



GIBRALTAR HERITAGE TRUST

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23rd May 2014

Secretary of the Development and Planning Commission
Development and Planning Commission
Suite 631
Europort

Dear Paul,

BA 13088 Proposed bank, Inces Hall, 310 Main Street

The Trust has received a copy of the plans for the new Gibraltar International Bank to be housed at Ince's Hall as part of our correspondence with Minister Isola on the project

The Trust has studied the plans and would comment the following:

- 1) Other than the Trust's opinion that the Ince's Hall complex should remain for cultural use, the proposal to convert the northern wing of the Ince's Hall into a retail bank is not incompatible with the fabric of the building from a heritage point of view. Our comments therefore will focus on the details of the scheme rather than the scheme itself.
- 2) As a building of strong typical Georgian architecture at the southern end of Main Street, and as a building recommended for listing under the new Heritage Act, we are of the view that fenestration should match the period of the building. We would ask that rather than a fixed pane of glass that replica casement windows or other appropriate be installed. Also on doors and in ground floor arched windows, that a more traditional door style be used on arches that are not main entrances into the building. This is in the interests of preserving the visual character of the whole complex.
- 3) Also it appears that some entrance doors have been widened through the removal of the flanking stone 'parapet walls'(see image).



- 4) Small features like shoe scrapers and railings should be integrated into the design and retained.



- 5) Internal brick arches should be respected and enhanced.

As always we look forward to working with Government on the detail of this project.

Best regards,

Claire Montado

