SOUTH DOWNS NATIONAL PARK DESIGN REVIEW PANEL

Date of meeting:	18/01/2016
Site:	Vernon House and Houghton's Yard and Hazelmead, Corhampton.
Proposal:	Demolition of part of Vernon House and construction of 5 new dwellings (2 x 3 bed detached house and 3 x 5/6 bed detached house) with revised access | Vernon House Warnford Road Corhampton Southampton Hampshire SO32 3ND *and* Cessation of haulage yard and demolition of existing commercial buildings. Construction of eight dwellings with parking, cycle and refuse collection provision with access off Warnford Road and De Port Heights
Planning reference:	SDNP/15/04203/FUL / SDNP/15/05227/FUL / Pre-application on Hazelmead
Panel members sitting:	Mark Penfold (Chair) Graham Morrison (Vice Chair) Duncan Baker-Brown Kay Brown Merrick Denton-Thompson David Hares Adam Richards
SDNPA officers in attendance:	Genevieve Hayes Vicki Colwell Marta Klos-Kowalczyk Hayley Stevenson Rob Ainslie
Committee Member in attendance:	Robert Mocatter
Item presented by:	Tom Francis Peter O'Donnell Marie Nagy
Declarations of interest:	None

The Panel's response to your scheme will be placed on the Planning Authority's website where it can be viewed by the public. The SDNPA operate a transparent service, whereby pre-application and application details, although not actively publicised will be placed on the online planning register. This is unless the applicant gives reasons why the enquiry is commercially sensitive.

COMMENTS

	Notes
1.0 Discussion/Questions with applicants	**During the workshop session the Panel asked a series of questions which led to some discussion as set out below:** **In regards to parking, there are tandem spaces in between the houses underneath the build overs. Are you suggesting the build overs can be a car port or an extension to the house?** Yes, a third bedroom could be placed over the car port keeping the house to two stories or it could go upstairs to form a third story house. **The section of land to the South drops away a lot, have you taken into account the land formation and topography?** Although a lot of work has been done on the layout and details of the houses, the next stage is for the topography to be worked out. **Do you still need to do the same for landscape in general and for existing trees including the Ash tree?** The next step is to evaluate the trees. It is understood that it is essential not to just blitz the site but use what is there. We are in the process of instructing a landscape architect. **We suggest reinforcing the boundary through landscape techniques.** We would be open to this as they understood the landscape is fundamental to the scheme especially in regards to existing trees. **In terms of your pavement approach, have there been discussions with the Local Highways Authority?** Not yet. **Your view on the paving and curbs as interesting however blacktop can sometimes be modest and work better than a concrete paving block. The edge and the grass as described is encouraged, as is the loss of county curbs.** **The landscape plan is too even and there is a lack of sense of event when it comes to the landscape.** **We are unsure about hiding the front doors underneath the car ports and question if it will be highly successful. The houses with a car port may benefit from a porch.** **There could be more of a focus on the centre of the scheme, with the landscape gardens. This area could create immediate signs for cars to slow down as the surface finishing's change. It would also give the area**

	more character.
	In the central space, is the boundary treatment a wall? We are concerned about the privacy of the houses there, however we are willing to look into something that will blend in.
	The roof forms need to be thought about as the houses are deep, so the heights of ridge and eves lines are important. The roof pitches are 35 degrees which produces something that is not traditional. There are decisions that need to be made here.
	The panel suggested they preferred the simpler language of the lower site, but would hope there would be added complexity when the topography is better developed. This will be able to further develop the external spaces in the sense of sequence and an added complexity on both the North and South elements because the house types will be developed and the scheme will be enhanced.
	The North Eastern boundary is also significant in terms of the impact the development will have on the settlement.
	It would be helpful to see what the spaces are doing and achieving as part of the analysis that comes forward with the application, the character of the spaces and what the aspirations are for them will be described.
	The applicants asked the panel thoughts on gating the front of the carports, they felt that no one would use them. The panel agreed.
2.0 Panel Summary	1. The history of the site can be read through the ransom strip, which can now be seen as a positive. 2. The next stage should be to address the topography and demonstrate it. This is particularly important against the Southern boundary and the way that the site rises. Design decisions and opportunities will come out of this. 3. The scale of houses being produced feels appropriate. 4. Panel feels that blacktop can sometimes be modest and can work better than a concrete paving block. The edge and the grass as described is encouraged. As is the loss of county curbs. 5. The panel suggested the plan is too even and there is a lack of sense of event when it comes to the landscape. 6. The scheme resolves the ransom strip as there are now two character areas. You may want people to walk through it but there is no longer a need for cars to go through it. 7. In its current configureation the scheme appears a bit 'over-busy', with buildings varying in height, width, detail/composition and building line. The introduction of a little more 'order' might help to calm it down and give it more overall structure.

	8. The scheme has really been moved on since it was last seen. 9. The topography and the landscape now needs to be made into a primary element so the whole thing comes together as a coherent scheme.