

P/2011/0603/PA

St Marychurch Ward

St Marychurch Primary School, Hartop Road, Torquay

Alterations to the existing main entrance and installation of a new access lift

Site Details

The site contains a school building to the East of Hartop Road, on land between that and St Marychurch Road. In part, the building is two-storey with an external fire escape on the front of the building. The school has a flat roof and considerable glazing to the first floor.

Relevant Planning History

P/1989/2241 Provision Of Fire Escape From First Floor Classrooms - PER - 23/11/1989

P/1993/1475 Alterations To Form New Entrance Lobby, Waiting Area And School Office - PER - 10/01/1994

P/1994/0698 Formation Of First Floor Extension Over Main Entrance - PER - 02/08/1994

P/2002/0272 Alterations To Entrances To School To Form Vehicular And Pedestrian Access Onto Hartop Road. - PER - 01/05/2002

Relevant Policies

Saved Adopted Torbay Local Plan 1995-2011

BES Built Environment Strategy

BE1 Design of New Development

CF10 New Schools and Improved School Facilities

Proposals

It is proposed to install a lift adjacent to the main entrance doors. This will connect the ground and first floors. The lift will be enclosed with cladding (blue in colour). The fire escape stairs will be altered accordingly. Some window openings will be blocked to separate the openings from the lift. Brickwork to match the existing will be used.

Consultations

No comments received.

Representations

No representations received.

Key Issues/Material Considerations

Currently the building does little to relate to its surroundings. Opposite the properties lie within a conservation area and the existing school has little character representative of that.

Currently the school has used the blue to add feature to the elevations.

The lift structure is keeping with the scale of the main school building on the whole. It will not adversely affect any of the neighbouring residential properties as it is set well within the site and does not provide for any overlooking.

The structured is coloured blue to be in keeping with the building features and will add character to the main elevation.

Accessibility – The proposed addition will improve access for all around the site. The fire escape is amended but will have little affect on the overall building. The main access doors to the building and gates to the road are unaffected by this development proposal.

Sustainability – No relevant considerations

Crime and Disorder – No relevant considerations

Disability Issues – Provides access for all.

Conclusions

The proposed development to install a lift to the front of the building is not considered to have any adverse effects, as considered above, and will be in accordance with the Saved Adopted Torbay Local Plan 1995-2011, specifically BES, BE1 and CF10. For this reason the application is recommended for approval.

Recommendation:

Approval.

Informatives:

01. The proposal was considered against policies BES, BE1 and CF10 of the Saved Adopted Torbay Local Plan 1995-2011. In the opinion of the Local Planning Authority it is not in conflict with the policies as no harm is caused to the character or appearance of the existing building or the wider context and there is also no detrimental effect on the amenity of the neighbouring occupiers.