

Urban Design Comments:

F/23/96629 – Land at Fieldfare Road, adjacent to the roundabout with Winchester Road

From: Urban & Landscape Design Team to Development Management

Urban Design Officer: Marta Oliveira

Planning Officer: Liz Harrison

Date: 23 September 2024

Proposal: Erection of 70-bed C2 Care Home incorporating an ancillary Community Hub with new vehicular access to Knot Road (AMENDED DESCRIPTION)

These comments are made in relation to the amended plans dated 9th September 2024 and should be read in conjunction with previous urban design comments and comments from the Landscape, Tree and Ecology Officers.

1. General comments

I have now had the opportunity to look into the latest drawings and the majority of the amendments to the elevation's treatment are considered to be an improvement to the overall design of the development.

It is considered that the amended north-eastern elevation is a huge improvement comparing to previous iterations. Proposing openings at ground and first floor level adds visual interest to the elevation whilst enhancing the scheme by treating equally all elevations of the building.

It is welcomed the introduction of a lighter-touch approach to the balconies and porches achieving a consistent well-designed scheme.

The change of material of some front gables with entrances, such as the community hub' entrance, is also considered an improvement as it makes them more legible and clearly defined.

Also, the use of brick only at the ground floor is welcomed as it mimics a plinth whilst helping to unify the scheme.

However, there are still a few concerns that require more consideration.

More amendments are required to the western end of the northern elevation (above the community hub) to add more visual interest as it presents a blank façade at first and second floors on a part of the building that will be visible from the main route running through the northern part of the Boorley Gardens site.

The parking court - It is noted that an effort was made to soften the area, however the tree planting should be provided between parking bays in accordance with the Quality Places SPD, rather than on the periphery of the area. These trees will establish more easily if they are planted within generous soft landscape strips.

Also, the view from the parking court towards the Community Hub entrance (submitted in July) showed a few trees to soften the area that were not indicated on the Landscape Plan and there doesn't seem to exist space enough for them to establish. Was this reviewed?