

I'm an architect living and working in Berwick for 28 years.

The Planning Officer's report uses the term "respect/s" and "respectful" ten times when describing this application. In relation to the immediate neighbourhood and the community who live there this is, regrettably, completely false.

This ISN'T a size-for-size replacement of our hospital – it is something that is more than triple the size. This site is too small for the single largest development within Berwick Town Centre for more than 250 years.

The officer's report confirms the proposed building is DOUBLE the floor area of the existing building. It DOESN'T state there is also a further 1800 sq m of plant rooms on the roof - a total net increase of almost 7000 sq metres. The report also fails to mention the proposals are more than three times the volume of the existing buildings, with plant rooms adding 5 metres to the height.

Low Greens is an L-shaped cul-de-sac of mainly 200-year-old two-storey stone dwellings. Together with High Greens and Bell Tower Park, they form "The Greenses" – a clearly identifiable district and community, with a tradition of coble fishing.

With the need to keep open the existing hospital during construction, the new building is moved to the northern edge of the site. It will cause significant damage to the amenity of neighbours, most particularly 14-42 Low Greens. The proposals are of industrial scale and appearance, and placed within 1m of private gardens. The top of the plant rooms will be approx 9m (30') higher than the eaves level of the adjacent cottages - **daylight will be lost**; the building will have floor-to-ceiling windows looking directly into garden and houses – **privacy will be lost**. The separate energy centre introduces industrial processes into this peaceful area.

The whole community supports the principle of a new hospital – it is something that we've been calling for, for 20 years – but this application is not the answer.

I ask that this application is deferred to allow a site visit by your committee, as the only way of understanding the scale and impact of the proposals.