

COMMITTEE REPORT

Committee: East Area
Date: 28 June 2007

Ward: Heworth
Parish: Heworth Planning Panel

Reference: 07/01057/GRG3
Application at: Tang Hall Cp School Sixth Avenue York YO31 0UT
For: Alterations and extension to provide additional educational and community facilities
By: Education, Planning And Resources
Application Type: General Regulations (Reg3)
Target Date: 9 July 2007

1.0 PROPOSAL

1.1 Alterations and extensions are proposed to the above school to provide additional educational and community facilities to allow the school to become an integrated children's centre.

1.2 The main element of the proposal consists of what is essentially a free standing structure linked to the main, existing building, by a corridor. The building is to be sited within the front play ground area of the school facing Sixth Avenue. The building is to be a modular system building clad in brick slips to match as closely as possible the existing brick work, with pitched roofs clad in artificial slate to mirror the existing school. Other alterations forming part of the scheme are essentially to accommodate the new structure and consist of minor door and window alterations and the replacement of a lean-to structure on the north elevation (in the early years end of the school). It is also proposed to alter the existing vehicular access arrangements at the site this will involve the creation of two new vehicular accesses from Sixth Avenue, the existing accesses from Sixth Avenue will be closed off.

1.3 The background to the submission of this application is that the school was selected to become an integrated children's centre (ICC) in October 2005. The selection was made on the basis of demographic and other indicators of social and economic deprivation that placed the school within one of the most disadvantaged areas in the city.

1.4 The children's centre will be expected to offer a range of integrated childcare, education, family support and health care services, supplemented by access to a range of adult learning opportunities, and effective links with Jobcentre Plus and the children's information service. Many of these services will be provided on site, but some may be delivered from other sites through the centres partnership arrangements.

1.4 The applicant says that the children's centre must achieve designation by the end of March 2008. The designation process takes approximately 3 months.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Schools Tang Hall Primary 0232

2.2 Policies:

CYGP1

Design

CYED1

Primary and Secondary Education

3.0 CONSULTATIONS

3.1 Internal

Highways Network Management

This site is close to frequent public transport routes and adequate car parking and cycle storage are provided on site in accordance with CYC standards. Traffic generated by this development is unlikely to have any detrimental effect on the local network. Visibility at the proposed access is within guidelines. The two redundant vehicle accesses should be reinstated to kerb and footway. Conditions are suggested to cover the reinstatement works

3.2 External

Heworth Planning Panel

Support the application. It is an excellent opportunity to acknowledge local need and provide integrated services to a site of reducing use

We despair of ever seeing solar use, however the opportunity for using photovoltaic cells on this tiling is very obvious and York as a service city should take the lead written in its sustainability policy.

Publicity

The application has been advertised by means of a site notice which expired on the 13th June 2007 and through neighbour notification.

4.0 APPRAISAL

4.1 Policy ED1 of the City of York Local Plan supports the principle of new or extended primary and secondary education facilities provided the proposals meet a recognised need, the proposed development is of a scale and design appropriate to the character and appearance of the locality, an area of open space and playing fields, sufficient to meet the needs of pupils is incorporated in the development and where development is capable of a joint or dual use for community benefit, this has been incorporated into the design.

4.2 Policy GP1 of the Local Plan Deposit Draft states that development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings,

spaces and the character of the area, using appropriate building materials. Proposals will also be expected to ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.3 The existing building is laid out in an 'H' plan. The buildings forming the 'H' and the two central areas in the middle forming the open play spaces. The building is part two and part single storey in height. The central section, incorporating the entrance to the building, being the higher element of the structure. The main, front, elevation of the building faces Sixth Avenue. The playground is set to the front of the main entrance and it is a distance of 67 metres from the front boundary of the site to the entrance. The front boundary is delineated by railings standing approximately 2 metres in height. The proposed main modular building is to be located in front of the current main entrance. The applicants design statement says that ' The reception building is located in a position of prominence because it is the new focus of the reborn school and is intended to send a strong message of Welcome, openness, approachability and community to the new users of the centre. The intention is to 'rebrand' the site with building of human scale which will send out an altogether more friendly message to counter the current austere and intimidating parade ground feel of the existing approach to the schools entrance which is daunting enough for an adult, let alone a child'

4.4 In officers view the change in the layout of the outside space will be beneficial to the school children. The area will become less daunting and the scale of the space more comfortable. However the new building itself will not relate well to the layout of the existing structure; although the modular building has sought to match the materials of the school the building is alien to the 'H' plan layout and will itself cast shadow onto the existing school meaning that the rear area of the new building and front part of the existing school will receive little natural light. Officers have discussed these concerns with the applicant and the agent but it appears that within the constraints of their budget and, given the difficulties that an old school with existing structural issues presents, it is less easy than one might think to graft on the level of extension proposed in the form of a more sympathetic extension. It is officers view that whilst there would be visually better design solutions for this site the benefits for the outside space and the need to revitalise both the school and improve community facilities outweigh these design concerns and the requirements of GP1. In terms of the policy criteria in ED1 which says that the building should be of a scale and design that is appropriate to the character and appearance of the locality the building being set back from the road frontage, surrounded by the existing structures and similar in its massing to the existing buildings will in officer view not impact on the visual qualities of the locality.

4.5 In terms of play space the site has plenty of outside space and the rearrangement of the front play ground will provide a scale of play area more suited to young children as discussed above. A new MUGA (Multi use games area) facility is to be provided in the rear play area as part of this scheme. The proposals for the MUGA will form a separate application to be submitted by the applicant in the near future.

4.6 The purpose of the application is to provide dual use of the site and will meet a recognised need. In terms of policy ED1 this application is considered to be acceptable.

4.7 The applicant has been requested to submit a sustainability statement in accordance with policy GP4(a). The details of this statement will be reported at committee.

5.0 CONCLUSION

5.1 This scheme has to balance the needs of the community against the ideal design solution for the site. In officers view the new building and elevational alterations to the existing building are a compromise but the redesign of the outside space will be beneficial for the school children and because of the set back of the building from the road frontage the building will not detract from the locality as a whole.

6.0 RECOMMENDATION: Approve

- 1 TIME2
- 2 VISQ8
- 3 LAND1
- 4 HWAY17
- 5 HWAY19
- 6 HWAY29

7.0 INFORMATIVES: Notes to Applicant

1. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works in the highway - Section 171/Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

Cafe Licence - Section 115 - Heather Hunter or Anne-Marie Howarth (01904) 551418

2. 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 of the development on the visual

quality of the area. As such the proposal complies with Policy ED1 and GP1 of the City of York Local Plan Deposit Draft.

Contact details:

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