

Harrison, Liz

From: Griffin, Tim
Sent: 22 January 2024 21:15
To: Harrison, Liz
Cc: Dyer, Tim
Subject: F/23/96629 Land at Fieldfare Road, adjacent to the roundabout with Winchester Road - landscape comments

Hi Liz,

I have been asked to provide landscape comments on this application.

Background:

I have not had the opportunity to visit the site but have undertaken a brief desktop review of online satellite and street view images.

Creating a pleasant landscape setting for the proposed Care Home is fundamental to the success of the project. An attractive landscape will also contribute to the well-being of future residents and their support workers.

I am mindful of Eastleigh Boroughs commitment to taking action on Climate Change, which includes the retention/protection of existing trees and maximising opportunities for planting including establishing new trees on development sites.

Landscape Comments:

General observations:

The site is in a very prominent position at the entrance to a major new residential development. The proposed Care Home will be a dominant element in the streetscene with open views from both Winchester Road and Fieldfare Road. The scale and massing of the proposed 3 storey building means the proposal will be immediately apparent to the observer. To balance and soften the visual impact of the Care Home a robust and continuous landscape buffer is essential to ensure views of the facility are effectively softened. At present sections of the building project too close to the frontages along Winchester Road and Fieldfare Roads. This creates pinch points in the areas available for planting which results in the planted screen being disrupted.

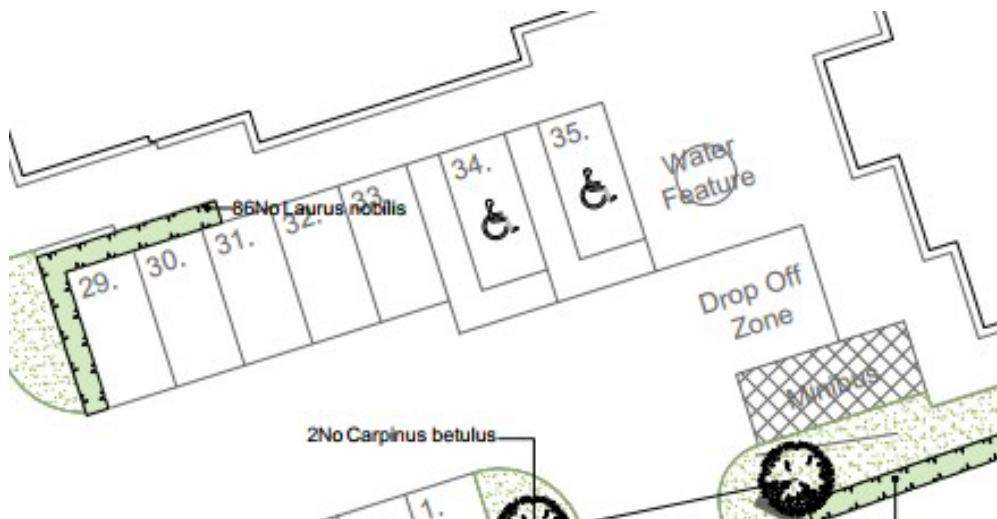
The present site layout shows that the proposed building footprint, footpaths and drives/parking occupy more than 50% of the site area. The remnant areas of soft landscape are rather disjointed in form, with some being narrow slithers of land.

Detailed comments:

1/ No landscape strategy plan has been submitted. This is regrettable as this would help understand the rationale of the landscape proposals. It would be helpful if a landscape strategy plan could be provided (in sketch form would be sufficient) to unpack the landscape approach on this site.

The site layout included in the DAS indicates very little landscape detail and does not match the ACD soft landscape plan. The graphics on the site layout are not accurate (for example the existing trees are not shown correctly). I have based my comments on plans that provide more detail than the site layout, including ACD's soft and hard landscape plans, plus ADG Architects Proposed Site Plan that shows external surfaces and enclosure types.

2/ Given the prominence of the site further design work is required to ensure that the landscape buffer wraps continuously around the building. At present there are a number of locations where either the avenue of tree planting is disrupted as the building is too close to the road edge or parking bays prevent any planting:

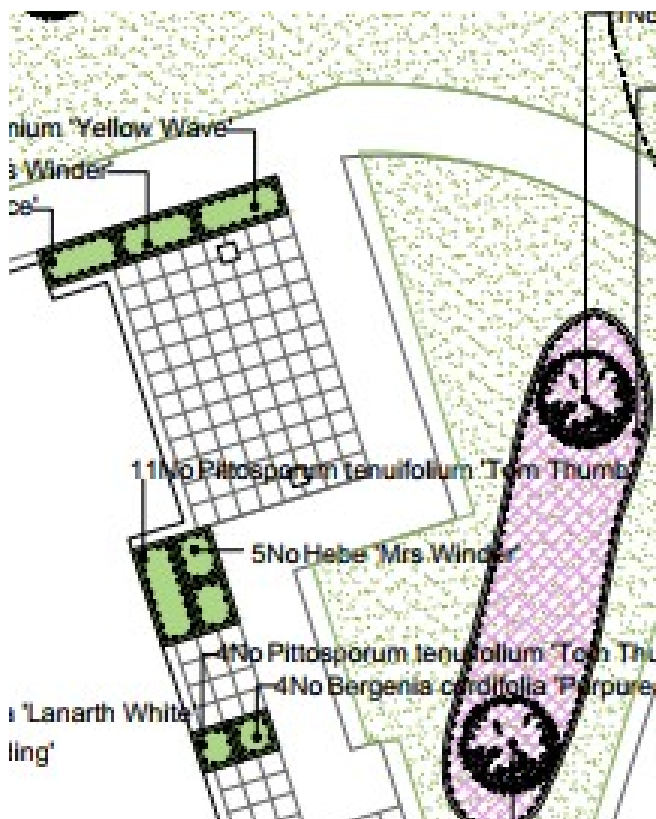


To resolve these issues the building footprint will need to be re-designed and the parking arrangement re-visited. My view is that the projecting 3 storey wing in the extract above would be overbearing in the streetscape.

A regular avenue of tree planting should continue around all sides of the development, with the trees underplanted with clipped hedges. Tree planting should be consistent in terms of either being located within or behind the hedge planting. Further trees are needed along the western edge (parking bays 5-22) and there is scope for additional trees along the northern boundary. Species wise, the trees could be arranged in single species avenues for a more unified effect. At present there is a random mix of species that lacks legibility.

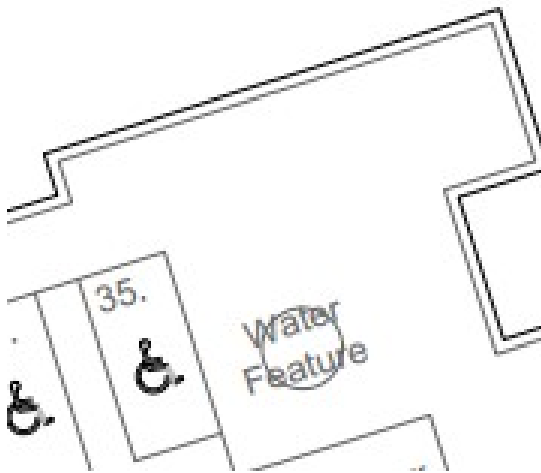
3/ In my view the present landscape proposals are rather basic and there is scope to significantly uplift the quality of design in a number of locations.

This focal area could certainly benefit from a more imaginative approach creating a space that is not only pleasant to pass through but also bearing in mind views for residents from above:



The resin bound circulation path follows tight to the building and perhaps there is scope to extend this into the NE corner to make more of this external space and to provide a longer and more varied route for the path. At present the path is not continuous around the building and this should be rectified to create a linked route.

The arrivals area is very disappointing with a notional water feature shown surrounded by a bland area of resin bound surfacing. This is a key arrivals area and needs to be redesigned to create a pleasant focal space.



4/ ACD Hard Landscape Proposals

The legend notes incorrectly that the resin bound gravel is used on driveway/parking bays. It is shown on plan for the pedestrian path around the building. Please correct.

There is a short section of path not toned in correctly.

As mentioned above, can the path be made continuous around the whole length of the building to create a linked route?

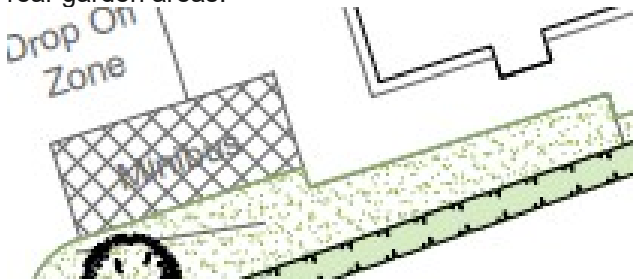
Why are there no sitting areas/benches etc shown on the layout?

Is there scope for one or two small raised beds to allow residents to be involved with gardening therapy?

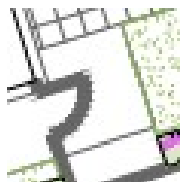
5/ ACD Soft Landscape

Significant areas of re-design are required to uplift the quality of the soft landscaped areas.

This section of hedge should be a native mix, with the evergreen hedge used to create year round screening for the rear garden areas.



Why is there a gap in the hedge here?



Will the proposed meadow mix actually establish and grown on under the existing Oak trees? Is a shade tolerant mix needed in these locations? Perhaps some of these areas need to be rationalised to make maintenance easier (how will the curved edges be maintained?).

Please check some of the planting numbers which seem low in places.

Further comments will be made once a revised layout is submitted.

6/ ADG Architects Proposed Site Plan

Change 600x600mm slabs to match size shown on ACD hard landscape plan (450mm)

1.8m high green weld mesh changed to black or gunmetal grey weld mesh

1.8m chain link to be black chainlink and positioned to rear of hedge (site side) so that the hedge is prominent streetscene

Overall, there is further re-design work required to improve the layout and to maximise opportunities for robust Green Infrastructure planting. It is important to ensure a continuous landscape buffer around the edges of the site, with a particular focus on the exposed frontages of both Winchester Road and Fieldfare Road.

I hope these comments are helpful but do get in touch should you require clarification.

KR Tim

Landscape Consultant

Working on behalf of Eastleigh Borough Council

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