

**From:** Chris Morris  
**Sent:** Thu, 5 Mar 2020 10:39:22 +0000  
**To:** Emma Pickernell  
**Subject:** Conservation comments on Oakhurst Rise pre-app.

Dear Emma,

**Re: Conservation comments on Oakhurst Rise pre-app.**

Please find below my thoughts on the Oakhurst Rise proposal.

The amended proposal has gone a long way to overcoming many of the concerns raised previously. The significant reduction in the developable area has eased its impact on the heritage assets and their settings. However, while the previous issues have largely been addressed it is considered some amendment to the proposal is necessary before the proposed development can be fully supported in heritage terms.

One specific area where there remains an issue is the developable area to the northwest of the icehouse, where there is a gap in the green buffer. As previously discussed, crucial to the acceptability of the scheme is how the icehouse is perceived in views from Ashley Manor and Charlton Manor as it is important to their setting. It also needs to be reiterated the icehouse is itself a curtilage listed structure with its own setting. The existing character of the setting of the icehouse is as a landscape feature within a parkland setting.

The developable area shown to the northwest of the icehouse would be visible in views from Ashley Manor and Charlton Manor as the background to the icehouse and would also be seen prominently from the setting of the icehouse itself. It is considered the prominence of built form in this element of the developable area so close to the icehouse would visually detract from the setting of the listed buildings and the curtilage listed building. It is therefore considered this element of the proposal would harm the significance of the heritage assets.

The icehouse needs more 'breathing space', i.e. its setting should have a stronger sense of openness. It is advised the developable area to the north of the icehouse be replaced by extending the 30 metre green buffer. This would lessen the visual impact of the development on the heritage assets and their setting.

It is noted the nature of the tree and hedgerow planting within the green buffer has not been significantly detailed at this stage. While it is appreciated negotiation is still taking place it is important this is robust enough to allow good screening of the developable area. This will need to be explicitly demonstrated within any application. It is important the green buffer itself allows sufficient open space around the icehouse to allow it to be read as part of the parkland rather than being visually undermined by its proximity to the green belt.

Another specific area where there are issues is the tree planting along the boundary of Charlton Manor. This is contrived as its purpose is to block views of the icehouse and parkland. This would be to the detriment of the setting of Charlton Manor. It is advised these trees are removed from the proposal to allow open views.

Generally I feel very positive concerning the proposed amendments. If the issues raised above can be addressed satisfactorily the principle of the developable area could be supported. I

would welcome a meeting to discuss these issues further prior to any amendments to the proposal.

Kind regards,

Chris

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