

URBAN DESIGN & LANDSCAPE COMMENTS SHEET

Application No. APP/12/00772

Development: Ranelagh Road, Bedhampton - Erection of 81 dwellings consisting of 10No. 1 bed flats, 12No. 2 bed flats, 6No. 2 bed houses and 53No. 3 bed houses, construction of access from Ranelagh Road, provision of landscaping, open space and associated works.

Case Officer: Davis Eaves

Comments by: Louise Gilbertson

Date of Comments: 27 Sept 2012

Comments

More details on planting species hard landscaping materials and boundary treatments are required.

LVIA mentions management of the existing trees and hedgerow identified in the Arboricultural Report , therefore any strengthening should be of the same mixture of species to achieve this proposal.

The LVIA also mentions

- the creation of a new hedgerow to the west (to provide screening from wayfarers walk etc) this also should be a suitable native mix and include some larger potential tree planting to create mixed boundary

- *Enhancement through additional tree and shrub planting along the southern boundary.*

- *Structural tree planting within the development*

- *New on and off plot planting to provide visual interest opportunities for enhanced biodiversity*

Therefore not too many architectural/specimen/foreign species as the local character is still quite native. The site requires something that adds character and links through the site.

Bay perhaps –laurus nobilis (bay)as an evergreen hedge-kept clipped or ilex sp. (holly) as a defensive planting or beech also along a boundary could be used.

Firstly I would query which trees are on or off plot – there is little distinction on the plan – trees within gardens are more likely to be looked after and will not need approval from the highway authority, trees on managed/shared land for the flat units may not be as well managed over time so species that will cope better with the management conditions should be considered. The highway authority will have to approve any species intended for planting on their land. As it is not clear which are meant to be where at this point there is little to comment on.

At the north of the site at the entrance the proposed view looks encouraging with the presence of 4 street trees, 2 each side to soften the street view.

Also details of boundary treatments- a mixture of fences and brick walls are shown on elevation plans but not detailed on a plan.

Ranelagh Road south is characterised with low brick walls at the frontage- we would expect this to be considered an appropriate frontage treatment for the properties (1-10) along Ranelagh road and this could be considered a suitable treatment for many of the internal boundaries to the site garden walls etc, creating strong and safe boundaries.

These front low wall boundaries are often softened with low hedge planting behind. Walls should not be sited very close to, or adjacent where specimen larger trees are to be planted.

The trees appear here to be in the front/side garden rather than in the back garden- are they intended to be highways trees or private trees- again - boundaries need clarification.

The retention of quality trees and hedgerows is welcomed

Any planting under the group of trees to be retained to the centre/east of the site will have to be suitable for shade as these will form a restriction to their light.

Perhaps some flowering trees in locations i.e corners where cars are unlikely to park would create some seasonal colour.

Planting adjacent parking spaces should not be spiky.

To the west of the site there is a parking area (spaces 11-14) what are the two spaces to the north going to be? Hardstanding will be used as extra parking, but grass may also create issues-would recommend some planting here.

There are several small strips of land that look like they could be difficult to maintain (and if not private space will likely not be maintained well- therefore shrub planting would be more beneficial- this is adjacent west plot 15, west plot 14 unless this is an accessway to rear garden?

This also goes for west of plot 58, west of plot 55 west of plot 50.

The open space or garden for the flats 'P' should be in part protected from the car park with some hedge planting and a gate could be included if access is required, but protection would be beneficial to ensure that grassed space is not parked upon. The flats could have a tree to the west of the garden/open space also as space permits.

The parking spaces for plot 48 also have a small piece of indistinguishable land- what is this meant to be?

Plots 32/33 and 34/35 have small strips between the frontage parking- planting of shrubs here to create a formal boundary may be beneficial to create a boundary, something small and clipped like box may be suitable.

The larger areas of land to the south of those parking spaces at 32/33 and 34/35 may be better planted as small areas of grassed are often unmanaged.

Small plots or areas such as behind hedge at plot 50 & 51 should be fully shrub beds rather than a patch of land behind the hedge.- a more detailed plan would probably show this.

The grassed/open area at the end of the roadway should have some planting again to prevent any issue of the space being misused/parked upon.

-more information required!!!

Hard landscaping
planting species and densities

as outlined in the Landscape checklist : <http://www.havant.gov.uk/havant-8940>