

Consultee Comments for Planning Application APP/17/00695

Application Summary

Application Number: APP/17/00695

Address: 9 East Street, Havant, PO9 1AA

Proposal: Demolition of existing buildings and erection of 10 no. apartments.

Case Officer: Rachael McMurray

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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

Email: landscape@havant.gov.uk

On Behalf Of: Landscape Team

Comments

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

- The Havant borough townscape, landscape and seascape character assessment for LCA14 Havant historic core goes into detail regarding the current built environment, experiential qualities and landscape and built form strategy and guidelines for the conservation area the proposed site is located. This assessment draws out the following specific points that are relevant to East street:
 - East Street retains its rather narrow, and vertical emphasis, with tall Georgian and Victorian brick buildings set hard at the rear of the pavement line.
 - Flint, flint with brick lacing, and brick boundary walls are a particular feature of parts of the town centre. As properties on the main street frontages are hard on the rear of the pavement line, these walls generally form the side and rear property boundaries, lining the narrow lanes to the south of East Street, and delineating large plots to the north.
 - Lengths of old red brick walling provide strong areas of colour within the historic core.
 - Retain red brick and flint walls and encourage their use as boundary treatment within any new development

Any proposed development should adhere to the built form strategy to retain the historic character of this area. As such we would require the building façade to compliment the historic built form and would have a preference to use red brick with a grey brick detailing to retain the local streetscape vernacular. Cream render is not deemed appropriate.

Please refer to Core Strategy Policy CS16 High Quality Design Uses characteristics of the local area into the design of the new development including heights, massing, existing buildings lines,

plot widths and depths, materials and proportions of windows and doors

We will require further information on material choice, which will need to be agreed.

- The external works drawing indicates 4 no. tree planted within a raised planter. Further details of the tree pits and tree planting is required to ensure the appropriateness of this design intervention. The small grassed area north of the cycle storage / unit 06 is not deemed appropriate as it will not have enough light to survive due to the over shadowing of adjacent buildings. A possible solution would be to amalgamate two cycle storage areas together and create a planting area to the east of the car parking space with hardy shade tolerant planting.

- The raised gravel/stone area is deemed a missed opportunity to add planting to the already hard surfaced dominated shared amenity area.

Best regards,

Harry Mitchell

Landscape Architect

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