



From: sandrina carosso [REDACTED]

Sent: 15 September 2018 11:05

To: Anita Gardner

Subject: OBJECTION to Blastreat Ltd and Adjoining Greenhurst, Fitzalan Rd, Arundel BN18 9JS

Dear Ms. Gardner

Ref: AB/36/18/PL (formally AB/77/17/PL - obviously Renaissance is trying again under a different reference) Blastreat Ltd and Adjoining Greenhurst, Fitzalan Rd, Arundel BN18 9JS

Applicant: Renaissance Retirement, Unit 12 Headlands Business Park Ringwood BH24 3PB

As as a qualified architect of some 36 years, I am moved to write to you in respect of this application.

The proposals show a deeply disconcerting contempt for context, and a worrying paucity of aspiration to providing a responsive and appropriate design proposal. Whether this site lies within a conservation zone or not, the location is sensitive and its redevelopment will have a significant long term impact on the character and quality of this part of the city's built environment.

The proposals are extremely deficient and cannot be considered acceptable for the following reasons:

Site analysis

We cannot see any evidence of a thorough analysis of the existing site, its context, constraints and opportunities that would otherwise lead to a responsive and sensitive approach to development.

Context (scale)

The proposals result in an relentless block of massing which is uncharacteristic of, and unsympathetic to, the fragmented domestic-scale massing which predominates in the town, and which forms its distinctive urban character as experienced both in its streets, and as viewed from a distance.

No visualisations of the proposed massing in landscape context appear to have been included with the application which is a significant dereliction. It is clear that both the resulting unbroken volume and height of the proposed massing will detrimentally impact views into and within Arundel, including the composition of the view of Arundel castle from the south.

Context (street)

In the immediate context of Fitzalan Road, this presents a substantial, inappropriate increase in height and scale relative to adjacent domestic architecture (including C20th development), and the scale of Fitzalan Road. The cursory treatment of the edges of the development site on Fitzalan Road fail to satisfactorily resolve the relationship between building, footpath and street. This existing stretch of Fitzalan Road may be perceived by many as wanting in coherence and character, and this development would serve to exacerbate rather than improve matters, repeating and reinforcing mistakes that have been elsewhere in Fitzalan Road.

The application proposes to demolish the existing brick building which forms the corner of Fitzalan Road. Although perhaps not listed, this building embodies character and scale which nonetheless contributes to the identity of Arundel, as much as any other building forming the city fabric. This building presents an opportunity which has been entirely disregarded in the application. To summarise, the Old Swallow Brewery building is a landmark that should be preserved and could tastily refurbished into 8 affordable flats - or aren't the people who cannot afford market rents not allowed to have dwellings in landmark buildings?

Architectural design

The proposals demonstrate a shocking lack of thought in the materials, articulation, and overall architectural composition of the proposed buildings. The scale and detailing is generic, the use of materials is both unimaginative and inappropriate; the resulting composition is thoughtless and banal. This sort of "developers' generic" could (unfortunately) be found anywhere in the UK, and seems to have been "transplanted" from some other development, such is the paucity of architectural imagination and responsiveness to brief, context and vernacular.

No car parking provision

We note that Renaissance assumes that the (wealthy) elderly do not have cars to park. This is blatant discrimination.

Risk of flooding

We understand that Southern Water has publicly warned the council of the risk of flooding.

Light and Noise pollution

will occur and create a nuisance for the immediate neighbourhood.

How many retirement homes do we need in a small town like Arundel?

Isn't time we provide housing for young people/ young families and help regenerate the town? Five retirement blocks already exist (with vacancies).

Summary

With all that has been so successfully achieved in enabling new development in the C20th and C21st in Arundel while retaining and promoting its character, these proposals present an unfortunate step backwards in our approach to enabling development in sensitive urban contexts and reinforcing our built heritage. We do not see any evidence of an appropriately detailed and intelligent analysis of the site, its constraints or opportunities (eg. existing building(s)). This results in a generic approach to architectural design. The conclusion is that the development is motivated solely by developing the greatest amount most expediently, with scant regard to the scale and character that makes Arundel the unique place that it is, and with disregard to the Mullets and other inhabitants.

We strongly urge the Council to REFUSE this planning application which was presented a year ago under a different reference, then .

Martin Summersgill BSc. Dip Arch. ARB

Sandrina Carosso

Tamina Summersgill



Many thanks for this.

Well done!

Many thanks.