

Conservation Officer (Summary):

General

- Unfortunate that the land edged blue is omitted as options for safeguarding and improving the setting are falsely constrained including the amount and location of amenity land.
- The conversion of the existing building this has advanced in a positive direction. Subject to Environmental Health requirements.

Specific Issues

Windows

With listed buildings the overriding principle is to retain existing windows of architectural/historic interest and to upgrade using benign methods such as secondary glazing. There is a specific issue of needing to acoustically upgrade the windows fronting the main road. It has been established that the windows primarily affected, can be upgraded for this purpose by replacing the existing glazing with sealed double glazed units within the present frames. Unusually in this specific instance, this is a better solution than secondary glazing. The frames are chunky enough to take double glazed units without materially affecting the visual appearance and due to the splayed internal reveals, secondary glazing becomes cumbersome. The proposals to upgrade the existing windows in this fashion is acceptable. The complete replacement of the remaining windows purely for the purposes of providing sealed double glazing is not justified or acceptable. Furthermore no details have been provided to show the means of doing so. This aspect of the proposal therefore remains unsatisfactory. To aid noise reduction, the intention is to fix shut some of the units.. The agent is confident Building Control requirements for background ventilation can be met without the need for mechanical ventilation. Where mechanical ventilation is required for kitchens/bathrooms, it should be possible to achieve through unobtrusive roof vents or via eaves. These details can be covered by condition.

Internal Alterations

Unit 1 - Character maintained - acceptable

Unit 2 - Exposed truss positions clarified, further details required for any modifications to the trusses (condition recommended). The proposals are considered acceptable.

Unit 3 - Intended layout generally works with the building. Internal wall removal satisfactory subject to appropriate structural detail (condition recommended), internal removal of chimney stack acceptable subject to retaining external chimney.

Unit 4 - Further details required for any modifications to the trusses (condition recommended). Staircase location amended and satisfactory.

External Alterations & Extensions

1. The proposals entail very little change to the existing exterior. The proposed rooflights by virtue of the limited number, scale and proportions are acceptable, providing they of a traditional conservation design, sat tight into the roof.
2. The current flat roofed link is a poor quality addition. In lieu of its removal, cosmetic improvements are welcome. Support the addition being set back from current opposition. Gothic type door arrangement OK. Proposed window amended and now acceptable.
3. The improved design of principle extensions is acceptable, now that it has been revised to include a step, reflect the established brick bond, canted brick eaves detail, brick plinths, window arches etc. Implementation will be key, approval of a sample brick panel will be essential (covered by condition)
4. The location of external meter boxes and flues can often mar what is otherwise a well thought out scheme. Need to be discreetly located on secondary elevations not generally publicly visible. Condition recommended.

Access, Landscaping and Boundary Treatment

1. Reservations concerning aspects of the landscape treatment. Visually the building needs to have a public frontage to the street, and areas of private amenity space. The current proposals confuse the two and there is concern that residents will seek to reclaim space by putting up artificial barriers. Compartmentalisation into small pockets all with barriers would benefit from reconsideration and simplification.
2. The new access is an inevitable consequence of development of this site. The proposed solution is probably the only available option. There seems little detail in the way of level changes etc.