

# PLANNING APPLICATION NUMBER: P08/1785

Type of approval sought	LISTED BUILDING CONSENT
Ward	WOLLASTON & STOURBRIDGE TOWN
Applicant	QUADRANT LAND PARTNERSHIP
Location: <b>FOSTER &amp; RASTRICK (FORMER FOUNDRY SITE), LOWNDES ROAD, STOURBRIDGE, WEST MIDLANDS, DY8 3SW</b>	
Proposal: <b>LISTED BUILDING CONSENT FOR CONVERSION AND EXTENSION OF GRADE II* LISTED FOUNDRY BUILDING AND DEMOLITION OF LISTED CURTILAGE BUILDINGS</b>	
Recommendation summary:	

## SITE AND SURROUNDINGS

1. The applicant's extensive landholding, known as 'Land at Bradley Road, Stourbridge's located to the north of the town centre and is centred on approximately National Grid Reference (NGR) SO 8980 8510. It covers an area of land in the region of 37.5 hectares in extent stretching along the line of the Stourbridge Canal and River Stour from Amblecote to Wollaston.
2. The application site proposed to house the Lion Medical Centre is located in the south western corner of the overall landholding, between the canal, to the north, and Lowndes Road, to the south, immediately north west of its junction with Bradley Road. The site contains three standing buildings; namely the grade II\* statutorily listed Foster and Rastrick 'New Foundry' that is proposed for conversion and two associated outbuildings, to the east and north east, which fall within its curtilage and are thereby also listed grade II\*. The outbuildings were utilised as a Core Pattern Store and a Blacksmiths Shop for the Foundry and they are proposed for demolition. The site also takes in an area of land to the east and a strip of land north of the Stour needed to accommodate flood protection measures that involve widening the river channel. To the north western side of the site the river is crossed by an historic Locally Listed cast iron bridge proposed for adaptation and retention.

3. The majority of the landholding, including the application site itself, falls within the Stourbridge Branch Canal (Canal Street) Conservation Area and the Council thereby has a statutory duty in considering proposals to have special regard to the Conservation Areas character and appearance and to the objective of ensuring that proposals either preserve or enhance that. A Conservation Character Appraisal with Management Proposals was recently undertaken for this area and has been formally adopted by the Council and was published in March 2007.
4. The application site itself, therefore, stands to be considered in its' wider physical and historical context recognising the fact that it forms only a small part of an integrated ironworks described by Joshua Field in 1821 to be *'the largest and most complete of any in this part of the country and perhaps the most so of any in England'*. Physical remains of this historic complex today comprise, as well as the Foundry and its' ancillary buildings, the grade II listed Ironworks Managers House 'Riverside' (with associated stables and pig sties) the grade II listed dry dock and boatyard workshops, the canal itself, the historic boundary walls that defined the site and former canal arms that penetrated into it.
5. History of the ironworks

John Bradley and Company's Ironworks was first established in 1800 on land leased from the Canal Company in the area later occupied by Stourbridge Rolling Mills, adjacent to the Bonded Warehouse on Canal Street. By 1814 further land to the west of the original works had been acquired and a new forge, foundry and slitting mill had been built that became known as the 'New Works'.

When John Bradley died in 1816 his step-brother James Foster took over the company and entered into a partnership with John Urpeth Rastrick, a well established engineer, and they set up a brand new enterprise called 'Foster, Rastrick and Company'. The base for this enterprise was to be a new foundry located on a clear site on the south side of the River Stour, opposite the 'New Works', to which it would be connected by a cast iron bridge. The latter structure still survives [HBSMR 7240]

and is designated as a Locally Listed Building. The New Foundry was also provided with a range of ancillary buildings, including 'Riverside' and a range of canal related infrastructure, as described above.

6. It is the 'New Foundry', constructed in 1821 to the designs of John Urpeth Rastrick that is the main focus of this application that proposes its conversion to a Medical Centre. By the late 1820s, the names Rastrick and Foster had become synonymous with advances in railway and steam locomotive design. Renowned locomotives produced at the New Foundry included *The Agenoria*, which ran on Lord Dudley's new Shutt End Railway, as well as *The Stourbridge Lion*, that was designed to run on the Delaware & Hudson Canal Company's railroad in North America, in fact becoming the first locomotive ever to run on rails on that continent.
7. Rastrick's design for the new foundry itself was no less innovative, of particular interest being its fireproof cast iron roof construction that spanned a huge casting floor serviced by cranes pivoting on purpose made bosses in the roof, such that very large castings could be swung across the whole internal space.

The architectural and industrial archaeological importance of Rastrick's design is reflected in the Foundry's grade II\* listed status ranking it in the top 5% or so of listed buildings in the country. Extracts from the list description are as follows:

*'.... Designed by John Urpeth Rastrick for Foster, Rastrick and Company (formerly John Bradley and Company). Reddish brown brick in irregular English Garden Wall bond...with hipped slate roof. Georgian style. Single tall storey described to exterior as two storeys, of seven bays...of which the centre is a full-height, wide, round-arched opening; otherwise, round-arched windows to first and ground floors throughout, three per bay. Each bay is articulated by full-height plain pilaster strips, which also clasp angles; the central three bays have wide pediment with large oculus, continuous dentil cornice and stepped eaves. Returns (east and west) alike: three bays articulated by pilaster strips.....several window openings to front façade retain original round-arched, multi-pane wrought-iron glazing bars in imitation of 8/8 sash windows with radial glazing to heads, however these were never intended to be glazed.....'.*

Regarding the roof:

*‘...six massive, cambered cast iron beams spanning the width of the building; the two end bays formed by these beams each have two cast iron beams placed diagonally across the corners. All are connected by wrought iron tie-bars running east-west, north-south and diagonally. A further tier of horizontal wrought iron tie-bars connects diagonally and vertically to the first. Towards the west end of the building is an iron crosspiece, which formed the top centre for a crane. The roof is an example of an early type of fire-proof construction’.*

8. The New Foundry is listed on English Heritage’s current register of Buildings at Risk (BAR). In this document, it is described as being in ‘poor’ condition and assigned to Category A. This category covers buildings that are at *‘...immediate risk of further rapid deterioration or loss of fabric’*, where there is *‘...no solution agreed’*.
9. Adjacent and to the east of the main foundry are two single storey buildings which were directly ancillary structures, being a Core Pattern Shop (marked Structure A on plans accompanying the application) and a Blacksmiths Shop (marked as Structure B). The applicants have put forward a document in support of the proposed demolition of these structures entitled *‘Justification for Demolition of Structures A and B at Rastrick and Fosters Old Foundry’ (EDP 2009)*. That document in itself demonstrates that the two structures in question have a direct functional relationship with the Foundry and share key architectural details including stepped and dentilled eaves cornice, round-arched openings and cast iron roof structure that are considered (by the applicants consultants) to be central to the special interest of the Foundry itself.
10. The survival of important below ground archaeological remains reflecting the sites long history can also be expected across the whole of the development site and these are considered and the application of conditions relating to their preservation is recommended in the sister planning application relating to this site (PO9/1070).



## PROPOSAL

11. The application proposes the conversion of, and extension to, the foundry building to provide Medical Centre facilities with associated carparking and landscaping.
12. The proposal involves the demolition of the two detached outbuildings at the site. A justification report for the proposed demolition of the buildings explains that they are in poor condition due to vandalism and much altered, restoration costs are prohibitive, by virtue of their siting, size and structure they are not suitable to meet health care requirements, and that they do not make any positive contribution to the character of the main foundry building. It is submitted that their loss will facilitate viable and long lasting proposals which will secure the restoration of the principal building.
13. The existing historic southern boundary wall is to be part repaired, part reinstated and single storey additions are to be provided in the space between it and the foundry building to form consulting rooms, separated by open landscaped courtyards.
14. A new three storey wing is to be provided for a range of medical uses that would run from the west side of the Foundry's northern elevation and redefine the site's western boundary, that currently allows views only to adjacent industrial buildings of poor architectural quality. The extension will be a steel and glass structure, attached to the existing foundry building by a glazed link.
15. The foundry building is to undergo a comprehensive programme of restoration and repair. A new iron and glass entrance canopy with a locomotive theme is to be provided and new windows are proposed to be inserted within the building.
16. Internally, new medical centre accommodation is to be provided through an essentially free standing modular system. This is achieved through the use of piled foundations and the re-use and augmentation of an existing concrete slab floor to support the erection of a self supporting steel framework structure that can be sub-divided to create a series of rooms and spaces housing the new Medical Centre. This can be achieved without any

negative structural impact upon the historic fabric of the foundry building. All mechanical and electrical installations/plant associated with the servicing of the new accommodation can also be accommodated within the new build structures with minimal impact upon the historic building. The provision of a full height atrium in the central reception area of the foundry/medical centre and a corridor along the central spine of the new first floor, open to the roof and lit naturally by existing roof lights, will allow the proper appreciation of Rastricks innovative cast iron roof design that forms a highly significant component of the listed buildings special interest.

17. There is, however, a small degree of negative impact involved in adapting the building in order to accommodate the insertion of the new first floor into what was originally a single storey volume; to provide the access routes needed to link the foundry interior itself to the new consulting pods on its south side; and to allow for adequate natural light and mechanical ventilation within the roof. Specifically, a small number of surviving historic cast iron windows are proposed to be removed and replaced with modern fenestration whilst the insertion of a first floor requires the removal of original internal crane top-centres, although one internal example and an external and identical example are to be refurbished and retained in situ. Similarly, whilst the majority of surviving core oven hoods internal to the south wall of the foundry are to be retained and refurbished some others that are in poor condition will be removed to allow improved access and circulation routes between the foundry and the new consulting pods on its' south side. It is also necessary to remove and replace an original clerestory feature on the south side of the roof slope that runs along the ridge line. This will allow the plant and machinery that is to be housed in the new structure at roof level to be discreetly vented via louvers and enable the provision of linear skylights to provide natural light to the inserted first floor.
18. A new public square is to be created to the front of the foundry, integrating pedestrian footpaths and paved areas with new landscaping and incorporating a linear paved motif reflecting the route of an historic tramway that carried goods from the foundry to the canal wharf via the surviving cast iron bridge over the River Stour.
19. The scheme is supported by the following key documents:
  - Design and Access Statement
  - Justification for the Demolition of Structures A and B

- Condition/Repair Schedules
- Standing Building Impact Assessment
- Archaeological Impact Assessment
- River Restoration Works with Bridge Option 1

20. This application should be considered in association with the corresponding planning application P09/1070. That application considers (inter alia) the archaeological impact of the proposals in those areas beyond the listed buildings themselves.

## HISTORY

21.

APPLICATION NO.	PROPOSAL	DECISION	DATE
PO8/1784	Conversion and Extensions to Existing Foundry Building to Provide Medical Centre and Associated Parking	Refused	February '09

## PUBLIC CONSULTATION

22. There was no public response in relation to consultation on this application.

## OTHER CONSULTATION

23. English Heritage

Welcome the proposals for bringing a new use for the building and the potential to attract funding for its repair. The scheme has been designed to minimise alterations to the external fabric of the premises. The proposed extensions would work in a complementary, not a challenging, relationship to the existing building.

English Heritage also advises that they have no objection to the applicants proposal to take a wholly modern approach to the fenestration of the listed building. This can be seen as an 'honest' reflection of the fact that the building will have a completely new use.

24. British Waterways

The proposal for the health centre appears to work well in plan form. The proposed general arrangement is inventive in its reuse of the existing building, making the most of existing features such as the openings to connect additional accommodation to the main building and using the double height space to create an exciting internal space. However, the additional block remains dominant on this heritage building.

The use of a light structured glazed link to connect the existing main building with the proposed consulting blocks, as well as the internal garden areas, seem to work well: the consulting rooms are built as small additional blocks and are architecturally subservient to the main heritage building.

The elevations of the new consulting blocks are not pastiche but low key modern brick 'boxes' - it is however hoped that their detailing will be of good quality.

The proposed clear glazed window solution for the foundry will detract from the overall architectural character of the building. Despite the need for authenticity as an approach in refurbishment work, where the old is 'restored' and any new addition is clearly marked and apparent as contemporary, the fragile character of the building would be irreparably impaired if this new type of glazing was to be introduced as it will give a feeling of 'gaping' openings. Advise that the small number of existing historic cast iron windows should be retained with secondary glazing and that new fenestration should be provided as a facsimile of the original.

25. Inland Waterways Association

Object to the proposed extensions to the Lowndes Road frontage of the listed building as they would detract from its setting, contrary to PPG15 advice.

26. West Midlands Historic Buildings Trust

It may not be possible to retain Building A due to its' greatly altered condition but Building B has attributes reflective of Rastricks innovative approach to design and should be repaired and converted to a complementary new use.

New extensions on the south side of the Foundry obscure the ground floor elevation and the new block abutting the Foundry north-west corner is too massive in bulk. A 'link detached' approach is suggested.

Removal of clerestory on south side of roof damaging to buildings architectural and historic interest.

All new aluminium framed glazing would result in bland single-pane infills to openings affecting the buildings architectural and historic interest.

Conclusion drawn that the proposed end use is welcome as is the decision to go with contemporary design for new build elements but the scheme needs to be further developed and detailed.

27. The Victorian Society

Support the restoration of the Foundry but regret the loss of Buildings A and B. There should be a master plan and heritage impact assessment for the wider site (phases 1-4) to ensure characteristic features are considered, integrated and preserved.

**RELEVANT PLANNING POLICY**

28. Unitary Development Plan

S2 Creating a More Sustainable Borough

S4 Heritage Assets

S5 Local Distinctiveness

S10 Quality Design  
DD1 Urban Design  
DD7 Planning Obligations  
HE4 Conservation Areas  
HE6 Listed Buildings  
HE7 Canals  
HE8 Archaeology and Information

29. Supplementary Planning Documents

A Strategy for Dudley's Canals (with Stourbridge Canal (Canal Street) Conservation Area Character Appraisal adopted 2007).

30. Regional and National policy documents

The West Midlands Regional Spatial Strategy  
PPG15 Planning and the Historic Environment  
PPG 16 Archaeology and Planning

## ASSESSMENT

31. The report will highlight the main issues with regard to the submission and will cover the following topics:

Policy/Principle  
Conversion of the Foundry to Medical Centre  
New Build Design and Site Layout  
Demolition of listed structures A and B  
Planning Obligations

Policy/Principle

32. The Council has a statutory duty with regard to the management of listed buildings through the planning process, as set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. It states that local authorities, in considering whether to grant planning permission for development which

adversely affects a listed building, or its setting, must have special regard to the desirability of preserving the building, or its setting, or any features of architectural or historic interest that it possesses (DoE 1990).

33. Under Section 72 of the same Act, when considering proposals for development which would potentially affect a conservation area, local authorities are also required to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
34. More detailed Government guidance regarding the conservation and management of the historic environment, including both listed buildings and conservation areas, within the planning process, is set out in Planning Policy Guidance Note (PPG) 15: Planning and the Historic Environment (DoE 1994).
35. In particular, PPG15 provides comprehensive guidance on the consideration of development proposals which involve (a) the conversion or adaptation of a listed building to facilitate a new use, and (b) proposed demolition.

With regard to changes of use for listed buildings, Paragraph 2.18 of PPG15 states that *'...new uses may often be the key to a building or area's preservation and controls over land use, density, plot ratio, daylighting and other planning matters should be exercised sympathetically where this would enable a historic building or area to be given a new lease of life'*.

Paragraph 3.8 adds that *'...generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority, this must mean economically viable uses if they are to survive, and new, and even continuing, uses will often necessitate some degree of adaptation'*.

36. Together, Paragraphs 3.16 to 3.19 deal with the demolition of listed buildings, stating that *'...while it is an objective of Government policy to secure the preservation of historic buildings, there will very occasionally be cases where demolition is unavoidable'* but, *'...there are many outstanding buildings for which it is in practice almost inconceivable that consent for demolition would ever be granted. The demolition of any Grade I or Grade II\* building should be wholly exceptional and*

*should require the strongest justification’.*

Paragraph 3.17 goes on to state that ‘... *the Secretaries of State would not expect consent to be given for the total or substantial demolition of any listed building without clear and convincing evidence that all reasonable efforts have been made to sustain existing uses or find viable new uses, and these efforts have failed; that preservation in some form of charitable or community ownership is not possible or suitable; or that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition’.*

37. In addition to general considerations such as the building's importance, architectural or historic interest, setting or contribution to the local scene and the extent to which the proposed works would bring substantial benefits for the community, Paragraph 3.19 states that:

*‘...where proposed works would result in the total or substantial demolition of the listed building, or any significant part of it, the Secretaries of State would expect the [local] authority...to address the following considerations:*

- (i) The condition of the building and the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use;*
- (ii) The adequacy of efforts made to retain the building in use; and*
- (iii) The merits of alternative proposals for the site.’*

38. PPG 15 further sets out a strong presumption against the granting of planning permission if any proposal would conflict with the objective of preserving or enhancing the character or appearance of a conservation area.
39. The adopted Dudley Metropolitan Borough Council Unitary Development Plan (UDP) follows the national advice and guidance and Policies HE6 and HE4 respectively set out the Council's commitment to resist proposals for the demolition of listed buildings and buildings in conservation areas.



#### 40. New Build Design and Site Layout

The project architects state that the design rationale for the development is to secure the listed building as the significant place with the new buildings being subservient to it. Following this design pathway the new building forms have been designed to create a contrasting aesthetic to that of the existing grade II\* listed foundry. The existing building is a strong, powerful and robust brick form punctuated with window openings set between the regular rhythm of the brick piers.

The new west wing by contrast presents a light aesthetic predominantly of transparent vertical fenestration with some solid elements of vertical zinc panels with expressed joints. The verticality of the zinc and glass panelling presents a regular rhythm, echoing the verticality of the brick piers. The use of a limited pallet of materials, steel, glass, zinc and brick is intended to be the cohesive link between all of the new elements. In this sense the historic use of materials such as iron, glass and brick can be seen as the driver for the new elements.

41. The scale and massing of the new wing complements that of the foundry itself and provides a strong built form framing, in conjunction with the foundry, a new public space. The hard landscape here has been designed carefully to consider public access and ease of movement. This has been clearly presented in the 'railway track' concept pattern in the paving design which assists in guiding pedestrians to and from the building. Vehicular and pedestrian zones have further been defined through the use of differing materials, carefully placed street furniture and planting.
42. Taking these considerations into account it is not felt that the scale and massing of the new building is excessive, despite concerns being voiced by a number of consultees. It is notable in this respect also that the foundry and new extension are nowhere directly juxtaposed, rather being separated by a deliberately low key glazed link.
43. A similar design philosophy has been applied to the new single storey consulting rooms, separated by open landscaped courtyards, to be provided in the space between the foundry building and the existing historic southern boundary wall. These accordingly take advantage of a similar palette of modern materials. It is not felt that the concerns of some consultees that these structures will obscure the historic building or be visually

intrusive can be justified since the boundary wall currently screens the lower part of the building from direct view and will similarly screen the extensions.

44. On this basis it is considered that the approach to design in relation to extensions to the Foundry and to the layout and landscaping of the surrounding land is successful and that on balance these aspects of the scheme can be supported.

45. Conversion of the Foundry to Medical Centre

It is considered that, having been the subject of extensive pre- application discussions and the submission of detailed supporting documentation, the conversion works to the foundry building are acceptable in principle and for the most part would not have an unacceptably detrimental impact upon the listed buildings special interest. Minor adverse impacts noted in paragraph 17 of this report are considered to be acceptable when viewed in the wider context of the loss of a small number of historic features in fact enabling a beneficial use to found for the historic building leading to its' wholesale repair and refurbishment.

46. The information supplied demonstrates that the foundry can be sensitively converted through the use of piled foundations and the re-use and augmentation of an existing concrete slab floor to support the erection of a self supporting steel framework structure to house the new Medical Centre accommodation. This can be achieved without any structural impact upon the historic fabric of the foundry building. All mechanical and electrical installations/plant associated with the servicing of the new accommodation can also be accommodated within the new build structures with minimal impact upon the historic building. The provision of a full height atrium in the central area of the foundry and an open corridor running the length of the first floor will allow the proper appreciation of Rastricks innovative cast iron roof design that forms a highly significant component of the listed buildings special interest.
47. Some consultees have noted that further information will be required regarding the detailed implementation of some of the works (E.g. cast iron roof repairs). Whilst this is true it mainly reflects the practical difficulty of accessing the building in its present condition. It is considered that the necessary information can be arrived at through the imposition of suitable pre-commencement conditions as part of the determination of this

Listed Building Consent application. Such detail will in any event best be achieved when the building can be fully accessed from structural scaffolding and this will also afford the opportunity for further archaeological building recording to be achieved by condition attached to any listed building consent granted.

48. There is, however, one aspect of the conversion proposals, the insertion of modern format single pane replacement windows that after careful consideration it is felt will have a detrimental impact upon the architectural and historic character of the building and should, therefore, be resisted. The situation in this regard is not clear cut and whilst a number of consultees have objected to the approach taken it is notable that English Heritage do not.
49. It can indeed be acknowledged that taking such an 'honest approach' can have merit in many situations. However, it is apparent that the English Heritage listing inspector in writing the list description considered that the windows, described as '*... original round-arched, multi-pane wrought-iron glazing bars in imitation of 8/8 sash windows with radial glazing to heads..*' were worthy of being singled out for individual mention. It can be considered that this was on the basis that they comprise an integral component in the overall architectural composition of the building and thus contribute significantly to establishing its Georgian character.
50. It is, therefore, considered that the original round headed multi-pane wrought iron fenestration constitutes a key aspect of the original architect's design for the Foundry. To lose that element of the buildings historic character by inserting instead very simple modern windows having a rather bland, blank aspect as currently proposed would, it is considered on balance, be detrimental to the listed buildings special interest overall and should be resisted.
51. It is recommended, therefore, that a negative condition be attached to the listed building consent requiring details of the building's fenestration to be submitted to the planning authority for approval prior to the commencement of development. It can be noted in this respect that a facsimile approach has been successfully put forward in respect of similar historic industrial buildings in the Borough that incorporates a high performance double glazed unit without detrimental visual impacts.

52. Demolition of grade II\* listed structures A and B

The PPG 15 'tests' in relation to the demolition of statutorily listed buildings have been set out in the Policy/Principle Section of this report. It is considered in this regard that in considering the proposed demolitions little weight should be afforded to the condition of the buildings, as this results directly from the current owners failure to adequately secure the site from unauthorised access, theft and vandalism over a long period. Prior to their ownership both buildings were in beneficial active use and in reasonable condition. To a large degree, therefore, the poor condition of the buildings is the responsibility of the owners and the fact that it may now be costly to restore the buildings to their previous condition cannot be viewed as by any means a strong justification for their demolition.

53. It is also considered that it has not been demonstrated that it is not possible to utilise structures A and B in some ancillary role in relation to the Medical Centre use, but rather that it does not appear expedient to do so in relation to the new land uses proposed and the core business activities of the future occupiers. The fact that the new use for the Foundry can be better facilitated by the removal of Structures A and B and that this partly justifies to the applicant the expense of repair and refurbishment of the Foundry itself is a factor to weigh in the balance but cannot in itself be considered to be decisive.
54. As such it is considered that the proposed loss of statutorily listed structures A&B cannot be fully justified in isolation despite the submission by the applicants of supporting documentation '*Justification for Demolition of Structures A and B at Rastrick and Fosters Old Foundry*' (EDP 2009). Indeed, that document in itself demonstrates that the two structures in question have a direct functional relationship with the Foundry and share key architectural details including stepped and dentilled eaves cornice, round-arched openings and cast iron roof structure that are considered (by the applicants consultants) to be central to the special interest of the Foundry itself

55. A major consideration is the fact that individual historic assets on the site are all part of a greater integrated whole. That is, the Foundry, its directly ancillary Core Pattern Shop (aka Structure A) Blacksmiths Shop (aka Structure B) and the grade II Listed Managers House 'Riverside' (with associated stables and pig sties) the grade II listed dry dock and boatyard workshops, the canal itself and the historic boundary walls that defined the site and former canal arms that penetrated into it are all part of an integrated ironworks considered by Joshua Field in 1821 to be *'the largest and most complete of any in this part of the country and perhaps the most so of any in England'*.
56. The potential demolition of structures A and B therefore needs to be considered in the wider context offered by the ironworks complex as a whole and also in the context of ensuring that future phases of redevelopment affecting the wider site (as indicated on plan Ref. 0729 SP03 submitted as part of the application) are carried out in a complementary fashion. This is necessary, amongst other things, to ensure that the Council complies with its' statutory duty to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
57. It is considered, however, that the loss of the structures could be justified if there were a greater degree of certainty that the conversion works and redevelopment of the Foundry site itself would lead directly on to the refurbishment of the other historic structures in the ironworks complex. This needs to be accomplished in such a way that would in future lead to all of the restored historic ironworks features, including the foundry, 'reading' as an integrated whole within the totality of the redeveloped canalside.
58. The certainty required could normally be achieved via a condition attached to the granting of listed building consent for the demolition of the buildings. This would be designed to require the pre-demolition commissioning by the landowner of a Conservation Plan covering the wider historic ironworks site including proposals for the refurbishment of historic structures and considering future phases of development and the integration of the historic ironworks with that. However, since such considerations extend beyond the boundary of the application site in this case such a condition would not be enforceable. Therefore a Section 106 Agreement for the consideration of these wider issues would be required as part of the sister planning application (P09/1070). Such an approach is endorsed in the Historic Environment section of the Council's adopted Planning Obligations SPD.

## 59. Planning Obligation/Contributions

Historic Environment – the pre-demolition commissioning by the landowner of a Conservation Plan covering the wider historic ironworks site to include a detailed schedule of repairs for 'Riverside'. As noted above this planning obligations will be secured via the Section 106 Agreement required in relation to the sister planning application P09/1070.

According to the applicant, their financial appraisal demonstrates that the scheme will not generate a normal level of profit and is effectively unviable. The scheme is apparently only proceeding because it is important to secure a new use for the listed building, with benefits to the local community by improving health service facilities in the area.

The applicant has however agreed to commission a Conservation Plan covering the wider area of the ironworks site and to provide detailed repairs schedules for, in the first instance, the grade II listed Ironworks Managers House 'Riverside'. The latter Plan and Schedule are to be submitted to the local planning authority for approval in writing prior to the demolition of the Core Pattern Shop (marked Structure A on plans accompanying the application) and Blacksmiths Shop (marked as Structure B).

## CONCLUSION

60. The development would enable the re-use/retention of a highly significant building which is a building at risk on the English Heritage 'Buildings at Risk' register through the implementation of sensitive conversion proposals and the addition of complementary modern extensions that integrate well with both the listed foundry and the accompanying new site layout. The loss of structures A and B can be mitigated through the wider historic ironworks being integrated with the Foundry site and with the wider redevelopment of the canalside conservation area through the commissioning and implementation of a Conservation Plan. This can be secured via a Section 106 Agreement entered into in relation to the Planning Application for this site, P09/1070.

It is therefore considered that the proposals comply with UDP Policies

S2 Creating a More Sustainable Borough, S4 Heritage Assets, S5 Local Distinctiveness, S10 Quality Design, DD1 Urban Design, DD7 Planning Obligations, HE4 Conservation Areas, HE6 Listed Buildings, HE8 Archaeology and Information.

## RECOMMENDATION

61. It is recommended that the application be approved subject to the following conditions and to Structures A and B marked on the plans accompanying the application not being demolished until (in relation to the sister planning application P09/1070) a scheme including the submission and approval of a planning obligation to guarantee a Conservation Plan taking into consideration the whole historic ironworks site has been submitted to and agreed in writing by the Local planning Authority.

### Reason for Approval

The development would enable the re-use/retention of a highly significant building which is a building at risk on the English Heritage 'Buildings at Risk' register through the implementation of sensitive conversion proposals and the addition of complementary modern extensions that integrate well with both the listed foundry and the accompanying new site layout. The loss of structures A and B can be mitigated through the wider historic ironworks being integrated with the Foundry site and with the wider redevelopment of the canalside conservation area through the commissioning and implementation of a Conservation Plan. This can be secured via a Section 106 Agreement entered into in relation to the Planning Application for this site, P09/1070.

Consideration has been given to UDP Policies S2 Creating a More Sustainable Borough, S4 Heritage Assets, S5 Local Distinctiveness, S10 Quality Design, DD1 Urban Design, DD7 Planning Obligations, HE4 Conservation Areas, HE6 Listed Buildings, HE8 Archaeology and Information and PPG's 15, Planning and the Historic Environment and 16 Archaeology and Planning.

## Notes

- 1) The development hereby permitted shall be implemented in strict accordance with the approved plans and documents as submitted by Gough Planning Services and listed in their e-mail/letter dated 21<sup>st</sup> July 2009 that accompanied the planning application and those listed subsequently by Abacus Architects in their letter of 14<sup>th</sup> October 2009 in relation to the listed building consent application and detailing Mechanical and Electrical Installations for the Foundry.
- 2) This approval is granted in consideration of submitted proposals in respect of the Planning (Listed Buildings and Conservation Areas) Act 1990 only. This approval does not in any way confer compliance with Health and Safety Legislation in respect of materials and working practices. The applicant is advised to be acquainted with the Health and Safety at Work Etc, Act 1974, The Construction (Design and Management) Regulations 1994, and the Manual Handling Operations Regulation 1992, and to ensure that the handling, storage and use of materials together with all building operations is carried out in total compliance with the requirements of this legislation.

### **Conditions and/or reasons:**

1. K01A Commencement within 3 years
2. Only alterations and demolition detailed and specified in this application will be permitted. All other existing fabric to the interior and exterior of the Listed Building shall be afforded adequate protection against damage or unauthorised removal at all times throughout the construction process.
3. No works involving the demolition, alteration or repair of existing buildings or built structures shall commence until the developer has secured the implementation of a programme of archaeological buildings recording work to include subsequent analysis, reporting and archiving all to be in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the local planning authority.
4. No development shall take place until a detailed written schedule of works including structural and other specifications and method statements for the refurbishment and conversion of the historic building to be retained has been submitted and approved in



writing by the local planning authority such details to include proposed damp proof course and all external materials to be used for the walls, roof, roof lights, windows, doors and rainwater goods. The works shall be carried out in strict accordance with the approved details.

5. Notwithstanding the submitted plans and drawings, full details of the following matters including sample panels where applicable and appropriate shall be submitted to and approved in writing by the local planning authority prior to development commencing and the works shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing:

- a. A fully detailed condition survey and identification of repair needs;
- b. A statement defining the rationale and criteria that will be adopted in order to categorise and define appropriate levels of intervention/repair ;
- c. Details of the measures to be initiated before work commences and whilst work proceeds to safeguard at all times the structural integrity and stability of the building; to secure it against the elements and to protect against unauthorised/unlawful intrusion for whatever reason including malicious damage;
- d. Method statements for the techniques of stabilisation, conservation, repair, rebuilding, removal and replacement to be deployed including proposals to mitigate damage to historic fabric from vibration from cutting and drilling operations and damage that could result from the use of water and or chemicals;
- e. Detailed specifications of all operations, fabrications, components and materials to be used, including the submission of samples for approval by the local planning authority. Prior to the commencement of works sample pieces of work shall be carried out and offered for approval to demonstrate the visual compatibility of repairs or replacement in respect of colour, texture, reflectivity and tooling alongside original fabric and to agree the quality of interface that is acceptable between new and existing fabric.
- f. Brickwork: The type of brick to be used for areas of repair and new build, their size,

colour and texture, the source and mix of the lime mortar which shall be used to bed and point the bricks, the brick bond, gauge and joint tooling, the method of repointing masonry including the use of sample panels.

g. Fenestration/window frames and glazing.

Detailed specifications/samples of the fenestration proposed in respect of the listed building shall be submitted for approval including details of glazing type and decorative finishes such window details to be provided at a large scale, typically indicating profiles and sections at head, cill, jambs and glazing bars, etc., and shall also illustrate the relationship between window frames and structural openings.

h. A schedule and specification of all proposed builders work to historic fabric in connection with all service installations and full details in respect of louvres, flues, extracts and vents in connection with heating, ventilation, plant, soil and mechanical installation detailing those measures to be taken to safeguard the fabric of the listed building and its appearance both during insertion and in the case of potential future removal.

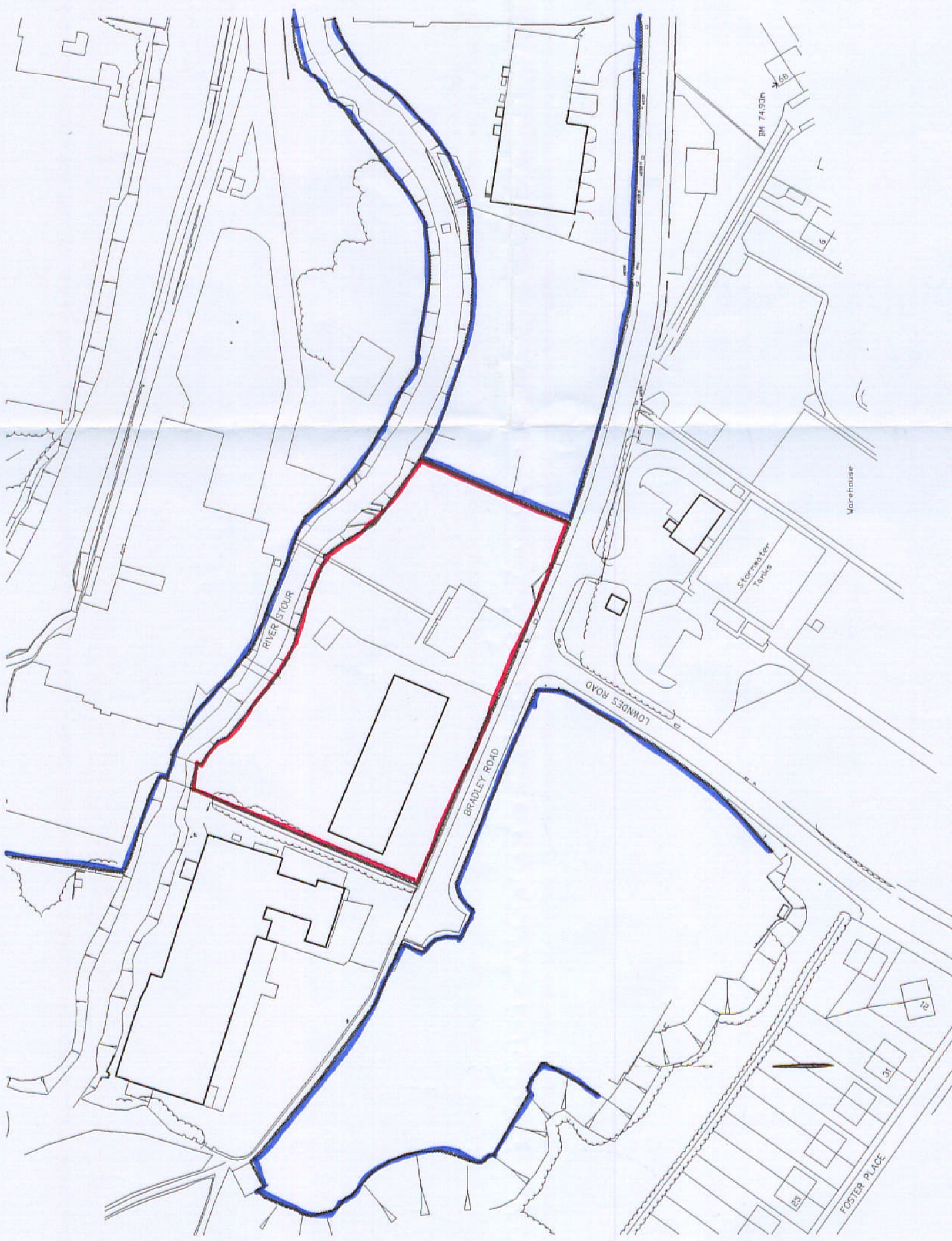
i. Full details of the methods to be used in the cleaning of masonry (JOS or DOFF unless otherwise agreed in writing) including the use of sample panels.

j. Full details of the methods and materials to be used in the installation of all proposed new build elements that will interface with, adjoin or physically link in any manner to the listed building.

k. Where works involve the alteration or removal and reuse of any individual elements of historic fabric (eg crane top centres) a schedule and specification detailing the structural or other works proposed to include a method statement outlining sequencing of operations together with protective measures to be deployed before and during such operations to ensure the structural integrity and stability of the listed buildings at all times.



Location Plan  
P02/1725



Rev. | Date | Revision

**ABACUS**

CHARTERED ARCHITECTS AND DESIGNERS  
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HOCKLEY BIRMINGHAM B1 3PE  
TEL. 0121 608 3700 FAX. 0121 608 3003  
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Development

**Stourbridge Lion Medical Centre**

Title

**Location Plan**

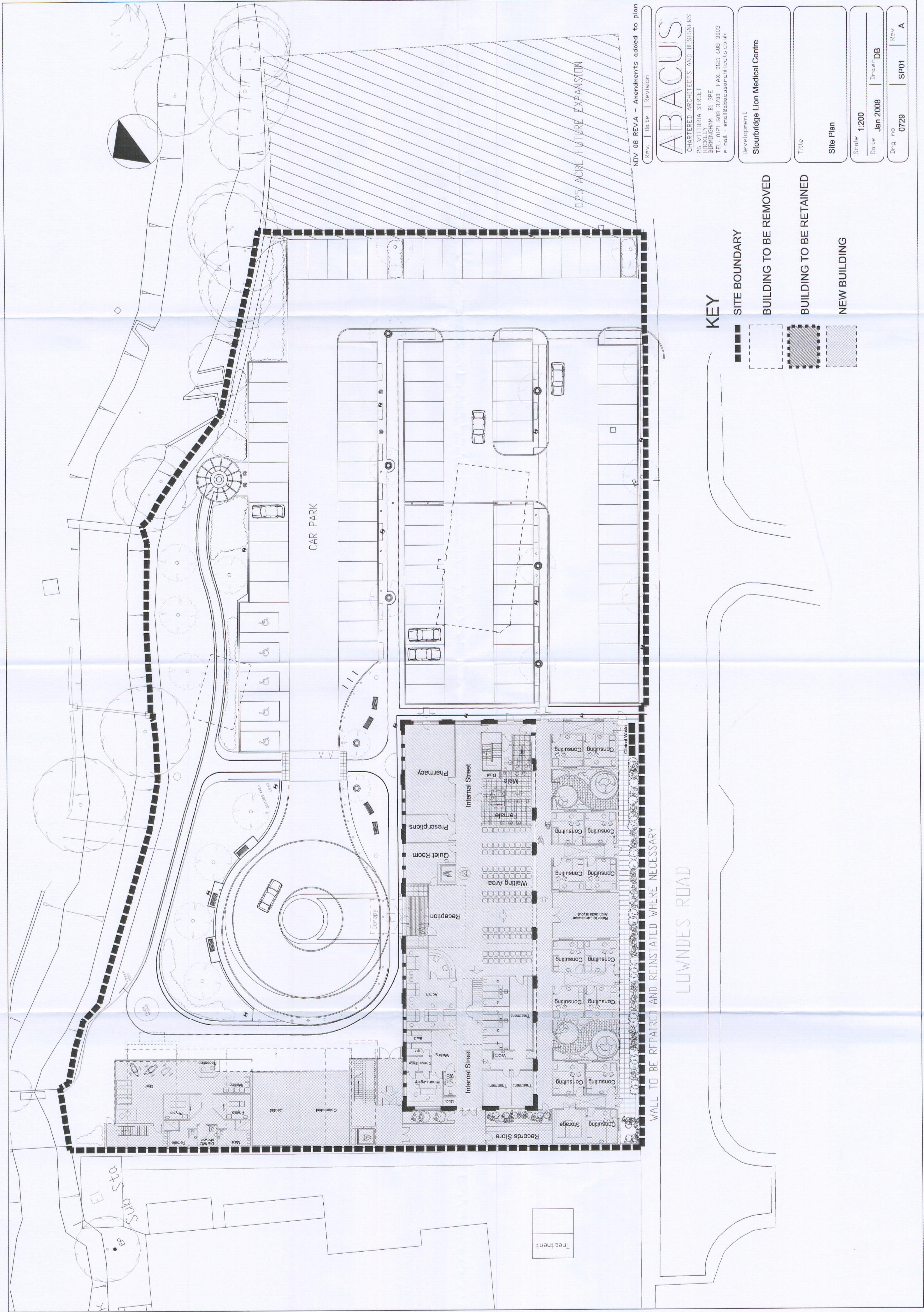
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Date **Feb 2008** | Drawn **DB**

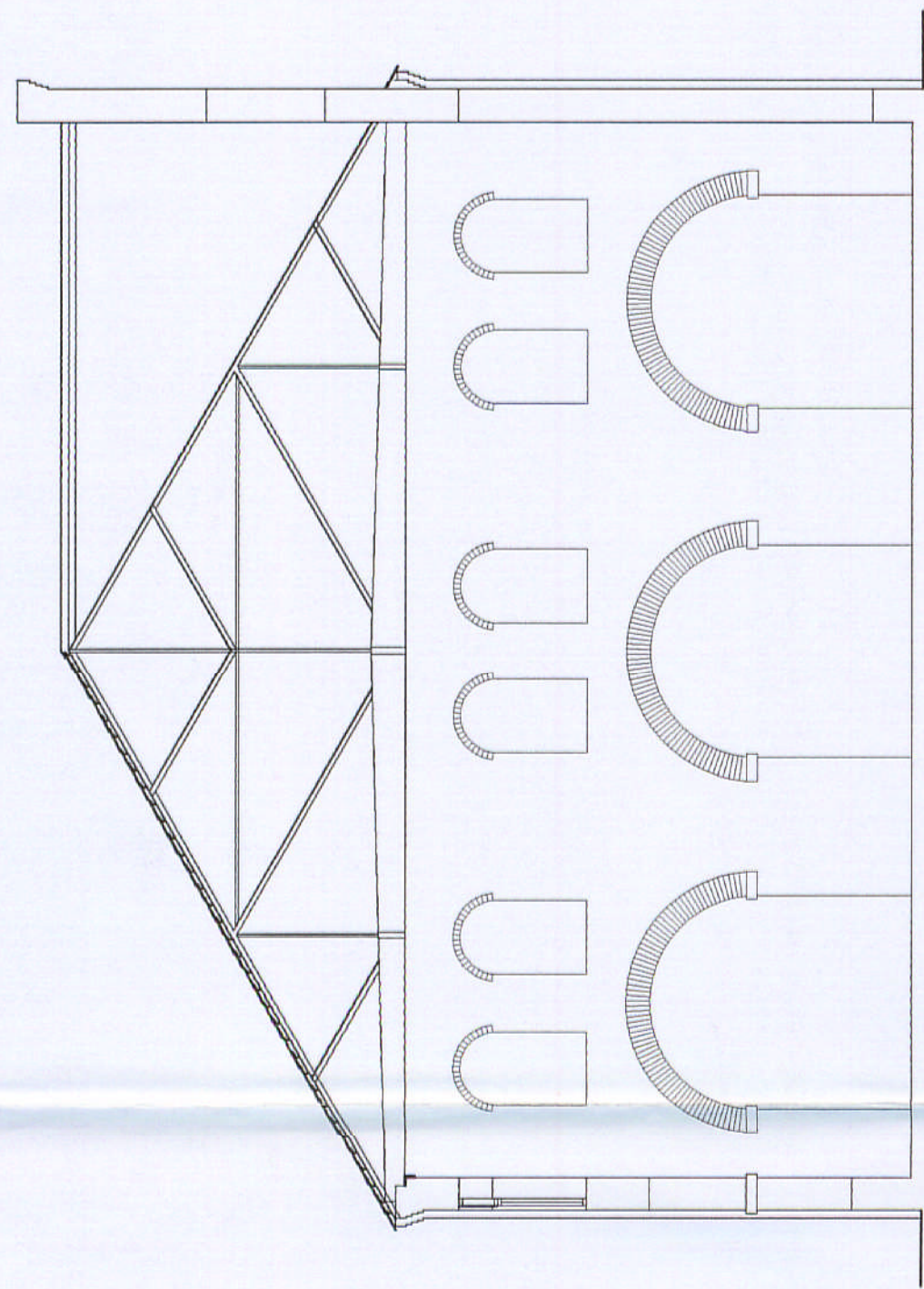
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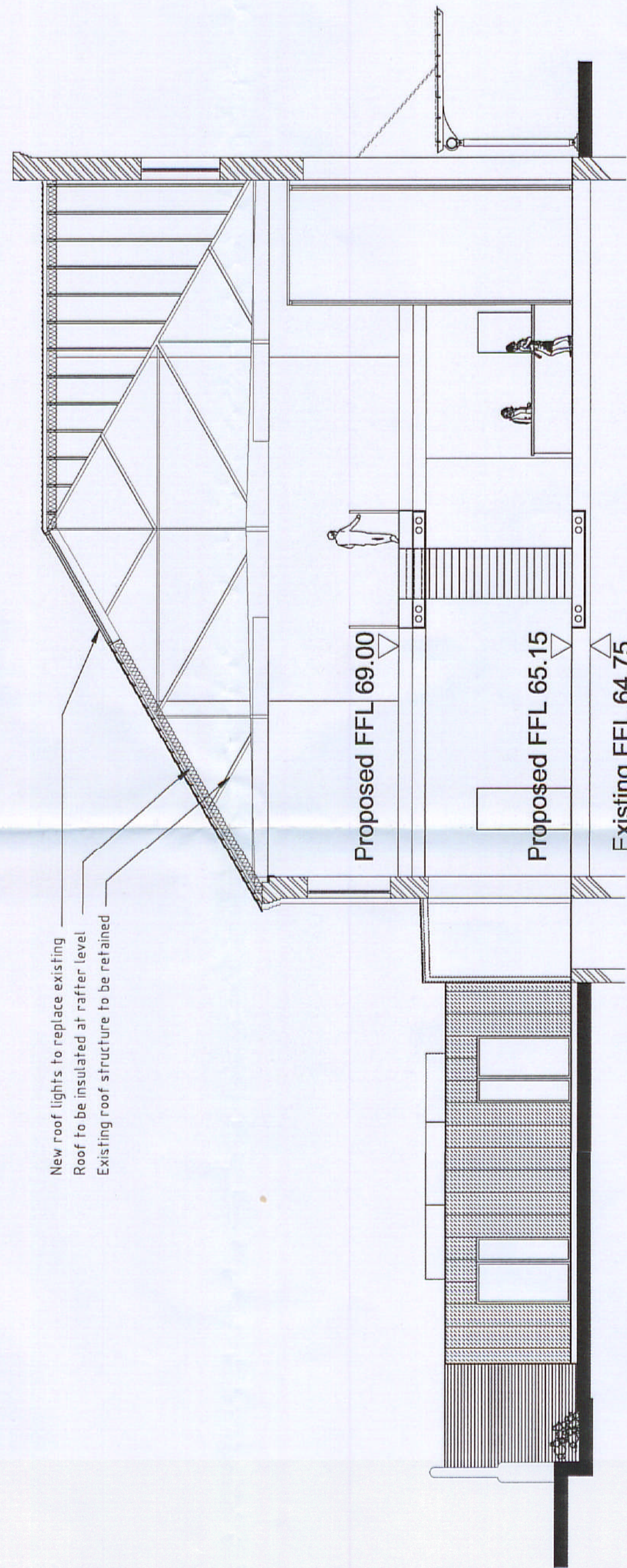
Site Plan - 10/2/17/85



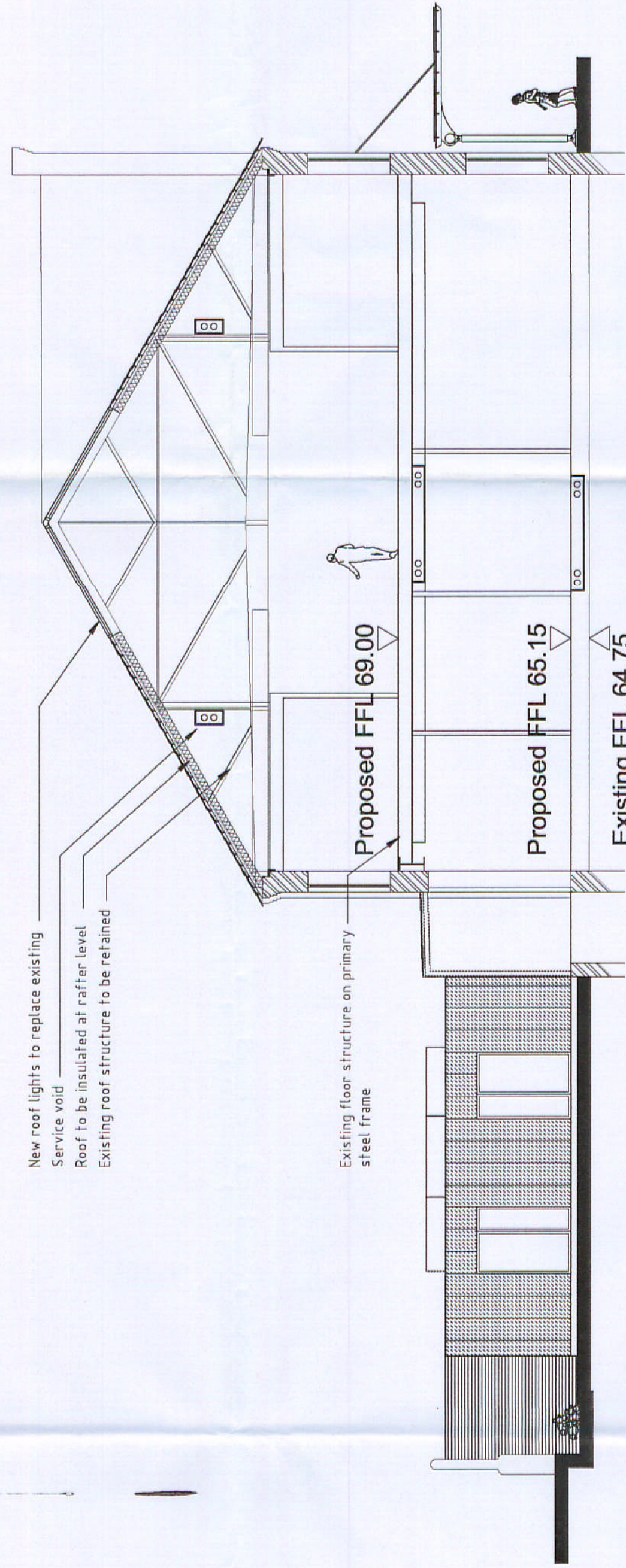




Existing Section



Section/Elevation A-A



Section/Elevation B-B



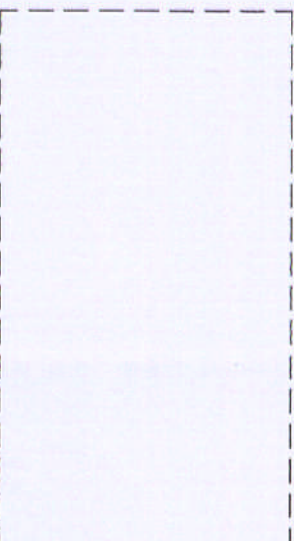
Rev.	Date	Revision
<b>ABACUS</b> CHARTERED ARCHITECTS AND DESIGNERS 26 VICTORIA STREET HOCKLEY BIRMINGHAM B1 3PE TEL 0121 608 3700 FAX 0121 608 3003 e mail : email@abacusarchitects.co.uk		
Development Stourbridge Lion Medical Centre		
Title Listed Building Works Existing and Proposed Sections		
Scale 1:100 @ A1	Date Feb 2008	Drawn DB
Dwg. no 0729	Rev LB06	



DEMOLITION + RETENTION  
PLAN (SEE PLAN) 18/1725

# KEY

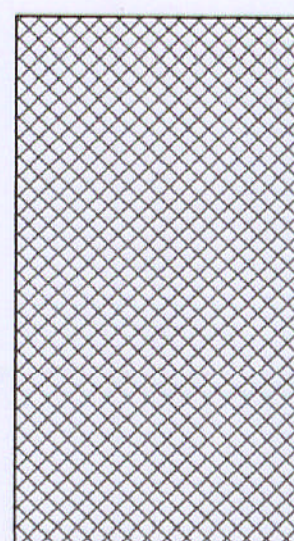
Building already removed



Building to be removed



Building to be retained



Proposed new build



Repair/renew ext. brick wall



Original survey by

MKSurveys

Datum House

4 Coffridge Close

Stony Stratford

Milton Keynes

MK11 1BY

Rev.	Date	Revision

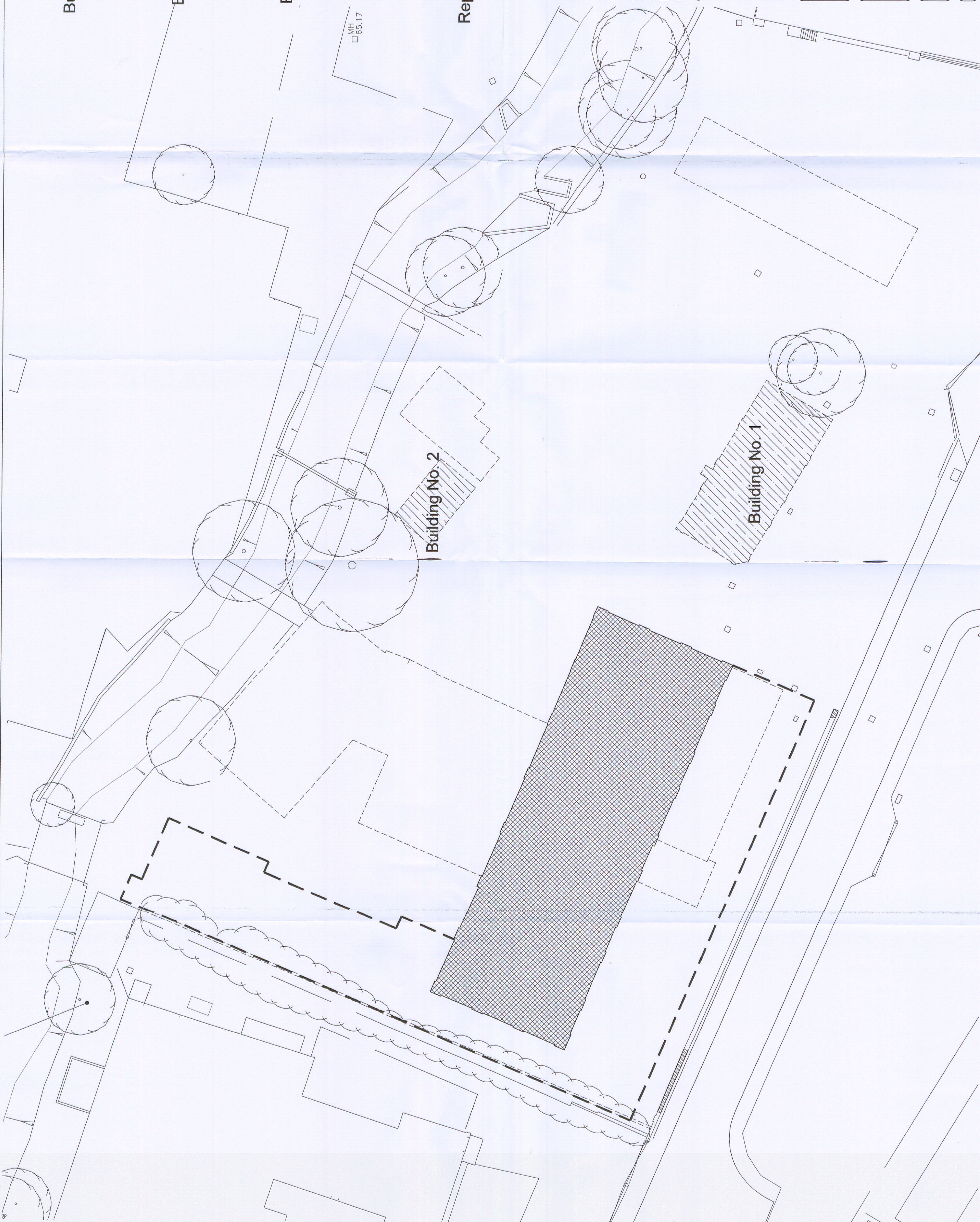
**ABACUS**  
CHARTERED ARCHITECTS AND DESIGNERS  
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Development  
Stourbridge Lion Medical Centre

Title  
Listed Building Works  
Demolition/Retention Plan

Scale 1:100 @ A1  
Date Feb 2008 Drawn DB

Dirg. no 0729 Rev LB02



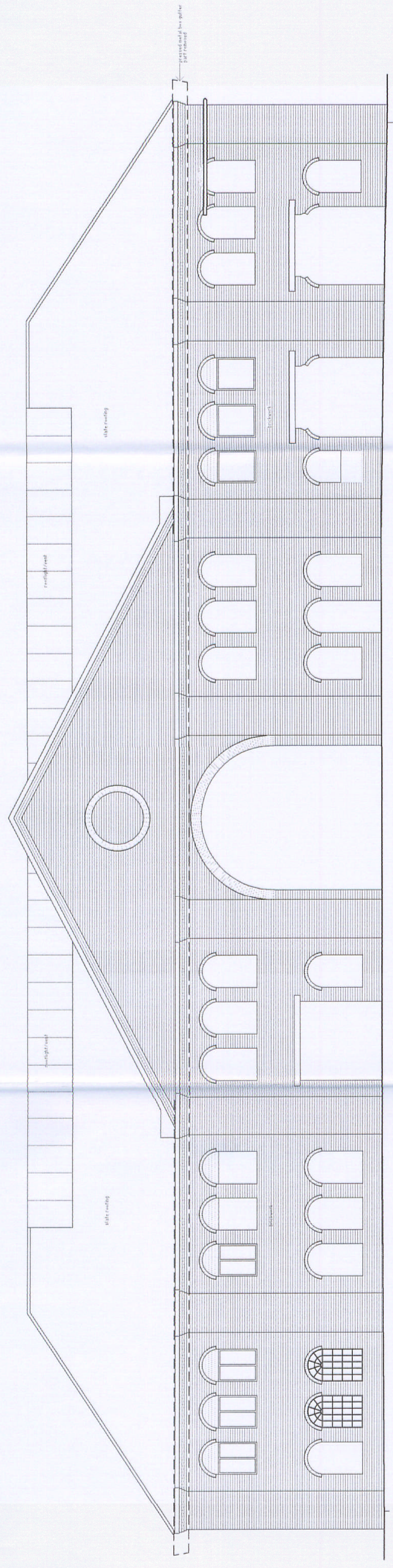
Building No. 2

Building No. 1

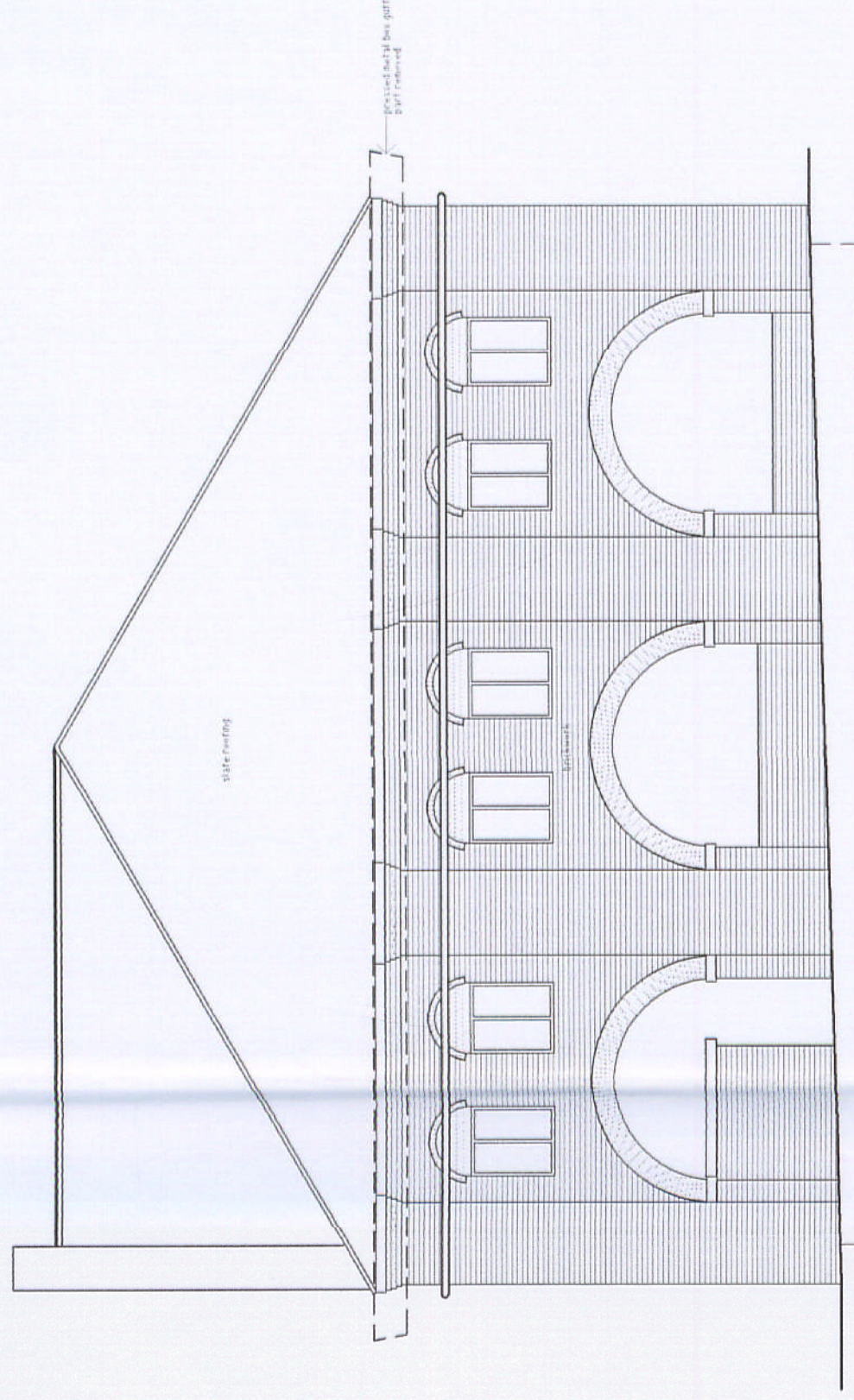
MH  
65.17



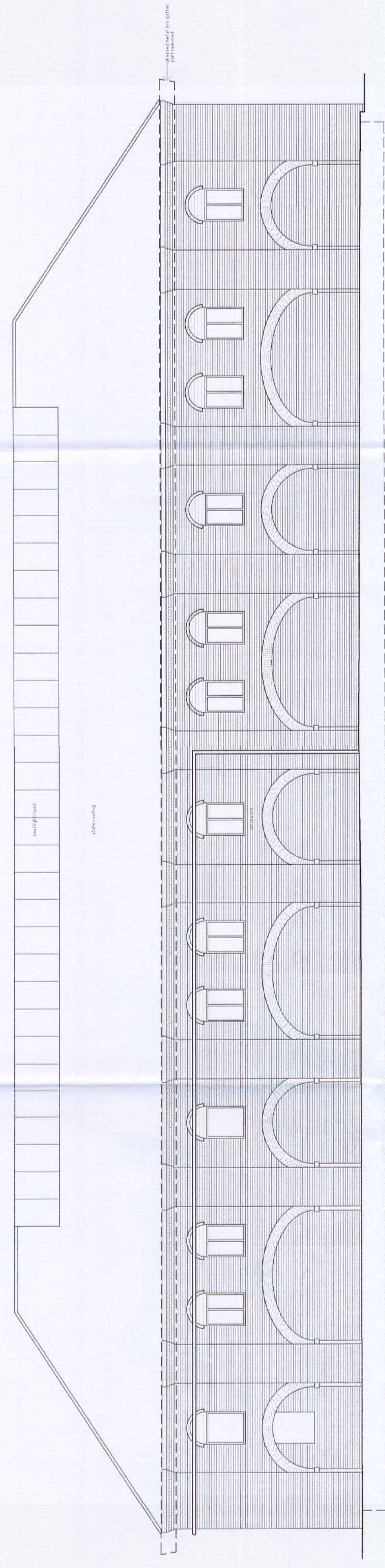
LB Plan + Elevations  
28/11/25



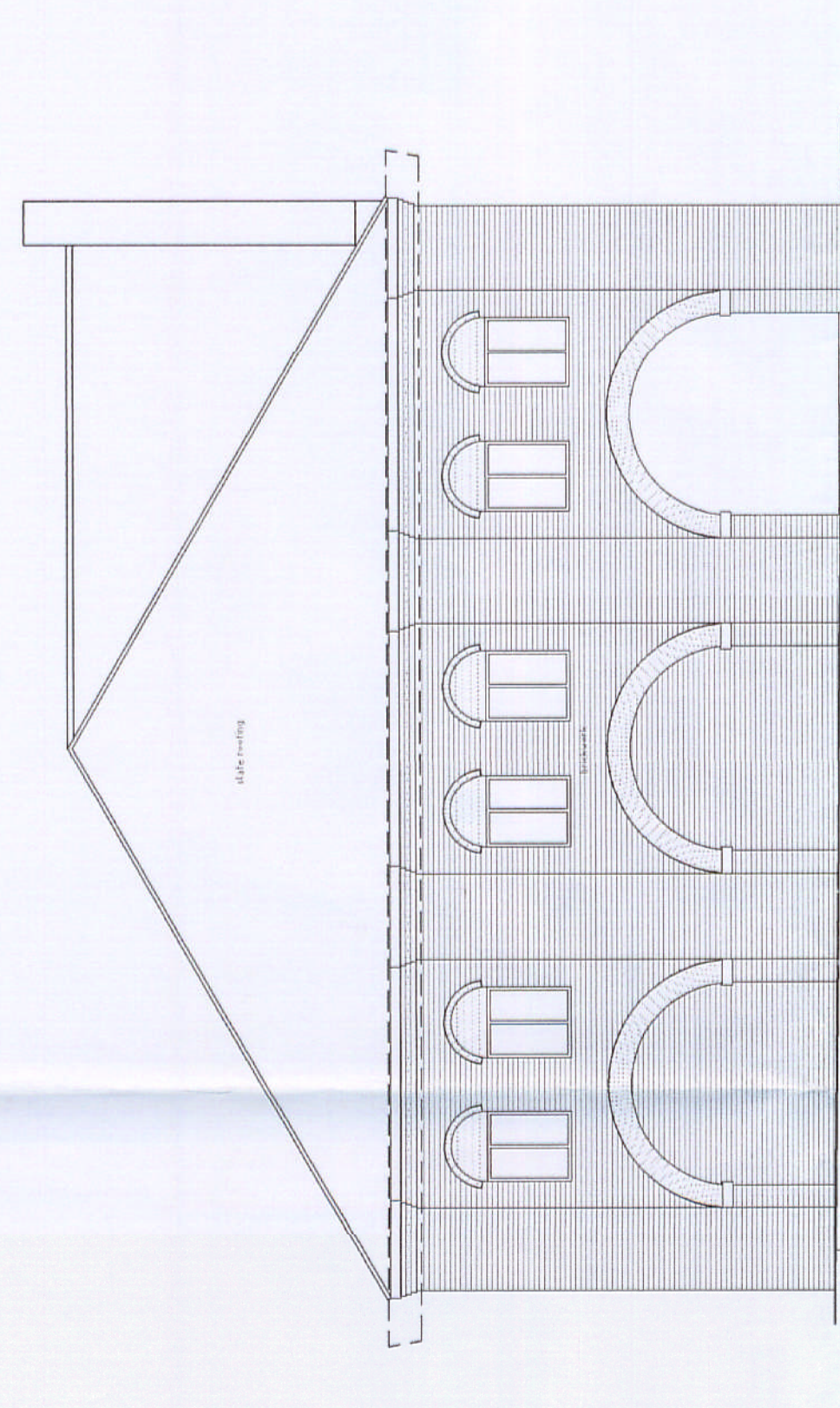
NORTH ELEVATION



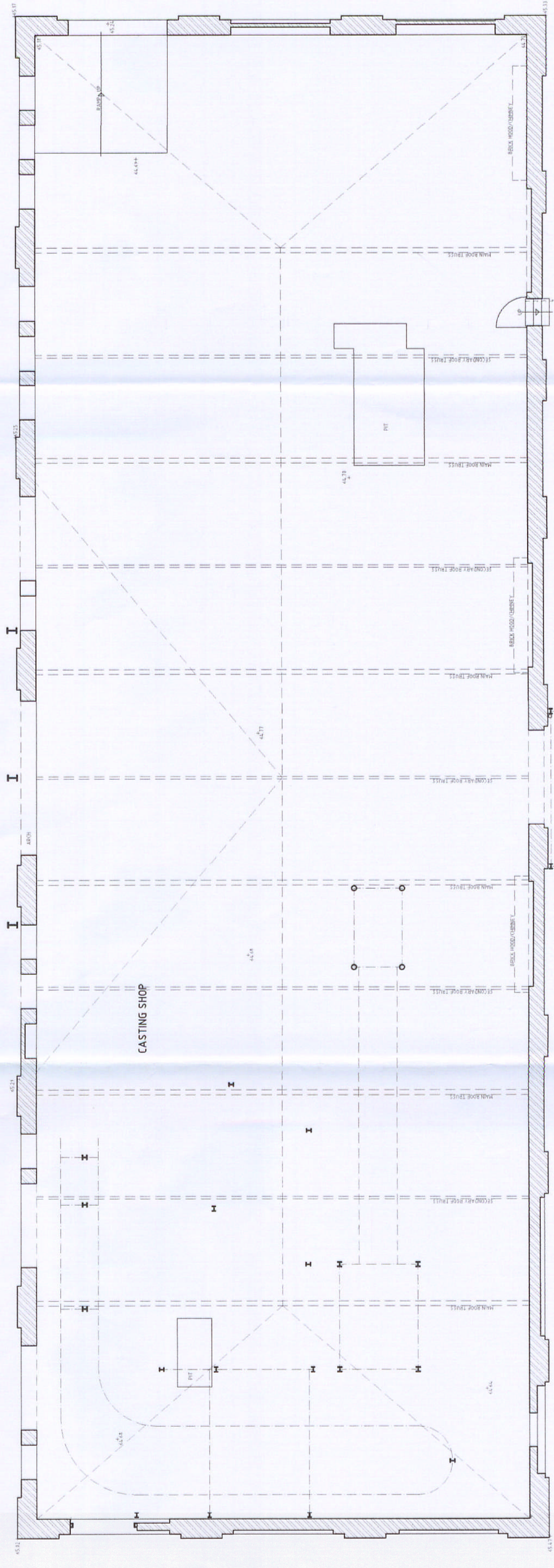
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Ground Floor Plan

REVISION  
- 1 NOV 2008

Rev.	Date	Revision
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Development  
Stourbridge Lion Medical Centre

Title  
Listed Building Works  
Plan and Elevations as Existing

Scale 1:100 @ A1  
Date Feb 2008 Drawn DB

Dwg. no 0729 Rev LB04