

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3419/P	Piers Collins	20/09/2023 19:17:50	SUPC	<p>Thank you for the opportunity to feedback on this development. As a resident, it's great that developers are engaging with the local community ahead of making significant and lasting impacts on our lives and local environment.</p>

I have two key points to make about your scheme:

Sunlight into Brookes Market/Dorrington Street – at the moment the square is almost permanently in the shade as the existing building blocks the sun to the South. If you were serious about improving the space, you would lower the height of the building to allow more natural light to shine into the square. This would dramatically improve the local community and make the square warmer and more inviting, and also help the traders on Leather Lane as it would be a great place for people to sit and eat their lunches, etc. By improving Leather Lane as a destination, it will have a number of positive knock-on impacts. I appreciate that taking two stories off the top of the building will reduce square footage and your profits, but there might be clever ways you could use the roofline to align with the sun at key times of year making the building and the square one big sundial. This would be innovative and attract people to the area as an attraction. Obviously, this requires thought, excellent design and probably higher cost, but surely this would pay back in terms of yield and occupancy as tenants would want to be in such a building. As a resident, I would be proud to have such a building in my local area; rather than just another dull grey box.

Design – while there appears to be some attempt to fit the building's design into the red-brick gothic of the adjacent Waterhouse Square, the quality of the design really needs improvement. In the same way that 4 Grays Inn cleverly mirrors the white horizontal themes within the façade of Staple Inn, your design for 2 Waterhouse could use red to mirror the red of the main Waterhouse Square building. As it stands, the grey and green just looks at odds with the surroundings, and does nothing to enhance or blend in with them. Further, the cutaway angles around some of the window frames just make the building look incoherent and messy. I appreciate much of this is a matter of personal taste, but objectively, there really is nothing that the current design is doing to improve the aesthetic of the local area. If you bothered to test a refreshed red design with the current grey/green, my point would be objectively proven.

Anyway, I appreciate I've taken quite a bit of time to respond here. Hopefully the above points can be considered seriously.

Kind regards
Mr P Collins
