

16/00880/FUL Partial demolition, refurbishment, alteration and 5 storey extensions to existing structures to create 65 residential apartments, a heritage interpretation centre at ground floor, a freestanding substation, hard and soft landscaping, car parking provision, installation of plant, lighting, refuse and cycle storage. | Former Leadworks / Shot Tower Shot Tower Close Chester Cheshire

Chester Canal Heritage Trust (CCHT) is committed to promoting and protecting the heritage of the Chester Canal. It continues to object strongly to the plans for the Leadworks site adjacent to the Chester Canal in Chester. The Trust is disappointed to see that the newly submitted plans for the Leadworks redevelopment are essentially the same as those that were widely opposed in the previous applications for this site. We note that although the applicants claim to have consulted widely over the new plans, those consultations did not include the groups, including ourselves, that opposed the design solution adopted previously and is now repeated in the current application.

CCHT objects to the current proposals for the following reasons:-

1. We do not believe the proposals conform to policy ENV 5 of the adopted Local Plan, the relevant parts of which state that 'Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations. Development will be required to respect and respond positively to designated heritage assets and their settings, avoiding loss or harm to their significance. Development which is likely to have a significant adverse impact on designated heritage assets and their settings which cannot be avoided or where the heritage asset cannot be preserved in situ will not be permitted.' The Shot Tower is an important part of Chester's industrial heritage and the only one of its kind still standing in Britain. As a Grade II* building in a Conservation Area it clearly falls within the ambit of policy ENV 5 and, in particular, its structural integrity should be preserved and it should therefore not have holes punched in it to connect to deck accesses in the adjacent apartment blocks.
2. The setting of the Shot Tower and the views of it, particularly from the canal, should be enhanced by any new development. These plans hem it in with dark, grey buildings which will restrict the views of it.
3. We do not believe the proposed design solution of the apartment blocks with their crude use of materials, bogus industrial character and unsatisfactory deck access arrangements conform to policy ENV 6 of the adopted Local Plan. The elevations of the new apartment blocks to the canal in no way reflect the character of the remaining historic industrial buildings alongside the canal in style or materials. They do not maximise the advantage of this canalside setting either for the apartments' occupiers or the visual environment of the development. The public space between the two blocks is uninviting, constricted and overlooked.
4. The scheme fails to provide affordable accommodation.
5. There are now no active commercial ground floor frontages in the development.
6. The parking provision may be inadequate for the extra flats now included in the scheme.

John Herson

on behalf of the trustees of Chester Canal Heritage Trust