

Item No 07:-

17/04977/LBC

**Cotswold Heritage Centre
Old Prison
Fosseway
Northleach
Cheltenham
Gloucestershire
GL54 3JH**

Item No 07:-

Replacement of glazing to the glazed links, replacement of glazed doors to front elevation at Cotswold Heritage Centre Old Prison Fosseway Cheltenham Gloucestershire GL54 3JH

Listed Building Consent 17/04977/LBC	
Applicant:	Friends Of The Cotswolds
Agent:	Rees Bolter Architects
Case Officer:	Hannah Minett
Ward Member(s):	Councillor Chris Hancock
Committee Date:	14th February 2018
RECOMMENDATION:	PERMIT

Main Issues:

(a) Impact on historic fabric, significance and setting of listed building

Reasons for Referral:

The application has been referred to Planning Committee for determination because the Council have financial interest in the land.

1. The Site and Proposal:

The Old Prison was designed by Sir William Blackburn and built in 1792, then extended in the early C19. It is a grade II* listed building. The building is constructed of coursed and dressed limestone with a slate roof. The building has a 'D'-shaped plan with the principal range comprising the rectangular central block built in 1792 which originally formed the governor's house linked to smaller blocks which probably date from 1820 via a high natural stone curtain wall. The latter forms the rear wall of the lean-to glazed areas which were added in the late C20.

The scheme proposes to remove and replace the glazed linking sections between the main block and the later historic buildings set either side of the latter. The works will also involve the replacement of the existing glazed sliding doors to the front elevation of the building which are set within a later opening.

2. Relevant Planning History:

10/01217/LBC - Re-roofing of glazed areas. Permitted

10/01176/LBC - Replacement of two external doors, insertion of new timber floor and installation of secondary glazing. Permitted

05/03018/LBC - Installation of suspended ceiling, toilets, kitchen facilities, extraction units, modifications to glazed roof, partial internal refurbishment, security barriers to open display area and installation of boiler and associated flues within exhibition bays, and an oil storage tank. Permitted

05/03103/FUL - Provision of office accommodation in former gallery on the first floor of the building, provision of café facility in south gallery and modification of outside bays and installation of boiler and associated flues, and oil storage tank. Permitted

01/00698/FUL & 01/00699/LBC - Proposed flat roof and arched ceilings to cell block. Permitted

3. Planning Policies:

NPPF National Planning Policy Framework

4. Observations of Consultees:

Historic England: No comment

Conservation Officer: Approve. Full comments can be read in the main body of the report.

5. View of Northleach Town Council:

No objection.

6. Other Representations:

None

7. Applicant's Supporting Information:

Design and Access Statement
Heritage Statement

8. Officer's Assessment:

Policy and Legislation

The site is a grade II* listed building, therefore the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 131 sets out that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

Officer Assessment

The existing glazed screens comprise of modern fabric which was installed in the late C20 and which are of no historic or architectural interest. Therefore no objections are raised to the removal of these or to their replacement with suitably designed new screens. The existing glazing is supported on a steel frame which will be retained. The glazing which is single glazed and leaking in places is thermally inefficient. The existing rear doors allow access to the garden and yard at the rear of the building are stiff, heavy and difficult to open.

The proposed new glazing will closely follow the form of the existing structure. The roof will follow a similar pattern to the existing using slightly bulkier glazing bars. The vertical glazing bars which would be visible from the rear yard and garden will be set further apart from the existing which will increase the overall transparency of the structure. Opening vents/windows will be incorporated into the new screens to improve the ventilation within these sections of the building at different times of the year. The proposal would improve the efficiency and transparency of the glazing and is welcomed.

The new glazed screens will incorporate a double-glazed system. The latter is considered to be acceptable in this context bearing in mind the glazed sections are modern infill elements and do not form part of the historic core of the listed building. The introduction of double-glazing within the modern screens is not considered to be contentious bearing in mind the context.

The glazing bars will be finished in a colour to be agreed in order to minimise their impact. These will be constructed of powder coated aluminium which is acceptable and in keeping with the character of the building.

The front glazed doors will be replaced with a new bi-fold door/screen divided into three sections with one separately opening section to increase flexibility in the use of the existing opening. At present the door in this location opens with a sensor and in winter this allows heat to escape from the building. The new door will be hinged so that a single section can be opened for access. As access is required through to the garden with larger machinery and vehicles the screen will also be designed to fold back so that the entire opening can be exposed. This design approach is considered to be acceptable. The suspended ceiling will be removed within the café as part of the works and this is welcomed.

All of the design changes proposed will result in benefits in terms of the use of the building and none of these will result in any harm to the character of the listed building. It is considered that the replication of the simple form and design of the glazed links will result in these elements not competing with the architectural quality and hierarchy of the historic blocks.

9. Conclusion:

The works proposed will preserve the special architectural and historic interest of the listed building in accordance with Section 16(2) of the 1990 Act. The significance of the designated heritage asset will be sustained, in accordance with Section 12 of the 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 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s):

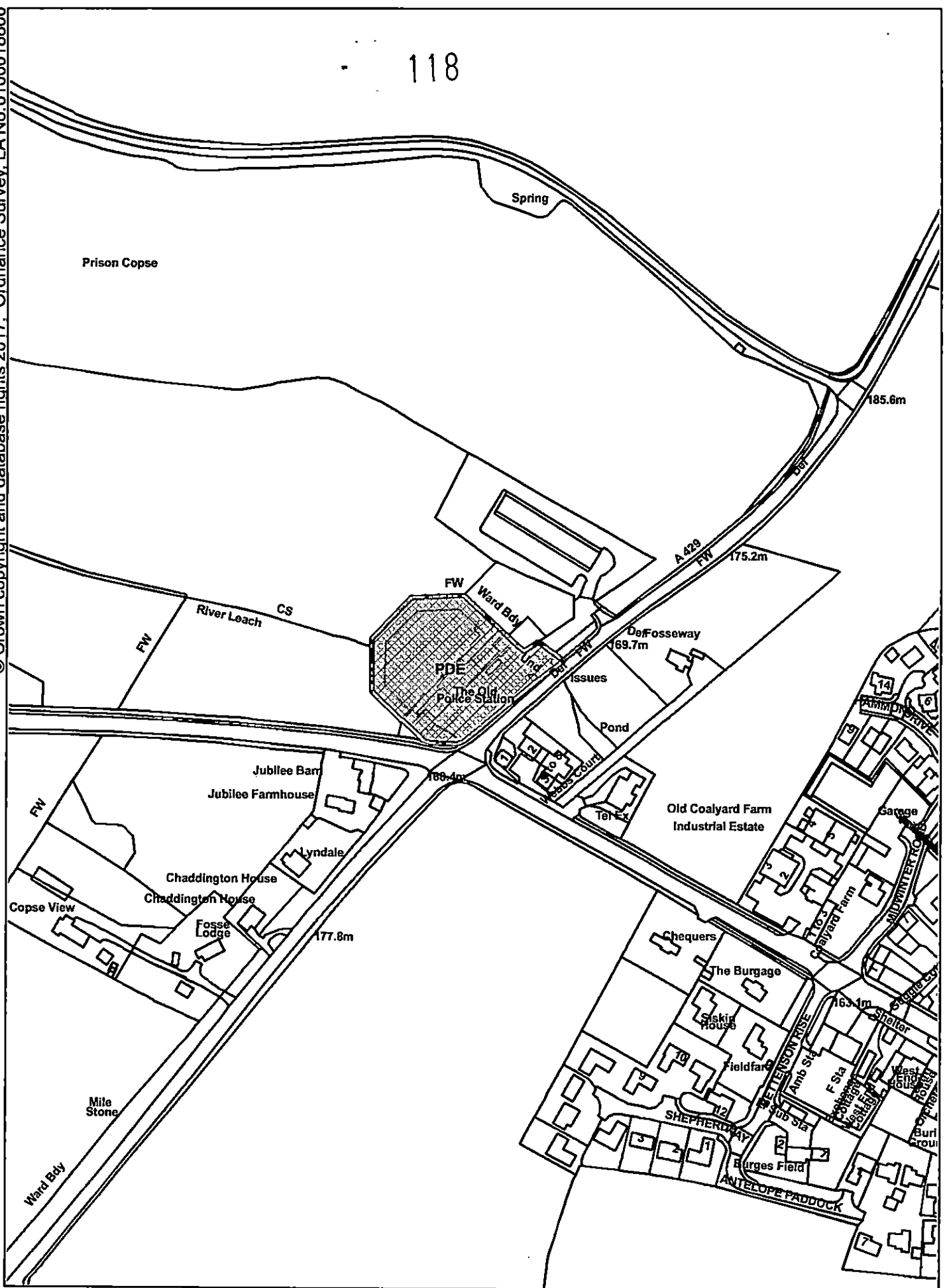
613/00, 613/01 (proposed) and 613/03

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Prior to their installation, details and cross sections of the new screens and front door shall be agreed in writing by the Local Planning Authority and the works shall be carried out fully in accordance with the approved details.

Reason: It is important to ensure that the items listed above are designed in a manner which is appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby serving to preserve 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 Planning Policy Framework.

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COTSWOLD
DISTRICT COUNCIL

COTSWOLD HERITAGE CENTRE FOSSEAY NORTHLEACH

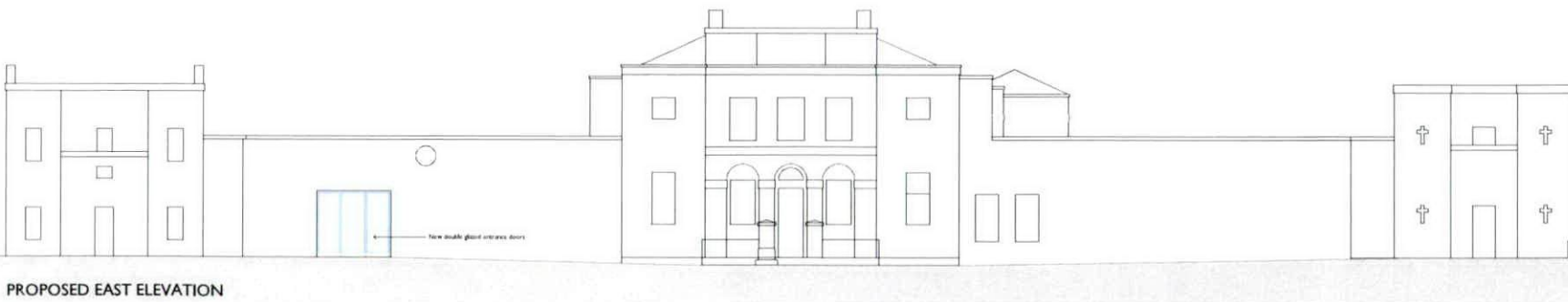
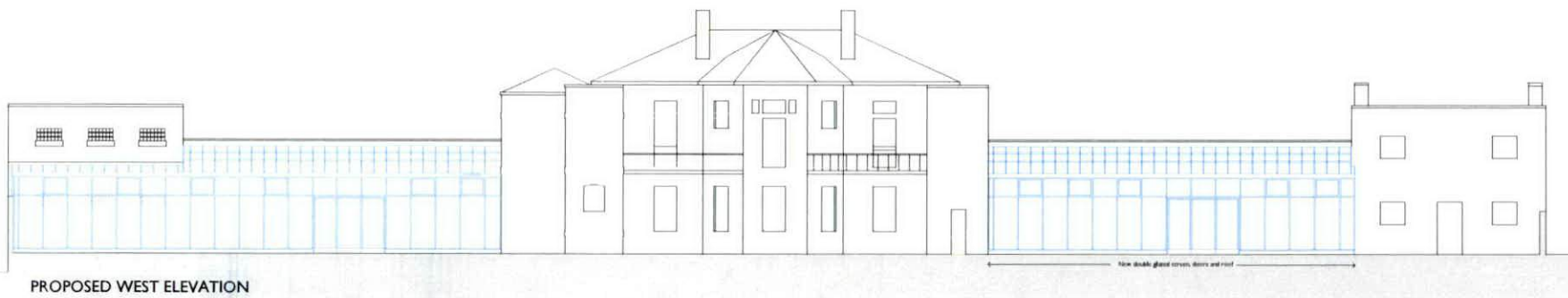
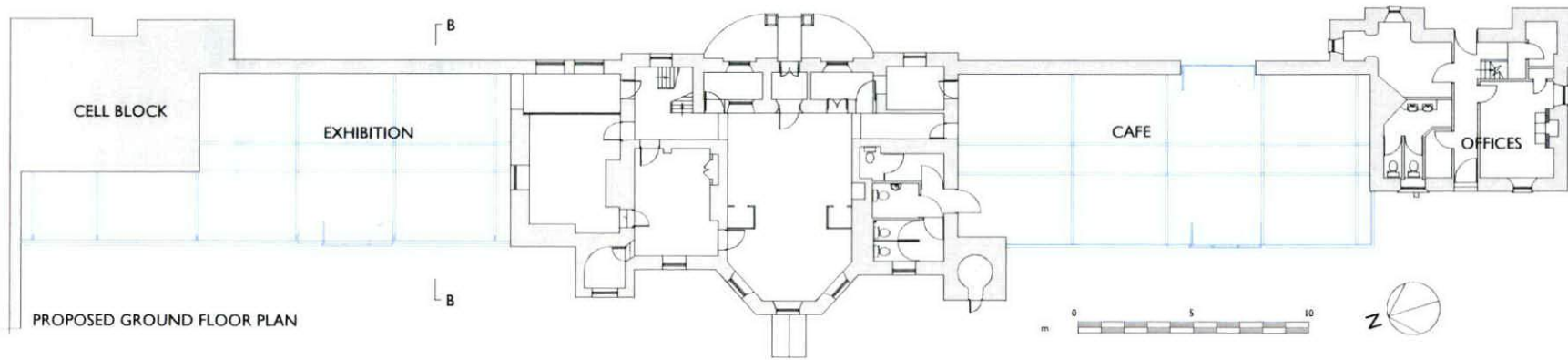
Organisation: Cotswold District Council

Department:

Date: 01/02/2018

Scale: 1:2500





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NEW NORTH HOUSE

302 NEW NORTH ROAD LONDON N1 7BT
 TEL: 020 7334 8347 FAX: 020 7334 8366

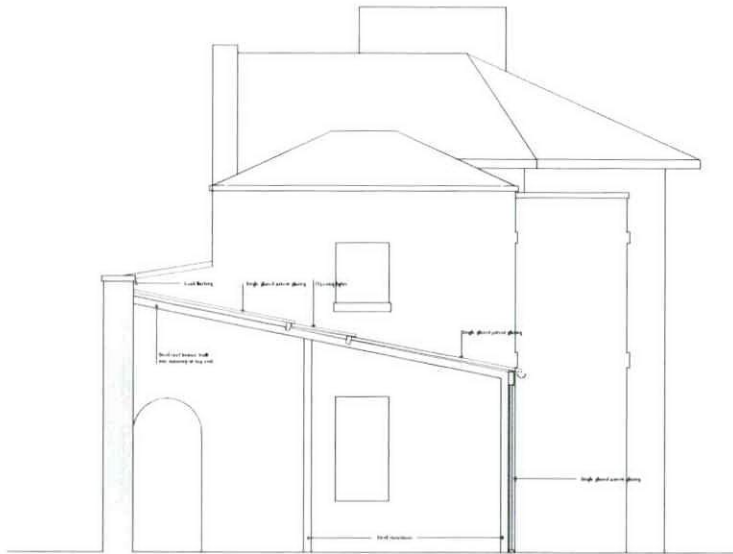
PROJECT: REPLACEMENT GLAZING AT THE OLD PRISON, NORTHELEACH

CLIENT: FRIENDS OF THE COTSWOLDS

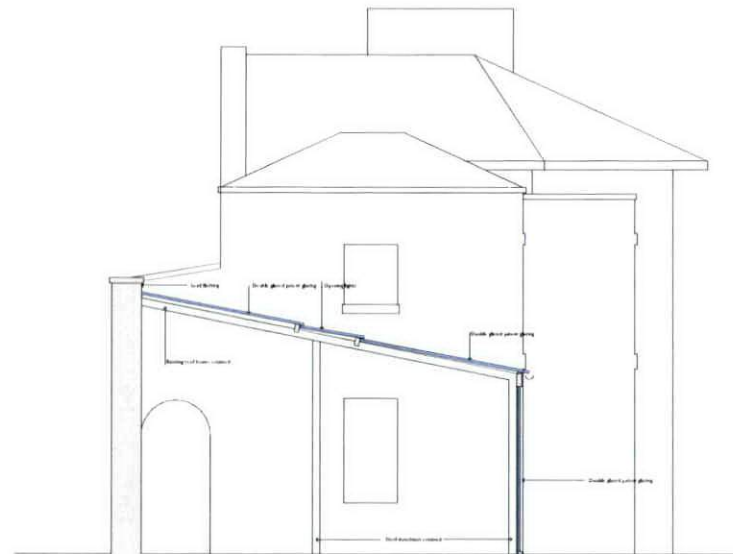
REES BOLTER ARCHITECTS

DATE:	OCT 17
DRAWN BY:	JB
CHECKED BY:	
SCALE:	

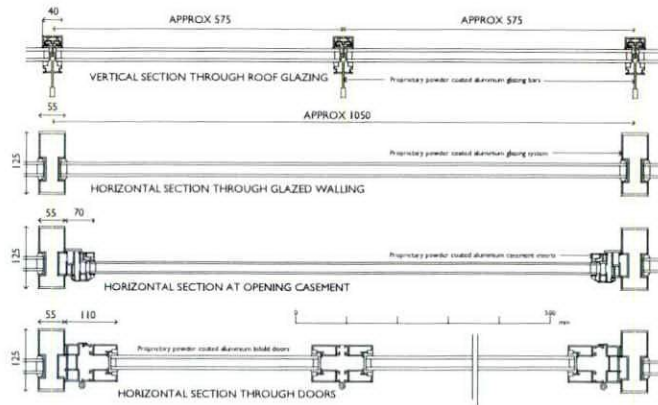
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SECTION A-A (EXISTING)



SECTION A-A (PROPOSED)



INDICATIVE GLAZING DETAILS

120

REVISED:
 DRAWN BY:
 EXISTING AND PROPOSED SECTIONS
 INDICATIVE GLAZING DETAILS
 PROJECT:
 REPLACEMENT GLAZING AT THE OLD PRISON, NORTHLEACH

CLIENT:
 FRIENDS OF THE COTSWOLDS
REES BOLTER
 ARCHITECTS

NEW NORTH HOUSE:
 302 NEW NORTH ROAD LONDON N1 7BE
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SCALE:	DRAWING NO:	DATE:
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