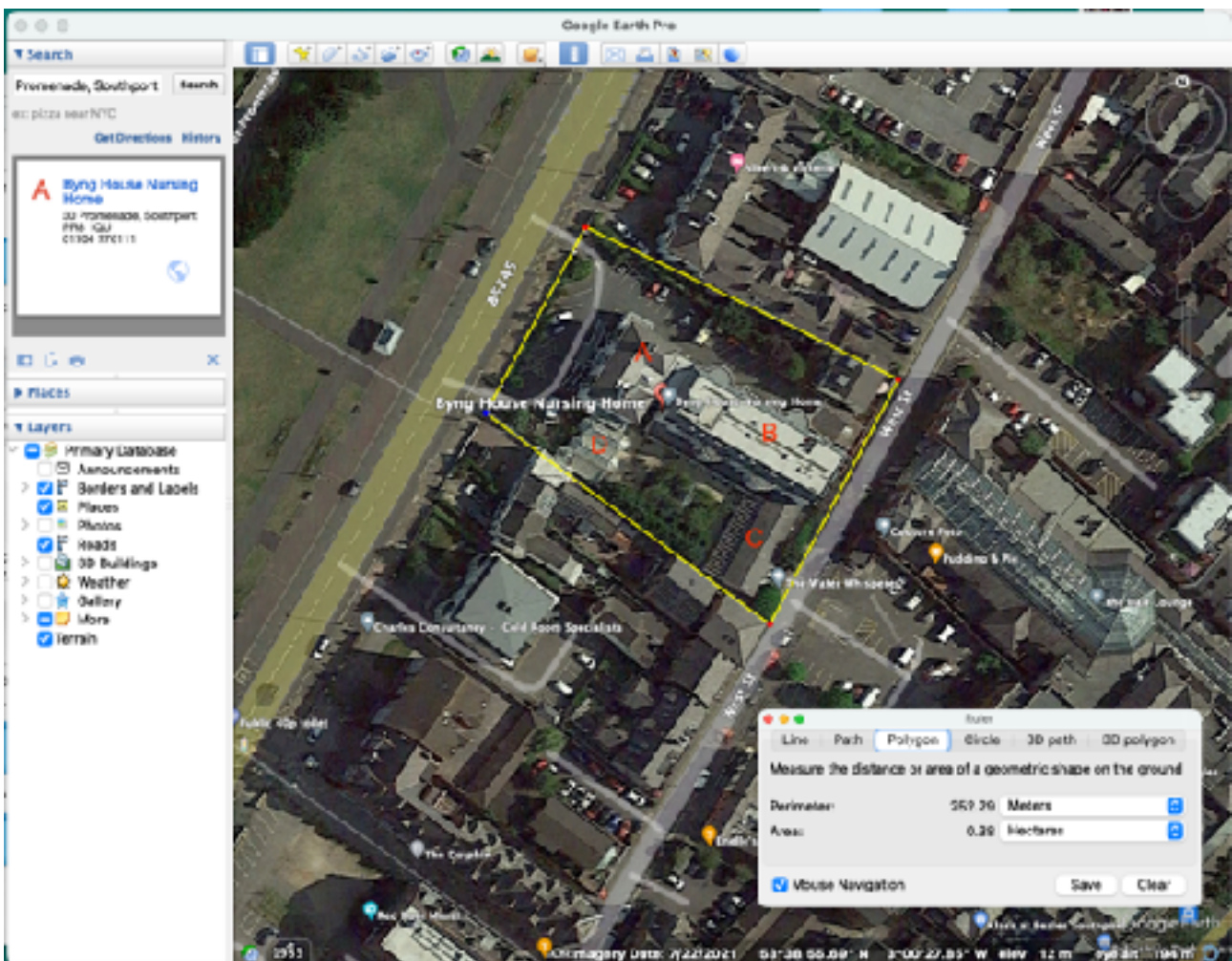


Site

This Application concerns interventions to the fabric of existing structures on the site of Byng House. The premises are Grade II listed. The application site lies within an area designated as Promenade Conservation Area in the Sefton Local Plan which was adopted by the Council in April 2017.

The works subject of this Application have already been completed, without consents, following the response to the pre-application enquiry on 17th April 2023 : DC/2023/00535.

The site area of 0.38ha is indicated on the aerial view below.



- A : the original Byng House
- B : 2007 4 storey extension**
- C : single storey “Frankenberger Wing”
- D : single storey “conservatory”

The works concerned are all in B wing

Proposed Works

The premises is operated as a Nursing Home Registered for 36 residents. The completed alterations will increase the capacity of the Home to 43 to enable it to respond quickly to current and anticipated demand, particularly from the NHS, for more bed spaces. To achieve this a number of phased interventions are envisaged. The first has been within block B but those in areas A, C & D would be the subject of a Full Application, before any further works are undertaken.

Numerous developments have been approved and implemented by previous owners. including the substantial 2007 replacement for an earlier unit. Detailed drawings for these Approved interventions are available for reference and guidance. It is within this 2007 replacement that all the current works are located.

An introductory meeting with the Conservation Officer indicated that a pre-application enquiry should be submitted initially, followed by a Full Application for all the envisaged works. This would identify necessary information to be identified and enable an holistic appreciation of the implications and significance of the proposed interventions, allowing appropriate advice and guidance to be offered. It is unfortunate, and regretted by the Applicant, that separate Applications are now necessary.

Room numbers refer to plans as proposed on separate document.

Block B

The existing ground floor open plan dining and lounge area is enclosed by a perimeter corridor which also provides access to the external amenity space. By relocating the dining and lounge functions to other existing day spaces in block A 6 new bedrooms (5-10) have been created. The existing structural openings have been used for replacement fenestration (where necessary), with a new opening formed in room 10; this includes doors to provide direct access for residents to the amenity space from their bedrooms. Rooms 21 & 22, on the 3rd floor would also be converted from existing use as a store and sluice room to another bedroom without any external impact.

No additional floor area is created by these works. The glazed partition separating the lounge/dining area from the corridor has been dismantled. All fabric that has been removed originates from 2007.

The changes to fenestration and the additional opening are on the ground floor of an elevation only visible from within the amenity courtyard of the care home and from upper floor windows of the adjacent property South West of the site when the trees are not in leaf.

All new ground floor bedrooms have doors to external amenity space, also serving as emergency means of escape.

It is intended that the future works shall include appropriate repair and maintenance of original fabric with particular emphasis on fenestration, ensuring legislative compliance whilst respecting the significance of the heritage asset.

Parking / transport

There is currently on site parking provision for 23 cars, including 2 accessible bays, with a IN & OUT traffic flow.

The Sefton parking guidance for a care home in a town centre location is 1 space for every 3 bedrooms + 5% accessible (minimum 2) + ambulance/mini bus bay.

If all the proposed new bedrooms are created a total of up to 60 residents would occupy the premises requiring 20 standard parking bays, 2 accessible bays and one larger vehicle bay = 23. On this basis no additional on site parking would be needed. This Application for 7 additional bedrooms is within these criteria.

There is a lot of public parking along the Promenade immediately adjacent to the premises.

The majority of staff live locally and arrive on foot or on public transport.

The nearest bust stops are 300m away on Lord Street and Southport Station is only a 10 minute walk (800m) from Byng House.

Conclusion

The repurposing of the ground floor of the 2007 extension/replacement to Byng House creates much needed additional capacity without increasing the overall floor area of the buildings. Changes to the fenestration at ground floor level enable the residents of the new bedrooms to directly access the external amenity space with minimal impact on the appearance of Block B and no significant harm to the listed structures or the Conservation Area.

Official list entry

Heritage Category: Listed Building Grade:II

List Entry Number: 1379722

Date first listed: 15-Nov-1972

List Entry Name:

CLAREMONT CONVALESCENT HOME

Statutory Address 1:

CLAREMONT CONVALESCENT HOME, 30, PROMENADE

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address:

CLAREMONT CONVALESCENT HOME, 30, PROMENADE

The building or site itself may lie within the boundary of more than one authority.

District:

Sefton (Metropolitan Authority) Parish:

Non Civil Parish

National Grid Reference:

SD 33475 17419

Details

SOUTHPORT

SD3317SW PROMENADE 664-1/11/146 (East side) 15/11/72 No.30 Claremont
Convalescent Home GV II

Shown on OS Map as Byng House. House, now part of convalescent home. 1840-41; altered, and greatly extended to the rear in the late C20. White painted stucco, hipped slate roof. Classical style. Double-fronted plan with small side wings. EXTERIOR: 3 storeys; 3 bays. Symmetrical, the outer bays slightly raised; with a plinth, prominent eaves cornice (coved and bracketed over the outer bays). The centre has a square-headed doorway and round-headed side-windows protected by a tetrastyle Ionic porch with corniced entablature and balustraded parapet which forms a balcony. At first floor a French window set in a wide pedimented architrave with Ionic columns, and at second floor above this a cantilevered balcony with bowed iron railings and a window of 3 small round-headed lights. The outer bays have 2-storey canted bay windows with 1/1 and 2/2 sashes, prominent cornices to both levels and balustraded parapets, and 2-light casements at second floor. Shallow hipped roof with 2 tall chimney stacks. Single-storey side wings, each with a raised panel containing a 2/2 sash with arched upper panes. Return sides similar but simpler. **Very large late C20 extension to rear.** INTERIOR: large dog-legged flying staircase with cast-iron balusters.

Listing NGR: SD3347517419



Heritage Category:	Listing
List Entry No:	1326799
Grade:	II
County:	
Local Authority:	Doncaster
Parish:	Non-Civil Parish

For all entries on the 2nd April 2011 issue and national grid references are not from part of the official record of a listed building. If such cases the map here and the national grid references are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all entries made on or after 1 April 2011 the map here and the national grid reference are taken from the official record. In such cases the map here and the national grid references are to aid identification of the principal listed building or buildings only and need not be used in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has been so since before 1st July 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not show scale and may be subject to distortions.

List Entry HQR:	SD 32479 174 9
Map Scale:	1:2500
Print Date:	5 July 2022



Name: CLAREMONT CONValesCENT HOME