

Application Number	15/0787/FUL	Agenda Item	
Date Received	28th April 2015	Officer	Michael Hammond
Target Date	23rd June 2015		
Ward	Trumpington		
Site	St Marys School Bateman Street Cambridge Cambridgeshire CB2 1LY		
Proposal	Creation of a new extended entrance to the school (Bateman Street). Construction of a new boundary wall and signage, enclosing the bicycle store. A small extension to the classroom accommodation and signage. Provision of through colour render to the existing brickwork of two buildings (the Cortile and the Science block). Provision of new gates/screens/ fencing on to Bateman Street. Provision of screen to obscure extract ductwork from the science classrooms (Bateman Street)		
Applicant	Ms Charlotte Avery St Marys School Bateman Street Cambridge Cambridgeshire CB2 1LY United Kingdom		

SUMMARY	<p>The development fails to accord with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed use of render would not be in keeping with the defined character of this part of the Conservation Area and would appear out of context with the surrounding area, consequently harming the Conservation Area.
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site, St Marys School, is comprised of a series of large multi-storey buildings used for education purposes. The

application relates specifically to the building which has been developed incrementally over time between the sites of Paston House and The Elms which front Bateman Street.

- 1.2 The school is situated on the south side of the street bounded by the Botanical Gardens. Opposite the school site on the north side is the Goldsmiths Hall, a Grade II listed building, and at the western end of the site is 1 Brookside, also Grade II listed. The area is predominantly formed of two-storey Victorian terrace style properties designed in traditional brick with tiled roofs.
- 1.3 The site falls within the Central Cambridge Conservation Area.

2.0 THE PROPOSAL

- 2.1 The proposal seeks planning permission for the following:
- Creation of a new extended entrance to the school (Bateman Street). The new entrance would project out to the front by 2.1m with a series of glazed doors and windows. A new canopy in the form of a curved metal roof and a tall fin wall would project towards Bateman Street to create a more distinctive entrance.
 - Construction of a new 3.3m high boundary wall and signage, enclosing the bicycle store.
 - A small extension of 1m in depth to the classroom accommodation at two-storey level on the west elevation of the science block and signage.
 - Provision of through colour render to the existing brickwork of two buildings (the Cortile and the Science block).
 - Provision of new gates/screens/ fencing on to Bateman Street to replace existing.
 - Provision of perforated screen to obscure extract ductwork from the science classrooms (Bateman Street).
- 2.2 The proposal has been amended to remove the through colour render on the science block and retain as existing.
- 2.3 The application has been called in for determination at planning committee by Councillor Meftah on the grounds that the application should be supported as the proposal will enhance the presence of the building and will not detract from the character of the area.

3.0 SITE HISTORY

Reference	Description	Outcome
09/0086/FUL	Erection of a new four storey D1 educational building including associated landscape works following demolition of a rear extension.	Withdrawn
07/0526/FUL	Installation of new canopy and replacement of two windows and replacement of existing doors.	Permitted.
06/1404/FUL	Provision of temporary mobile classroom.	Permitted.
06/0407/FUL	Replacement windows and frames to existing school building facade.	Permitted.

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER				
Cambridge Plan 2006	Local	3/1	3/4	3/7	3/11	3/14
		4/11				

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
Material Considerations	
	<u>Area Guidelines</u> New Town and Glisson Road Conservation Area Appraisal (2012)

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection, subject to informative.

Urban Design and Conservation Team

- 6.2 When considering applications for works within a conservation area, we are looking to preserve or enhance the character or appearance of the conservation area. The Conservation Team does not consider that the use of render on the upper three storeys of this building will either preserve or enhance the conservation area as it will be the introduction of an alien material to this part of the conservation area. As stated in the original comments on this application, a key characteristic of this part of the conservation area is that of brick facades to the buildings.
- 6.3 The reasons why the use of render is not supported in this area are noted below:
- With the introduction of render the texture of the bricks is lost and the emphasis of the building changes from individual building blocks of different hues to slabs of over-regular colour.
 - By the breaking up of the consistent use of brick in Bateman Street, views from Panton Street and those along Bateman Street itself would be significantly altered if the building were to be rendered.
 - This would be exaggerated if the colour of the proposed render were to be inappropriate for the area
 - There may also be a long term maintenance issue with render.
- 6.4 All of the above would be to the detriment of the character of the conservation area.

The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 No representations have been received.

8.0 ASSESSMENT

- 8.1 From the consultation responses received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Context of site, design and external spaces and Impact on Conservation Area
2. Residential amenity

Context of site, design and external spaces and Impact on Conservation Area

- 8.2 All of the proposed works would be highly visible from the street scene. In order to assess the proposed works more clearly, each aspect has been assessed individually as is demonstrated in the sub-chapters below.

New entrance

- 8.3 At present, the entrance is by way of a set of double doors, with relatively blank and un-noteworthy brick wall sections between glazed panels.
- 8.4 The proposal seeks to enhance the visual presence of the main entrance by replacing the existing brick section of this frontage with glazed panels with automatic sliding doors. A new canopy in the form of a curved metal roof and a tall fin wall would project towards Bateman Street to create a more distinctive entrance.
- 8.5 The Conservation Team has not raised any objection to this element of the proposed works and I agree with their advice. Overall, I consider that the proposed entrance, fin and canopy roof would enhance this frontage and create a far more welcoming and positive entrance for users.

New 3.3m high boundary wall and signage

- 8.6 The existing cycle store is currently visible from Bateman Street and is partially obscured by low level railings.
- 8.7 The proposals would replace these railings with a new boundary wall to increase security of cycles and a sign for the school would be positioned in the corner of this wall. The Conservation Team are supportive of these works subject to details of the materials and I agree with this advice.

1m Extension to science block

- 8.8 A 1m extension at two-storey level is proposed on the western side of the science block which would allow for new signage on this elevation to make this entrance more focal. This would also enable classrooms on these levels to become small lecture theatres.
- 8.9 The proposed extension is relatively minor in terms of scale and massing. The overall design is supported in principle by the Conservation Team but further details would be needed to clarify the dimensions, colours and materials of the signage. I agree with this advice and consider that subject to further details, which could be dealt with through condition, this element is supported.

Render to main building

- 8.10 The main building is currently clad in brick which is a feature characteristic of this part of the Conservation Area.
- 8.11 The proposals seek to replace the existing brick on the main building with render. The Conservation Team is not supportive of this element of the proposed works. Within Bateman Street and Panton Street, almost all of the buildings are finished in brickwork. This brings a visual homogeneity to this part of the Conservation Area and is a distinct characteristic of it. I acknowledge that properties on Hills Road may be rendered, such as Three Crowns House, but to my mind that is a completely different visual character, which includes a greater variety of building styles and finishes, including commercial and business premises. The character differs from many of the side streets. The use of render on the main building of the school is therefore not supported as it is seen to be out of character with the Conservation Area.

New gates/screens/ fencing

- 8.12 The proposed gates, screens and fencing are in similar positions to that of the existing. The new designs are reflective of the proposed patterned perforations of the new entrance screen. The existing gates and fencing are not considered to be of any particular interest or value to the character of the area.

The Conservation Team are supportive of this element of the proposed works and I agree with this advice.

Perforated Screen

- 8.13 The proposed perforated screen has been designed to obscure the extract ductwork from the science block when viewed from Bateman Street. The Conservation Team are supportive of this element and I agree with this advice, particularly given that it will help shield the exposed extract ductwork from public view which is not considered to be an aesthetically positive feature.

Summary

- 8.14 The applicants were advised previously that render was unlikely to be acceptable as an alternative finish to the building. Officers have welcomed numerous changes to the building but the use of render would appear out of context with the positioning of the building in the Conservation Area.
- 8.15 In my opinion the proposal is contrary to Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.16 As the overall mass and scale of the building is not being increased substantially and no new outlooks are being created by any of the proposed works, I am content that the proposal poses no harm to the amenity of neighbouring properties.
- 8.17 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/14.

9.0 CONCLUSION

- 9.1 The proposal to replace the existing brickwork with render on the main building would appear out of character with the Conservation Area and is consequently not supported. Refusal is recommended.

10.0 RECOMMENDATION

REFUSE for the following reasons:

1. The proposal to replace the existing brickwork with render on the main building would appear out of context with the area and would consequently harm the character and appearance of the Conservation Area. Bateman Street is characterised by properties designed in brick and the proposal to introduce render on this street, which would also be visible from along Panton Street, would clash with this distinctive feature and appear alien from public views throughout this street of the Conservation Area.

For this reason, the proposals fail to respond to their immediate context and would neither preserve or enhance the character and appearance of the Conservation Area. As such the proposals are contrary to the provisions of Policies 3/4, 3/7, 3/11 and 4/11 of the Cambridge Local Plan 2006.