

DC/16/1371 | THE PART DEMOLITION, RECONFIGURATION AND EXTENSION OF THE WESTERN PART OF THE SHOPPING CENTRE TO PROVIDE NEW A3 (RESTAURANTS AND CAFES) USES AT GROUND FLOOR LEVEL, A NEW CLASS A1 (RETAIL) UNIT AT MALL LEVEL AND CLASS D2 (LEISURE) USES ABOVE; CONSTRUCTION OF NEW MALL AND ENTRANCE; PROVISION OF AN OUTDOOR SEATING AREA ONTO SPRINGFIELD ROAD; AND OTHER ASSOCIATED WORKS | SWAN WALK SHOPPING CENTRE HORSHAM WEST SUSSEX RH12 1HQ

Horsham Society has reviewed the revised proposals for this application that are on the Planning Portal. The Society is disappointed with the limited amendments that leave our objections unresolved.

The Schedule of Amendments states that the external seating area is omitted because of highways concerns, so the applicant now wants to resolve this as a reserved matter. Horsham Society's objection to this sunken area remains because it reduces the public highway. We would want to see further public consultation before alterations that affect the public realm are agreed. We would object to this decision being made through delegation without public consultation. Despite the amendment there remains a missed opportunity for a connection into the other public realm features.

Horsham Society maintain the objection to the continued use of expansive areas of metal cladding that is inappropriate for a historic town crossroads. There is no precedent for use of metal cladding in the locality. There remains no articulation of the facade at first, second or higher storeys.

The views as proposed show clearly that little has changed from the previous submission and there are only minor amendments to the shop fronts.

The revised Proposed View from West Street remains as bulky and overbearing as before; there is no effective change here apart from insertion of a window.

The revised Proposed View from the Bishopric illustrates this overbearing and unarticulated facade.

The Design and Access Statements criticises the existing facade as "dated". This proposed new facade is of poorer design quality, less interesting and will "date" even more quickly.

The missed opportunity to connect to the public realm and the Town vision with the overbearing nature of the appearance of this application suggests a lack of ambition to be part of Horsham.

HORSHAM SOCIETY'S MAINTAINS THE OBJECTION, ON GROUNDS OF DESIGN AND APPEARANCE.

Horsham Society would like the opportunity to speak should the application come before the Development Committee.

Philip Ayerst
For Horsham Society