

Heritage and Conservation Strategy

Proposed Conversion, Refurbishment and Extensions to

Custom House, The Terrace, Gravesend, DA12 2DE

May 2021

1.0 Heritage and Conservation

1.1 Listed Building Conversion Strategy Introduction

This Heritage and Conservation Strategy document supports a full planning and listed building consent application for the conversion, refurbishment and extension to Custom House and its associated outbuildings. The objective of this document is to detail how the fabric and interior details of the Grade II building will be respected and Custom House's distinctive qualities sympathetically maintained, restored and enhanced. The conversion strategy has been developed following a broad understanding of the history and context of the buildings and will ensure a sensitive, practical and appropriate fabric strategy. All new elements will be carefully considered to ensure they fully respect the character and appearance of the Grade II listed building and conservation area context.

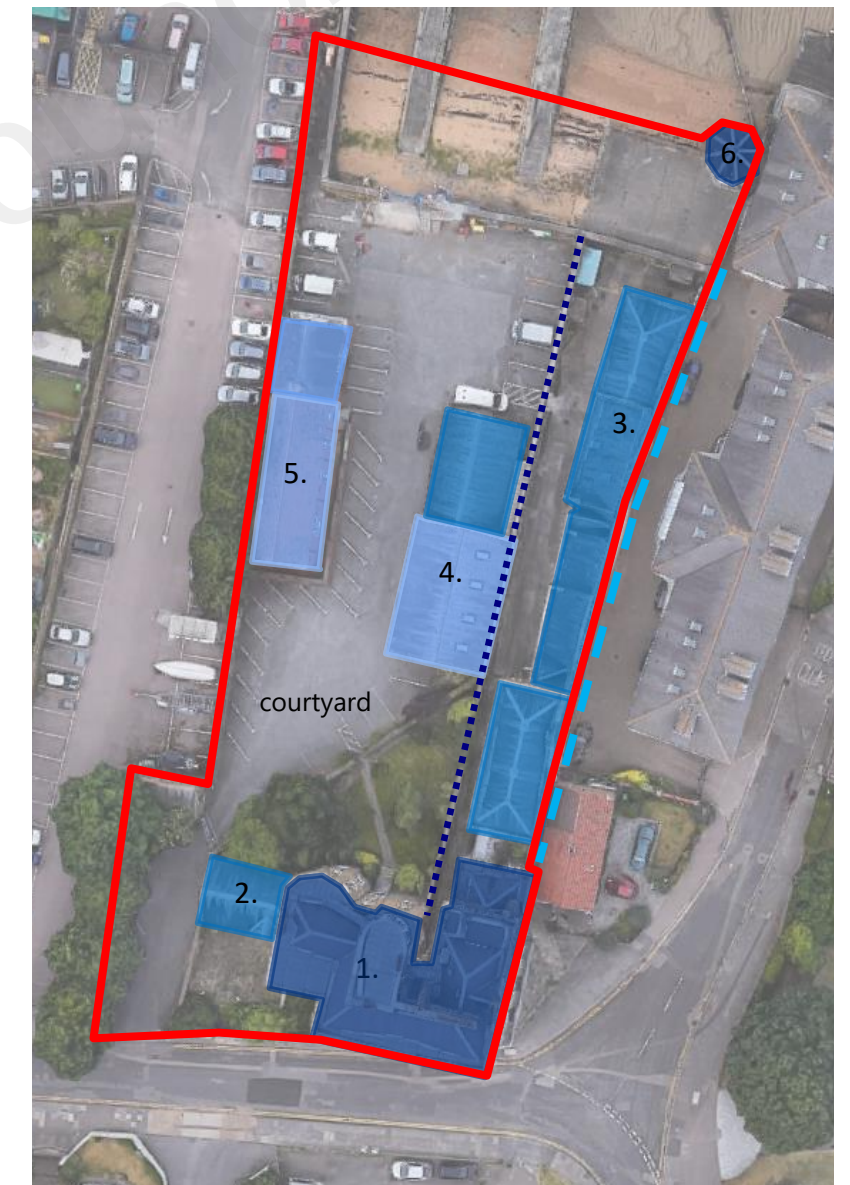
In support of this application, a Heritage Statement has been provided by consultant, Charles Wagner Heritage and Planning. Charles Wagner is an independent heritage consultant having left English Heritage after 30 years in 2015 having worked in various capacities. He is a chartered town planner, IHBC member, Fellow of the Society of Antiquaries, SPAB Scholar, Vice-chair of the SPAB and Past President of ASCHB.

The development site is located in the Gravesend Riverside Conservation Area with the front elevation of 3-storey Custom House addressing The Terrace. The single storey Coach House is attached to the left flank elevation and is set further back from the road behind a walled courtyard. A series of outbuildings of varying heights and heritage value run along the site's eastern boundary, forming part of the external spine wall with the separately listed Gazebo building in the NE corner. The single storey Workshop building is located in the middle of the site and the two-storey Boathouse to the west. A historic, internal spine wall runs almost the full length of the site dividing the outbuildings from the courtyard.

To the right follows a brief description of the unique characteristics of each building:

Custom House, Gravesend

- **1. Custom House**
A Georgian three-storey, Grade II listed and designated Landmark Building fronting The Terrace. Heritage features include brown/yellow stock brick, timber sash windows, unsupported central staircase and a 5 light bow window in roof forming a lookout.
- **2. Custom House Coach House**
Single storey building to the west of the main house in matching materials.
- **3. Custom House Outbuildings**
A series of three, two and single-storey outbuildings in brown/yellow stock brick built along the eastern boundary, with natural slate roof tiles and sash windows.
- **External Spine Wall**
A blank flank wall that forms the eastern boundary in brown/yellow facing brick and white render.
- **Internal Spine Wall**
4m high brown/yellow brick wall separating Custom House from the courtyard that historically provided a public passage.
- **4. Workshop (and Old Boathouse)**
A modest single-storey original 'old' boathouse with larger mid 20th century extension (newer element to be demolished) in yellow brick with natural slate roof tiles and crittall windows.
- **5. Boathouse**
A modest 2-storey early 20th century original with higher, mid 20th century extension, both red brick with clay wall tiles, clay roof tiles and casement windows.
- **6. The Gazebo**
A listed 2-storey octagonal, weatherboard outbuilding with sash windows and slate roof.



- Listed
- Original - not mentioned in listing
- 20th century - not mentioned specifically in listing
- Internal Spine Wall
- - - External Spine Wall

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1.2 Listing by Historic England

The List entry for Custom's House, referred to as HM Customs and Immigration Office, as it appears in Historic England's records is as below:

Heritage Category: Listed Building
Grade: II
List Entry Number: 1088999
Date first listed: 03-Jul-1975
Statutory Address:
HM CUSTOMS AND IMMIGRATION OFFICE, THE TERRACE

National Grid Reference: TQ 65193 74318

Details:

1. 5277 THE TERRACE (North Side)
HM Customs and Immigration Office TQ 6514 SW 2/12
II

2. 1815-16. 3 storeys and 5 windows facing south, 3 windows facing east. Brown stock brick. Stone stringcourse above ground floor. Stone cornice and parapet. Glazing bars intact. Round-headed windows on the 2nd floor of the east front. Doorway on south front with pilasters, projecting cornice with royal Cartouche in stone over and semi-circular fanlight. On the north front facing the river there is a large 5-light bow window on the roof forming a lookout. Facing west there is a 2 bay extension in matching style with blank windows and Tuscan portico. Stone flagged forecourt bounded by spear railings.

Listing NGR: TQ6519274311

Legal:

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The List entry for The Gazebo in the grounds of Customs House, as it appears in Historic England's records, is as below:

Heritage Category: Listed Building
Grade: II
List Entry Number: 1341511
Date first listed: 03-Jul-1975
Statutory Address:
GAZEBO IN GROUNDS OF HM CUSTOMS AND IMMIGRATION OFFICE, THE TERRACE

National Grid Reference: TQ 65229 74402

Details:

1. 5277 THE TERRACE (North Side)
Gazebo in grounds of HM Customs and Immigration Office TQ 6574 SW 2/12A
II

2. Early C19. A 2 storeyed octagonal weatherboarded gazebo with wooden pilasters, 3 sash windows with glazing bars intact and a simple doorcase. Brick chimney.

Listing NGR: TQ6522974402

Legal:

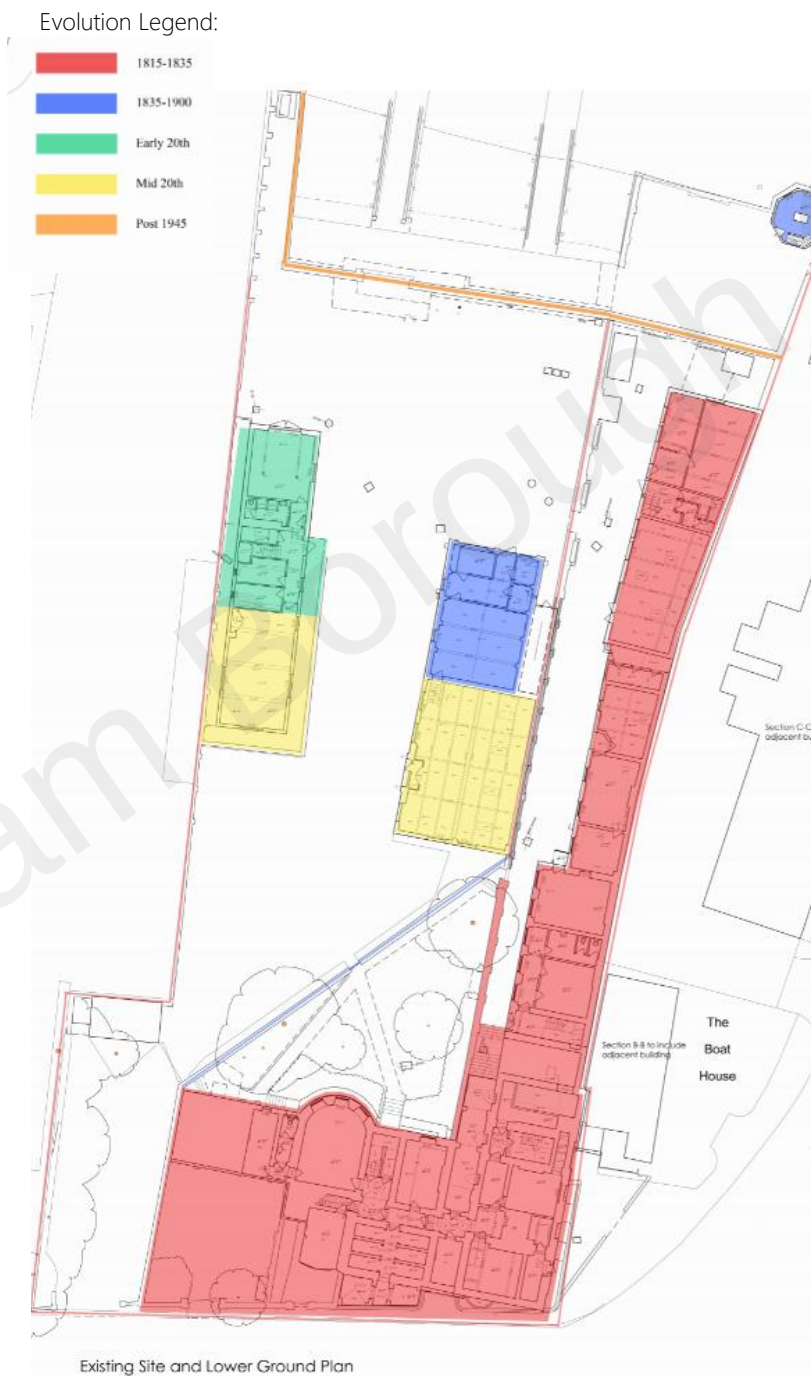
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

1.0 Heritage and Conservation

1.3 Site and building Evolution and Significance

The Heritage Consultant, Charles Wagner, has produced a series of Evolution and Significance Plans based on information held at the National Archives. This information, on the evolution and significance of the site and its buildings, has formed the basis of the heritage and conservation strategy and has strongly influenced the design approach.

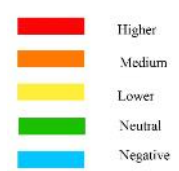
In areas that have been identified as having a higher heritage significance the design intent has been to conserve and refurbish the existing fabric of the buildings with any necessary changes to be sensitive and kept to the absolute minimum. Where the heritage significance is deemed to be lower or neutral the scope for change has logically been considered to increase, albeit within the respectful context of the listed building. The broad approach for each element of the site is set out in more detail on page 6.



1.0 Heritage and Conservation

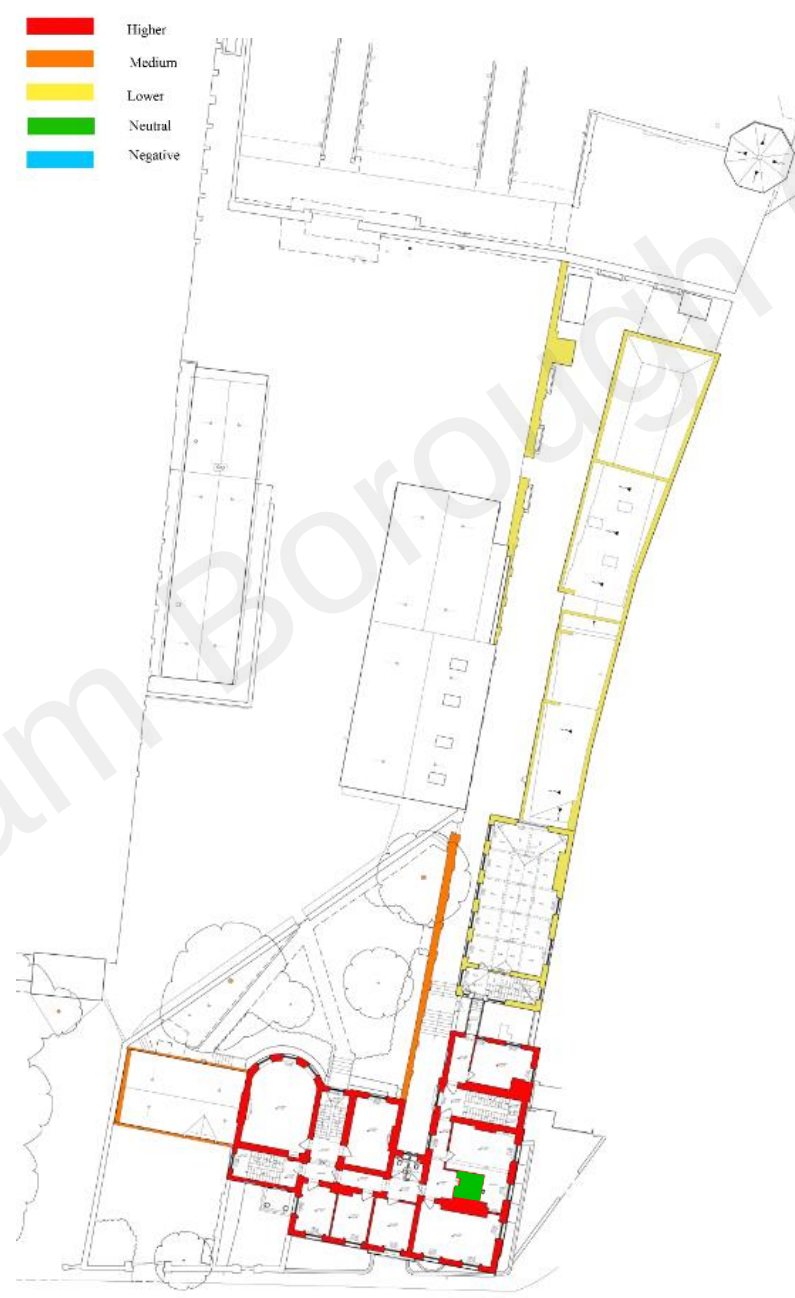
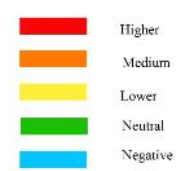
1.3 Site and building Evolution and Significance

Significance Legend:



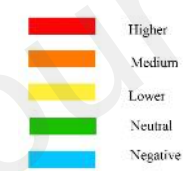
Existing Site and Upper Ground Plan

Significance Legend:



Existing Site and First Floor Plan

Significance Legend:



Existing Site and Second Floor Plan

1.0 Heritage and Conservation

1.3 Site and building Evolution and Significance



Upper Ground Floor Plan



Second Floor Plan

Significance Legend:

- Higher
- Medium
- Lower
- Neutral



Lower Ground Floor Plan



First Floor Plan



Roof Plan

1.0 Heritage and Conservation

1.4 Listed Building Conversion Strategy

The conversion strategy for each element of the building fabric and interior details of Custom House and its associated outbuildings are listed in the following pages. The overarching approach will be that of conservation and refurbishment, with all new elements carefully considered to ensure they fully respect the character and appearance of the Grade II listed building and conservation area context.

The broad approach for the general heritage, conservation and refurbishment strategy for each building is listed below:

1. Custom House

It is the intention to work with, conserve and restore the original existing fabric of the building with minimal alterations proposed to this main heritage asset. All historic features will be retained where possible and if appropriate will be replicated and reintroduced. No upgrading to the thermal envelope of the walls or windows is proposed and the use of risers will be minimised, with risers run vertically wherever possible to reduce the impact on the original fabric.

2. Custom House Coach House

The conversion strategy for the original building fabric will be as that detailed for the Outbuildings below, achieving a balance between preservation and upgrading. With a medium level of significance and the considerable setback of the building line from The Terrace it has been deemed acceptable to add a sensitive one storey extension to the Coach House.

3. Custom House Outbuildings

The Outbuildings, being identified as lower significance, are subject to fewer constraints and as such can benefit from a more standard approach. It is proposed that the walls are thermally upgraded, more energy efficient gas boilers or heat pump systems installed and where new windows are required double glazing is to be specified (within a heritage wooden frame). The original fabric of the building is to be conserved

and restored wherever possible with existing windows retained and new openings kept to a minimum. It has however been deemed acceptable that in some locations the addition of a sensitive one or two storey extension to the Outbuildings is appropriate.

4. Workshop (and Old Boathouse)

The low value, post 1950's workshop is proposed for demolition in order to open up, and green the central part of the site. The 19th century old boathouse part of the workshop will be retained, with the double arched opening reinstated and fully glazed in a crittal style windows and doors, in keeping with the style of the original. A partial mezzanine floor will be added with two of the four existing timber trusses left visible, these will be retained, repaired and restored to their original condition. Four conservation style roof lights will be installed within the existing roof to provide daylight to the mezzanine floor.

5. Boat House

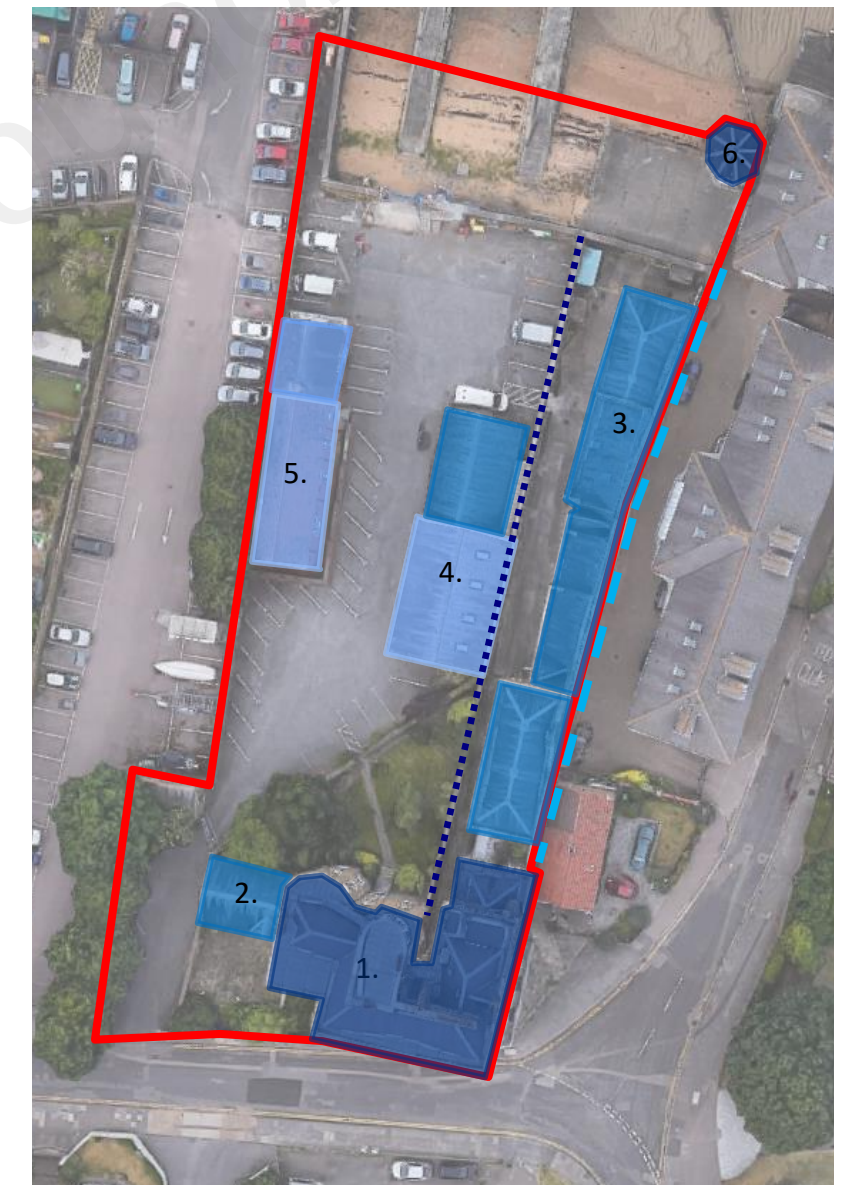
The Boat House will be retained and refurbished with the conversion strategy similar to that of the outbuildings. In order to respect the integrity of each individual building all new windows in the Boat House will be heritage casement windows to echo the originals.

6. Gazebo

It is the intention to work with, conserve and restore the original existing fabric and bring the building back into use as a communal facility.

7. Internal Spine Wall & Historic Public Access Route

It is the intention to conserve and maintain the historic spine wall and historic public access route. The later will be achieved by ensuring that there are no visual obstructions to interrupt the route. Three new openings are proposed within the spine wall which will be clearly marked as new by framing the reveals in a complementary material.



- Listed
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- 20th century - not mentioned in listing
- Internal Spine Wall
- External Spine Wall

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1.5 Existing Roofs

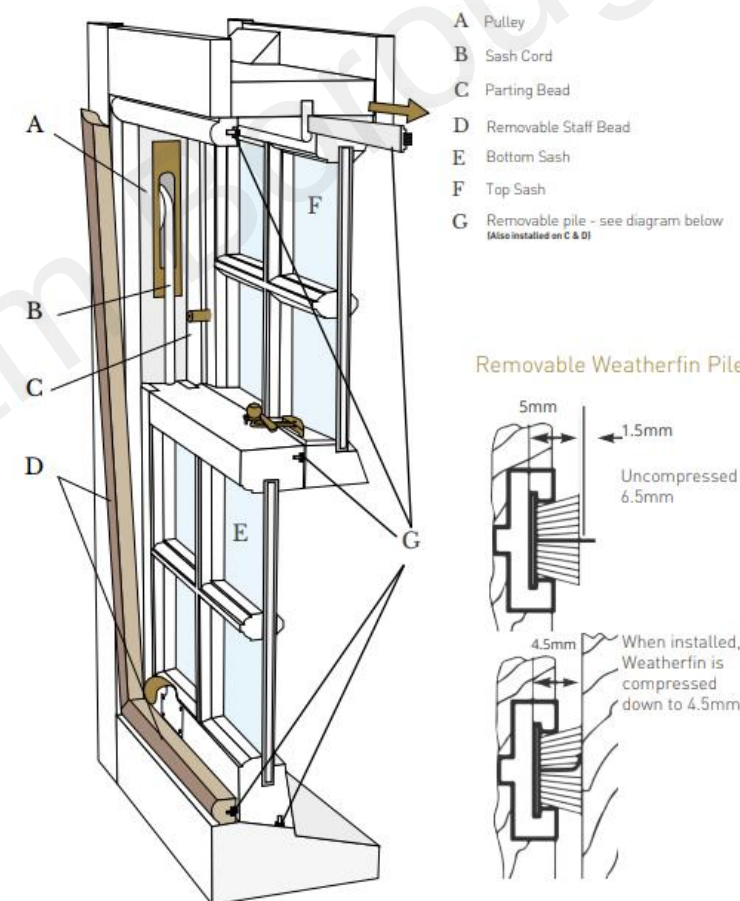
The roof of Custom House, the adjacent outbuildings, the Workshop and the Gazebo are all original slate tile with lead flashing and guttering. Many of the pitched or hipped slate roofs are set behind brick parapet walls with lead flashing and there are also two large areas of original, lead flat roof. The boathouse has a gable roof, with red-grey, clay tiles and a two hole crested clay decorative ridge tile. The condition of all existing roofs will be surveyed and will, where necessary, be carefully repaired using like for like repairs. Ridge treatments will be renewed in lead to provide a consistent appearance and all lead flashing and guttering will be properly detailed and of a heavy enough gauge to ensure longevity. Slate tiles will be preserved with any damaged or failed tiles to be replaced by reclaimed slate. Clay roof and ridge tiles will also be, where necessary, carefully repaired using like for like repairs.



1. Workshop and Outbuildings; 2. Boathouse; 3. Custom's House.

1.6 Existing Windows

In line with the strategy of preservation and refurbishment all of the existing windows will be retained and restored where ever possible. The majority of the windows within Custom House and the adjacent extension and outbuildings are single glazed, timber sash windows, with the double glazed 5 light bow window the exception. The windows within the Boathouse are single glazed, timber, casement windows and in the Workshop Crittal style windows are present. A Ventrolla (or similar) system of brushes and compressed seals will be used to carefully conserve these important elements of the historic fabric.



A Ventrolla Renovated Window



1. Timber, double glazed, large 5-light bow window (lookout); 2. Original single glazed, arched sash window; 3. Original single glazed sash boxes and timber surrounds; 4. Original timber casement sidelights and external door (boathouse); 5. Original, timber single glazed casement window (boathouse); 6. Original, timber casement

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1.7 Existing Lights Wells

There are four lightwells providing light to the lower ground floor with one, covered by a grill, positioned adjacent to the front door of the principal elevation facing The Terrace. The other three lightwells are open and are positioned along Custom House's right flank elevation facing Commercial Place. On the front elevation, the window will be refurbished as necessary. on the side elevation the three window openings , which are currently bricked up, will be reopened and matching sash windows installed.



Photo of front elevation light well



Photo of side elevation light wells

Custom House, Gravesend

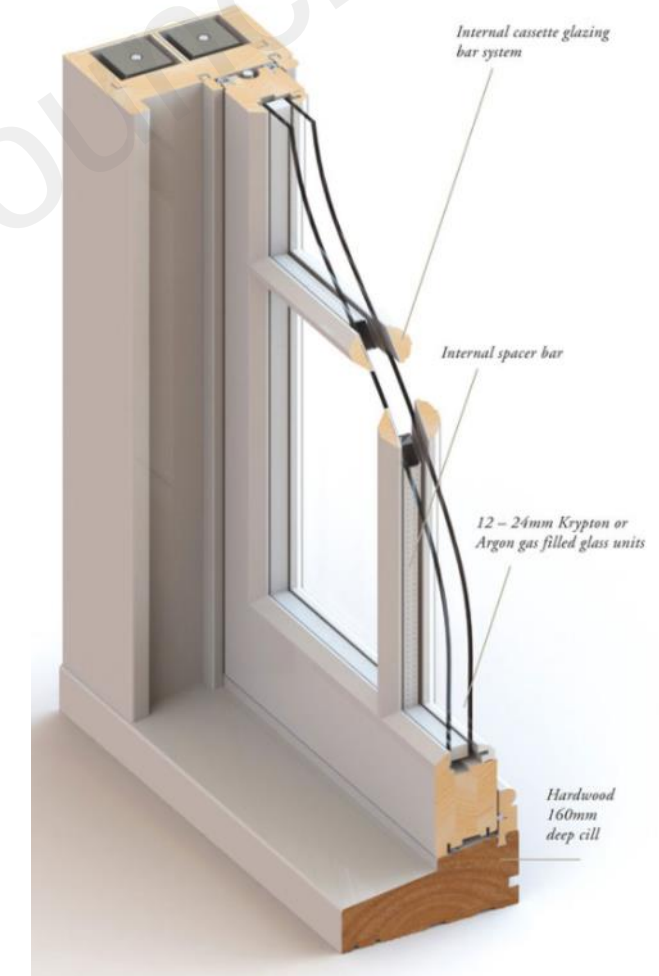
1.8 New Windows within fabric of existing.

The approach of respectful, preservation has sought to minimise the introduction of new openings into the external fabric of the listed building wherever possible. Where additional doors and windows have been necessary the overarching strategy has been to re-instate original openings or substitute an original window opening for that of a front door (indicated by a purple bounding box in the planning drawings package). A small number of new openings forming new windows have been required however, none of which are on the front, principal elevation of Custom House.

To ensure continuity with the original period windows all new windows within Custom's House are proposed to be Box Sash, slimline single-glazed conservation-grade timber windows. These windows will be single glazed in the traditional way using putty and true glazing bars, with glazing bar profiles and mouldings to match the existing.

In all other buildings, to meet current building regulations without compromising the integrity of the building, new windows are proposed to be slimline, double-glazed, conservation-grade timber windows. In order to respect the integrity of each individual building the new windows will echo the style of the existing windows in which they are located. It is therefore proposed that new windows within Custom House Outbuildings and Coach House will be heritage style box sash windows and within the Boathouse heritage style casement windows.

The Workshop will also be treated sensitively and appropriately, with all reinstated glazing proposed to reflect the original Crittall style, steel windows, utilizing the same design and cross-section. This includes the double brick archways of the Old Boathouse, part of the building referred to as Workshop, which will be reinstated, opened up and glazed using a steel window system, such as Smart Architectural Aluminium, Alitherm Heritage Window. These windows combine the slim profile features and sight lines associated with traditional steel windows with an outstanding thermal performance.



Typical Double-glazed Heritage Sash Window Axo



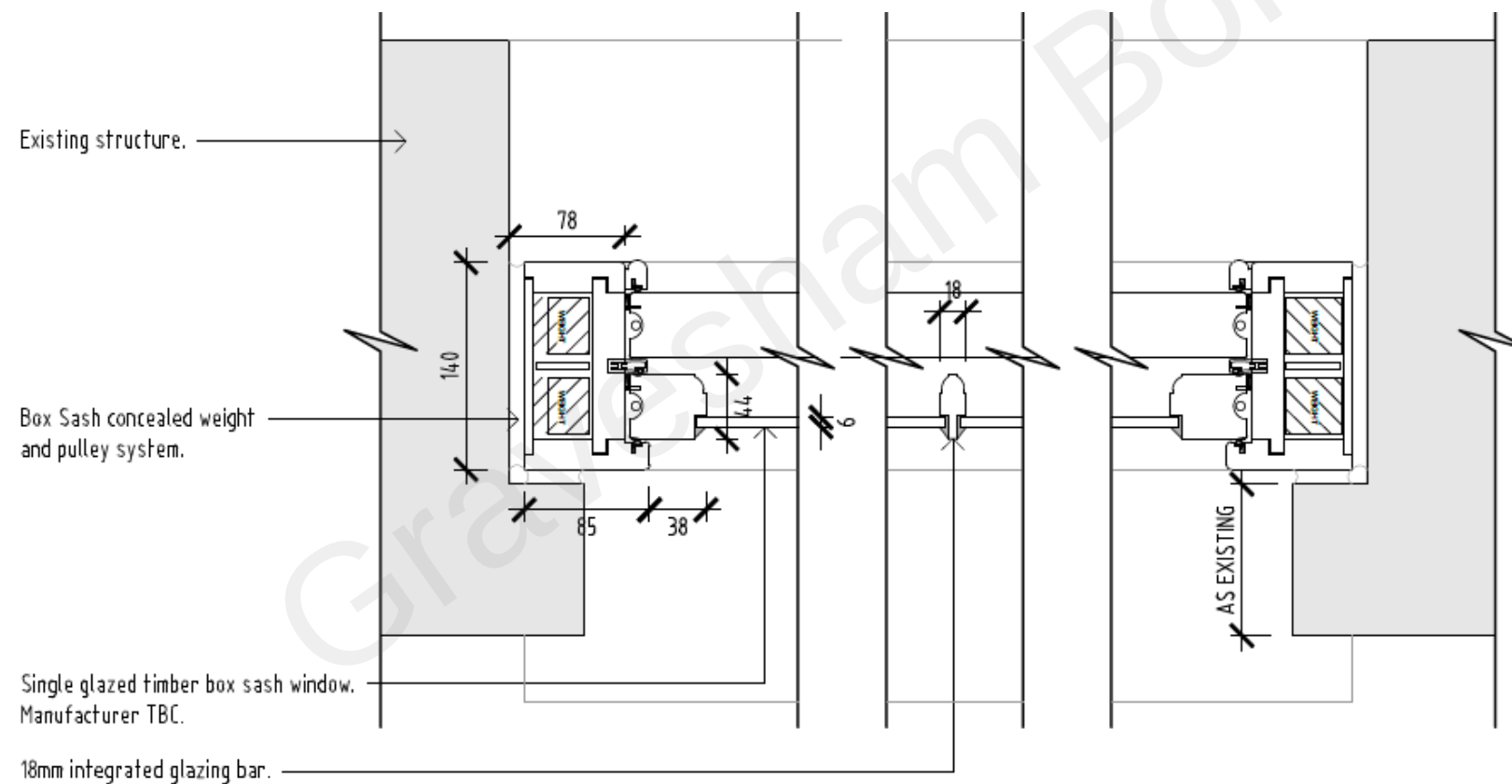
The Principal Old Boathouse elevation, existing and proposed.

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1.8 New Windows within fabric of existing.

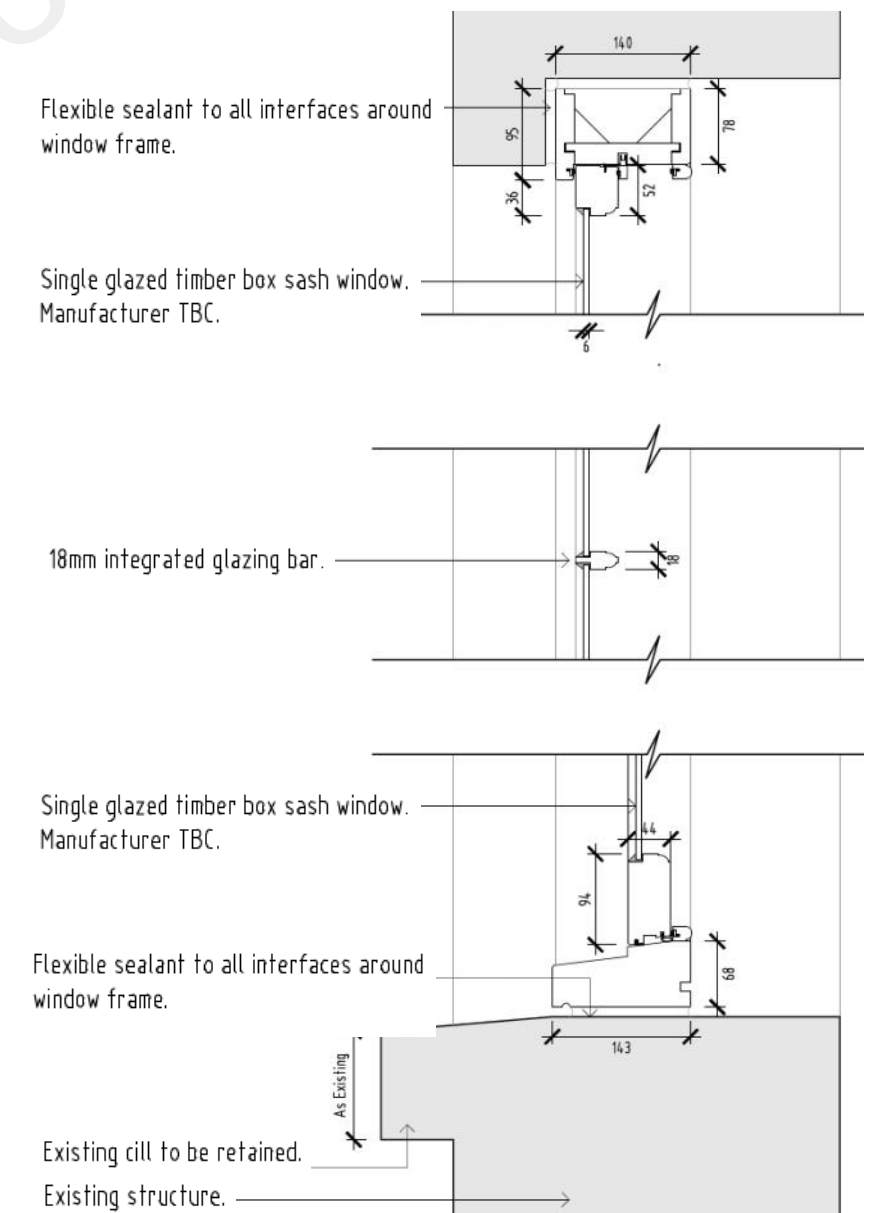
A generic window detail for all new openings is illustrated below and to the right, the details will be reviewed following opening up and the exact wall thickness and depth of the reveal for each individual window will be confirmed. The opening up of the existing fabric of the building will be limited to where it is absolutely necessary and will be completed with the utmost care following an approved method statement. Joints will be racked out, existing brick removed and where necessary will be reinstated to match. All stone and brickwork header and cills will be made to match the original features of adjacent fenestration. For further details refer to drawing 1735 100.



Detail 01: Typical Box Sash Window Jamb Detail

1.9 New Windows within extension and new build.

The design objective for the new build and extension elements has been to clearly differentiate any new additions from that of the original, whilst complementing and enhancing the historic features. The windows within the new elements will therefore be more contemporary in both fenestration design and material specification with all new windows being double-glazed, slim, aluminium frame.

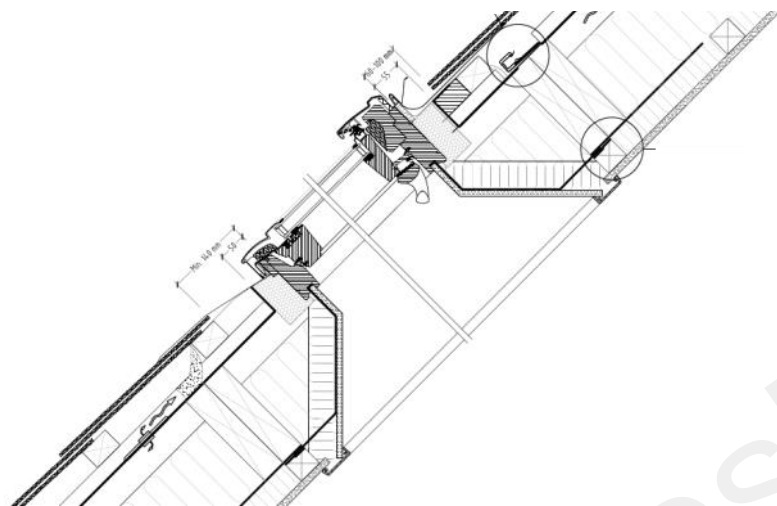


Detail 01: Typical Box Sash Window Cill Detail

1.0 Heritage and Conservation

1.10 New Roof lights

Four new roof lights will be inserted into the roof of the Workshop building and a further two within the existing roof of the furthest north Outbuilding. A simple form, conservation-style rooflight such as Velux Conservation will be specified. The sympathetic detailing and a low profile design that will sit flush with the line of the roof will ensure the rooflights remain unobtrusive to the building's original architecture. The conservation-style rooflights will be slender in appearance with a thin profile to ensure a minimum amount of framework is visible. For further details refer to drawing 1735 101.



Detail 02: Section through conservation roof light



Conservation roof light precedent images

1.11 New External Front Doors within fabric of existing.

A similar heritage approach, to that applied to new openings for windows, has been adopted for new door openings. The approach has sought to minimise the introduction of new openings into the external fabric of the listed building wherever possible. In Custom House all external doors will be retained, repaired and refurbished wherever possible. Elsewhere where additional doors have been necessary the overarching strategy has been to re-instate original openings or substitute an original window opening for that of a front door (indicated by a purple bounding box in the planning drawings package).

A small number of new openings have been required to allow the insertion of external doors, however these are limited to the non-listed outbuildings and separate ancillary buildings. All new external doors will be timber and in a design appropriate for the period setting. In all cases the door aperture, header and threshold stonework and brickwork and the joinery is to match the existing.



External doors to be refurbished and retained.

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1.12 Servicing Strategy

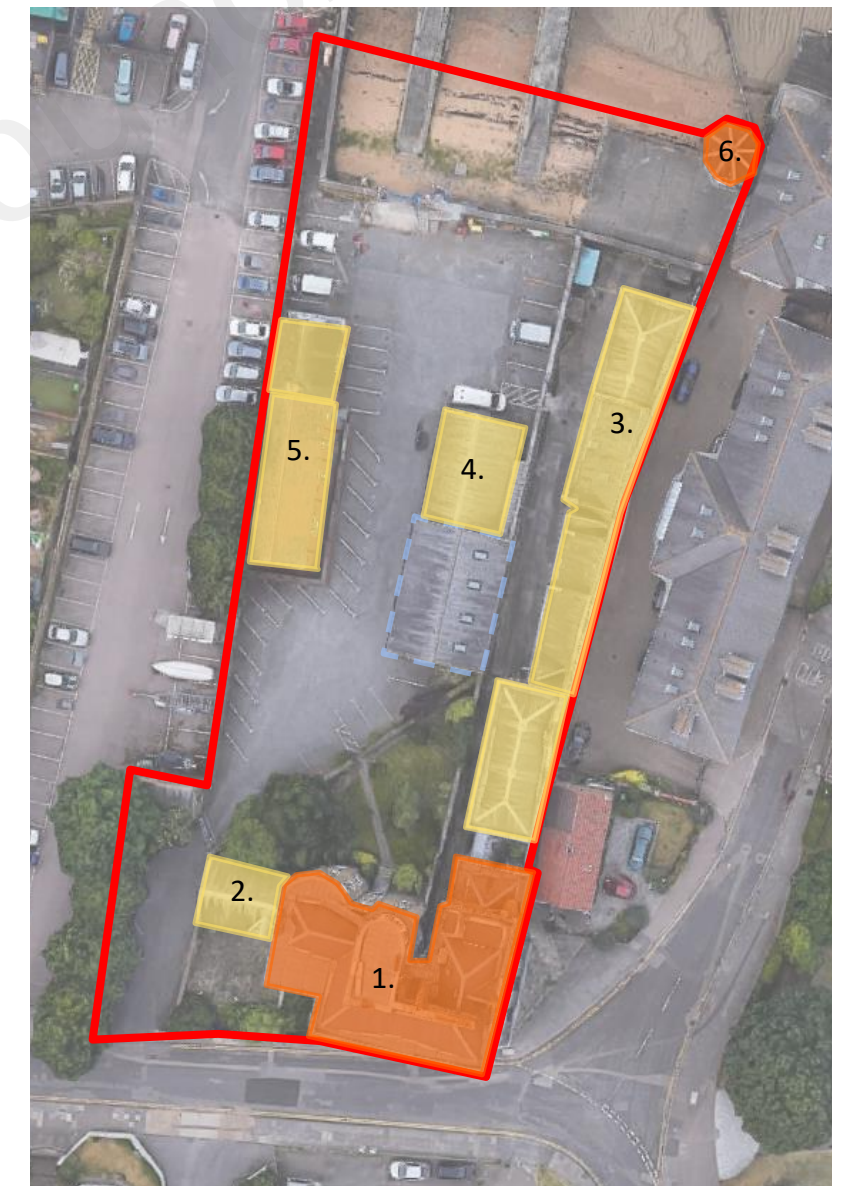
The strategy for the provision of services has followed the overarching heritage conservation theme applied to this site, whereby the main heritage asset of Custom House is of the utmost consideration. Within Custom House it will not be possible to thermally upgrade the walls and windows due to the heritage status, however additional insulation can be located within the roof space. It is our commitment to avoid any new external openings to be made to the principal elevation of Custom House and to minimise any service penetrations in the existing listed fabric altogether. Services and SVPs will be stacked to run vertically through the building with intake and extract flues terminating in the roof.

The remaining outbuildings and ancillary buildings have fewer constraints and will adopt a more standard approach to servicing. Gas boilers or a heat pump system such as Edel will be provided for heating and hot water and thermal upgrades to the building fabric will be made. Where necessary additional wall linings will be added to the inner leaf of external walls to boost thermal performance. Double-glazed, conservation-grade windows and doors will be specified where new openings are to be formed. In principal services and SVPs will be stacked to run vertically through the building with intake and extract flues terminating in the roof and tile vents to minimise visual impact.

The basement will contain an area for general plant and a booster set for water.

A M&E Consultant will be appointed for detail design to resolve issues and further develop an appropriate services strategy.

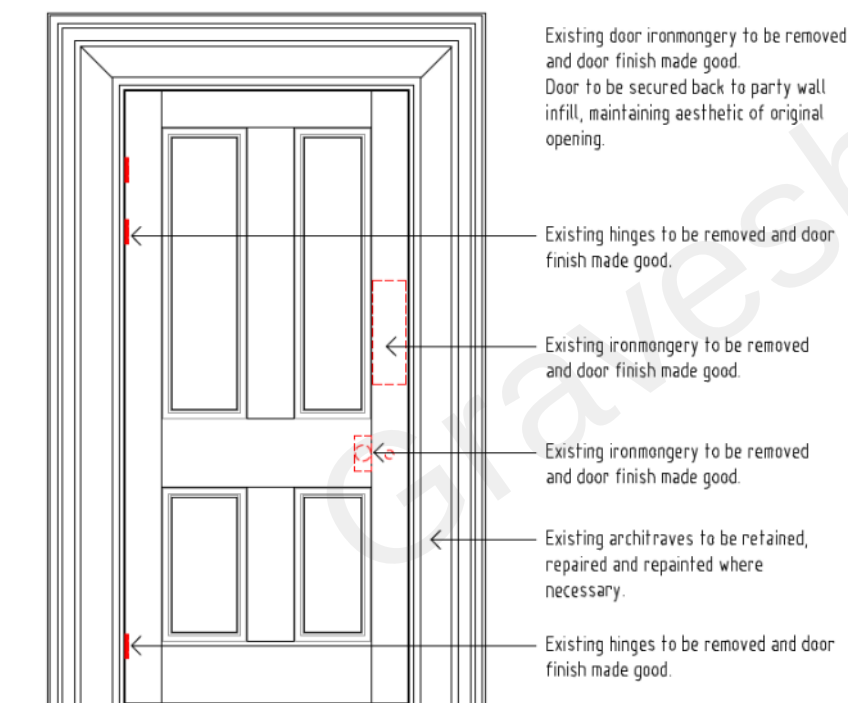
- **1. Custom House**
 Main heritage asset and as such the strategy is to minimise any service penetrations in the existing fabric with no punching out of external walls. No thermal upgrade to walls or windows will be made and where new windows are to be installed these will be heritage, single-glazed. All risers and SVPs to be stacked to minimise internal penetrations to historic fabric. An electric system for heating and water to avoid additional flues and risers.
- **6. The Gazebo**
 It is intended to provide electricity to the Gazebo to provide sensitively installed and appropriately positioned feature lighting to the landmark building.
- **2. Custom House Coach House**
- **3. Custom House Outbuildings**
- **4. Workshop (and Old Boathouse)**
- **5. Boathouse**
 There are fewer constraints within curtilage buildings not mentioned within the listing. Services and SVPs are to stack vertically wherever possible with penetrations for services remaining limited and to vent to roof only. Double glazed windows to be specified in new windows only and thermal upgrades of the walls and ceilings to be made where required and appropriate. A gas or heat pump system to be installed for heating and water to provide a more efficient system.



1.0 Heritage and Conservation

1.13 Internal Walls

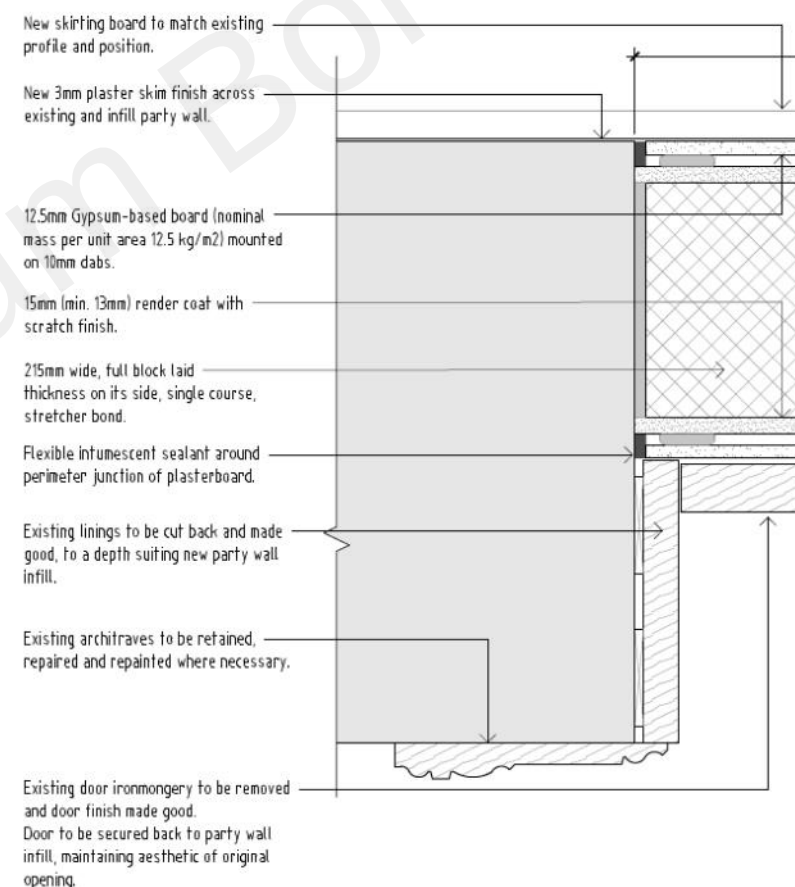
Internally the focus has been on maintaining original room proportions and removing any non-original and modern partitions that have been added over time to re-instate rooms to the intended scale. We have attempted to minimise additional openings and have worked with existing openings that already exist wherever possible. Great care has been taken to reuse existing openings and strictly limit any new apertures to absolute minimums. The same aspirations have applied to the retention of original internal openings and doorways, with the closing of openings only proposed where it has been necessary to do so. Where the closing of apertures is proposed in key locations, such as onto the landing of the staircase it is proposed to retain the doors facing the landing in-situ and to build up the wall on the opposite side to meet building regulations. For further details refer to details 03 and drawing 1735 102.



DETAIL 03: Elevation: Closing of aperture and retaining existing door

The architectural plans included with the proposal highlight new apertures with a red bounding box and existing openings to be closed in a blue hatch.

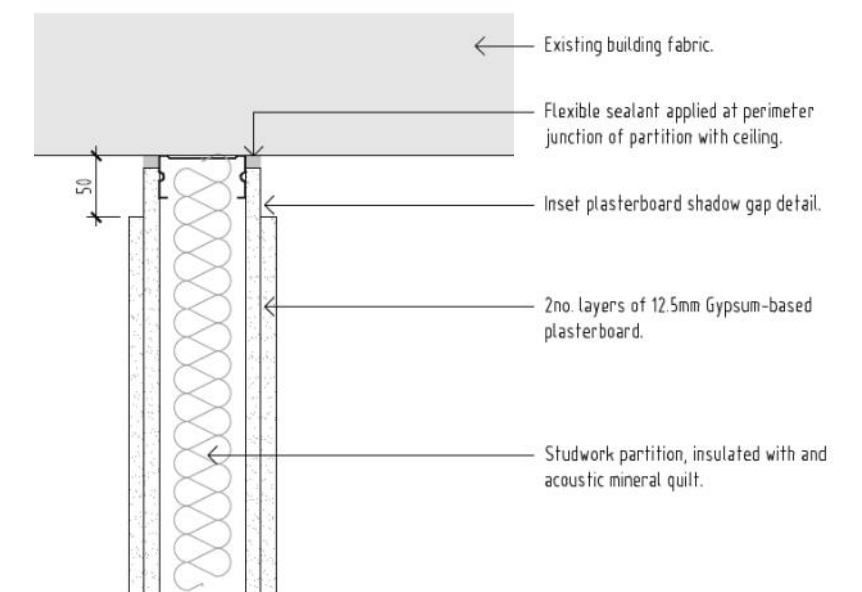
In line with the strategy of conservation and refurbishment the proportions of the largest and most important rooms have mostly been retained or reinstated to their original form. In a few limited cases however the introduction of new partition walls to accommodate en-suites has been necessary within two of the four curved triple window rooms. To maintain the memory of the original volume the proposed approach is to treat the new partitions as sensitive insertions with shadow gaps. For further details refer to detail 04 and drawing 1735 103.



DETAIL 03: Plan: Closing of aperture and retaining existing door

1.14 Internal Doors

All existing doors to be retained where possible and refurbished as necessary. New internal doors will be of modern appearance to clearly differentiate the new entrances from that of the existing. A full internal door schedule will be produced at detail design.



DETAIL 04: New partition wall shadow gap detail

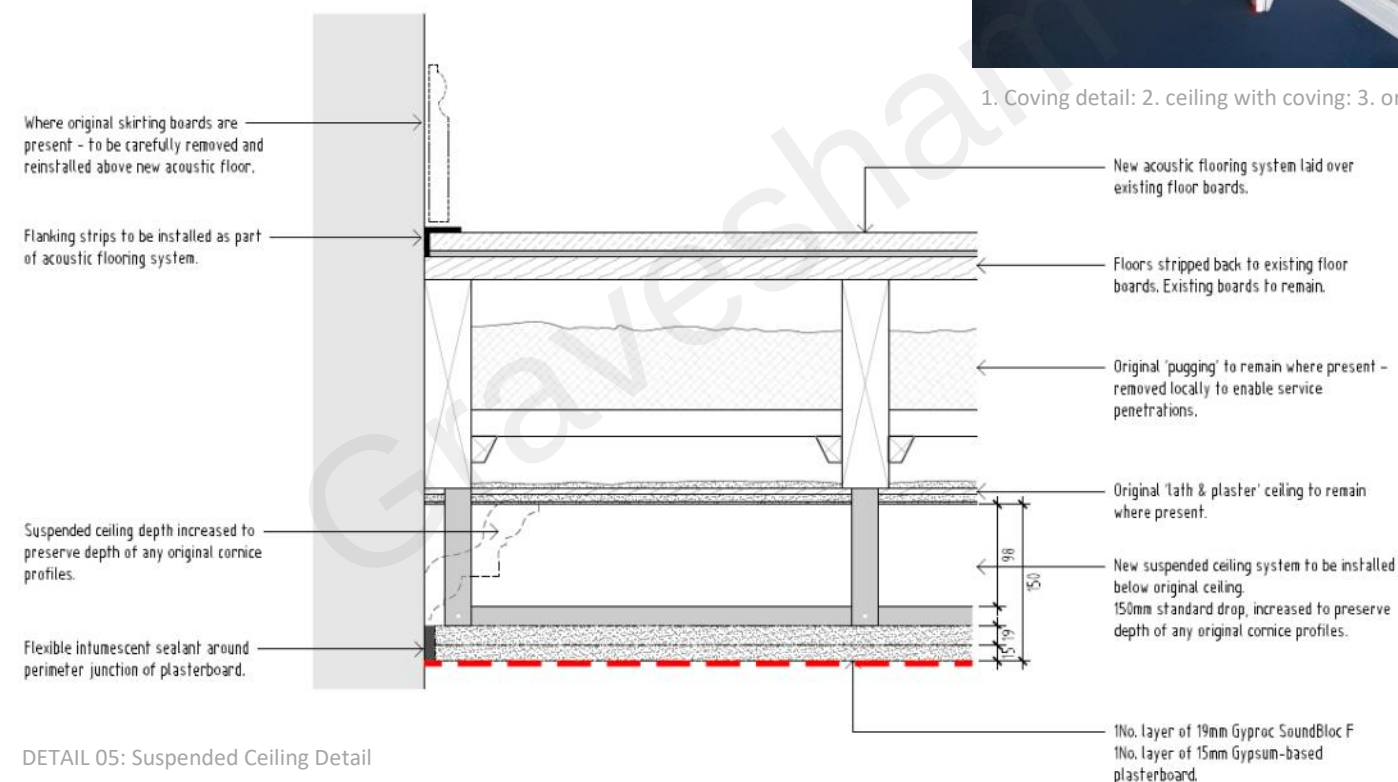
1.0 Heritage and Conservation

1.15 Internal Ceilings

To avoid damaging the original fabric of the listed buildings all ceilings will be retained and a new resilient bar suspended ceiling provided. Where necessary the new suspended ceiling will include fire lining and acoustic treatment. Where necessary the original coving will be squeeze moulded, reproduced and reinstated in rooms where coving is present. In the two locations where the introduction of new partition walls has been required within preeminent rooms the proposed approach is to treat the junction between the new partition wall and ceiling as sensitive insertions with shadow gaps.



1. Coving detail: 2. ceiling with coving: 3. original internal door



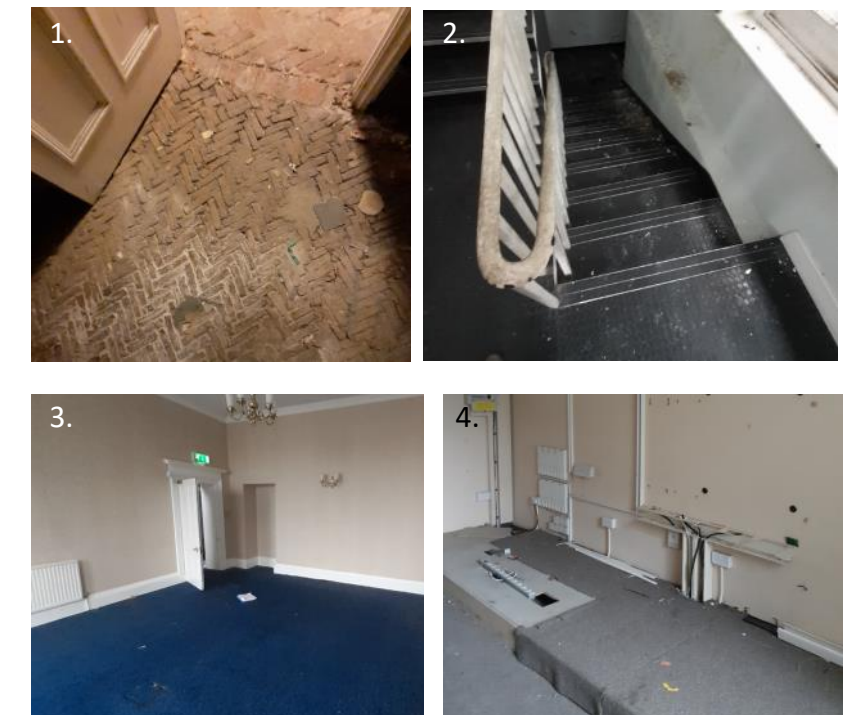
DETAIL 05: Suspended Ceiling Detail

Custom House, Gravesend

1.16 Internal Floors

Further investigation is required to ascertain the exact build up of original floors, where existing flooring is unsuitable for modern use the original floor will be preserved and new finishes laid over the top. In most instances it is expected that internal floors will be retained with any modern carpets and underlay stripped up and replaced prior to new suitable substrates and finishes laid on top. For party floors, new acoustic and thermal insulation would be laid prior to the relaying of new flooring.

Where there are level changes within a property these will be build up accordingly over the top of the existing flooring and finishes laid flush on top.



1. Original Coach House flooring 2. Modern floor covering on staircase: 3. modern carpet in majority of rooms (floor box present) 4. Built up floor to services room.

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1.17 Features - Custom House

Features: Stairs

The internal stairs are a key heritage asset and will be sensitively and suitably retained, repaired and reinstated to original condition.

Features: Fireplaces

All original fireplaces will be retained, restored and repaired as necessary leading to the enhancement of heritage assets on site.

Features: Architraves, coving, skirtings and joinery

All features within a suitable condition will be preserved, made good and restored where possible. Where features are visually missing, damaged or in a state of disrepair and where advised by the heritage consultant a squeeze mould will be carried out and the skirting, architraves and ceiling coving reproduced and reinstated. Where appropriate reproduction joinery to match the existing will be supplied.

Features: Cast Iron Rainwater Hopper

Existing decorative rainwater hoppers will, where possible be retained and reused.

Features: Historic Spine Wall

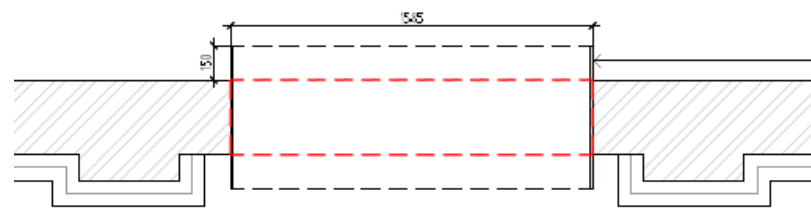
The spine wall separating Custom House Outbuildings from the Courtyard is an important historical feature that reflects the sites past use. There are two existing openings within this wall and we propose to create an additional three to facilitate pedestrian access and circulation around the site. The opening up of the existing fabric of the spine wall will be completed with the utmost care following an approved method statement. Joints will be racked out, existing brick removed and where necessary will be reinstated to match. The new openings will be identified by Corten steel reveals which, like the overarching strategy for the development, will clearly distinguish the original and new elements through a defined and consistent material pallet. For further details refer to Details 06 over page and drawing 1735 105.



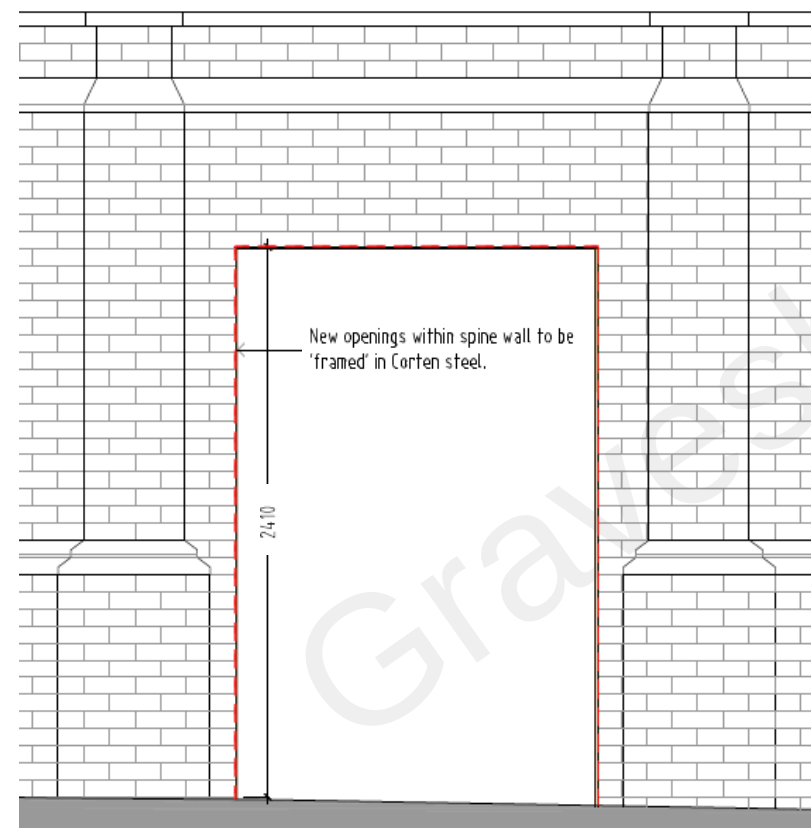
1. Original staircase designed by Robert Adams. 2. Original fireplace 3. Exposed Timber Roof Beam 4. Original Skylight 5. Cast Iron Rainwater Hopper 6. Tiled insert from original fireplace 7. Spine Wall with original opening. 8. Original Fireplace 9. Original Skirting

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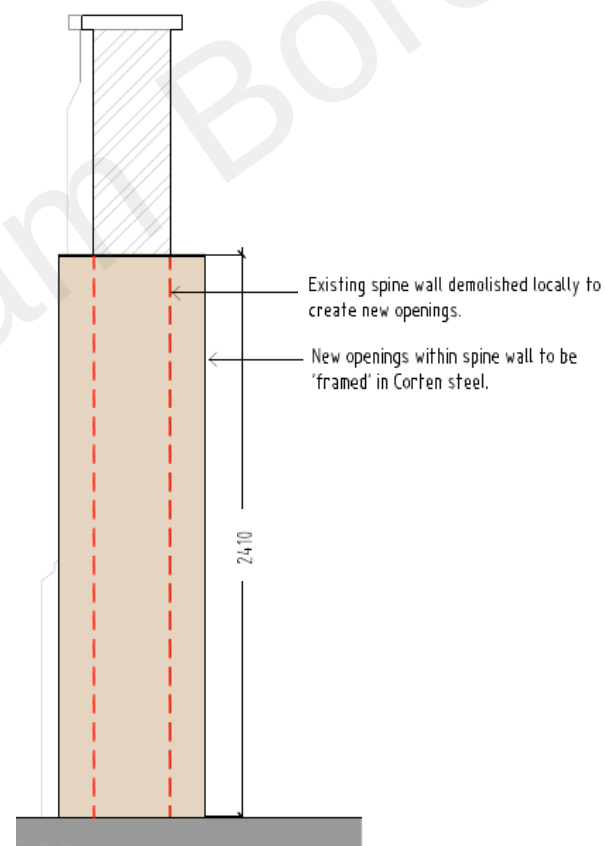
1.17 Features - Custom House



DETAIL 06: Spine Wall Opening Plan



DETAIL 06: Spine Wall Opening Elevation



DETAIL 06: Spine Wall Opening Section

1.18 Features - Gazebo

The Gazebo is a key heritage asset and will be sensitively and suitably retained and repaired, the building fabric will be carefully inspected with prudent conservation of the timbers with replacement where necessary. The Gazebo, having been reinstated to original condition, will be brought back into use with the addition of an appropriately and sensitively designed external lighting scheme to highlight this historic feature.



Photographs of Gazebo

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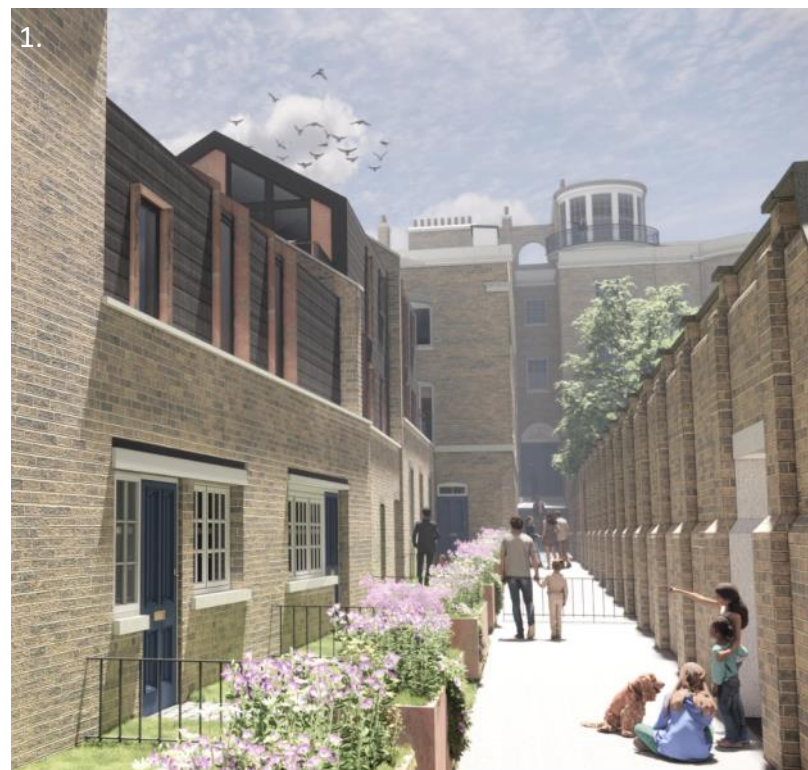
1.19 New extensions to Custom House Outbuildings

The overarching site strategy is to clearly delineate the original from the new whilst ensuring the later complements the pattern, scale and massing of the existing development. A carefully selected material palette of slate cladding, Corten highlights and yellow/brown brickwork will unify the new elements across the site. The extensions to the Outbuildings will be set back behind the original parapet wall to respect the hierarchy of the heritage buildings. The gable roof form and projecting brick gable ends of the original buildings will be referenced in the proposed extensions, which will step upwards from north to south across the site in keeping with the topography and existing massing.

On the opposite side of the site the new build element will, in a very similar way, step up appropriately across the site in keeping with the scale and massing of the existing boathouse. The new build will reflect the same form and important historic features as the existing ancillary buildings and outbuildings, with a slender, gable roof form and brick gable end. In all new elements modern fenestration, with Corten reveals will be used in addition to the proposed material pallet to provide a distinctive and cohesive appearance that complements and respects the heritage value of the existing buildings and wider site context. Details will be dealt with by submission of condition, with specific details to be resolved at detail design stage.

1.20 Railings and Gates

There are original iron railings to the principle elevation fronting The Terrace which return around the right flank elevation facing Commercial Place. There are also various metal handrails and guarding to steps to the rear of Custom House main building and Coach House, with a further metal entrance gate to the walled garden. We propose to retain and repaint all existing iron railings, pedestrian gate and handrails and restore them to the original condition where ever possible. The modern vehicular gate will be replaced, with the design of which subject to condition.



1. 3D view looking up historic access route with spine wall to right, the new extensions to the outbuildings visible to the left 2. 3D view of new extensions to the outbuildings on the left 3. Custom House with historic iron railing to front 4. Iron railing to steps to Coach House 5. Iron Railing to rear of Custom House. 6. Iron handrail to steps along historic access route.

1.0 Heritage and Conservation

1.21 External Landscaping

There are several existing enclosed, walled gardens and courtyards within the site. Two walled courtyards face The Terrace, the smaller is connected to the 2-bay west part to Custom's House and the larger is associated with the Coach House, both are entirely laid with flagstone and contain a small number of shrubs and a single tree. To the rear of Custom's House is a walled garden that is heavily vegetated with existing trees, shrubs and lawn. All three walled areas will be conserved and enhanced through this proposal. All trees will be retained and the majority of flagstones will be retained, repaired and reinstated where necessary. A small number of flagstones will be removed to enable some greening of the walled courtyard connected to the Coach House for purposes of residential amenity. The flagstone will be reused on site wherever possible.

The proposal is seen as an opportunity to improve the appearance of the site entrance from The Terrace, and enhance the street scene within the Conservation Area. The existing trees that run along the sites western boundary are within the adjacent site, however we propose to plant new hedging and further soften the appearance with a wider strip of planting. The existing brick building, currently obscured by shrubs will be repurposed and used as the sites bin store, shielding all bins from view. A new more aesthetically pleasing vehicular gate will be installed to replace the existing modern gate.

The modern Workshop (140m² footprint) that has been built into the spine wall will be carefully demolished re-exposing a large proportion of the historic spine wall which will be repaired and restored as necessary. This expanse of spine wall will then form the back drop to the communal garden space and will be a highly visible and celebrated part of the site. This garden will be at the heart of the site and will provide an improved outlook for all residents as well enhancing the link between the Terrace and the River.



1. Aerial view of historic walled garden and walled courtyards 2. Existing entrance to site 3. 3D image of proposed site entrance
4. 3D image of proposed new garden amenity on site of modern workshop building.