

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 264No. 1 bed/studio build to rent apartments and associated amenity facilities, a D2 gym and A3 cafe, together with associated parking and landscaping

Case Officer: David Eaves

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/18/00234 Wellington Way and, 95-101A London Road, Waterloooville

Demolition of existing shopping parade and redevelopment of the site to provide a nine storey building consisting of 264No. 1 bed/studio build to rent apartments and associated amenity facilities, a D2 gym and A3 cafe, together with associated parking and landscaping.

From a landscape perspective we do not object to the principal of this development, however we have the following comments:

- The shadow study demonstrates that the internal courtyard will receive very little natural light and as such the soft landscaping should reflect this. All planting should be shade tolerant to cope with the proposed environment. Additionally we feel that the inclusion of grass within the courtyard would not be appropriate as it will struggle for light and could lead to unused derelict areas.
- The proposed courtyard design of a stepped access to the upper level is not deemed to be inclusive and will not be accessible for disabled users. This is contrary to NPPF guidelines for designing for equality. An alternative could be to include a ramp that is blended into the stairs.
- We will require cross sections and further details of planters to give clarity on what is proposed.
- Our initial comment in relation to the successful integration of such a large prominent building relying on maintaining a refined and quality approach to design detailing, combined with careful selection of durable, robust materials has not been satisfied. The design and access statement hints to a material palette but we need to see greater detail including material types, product reference and colour to understand and comment on what is proposed.
- It is unclear how the development will interact with the current streetscape at the ground level, as there has been no submitted details for hard landscaping. Again quality design and

durable/robust material selection will be the key to a successful integration.

- Whilst

As such we require the submission of the following plans for comment:

- A detailed 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 tree pit details, specification schedules, comprising plant size, number and density, as well as, the proposed planting implementation programme.

- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:

- finished levels

- hard surfacing material type / product reference and colour

- laying bond

- edging or threshold detail / type

- Further details on building material specification for the development requiring submission including material type, product reference and colour to understand how the proposed development will affect the existing streetscape.

Kind regards,

Harry Mitchell

Landscape Architect

Havant Borough Council

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