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## PLANNING STATEMENT

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**DATE :** 23 August 2023

**PROJECT :**

Proposed alterations & improvements to rear wing at Grindal House, St. Bees.

SITE & BACKGROUND

This planning statement is in support of a planning application at Grindal House, Main Street, St Bees covering alterations & improvements to the single storey rear wing which is a relatively modern addition to the listed building.

The main building is a large, detached grade II listed building, located on Main Street opposite the train station in the centre of St Bees. The property was formerly used as a boarding house for St. Bees School, but the use ceased with the closure the School in 2015.

Approval was granted in December 2022 under applications 4/22/2387/0L1 & 4/22/2389/0F1 for change of use (and internal alterations) to form an apart hotel. Work on site is well underway to covert the building to an apart hotel. However, the current approvals did not address the current state or design of the rear single storey wing which was a 1960's/1970's addition to form extra facilities for the former boarding school use.

The rear wing is a timber framed structure on a concrete base which is in poor order. It has been boarded up since closure of the private school boarding house and has suffered from vandalism which in turn has caused issues with water ingress, structural damage and general deterioration of the building.

St Bees village was designated as a Conservation Area in 1976 by Copeland Borough Council. Grindal House and its frontage wall are referred to in The Conservation Area appraisal.

The main building has been vacant since 2015 and has suffered from some deterioration due to vandalism, leaking roofs and vegetation growth.

THE PROPOSAL

The proposal is to make improvements to the rear wing, aesthetically and sustainably. The building is a timber framed addition to the main listed building. It has had poor levels of insulation and ventilation and through closure and vandalism had deteriorated to a poor state.

The proposal is to repair/refurbish the walls, doors and windows to current standards incorporating the latest levels of insulation, double glazing and low energy lighting. The flat roof will be replaced with a dual pitched slate roof which is unequal in pitches to increase the length of the south eastern slope to allow the installation of solar PV and solar thermal panels. These panels will assist in the sustainable heating and hot water provision for the main building which due to its listed status has minimal levels of energy conservation due to solid walls and single glazing.

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### DESIGN & HERITAGE

The building is located within the St Bees Conservation Area and is a grade II Listed Building. The sandstone wall to the frontage is also Listed.



*Above: the boarded up rear wing to be renovated and improved*

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The Historic England text on Grindal House states *“House, mid C19 with later additions and alterations. Main block incised stucco with rusticated quoins to banded ground floor. String between ground and 1st floors, sill band to 2nd floor; eaves cornice with egg and dart moulding. Wing adjoining south end incised stucco with eaves cornice. Hipped, graduated slate roofs; corniced, rendered, chimneys and pedimented dormers to main block. Symmetrical 3-storey, 3-bay main block has central panelled door in rusticated architrave with tripartite sash to either side; 3 sashes to each floor above (2nd floor 16-pane), all with rusticated lintels. 3 sashes to each floor and cellar on north return. 2-storey 2-bay wing has tripartite sashes to ground floor. Single sashes above, one 16-pane. All windows in architraves..”*

The Historic England text on the frontage wall is *“Forecourt wall contemporary with house; stone, c4 ft high on plinth with moulded top rail. 4 panels pierced with slits and separated by square section piers to either side of central gate; octagonal gate piers have plinth and corniced ogee top.”*

There are no Tree Preservation Order's on or directly adjacent to the site.

The proposal is a to refurbish, replace and alter the single storey building to the rear of the listed property. As a result of the listing the extension falls within the listed status but forms no contribution to the heritage and historic relevance of the main building.

The proposal will bring improvements to the buildings fabric and justify the required continued financial investment in maintenance and upkeep and overall have a positive effect on the building which sits in a prominent setting on arrival in St. Bees enhancing the overall appearance of the conservation area.

### Access into and within the building

Policy DM22 requires development proposals to be accessible to all users by providing convenient access into and through the site for pedestrians, cyclists and disabled people, access for emergency and service vehicles, meeting adopted car parking standards which reflect the needs of the Borough in its rural context.

Access within the building is an important consideration to ensure the proposed use is viable and able to be used by all. The inclusion of a lift in the main building (now approved) is critical to be able to offer full use of the building. Although not ideal, the only level access into the building is via the lower ground floor but the lift will extend to this level and the parking will be well placed for disabled customers or staff to use this access. Refurbishment of the rear wing will form a desirable level access to the building

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### FLOOD RISK & SURFACE WATER DRAINAGE

#### Flood risk:

The FRA is required for the planning application as a portion of the site (but not the building) is located within the Environment Agency designated Flood Zone 2 located around Pow Beck, which is to the north of the application site.

A short section of the existing access around the property to the northwest, which will be utilised as the new vehicular access, is the only part of the site is within Flood Zone 2. No part of the site is within the Flood Zone 3 area. No part of the building is within Flood Zone 2

The building is located on an area of the site that has not previously flooded at any stage and is not within the Flood Zones 2 & 3. The first level of buildings sleeping accommodation is to be located on the upper ground floor, approximately 2.6m above the level of the surrounding land bordering flood zone 2. Access and escape routes from the overnight accommodation use upper ground floor doors so there is no reliance on exits from the lower ground floor areas which accommodates kitchens, storage and recreation rooms.

We are informed that the building has been in the current ownership for over 70 years, and they have no experience of the building flooding.

Although there is a use class change, the building was used for overnight accommodation and associated kitchen, cleaning, storage and other amenity areas. The proposed use will have similar use patterns and levels of occupancy so there is no significant change in terms of flood risk and building use.

The site is also located in a 2 hectare area of grassed land, some of which forms part of the designated Flood Zone 2 and, further outside the site into Flood Zone 3. This will remain as existing with the proposed application.

Existing surface water drainage will be retained and any new car parking surfaces, with exception of those areas dictated to be 'bound surfaces' by the highways authority, will be permeable surfaces.

#### Surface water drainage:

Existing rainwater collection from the roof and any hard-surfaced areas will be retained as existing. There are no changes proposed that would increase surface water run-off from the building. The collected roof drainage area is the same as existing.

### CONCLUSION

It is considered that there is overall benefit from the proposed development from a heritage perspective in terms of the St Bees Conservation Area.

We believe that the proposed development is acceptable and is in accordance with both national and local planning policy.