

# **PLANNING SUPPORT STATEMENT**

**Rebuilding of part of The Courtyard Buildings  
Lound Hall Estate  
Bothamsall, Retford, DN22 8DF**

**Bloom Developments Ltd**

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## 1.0 THE SITE

- 1.1 The site and existing structures form part of the courtyard adjacent to both Lound Hall and the residential lodge site.
- 1.2 This range of buildings forms the south east side of the courtyard with a smaller section located on the south west side.
- 1.3 The north west side of the courtyard consists of a U-shaped run of single storey structures originally either stables or agricultural buildings, which were used as offices, training and research when the whole site was owned by the National Coal Board and used as the mining museum and training centre for young colliery workers. These were granted permitted development rights to convert to residential on 31 July 2019, ref. 19/00774/PDN. This work is now well underway.
- 1.4 The use of the adjoining land was changed by planning permission to holiday lodges and then subsequently to full residential use.

## 2.0 THE EXISTING STRUCTURES

- 2.1 The existing structures comprise both single and 2 storey construction. Some are full 2 storey, others are dormer construction and the remainder are single storey with either a concrete flat roof or a pitched tiled roof.
- 2.2 A full structural report of these buildings has been carried out and it is attached at Appendix A to this document.
- 2.3 The buildings were erected at the time of the NCB ownership and were used as part of the training college for young mine workers.
- 2.4 They have, over the years, been altered many times, not all to the benefit of the buildings. However, the previous owner converted them into 6 No. residential properties and a letter from the Council confirming their residential/domestic use is attached at Appendix B.
- 2.5 The buildings themselves were built using industrial methods as their use was just that. Although the walls are of brickwork and the roofs tiled, the structure itself comprises steel columns and beams, steel roof trusses and purlin supports and in situ cast concrete floors to both ground and first floor.
- 2.6 The conversion to domestic use was not carried out in the most beneficial way, indeed some of the later works are totally unsatisfactory and dangerous.

2.7 The most pleasing item in the whole range of buildings is the quality of the facing bricks used and these are to be saved and used to rebuild the structures.

### 3.0 THE PROPOSAL

3.1 The proposal, therefore, is to totally and carefully demolish the existing structure, clean and save the bricks and clear all the other materials off site.

3.2 The concrete and other demolition rubble will be screened and crushed on site and reused as fill for the rebuilding and also for the onsite roadways that have yet to be constructed.

3.3 The existing range of buildings is somewhat overpowering for the remainder of the courtyard due to its overall height. The proposal will reduce the height of these structures considerably which will limit the dominating effect and also reduce the shadows cast over the courtyard and the northern range of buildings.

3.4 There is one attractive view of Lound Hall which is from the main group of farm buildings over First Spring Lake, the park homes and the courtyard with Lound Hall beyond.

3.5 Much of Lound Hall is obscured by these existing buildings. The proposal will make more of Lound Hall visible and allow that fine structure to impose once again on the foreground and the other buildings.

3.6 The new build will be constructed in a traditional way but will embrace modern methods, technologies and materials wherever possible. Insulation levels will be high and energy will be provided from the adjacent AD plant owned and operated by the applicants. It is likely that electricity produced on site will be used for both space and water heating.

3.7 The design of the proposed structures has attempted to replicate the original structure but with a reduced height, particularly within the central portion.

3.8 The proposal will provide 3 No. single storey dwellings and 2 No. 1½ storey dormer dwellings, all laid out over the original footprint or as near as possible.

3.9 This will be a reduction of 1 No. dwelling over what is there at present but will provide a much better and sustainable form of habitation.

- 3.9 The applicants have obtained costings from the builders who are at present finishing off the cafe and shop construction.
- 3.10 They have utilised my drawings and have been given information regarding building methods and materials for both a renovation scheme and a complete new build scheme. Their outline of build costs is attached at Appendix C.
- 3.11 From this you can see that the renovation costs are slightly cheaper, coming in at approximately £22,000:00 less than the new build. However, the new build option will create dwellings that would be free from maintenance for many years to come and of course will be built to the latest standards as a minimum and therefore provide dwellings which have very high levels of comfort and very low running costs. The applicants consider that the higher material costs with new build will be recouped within 1-2 years.
- 3.12 These new structures will be therefore very sustainable and have a much lower carbon footprint than the old original buildings.

#### 4.0 HERITAGE

- 4.1 The proposal has been assessed and supported by Stephen Bradwell of Trigpoint Conservation & Planning Ltd and a copy of his Heritage Statement is attached at Appendix D to this document.

#### 5.0 FLOODING

- 5.1 Due to the topography of the surrounding land, the building is in flood zone 1 and, as such, a full Flood Risk Assessment is not required.
- 5.2 The proposal is to replace structures that are already in place. The new structures will occupy initially the same footprint as those removed.
- 5.3 The opportunity will be taken to make the new structures more flood resilient and robust construction details will be employed throughout.
- 5.4 The main difference is that the ground floor levels will be raised nominally such that finished ground level will be located approximately 200mm above the ground level of the courtyard on the higher side. This will equate to approximately 300mm above ground level on the south east side as the courtyard has a cross fall of approximately 100mm from north to south.

## 6.0 ECOLOGY

- 6.1 A Bat Emergence Survey has been commissioned by the applicants and carried out by Chris Vine BSc (Hons), MCIEEM, MRSB and a copy of the survey results and report is attached at Appendix E.

## 7.0 CONCLUSION

- 7.1 The existing buildings are unsuitable for habitation as they stand. They have had numerous alterations carried out to a very poor standard which has also contributed to their poor condition.
- 7.2 It is therefore the applicants' view that the best alternative (not the cheapest) would be to carry out careful demolition of the existing structures, reuse of much of the materials and the construction of new, fully compliant dwellings.

## SCHEDULE OF APPENDICES

Appendix A	Inspection and Condition Report
Appendix B	Email and plan from Terry Wells dated 17 January 2018
Appendix C	Letter from Halliday Building
Appendix D	Heritage Statement produced by Stephen Bradwell, Trigpoint Conservation & Planning Ltd
Appendix E	Bat Emergence Survey produced by Chris Vine