NORRINGTON GATE
BROUGHTON GIFFORD

Landscape Strategy
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GREENHALGH
Landscape Architecture

Project Address: **Norrington Gate Farm**
Broughton Gifford, Melksham

In collaboration with : **NASH Partnership**

nash partnership

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INTRODUCTION



Greenhalgh Landscape Architecture has been appointed to deliver landscape proposals as part of the Planning Application for a replacement dwelling at 192 Norrington Gate in Broughton Gifford, Melksham.

This landscape strategy document is split into four parts: context, analysis; visual appraisal and lastly, the concept & proposals. The site context outlines the site in relation to its wider and immediate surroundings, including any associated designations; the analysis is a summary of the site's current conditions before leading to the approach where the key constraints and opportunities are explored in more detail. The visual appraisal considers the visual effect of the proposals from its local context. Lastly, the proposals section explores the landscape concepts and ideas.

The landscape masterplan and associated design explorations have been a collaborative process between Greenhalgh Landscape Architecture and NASH Partnership to provide proposals for the site that compliments the surrounding area and is suitable for modern day family living.

NORRINGTON LANE
SHAW

MELKSHAM

SECTION 1.0
CONTEXT

1.1. Site Location

The site is situated to the west of Melksham, circa 2.4km from the town centre and north east of Broughton Gifford village core and conservation area.

The site sits along Norrington lane and forms part of a cluster of buildings associated with Norrington Gate Farm.



Figure 1. Site location plan

1.2 Site Context



Figure 2. Site context

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KEY

Site

Access point

The site is accessed via Norrington Lane and as the adjacent plan depicts, this is the main arrival and approach to the existing house and the agricultural field to the west.

The site includes an existing residential dwelling and garden as well as an area of rough scrubland associated with the house and farm.



SECTION 2.0
ANALYSIS

2.1. Site Analysis and Character

The adjacent diagram shows the nearby setting of the site, demonstrating that it sits within a cluster of buildings associated with Norrington Gate Farm.

The site itself is bounded by Norrington Lane to the east, agricultural fields north and west and residential dwellings to the south. There is agricultural access which runs through the site to the field beyond.

The area is mostly agricultural in character with hedgerow boundaries, arable fields and functioning farm buildings with associated residential buildings.

KEY

- Site boundary
- Residential access
- Agricultural access
- Extent of existing residential garden
- Semi-domesticated rough scrub land
- Loosely defined domestic / agricultural edge
- Extent of perceived built settlement
- Existing buildings
- Existing mature Oak tree
- Loose clusters of trees and vegetation
- Dominant cluster of Leylandii
- Existing electricity / telephone poles



Figure 3. Site analysis and character diagram



Location Plan



Photograph 1. Agricultural and residential access within the site



Photograph 2. View of residential access and adjacent barn along Norrington Lane



Photograph 3. Boundary to south of existing garden



Photograph 4. View of southern boundary of the site and adjacent properties



Photograph 5. View along agricultural access and southern boundary of the site



Photograph 6. View back towards existing residential dwelling and adjacent scrub



Photograph 7. View of agricultural edge and scrub land edge.



Photograph 8. Existing garden boundary to existing dwelling



SECTION 3.0
VISUAL APPRAISAL

3.1. Introduction

The following pages show the existing dwelling within its immediate context and highlights key views of the site.

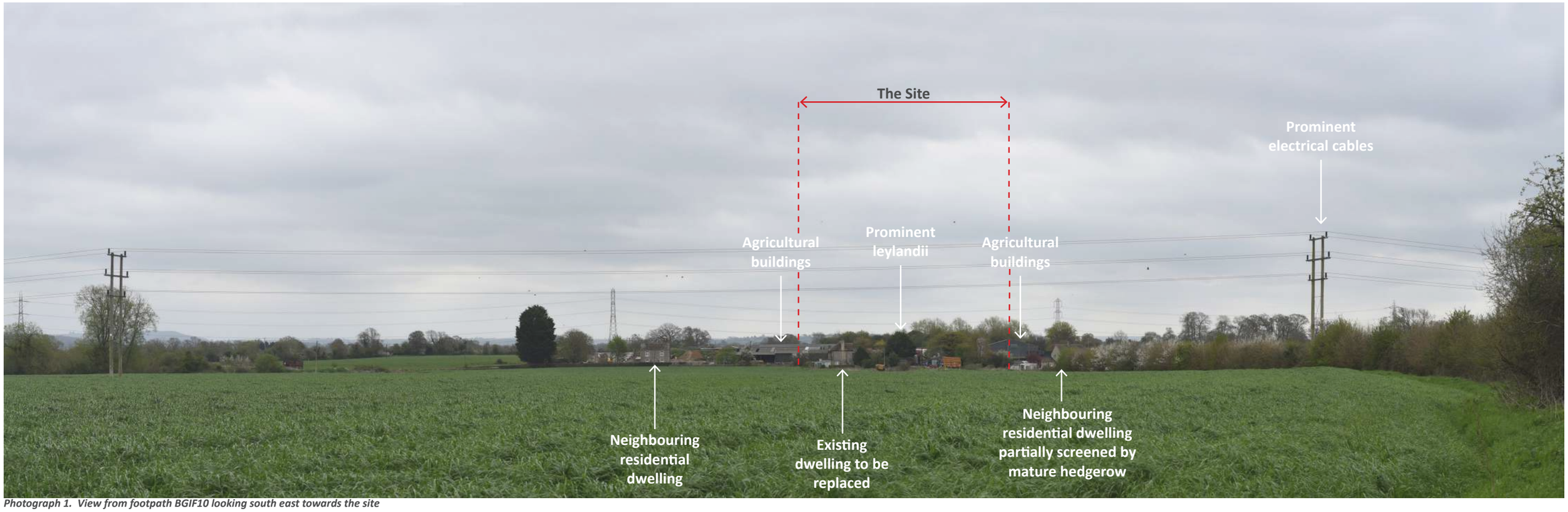
The presence of the existing dwelling, neighbouring residential dwellings and the adjacent agricultural buildings means that the proposed development, which sits within the existing domestic curtilage, is not likely to alter the visual perception of the site when read in conjunction with the settlement.

Though the proposed development is unlikely to alter visual perception on the whole, the introduction of a mixed native hedge between the garden and agricultural field edge will help to screen the dwelling and offer greater continuity to the surrounding hedgerows, further enhancing the rural character of the settlement.



Figure 4. Visual appraisal viewpoint locations

3.2. Viewpoint 1



Photograph 1. View from footpath BGIF10 looking south east towards the site

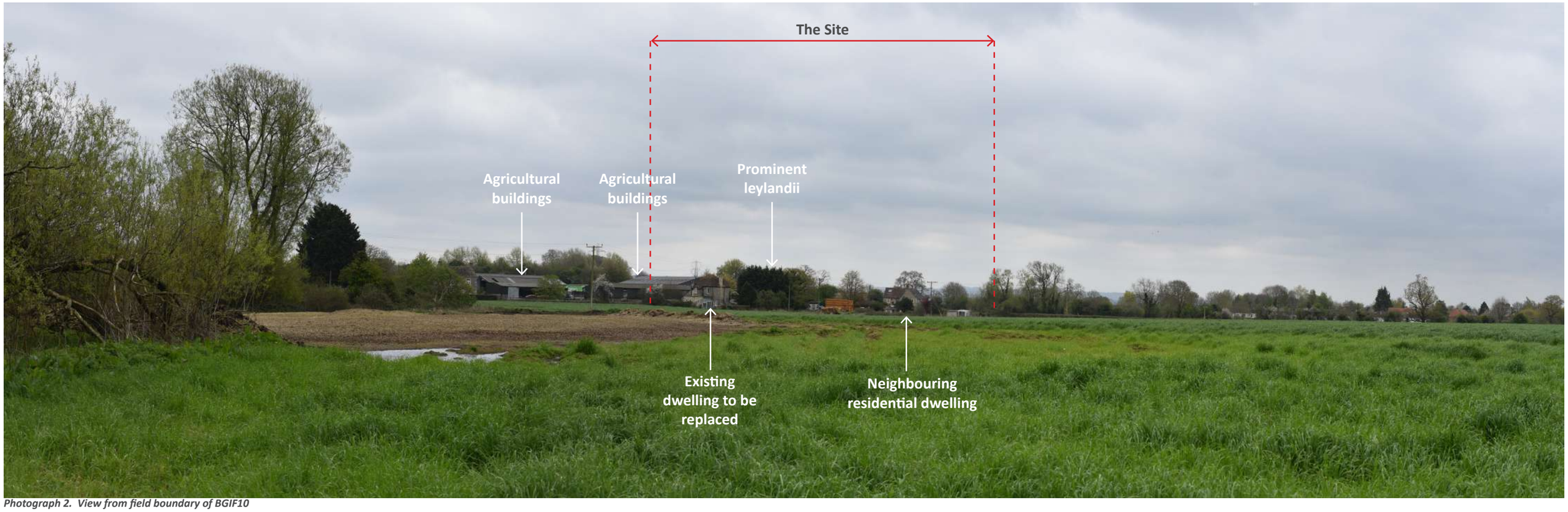


Location Plan

The site is read as part of an existing cluster of residential and agricultural buildings along Norrington Lane.

There is a visually open boundary to the western edge of the site, with a low clipped hedgerow containing the existing garden.

3.3. Viewpoint 2



Photograph 2. View from field boundary of BGIF10

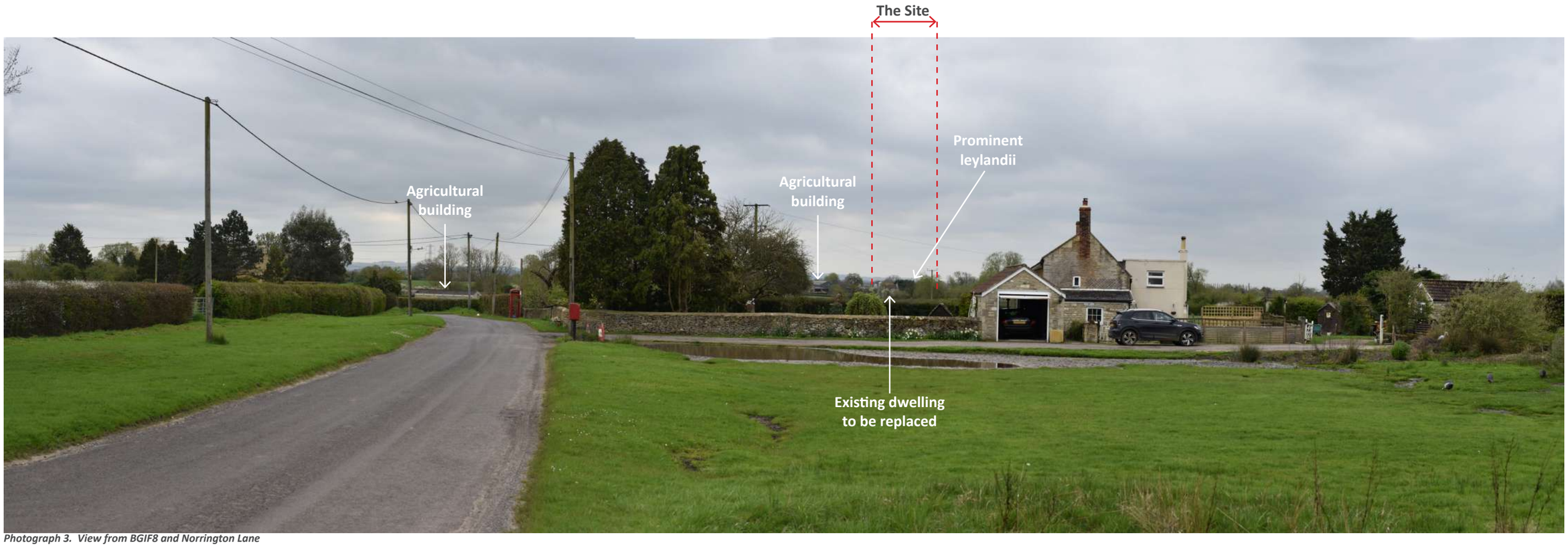


Location Plan

The site continues to be read as part of an existing cluster of residential and agricultural buildings along Norrington Lane.

The hedgerow containing the residential garden begins to appear more sparse and the leylandii appear more prominent and out of character.

3.4. Viewpoint 3



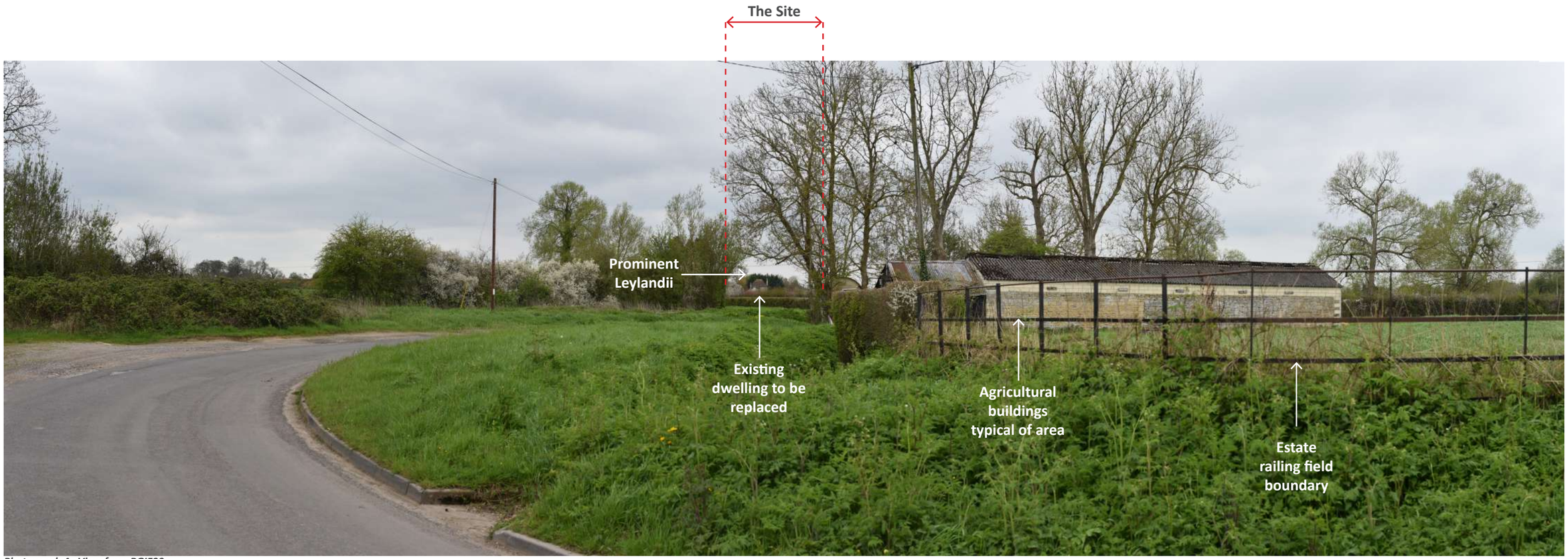
Photograph 3. View from BGIF8 and Norrington Lane



Location Plan

From Norrington Common there are glimpsed views of the site in the distance. The existing dwelling and leylandii trees are visible over domestic hedgerows in the foreground.

3.5. Viewpoint 4



Photograph 4. View from BGIF30

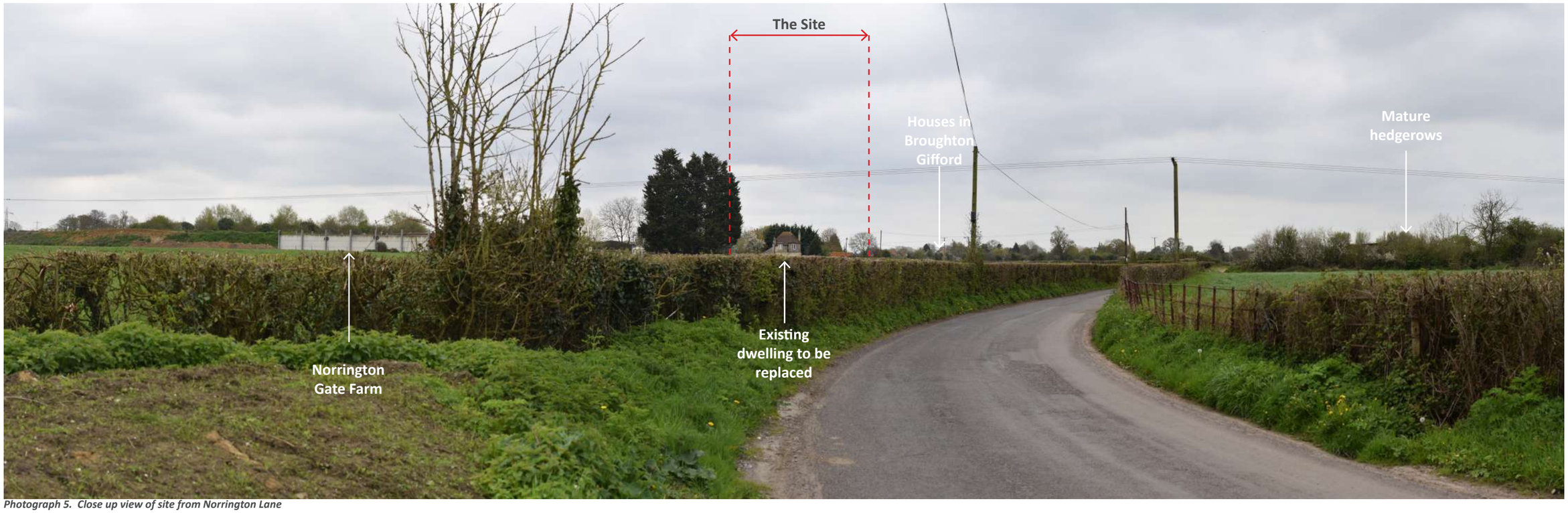


Location Plan

There are glimpsed views of the site from the start of the PRoW. The Leylandii trees are prominent in the view.

A mixture of native hedgerow, grassy verges and estate railings form the boundaries to agricultural properties along the lane.

3.6. Viewpoint 5



Photograph 5. Close up view of site from Norrington Lane



Location Plan

The site is visible and reads as part of the Norrington Gate Farm settlement and Broughton Gifford beyond. Clipped hedgerows afford greater visibility into the site and surrounding farm.

3.7. Visual summary



Photograph 6. Visualisation from footpath BGIF10 looking south east towards the site base on viewpoint 1. Replacement building is highlighted in red, with mitigation planting in the foreground.



Location Plan

Baseline photograph taken from footpath BGIF 10.

Camera height 1.6m, focal length 50mm, derived from 'Guidelines for Landscape and Visual Impact Assessment', Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013.

3.7. Visual summary

In summary, the site is seen as part of the Norrington Gate hamlet. It is generally contained by existing agricultural buildings and surrounding vegetation of mixed hedgerows and trees. The leylandii trees appear incongruous with the wider landscape context.

Mitigation planting would be introduced around the curtilage of the dwelling through the introduction of new native trees and hedgerows.

As illustrated in photograph 7, the replacement dwelling is flanked by the large agricultural buildings and mature vegetation, therefore the relationship with the wider farmstead and neighbouring properties is largely the same as the existing situation. The proposed ridgeline is the same as the existing dwelling, consequently the replacement building does not break the skyline and is visually contained by the mature planting east of the site.

In addition, the planting associated with the application will help integrate the building into the local setting with the proposed hedgerow and trees grounding the dwelling and breaking up the mass when viewed from the west.



Photograph 7. Extract visualisation demonstrating the replacement building and mitigation planting.

SECTION 4.0
CONCEPT AND PROPOSALS

4.1. Constraints and Opportunities

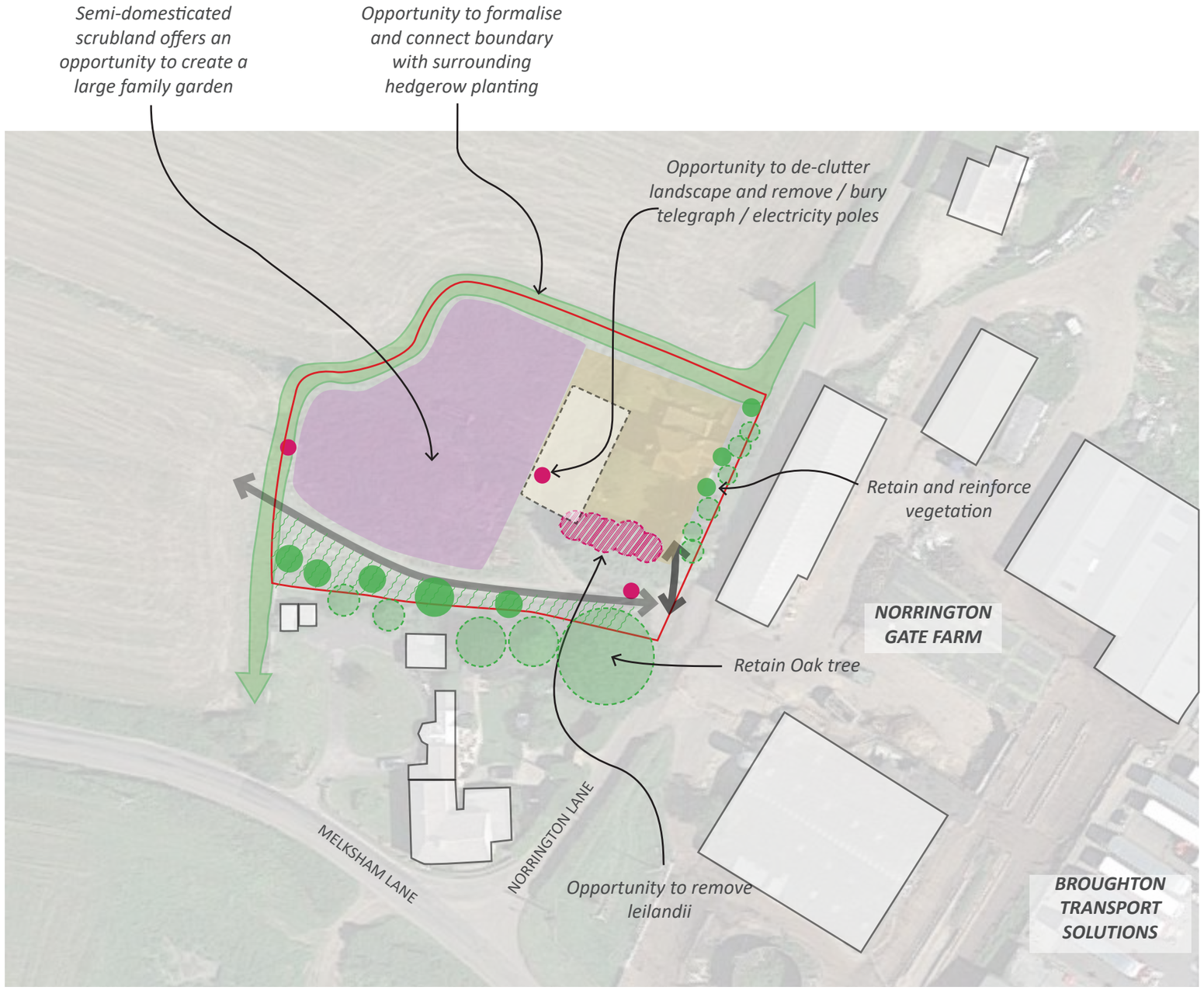


Figure 5. Constraints and opportunities diagram

KEY

- Retain and enhance residential access
- Retain agricultural access
- Opportunity to enhance residential setting
- Opportunity to create residential garden
- Opportunity to enhance boundary with hedgerow planting
- Opportunity to enhance southern boundary planting
- Opportunity to add tree planting
- Opportunity to remove / bury / screen poles and overhead cables

N

4.2. Aims and Objectives

Paragraph text.



Figure 6. Aims & objectives diagram

1. Improve the arrival to the dwelling and strengthen the connection with associated agricultural access and activities.

2. Review the position and size of the existing dwelling to better suit the needs of a modern day farming family. Create a private garden and offer more suitable parking space.

3. Enhance boundary planting along Norrington Lane for better screening of agricultural buildings.

4. Retain agricultural access to fields.

5. Enhance biodiversity planting and screening to adjacent properties along southern boundary.

6. Better define boundary between semi-domesticated areas and agricultural land by introducing mixed native hedgerow.

7. Create private residential garden which meets the needs of a modern day farming family.

4.3. Illustrative Masterplan



The adjacent plan is an illustrative landscape masterplan showing the key interventions across the site. The following pages outline the concepts and proposals for the soft and hard landscape.

KEY

1. Existing access from Norrington Lane
2. Existing trees and hedgerow retained and reinforced with new planting
3. Replacement farmhouse
4. Drive and parking areas
5. Extent of existing field boundary planted with trees and native hedge to create residential curtilage
6. Residential garden
7. Retain agricultural access
8. Buffer to adjacent development
9. Cycle storage

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Figure 7. Illustrative masterplan

4.4. Soft Landscape Proposals



Figure 8. Soft landscape diagram

A simple palette of locally appropriate native trees, hedgerows and structure planting will be selected to create a robust landscape congruent with the wider landscape.

A mixed native hedgerow would form the northern and western boundaries and would connect back into existent hedgerows to the north and south of the site.

Native structure planting and tree planting would be introduced to the southern and eastern boundary to help screen existing dwellings and agricultural buildings and offer a vegetative buffer to the proposed dwelling.

Orchard trees would be incorporated into the residential garden to add visual interest.

KEY

- Boundary trees & legacy planting
- Informal orchard trees
- Residential garden
- Structure planting
- Native hedgerow planting



Mixed native hedgerow



Informal orchard



Structure planting

4.5. Hard Landscape Proposals

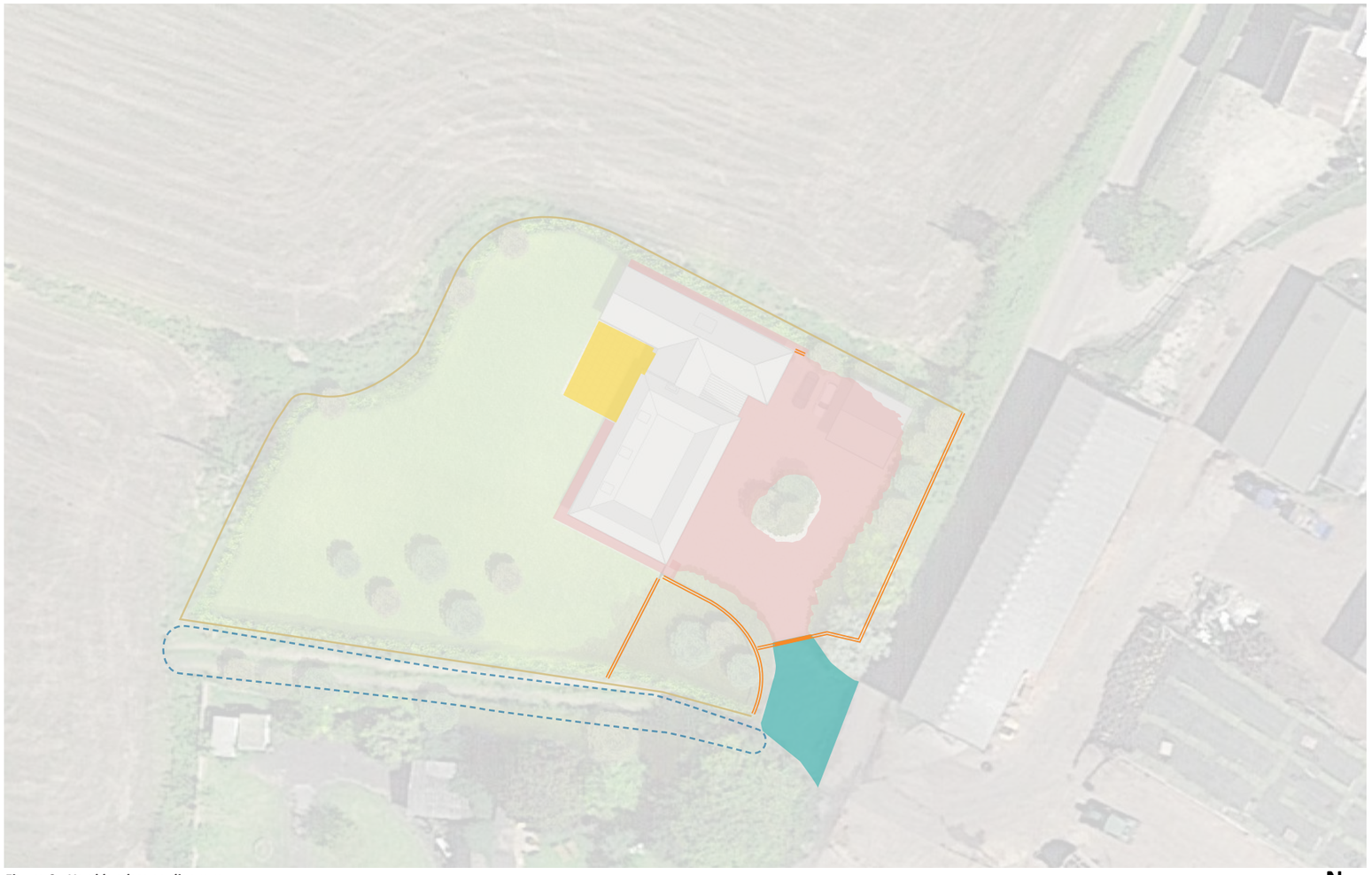


Figure 9. Hard landscape diagram

Robust materials will be chosen to complement the local context and cater to the daily needs of a young farming family.

The driveway and parking court to the principal elevation would be surfaced with a loose locally appropriate gravel with gravel paths leading around the house into the private rear garden.

The patio area would be new pennant paving to compliment the ashlar facade of the house.

New estate railing will define the boundary between functioning agricultural access and the residential dwelling.

KEY

- Existing surface to be retained
- SF1 – Loose gravel
- SF2 – Stone paving to patio
- SF3 – Existing surface to be retained and repaired
- B1 – Proposed estate railing
- B2 – Proposed post and wire fence within proposed hedgerow

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SF1: South cerney gravel



SF2: Pennant paving



B1: Estate railing



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