

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 21 June 2016
Planning Application Report of the Planning and Development Manager

Application address: West Quay Shopping Centre, Harbour Parade			
Proposed development: Application for approval of details reserved by Condition 2 (details of design and building materials) of planning permission (reference 14/00613/FUL) for a new pedestrian bridge across Harbour Parade.			
Application number	16/00966/DIS	Application type	DIS
Case officer	Richard Plume	Public speaking time	N/A
Last date for determination:	01.08.2016	Ward	Bargate
Reason for Panel Referral:	Referred by the Planning & Development Manager	Ward Councillors	Cllr Bogle Cllr Noon Cllr Paffey
Referred to Panel by:	N/A	Reason:	N/A

Applicant: Hammerson (Watermark) Ltd	Agent: Barton Willmore
---	-------------------------------

Recommendation Summary	Delegate to Planning and Development Manager to approve the details subject to criteria listed in report.
-------------------------------	--

Community Infrastructure Levy Liable	Not applicable
---	-----------------------

Recommendation in Full

Delegate to the Planning and Development Manager to approve the submitted details of design and external materials subject to an amendment to ensure the underside of the bridge is more suitably treated where it meets the new building.

1. Introduction

- 1.1 This application is brought to the Panel as an additional urgent matter to meet an important deadline for this project which would not be met if the matter were to be considered by the Panel at the next meeting on 12 July. The application was not received in time for consideration at the last meeting of the Panel on 7 June. The proposal is for a new pedestrian bridge above Harbour Parade to link the existing West Quay Multi-Storey Car Park (WQMSCP) with the new building which is currently under construction. The proposed bridge is currently being manufactured and a decision is needed urgently to meet the construction programme. It is anticipated that the development known as 'Watermark Phase 1' will be completed and open for business by December of this year. Installation of the pedestrian bridge is programmed for late August, to avoid conflict with the Southampton Boat Show, as the works would involve closure of the road in Harbour Parade. It would not be possible for this to be done in September and any later is likely to delay opening of the new development by December.
- 1.2 The site in question is across Harbour Parade at the southern end of the WQMSCP and the southern extent of the West Quay Shopping Centre, occupied by Marks and Spencer. There is an existing pedestrian bridge further north which already connects the WQMSCP with the mall of the shopping centre. This bridge will be retained. Directly adjoining the site to the south is the Premier Inn Hotel and directly opposite is Phase 1 of the new 'Watermark' development.

2. Relevant Planning History

- 2.1 Outline planning permission for the 'Watermark' development was granted in February 2014 for a mixed use development including alterations to the West Quay Shopping Centre comprising Retail (Use Class A1, A2, A3, A4 and A5 - 19,500 square metres maximum floorspace); Hotel (Use Class C1 - 28,000 square metres maximum floorspace); Residential (Use Class C3 - maximum 260 flats); Leisure (Use Class D2 - 19,500 square metres maximum floorspace) including a Cinema; Offices (Class B1(a) - maximum 10,000 square metres floorspace); public open space; with associated car parking, access, highway, landscaping and other works including infilling the existing pedestrian subway in Bargate Street (reference:13/00464/OUT). This permission included a pedestrian bridge across Harbour Parade.
- 2.2 In June 2014 reserved matters approval was granted for Phase 1 of the Watermark West Quay development (covering layout, scale, appearance and landscaping pursuant to planning permission reference 13/00464/OUT) to provide leisure use including cinema (Class D2 - 11,200 square metres floorspace) retail (Classes A1, A2, A3, A4 and A5 - 13,000 square metres floorspace) and public realm works (Ref:14/00668/REM). It is this development which is currently under construction.
- 2.3 It was subsequently decided to amend the alignment of the bridge and a separate planning permission was granted in June 2014 (reference 14/00613/FUL). This permission was subject to a condition requiring details of the design and external materials for the bridge to be submitted for approval. The current application is to satisfy this condition.

3 Proposal

The proposed bridge would be some 3.4 metres from base to top and 4.2 metres wide. It would be a steel lattice structure with a paint finish. The colour was initially proposed to be pink but has now been changed to bright orange. Over the top of the lattice structure would be clear glazing to the sides of the bridge, the roof

would be flat covered by a grey single ply membrane, and there would be two sets of steel 'goalpost' style columns, painted dark grey. The soffit beneath the bridge would also be orange except where it meets the new Watermark building where it would be grey exposed steel beams and connections.

4. Relevant Planning Policy

- 4.1 Policy considerations were addressed at the planning application stage and are not directly relevant to an application for discharge of a condition.

5. Consultation Responses and Notification Representations

- 5.1 No public consultation is normally carried out for applications to discharge conditions.

Consultation Responses

- 5.2 **SCC City Design** - Any bold colour such as pink or orange is likely to date quite quickly and will probably be repainted. Having the glazing on the outside of the bridge will reduce the sculptural quality of the frame when viewed from the street.

Irrespective of what the final colour is, the meeting of the bridge and the existing shopping centre is very poor with the underside needing to be finished off properly rather than having visually exposed framework.

6. Planning Consideration Key Issues

- 6.1 The only issues in this case are whether the details of the design and external materials of the bridge are acceptable.

- 6.2 The bridge is part of the Watermark Phase 1 development. The developer considers it to be necessary to make a direct connection with the new development, particularly during the evenings when the cinema, bowling alley and restaurants will be at their busiest. The architecture of the new development is striking and innovative but the colours are muted, being a mixture of silver, black and buff with large expanses of glazing. The new bridge offers the opportunity to introduce some bold colour to the scheme, in this case orange. This is a predominantly commercial area and a bold colour would be a distinctive and memorable addition to the area. Other colour options have been considered, including pink, as well as a simpler colour with distinctive lighting but this has been dismissed by the applicants who are keen to make a bold statement here. The use of orange could be considered to clash with other corporate colours in the area, including the purple of the Premier Inn and the bright green of the convenience store, but the acceptability of the colour is a matter of personal taste.

- 6.3 In the context of the surrounding area the proposed appearance and external materials are considered to be acceptable. The exception to this is the soffit where it meets the new building and requires an amendment to make it acceptable.

7. Summary

- 7.1 Phase 1 of the 'Watermark' development is a bold and innovative addition to the city centre: the proposed bridge seeks to reflect this approach and will form a striking entrance feature. The condition can be discharged subject to an amendment being made to the underside of the bridge.