

From:Heather Carlisle
Sent:8 Oct 2015 09:43:54 +0100
To:SBC Development Control;Scanning
Subject:FW: S.RES.15.1280_Proposed Development of 70 Dwellings at Chelmsford Road_Swindon

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NOTE: Swindon Borough Council has an adopted and published Community Infrastructure Levy Charging Schedule. The Charging Schedule becomes effective from 6th April 2015. For information on how this may affect your development proposal please visit www.swindon.gov.uk/cil

Please consider the environment before printing this email

From:Peter Garitsis
Sent:08 October 2015 01:30
To:Heather Carlisle
Subject:S.RES.15.1280_Proposed Development of 70 Dwellings at Chelmsford Road_Swindon

Heather,

S/RES/15/1280

RE: Proposed Development of 70 Dwellings and associated works.

AT: Land at Chelmsford Road, Swindon

Quality of the Public Realm – (Streets and open space) are both poor in quality. There is no functional or even attractively-designed public open space for future residents on this proposed layout.

The scheme lacks the placemaking quality required of all new housing in the Borough.

This layout is the results of a purely constraints-driven engineering exercise and it fails to convert any of the site's opportunities into anything really meaningful for future residents.

This is evident in the design layout response to the steep change in level along Shaw Road and the existing mature trees along the site's periphery that have resulted in housing backing onto the street and onto the mature trees that would be confined within strips of green space along rear boundary walls along the site's periphery.

This is an example of where the layout fails to enhance the quality of the existing area. Currently the existing trees form a strong visual aspect of the site along Shaw Road and Mead Way and should from the outset have been considered an opportunity, instead they are included in what is proposed as public open space with no real use to any future residents. This space has no value as public open space as it will not function as such for the residents of the proposed development as the space is completely disconnected from them.

The proposed development is very inward-looking and fails to adequately address the street frontage around the site's perimeter. The resulting streetscenes are very poor in design terms.

The make-up of the internal streets and the space between buildings is heavily compromised by the highway layout. Car parking dominates the quality of place throughout and the landscaping proposed within the scheme is a mere afterthought and very scant. The inherent existing mature landscaping

throughout is disregarded and in effect 'excluded' from any meaningful relationship with the proposed housing.

The terraces have protracted access paths running long lengths behind rear gardens, their use over the long-term is doubtful and will most probably result in wheelie and recycling bins littering many of the frontages permanently.

The development as a housing scheme offers no distinctive character relative to its context. The proposed house types are very ordinary with no real sense of 'identity', adding to the scheme's 'placeless' quality.

Hope these comments are useful, happy to discuss any of the above,

Kind regards

Peter Garitsis BAS, MCPUD
Urban Designer / Masterplanner

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