

Visual DAS supplementary document

2787 C001P3

2026 03 03

Landscaping and external
alterations to as-built dwellings
at 40-48 Mount Pleasant



PROPOSALS TO PROVIDE:

- Increased landscaping
- New bin storage solution
- Improved boundary treatment
- Rainwater storage

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RIBA CHARTERED PRACTICE

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INTRODUCTION

This report is largely a visual report to be read with the more detailed descriptions and background within the planning statement prepared by Liz Shield of SF Planning.

It should also be read together with the planning drawings and statements which are not replicated within this report, as we focus on 3D views and graphics to explain design development and rationale.

This report outlines visually the history and changes proposed in response to RBC planning comments, in order to explain the proposals.

This document is prepared on behalf of our client, Bloomfield Homes Limited as part of a new application to deal with changes to the approved scheme we designed in 2022. Since the original approval PL/20/1880 (FUL) proposals were constructed with some noticeable differences. Although we have not been involved in detailed design or construction, the client approached us following receipt of pre-app response PL/25/1577 confirming that a new application should be made to address in particular the landscape design in order to rectify changes with the approved scheme.

We trust the revisions to landscape design, and minor changes to the building fenestration etc. are acceptable to the LPA as they include all of the requests in the pre-app response.

PRE-APPLICATION ADVICE (REFERENCE: PL/25/1577)

“... It is suggested that the houses themselves could be retained as built, but only if the surrounding land is reworked and re-landscaped in such a way as to integrate the development into its surroundings and create a more domestic, softer, less visually stark development. This should be achieved through the introduction of a substantial belt of soft landscaping across the site frontage.

The following is the recommended approach - to form part of a new planning application for full permission:

- 1. Retain the houses as built.*
- 2. Retain a hard paved pedestrian only ‘mews’ to the western edge of the houses, largely as existing but with front gardens provided to each house fronted by hedging and other soft landscaping.*
- 3. Remove the bin store in its entirety to allow for soft landscaping. Bins should be stored at each house to the front or rear and presented on the frontage on collection day. Each householder takes responsibility for their own bin.*
- 4. Remove the car parking spaces. Vehicle parking is no longer appropriate given the space now remaining for landscaping etc.*
- 5. Remove all hard paving across the frontage except for fire access and a suitable space to allow to bins to be presented for collection.*
- 6. Provide a well-designed landscaping scheme to create a belt of trees and other planting across the frontage, designed for visual impact and biodiversity (trees) and the amenity of occupiers of the development (choice of planting, paths, seating).*
- 7. Remove all timber fencing to the front and replace with a combination of hedging and architectural railings.*
- 8. Carefully design any emergency access route so that it is only possible to be used by emergency vehicles and to ensure that it is integrated into the landscaping scheme.*

These changes are needed as mitigation for all the other harms identified. If suitable mitigation is not forthcoming the LPA would be required to revert to resolve the breach in the only other available option which would be to remove the existing development from the land. ...”

LANDSCAPE

Landscaping has been significantly increased.

The bin store and parking is proposed to be removed, allowing for increased landscaping at the front, as per pre-application advice.

No vegetation was proposed directly along the listed building to avoid potential root damage to the foundations, except for planters above ground.

Increased shrubbery, trees and planting is proposed as per council's requirements, please see landscape drawing information.



Original approved application PL/20/1880



As Built (*with potential for green roof to be installed)



Proposed

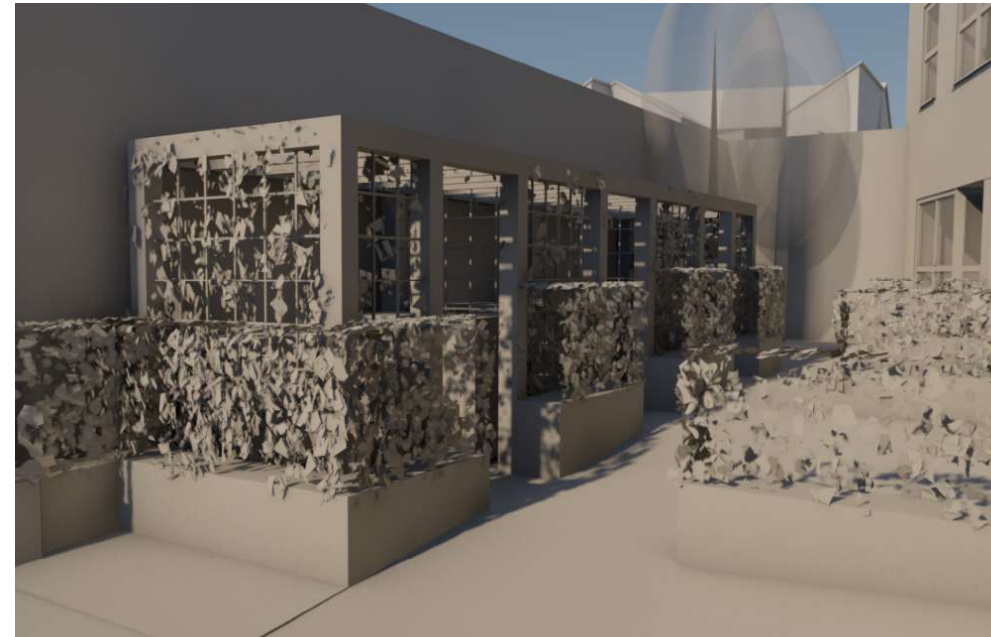
BIN STORAGE

Originally we have explored the option of adding the bins to the front gardens, but the impact on planting was too significant. Furthermore, front garden areas receive a notable amount of sunlight.

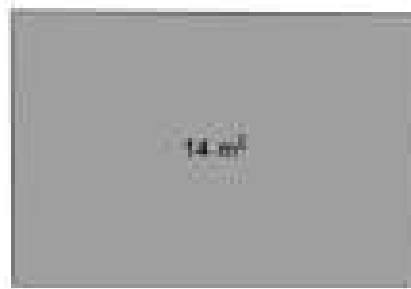
Thus, it was decided to locate the bins along the block wall (avoiding listed building wall), with climbing plants proposed over pergola structure, obscuring the bin location and the block wall. With the current layout, bins would not be directly visible through lounge windows, and be located in the most shaded area of the site.

Bin storage is now proposed to be located in front of the dwellings, bins sized as per client's communications with waste management services. Please refer to drawing 016 for bin storage details.

Block wall behind the pergola is not curtilage listed



Original approved application bin store



As built bin store



Proposed bin storage and collection area

BOUNDARIES

The Pre-application advice suggests: “Remove all timber fencing to the front and replace with a combination of hedging and architectural railings.”.

This will be achieved by removing the timber cladding and providing a new black metal bar railing in line with the original application and listed building. A series of hedges and other planting will be provided within the landscaping scheme. Bollards will be provided to the site entrance to prevent parking on site and will be lowered only for fire vehicle access.

*for proposed landscaping detail refer to landscape plan, landscape omitted from proposed elevations.



Pre-existing



As Built



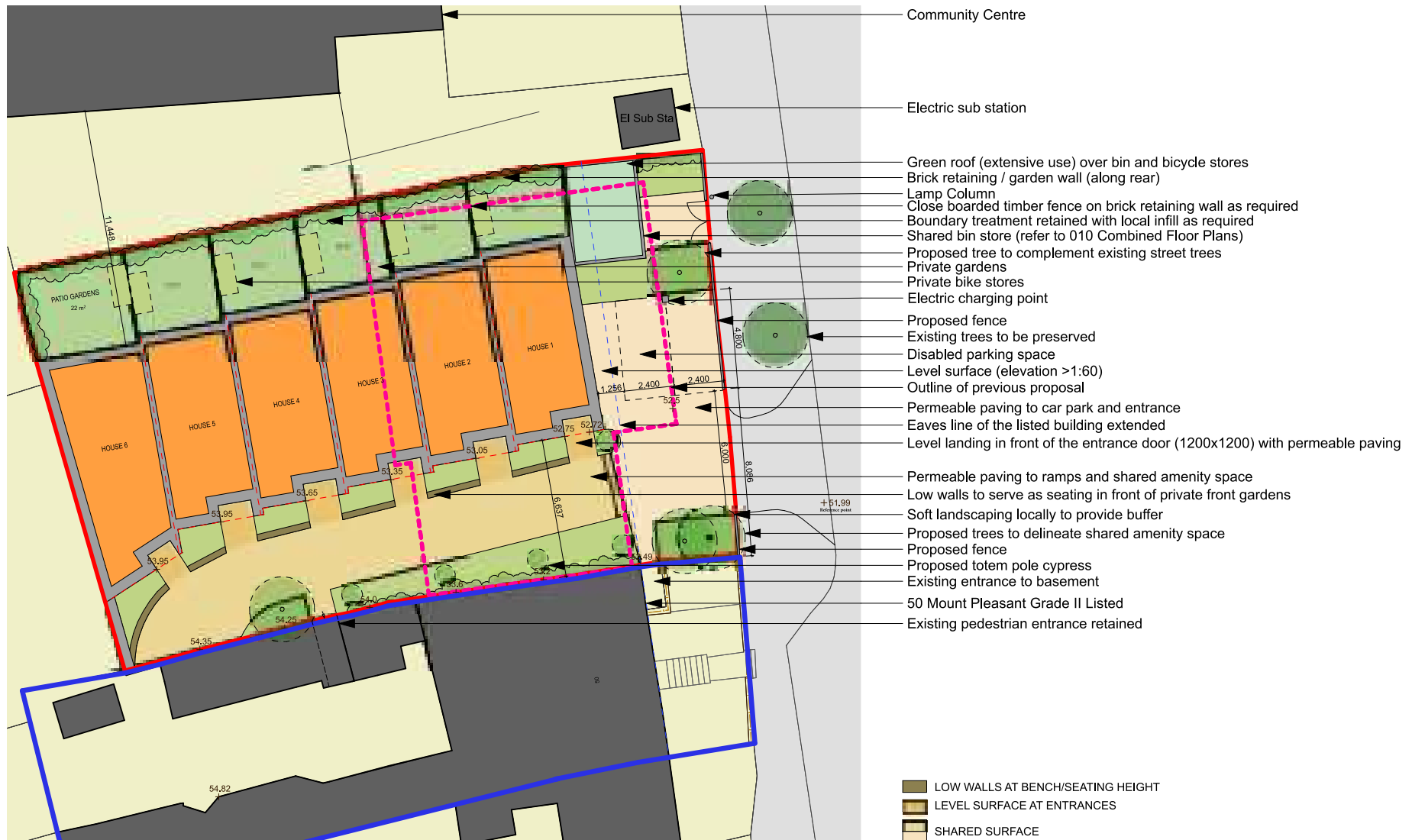
Proposed

RAINWATER STORAGE

It is proposed to provide decorative water butts with planting over, to the front and back of the properties.

Each water butt would have an approximate capacity of 120l.







- Community Centre
- Fire escape doors to be used in the case of fire, only opening in the direction of escape
- Private gardens
- Electric sub station
- Services
- Existing Lamp Column
- Existing brick retaining / garden wall, with timber close boarded fence above to private rear gardens
- Proposed brick retaining wall with black metal railing above to shared front garden
- *landscape shown indicatively. Refer to landscape drawing by landscape designer
- Existing trees to be preserved
- Services
- Dropped kerb
- Level landing in front of the entrance door (1200x1200) with permeable paving
- Proposed water butt for rainwater storage to front and rear of dwellings
- Proposed extended private front gardens
- Proposed removable bollards (to be removed for fire vehicle access only)
- Fire vehicle access retained
- Permeable paving to paths and shared amenity space
- Existing entrance to basement retained
- Proposed area for bins, refer to drawing 016
- 50 Mount Pleasant Grade II Listed
- Existing pedestrian entrance retained

*LEVEL SURFACE AT ENTRANCES
 **FOR LANDSCAPE DETAIL REFER TO
 LANDSCAPE PLAN

SHARED SURFACE



Original approved application PL/20/1880



As Built



Proposed





Original approved application PL/20/1880



As Built



Proposed

CONCLUSION

The proposals presented in this report and in our drawings aim to achieve the targets set out by the pre-application comments received from the council.

The proposals provide increased soft landscaping and reduce the amount of hard standing on the site. A bin store originally proposed at the front of the site, alongside the street, has been replaced with a bin enclosure along the rear of the site, to boost planting alongside the street. The new bin enclosure conceals a non-listed wall and provides further opportunity to introduce a greening of the site.

We also propose the removal of 2 parking spaces, as these are not required within the town centre. There would still be a small area on site for emergency vehicle access, whilst removable bollards protect the pedestrian realm deeper into the site to avoid parking on the site.

Improved planting and landscape proposals have been proposed by the landscape designer, to provide larger front garden space, to provide a buffer between dwellings and footpaths, and to soften the setting. Further areas of planting are positioned in the space of the original bin store and parking spaces along the street, in order to successfully reduce the visual impact of the houses next to the listed building at 50 Mount Pleasant.

The front boundary has been improved to include a brick retaining wall and metal post fencing, to provide a visual continuity of treatment along the street edge.

New trees are proposed in front of the site, to add to the existing street trees, and provide visual interest and visually improve the development.

The proposals include all of the changes requested by officers, and we trust that these proposals can be swiftly approved in order for the dwellings to be finally occupied once works are implemented.