Brunel House
Portsmouth Harbour

We were appointed by a developer client to prepare tender status landscape architect's information for this permitted development in a seafront location, adjacent to Portsmouth Harbour railway station. The client's intention was to convert a former office building into commercial units at ground floor with residential dwellings above.

The area requiring our input was approximately triangular in shape and was bound by the building, a footpath to The Hard road and a small building, to the north of the plot boundary. A significant existing tree is located just outside of the southwest plot boundary, within the public footway.
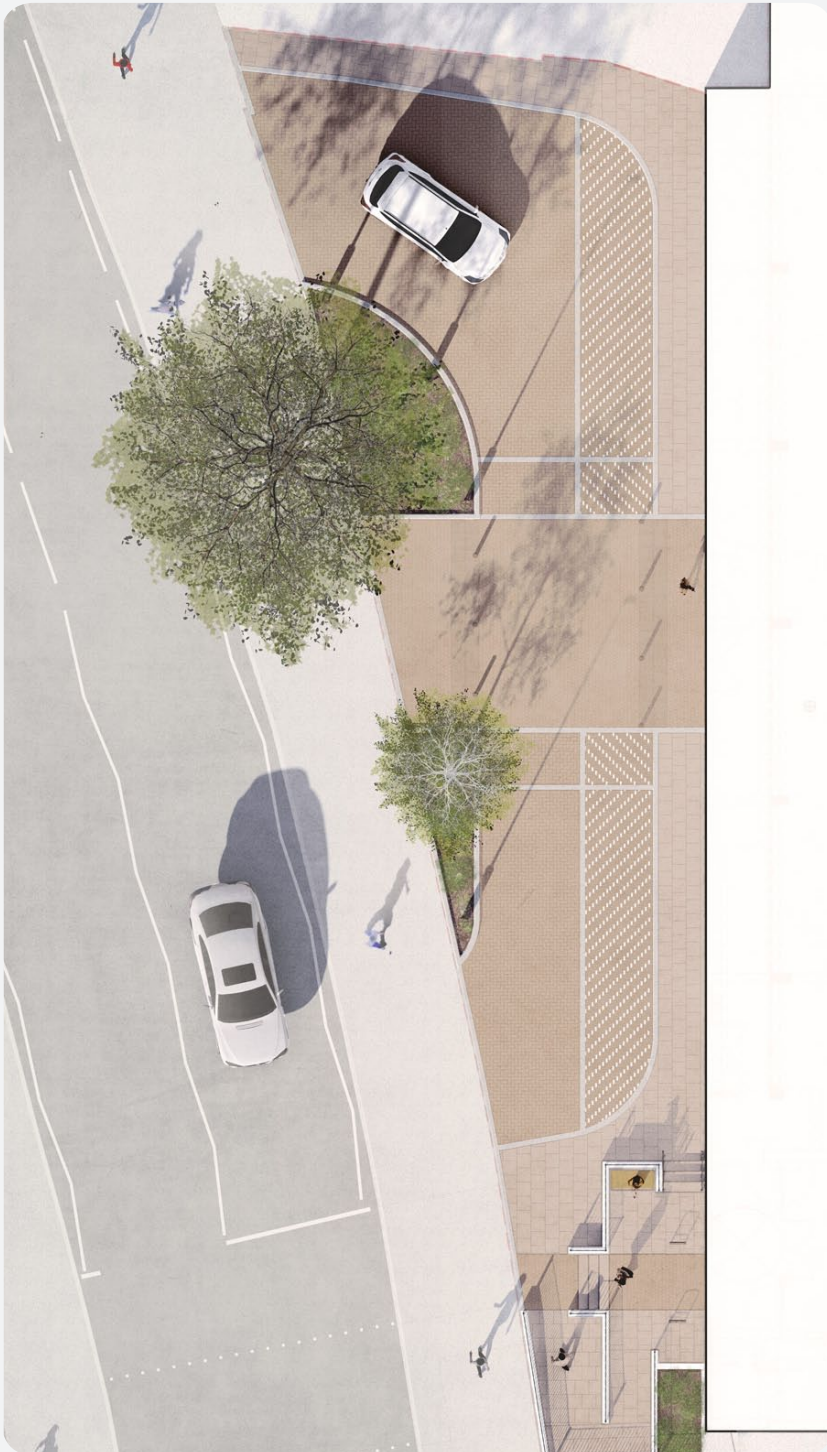
The existing building is set back from the main road, providing sufficient space in front of the proposed ground floor commercial units for in out vehicular access. This access provided an allowance for customer drop off, service vehicles and deliveries. A crossing to the vehicular access was proposed, providing a direct safe pedestrian route from the public footway to the proposed commercial unit entrance.

Two planting beds between the public footway and the proposed vehicular access were specified. By removing the former area of hard standing within the area of the proposed planting beds, additional water and oxygen will be provided to the root protection area of the existing tree within the footway.

At the southeast corner of the plot frontage the communal residential entrance was proposed. This was set a half a floor level up from that of the commercial unit. It was essential that full Part M compliant access could be provided to this pedestrian entrance. Therefore, both ramped and stepped accesses were provided..

Client
Makepeace Investments Ltd

Architect
PWP Architects