

Urban Design Comments:

F/23/96103 – Land r/o Oakfields, Winchester Road

From: Urban & Landscape Design Team to Development Management

Urban Design Officer: Marta Oliveira

Planning Officer: Gary Osmond

Date: 10 November 2023

Proposal: Erection of 8no. dwellings with parking, landscaping and associated works (revision to application F/21/90322)

Summary:

- The layout and setting of the dwellings are sympathetic to the surrounding area.
 - The design and appearance of the development is considered to be acceptable.
 - More consideration should be given to sustainable measures.
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These comments are made in relation to the amended plans dated 29 September and should be read in conjunction with comments from the Landscape and Ecology Officers.

1. Site context

Formerly a small paddock, the site is now used as garden space for 'Oakfields', which itself was a former Wesleyan Chapel fronting Winchester Road. The site is a narrow rectangular shape (approx. 25 x 100 metres) and sits between the main Winchester Road and Delamere Gardens, which is part of a recently completed new housing development.

The site lies close to the northern edge of Fair Oak village within a suburban area. The main views of the site are from Delamere Gardens, although there would be glimpsed views of the proposed development available from Winchester Road and potentially 'The Fox & Hounds' Public House to the north of the site.

2. Siting & External Layout

The proposed layout is considered to be acceptable, balanced and in keeping with the scale and character of the existing building.

The quantum of development proposed for the site seems to be appropriate and providing sizable, detached and semi-detached dwellings with sufficient, private, and useable amenity space for future occupants.

Parking and serving

Charging points for electric vehicles need to be provided, this has clearly not been considered as part of this scheme. Such provision needs to be agreed now. To attempt to retrofit vehicle charging infrastructure via planning condition is likely to result in loss of landscape and a cluttered streetscene.

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This also raises issues as to where residents can safely store bicycles in a convenient location. Sheds in back gardens are shown on the drawings. They should be big enough to accommodate non-standard cycles and include a charging point for E-bikes and other forms of micromobility. In addition, cycling should be more convenient than driving and hence cycle stores should be located at the front of the properties, designed as an integral part of the building.

Similarly, bin stores should be located in frontage locations and designed as an integral part of the buildings to lessen the possibility that bins will be left in the streetscene.

3. Height, Form, Scale & Mass

No objections in principle.

4. External Appearance and Materials

No objections in principle. The use of red brick, plain tiles hanging, and natural slate is supported, and it reflects the surrounding development.

5. Sustainability

No mention is made, or details provided in relation to sustainability measures such as the orientation of dwellings to maximise solar gain; increased insulation; energy and water saving features; PV or solar water heating panels; sustainable drainage; electric charging points for cycles and cars; green infrastructure or biodiversity enhancements; etc. This is disappointing and should not be considered as an afterthought but be part of the design from the start.

To support the Council's commitment to mitigate climate change:

- Provide minimum parking provision
- Provide charging points for electric vehicles, Ebikes and other forms of micro-mobility
- Consider introducing green and blue roofs and walls to reduce hard surfaces and control water at source
- Include additional trees and soft landscape to reduce hard surfaces, slow surface water run-off, provide shade and create habitats / corridors for biodiversity
- Incorporate permeable surfaces and multi-functional SuDS in accordance with advice from Landscape and Ecology Officers
- Consider installation of photovoltaics
- Reduce levels of CO2 emissions via energy efficiency and choice of materials
- Incorporate efficient mains water consumption measures
- Orient buildings to maximise solar gain and provide natural surveillance of surrounding street and spaces to encourage active travel
- Include measures to provide outdoor shade and minimise indoor heating
- Ensure habitable rooms enjoy dual aspect to maximise solar gain, improve ventilation and maximise overlooking of surrounding streets and spaces