Alison White

From: Barry Whirrity
Sent: 04 December 2008 18:46
To: Philip Metcalfe; Alison White
Subject: application 08/01122/FUL

The consultations are not currently working, hence I sent the response direct.

The existing building on the street frontage is a former farmhouse and attached agricultural buildings, which is known as Jiggy Greens farm. It adds considerably to the character of this part of the conservation area and reflects Barwell's early agricultural origins. It is a simple two storey building with a relatively long frontage which is sited on the back edge of the pavement. The street elevation has occasional windows, a steeply pitched roof and rendered brickwork. Unfortunately it has suffered from inappropriate changes to its appearance over many years. Vehicular access is restricted to the north west corner of the site.

The current proposal has incorporated my comments on the earlier scheme and is much improved using similar characteristics.

Impact on the Conservation Area.

The Retail Store
The design of the new store uses a similar form of development and siting to the existing building but is deeper incorporating a double ridge. This effectively restricts views into the site from the street in the same way that the existing farm building. It is of similar height and has a limited number of windows on the street frontage. The building also relates well to the adjacent residential properties being again of a similar ridge and eaves height. On the southern boundary, adjacent to no's 61/63, the introduction of a lean-too extension successfully incorporates the store extension at ground floor and breaks down the scale of the gable.
The store entrance has been highlighted and additional interest has been created by the introduction of a fully glazed gable at the entrance.

The residential accommodation
The impact of the residential development is restricted to relatively distant views of the apartments through the northern vehicular entrance. These buildings are designed along traditional lines being two stories with pitched roofs and occasional chimneys. This form of development will fit with the traditional form of residential development in the rest of the conservation area.

In conclusion, a new building which extends over a large part of the street will inevitable change the appearance and character of the street scene. The replacement structure, however, by reflecting the existing buildings to a great extent, will limit the impact on the conservation area. At the same time this development will bring a much needed boost to the commercial centre of Barwell.