

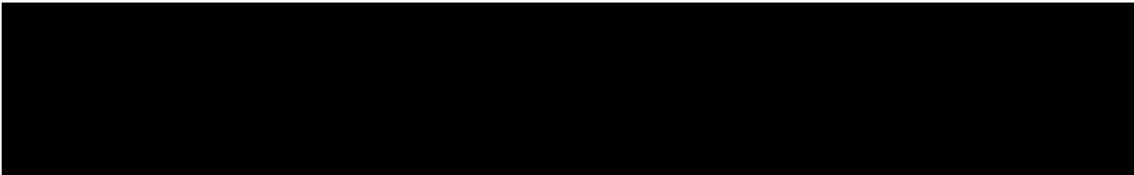


Subject:

Re: Comments on 2023/0270/P - photograph to add to comments

Attachments:


View of Rochester Terrace Gardens from west end of Rochester Road - Wilmot
Place forms the backdrop.png



I would be grateful if the attached photograph could be added to the comments I have submitted for this application.

thank you

Luisa Auletta
CTCAAC

■ On Saturday 18/03/2023 at 12:47 am, 

I object to this application which will negatively impact the Rochester Conservation Area as outlined below.

Whilst the accompanying Heritage Statement notes at 2.37 that Conservation Area Appraisals "have been consulted with respect to understanding identified views within and beyond the conservation area boundaries, to ensure proposals for the Site will not impact these views" the proposal nevertheless creates significant harm to views within the Rochester CA.

Rochester Terrace Gardens and adjacent streets permit long distance views beyond the Conservation Area's boundary which are framed within the CA itself. The CA is noted as having "strong overall integrity" and "a cohesive identity". This springs from the intact nature of the building stock and the relative lack of negative impacts from beyond its boundaries. Specifically "Throughout the Conservation Area the contribution of the streetscape is significant and a feeling of elegance is captured through the architecture, the open expanse of Rochester Terrace Gardens, the relatively low height of buildings and the gaps between buildings giving glimpses to the rear back gardens. In nearly every view, large mature trees have a presence." p8 CA Appraisal

Currently the views of tall buildings closer to Camden Road are limited from within the CA, partly because they are much further away. The proposal however will significantly alter this balance.

At present the building on the application site is intermediary between the height of these taller buildings and the much smaller scale of the relatively intact 19C housing. As is correctly identified in the Heritage Statement the site currently therefore makes a neutral contribution to the setting of the CA, but this cannot be considered true once the

additional height of the proposal is taken into account.

CA Appraisal p18 "IMPORTANT VIEWS: Views towards the Rochester Terrace Gardens from the west end of Rochester Road."

The increased height and mass will be visible behind the semi-detached houses on Wilmot Place at the end of Rochester Terrace Gardens, and will therefore negatively impact this identified view (the only view specifically noted in the CA Appraisal).

CA Appraisal p16 "WILMOT PLACE: Facing Rochester Terrace Gardens at its northern end this street has a group of distinctive properties seen across the park. Nos. 4-5 & 6-15 form the earliest development in the Conservation Area which began in Wilmot Place in 1846. Nos. 6-15 are five pairs of semi-detached houses with pediments over central bays." The views of these houses, the earliest development within the CA will be negatively impacted by the presence of the additional two storeys and its alien materiality (grey cladding and extensive glazing) visible immediately behind the houses and obscuring their distinctive pedimented silhouettes visible against the sky (see attached photograph).

In summary the proposal is an example of the type of development which is identified within the CA Appraisal under "Current Issues" p21 and therefore must be considered to be inappropriate development -

"The Rochester Conservation Area has retained much of its original character and appearance, although there is constant development pressure... issues include: DESIGN - Where development detracts from the character and appearance of the Conservation Area, it is often through lack of respect for historic context, and the following themes recur:

- use of inappropriate materials
- inappropriate bulk, massing and/or height"

Comment Type is Objection

