

THE HASLEMERE SOCIETY



c/o 37 Stroatley Rise,
Haslemere,
Surrey,
GU271AG.
24 August 2015

Planconsult,
Waverley Borough Council,
The Burys,
Godalming. BY EMAIL

Dear Sirs,

Planning Application 2015/1470
Haslemere Police Station

There were numerous design failings in the previous application (2014/2346) including the dominance and overall height of the new build and its location close to adjacent property. The latter has been addressed but there are still many aspects which are not satisfactory for the development of this Building Of Local Merit within the Town Centre Conservation Area and The Society comments accordingly as follows:-

1) This submission lacks necessary detail – the new build roof covering is merely referred to as “roof tiling” and not “clay roof tiling”. Concrete roof tiles (which are cheaper) would not match the existing police station clay tiles. Similarly “grey brickwork” which could be sand/lime or concrete bricks which are cheaper than clay bricks but these also would not match the bricks of the existing building or the Haslemere vernacular and are thus unacceptable.

2) Again grey metal barge boards and flashings are shown which would be so out of keeping with the existing building and the Haslemere vernacular. Condensation of atmospheric moisture on cold metal surfaces results in early unsightly mould growth on the surface. A more ‘domestic’ instead of an industrial type material is required in this location such as upvc.

- 2) Cont'd-- It is unclear what materials are to be used for fascias, soffits, gutters and rainwater pipes. The prominent grey metal trims around the projecting balconies on the south elevation are not appropriate for this domestic/residential building. There is no specification for the balustrading.
- 3) The east elevation to the busy public car park is bland and unattractive not least by having three different materials – brick, render and plain tile hanging (but with no specification).
- 4) There is no specification of the materials to be used for the boundary wall to the adjacent public car park and property or for the garden fencing.
- 5) Approval of this planning application should be conditional upon adequate maintenance - (gutter & Rainwater pipe repairs etc), cleaning and decoration being carried out on this 100 year old Building Of Local Merit. Information on what is intended should be submitted.
- 6) The façade and frontage of the existing building is of paramount importance and the treatment of the forecourt - surfacing, planting/landscaping needs to be comprehensively specified. Parked cars for example should not obstruct the view of the façade or dominate the frontal area – possibly located at the two ends of the forecourt. The application does not adequately address this area and more information is required.
- 7) Rainwater harvesting is referred to and it is also stated that rainwater management will be looked into. This is such a tight site the implications of rainwater storage need to be determined and shown in the application. Similarly grey water recycling is referred to whilst the Technical Report states that 'foul water may be discharged freely into the local sewer'.
- 8) It would seem that the large areas of brickwork to the retaining wall at the change in ground level are intended to be in 'grey brickwork' which is not compatible with adjacent buildings and the Haslemere vernacular referred to in note (1).
- 9) The flat roofed linkage with its grey metal fascias between the existing building and the new build is totally out of keeping and an unacceptable aspect. Closer examination shows this to be a new conference room attached to the rear of the office conversion and does not form any necessary link between the old and new construction. Complete removal of this would produce a more acceptable appearance if a pitched roof solution is not feasible due to adjacent fenestration requirements.

10) The overall height and dominance of the proposed new build is still not acceptable when considering its relationship with the existing police station, existing adjacent buildings, the views from the entrance to Haslemere Hall and the busy Chestnut Avenue car park. The house nearest the existing building has been lowered which is a help but the remainder is not reduced in level.

The ground floor of most of the new build is shown about 1.5m above the police station ground floor as no reduction of the existing ground level is being proposed. Halving this level difference would lessen the adverse effects of the height and dominance of the new build and also the height of the parking area retaining wall between the first and second houses.

11) The existing police house forms part of the proposed development but there is little, if any, description of what external enhancement is intended and this should be fully described given the Conservation Area location. The perimeter fencing is very dilapidated, the garden massively overgrown and like the police station the house is in need of maintenance and upgrading externally (as well as internally).

The Haslemere Society concludes that this revised design and application does not meet the requirements for this prominent Building of Local Merit in the Town Centre Conservation Area.

Yours faithfully,

John Greer (Vice Chairman, The Haslemere Society)

