

PLANNING REPORT - PREPARED BY

AMK PLANNING

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INTRODUCTION

1.1 This report will review planning issues associated with the redevelopment of Scraptoft Hall, Scraptoft, and Leicestershire. The appraisal specifically examines the planning issues associated with the reuse and development of the site for a scheme of extra care retirement apartments prepared by Mark Stewart Architecture Limited.

1.2 The proposal seeks to convert the Hall (Grade II listed), and associated stables and outbuildings (Grade II) to apartments for the over 55's which would include sheltered housing but also offer additional levels of care and support. In addition to conversion it is proposed to demolish some derelict outbuildings and replace with new build two storey apartments with some further apartments towards the fishing lake in the north and the southernmost part of the south lawn. In total the proposal would create 98, residential institution (Class C2) type apartments.

1.3 The appraisal is based on local plan policies and national planning guidance, discussions with relevant local authority officers and a desk based review of environmental constraints.

1.4 Section 2 of the appraisal looks at the site and surroundings. Section 3 details the proposed development and conversion scheme. Section 4 discusses the main physical planning issues to be considered if an application was submitted for an apartment type development.

SITE AND SURROUNDINGS

2.1 The site comprises an irregular shaped area of land with associated buildings lying in the centre of Scraptoft Village which is located on the eastern edge of Leicester. The main access comes from Church Hill to the west, which connects directly onto Scraptoft Lane and Station Lane, providing access to the outer Leicester ring road (A563) approximately 1.25 miles to the west and the A47, approximately 1 mile to the south. The site is now vacant and partially derelict but was most recently used, up until 10 years ago, as a campus site for De Montfort University. The site is actually the remainder of a larger campus which continued east of the Hall but has now been redeveloped for housing.

2.2 The site measures 3.82 Hectares and largely consists of unmaintained parkland but also includes Scraptoft Hall, a Georgian, three storey, listed building (Grade II) with several outbuildings and stables immediately to the north (Grade II). Beyond those buildings is a large fishing lake whilst towards the eastern boundary is a settlement pond. The western entrance to the site is marked by walls, gate piers and gates of approximately 2metres in height and are Grade II listed. The southern section of the site, known as the south lawn, is a tree enclosed grassed area which leads to a former car parking area of the campus that fronts onto Covert Lane. This hard surfaced, rectangular shaped parcel of land was granted planning permission two years ago for the construction of 2 no. detached dwellings.

2.3 The site is located in Scraptoft Conservation Area which incorporates the original village core of Main Street and Hamilton Lane to the north west that leads to the complex of Nether Hall and its outbuildings. The Conservation Area also includes the large square of open space of the Edith Cole Memorial Ground on the opposite side of Church Hill. The historic core of the village is still clear, despite modern housing developments between Main Street and Stocks Road that lie directly west of the fishing pond. Just beyond the south western boundary of the site is the Church, of All Saints, which dates from the 13th Century, and the associated churchyard and vicarage.

2.4 The village occupies relatively high ground which descends across the open countryside found to the south of Covert Lane.

THE DEVELOPMENT PROPOSAL

3.1 A scheme has been prepared by Mark Stewart Architecture Limited, a practice which specialises in the reuse and repair of historic buildings and development within historic settings.

3.2 The development appraisal by MSA reviews potential options for the development of the site within the context of a Conservation Plan. It advises that in order to protect the setting of the listed buildings, development is restricted to key areas of the site where there is a precedent for build form and where the visual impact of development is restricted.

3.3 In so doing the appraisal identifies three areas of the site in which development of varying form could potentially take place. The scheme focuses firstly on the conversion of the main Hall extensions and primary outbuildings to retirement accommodation. It is understood that the development would take the form of individual apartments for the over 55's which start as simple sheltered housing but offer additional levels of care and support from meal preparation, personal cleaning/shopping assistance to full nursing support all provided within the home.

3.4 The accommodation provided by the conversion is consolidated by new building development in a second part of the site to the northeast corner, behind the main hall. Development in this location takes the form of a series of separate 'outbuildings', broadly reflecting the pattern and form of the derelict stable blocks. Additional accommodation takes the form of a courtyard development of two buildings which will replace demolished derelict buildings, a small building adjacent to the Pond completing a courtyard development with the adjacent refurbished outbuildings and a terraced cottage development adjacent to the main Hall, working with the historic context to provide ancillary 'estate' buildings.

3.5 The third area proposed is to the southern boundary of the site where two apartment blocks are proposed in place of two 5 bedroom dwellings with extant planning permission.

PHYSICAL PLANNING ISSUES

LISTED BUILDINGS

4.2 The site as a whole contains two complexes of listed buildings being the main hall and the stable block.

4.3 The hall itself is a Grade II listed building. This listing identifies the building as being 'particularly important' and as such the development proposals will be subject to close scrutiny by the local planning authority, and any decision to grant consent will need to be ratified by the Government Office in consultation with English Heritage. Detailed planning policy relating to listed buildings is set out within Section 6 of this report.

4.4 The building was listed in 1951, and its listing description primarily refers to external features of the building. While the description identifies the unsympathetic twentieth century additions to the building, it also notes a number of important internal features being the black and white marble floor in the entrance hall, the oak staircase with turned balusters C18 panelling, and C17 stone fireplaces.

4.5 Since the Hall was listed, however, it is clear that a substantial amount of internal construction work has taken place without consent in converting the building to teaching and residential accommodation for the University. Works include the replacement of all the floors, removal of most of the cornice details and original skirting and some inappropriate internal subdivisions.

4.6 The stable block to the rear of the main hall is Grade II listed, falling within the majority category of listed buildings within the country. In this respect it is primarily the external features of the building and its setting within the context of the main hall that can be considered to be the main constraint to consider through the redevelopment proposals. Notably, the listing identifies that the further stable ranges to the north have been included within the listing for group value suggesting that it is their form and historic interest in interpreting the estate that is more important than their intrinsic value as buildings of architectural or historic merit. It is these buildings which would be demolished and redeveloped rather than converted as part of the proposed scheme.

4.7 The importance of the listed buildings, and the potential for development proposals to preserve their setting, architectural and historic interest, will be the key determinant in the acceptability of the scheme. It is acknowledged that there is a need for the proposal to demonstrate that the correct balance between economic re-use and the preservation of the buildings has been struck. It will be important that the proposals can demonstrate the potential to enhance the existing buildings, key views and to ensure the long term custodianship of the site and these will be material considerations to the planning authority and English Heritage.

Vehicular Access

4.8 The Hall takes its access from Church Hill, just north of the churchyard and Stocks Road. This access would be retained as the principle point of access in the new development proposal. Historical records show that this access was used during the time the site was occupied by De Montfort University. Whilst it is apparent that the campus also had an access onto Beeby Road which now lies within the housing estate, the Church Hill access would have been in regular use, comparable to the volume of traffic likely to be generated by the proposed development.

4.9 A separate access also exists in the south of the site, serving Covert Lane. The lane has been improved in the recent past to cater for the additional volume of traffic generated by the new housing development to the east of the site. The access onto Covert Lane formerly served a campus car park but is not presently in use. Recently the car park was granted consent for a development comprising 2 no, five bedroom dwellings which would involve creating a new access slightly further east. Within the proposed scheme this access would now serve two apartment blocks. A separate traffic assessment and travel plan will comment on access issues in more detail.

PUBLIC FOOTPATHS

4.10 In so far as County Council records show there are no public footpaths or bridleways crossing the site.

FLOOD RISK

4.11 No part of the site is identified by the Environment Agency as being within a flood zone.

ENVIRONMENTAL CONSTRAINTS

4.12 A large proportion of the site boundary is marked by mature tree and shrub planting that encloses a lake, fishing pond and an unmaintained area of lawn to the southern half of the site. Consequently, there is potential for the site to have some ecological and nature conservation value. Separate ecological and bat surveys have been prepared by independent specialists.

4.13 Due to the location of the site within the Scraptoft Conservation Area works to any tree will require the prior written consent of the Council, either in isolation or as part of a formal planning application. However, none of the trees on the site are protected by a Tree Preservation Order.

4.14 The opportunity for the development to provide for the long term management of the woodland planting and parkland represents a positive contribution in planning terms.

LOCAL PLAN POLICIES

4.15 Policy constraints for the site are referred to in section 5 of the report.

CONTAMINATION

4.16 Given the existing and past uses of the site it is not envisaged that it is likely to contain any significant areas of contamination.

ARCHAEOLOGY

4.17 The site is not designated as having any archaeological interest, and our investigations have not revealed any local interest in this regard.

PLANNING HISTORY

5.1 Scraptoft Hall was designated as a listed building in 1951. Since that date Council records show the following applications:

98/01088 & 01089/ FUL & LBC

- Planning and listed building consent were granted in 1998 for internal alterations to the building and work to the windows on the northern facade.

98/01090 & 1091/FUL & LBC

- Planning and listed building consent granted for alteration to windows and doors on the stable block in 1998.

04/00921, & 00923/FUL & LBC

- Planning permission and listed building consent sought in 2004 for the conversion of outbuildings to form nine residential units. No decision has yet been made on these applications.

04/00926 & 00927/FUL & LBC

- Planning permission and listed building consent sought in 2004 for the conversion of the Hall to 11 no. residential units with associated parking and landscaping. No decision has yet been made on these applications.

06/00885/FUL

- Detailed planning permission was granted last year for two 5 bedroom houses with detached garage blocks in the area of the car park at the south of the site. This permission remains extant.
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PLANNING POLICY REVIEW

6.1 National planning guidance is provided within a series of policy guidance notes setting out the governments broad land use objectives. At a regional level the Regional Spatial Strategy RSS8 provides general strategic planning policy. At a local level. The Leicestershire, Leicester and Rutland Structure Plan and the Harborough District Local Plan form the development plan for the site. The relevant policies of each plan are set out below. As it stands, the Structure Plan and Local Plan policies retain the most weight in determining planning applications.

6.2 More recently, the Planning and Compulsory Purchase Act 2004 introduced a new plan making system called the Local Development Framework. Documents prepared as part of the new system will be introduced and adopted as local planning policy over time and will eventually supersede the existing development plan hierarchy.
National Guidance

6.3 Planning Policy Statement 1 sets out the central tenets of national planning policy, supporting sustainable urban growth and the development of sustainable communities through the planned provision of accessible mixed uses supported by appropriate infrastructure.

6.4 Residential planning policy at a national level is expressed primarily within Planning Policy Statement 3. The statement reaffirms the national commitment to building new housing on previously developed. There is a re-emphasis of the need to respond to affordable housing demand, and ensuring that an appropriate mix of housing is provided.

6.5 Guidance on the identification and protection of historic buildings, conservation areas is found within Planning Policy Guidance note 15. It sets a general presumption in favour of preserving listed buildings, except where a convincing case can be put forward for alteration or demolition. Proposed developments will be assessed in terms of the architectural and historic importance of the building, the particular physical features and setting of the building to the local scene, and the extent to which the proposal would bring substantial benefits for the community, both economically and environmentally. It advises that the most appropriate use of a building is one that is compatible with the fabric, interior and setting of the historic building. The guidance emphasises that applicants for listed building consent must be able to justify their proposals. They must show why works which would affect the character of a listed building are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.
Regional Guidance

6.6 Regional Spatial Strategy 8 (RSS8) for the East Midlands comprises the regional planning guidance for the area. It is currently undergoing a review and an updated version will form guidance until 2026 when adopted. In due course, policies in the Regional Plan will replace those in adopted Structure Plans. In respect of the historic environment, Policy 31 states that development should be promoted sensitively in the interests of both conservation and enhancement. Such an objective would include encouraging the refurbishment and re-use of disused or under used buildings of architectural or historic merit.

LEICESTERSHIRE, LEICESTER AND RUTLAND STRUCTURE PLAN 2005

6.7 The Leicestershire, Leicester and Rutland Structure Plan was adopted in 2005 and covers the period 1996 to 2016. Environment Policy 1 of the Plan relates to the Historic Environment and states that any development affecting Conservation Areas should preserve and enhance their character. Proposals which affect historic buildings and sites will be assessed against their need to ensure their preservation and setting, whilst in areas of archaeological potential development will only be acceptable provided proper evaluation of the archaeological implications have been taken into account.

HARBOROUGH DISTRICT LOCAL PLAN AND ALTERATIONS 2004

6.8 The Harborough District Plan was originally adopted in 2001 to cover the period 1991 - 2006. In 2004 alterations to the plan were approved that related to the remaining housing allocation sites in the District. Whilst the local plan has gone beyond the period it was initially intended, most of the policies, including those of relevance to this proposal, will be saved beyond 2007 when the Local Development Documents are intended to be adopted.

6.9 Of specific relevance to this site is Policy LR26 which places a presumption against development should proposals within the grounds south and west of Scraptoft Hall have an adverse impact upon vistas or the setting of the Hall.

6.10 Policies EV11 and 13 relate to development and demolition within Conservation Areas. In order to preserve and enhance these areas the Council will pay particular attention to issues of design, scale and detailing of development, ensuring that open vistas important to the areas are retained and resisting proposals that would generate volumes of traffic harmful to its character. Demolition of buildings which make a positive contribution to the area will only normally be permitted where they are beyond repair or incapable of beneficial use.

6.11 In respect of listed buildings, Policy EV15 sets down criteria for alterations and extensions to buildings to ensure their character is preserved. Policy EV16 seeks to ensure that new development respects the setting of listed buildings, whilst changes of use will be permitted provided they are essential for the retention and preservation of a building and can be accommodated without significant alterations that would adversely affect their character.

6.12 The open land and fishing lake immediately north and west of the entrance path and the outbuildings is designated as "Important Open Land" in the Plan (HS9). From the details provided on the proposed site plan it would appear that part of the new access, parking area and the 'lake pavilion' falls within this area. This designation does not preclude new development, but proposals need to demonstrate that no harm will be caused to the character of the locality through the new building, or that positive benefits will accrue to the character of the area sufficient to outweigh any negative impact.

6.13 With regard to the intended use of the buildings Policy HS13 refers to housing for the elderly. These proposals are normally considered acceptable provided there is adequate provision for parking with satisfactory access for vehicles and pedestrians. The extensions and alterations should also be designed not to affect the appearance of the area. The supporting text to the policy also refers to proximity to public transport and local facilities and ensuring the buildings are fully usable to persons in wheelchairs.
Affordable Housing

6.14 Extra Care Housing of the type proposed is considered to fall within class C2 of the Town and Country Planning (Use Classes) Order 1987 as amended in 2005. Policy HS/2 of the Local Plan relates to land for new housing development and in justification states that all new housing developments will be expected to incorporate affordable housing. Negotiation for affordable housing is also the subject of Policy HS/4. These policies are considered to be directed towards general residential proposals i.e. Class C3 dwelling houses and not Class C2 residential institutional uses. Policy HS/13 which relates specifically to specialise C2 development is notably separated from general residential policies, and contains no such requirements for affordable housing. As such it is considered that the development proposed should attract a requirement for affordable housing.

6.15 We believe that the most useful piece of guidance in this respect is the RTPI Good Practice Note 8 - Extra Care Housing -Development planning, control and management which was published in November 2007. This extracts guidance on planning policy from the much wider ranging 'Extra Care Housing Toolkit' published by the Department of Health in October 2006. Its introduction states that:-

'A step change in the delivery of high quality housing to meet the changing needs of the UK's ageing population is urgently needed. A rapidly growing proportion of households are seeking housing with specific design and locational features that enable the delivery of personal care and support services in the home as part of their lifestyle choice. This Good Practice Note aims to support urban and regional planning professionals engaged in forward planning and development management to respond to the growing demand for extra care housing in England.'

6.16 The guidance note goes on to define Extra Care Housing, stating 'in recent years, the term 'Extra Care Housing' has gained prominence as the generic description of housing with care support. It is described in the Toolkit as "Purpose-built accommodation in which varying amounts of care and support can be offered and where some services are shared."

Section 5 of the guidance note 'Issues for Development Planning, Control and Management, Policy development: Planning Policy Statement 3' focuses on specific planning guidance. It reviews the types of retirement housing and states the criteria by which individual proposals should be assessed in determining which use class they might fall into. It states in assessing development proposals, planners should be prepared to have to consider the following areas:

- Assessment of the benefit to local housing and care provision of individual schemes:
- Will some frail older people be able to avoid admission into residential care?
- Will the scheme help older people stay independent and remain active in old age? Does the scheme offer an opportunity for elderly owner-occupiers to purchase their own property in a scheme where an increasing
- Level of care can be provided?
- Does the scheme have facilities not normally associated with retirement or sheltered housing such as bar/lounge, kitchen/dining room, laundry, crafts room, IT suite, shop, gym etc.?
- Are 24 hour care services available to all residents according to their need?
- Can residents receive/purchase care from the on-site-team?

6.17 Unlike residential care homes, extra care housing is not registered by the Commission of Social Care Inspection (CSCI). However, it should be noted that the delivery of the domiciliary care component to individual residents is registered by CSCI. Further information on registration is available from CSCI for planning purposes; this should clarify whether the development is regarded as a residential institution or a group of 'ordinary' dwellings. This is a key distinction for planners as it relates to C2 or C3 categorisation under Town and Country Planning (Use Classes) Order and may determine whether an affordable housing contribution is sought by the planning authority, especially where the developer is a private sector provider of extra care housing for rent or sale.

6.18 It is proposed to convert Scraftoft Hall into the principle administration facility for the site. It will contain residents lounge, restaurant, gym, social facilities as well as administration, staff facilities and care space. The remainder of the site will provide one and two bedroom converted and new build apartments. The apartments will be individually owned on a long leasehold basis with a service charge to cover the maintenance of the buildings, grounds, communal facilities and care provision. All residents will benefit from a base level of care and be able to 'bolt on' care and nursing services as they are required or as they become more infirm. These care services will be registered under CSCI and the development therefore qualifies as a C2 use under the terms of the above guidance.

SCRAPTOFT CONSERVATION AREA CHARACTER STATEMENT 2001

6.19 The Scraftoft Conservation Area Character Statement 2001 was produced by Harborough District Council and has been adopted as Supplementary Planning Guidance. As such, the statement has material weight in the determination of planning application within the Conservation Area.

6.20 The Character Statement is essentially a list of the features encompassed by the Conservation Area boundary. There is no detailed assessment of the features which make up the special character of the area and as such it is considered that there is flexibility to interpret appropriate character in any new development.

6.21 However, the statement does refer to Scraftoft Hall as being at the centre of the village and at the time of the statement notes that 'much of the original setting ...remains'. It notes that the screen gates to the west are of particular importance as is the pond and garden spaces to the south and west. The gates and walled garden to the west of the hall's main facade are identified as giving the hall its formal setting and the relationship of the village; hall and church to the west are considered to be 'very significant'. Equally the lawned area to the south is identified as important to the setting of the hall.

PLANNING APPRAISAL

7.1 The following section provides an assessment of the scheme produced by Mark Stewart Architecture. The assessment considers the proposal within the context of the site, the policy framework outlined above and all other material considerations. It does not include specific design assessment which will be covered in a separate report by the Architects.

7.2 It is considered that there are no planning policies that would prevent residential development of this type, in principle, within the site, subject to Listed Building, Conservation Area and 'Important Open Land' concerns being satisfactorily addressed. Further, this assessment has not identified any physical aspect of the site that would prevent the implementation of the development as proposed, subject to appropriate investigation and mitigation.

7.3 As such, the key factors in the determination of a formal application on the site will be the impact of the development on the character and appearance of the listed buildings, the conservation area and the area of important open land identified under policy HS9 of the local plan. As a part of this consideration, the diminished setting of the hall resulting from existing neighbouring residential development must be taken into account.

7.4 However, the policy context cannot be looked at in isolation, and broader conservation considerations such as the urgent need for effective stewardship of the hall and grounds, the 'at risk' status, vacancy and disrepair of the buildings and the potential for development to enhance and consolidate the character and setting of the site will be important material considerations.

7.5 The economic viability of the proposed development as a whole in relation to the ongoing maintenance of the grounds, lake and the Listed Buildings is considered to be a material consideration in this case although it is not considered that the development should be considered in the strict context of 'enabling development'. The development proposal focuses on the conservation management of the Hall and its grounds as a whole, providing an opportunity for a comprehensive development which will:

- retain the historic and architectural integrity of the site;
- allow continued interpretation of the historic context;
- ensure the future custodianship and conservation management of the hall and grounds; and,
- Sit firmly within the historic context of alteration, enlargement and change which characterises the history of the site.

7.6 It is considered that the approach adopted by Scraftoft Hall Retirement Village Ltd, to adopt a comprehensive conservation management plan can demonstrate that the development as a whole is greater than the sum of its parts. While it is necessary to view the development proposal as a comprehensive package, it is also useful to consider the individual elements that make up the scheme.

CONVERSION OF THE HALL AND EXTENSIONS

BUILDING A - COMMUNAL FACILITIES, 10 APARTMENTS, WARDENS, FLAT & GUEST ROOM

7.7 The scheme centres on the conversion of the main hall to the central administration function, communal facilities, residents lounge, care spaces, guest suite and four residential apartments. The Hall is the key listed building and the focus for all the other buildings and associated grounds. In terms of assessing the suitability of the proposal, consideration will initially be given to the implications this would have to the internal fabric of the main hall, given its Grade II listed status

7.8 The subdivision of the Hall will require internal alterations to accommodate the facilities and residential accommodation proposed. Generally, a use will be favoured which maintains the internal structure of the building. However, in view of the unsympathetic internal alterations over the last 50 years, the proposed alterations offer the opportunity to 'reinstate' some of principal ground floor rooms and entrance hall as communal and reception areas. Notably, the upper floors of the building are understood to have been used as residential accommodation as part of the former college use and the Conservation Statement identifies fixtures and fittings associated with this use. As such it is clearly arguable that the main hall has an established C2 use, and that the development offers an opportunity for a more sensitive institutional habitation and division. In addition, the proposal provides the potential to restore the external fabric of the building and to remove some of the unsympathetic alterations.

7.9 On this basis, in this particular case, there would seem to be a strong argument to be made in favour of conversion, given the current state of the substantially altered interior, the former residential, institutional use of the upper floors, the long period of vacancy and absence of genuine interest for other alternatives.

7.10 In addition, the conversion presents an opportunity to restore the most interesting elements of the Hall and to provide for long term maintenance. While restoration does not in itself justify conversion, this is a material consideration. Since the mid 1990's the Hall and outbuildings buildings have fallen into disrepair. They have been placed on the English Heritage 'Buildings at Risk' register. The most recent survey rated the Hall as being in poor condition and in slow decay with no solution agreed. The present situation is considered to be of medium concern, however since entering the register the situation has, in the opinion of the Georgian Society, worsened dramatically.

7.11 To the rear and northern side of the main hall, the proposal would see the replacement of an unsympathetic C20 addition to the building. While this would evidently have an impact on the appearance and setting of the building, it offers significant potential to rid the structure of an unsightly feature and to reinterpret historic growth with an addition that is far more sympathetic to the overall character and style of the building.

7.12 It is proposed to create a new 2.5 storey scale extension designed to be subservient to the main Hall but to reflect its essential Georgian character. The building will accommodate 6 apartments, the scheme Warden's apartment and a visitor's guest suite. South Lawn Cottages Building C - 12 Apartments.

7.13 The residential development to the west undertaken by David Wilson Homes has significantly diminished the immediate setting of the Hall in this location. Modern three storey apartment blocks are being constructed along the adjoining boundary immediately to the east of the Music Room, which are not of particularly sympathetic design and would have an adverse impact on the setting of the Hall when viewed from the principle vista to the west. In order to enhance the setting of the Hall in this location, it is proposed to erect 12 apartments in a terraced cottage arrangement. This will act as a buffer to the David Wilson development and effectively diminish the adverse impact of the adjacent three storey buildings. It is not considered that limited additional development in this location would harmfully affect the key view of the southern elevation of the Hall proposed to be opened up to Covert lane and in fact would positively enhance the setting from other key aspect to from the west.

SOUTH LAWN - BUILDINGS G & H (44 APARTMENTS)

7.14 Views of the Hall as seen from the south are presently limited by the tree screening that encloses the parking area adjacent to Covert Lane. It is proposed to open up this important vista by removing a small number of trees within the copse at the end of the South Lawn. These are largely self seeded Sycamores with little aesthetic value and their removal is not considered to harm the setting or appearance of the Conservation Area. The car parking land to the south of the lawn which has approval for two large detached houses has been brought into the site to facilitate the opening up of the southern vista and create space for the development of mews apartments at the end of the South Lawn. The development of the existing permission in isolation would not allow this and the proposed comprehensive approach will enable the southern aspect of the Hall and lawns to be properly restored.

7.15 It is proposed to erect two 2.5 storey buildings in a terraced mews arrangement, creating a new vista from Covert Lane and framing a view of the main Hall from the south. The buildings have been set back from Covert Lane to reflect the depth of the landscaped buffer to the whole of the David Wilson development along the lane to the east and to maintain a consistent approach to development in this part of the Conservation Area.

7.16 The building positions reflect the footprints of the approved detached dwellings and the width of the proposed buildings is such that glimpse views of the Hall will be maintained either side of the buildings as well as through the principle vista. The development will extend into the South Lawn area but will be approximately 100 metres from the main Hall and it is not considered that that it will adversely affect the setting of the Hall, the integrity of the South Lawn. In fact, this aspect of the proposal represents a significant opportunity to the setting of the Hall and to bring a separate parcel of land back into the curtilage of the main grounds. Given the current, poor visual state of this part of the site, it is considered that this element of the scheme represents a positive enhancement to the Conservation Area and the opportunity to achieve a gateway to the southern aspect.

CONVERSION OF THE STABLE BLOCK AND DEMOLITION BUILDING B - 7 APARTMENTS

7.17 In respect of development proposed for the north eastern section the most noticeable elements of the redevelopment concern the demolition of the 'L' shaped group of part single, part two storey outbuildings in the far corner of the site. This section of the outbuildings is not described in the listing of the adjacent stable block but is still listed as Grade II for group value. A section of the outbuildings has been almost completely removed by fire damage and would therefore involve total reconstruction. The remaining two storey building proposed for demolition has been significantly altered with the insertion of modern fenestration, doors, openings and masonry infill and does not in itself have any great architectural merit. The impact of these outbuildings upon the setting of the Hall is considered to be minimal given their peripheral location and the screening provided by the adjacent wooded area and modern two storey housing.

7.18 In these circumstances, it is considered that the demolition of these buildings is justified and offers the opportunity for replacement buildings to enhance the setting of this part of the site.

7.19 In respect of the main listed stable block, it is proposed to create 7 apartments by converting the existing buildings, with minimal alterations and the restoration of many of the original window and door openings. It is considered that the conversion will positively enhance the character and appearance of the Grade II listed buildings, particularly in view of the poor quality office conversion and subdivision that occurred during the University occupation.

COURTYARD DEVELOPMENT BUILDING D - 13 APARTMENTS BUILDING E - 6 APARTMENTS

7.20 While these aspects of the development proposal have no direct precedent in terms of existing footprint within the site, there is a degree to which they can be considered replacements for the derelict stables and outbuildings. In addition, the buildings are located in the north eastern corner of the site, which has a restricted visual envelope, and is well screened from public viewpoints. While this part of the site lies close to the main Hall, its position ensures that it is not seen from the key vistas. At the same time, the area remains entirely within the main built complex of the hall and its functional footprint. This aspect of the design has attempted to recognise that this part of the Hall and its immediate surroundings has always worked as the functional, 'behind the scenes' element of the building complex - it is not intended to be seen from the main public views. The proposal carries forward this historic context, placing new built form behind the Hall, maintaining the unfettered vistas to the most impressive facades.

7.21 On this basis, it is considered that the overall impact on the setting of the Hall from development in this location would not be harmful, and indeed, follows the historic pattern of development and change. It is also noted that the new development to the north east corner of the site has imposed a stark and displeasing retaining wall to the boundary facing the derelict stable block. The development proposed offer the opportunity to provide some screening of the new development with a more sympathetic form of architecture, and to give some visual separation between the sites.

7.22 Building D, comprising 13 apartments, is a 2.5 storey building which replaces the buildings that are being demolished. It has necessarily been moved further to the east to create enough space to accommodate Building E. As such it impinges on the area designated as 'Important Open Land' (Local Plan policy HS9). The purpose of this designation is to protect the Lake, its landscaped fringe and the area to the west of the Hall from inappropriate development that may adversely affect its setting and open character. It is considered that the relatively minor infringement of Building D into this area does not in any way compromise this policy or significantly affect the open character of this area. Owing to the topography of this part of the site the building would sit at a lower level than the adjoining Listed Buildings. The building would not be significantly higher nor compete visually with the main Hall. It is considered that this part of the development would therefore have no material adverse impact on the setting of the listed buildings.

7.23 Building E, comprising 6 apartments, has been designed as 1.5 storey building that will effectively screen the bland modern retaining wall along the eastern boundary of this part of the site, erected recently as part of the adjoining David Wilson housing development. The buildings will be at a level that is almost a storey lower than the neighbouring housing to the east, with only the plane of the roof visible over the existing boundary fence. It is not considered, therefore, that they will have any adverse overbearing or overshadowing impact.
Courtyard Pond Development Building F - 4 Apartments.

7.24 Building F, comprising 4 apartments, will be located on the northern bank of the settlement pond to the east of the Hall. The building has been designed to reflect the character of the listed building conversions immediately to the west and complete the courtyard development around the pond. Like Building E it has the dual function of screening the unsightly modern retaining wall to the rear. It is proposed to replace the close boarded softwood fence to the east of the pond with a metal railing fence. This will have the affect of visually linking the pond and courtyard formed by Building F with the open space corridor of the adjoining David Wilson scheme and open up public views of the Hall and listed buildings from publicly accessible areas to the west.

CAR PARKING AND HARD LANDSCAPING

7.25 The principle access to the scheme will be maintained via the main gates on the western boundary. The majority of car parking for residents and staff for the retirement complex will be located to the north and east of the listed outbuildings to the north of the main Hall. These will replace the tarmac parking areas that currently exist around the Hall, Pond and outbuildings. The appearance of these areas will be improved by new pavioered surfacing. The existing function of these areas as access and parking locations will be altered to become private residential courtyard spaces that will further enhance the setting of the Listed Buildings.
The Lake, Woodland and South Lawn

7.26 The Lake and surrounding woodland will be subject to comprehensive landscape management plan. The woodland area will be thinned and replanted to restore its former parkland appearance. The grassed areas to the west of the Hall and the main South Lawn will be restored as a formal landscaped space with appropriate supplementary planting in accordance with the historic context identified in the Conservation Statement.

THE DEVELOPMENT PROPOSAL AS A WHOLE

7.27 The proposed conversion of the Hall provides the focus for the development as a whole, which also involves redevelopment of other parts of the site. This has implications for not only the setting of the listed buildings but also the character of the Conservation Area. The new build development would be concentrated upon the southern and north eastern parts of the site. This focus, based upon the conservation assessment, reflects the historic pattern of development echoes the footprint of built form and the precedent for additional development and sits firmly within the context of the site. In addition this form of development provides a significant opportunity to maintain and open up the most important vistas to the hall, protects the important open areas of the site and retains the historic interpretation of the site over all. This will ensure that the primary view of the Hall as seen from the west will remain unaffected and through work to the original boundary and pathway features, it is considered that the view will actually be enhanced.

7.28 The comprehensive package of restoration and development will offer the opportunity to deliver sustainable and long term stewardship of the principle listed buildings, and their broad setting within the landscaped grounds. While the restoration and repair of the listed buildings does not in itself justify new development or conversion, it is the opportunity which it provides which is most important. Clearly, the precarious state of the main listed building and its uncertain future, is a material consideration in determining any development proposal.

7.29 It is submitted that the merits of the development proposal must be considered in conjunction with the specific tenure of the proposed units. The concept of an extra care retirement complex, with estate management of the site under a single ownership is essential in providing sufficient certainty that an appropriate and long term level of stewardship will be provided.

7.30 In a standard C3 housing scheme, it would very difficult to justify service charges to the occupants of remote new build units which contribute to the upkeep and maintenance of listed buildings that are in separate private ownership. However, the proposed retirement complex, with central administration and communal facilities in the principle listed buildings and landscaped grounds that provide access and benefit to all of the residents of the complex enable a service charge funded management plan to be put in place to guarantee the proper management, maintenance and long term future of the site as a whole.

7.31 Whilst the proposed scheme cannot be considered in the context of 'enabling development', a separate viability assessment has been prepared which illustrates the costs associated with the future maintenance of the Listed Buildings, Lake and landscaped grounds, together with the staff and management costs associated with operating the extra care complex. The assessment will illustrate the level of reasonable service charge that be justified to individual occupiers of the scheme, which in turn justifies the density of development required to sustain a complex of this nature.

8.0 CONCLUSION

8.1 The proposed development relates to a Grade II listed building and associated land and outbuildings. This listing identifies buildings of outstanding architectural and historic national importance and only accounts for approximately 6% of all listed buildings (including Grade I). As such it is acknowledged that any application for conversion or re-use will undergo a high level of scrutiny.

8.2 However, the Hall has now been out of use as a single dwelling for the last 50 years. Over that period alterations have been made to the interior which have significantly altered the character of the building. The Hall has been vacant for the last decade which suggests that there is little apparent interest in reverting the building back to its original use. On the basis of these two factors there would appear to be a strong argument for the Hall and associated outbuildings to now be redeveloped for an alternative use.

8.3 The proposed redevelopment of the site to accommodate 97 retirement homes has merit in that the Hall will not only revert back to a residential purpose but will also halt the ongoing deterioration of the building.

8.4 While the individual elements of the scheme vary in their potential impact on the character and appearance of the listed buildings and surrounding grounds, the scheme must be viewed as a whole. The proposed scheme focuses development form on those areas where there is an historic precedent for ancillary development, where there is a planning precedent for new build and where the visual envelope is most restricted and least likely to adversely impact upon the setting of the listed buildings or Conservation Area. The Conservation Plan offers significant opportunity to restore the most important features of the listed building and the most important vistas which provide the context for their setting. In addition, it will provide for the holistic, long term stewardship of the hall and its grounds. This is the key benefit of the proposal from a planning and heritage point of view.

8.5 Looking at the individual elements of the development proposal, it is considered that the conversion of the Hall and the complex of stable and outbuildings to the proposed C2 use would be acceptable in principle. The new build elements of the project, immediately to the north of the stable buildings are screened from the Hall to some degree by the stable buildings and, as such, may be considered to have lesser impact on the setting of the Hall. In view of the 'behind the scenes' character of this part of the site, the principle of new build C2 use in this location is considered to be acceptable subject to detailed design and layout of the buildings.

8.6 Similarly the new build apartment blocks comprising 44 units in the southern part of the site are a significant distance from the main Hall and lie largely on an area of land where residential planning permission has already been established. It is considered that these buildings will have a limited impact on the direct setting of the Hall and certainly less than the much closer and more intensively developed apartment blocks that have been approved directly to the east of the Hall. It is acknowledged that the buildings are of substantial scale but the linear nature of their layout, affording substantial views of the internal part of the site from Covert Lane and opening up the key southern vista to the Hall are significant benefits that are considered, on balance, outweigh potential concerns over the level of new build development within the curtilage of a listed building.

8.7 Perhaps the most important material consideration is the future of the Hall and the surrounding grounds. The alternative use prospects are not promising. It has been recognised that the reuse of the Hall as a single dwelling house is not economically viable. The prospects for institutional re-use in this location are remote as evidenced by the lack of interest expressed during previous marketing phases over the last few years. The proposed residential institutional use is considered preferable to the only realistic alternative of C3 residential sub-division and conversion. Standard residential re-use and new build development necessarily requires the introduction of private external spaces, leisure space, higher levels of car parking and the paraphernalia associated with occupation by individual household units, all of which may potentially change the essential character of the site.

8.8 The proposed retirement complex will be a centrally managed institutional facility. As such there will be genuine ongoing custodianship of the grounds and the Lake that could not be secured by individual private housing. The annual costs associated with the maintenance of the Hall and the grounds are too high to be sustained by standard residential use but the levels of service charge required are generally accepted as part of retirement living and budgeted for accordingly.

8.9 The development density proposed is relatively high in the context of development within the curtilage of Listed Buildings but at 9.7 dwellings per acre (97 units within a 10 acre site) it is well below average house building densities and has been laid out in a manner consistent with the historic context of Scraftoft Hall and its outbuildings, maintaining the essential open landscaped character of the site and preserving the key views of the most important buildings and features.

8.10 It must also be recognised that having accepted that the proposed care village represents a beneficial re-use of Scraftoft Hall, that use must be allowed to operate in an economically viable way to guarantee the future maintenance of the site. Extra Care retirement villages need a certain critical mass to rationalise the investment in the non-revenue earning central administration and communal facilities - in this case facilities which will utilise space within and positively preserve the character of the principle Listed Building. Similarly the maintenance costs associated with the upkeep of the Listed Buildings, Lake and grounds are such that it will be necessary to secure substantial annual service charge revenue which can only be achieved from a certain number of units. This is discussed in greater detail in the viability assessment. In this context the development of 97 units is considered justified to secure the long term future of the Hall and grounds.

8.11 In conclusion, the proposed development is considered to both preserve and enhance the character and appearance of the main Listed Buildings and the wider Conservation Area. The development accords with Local and National planning policies and will secure the future of a Grade II Listed Building which is currently on the register of buildings at risk. The proposed development is not considered to have an adverse impact on the amenities of adjoining residents, highway safety, and the ecology of the site or any other interest of acknowledged importance and as such it is submitted that the applications for planning permission and Listed Building Consent should be recommended for approval.

SCRAPTOFT HALL C2 EXTRA CARE RETIREMENT VILLAGE

DEVELOPMENT VIABILITY APPRAISAL

PREPARED BY SCRAPTOFT HALL RETIREMENT VILLAGE LTD

INTRODUCTION

The following report reviews the ongoing costs associated with the maintenance and management of the Scraptoft Hall site which includes a Grade II Listed Country Hall, a complex of Grade II Listed Buildings, associated structures and enclosures, approximately 10 acres of parkland and a 2 acre Lake. The report will also review a simple development appraisal illustrating the costs associated with completing an extra care development on the site in comparison to the estimated end valuation.

The report will consider the proposed development density in relation to the viability of the project and in relation to sustaining the ongoing maintenance costs in relation to service charges generated by the operation of an extra care scheme.

MAINTENANCE & MANAGEMENT

1.1 The Schedule at Appendix illustrates the projected ongoing management costs and service charge requirement based on the proposed 97 unit scheme. The schedule does not cover any costs associated with extra care provision, other than the basic warden aided service, which would all be payable in addition to the base service charge.

1.2 The ongoing future maintenance of Scraptoft Hall, the grounds and the lake will require substantial annual investment. It has been recognised that a traditional residential development of the site may not be able to generate sufficient funds by way of service charge to achieve this, as it is unlikely that individual residential occupiers in remote new build units will be willing to meet the costs of maintaining the listed hall and listed buildings from which they receive no benefit. For instance the schedule illustrates costs of around £70,000 associated with maintenance of the listed buildings alone and these contain only 11 accommodation units. Similarly the annual costs of maintaining the grounds and communal facilities are estimated at £94,000. It can therefore be seen that the service charge required from units generated by conversion of the existing buildings alone could not maintain ongoing maintenance costs in a viable manner.

1.3 A centrally administered extra care scheme with communal facilities in the Hall and access to landscaped grounds and the lake to the benefit of all the residents can generate the sort of service charge that will be required to ensure the future of the Hall and its grounds.

SERVICE CHARGES

1.4 Much of the cost is fixed for maintaining the site, regardless of unit numbers in the scheme. For instance, the repairs and maintenance of the listed buildings, the communal facilities maintenance and facilities management, staff and administration costs and professional fees total approximately £295,000 annually. This cost will need a substantial development density to be supported.

1.5 In general, standard sheltered housing, with minimal communal facilities and warden only support can command between £1200 and £2000 in service charges. At the upper end of the scale the retirement and leisure village with full leisure facilities, indoor/outdoor pools, tennis courts etc can command charges of up to £5000. This is obviously targeted at the wealthy retired sector and is not comparable to the sort of extra care facility proposed at Scraptoft Hall which falls somewhere between the two ends of the retirement sector.

1.6 It is envisaged that in this area and in this location, in order to be competitive and maintain a viable offer service charges in the region of £250-£300 per month can be justified.

CONCLUSION

1.7 In order to meet the projected annual maintenance costs of £342,000 and with a service charge of £300pcm a development density of 95 units would be required.

1.8 It is therefore considered that the proposed development of 97 units is reasonable in the context of providing sustainable ongoing management and maintenance of the Scraptoft Hall site.

2) DEVELOPMENT VIABILITY

2.1 A development appraisal illustrating the development viability of the proposed 97 unit scheme is attached at Appendix 2 . By way of comparison an appraisal for 85 units is also attached at Appendix 2.

2.2 The majority of costs and fees are standard industry estimates for new build and refurbishment. There is significant additional cost attached to the Listed Hall and Outbuildings refurbishment attributable to higher material and specialist labour costs to which a sum of £300,000 has been attributed.

2.3 We have taken average 2 bed apartment sizes from our floor space schedule of 788sqft and one bed apartments at 561sqft across the development, though there are obviously variations in 1 and 2 bedroom units and their sizes. We estimate the average sale value of units at £240 per sq ft for the larger 2 bed units at £189,000 and £275 per sq ft for the one bed units at £154,000.

2.4 The 97 unit scheme shows a return of approximately 12.9%. Generally returns of between 12-15% represent a minimum level of economic viability for speculative development projects of this nature. Conversely the 85 unit appraisal shows a return of 8.3% which would not be economically viable.

CONCLUSION

2.5 The proposed development density of around 97 units is justified to meet the exceptional costs of restoring Scraftoft Hall, the listed outbuildings and ancillary structures, the grounds and the Lake. Any significant reduction in unit numbers is likely to make the development economically unviable.

APPENDIX 1 - SERVICE CHARGE SCHEDULE - SCRAPTOFT HALL, LEICESTER

97 APARTMENTS INCLUDING REFURBISHMENT OF LISTED HALL & OUTBUILDINGS

ANNUAL COSTS

REPAIRS & MAINTENANCE OF SCRAPTOFT HALL & OUTBUILDINGS

Maintenance Of Fabric of Grade II Listed Hall	£	15,000.00
Maintenance Of Fabric of Grade II Outbuildings	£	20,000.00
Maintenance of Communal Facilities in Hall	£	15,000.00
Maintenance of historic walls and listed gates	£	5,000.00
Sinking Fund for external decorations and internal decoration of communal facilities	£	15,000.00
Contingency fund	£	3,500.00

REPAIRS & MAINTENANCE OF 86 NEW BUILD APARTMENTS

Maintenance of Building Fabric	£	25,800.00
Maintenance of Boundary Fencing	£	2,000.00
Sinking Fund for External decorations and internal lobby/communal spaces	£	17,200.00
Contingency fund	£	2,250.00

COMMUNAL SERVICES & FACILITIES MANAGEMENT

Listed Buildings Insurance	£	7,000.00
New Buildings/Site Structures/Public Liability/Employers Insurances	£	25,000.00
Communal areas electric/heating/water & Business Rates	£	15,000.00
Cleaning of communal areas, windows, external building fabric	£	12,000.00
Maintenance of Grounds, pathways, drive and parking areas etc	£	25,000.00
Maintenance Of Lake, Balancing Pond	£	5,000.00
Maintenance of ecological facilities, bat roosts etc	£	1,500.00
Tree Management & Replanting Sinking Fund	£	3,600.00

PROFESSIONAL SERVICES

Estate Management	£	25,000.00
Legal Services	£	6,000.00
Audit	£	3,000.00

FEES

Bank Facilities	£	1,000.00
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STAFF & ADMINISTRATION COSTS

Site Manager	£	25,000.00
Administration Staff	£	35,000.00
Warden/Caretaker	£	14,000.00
Security personnel	£	6,000.00
Office Expenses/electricity/phone etc	£	5,000.00
Emergency Call Monitoring Maintenance	£	8,000.00

TOTAL COSTS £ **342,850.00**

ANNUAL SERVICE CHARGE FOR 97 APARTMENTS £ **3,534.54**

MONTHLY SERVICE CHARGE £ **294.54**

APPENDIX 2 - DEVELOPMENT REVENUE

61,788 sq ft - 240 sq ft	£	11,536,320.00
36,561 sq ft - 275 sq ft	£	5,553,900.00
Valuation	£	17,090,220.00
Less Agency Fees	£	256,353.30
Less Legal/Conveyancing Fees	£	97,000.00
Total Development Value	£	16,736,866.70
DEVELOPMENT PROFIT	£	1,913,332.52
DEVELOPMENT RETURN		12.9%

DEVELOPMENT APPRAISAL - SCRAPTOFT HALL, LEICESTER

97 APARTMENTS INCLUDING REFURBISHMENT OF LISTED HALL & OUTBUILDINGS - DEVELOPMENT COST

Land	£	2,800,000.00
Stamp Duty	£	112,000.00
Demolition and Tree clearance	£	40,000.00
61,788 sq ft - 2 Bed - 130 per sq ft	£	6,248,840.00
36,561 sq ft - 1 Bed - 130 per sq ft	£	2,625,480.00
Additional Refurbishment/Listed Building/Hall Facilities Costs	£	300,000.00
Tree and parkland management, replanting, soft landscaping	£	75,000.00
External Works, Access Roads, Car Parking Areas, Hard Surfacing	£	250,000.00
Boundary Wall, Walled Garden Restoration, Boundary Fencing, Gate Restoration	£	100,000.00
Lake and Settlement Pond Restoration	£	30,000.00
Construction Cost Contingency @ 3%	£	288,879.60
Professional Fees 8%	£	733,945.60
Legal Fees	£	50,000.00
Other Costs (survey, statutory fees, ancillary consultants, planning/build regs.)	£	75,000.00
NHBC	£	121,250.00
Land/Fees Finance 9 months @ 8%	£	183,720.00
Construction/Land Finance 18 months construction @7.5% fixed	£	789,418.98
TOTAL DEVELOPMENT COST	£	14,823,534.18

DEVELOPMENT APPRAISAL - SCRAPTOFT HALL, LEICESTER

85 APARTMENTS INCLUDING REFURBISHMENT OF LISTED HALL & OUTBUILDINGS - DEVELOPMENT COST

Land	£	2,800,000.00
Stamp Duty	£	112,000.00
Demolition and Tree clearance	£	40,000.00
53,788 sq ft 2 Bed - 130 per sq ft	£	5,429,320.00
32,561 sq ft 1 Bed - 130 per sq ft	£	2,333,760.00
Additional Refurbishment/Listed Building/Hall Facilities Costs	£	300,000.00
Tree and parkland management, replanting, soft landscaping	£	75,000.00
External Works, Access Roads, Car Parking Areas, Hard Surfacing	£	250,000.00
Boundary Fencing, Gate Restoration	£	100,000.00
Lake and Settlement Pond Restoration	£	30,000.00
Construction Cost Contingency @ 3%	£	255,542.40
Professional Fees 8%	£	645,046.40
Legal Fees	£	50,000.00
Other Costs	£	75,000.00
NHBC	£	121,250.00
Land/Fees Finance 9 months @ 8%	£	183,720.00
Construction/Land Finance 18 months construction @7.5% fixed	£	720,035.93
TOTAL DEVELOPMENT COST	£	13,520,674.73

DEVELOPMENT REVENUE

53,788 sq ft - 240 per sq ft	£	10,023,360.00
32,561 sq ft - 275 per sq ft	£	4,936,800.00
Valuation	£	14,960,160.00
Less Agency Fees	£	224,402.40
Less Legal/Conveyancing Fees	£	97,000.00
Total Development Value	£	14,638,757.60
DEVELOPMENT PROFIT	£	1,118,082.87
DEVELOPMENT RETURN		8.3%

DESIGN AND ACCESS STATEMENT FOR THE PLANNING APPLICATION

INTRODUCTION

The conservation statement prepared in 2007 was circulated to all the stakeholders and received a positive feedback.

In 2008 the site was sold to the current owners who also purchased the land to the south within the original southern vista. A scheme has been prepared for a retirement village and this can be seen as an additional option to those considered in the Conservation Statement.

Based on the criteria in the Conservation Statement, the use as a retirement village satisfies the key points of risk for the Hall and its setting in:-

- a) Requiring a minimal loss of historic fabric to the Hall and providing the opportunities to make a positive benefit to the character of the building.
 - b) The conservation of the Stable Block can be achieved with a minimal loss of historic fabric and again making a positive benefit to their character.
 - c) Including the management of the whole estate as one ownership.
 - d) Dividing the costs of maintenance of historic fabric and the parkland setting over all the owners will ensure the long term viability of the site.
 - e) Utilising the new buildings to mitigate the unfortunate intrusion of the new residential development.
 - f) Reinstating the southern vista providing views from the Hall and a view of the south front of the Hall from the public highway.
-

DESIGN OF ALTERATIONS TO THE HALL

1. The ground floor of the Hall contains the best principal rooms and these are retained in community use.
 2. The upper floors have been heavily altered and these are to be converted to four residential units.
 3. Alterations to the fabric are kept to a minimum.
 4. Modern partitions and the second floor additional stair are removed to reinstate the principal rooms
 5. Disabled access to the ground floor is described in the access section. This is provided by a platform lift in the extension requiring a new "Gib" door to be formed at the upper level of the new library.
 6. Fire escape from the upper floors is taken through the extension. This avoids the need to lobby the staircase on the ground floor.
 7. All the floors, skirtings and cornices are poor modern replacements of earlier fabric and there will be no loss of historic fabric in providing sound attenuation and fire protection.
-

A - DESIGN OF THE EXTENSION TO THE HALL

1. This replaces the existing 20C extension and provides the following opportunities for improvements:
 - a) On the north elevation, the elevation is set back behind the line of the quoins and 18C lead hopper and downpipe to the Hall.
 - b) Attachment to the Hall is minimised to that required to provide ground floor access to the Music Room and first floor access from the fire escape, providing an opportunity to open out the east elevation of the Hall.
 - c) The roof of the extension is set back on a hip so as not to obscure the second floor window.
 - d) The glazed link to the Music Room allows for the 16C mullioned window to the library to be both seen and provide daylight into the room.
 2. The height of the extension is subservient to the Hall.
 3. The slate roof, brick walls and painted timber sash windows create a quiet dignified building which is subservient to and projects the strong character of the Hall.
 4. The extension is arranged so as not to affect the surrounding buildings or the retaining wall to the former parterre.
-

B - THE OUTBUILDINGS

1. The outbuildings are to be converted into 8 units.
 2. The subdivisions utilise existing cross walls in order to avoid any loss or alteration to existing roof structures.
 3. The outbuildings have been heavily altered over the years and have many openings. The ms architects proposals seeks to utilise existing openings and rationalise these so as to reflect their form prior to the period when Scraftoft came into institutional use.
 4. The outbuildings retain evidence of their original copperas lime wash which is to be reinstated.
-

C - NEW BUILDING TO THE EASTERN BOUNDARY

New building designed to create a foreground to obscure the encroaching modern developments. The design reflects that of estate cottages giving the illusion to the new build behind being an extension of this idea rather than their mundane relativity.

D - NEW BUILD TO THE NORTH OF THE STABLES

1. New building forms the west side of the courtyard and set back into the trees.
 2. The windows on the south elevation are over 22m from the adjacent house at 1 Beeby Road, and heavily obscured by trees.
 3. Abutting the boundary to the north is a single storey building which gives privacy to the new courtyard and the adjacent property to the north.
-

E - NEW BUILD TO THE EASTERN BOUNDARY

1. This building is designed so as to hide the modern retaining wall and fence relating to the recent adjacent housing development. The offset roof line, distance from the boundary and significantly lower ground level do not intrude on residential amenity of the new houses. The building has no windows to the rear east elevation ensuring there are no overlooking issues.
 2. The form of the building as is articulated by little porches.
 3. The roof is of blue clay plain tiles which retains the grey colour of the existing roofs whilst being of more agricultural and of less formal character.
 4. Chimney stacks emphasise the building foreground further diminishing the impact of the new houses behind.
-

F - NEW BUILD TO THE SIDE OF THE SETTLEMENT POND

1. As with E this building is designed so as to hide the modern retaining wall, fence and adjacent houses whilst being of a height so as not intrude on residential amenity.
 2. Windows on the rear, north, elevation light their internal corridor and look directly in to the wall and fence.
-

G & H - NEW BUILD FRAMING THE SOUTHERN VISTAS

1. These buildings replace the house for which consent has been granted. As identified in the Conservation Plan these houses were in separate ownership to the Hall, which regulated the opportunity to reopen the southern vista.
 2. In this proposal the frontage of the two wings is as that for which consent has been granted, but they are set further apart providing a clear view of the Hall from the public highway and opening up the vista out from the Hall.
 3. The southern elevation would be defined with parkland landscaping and the development of the woodland to either side.
 4. To the east the existing tree belt is retained and supplemented.
 5. To the west the existing substantial trees around the substation are retained. These and the existing eastern wall to the boundary, which is to be repaired, provide privacy to the adjacent dwelling.
 6. To the south the building is obscured by the replanted woodland which follows the form of planting illustrated in the 1781 engraving.
-

LANDSCAPE

- 1 The proposals seek to retain the key elemental forms of landscape, mitigating the modern loss of character in order to provide a positive return to the setting of the Listed buildings.
 2. The important west screen is to be restored.
 3. The existing west access gate and carriageway are retained with the height restriction barrier removed.
 4. The intrusion of various modern elements such as bollards, hand rails etc are to be removed.
 5. Car parking is to be relocated away from the Listed buildings and off the southern vista.
 6. The new buildings are arranged so as not to damage or require the removal of any significant trees. A scheme of tree works and appropriate supplementary planting is to be instigated.
 7. The settlement pond and large pond are to be restored.
 8. The materials for the hard landscaping are to be more appropriate to the setting of the Listed building.
-

ACCESS

1. The northern section of the site around the Hall and units A - F has relatively level access to the adjacent highway.
 2. The southern section of the site around buildings G - H also have level access to the Highway.
 3. To provide access between these two areas there will be a reinforced grass access way to ms architects
 4. Allow the residents of G - H access to the communal facilities viable within the Hall. This route to be supplemented by the availability of electric buggies suitable for wheelchair users. The existing Hall (A) has a raised ground floor to the south and east. Whilst there is level access to the raised ground floor to the west, the existing ground levels make access to this point impracticable. The importance of the steps to the west front negate the provision of an external platform or stair lift. The extension is set at ground level with an internal platform lift giving access to the whole of the raised ground floor level.
 5. There are four units on the upper floors of the Hall. The construction of the Grade II Listed building precludes the option of incorporating a platform lift as this would cause a significant loss of historic fabric. Incorporating a platform lift into the new extension was considered, but in order to serve the second floor of the Hall the extension would have to be built to the existing parapet height which would adversely affect the character of the Hall. Given the existing staircase is to an accessible stair standard this provision is reasonable access to the upper floors.
 6. The converted outbuildings (B) all have level entry access. Five units are single storey with level floors. Three units have first floors served by an accessible stair. These units have an additional use on the ground floor wc.
 7. All the new buildings have level entry access and platform lifts giving access to the upper floors.
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