

Urban Design Comments

F/23/96606 – Land to the rear of 12 Sydney Avenue

From: Urban & Landscape Design Team to Development Management

Urban Design Officer: Marta Oliveira

Planning Officer: Rebecca Altman

Date: 19 January 2024

Proposal: Construction of 7 no. bungalows with associated parking and landscaping, and vehicle access from Sydney Avenue.

Summary:

- More thought should be given to improve the sense of arrival.
 - The exclusion of this neighbouring site is compromising the ability to make best use of site and valuable urban land.
 - The design approach is fairly basic and generic. More thought should be given, including taking design cues from the wider surroundings, to enhance the proposals relationship with the neighbouring area.
 - Additional information about materials needed.
-

These comments represent a desk-top study of the plans dated 18 December and should be read in conjunction with comments from the Landscape and Tree Officers.

1. Site Context

The site lies within the settlement of Hamble, opposite the Coronation Parade shopping area. The site comprises rear gardens, with some garden area being retained for the existing dwellings.

The surrounding area is entirely residential in nature and is made up of mainly two storey semi-detached dwellings. Those fronting Hamble Lane date from around 1900 to 1920, with those along Sydney Avenue dating from around 1920s/30s. There are some more recent examples of infill/back land development dating from the 1960s/70s – i.e. Flowers Close off Sydney Avenue – but these are more comprehensive schemes where proper streets have been created. There is also 'Folland Court' retirement apartments just to the west, on the site of the old Harrier Public House.

The basic principle the redevelopment for residential purposes would appear to be acceptable. However, if the site could be expanded further to incorporate the island of land between the eastern edge of the site and the rear boundaries of properties in Flowers Close, this would create opportunities to develop a more comprehensive scheme. If this additional site is not included, it is unlikely that they could be developed in the future and will remain in their present condition.

2. External Layout & Parking

The front of the site would be dominated by parking which gives a poor sense of arrival and detracts from the quality of the public realm. It's acknowledged that grass-crete is being

Urban Design Comments

F/23/96606 – Land to the rear of 12 Sydney Avenue

proposed to the parking area as there is little space for landscaping which is an important part of the character of a successful development. The parking area should be designed as a well-landscaped square and be designed as an extension of the amenity area to provide a welcoming gateway into the development.

Whilst the buildings will not be easily visible from the public realm and would have no impact upon the street scene of Sydney Avenue, how access into the site is treated will. It's considered a missed opportunity not including the rear site of 18-20 Flowers Close to help providing a proper end vista for those approaching the site.

A reasonably generous amenity area is proposed in front of the buildings. However, as previously mentioned, it would open up more opportunities to develop a more comprehensive scheme if this additional site was included.

The buildings maintain adequate separation distances from neighbouring properties and is therefore unlikely to result in impacts on neighbouring properties in terms of overlooking, overshadowing or outlook.

It is noted from the wider surroundings that there is a sense of openness, with long gardens, and a fairly low density of development. By setting the proposals in further from the boundaries, additional landscaping could be provided to soften and enhance the proposals relationship with the wider surroundings.

3. Height, Form, Scale & Mass

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

Backland developments should ideally be subservient in scale. As such, bungalows are considered to be appropriate.

4. External Appearance & Materials

Whilst it is not essential that design mimics or tries to replicate existing traditional buildings, as this often results in poor quality replicas, it is important is that new buildings reinforce the character of the area. Good architecture is less to do with a particular style, and more to do with the successful co-ordination of proportions, materials, colour and details. Particular care should be given to corners, roof lines and how the building meets the ground.

Given the backland location of the site, which is not visible from any neighbouring streets, there is potential scope to use a design which is unique to the site.

The overall design of the bungalows is considered to be fairly basic and generic. No design cues from the wider surroundings appear to have been sought or included and reflected within the proposals.

More detailed information should be submitted in terms of materials.

5. Sustainability

It is noted that thought was given to incorporate a wide range of sustainability measures into the proposed development.

Urban Design Comments

F/23/96606 – Land to the rear of 12 Sydney Avenue

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

- Significantly reduce vehicular dominance
- 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
- Introduce *Passivhaus* and/or *Lifetime Homes* approaches to building design and construction
- Incorporate efficient mains water consumption measures
- Ensure habitable rooms enjoy dual aspect to maximise solar gain, improve ventilation and maximise overlooking of surrounding streets and spaces