

From: Robin Duthy @ AMR
Sent: 27 January 2013 22:23
To: Planning Services
Cc: Robin Duthy; Robin Duthy; danae brook; Will Pavry
Subject: Application Reference 120965. - Horkesley Park

Art Market Research

Josselyns – Water Lane – Little Horkesley – Colchester – CO6 4DG

January 27 2012

Mrs Sue Jackson
Principal Planning Officer
Colchester Borough Council
Rowan House
33 Sheepen Road
Colchester CO3 3WG

Dear Ms Jackson

Application Reference 120965. – Horkesley Park

In response to your recent invitation to interested parties to comment on the recently released Consultants' Reports, I am writing to object most vehemently to the proposals contained in the above-named Application.

I was born in Little Horkesley in 1939 and live in the village today. In common with virtually all other residents of Little Horkesley and neighbouring villages I have no doubt that these proposals would irreversibly damage the peace and tranquillity of large parts of the Dedham Vale.

I also write as Managing Director of Art Market Research a company which has for thirty years created indexes and provided analytical reports on all sectors of the international art market.

In response to the following passage from the recent Britton McGrath Report:
'In terms of numbers of visitors likely to be attracted specifically because of the art at Horkesley Park, this would depend on the full extent of the Chantry Fine Art Gallery offer, the number of Constables, their significance, whether they were available permanently or just on a temporary basis', we have conducted a 'Reality Check' on the Applicants' proposal to make Constable's work the centre-piece of the proposed gallery.

Over the five-year period from 2008 to 2012, 24 Constable oil-paintings and 52 drawings and water-colours have been sold at auction world-wide. The total cost of these works was £27,940,000.

The Chantry has a total floor area of 6439 sq ft. We believe it is reasonable to assume that the three main ground-floor rooms would form the basis of the proposed gallery. The wall-space area of these three rooms (net of doors, windows and fire-places) is estimated at 1440 sq ft.

The total area of the 76 Constables sold since 2008 amounts to 89 sq ft. It follows therefore that if the Applicant had bought all 76 Constables at a cost of £27,940,000 they would have been able to cover 6.2% of the gallery's wall-space.

The Britton-McGrath Report reaches a conditionally positive recommendation assuming *inter alia* 'the presence of authentic Constable paintings on site'. No attempt has been made to estimate how realistic such a proposal might be either in terms of cost or availability

It is understood that the Applicants would like to borrow works by John Constable from museums and public galleries. We have examined in detail the Loans Policies operated by the National Gallery, Tate Britain and The Victoria & Albert Museum. The Terms and Conditions of any loan are extremely exacting in terms of security, insurance, and environmental conditions. Even if the Applicants were able to fulfil the required conditions, the idea that a public gallery or museum in the United Kingdom would take works by John Constable off display in order to lend them to a minor, unproven commercial enterprise of the type proposed by the Applicants is inconceivable.

The Applicants have had 12 years (since submission of the first Planning Application) to assure interested parties that they have bought or agreed loan terms for even a single work by John Constable to be shown in the proposed gallery. No such assurance has been received.

We believe our analysis makes clear that that the proposals for the Chantry Art Gallery are unrealistic and should be wholly discounted. The fundamental condition laid down in the Britton McGrath report ('the presence of authentic Constable paintings on site') cannot be satisfied and the application should be rejected on that ground alone.

Yours sincerely,

Robin Duthy
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