

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Egton	App Num. NYM/2012/0660/FL
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Proposal: Construction of dining hall building with meeting rooms and storage space above following demolition of existing prefabricated building

Location: St Hedda's RC Primary School, Egton Bridge

Applicant: St Hedda's RC Primary School, fao: Mrs M Palmer, Egton Bridge, Whitby, North Yorkshire, YO21 1UX

Agent: BHD Partnership, fao: Tim Harrison, Airy Hill Manor, Waterstead Lane, Whitby, North Yorkshire, YO21 1QB

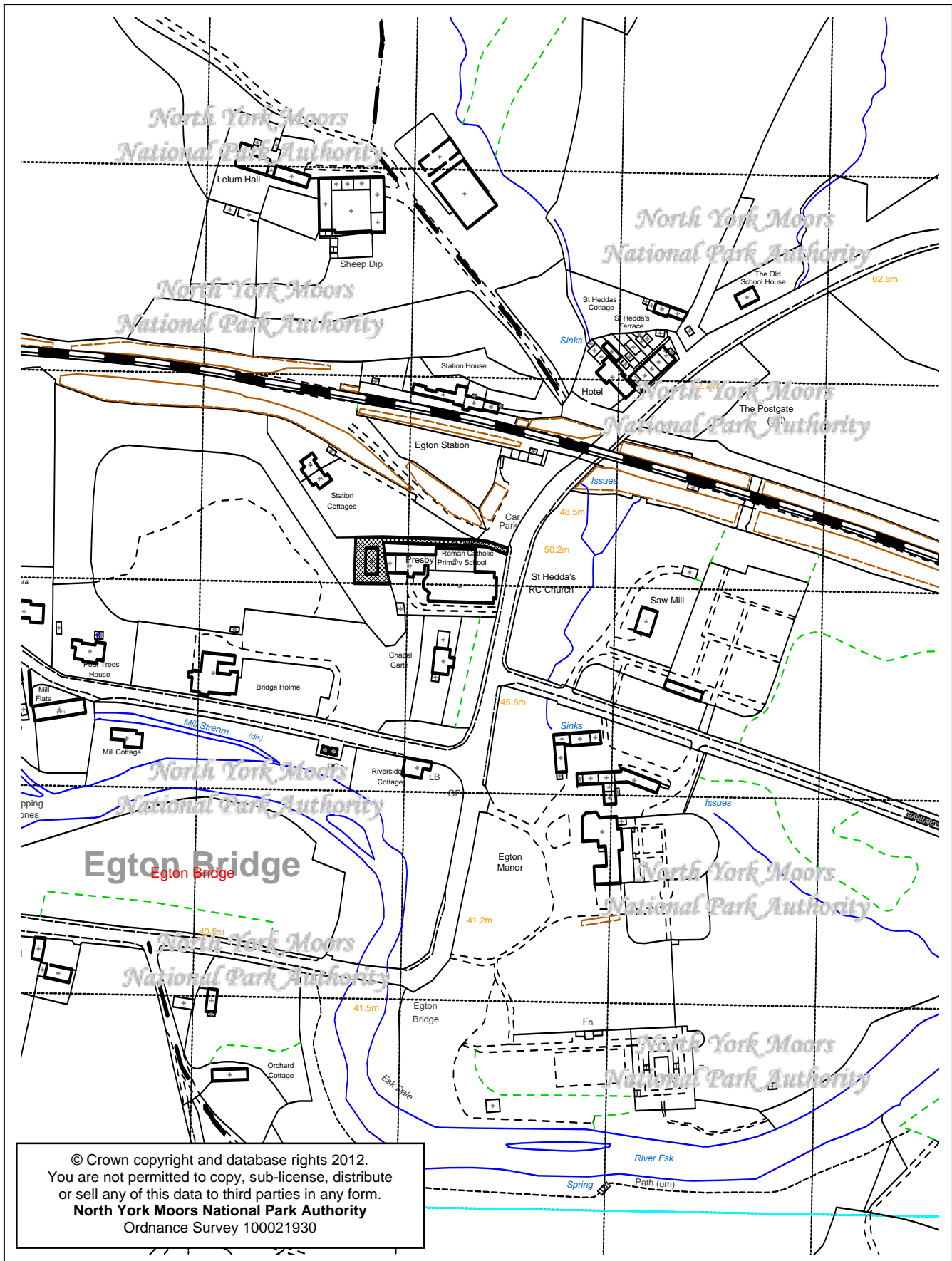
Date for Decision: 22 November 2012

Grid Ref: NZ 480381 505310

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
3. GACS07 External Lighting - Submit Details
4. GACS00 The school building hereby approved shall not be brought into use until details in connection with the ventilation and extraction equipment have been submitted in writing to the Local Planning Authority for approval. The use shall then only be carried out in accordance with the approved ventilation and extraction equipment.
5. MATS00 No work shall commence on the construction of the walls of the development hereby permitted until constructional draws of the timber cladding to be used together with samples to be used for the external surfaces of the development including for walling and dressings have been submitted to and approved in writing by the Local Planning Authority. The cladding used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
6. MATS00 The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing buildings in the immediate vicinity in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. No work shall commence on the construction of the roof of the development hereby permitted until a sample of the roof tile to be used in the development has been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
7. MATS00 No work shall commence on the installation of any window or door in the development hereby approved until a sample of the finish of the external doors and windows have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.



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Scale: 1:2500



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Conditions (continued)

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|-----|---------|---|
| 8. | MATS56 | Conservation Rooflights Only |
| 9. | MATS55 | Rooflight Details to be Submitted |
| 10. | LNDS01 | Landscaping Scheme Required (tree/shrub planting in the far north west corner of the site together with the raised beds already proposed) |
| 11. | LNDS02A | Landscaping Scheme to be Implemented - Large Scale Development/ General Development |
| 12. | LNDS09 | Details of Boundary Treatment to be Submitted |
| 13. | LNDS10 | Details of Hardsurfacing to be Submitted |

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 & 4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
- 5 & 6. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 7 to 9. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 10 to 12. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
13. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.

Consultations

Parish - No objection.

Highways - No objection.

Forestry Commission -

Architectural Liaison Officer - I note that there is no mention of crime and the fear of crime, both material planning considerations in this application how this proposal intends to deal with them. I have visited this Primary School and spoken to the headteacher. She informed me that the meeting rooms in this new buildings could house computers and other electronic office equipment in the future. It is unclear at the moment what the 'store room' will hold. The location of the proposed building is remote from the rest of the school at the rear. Easy access can be gained either through the school grounds or to gain access to the river via a track to the right and into a field to the rear. Six recommendations made in respect of windows and doors, glass to ground floor windows, external lighting, access gates, boundary fencing and alarm systems.

Advertisement Expiry Date - 9 November 2012.

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Others - G & J M Scott, 1 Station Cottages, Egton Bridge - We do not object to the replacement of the canteen as it benefits the children. Our concern is that the proposed building appears to double the floor space, is two storeys high and is in extremely close proximity to our property.

- What are the meeting rooms for? Who will use them and when? Are they really necessary for a school of this type/size? What public usage will there be, if any? There is an obvious issue re privacy and security.
- A major concern to us is the proposal to site the school kitchen within a metre of our property. The kitchen is currently at the opposite end of the building where it causes us no concerns. A kitchen presents a number of problems, bearing in mind there will be an extraction fan issuing steam and cooking smells, risk of fire (what about emergency service access?) bins for waste, kitchen staff will look out directly into our garden thus invading our privacy and drains etc. We feel the kitchen should either remain in its current location or be moved to the area marked 'storage'
- We are given to understand that an upgrade to the canteen power supply is being planned and suggest that it makes sense to reroute the lines/remove the pole from our garden to the school/church complex where maintenance and repairs can be carried out without damage/NEDL access to our garden and make it safer for the children who currently walk and play below these dangerous lines.
- Should not any construction in a conservation village be in keeping with the rest of the village i.e. natural stone.
- Assurance that the asbestos roof will be removed in a controlled manner in accordance with regulations.

The following people have written in support of the application for one or more of the following reasons:

Mr & Mrs Lee, Riverside Cottage, Broom House Lane, Egton Bridge

Mr & Mrs Thompson, Victoria Cottage, Underhill, Glaisdale

Ruth Cockrem, Butterpark Farm, Egton Bridge

Mr & Mrs Mould, Primrose Cottage, Ugthorpe

Mr & Mrs Hutchinson, Primrose Farm, Ugthorpe

John A L Jackson, Bridgeholme, Egton Bridge

Maria Hetherington, No. 1 Ryeland Lane, Ellerby

- The current canteen is in a poor state and needs modernising and bringing up to date for social and more importantly hygiene.
- A lot of emphasis is put into healthy school dinners and yet the needs of the pedestrian and dining areas is of utmost importance.
- Welcome the building of a new canteen for the school.
- Community will benefit as local people will have use of the new building free of charge.
- Additional space beneficial to the school as it will provide more space for teaching and for the children to eat their dinners and learn more skills in a more appropriate environment.
- Benefits to the local community through the creation of a library with disabled access.
- Expansion of the canteen could provide more spaces for children coming to the area to attend the school.
- Encourage more families to move into the area as they will be attracted by the school and its new facilities and this will have a positive effect on the villages.
- The current canteen is not aesthetically fitting with the rest of the school buildings so a new building would be an improvement.
- St Hedda's not only aspire to gain more space to continue their excellent teaching but are prepared to support the local community library.

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- It is still the same from when I went to school there over 30 years ago.
- Will enhance this lovely and well loved school and ensure its future for the coming generations.
- As a neighbour whose property and garden overlooks the site, and having inspected the relevant drawings I beg to inform you that I have no objection.
- In my opinion the proposed development greatly improves on the current structure.
- My eldest son sometimes needs space to be taken to one side and work alone, this will be a big help in situations like this.

Background

This application is for construction of dining hall building with meeting rooms and storage space above following demolition of existing prefabricated type building at St. Hedda's R C Primary School, Egton Bridge.

St. Hedda's RC School is situated between Egton Station and St. Hedda's Church on the left hand side of the main village road in Egton Bridge within the Conservation Area.

The application site occupies a backland site with limited access gained from the frontage by the school gates, via the school playground and steps to the lower level. The land slopes gradually up in a northerly direction towards Station Cottages and beyond this Egton Station.

Looking south from the station the site has a dramatic backdrop, the Church, the former Presbytery and the School itself in 'parkland' landscape full of rich mature tree species and it is the combination of these unique features that form part of the Conservation Area and the immediate setting.

St. Hedda's Primary School has been educating children in the Esk Valley for over 100 years and is a voluntary aided state school supported by and within the North Yorkshire County Council Education system. The property is owned by the R.C. Diocese of Middlesbrough.

A detached building was erected/constructed at the rear of the site around 1947 to provide a kitchen and dining facility for pupils and staff. The building is constructed on top of a brick plinth with a concrete frame and asbestos roof sheets and brick walling built between the framework. The site is at a lower level than that of the School, Church and Presbytery and is accessed only by foot via steps from the school playground.

Conservation Area consent is sought for the demolition of the existing building, this is being dealt with under delegated powers.

This proposal is for the erection of a new one and a half storey dining hall with meeting rooms and storage space above together with removal of existing timber storage sheds, new boundary treatments and landscaping.

The proposed building will sit on the same brick plinth albeit with a slightly larger footprint extending north towards the stone boundary wall school enclosure. This means that the development is to be contained within the existing boundary of the School, Church and Presbytery.

The design of the proposed building is more modern in its appearance whilst incorporating a slated roof in order to match the adjacent buildings. The exterior walls include a mix of timber boarding and render at present although the use of render is not encouraged and the applicants are now looking at timber cladding all elevations. The windows and doors are to be double glazed in dark grey or black coated steel frames, with rooflights at first floor level.

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Background (continued)

The design and layout of the rooms are such that the dining hall will benefit from the large glazed gable to the south and the kitchen is to be relocated at the north end of the building. An entrance lobby and w.c. will be provided on the approach into the building accessed alongside the entrance lobby. The proposed internal store will replace the existing timber storage sheds currently positioned around the existing building.

The first floor will provide additional storage space for the school along with some 'quiet' rooms for one-to-one teaching and school meetings however at present there are no plans to utilise the building over or above its present use.

To the west side of the proposed building is an area which serves little purpose, is overgrown and it is planned to construct raised beds for school gardening purposes together with lower ground floor access on this side of the building via steps onto an area of raised timber decking.

The existing concrete floor slab is approximately 12.8 metres long by 6 metres wide. The kitchen to be attached at the north end is to measure 5.2 metres wide by 3.6 metres long. Overall the building measures 16.6 metres long by 9 metres wide at the widest point and an overall height constructed off the concrete slab is 6.6 metres high and then stepping down over the kitchen extension.

An air source heat pump or electric boiler is proposed as a means of heating and providing hot water to the building together with solar panels on the south facing slope and an element of ground mounted panels.

Rainwater will be discharged to soakaways on the boundary which alleviates any additional flow to existing drainage systems.

Negotiations have taken place with the site owners to look at reducing the scale of building. Furthermore, the appearance of the proposed building in its context is difficult to visualise due to the very limited context provided in the planning submission, the only fixed point being limited to the corner of the existing garage adjoining the Presbytery. An accurate photomontage presentation has been requested from the perspective of the railway station looking down on the site, from the car park looking towards the site from the road and a scale drawing showing the relationship of the building with the Presbytery looking towards the southern elevation. It is hoped that the information will be received in time to report to Members.

Other requested changes currently under discussion with the applicant and the Authority relate to the omission of all render in favour of full timber cladding, the omission of the pitched roof over the kitchen which serves little useful purpose and potentially blocks public views. A flat sedum or low-pitch metal roof is considered to have less visual impact and subsequently the omission of the majority of the rooflights which are considered unnecessary. The meeting room will be amply provided with natural light from the south facing glazed gable. Any remaining rooflights should be of a quality fine-framed metal construction coloured to match the roof material.

Main Issues

Policy Context

Core Policy G of the NYM Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

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Policy Context (continued)

Core Policy I of the NYM Local Development Framework states that the provision of new health, sport, education and other community facilities will be supported where they (in particular) will provide an essential facility to support the local community.

Development Policy 4 of the NYM Local Development Framework states that proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where the scale, proportions, design detailing and materials of the development respect the existing architectural and historic context.

Buildings and features, including open spaces, watercourses, trees, hedges, walls and railings that make a significant contribution to the character and appearance of the Conservation Area should be retained and respected.

Development Policy 5 of the NYM Local Development Framework is also considered relevant on the basis that it seeks to ensure structures within the curtilage of Listed Buildings are only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building. Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.

Site Setting and Context

It has already been stated that the existing building contributes little to the character of the Conservation Area but neither is it significantly harmful due to its low height and the dark roof material which has a recessive appearance. Due to its small scale it has little impact on the setting of the adjacent listed Church, School and Presbytery.

The site is however considered to be sensitive because of its Conservation Area status, characterised in this location by a wooded, parkland-like landscape, and its proximity to the Listed Buildings, forming part of their immediate setting. It would also be highly visible from Brook Lane if any of the coniferous and other trees within the 'parkland' landscape belonging to Bridgeholme were lost or reduced in cover in the future. Nevertheless, it is not considered that the additional bulk by reason of extra footprint and height and materials be harmful in this location.

Design

The proposal maintains the diminishing height of buildings which falls from the apsidal church roof to the Presbytery to the dining room structure, although the proposed new roof particularly at the northern end will be more prominent due to its greater height and steeper pitch. It is therefore important that the new roof uses Welsh slates to match the historic roofs, and roof 'clutter' in the form of rooflights is reduced to reflect the unbroken rather dramatically sheer roofs of the existing buildings.

The additional height of the proposed building combined with the additional length to include the kitchen extension has a somewhat detrimental effect of blocking attractive public views over the wooded parkland of Bridgeholme and from the highway frontage. Additionally, the construction of such a high, long roof structure in this location runs counter to the built character of the School, Church and Presbytery however it is hoped that the extent of the roofscape can be reduced where possible to reduce this impact. Officers are currently negotiating on this and it is hoped that amended plans will be received in time to report at the Meeting.

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Design (continued)

The use of timber cladding on a timber frame structure is an honest approach to the construction which reflects the wooded setting and represents an appropriately softer natural material to the stone of the principal buildings. The use of render however is not encouraged as it has no reference in the built environment of the village nor relevance to the wooded setting, and detracts from the subservient relationship with the setting and host buildings ideally it should 'sit quietly' in their context. It is likely that the render is to be omitted and these areas replaced with timber cladding the details of which can be conditioned. In the event the design amendments above are negotiated, it is considered the proposal is suitably designed for its context.

Neighbour Impact

One letter of concern has been received from the immediate neighbouring property 1 Station Cottages, the closest residential property to the proposed development. The property is located some 20 metres from the application site although the garden boundary abuts the application site within one metre. Amongst some other non planning considerations the concerns largely relate to the scale of the proposal, whether the building will be used for uses outside of the schools remit, hours of potential extended usage and the relocation of the kitchen closer to the neighbouring boundary wall. Officers are working with the applicant's agents to achieve a scheme that addresses these concerns, Members will be updated at the Meeting.

Community Facility

The Diocese have confirmed that for the time being the building is not planned to be used for any type of community or library type use however this may be subject to a separate application sometime in the near future. Until such a time the building will continue to operate as it does at present and will not be used for purposes over and above the present use.

Summary

St Hedda's RC Primary School is an important community facility located in the heart of Egton Bridge and the Esk Valley. The proposal for a replacement building on the same site will provide an important facility for the school.

The existing buildings on the site have a consistent orientation and their linear, steeply pitched slate roofs are a strong feature of the building group within this important setting. Whilst the proposed building runs at right angles to the existing group it is acknowledged that the proposed steep slate roof is a good reference to the existing buildings, particularly if the number of rooflights is reduced to reduce the roof clutter. The diminishing scale and height of buildings is important to preserve in terms of subservience, maintaining views and following the landscape character, hence Officers concern to minimise the height as far as possible.

It is hoped that amended plans will avoid the effect of 'closing off' the landscape views from the car park that would be blocked by the current proposal and therefore have suggested using a flat roof over the kitchen extension so that the higher, pitched roof is limited to the footprint of the existing building.

Officers consider the use of timber cladding for the building in this context to be both appropriate and important because it is a subservient and utilitarian building set in a wooded site on the edge of parkland, and that stone would be over-formal and detract from the outstanding quality of the Listed Buildings. Slate for the roof is considered to have a neutral appearance that would relate to the existing buildings and sit visually under the trees.

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Summary (continued)

Overall the design of the replacement building is considered sympathetic to the character of the main school building, the Church and Presbytery and will provide an up to date dining hall building with meeting rooms and storage space necessary for this important community facility. The proposal is considered to comply with Core Policies G and I and Development Policies 4 and 5, approval is recommended.

Reason for Approval

It is considered that the proposal complies with Core Policies G and I and Development Policies 4 and 5 and the NYM Local Development Framework by virtue of replacing an existing dilapidated building within the Conservation Area with a development which is considered to be more compatible within a sensitive setting within the Conservation Area. Furthermore it proposes a building which is more in keeping with the Conservation Area and provides the opportunity for an improved community facility for future generations to enjoy.