

URBAN DESIGN & LANDSCAPE COMMENTS SHEET

Application No. APP/12/01031

Development: 1 North Shore road

Case Officer: Jenna Shore

Comments by: Louise Gilbertson

Date of Comments: 31st October 2012

Comments

The plan: errors:

4 no. Sorbus acuparia shown on planting schedule but only 1 shown on plan?

No specification or plant numbers supplied for proposed laurel hedging.

5 no. vincas rather wasted and insignificant in this shaded corner location behind the proposed photinia. The grass in this area is unlikely to survive, a mulched shrub bed under the tree would be easier to maintain, create more density and a good corner/boundary fill.

I would suggest that the whole soft landscaping be rethought for the benefit of the scheme.

The development of this site to date appears to have had a detrimental effect on the streetscape and local character.

The loss of mature trees and shrubs from the boundaries has created a harsh and hard environment where once a softer green canopy and hedges contributed to a private and secure dwelling.

The proposals shown on plan no 12/10/02 will not improve the appearance of the works carried out to date and I do not see how they would benefit the new dwelling or help the development to coordinate with the existing street character..

Please confirm- is the driveway/access point to be moved? The plan also does not show hard landscaping details-materials and finishes for the drive area (other than gravel), or any edging treatments. This is necessary to read in conjunction with the soft landscape plan.

Moving the driveway access will remove more of the frontage hedgerow which I believe would be better retained. The garage is not in a suitable place, being out of the building line of the house and out of character in its position so close to the boundary. It is not appropriate to the setting of the street. Other garages on North Shore road are in line with the main building, or attached to the house. A detached garage is inappropriate.

The siting of the garage as proposed would create a small dark corner between the house and boundary. I would suggest some soft landscaping in this space to soften the boundary between the existing property on Sinah lane however this small dark space may be difficult to grow anything in-shade tolerant species should be selected. Given that there is little opportunity for much else I would suggest that some shade tolerant hedging be proposed along the southern/rear boundary to soften the effect of the development on the street scene/neighbouring property. This can be continued into the corner under the existing (off site) tree.

A hard fenced front boundary is not as suitable for this site when the option of retaining and enhancing the street scene and landscape through the existing hedge is possible. Look to complementarily plant the northern section of the frontage escallonia hedge to form a boundary along the frontage (neighbours) boundary where possible.

A proposed tree or two along the frontage would also be welcomed to mitigate for the loss of the previous trees.

The small strip of grass adjacent the gravel drive would be unsatisfactory-difficult to maintain and of little landscape value- a dappled shade tolerant mix of shrubs in a good mulched bed will be more suitable.

These comments are supported by the Landscape Character Assessment

LCA Landscape and built form strategy and guidelines

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

Maintain quality vernacular boundary treatment

Echoed in the HAVANT BOROUGH DESIGN GUIDE SPD

Boundary treatment

- Remnant red brick property walls, as seen along the Sea Front Road, including the boundary walls of former large house plots, since redeveloped. Small sections of flint wall also evident throughout
- Good quality well maintained private hedgerow boundary treatment as shown along St Helen's Road

Conclusion:

(Do not approve Garage in current proposed site.)

Do not approve removal of mixed Escallonia hedge to frontage- it creates a natural and soft boundary to the site and complements the mixed frontages along North Shore road and Sinah Lane. A fenced boundary would be out of character.

Do not approve the landscaping as shown. A full planted boundary is the only suitable option for this site. A mix of escallonia would complement and supplement the existing hedgerow. Shade tolerant shrubs in the southernmost corner could help to provide new vegetation and density where it has been removed.

Provide details of hard landscaping and edging to soft landscaped areas.

Supplementary trees and shrubs within the front garden would be preferable to a small patch of grass.

PROVIDE A NEW LANDSCAPE PLAN, WITH REVISE LAYOUT AND WITH MORE DETAIL.

See the Landscape checklist : <http://www.havant.gov.uk/havant-8940>

Jenna Shore

From: Louise Gilbertson
Sent: 05 November 2012 10:26
To: Jenna Shore
Subject: RE: 1 North Shore Road

The laurel hedge is fine in theory although they have not provided enough information about how many plants they would plant along there. I also have to assume they mean to plant at 1.8 metre height as that is what is written on the plan.

If they kept the existing escallonia hedge along the front I would recommend that they continue it along the other parts of the boundary that's all- but laurel would be acceptable as long as they plant enough of them-as I said that information is not provided.

Louise

Kind Regards

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From: Jenna Shore
Sent: 02 November 2012 12:42
To: Louise Gilbertson
Subject: RE: 1 North Shore Road

Hi Louise

Just a quick question in regards to your comments on 1 North Shore Road. Is there a reason why the Laurel Hedge is unsuitable in this location or is it just that other species would be a better suggestion?

thanks
Jenna

From: Jenna Shore