

ENVIRONMENT DEPARTMENT PLANNING DIVISION

OPEN PLANNING MEETING AGENDA

An Open Planning Meeting will be held at Beau Sejour, Cambridge/Delancey Room, on **Tuesday 04/03/2014** at 8.45am for a 9.00am start.

The following application will be considered at the Open Planning Meeting:-

Agenda Item :-

APPLICATION NUMBER:	FULL/2013/3937
APPLICATION ADDRESS:	The Ladies College, Les Gravees, St. Peter Port.
DESCRIPTION OF WORK:	Erect three storey extension adjoining existing school building with refurbishment of existing entrance, remove existing portacabins and create new parking and access and erect new plant enclosure.
NAME OF APPLICANT:	The Ladies College.

The agenda for the open planning meeting, along with the planning application report relating to the application to be considered, which follows below, are made available five working days before the date of the Open Planning Meeting on the Department's website and also in hard copy at the Department's offices. The planning application report below contains a summary of consultation responses and of any representations received on the application from third parties.

There will be provision for **public speaking** at the open planning meeting. The opportunity to speak is afforded only to persons who:

- a) have submitted a representation in writing within the period specified for publicity of the application under section 10 of the Land Planning and Development (General Provisions) Ordinance, 2007, along with the applicant and/or their agent for the application; and
- b) who have notified the Department in writing (by letter or by e-mail addressed to Planning@gov.gg) of their intention to speak which is received by the Department by 12.00 Noon on the working day immediately preceding the date of the Open Planning Meeting.



Application No: FULL/2013/3937
Property Ref: A204050000
Valid date: 18/12/2013
Location: The Ladies College Les Gravees St. Peter Port Guernsey
Proposal: Erect three storey extension adjoining existing school building with refurbishment of existing entrance, remove existing portacabins and create new parking and access and erect new plant enclosure.
Applicant: The Ladies College

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Environment Department under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Environment Department and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Environment Department when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. Building operations shall not commence until a sample of the materials proposed to be used externally in the proposed extension have been submitted to and approved by the Environment Department. The development shall be completed in accordance with the approved details.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity, in accordance with Urban Area Plan Policies GEN5 - Design and DBE1 - Design.

5. No trees shall be lopped, topped or felled without the express prior written consent of the Environment Department.

Reason - To protect existing trees at or adjoining the site in the interests of amenity, in accordance with GEN5 - Design and DBE1 - Design.

6. The car parking indicated on the approved plans shall be surfaced, marked out and made available for use prior to the building(s) hereby approved being first brought into use.

Reason - To ensure that a satisfactory form of development is achieved.

7. No external works approved under this application shall take place until there has been submitted to and approved by the Environment Department a comprehensive scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, details of measures for the retention and protection of existing trees during the course of the development and details of the type, number and size of new trees/shrubs at the time of planting. The scheme shall also include a photographic survey and methodology for the retention or re-siting of the historic features contained with the granite retaining wall and earth bank.

Reason - To ensure that a satisfactory form of development is achieved in the interests of amenity and to protect the setting of the protected building, in accordance with Urban Area Plan Policy DBE8 - Buildings of special interest.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or completion of the development, whichever is the sooner. Any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Environment Department gives written approval to any variation.

Reason - To ensure that a satisfactory form of development is achieved in the interests of amenity.

9. Notwithstanding the information submitted, prior to development being commenced on the site, precise details of the third floor level external wall construction, overhanging eaves and lift over-run, all at 1:20 scale and including appropriate sections shall be submitted to and approved in writing by the Environment Department. The development shall be completed in accordance with the approved details.

Reason - To ensure that the detailed design of the development is satisfactory.

10. The development for which permission is hereby granted shall not be commenced until full details of the surfacing materials proposed to be used on any paved or metalled areas have been submitted to and approved by the Environment Department.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity.

11. Any central heating, air handling or other plant shall not be located anywhere on top of the roof, but shall be contained entirely within the exterior envelope of the building.

Reason - To ensure a satisfactory form of development in the interests of visual amenity.

INFORMATIVES

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of Annex 4 of the Urban Area Plan with regard to archaeological assessment where a site is known or suspected to be of archaeological importance. It is also desirable that access be granted to the Archaeology Officer, Culture and Leisure Department, to enable archaeological recording during any earth moving on the site. The Archaeology Department can be contacted on 700477 or mobile 07781 102219.

OFFICER'S REPORT**Site Description:**

The application site is located off Les Gravees in St Peter Port. The site contains two schools, the Ladies College and Melrose. Melrose is a protected building located to the south of the site. Ladies College and its associated buildings occupy the north of the site.

Part of the application site is within the Conservation Area as defined within the Urban Area Plan.

Relevant History:

FULL/2013/0920	Restoration works to classroom block including re-cladding, replacing all window units and re-covering existing flat roof.	Permitted 22/5/13
FULL/2012/2744	Create 18 additional car parking spaces.	Permitted 12/10/12
FULL/2010/0976	Extend and alter existing 6th Form Common Room and create sun terrace and performance space (Revised).	Permitted 14/5/2010
FULL/2009/3582	Demolish existing and erect 2 storey building, create glazed link to existing building	Permitted 21/6/2010
FULL/2009/3535	Extend and alter existing 6th Form Common Room and create sun terrace and performance space.	Permitted 5/2/10

Existing Use(s):

Public amenity use class 25.

Brief Description of Development:

The application is for the erection of a three storey extension to the existing school building of Ladies College and includes the refurbishment of the existing entrance to the south elevation of the building. The application also includes the removal of the existing portacabins to the east of the site and the creation of car parking within this area and to the front of the existing building and the erection of a new plant enclosure.

The application has followed a number of pre-application discussions.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Urban Area Plan:

- GEN5 Design
- DBE1 Design
- DBE7 New development in conservation areas
- DBE8 Buildings of special interest
- SCR2 Education facilities

Representations:

None.

Consultations:

Archaeology – request a watching brief on the site in the early stages of groundworks.

Summary of Issues:

- Setting of the protected building
- Effect on the conservation area
- The design quality of the building and its impact on visual amenity
- The design quality of the external spaces
- Residential amenity

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Setting of the protected building

The proposed works do not relate directly to the protected building; however the proposed development including the external works has the potential to impact on the setting of the protected building.

The protected building, Melrose, is an 18th Century Georgian Villa that was originally set within substantial garden grounds. Converted to a school in the 1940's/1950's, the setting had already been compromised to an extent during the late 19th and early 20th Century by the surrounding housing development. This was further compounded by the development of the Ladies College within the grounds during the 1960's and 1970's, and various more minor developments since.

The impact of these developments cumulatively over time has resulted in a significant impact on the original setting of the protected building. In this context, the current proposal to erect

the 3 storey building is not considered to have a significant further effect on the setting of the protected building. The external works as currently proposed would also not impact significantly on this setting; however it is considered that some mitigation measures are required to ensure that the impact is not detrimental (see comments below) and these are subject to recommended planning conditions.

Effect on the conservation area

The southern section of the site incorporating the protected building is within a conservation area defined in the Urban Area Plan. The area of the proposed development falls outside of the conservation area boundary and whilst there would be no direct impact, the impact on the setting of the conservation area requires assessment. The conservation area was designated during the late 1970's and subsequent to the building of Ladies College in the 1960's/1970's. The existing building occupies a large portion of the north of the site, with the proposed extension sited to the north east of the existing building. The main buildings occupy a large footprint and although the proposed development would significantly increase this footprint and the overall massing and scale of development, the extension and external works proposed are not considered to have a detrimental impact on the setting of this conservation area.

The design quality of the building and its impact on visual amenity

The building is proposed to be three storeys in height and of a flat roof design, incorporating a rendered cladding system to the ground and first floors. The third floor would be constructed of anodised aluminium with matching fascias and soffits. The third floor would be on the same plane as the lower floors, but completed with an overhanging roof detail.

The proposed extension is of similar scale to the existing three-storey main school block to the west, which is also flat roofed. It is separated from this block by a linking two-storey element, which helps to break up the overall mass of the development. The third floor of the proposed extension is designed to appear as a pavilion, with contrasting material and fenestration, further reducing the apparent massing. The massing and scale of the building is considered appropriate for its setting.

The refurbishment of the existing entrance within the linking two-storey element incorporates a small extension and re-cladding. It will feature a central glazed section with projecting elements; the alterations are minor and would not impact significantly on the overall design of the building.

The design and materials proposed for the building are practical and functional, reflecting the purpose of the building to provide additional classrooms for educational purposes. They are of reasonable quality and appearance. The building given its location would not be overly visible from outside of the site and having regard to the relevant policies of the Urban Area Plan relating to design the proposed architectural approach and solution is considered acceptable in design terms and complies with the policies of the Plan.

The design quality of the external spaces

The scheme proposes a significant amount of external alteration in the form of additional car parking and circulation space. The existing portacabins are to be removed, which is welcomed, and staff car parking created in this area. New parking facilities are also proposed adjacent to the front entrance of the building. Elements of outside amenity spaces have also been incorporated. An existing car parking area to the rear of the site would be subject to restricted access control given the proposed external layout of the buildings and parking areas and the flow of pupils during the school day.

There are concerns that the resulting layout is somewhat dominated by the parking and circulation of motor vehicles. This dominance of parking and vehicle movement on external spaces appears to be to the detriment of pedestrian movement, in that students will have to compete with cars in order to move around the site. It could be concluded that the needs of car users have been prioritised over the needs of the pedestrian, which is regrettable. However, given that the site is well contained, and that the resulting impacts would be primarily a matter for the school, then it is considered that it would be unreasonable to refuse planning permission on this basis.

Although a better external layout may have been possible, the impact of the development on the public realm is negligible. Although the majority of the scheme would also not impact significantly on the conservation area or protected building, there are some concerns about the creation of the new parking area in the location of the existing portacabins. The creation of this area will result in the cutting back of some of the existing earth bank and retaining wall, which would be likely to prejudice the long term survival of trees within this bank. These trees give some sense of the landscape garden/private park character that once existed and their loss would be regrettable. The bank also contains some historic features which although not protected would be desirable to retain, relocate or at least record for posterity.

Although the loss of this landscaping could therefore potentially impact on the setting of the protected building, an appropriate comprehensive landscaping scheme would mitigate these impacts and help to satisfy the concerns. The applicant has agreed to submit a scheme dealing with this aspect should planning permission be granted and an appropriate condition is recommended.

Residential amenity

Although there are a number of residential properties surrounding the site, the siting of the proposed extension to the existing building means that there would be no significant impact on neighbour amenity. The building would be contained within the site and set away from neighbouring boundaries. Although it will be partially glimpsed from Rosaire Avenue and Dalgairns Road, the new build would be viewed against existing buildings within the site and the main school building, and there would be no overbearing or dominating impact from the development in public views.

Conclusion

This is a substantial redevelopment of the existing Ladies College site. Although there are some elements of the proposed scheme which raise some concerns, overall the scheme in terms of its impacts on the protected building and conservation area, design, and impacts on visual and neighbour amenity is considered satisfactory. The external layout appears somewhat dominated by the motor vehicle, but although unfortunate this is not considered sufficient justification to refuse planning consent in this case. The elements of the scheme which do raise particular concerns, namely the loss of landscaping and features within the existing earth bank, can be mitigated satisfactorily through the use of a planning condition and as such the application is recommended favourably.

The application is considered to accord with the relevant policies, purpose of the law and the material planning considerations; it is therefore recommended for approval.

Date: 20th February 2014