

Dear David

I am grateful to you and your clients for the opportunity to comment on the Print Hall scheme at this stage in the planning process.

Change of use

The Society agrees that this site is suitable for the development of a large student accommodation scheme. However, we are also concerned that such developments are convertible to provide non-student residential accommodation should there be a downturn in demand for student use. I was pleased to note that you had already considered that possible change of use, in the future.

Height and mass

The Society would be comfortable with the proposed heights and agrees that the massing responds to the problems that this site presents.

Design

On the Old Market elevation the Society notes that the vertical ratios between the window bays and the window frames responds to the configuration of the fenestration of the surviving heritage buildings. On the Temple Way elevation, the Society supports the proposals to revise the relationship of the building to the street on the north west corner. There are differing views about lowering the reinstated section of Jacob Street to accommodate the main entrance.

Materials

Although the brick and metal panel colours are yet to be decided, the Society suggests that the developer should retain the colour of the seamed metal unless convinced of the superiority of a lighter colour. The bronze coloured seamed metal would refer to the Post Building whilst an old rose colour brick would produce a colour gradient towards Old Market.

Public realm

The Society welcomes the conservation gain through the reinstatement of Jacob Street and David Street. The final page of the presentation PDF shows development to the north of a new urban square behind the Post Building. There is a strong wish that this development should not prejudice the creation of a pocket park on this site. The emerging Old Market Development Plan assumes that the southern boundary of adjacent properties in Old Market Street would form the north side of the square as they formerly did.