

Thursday, 6 May 2021

Design & Heritage Group - Notes (Draft)

02 Beaumont Park walk around

Present: Joe Moorhouse, Mark Ruckwood, Noel Ham, Alex Bancroft



Urban Design

A focus on creating a sense of place using mature planing and landscape was evident.

Some areas were lower landscape quality - particularly where a highways engineered solution took primacy. (& some integration with council works was still not complete)



Overall there was little or no relationship between the houses and their immediate surrounding e.g. prominent houses overlooking the SANGS were almost identical to all others.

No design response to orientation (e.g. solar gain) was apparent

The fact there was a mix of materials, brick & painted brick or tile & slate for example, was welcome and added interest. To a lesser degree the mix of hipped and gabled roof forms. However deployment of materials & styles across the development seemed to be completely random. Consequently legibility within the the site was extremely frustrating (even for construction professionals focussed on understanding the development).

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Road structure lacked hierarchy further diminishing legibility. e.g. corners plots responded especially poorly to their location.

Notwithstanding our comments regarding legibility we did noticed the higher density (social housing?) areas had noticeably lower quality landscaping and home design.



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Construction

No renewable energy generation e.g. solar panels, was apparent

Despite the number of 'chimneys' many houses have fitted wood burning stove flues on the exterior walls making for an odd juxtaposition.

Roofing materials were noticeably low cost and of a type intended to mimic character.



Materials were noticeably cheap; porches & flashings, tiles & slates, window cills, windows & may lead to premature degradation. e.g cills cracking.

Brick boundary treatments, rather than difficult to maintain fencing was welcome.



Reflections

Greater attention to landscape was generally welcome.

Higher quality 'real' materials would be preferred over imitation e.g. stock bricks & real slate.

Properties should respond to their immediate context to create identity & legibility within the site. e.g. landmark buildings & orientation

Variety of styles & materials should be deployed in a considered way to provide legibility.

Hierarchy & structure of layout should also be used to reinforce legibility and placemaking at a finer scale.

Consideration to 'tenure blind' allocation of social housing should be considered to avoid areas of lower quality landscaping.



Density & massing appeared at or below appropriate.

Documents on the table:

N/A as walk around visit

Next meeting: Wenesday 16th June 5:30pm (following suspension of work)