

	<h1>Report</h1>	Agenda Item <h1>15</h1>
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Report to: **Planning Committee**
 Date of Meeting: **21 June 2005**
 Report by: **Executive Director (Enterprise Resources)**

Application No HM/05/0266
 Planning Proposal: Extension to Secondary School and Associated Works (Listed Building Consent)

1 **Summary Application Information**

- Application Type : Listed Building Application
- Applicant : InspirED
- Location : Hamilton Grammar School
Auchincampbell Road
Hamilton

2 **Recommendation(s)**

2.1 **The Committee is asked to approve the following recommendation(s):-**

- (1) GRANT LISTED BUILDING CONSENT (SUBJECT TO CONDITIONS – BASED ON CONDITIONS LISTED OVERLEAF)

2.2 **Other Actions/Notes**

- (1) The Planning Committee has delegated powers to determine this application.
- (2) As the proposed development involves a category grade 'B' listed building, the application requires to be referred to the Historic Scotland.

3 **Other Information**

- ◆ Applicant's Agent: Capita Percy Thomas
- ◆ Council Area/Ward: 37 Hamilton Centre/North
- ◆ Policy Reference(s): **Hamilton District Local Plan**
Policy RES1 – Residential Areas – General
EN25 – Heritage Preservation

- ◆ Representation(s):
 - ▶ 1 Objection Letter

◆ Consultation(s):

Historic Scotland

Architecture and Design Scotland

AHSS

Scottish Civic Trust

Hamilton Civic Society

Planning Application Report

1 Application Site

- 1.1 This report relates to the site of the existing Hamilton Grammar school at Auchincampbell Road, Hamilton. The site is located within the central area of Hamilton and is approximately 0.5 km to the west of the top cross in Quarry Street. It has a long narrow shape and is approximately 2 hectares in size. To the north, the site is bounded by the Cadzow Burn and by residential property beyond and to the south by the main Hamilton to Glasgow railway line. To the east, the site is bounded by Auchincampbell Road and by residential properties beyond and to the north east by Union Street and Kwik-fit.
- 1.2 The school building is a category grade 'B' listing and the boundary of the site adjoins the southern boundary of Hamilton Town Centre No.1 Outstanding Conservation Area. The original red sandstone school building has been extended in the past but the original building that fronts onto Auchincampbell Road has not been altered and the building has been extended to the rear. Within the site there is a small gatehouse which is occupied by the Area Behavioural Support Unit and this is located within the north east corner of the grounds.
- 1.3 To the rear of the existing school building there is a hard play area and car park. Beyond that there is a school garden with a poly-tunnel and the remainder of the site is grassed. Although the site is largely flat, it drops in gradient towards the rear and is bounded by a number of mature trees, particularly along the site's northern boundary.
- 1.4 The main vehicular access to the site is off Union Street and access off Auchincampbell Road is generally used only by pedestrians.

2 Proposal(s)

- 2.1 The applicants seek listed building consent for the erection of an extension to Hamilton Grammar School and associated works. The proposed extension would provide a new gymnasium and games hall for the school and would provide accommodation for pupils with Special Educational Needs (SEN). This additional floor space would be provided over two levels. On the ground floor there would be 3 SEN classrooms, 5 Autistic Special Needs (ASN) classrooms, physio room, offices, toilets and cafeteria. On the upper level there would be a games hall, gymnasium, changing rooms and storage.
- 2.2 The proposed extension would be approximately 15 metres in height as the gymnasium/games hall area would have to be double storey height in order to safely accommodate its use. The height of this extension would be in line with the previous extension to the school but would be approximately 1 metre lower than the original school building to the front of the site. The extension would be approximately 63 metres in length and largely 17 metres in breadth. Externally the extension would be finished with facing brick at ground level with composite metal panelling and translucent panelling above. The roof would be finished in profiled metal.

- 2.3 The extension would be erected to the rear of the building and an additional pupil access would be formed on the extension's northern side elevation adjacent to the existing school building. The existing school building would not be altered externally but internally a number of the rooms would be remodelled and refurbished.
- 2.4 Within the school grounds a new car parking area would be made adjacent to the rear and northern elevation of the proposed extension. To the rear of the parking area, a Biodiversity garden, allotments including poly-tunnel and two outdoor classrooms would be created. To the south of the existing school and the proposed extension, a hard play area, two outdoor classrooms, a study court and landscaped seating area would also be formed.
- 2.5 The existing school building had no games or gym hall provision and the pupils currently have to walk along Auchincampbell Road to a site behind St John's Primary School, located on the other side of the railway line. The proposed development would therefore allow the school to provide this use in house and would create a new and modern facility.
- 2.6 An associated detailed planning application for the proposed development has also been submitted and is considered on this agenda under HM/05/0212.

3 Background

3.1 Local Plan Status

- 3.1.1 The application site is located within a general residential area and is affected by Policy RES1 of the adopted Hamilton District Local Plan. Within these areas the Council will oppose the loss of houses to other uses and resist any developments which will be detrimental to the amenity of these areas. In addition the Council will seek to maintain and improve open spaces within housing areas for both amenity and active recreation, at least to the existing standard of provision.
- 3.1.2 The existing school building is listed and is therefore affected by Policy EN25 – Heritage Preservation of the adopted local plan. The Council recognises that the physical heritage of the district should be safeguarded and this will be taken into account when considering applications for development.

3.2 Relevant Government Advice

- 3.2.1 National Planning Policy Guidance 18 on Planning and the Historic Environment states that the primary consideration in the determination of applications for listed building consent is the statutory requirement to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest. NPPG 18 sets out the issues generally relevant to the consideration of all applications for listed building consent and applications for planning permission affecting listed buildings. It states that there should be a presumption against development that adversely affects the character of a listed building or its setting.

3.3 **Planning History**

- 3.3.1 Within the last five years a listed planning application and a detailed planning application to extend the school have been approved (Planning Application No.'s HM/02/0293 and HM/02/0303). These planning applications were approved in December 2002.

4 **Consultation(s)**

- 4.1 **Historic Scotland** – as the proposed development is far from the principal subject of listing and is largely inconspicuous Historic Scotland has no objection to the proposed development.

Response: Noted.

- 4.2 **Architecture + Design Scotland** - No objections. A presentation by the applicants and Council was made to the Design Review Panel of A+DS. Following this presentation feedback has been offered, the comments made relate to:

- The suitability of some of the sites being cramped, with consequential impacts on the extent and quality of external recreational space. It was suggested that, in some instances, an increase in height above the 2-3 storeys generally proposed, could have been considered as a means by which the amount and quality of outside play areas might have been improved.
- Designs did not demonstrate a strong architectural identity. Any aspiration for buildings with strong architectural and civic status was not in evidence.
- Schools would provide facilities to be used by the entire community and should be welcome to all of its members. Excessive use of palisade fences would be counterproductive; if extensive public access was to be encouraged, it could act as a form of surveillance and reduce the need for palisade type enclosures.
- The idea of organising the accommodation around a central 'street', with the main entrance, dining facilities and assembly areas all located in it, is potentially a strong one that could be further developed.
- A requirement in the original brief for aspirational design, accompanied by some design exemplars, might have avoided an approach that seems to concentrate on functional requirements at the expense of more qualitative aspects.

Response: The comments of A + DS reflect the difficult challenges faced by the designers involved in the schools modernisation project and do not reflect any school individually. A balance is needed between educational requirements and environment, avoidance of undue disruption to school life, providing a similar standard of building across a range of sites and towns with the challenge of producing architecture with a strong identity and civic status. The 'street' element is core to the design of the school and to the functionality of the school as a building. Its flexibility offers schools significant opportunities to use the space for a variety of purposes. The school proposals are undoubtedly strongly recognisable as schools that are part of a common educational establishment across South Lanarkshire. In some cases it has been difficult to accommodate new proposals whilst existing schools continue to function on the same site. However in all cases I am satisfied that recreation space is sufficient and that the scale and massing of schools proposed represents the maximum allowable without compromising residential amenity. I am in agreement with the comments regarding fencing and therefore there is no case in which a blanket use of palisade fencing has been accepted.

- 4.3 **AHSS – The Strathclyde Group** – although the new extension will have no effect on the oldest part of Hamilton Grammar, it will be conspicuous from the neighbouring listed properties in Union Street, especially during the winter. To lessen the extension's impact the walls should have a facing brick finish rather than the aggressive metal panelling proposed.

Response: The facing materials for the proposed extension comprise of facing brick and composite metal panelling and would be approximately 70 metres from the closest property in Union Street. It is therefore considered that the proposed extension is positioned at a sufficient distance not to have a detrimental impact on the amenity of these properties and if planning permission is approved the applicant will be required by condition to submit samples of the proposed facing materials for written approval.

- 4.4 **Scottish Civic Trust** – no reply.

Response: Noted.

- 4.5 **Hamilton Civic Trust** – no reply.

Response: Noted.

5 Representation(s)

- 5.1 The application was advertised in the local press and one letter of objection has been received. The grounds of which are summarised as follows:

a) **Due to the adverse effect the proposal would have as a result of the scale and nature of operations.**

Response: This concern will be examined in the report for the detailed planning application, Planning Application No. HM/05/0212 and is also on this agenda.

b.) **Due to the adverse impact the development would have on the setting of a listed building and the design of the school.**

Response: Historic Scotland had no objection to the proposed development. However this matter will be considered further in the assessment and conclusions section of this report.

c.) **It is contrary to the Local Plan and Structure Plan for the area.**

Response: The proposed development is not considered to be of strategic significance and therefore the adopted Hamilton District Local Plan is the only plan considered to be of relevance in this instance. In terms of consideration of the listed building application Policy EN25, which relates to the preservation of the physical heritage of the district, is the relevant policy to be considered. As Historic Scotland had no objection to the proposed development the proposed extension is not considered to be detrimental to the protection of this listed building. However again, this matter will be considered further in the assessment and conclusions section of this report.

d) **The proposed development would create traffic, parking and access problems on nearby streets. It would have a negative impact on infrastructure.**

Response: This concern will be examined in the report for the detailed planning application, Planning Application No. HM/05/0212 and is also on this agenda.

e.) **The proposed development would have an adverse impact on nearby residential amenity (noise, smell caused by traffic).**

Response: This concern will be examined in the report for the detailed planning application, Planning Application No. HM/05/0212 and is also on this agenda.

- f.) **The proposed development would have a negative impact on the health and safety of children attending due to the increased numbers of pupils taken in conjunction with their movement on the streets and the increase in cars, buses and transport carrying children to and from school.**

Response: This concern will be examined in the report for the detailed planning application, Planning Application No. HM/05/0212 and is also on this agenda.

- g.) **The proposed development would have a negative impact on both the natural and built environment.**

Response: In terms of impact on the natural environment this concern will be examined in the report for the detailed planning application, Planning Application No. HM/05/0212 and is also on this agenda. In terms of impact on the built environment this matter will be considered further in the assessment and conclusions section of this report.

- 5.2 This letter is available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The application proposes an extension and associated works to Hamilton Grammar School, Auchincampbell Road in Hamilton. The existing school is a category grade 'B' listed building and as such, under the terms of NPPG18, the primary consideration in the determination of the application is the statutory requirement to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest. The main issues to be considered when assessing the listed building proposals include:

- the impact of the proposals upon particular physical features of the building that justify its listed status;
- the building's setting and its contribution to the townscape or landscape, having particular regard to the impact of the proposals upon the views to and from the listed building
- the extent to which the proposed works would bring benefits to the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).

- 6.2 In addition to the above, Policy EN25 of the adopted Hamilton District Local Plan stipulates that the Council will operate a general presumption against development that would destroy, adversely impinge or significantly damage any heritage feature. After consultation, no objection was received from any of the Amenity Bodies and although concern was raised by AHSS as to the use of facing materials I am satisfied that in consideration of the above policy guidance and these comments, that the proposed development would not have a detrimental impact on the existing listed building or its setting and that the use of facing materials can be controlled through the imposition of a condition.

6.3 The proposal forms part of the wider project to modernise secondary schools in the Council's area. The proposed development will be a major asset to the local community and should assist in improving educational standards, a core objective of the Council and the Scottish Executive. Furthermore the proposed extension and associated works would not adversely affect the character or setting of the listed building. In view of the above I recommend that planning consent be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

8 June 2005

Previous References

◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - AHSS 26/05/05
 - Historic Scotland 19/05/05
 - A+DS 24/05/05

- ▶ Representations
 - Representation from : Walter Watson, 72 Victoria Street
Blantyre
G72 0BT, Dated 09/05/05

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Gwen McKillop, Planning Officer, Brandon Gate, Hamilton
Tel: Ext: 3561 (Tel : 01698 453561)
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

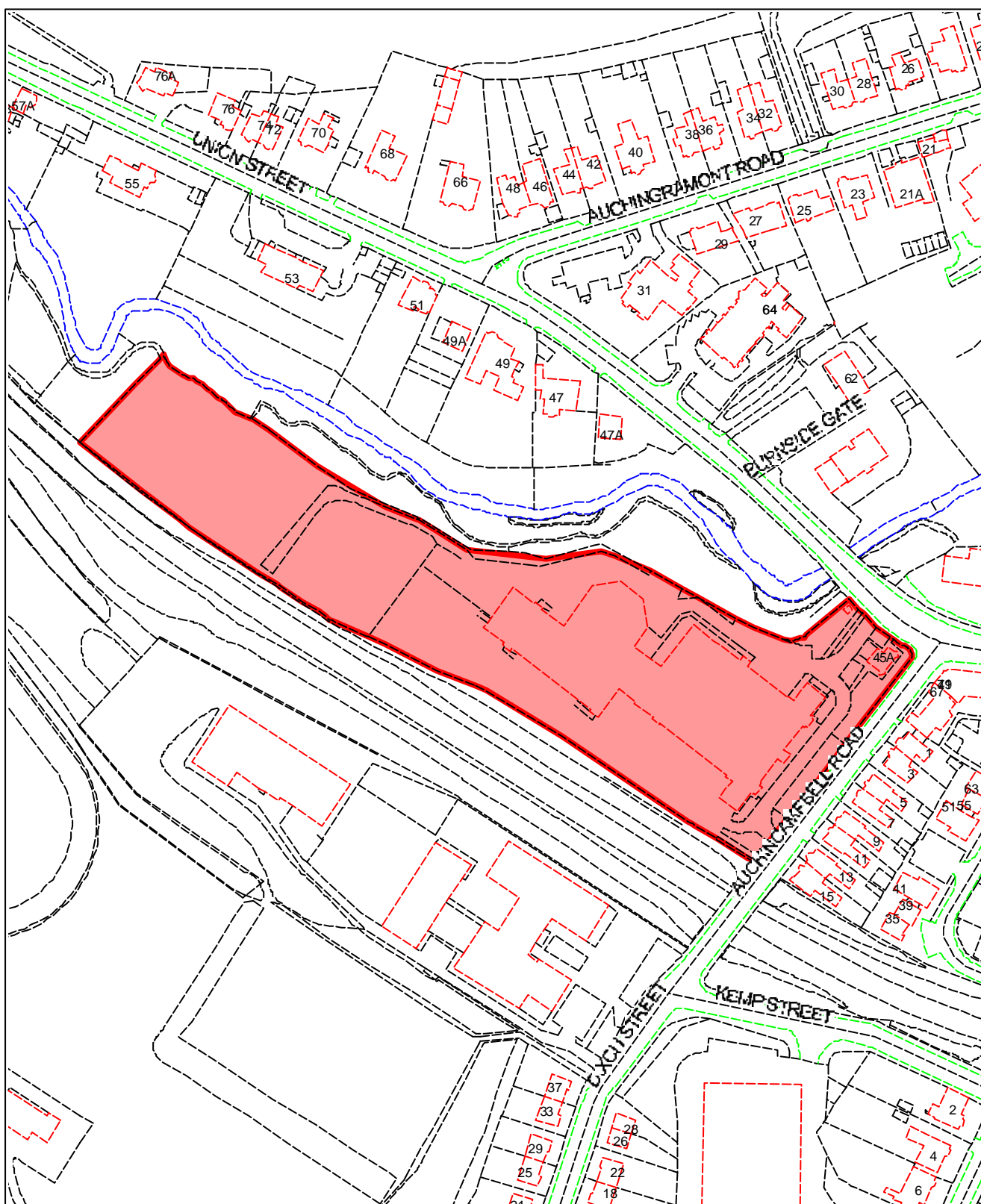
- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity and in order to retain effective planning control.

For information only

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