

APP/17/00651 60 Gladys Ave

Further to review of the submitted proposals, I confirm the following comments from the Landscape Team:

We are concerned the proposed tree planting is close to the proposed dwelling, existing neighbouring dwellings and the associated sewer connection. Whilst it may be feasible to adjust the proposed dwelling foundation depths to minimise risk of structural damage, the existing dwellings would remain at risk. The future growth of these trees could also limit enjoyment of an already cramped external space.

We are also unconvinced that beech hedging is an appropriate choice, particularly for the eastern side of the property. Even if tightly clipped, 2m height beech hedges will accommodate a width range between 600 – 800mm, which will further reduce an already cramped external space.

The proposal for cycle storage is not sufficient and lacks an appropriate means of access onto the highway (it is also uncovered and not overlooked for natural surveillance benefit).

Proposed levels shown on the plan also raise some concerns – a paving level close to the entrance door (67.00) is 300mm above the finished floor level at 66.70 (should this not be a level threshold?) Noting the proposed dwelling is at least a metre lower than the adjacent footway (western boundary), The pedestrian access from the highway appears to comprise a series of ramps. Unfortunately, there is a lack of sufficient levels / gradient information, or any indication of retaining walls to demonstrate whether this proposal is workable or accessible.

Kind Regards

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Senior Landscape Architect