

FAO Judith Simmonds

08 October 2019

Our Ref: 2019/5355

Dear Judith

Re: ADDENDUM TO HERITAGE STATEMENT – RE: GLADWYN, THE STREET, EAST PRESTON

I write with respect to revised proposals for Gladwyn, The Street, East Preston, Bn16 1HT (the *site*). This correspondence addresses recent revisions to proposals for the site and the associated potential for impacts upon relevant heritage assets.

It should therefore be considered an addendum to the original *Heritage Statement* produced by *The Heritage Advisory Ltd.* in July 2019 (ref: 2019/5355) and with this document, be made available to the public for the purposes of information, consultation and transparency etc.

Assessment of the Revised Scheme

The historic and/or architectural significance of the site and its locale - along with a more complete assessment of original proposals - is already detailed in the aforementioned *Heritage Statement*; therefore, this addendum addresses only those changes now being made to the original scheme.

Here, original proposals have been revised due to concerns regarding the potential for certain views from the proposed dwellings, which *may* in turn affect the privacy of dwellings already approved for land comprising 9 Lime Tree Close. With the revised scheme, the southernmost house of the proposed terrace has therefore been moved forward (to the west).

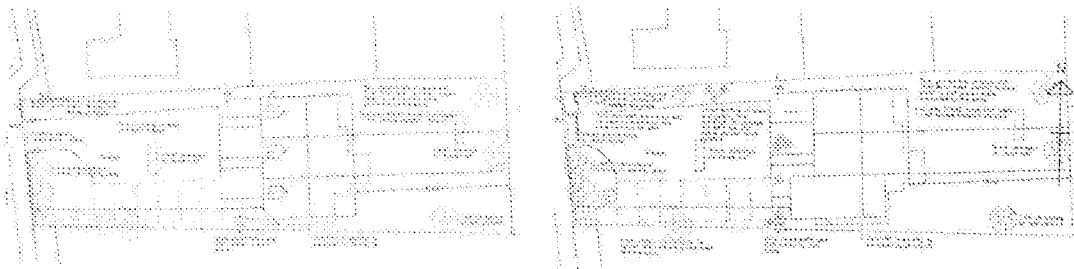
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However, such a change is not considered to have any more than a negligible impact upon the scale, massing, configuration and density of the formerly proposed scheme, and this would therefore continue to respect and/or contribute positively toward the wider historic environment and, in particular, the settings of relevant listed buildings.

Whilst the front building line would be slightly altered, overall changes to the footprint would again prove negligible and as such, the scheme would continue to have what is a positive impact upon the locale.

In terms of the settings of relevant heritage assets and the wider street scene, those changes now being proposed would – in more general terms - continue to ensure the preservation of the former layout of the site, whilst enhancing built form; and therefore result in no greater or lesser impact upon the historic environment than formerly, except in so far as this is positive.

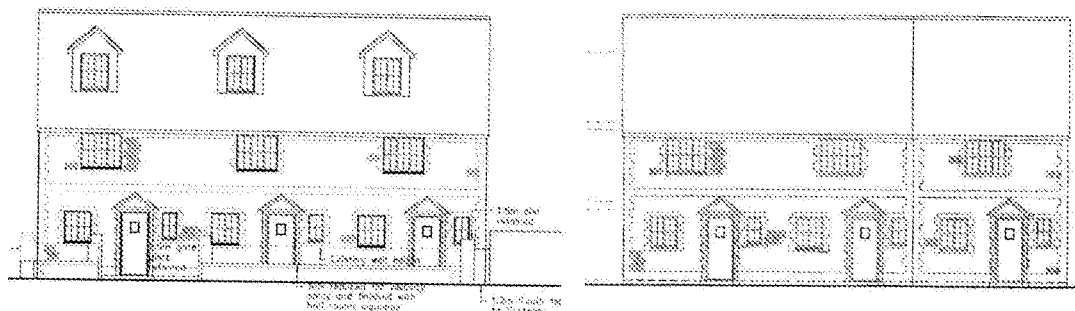
It is also important to note that the revised scheme would continue to reflect – if not improve upon the nature and/or extent of impacts more generally - the footprint intended for an earlier proposed extension to Gladwyn, previously permitted under application Ref: EP/60/15/HH.



Original (Left) and Revised Layout of the Site. Note the Permitted Footprint for Extension

With revision, the provision of an attic floor level with dormer windows is also to be omitted. It is considered that this would further reduce the massing of the proposed terrace and i) further reduce the potential for any unduly negative impact upon the existing street scene and ii) further reduce the potential for any unduly negative impact in views to or from the site with respect to nearby heritage assets.

Specifically, removal of the dormers would also ensure the further subservience of the proposal in relation to not only listed Wisteria Cottage, but also Apple Tree and Jasmine Cottages; thereby safeguarding the existing prominence of these nearby heritage assets and their continuing pre-eminence within the hierarchy of existing townscape.



Front Elevation of the Proposed Terrace, Original (Left) and Revised (Right)

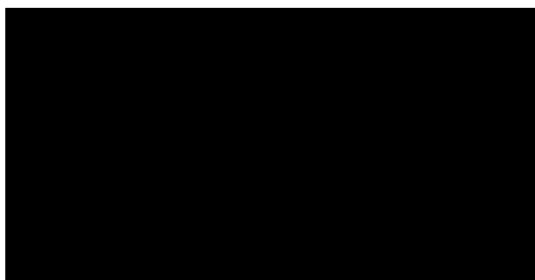
Setting

From a heritage perspective, the impact of proposals has already been assessed in full by the aforementioned *Heritage Statement*. Other than in a positive sense, current revisions to the scheme are not understood to significantly change perceptions of the scheme from within the wider public realm.

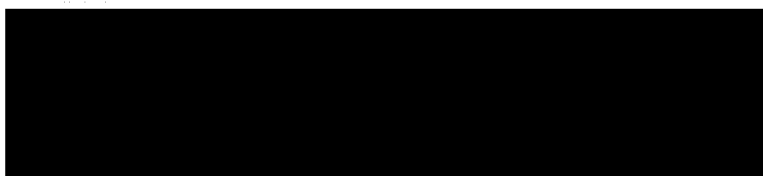
Therefore – as per the findings of the original *Heritage Statement* - the settings of relevant listed buildings would continue to be both *preserved* and *enhanced*. In terms of inter-visibility (again as noted in the *Heritage Statement*) existing views between the site and Wisteria Cottage are expected to be nullified by development already approved for land comprising 9 Lime Tree Close.

I trust this is of some assistance to the matter, but should you require or wish to discuss anything further, do not hesitate to contact me.

Yours sincerely,



Mark Sanderson BA (Hons), MA, IHBC
Director



The Grey House, 3 Broad Street, Stamford, Lincolnshire, PE9 1PG
Company Registration No. 09352414 /VAT Registration No. 203 7351 41