Online Comment

Application	H09-0851-22
Location	Rear of 19 Barrington Gate Holbeach Spalding PE12 7DA
Proposal	Residential Development - Erection of Pair of Semi-Detached Houses

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Name	Greg Watkinson
Address	Conservation Officer
Date Submitted	04-11-22
For/Against	Comments

I write to confirm that I object to the proposal as it is currently presented.

19 Barrington Gate is a Grade II listed property, situated within the Conservation Area for Holbeach. I believe that a residential development of 2 houses in the curtilage of this listed building would be an overdevelopment of the site, leading to the risk of harm to the character of the Grade II listed asset.

I furthermore, feel that the proposed design is inappropriate to the sensitive setting. As presented, the proposed properties are fairly mundane, simple properties of a relatively modern, uniform appearance. Such levels of design quality are not acceptable in the context of a listed curtilage development. Only an exceptionally high level of design quality and sympathy can be acceptable in this setting. Exactly which path the applicant chooses to explore given this advice is subject to their own preference. However, I would strongly recommend that a design that is both subservient and ancillary to the host property is used - perhaps simulating a modest historic outbuilding, matching the style and era of the host property and taking influence from the extant outbuilding (coach house) on site. To ensure subservience, I would also suggest that a smaller scale than full 2-storey is used, much like in the aforementioned extant outbuilding which appears to be at 1.5 storey scale. Should the agent/applicant wish to discuss possible design alternatives, I am more than happy to arrange a meeting, to discuss, accompanying the case officer.

I would also suggest that it would be much to the benefit of the proposal to push the line of development further to the east, to match as closely as possible the building line of 5 and 6 St Johns Mews. To do so would reduce the visual impact upon the listed asset via increased visual separation and also assist in reducing the impact upon existing building lines.

The proposed use of heritage-appropriate materials is appreciated in this instance, it would of course be expected that this would carry through into any future amendments and that the materials proposed would match as closely as possible with the historic material precedent in the immediate setting.