

Subject: FW: Planning application-F/24/96768

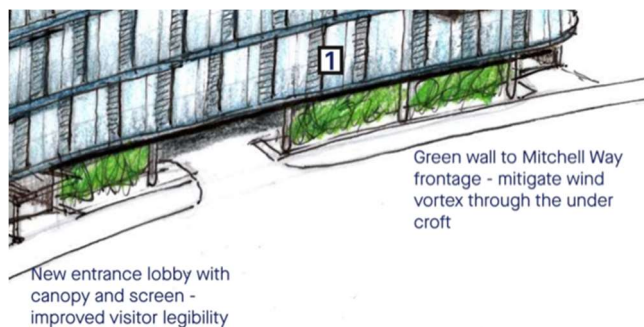
From: mlellison <ellisons@mllellison.plus.com>
Sent: Wednesday, February 14, 2024 11:14 AM
To: Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>
Subject: Fwd: Planning application-F/24/96768

Hi Rebecca, I have been asked to make comments on this application.

Site visit

I have visited the site and understand some of the design issues which this application seeks to address.

Proposed building entrance and living green wall- Design and access statement part 2



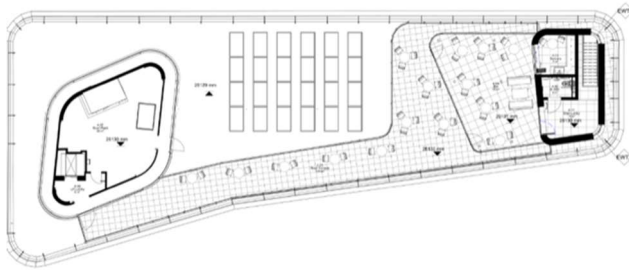
The design for the new entrance lobby should be mindful of what is proposed for the green wall as the green wall abuts the new entrance and needs to create a unified elevation. The access statement mentions the benefit of the living green wall mitigating the wind vortex through the undercroft and whilst this may be one function it will also provide an attractive frontage to the building in place of the existing hedge that has died and improve biodiversity in the area. Therefore the green wall will need to be robust and ensure plants are chosen that can withstand windy conditions. The wall is situated alongside a road and screens the undercroft car park so plants will need to tolerate pollution from cars and from the nearby airport.

Millbrook roundabout in Southampton is an example of a green wall where planting was chosen to help mitigate the pollution from car traffic in the area.

In addition to the structure and type of planting chosen consideration will also need to be given to watering and maintenance of the plants.

Roof Terrace and Green roof on proposed social pod

Proposed fourth floor plan



Schematic Sketches



The roof terrace and pod have potential to be attractive spaces for users of the building with plenty of seating areas indicated on the roof floor plan

There is an indicated green strip of planting along the east side of the terrace but without more information it is difficult to understand how this will be achieved. There is no planting shown on the roof floor plan and in addition to the possible hedge shown on the sketch, planting on the terrace itself would help break up the areas of paving and create attractive spaces to sit in.

The green roof on the pod is a valuable environmental addition and together with the planting on the terrace will enhance the biodiversity of the site.

In summary

I would like to see more information prior to an approval on how the green wall and roof terrace planting and green roof are to be achieved. They make a significant contribution to the visual impact and amenity of the building refurbishment and add to the biodiversity of the site where there is limited scope for planting so it is important to establish that these proposals can be achieved and withstand the exposed conditions of the site.

Watering proposals are key to the success of the planting and more information is needed on how rainwater could be harvested on the site. Please send details

Is there any lighting proposed for the entrance and roof terrace ? Please send details.

I would recommend the following documents to provide guidance on the information required to achieve a good quality design.

<https://www.eastleigh.gov.uk/media/2398/quality-places.pdf>

<https://www.eastleigh.gov.uk/media/2441/landscape-checklist.pdf>

Should the application be approved please condition a detailed hard landscape drawing a planting plan and separate maintenance plan.

Please get in touch if you wish to discuss any of this further.

Best wishes,
Louise Ellison
Landscape Consultant