Weelsby Hall Estate

Design & Access Statement

Design & Access Statement to support a full planning & Listed Building application for the sensitive refurbishment and conversion of Weelsby Hall & the Stables at Weelsby Estate, Grimsby.

May 2024

Document Issue Log

P1	02.05.2024

Contents

1.0 Introduction

1.1 Overview

This Design & Access Statement has been prepared to support a full planning and Listed Building consent submission to North East Lincolnshire Council for the sensitive conversion and refurbishment works to Weelsby Hall and the Stables situated within the Weelsby Estate, Weelsby Road, Grimsby DN32 9RU.

The works seek to make modest repairs to Weelsby Hall, an attractive Italianate Victorian villa displaying high quality craftsmanship and materials. The works seek to bring the buildings back into a sustainable use for the Linkage charity, but more importantly for the building's future. Without a long term use, the buildings are at risk of falling into further disrepair.

The document has been prepared by Anotherkind Architects Ltd, a conservation accredited architectural practice, working in collaboration with the conservation design team to understand the site's history and significance, and prepare a vision for the site.

The report has been prepared in compliance with the National Planning Policy Framework (NPPF) and guidance published by Historic England (Conservation Principles, Policies and Guidance for the Historic Environment, 2008).

1.2 Background

Anotherkind Architects are working on behalf of the owners of Weelsby Hall, the Linkage Community Trust, a local charity who support individuals with learning difficulties and disabilities. As a successful charity, Linkage have delivered a range of high-quality services including care, a specialist further education college, employment support and day services at sites across Lincolnshire. The charity is currently based at the Weelsby Hall site, located in a number of buildings that are scattered across the site.

Linkage have recently secured funding from the National Lottery Heritage Fund to explore opportunities to bring Weelsby Hall and the associated heritage assets into a new sustainable use.

1.3 The Design Team

The team have been working collaboratively, over the past six months, to develop a design that is suitable for the buildings on the site and the client's expanding needs. The design has been produced by a multi-disciplinary, conservation-led design team and has drawn on research and consultation with the following parties: -

• Conservation Architects	Anotherkind Architects
• CARE Structural Engineer	Morton Partnership
• Building Services Engineer	CPW Ltd
• Project Manager	RMA Consultants
• Timber Specialist	Floyd Consult
• Building Surveys	Mapmatic
• Ecology Surveys	Paul Hicking

1.4 The Vision

The grounds of Weelsby Estate currently houses a number of uses for the charity. Linkage College is based to the south and provides a specialist learning experience for people aged between 16-25. The college provides learners with bespoke and flexible study programmes. Weelsby Hall itself is set in the extensive grounds and previously the Hall provided accommodation in the peaceful surroundings for students. The building is now currently vacant and has suffered from a lack of use and maintenance over the past years. The stable buildings are vacant.

The project aims to sensitively refurbish Weelsby Hall for use as a training centre for the charities need, whilst providing office facilities for the charity at first floor. The space will also provide accommodation for the sensory library and sensory integration space, an essential service that the charity provides to the local community.

The Stables to the north will be sensitively converted to provide residential care accommodation for people with learning difficulties and autism. The adjacent plan highlights the buildings associated with the application submission (noted in red).

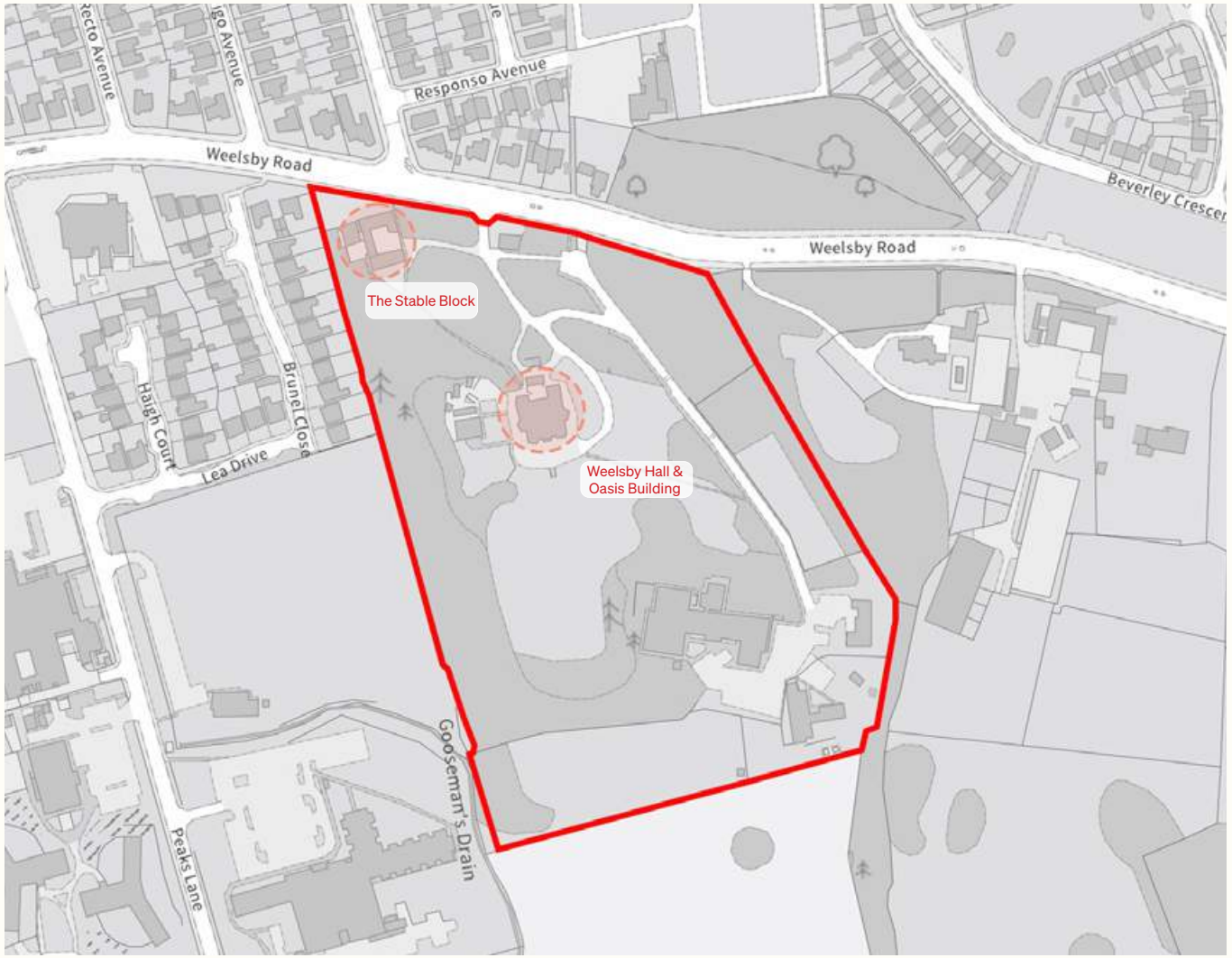


Fig 1. Site Location Plan

2.0 Site Analysis

2.1 Site Location

The site is located to the south of Grimsby, a port town and the administrative centre of Northeast Lincolnshire, England. Grimsby adjoins the town of Cleethorpes directly to the south-east forming a conurbation.

The site lies 1.5 miles from the A180 which leads directly to the M18, less than one mile from Grimsby railway station. The site is located off Weelsby Road between Grimsby and Cleethorpes in the northeast. Two accesses are present, one that provides main access to the Hall and the College, and a further access to the gatehouse and stable buildings.

To the north and west of the site lies a mix of residential properties along Weelsby Road and Peaks Parkway. To the east lies the Grade II Listed Weelsby Park Equestrian Centre. To the south of the site is open land and fields backing onto Hewitts Avenue. Visually the Estate contains a number of trees and extensive vegetation that screens the boundaries to the north, east and west. There are no protected trees on the site and the site lies within a very low risk flood area (rivers and seas and surface water).

LEGEND

1. Weelsby Hall
2. The Stables

Figure 2: Wider Site Plan

2.2 Site Context

Weelsby Hall is centrally located within the grounds of Weelsby Estate and is accessed from Weelsby Road via the Linkage Community Trust Road. Existing parking facilities lie to the front of the Hall. The Stables are located to the north-west of the Hall, screened by dense vegetation and trees on site. Both buildings are connected via the Linkage Community Trust Road and a pedestrian link as shown in Figure 3. Existing space outside the gatehouse provides parking facilities for the stable block buildings. The Stables lie 100m away from the Hall, in relatively close proximity to the designated heritage asset. Although the stable buildings are not Listed in its right, it is assumed that the buildings are curtilage Listed as they lie within the estate boundaries and has a historical connection with the Hall's history. A number of modern development has been constructed within the estate over the last thirty years, which includes the following;

- The MacKenzie Building, Linkage's Further Education College, opened in 2007.
- Bellamy's Cottage (formerly the Sleight Centre), a residential care home opened in 1986.
- The Bateman Orangery, adjacent to the Hall and used for Linkage Adult Skills (Day Services Provision), for those individuals with mobility issues who are unable to access the main Hall
- The Vine House, used as offices for staff.

Figure 3: Aerial photograph

2.0 Site Analysis

2.3 Historic Context

Weelsby Hall and the Stables lie within the grounds of, Weelsby Estate, all of which are screened by the extension canopies and trees on site. The buildings do not lie in a Conservation Area and for this reason there are no TPO's on the site.

Figure 4 illustrates the extent of Listed assets in proximity to the site application. The following designated heritage assets lie within close proximity to the application site:

- Gate Lodge at Weelsby Hall (Grade II) - Listing entry: 1379900
- Weelsby Hall (Grade II) - Listing Entry: 1379899
- Weelsby Park Riding School/Wall/Railings (Grade II) - Listing Entry: 1379901

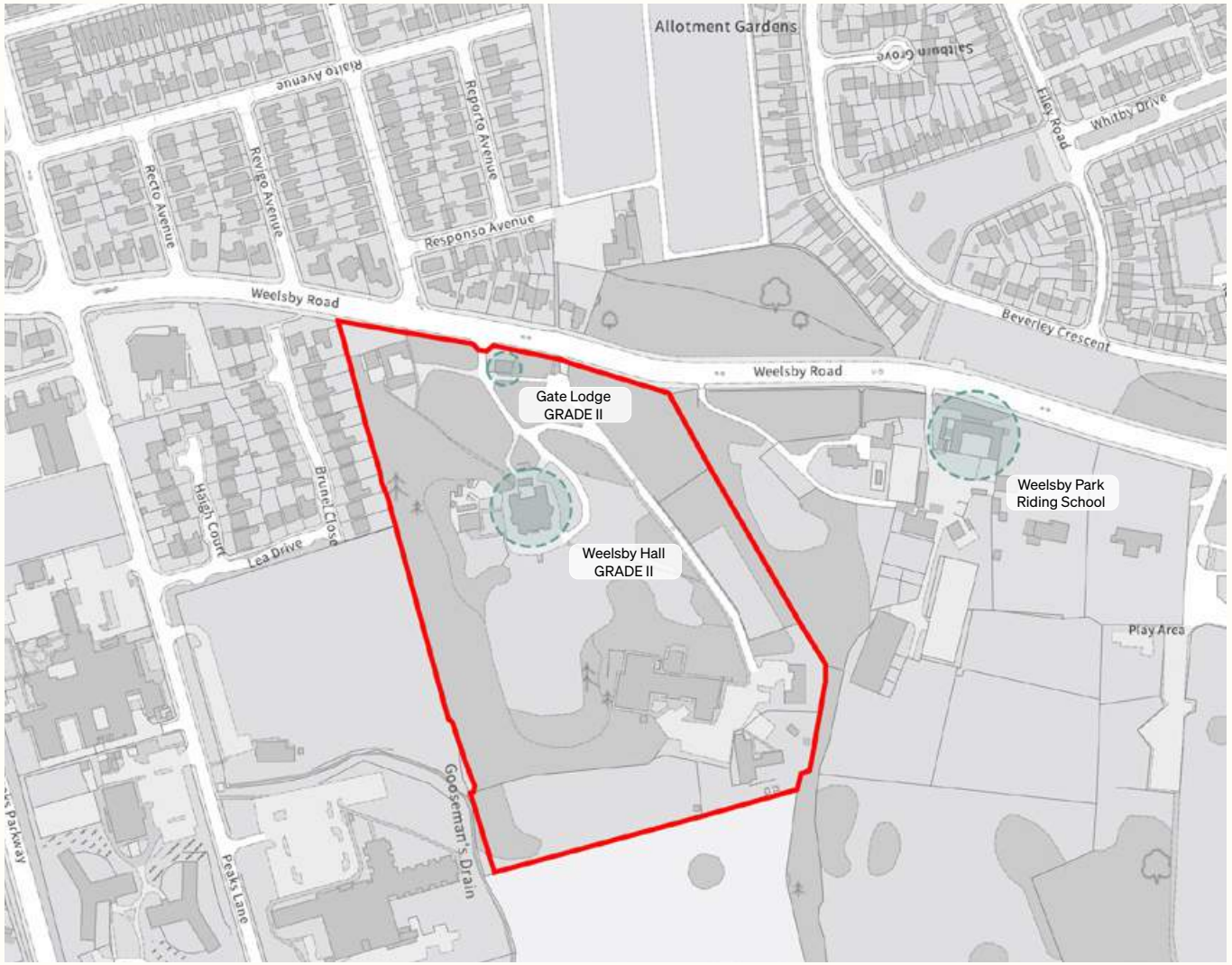


Figure 4: Historic Context & Mapping Plan

2.4 Weelsby Hall

The Listing description for Grade II Weelsby Hall is noted by Historic England as the following. There is no Listing Description for the courtyard, and the buildings do not appear in the description.

Listing NGR: 1379899
Listing Description; TA2707NE WEELSBY ROAD, Weelsby 699-1/37/142 (South side) 16/12/97 Weelsby Hall

Country house, now children's home. 1890 by L Maples for George Frederick Sleight. Red brick in English bond with stone dressings. Welsh slate roof. PLAN: approximately rectangular on plan, with 2-room and 3-room main fronts and a large central staircase hall. STYLE: Italianate. EXTERIOR: 2 storeys with 3-storey tower to south entrance front. Symmetrical south front of 5 irregular bays has central projecting bay with entrance porch and tower, flanked by narrow single recessed bays and projecting gabled outer bays. Moulded plinth, first-floor band, sill bands and string courses linking window heads. Central and outer bays have broad angle-pilasters. Arched ashlar porch with 3 pairs of double marble columns carrying round arches forming a short tunnel vault, the front with a pulvinated frieze, keyed arch with ornate carved spandrels, moulded cornice and balustrade with ball finials to the corner piers. Carved panels to porch sides. Steps to panelled double doors beneath fanlight. Flanking bays have narrow 1/1 sashes beneath segmental arches with keyed and eared architraves. Canted bay window to left wing, rectangular bay window to right wing, both with three 1/1 sashes in pilastered surrounds with keyed arches, entablatures with moulded cornices, and balustraded parapets. First floor: central segmental-headed 1/1 sash in eared architrave, narrow 1/1 sashes to recessed bays similar to ground floor, wings with 3 sashes similar to ground floor but with central round-arched ashlar panels above, carved as blind radial fanlights. Overhanging eaves with wood cornice and corniced gutter carried on bracketed modillions, the gabled wings with open pediments incorporating a dentilled brick raking cornice. Tower has central round-headed sash and oeil-de-boeuf windows in keyed architraves, angle pilasters with carved ashlar panels, panelled frieze, modillioned ashlar cornice and balustrade with stone and brick corner piers, 3 carrying pyramidal finials, the front right corner with a small square turret with round-headed windows with strapwork tracery beneath a pyramidal spire with a wrought-iron finial. Hipped and gabled roof. Lateral and ridge stacks with divided shafts and corniced caps matching the eaves cornice.

Right return, of 6 irregular bays with projecting gabled section to left of centre, has similar windows and details to south front, and a projecting chimney-breast with a carved stone relief panel with a shield bearing initials GFS. Left return, of 5 irregular bays, has projecting 4-bay section to left with central projecting gabled bay, similar details to main front. Rear has side wings with projecting lateral stacks, pedimental gables, attic dormers. INTERIOR: retains many original features. Inner entrance has glazed and panelled screen with coloured leaded lights and a pair of keyed round arches carried on pink marble columns. Entrance-staircase hall has polychrome tiled floor and panelled pine ceiling; wooden staircase, carried on columned arcading, with carved pulvinated string, column balusters and newels; first-floor landing with 4-bay north gallery arcade of marble Corinthian columns with keyed round arches, the keystones serving as corbels for hammerbeams with arched braces and carved pendants carrying an elaborate roof with a raised central section with arched braces and a large roof light. Between the hammerbeams is a painted frieze with cornucopias and urns. The south side of the landing has a glazed screen to the tower staircase in a marble and ashlar surround with Corinthian pilasters, half-glazed panels and door in an elaborate carved wood surround with radial fanlights, the leaded glass panels with paintings depicting the Seasons. The main 4 ground-floor rooms have highly ornate marble chimneypieces, carved wood overmantels and overdoors, moulded cornices and ceiling roses. The ground-floor south-west room has a delicate painted frieze, ceiling and overdoor panel with flowers and musical instruments. Other ground and first-floor rooms have good marble chimneypieces and grates.

2.0 Site Analysis

2.5 Historic Development

A brief historical background is given here to provide immediate context to the proposal site. The site is located on the outskirts of Weelsby. The Henage family owned land in Grimsby from 15th century until around 1922. A 1887 map by Henage Building Estate (Figure 8) shows land which lay to the south of the old town of Grimsby, with Henage's proposed layout for new roads and building plots along Bargate and Weelsby Road.

The Hall was previously owned by George Sleight until around 1924, and built for Mr Sleight in the 1890. George Sleight had a modest upbringing and was a cockle boy on Cleethorpes beach. By the time he was 28, in 1881, he was a fish merchant employing eight men. Later, he became the largest steam trawler owner in the world and Lincolnshire's largest landowner as noted above. Having seen the potential of steam, he became the first merchant in Grimsby to finance a privately owned steam trawler, named 'Recolo'. The adjacent 1885 map indicates that Weelsby Hall was not present at 1885, and was constructed after 1886.

Figure 5: Map of the Estate Heanage -

Figure 6: 1885 Historic Map

2.6 Historic Development

Weelsby Hall first appears on the 1903 OS map, complete with the stables, lodge, and small building to the north of the Hall, referred to as the Estate Office building. A formal garden surrounds the Hall, with parkland beyond, indicating a designed landscape. A Manor House appears to have been demolished prior to the building of Weelsby Hall and a collection of small buildings appear in its place, with reference to a 'Hydraulic Ram'. The East Lincolnshire GNR is evident on the map to the west.

Figure 7: George Sleight Fishing Store

Figure 8: 1903 Historic Map

2.0 Site Analysis

2.7 Historic Development

Figure 10 illustrates the rapid and extensive house building that was seen all over Britain during the 1930s. Development to the north of the stable yard buildings along Weelsby Road was extensive, alongside a new 'miniature golf course' directly to the north of the lodge and Weelsby Hall.

To the west, further development of the London and North Eastern Railway Line was undertaken. The route was the second largest of the 'Big Four' railway companies created by the Railways Act in 1921, and operated until 1948. The map also highlights further expansion of Weelsby Park to the west, including Villa Plantation.

Figure 9: 1947 Historic Map

2.8 Historic Development - Today

Weelsby Hall remained in the ownership of the Sleight family until 2003 when Linkage purchased the site, after first taking on a lease from 1982 from Michael Sleight. Little is known about the occupants of Weelsby Hall beyond Sir George's death in 1921, although it is assumed his immediate family continued to live at the Hall.

Newspaper articles in the 1940s through to the 1950s list the sons and grandsons of Sir George Sleight as living in other areas of Lincolnshire. On first visiting Weelsby Hall in the 1980s, the founders of Linkage described Weelsby Hall as 'remarkably intact with many, if not all the original features'.

Today, the site has been developed, mainly to the south of Weelsby Hall and includes a number of modern buildings as noted in Section 2.2

Figure 10: Existing Plan-2024

3.0 Building Condition

3.1 Weelsby Hall - Overview

Weelsby Hall was designed and constructed in 1890 by L Maples for George Frederick Sleight. The building is two storey in height, formed on a rectangular plan, constructed in 9 inch red brick (English bond). Sandstone is used for the window surrounds, balconies, string courses, chimney dressings and the purely decorative panels in the tower. The principle façade is symmetrical, which is quite an unusual characteristic for a Victorian building. The roof is constructed of Welsh slate, torched down, with no membrane below. The building features larger overhanging eaves with detailed cornice, and gutters carried on bracketed modillions. A three-storey tower to the south elevation highlights the principal entrance into the hall.

Internally, the craftsmanship is of exceptional interest, with a mosaic floor in the entrance hall, carved timber staircase, timber panelled ceiling with lantern, painted frieze, and marble columns with sandstone capitals. The ironmongery in the front ground floor rooms is elaborate and ornate. In the south west ground floor room there is also evidence of a painted ceiling and frieze, which would have historically been colourful. The marble fireplaces, deep cornices and skirting boards further add to the architectural interest of Weelsby Hall and indicate the Sleight family's wealth at the time.

A - Main south elevation

B - Main south elevation, view from above.

C - North elevation / Oasis building

D - North / west elevation

E - West elevation

F - North elevation

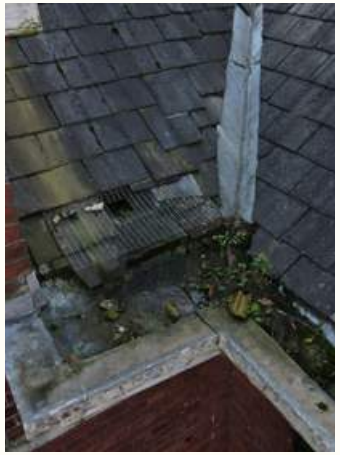
3.2 External Condition - Weelsby Hall

Overall, the external condition of Weelsby Hall is in poor condition and requires attention. The key areas of concern are the water ingress, resulting in damage to internal walls, window frames, ceilings, and some of the original plaster detailing at ceiling level across all floors. The existing rainwater goods appear to be insufficiently sized for the capacity of rainfall that discharges from the roof. Eaves gutters are partially blocked with debris and vegetation, and the pipework generally displays defective joints and fixings, with ferrous-metal rainwater goods show signs of corrosion and paint loss. There is evidence of surcharging rainwater onto the elevations, causing saturation of stonework.

At roof level, the central flat roof section around the central lantern appears to drain insufficiently, holding water against the up stands for the lantern and evident inside by stains. The roof construction is softwood timber construction featuring king post roof trusses with intermittent purlins. There is evidence of localised water staining, with likely sufficient drying cycles to lessen the extent of decay. Externally, concrete hard standing surfaces has been formed against the building, creating splash-back on to the building, which has deteriorated the soft brickwork in many locations. There are also signs of historic repairs with a cementitious mortar mix. Some of the stone detailing to the principal elevation of the main hall is in a poor condition.

A - Ponding on flat lead roof.

B - Insufficient drainage outlet and debris blockage.



C - Damage to timber fascia.

D -Damage to rooflight glazing.

E - Damage to timber fascia.

F - Stained/ damaged stonework.

3.0 Building Condition

3.3 Internal Condition - Weelsby Hall

First Floor

At first floor the main rooms have been altered to modern partitions that have subdivided the floor plan into smaller rooms. There are a number of ceilings which have cracked and exhibit water staining. The main ornate staircase has been raised and the top rail altered.

Ground Floor

At ground floor, four main principal rooms front the main approach, with a number of secondary rooms to the rear. A large central hall/staircase leads to a first-floor landing which runs around the central void. There are a number of rooms with bay windows, where water ingress has taken place at high level, and in one case the ceiling has fallen in, exposing joists and a supporting steel structure. It appears that most of the ground floor structure is solid, however, some suspended floor may be present to the north where air vents are present through the wall structure at low level. It is anticipated that the change of external level is contributing to the water ingress.

Basement Floor

The area is clearly suffering from water ingress, perhaps due to high-ground water levels and drainage to and from the existing light wells. The area is known to flood and a sump pump is present to the north elevation. The existing space is damp and requires repair.

A/B - Signs of damp and damage to original plaster and joinery.

C/D - Evidence of internal cracking to ceiling/walls over lead roof.

E/F/G - Areas of importance: Original decorative plaster, ornate joinery and furniture fittings.

H -Stained/ damaged stonework.

Building Condition

3.4 The Stables - Overview

The Stables lie 100m to the north of Weelsby Hall. The buildings are single storey in height, U shaped in plan for and it is likely that the buildings were used as a former stable block for the Sleight family. A modern addition of the sensory room obscures the full interior view of the stables to the south of the stable block. A modern brick boundary wall also detracts from its significance to the east. The buildings are constructed of nine inch red brickwork, Flemish bond brick, with intermittent piers providing a further step out. A modern render finish has been applied to a number of façades to the inner courtyard. The building has had a number of significant alterations over the years which can be clearly seen in the existing elevations, with modern uPVC openings and doors set amongst the historic sash windows.

3.5 External Condition - The Stables

The general condition of the stableyard outbuildings is average to poor. Water ingress and blocked rainwater goods is a key concern for the buildings. A number of drain connections are inefficient. Furthermore, the site is surrounded by several mature trees which has led to debris and vegetation within guttering and hoppers. External walls appear to be in fair condition with minor areas of spalled brickwork. The pointing is generally sound, but evidence of erosion and deterioration of the pointing is evident at lower levels.

3.6 Internal Condition - The Stables

Internally the stable block buildings are in a poor condition and have lacked maintenance and use. Internally existing floors appear to be both timber and solid concrete and have been adapted over time. Modern finishes are present throughout with vinyl floor coverings and carpet.

A number of new openings have been made with uPVC inserts. From an initial inspection through the attic space, the softwood trusses, in king post formation, have been painted to their tie beam which would evidence that the ceiling levels were at a raised level historically and have been lowered since this point. It is believed that historically the roof was open and vaulted. The slate has been torched into place which appears friable.

A - North & west elevations

B: Modern lean to extension

C: Internal courtyard view north

D: View through gated access - west

3.0 Building Condition

3.7 Ecology

The existing buildings are dominated by roofscape and hard standing that offers medium to high ecological value. A Phase I ecological assessment was carried out by ADAS in February 2021. As a result of these surveys, Weelsby Hall and the stableyard building were deemed to offer moderate/high Bat Roost Potential, but with limited opportunities to support hibernating bats.

During the winter months, we have undertaken further winter hibernation surveys which has identified no present of winter roosting bats. A number of nocturnal surveys are scheduled to start shortly during the required bat survey window to support the application and will be issued to the LPA.

As part of the application the ecologist has provided an assessment of biodiversity net gain which supports the application in accordance with Policy 41 of the NELLP. All works limit any impact on biodiversity and provide opportunity for enhancement. Refer to report for further information.

3.8 Trees

The site lies within the grounds of Weelsby Hall that includes a number of trees, albeit not protected by TPOS. The works to the stableyard building includes limit impact on the existing trees and removal of a few trees to accommodate the new works. A tree protection plan and assessment has been included as part of the application.

We note that the The Council's Environmental Protection officer recommends an hours of construction condition to be placed on any formal application to protect the amenity of nearby neighbours and this has been taken on board.

Existing trees around the courtyard

Building Condition

3.9 Highways

During the pre-application stage of the project, the Highways officer was consulted and the team met to discuss all matters. All existing access routes from Weelsby Road will be maintained. The Council's Highways Officer raised no major issues with the proposal. The officer asks for a construction traffic management plan to ensure there would be no impact on Weelsby Road during the construction phase of any works. The team fully understand the request and accept this to be a condition attached to the permission.

3.10 Flood Risk & Drainage

The site lies does not lie within a flood zone and is not at risk from flooding from fluvial rivers, and nor is it at risk from an extreme flood, and for these reasons the application does not require a Flood Risk Assessment (as defined by the LPA/ national guidance).

Whilst there are no significant concerns regarding flooding, Floyd Consult were appointed to undertake a timber and damp survey to determine the cause of significant damp ingress to the basement and ground floor. Currently the existing sump is not sufficient and requires an upgrade & changes which is addressed in the design here in.

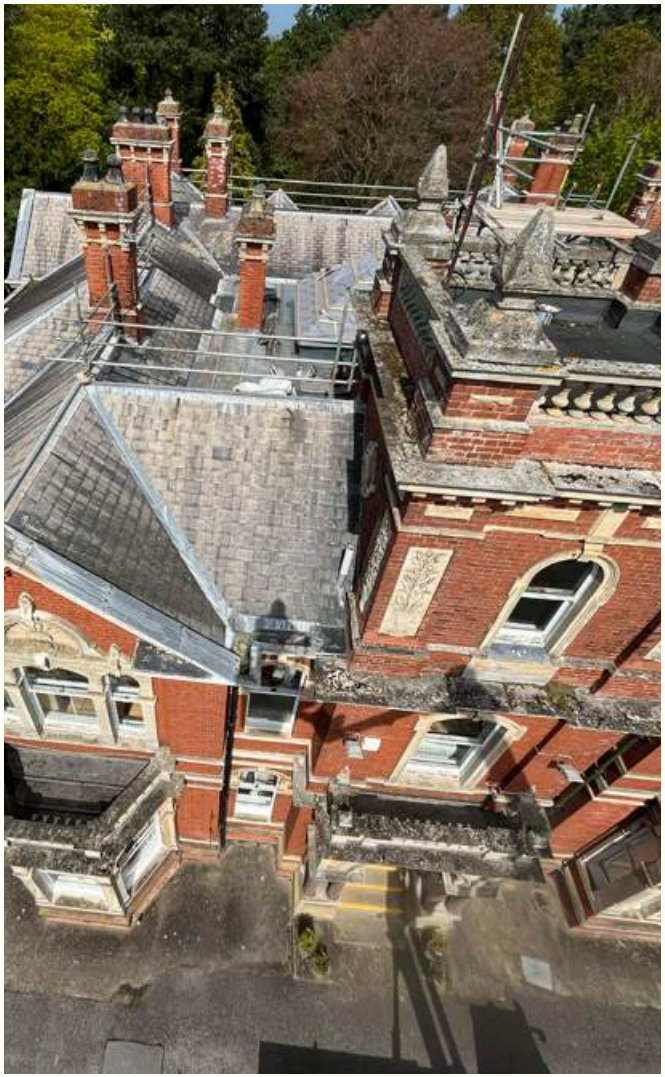
At pre-application stage, The Council's Drainage officer requested details of a sustainable drainage solution for the extension to the courtyard area and it is proposed that all areas of hardstanding should be permeable.

3.11 Further Investigative Works

A series of works are due to be undertaken in the April 2024 to enable further investigations to take place that will better determine the condition of the roof, the build up of the ground and first floor. The following elements were undertaken to further evidence to be gained: -

- Existing ground and first floor boards carefully lifted to determine the condition of the floor structure, specifically where new interventions are being made.
- Anthrax testing to plasterboard.
- Lead paint testing to windows/joinery.
- Section of the existing roof to be stripped to determine the condition of the existing historic roof structure.
- Full inspection of inaccessible roofscapes including bay window roofs and valley gutter.

A contractor has been appointed and works are due to start imminently.



Cherry picker access / roof works

4.0 Planning History & Policy

4.1 Site Planning History

A review of previous planning applications identified the following in relation to the Weelsby Hall site: -

- Internal/external alterations to the Oasis Building to be used as charity volunteer space. REF: DM/0012/24/FUL
- Weelsby Hall roof repair & maintenance works. REF: DM/1216/23/FUL
- Erection of two storey extension to existing Mackenzie Building located within the Weelsby Estate. REF: DM/0148/14/FUL
- Listed Building consent for pre weathered zinc to roofs of the lodge and former stable block located within the Weelsby Estate. REF: DC/856/10/HEN

4.2 Relevant Planning Policies

Listed buildings are protected by primary legislation, national guidance, and local policy. To ensure that the Grade II listed status of Weelsby Hall and the associated courtyard buildings are protected, it will be necessary to have an awareness of the relevant legislation, policy and guidance and to carry out appropriate consultation and procedures to manage change.

The main documents of relevance are:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF) 2012
- The NPPF Planning Practice Guidance
- Conservation Principles, Policies and Guidance (2008)
- North East Lincolnshire Local Plan 2013 – 2032

4.2.1 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

The Planning (Listed Building and Conservation Areas) Act 1990, provides the overriding legislation relating to listed buildings and outlines the process for carrying out works (interior or exterior) to listed buildings. It requires Listed Building Consent for 'the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'.

4.2.2 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2012

The National Planning Policy Framework (NPPF) (published March 2012) establishes the government's planning policies for new development within England and how these are expected to be applied. 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking' (para. 14). Within Section 12 of the NPPF - Conserving and Enhancing the Historic Environment - are the government's policies for the protection of heritage.

The policies advise a holistic approach to planning and development, where all significant elements that make up the historic environment are termed heritage assets. These consist of designated assets, such as listed buildings or conservation areas, non-designated assets, such as locally listed buildings, or other structures or features which are of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting to fully understand the historic environment and inform suitable design proposals for change to significant buildings. Consequently, a key aim of the NPPF is to encourage the identification of the significance of heritage assets in advance of proposed development works (Paragraphs 128-

139). The NPPF also emphasises the importance of sustainable development and the need for continued viability. By focusing on what matters about a heritage asset (its significance) it frees up opportunities to keep these assets in use and manage sustainable change. This Conservation Management Plan has been written in line with the NPPF and provides an assessment of significance, investigates the potential for development and enhancement of significance, and sets out a series of recommended conservation management aims to guide any future sustainable change and conservation.

The National Planning Policy Framework (NPPF) sets out planning policy guidance at the national level, the document was revised in July 2021. In relation to creating well-designed places, paragraph 130 of the NPPF states that planning decisions should ensure that developments:

1. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
2. are visually attractive because of good architecture, layout and appropriate and effective landscaping.
3. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
4. establish or maintain a strong sense of place, using the
5. arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.
6. optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
7. create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.2.3 THE NORTH EAST LINCOLNSHIRE LOCAL PLAN 2013 – 2032

The North East Lincolnshire Local Plan 2013 – 2032 was adopted on 22 March 2018. It forms part of the planning framework of the borough and sets out the council's proposals for the future development until 2032. The following policies are key in reference to the new design.

POLICY 22: GOOD DESIGN

A high standard of sustainable design is required in all developments. The Council will expect the design approach of each development to be informed by:

1. a thorough consideration of the site's context (built and natural environment, and social and physical characteristics).
2. the need to achieve:

- Protection and enhancement of natural assets.
- Resource efficiency.
- Climate change resilience.
- Sustainable transport.
- Accessibility and social inclusion.
- Crime and fear of crime reduction.
- Protection and enhancement of heritage assets, including character and local distinctiveness.
- High quality public realm; and,
- Efficient use of land.

Where a Design and Access Statement is required, this should describe the specific considerations and rationale on which design proposals have been based.

POLICY 32: ENERGY AND LOW CARBON LIVING

Where appropriate, the principles of the energy hierarchy should be followed to achieve energy efficient and low carbon development.

4.0 Planning History & Policy

1. considerations of landform, layout, building orientation, massing, and landscaping.
2. the use of materials, both in terms of embodied carbon and energy efficiency.
3. the minimisation of waste and re-use of material.

POLICY 38: PARKING

Development proposals that generate additional parking demand should ensure that appropriate vehicle, powered two-wheeler, and cycle parking provision is made. The form and scale of off-street parking required will be assessed against the following:

1. the accessibility of the development.
2. the type, mix and use of the development.
3. the availability and frequency of public transport services.
4. local car ownership levels.

Developers will be expected to have considered and incorporated measures to minimise parking provision without causing detriment to the functioning of the highway network, local amenity, and safety.

Where private and/or public on-site parking for public use is to be provided at least 5% of parking bays, should be designed, set out and reserved for people with mobility impairments. Such parking bays should be located as close to the main access to the building as possible.

Where 100 or more parking places are to be provided to serve a commercial development, a minimum of three charging points should be provided for electric vehicles.

Development proposals that make provision for surface parking areas to serve more than a single household, visitor, employee, or customer, should ensure that appropriate low maintenance landscaping is integrated into the design and layout of the sites.

POLICY 39: CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT.

Proposals for development will be permitted to protect, preserve and, where appropriate, enhance the character, appearance, significance and historic value of designated and non-designated heritage assets and their settings. Development will be supported, and planning permission granted, where proposals:

1. protect the significance of heritage assets, including their setting; through consideration of scale, design, materials, siting, mass, use and views.
2. conserve and, where appropriate, enhance other historic landscape and townscape features, including historic shop fronts.
3. preserve and enhance the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal.
4. conserve and, where appropriate, enhance the design,
5. character appearance and historic significance of the Borough's only registered park and garden (Peoples Park, Grimsby).
6. make appropriate provision to record, and where possible preserve in situ features of archaeological significance.
7. captures opportunities to increase knowledge and access to local heritage assets and better reveal their significance.

Where a proposal would affect the significance of a heritage asset (designated or non-designated), it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:

1. identify all heritage assets likely to be affected by the proposal.
2. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised, or mitigated.
3. provide a clear explanation and justification for the proposal for the harm to be weighed against public benefits; and,
4. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and

4.3 Pre-Application Engagement

A formal pre-application was submitted to the Council in January 2024. A pre-application site meeting was arranged in February 2024 to review the proposals.

Generally, the feedback was positive, however the Conservation Officer requested a number changes to the drawings, mainly the positioning of windows to the courtyard building. On this basis the plans were revised accordingly and the re-submitted to the Council. Formal pre-application feedback was received from the Council on the 26th March 2024 and concluded as follows;

'Thank you for your submission of your pre application at Weelsby Campus. Your proposal is to refurbish Weelsby Hall for use as residential care and training centre with offices and convert and extend the existing courtyard buildings. My response is a pre application one at your request and is based on the information that has been received to date. It is informal and without prejudice to any decision made by the Local Planning Authority on the receipt of a formal planning application at a later date.

The proposal sits outside of the development boundary as defined in the North East Lincolnshire Local Plan (NELLP) 2018. This would typically rule out housing in areas such as this. However, it is recognised that the proposal is not for market housing and would fulfil a very specialist need currently unavailable in the North East Lincolnshire area and would be in direct conjunction with the main Weelsby Hall site. Policy 5 allows development outside of the local plan area if it meets a specific need as defined in the NELLP 2018. Justification would need to be provided to demonstrate how the application meets this need. It is believed this can be achieved.

Overall, the proposal in the form presented appears to be acceptable with some minor tweaks and the support of further documentation. It is advised that all additional information is provided up front to ensure there is no need for conditions which require discharging. With the suggested amendments, it is likely that the proposal would gain officer support subject to further details and consultation responses.'

DESIGN & HERITAGE

When considering the use itself, it would not harm the area character. The proposed works are also contained within the site itself which limits its wider visual effects. The improvements in particular to the courtyard would improve the buildings appearance which is a positive. The site is Grade II listed, and therefore the works need to be assessed against its historic context. In terms of the proposed uses themselves, these are acceptable and generally speaking the works are sympathetic to these buildings. The Council's Heritage Officer raised a few comments which are listed below.

MAIN HALL

The plans show the removal of partition walls which reinstate the original floor plan to most areas, and this is a significant betterment. The lift and doorways would cause significant negative impact to the historic fabric of the building; however, it is understood that this is a necessity to ensure the buildings usability and is therefore accepted. We would not support the blocking up of the basement windows as this may cause damage to the building. The officer notes that the drains may need some attention, and this could be the reason the basement has filled with water.

COURTYARD

There are no issues with the principle or proposed scale of the extension. The use of replacement sash windows with casements are not supported. Where possible the existing openings should be reused. The windows in the elevation are noted as floor to ceiling. More historically accurate proportions should be considered. Elevation 2 may have undergone a number of alterations that has resulted in the loss of original openings. Effort should be made to restore this to its original form. Further comments may arise on the courtyard and the Heritage Officer would require further visits.

Overall, it is considered achievable to create a design with only minor tweaks that would be acceptable from a design and heritage perspective.

5.0 Design Proposals

5.1 Weelsby Hall - The Vision

Through concept exploration and design development, a preferred option has been outlined for Weelsby Hall & the Stables which aim to balance the building's significance, creating a dynamic and financially viable flexible offer for the Weelsby Estate. The proposed scheme has been developed following intensive surveys of the building and the surroundings to understand the building further. The following surveys have been undertaken as part of the design process;

- Ecology & Protected Species surveys
- Measured building survey
- Topographical survey
- Drainage survey
- CCTV & utility scan
- Structural survey
- Mechanical & electrical survey
- Timber & damp survey

The overall use for the buildings have been developed in conjunction with a business planning consultation. The intention is for Weelsby Hall to provide a new training facility to promote and enhance training skills for residential care and disability needs throughout Lincolnshire. The 'hub' will provide services for educational needs, alongside education and training programmes.

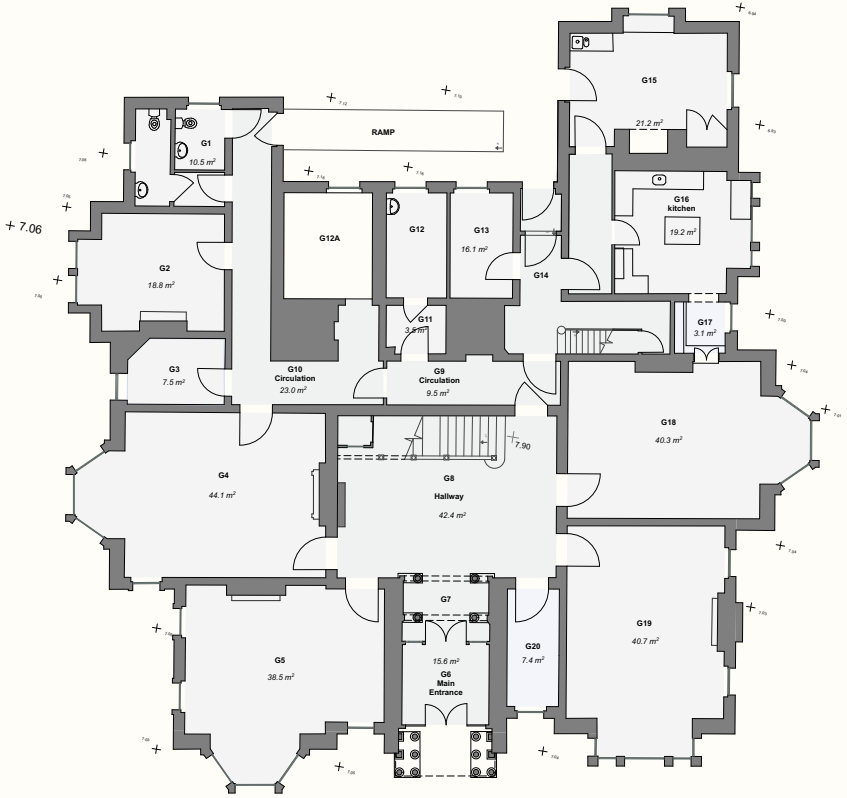


Figure 11: Existing Weelsby Hall Ground Floor Plan

Figure 12: Existing Weelsby Hall First Floor Plan

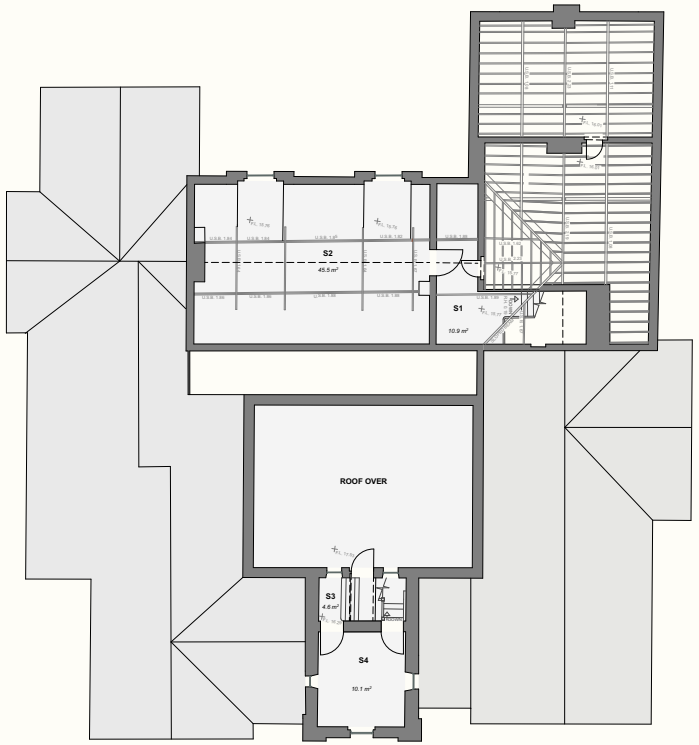


Figure 13: Existing Weelsby Hall Second Floor Plan

5.0 Design Proposals

5.2 Weelsby Hall - Access & Layout

The proposals seek to enhance the setting of Weelsby Hall and the surrounding landscape. The works will retain the existing service entrance to the Hall, accessed via the main link road. New parking will be provided to the front of the Hall, in appropriate accessible landscaping materials. A new compliant stepped platform lift will be provided to the front of the hall, with stone steps, promoting accessibility in historic buildings.

Existing disabled parking bays will be enhanced, and all periphery pathways re-landscaped to provide accessible and inclusive routes around the periphery of the Hall. The existing hard concrete surfaces abutting the building and the Oasis building will be pulled away to address water ingress issues.

To the rear of the hall, the existing concrete unsightly ramp will be removed. A new complaint accessible ramp will be constructed, providing a second means of access to the hall. The ramp will include soft landscaping to soften the appearance. The existing wall adjacent to the Oasis building will be reconfigured to allow for sufficient wheelchair access. Three fast EV charging points are to encourage visitors to Training Hub to use low carbon transport and generate an income. Interpretation and way finding will be included throughout the scheme, promoting woodland pathways and routes through the Estate's landscape.

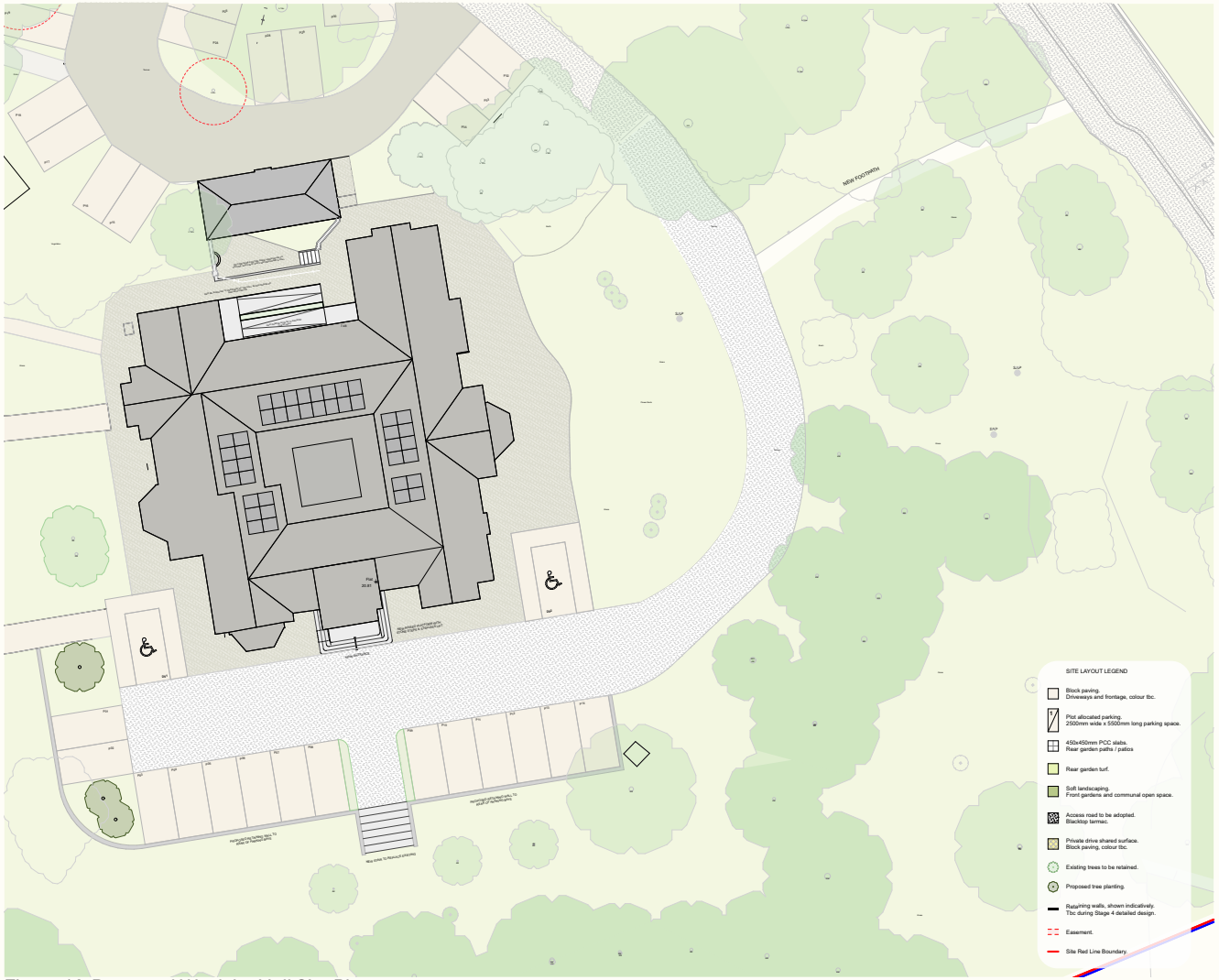


Figure 14: Proposed Weelsby Hall Site Plan

5.3 *Proposed Use - Ground Floor*

Internally, much of the original layout of the Hall will be retained, limiting alterations to historic building fabric. The new training hub will require additional services for visitors. A new 'core' service area will be provided to the rear of the Hall, including a fully compliant lift providing equal access for all to the upper floors. A new Changing Places facility and accessible WC will be provided, utilising the existing service and drainage routes. Subtle interpretation will be provided within the main central stair core, promoting the heritage of Weelsby Hall and its historic links to the fishing industry. All ground floor rooms will be sensitively refurbished to provide high quality heritage training and flexible meeting spaces alongside a sensory integration room. A new kitchen will be provided to the east to provide facilities for the training centre.

Linkage Sensory Bus / Services

Figure 15: Proposed Weelsby Hall Ground Floor Plan

5.0 Design Proposals

5.3 *Proposed Use - First Floor*

At first floor, much of the original and existing layout of the building will be retained, limiting alterations to historic building fabric. Existing modern partitions that are detracting from the Hall's aesthetic value will be carefully removed to re-instate the building's historic floor plan.

New uni-sex WCs and an accessible toilet will be provided to the rear of the building, that sits directly above the ground floor services. The new platform lift will provide access to the first floor level. First floor space will be designed to be as flexible as possible, to enable future change and expansion. The first floor space will include space for Linkage's IT department, alongside a prayer room and a staff rest room and kitchenette.

Precedent Image : First Floor Historic Offices

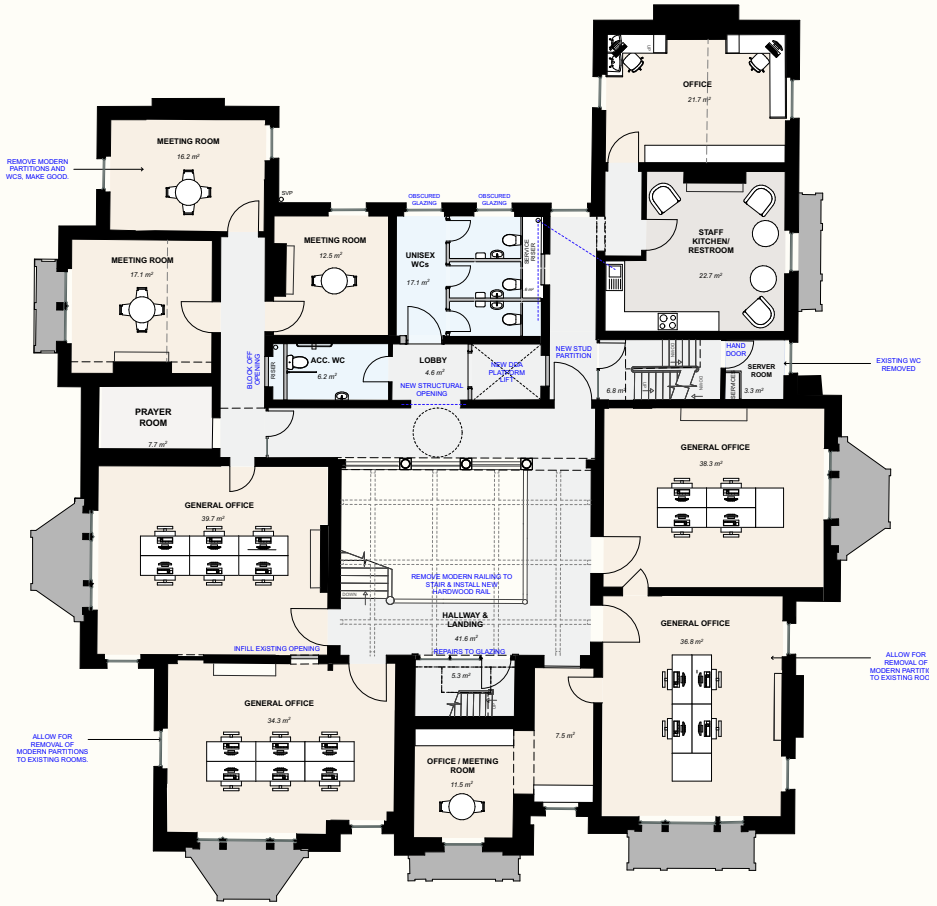


Figure 16: Proposed Weelsby Hall First Floor Plan

5.3 *Proposed Use - Second Floor*

The existing second floor space is currently unused and it is the intention that the space could be refurbished and brought back into a future use as office spaces. To the north, the existing attic space will be carefully renovated and made water-tight, to allow for space for storage of Linkage's equipment. The area could also provide accommodation for a further office space.

The existing roof space is in poor condition and requires immediate attention and repair. An existing chute provides rainwater dicharge from the roof. The intention is that a new rainwater outlet will be provided within the roof space to provide further release of rainfall from the roof into an alternative outshoot.

Precedent Image : Converted Attic Office Space

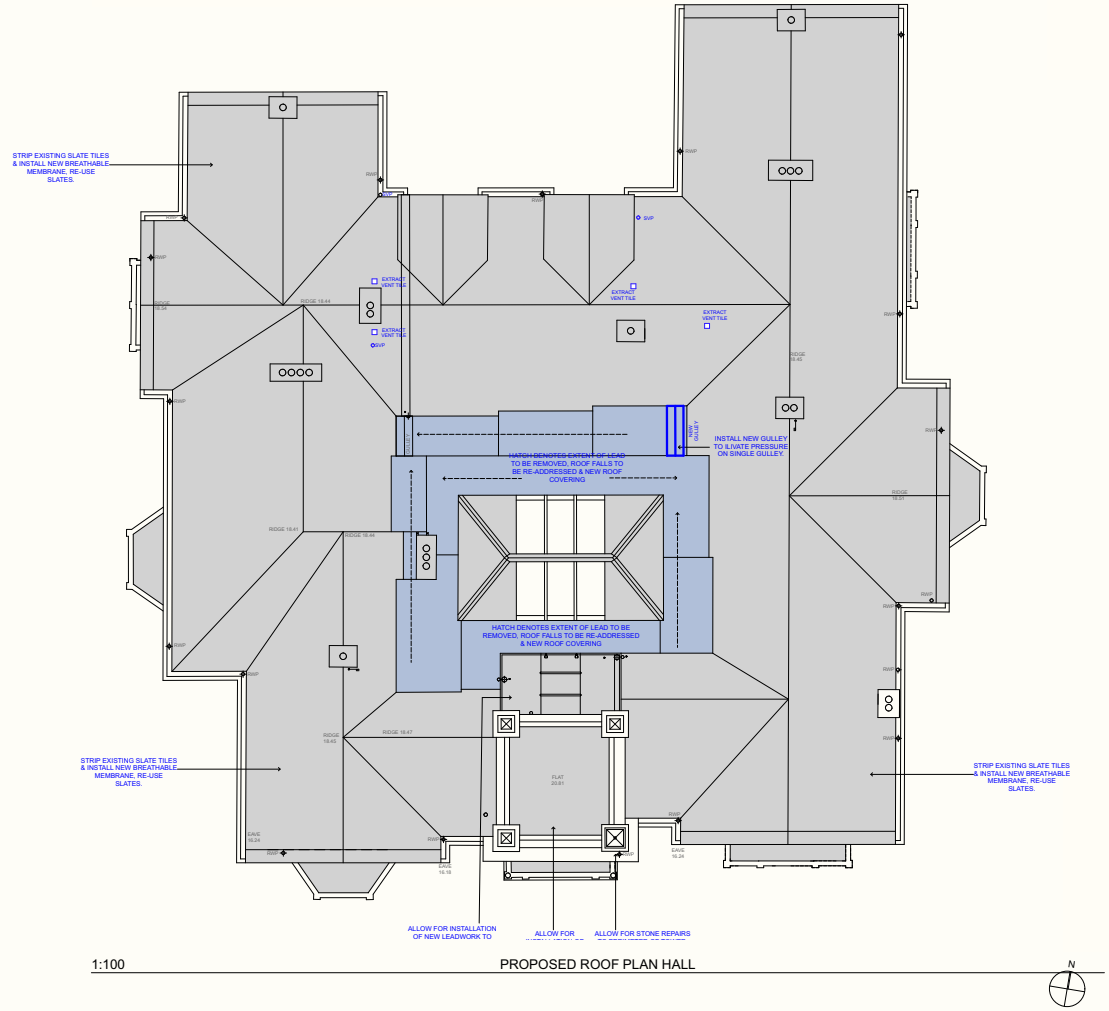


Figure 17: Proposed Weelsby Hall Second Floor Plan

5.0 Design Proposals

5.4 Proposed Elevations

Externally, the existing hall will be repaired on a like-for-like basis, but the modern rainwater goods will be replaced with traditional cast iron types to match the original surviving designs. Where damaged, all existing fascias and soffits will be replaced.

The works will also include a series of repointing, alongside stone cleaning, to the string and balustrades. Existing windows at ground and first floor will be carefully repaired to allow for sufficient openings and natural ventilation. To the front elevation a new stone staircase, providing access for all. The 'step-less' lift will sit comfortably in the setting.

Precedent Image : Main Hall Platform Lift

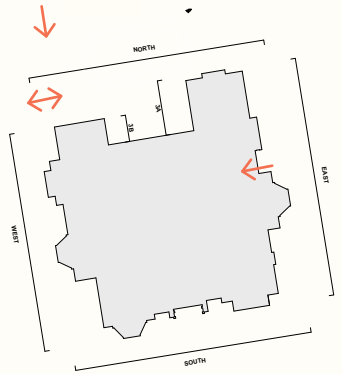


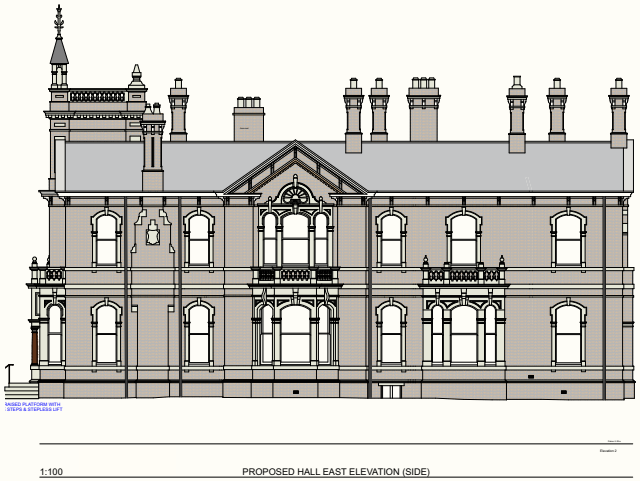
Figure 18 : Proposed Elevations

5.4 *Proposed Elevations*

All existing bay windows will be carefully repaired to rectify the internal damage from water ingress. Where they have failed the existing balustrades will be repaired, and chimneys repointed and re-flaunched. All existing downpipes and soil vent pipes will be reconfigured to reduce the extent of pipework blighting the elevations, and in turn this will enhance the visual appearance of the Hall. Any apertures that will no longer be needed will be repaired in brick.

The main tower existing lower plinth of brickwork/stonework is in poor condition and requires significant repair. Thermally, the building will be improved where possible, including insulating roof spaces and improving/replacing the glazing of existing windows with a new improved slim line glazing.

Precedent Image : Ramp / Access



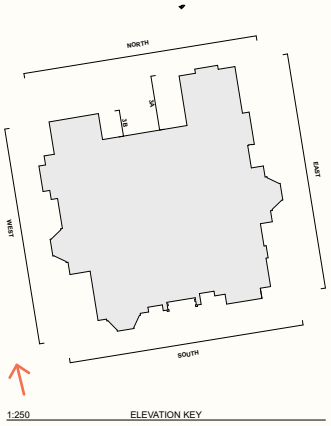


Figure 19: Existing Weelsby Hall Elevations

5.0 Design Proposals

Visualisation A - Approach to Weelsby Hall with new stepped entrance and platform lift.

5.5 *The Stables - The Vision*

Through concept exploration and design development, a preferred option has been outlined for the stable yard buildings which aims to balance the building's significance, creating a dynamic and financially viable flexible offer for Weelsby Estate.

The Stables will seek to provide residential care facilities for individuals, which a key need throughout Lincolnshire. The design will provide eight units in total. The design will seek to utilise the existing footprint of the building and make minimal change where required.

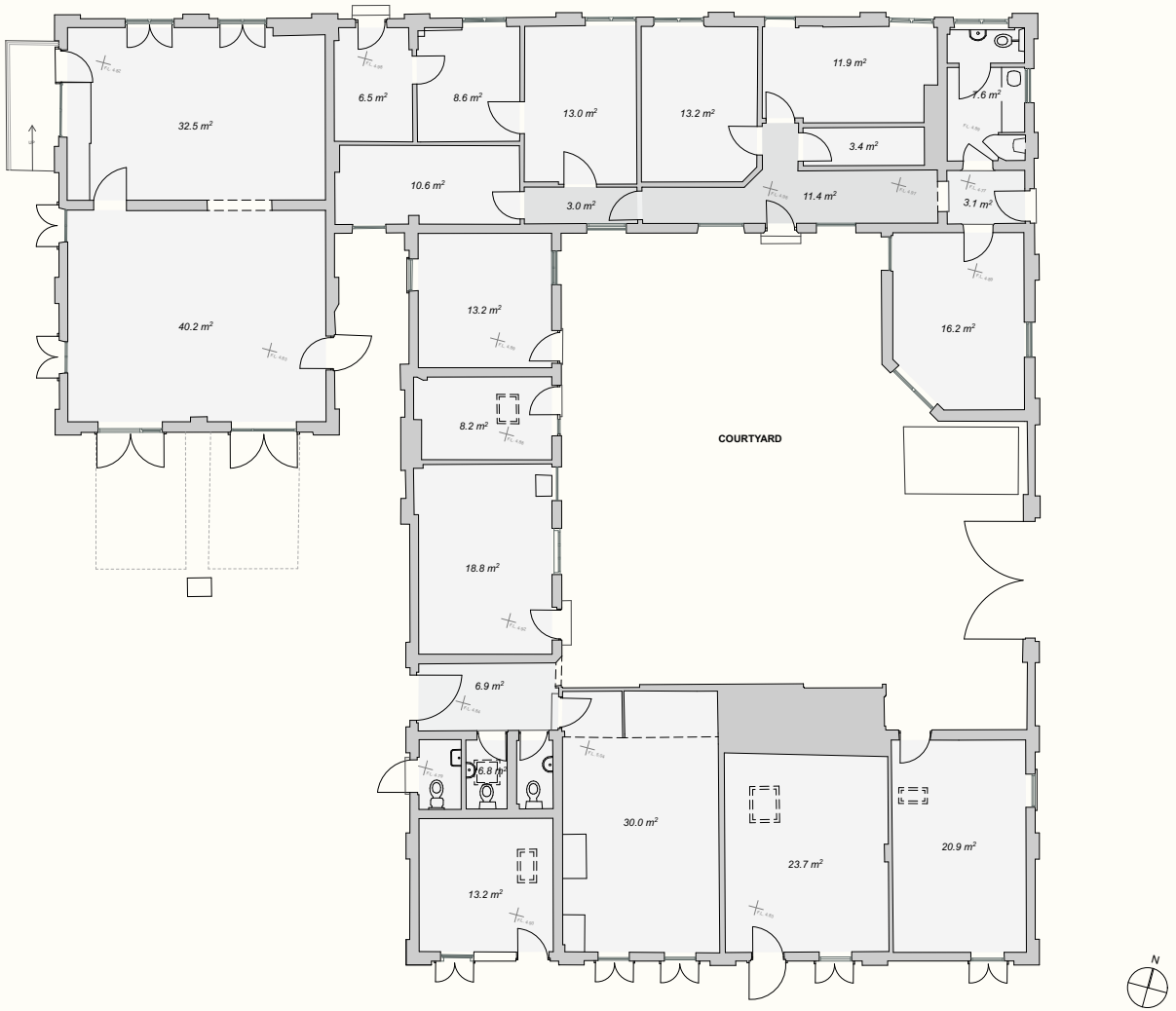


Figure 20:: Existing Stableyard Ground Floor Plan

5.0 Design Proposals

5.6 The Stables - Access & Layout

The existing setting of the Stables will be retained, and enhanced. Access to the buildings will be via the Gatehouse lodge, rather than the main estate road. Parking will be provided adjacent to the lodge and include a number of disable-accessible parking bays, alongside sufficient bin and cycle storage.

The development will include the conversion of the stables to create six residential units, alongside a modest extension to provide a further two units. Access to the units will be from the main courtyard. The existing modern brick wall will be replaced with a new brick wall to match the existing Victorian brickwork, with new heritage timber gates. Small patio/garden spaces will be provided to the rear of the units, fenced for the security needs of future residents. The new extension, traditional in appearance, will be provided to the south of the existing range and also provide Linkage with further office space and new plant space to house mechanical and electrical services for the Stables.

The existing landscape to the south will be enhanced with new suitable hard services, alongside new native species planting in accordance with the eologist's recommendations. The main courtyard will be fully re-landscaped, pulled away the existing raised levels to address water ingress/damp issues.

Figure 21: Proposed Stables Site Plan

5.7 *Proposed Use - The Stables*

The existing Stables will be refurbished to provide accessible residential care accommodation for people with learning disabilities and autism. The existing modern stud partition walls will be removed to provide compliant accessible accommodation for residents. Much of the original external appearance of the buildings will be retained, however several modern, unsympathetic openings have been introduced, and the proposals seek to re-balance the façades.

Internally, the design will seek to enhance the interiors, remove modern fittings and finishes. All modern uPVC doors and windows will be replaced with more sympathetic proposals, to include timber sash windows.

Precedent Image : Sensitive Extension

Figure 22: Proposed Stables - Ground Floor Plan

5.0 Design Proposals

5.8 Proposed Elevations

Externally, the existing building will be repaired on a like-for-like basis, but the modern rainwater goods will be replaced with traditional cast iron to match the original surviving designs, referencing the green tones.

Modern windows and doors will be replaced with heritage joinery. All roofs show sign of decay, and will be replaced with a new breathable membrane, re-using existing slate tiles where possible. Existing services ductwork will be reconfigured to enhance the elevations and 'de-clutter' the appearance of the former stable block. Existing walls will be dry lined (timber boarding) to improve the overall thermal performance of the buildings.

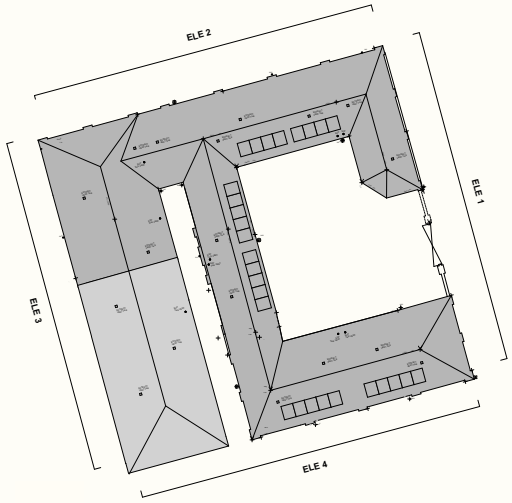


Figure 23: Proposed Elevations

5.8 *Proposed Elevations*

To the north elevation, the existing modern lean-to will be replaced with a new slate roof extension to link the two roof planes. All existing modern uPVC downpipes will be removed and replaced with galvanised/cast iron rainwater goods.

The new extension to the front of the existing range will sit sympathetically adjacent the existing building, with the same roof pitch line and include traditional materials of slate and red brickwork. Windows and doors will be timber, with appropriate heritage joinery detailing. The frontage provides the opportunity for any interpretation that may be included within the design moving forward.

Precedent Image : Single storey with level access.

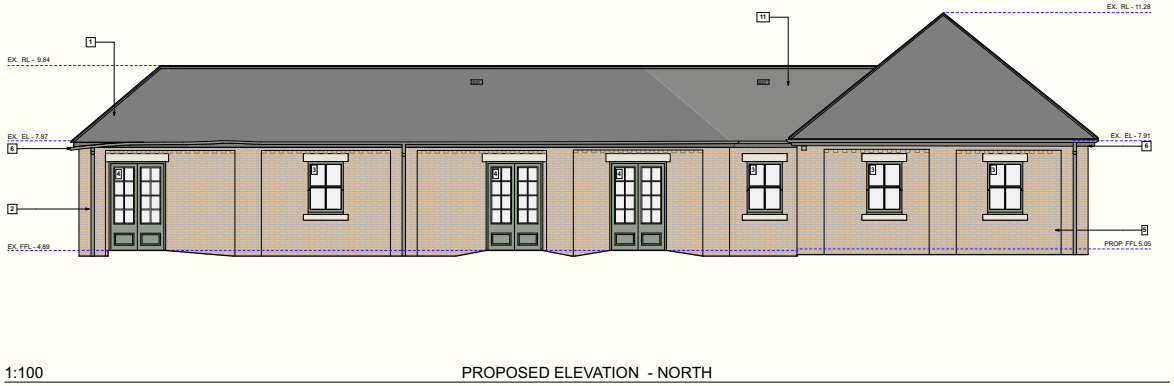


Figure 24: Proposed Elevations

5.0 Design Proposals

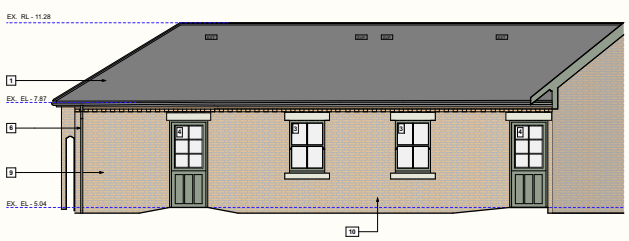
5.8 Proposed Elevations

To the internal stableyard, the existing elevations will be enhanced with the removal of modern cement render and repairs to the Victorian Flemish bond brickwork.

The existing modern lean-to will be removed to reinstate the original stableyard stable elevation. All modern openings will be blocked off and original apertures reused where possible.

The main courtyard area will be re-landscaped, removing modern concrete abutting the building, alongside soft planting for the enhancement of the overall setting.

Precedent Image : Courtyard Landscaping



1:100 PROPOSED ELEVATION 5 - INNER WEST

1:100 PROPOSED ELEVATION 6 - INNER NORTH

Figure 25: Existing Courtyard Elevations

Visualisation A - The Courtyard South Approach
View from the south approach to the courtyard buildings. New extension wing to the west to include office/community facilities for Linkage's needs.

5.0 Design Proposals

Visualisation B - The Courtyard Entrance Approach
View from the west approach highlighting revised configuration of the entrance, landscaping and access proposals.

5.9 Conservation Philosophy

The primary conservation philosophy is to retain the listed buildings in a form where the development of the site is conserved whilst developing a sustainable new use for the buildings. The default philosophy of conservation is that where existing fabric remains then ideally it should remain and be restored or repaired depending on its significance. Where fabric has been lost or is absent then replacement should be appropriate to use and form, not necessarily a copy but of 'good' design. In essence the proposals will seek to: -

- Retain as much as practicable of the existing historic fabric without compromising future use.
- Replace existing modern features with sensitive and appropriate conservation joinery.
- Recognise a preference for revealing the character of the site rather than simply retaining all fabric on the site.
- Where fabric is lost replace it with appropriately designed new work, which is contemporary and of its time.
- New development should have a contextual relevance to the site and the setting of the existing fabric, such that it can be seen as a good 'fit' rather than simply contemporary. It should have regard for the mass and scale of existing buildings.

Visualisation C - Aerial View of Courtyard Buildings

5.0 Design Proposals

5.10 Structural Interventions

The appointed accredited conservation engineer has been heavily involved with shaping the proposals. Where possible, interventions have been kept to a minimum.

Weelsby Hall

The proposed alterations to the existing structures that will affect the structure are mainly the following: -

- Lift pit and groundwork associated with the external lift less system.
- Internal platform lift – potential strengthening of basement ceiling structure, with trimming out of ground floor ceiling joists.
- Formation of new openings through existing fabric at ground and first floor levels
- Some change of usage from bedrooms and dormitories to office, with associated load increase – A pragmatic review will take place and will involve the review of the proposed layout of the office spaces and highlight areas where heavier goods and desks be located where the floor structure has greater strength i.e., closer toward the bearings.
- External paving and hard standing work – associated drainage, formation of ramp with proposals considering suitable ventilation requirements to basement.
- Localised strengthening as necessary to rafters supporting PV units to the roof.

The condition of the hall is satisfactory, however there are a number of areas which require repair due to long standing water ingress or general degradation. This involves: -

- Provisional repairs to the ring beam to the glass lantern subject to lifting of finishes. - Repairs to bay window ceilings at ground floor level affected by water damage.
- Provisional repairs to the roof structure of the hall with traditional scarf joints.

Courtyard Buildings & Oasis Buildings

The proposed alterations to the existing structures that will affect the structure are mainly the following: -

- A number of alterations between window and door entrances, therefore existing lintels can largely stay in place in a number of locations with infill to take place as necessary. Where possible, external stone lintels can be reused to retain the aesthetic of the courtyard building.
- In some areas of the building, due to the removal of cross or end walls there may be need to form steel goal post arrangements to retain the lateral stability of the building. However, in some cases new cross wall partitions could be utilised to provide this. If these are in timber plywood sheathing can be applied to both sides, with the cross walls well fixed to the externals with resin bolt arrangements.
- The plywood also provides the benefit of easy fixings for new kitchen/bathroom goods.
- Localised strengthening as necessary to rafters supporting PV units to the roof.
- Where an extension of the courtyard is proposed, due to underlying clay soil, as well as close proximity of trees it is likely that strip foundations would be to a substantial depth and therefore not an economic option. The following options are most likely Raft Foundation, Pile and Raft Foundation or Screw pile either with suspended slab or concrete ring beam, with block and beam.
- For the extension wall structure, masonry cavity is suitable, and such construction is fine to continue at the internal cross wall positions if required. For the case of a screw pile arrangement, there are weight limitations for this, so a lighter timber frame construction would be suggested.
- To the extensions roof structure there is flexibility with the construction type, with both a gang nail truss and cut roof to be assessed.
- External paving and hard standing work – associated drainage and co-ordination with adjacent trees.

The condition of the courtyard building is fair, however further review of the ground floor structure is recommended due to poor condition of the rainwater goods and raised external ground levels.

5.11 Sustainability

Sustainable development should provide a holistic view of environmental management across a broad range of issues including themes such as management, transport, energy, waste, ecology, pollution, health, and well-being, etc. Sustainability considerations outlined within this report are generally limited to matters relating to energy, health, and well-being, where it has been possible to effect positive change. It should be noted that the design has responded to the guidance documents set out by The National Lottery Heritage Fund Guidance 'Environmental Sustainability Guidance'.

Passive energy efficiency design measures invariably prove to be the most economical and socially acceptable inclusions on any scheme. Consequently, the focus of the design at this early stage is to meet all mandatory Building Regulation requirements by means of good passive design measures combined with an efficient engineering approach. Generally, minimising the use of the building's operational energy consumption is considered in the context of: -

- Natural daylighting
- Zoning and metering with warning capability
- Plant and control efficiency

The architectural proposals indicate a high proportion of glazing to all existing elevations enabling the realistic targeting of best practice daylighting levels. It is proposed at any new areas (i.e. the extension) will also include large areas of glazing. Existing windows and ground floor and first floor will be adapted to provide adequate ventilation of all spaces.

It is proposed that a natural ventilation strategy will be utilised within the main Weelsby Hall Building. Natural ventilation will be utilised through existing windows where possible. Where natural ventilation will not be sufficient, such as the large training rooms, mechanical ventilation will be utilised. Local extract ventilation is proposed to all the WC's and kitchens with passive air make up as required. This will be provided using an 'on demand' control via PIR's for the WC's. For the kitchens the 'on demand' control will be via the light switch. Comfort cooling will be provided to several rooms within the ground floor plan as a higher occupancy of 15 – 23 people has been proposed. A new low temperature hot water heating (LTHW) installation will be provided to serve the whole building. The system will comprise of 2No. wall mounted condensing boilers (sizes to be confirmed) which shall be located within the basement plantroom. All ductwork will be extracted through the roof through service rises.

To the courtyard building, a new low temperature hot water heating (LTHW) installation will be provided to serve the whole Courtyard outbuildings. Natural ventilation will be utilised through existing windows where possible. The new external terrace doors from living rooms and kitchens will also offer the chance of natural ventilation in hot summer days. Local extract ventilation is proposed to all of the bathrooms and kitchens with passive air make up. This will be provided using an 'on demand' control via light or local switching. Heat interface units are proposed within the apartments and shall be served from the condensing boilers. An all-underfloor heating system is proposed throughout the Courtyard apartment units and staff welfare space. Underfloor heating manifolds will be placed one per apartment and should be located in an accessible location.

Couch Perry Wilkes, the mechanical and electrical engineers were appointed to appraise the renewable and low carbon technology energy options currently available for Weelsby Hall and the courtyard buildings however it was concluded that the scheme will seek to use existing gas services, and include photovoltaic panels to a number of the roofs on both the Courtyard Buildings & Weelsby Hall.

Electric car charing provision will be provided to the rear of Weelsby Hall.

5.0 Design Proposals

5.12 Drainage

It is understood through the CCTV survey undertaken that a number of the drainage runs (40%) present within the courtyard area are defected and therefore at present the proposals will be to excavate and replace in like for like or to simply to remove the blockage present, as this will retain the same capacity as previous.

There is a small-scale increase/alteration in usage of the property, through drainage provisions for external landscaping, as well as for the extension to the courtyard building. However, the existing systems size is mainly deemed fit for purpose with subsequent repairs to take place. Considerations will also take place to factors such as climate change and intensity of rainstorms. Where new paving will be introduced this will seek to be permeable.

5.13 Nature & Sustainability

The project will seek to make positive contribution to saving nature and where possible. The ecologist has been part of the design team throughout the proposals and has provided an insight to improvements of biodiversity within the proposals. The following is proposed;

- Inclusion of biodiversity enhancements to the Stable buildings to include bird and bat boxes, alongside native species/bee-friendly planting in the terraced area adjacent to the staff/office space. Potential to include native species planting in the form of a sensory garden.
- Inclusion of biodiversity enhancements adjacent to Weelsby Hall including new meadow grassland and planting, bee-friendly planting adjacent to the parking areas.

5.14 Resources & Materials

The project will seek to make a positive contribution to building sustainability and consider how natural resources will

- Appropriate sourcing of materials for the construction phase and use of local supply chains of high quality.
- All internal and external timber to be sustainable source certified by the Forest Stewardship Council (FSC).
- All brick to the new extension to be locally sourced from local quarries.
- Brick and gravels also to be recycled and resourced locally.
- Lighting installations to be provided with automatic control systems for occupancy or absence detection to all areas and daylight linking where appropriate.

5.15 Waste & Water Management

The design seeks to consider how water will be re-used and its usage to be minimsed. The following will be implemented in the design:

- Water recycling – re-use of grey water where possible.
- Low flush WCs.
- Reduce waste on site including kitchen - compostable plates etc

5.16 Transport

The project considers how we can reduce environmental impact for people travelling to work. The proposals encourage the use of public transport, car sharing and cycling.
Provision of cycle storage has been included adjacent to the staff parking area, in close proximity to the courtyard buildings to promote sustainable travel to and from Weelsby Hall.

5.17 Accessibility

The existing buildings are well situated on the outer edges of Weelsby, allowing ease of access for all visitors. The current internal configuration and access to Weelsby Hall and the courtyard buildings is very poor with split levels in many parts of the building. Whilst the design proposes a small loss of building fabric to accommodate a platform lift, this element will give access to all floors so that the reimagined complex of buildings will be ambulant for disabled requirements, providing a much more accessible building for all users. The 'stepless' platform lift at the front of the building and a new compliant ramp to the rear will allow full access to the building.

Right from the very concept of the scheme, accessibility has been at the forefront of the design process. There has been a great desire from all members of the design team to ensure that the Weelsby Hall is a 'hub' that is accessible to all user groups and audiences. A design review with the access consultant during the development stage has proved extremely useful in making positive improvements to address site specifics and ensure that the buildings are optimised for equal access for all
.

- Promote access from the main south facade as the main access route to avoid the need for rear access via the narrow access to the rear.
- Appropriate design of entrance doors provision of an automatic door to provide users easy access to the main hall area, with a 1:12 ramp.
- Appropriate signage and wayfinding.
- Provision of sufficient WC and changing places facilities.

An extract from the access consultant's report is listed below: - ' Access to the facility generally needs careful consideration in order to ensure that equal access is provided for all, especially as members of the general public will be attending the centre, alongside students and staff, many different groups under the EA2010 require consideration here. It is felt following the latest update of the proposals that this has been achieved as far as is possible, subject to the proposals gaining consent by the relevant bodies.

The Courtyard area is not itself listed, although it sits within the listed curtilage. The proposals seek to alter the inside of the building whilst maintaining the feel and structure of the existing external presentation. The flats offer adequate living space with good lines of site through the living space and suitable turning spaces. Each flats has two access points for safety purposes. The external area can make or break this aspect of the scheme, especially ensuring that the internal courtyard doors offer level threshold access and that the space is an accessible area that can be shared and enjoyed safely and used for welfare purposes. We conclude feeling quite positive about the potential at Weelsby Hall, despite the challenges that will come with the Grade II designation.

The design team plans to continue their dialogue with the Access Consultant though the next stages to ensure that the technical design continues to enhance the scheme for disabled users.

6.0 Conclusion

This design and access statement has demonstrated that the site context and relevant planning policy have been considered in developing sympathetic and purposeful proposals.

The proposed change of use is required to create a vibrant range of new flexible spaces, and will contribute to a long term, sustainable vision for Linkage and their continued use and enjoyment of these important buildings.

The careful refurbishment and repairs will enhance the appearance of the building, and its setting at the heart of Weelsby Estate, whilst promoting the heritage of the site.

ARCHITECTURE

ANOTHERKIND

CONSERVATION