

Flemons, Janice

From: Philip Ayerst <[REDACTED]>
Sent: 30 November 2016 13:26
To: Planning
Cc: [REDACTED]
Subject: FW: Swan Walk planning application DC/16/1371

In principle the design has not evolved or improved, so Horsham Society's objection to the design remain. Although Horsham Society have had the opportunity to meet with the developer and to present our concerns directly, the issues remain unresolved.

- The large areas of metal cladding remain and these are not appropriate for a town centre location.
- The height of the cinema auditorium remains too high and presents a second bank of grey cladding overlooking the public realm. Again these have no precedent nor articulation.
- There remains no articulation of the upper facade, no windows and no attempt to utilise the upper floors for restaurants, galleries or balconies.
- There remains no cycle provision included. None for the employees and the only public section appear to conflict with the cinema entrance so will need to be relocated. In fact the visual deletes and removes them entirely. Where will they be relocated?
- The location of the stairs to the upper floor should be on the West corner opening directly into the crossroads.
- The location for the signage for the first floor retail unit is unclear and no signage has been shown on the proposals presumably to be treated separately. If it is to form a part of the first floor windows then it should be included in this application. However this raises the question that even if the public discover that the retailer is there, how will they find it, since access route to the retail unit is unclear.
- In the revised application, the new "Visual from West Street" and its junction with the edge of the conservation starts to show the unacceptable bulk of this proposal. The Visual conveniently omits to show the full height of the upper stories at the junction with the Boots store, so deceiving on the height and impact. The elevation drawing shows that the top parapet of the auditorium is 6.3m (62.550m less 56.250m taken from elevation) above the top of the brickwork. In the Visual the brickwork is also curtailed by omitting (my estimation) 2.0m of brick courses. So 8.3m has been omitted from the full height of this revised view, which would dominate the West Street and be visible its full length. This impact is confirmed in the original Design and Access statement June 2016, where the visual therein is taken from further east along West Street.
- This is confirmed on Elevation D where the outline of the adjacent building (Boots Opticians) is dimensioned at 51.540, compared with Auditorium Parapet Level dimension looming over at 62.550. So there will be over 11m (36 feet) of vertical grey cladding visible on this elevation above the existing building visible along West Street.
- There remains no real connection with the public realm, no merging of the division between publicly owned and privately owner, no joined up design, landscaping and planting. The external works show a lack of ambition or liaison to make or be a catalyst and imaginative development of the Horsham Town Vision. To repeat our previous comment, this is a missed opportunity.

Philip Ayerst
For Horsham Society