



Date: 15/6/21
Ref:J151-HIA

HERITAGE IMPACT ASSESSMENT

FOR
PROPOSED 2 DWELLINGS AND GARAGES
adj
THE CHESTNUTS
HALLGATE FLEET

FOR
MR & MRS P KIERMAN

FLEET HALL GATE
TF 32 SE (east side

10/30 Bell Tower of
Church of St. Mary
Magdalen (formerly
listed with the
church of St. Mary
Magdalen)

Detached bell tower with spire. c.1300, restored 1798 and 1843. Limestone ashlar. 3 stages. Plinth and moulded string course. Multi-stage angle buttresses with north-east polygonal stair turret with ogee headed and trefoil headed slit lights. East doorway with pointed, double chamfered head, hood mould and double plank doors. Cusped ogee headed lancet and clock above. South side with pointed Y traceried window with hood mould and ogee headed lancet above. West and north sides with single ogee headed, cusped lancets. Bell openings on all 4 sides, each a pointed richly moulded opening containing 2 pointed, cusped lights with transom and quatrefoil, hood mould running into string course. Moulded eaves with small grotesque heads and 2 projecting heads on each side. Battlements with ornate corner pinnacles and small cusped flyers. Recessed octagonal spire with 3 tiers of small quatrefoil lucarnes on alternating sides. Finial and weathervane. Interior contains no special features of note.

Listing NGR: TF3886823666

Introduction and the site: -

The site is positioned behind Battleford Hall and runs along Hallgate. It is within the boundary development line for Fleet and also the Conservation Area. The site at present is roughly grassed and surrounded by mature trees and bushes in particular along Hallgate and between Battleford Hall and the site. The site is quite low below Hallgate in places by approximately 1m and is also partially below the land level of Battleford Hall. The site does rise from the southern end to the northern end however it is quite level for the most part from the southern end to the middle where it starts to rise.

Fleet is an historic village and there are buildings of note in particular the Bell Tower which is located directly to the north of the site (its listing shown above) along with St. Mary Magdalene Church of which it used to share its listing (now both separate) and The Cottage (also listed) further north of the site along Hallgate. There are then other buildings of note locally including Battleford Hall, The Chestnuts, The Wheelhouse etc. Other buildings directly opposite the site and further south along Hallgate are modern and vary in design, although the properties that surround the site do share similar red orange brick types as well as pantile roofs.

The site currently has an extant planning permission reference H05-0905-19 decision date 25-11-19. There is a current Heritage Impact Assessment attached with that application.

We totally support the condition of the above planning reference in relation to the Archaeological input required due to the importance of the site.

The site is important and the design supports good design and good materials and the aim is to keep the brickwork and roof tiles the same or similar to the other properties to help blend the new with the surrounding. There are some contemporary elements to the design, but this is positive and will add to the overall effect and not detract.

Similar to the previous Heritage Impact Assessment for H05-0905-19 conclusions it is considered that the proposal would enhance the area and be a positive addition to the general setting of Fleet Conservation Area.