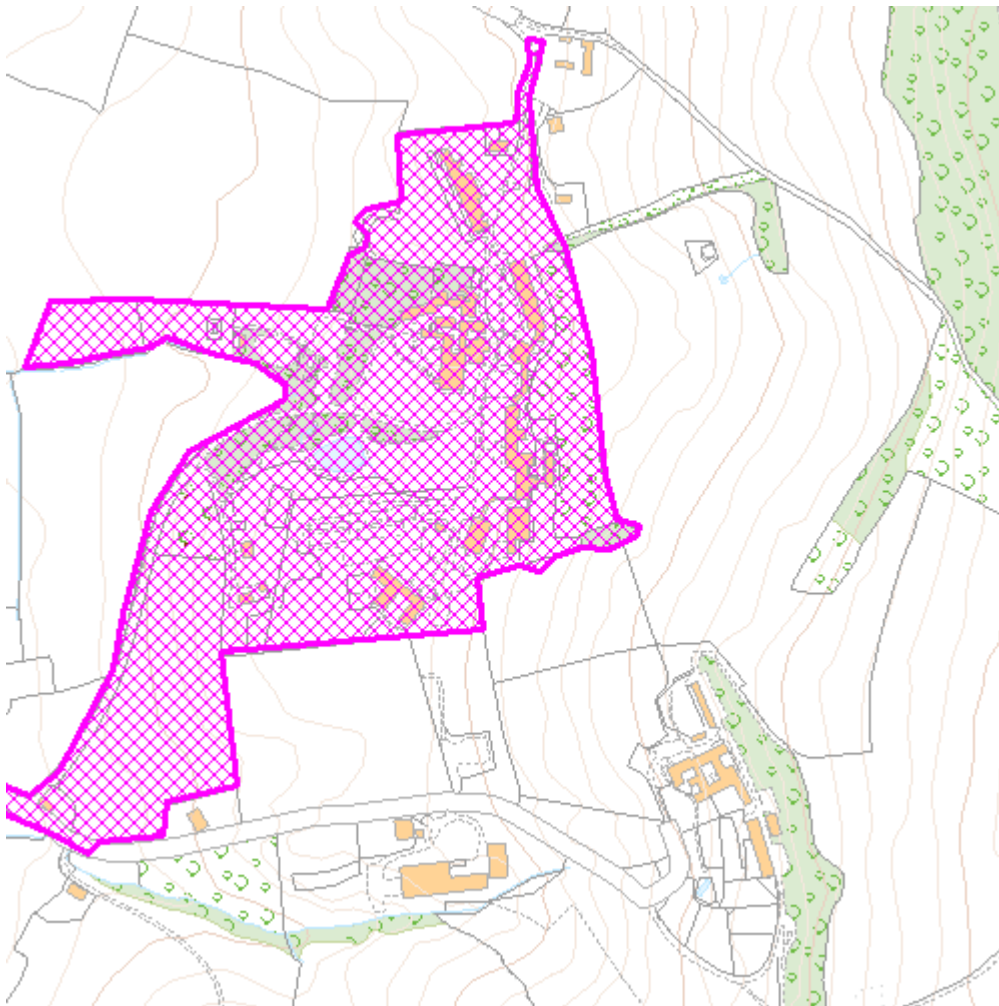




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Item No:	02
Application No.	S.17/2730/LBC
Site No.	PP-06568145
Site Address	Former Standish Hospital And Former Westridge Hospital, Standish, Stonehouse, Gloucestershire
Town/Parish	Standish Parish Council
Grid Reference	381697,206767
Application Type	Listed Building Application
Proposal	Conversion and refurbishment of the former Standish Hospital complex. (381697 - 206767)
Recommendation	Consent
Call in Request	Planning Manager





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Applicant's Details	Mr Richard Wilshaw Beacon Road, Trafford Park, Manchester, M17 1AF
Agent's Details	None
Case Officer	Kate Russell
Application Validated	01.12.2017
	CONSULTEES
Comments Received	
Constraints	Area of Outstanding Natural Beauty Listed Building Within 50m of Listed Building Neighbourhood Plan Standish Parish Council Stonehouse Town Council Affecting a Public Right of Way SAC SPA 7700m buffer Single Tree Preservation Order Points TPO Areas (Woodland/ Groups) Village Design Statement
	OFFICER'S REPORT

DESCRIPTION OF BUILDING

Standish House (Building A) was built in 1830 by Lord Sherborne, and is Listed at Grade II. The main part of the building is a fairly basic but elegant Regency building with service wings to the north. These northern wings seem to correspond with the footprint of a former house on the site.

The house was altered and extended significantly in the 1860s by its then tenant Richard Potter and his wife Lawrencina. The new accommodation comprised such elements as a billiards room and further room for guests, all indicators of the lifestyle of an affluent and sociable family.

These alterations were documented by Richard and Lawrencina Potter's daughter Beatrice. As Beatrice Webb, she was instrumental in the founding of the Fabian Society, and is a figure of national importance in the history of British socialism and in the study of Economics. Her writings about her upbringing at Standish House and its role in the formulation of her ideals give Standish associative interest as well as architectural interest.

The house became a Red Cross hospital for returning wounded soldiers during WWI, a fact that is marked by a plaque in the entrance hall. In 1920 the whole estate was sold and it entered its next incarnation as a Tuberculosis hospital. This phase of its history saw waves of new buildings, many of the early ones, now lost, having been made of timber.



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The house was transferred to the NHS after 1948, and many internal alterations were made as a result. Fortunately, the majority of these were done with a light touch, and many of the building's country house features remain.

The 1830s stables (Building B) to the north of the house are covered by a separate Grade II listing. They are much more architecturally resolved than the main house, being of a purer Neo-classical form. A large redbrick block was tacked on during the TB hospital years; this was later used to house nurses.

The Lodge (Building H) would appear to have been built by Potter in 1865-6, when the current drive was created. It is a pleasant building with a fine classical doorway to the drive. Having been built to serve the purposes of the main listed building is considered to be curtilage listed.

To the north of the site is a pair of 1930s redbrick staff cottages. These have some charm, and are of evidential value, but not of great significance. The Westridge site includes the Sisters' House, built in 1938. This has some Art Deco influence in its windows, but otherwise is very utilitarian.

Of the surviving T.B hospital related buildings the ones of the highest architectural value are the Men's Block (Building G) and the Women's Block (Building C) dating from 1938 and 1947 respectively.

Having been built to serve the purposes of the hospital prior to 1948 they are deemed to be curtilage listed.

The Men's Block is an unusual fusion of Neo-Geo and Art Deco architectural styles, with striking curved corners. The Women's Block is pure Art Moderne with the classic sleek appearance of such buildings. Both buildings were designed for the prevailing belief that light and fresh air were of great benefit to tuberculosis sufferers.

The significance of the Standish Hospital site is greater than the sum of its parts. It is significant at many levels, aesthetic, evidential and historic. It represents the evolution of both a country house estate in the 19th century and the transformation of health care through out all the decades of the 20th century. Its communal value is clearly demonstrated through the fond memories of the site that many have expressed.

PROPOSAL

Conversion and refurbishment of the former Standish Hospital complex.

As well as general upgrading, works include the reconfiguration of partitioning in all the buildings, the removal of staircases in the ward blocks, alterations to the roof of the main house, extensions to the lodge building, the subdivision of the stables and the demolition of some of the less significant pre-1948 buildings.



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REPRESENTATIONS

Statutory Consultees

Standish Parish Council has not responded to the listed building consent application, but states in their planning response that:

Standish Parish Council supports in principle the development of the former Standish Hospital site, and welcomes aspects such as the public access integral to the scheme, the repair of the listed buildings and the retention and proposed improvement of the parkland.

They object to the scheme as a whole on the grounds of various issues that are not considerations in the determination of the listed building consent application.

In summary, Historic England says,

The principal house and stable block are designated separately as grade II. Great weight should be given to their conservation.

The complex of later buildings contribute to the evidential, historic and communal heritage values of the hospital site and contribute in most part to its group value and overall significance....

...we recognise their individual architectural quality and contribution to the overall building group and significance. We are also very pleased that some key 20th century buildings are to be retained.

The areas proposed for demolition, as identified in the submitted Architect's Conservation Statement include predominantly 20th century additions. We do not consider that these contribute positively to the evolution of the building or its architecture, and their removal could benefit and enhance its significance. More substantial demolitions are proposed for structures that you may consider as curtilage, and therefore we task you in considering these proposed demolitions on their individual merits.

Regarding the principal Grade II house, we acknowledge that its condition is very poor and that water ingress has resulted in significant damage to finishes, ceilings and probably structural elements. There were areas of the building that were not accessible and we therefore assume that these are in a similar state of disrepair. We have already conceded at the time of the previous application that the institutional nature of the former use has resulted in significant internal and external alterations, and that the removal of modern fabric and partitioning would provide an opportunity to better reveal the significance of the heritage assets. However, it would appear that elements of the historic fabric are probably beyond economic repair and will need substantial restoration.

We are pleased that principal internal elements such as the three staircases are to be retained (with some possible adaption to comply with Building Regulations).

We understand that all floor and wall structures will be inspected once full access can be gained and the extent of wet and dry rot established.

We advocate the conservation repair of all historic fabric following conservation principals. No demolition of internal walls, floors and roof should be supported without clear and convincing



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justification. A room by room schedule for all works should be prepared and either submitted as an application document or carefully conditioned in the event of an approval.

Public

Objections relate to the larger scheme, with particular reference to the new-build elements, ecology and highways issues. These are not considerations in the determination of the listed building consent application.

PLANNING CONSIDERATIONS

For the purposes of Regulation 2 of the Planning (Listed Buildings and Conservation Areas) (England) (Amendment) Regulations 2003, the reasons for the Council's decision is summarised below. In considering the Application, the Council has given special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest that it possesses. Where relevant, reference is made to Government policy set out in the National Planning Policy Framework.

PLANNING POLICY AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2).

National Planning Policy Framework

Paragraphs 189-202

Historic England Advice Note 2 - Making Changes to Heritage Assets

Stroud District Council Local Plan, Adopted 2015

Policy ES10. Valuing our historic environment and assets.

DESIGN/APPEARANCE/IMPACT ON THE BUILDING

BUILDING A- The Main House

The main house is in very poor condition, largely because of unchecked water ingress. The hospital use has degraded the building over the years with the insertion of new partitioning, some inappropriate window replacement and the addition of extensions.

The proposed demolition of the accumulation of later hospital buildings is justifiable given their poor condition. Even though their removal would represent the loss of a significant part of the story of the complex's evolution, the demolition would serve to better reveal the architectural significance of the main house.

Internally, many of the hospital related interventions are to be reversed, which is welcome. In spite of the 20th century alterations and some theft, much of the original house remains. It is inevitable that some compromises are required, however, for the most part, the proposed scheme respects both the historic plan form and the intention is to preserve as much of the original fabric as possible, including plasterwork and joinery.

At this stage, the condition of the building is such that it is impossible to ascertain the full extent of any necessary repairs or replacement works. Conditions will be placed requiring a



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full schedule of works and a retention strategy for all the fixtures and fittings; this would include the rare survival of a 19th century WC, no doubt installed by Richard Potter, the fate of which requires further negotiation.

It is very important that the social hierarchy of the house stays clearly evident and this needs to be a key consideration. However, some compromise may be needed. For example, the proposals to cover up the decorative plasterwork in the principle rooms in order to conform to Building Regulations requirements would be deeply unfortunate, but technically the works would be reversible, therefore could be deemed to be reluctantly acceptable.

The application proposes the wholesale replacement windows with double glazed substitutes. Whilst the majority of the windows are in poor condition, there is still a good deal of original glazing extant. In this case, the presumption would be repair and retention with secondary glazing.

This does not rule out the possibility that there might be parts of the building where a bespoke double-glazed solution may be appropriate, but the justification for the deviation would have to be exceptional in order not to detract from the design intent, character, significance and value of the heritage asset.

Until a comprehensive condition survey of the windows is carried out, it is not possible to establish their significance, or the appropriate treatment, therefore a notwithstanding condition will be placed, with joinery details required at a later date.

The alterations to the roofs of the main house could be deemed to be one of the most contentious elements of the scheme. However, in reality, the proposed balconies would be relatively discrete. The proposed dormers would be a modern interpretation of the original flat-roof dormers. Although the works would result in a loss of historic fabric, they would add value to the conversion with little impact on the special interest of the listed building.

Other works include the alterations of some of the openings to the rear of the service wing in order to create access. The west elevation of the wing is somewhat architecturally unresolved, presumably as a result of Richard Potter's having added a storey to an already existing structure. Arguably, the proposed alterations would provide it with some cohesion; no harm would be done to the special interest of the listed building.

Overall, subject to careful detailing to be agreed, the proposals for the main house would not harm the special interest of the listed building, and certain aspects of the scheme will better reveal its significance.

Building B The Stable Block

This building has seen a significant deterioration over the last few years, most notably the collapse of the roof. Homes England has put a roof over scaffold up, and it would appear that the walls are sound.

There are no significant internal features related to its past use left in the building, therefore the proposed subdivision would not entail any particular harm.



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Following Officer concerns, the original extensions to the rear of the block, probably once grooms' accommodation, are being retained. The proposed reconfiguration and extensions would alter the appearance of the building, but on fine balance could now be considered acceptable.

In order to prevent the building from becoming over domesticated in appearance, the treatment of the windows and doors needs further discussion, with particular regard to the potential retention of the coach house doors and the detailing of the altered flanking wings. Attached to the stables is the 1920s red brick nurses' block. The loss of this building is regrettable in the context of the hospital site's history, but the benefits of the scheme could be deemed to outweigh the harm.

It was mooted by the applicants that the stables may need wholesale rebuilding as a result of the demolitions; no evidence has been supplied to justify this opinion. Officers have seen buildings in worse condition rescued intact, therefore any work beyond the proposed conversion and extension would be unacceptable. Bearing in mind that the whole point of an enabling development scheme is to avoid the loss of listed buildings, if there is well-informed doubt that the retention of this listed building cannot be achieved, the application should be refused.

The Gatehouse Building L

Architecturally, the gatehouse is one of the best buildings in the complex with a particularly fine doorcase and good heavy quoins.

Once again, it has been impossible to gain access to the building, and it may well be that unforeseen issues with regard to the internal works may yet transpire.

On paper, the proposed alterations to the plan form of the main part of the gatehouse look to be acceptable, but again, conditions will be placed to ensure that finer matters can be discussed at a later date.

The loss of the 1930's single storey service extension would be regrettable, but although telling something of the gatehouse's social history, it is not of any particular merit; the benefits of bringing the building back into good condition could be deemed to outweigh the harm. The proposed extension is large, but being entirely different in design and materials, it will be read as an unequivocally modern addition that will not diminish or challenge the special historic interest of the curtilage listed building, nor will it erode the standalone quality of the gatehouse within its wider setting.

The Men's Ward Block Building C

The proposals for this building would be of great benefit to the external appearance of its key west-facing elevation. The architectural interest of the building would be greatly enhanced through the installation of more appropriate windows.

The demolitions to the rear are largely acceptable, as are the replacement extensions, subject to detailing; however, the loss of the Egyptian-esque porch with integral light would be disappointing. Internally, the loss of the central staircase and the uranium tiles would also



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be regrettable, nevertheless, the retention of the building could be deemed to outweigh the harm.

The plan form of the building would be compromised by the alterations, however, not to its unacceptable detriment. The rhythm of the layout of the hospital rooms would remain legible; therefore the building's original architectural intent would not be lost.

It is worth noting that the interior retains much of its Art Deco joinery, in particular the doors with original door furniture. No information has been supplied as to the proposed internal joinery treatment, but the retention condition will allow discussion over the possibility of the reuse of the doors.

The Women's Block Building G

This is the most architecturally striking building in the group, being a derivation of the Art Moderne Style. Its construction date is very late for its style precluding its individual listing, but it is clearly a delayed interwar building of great merit.

The loss of the extensions to the rear would be largely non-contentious, though the removal of the two flanking staircases would be regrettable.

The retention of the main staircase is very welcome, as is the intended return of closer replications of the original glazing.

The plan form of the building would be compromised, but not to its unacceptable detriment. The benefits of saving the district's best example of early-mid 20th century architecture would outweigh the harm.

Other pre-1948 buildings

The 1930s' staff cottages to be demolished have a certain Arts and Crafts charm, however, they are not of such significance as to warrant their retention; similarly the Sisters' House on the Westridge site has some architectural good points, but is otherwise unremarkable. Its loss would not erode the significance of the listed group.

REVIEW OF CONSULTATION RESPONSES

Noted and addressed in the report.

RECOMMENDATION

Subject to stringent requirements for further details, this application is recommended for Consent.

HUMAN RIGHTS

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised



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by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Demolition Plan of 01/12/2017
Plan number = 120-00-1004-A

Demolition Plan of 01/12/2017
Plan number = 120-00-1005-A

Proposed floor plan of 01/12/2017
Plan number = 120-01-1003 - A

Proposed plans of 01/12/2017
Plan number = 120-01-1004 - A

Proposed Elevations of 01/12/2017
Plan number = 120-01-1103-A

Proposed Elevations of 01/12/2017
Plan number = 120-01-1104-A

Proposed floor plan of 01/12/2017
Plan number = 120-02 -1002 - B

Proposed floor plan of 01/12/2017
Plan number = 120-02 -1002 - B

Proposed Elevations of 01/12/2017
Plan number = 120-02 -1102 - B

Site Plan Proposed of 01/12/2017
Plan number = NW2940/010

Proposed floor plan of 01/12/2017
Plan number = NW2940/011



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Proposed floor plan of 01/12/2017
Plan number = NW2940/012

Roof plan of 01/12/2017
Plan number = NW2940/013

Proposed Elevations of 01/12/2017
Plan number = NW2940/015

Proposed Elevations of 01/12/2017
Plan number = NW2940/016

Proposed Elevations of 01/12/2017
Plan number = NW2940/017

Proposed Elevations of 01/12/2017
Plan number = NW2940/018

Section of 01/12/2017
Plan number = NW2940/020

Section of 01/12/2017
Plan number = NW2940/021

Proposed floor plan of 12/02/2018
Plan number = 120 05 1002 D

Roof plan of 12/02/2018
Plan number = 120 05 1003 B

Proposed Elevations of 12/02/2018
Plan number = 120 05 1102 D

Reason:

To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

3. Before relevant work begins to each building, a schedule of works showing the retention/repair/re-use of chimney-pieces; internal joinery, windows containing historic window glass; stair balusters and handrails; the 19th century W.C in Building A, and all vulnerable surfaces and finishes shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be carried out in strict accordance with the approved details. No such features shall be disturbed or removed temporarily or permanently without the prior approval in writing of



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the Local Planning Authority.

Reason:

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Before the relevant work on each building begins, details shall be submitted to and approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the retained features during the building work. The agreed measures shall be carried out in full for the duration of the work.

Reason:

To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

5. During the works, if hidden historic features are revealed they should be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority should be notified immediately and work should not recommence without the agreement of the Local Planning Authority. Failure to do so may result in unauthorised works being carried out and an offence being committed.

Reason:

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Before the commencement of the relevant works to each building, details shall be submitted and approved with the Local Planning Authority setting out the method of ensuring the safety and stability of the building fabric throughout the phases of demolition and reconstruction. Such details are to include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the method statement approved.

Reason:

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990



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7. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason:

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Notwithstanding the submitted information, before the relevant work begins to each building, drawings fully detailing the new or replacement windows, shall be approved in writing by the Local Planning Authority and installed completely in accordance with the approval. These should show materials, cross sections for glazing bars, sills, heads and so forth including the method of opening and method of glazing.

Reason:

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Before the relevant work begins, drawings to an appropriate scale showing full details of new or replacement internal joinery shall be approved in writing by the Local Planning Authority and installed completely in accordance with the approval.

Reason:

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informatives:

1. This Listed Building Consent relates solely to the plans, drawings, notes and written details submitted with the application, or as subsequently amended in writing and referred to on this decision notice. Any variation of the works or additional works found to be necessary before work starts or while work is in progress [or required separately under the Building Regulations, by the County Fire Service or by environmental health legislation] may only be carried out subject to approval by the Local Planning Authority.



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Unauthorised modifications, alterations, or works not covered by this consent may render the applicant, owner(s), agent and/or contractors liable to enforcement action and/or prosecution.