

Committee: Development	Date: 10 th October 2012	Classification: Unrestricted	Agenda Item Number:
Report of: Corporate Director of Development and Renewal		Title: Town Planning Application	
Case Officer: Shahara Ali-Hempstead		Ref No: PA/12/02086	
		Ward: Bow West	

1. APPLICATION DETAILS

- Location:** Phoenix School, 49 Bow Road, London, E3 2AD
- Existing Use:** School
- Proposal:** Alterations in connection with erection of two structures (including canopy and greenhouse) and formation of a new external access into an existing teaching room.
- Drawing Nos:** GA 000001 Rev E, GA 000002 Rev G, GA 300100 Rev B, ELV 300130 Rev B, GA 300201 Rev B, GA 300202 Rev A, DET 321001 Rev B, 20627/1 Rev B, 4734-01A, 4734-03A, 4734-02C, 4734-04C, 4734-05D
Design and Access Statement and Heritage Impact Assessment
- Applicant:** Bouygues UK on behalf of Pheonix School
- Owner:** London Borough of Tower Hamlets
- Historic Building:** Grade II* Listed.
- Conservation Area:** No

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

- 2.1 The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets adopted Core Strategy (2010) Unitary Development Plan, the Council's Interim Planning Guidance (2007), the Managing Development: Development DPD (submission version 2012), associated supplementary planning guidance, the London Plan and National Planning Policy Framework (2012) and has found that:
- 2.2 The proposed internal and external alterations are considered sympathetic in terms of design, scale and siting, as they relate satisfactorily to the listed school building. As such, the proposal would preserve the character, fabric and identity of the listed building and its heritage asset. This proposal therefore meets the requirements outlined in the National Planning Policy Framework (2012), policy SP10 of the adopted Core Strategy (2010), saved policy DEV37 of the Unitary Development Plan (1998), policy CON1 of the Council's Interim Planning Guidance (2007) as well as policy DM27 of the Managing Development DPD (submission version 2012).

RECOMMENDATION

3. That the Committee resolve to refer the application to the Government Office for West Midlands with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out below.
 - 3.1 1. Three year time period.
 2. The proposed works to be carried out in accordance with the approved plans.
 3. Materials and finishes to match adjoining work unless otherwise specified on submitted drawing.

4. BACKGROUND

- 4.1 This application for Listed Building Consent is required for internal and external alteration to the main entrance and three sections of the main circulation corridor to comply with Disability Discrimination Act (DDA) requirements. The building is Grade II* Listed and is owned by the London Borough of Tower Hamlets. The terms of reference of the Development Committee requires that where the Council is applying for works to a Listed Building that it owns, the application must be brought before Members.
- 4.2 The Council cannot determine applications for Listed Building Consent for works to buildings that it owns. Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 requires that such applications are referred to the Secretary of State, together with any representations received following statutory publicity.
- 4.3 The purpose of this report is to allow Members to recommend to the Secretary of State that the Council would be minded to grant Listed Building Consent, were it empowered to do so itself.

5. PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1 Listed Building Consent for internal and external alteration at ground floor level to the main entrance and three sections of the main circulation corridor including:
 1. Replacing the existing controlled entrance with a new glazed enclosure;
 2. Replacing the external windows and doors to the main circulation corridor;
 3. Installation of a ceiling to conceal services in the first corridor; and
 4. Replacement of the existing timber handrail to the first and third corridors.
- 5.2 The proposed internal and external alterations are to be carried out in connection with the Building Schools for the Future redevelopment of the school site which received planning permission on the 19th January 2011 planning ref PA/10/02291.
- 5.3 The Council has received an accompanying planning application for all works proposed under para 5.1, planning ref PA/12/02085. This application remains undetermined awaiting the outcome of this associated Listed Building Consent application.

Site and Surroundings

- 5.4 Phoenix School is located at the northern end of Bow Road, adjacent to Bow Road Station. The site itself is fairly concealed by properties from Alfred Street to the east and Harley Grove to the west.
- 5.5 The school was constructed in 1952 and was listed in 1993. The listing relates to the main spine plan running north-south with a series of linked two storey pavilions to the east and west, forming open courtyards. A new extension was constructed in the late 1990's which enclosed the courtyards.
- 5.6 The school consists of a concrete frame with stock brick infill and low pitched copper roofs, with large windows and painted metal frames. The western, southern and part of the eastern curtilage of the site forms the boundary of the Tredegar Square conservation area. The site itself is not located within the conservation area.
- 5.6 The site is bounded by Byas House a two storey residential building to the north accessed from Benworth Street, Electric House, Marina Court and no's 15 to 29 Alfred Street to the east, no's 8 to 15 Harley Grove to the west and 51 to 52 Lemon Tree House, Bow Road to the south.

6. PLANNING HISTORY

- 6.1 The site has an extensive planning history, with the earliest application in 1971. Of these applications the following are the most relevant.
- 6.2 Under planning references BW/95/0001 and BW/95/0002 planning permission and listed building consent was granted on 05/04/1995 for the erection of single storey extension with covered walkway to provide classrooms and ancillary support facilities to school.
- 6.3 The implementation of the above extension enclosed the courtyards and forms the location of the current proposals.
- 6.4 PA/09/01999:- Planning permission granted on 27/11/2009 for replacement of existing roofed structure by the erection of a pavilion to provide new teaching space, play and storage areas, including library facilities within the School's courtyard.

PA/09/02000:- Listed Building Consent granted on 01/02/2010 for erection of a pavilion detached from main school building to provide new teaching space, play and storage areas plus library facility.
- 6.6 PA/10/01962:- Planning Permission granted on 22/11/2010 for erection of three structures (including canopy, greenhouse and conservatory) and formation of a new external access into an existing teaching room. The proposed canopy and greenhouse are free standing structures detached from the Listed building, while the proposed conservatory and new external access will require minor alterations to the Listed granted fabric.
- 6.7 PA/10/02291:- Planning permission was granted on 19/01/2011 for erection of a new school building up to five storeys in height (including a basement level) and associated works.
- 6.8 PA/10/01963:- Listed Building Consent granted on 11/03/2011 for alterations in connection with erection of two structures (canopy and greenhouse) and formation of a new external access into existing teaching room.

- 6.9 PA/11/00400:- Listed Building Consent granted on 31/10/2011 for internal remodelling and refurbishment of Grade II listed building, including removal of internal partitions. External works comprising of the installation of three air-conditioning units, an extract duct and two ventilation louvers.

Current Applications Under Consideration:-

PA/12/02085 Planning permission sought for internal and external alteration at ground floor level to the main entrance and three sections of the main circulation corridor including:

5. Replacing the existing controlled entrance with a new glazed enclosure
 6. Replacing the external windows and doors to the main circulation corridor
 7. Installation of a ceiling to conceal services in the first corridor
- Replacement of the existing timber handrail to the first and third corridors

7. RELEVANT POLICIES

Government Planning Policy

- 7.1 National Planning Policy Framework (2012) - Chapter 12 'Conserving and enhancing the historic environment'

London Plan Spatial Development Strategy for Greater London (2011)

- 7.2 Policy: 6.13 Parking
 7.8 Heritage assets and archaeology

Adopted Core Strategy (2010)

- 7.3 Policies: SP07 Improving education and skills
 SP09 Creating attractive and safe streets and spaces
 SP10 Creating distinct and durable places

Unitary Development Plan (UDP 1998)(as saved September 2007)

- 7.4 Policy: DEV37 Alterations to listed buildings to preserve special architectural or historic interest of the building, repair original features and replace missing items, traditional materials

Interim Planning Guidance for the purposes of Development Control (IPG)(Oct 2007)

- 7.5 Policy: CON 1 Listed Buildings - criteria for consent
 DEV17 Transport Assessments
 DEV18 Travel Plans
 DEV19 Parking for Motor Vehicles

Managing Development: Development Plan Document (submission version 2012)

- 7.6 Policy: DM27 Heritage and the historic environment
 DM22 Parking

8. CONSULTATION RESPONSE

8.1 The views of the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below. The following were consulted regarding the application:

8.2 English Heritage:-

"We have been involved in pre-application discussions on site with regard to the present notification which relates to alterations to the main entrance and three sections of the main corridor. The submitted drawings reflect the conclusion of our discussions. We welcome the carefully considered glazing details and do not object to the overall proposals contained within the application."

9. LOCAL REPRESENTATION

9.1 A total of 84 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised in East End Life and on site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 0	Objecting: 0	Supporting: 0	Comment: -
No of petitions received:	Objection: 0	Support: 0	

10.0 MATERIAL PLANNING CONSIDERATIONS

10.1 When determining listed building consent applications, Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that special regard should be paid to the desirability of preserving the building or its setting, or any features of special interest.

10.2 The main issue for Members to consider is whether the proposed works are appropriate in this respect.

Land Use

10.3 The proposal will result in the loss of one car-parking space. Planning policy places a greater emphasis on encouraging sustainable forms of transport and minimising the provision of car-parking within areas well served by public transport. The site is located in an area with a PTAL of 5/6a (excellent). The site is in an area with good transport links and the loss of the car-parking space is acceptable in terms of Policy SP09 of the Core Strategy (2010) and policy DM22 of the Managing Development DPD (submission version 2012).

10.4 The proposal is to upgrade existing educational floorspace and does not facilitate a intensification of use.

Impact of proposed alterations on the architectural quality of the Grade II* Listed School Building.

10.5 The National Planning Policy Framework (2012) emphasise the importance of preserving heritage assets and requires any development likely to affect a heritage asset or its setting to be assessed in a holistic manner. The main factors to be taken into account are the significance of the asset and the wider social, cultural,

economic and environmental benefits arising from its preservation, extent of loss or damage as result of development and the public benefit likely to arise from proposed development. Any harm or loss to a heritage asset requires clear and convincing justification.

- 10.6 The Council's Adopted Core Strategy strategic objective SO22 and policy SP10 aim to enhance and preserve borough's heritage in order to enable creation of locally distinctive neighbourhoods.
- 10.7 Preservation of listed buildings is specifically supported by saved policy DEV37 of the Unitary Development Plan (1998), policy CON1 of the Interim Planning Guidance (2007) and policy DM27 of the Managing Development DPD (submission version 2012) which require alterations to listed buildings to preserve the special architectural or historical interest of the building and to retain and repair any architectural features. Any adverse impact on the character, fabric or identity of the listed building is to be resisted.
- 10.8 The proposal seeks to alter a number of internal and external elements within the Grade II* listed building in connection with the Building Schools for the Future redevelopment of the site and in order to facilitate improved access points to comply with DDA requirements. In particular, the proposal is to:
- Replace the existing controlled entrance with a new glazed enclosure and repositioning of the door;
 - Replace the external windows and doors to the main circulation corridor;
 - Installation of a ceiling to conceal services in the first corridor; and
 - Replacement of the existing timber handrail to the first and third corridors.

Replacing the existing controlled entrance with a new glazed enclosure and repositioning the door

- 10.09 The proposal is to replace the existing glazed entrance lobby and rooflight and the repositioning of the entrance door to comply with DDA access requirements.
- 10.10 The alteration will consist of the replacement of the external glazing with Crittal steel framed single glazed windows to match the existing. The internal glazing enclosing the corridor heated space will be replaced with Crittal steel framed double glazed windows. The window profile will be polyester powder coated white to match the existing.
- 10.11 The entrance door is to be moved approximately 2 metres south to provide better access in compliance with DDA access requirements. The repositioning of the door will result in the removal of a car park space; this is considered acceptable as it creates a sufficient 'buffer' between the entrance point and manoeuvring vehicles in the car park.
- 10.12 It is considered that the proposed replacement of the glazed enclosure is appropriate as it replaces an unsympathetic glazed entrance with a simple and improved design.

Replacing the external windows and doors to the main circulation corridor

- 10.13 The proposal is to replace the external windows and doors with steel framed double glazed windows and Avanti steel powder coated white doors to match existing.
- 10.14 It is considered that the changes are sympathetic to the architectural quality and fabric of the listed building and ensure viability of its use as an educational facility is

maintained.

Installation of a ceiling to conceal services in the first corridor

- 10.15 Corridor 1 contains existing heating and water supply pipes suspended on the ceiling, the pipes are exposed and unsightly. The proposal is to cover the pipes with large metal panels in the centre of the corridor, forming a suspended ceiling in the corridor. The sides of the panels will have a thin edge to make them visually distinct from the enclosing structure.
- 10.16 The panels would be polyester powder coated white to match the existing ceiling and window frames.
- 10.17 These works are reversible and retain the historic elements of the listed building while improving the appearance of the corridor area in accordance with English Heritage advice.

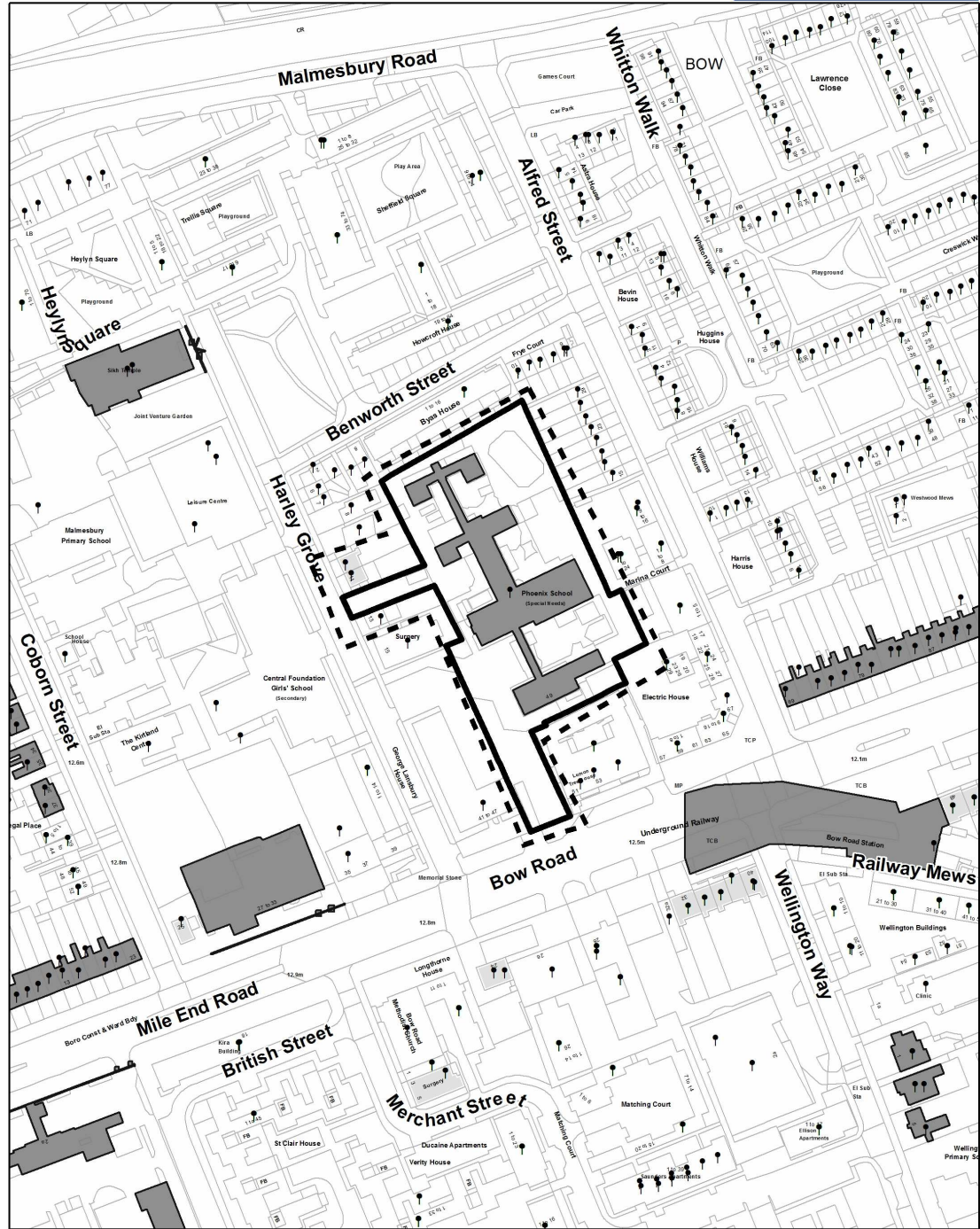
Replacement of the existing timber handrail to the first and third corridors

- 1018 The existing handrail in corridor 1 and 3 is a deep timber board that spans from column to column. The proposal is to replace the handrail with a much smaller dark stained handrail in round profile mounted on a steel 'stretcher' and supported on steel brackets or central balusters.
- 10.19 It is considered that the proposed handrail will provide a more refined structure which is in keeping with the existing building. Furthermore, these works are reversible and retain the historic elements of the listed building while improving the appearance of the corridor area in accordance with English Heritage advice.
- 10.20 In conclusion, the proposed internal and external alterations are considered sympathetic in terms of design, scale and siting, as they relate satisfactorily to the listed school building. As such, the proposal would preserve the character, fabric and identity of the listed building and its heritage assets. This proposal therefore meets the requirements outlined in the National Planning Policy Framework (2012), policy SP10 of the adopted Core Strategy (2010), saved policy DEV37 of the Unitary Development Plan (1998), policy CON1 of the Council's Interim Planning Guidance (2007) as well as policy DM27 of the Managing Development DPD (submission version 2012).

11 **Conclusions**

- 11.0 All other relevant policies and considerations have been taken into account and the Secretary of State can be advised that this Council would have been minded to grant Listed Building Consent for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map



Planning Application Site Boundary	Locally Listed Buildings	Land Parcel Address
Consultation Area	Statutory Listed Buildings	

0 15 m

 1:1,963

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.

© Crown copyright and database rights 2012 Ordnance Survey, London Borough of Tower Hamlets 100019288