

Landscape Architect Response

Application No. APP.14.00008

Development: Former Bedhampton Arts Centre, 29 Bedhampton Road, Havant, Construction of 3No. 2 bed terraced houses, incorporating access and parking from Kingscroft Lane.

Case Officer: D.Eaves

Comments by: L. Gilbertson

Date of Comments: Jan 17th 2014

The proposal appears to present a simple and effective solution in a sensitive area, adjacent the Grade II listed Arts Centre building development. With regard to the landscaping and impact on public realm, the frontage appears to make an improvement compared to the low quality car park that is current situated there.

There is no detailed landscape plan, but the premise of a frontage wall and a hedge behind is suitable for the site and provided the species and size are appropriate, will provide an element of buffer zone to the new development. The frontage trees within the hedge could be considered appropriate, depending on species and eventual height.

What are the hedges/planting between the front gardens? A small clipped evergreen style in line with the formality of the building layouts?

The importance of street trees to the local character is referenced in the Boroughs Landscape Character Assessment. *with habitats existing through elements such as gardens and street trees*

What width is the access pathway and what material?

Is the wall to be retained with a new section built in where the current car park entrance is, or entirely new?

Have HBC Waste & Refuse teams been consulted regarding collection access points?

In relation to the existing development site and rear area of the Arts centre through which access is taken-In the rear courtyard and parking area is the parking only divided by lining? There could be an opportunity to soften this space with some suitable tree planting within a hard landscaped area which would benefit the site and setting. Please provide details.

What is the rear parking area to be hard landscaped with?

What are the pathways between spaces to be?

What is in the planting bed adj. space 1? What retaining edge will it have adjacent the hard landscaping?

The ends of the gardens could also present an opportunity for small-medium tree planting- this would create some privacy for the residents and help create some back garden vegetation and biodiversity as found locally and referenced in the Boroughs landscape character Assessment.

Supporting text from the LCA can be found below:

- o The north west of this area is largely urban with habitats existing through elements such as gardens and street trees

- o residential development which provides habitat through gardens... with habitats evident through street trees, gardens and similar landscape elements.

Historic and built environment

- o Low density development with subsequent large rear gardens, mixed boundary treatment including flint, red brick walls and hedgerows

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

boundary treatments should be protected and preserved

- o Infill development should be avoided within the historic core to retain the low density vegetated character of the landscape
- o New development should respect and relate to the character of the historic core

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>

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