**LOCATION:** St Martins, Queen’s Road, Gillingham

**APP REF**: 2/2018/1437/FUL

**PROPOSAL:** Residential/nursing home

**CASE OFFICER**: Simon McFarlane

**CONSERVATION OFFICER Further COMMENTS**

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| --- | --- |
| **SUPPORT** |  |
| **SUPPORT SUBJECT TO CONDITION(S)** |  |
| **UNABLE TO SUPPORT** |  |
| **NO OBJECTION** |  |
| **REQUEST FOR FURTHER INFORMATION** |  |
| **OTHER** | **Support subject to substation/enclosure revisions and conditions** |

**SUMMARY**

The scheme has been considerably revised and efforts made to integrate the development into the streetscene by reducing the scale of the built elements to each side of the façade and the setting back of the building behind landscaped frontage gardens. The latter will contribute positively to the setting of the heritage assets.

It is noted that the scale of the rear wings will be an intrusion into the setting of the neighbouring listed buildings but efforts have been made to mitigate this by setting the building away from the boundary, with various visual and physical buffers located between, the taller elements being to rear of the plot.

**As such, it is considered that in this specific case the level of harm can be outweighed by the public benefit of the care home development.**

As regards the substation,

its location is not favoured but appears to have been justified. Therefore, it is imperative that the structure and its associated enclosure and noise levels do not impact detrimentally on the immediate heritage asset’s setting.

At present:

* the lack of information in regards to elevations from the south and east fails to convey an accurate view from the listed building curtilage.
* an external acoustic fence proposed to address noise levels is of concern in regards to resulting noise levels intruding into the setting of the LB and Conservation Area.
* fence protruding above the listed boundary wall is visually detrimental.
* GRP material for the substation including its roof also contribute potential visual harm to the setting of the heritage asset and streetscene.

**As such, it is considered that this element of the scheme constitutes potential less- than- substantial** **harm to the setting.**

It is recommended that:

* the substation be constructed of insulated masonry with natural slate roof to replace the need for an external acoustic timber fence along the boundary with Lime Tree House.as has been done elsewhere.
* Or where it can be assured that the noise levels will be sufficiently contained within the GRP substation enclosure, then the stone enclosing wall continues around the southern and eastern elevations to block all views of the fence and substation GRP roof from the listed building curtilage.

Once the matter of the substation has been addressed, then full officer support would be forthcoming

**In addition:**

As regards the materials proposed: full support is not possible for some and others have not been seen on site for comparison with the historic setting, Therefore if is recommended that conditions are employed to address this and safeguard the heritage assets.

**COMMENTS**

For Summary: Heritage Constraints:

* The building although located just outside of the Conservation Area boundary, is in close proximity to a number of listed buildings, including those within St. Martin’s Square opposite, and also the immediate neighbour, Lime Tree House to the right-hand side.
* In addition, Queen Street has been identified as a candidate for inclusion in the proposed Conservation Area boundary extension and has already been surveyed and included in the Conservation Area Appraisal now in its second draft.
* Reference is made within the document to this part of Queen Street having a strong connection with the church and its setting (also referenced with photo within the Gillingham Town Design Statement)
* As well, justification has been given for not only the street to be considered for its architectural character but also for its historical significance, having served both the medieval and post medieval centre of Gillingham (para.12.3).
* The designated heritage assets, Lime Tree House and The Barton, the neighbouring properties to the development, are also referenced, in regard to as with their front gardens contributing positively to the streetscene (para. 11.5.19).

Design & Form

It is considered that considerable efforts have been made since the initial submission which lacked any reference to the setting and with its blocky featureless, monolithic form was completely out of context with the setting of the heritage assets.

The scheme having completely evolved vis several revisions, to a form that has incorporated some of the best practice approaches, such as stepping down of ridges and changes in wall planes. The reduced front projecting wings and the hipped roof form now take reference those of the historic environs.

Final amendments have now been received, which include:

* The revision of roofing materials, so as to incorporate slate to the two front projection double storey wings.

This was requested in the previous conservation guidance, in order to break up the large scale use of red roofing tile proposed, mitigate massing, and better reflect the local material palette, of which, natural slate is a common feature on neighbouring historic buildings.

The reduction in height of the two front wings from the original proposed height will also help to:

* Respond to the more human scale of the historic streetscene and safeguard the significance of St Martin’s Square and the approach along Queen Street toward the Grade I church, which is the focal point of the historic route.

Similarly,

* The use of slate on the side foyer entrance, also helps define it from the overall mass and creates a more recessive section facing toward the side elevation of the listed building.

Site Layout

The rear wings are proposed to maintain their originally height, this being distinctly larger than the immediate buildings.

However,

* Due to Lime Tree House and The Barton being set well forward within their plots, the taller elements will not be directly read within juxtaposed with the heritage assets, within the streetscene, so mitigating impact.

But

* The proposed development will have a greater relationship with rear sections of the plots ie: the views out of the listed building’s curtilage.

The setting of this heritage asset, is described by Historic England as being:

* All of the area and viewpoints from which the heritage asset can be experienced.

Therefore despite, physical separation being proposed between the heritage assets and the rear wing of the proposed development incorporating a mix of boundary walls, planting buffer, dual width parking bays and access road, the scale of the development will constitute some element of visual intrusion into the setting of the listed buildings (Lime Tree House and the Barton)

* And this is considered to result in less-than-substantial harm to the setting of the listed buildings.

As regards the facade, with its set back position, frontage landscaping and boundary wall defining the public and private spaces, this is considered to be acceptable subject to detailing and materials.

The architectural brick detailing, although a statement, does take reference from the use of brickwork patterns which became fashionable in the late C19 and with brickwork being historically associated with the town, not considered to be out of keeping.

* Condition required regarding all elements of brick detailing (window heads, quins and aperture surrounds and diaper style pattern).

Other key elements that require careful conditioning to ensure a high quality and site specific development is delivered that integrates with the historic streetscene are:

* the size and detail of eaves overhangs, soffit design, barge boards, proportions and finishes of dormers, chimney form, window detailing, depth of reveal and head details.

The proposed use of GRP for the dormer faces is not favoured as not considered to be of sufficient quality.

* It is recommended that all cheeks are zinc with powdercoated aluminium in anthracite for facings.

As regards other detailing:

* As regards bricks, as discussed it is recommended these be conditioned for approval on site.
* It is considered that artificial slate within the setting of numerous listed buildings and on a site immediately abutting the existing Conservation Area is not supported
* All slate to be natural and fixed with nails
* Concrete tiles are also not favoured and recommended tiles are conditioned for approval of the final type to be agreed on site.
* Chimneys are described on the material schedule to be of zinc, which is considered to be unusual particularly where combined with a relatively traditional façade treatment.
* Again it is recommended that the chimneys be conditioned so that the final construction and materials can be agreed via condition

It is noted rooflights are proposed to the east and south facing slope, the street and the listed building.

* It is recommended that flush conservation style rooflights are employed not modern Velux.

To the southern elevation, there is a multitude of modern rooflights, which is not supported.

* It is considered that a more integrated flush area(s) of traditional patent glazing be employed instead, so as to be more respectful to the setting of the listed building.
* Condition change- notwithstanding

Frontage Boundary

The construction and finish of the main frontage wall, which will be a prime feature of the street is required to be of a tradition form, as regards bonding design, pointing colour and style and capping detail.

* It is also suggested that traditional railings be employed along its top to enhance the visual separation between public and private and contribute positively to the streetscene.
* Condition precise scheme.

Boundary to Lime Tree House/ Substation

It is acknowledged that efforts have been made to screen the proposed building but as stated above and locate the building elsewhere .

However, it is noted that the substation is described as being of GRP, which is not favoured in such a sensitive location adjacent to a listed building

* A masonry built substation would generally be expected in such a prominent and sensitive location and this would then overcome the need for a further stonework enclosing wall and address the concerns outlined below.

Any historic structure existing (such as the brick wall section to the front of the plot and the stone wall to the rear) is listed by association and will require an additional LBC and possibly planning permission dependant on works, such as attachment, alteration etc.

* It is noted that the proposed limestone wall to screen the proposed sub-station is shown as attached

The design of the proposed wall to match the existing listed stone boundary is supported (but could just as well form the actually substation elevation wall.

There a**re** concerns in regard to the proposed timber CBF timber fence and its finish required to raise the height of the existing party boundary with the listed building.

* + No South or West elevation has been shown of the sub-station and its screening on the DWG. 003A .
	+ It appears that the proposed CBF fence will be visible above the listed boundary wall to Lime Tree House and not of sufficient quality to integrate with the historic setting.

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Furthermore, without the missing elevations as stated above, it cannot be ascertained whether or not there will poorly screened views of the fibreglass substation from the listed building curtilage..

* As such, based on the information submitted, it is considered the present boundary arrangement between substation and listed building will contribute less-than substantial harm which needs to be addressed by an improved division.
* It is recommended that the substation be masonry built or the limestone wall be continued around the southern and eastern sides and any acoustic fencing measures concealed behind this.

In regards there are also concerns over any associated noise from the sub-station, especially given its proposed construction as it is not only visual intrusion that can constitute harm to heritage asset settings but also by audible and other sensory impacts.

* Soundproofed will need to be fully conditioned to ensure it is sufficient to remove any underlying hum.

**ADDITIONAL GUIDANCE/POLICY CONSIDERATION**

Draft Gillingham CAA and management plan

HE: Conservation Principles

HE Good practice Advice Note 3: Setting of Heritage Assets

HE Good Practice advice Note 2: Managing Significance in Decision Taking

Gillingham Town Design Statement

**POLICY CONSIDERATION**

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**

* **Materials Samples:** No development hereby approved shall commence until samples of materials to be used in the construction and finish of all brick types, roof tiles, hips and ridges, slates, stone and cappings; shall be made available on site and retained in that location thereafter for the inspection and approval of the Local Planning Authority. Any such samples shall require approval to be obtained in writing from the Local Planning Authority and the development shall thereafter accord with the approved materials..
Reason: To safeguard the significance and setting of the heritage assets.
* **Sample panels:** Prior to the commencement of construction of the development hereby permitted, a sample panel measuring at least 1 metre by 2 metres, using the approved stone and /or brick and demonstrating the proposed coursing, mortar mix and pointing detail, shall be constructed on site. Construction of the development hereby permitted shall not commence until a sample panel of the stonework has been approved in writing by the Local Planning Authority, thereafter, the stone panel shall remain on site until the external walls of the dwelling have been constructed to eaves height.
Reason: To safeguard the significance and setting of the heritage assets.
* **Dormers and South Elevations Foyer Entrance**: A precise scheme showing the full details of all dormers, south side foyer entrance to include detailed annotated drawings (at a scale of not less than 1:20 elevations and 1:5 cross-sections) showing the design, materials, finish, construction specifications, profiles, eaves overhangs shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme

Reason: To safeguard the significance and setting of the heritage assets.

* **Chimneys, Balconies, balustrading, Railings**: A precise scheme showing the full details of all chimneys, balconies, balustrading, railings, to include detailed annotated drawings (at a scale of not less than 1:20 elevations and 1:5 cross-sections) showing the design, materials, finish, construction specifications, profiles shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme

Reason: To safeguard the significance and setting of the heritage assets.

* **Windows and Doors**: No development hereby approved shall be implemented until detailed annotated drawings (at a scale of not less than 1:20 elevations and 1:5 cross-sections) showing the design, materials, finish, construction specifications, and depth of reveal of external doors and windows shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme

Reason: To safeguard the significance and setting of the heritage assets.

* **Window Reveals:** Notwithstanding the details shown on the submitted plans, the windows shall be installed with their frames inset not less than 75mm from the outer face of the wall.
Reason: To safeguard the significance and setting of the heritage assets.
* **Brick detailing and profiles**: No development hereby approved shall commence until a scheme showing precise details of the all brick detailing for window heads and aperture surrounds; quoins; string courses; plinths; sills shall be submitted to the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority and the development shall thereafter accord with the approved details.
Reason: To safeguard the significance and setting of the heritage assets.
* **All rooflights or patent glazing:** All new and replacement rooflights and patent glazing shall be conservation style with vertical glazing bar(s) and fitted flush to the roof plane.
Reason: To safeguard the significance and setting of the heritage assets.
* **Vents and flues:** No development hereby approved shall commence until a scheme showing precise details of all extractor vents, soil vent pipes (including any means of alleviating and/or filtering fumes and odours) shall be submitted to and approved in writing by the Local planning Authority. The approved scheme shall be implemented before the development is occupied and shall be permanently maintained thereafter.
Reason: To safeguard the significance and setting of the heritage assets.
* **Boundary walls, Substation and Bin stores**: A precise scheme showing the full details of all boundary walls and enclosures, substation and bin stores, to include detailed annotated drawings (at a scale of not less than 1:20 elevations and 1:5 cross-sections) showing the design, materials, finishes, construction and acoustic soundproofing or mitigation specifications, profiles shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme

Reason: To safeguard the significance and setting of the heritage assets.

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* **Soft landscaping:** Precise planting scheme for all buffer zones between dwellings to the side boundaries of the plot, street frontage to include species, location, density of planting, size of shrubs shall be submitted and agreed in writing with the LPA. All planting schemes shall be maintained for 10 year (or more) and where losses occur, these plants shall be replaced with matching in terms of type and size unless otherwise agreed in writing with the LPA..

Reason: To safeguard the significance and setting of the heritage assets.

**Informative**

**OFFICER:** Jen Nixon

**TITLE:** Conservation & Design Officer

**DATE: 29/1/21**