



# LPMC

Liberty Place Management Company

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**BY EMAIL ONLY:**

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Our ref: DPB.KMG

Your ref:

5 December 2016

Dear Sir

## **Inland Homes**

### **Consultation Document: Sherborne Wharf**

### **Consultation comments by 2 December 2016**

The timescale for the submission of comments was unnecessarily tight at less than two weeks. Please confirm that you will consider these comments appropriately. There are several observations about the proposal:

- The development proposed is confused with too many blocks and pieces of public ground separated by access points and emergency access points. The development does not sit well in plan form.
- The development on a tight site opposite the existing Sherborne Wharf Lofts results in a variety of stepped forms ranging from one to ten storeys.
- The taller element of the proposal (currently proposed at an excessive ten storeys), should be located on the Grosvenor Street West end of the development which would accord with the Tall Building Policy of the City, lying more appropriately within the ridge line perimeters.
- The ten storey element on the canal frontage is just 29.5 metres from Liberty Place and would represent a dominant feature opposite existing residential development.
- The site encloses and obliterates a park created by European funding with no acknowledgement of the loss of public space.
- Good quality public realm is essential to support development, but, it is unclear if the landscaped areas will be publicly available.
- We would like to be notified when an application is made so that we can make detailed comments to any submitted application.

Yours sincerely

**Diane Benussi – Chairman**

**LPMC Ltd**

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