

ARCHITECT & TOWN PLANNING CONSULTANT

CHRIS DENT

Mr M Diamond
Planning Dept
Exeter City Council (by Email)

26th November 2019

Dear Sir,

Application 19/01556 redevelopment at Harlequins Shopping Centre

I have been asked by some residents in Northernhay Street to examine on their behalf the extensive application documentation in order that they may provide informed comment on the scheme.

Whilst the scheme is extensive and has a huge suite of supporting documents I suggest that examining the impact locally should, before the Council determines the application, be assessed with additional information.

I am surprised that the developers have not provided a block model to indicate the relative heights of buildings. This could be done traditionally or digitally. Alternatively I would request that you ask the developers to produce the following additional information as soon as possible:

- Section DD to be widened on the North side to include the full width of Northernhay Street including the profile of the existing buildings shown. Section BB already shows this well.
- The LVIA report is excellent for many views and I can clearly see how image 45 relates to section BB. I am trying to convey to the residents how block 1 will be visible. Images 38 and 43 need to show the extent of the building which is so tall that it is cut off even with a photograph taken with a 24mm lens. I suggest that these images should be amended to show the top of the building.
- I also request that the images relating to the elevations facing the existing housing in Northernhay St should be annotated to indicate the nature of the windows. For instance I assume that block 1 NW elevation in image 45 shows hotel corridor windows facing the existing housing and that the mirror glass at the top is plant only.
- Finally I would request that the floor plans are resubmitted with additional annotation. I believe that the top floor middle cluster unit of block one on the NW elevation has windows overlooking Northernhay. Can you ask for the dimensions of rooms and numbering to be added? This will make analysis easier and also allows potential frosted glass conditions to be imposed.

My clients consider that the form and massing of the building is still excessive in relation to the private housing. I suggest the above information is needed to examine this properly in more detail.

Yours sincerely

Chris Dent

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