

Consultee Comments for Planning Application APP/18/00234

Application Summary

Application Number: APP/18/00234

Address: Wellington Way, Waterloooville

Proposal: Demolition of existing shopping parade and redevelopment of the site to provide a nine storey building consisting of 264 No. 1 bed/studio build to rent apartments and associated amenity facilities, an A2 unit (Financial and Professional Services) together with associated parking and landscaping

Case Officer: David Eaves

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

Planning Application APP/18/00234 Wellington Way, Waterloooville

Demolition of existing shopping parade and redevelopment of the site to provide a nine storey building consisting of 264 No. 1 bed/studio build to rent apartments and associated amenity facilities, an A2 unit (Financial and Professional Services) together with associated parking and landscaping.

From a landscape perspective we have the following comments:

- The use of metal sheet / composite panel powdercoat finish dark grey is not deemed acceptable. Firstly the material specification does not positively respond to adjacent buildings which, is contrary to planning policy CS16; Uses characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines, plot widths and depths, materials and proportions of windows and doors. Secondly the use of a dark metal will have a negative influence on the urban heat island effect. As previously stated a softer less industrial approach would be deemed more appropriate, utilizing brick to match adjacent buildings and wooden cladding to soften the scale of the development should be explored.
- The proposed rustic buff/grey multi brickwork has no correlation to the local vernacular of Waterloooville we are of the opinion that a rustic red multi brick is deemed to be more in keeping to existing character of Waterloooville.
- The inclusion of the climbing plants on a wire grid is welcomed as this will help soften the development. We would want to see this intervention implemented on the eastern and northern boundaries also. Furthermore the on-going maintenance of the climbing plants will need to be

included in a future management plans.

- The proposed disabled parking bays are not DDA compliant as the hatching should be present on the both sides as well as the rear of the bay. See BS 8300:2009 for correct layout.
- The existing electrical substation is required to be screened/clad with the same material as the car park and needs to be included in the elevation drawings.

Further drawings required for submission:

- A soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number, density and landscape management plan.
- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise the proposed range of coloured and textured surfacing treatments, which identify:
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or kerb detail / type

Kind regards,

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