

Christie Burns

From: Christian Judd
Sent: 01 June 2023 12:14
To: Christie Burns
Cc: Louise Cleminson
Subject: RE: 20002 Thomas Graham, Egremont - 4/23/2044/0F1

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Hi Christie,

We would respond to the Conservation Officer's comments regarding the impact of the proposed development on the historic setting of Egremont Castle, as follows:

Firstly, any impact of our proposed development must be seen in the context of the existing developments that are within the same vicinity. The major impact of the James Fisher building on Bridge End Road, positioned along a similar sight line cannot seriously be ignored. The proposed development of the Thomas Graham building will be significantly screened from view by the James Fisher building, which is approximately 12m high, of a light grey colour, and has no visual screening around it.

Proposed Tree screening:

The existing ground level along the western boundary of the proposed development site, where there would be potential to plant additional trees, slopes away from the proposed building towards the western site boundary. This slope means that there will be a height difference of approximately 18 to 19 metres between the ground level at which trees would be planted and the eaves height of the proposed building (see site sections AA, BB and CC on drawing reference 20002-PL11B). Any proposed tree planting would need a significant number of years (approximately 30 years for the species that are being suggested) to reach a height where they would be anywhere near close to being level with the eaves of the building – which would still not provide any effective screening, as the vantage point from Egremont Castle is significantly higher. We therefore do not believe that tree planting in this location would be an effective solution.

Cladding colours:

The photograph and wireframe model illustrations of Viewpoint 6 contained within the LVIA shows most of the proposed buildings are obscured behind the existing Bridge End Industrial Estate, even in winter. Again, we would raise the point that the James Fisher building, coloured in a similar light grey colour has already established a precedent for the acceptable visual appearance for buildings in this area and the wider context of Egremont shows an abundance of white rendered buildings in the short and medium distance that have significantly higher visual impact than the proposed development. We would also suggest that adding another colour to the rear of the building would be an extremely incongruous solution for the building as a whole, especially if we are accepting that the corporate colours of dark blue and cornflower blue, along with the light grey, can be used for the main elements of the building on the other three elevations.

Regards

Christian Judd

Director • BA(Hons) BArch RIBA



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