

Harrison, Liz

From: Oliveira, Marta (Contractor)
Sent: 02 December 2024 16:14
To: Harrison, Liz
Subject: CS/24/98535 Luminous Oak SEMH School, Flycatcher Road, Boorley Gardens - Urban Design comments

Hi Liz,

I have now had the opportunity to look into the application above and the proposed arrangement is acceptable in principle. Please see below a few comments in no particular order.

- The building sits far back from the boundary. I was wondering if other options were explored, such as setting it closer to the eastern boundary, to deliver a greater degree of enclosure and stronger sense of arrival to the development by helping to delineate a potential public space in conjunction with the future Care Home/ Community Hub building and the residential area on the other side of the road. Also, it would improve the end vista for those arriving to the development.
- Are the sports facilities for community use? If so, or even if it's used for late school events, careful consideration should be required in terms of floodlighting due to overspill towards the northern and western residential area. I agree with the Landscape officer's suggestion that: 'a line of new Oaks is planted just inside the N boundary fence to ensure successional growth for this important landscape buffer. Some shade tolerant understorey planting would also be welcome to soften views at a lower level.'
- In terms of energy efficiency, are solar panels being proposed as a sustainable measure? We would advise to incorporate them at the outset rather than fitting them retrospectively.

I hope these comments are of help.

Kind regards
Marta

Marta Oliveira
Contractor
Senior Urban Designer

Planning & Environment - Urban/Landscape Design
Ext.: 8032

