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## **The Society's response to planning enquiry - 20/01610/PREAPP - Caravan Club Site Cumberland Road**

### **The proposal**

Goram Hill Homes (the Developer) propose to develop the Caravan Club site between Cumberland Road and the Harbour to build about 165 new homes in flatted blocks that range in height from 3 storeys on the eastern boundary, with a maximum of 7 storeys in the centre of the site. The site is within the Docks Conservation Area and has an impact on the setting of Listed Buildings and a Scheduled monument.

### **Summary**

The Society supports the proposal but has concerns about the relationship / height of the waterfront buildings to the Harbour and the Cottage Inn and the impact of the proposed massing on the amenity of the central axis through the site

### **Height and Mass**

Broadly the Society supports the proposed massing and height of the development. However, we consider that the Developer has yet to justify the height of the Harbour facing elevation. References to the Bonded Warehouses, McCarthys Warehouse, and the Invicta Building are not relevant because they are visually unconnected to this site. The height of Baltic Wharf, the Cottage Inn and Underfall Yard are the proposed scheme's immediate context. We suggest that the Harbour facing elevation is reconsidered to ensure that the development does not harm the character of the Harbour's waterfront. The Harbour facing buildings would shield the step-up to taller buildings in the centre of the site. The massing and height of the Payne's Shipyard scheme is reduced to avoid harm to the backdrop of the Underfall Yard and the surrounding heritage context. We prefer the lower-scale proposals tabled as options B & C which would have a lesser impact on the locally listed Cottage Inn, and the boat shed which forms part of the special character of the Harbour. The Harbour Conservation Area is an important heritage and leisure asset and is a popular visitor attraction and amenity.

### **The central axis**

We are unable to assess whether the separation of the buildings that flank the central axis is sufficient to avoid overlooking internally within the site and externally with Baltic Wharf. We also draw attention to the need to consider whether the close configuration of the buildings that frame the central axis would generate windspeed through the centre of the site.