

Planning Reference No:	10/2679N
Application Address:	East & West Lodge, Queens Park, Victoria Avenue, Crewe, CW2 7SE
Proposal:	Internal and External Restoration of 2 No. Grade 2 Listed Park Lodges. Including Demolition of Flat Roof Extensions to East Lodge and Restoration of Original Elevation
Applicant:	Mr A Leah (CEC)
Application Type:	Full Planning
Grid Reference:	368807 355803
Ward:	Crewe South
Earliest Determination Date:	25 th August 2010
Expiry Dated:	8 th September 2010
Date of Officer's Site Visit:	16 th August 2010
Date Report Prepared:	17 th August 2010
Constraints:	Historic Parks and Gardens

SUMMARY RECOMMENDATION

Approve with Conditions

MAIN ISSUES

- Principle of Development
- Impact on Listed Building / Historic Park
- Impact on Character and Appearance of Streetscene
- Impact on Amenity of adjacent properties

1. REASON FOR REFERRAL

This application was to be determined under the Council's scheme of delegation. However, as the applicant is Cheshire East Council and therefore should be determined by the Southern Planning Committee.

2. DESCRIPTION OF SITE AND CONTEXT

The application buildings are located within a Grade II Listed Park to the west of Crewe Town Centre. The park is within the Crewe settlement boundary and is designated as being a Historic Park and Garden as identified in the Local Plan Proposals Map. This application relates to the two lodges at the northern and main entrance to the park. Both the lodges are Grade II Listed Buildings. The two lodges are largely identical however the west lodge features a small square tower topped by a belfry. Each feature two chimneys with octagonal stacks. At ground floor level they are constructed from squared red sandstone in courses of 75-200mm with dressed sandstone quoins. Upper floors are of timber framed construction, having half lapped, peg-jointed timbers with white render infill panels. The roofs are covered with plain clay rosemary tiles. The existing east lodge also has a conservatory and a flat roof extension to its eastern elevation. Both lodges also have a prefabricated concrete garage within their setting.

Historically both lodges were occupied for residential purposes for park curators and managers. The west lodge is currently used for office accommodation for the park manager and mess facilities for park wardens. The upper floor is used as a meeting room. The east lodge was last occupied for residential purposes in October 2009.

3. DETAILS OF PROPOSAL

This application forms one of a series of applications relating to the wider restoration of Queens Park. This particular application proposes a number of alterations to both entrance lodges:

West Lodge

- Demolition of existing prefabricated garage
- Reconstruction of original sandstone walled yard
- Extensive restoration or replacement maintenance to make good openings, tiles, brickwork, timber work, rainwater goods and features
- Internal alterations, removing all non-original internal fixtures and fittings. A timber partition to provide a disabled WC will also be included
- The ground floor of the West Lodge will be made accessible to various public and stakeholder groups through provision of two meeting rooms and a kitchenette. The first floor would provide general office accommodation for use by park staff

East Lodge

- Demolition of existing flat roof extension and prefabricated garage
- Reconstruction of original sandstone walled yard
- Reinstatement of external wall where extension was sited with materials to match and new doorway to match West Lodge
- Extensive restoration or replacement maintenance to make good openings, roof, brickwork, timber work, rainwater goods and features
- Internal alterations, removing all non-original internal fixtures and fittings. Timber partitions will be installed to provide a disabled WC and staff toilets
- The ground floor of the East Lodge will provide park staff with dry storage areas.
- The first floor will include the provision of an office room and a park welfare mess room and staff toilets, showering facilities and small staff kitchenette.

4. RELEVANT HISTORY

No relevant history

5. POLICIES

The development plan includes the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

The relevant development plan policies are:

Local Plan Policy

BE.1 Amenity

BE.2 Design Standards

BE.3 Access and Parking
BE.4 Drainage, Utilities and Resources
BE.5 Infrastructure
BE.9 Listed Buildings – Alterations and Extensions
BE.10 Changes of Use for Listed Buildings
BE.11 Demolition of Listed Buildings
BE.14 Development Affecting Historic Parks and Gardens

National Policy

PPS1: Delivering Sustainable Development

PPS5: Planning for the Historic Environment

- *HE.6 Information Requirements for Applications*
- *HE.7 Policy Principles Guiding All Heritage Applications*
- *HE.9 Additional Policy Principles for Designated Assets*
- *HE.10 Additional Policy Principle Guiding Setting*

6. CONSULTATIONS (External to Planning)

None

7. VIEWS OF THE PARISH COUNCIL

N/A

8. OTHER REPRESENTATIONS

None

9. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement for each lodge outlining wider restoration plan for Queens Park and in depth schedule of external and internal works to the lodges.

10. OFFICER APPRAISAL

Principle of Development

Extensions and Alterations to Listed Buildings are acceptable in principle providing the Policy criteria of Local Plan Policy BE.9 are satisfied. The main consideration therefore is whether the proposed development would respect the scale, materials, colour, and features of the building concerned and that it does not detract from the character or setting of the building. As the application site is also within a Historic Park consideration will also need to be given to whether the development would respect the character and appearance of the park and would not affect features of historical interest.

Impact on Listed Building/Historic Park

Both of the Listed Lodges have a pre fabricated garage sited immediately adjacent to them. The East Lodge also has a single storey flat roof extension and conservatory projecting from its eastern elevation. All of these existing features are later additions to the

lodges and detract from the overall character and appearance the buildings and their setting. The removal of these features is welcomed.

The yard wall of the West Lodge is largely intact and it is proposed to complete the yard wall as an enclosure as would have been originally designed whilst also providing a timber gate. A similar wall and gate is also proposed to the East Lodge. It is likely that there would have been a walled yard to this lodge and it appears that some part of the later extensions are constructed using stonework from this yard wall. The walls would be 2.3m in height and are proposed to be constructed from materials to match the existing. New elevational treatment to the East Lodge is proposed where the extensions are presently attached. This would be treated to mirror the West Lodge which would provide balance and symmetry to the two lodges. It is considered that these proposals would not result in a demonstrable harm to the character and appearance of the Listed Buildings or Historic Park. The reintroduction of these features is welcomed.

With regard to the internal and external maintenance and restoration works the Council's Conservation Officer has confirmed that the repair using appropriate materials, styles and techniques is acceptable and would safeguard the future of these building sin the historic park. The proposed repair to the worn out stone work, timber windows and roofing tiles, retention of the original fireplace features and reintroduction of metal rainwater goods would be welcomed. It is considered that the new internal partitions would have a limited impact on the architectural or historic interest of the building.

Impact on the Character and Appearance of the Streetscene

The proposed walls would appear as subordinate additions to the lodges. Furthermore, the proposals include the removal of the existing prefabricated garages and later flat roof and conservatory extensions. The proposed development therefore would not have any detrimental impact on the character and appearance of the streetscene.

Impact on the Amenity of adjacent properties

There are residential properties located 30m away on the opposite side of Victoria Avenue between which is an area of roadside landscaping. The proposed walls would not have an impact on these properties whatsoever through loss of daylight, privacy or overbearing.

The buildings would be used for storage, office and mess facilities for park managers and wardens. However the West Lodge would be used as a meeting room for public groups. This currently occurs within the building. Given the size of the lodges and their location within the park railings it is not considered that there would be any significantly detrimental impact on the amenities of neighbouring properties through noise and disturbance above the existing activities. The lodges would be used as ancillary structures to the park.

11. CONCLUSIONS

The proposed development which includes the removal of the existing pre fabricated garages, flat roof extension and conservatory is welcomed. This, along with the proposed yard walls would help to enhance the character and appearance of the Listed Buildings and Historic Park.

12. RECOMMENDATIONS

APPROVE subject to the following conditions:

- 1. Standard Time Limit**
- 2. Approved Plans**
- 3. Materials to be match – details to be submitted (including brick, stone, roof tiles, pots, leadwork, gutters and downpipes)**
- 4. Use of matching design and style for the features to be repaired and replaced**
- 5. Use of non-chemical cleaning techniques**
- 6. Use of vertical boarding for the doors to the external walls and external space**

