

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1973/P	Susanna Miller	27/05/2024 19:27:23	OBJ	2024/1973P. OBJECTION

9 Wilmot Place is part of a row of elegant Victorian villas with unified and unbroken roof lines forming an important back drop to views down Rochester Terrace and from the Rochester Terrace Gardens. The site is an important contributor to the Rochester Conservation Area. Whilst predominately Victorian in architectural style, the buildings in Rochester Conservation Area have a broadly unified height, bulk, massing, scale and architectural cohesion that is followed by later buildings. Rochester Terrace Conservation Area is typified by high quality residential buildings with unified pediment lines to the houses fronting the Rochester Terrace Gardens. Whilst a small number of the buildings in the Conservation Area have mansards they are not near 9 Wilmot Place and were granted before the area became designated as a Conservation Area.

The proposal is for a mansard roof extension, with elongated shear party walls and chimneys. None of the adjoining buildings have mansards on Wilmot Place. The mansard will break the unified roof line and will be especially prominent in views from Rochester Terrace and from Rochester Terrace Gardens. The mansard extension would not be consistent with the height and form of the neighbouring properties and would overly dominate the overall street scenes and surrounding neighbourhood views. In detailed design terms the proposal is a poor attempt at a mansard, with over sized poorly detailed dormers, ugly shear party walls and excessive height- giving a top heavy, clumsy and overly extruded impression. It does not adequately architecturally reference the host building and the normal rules of architectural hierarchy and mansard detailing. The proposed design is over scaled, overly prominent and alien to its context, especially when viewed from the Rochester Terrace Gardens and Rochester Terrace.

In terms of the Local Plan the proposed development does not respect the local context, character, or natural features as required by Policy D1. It fails to preserve or enhance the character and appearance of the Rochester Conservation Area, contrary to Policy D2 'Heritage'. The detailed design of the proposed 'renaissance style' mansard roof is considered architecturally poor- particularly the oversized mansard windows and excessive floor to ceiling height. The proposed roof extension would harm the architectural integrity of buildings in Wilmot Place and the character of the Rochester Conservation Area. It deviates from the prevailing pattern of development (no roof extensions) and would set an unwelcome precedent for the conservation area.

In summary I wish to strongly object on the following grounds excessive height, bulk, detailed design, harm to the character and appearance of the Rochester Terrace Conservation Area, contrary to the Local Plan, NPPF and design guidance on mansards.

Total: 11