



## **The Galleries**

The Society in principle supports the proposals to replace the Galleries with a mixed-use development with active street frontages and improved permeability. The Society accepts the argument that the existing buildings and car park are not realistically capable of adaptation and reuse. The basement foundations and River Frome culvert have been presented as re-usable, which is both novel and interesting.

The Society reserves detailed comments until such time as much more detail is made available. The Society does not accept the need to include a high-rise tower in the development.

The proposed uses, coupled with the ability to have flexible spaces capable of different uses depending on future demands, appear sensible. The site is presented as a trailblazer for the transition from retail in the Broadmead area. That future is uncertain, so it's right to build the accommodation to be flexible. However, this also means at this stage all uses presented for buildings in summer 2022 may be changed in subsequent iterations. The Society is generally supportive of the current mix proposal but reserves its position on any significant change in mix made at a later date.

The active ground floor frontages will be a positive component linked to completely new pedestrian through routes and much enhanced public realm. The Society reserves its position on the massing and visual impact of the proposed blocks. There is simply insufficient information to assess the impact of the development from external views, for example from Castle Park. There is also a need for cross sections so that it is possible to assess the public realm within the development. Will the development blocks engender a "canyon" effect or will distances between buildings allow sufficient light and air?

The Society is encouraged that the developer is considering the design of the buildings carefully, not just 1 and 2 bed, but recognising the advantages of having a wider age mix - so the initial designs include larger units for families, play space on roofs, whole floors with cafes and workspace, bay windows to extend the width of view and, importantly, flats with dual aspect.

The Society does not accept that this is an appropriate location for the proposed high rise building which is considered far too high in this context.

12<sup>th</sup> August 2022