

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Guildhall
Date: 22 April 2010 **Parish:** Guildhall Planning Panel

Reference: 10/00210/LBC
Application at: Phoenix York St John University Lord Mayors Walk York
For: Internal and external alterations
By: Mr Richard Hirst
Application Type: Listed Building Consent
Target Date: 5 April 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 This application seeks listed building consent for internal and external alterations to the Phoenix building, a late 19th Century building with significant late 20th Century alterations, sited on the north eastern extremes of the York St. John University campus on Lord Mayors Walk. It is deemed a curtilage listed building due to its age and siting within the grounds of the main College buildings, which are Grade II listed.

1.2 The associated planning application, referenced 10/00209/FUL, is also on the agenda.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006

Conservation Area GMS Constraints: Central Historic Core CONF

DC Area Teams GMS Constraints: Central Area 0002

Listed Buildings GMS Constraints: Grade 2; College Building York St John Lord Mayors Walk 0576

2.2 Policies:

CYHE4
Listed Buildings

3.0 CONSULTATIONS

Internal

3.1 Design, Conservation and Sustainable Development - Support on the basis of retaining all existing timber windows and refurbishment as per the agreed schedule. The internal works should seek to retain the existing glazed brickwork and dado to the six piers in the central hall space only where, together with the opening up of the

mezzanine, will allow for a better appreciation of the original form of the building. In all other areas where there has been damage / loss of original features, satisfied for these to be treated as per the proposals submitted.

External

3.2 Guildhall Planning Panel - We cannot comment on this application as the drawings are misleading

4.0 APPRAISAL

4.1 Key Issues

- impact on the character and appearance of the Grade II listed building.

4.2 Local Plan policy HE4 states that consent will only be granted for internal or external alterations where there is no adverse effect on the character, appearance or setting of the listed building.

4.3 The Phoenix building is located on the south eastern side of the Student Union car park and comprises a late 19th Century school building with significant late 20th Century alterations. It is a red brick building typical of its type with a slate roof and multi-pane timber windows. The red brick octagonal extension was built in 1931. It is deemed a curtilage listed building by virtue of its age and its siting within the grounds of the main College buildings, which are Grade II listed.

4.4 With reference to the late 19th century element of the building, it is proposed to replace the existing non original external doors to the north west elevation with frameless glazed doors, one of which would be a fire escape. The revised plans confirm that the original timber multi-pane windows would be retained and refurbished.

4.5 Internally, the building has been subject to significant alterations and a mezzanine floor has been introduced which cuts across the arched heads to the ground floor openings. Furthermore previous damp proofing works have involved the plastering of many areas of the glazed brick lower walls. The special character of this building is still evident however with original glazed brick piers with curved corner details and original timber dados to the main hall. This application seeks consent to cut back the mezzanine floor to better reveal the original height of this central space, which is welcomed. The revised plans also confirm that the glazed brickwork and dado rail will be cleaned and restored to its original state.

4.6 Other internal alterations proposed in the application involve the erection of new metal framed glazed screens. Given that many of the original timber glazed screens have been lost and those that remain have been severely damaged, Officers consider this contemporary intervention to be appropriate and in accordance with Local Plan Policy.

4.7 With respects to the later octagonal extension, consent is sought to replace the metal framed windows with painted hardwood framed windows. An alternative entrance in the south east elevation of the octagonal extension is also proposed. This

is a later extension to the building and it is not considered that the proposed alterations would compromise its character or appearance.

4.8 Also part of this application is the proposal to form new sliding glazed doors to the training room of the Phoenix building to open out onto a newly created garden. This would involve the removal of the existing Portakabin and the erection of a canopy to provide a covered area for 3 No. tables. Officers consider that the proposed landscaping works and the removal of the Portakabin would enhance the setting of this curtilage listed building.

5.0 CONCLUSION

5.1 The application is considered to accord with Local Plan Policy HE4 and therefore is supported subject to the following conditions.

6.0 RECOMMENDATION: Approve

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

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

Dwg No: 7358 (20) 14 D (General Arrangement Plans) received 6 April 2010

Dwg No: 7358 (20) 04 B (Elevations and Sections) received 6 April 2010

Letter from Darnton egs dated 1 April 2010

Dwg No: 7358 (90) 02 (Site Plan) received 5 February 2010

Dwg No's: 7358 (20) 15 A (Ground Floor Construction Plan), 7358 (20) 16 A (First Floor Construction Plan), 7358 (20) 18 (Proposed Sections Sheet 1), 7358 (20) 20 (Proposed Sections Sheet 2), 7358 (22) 02 A (Glazed Partition Details), 7358 (31) 02 A (External and Internal Door Elevations and Details) and 7358 (31)03 A (External Window Schedule)

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

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 the impact on the character and appearance of the listed building. As such the proposal complies with Policy HE4 of the City of York

Development Control Local Plan.

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