

Webb, Alex

From: Oliveira, Marta
Sent: 19 June 2023 10:45
To: Webb, Alex
Subject: X/23/95259 - 25 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3ES

Hi Alex,

I have now had the opportunity to look to the application above and my comments are as follow:

- The application is to allow a built Hardie Plank weatherboard cladding in an anthracite grey colour instead of the approved Pearl Grey.
- It is acknowledged that the site is not within any conservation area or next to a listed building; however, Eastleigh Borough Council is strongly committed to promoting good design in all new developments and to improving the quality of public spaces, as well as, making sure that so far as possible new developments fit in with their surroundings.
- Policy DM1 of the Local Plan states that all development should take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with the adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views.
- As stated on page 46 of the Quality Places SPD: 'The materials chosen for a scheme should take account of the context of the site. They should respect and complement the character, scale, texture and colour of existing materials used in the local area, if they are recognised as worth respecting.'
- The colour proposed for the cladding under DC/22/92392 was respecting and complementing the character of the area.
- If the scheme is seen in isolation, the change of colour wouldn't be a problem but when set in the context, it is considered that it has an adverse impact on the street scene and it is harmful to the character of the area.
- The building is located on an end-stopped view. Therefore, it requires a careful consideration in order to get it right. The built-on dark recessed colour is considered to be quite a bold statement and it gets even more impactful due to the fact that it wraps around the whole first floor of the house instead of being, for example, just a small area such a front gable. Furthermore, it is considered that a lighter colour would not only better integrate onto the street scene but would also make a more positive statement to the end vista.
- In regards to the potential agreement of planting some trees on the street frontage, we are of the opinion that at this prominent location trees should have been proposed regardless of the colour of the weatherboarding. Also, it is considered that trees shouldn't be used to hide something but to enhance or punctuate a specific place in order to create successful vista. It is important to ensure that end vistas are suitably framed and terminated with high quality buildings or mature planting.
- As noted by the Urban Design Officer's comment to the planning application F/21/91036, dated of 12 August 2021: 'Also of note is the dense green frontage and tree planting. Whilst not subject to any preservation order, the boundary trees in particular provide an attractive natural feature within the street scene and should be retained and protected where possible.'
- Or another note, the typical plot boundary of this area is brick walls as stated on the Hedge End, West End and Botley Character Area Appraisal. It is considered that the 2m timber fence used on this scheme is not appropriate and has a detrimental visual impact on the street scene.

Marta Oliveira
Senior Urban Designer

Service Delivery - Specialist Services - Housing and Development

Ext.: 8032