

Altman, Rebecca

From: Oliveira, Marta (Contractor)
Sent: 23 July 2025 16:52
To: Altman, Rebecca
Subject: F/24/98678 - Land East of Chickenhall Lane,, Eastleigh, SO50 6AF

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Hi Rebecca,

I have now had the opportunity to review the latest information submitted, including the email explaining the updates, and my comments are as follows:

- Concerns were raised on my previous comments dated 21 January 2025 and on DRP's comments about the proposed roof form and how much the design approach of having a flat roof with a continuous parapet wall and a few extruded volumes on a lower level would make the building visually bulky. It's acknowledged that the proposal now shows some steps in the roofline of the building, which weren't significant changes to address the concerns raised of form and bulk, although it is felt that the variation in roof height and form works far more successfully compared with the previous iteration.
- The overall reduction in height of the building's eaves line is welcomed.
- To help address the fundamental issues of form and bulk previously raised, it was requested a CGI from the Chickenhall Lane roundabout. The provided information is a summer view which relies heavily on existing and new boundary edge to soften the mass of the proposed building. It shows that only the upper part of the roof of the building would be visible above boundary hedgerows. However, during winter months the view will be much more open therefore the development would be much more visually prominent. I will defer to the Landscape officer's comments on this matter, but from an urban design perspective we shouldn't rely on a hedgerow which we can't control maintenance and height to soften the bulk of a building.
- Furthermore, concerns were raised regarding potential overshadowing of the proposed amenity space to the north and east of the building. Solar shadow drawings were submitted to address this concern. It's a shame that a significant part of the proposed slab paving to communal areas and private terraces will be in the shade most of the year.
- Lastly, concerns were raised regarding potential overshadowing of the north-facing accommodation to ensure that all habitable rooms are well-lit and meet the minimum recommendation. When the daylighting assessment is provided, I will produce more detailed comments on this matter.

I hope these comments are of help.

Kind regards
Marta

Marta Oliveira
Contractor
Senior Urban Designer

Planning & Environment - Urban/Landscape Design

Ext.: 8032



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