

Altman, Rebecca

From: Oliveira, Marta (Contractor)
Sent: 04 April 2025 15:32
To: Altman, Rebecca
Subject: F/23/96606 Land rear of 12 Sydney Avenue, Hamble le Rice

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Hi Rebecca,

I have now had the opportunity to look to the submitted drawings and my initial comments are as follows:

- Whilst it is good to see that there have been some positive changes to the site layout, such as reducing the number of units, following Officers previous comments, I remain concerned that the proposal is not securing surveillance enough to the proposed parking court. The new layout arrangement turns its back to this place, having only a rear elevation and a far too long blank side elevation facing it.
- I agree with the Landscape Officer comments about the arrangement of trees on the central courtyard which should reflect its formal feel.
- The southern elevation of the terraced houses should have openings on the side elevation (on the living room at ground floor level) to improve the natural surveillance towards the pedestrian connection to Hamble Lane.
- The internal layout of the semidetached dwellings and the terraced houses are slightly awkward. The social rooms (kitchen and living room) are arranged on a diagonal instead of being both facing the same side of the dwelling. It would make more sense to swap the kitchen with the bathroom, if possible.
- The solar PV's location shown on the elevations do not match with the solar elevations shown on the site plan. More clarification is needed on this matter.
- I welcome the inclusion of some architectural features such as porch, bay windows and brick detailing as they help to lift the quality of the design.
- More detailed information should be submitted in terms of materials.

I hope these comments are of help.

Kind regards
Marta

Marta Oliveira

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