



Redhills, Exeter  
 Planning Ref no. 24/0531/RES

URBAN & LANDSCAPE DESIGN COMMENT	TILIA HOMES RESPONSE
<p>Rear gardens as incursions into hedgerows:            o- Units 15 – 23            o- Units 34 – 38            o- Units 42 - 55            o- Units 66 – 68            These plots are all shown extending up to the site boundary / centre-line of existing hedges, which is unrealistic in providing rear garden areas. Existing hedges will need to be properly maintained as natural/ecological assets.</p>	<p>Maintenance access strip has been added to the rear of the properties</p>
<p>Unit 79 is incongruous as the centrepiece of the frontage looking out from the northeastern end of the site – form and massing needs re-assessing and may require a different house type here. Could the garage to this plot be designed as a two storey ‘mews’ structure (accommodation over the cars) to provide natural surveillance to the rear street at the centre of these plots?</p>	<p>Swapped to Fairford to maintain wide fronted form along this stretch, providing nice symmetry to the streetscape.</p>
<p>The space that marks a re-alignment in the main street and which is bounded by units 20-23, 24, 30 and 42 is not strongly enough defined as a ‘place’. It might be improved if unit 14 was omitted from its current position and placed further west, so that the northern parking court street could join the main street further to the west. This would allow a ‘place’ to be formed before the stepping out of the line of the woodland on the southern side.</p>	<p>Removal of unit 14 and shifting shared drive northern units westwards to better form a ‘place’.</p>
<p>Parking spaces shown for unit 28 would be problematic in terms of the landform needed to support them.</p>	<p>Space now moved to in front of unit</p>
<p>Unit 66 does not provide a satisfactory contribution in defining the final ‘square’ as the termination of the route. Wide-frontage type would be better here and omit the small amount of communal open space adjacent (better as private garden space)? Gable end of unit 65 needs to be strong secondary frontage. Consider more carefully all building lines and curtilage treatments may be better more formal here (railings?) instead of, or combined with, hedging. Make more of the ‘belvedere’ condition at the southern end of the place – approaching paths might have a stronger relationship with an (enlarged) outlook point.</p>	<p>Plot 66 now wide fronted, providing balanced symmetry to the square and as an end of vista closure from the south. Consequently, omitting the left over communal open space to private garden space.</p>
<p>Rotate unit 63 (slightly) anti-clockwise, to be a ‘transition’ between plots 62 and 64 rather than aligned with 64.</p>	<p>Plot rotated</p>
<p>Unit 4 needs to more satisfactorily address street edge (by rotating clockwise) and then provide a strong secondary gable front addressing the minor street as a ‘corner turning unit’</p>	<p>Windows added to side elevation facing the street to activate this frontage, allowing for natural surveillance.</p>
<p>House types on plots 5 and 6 may need to be swapped to types that are more successful when experienced ‘in the round’?</p>	<p>Plot 6 swapped to SCOTSWOOD, Plot 7 to a LANGFORD and rotated to provide more of a curved enclosure to the POS.</p>

General Landscape comments	To satisfy the consultee comments on creating a distinctive arrival threshold, purple beech hedgerows are specified on site along plots 29-30,42). This is specified along main routes such as 60-67 where a distinctive formal character is created . This has also been applied to areas of parking east of the site between plots 74-77 to screen parking and draw users to the public open space. The formality of the hedges at this point also assist in signalling how to access the public open space and additionally create a seating area offering long distance views. Incidental play is introduced along the POS paths to provide a natural play experience for children and the paths take advantage of the expansive views at this part of site; this adds extra play value along a route rather than a low key LAP. The path has been amended to provide a more natural alignment between plots 50-60 to join access with the pedestrian path across the road connecting to Exwick Lane. Defensible planting has also been provided along the Apartment plot 50-55. A fence has been provided between plots 1-14 to create a fenced off ecological area in response to questions regarding the access and control of the space. A new native hedgerow along plots 3 and 6 provides continuity along the lane as well as providing enclosure to the residents.
Change house types at plot 5 and 6 – possibly might be appropriate to use “SCOT” type, with front doors facing north and south, respectively?	Plot 6 swapped to SCOTWOOD
Rotate house on plot 6 (slightly, anti-clockwise) so that southern wall is parallel to adjacent lane/public highway and west elevation therefore forms curved enclosure to open space.	Housetype rotated to form more of a curved enclosure to park. Plot 5 roof hipped to reduce impact of roofscape in the streetscene.
Enclose parking spaces between plots 5 and 6 with gates set back slightly from park-facing facades of houses/divide driveway with fence to separate plots.	Railing already proposed to the edge of the private drive to separate private and public space, we have indicated knee rail to the west and railing to frontage
Rotate house on plot 7 (slightly, anti-clockwise) so that northern wall is parallel to northern site boundary and west elevation therefore forms curved enclosure to open space	Rotated to form curve
Landscape design needed for ‘interface’ between open space and units 5, 6 and 7. Suggest block hard groundscapes to streetscape / paths to unify this edge and low-key knee-rail guarding as minimal division	Knee-rail added
Landscaping links between plots 3 and 6. Might need some trees in there between the Redhills replacement hedgerow and the buildings	2no. trees have been provided along with a native hedgerow to provide enclosure and privacy for residents of plots 3 and 6.
Landscape design needed more generally for the open space and particularly the handling of the other two edges (relating to the existing lanes). Tree-planting needs to be introduced and work in concert with units on plots 3 and 6 to provide good ‘continuity and enclosure’ in three dimensions to that part of the site in successfully addressing the lane	See previous answer (6)
Still not sure about the handling of the open space that appears to be publicly-accessible opposite plots 12 and 13 (and to which other units relate with side and back conditions...	An estate railing fence has been provided with a gate to control access and maintain as an ecological area this was requested by local authority office
There would be merit in placing parking spaces for unit 27 as additional to the current rows of parking rather than at the end of this layout – glimpsed views out, northwards, might be possible and re-profiling could be slightly less pronounced?	Parking moved to in front of plot
Suggest a distinct and memorable boundary treatment to enclose spine road as it passes/relates to units 28, 29 and 42 – needs to respond to the fact that it does not enclose front gardens... Maybe a robust fence with a beech hedge planted in front of it? (might be a boundary detail which could be deployed where appropriate in particular places elsewhere in the layout?..)	Boundary wall proposed with hedge in front, see landscape plan for detail. To create a distinctive “threshold”, purple beech hedge has been specified along plots 29, 28, 27, 30 and 42
Detailed design of landscape space and pedestrian route between units 41 and 56/57 will be crucial, together with elevations of buildings addressing this space	A winding path provides pedestrian access along with ecological planting such as fruit mix hedgerows and wildflower grassed areas which provide foraging and increase habitat value as well as linking up with existing hedge as requested by ecologist. The planting also acts as a screen to the undercroft area of dwelling gable end.

<p>Plots 60-77 – Look at planting treatment to try soften the rear walls of these properties. Potentially hedge in front of a brick wall. Would be beneficial to try and move/screen the parking spaces so it appears as a continuous hedge and not parts of cars visible</p>	<p>A purple beech hedge is provided in front of dogwood planting. The purple beech hedge will provide a distinctive look to this part of site which connects to the purple beech “threshold” created at plots 29 – 30,42. The dogwood planting will provide winter colour and create seasonal interest along this main route.</p>
<p>Southern edge (vantage point) to the square at the termination of the main street needs to be enlarged as a minor public realm space, not simply a footpath, but a place to ‘dwell’ – should include couple of benches facing southwards. Section though from plot 66 going south should include this</p>	<p>A seating area with two benches has been provided overlooking the incidental play and public open space. Purple beech hedgerow serves to create formality and direct residents to this space and the informal paths crossing the POS.</p>
<p>Trust that this drawing does not accurately show tree placement, but landscape design needs to be strongly motivated by some landscape compositional principles, which might integrate/work in tandem with the strategy for composing the built form of the layout, embrace the presence of the attenuation basins (and any other significant land re-profiling, and create the structure for particular local landscape characters appropriate to different parts of the site</p>	<p>Viewpoint modelling images were obtained from that has enabled design of the landscape and strategic tree placement in the POS. This was done in line with the Officer’s ideas to frame the site according to views from the surrounding areas.</p>
<p>Sections should include Exwick Lane and the southern green space/drainage areas to allow consideration of how things sit in relation to their levels</p>	
<p>A memorable bench in the raised platform area to create a suitable destination area?</p>	<p>See response in Q 14</p>
<p>Need time to discuss landscape designs with yourself and your designer</p>	<p>Meeting was attended at the ECC office and amendments made to reflect discussions.</p>