

F/YR17/1198/FDC

Applicant: Fenland District Council

**Agent : Mr Jonathan Dallas
Dallas-Pierce-Quintero**

Site Of Former 24, High Street, Wisbech, Cambridgeshire

Installation of structure to facilitate an area of public realm for use by the community at ground floor and the formation of a 12.5 metre high viewing platform

Reason for Committee: Fenland District Council is landowner and applicant.

1 EXECUTIVE SUMMARY

No.24 High Street, Wisbech is owned by Fenland District Council and following lengthy discussions regarding the future of the site, it has been decided that the site should serve as a piece of Public Realm for the use and enjoyment of the community i.e. schools, community groups, artists, performers traders etc. To maximise the use of the site a viewing platform has been added which will offer unique views across the towns' historic rooftops. The initial ideas were formed by a Consultative Group made up of representatives from more than 20 local organisations, groups and societies. The development will be managed by 'Mind the Gap' a group which comprise representatives from Wisbech Town Council, The Wisbech Society, Wisbech Street Pride, The Ferry Project and Fenland District Council.

After successfully gaining a Heritage Lottery Fund grant to address the existing poor state of the High Street, consideration was given to using the grant to fund not just No.24 but to help bring back other buildings within the High Street. Therefore instead of just reinstating No.24, following extensive public consultation, it was decided to create a temporary structure with a lifespan of up to 10 years in this gap. This timeframe will allow FDC to seek an alternative use or source of revenue for the eventual redevelopment of the site. Ownership and overall responsibility for the site will be retained by FDC who will also provide relevant insurance.

The redevelopment of this site will bring back into use a dilapidated site which is considered to be an 'eyesore' along the High Street and, whilst contemporary in design, will fulfil a temporary function which will benefit the community through a variety of uses.

As is required, the development has been assessed under Section 72 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 respectively and whilst the development will fail to preserve or enhance the specific architectural and historic interests of the Wisbech Conservation Area, the temporary nature of the installation outweighs the overall permanent harm that such a structure would have on the Conservation Area.

It is recommended that the structure is given a 10 year temporary consent.

2 SITE DESCRIPTION

- 2.1 The site is located at 24 High Street, Wisbech, which is a 'gap' site on the west side of High Street in an otherwise continuous streetscene of adjoining buildings. The site is located within Wisbech Conservation Area and is adjacent to 23 High Street which is a Grade II Listed Building. There are many other Listed Buildings within the High Street and also within the immediate vicinity of No. 24.
- 2.2 No.24 partially collapsed in the late 1980's and was de-listed on 31 October 2010 resulting in the building/site no longer being Listed. The 3-storey element to the rear survives and falls within the same ownership (FDC) however there are no proposals at the moment to address this rear part of the building.

3 PROPOSAL

- 3.1 The proposal is to make a piece of Public Realm for the use of the community. The ground floor space will be a multi-functional area which can be adapted for use by schools, community groups, artists, performers, traders and companies to hire for various uses. There will be a viewing platform, accessed by a rear staircase which will offer views over the town and the historic Brinks and Clarkson Memorial etc. The ground floor will provide a wheelchair accessible WC for use during events or private hire.
- 3.2 The Architect's brief is to provide a temporary installation which has the 'wow factor' and one which will create an exceptional piece of art and public realm, hence the contemporary approach to the design.
- 3.3 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

4 SITE PLANNING HISTORY

F/99/0625/F – Erection of 6 x 2 bed flats and 1 x 1-bed flat – granted 22/3/2000

F/92/0482/LB – Underground works to strengthen and support proposed reconstruction of carriageway – granted 26/11/1992

F/1099/88/F & F/1060/88/LB – Reconstruction of partly collapsed building for retail on ground floor with ancillary cellar storage and 3 self-contained flats above 24 High Street – granted 11/10/1988

F/0573/88/LB – Demolition of front elevation (all that remains after a partial collapse) – Withdrawn

F/0560/87/F and F/0561/87/LB – Alterations to shop including removal of shopfront and chimney stack – granted 21/9/1987

5 CONSULTATIONS

5.1 Senior Archaeologist (CCC)

Records indicate that the site is located in the medieval core of the town, immediately west of the Market Place, and north-west of the site of the medieval castle (Cambridgeshire Historic Environment Record reference 01926). Finds of medieval artefacts are well known in the vicinity (for example, CHER refs 11911, 10489, CB14619). Recent fieldwork and research on Wisbech indicate that extensive stratified deposits of medieval date are likely to survive throughout the medieval core (ECB436 and Cambridgeshire Extensive Urban Survey project). The proposed development involves ground intrusion for the concrete foundation pads at basement level and will therefore impact on surviving archaeological deposits within the building footprint, which could be damaged or destroyed as a result.

No objection to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.

No demolition/development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- *the statement of significance and research objectives;*
- *the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- *the programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.*

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

A brief for the archaeological work can be obtained from this office upon request.

5.2 Parish/Town Council

The application is supported.

5.3 Business and Economy Team FDC

Confirm that the Business & Economy Team, representing both the Council's property & economic development interests 'Support' the proposal to construct the viewing platform and community space at the site of 24 High Street in Wisbech.

The site has, for some considerable time, visually detracted from the historic attractiveness of Wisbech High Street. The proposals will immediately address the visual impact of the existing structures and begin to breathe life and vibrancy back into the High Street area, with its mix of local and national retail businesses.

This scheme will form the centrepiece of the Wisbech High Street Townscape Heritage Initiative and remains an integral regeneration priority, both for the town and for Fenland District Council, of which we are fully supportive.

5.4 Conservation Officer FDC

This proposal put forward is for development at 24 High Street, Wisbech which is a "gap" site on the west side of High Street in an otherwise continuous streetscene of adjoining buildings. The site is located within the heart of the Wisbech Conservation Area along one of the town's principal shopping streets. Adjacent to the site is 23 High Street which is a grade ii listed building. Further listed buildings exist along High Street within close vicinity of the gap site and these are 11 High Street (grade ii - dilapidated), 12 High Street (grade ii - dilapidated) which stand opposite and 19 High Street (grade ii) also on the opposite side of the street. Within the immediate area around the gap site (a radius of 70m (being the length of the High Street from the gap site to Market Place)) are a further 10 listed buildings namely 21 Market Place (grade ii), 22 Market Place (grade ii), 1 High Street (grade ii), The Rose & Crown Inn (grade ii), 3 – 5 Nene Quay (grade ii), Clarkson Memorial (grade ii*), Wine Vaults (grade ii), 1-3 Bridge Street (grade ii) 7-9 York Row (grade ii) and 10 York Row (grade ii). Within the wider vicinity of the site and within the conservation area, potentially affected by long range impacts of this proposal, are a further 100+ listed buildings situated along North Brink, South Brink, Old Market, Crescent area and Market Place.*

It is understood that "The Gap" has existed since the late 1980's when the early 19th century listed building that had previously occupied the front of the site, fronting High Street, fell down. The early 19th century building which collapsed was a grade ii listed building and was originally listed on 31st October 1983. 24 High Street was, however, officially delisted on 18th May 2010 and the building/site is no longer "listed". It is, however, apparent that only the front part of the building collapsed and a three storey element of the building survives to the rear of the site. While this rear building falls within the same ownership there are no proposals to address this surviving section of building at this time and the scheme put forward focuses on the gap.

High Street, Wisbech is currently the focus of a live Heritage Lottery funded Townscape Heritage project; in Summer 2016 the HLF awarded £1.9 million to the Wisbech High Street project, a project which will run until 2020/2021. The HLF project focuses on the regeneration of High Street which is an important street within the town, linking the prestigious Brinks to Market Place. This is to be achieved by a scheme to refurbish dilapidated property, bring vacant buildings

back into use and facilitate building improvements including addressing poor quality shop fronts and signage. It is understood that reuse of the gap site is a key element of this HLF project. Material consideration is given to this street focused regeneration context when considering this specific proposal.

Proposals for the gap site scheme were reviewed at pre-application stage in June/July 2017. It is also understood that the gap site scheme had been in development since 2015 and formed part of the funding bid submission with the HLF TH Project. In this respect the design principles and ideas for the site are well established and have been supported at Fenland District Council (through the project lead team) and by collaborating consultative parties associated with the HLF bid. A detailed Design and Access Statement accompanies the application which includes a full account of the concept development and consultation involved in working up this project. A Heritage Statement is included with this package of information although it is limited in content.

*Consideration is given to the impact of these proposals on the character and appearance of the Wisbech Conservation Area and setting of surrounding listed buildings with due regard to the duty in law under S72 and S66 Planning (Listed Buildings and Conservation Areas) Act 1990 respectively. **A recommendation of support is given to this proposal on the basis that it associated with the High Street TH regeneration project and the scheme is entirely focused on providing public use of “The Gap” space for a temporary period through the creation of a temporary engaging art installation.** The following comments are made:*

Background Context

24 High Street exists today as a vacant plot, a gap in the High Street streetscene. Within the gap there are levels of green steel work which rise up from the ground 4 storeys in height and serve to prop the side elevations of 23 High Street (grade ii) and 25 High Street which abut the gap site. At ground floor level only wooden hoarding fronts the street securing the site from unauthorized access. The ground level hoarding prevents views into the site at ground level but looking up above hoarding the green steel work and the masonry of the side elevations of 23 High Street and 25 High Street are clearly visible.

In its current state the site is a gap in an otherwise continuous streetscene of adjoining buildings. The gap and its steel work are not attractive to look at and detract from the High Street streetscene. The current situation is one which has detrimental impact on the character and appearance of this part of the Wisbech Conservation Area and on the setting of the neighbouring listed buildings. In context of the conservation areas as a whole the current circumstances of the gap have a short range visual impact affecting the appearance of High Street and some limited views looking into High Street from Market Place and York Row. The intention to address the current circumstances of the gap and improve the appearance of this space has to be welcomed.

It is appreciated that the HLF TH scheme recognized that addressing the gap site had to be an intrinsic element of a High Street regeneration scheme but it was determined that constructing a replacement building in the gap was not an option at this time. The idea was therefore developed to utilize the gap to “create an inspiring and engaging piece of public realm” (pg 14 DAS) and an “exceptional piece of public art and public realm” (pg 14 DAS), something that “celebrates the

place of Wisbech and captures views of its surroundings” (pg 14 DAS). The full brief of the scheme is detailed in the Design and Access Statement which accompanies this application.

It is understood that the design parameters of this proposal have focused on creating an accessible piece of public realm which offers a highly flexible space that is capable of hosting a range of events and activities along with a viewing platform to capture the views over Wisbech. Fundamentally the proposal is for a temporary installation to last 5-10 years and one which is seen to be “an art installation within “the Gap” as opposed to a structure resembling a building” (pg 30 DAS). It is therefore in the context of seeking enhancement through temporary reuse of space, artistic expression and public interaction that this proposal is considered.

Design and the Conservation Perspective

The scheme which has been developed involves the construction of a new metal frame within the gap. The frame will be four stories in height and at the top, on the fourth story, will be the covered viewing platform. The viewing platform will be accessed by a spiral staircase to the rear of the gap. The platform will also hold up tube lights and ropes which will suspend from its underside and will hang down into the space in artistic fashion. At ground level the scheme proposes a multifunctional publicly useable space. Bi-folding entrance gates will front High Street which will be closed when the space is not in use and opened when access is allowed into the gap.

The concept of this scheme is that it is a temporary (5-10 years) art installation and not a building intended to redress the building that is missing in the High Street streetscene or re-establish the continuous built form of the streetscene. It is accepted that this scheme is not intending to preserve the character and appearance of the conservation area in the traditional sense. In considering the impact of this proposal due regard is given to how the installation will sit within the gap and how it relates to and impacts upon High Street and how its height will impact on the surrounding conservation area and the setting of listed buildings within the immediate area and wider vicinity.

The installation will sit within the footprint of the gap with the steel frame set back from High Street. The 3m high visually permeable bi-folding doors to the High Street entrance are also shown to sit back behind the High Street (west side) building line. The viewing platform cantilevers at either end to sit beyond its steel frame but at the High Street end it sits not further than the line of the bi-folding doors. This creates a structure within the gap site space as opposed to one spilling out into the street. The viewing platform stands at 12.5m high but its roof covering takes the height of the structure to 17.45m high as such the roof structure is going to rise above the roofs of any of the other buildings around it.

With regard to the roof it is understood that it has been added as the viewing platform concept has evolved in the design process and has been added for practical reasons to keep the space beneath dry and is intended to provide weather protection to facilitate “The Gap” being used all year round and also is of a steep pitch to mitigate against roosting pigeons. It is understood that the roof is an integral element of the viewing platform concept and is required by this installation for it to serve its proposed purpose. It has been designed to establish

its own distinctive character and it is proposed that it will be lit at night by tube lights on the structural ribs “becoming a beacon”.

Impact on High Street

Given the gap site currently presents itself as a negative and depressing space it is felt this temporary art installation will improve the appearance of the gap, and consequently the conservation area, by tidying it up, making use of the derelict space and creating a point of an artistic curiosity within the streetscene, a focus for the TH project. The High Street has lost status as a principal shopping street within the town because of its dilapidated appearance, and this scheme will refocus attention on this part of the conservation area with the opportunity for people to explore and use the gap site space. Attention will be drawn to the location of High Street at night given the fact the roof will be lit.

It is welcomed that the scheme has been designed with an appreciation of the building line on the west side of High Street and has been set back from this. In this respect the metal frame, the bi-folding entrance gates, the suspended rope and lighting all sit within the site reinforcing that this is a “Gap Site” installation. The element of design spilling out into the street will be a yellow finished floor surfacing. The vertical emphasis of the structure will draw the eye upwards. The height of the roof over the viewing platform and its material finish is inconsistent with the surrounding building heights and the character of the roofscape along High Street and in this respect it does conflict with the interests of the conservation area. It is acknowledged that this change is not intended as a permanent feature in the Wisbech roofscape though but a temporary installation of artistic distinctiveness.

Impact on the wider Conservation Area and settings of Listed Buildings

The scheme is going to have an impact on the wider conservation area and the setting of listed buildings beyond High Street as a result of the roof over the viewing platform. The roof, standing at 17.45m high, will rise above the surrounding buildings and is going to be seen from various viewpoints and angles within the conservation area. The viewing platform’s roof is going to be visible and draw the eye at acute angles from The Crescent (Crescent Garden) looking west, from the west end of Market Place looking towards High Street and from North Brink and South Brink looking east.

It is felt the greater impact of the roof will be felt in those views from the west end of Market Place where it will be seen side in short range views of the building. It will also impact on long range views looking east along the prestigious North Brink and South Brink where it will rise above the roof tops of Nene Quay property. It cannot be said that this element of the installation will preserve the interests of the conservation area and it will change the surroundings in which the listed buildings are experienced introducing a structure that will be prominent within the roofline, and indeed drawing the eye as it will be lit at night. It is acknowledged that this change is not intended as a permanent feature in the Wisbech roofscape though but a temporary installation of artistic distinctiveness.

Construction and Materials

The scheme put forward is for an architect designed installation and it has been developed with a project team including architect, structural engineers, QS's and Technical Team. It is acknowledged that construction details and have been careful considered and worked into the design. A full account of all materials are provided in the Materials Sample Section (pg 71) of the Design and Access Statement. The Structural Engineer has advised on works to repair the exposed party walls of the adjacent listed building.

Conditions

The installation, specifically its roof, viewing platform, ropes and lighting shall be removed in 10 years of this decision being issued.

5.5 Historic England (commented through the process of formulating the proposal)

We recognise that the proposed structure does not aim to reflect the prevailing eighteenth and nineteenth century architectural character of the original structure at No.24 or the adjoining buildings. However, we consider that, given the present constraints, the temporary nature of the proposal and in lieu of a viable opportunity to permanently redevelop the site at this time, the proposed structure would be an interesting and playful addition to the streetscape in Wisbech's town centre and conservation area. The site has been sadly neglected and presently detracts from the appearance of the High Street. This scheme would bring the site back into a use that would engage the local community, provide a social and cultural space, and would contribute to the High Street's distinctiveness.

5.6 Local Highway Authority (commented through the process of formulating the proposal)

Permission has been sought from the Local Highway Authority to remove the existing block paving and replace it temporarily with a seamless bright yellow wetpour flooring (FDC to store the existing paving safely for re-use). Confirmation has been received from the LHA that the works can go ahead but requests regular inspections of the matting to ensure pedestrian safety.

5.7 Fire and Rescue (commented through the process of formulating the proposal)

Early engagement with the Fire and Rescue Authority took place and a statement of support was given as follows:

This is not really a 'building' as such, merely a 'shell' with a roof. It is low risk in terms of the changes of a fire occurring. The travel distance from the top of the viewing platform to the bottom of the stair (where 2 direction of travel then becomes a possibility) is around 20 m maximum.

5.8 Local Residents/Interested Parties (through the planning consultation process):

None received.

Despite there being apparent social media interest in the proposal, no representations have been received through the statutory planning process.

6 STATUTORY DUTY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

6.2 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Paragraph 2: Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise
Paragraph 11 – Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise
Paragraph 131 – LPA should consider sustaining and enhancing heritage assets (HA) and putting them to viable uses, the positive contribution HA can make to sustainability communities including economic viability
Paragraph 132 – weight should be given to the significance of the heritage asset, the more important the asset the greater the weight
Paragraph 134 – where a development proposal causes less than substantial harm to a heritage asset this harm should be weighed against the public benefits, including securing its optimum viable use

7.2 National Planning Practice Guidance (NPPG)

7.3 Fenland Local Plan 2014

LP16 – Delivering and Protecting High Quality Environments across the District
LP18 – The Historic Environment

8 KEY ISSUES

- **Background**
- **Principle of Development**
- **Design Principles**
- **Summary of use of The Gap**
- **Conservation issues**

9 BACKGROUND

- 9.1** 24 High Street, Wisbech, was an early 19th century building which was Grade II Listed on 31 October 1983. Following a collapse of the front of the building, 24 High Street was officially delisted on 18 May 2010 and the building/site is no longer 'listed'.
- 9.2** Following a lengthy period of time where this site has remained undeveloped and unkempt, the Council engaged with various heritage groups to identify what should happen to this site which is set in the heart of the historic core of Wisbech.
- 9.3** The brief was to create an inspiring and engaging area of public realm to raise the profile of Wisbech and following an engagement with the public it was made consistently clear that the project should have a 'wow-factor' to encourage visitors to the town.
- 9.4** The objective was to create a space that has a positive impact on the High Street; provide a quality piece of public realm which is welcoming; create a multifunctional space which is interactive and playful; provide a viewing platform which keeps the space beneath dry and to create the 'wow factor'.
- 9.5** The scheme has been developed over the last 2 years together with the feasibility works and the Council was awarded Townscape Heritage funding in July 2016. The funding also covered the cost of delivering the restoration of a number of buildings on the High Street as well as No.24.
- 9.6** Community engagement was undertaken in April 2017 when the Community Group were given the opportunity to preview the design drawings and view a physical model of the proposal. Pre-application discussions then took place with Officers of the Council.

10. Principle of Development

- 10.1** The proposal has been the subject of both internal and external pre-application consultation with relevant stakeholders and the general public. The principle of developing this site to bring a vacant site located in the Wisbech Conservation Area is acceptable provided the proposal broadly accords with Policy LP18 of the Fenland Local Plan 2014.

11. Design Principles

- 11.1** Many of the design principles have emerged through the requirements of the landowner and general public to provide not a building but an inspirational Public Realm area which will seek to exploit the possibilities of the temporary nature of the brief. The development seeks to provide a 'landmark' structure for the town of Wisbech.
- 11.2** With the use of the ground floor being for multi-functional purposes, it was considered that in order to use the space all year round a roof should be provided to weatherproof the space and to then build a platform, 12.5 metres above ground level, to provide a viewing platform overlooking the Wisbech Conservation Area. The roof has a particularly steep pitch at 60 degree angle and is intended to maximise water run off which will be collected via guttering attached to the

adjoining buildings to ensure no water damage occurs to these buildings. The total height of the structure will be 17.45 m above ground level.

- 11.3** Due to budget constraints, there is no opportunity to provide a lift to the viewing platform which will be accessed via a spiral staircase located to the rear of the site. However it is proposed that there will be large high quality images on the walls which show the views from platform for people who cannot or do not wish to access the viewing platform.
- 11.4** The character of the proposal will come from a dense mass of ropes that will hang from the platform above which will reflect Wisbech's nautical past. Each rope will be 9 metres in length with a 20mm diameter. At street level a brightly coloured change in floor surface on the pavement will highlight the entrance and extend throughout the main space.
- 11.5** It is proposed that the 'gap' will be secured by the installation of 3 metre high bi-fold entrance gates from the street which, when closed, will allow views through to the space beyond. It is intended that the gates will be folded to the sides in the morning to allow pedestrians access into the site. The metal entrance gate will be painted yellow to match the wetpour floor treatment.
- 11.6** An arrangement of internal metal furniture will be provided with each piece capable of being locked to each other and unlocked when a different internal space configuration is required. There will also be storage spaces available within the site. To see details of various layouts please view the Design and Access statement available on Public Access.
- 11.7** It is proposed to illuminate the site internally via tube lighting which will illuminate the roof at night and vertical tube lights which will be suspended from the underside of the viewing platform which will provide a variety of lighting effects.

12 Summary of use of The Gap

- 12.1** Arrangements for opening and closing the site is proposed to rest with Wisbech Town Council who will use their Asset Manager and Cleansing Team for locking up and unlocking the site for the majority of the site. The 'Mind the Gap' group will work together to find a solution on occasions when WTC is not available. Opening hours will be seasonal and the viewing platform will not be accessible during hours of darkness – opening hours are envisioned to be 10am – 4pm during the summer and 10am – 3pm during the winter but these are still to be confirmed.
- 12.2** The site will be manned daily when open by volunteers from each group for the first month in case numbers for the viewing platform need controlling.
- 12.3** Booking of the venue will be through Wisbech Town Council with charge rates to be decided later but will be comparable with other venues across the town.
- 12.4** FDC will carry out regular maintenance inspections and will carry out all basic maintenance. The design materials have been selected to ensure that they are all low maintenance fixtures. Maintenance and cleansing of the WC (which will only be available during times of private hire) will be undertaken by WTC.

13 Conservation Issues

- 13.1** The Conservation Officer has been consulted and the full comments can be read in this report above.
- 13.2** In making a recommendation, the Conservation Officer, has to have due regard to the proposal in line with Section 72 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 respectively.
- 13.3** A recommendation of support is given to this proposal on the basis that it is associated with the High Street TH regeneration project and the scheme is entirely focussed on providing public use of 'The Gap' space for a temporary period through the creation of a temporary engaging art installation.
- 13.4** It is clear that the current situation on the site has a detrimental impact on the character and appearance of this part of the Wisbech Conservation Area and setting of the adjacent Listed Buildings. The current proposal will improve the appearance of this space.
- 13.5** It is also clear that the type of installation proposed will also not preserve the character and appearance of the Conservation Area in the traditional sense however in considering this proposal due regard is given to how the installation will fit into the gap and how it relates to the High Street.
- 13.6** The height of the roof is inconsistent with the surrounding building height and the character of the roofscape along High Street and therefore conflicts with the interests of the Conservation Area. However it is acknowledged that this change is not intended as a permanent feature and only a temporary installation.
- 13.7** The scheme will impact on the Conservation Area and setting of Listed Buildings not only in the High Street by also far beyond. The greatest impact will be views from the west of Market Place and long range views looking east along North Brink and South Brink.
- 13.8** However given that the installation is temporary in nature, with a 10 year temporary condition, the Conservation Officer raises no objection in this instance.

14 CONCLUSIONS

- 14.1** The redevelopment of the 'gap' site is one part of the Wisbech High Street Project which is being delivered by Fenland District Council in consultation with a host of community representatives.
- 14.2** The proposal is temporary in nature with a lifespan of 10 years however the structural framework is designed to accommodate any future building of the site when further funding might come forward. The current Heritage Lottery Funding will enable the site to be brought back into use creating a community space which will benefit the town of Wisbech.
- 14.3** The impact that the structure will have on the Conservation Area is undisputable given its height and overall form however the current situation of this derelict site has an obvious adverse impact on the Conservation Area existing. Therefore

given the temporary form of this piece of Public Realm, it is considered that the proposal should be supported and given a temporary consent for 10 years.

- 14.4** The imposition of further conditions have been considered, i.e. management plan details; materials etc. However the details contained within the Design and Access Statement does clearly set out proposals relating to management plan and details and it is considered, in this instance, that further conditions relating to the structure and management thereof is not required.

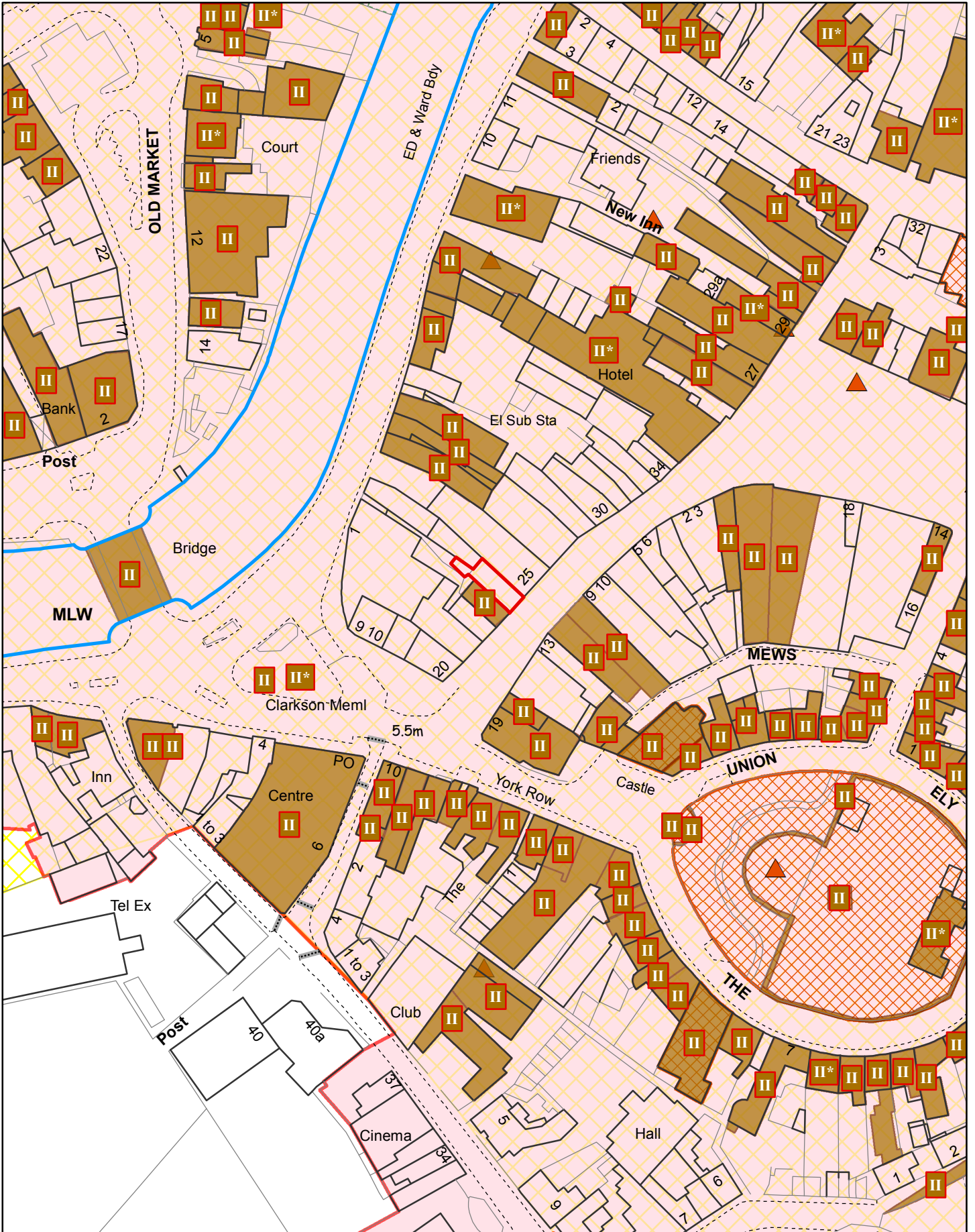
15 RECOMMENDATION

Grant

- 1. The use hereby permitted shall be discontinued on or before the 28 February 2028 and the site to be left in accordance with a detailed scheme to be submitted to and approved by the Local Planning Authority.**
- 2. No demolition/development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:**
 - the statement of significance and research objectives;**
 - the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;**
 - the programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.**

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

A brief for the archaeological work can be obtained from this office upon request.



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Scale = 1:1,250



Notes

1. Pitched roof at a 60 degree angle. A single skin opal twin-wall polycarbonate to provide waterproofing.
2. Overlapping PVC strips to allow access at the cladding threshold.
3. Cantilevered viewing platform. 1.3m high balustrade (top rail pigeon proof), staggered rows of 15mm x 15mm SHS, spaced at 100mm centres, blasted and primed with two coats of white Dulux Metalshield.
4. 20mm diameter braided cotton rope, fixed to the under-side of the viewing platform via a stainless steel karabiner. All ropes stop 3 meters above the FFL at ground.
5. Single skin kristall twin-wall polycarbonate, providing weather protection. Cladding stops 3 meters above the FFL at ground.
6. 3m high secure metal bi-fold doors. Staggered rows of 15mm x 15mm SHS, spaced at 100mm centres, and primed with two coats of yellow Dulux Metalshield. Hinges fixed to steel column, drop bolts to each leaf except master leaf. Punch code door access. Metal signage 'The GAP' welded to the top section.



01 Elevation 01 Proposed
1:100

General Notes

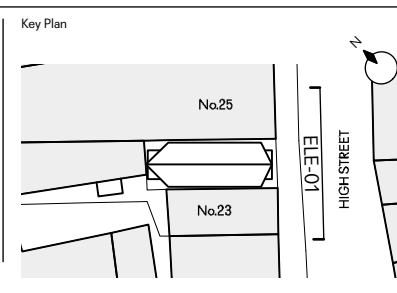
1. Do not scale from this drawing. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
2. Report all drawing errors, omissions and discrepancies to the architect.
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Rev.	Rev. Date	Reason For Issue	Chk	Key

Consultants

Structural Engineer	The Morton Partnership
Building Control	Build-insight
Quantity Surveyor	JBA
Contractor	



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Project No. 1106	Scale @ A3 1:100	Date 05-12-17	Drawn by JD Number PL0200 Status Planning Rev 00