

Proposed levels

The sketch sections demonstrate a ground level change along the northern elevation. At section A (36.62m) the levels will rise towards section D (37.728) - a level difference of over a metre.

Because submitted elevations are shown on level ground without a finished floor level, it is difficult to appreciate how this look. For example, if we assume a finished floor level at 36.77m (0.15m above the lower level by section A), the building elevation becomes partially buried as it extends towards section D – yet the southern elevation of the building will sit some 700mm above existing ground levels.

Essentially, the proposals need to demonstrate that the building can appropriately correspond with adjacent levels and how each elevation will appear in such a spatially constrained location.

Insufficient provision to establish soft landscape

My other concern is regarding lack of sufficient space for soft landscape establishment.

Sections A and C confirm a less than 0.5m width, which are also sloped – anticipating the concrete haunch associated with the footway edging and building footings, there will be insufficient soil volume to establish any kind of planting in these locations (i.e. a reasonable soil volume is required to retain sufficient moisture, nutrients and to buffer summer and winter temperature extremes).

I question the purpose / benefit of the knee-rail being proposed this narrow, sloping location and recommend the knee-rail is terminated by the section C line.

Similarly, the narrowness of the soft landscape verge where parking bays are positioned very close to the northern site boundary. Quite simply, the supplied visualisations of the proposed planting are not physically achievable given the proposed layout.

For assistance, please find an attached sketch that indicates some potential resolution for the above raised issues.

In conclusion, whilst I have no objection to permission being granted and can fully appreciate the economic and employment potential, this cannot be at the expense of design quality or local landscape character. I recommend that appropriate conditions are set in place required submission of

- an amended parking, hard and soft landscape layout to appropriately resolve the above concerns
- fully annotated plans and details to identify hard surfacing material type, build-up, edging, laying bond and colour. Proposed levels, any retaining structures and slope gradients should also be identified in coordination with proposed finished floor levels and existing, retained levels.

- fully annotated plans 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 walling, fencing or other type of enclosure.
- fully annotated planting plan to identify individually planted trees, shrubs, hedges, bulbs and any areas of grass. Ornamental 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 planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme.

I trust that the above is deemed reasonable – any queries, please don't hesitate to call.

Kind Regards

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