

Darlington Borough Council

Landscape Visual Assessment

Eastbourne School

March 2007



Revision Schedule

Landscape Visual Assessment March 2007

Rev	Date	Details	Prepared by	Reviewed by	Approved by
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1 Landscape Context

The proposed site is an area of open grassland currently used as a playing field. It is surrounded by a variety of land uses. To the west is an area of post war housing with 28 properties along Arnold Road backing onto the site. Hundens Park Care Home lies at the south west corner of the site and shares the existing vehicular access point to the existing playing fields.

South of the site is the existing Eastbourne Comprehensive School site and its associated playing fields, including floodlit games courts. The games courts lie adjacent to the site boundary with the school beyond.



North of the site is an area of rough ground alongside the former railway line, and through this runs a high voltage electricity line with a large pylon and sub station approximately 20m from the site boundary. The former railway line runs at an elevated level, roughly 10m above the surrounding ground level.

East of the site are further open fields also used as playing fields, with the industrial and commercial developments of Banks Road and McMullen Road beyond.

The site and its surrounding area is criss-crossed by a number of informal footpaths used by local people on a regular basis. A designated public footpath follows the northern boundary of the site, with a public bridleway following the route of the former railway line. Informal access footpaths link the two routes.

The majority of the site has been undeveloped or green field throughout the late 19th and 20th Century, and designated as a recreation ground for use by local people. A small building is shown on maps dating from the second half of the 20th century around the area now used as the car park, but this has been demolished and reinstated to grass.

2 Landscape Character

The site is located on the edge of the Darlington urban area. It is a large open site, predominantly level with a defined boundary. Mature trees along the west and north boundary provide a clear boundary marker. To the south and east a small hedge defines the space, incorporating a palisade fence along the school boundary.



Figure 1 – Landscape features of the existing site

3 Visual Assessment

3.1 Views In

The proposed development will be visible from the surrounding area. The development will particularly impact upon the residents of Arnold Road and the neighbouring Hundens Park Care Home. Houses on The Causeway and The Broadway will be affected to a minor extent with views of the new development in the distance.

Many of the houses on Arnold Road have an open view of the playing fields. The existing mature trees obscure the view to some extent, and when the trees are in leaf views of the development from the upper storeys will be hidden. Ground floor and garden views will be significantly affected throughout the year as many houses have open park style railings. At the northern end of Arnold Road, the ground level slopes down and away from the existing playing field level. These houses will be most affected by views of the development from their first floor windows.

The three storey block of flats off Throstlenest Avenue may also be affected by the development. South facing windows on the upper storey of the building will have clear views across the railway embankment into the site.

The industrial and commercial development on Banks Road and Red Barnes Way will also be affected to a minor extent although few of the buildings have windows facing onto the site.

The following panorama photographs demonstrate the surrounding land uses and users who may be affected by the proposed development of the site.

Photograph 1 – View from the existing car park on the edge of the site.



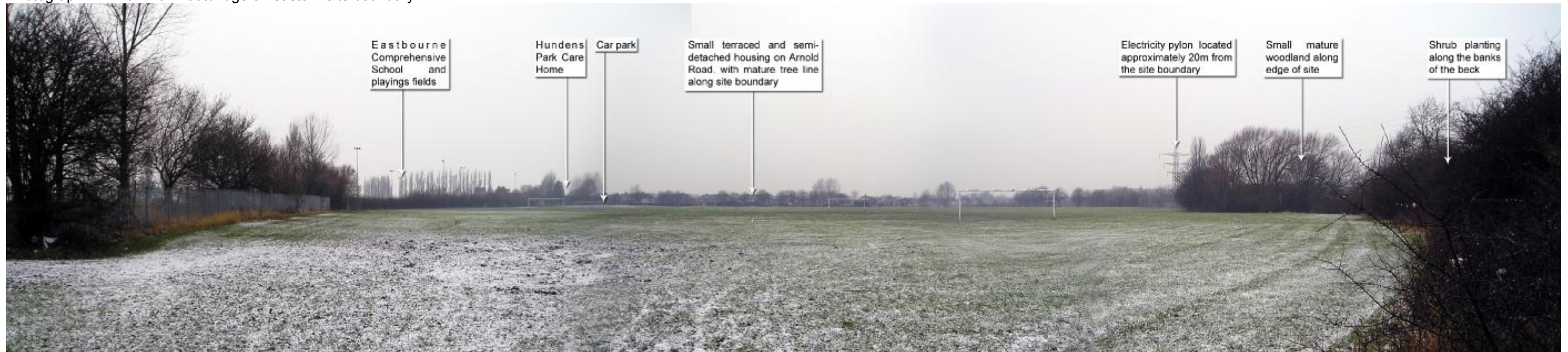
Photograph 2 – View from the rear of houses on Arnold Road.



Photograph 3 – View from the public footpath



Photograph 4 – View from footbridge on eastern site boundary



3.2 Views Out

Due to the open nature of the site there are clear views across the site and into the surrounding area. From the site, the surrounding buildings are clearly visible including the tall industrial buildings located on Red Barnes Way, Hundens Park Care Home and the line of electricity pylons marching alongside the site and into the distance.

When the surrounding trees are in the leaf the views will be limited to some extent. Views of the Care Home, houses along Arnold Road and Throstlenest Avenue flats will be screened by the mature trees both on and off the site.

The following photographs were taken at ground level from the centre of the playing fields. Their location and direction are shown on Figure 1.

Photograph 5 – View of Hundens Park Care Home



Photograph 6 – View of housing along Arnold Road



Photograph 7 – View of the electricity pylons, and flats on Throstlenest Avenue.



Photograph 8 – View of industrial and commercial developments east of the site



3.3 Impact of the Development during Construction

The following table highlights the impact which the development will have on the surrounding area during construction.

Visual Receptors	Sensitivity of Viewpoint	Impact/visual intrusion	Impact (+ve or -ve)	Significance of Impact	Duration of Impact
Residential Properties					
2 Arnold Road	High	Construction of the proposed school building	Negative	Medium	Short term
4 Arnold Road	High	Construction of the proposed school building	Negative	Medium	Short term
6 Arnold Road	High	Construction of the proposed school building	Negative	Medium	Short term
8 Arnold Road	High	Construction of the proposed school building	Negative	Medium	Short term
10 Arnold Road	High	Construction of the proposed school building	Negative	Medium	Short term
12 Arnold Road	High	Construction of the proposed school building	Negative	High	Short term
14 Arnold Road	High	Construction of the proposed school building	Negative	High	Short term
16 Arnold Road	High	Construction of the proposed school building	Negative	High	Short term
18 Arnold Road	High	Construction of the proposed school building	Negative	Medium	Short term
20 Arnold Road	High	Construction of the proposed school building	Negative	Medium	Short term
22 Arnold Road	High	Construction of the proposed school building	Negative	Medium	Short term
24 Arnold Road	High	Construction of the proposed school building	Negative	Medium	Short term
26 Arnold Road	High	Construction of the proposed school building	Negative	Medium	Short term
28 Arnold Road	High	Construction of the proposed school building from upper storey windows	Negative	Medium	Short term
30 Arnold Road	High	Construction of the proposed school building from upper storey windows	Negative	Medium	Short term
32 Arnold Road	High	Construction of the proposed school building from upper storey windows	Negative	Medium	Short term
34 Arnold Road	High	Construction of the proposed school building	Negative	Medium	Short term

Visual Receptors	Sensitivity of Viewpoint	Impact/visual intrusion	Impact (+ve or -ve)	Significance of Impact	Duration of Impact
		from upper storey windows			
36 Arnold Road	High	Construction of the proposed school building from upper storey windows	Negative	Medium	Short term
38 Arnold Road	High	Construction of the proposed school building from upper storey windows	Negative	Medium	Short term
40 Arnold Road	High	Construction of the proposed school building from upper storey windows	Negative	Medium	Short term
42 Arnold Road	High	Construction of the proposed school building from upper storey windows	Negative	Medium	Short term
44 Arnold Road	High	Construction of the proposed school building from upper storey windows	Negative	Medium	Short term
101 Hundens Lane	High	Construction of the proposed school building	Negative	Medium	Short term
103 Hundens Lane	High	Construction of the proposed school building	Negative	Medium	Short term
105 Hundens Lane	High	Construction of the proposed school building	Negative	Medium	Short term
107 Hundens Lane	High	Construction of the proposed school building	Negative	Medium	Short term
109 Hundens Lane	High	Construction of the proposed school building	Negative	Medium	Short term
111 Hundens Lane	High	Construction of the proposed school building	Negative	Medium	Short term
Hundens Park Care Home	High	Construction of the proposed school building and access by vehicles entering the site.	Negative	High	Short term
Properties on the Causeway	Low	Construction of the proposed school building	Negative	Low	Short term
Properties on the Broadway	Low	Construction of the proposed school building	Negative	Low	Short term
Three storey apartments on Throstlenest Avenue	Medium	Construction of the proposed school building	Negative	Medium	Short term

Visual Receptors	Sensitivity of Viewpoint	Impact/visual intrusion	Impact (+ve or -ve)	Significance of Impact	Duration of Impact
Work Places					
Businesses on Red Barnes Way	Low	Construction of the proposed school building	Negative	Low	Short term
Businesses on Banks Road	Low	Construction of the proposed school building	Negative	Low	Short term
Route ways					
Public footpath along railway embankment	Medium	Construction of the proposed school building	Negative	Medium	Short term
Open Spaces					
Playing fields adjacent to the proposed site	Medium	Construction of the proposed school building	Negative	Low	Short term
Playing fields of Eastbourne School	Low	Construction of the proposed school building	Negative	Low	Short term

3.4 Impact of the Development After Construction is Complete

The following table highlights the impact that the development will have on the surrounding area once construction is complete and the school is open.

Visual Receptors	Sensitivity of Viewpoint	Impact/visual intrusion	Impact (+ve or -ve)	Significance of Impact	Duration of Impact
Residential properties					
2 Arnold Road	High	Proposed school building	Negative	Medium	Permanent
4 Arnold Road	High	Proposed school building	Negative	Medium	Permanent
6 Arnold Road	High	Proposed school building	Negative	Medium	Permanent
8 Arnold Road	High	Proposed school building	Negative	Medium	Permanent
10 Arnold Road	High	Proposed school building	Negative	Medium	Permanent
12 Arnold Road	High	Proposed school building	Negative	High	Permanent

Visual Receptors	Sensitivity of Viewpoint	Impact/visual intrusion	Impact (+ve or -ve)	Significance of Impact	Duration of Impact
14 Arnold Road	High	Proposed school building	Negative	High	Permanent
16 Arnold Road	High	Proposed school building	Negative	High	Permanent
18 Arnold Road	High	Proposed school building	Negative	Medium	Permanent
20 Arnold Road	High	Proposed school building	Negative	Medium	Permanent
22 Arnold Road	High	Proposed school building	Negative	Medium	Permanent
24 Arnold Road	High	Proposed school building	Negative	Medium	Permanent
26 Arnold Road	High	Proposed school building	Negative	Medium	Permanent
28 Arnold Road	High	Proposed school building from upper storey windows	Negative	Medium	Permanent
30 Arnold Road	High	Proposed school building from upper storey windows	Negative	Medium	Permanent
32 Arnold Road	High	Proposed school building from upper storey windows	Negative	Medium	Permanent
34 Arnold Road	High	Proposed school building from upper storey windows	Negative	Medium	Permanent
36 Arnold Road	High	Proposed school building from upper storey windows	Negative	Medium	Permanent
38 Arnold Road	High	Proposed school building from upper storey windows	Negative	Medium	Permanent
40 Arnold Road	High	Proposed school building from upper storey windows	Negative	Medium	Permanent
42 Arnold Road	High	Proposed school building from upper storey windows	Negative	Medium	Permanent
44 Arnold Road	High	Proposed school building from upper storey windows	Negative	Medium	Permanent
101 Hundens Lane	High	Proposed school building	Negative	Medium	Permanent
103 Hundens Lane	High	Proposed school building	Negative	Medium	Permanent
105 Hundens Lane	High	Proposed school building	Negative	Medium	Permanent

Visual Receptors	Sensitivity of Viewpoint	Impact/visual intrusion	Impact (+ve or -ve)	Significance of Impact	Duration of Impact
107 Hundens Lane	High	Proposed school building	Negative	Medium	Permanent
109 Hundens Lane	High	Proposed school building	Negative	Medium	Permanent
111 Hundens Lane	High	Proposed school building	Negative	Medium	Permanent
Hundens Park Care Home	High	Proposed school building and access	Negative	Medium	Permanent
Properties on the Causeway	High	Proposed school building	Negative	Low	Permanent
Properties on the Broadway	High	Proposed school building	Negative	Low	Permanent
Apartments on Throstlenest Avenue	High	Proposed school building	Negative	Medium	Permanent
Work Places					
Businesses on Red Barnes Way	Low	Proposed school building	Negative	Low	Permanent
Businesses on Banks Road	Low	Proposed school building	Negative	Low	Permanent
Routeways					
Public footpath along railway embankment	Medium	Proposed school building	Negative	Medium	Permanent
Open Spaces					
Playing fields	Medium	Proposed school building	Negative	Low	Permanent
Playing fields of Eastbourne School	Medium	Proposed school building	Negative	Low	Permanent

3.5 Mitigation

The proposed development will have a significant impact on the surrounding houses and Hundens Park Care Home. To mitigate the effect of the development a woodland belt is recommended to both screen and enhance the views of the school from neighbouring houses. A woodland belt is recommended along the northern and western boundary of the proposed site. To achieve a successful visual barrier, the existing tree line should be composed of a tiered planting structure approximately 15m in width.