

TITLE : 05/00278/FUL
GROUND FLOOR EXTENSIONS TO FORM PRACTICAL AREAS TO 4 NO. CLASSROOMS, ENLARGE NURSERY, ENLARGE MAIN HALL, CONSTRUCT CHANGING ROOMS, FOYER AND RECEPTION AREA, FORM STAFF ROOM WITHIN FIRST FLOOR ROOFSPACE. ROCHFORD PRIMARY SCHOOL ASHINGDON ROAD ROCHFORD

APPLICANT: MR G RAMPERSAUD

ZONING : RESIDENTIAL, SCHOOL

PARISH: ROCHFORD PARISH COUNCIL

WARD: ROCHFORD

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no. 791 requiring notification of referrals to the Head of Planning Services by 1.00 pm on 23 August 2005, with any applications being referred to this meeting of the Committee. The item was referred by Cllr K J Gordon.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

- 5.1 **Rochford Parish Council** No objections.

NOTES

- 5.2 Consent is required for a ground floor extension to form practical areas to four classrooms, enlarge the nursery, enlarge the main hall, construct changing rooms, foyer and reception area, form staff room, creating a first floor within the roof space with dormer windows and revised window details generally at Rochford Primary School, Ashingdon Road, Rochford.
- 5.3 The street scene consists of mainly two storey semi-detached properties with a few bungalows.

- 5.4 There are two side extensions, one to each side of the building; these will provide practical areas and toilets to four classrooms. These are visible from the street scene and are considered to be harmonious in scale, design and character with the host building.
- 5.5 Three rear extensions are proposed, to provide changing facilities, extend the nursery and extend the hall. The nursery extension has a pitched roof design similar to the existing single storey rear extension (approved under reference 97/00262/FUL), situated next to this part of the proposal, therefore this is considered to be in accord with this previous approved scheme. For clarity, the nursery has changed position within the plan to the rear classroom.
- 5.6 The changing room extension is angled to facilitate the hall extension. This part has a flat roofed structure, which is attached to an existing flat roofed addition.
- 5.7 The hall extension has a higher roof form than the current part, with a blank wall facing the car park to the north. This elevation is considered to create a bleak elevation, with a poor aesthetic that would not enhance the conservation area. This extension also includes a covered walkway that is situated at the entrance of the hall with the playground. This covered walkway has a high roof with brick columns and looks most unsatisfactory due to the wide, flat brick 'arches' between. This could be improved by lowering the ridge height of the roof, overhanging the eaves to the level of the arches and classifying the columns with the use of a plinth.
- 5.8 The side elevation of the existing hall has six 6m high windows which includes six panes of glass. Three of these windows are proposed to become half the height size with four panes of glass and recessed brickwork to enable a first floor for the staff room. This would be aesthetically damaging to the façade and destroy its visual balance.
- 5.9 The first floor staff room also provides two dormers facing the classroom; these are situated between the roof and the rear flank wall creating an unusual feature. These would provide limited overlooking, as facing the playground, and considered acceptable in amenity terms.
- 5.10 The foyer/reception part of the proposal will be generated at the current main entrance to the school. Due to its narrow form the pitched roof with a gable end on the longer side and flat roofed element appears unsatisfactory, as the pitched part would cut awkwardly into the hall. The flat roofed element has very little architectural merit.
- 5.11 The internal alterations are considered to be acceptable within the building and cause minimal effects.
- 5.12 In conclusion, most of the works are considered acceptable, but, as outlined above, there are several elements to the proposal that are considered inappropriate and detrimental to the character and appearance of a building of local interest and of the conservation area.

- 5.13 **Essex County Council (Highways):** no objections.
- 5.14 **South Essex NHS Trust:** Have reviewed the drawings and have the following comments:
- Little to no concern to the impact on our scheme
 - Would be grateful if could confirm the School plan to increase the intake if permission was granted
 - Car park area appears to have a designated drop off area, clarification: is it for deliveries or parents to drop off or collect their children.
 - Concern regarding increase in traffic congestion
 - Alerted Highways that any congestion on the private road will create a domino effect on Ashingdon Road.
 - Wish to sustain relationship with the school
- 5.15 **Historic Buildings Adviser:** With the following comments:
- Most of works considered acceptable, but several specific proposals are considered inappropriate and detrimental to the character and appearance of the building and conservation area
 - Bricking up of the top halves of three windows along the elevation of the existing hall would be aesthetically damaging to the façade and destroy its visual balance, unacceptable in principle
 - Single storey foyer extension would be unacceptable as the roof has produced a gable end wider than the flank wall, which looks unsatisfactory. The flat roofed covered entrance is of very little architectural merit and looks makeshift, the above may be resolved if the extension had a smaller hipped roof behind the parapet.
 - Proposed hall has an unrelieved brick wall facing the car park, creating a bleak elevation, which would not enhance the conservation area, roof of the hall should not be higher than the existing
 - Colonnade of covered walkway looks most unsatisfactory, suggests the ridge of the roof is lowered and the eaves have more overhang and come down to level of the eaves. Columns might look better in timber and probably need a plinth which could come directly beneath the eaves soffit.
 - Roofs of the proposed dormers adjacent should be considerably smaller, window sills shown on the drawing look too insubstantial.
 - Above matters must be resolved before I could recommend permission
- 5.16 Two letters received regarding the safety of the day nursery next door during construction with the following comments:
- Proposed works are beneficial to the children attending
 - Concerned about lack of respect of safety from workmen
 - During the last phase of work there were many occasions where the health and safety of the children attending the Nursery and Rochford School were put at risk
 - The work adjacent to the Nursery is a potential hazardous area with work perhaps carried out at weekends or evenings when less small children are likely to be running around
 - Large lorries less than an inch from the Nursery, perhaps best to limit the size of vehicles

REFUSE

- 1 The proposal, by way of the design and appearance of the changes to existing windows to the elevation of the existing hall destroying visual balance, the awkward roof arrangement and flat roofed covered entrance to the proposed foyer reception extension, unrelieved brick wall to the proposed hall and colonnade of the covered walkway incorporating wide flat brick 'arches' will have a detrimental effect upon a building of local interest, contrary to Policy UC8, and would prove detrimental to and failing to enhance the character and appearance of Rochford Conservation Area, contrary to Policy UC3.

Relevant Development Plan Policies and Proposals

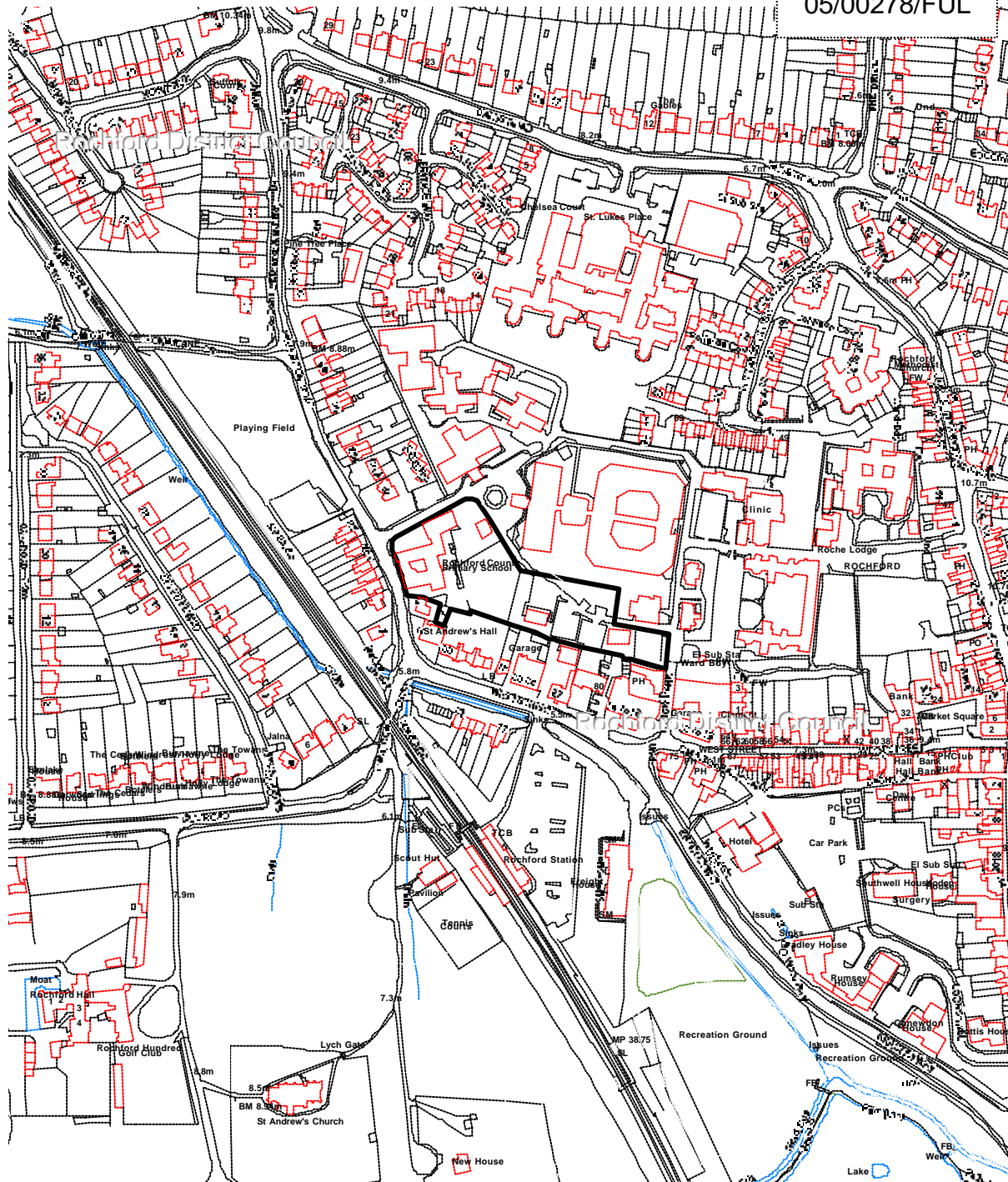
UC1, UC3, UC8, of the Rochford District Council Local Plan First Review



Shaun Scrutton
Head of Planning Services

For further information please contact Sophie Weiss (01702) 546366.

The Ward Members for this application are Cllrs K J Gordon, Mrs S A Harper and Mrs M S Vince.



Rochford District Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. This copy is believed to be correct.

Nevertheless Rochford District Council can accept no responsibility for any errors or omissions, changes in the details given or for any expense or loss thereby caused.

Rochford District Council, licence No.LA079138

NTS

