

Osmond, Gary

From: Oliveira, Marta
Sent: 27 June 2024 17:15
To: Sharpe, Summer
Cc: Osmond, Gary
Subject: F/23/96573 Boundary Lakes Golf Clubhouse

Hi Summer,

I have been asked to provide urban design comments on the application above. I have reviewed the submitted and amended information as well as DRP advice and provide the following comments:

- The reduction of the footprint of the building is welcomed; However, to achieve this, a storey was added to the building. It's unclear from the drawings how much the building increased on height. Would it be possible to show on the elevation's drawings the outline of the granted permission application (F/20/88655)?
- In order to provide more detailed comments on height and potential visual impact of the proposal on the surrounding area, it would be encouraged to produce as well CGI views from the main access and from any another viewpoint that would help to assess this matter.
- A number of concerns were raised by the DRPanel in relation to the internal arrangement of the building and how to utilise the building more efficiently by visitors. Amendments were submitted to address those concerns such as slightly increase on the kitchen's size. However, this has done little to improve the scheme.
- It's unclear to me the rationale behind the design approach taken. Everyone is invited to go upstairs and then when inside the building might need to go downstairs again.
- Why not entering the building through the ground floor level, in a more natural way? Also, as mentioned by the DRPanel, the restaurant could be swapped to the upper level to take advantage from the best views while the changing rooms and the shop should be proposed at ground floor level to be more practical and logical.
- It would be encouraged to produce sections through the site to include the main road in order for better understanding if the building's position has been carefully considered to respond to the sloping site levels and if the building is successfully integrated within the site.
- In sustainability terms, the reduction of the amount of glazing, the shifted external walls to provide more shading and the automatic blind solution are all welcomed to avoid overheating the space on summer or loss of heat on wintertime.
- The north-west elevation is presented as a blank elevation. This should be avoided as it is visually unappealing. It would be encouraged to propose a more active frontage at street level allowing people to see in and out to provide natural surveillance.
- No objection in principle to the proposed materials; However, it's unclear the design rationale behind the concrete plinth approach. Is it to create a feeling of a one storey building towards the main elevation when, in reality, it's a two-storey building. More clarification on this matter is required.

I hope these comments are of help.

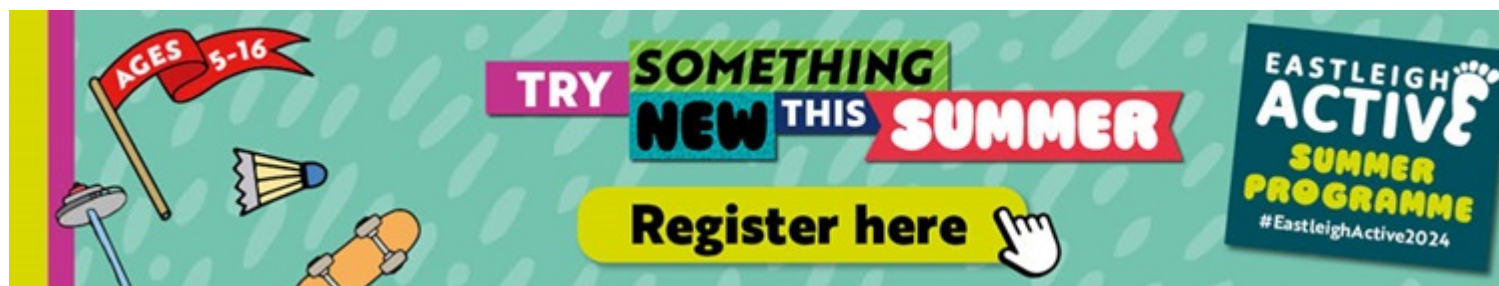
Kind regards
Marta

Marta Oliveira

Senior Urban Designer

Planning & Environment - Urban/Landscape Design

Ext.: 8032



Banner EastleighActive