

The Canterbury Society

Development Control meeting to discuss the application relating to the Former National Tyre Depot CA//09/01320/FUL

The Canterbury Society would like to make a number of comments on the proposals to develop the former National Tyre Depot in St Dunstons's Street. First we have two positive comments:

- We welcome proposals for mainly residential development on this important and highly visible site
- We applaud the efforts which the developer has made to design new buildings which will blend in with the existing street frontages.

However, we have three concerns.

1 The density of the development. Building 31 residential units produces a density of 103 units per hectare or 41 units per acre (without taking account of the shop). The resulting accommodation will be extremely small. We are aware of the pressure to build more units of accommodation in the city but

- We would suggest asking for a lower density, if these flats are not to be the slums of the future

2 The noise and air pollution. The problem is acknowledged in the Air Quality Statement which accompanies the application. This points out that the air in St Dunstan's Street does not meet the Air Quality Objective. The Statement suggests that, 'Exposure of future residents to poor air quality can be minimised by positioning habitable rooms away from the side of the building experiencing the worst air quality. However, given the expected building foot print, there is little scope for this'.

- We would suggest asking for revised plans so that each flat has at least one window opening onto the quieter and less polluted side of the building.
- In the longer term the council must surely be concerned about the poor air quality in St Dunstan's St?

3 The lack of open space within the development for children to play and for residents to sit outside. Again the high density is a contributing factor.

To summarise, we welcome the plan to develop this site with housing. But we would suggest lower densities:

- so that residents have more living space
- so that they can have windows opening onto the quieter and less polluted side of the building
- so that there may be some outdoor space for leisure.

2 March 2010