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Response to a proposal to redevelop Land West of Temple Way and East of Cheese Lane -  
16/02694/PREAPP

10<sup>th</sup> June 2016

The Society strongly supports the long delayed development of this important site. The limited nature of the developer's planning statement restricts the response. The location on the edge of the Enterprise Zone and the excellent transport links make this an ideal development site. The Society applauds the development team's statement of architectural ambition and sustainability objectives.

Although the site is not within a Conservation Areas it lies between the boundaries of two nearby conservation areas. The Society agrees with planning statement's positive analysis of the visual and townscape value of the site despite the blight created by the Outer Circuit Road. The Society supports the proposal to build taller buildings on a reduced foot print to enlarge the public open space. The creation of access steps down to the river would be a pleasant feature.

The Council's SPD1, Tall Buildings at figure G indicates that the site lies within an area that may be suitable for a tall building. The proposal seeks to increase the lettable space to 40,000 square metres, an increase of almost 50% over the space that the consented scheme would provide. It is too early in the process for the Society to be persuaded that the proposed building heights are appropriate. The listed buildings to the north, the Church and Company House are one constraint. Another would be the view along the reach of the river. It would not be good town planning to have buildings along the water front of substantially different heights, which would create a jagged line of buildings. Although the Society has no evidence to support this misgiving, the market could be another constraint. Although the construction of the scheme would be phased, all of the space appears to be aimed at the 'headquarters' sector of the market. The Society questions whether this is the most viable model given the structural changes in office needs and office work practices and the lively local demand for more informal space.