

19 March 2020

ST CRISPINS – ASSESSMENT

Proposals were assessed, in very broad terms, against policy requirements for use, housing mix, layout, parking, density, massing and height, trees, amenity/privacy, and overall design quality.

While there were clear differences in relation to specific policy issues, proposals scored relatively evenly in the overall assessment.

Cala

This proposal represents a poor response to context in terms of density, which is too low, and an unimaginative layout producing lack of diversity in built form. Aspects of the contextual response are welcomed in terms of tree retention and neighbour privacy but overall, the proposal fails to respond well to the backland setting and make efficient use of the site.

Cruden

Although the proposed relatively high density is welcomed, it is achieved at the expense of attractive outlook and amenity for existing and future residents. The layout takes little account of surrounding spatial pattern and prioritises car parking provision over the need to provide future residents with attractive, usable private and communal open space.

AMA

The proposed density is acceptable and the layout has potential to provide attractive level of amenity for future residents. Height and massing, however, is too great and some buildings are too close to neighbouring properties. This compromises the outlook of existing houses and flats, particularly to the north of the site where the proposal is also likely to impact on garden sunlight. Parking provision is too high and will have to reduce to avoid dominating central open space.