

Item No 03:-

16/01117/LBC (CT.0117/1/M)

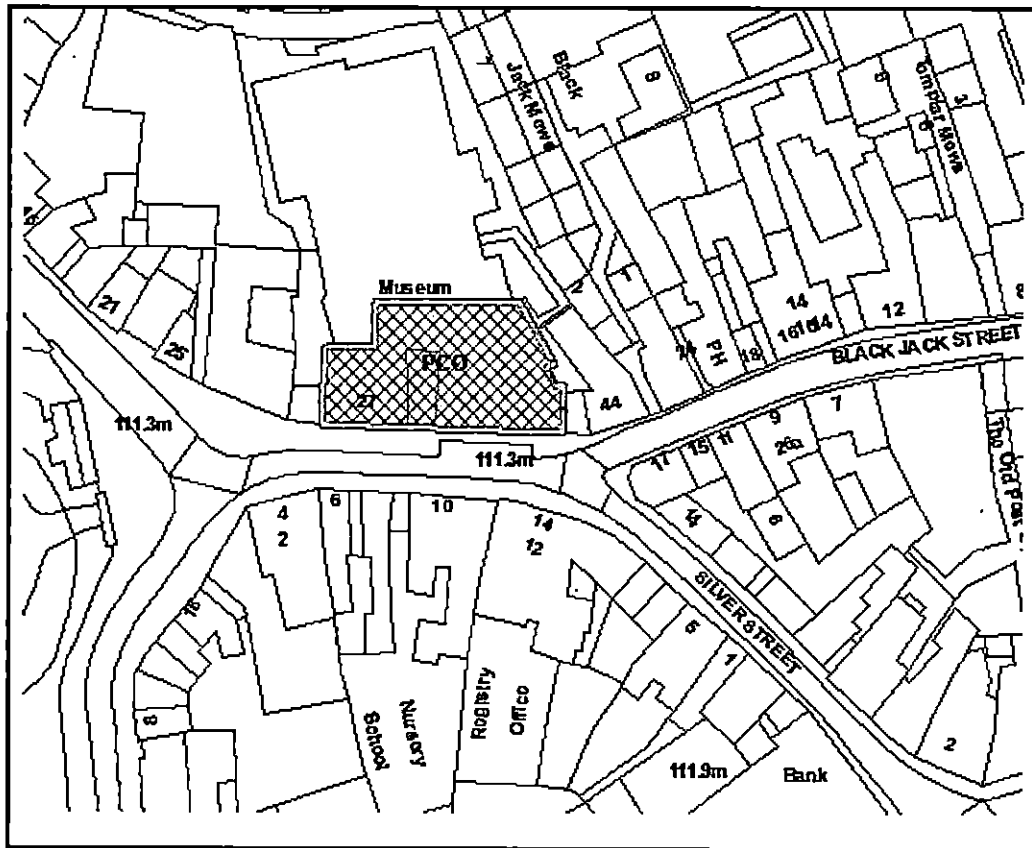
**Corinium Museum
Park Street
Cirencester
Gloucestershire
GL7 2BX**

Item No 03:-

**Internal alterations on the ground floor and modifications to front door and external step at
Corinium Museum
Park Street Cirencester**

Listed Building Consent 16/01117/LBC (CT.0117/1/M)	
Applicant:	Sports & Leisure Management Ltd
Agent:	Designscape Architects
Case Officer:	Julian Bagg
Ward Member(s):	Councillor Mark Harris
Committee Date:	11th May 2016

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

(a) Impact of the proposal upon the special architectural and historic interest of the listed building

Reasons for Referral:

The property is owned by Cotswold District Council and therefore as required by the scheme of delegation this planning application should be determined by the Planning and Licencing Committee.

1. Site Description:

The affected building (No 29 Park Street) is a large 18th Century town House previously known as Abberley House and listed Grade II in 1948. The house was constructed around 1765 for John Cripps a notable Cirencester businessman. The building became the YMCA in 1918 and was purchased as the new location for the Corinium Museum in 1935. The museum opened in 1938 following an extension by local architect Eric Cole. In 1974 the adjacent property No27 was purchased and a major programme of extension and remodelling was carried out by Eric Cole Group.

Abberley House and its remaining outbuilding to the rear has been significantly altered internally with very limited elements of significance surviving on the ground floor. The significance of the building lies predominantly in its age, remaining components of historic interest and its contribution to the streetscene.

No27 Park Street (which now forms part of the museum) is not a listed building in its own right and was brought into the curtilage of the museum after Abberley House was listed. The section of the museum which was historically within the curtilage of No27 is therefore not constrained by the adjacent listing. This application for listed building consent therefore only applies to proposals affecting Abberley House (No29 Park Street).

2. Relevant Planning History:

There have been numerous past applications associated with this property none of which are relevant to this case.

3. Planning Policies:

NPPF National Planning Policy Framework

4. Observations of Consultees:

None

5. View of Town/Parish Council:

None

6. Other Representations:

None

7. Applicant's Supporting Information:

Design and Access Statement
Heritage Statement

8. Officer's Assessment:

(a) Impact of the proposal upon the special architectural and historic interest of the listed building

The proposal seeks to remodel the internal spaces within the museum in order to better manage visitor flow through the permanent exhibitions, to enable both the shop and museum reception to be managed from a single point of contact and also to adapt the Ground floor of Abberley House so that it can be used independently of museum opening times.

The proposal includes internal refurbishment, structural alterations and general enhancement of the ground floor exhibition spaces within Abberley House (29 Park Street), including associated building services modifications. Re-opening of front door into Abberley House from Park Street with the lowering of the step and removal of side door into Jack's Coffee Shop (44 Black Jack Street). Internal refurbishment of entrance area (new reception desk, glazed entrance screen (to create draught lobby), including refurbishment and substantial structural alterations to the ground floor of 29 Park Street.

The proposals only affect the ground floor of Abberley House. Abberley House has in the past been heavily altered and adapted since its use in 1918 as a YMCA and the numerous later institutional adaptations for museum use. This work included the removal of the staircase and the demolition of internal subdivisions on the ground floor to create one large open plan space. Consequently there is little of historic or architectural interest remaining within the ground floor. The reinstatement of a functioning front door and new step to enable the ground floor of Abberley House to be used as required independently of the museum. This will bring back the historical functionality of the façade and is a positive proposal that will better reveal the significance of the building.

The various infillings and insertion of stud partitions are of little consequence in this context. The removal of an infilled archway and masonry partition wall within the rear outbuilding does constitute the removal of historic fabric, however the masonry in question is limited and does not represent fabric of high significance in the context of the listed building. Any harm generated by this aspect of the proposal would be outweighed by demonstrable public benefit generated by the proposal.

9. Conclusion:

Officers consider that this proposal would not result in an appreciable negative impact upon the special architectural or historic interest of the listed building. The proposal is in compliance with local and national policies relating to built heritage including Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and section 12 of NPPF.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

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

The development hereby granted consent shall be implemented in accordance with the following drawing numbers: 305.P.100.P2, 305.P.101.P1, 305.P.102.P1, 305.P.103.P1, 305.P.150.P2, 305.P.151.P2, 305.P.152.P2, 305.P.200.P1, 305.P.300.P1 and 305.P.400.P1.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework.

New external stonework shall be of the same stone type, colour and sizes as existing stonework and coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall match that used for the external walling of the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development will be constructed of materials that are appropriate to the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.