

Urban Design Comments

F/23/95982 – Willow Mead, Wildern Lane, Hedge End

From: Urban & Landscape Design Team to Development Management

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Date: 02 January 2024

Proposal: Construction of 4 new 1no Bedroom retirement flats and associated parking.

Summary:

- The site is located within the urban edge.
 - More information is required to produce detailed comments (contextual site plan and indicative street scenes to show the proposed development in context within the site.)
 - The proposal is trying to squeeze too much into the site in a way which negatively affects the amenity of existing and future residents.
 - There appears to be little usable external amenity space for the proposed dwellings which will also put pressure on the few existing trees on site.
 - More information needed on sustainable measures.
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These comments are made in relation to the plans dated 12 September 2023 and should be read in conjunction with comments from the Landscape, Trees and Ecologist Officers.

1. Site Context

The site lies within the urban edge of Hedge End, on the western side of Wildern Lane. The site is an undeveloped parcel next to the existing Care Home and the proposal consists of the extension of this facility for 4 more retirement flats. Along the southern boundary, there is a pedestrian footpath and a few TPO trees within a green open space. Those mature trees, outside the site boundary, provide a positive impact within this area. On the northern boundary is a residential development and to the west is the adjacent Care Home Development.

2. Siting & External Layout

More information should be provided at this stage to assess if the proposal can be integrated successfully into the wider setting. A contextual site plan and indicative street scenes should be submitted to extend some way beyond the site boundary so that neighbours and the main access are included and can be assessed in the wider context. Also, the elevation drawings should show the relationship between the proposal and the adjacent buildings and how the external treatment relates and enhances the character of the place by using appropriate features and materials.

The outdoor amenity space is a fundamental part of all developments both in supporting residents' wellbeing and ecology and biodiversity of the local areas, as such new developments must have adequate amount of external space. It is welcomed that the proposed building set back from the boundaries, however there is a concern that the existing mature trees will overshadow the area most of the time.

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It would be encouraged to explore an alternative layout with less units on site to free up space and consequently providing more outside space for future residents.

It would be also recommended that any further proposal is accompanied by robust sunlight/daylight studies to ensure that the existing mature trees do not adversely affect the quality of the external space neither the light to reach all the habitable rooms of the proposed dwellings.

Any further proposal should seek to minimise overshadowing on usable external and internal spaces, and also would need to show the quality of amenity and living spaces for the proposed units.

The external spaces should be utilised and designed to encourage interaction amongst residents and create a sense of community.

Lastly, 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

There are no objections *in principle* to this aspect of the scheme.

4. External Appearance & Materials

Further details of all materials and indicative street scenes should be submitted to ensure that the external appearance of the dwellings is of high order.

5. Sustainability

There appears to be no reference within any of the supporting information with regards to what sustainability measures are to be incorporated into the development.

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

- Significantly reduce vehicular dominance and prioritise pedestrian and cycle provision and links to public transport
- Provide minimum parking provision
- Consider creating provision for shared car club vehicles to reduce the number of parking spaces required
- Provide charging points for electric vehicles, Ebikes and other forms of micro-mobility in locations that support the streetscene and do not hinder pedestrian movement
- Installation of photovoltaics and solar tiles
- Introduce *Passivhaus* and *Lifetime Homes* approaches to building design and construction
- Consider introducing additional green and blue roofs and walls to reduce hard surfaces and control water at source
- Include additional trees and soft landscape within streetscenes to reduce hard surfaces, slow surface water run-off, provide shade and create habitats / corridors for biodiversity

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- Incorporate permeable surfaces and SUDS in accordance with advice from Landscape and Ecology Officers
- Orient buildings to maximise solar gain and provide natural surveillance of surrounding streets and spaces to encourage active travel and sociability
- Ensure habitable rooms enjoy dual aspect to maximise solar gain, improve ventilation and maximise overlooking of surrounding streets and space