

52/2006/015

THE GOVERNORS, QUEENS COLLEGE

DEMOLITION OF TEMPORARY MAINTENANCE HUTS AND CONSTRUCTION OF TWO STOREY DETACHED ARTS AND DRAMA BUILDING, WITH COVERED GROUNDS MAINTENANCE AREA, QUEENS COLLEGE, TRULL ROAD, TAUNTON

321694/123213

FULL

PROPOSAL

The application site lies within the eastern edge of an Urban Open Space, created by the Queens school playing field. The proposal is for the erection of a two storey building located on the edge of the playing fields to the west of the existing school buildings for an art and drama classrooms with replacement maintenance accommodation on the ground floor adjacent to the playing fields. The building would replace the existing collection of sheds used to accommodate the maintenance equipment for the playing fields and be constructed on the site of the sheds and the surrounding hard surfaced area. The main school buildings lie to the east of the site on land that is approximately 2 – 3 m higher than the playing fields. As a result the upper floor of the new building will be level with the ground floor of the other school buildings and accessed, via walkways across to the higher level. The proposed building would improve existing facilities and would not add to total pupil numbers and there is no suggested change to either the access or parking as a result. The building would be purpose built with an exciting modern design and materials allowing for plenty of natural light to serve the art rooms and replicating the timber boarding used on other buildings in the complex. Proposed materials are dark Grey roof, cedar cladding to the upper storey and masonry on the lower level.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no comments.

LANDSCAPE OFFICER subject to tree planting to the west, north and south of the proposed building it should be possible to integrate the development into the local landscape. CONSERVATION OFFICER no objection. ENVIRONMENTAL HEALTH OFFICER no objection.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1(D) General Requirements, EN24 Urban Open Space, EN16 Listed Buildings.

ASSESSMENT

The proposed building would allow for the replacement of existing drama and art facilities with new accommodation purpose built to provide a good environment, with

high light levels and modern equipment. The maintenance accommodation will be provided on the ground floor, The dimensions of the accommodation would provide better space for its purpose. The proposed building would be located just within the Urban Open Space and it is essential to assess the impact of this proposal on the function of the Urban Open Space and to minimise any impact on the area. There are a variety of single storey sheds and workshops on the site at the present time, totalling 34 sq m, and these are surrounded by a tarmac and gravelled area to the west. The proposed building would increase the floor area to 126 sq m on the ground floor and this covers most of the existing gravel and tarmac floor area. The new building would be two storey and its visual presence, due to its design, will be greater than the existing sheds. However the impact of the new building will be reduced as its height will not exceed the existing building, so it will avoid breaking the skyline when viewed from the playing field. The use of timber will help it to blend in with the landscaping around the school site (largely to the south east of the building). It has been established that the proposed building and works will not effect the playing field or run off areas and therefore will enable the function of the area to continue. Proposal considered acceptable.

RECOMMENDATION

Subject to the receipt of no objections from the Conservation Officer the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, landscaping, maintenance area kept for that purpose only.

REASON(S) FOR RECOMMENDATION:- The proposal will result in improved education facilities whilst maintaining the function of and minimising the visual impact on the Urban Open Space in accordance with the requirements of Taunton Deane Local Plan Policies S1(D) and EN24.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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NOTES: