

P/2011/0185/R4

Preston Ward

Parkfield House, Esplanade Road, Paignton

Demolish conservatory to entrance elevation; replace existing spiral staircase to rear elevation with new to British standard means of escape; install fire glazing internally to 2 windows adjacent to fire escape

Site Details

The application site relates to Parkfield which is a Grade II Listed Building. It is situated to the north of Esplanade Road and Lower Polsham Road, close to the sea front. There is an extensive garden area to the south of the site. The walls and gate piers on the site and a garden house to the north of Parkfield (known as the folly) are also listed. Parkfield was most recently used as Council offices it is currently vacant and will be used as part of the My Place development which is currently under construction on the site. It will be used as a mixture of offices and consultation/ counselling rooms. In addition there will be staff accommodation and accommodation for young people.

Vehicular access to the site is from Esplanade Road with a one way system in the site exiting onto Lower Polsham Road, which is also a one way street. Along the eastern boundary of the site are residential and commercial properties fronting Esplanade Road, Marine Drive and Colin Road. There are also residential properties on the opposite side of Lower Polsham Road. The surrounding area is in mixed use, predominantly comprising residential properties and hotel uses.

In the Torbay Local Plan 1995-2011 the southern part of the site is shown as being within the Polsham Conservation Area.

Relevant Planning History

2009/0983/R4 Demolish nursery buildings. Replace with new build 'My Place' building containing indoor sports hall, associated changing and toilet facilities, cafe/internet areas, recording and sensory rooms. Outdoor facilities to include BMX and skate board tracks, on site car parking and landscaping. Renovation and change of use to Parkfield House from Council offices to 30 bed youth hostel for new 'My Place' building. Landscaping to existing grounds. Approved 26/11/2009.

2010/0155R4 Change of use of existing folly from garden storage to skate park kiosk and first floor office. Adjustment and widening of exit pillars onto Lower Polsham Road from approved site approved 10.5.10

2010/0156 Change of use of existing folly from garden storage to skatepark kiosk and first floor office, adjustment and widening of exit pillars onto Lower Polsham Road from approved site approved 14.6.10

2010/1308 revised siting of BMX track and omit proposed on site parking area due to discovered badger setts- current application.

Relevant Policies

In the *Saved Adopted Torbay Local Plan 1995-2011* the following policies are relevant:

R2 Proposals for outdoor recreation developments will be permitted subject to a number of criteria

CF1 Provision of new and improved community facilities

BES Requires new development to conserve or enhance the built environment

BE1 Requires design of new development to take account of the wider context

BE5 Development will only be permitted where it will preserve or enhance the character or appearance of the conservation area

BE6 Requires development to have regard to preserving any listed building, its setting or features of interest

Proposals

The application is to demolish a conservatory that is on the western side of the building, to replace an

existing spiral staircase on the north side of the building and to upgrade two windows at ground floor level to the rear of the building adjacent to the spiral staircase (for fire protection).

The submitted plan indicates that where the conservatory is removed the existing building will be made good and the render bands that have been damaged would be reinstated. The agent advises that the fire escape needs to be replaced to comply with building regulations to provide an acceptable means of fire escape. The two fire glazed windows are required because they are within 1.8m of the spiral fire escape stair. It is proposed to install the fire glazing in steel frames, on the internal side of the existing sash windows which will be fixed independently to the window reveal and not the existing window frame.

Consultations

Conservation officer: consultation awaited

English Heritage: consultation awaited

Representations

None received.

Key Issues/Material Considerations

The main issue is the impact of the proposed alterations on the architectural and historic character of the building.

The principle of the removal of the conservatory is considered to be acceptable. The agent advises that it is not an original part of the building and was added to the building in the late 1960s/early 1970s. It is currently in a poor state of repair and its removal would improve the appearance of the building subject to the appropriate repairs to the render being carried out.

The replacement of the spiral staircase would have little impact on the appearance of the building. The proposed staircase would be slightly wider than existing and would be finished in galvanised steel rather than painted black.

The proposed fire glazing would have no impact on the architectural character of the building provided the existing sash windows are retained intact.

Sustainability - The proposal would assist in effective use being made of an existing building. It is located within walking distance of Paignton Town Centre and is accessible by public transport.

Crime and Disorder - The proposal would not increase the risk of crime in the area subject to the incorporation of crime prevention measures.

Disability Issues - The proposal would not change access to the site for disabled persons in comparison with the scheme approved under 2009/0983

Conclusions

In conclusion the proposal constitutes minor alterations to the building that would not have an adverse impact on the historical and architectural character of the building.

Recommendation

Subject to the receipt of satisfactory consultation responses; Conditional Approval.

Condition(s):

01. The fire glazing hereby approved shall be installed in accordance with the details contained in the agent's letter dated 16th February 2011 and retained as such at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason; In the interests of the architectural and historical character of this Grade II Listed Building, in accordance with Policy BE6 of the Torbay Local Plan 1995-2011.

02. Within one month of the removal of the conservatory the existing render bands shall be reinstated to match the original rendered bands and all walls and fixings to the conservatory shall be removed, rendered over and made good unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the Grade II Listed Building, in accordance with Policy BE6 in the Torbay Local Plan 1995-2011.