

c/o 37 Stotley Rise,

Haslemere,

Surrey, GU27 1AG.

25 August 2017.

Planning Department,

Waverley Borough Council,

The Burys,

GODALMING. BY EMAIL

Dear Sirs,

Planning Application 2017/1272

Junction place, Haslemere.

The Haslemere Society strongly supports Waverley Borough Council’s promotion and encouragement of good quality design in their Local Plan. The Society’s view is that this submitted design does not fulfil this objective. Our objections to the proposed scheme are as follows :-

1) The squeezing in of four apartments into this small space inhibits the provision of good design and we are of the view that the proposals represent significant overdevelopment.

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2) The parking provision for four apartments is in accordance with the WBC requirements. However given the infrequent public transport services in Haslemere and lack of local employment there is a strong possibility that this proposal will generate more parking space requirements. On street parking in support of local retail and other businesses and residences is particularly inadequate in this location and the off street parking as shown will result in the loss of two street parking spaces. Visitor and service vehicle parking to the apartments will certainly increase the local street parking demand. These problems are symptomatic of over development of the site and are referred to further in 3) below. If it could be negotiated, a revised scheme layout with parking access off the Church car park entrance would be a considerable improvement.

3) We do not consider that the requirements of The Haslemere Design Statement have been adequately addressed including :-

‘’ vehicular access to individual properties should be designed to enhance the street scene,-- encourage the incorporation of landscaping into parking provision. Doors and porches should be similar to those in the neighbourhood.’’ etc

4) More information is required on the external building materials such as balustrading, tiles, bricks, door and window specifications. The detail and specification of the prominent roof gablets needs to be confirmed.

5) The drawing shows the current scheme closer to the road than the previous one and it also refers to the existing front hedge being replaced if possible. The parking arrangement makes this impossible. This is not in accordance with the Haslemere Design Statement.

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6) The incorporation of obscure glass in several locations instead of carrying through the rendering or tile hanging results in an unnecessary complication. We also consider the inclusion of a flat roof in the central area to be poor and unattractive design.

7) The amenity space for the occupants of the apartments is inadequate.

To summarise :

The reduction in the number of apartments, a schematic revision of parking arrangements to reduce its impact on the street scene and to reduce the loss of existing street parking would enhance the scheme. Also this particularly small development would be improved by removing the central recessed area and incorporating a pitched roof instead of the flat roof and removing the opaque glazed areas to produce a simpler building with cleaner lines in order to achieve the required quality of design and enhance the street scene, which the proposed scheme fails to do.

Yours faithfully,

 John Greer (Vice Chairman, The Haslemere Society)

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