

Urban Design Comments:

F/23/95574 – 237 Chamberlayne Road and 5b Derby Road, Eastleigh, SO50 5HX

From: Urban & Landscape Design Team to Development Management

Urban Design Officer: Marta Oliveira

Planning Officer: Rebecca Altman

Date: 21 July 2023

Proposal: Construction of 12no. dwellings comprising of 9no. apartments and 3no. houses, with associated landscaping, parking, and access from Derby Road.

Summary:

- Comprehensive assessment and analysis of the site and its constraints has been undertaken.
 - General form and scale adequately address previous concerns at pre-app stage.
 - The design and appearance of the development is considered to be acceptable and to respect the character of the surrounding area.
 - An acceptable visual impact upon surrounding area has been demonstrated.
 - Provide minimum parking provision.
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These comments should be read in conjunction with feedback from the Landscape Officer.

1. Site Layout, Height, Form, External Appearance & Materials

The proposal has positively evolved to address the concerns raised by the EBC officers throughout the pre-application process in terms of layout, massing and architecture style. The amended scheme is also an improvement in terms of design and external materials when compared with previous iterations as it blends much better with the surrounding context.

It is welcomed that a robust character and contextual study was submitted to illustrate how the context has informed the design, including the massing, heights and built form.

The proposed street scenes show an improved relationship between the proposal and the surrounding area and how the external appearance of the new development relates to and enhances the character of the place by using appropriate features and materials.

Furthermore, it is considered that the proposal presents a variety of house types and elevational treatment which ensures that the massing is appropriate to the context as well as using an appropriate landscape strategy to soften, screen and reduce any overbearing effect of the building's mass.

Moreover, there are also improvements in terms of the landscape plan. Efforts were made to add planting to the development by providing a rectangular planted area on the north side of the car park to secure privacy for future residents, as well as a few improvements in terms of boundary fences to enhance the rear area.

Balconies were proposed to all apartments to provide residents with private outdoor amenity space in accordance with the Quality Places SPD. Furthermore, improvements were also

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made in terms of the building's frontage. It is considered that now the scheme provides a more legible and well-designed entrance.

The site is considered to be on a sustainable location therefore it's a great opportunity for a car-free development. It's acknowledged that all parking spaces have electric charging points; however, I would encourage reducing to a minimum the number of parking spaces to allow for more communal amenity space for future occupants.