

Urban Design Comment Form:

F/22/94434– Barton Peveril College, Chestnut Avenue, Eastleigh

From: Urban & Landscape Design Team to Development Management

Urban Design Officer: Marta Oliveira

Planning Officer: Clare Martin

Date: 22 February 2023

Proposal: Construction of a two-storey building to accommodate the College's Art and Design school.

Summary: No objections *in principle* to the delivery of an Art and Design school's building in this location however there are a number of issues that need to be addressed:

- Shadow analysis and street scenes were requested.
 - The northern elevation should be carefully considered. Till now it looks too bland with lack of articulation in terms of tones and rhythm.
 - Any opportunities to reduce the visual impact of the plant room should be taken on board
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From the information supplied, I would like to comment as follows.

1. Site Context

The site lies within the urban area of Eastleigh, the College campus is well established and currently comprises predominantly two-three storey pavilion-style buildings with a limited materials palette including copper walling and white render.

2. Streets, Spaces and External Layout

Site Access

No alterations to the existing pedestrian and vehicular site accesses are proposed, which is acceptable.

Parking and Servicing

The proposed building will be sited on an existing car park and replacement parking has been assessed by highways officer and there are no objections in principle to this. However, it shouldn't be acceptable at any instance the loss of recreation space, even if temporarily, to accommodate parking demand associated with the lost spaces.

No cycle parking is shown, except for the existing provision at the rear of the site, to accommodate the demand associated with the proposed new building. Some visitor cycle parking close to the reception would be useful. Cycle parking in general should include provision for non-standard cycles and include a charging point for E-bikes and other forms of micromobility.

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3. Height, Mass & External appearance

Whilst I do not object in principle to the proposed Art and Design school's building, I have concerns regarding the height of the proposed building in relation to the setting of the locally listed bungalows to the north of the site.

The proposed building sits in very close proximity to the northern boundary of the site, facing the locally listed dwellings, and potentially creates overshadowing towards the semi-detached dwellings. As per shadow analysis submitted, it is acknowledged that the proposed building worsens the current situation on circa of 3 to 4 rear gardens during a few hours of winter times.

It would be encouraged to improve the relation between the proposed building and the locally listed bungalows. Potentially, there is opportunity to relocate the plant room elsewhere and enhance the upper floor with some landscape treatment to help soften the upper edge of the building.

Also, the proposal sits in very close proximity to an existing building. This is likely to result in shadowing of existing and proposed classrooms much of the time and there will be an over-reliance on artificial light.

In terms of elevation treatment, the northern elevation looks too bland with lack of articulation in terms of tones and rhythm. When compared with the other three elevations, the north elevation appears to be treated as a rear elevation although it will be visual prominent from the surrounding neighbourhood.

The overall material strategy for the proposed building, of breaking it up horizontally in two different materials, is welcomed in principle - brick to the ground floor to reflect the idea of a plinth and of a robust building and a dark recessed material to the upper floors to reduce its visual prominence from distant and close views. However, it is a shame that this concept idea it is not extended to the northern elevation too.

If there is any resistance to retain the render material to be in keeping with the other buildings on the college site, that would only be needed on the eastern elevation where an overall street scene can be appreciated.