

Committee Briefing: 49 St Catherine's Road and Ia Dudley Road

Proposed retirement accommodation

McCarthy Stone are intending to erect a 4-story development, comprising 44 one and two bedroomed retirement apartments on the site at the corner of St Catherine's Road and Dudley Road, currently occupied by St Catherine's House and No. 2 Dudley Road.

Residents do not want this development

40 residents living closest to the proposed development signed a petition against the development. The petition was accompanied by a detailed rejection of the proposal which all residents who signed agreed with. 2 declined to sign.

Residents particular concerns

- The height of the development means that residents of the retirement home will overlook private space as they will look down in to the bedrooms and gardens of nearby properties
- Loss of daylight for nearby properties' gardens
- The visual impact on a much used stretch of road/cycle path
- Increased traffic on a corner that is an arterial route for pedestrians and cyclists on their way in to school/college via the Paddock
- Parking and vehicle movements adjacent to a junior school and on an already busy road
- That the ecological value of the site has been underestimated and the planting schedule does not follow the recommendations of the developers' own survey
- That valuable trees and hedging that affect the ecology and visual impact will be lost
- The loss of a further fine Victorian house grieves many local residents
- That some of the surveys that have been undertaken to support the application are materially inaccurate

Material considerations

Design and visual impact

The scale and height of the building will overwhelm properties on Dudley Road. It will be possible for residents from the retirement flats to look in to residents' bedrooms and gardens



Opposition to development



The privacy of the site will be significantly reduced. The developer's tree diagram shows the limes maintained as 7m pollards. They will therefore be less than half the height of the development. Only one small line of the perimeter is to keep the mature shrub planting and several mature trees are to be unnecessarily removed.

New Development Over Building Line



The building line is respected for St Catherine's Road, but significantly oversteps the building line for Dudley Road (which previous development has had to adhere to), significantly exacerbating the privacy issue. The development will be uphill of the neighbours facing it on Dudley Road. Once shrubs are removed, the light coloured brick building will be quite prominent and imposing. It will detract from the neighbourhood

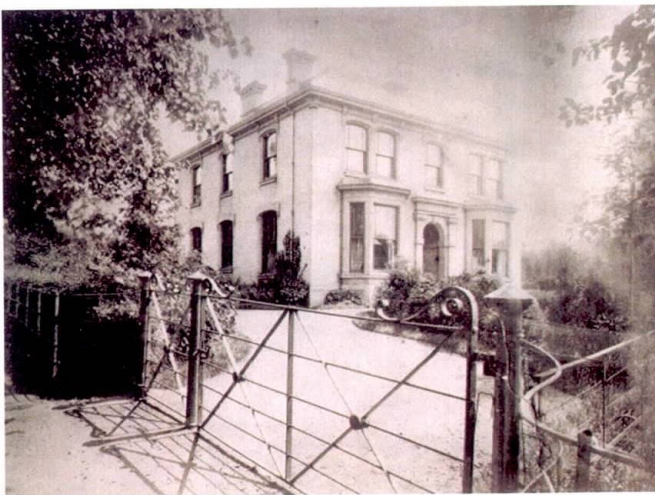
Prepared on the basis of residents' concerns by Anne Gayfer, 29 Dudley Road and Alice Brown, 11 Dudley Road

Material considerations cont.

Access and traffic

Residents are extremely concerned about the increase in traffic and parking that the development will precipitate. The flats are for people aged 55 and over, so they will undoubtedly own at least one car. 19 parking spaces for residents, staff and visitors are inadequate. Residents of the terraced houses in Dudley Road already find it hard to park at certain times of the day and the street suffers parking pressure from non-residents. At night Dudley Road might have 10 cars parked on the road (up to the terraces). During the day, the number of parked cars rises to 55.

The Highways Department moved the development sites' access to Dudley Road on the basis that it mainly created traffic at nights and weekends. However, the developers own traffic surveys show that their traffic mainly occurs between 9am and 2pm, 10% of traffic occurring at night, and 90% during the day, with a tenfold increase in vehicle movements expected. This coincides with the school run, college students parking, learner drivers practicing (it is near the driving test centre), shoppers and workers parking on our street to avoid the pay car park, and commuters using the street to cut through and avoid other busy intersections. The proposed access is within a few meters of a school and church driveway. Parking makes navigating the road more difficult, since two cars already have trouble passing.



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MARBLE & ENAMELLED SLATE CHIMNEY PIECES, REGISTER STOVES,
Kitchen Ranges, Fenders, Fire-Irons, Electro-Plated Goods, Cutlery,
HIP & SPONGE BATHS, IRON BEDSTEADS, PARAFFIN, MODERATOR, & BENZOLINE LAMPS.



WROUGHT IRON GATES,
PALISADING, WROUGHT IRON HURDLES, STRAND WIRE & CONTINUOUS IRON FENCING,
(Illustrated Price Lists on Application),
GALVANIZED WIRE NETTING, BLACK VARNISH.

AGRICULTURAL IMPLEMENTS,
At Makers' Terms and Prices, consisting of Reaping and Mowing Machines, Lawn Mowers, Chaff Cutters, Turnip Cutters, Weighing Machines, Bean and Malt Mills, Iron Harrows, Cultivators, Single and Double Furrow Ploughs, Iron Pumps, Pig and Cattle Troughs.
Hot Water Apparatus, for Heating Churches, Chapels, Greenhouses, &c., Fixed on the most approved principles.

SEWING MACHINES:
Wheeler & Wilson's, Howe's, Britannia Co.'s, Singer, Westmoreland's Universal Feed Treadle Machines, Little Wander, Little Stranger, and Gresham Hand Sewing Machine, with Reversible Feed.

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Heritage assets

Regulations require that heritage assets are taken into account. St Catherine's House is under consideration as a listed building and as such no decision should be taken until the listing outcome is known.

Health and safety

The issues around traffic and parking on a popular school route is a concern. The road is busy with children on foot and on bicycles and the increase in traffic will be a dangerous addition to an already busy situation.

Ecology

The ecological survey is incomplete as it misses several obvious trees and plants and it fails to mention the rich diversity of bird and bat life in the area. With the amount of proposed building on nearby plots there is a strong possibility that severe habitat destruction will lead to loss of biodiversity.

Opposition to development



Design & Visual Impact of New Development at St Catherine's

Concerns with Scale

Compare Development and Neighbours

- Proposed development
 - 44 flats on 1 acre site
 - 3-4 storeys (up to 15metres tall)
 - mostly buff brick and wood
- Neighbours
 - Detached and semi-detached family homes
 - 2 storeys (up to 10 metres tall)
 - mostly red brick
- Prominent corner, important to the neighbourhood and Grantham
- The height, scale, construction, and density of the building does not compare well with neighbours.
- 39 nearby households on Dudley and St Catherine's Road object to this development. Only 3 found to be for it. That is overwhelming.

Scale Drawings Deceptive



Dudley Road Elevation

Trees at corner are much smaller in reality. Real trees are half height of building here.



St Catherine's Road Elevation

Street Scene Deceptive



The bushy trees are much shorter and the branchy tree is not there at all.

St Catherine's Road Street Scene

The bushy trees are much shorter and the branchy tree is not along Dudley Road at all.



Also, in developers tree diagram, it plans to pollard or prune these lime trees from 13m to 7m. So they will be much shorter for several years.

All these lime trees are depicted taller than the building. They are really shorter (13m).

Dudley Road Street Scene

Corner is Too Dominant

At the corner the building is nearly 15metres tall; neighbours across the street on Dudley are only 10metres tall. Also, the problem is exaggerated because the new development is uphill to them.

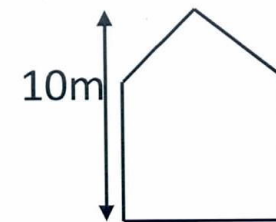


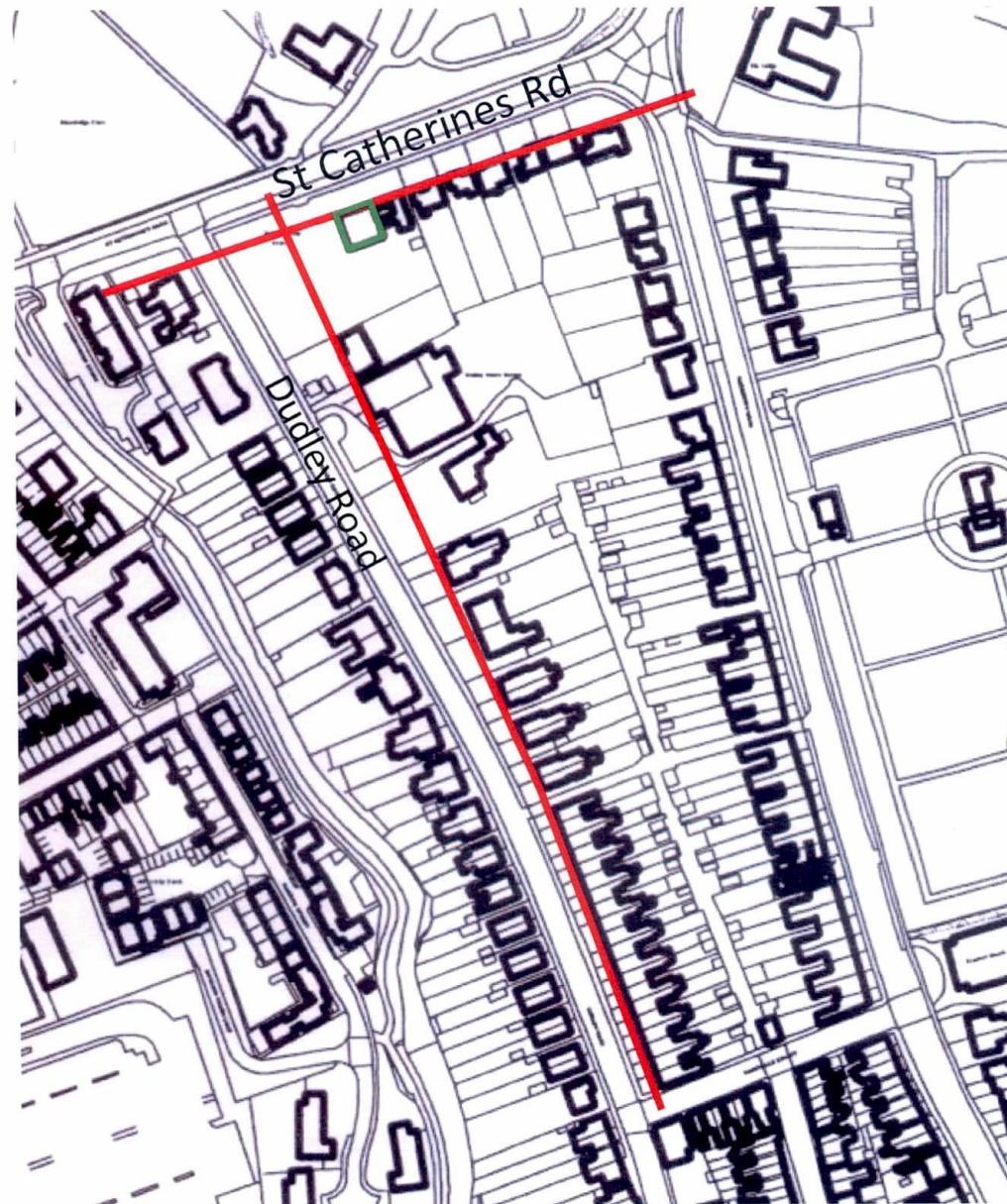
Photo of Corner Trees

Here are photos of trees at corner.
They are much shorter.



In developer's own tree diagram,
they state these 3 trees (nos. 27,
28, 29) at the corner are <6m.

Existing Building Lines



Dudley Rd building line has a slight turn due to turn in road.

Note that front of church and bungalow are along building line.

New Development Over Building Line



The front corner of the building (which is also the tallest and most imposing) oversteps the front line of properties on Dudley Road.

Conclusions

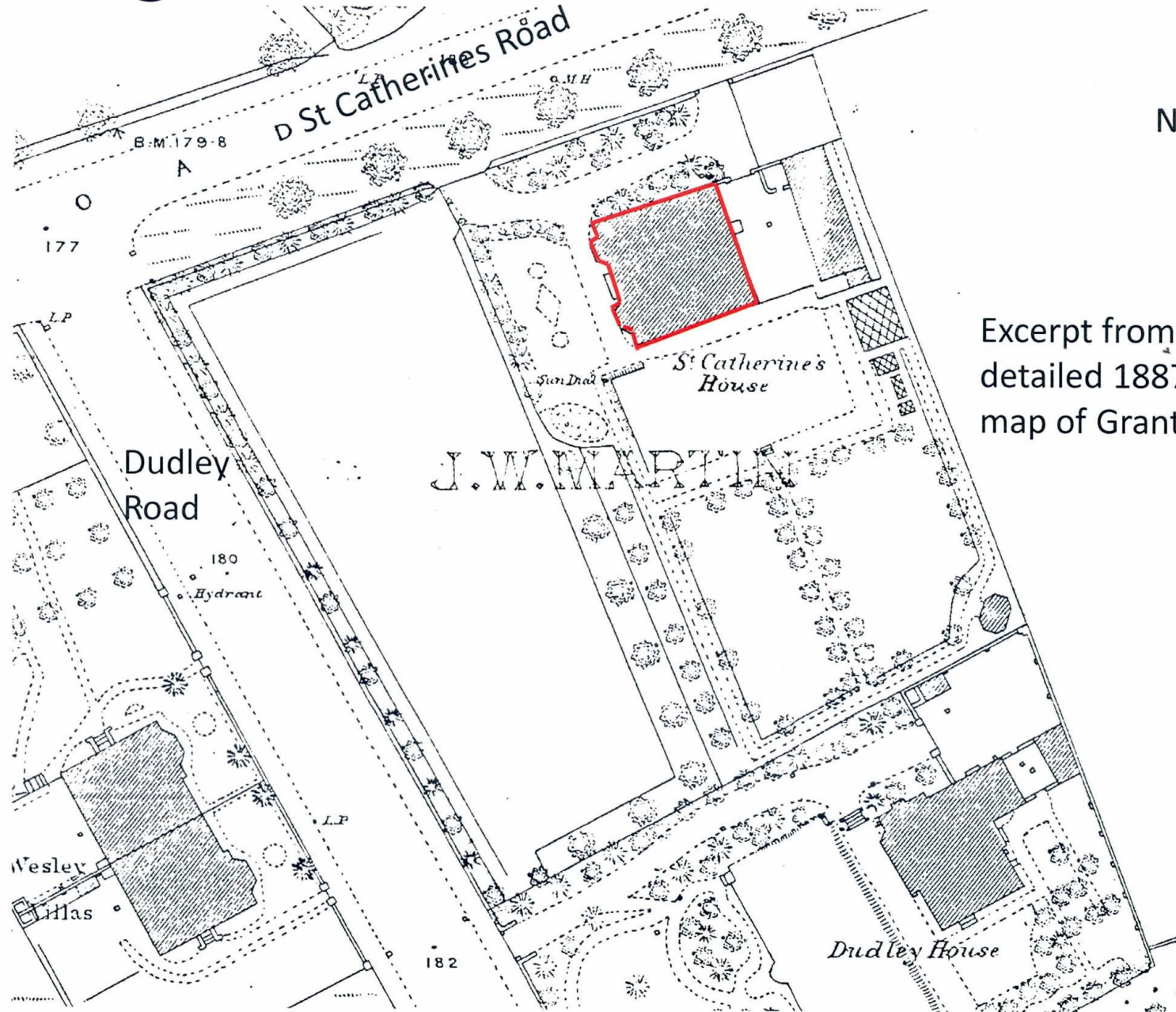
- Residents' suggested compromises have been rejected.
- The design scale of the building and the impact on neighbours and street scene is detrimental.
- A majority of neighbours have signed a petition in opposition to this proposal.

Saving St Catherine's House

circa 1875



Original Plot of St Catherine's



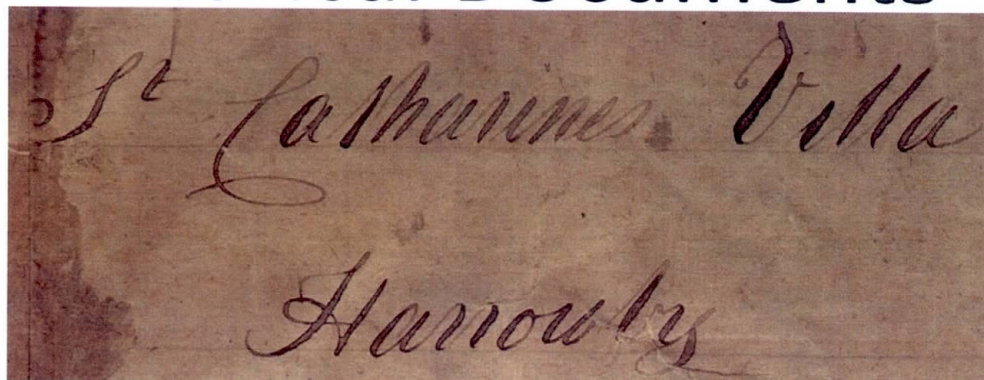
North



Excerpt from
detailed 1887
map of Grantham

Historical Documents

Portion of 20 page specifications for St Catherine's dated July 1874.

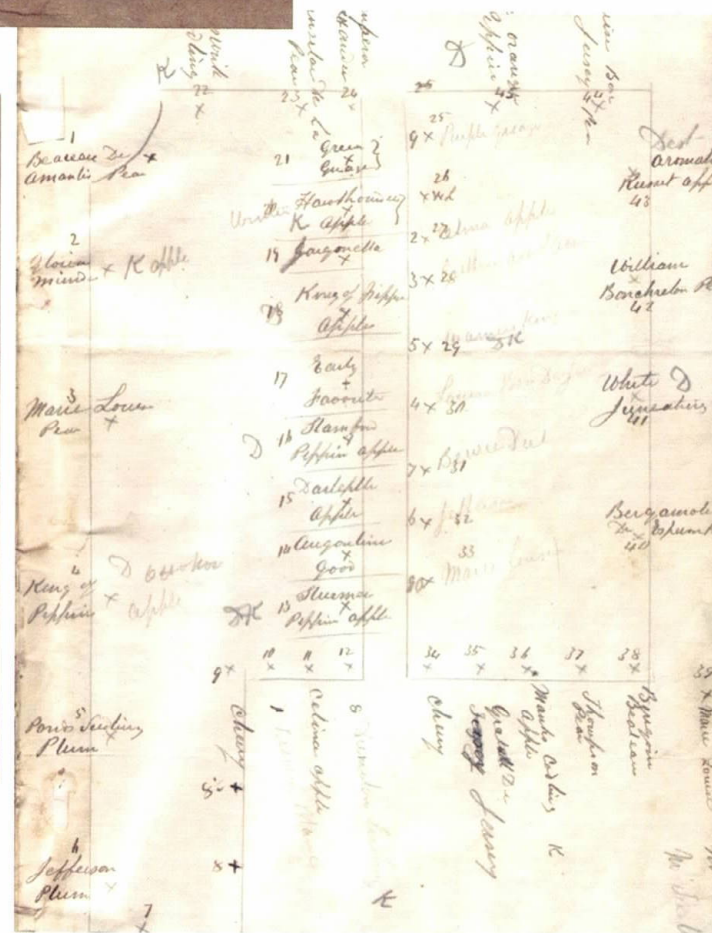


Garden tree planting diagram. Top left is corner grotto (southeast corner of garden)

New House in Harrowby
July 1874
The Plans are numbered 1 to 4 inclusive

Specification
Provide all labour & the best materials of their respective kinds with every requisite for the performance of the works.

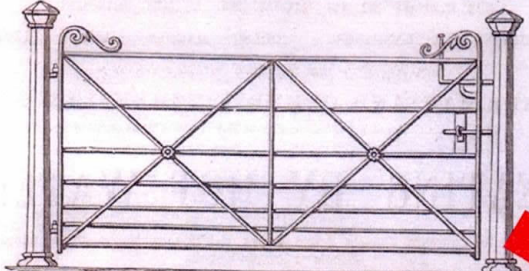
Excavator, Bricklayer, & Mason.
The present ground is shown by a red dotted line on the Section 1 is to be dug out for the cellars, Tank, Ash & Manure pit & foundation walls & the depth & width required as shown by the Plans & Section & deposit the surplus soil, clay or rubbish upon the site or on land adjoining as may be directed during the progress of the works.



John Martin's Ironmongery

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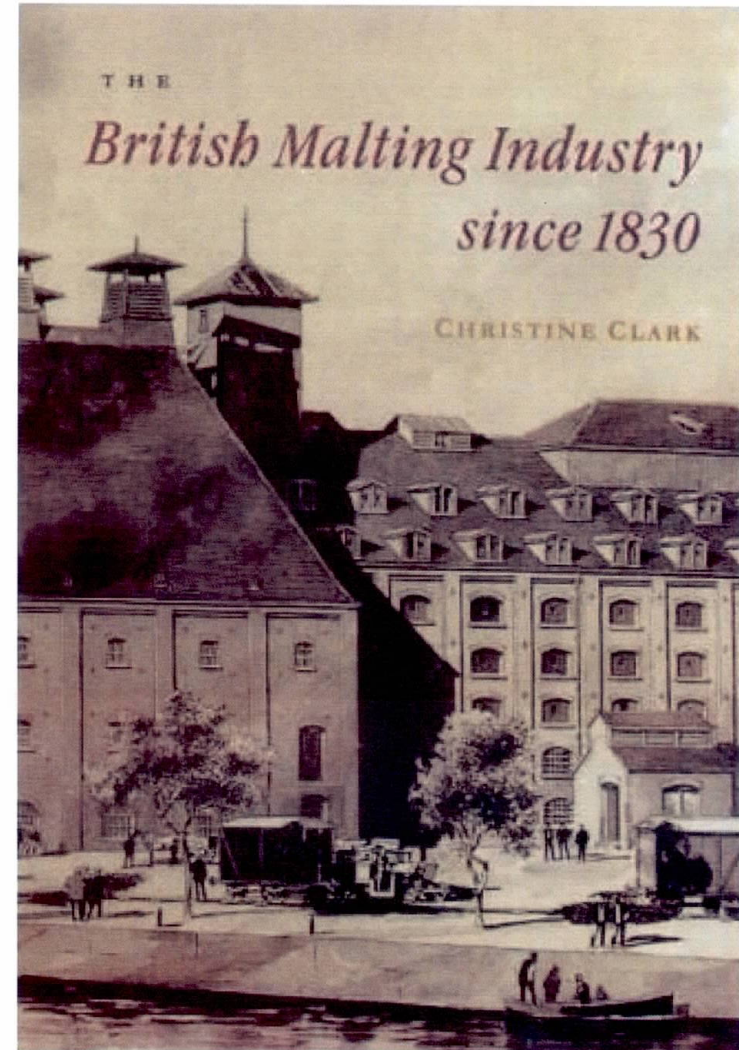
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Grinling Family

Lived At St Catherine's 1900-36

- Partners and managers of prosperous town malting business
- Lee & Grinling Ltd operated from 1895-1960's
- Their malting building is Grade II listed on Bridge St., now sympathetically converted to flats



Integrate St Catherine's House into Development

- Can sensitively extend to south and rear
- Options other than new 44 apartment building could be:
 - Doctors surgery, dentist, animal clinic
 - Offices
 - Convert to flats (retaining St Catherines, similar to Norman Lees or The Maltings)
 - Museum? (social history, archives, WWII)
 - Shop, restaurant
 - Funeral parlour

Why Save St Catherine's?

- Currently under review with English Heritage for listing
- Locally, St Catherine's plays an interesting part of Grantham's history
- One of original villas to east of river Witham, significant Victorian suburb to Grantham
- Prominent corner in town, should retain historical character
- The original house is mostly sound. Brick exterior seems uncracked, original windows in main house. Roof has a large hole and needs work. Original internal layout salvageable. There is an extension to rear that connected stable and house.
- This house should be on a local listing of important buildings