

Application Number

P/2013/0214

Site AddressOldway Mansion
Torquay Road
Paignton
Devon
TQ3 2TY**Case Officer**

Mrs Ruth Robinson

Ward

Preston

Description

Revised footprint of proposed indoor bowling club Oldway Mansion and changes to elevation

Executive Summary/Key Outcomes

This application forms a revision to the wider application for development within the grounds of Oldway Mansion approved in August 2012 under Application No P/2011/0925.

The site wide application was for the refurbishment and change of use of the buildings on the site to a hotel complex with enabling residential development to help fund the restoration works.

This application relates solely to the replacement indoor bowling club which is to be located adjacent to the tennis courts in what is described as the Hippodrome. The changes are to the footprint, the foundation design and to the main elevation.

The new position for the footprint does intrude into the historic bund which runs along the southern boundary of the site and this requires the construction of a small retaining wall. However, the change to the foundation design which involves piled foundation rather than the excavation of the entire floorplate enables the retention of the sandstone retaining walls that bound the site, which consequentially assists in retention of trees.

The alterations to the elevation are thought to be acceptable.

Recommendation

Approve the application as an amendment to P/2011/0925; subject to their being no objections received raising new issues (not covered in this report) following the expiration of the consultation period on 11th April.

An informative is required to confirm the status of the application and to clarify that the conditions pursuant to the parent application apply to the revised scheme.

Statutory Determination Period

This application should be determined within the 8 week target period, which follows after the expiration of the consultation period on 11th April.

Site Details

Oldway Mansion is a Council owned II* listed building within a parkland setting on Torquay Road, Paignton. Until recently it was used as Council Office space but has now been vacated pending refurbishment proposals. This will see the main buildings converted to hotel use with residential 'enabling' development within the grounds to fund the wider proposals. As part of these proposals, the existing indoor bowling club is to be relocated to a position adjacent to the tennis courts in the 'Hippodrome'.

The site for the proposed bowling club is currently grassed, is bounded on 3 sides by a red sandstone retaining wall which supports a variety of trees and is enclosed along the southern edge of the site by the historic 'eastern bund'.

Detailed Proposals

This is a revision to the parent approval P/2011/0925 and involves changes to the footprint of the building and to the main elevation of the building.

Summary Of Consultation Responses

Conservation Officer is satisfied with the change to the appearance of the building.

Arboricultural Officer is satisfied that the proposal is beneficial and has a reduced impact on adjacent trees.

Summary Of Representations

None

Relevant Planning History

Forms part of the wider parent application for development within the grounds of Oldway Mansion P/2011/0925.

Key Issues/Material Considerations

This application forms a revision to the wider application for development within the grounds of Oldway Mansion approved in August 2012 under Application No P/2011/0925.

The site wide approval was for the use of the buildings on the site as a hotel complex with enabling residential development to help fund the refurbishment of the buildings and grounds. As part of this scheme, the Indoor Bowling club is to be relocated to a new clubhouse on the Hippodrome site.

The original approval involved excavation to accommodate the floorplate, and due to this and its orientation, the development resulted in the removal of a proportion of the stone retaining walls that bound the site. The excavation and works to the walls also resulted in the possible loss of up to 11 trees of varying health and quality.

This revision has arisen from the evolving requirements of the bowling club members and from a more detailed look at how the structure is to be constructed.

It involves relocating the footprint closer to the historic bund and the construction of a small retaining wall. It involves 'handing' the main elevation so that the entrance feature is more subservient and some changes to its appearance in terms of removal of a canopy.

It is now proposed to pile the foundations rather than excavate. This is far less destructive and allows the sandstone walls to be largely retained along with several trees that would have been vulnerable under the original proposal.

Whilst one of the benefits of the excavation was a reduction in the overall height of the building this revision will not lead to an increase in height as changes in construction have enabled the same finished roof height level to be achieved. It will also retain the green roof which is important in mitigating the views from Oldway.

The changes to the elevation are minor and involve 'handing' of the main entrance feature and the loss of a canopy which was a useful device in terms of breaking up the mass of the building. However, changes in the materials to be used acts in a way to reintroduce the relief and the handing of the entrance feature results in a more subservient relationship in terms of views from Oldway itself.

Conclusions

The changes to the scheme are beneficial overall and ensure the retention of a greater number of trees and the retention of the stone retaining walls. The incursion into the historic bund is minor and subject to details in respect of materials to be used, will be acceptable. The changes to the elevation are acceptable and overall have a marginally reduced impact on views from Oldway.

Relevant Policies

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