

[REDACTED]

Horsham Society,
82 Worthing Road,
Horsham,
West Sussex,
RH12 1TD.

8th December 2016.

Horsham District Council,
Department of Planning and Economic Development and Property,
Parkside,
Chart Way,
Horsham,
West Sussex,
RH12 1RL.

Dear Sirs,

Re: Planning Application - DC/16/2506 - Piries Place, Horsham.

I am writing on behalf of Horsham Society, in regard to Planning Application DC/16/2506. In principle we have no objection to the redevelopment of Piries Place, which will undoubtedly rejuvenate this area of the town. However the Planning Sub Committee of Horsham Society, having taken the opportunity to review the current proposals, are extremely concerned with the overbearing nature of the hotel, which is to form an integral part of development. It is clearly apparent that the excessive massing of the proposed building will have an adverse affect on the established buildings, which are sited in Park Street, East Street and the Carfax and which form the historic character of this part of the town. The proposed hotel will also have an adverse effect on the view, when looking South from North Street.

Height and design are the main issues regarding the proposed hotel . The height of the building is indicated as being 66.20 metres to the top of parapet. However section D-D shows the roof plant protruding above the parapet, so the building is higher than the 66.20 metres noted.

On appearance, the concern is whether the uncompromising nature of the square hotel block, under a flat roof with thin parapet cappings is appropriate for this historic town centre location. The proposed appearance conflicts with all the surrounding buildings, whether existing shops or offices, whether modern or historic. This appearance, particularly the skyline and roofscape, needs to be improved. Although hotels may require block plans for efficiency, whilst they may be acceptable on detached sites, on constrained sites such as Piries Place, they must reflect the character of the existing buildings. The North elevation 1 clearly shows its scale compared to the adjacent cinema. The South elevation 2 shows the five floors which will overlook Piries Place. The East elevation 3 shows how the uncompromising five storey design conflicts with traditional style new architecture

on the southern side of Piries Place. The unacceptable height, bulk and block form will be clearly visible from the western and northern sides of the Carfax, as shown on West elevation 4. The appearance of the hotel which is overbearing could be softened to some extent by incorporating the top storey as a mansard form of construction, or reducing the number of storeys.

Following discussions with the developer, we gather that the proposal is to construct the hotel in a light coloured brick, sourced from Leicestershire. We believe this to be inappropriate and that the palette of materials should be sourced locally. Thakeham Brickworks, who are a local manufacturer and a part of the Ibstock Group produce a number of brick types, ideally suited for this location.

There also remains a concern over the cycle route on Copnall Way, the proposal being to share this route with pedestrians. Furthermore the drawings indicate that this route will circulate the inside of the loading bay, thus creating a conflict with deliveries. The permitted cycle routes in both directions from Copnall Way to Park Place need to be clarified. These routes should be segregated to improve safety between pedestrians and cyclists.

Horsham Society therefore object to this application, on the grounds s detailed above.

Yours faithfully,

David Griffiths. (secretary to the Planning Sub Committee)