

Application No. APP/15/00950

Site Address: 108-110 Elm Grove, Hayling Island, PO11 9EN

Proposed Development: Demolition of retail unit and associated outbuildings and redevelopment to

form 44No. sheltered apartments for the elderly including communal facilities, access, car parking,

landscaping and substation. In addition, provision of 1No retail unit with flat above with associated parking and landscaping.

Landscape Comments regarding the above application:

Built-form scale and massing relative to the local character

The proposed retail unit corresponds with the predominantly two storey, semi-detached and short terrace local vernacular. The sheltered apartments do comprise a larger built-form, but this is proposed a reasonable distance from adjacent dwellings and transitions gradually in height for reduced impact.

Landscape setting and design quality

I am concerned the apartment building will be viewed from Elm Grove across a tarmac car park with minimal landscape provision. This does not demonstrate a landscape setting of sufficient quality.

The establishment of a high quality landscape setting is required to ensure the proposals are appropriately integrated with the surrounding local landscape character. I recommend this should include:

- Generous provision for ornamental trees, shrubs and climber on supports as boundary screening
- Planting for attractive outlook views and amenity space for residents, staff and visitors to enjoy
- Secure boundary and access control treatments that don't appear intimidating or out of character.
- Quality, accessible hard landscape surfacing to delineate routes and provide means of access

Safe, intuitive pedestrian access

A safe and naturally intuitive pedestrian route is required for residents, staff or visitors arriving at the sheltered apartments. This should contribute an attractive and accessible pathway, which leads from Elm Grove up to the building main entrance. Surfaced with quality paving, there should also be sufficient visual contrast with the adjacent car park paving.

Parking and servicing provision

Given that parking provision is set to the frontage of the sheltered apartments, I recommend that particular consideration is also required for the appearance and surfacing material selection.

Although provision for on-site car parking seems very limited, I would emphasise that this should not be at the expense of safe and legible pedestrian access.

There needs to be sufficient space to move refuse and recycling units to an appropriate collection point from the designated store. This currently appears to be obstructed by proposed parking bays.

I am satisfied that the above comments can be addressed and resolved by way of appropriate landscape conditions in respect of boundary treatments, soft landscape and hard landscape.

I trust the above comments are deemed to be reasonable – any queries, please do not hesitate to call.

Kind Regards

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