

Bay House – Marketing Suite Heritage Assessment for Application 2016/2861/P

Introduction

This Heritage Assessment has been prepared in support of an application for listed building consent for the use of part of Bay House on Kidderpore Avenue as a marketing suite. The marketing suite is associated with a scheme that has already been granted planning permission and listed building consent.

Planning History

In relation to Bay House, the Council has already granted listed building consent (2015/4120/L) for:

“Internal alterations in connection with conversion into 16 units including lowering the level of lower ground floor and inserting mezzanine at upper ground floor, associated internal alterations to plan form and extension to the rear at second floor level and enlargement of a rear dormer.”

This LBC is associated with planning permission 2015/3936/P. Listed building consent for Bay House was originally applied because, whilst it is not listed in its own right, it adjoins three listed buildings.

Heritage Assets

Bay House physically adjoins three statutorily-listed buildings (Kidderpore Hall (Grade II), Maynard Wing (Grade II) and Skeel Library (Grade II)) and is located in the Reddington and Froggnal Conservation Area.

Bay House – Brief History

Bay House is a combination of twentieth century infill developments which are known to date from 1921 and 1935, albeit parts of this building have been rebuilt at various, unknown, dates prior to these. The interiors of Bay House do not retain architectural or historic significance. The exterior elevation of Bay House to Kidderpore Avenue incorporates part of the original elevation to the Maynard Wing, later infilled by the west and east Bay House extensions in 1921 and 1935 respectively. This non-listed building makes a positive contribution to the character and appearance of the Conservation Area.

The Proposed Works – Internal

The proposed suite, providing facilities for Mount Anvil Sales and Marketing, will be temporarily located on the lower ground floor, upper ground floor and mezzanine level in the western end of Bay House. It will incorporate a small reception area just inside the upper ground floor entrance, sales and presentation areas within the existing rear hall and welfare facilities for sales staff in the lower ground floor. The lower ground floor will incorporate an existing space to the rear that has recently been discovered. The suite will include a two-bedroom duplex show flat to upper ground and mezzanine levels which will eventually form part of the final works. The sales and marketing suite will occupy 33 sq m at Lower ground level, 204 sq m at Upper Ground level and 46 sq m at mezzanine level.

The already-approved permanent scheme provides for two apartments in the space to be temporarily occupied by the facility. These will be constructed after the life of the Sales & Marketing Suite. Service connections, structural alterations, underpinning and a replacement ground floor will all be undertaken now in preparation for the future apartments to avoid later out of sequence works. The largely open space will be fitted out for the sales process, together with a temporary staircase and opened-up doorway from the existing half landing, to provide a sense of entry into the space.

The show flat will be the eventual permanent solution for new accommodation on the upper ground floor and mezzanine level above with one major exclusion, namely the library immediately adjacent to the main entrance; this will be temporarily used as an additional sales room. The eventual enlarged opening between the future library and the living space will be formed at this stage to avoid future disruption, but it will be temporarily boarded over. A temporary lobby will be formed outside the entrance door to this apartment to control the sales route flow.

The majority of works to this unit reflect the permanent approved proposal with a small study at ground floor and living and bedroom accommodation at lower ground floor level. At the lower level, additional space revealed from recent investigative works will be used as a staff kitchen, toilets and welfare facilities. These areas would be temporarily partitioned off from the rest of the lower ground.

The Proposed Works – External

Sufficient remedial repair work will be carried out to the relevant existing doors and windows for the duration of the life of the Marketing Suite with the intention of being fully refurbished later in line with the approved scheme for the building. The existing windows will be retained for this purpose.

Assessment

The proposal involves works to Bay House and could have an effect on the Conservation Area which is a designated heritage asset. The works will have no harmful impact on the statutorily-listed buildings which Bay House adjoins, namely Kidderpore Hall (Grade II), Maynard Wing (Grade II) and Skeel Library (Grade II).

The interiors of Bay House do not retain architectural or historic significance. The changes for which consent is sought in this application are either consistent with the already-granted listed building consent for Bay House or temporary and reversible, enabling the entirety of the scheme that has already been granted planning permission and listed building consent to be implemented. In summary, therefore, we consider that the proposal will not have a harmful effect on Bay House.

As described above, the external works will comprise repair work to existing doors and windows prior to eventual full refurbishment. We consider therefore that there will be no harmful effect on the designated heritage asset (the Conservation Area) as a result of these works.