

Urban Design Comments

F/25/100154 – 91B The Crescent, Eastleigh

From: Urban & Landscape Design Team to Development Management

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Date: 15 October 2025

Proposal: Construction of 2No. two bedroom and 4No. three-bedroom terrace dwellings with associated parking and landscaping following demolition of existing site structures

Summary:

- The site is located within the urban edge of Eastleigh Town Centre.
 - A better understanding of the site constraints and opportunities needs to be reviewed and demonstrated on the proposed site layout.
 - Encouraged to explore an alternative layout which considers the concerns explained below whilst lowering the proposed housing numbers to successfully balance built form, parking and landscape to avoid overdevelopment of the site.
 - The scheme will be dependent upon treatment of the surrounding public realm, including boundary treatments.
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These comments are made in relation to the plans dated 26 September 2025 and should be read in conjunction with comments from the Landscape, Environment Health and Ecology Officers.

1. Site Context

The site lies within the urban edge of Eastleigh town centre.

The site sits outside Eastleigh Town Centre and the 'Urban Renaissance Quarter' but it is in very close proximity to the edge. Within the 'Urban Renaissance Quarter' the Borough Council will encourage well-designed and appropriate 'people-intensive' development that raises the quality of the main approaches to Eastleigh town centre.

Being just outside the edge of the 'Urban Renaissance Quarter' means that there is potential scope for larger scale and denser development, with Policy E4 setting out buildings of predominantly three storeys. However, it also means whatever form redevelopment of the site takes, it must provide a successful and appropriate transition between the more built-up development to the south and across The Crescent, against the less dense and lower scale development to the north. Therefore, whatever scheme is proposed for this site, it would need to contribute towards a positive relationship with the surrounding area and the character of their streets.

2. General comments

The proposed footprint is too close to the site boundaries and takes a lot of the land, leaving inadequate space for tree planting and soft landscape to soften the visual impact of the scheme.

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Ideally the proposal should have an east/ west orientation, which is preferable to avoid having habitable rooms facing exclusively north and providing more separation distance between windows.

Furthermore, as the building is located too close to the existing rear gardens of The Crescent terraced houses, it might be seen as overbearing towards those neighbours, more specifically 82-84 of Archers Road.

It would be encouraged to explore another layout which would allow for a greater set back from boundaries whilst lowering the proposed housing numbers to successfully balance built form, parking and landscape to avoid overdevelopment of the site.

It's a shame the loss of the existing trees on site as they were the only trees of any significant scale in the vicinity and provide many visual, ecological and environmental benefits to existing residents and will be an asset for occupiers of the development proposed.

Moreover, as the site is off the main road, a design which enhances the sense of place would always be required. Therefore, the proposed development should improve the relationship between the entrance of the site and the public realm, to define new street lines and enhance the character and identity of the place. If the scheme is to be successful and a pleasant place to use, pass through and live in, consideration of improvements to the surfacing and boundary treatments surrounding the site will need to be given. It would be a great shame for the scheme to be let down by poorly maintained boundaries of neighbouring properties and gardens. As such, perhaps improvements to the surrounding public realm should be considered and included as part of the development, to the benefit of existing and future residents.

In terms of parking, I think one residents parking space per dwelling is acceptable as the site is within easy walking distance of the town centre; however, this site should be a great opportunity for a car-free residential scheme and by doing so it would free up space for potentially providing more soft landscaping planting to soften the visual impact of the proposal.

The service alley does not appear to be wide enough for the Council's standard refuse collection vehicles to enter the site. Thought as to how the bins would be collected should be considered from an early stage.

The current proposal shows a series of terraced houses facing north/ south with a small parking area to the eastern side. This elevation, facing the car park, is important as the main entrance to the development. Careful consideration should be given to its elevational treatment. Also, timber fence boundaries are shown in some instances. This shouldn't be acceptable on a scheme that should be improving the boundary treatments used on the surrounding area.

It isn't clear from the information submitted what sustainable measures are being proposed. Measures to be considered should include: Maximising natural light, Solar shading, Fabric first in terms of insulation, etc, PV, Electric vehicle and bicycle charging points, SuDs, Green roofs, Soft landscaping which encourages and enhances biodiversity.