

COMMITTEE REPORT

Committee: West/Centre Area
Date: 22 April 2010

Ward: Guildhall
Parish: Guildhall Planning Panel

Reference: 10/00209/FUL
Application at: Student Union York St John University Lord Mayors Walk York
For: Alterations to the facade of the students union building and new beer store. Alterations to windows and doors of Phoenix Building and new canopy and landscaping seating area
By: Mr Richard Hirst, Student Union
Application Type: Full Application
Target Date: 5 April 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 The York St. John University campus comprises an 11 acre site located on Lord Mayors Walk within the Central Historic Core Conservation Area. Several of the buildings on site are Grade II listed including the original Gothic Revival buildings which were built in 1845 and planned around a quadrangle.

1.2 This application relates to alterations to the facade of the Student Union building, for a new beer store to the side of the Students Unions building, for alterations to the windows and doors of the Phoenix building and for a new canopy and landscaped seating area associated with the Phoenix building. The students union car park is bound by the listed Quadrangle and New Wing.

1.3 The Phoenix building is a late 19th Century building with significant late 20th Century alterations. It has been deemed a curtilage listed building and consequently the proposed alterations to the Phoenix buildings are considered under the associated listed building application.

1.4 The application forms a part of a wider landscape strategy to improve the appearance of the north east part of the campus. A significant number of car parking spaces would be removed and soft and hard landscaping would be undertaken which would include the planting of approximately 30 additional trees. A planning application for alterations to the car park to incorporate landscaping and for 3 No. canopies to improve the appearance of the seating area to the front of the Students Union building has recently been approved under delegated powers.

1.5 This application has been brought to Committee at the request of Councillor Brian Watson on the basis of the impact of the landscaped seating area on the residents of St. Johns Street.

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:

CYGP1
Design

CYGP9
Landscaping

CYHE2
Development in historic locations

CYHE3
Conservation Areas

CYHE4
Listed Buildings

CYED5
Further and Higher Education Institutions

3.0 CONSULTATIONS

Internal

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT

3.1 Conservation Officer - The proposals are acceptable in the context of developing the campus. The student union building is an unremarkable brick building and the render and timber cladding will potentially enliven and add interest to this courtyard space within the campus. In the long term, success will be dependent on the quality of the detailing.

3.2 Landscape Architect - The introduction of more green space that is attractively detailed results in more pleasing approaches and structured spaces associated with the building entrances; and provides a better foil for the range of buildings.

ENVIRONMENTAL PROTECTION UNIT

3.3 No objections.

HIGHWAY NETWORK MANAGEMENT

3.4 No objections.

External

GUILDHALL PLANNING PANEL

3.5 No comment made. Consider that the drawings are misleading.

NEIGHBOURS

3.6 Two letters received from residents of St. Johns Street stating concern about the use of the Phoenix Court Garden. There is no guarantee that the use of the Phoenix building for business purposes only will continue. The noise restrictions imposed on the Students Union building have been abused over the years. Suggest that the use of the garden is restricted to the same office hours as Phoenix Court (8am to 6pm). Suggest that access to this space is fenced and gated so it can be locked at other times.

4.0 APPRAISAL

4.1 Key Issues

- impact on the setting of adjacent listed buildings and the wider Central Historic Core Conservation Area
- residential amenity

4.2 Policy HE2 of the Local Plan states that within or adjoining conservation areas, development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials. Policy HE3 requires external alterations in conservation areas to have no adverse effect on the character and appearance of the conservation area. Policy ED5 relates to further and higher education institutions and states that there development will be encouraged in accordance with Local Plan policies. Policy GP1 states that development proposals will be expected to ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking or dominated by over-bearing structures.

4.3 This application forms a part of a wider landscape strategy to improve the appearance of the north east part of the campus, which accommodates the Students Union Building, the car park and the Phoenix building. Permission is sought for alterations to the facade of the Student Union building, for a new beer store to the side of the Students Unions building, for alterations to the windows and doors of the Phoenix building and for a new canopy and landscaped seating area associated with the Phoenix building at the York St. John University on Lord Mayors Walk.

Cladding the Students Union building

4.4 The Students Union building was constructed in the 1950s and has since been unsympathetically extended and altered with a conservatory and canopy to the front elevation and plant on the roof. In view of the consideration that the existing building detracts from the listed buildings which bound the car park, it is proposed to over-clad the brickwork facade with an off white render and to vertically hang cedar cladding. A parapet wall is proposed to hide the roof plant. The replacement of the existing canopy to the front of the Students Union has recently been approved under delegated powers.

4.5 It is considered that the render and timber cladding would improve the appearance of this poorly detailed building and would add interest to this part of the campus without detracting from the adjacent listed buildings.

Beer Store

4.6 Due to a lack of internal secure storage, beer barrels are currently left to the front of the students union. To address this, it is proposed to erect a secure beer store measuring 4.8 by 2.2 metres to the side of the Student Union building within a fenced compound, adjacent to an existing store. By tidying up this area and siting the store adjacent to the existing building in a non prominent location, this proposal is supported.

Alterations to windows and doors of the Phoenix building

4.7 The Phoenix building is located on the south eastern side of the 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 has been deemed a curtilage listed building and consequently the proposed internal alterations to the Phoenix buildings are considered under the associated listed building application.

4.8 The building has been used to provide university teaching, seminar and office facilities and was last refurbished approximately 20 years ago. 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. The metal framed windows in the later octagonal extension are in need of replacement and it is proposed to replace these with painted hardwood framed windows. An alternative entrance in the south east elevation of the octagonal extension is also proposed.

4.9 The proposed alterations would not compromise the character or appearance of this curtilage listed building.

New canopy / landscaped seating area to serve Phoenix building

4.10 The refurbished Phoenix building is intended to provide additional office space for the colleges' Institutional Development, Widening Participation, External Affairs, Learning City York and Higher York teams. A small meeting room and a seminar room

for approximately 25 persons would also be provided to support the activities of these teams.

4.11 As part of this application, it is proposed to form new sliding glazed doors to the presentation / training room to open out into a newly created Phoenix Court garden for an external break out space for users of this building. This would involve the removal of the existing Portakabin and the erection of a canopy to provide a covered area for 3 No tables. The 17 metre by 6.5 metre garden would have soft landscaping with a planted buffer between the seating and the boundary wall. 3 No. trees would be planted.

4.12 As part of the development, landscaping is proposed to the front of the Phoenix building, which includes three disabled parking spaces.

Impact on Residential Amenity

4.13 The proposed Phoenix Court garden shares its boundary with No's 46, 48, 50 and 52 St. John's Street and concerns have been raised with respect to how this garden would be used and the impact on residential amenity. There is existing vegetation on the boundary with the properties on St. Johns Street and this would be supplemented by additional planting. Given this landscaped buffer, the fact that only 3 tables are proposed and that the area would not be used by students as part of the Students Union but as a break out space by users of the office space in the Phoenix building, it is considered that the impact on residential amenity would be acceptable. It is recommended that a condition preventing the use of the garden outside office hours (8am - 6pm) be applied.

4.14 It is considered that the removal of the portakabin and the landscaping of the area would improve the visual amenity of this part of the campus for the adjacent residential properties.

5.0 CONCLUSION

5.1 This application forms a part of a wider landscape strategy to improve the appearance of the north east part of the York St. John University campus. Aside from the works detailed in this application, the strategy involves the removal of a significant number of car parking spaces and soft and hard landscaping. Officers consider that the greening of the campus and the works detailed in this application, would improve the visual amenity of the campus and provide an improved setting for the adjacent listed buildings, in line with Local Plan Policies HE2 and HE3.

5.2 Concerns have been raised with respects to the proposed Phoenix Court garden and the impact of its use on the occupants of St. John's Street. However given the consideration that there would be a landscaped buffer, the fact that only 3 tables are proposed and that the area would not be used by students as part of the Students Union but as a break out space by users of the office space in the Phoenix building, it is considered that the impact on residential amenity would be acceptable and in accordance with policy GP1.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

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

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

Dwg No's: 7358 (90) 02 (Site Plan), 7358 (90) 00 (Location Plan), 7358 (20) 05 (Elevations), 7358 (20) 03 D (Floor Plans) and 2140/4 Rev A (Detailed Landscape Proposals) received 5 February 2010

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

3 The use of the Phoenix Court garden shall be confined to the hours of 8am to 6pm Mondays to Saturdays and shall not be used on Sundays.

Reason: To protect the amenities of adjacent residents.

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 setting of the adjacent listed buildings and the wider Central Historic Core Conservation Area. As such the proposal complies with Policies HE2, GP1 and HE3 of the City of York Development Control Local Plan.

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