



FIGURE 5.5: INTERCONNECTING VIEWS



FIGURE 5.6: A RANGE OF HEIGHTS SUPPORT THE VARIATION IN CHARACTER

DESIGN IMPLICATIONS ON SETTING

INTERVISIBILITY BETWEEN HERITAGE ASSETS

5.12 The proposed development is located in the 'basin' between Portsdown Hill and the villa site. From the north of site, the ground slopes south and southeast. Between the two Scheduled Monuments, buildings are predominately two storeys. Three storey structures placed between the monuments have been proposed where the ground level at the site is lowest. Views to the west side of the site, where the buildings are higher in the North-Western Quarter and Core, and Campdown Hills character areas, are obscured by the boundary line of the College Campus and topography. Visibility to the west side of the North-Western Quarter and Core area would be intermittent through the tree lined boundary of the campus and would comprise third floor levels and the roofscape. Ground levels indicate that the north facing slope of Portsdown Hill to the southwest, would still be visible. Views to the south towards Bevis's Grave, across the development area from the location of the villa site would comprise the roofscape of the Roman Road Quarter, which would be diffused by the tree line along the south side of the Roman road, once established. Beyond the development the visibility of the north side slope of Portsdown Hill, its Crest and out towards Bridge Lake would be retained. Due to topography visibility towards the proposed development core would be limited, with increased visibility of the development obtained closer towards the Roman road, here the arterial viewing corridors would come into play, securing visibility along the identified significant viewing corridor towards Bevis's Grave.

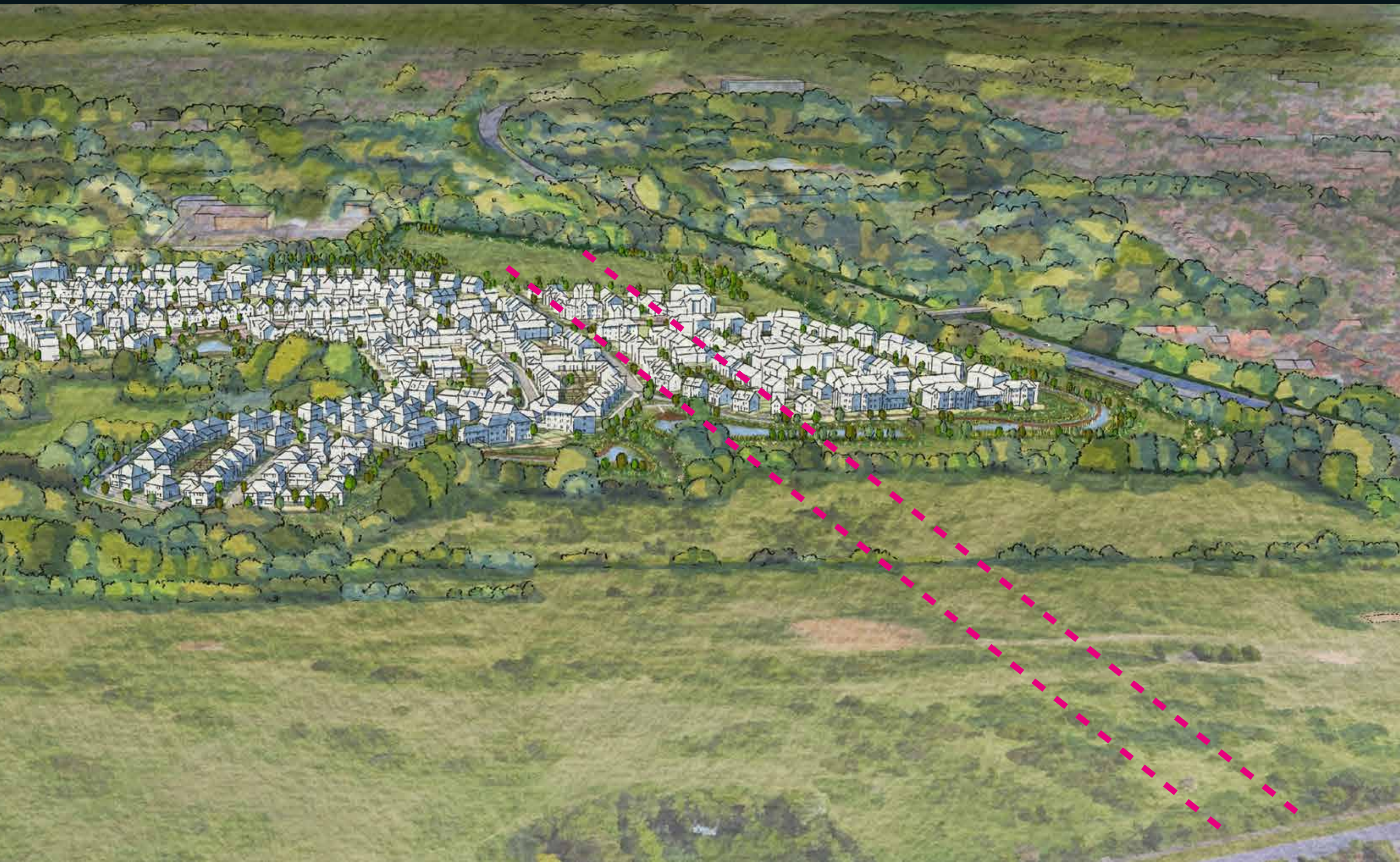
THE ROUTE OF THE ROMAN ROAD

5.13 At present the alignment of the Roman road within the landscape is largely imperceptible. The proposal looks to form a tree line along the road's southern side, this would not only diffuse the transition between the development and SAM spaces, and reinstate the historic character of the area, but would also demarcate the alignment of the road in an unobtrusive way, securing its placement within the landscape. With the addition of a relevant information panel at the site and this demarcation, the asset would be enhanced through the visual reinstatement and promotion of its presence. Enhancing perception and public engagement with the asset for a wider audience.

HARD EDGE OF DEVELOPMENT

5.14 The impact of the development edge against the setting of the SAM villa site has been mitigated through the landscape led design. The proposal has incorporated a cycle path along the southern side of the route of the Roman road, and a public open green space to the central south side of the Roman road, with a triangular plan form. The road network in this area and the arrangement of the buildings is sinuous in nature, allowing for a softened boundary edge between the development and the heritage assets. The block plan of the proposed development has also been led by the historic landscape. Viewing corridors and block alignment draw the eye towards Bevis's Grave and the villa site, instilling a synergy between the two historic places.





6. LANDSCAPE STRATEGY

LANDSCAPE DESIGN

6.1 The overall landscape strategy for the site is based around creating a pleasant, natural green setting for the built form, this is established through the careful positioning of public open space creating a range of circular walks, as well as green corridors through the site. Tree lined streets have been introduced to provide a natural vertical element, whilst the use of hedge planting and low level fencing to front gardens creates defensible plot boundaries.

6.2 The overall landscaping palette is kept simple, and has been designed so the user can easily identify the hierarchy of spaces which will aid with wayfinding around the site. Key focal areas have also been strategically placed to complement this.



- 1 A tree lined avenue creates a pleasant and green entrance into the site.
- 2 The Northern Open Space has been generally retained in its current state due to the location of the Scheduled Ancient Monument. Outside of the SAM area tree planting, footpaths and orchard, a play space has been added to integrate the space into the development and wider landscape context.
- 3 The alignment of the Roman Road has been emphasised in a manner sympathetic to the SAM within which it lies, through the introduction of a mown grass space with tree planting following the alignment.
- 4 A range of play areas have been provided throughout the development to provide different types of play experiences for a range of age groups throughout the development.
- 5 A dedicated space for allotments and a community orchard focussed on food production will aid with encouraging outdoor exercise and healthy food habits.
- 6 The SuDS basins will be multifunctional spaces, with sustainable drainage designed alongside habitat creation, whilst the use of boardwalks enables further use by creating walking routes, points of rest and contemplation, as well as socialisation.
- 7 Pedestrian links are included to create sustainable transport options by providing connections to the surrounding footpath network.

Rest





MEADOW PLANTING
TO PROVIDE INFORMAL
GREEN CORRIDOR DUE
TO RESTRICTION OF GAS
EASEMENT

PROPOSED TREE LINE AND
PLANTING TO BREAK UP
BUILT FORM AND SOFTEN
ENGINEERING FEATURE

TREE LINED
CYCLE PATH

COMMUNITY
ORCHARD

PROTECTED
ROMAN ROAD

EXISTING HEDGE
RETAINED
TO PROVIDE
SOFTENED EDGE

WETLAND FOCAL SPACE
WITH BOARDWALK AND
PUBLIC SPACE

CIRCULAR WALK

LINEAR GREEN
CORRIDOR

MAN VILLA
(SAM)

LEAP AND LINEAR
LANDSCAPE PARK

ALLOTMENTS

LEAP

ACCESS TO
BRIDGE

FOCAL SPACE TO
PUNCTUATE THE BUILT
FORM AND SUPPORT
DEVELOPMENT
CHARACTER

ACOUSTIC FENCE WITH
SUBSTANTIAL PLANTING
TO SOFTEN APPEARANCE

COMMUNITY CENTRE AND
PLAY SPACE TO CREATE A
HUB OF ACTIVITY

WETLAND FEATURE
WITH BOARDWALK AND
SEATING AREAS

LANDSCAPE AREAS

6.4 This site includes large areas of greenspace, this page will lay out the different open space typologies using the definitions from the Havant Borough Council Open Space Strategy (2018). The definitions for the open space typologies are as follows:

- Allotments and Community Gardens- statutory allotment sites must not exceed 1,000sq meters. Both allotments and community gardens are used for crops growing, with the latter having more informal or recreational purposes.
- Provision for Children and Young People- including play areas, areas for wheeled play, outdoor kicakabout areas and other informal areas. May include natural or "green play".
- Amenity Greenspace- including informal recreation spaces, roadside verges, greenspaces in and around housing and other premises.
- Public Parks and Gardens- including urban parks, country parks, and formal gardens. These spaces accommodate a wide range of activities and often include formal elements of green space provision.
- Natural and Semi-Natural Greenspace- including woodland, urban forestry, scrub, grasslands, open access wetlands. Maintenance of these spaces are less intensive and more informal.

Open Space Typology and Required Area for 628 dwellings

	Type	Required Provision	Proposed Provision
1	Allotments, Community Gardens, and Orchards	0.30ha	0.42ha
2	Provision for Children and Young people	0.38ha	0.39ha
3	Amenity Green Space	0.90ha	1.63ha
4	Public Parks and Gardens	1.21ha	2.16ha
5	Natural and Semi-Natural Green Space	2.71ha	4.79ha
	Total	5.50ha	9.39ha
6	SuDS basins ecological enhancement area (excluded from open space provision area)		