

Consultee Comments for Planning Application APP/20/00251

Application Summary

Application Number: APP/20/00251

Address: North Street Arcade, North Street Arcade, Havant

Proposal: Construction of 30 No. one and two bedroom apartments in a part 2 and a half / part 4 storey extension fronting onto Prince George Street together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to rear.

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team

Comments

Planning Application APP/20/00251 North Street Arcade, North Street Arcade, Havant

Construction of 30 No. one and two bedroom apartments in a part 2 and a half / part 4 storey extension fronting onto Prince George Street together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to rear.

From a landscape perspective we have the following comments:

- We are concerned with the lack of private residential amenity space provided for each dwelling.

HBC design guide states;

All residents should have access to private amenity space whether that is the back garden of a house, a private shared space, or balcony of an apartment. The central courtyard is deemed to be a poor provision of private shared space as it is over looked, over shadowed and has no amenity provision i.e. benches. We would want to see the provision of private balconies for each dwelling.

- Fields in trust quantity benchmark guidelines for equipped/designated play space recommend that a development of 30 dwelling needs to provided a Local Area for Play (LAP), Locally Equipped Area for Play (LEAP) and make a financial contribution towards a Multi-Use Games Area (MUGA). While we appreciate that these facilities will not be able to be provided on site due to the lack of open space we would endorse a financial contribution towards improving facilities within Havant Park.

- There is a lack of clarity on the proposed building materials, we require full materials specification including product, manufacturer, colour. Any development should be in accordance with planning

policy CS16 High quality Design 1-C Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines, plot widths and depths, material and proportions of windows and doors.

- We require a rendered elevation drawing to show the proposed building materials.
- We have concerns with the amount of natural light for Apt 01, 02, 03 and 06.

We require the following landscape details to be submitted for comment:

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 and density.

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

Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new.

Kind regards,

Harry Mitchell
Landscape Architect
Havant Borough Council