

2.2 Policies: CYHE4 Listed Buildings

3.0 CONSULTATIONS

INTERNAL.

3.1 Urban Design, Conservation and Sustainable Development.

Shipton Street School was the first school building in York by the noted local architect Walter Brierley (please preamble of 28/08/07 consultation for further comments on significance). It is located in an area of high density terrace housing adjacent to York City football ground. The area is not a designated conservation area. The school was listed (grade 11) in June 2003 in response to a threat of demolition following its closure in the summer of 2001. A development brief was prepared for the site in January 2006 on behalf of Property services.

The main range is a single storey building with a deep plan formed by classrooms located either side of a central spine corridor. The lack of light deep within the plan and the proximity of terrace housing 12m away from its north façade place restrictions on options for reuse. Given the limitations of the building and its site we have accepted that the best use of the cellular arrangement is the conversion to small houses. The units would preserve the layout of the school as it was developed by Brierley's office to respond to the increase in pupil numbers, and it would result in the removal of the later C20th additions. The conversion is radical though in its loss of the current single storey roof (now felted) of the spine corridor. This is necessary to allow access and light into the building without altering the distinctive external elevations of the scheme. Although some of the original door and window positions along the central corridor would alter, we hope to secure conditions which preserve characteristic detailing of the school with a substantial reuse of doors and windows, albeit upgraded for external performance.

The previous nursery unit was already much altered internally. The conversion makes full use of the roof void which was previously blocked off with modern suspended ceilings.

The scheme accepts a level of new development on site on the southern perimeter. Whilst officers have had reservations about the impact of the new build on the setting of the school the development appears to be in accordance with the brief which suggested a maximum height of 2.5 storeys in total so that new development would not over-dominate the existing school. This enabling development provides enclosure to the southern side of the central area, where the tar-macadam playground has been substantially removed in favour of green landscape and car-parking. Revisions to the new work have resulted in new development being "pulled away" from the west side of the school so that its water tower remains visible in views from within and outside of the site. Also the nursery building has been given more breathing space. The new work adopts a version of the pronounced dormer windows which are a distinctive element of the Brierley building; otherwise the materials palette of the new buildings has been chosen with differentiation in mind.

Although the setting of the building has been altered by the proposed new work, it is considered that the integrity of the earlier school buildings can still be perceived on site. It is also considered that the density and grain of development as a whole is compatible with the surrounding area.

PPG 15 para 2.18 states, "new uses may often be the key to a building'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 to be given a new lease of life". The building has been empty for over seven years and it is deteriorating. We support the proposals as they would give new life to the existing structure and its site whilst preserving the school buildings as a recognisable Brierley school which has served the local community over many years.

EXTERNAL

3.2 Clifton Planning Panel.
No objections.

4.0 APPRAISAL

4.1 The main consideration is the impact of the proposals on the special architectural and historic interest of this grade II listed building, in terms of its character, appearance and setting.

4.2 Relevant national policy advice is contained within Planning Policy Guidance Note 15: "Planning and the Historic Environment". Policy HE4 of the City of York Draft Local Plan (incorporating 4th set of changes, 2005) is also relevant.

4.3 The Council's Conservation Architect has been heavily involved in the proposal and extensive negotiations have taken place, in particular over the work to the main school building. This officers response (contained in section 3.1) is detailed and it is not intended to repeat this here other than to say that the case officer concurs with these comments.

4.4 Overall, it is considered that the alterations proposed, whilst quite radical in places are justified to secure the long term future of the building which has been derelict for a considerable period of time and is falling into a poor state of repair, damaging the fabric of the building and resulting in high repair and maintenance costs. The same can be said of the site as a whole and it is becoming a source of vandalism and misuse in the area, to the concern of local residents. The redevelopment of the site enables the listed building to be brought back into use.

4.5 The design concepts behind the alterations to the listed buildings are considered to be acceptable and largely ensures that the character and fabric of the buildings are retained, particularly from outside of the site where the building makes a very important contribution to the local area. The most radical alterations, namely the removal of the central corridor roof within the building, hence exposing it to the sky,

are internal and would be unseen from outside of the site. This corridor roof is not an original feature of the building. The vast majority of the original features of the buildings are retained, both internal and externally, albeit in a different context and by pushing the new houses further away from the nursery building, the original window details in that building are left more exposed and visible from within the site.

4.6 Overall, therefore, notwithstanding the fact that some of the internal alterations are quite significant in places, it is considered that the special interest of the buildings would not be adversely affected, subject to conditions. As such, the application complies with policy advice as set out in paragraph 4.2 above.

5.0 CONCLUSION

5.1 The development would not unduly harm the historic character, fabric or setting of the listed building. Subject to conditions, officers support the proposal.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIMEL2 Development start within 3 yrs (LBC/CAC)

2 The development hereby permitted shall be carried out only in accordance with the following plans:-

Drawing no's
600.006 Rev. D
600.005 Rev. J
600.008 Rev D
600.011 Rev. E
600.010 Rev. E
600.007 Rev. E
600.013 Rev. B
600.012 Rev. C

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

4 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

- 1:20 sections through the classroom block showing how the mezzanine floor structure, damp-proofing etc will be integrated into the existing classrooms
- 1:20 & 1:5 details through the newly created external walls of the access courtyard at door and window positions and showing eaves level and wall treatments
- 1:20 & 1:5 details of any alterations to the dormer windows, or other elements required to upgrade performance
- 1:20 & 1:5 details of mezzanines and staircases, including abutments at window positions)
- 1:20 & 1:5 details of cycle and bin stores

Reason: So that the Local Planning Authority may be satisfied with these details and in the interests of preserving the character and historic fabric of the listed building.

5 Prior to the commencement of development a full repairs schedule shall be submitted to and agreed in writing by the Local Planning Authority. All subsequent work shall be in accordance with this agreed schedule.

Reason. In the interests of preserving the listed building and the historic built environment.

6 Prior to the commencement of development a full door and window schedule shall be produced for both the main building and the nursery building. This shall include proposals for any alterations or upgrading of these. All existing doors and windows should be retained unless otherwise agreed in writing by the Local Planning Authority and details of any amendments should be shown on the schedule. All frames and architraves should be based on existing patterns.

Reason. So that the Local Planning Authority may be satisfied with these details and in the interests of preserving the character and historic fabric of the listed building.

7 All the original flues, fireplaces and vents must remain in-situ on site at all times. These shall be protected throughout any building works in a scheme to be agreed in writing by the Local Planning Authority prior to any work commencing.

Reason. In the interests of preserving the original fabric of the listed building and the historic built environment.

8 Prior to the commencement of development a full schedule of internal finishes showing where materials are to be reused shall be submitted to and agreed in writing by the Local Planning Authority.

Reason. In the interests of preserving the original fabric of the listed building and the historic built environment.

9 Prior to the commencement of any development details of any gates, internal boundary walls/fences and any other structures on site shall be submitted to and agreed in writing by the Local Planning Authority.

Reason. In the interests of good design and appearance with particular regard to preserving the listed building and the historic built environment.

10 Prior to the commencement of any development a level 3 photographic survey (in accordance with English Heritage guidelines) of the site and building shall be undertaken and approved in writing with the Local Planning Authority.

Reason. In order to have a full photographic record of the buildings as they were prior to their redevelopment.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to preserving the historic character of the Grade II listed buildings. As such the proposal complies with National Guidance in PPG15 (Development and the Historic Environment) and Policy HE4 of the City of York Draft Local Plan.

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