

CONSERVATION OFFICER Further COMMENTS 2

COMMENTS

It is acknowledged that the applicants have worked hard to revise the scheme following the extensive input/discussions that have been undertaken on this case and the design has now development considerably since the initial submission.

The proposed development is now considerably more sympathetic to the streetscene, being of generally two storeys within the street frontage zone, with the massing kept in general toward the rear of the building, which is at a much more respectful distance from the adjacent listed building in particular.

There is no doubt that there will be some impact on the heritage asset's setting, but this will be set away from the boundary with an intermediary access and car parking area between, along with the existing ancillary outbuilding associated with Lime Tree House.

The setting back and changes in wall surface plans and variation of ridges and roof forms of the frontage have also taken on board the need to integrate a building of this mass into the human scale of the streetscene. This has also mitigated the former impact on the long focal views toward the Grade I church, a previous key concern.

The scale of the side additions along the frontage, also appear to take more reference from the scale and form of the listed buildings opposite, which form the other three sides of the historic St Martin's Square.

Material Palette

Roof:

The roofscape within the street is predominately of reddish tile, although on the slacker pitches, including within St Martin's Square, natural slate is also noted. The proposed Marley Ashmore Old English Red plain tile although being a modern tile, has a good traditional profile.

- o Condition sample to approve.

However, it suggested that localised use of slate may assist in breaking up the surface area and should be introduce, eg:

- o the stepped in "link" section with rooflights to the south elevation facing the LB

or

- o possibly to the "4" hipped elements which to the west elevation, framing the central frontage, as these have a form similar to the historic LB opposite and also appear more ancillary to the central built façade.

- o Recommend revise- happy to discuss sketch versions to arrive at best option.

Walls:

Wienerberger Winchester multi stock

These appear to be within the range of likely appropriate bricks, although may be slightly dark. Gillingham is renowned for its brick heritage and it is imperative that the appropriate brick tone is approved, particularly due to the massing of the building and the potential for harm to the setting resulting from inappropriate selection.

- o Without a sample available to view in conjunction with the present brickwork within the street, confirmation of its acceptability cannot be provided.
- o Recommend the brick is not stipulated as approved and a sample conditioned for approval under discharge of conditions.

Ibstock Grey Leicester;

The use of a contrasting material is supported, and it is assumed the grey has taken some reference from the greyish tone of the stone within the vicinity?

It is considered that this brick may well be acceptable for the proposed "diaper" pattern to the façade of the main central façade and possibly for the string course.

- o However, this appears overly modern and visually "hard" with no variation in tone for the main gables and other large areas, with more of an industrial engineering brick appearance, than that in keeping with the location.
- o It is recommended that the contrasting brick sample be revised and reviewed under condition.

Features

Windows:

It is noted that white UPVC is proposed.

- o Ideally a powdercoated aluminium would have been proposed however, it is acknowledged that such would likely be unviable in this situation.
- o If UPVC is to be employed, then due to the historic character of the streetscene, the close proximity of the listed buildings, the present Conservation Area boundary, the more traditional design now employed by the proposed scheme, as well as the presence of a draft Conservation Area Appraisal for a Conservation Area extension along the street.
- o It is recommended that a heritage flush fitting design/construction is employed - this can be conditioned.

Doors:

UPVC is not supported for main access route doors, as UPVC not considered to be of sufficient quality for the character of the key body of the scheme.

- o Composite timber or powdercoated aluminium is recommended in such location - condition..
- o To the rear, UPVC for French doors etc could be supported - subject to condition.

Dormers:

GRP plastic window surrounds is proposed.

- o Again this is not favoured but the height and access to their location is noted.
- o More clarity is required as to the extent of dormer elements proposed to be in GRP
- o it is recommended that a precise scheme for the dormers including materials for construction and finishes of roof, cheeks, façade elements and windows - is conditioned

Balconies;

- o No objection

RWG:

- o Noted as cast metal which is supported - condition to ensure no changes.

Chimneys:

- o These have contributed a much needed key feature to the roofscape and are supported

Boundaries

Front wall:

Walls and railings are key features within the streetscene providing definition between public and private spaces, therefore the proposed low boundary wall to the frontage is supported.

The walls are generally are of stone, although some red brick also exists.

It is assumed that the grey brick is taking reference from the tone of the stone present, however the proposed grey appears overly modern and visually "hard", therefore it is suggested that a red brick would likely be more appropriate

- o Revise/condition brick colour and wall detail ie: capping, bond , mortar colour and finish etc.

It is recommended that a hedge is planted immediately behind, as exists in other locations within the street, to preserve the characteristic lush planting of the immediate streetscene.

- o Condition planting detail.

Southern wall:

This is likely to be listed in association with the Grade II Lime Tree House.

Therefore,

- o if any works are proposed this may require a separate LBC application
- o Irrespective a precise scheme is required for all repairs, maintenance and alteration proposed/required.

North boundary and rear areas:

Close boarded timber fences are proposed

- o to ensure their appearance where visible from the street are in keeping with a town streetscape as opposed to semi-rural setting or rear garden location.
- o Finishes will require conditioning

Knee rail to remainder of the frontage to the street:.

- o This is not favoured.
- o To safeguard the character of the street, a painted metal railing is recommended for these areas in association with planting shown.
- o Revise

Hard landscaping

No objection to proposed surface slab and Tegula block paving

- o Condition samples

Summary

Overall the scheme is supported, however it is considered that due to the scale and massing of the proposed development and sensitivity of the location within the setting of numerous heritage assets, that the key materials are not approved now but conditioned when samples can be viewed on site in relation to the environs, so as to avoid any potential for less-than- substantial harm that may be incurred due to inappropriate selection.

Other minor revisions have also been recommended above, as regards:

- o The introduction of a slate as a contrast roof material.
- o A change to the colour of the boundary wall brick
- o introduction of railings instead of knee rail

As well as more clarity for the dormer construction and finish and other identified conditions.

RECOMMENDATION: Support subject to modifications and conditions

In determining the proposals due consideration has been given to Section 16 (Paragraphs 190,192,193,194,195,196,200) of the NPPF, Section(s) 66/72 of the 1990 Act and Policy 5 of the Local Plan.

Conditions

- o Materials samples - various types of bricks for main building and its detailing and the boundary wall, roof tiles (and slates) and ridge and hip tiles.
- o Brick panel to show bond, mortar colour, texture and pointing style
- o Rooflights - to be conservation style and flush fitting.
- o Rainwater goods to be painted half round cast metal
- o Vents and flues
- o Precise scheme for windows and doors - construction, design, material, finish, opening mechanism, depth of reveal, cills, window heads.
- o Precise scheme for dormers, balconies and chimneys - construction, design, materials, detail, finish.
- o Precise scheme for front boundary wall and railings
- o Precise finish to close boarded fence visible from street - may require a stain or paint....
- o Hard and soft landscaping scheme - material samples of paving, edging etc and planting scheme
- o Precise scheme for the works to the existing boundary wall with Lime Tree House

- o Precise scheme for eaves, soffits, verges to include 1:5 cross-sections of roof
- o Precise scheme for services, no pipework shall be mounted externally and no meter boxes mounted on prime elevations.

Informative

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