

Dear Jonathan,

Thank you for your email.

Following our site visit I can confirm that the existing scheme would have a low/moderate impact upon the significance of the grade II* Listed Building through development within its setting. We acknowledge that following the previous appeal, the scheme has been reduced in size and an attempt made to address the Inspector's concerns.

I stated on site I was happy to enter into further discussions with the applicant regarding development proposals which could result in lessening the level of harm – this would need to be done through our pre-application advice service. One round of advice would be provided for free – after this there is a fee for the service which can be provided to you on request.

I stated that there were a number of areas that could be improved upon that would lessen the harm;

1. The reinterpretation of the historic carriage route across this field as a pedestrian link to the existing Bridleway and on to the shops could benefit from more of a sense of arrival. When entering the development a better sense of open space could be created which would result in the views towards the Manor being more readily appreciated. This need not be a formal area of open space, rather a part of the communally maintained grounds. The placement of some of the bungalow units may need to be reconsidered as part of this.
2. The three storey apartment blocks were still a cause for concern due to their dominating presence however, more could be done to create a sense of permeability through the alteration to the single storey elements. Either a reduction in height of the roof or the removal of the sitting room and its replacement with an open archway should be considered. The removal of one 'wing' of the apartment block was also mentioned.
3. The treatment of the hard surfacing, in particular the parking and road surfaces should be looked at again. The reduction in hard surfacing and its replacement with grass or grasscrete and less formally rigid planting needs also to be re looked at.

Should the case officer be minded to approve this application as currently submitted, Historic England would not wish to alter our comments but the level of harm above should be noted. We would however be willing to work with the applicants to reduce the level of harm in the ways stated above which could result in a better and less harmful development.

Kind Regards



Lynette Fawkes IHBC
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From: Jonathan Smith (Gloucester) <J.Smith@rpsgroup.com>

Sent: 29 April 2021 21:37

To: Fawkes, Lynette <Lynette.Fawkes@HistoricEngland.org.uk>

Cc: David Phillips <davidphillips@dpvconsult.co.uk>; Stephen Rickard <stephen.rickard@castleoak.co.uk>; Robert Needham <rob@inglewoodproperty.co.uk>

Subject: Burston Garden Centre - site walk over 29.4.21

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Dear Lynette,

Many thanks for taking the time at such short notice to join us in a site walk-over survey and to discuss the genesis of the current submitted scheme. I think this proved a useful session all round.

I just wanted to summarise today's discussions and some of your comments, and would hope you will be able to confirm this e-mail as a note of today's site meeting.

Having walked the site and compared a number of the scheme's supporting documents (the master plan; the landscape master plan; a number of 3D representations of the scheme, including of the better view of the Manor House from the SE corner of the site; etc) you were able to state that:

- The current scheme represents a material improvement, in terms of the level of harm to the significance of Burston Manor, compared with the appeal scheme;
- The current scheme delivers a low or low-moderate level of harm to the significance of Burston Manor;
- You could perceive potential to further reduce the current scheme's level of harm to the asset's significance. You indicated that you would be prepared to work with the client team and SACDC to deliver such reduction. If the client team were able to entertain minor changes to the scheme, you suggested that these could include consideration of:

- The position and materiality (eg grasscrete) to car parking in the scheme;
- The position of a few of the bungalows (eg No.30) to emphasis space at the point of arrival into the development from the bridle path towards the SE corner (and on the axis of the identified better view of the Manor);
- Reduction of the height of the central space in the link corridor in the assisted living unit; and
- A softer, informal finish to the perimeter path, such as mown grass.

Sorry to push you further, but the SACDC case officer is due to finalise her committee report by 7th May. This is clearly a critical path and I would appreciate your early response to confirm this note.

Many thanks.

Regards,

Jonathan

Jonathan Smith

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