of the built form into this typology and the resulting loss of openness. However there will be benefit from the removal of the existing outbuildings within the rear gardens and the implementation of a new site wide landscape scheme. Meaning that long term the implications of the proposals are likely to be neutral.
- 7.6 In terms of visual implications for the receptor groups brought through the appraisal, most have been identified as experiencing a typically neutral change to their view. However, it is recognised that some localised negative implications will arise from the increased density and mass of built form. Change within the view is not considered incongruous or a break from the existing built context.
- 7.7 The exception to this is the short term views experienced from Danson Park. The extended footprint of the proposals will enclose views above the hedgerow from the park access to the north. As the new landscape scheme within the site matures the effects of this will be diminished as
- the appearance of the built form is softened and the mass of built form broken up by maturing vegetation. It is worthy of note that the proposed built form adjacent to the access road will never appear as incongruent or uncharacteristic.
- 7.8 Although residents on the boundary of the site will experience change as part of their daily visual context, it should be appreciated that they are already within an urban area where built form exists. Their daily view already incorporates features associated with the proposed development.
- 7.9 The change in view for motorists from the local road network are generally considered to be neutral due to the limited duration and extent of views. In addition to this, the drivers attention will be on the road and this is in combination with intervening features limits the perception of change further.
- 7.10 A site specific character assessment was carried out to ascertain the key characteristics of the local landscape. It is considered that the perception and distinctiveness of this area will not be diminished as a result of this congruent and characteristic development. The salient key characteristics are the retention of the boundary vegetation that abuts Danson Park, the setback of development from Danson Road and the replacement of residential built form with characteristic built form of a residential scale that maintains the appreciation of the local roofline of the linear settlement pattern present along Danson Road.
- 7.11 There would be positive benefits for the locality through retained green infrastructure provision within the site and its enhanced connectivity beyond the boundaries. This would be achieved through the delivery of the proposals alongside the expansion of the new landscape scheme and enhancement to the boundary hedge on the western boundary.
- 7.12 Views are generally limited to the locality of the site. Views into the site are already associated with existing development and the proposals represent a continuation of this existing context. The appearance of the proposals will be congruent with the existing built form within and adjacent to the site.
- 7.13 This report also finds that the proposals are in compliance with all relevant planning policy. Policy compliance is summarised below:
- Bexley Core Strategy (Adopted February 2012)**
- 7.14 Core Policy 01 - Achieving Sustainable Development. The site retains the character of the Bexley sub-urban area and maintains the GI around the site. The proposals are compliant with the landscape and visual related factors of this policy.
- 7.15 Core Policy 07 - Welling Geographic Region. The proposals retain the local character of the Welling geographic region. The proposals are compliant with the landscape and visual related factors of this policy.
- 7.16 Core Policy 08 - Adapting to and Mitigating the Effects of Climate Change, Including Flood Risk Management. A new site wide planting scheme will be implemented alongside the proposals that will provide GI benefit and manage water run off at a domestic scale. The proposals are compliant with the landscape and visual related factors of this policy.
- 7.17 Core Policy 09 - Using Bexley's Resources Sustainably. The proposals represent the redevelopment of a previously developed site. The new landscape scheme will provide high quality private amenity space. The proposals are compliant with the landscape and visual factors of this policy.
- 7.18 Core Policy 17 - Green Infrastructure. The proposals will retain the most important GI features within the site and through the new landscape scheme provide additional GI benefit. The proposals are compliant with the landscape and visual factors of this policy.
- The London Plan (March 2016)**
- 7.19 Policy 5.10 - Urban Greening. The new landscape scheme will ensure landscape and visual compliance with this policy.
- 7.20 Policy 5.11 - Green Roofs and Development Site Environs. The new landscape scheme provides domestic scale SUDs provision, retention of green space and biodiversity enhancement through additional planting. The proposals are compliant with the landscape and visual factors of this policy.
- 7.21 Policy 5.13 - Sustainable Drainage. The new landscape scheme provides soft areas for water infiltration as well as domestic scale water features. For the purposes of this LVA the proposals are compliant with the landscape and visual factors of this policy.
- 7.22 Policy 7.1 - Lifetime Neighbourhoods. The proposals represent accommodation for elderly people. The character of the proposals is in keeping with the Bexley sub-urban area. The proposals are compliant with the landscape and visual factors of this policy.
- 7.23 Policy 7.4 - Local Character. The proposals are in keeping with the local character of Bexley and respect the local pattern and grain of existing spaces and streets. The proposals are compliant with the landscape and visual factors of this policy.
- 7.24 Policy 7.19 - Biodiversity and Access to Nature. The new landscape scheme provides a positive contribution to the protection, enhancement, creation and management of biodiversity at this domestic scale. The proposals are compliant with the landscape and visual factors of this policy.
- 7.25 Policy 7.21 - Trees and Woodlands. The existing mature street trees that are characteristic of Danson Road will be retained within the proposals. There is also a mature tree in the rear garden that will be retained for the benefit of residents and the local character. The proposals are compliant with the landscape and visual factors of this policy.



Key View 1 Proposed
Danson Road site Frontage



**Key View 2 Proposed
Park Entrance**



Key View 3 Proposed
Park view looking East



Key View 4 Proposed
Park view looking South



Key View 5 Proposed
Danson Road South



Key View 6 Proposed
Danson Road Junction

