

Landscape Architect Response

Application No. APP.14.000627

Site Address: EASTOKE Corner -

Proposed Development: New Train shed/shop building. Alterations to track layout.

Case Officer: Mrs S Smith

Comments by: L. Gilbertson

Date of Comments: July 14th 2014

Observation/ Comments:

The development sits within LCA 36i – relevant extracts are provided below. With these in mind I would suggest that the development responds by clustering tourist elements together but it does not convey the quality that is required to work within the current setting.

The shed and track space required are quite significant and would project quite far into the car park. Initially the grey exterior finish and size of the building cause concern for the impact on the local character.

I agree with not formalising staff car parking spaces as this is not in line with the character of the seafront car parks – however annual passes are for the car parks discussion.

The south façade adjacent the car park is very poor and blank with only false windows for relief.

Details of all railings and exterior finished including the ramps are required – I would assume that the white fencing used elsewhere will be used and a suitable handrail detail used also.

I think the main focus needs to be on the quality and finish of the building- Eastoke is characterised by some significant buildings – white horizontal clad 2 storey seaside shops, the white rendered 2 storey pub with blue corner keystones, the white 4 rendered storey corner building on the corner of Rails Lane.

I would suggest that brightening the shed building with a good quality white finish would help to harmonise the building with the environment and that suitable detailing possibly with an accent colour around the eaves may also help.

Recent developments adjacent heritage train stations like Ropley in East Hants on the Watercress line have been successful by adopting good quality details to the building fabric.

The retaining wall proposed on the north elevation would remove a great deal of the well established planting that softens the effect of the platform and leave little space for replanting to mitigate against this. I would also suggest that if the development is going to sit closer to the pavement that it consider keeping enough room – minimum of 500mm from the rear highway edge.

Also the concrete bollards are on the grassed space not on the footway as shown on the drawing. If the development steps nearer to the pavement then a section of these could be removed and disposed of and would improve the quality of the area and the development by removing excess clutter.

I would expect some planting on the Seafront road aspect – subject to details, and also something at the rear façade to the beach – this would also offer a little protection to this façade from parking cars.

LCA 36i for Eastoke identifies the below as issues: relevant extracts:

Specific local key issues

- o Lack of street trees
- o Poor quality recreation and tourism development within open coastal plain
- o Poor quality management of open coastal plain with a mix of structures
- o Climate change may lead to sea level rises which could impact upon the coastal habitats.

Landscape and built form strategy and guidelines

The landscape strategy is to **conserve** and **enhance** the local character. The following guidelines apply:

Built form and development

- o Consider visual impact of development on adjacent character areas
- o Boundary treatment must not detract from adjacent rural character
- o Avoid development south of Seafront Road which would erode the open character of the coastal plain
- o Improve layout and visual impact of the car parks. Co-ordinate boundary features, seating, signage and avoid over use of litter bins and other vertical structures to maintain the open character. Where necessary cluster tourism and recreation facilities

The Havant Landscape Character Assessment can be found at

<http://www-old.havant.gov.uk/havant-7364>

See the Hampshire Landscape checklist :

<http://www.hiow.gov.uk/offnet/hlg/47340%20Oce%20Checklist.pdf>

The Borough Design guide can be found at:

<http://www.havant.gov.uk/sites/default/files/documents/SPD%20Borough%20Design%20Guide.pdf>