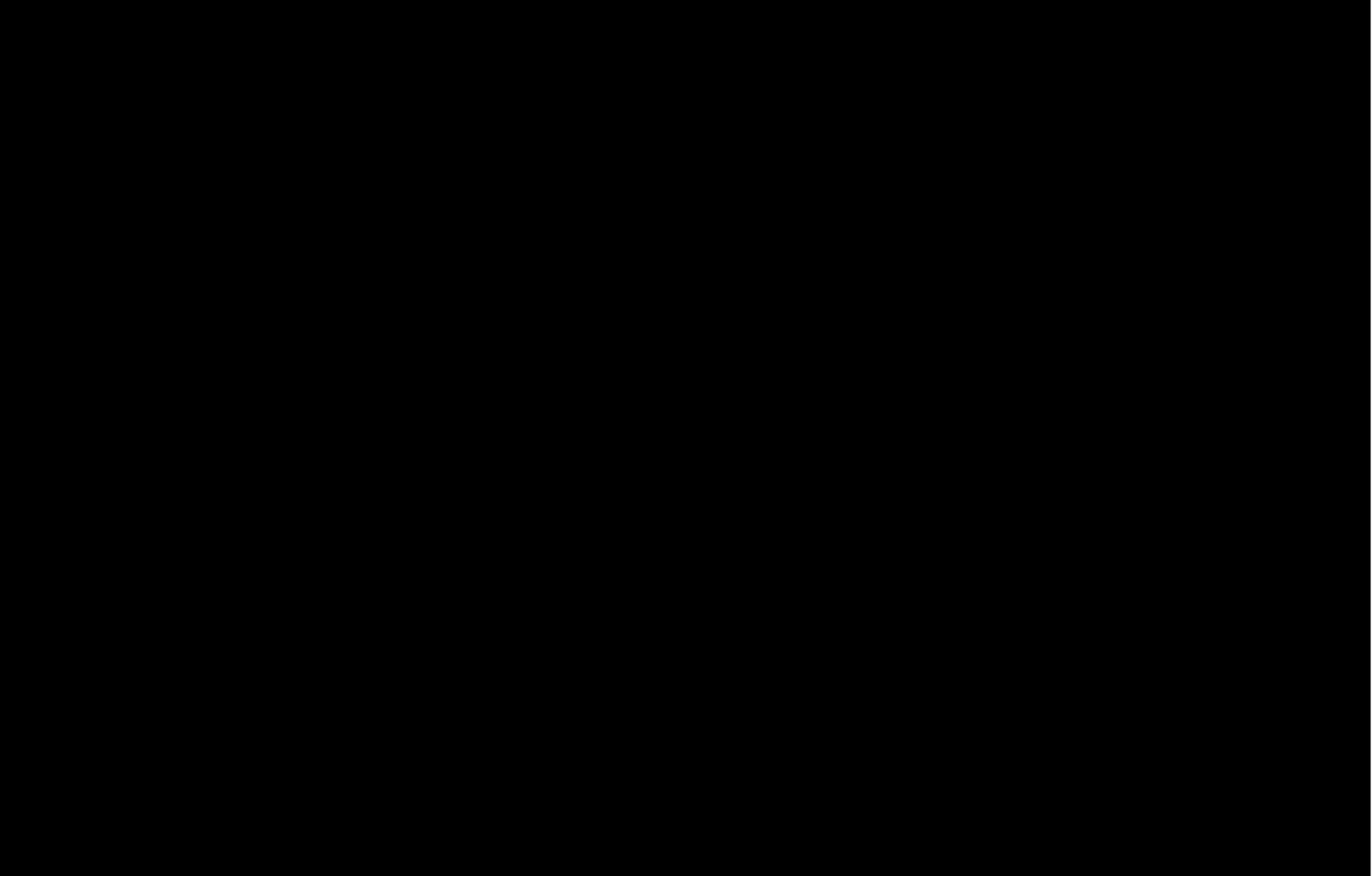




From: Martyn White
Sent: 23 May 2013 13:09
To: Susan Leeson
Subject: BR/42/13

The property sits on the corner of the High Street and Norfolk Street. However, most of the property can be said to front on to Norfolk Street, a narrow road which links the town centre to the sea front.

The area comprises a mixture of residential and commercial type properties. The conservation area description describes Norfolk Street as being “typical of the several small service streets or roads in the area and their scale contrasts with the large, formal space of the main (Waterloo) square.

The proposal as it currently stands is for the conversion of a commercial unit into a number of residential units. As it currently stands, the proposal cannot be supported for the following reasons:

A key objection concerns the windows and doors. Both windows and doors are important components which can have a significant impact on the character and appearance of a building, and its locality through their arrangement, size, detailing and method of operation. In addition, they provide information of its historical development.

The proposal seeks to remove all of the existing shop fronts and windows above and replace with a bank of standard windows. These windows are of two styles which would have the impact of providing a uniform appearance to a façade that is currently characterised by a general informality. This being provided by the various shop front and window designs

Whilst the property may have had several uses in the past, it is currently characterised by the provision of shop fronts at the ground floor level. The loss of these would leave to a marked negative impact on the street scene. This is especially true of the loss of the windows on the corner of the high street with Norfolk Street where the corner provides a focal point when travelling along the high street to either Waterloo Square or the seafront. Its loss would conflict with the established character of the surrounding area.

The loss of the first floor windows would lead to the loss of character windows constructed from materials appropriate to the conservation area. It is suggested that these fronts and windows should be retained and incorporated into part of the scheme.

Further, the proposed ground floor windows are considered out of character with the low key character and feeling of the area.

Furthermore, the proposed materials of both the windows (UPVC) and doors are not considered appropriate to this location. Information regarding the method of opening is not provided as part of the application.

It is considered that imitation replacement window styles and inappropriate replacement materials (such as those constructed from UPVC) are poor alternatives for traditional, vertical sliding sash windows. UPVC windows have thicker, more cruder frames than their timber counterparts. This window design has a detrimental impact upon the proportions and overall appearance of the windows as well as the building itself. The character of a property will be affected, which has a detrimental impact on the overall appearance of the locality.

I would question the introduction of the porches to the eastern elevation along with their design, and would consider that a more appropriate design should be considered, should they be deemed to be necessary.

The proposal has the opportunity to enhance this particular part of the Conservation Area, however, as it currently stands, it is considered that it fails to achieve this. Consequently, the proposal would have a detrimental impact on the character and appearance of the Conservation Area.

Related policies:

AREA2: Conservation Areas (Saved Local Plan Policy

Related Supplementary Planning Document:

Conservation Areas Supplementary Planning Document