

BRIEFING NOTE

SUBJECT: INFORMATION TO SUPPORT DISPOSAL OF CARR LODGE MANSION, HORBURY

Building and its history (IDT/LR to complete).

Carr Lodge Mansion is a grade II listed building dating from the 1770's. It stands within Carr Lodge Park, a public park. The building has previously been used as offices and a vets practice. In 1999, a planning application for the change of use of the building to a single family dwelling was refused on the grounds of loss of public amenity.

Proposed uses of the building

Any change of use of the building from offices would require planning approval and any offer to acquire the building will need to take this into account.

The existing use of the building is that for officers (B1) but other uses may well be appropriate. These could include restaurant, community uses including health facilities, children's nursery, nursing home. Residential may be appropriate but this would need to be carefully handled to respect the listed building and achieve the appropriate amenity/private space that such a use would require.

Other uses would be considered depending on the details and the impact on both the building and the locality.

Access

There are several pedestrian routes from the nearby highway network and through the park to the Carr Lodge Mansion. Vehicular access is off Sunroyd Hill and is currently single track in width. It is considered that the most appropriate access point would be to improve the existing access taking account of visibility and pedestrian facilities. Within the site the access road winds through the trees and this would either need passing places added or an alternative alignment nearer the house could be considered if the impact on trees was acceptable.

Parking – limited parking is available at the rear of the building and the Council would consider releasing further land to the rear of the building if this proved vital to a sustainable and viable proposal.

Servicing – In considering any future use, servicing arrangements will need to be carefully considered.

Other issues – It is considered that the front of the building which faces into Carr Lodge Park should retain its open aspect as can be seen on site at present. Extensive means of enclosure which prejudice this aspect are likely to be resisted.

Listed Buildings Consideration

The grade II listed status of the building means that listed building consent is required for any works of alteration, extension or demolition that affect the special interest of the building. The key areas of significance of the building are its external appearance and setting, its internal floor plan, joinery and plasterwork, fireplaces and staircase. Proposals for alteration of the listed building should be well justified and based on an understanding of the significance of the building. It is unlikely that consent would be granted for extension or any demolition, unless strong justification could be provided. Wholesale demolition and redevelopment would not be supported.

Footnote:

The advice given above is based on officers assessment of the site and given on a goodwill basis without prejudice to any planning decision which may result in any formal application.