

# LAPWORTH ARCHITECTS



architecture • urban design • conservation • interior design

The Rosconn Group  
Waverley Equestrian Centre  
JOB NO: 1562

## Landscape and Visual Assessment

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## 1.0 INTRODUCTION

- 1.1 Lapworth Architects have been commissioned by The Rosconn Group to look at the development potential of the Waverley Equestrian Centre and the Coventry Road Allotments site and to assess any visual / landscape impact that development might have on the Cubbington town and the surrounding area.
- 1.2 Lapworth Architects have looked at the councils assessment and note that the site was noted as areas 3 and 4 on the councils proposals plans.

## 2.0 THE SITE

- 2.0 The site sits immediately adjacent to existing residential development to the north of Cubbington and falls within area CU2 of the councils appraisal. CU2 was one of the larger areas at 422.64 hectares looked at by the council but particular detail and merits of the Waverley Equestrian Centre and Coventry Road allotments were not considered in the general review of the area.
  - 2.1 The Waverley Equestrian Centre and Coventry Road allotment together is a small contained parcel of land totalling only 3.45 hectares. A topographic survey of the land has been undertaken and as can be seen the parcel of land is rectangular in shape and is completely contained by a mixed hedgerow which includes a number of mature trees to the entire boundary. Additionally it is apparent that the site is mainly existing developed land containing extensive coverage by both buildings and hardstanding.
  - 2.2 The site is split into two parts by a mature conifer hedge running north to south creating two internal areas.
  - 2.3 The internal area to the east includes an existing dwelling, stable blocks, horse walker, car parking, parking for house, lorries and other vehicles, a ménage and a large barn which contains storage and an indoor area. The parcel of land has been in use for associated activities for many years and the land forms a parcel of previously developed land.
  - 2.4 The other half of the parcel is also fully contained. It consists of some allotments to the South West with paddocks, roads and buildings to the North
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West. This parcel also reads as previously developed land as shown on the topographic survey and the photographic views inside the visually contained site.

- 2.5 The entire site is accessed by a road which runs along the entire southern boundary with some additional roads off the main access into the site.
- 2.6 The parcel of land has operated with its current use for around at least 40 years. The spur of residential development to the North of Cubbington was infill residential development when it was built around 20 to 30 years ago. It connected the Waverley Equestrian Centre and Coventry Road allotment site to the settlement as a whole and this link together with the discreet setting makes this land perfect for designated development land and is in our opinion much better suited than the open land proposed to the western side of Coventry Road.
- 2.7 As can be seen from the topographic survey the parcel is a very small part of the larger area CU2 which will be split into two by the building of HS2. CU2 falls within area CB03 in the councils Cubbington landscape sensitivity to Housing Development. The notes consider the wider openness of the land and the woodland areas within it, but fails to describe the actual detail of the proposed parcel within that area which is of a quite different character.

### **3.0 LANDSCAPE ASSESSMENT**

- 3.0 The proposed land parcel is set on a gently sloping hill which is falling from north to south and also from east to west.
- 3.1 The parcel is completely enclosed visually by mature hedging containing hedgerow trees which even in winter provide only limited views out of the site.

The site is currently further sub divided by a mature tall conifer hedge but this is not seen from outside of the site.

- 3.2 The site is extensively covered by built form and hardstanding which is used to park cars and horse lorries on a long term basis. The longest building in the site is a large barn structure whose walls and roof are clad in corrugated asbestos panels. Its eaves height is 4.5m and ridge height is 8.1m but despite
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its size with a footprint of 37m by 19m it is largely unseen from outside the site because of existing highly effective landscape screen.

- 3.3 The site is located at the edge of the existing village which has a 30mph speed limit. On the Coventry Road outside the site there is a short section of road which appears to have an unrestricted speed limit, but just past the site moving out of the village there is a 50mph speed limit. A good access into the site can easily be formed roughly in the same location as the existing access to serve the parcel of land. This point immediately adjacent to the 30mph speed restriction.

#### **4.0 VISUAL IMPACT OF THE PROPOSED PARCEL OF LAND FROM OUTSIDE THE SITE**

- 4.1 As already noted the proposed parcel is completely surrounded by high mature hedging which currently hides all of the existing structures within the site with only limited partial views of the existing large barn possible. Because of the existing mature landscaping it is the most discreet site available in Cubbington to add new housing development which would have little or no visual impact on the village or the surrounding landscape.
- 4.2 The adjacent housing is set in a cul de sac form of development and generally the houses are orientated parallel to Coventry Road with gable ends towards the proposed site. This ensures little or no impact would be created on these properties if new housing development was added replacing the Equestrian Centre and the allotments when combined with the existing boundary hedge and the garage blocks which were obviously designed to hide the large asbestos clad barn (they contain the views in the cul de sacs).
- 4.3 In addition to the landscaping the gently rising land would also ensure no impact of new housing on the site. This has been tested by looking at the site from all possible vantage points on the Coventry Road and the Rugby Road and it is clear that there would be no harmful visual intrusion in the landscape if the site was developed.
- 4.4 The existing development along Rugby Road is set on top of a hill and looks down over the open fields on the Western Side of Coventry Road. Any development on the area noted CU1 on the council's plans will be very visible from the public realm and from the existing houses on Rugby Road. This will have a much greater impact on the surrounding area of open landscape and would be a less desirable location.
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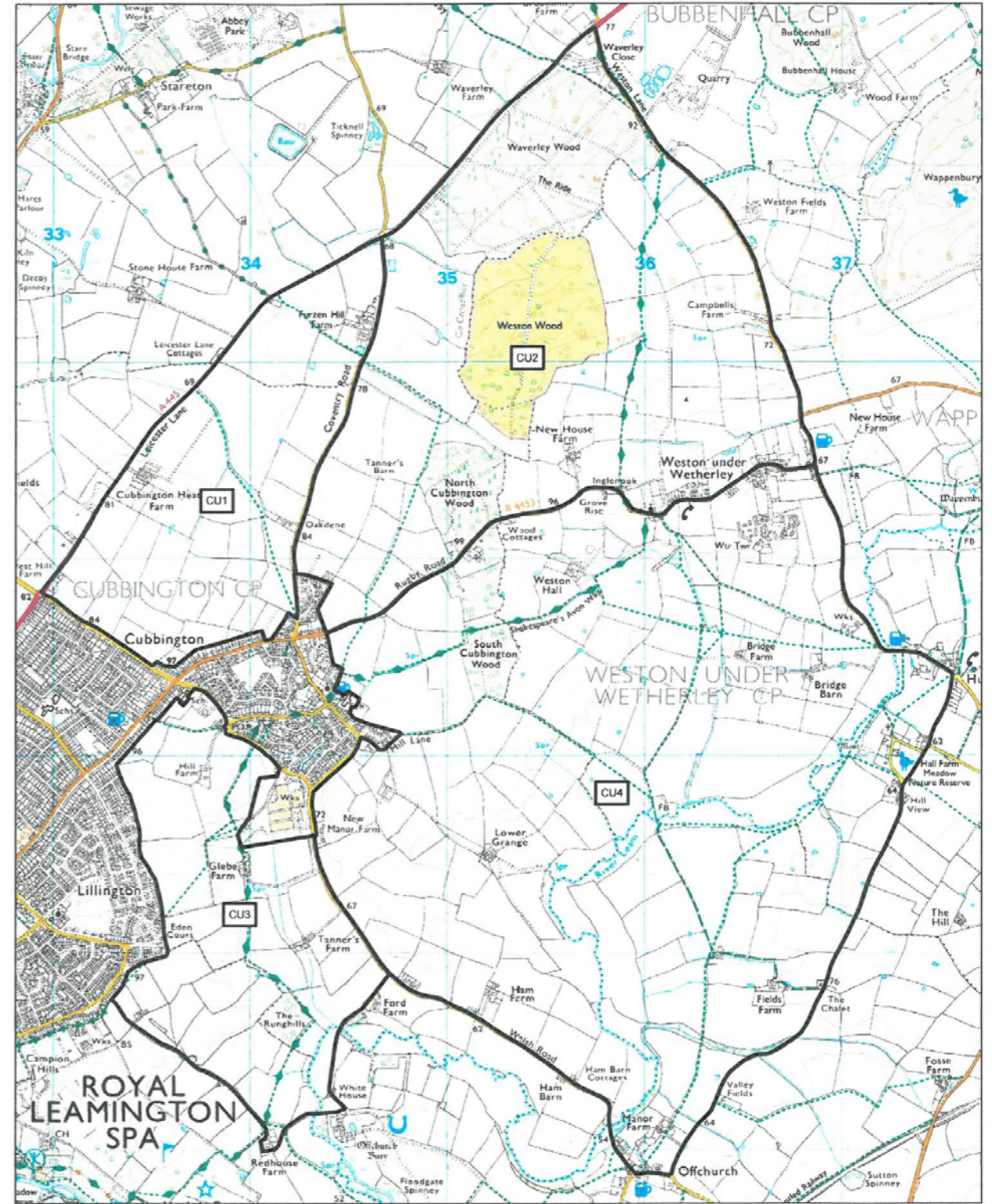
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## 5.0 CONCLUSION

5.1 Having considered the site in some detail it would offer the following advantages.

- The parcel of land is completely screened by mature boundary landscaping.
  - The site is largely previously developed land and is enclosed by a mature hedge boundary which separates it from the adjoining open landscape area.
  - The site fully connects with existing development in Cubbington.
  - The site is accessible from Coventry Road.
  - Quality redevelopment of the site would remove unsightly buildings and hardstanding, and would replace it with quality residential dwellings in the most discreet location in the village.
  - The site provides an ideal location for new development in Cubbington.
  - Because of the existing extensive boundary landscaping there are no significant views into the site from the public realm, which includes Coventry Road and Rugby Road. This would not be the case for any other site locations in Cubbington.
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**Cubbington**

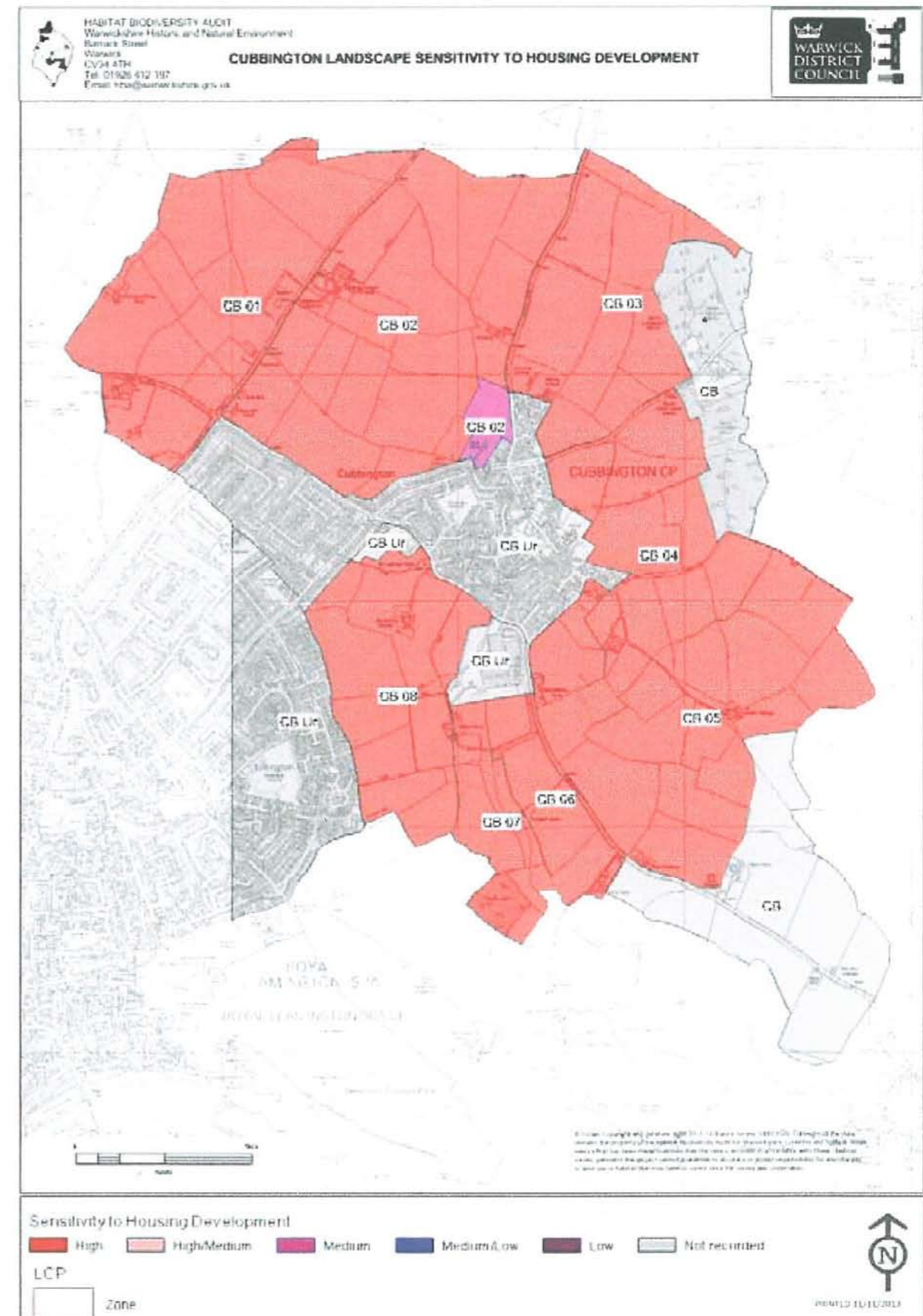
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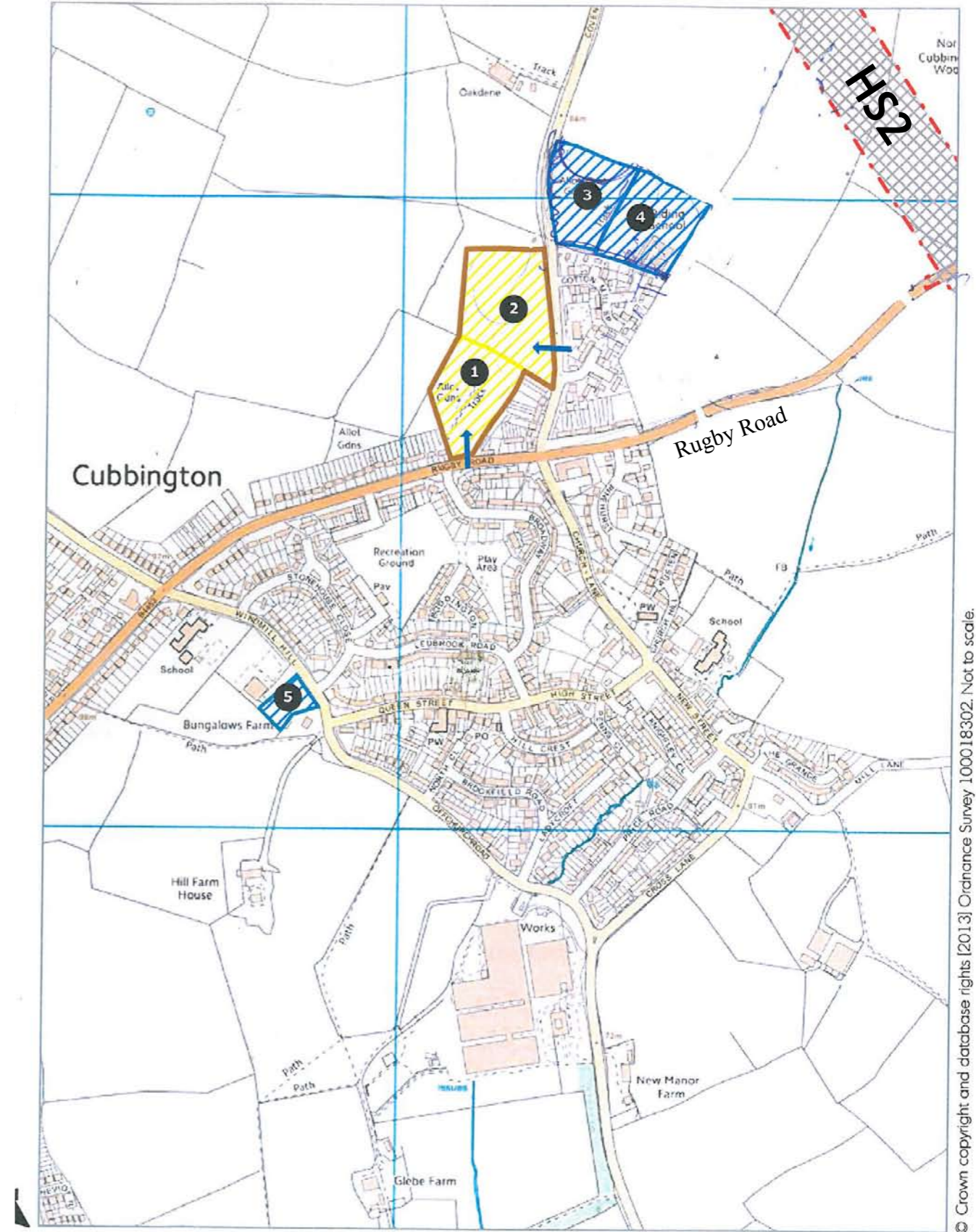
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CUBBINGTON



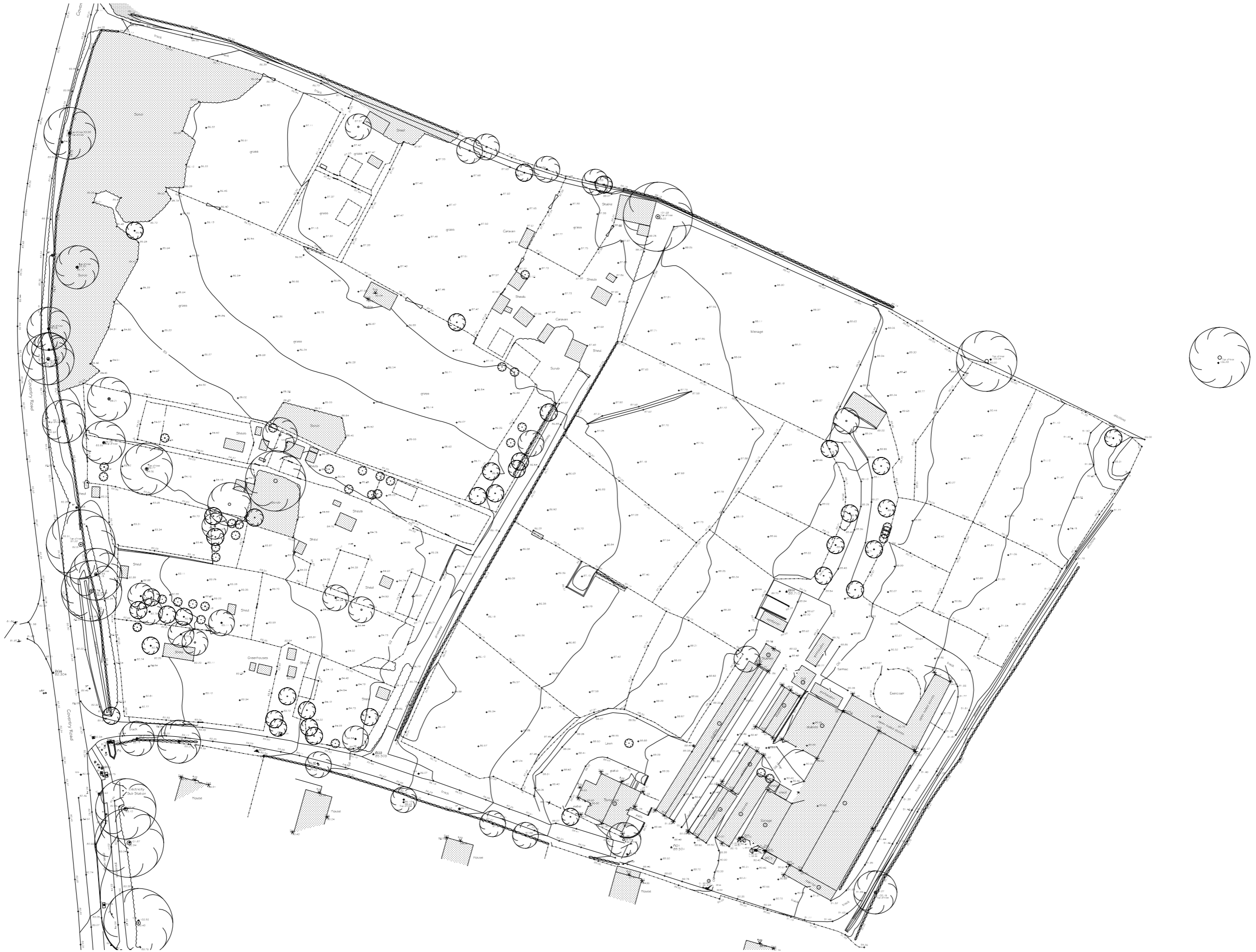


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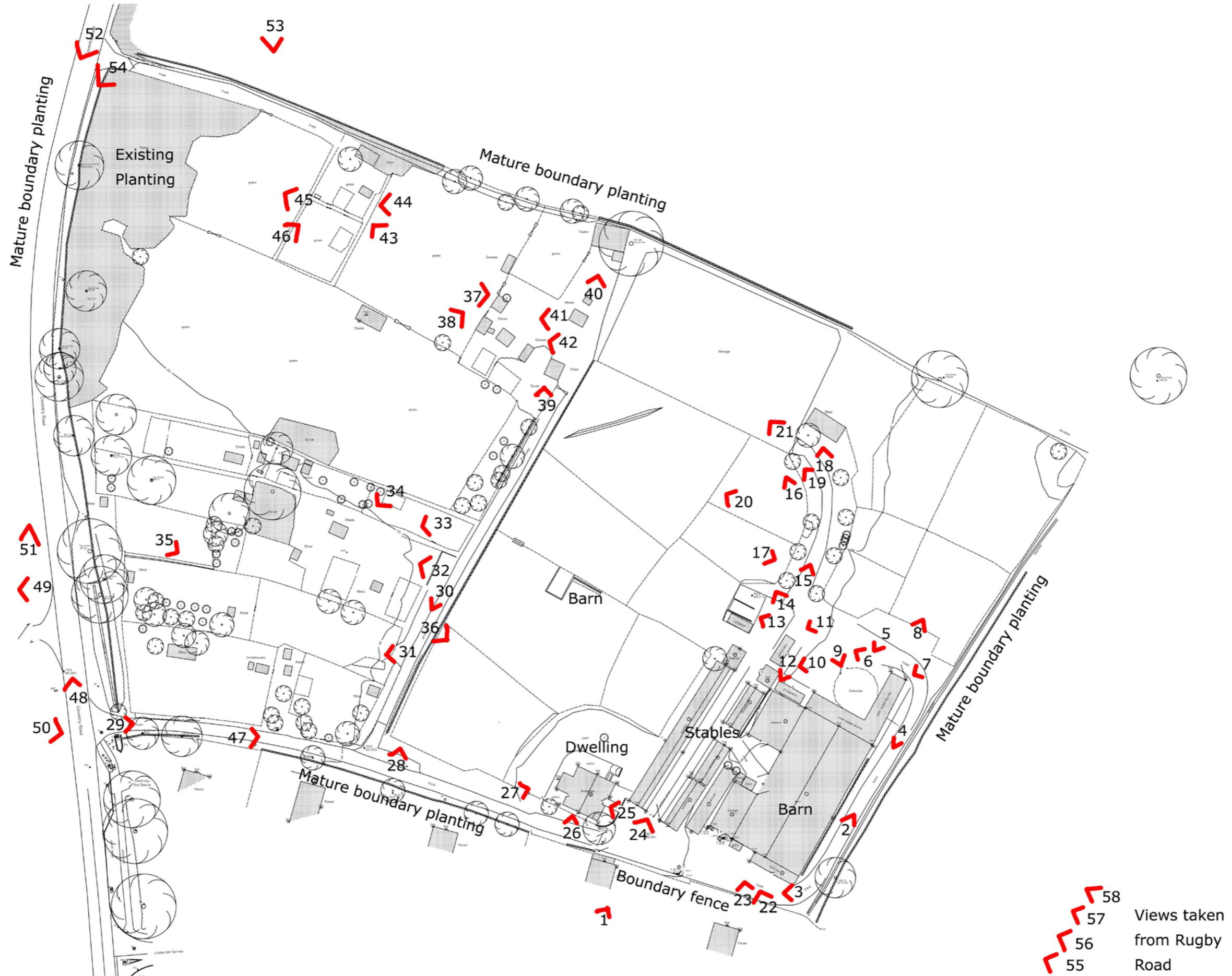
- Proposed Option
- Discounted Option
- Village Boundary
- Green Belt
- Primary Site Access















View 1 - Looking from the neighbouring residential development towards the large barn. The cul-de-sac view is closed by a four car garage block.



View 2 - View along the existing access track, Showing the existing boundary planting to the right



View 3 - View from corner of site showing existing car park in front of the barn and the boundary to the residential development



View 4 - View on track between the large barn and the boundary with the existing residential accommodation in the background



View 5 - View showing bales of silage and horse paddocks beyond



View 6 - View showing silage bales hardstanding and parking including long term parking for horse lorries





View 7 - View of pens and parking



View 8 - View across horse paddocks with site boundary beyond.



View 9 - View of horse walker and rear of large barn



View 10 - View of parking porta cabins and extensive hard-standing



View 11 - view of porta cabins and storage containers



View 12 - View of rear of barn and porta cabins





View 13 - View of hardstanding and storage areas



View 14 - View of hardstanding, towards menage and mature landscaped boundary beyond.



View 15 - View toward further barns and track to menage



View 16 - View across fenced paddocks to site boundary beyond



View 17 - View towards parking and bales with mature landscape boundary beyond



View 18 - View of barns by menage





View 19 - View of menage and boundary planting beyond



View 20 - View across paddocks by menage to high hedge in middle of site



View 21 - View of menage showing strong landscape screening to boundary beyond



View 22 - View of front of barn with dwelling beyond



View 23 - View of front of barn



View 24 - View along stables area





View 25 - View of dwelling



View 26 - Gable end of dwelling



View 27 - Rear view of dwelling



View 28 - View across horse paddock and high hedge to middle of site



View 29 - View of access track by site entrance



View 30 - View down track to road with allotment on right





View 31 - View towards allotments with houses beyond landscape boundary



View 32 - View across allotment with site boundary planting beyond



View 33 - View of allotment



View 34 - View across allotments



View 35 - View of allotments towards houses



View 36 - View towards barn and adjacent houses and small gap in hedge in centre of site





View 37



View 38



View 39



View 40



View 41



View 42





View 43



View 44



View 45



View 46



View 47



View 48





View 49 - Open fields to West



View 50



View 51



View 52 - Across open fields to West, towards house on hill in Cubbington.



View 53



View 54





View 55 - View from Rugby Road with existing houses and barn in distance.



View 56 - View from Rugby Road with existing houses and barn in distance.



View 57 - View from Rugby Road with existing houses and barn in distance. Barn is well screened by existing landscaping and existing dwellings.



View 55 - View from Rugby Road with existing houses and barn in distance. Drop in road and rising land in field ensures no views into the proposed site.