

24/01599/FUL

St Edwards School

Proposed demolition and re-build of classroom block and gym building.

The application has been called to be determined at planning committee by Councillor Harvey for the following reasons:

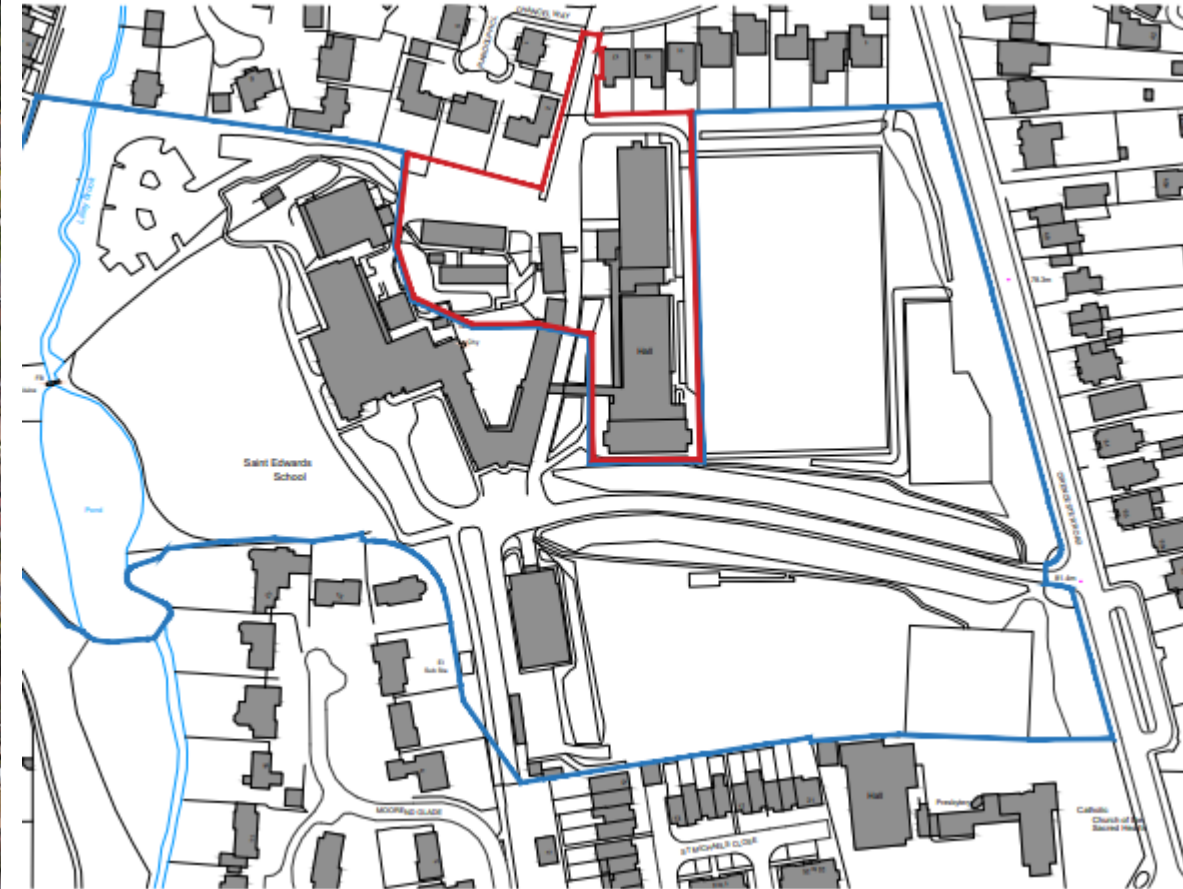
- Development would dominate residential dwellings,
 - Loss of amenity
- Overlooking from classrooms
 - Loss of light
 - Overdevelopment.

Recommendation is to permit

Site location

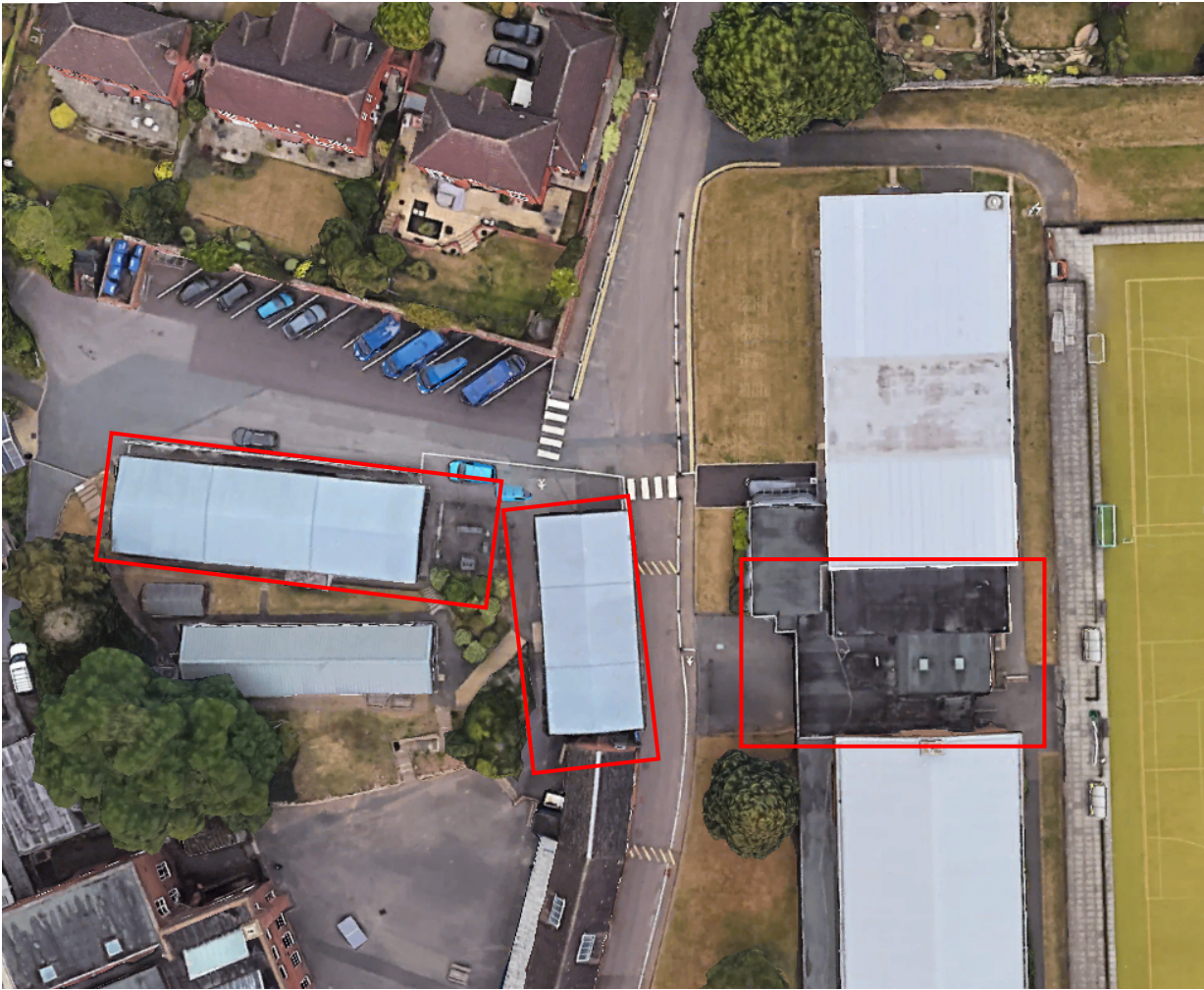
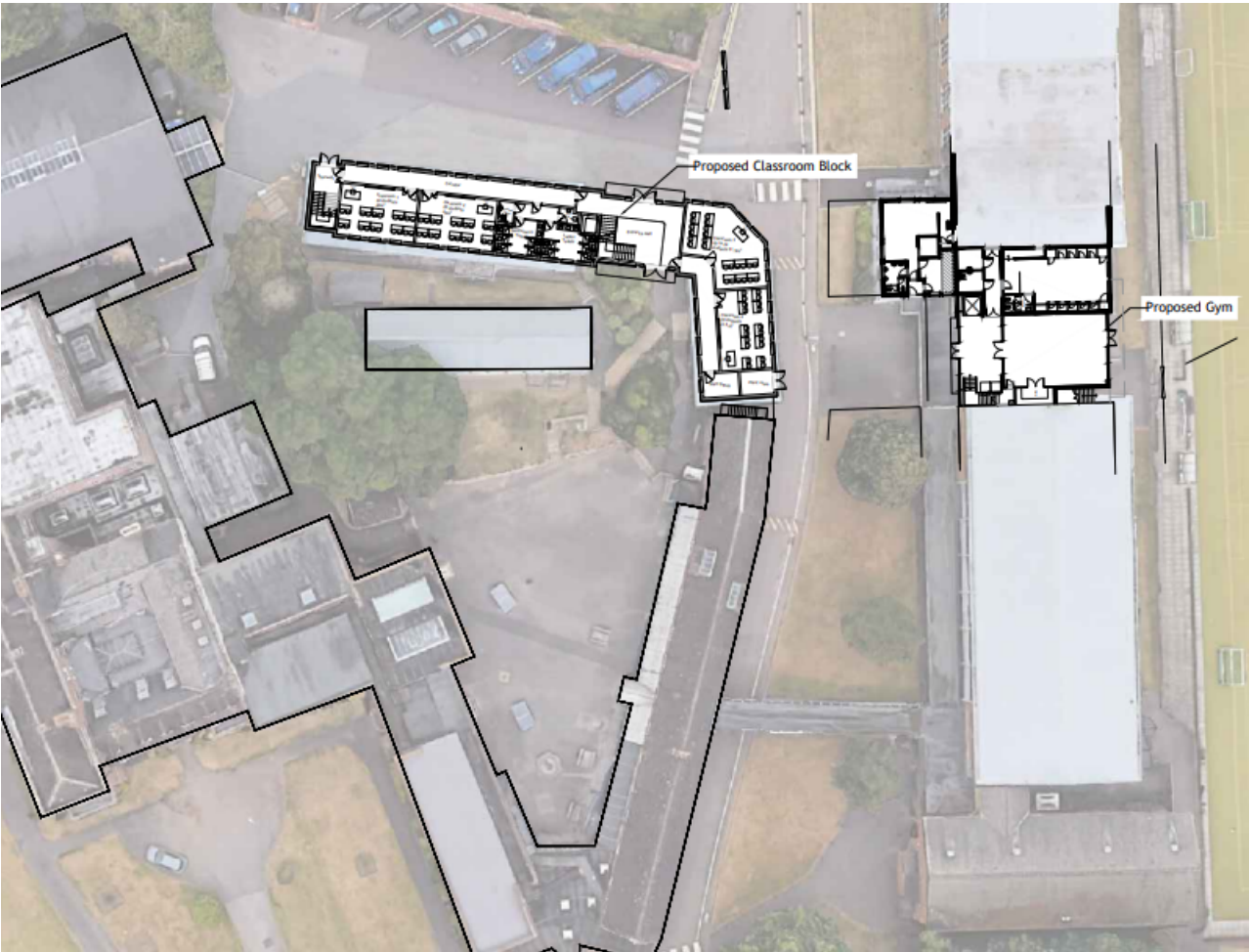


Location of
works proposed

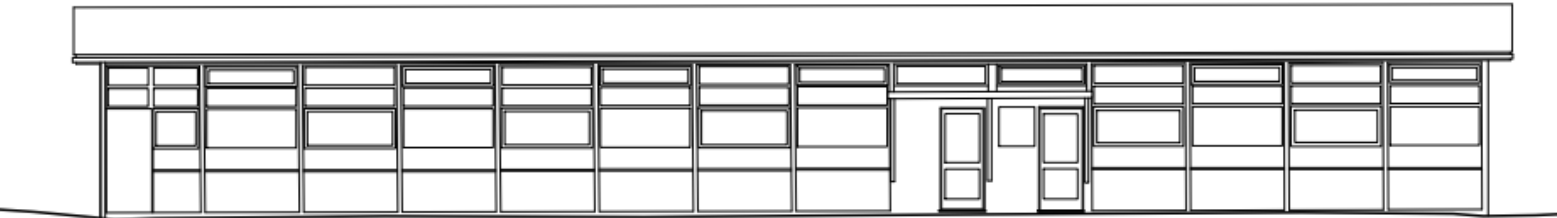


24/01599/FUL

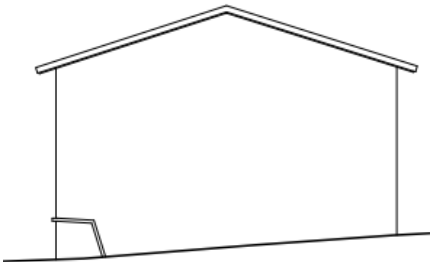
Site location



Elevations – existing and proposed



Elevation 1-1

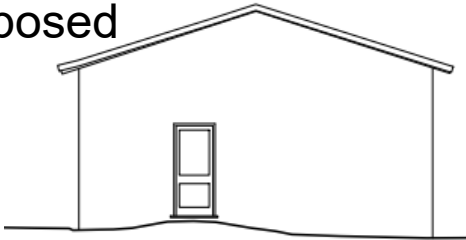


Elevation 5-5

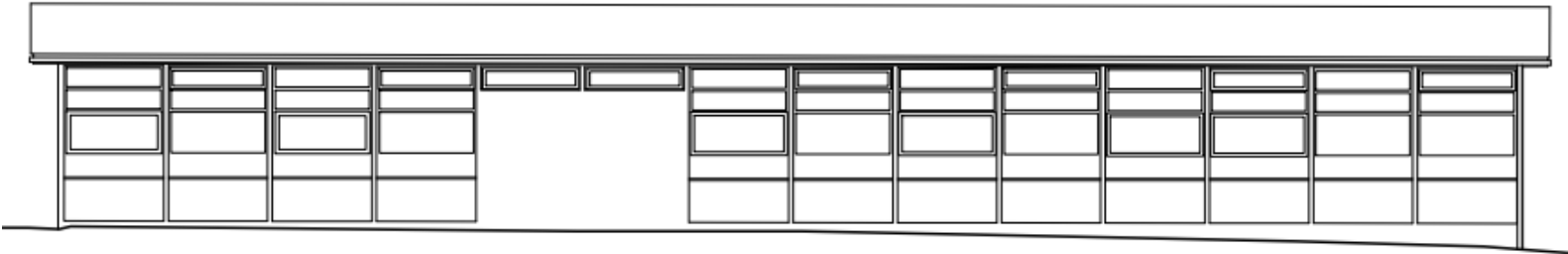


South Elevation

Elevations – existing and proposed



Elevation 7-7



Elevation 3-3

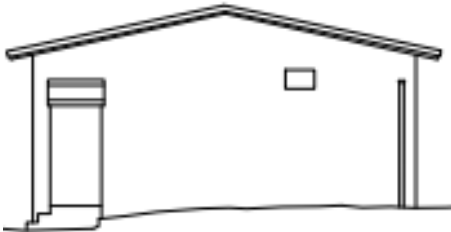


North Elevation

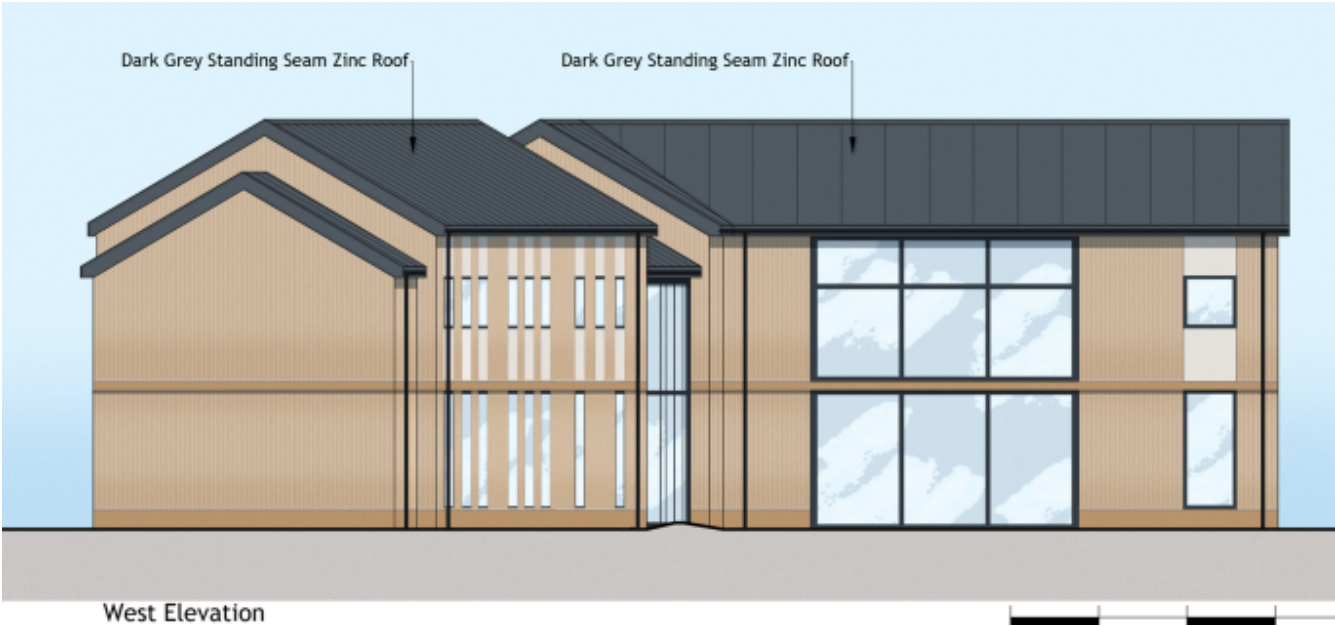
Elevations – existing and proposed



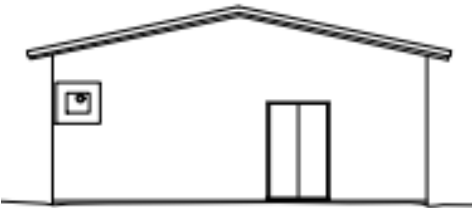
Elevation 8-8



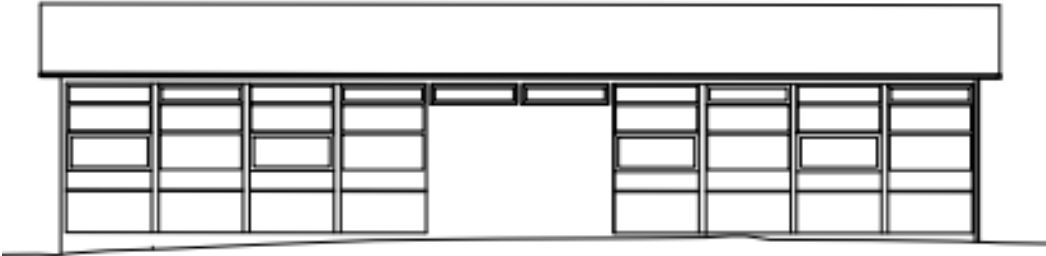
Elevation 4-4



Elevations – existing and proposed



Elevation 2-2



Elevation 6-6



East Elevation



North Elevation

Elevation facing properties to the north



Initially submitted north elevation. Significant reduction of amount of glazing

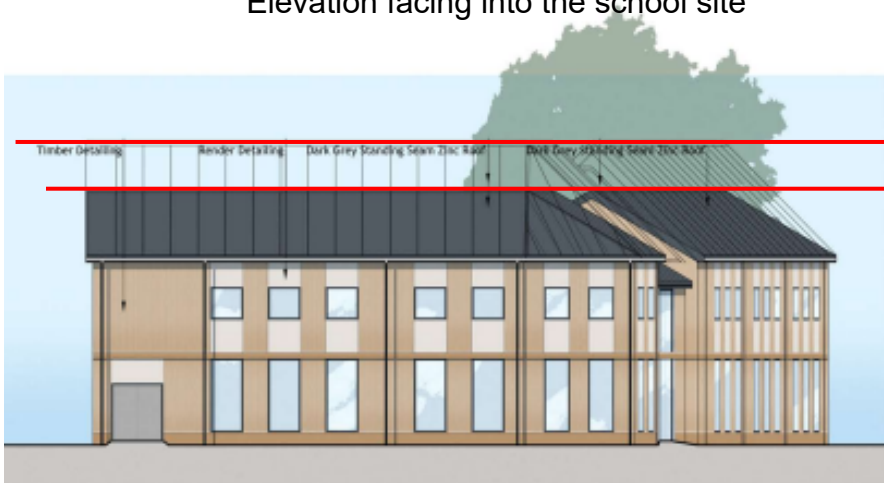


South Elevation

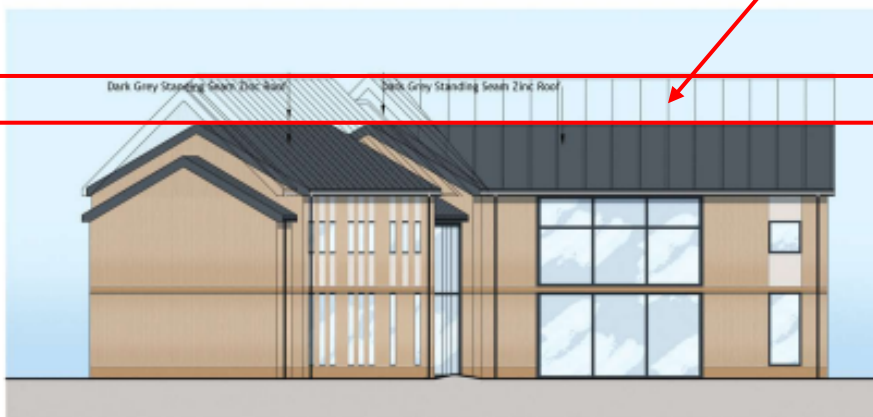
Elevation facing into the school site

Internal layout changed and first floor windows on north elevation changed to be obscure glazed and conditions to be so as well as non-opening

Reduction in height by 1.8 metres. Building height now proposed at 9.2 metres

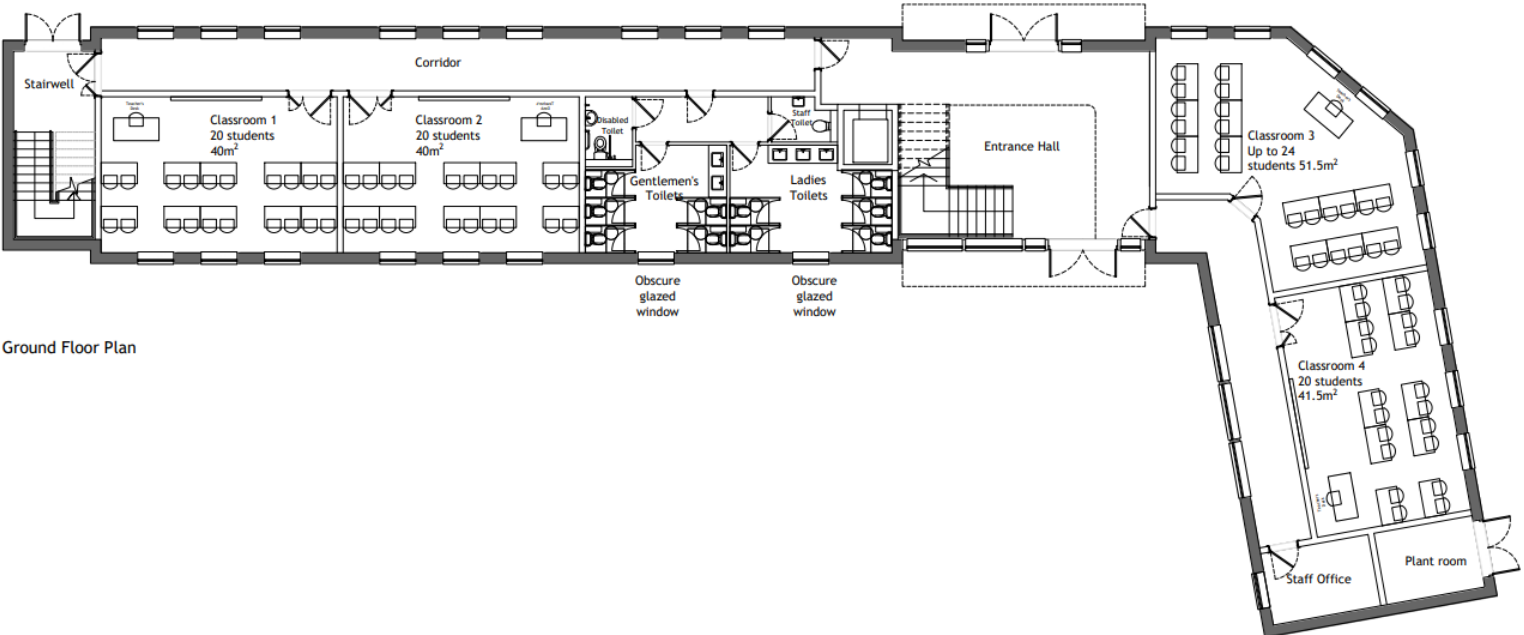


East Elevation

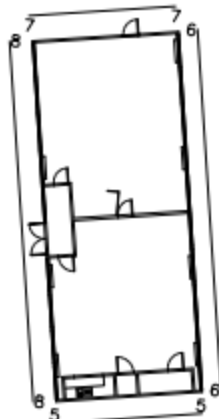
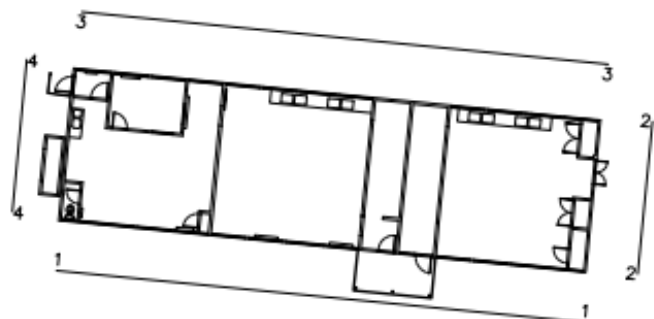


West Elevation

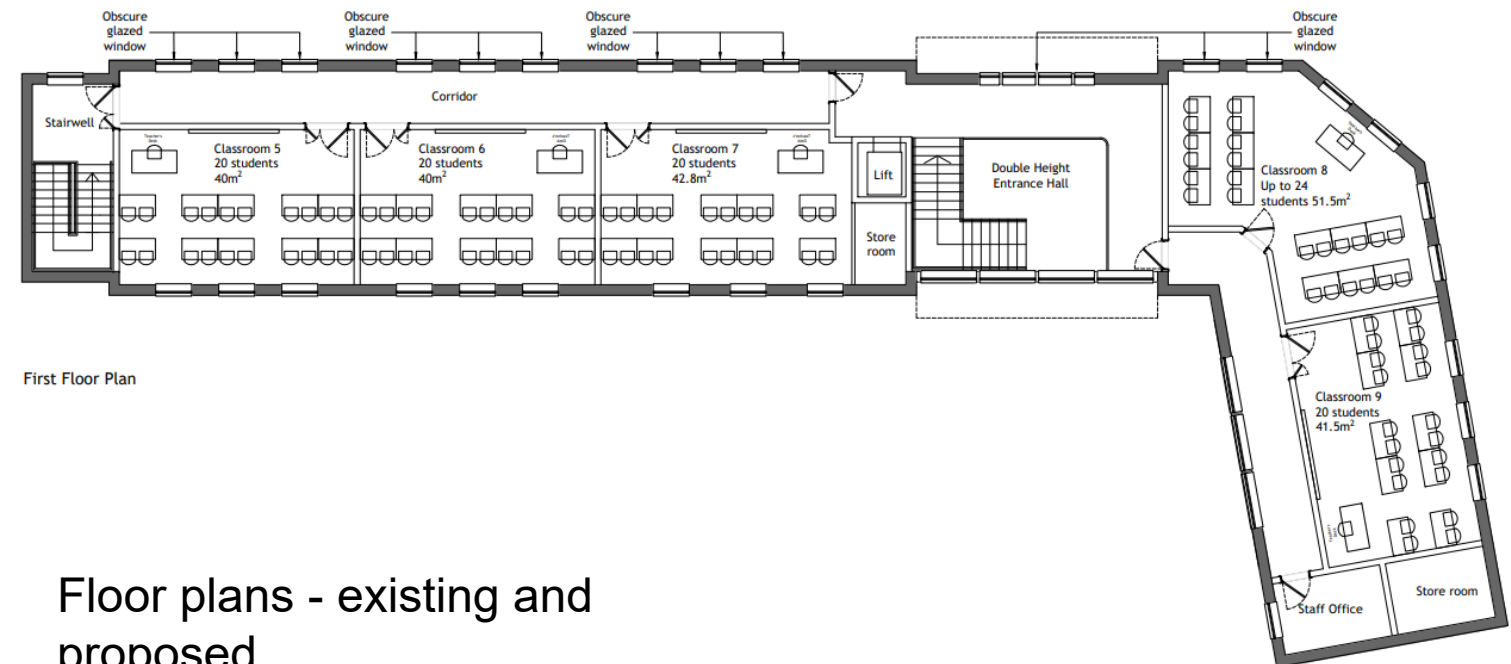
24/01599/FUL



Ground Floor Plan



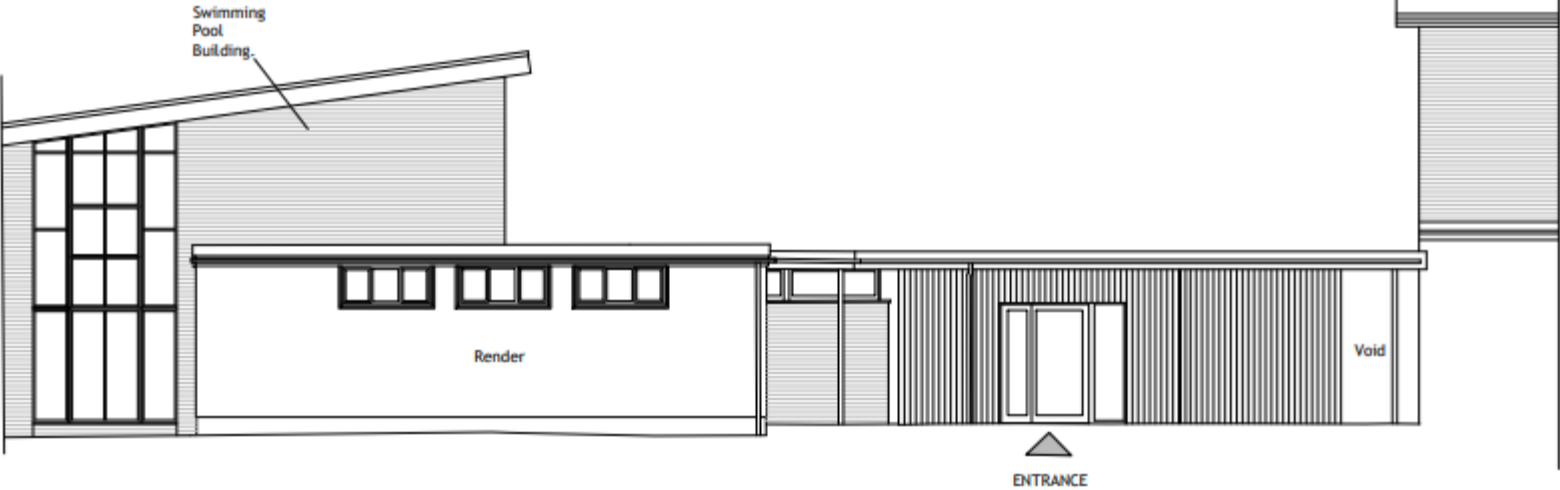
Key Plan: 1:200



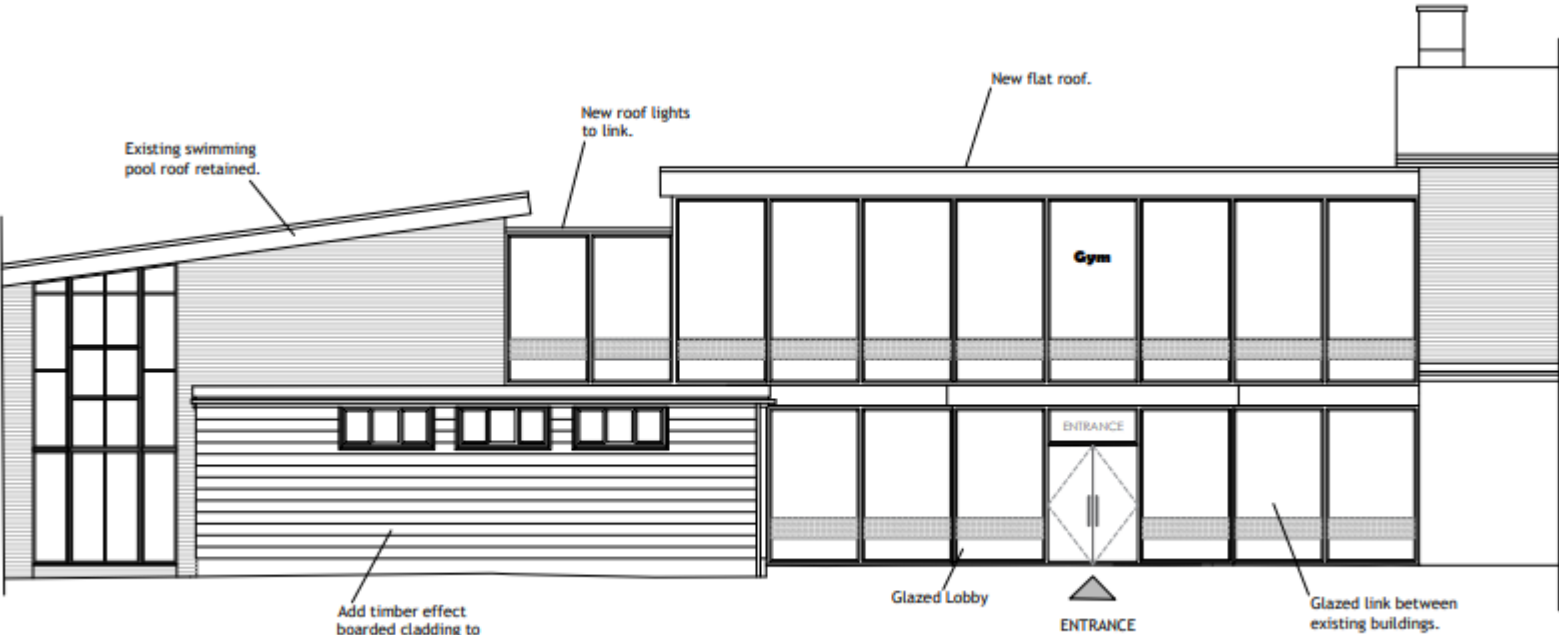
First Floor Plan

Floor plans - existing and proposed

Elevations – existing and proposed

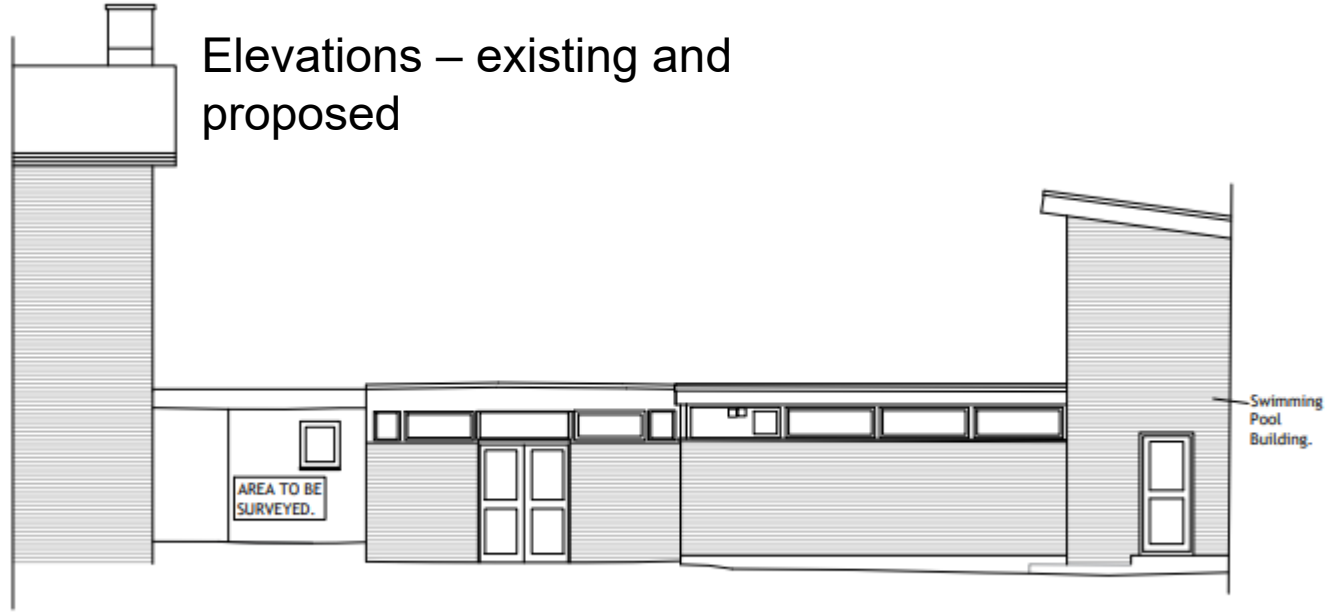


Existing front elevation of entrance

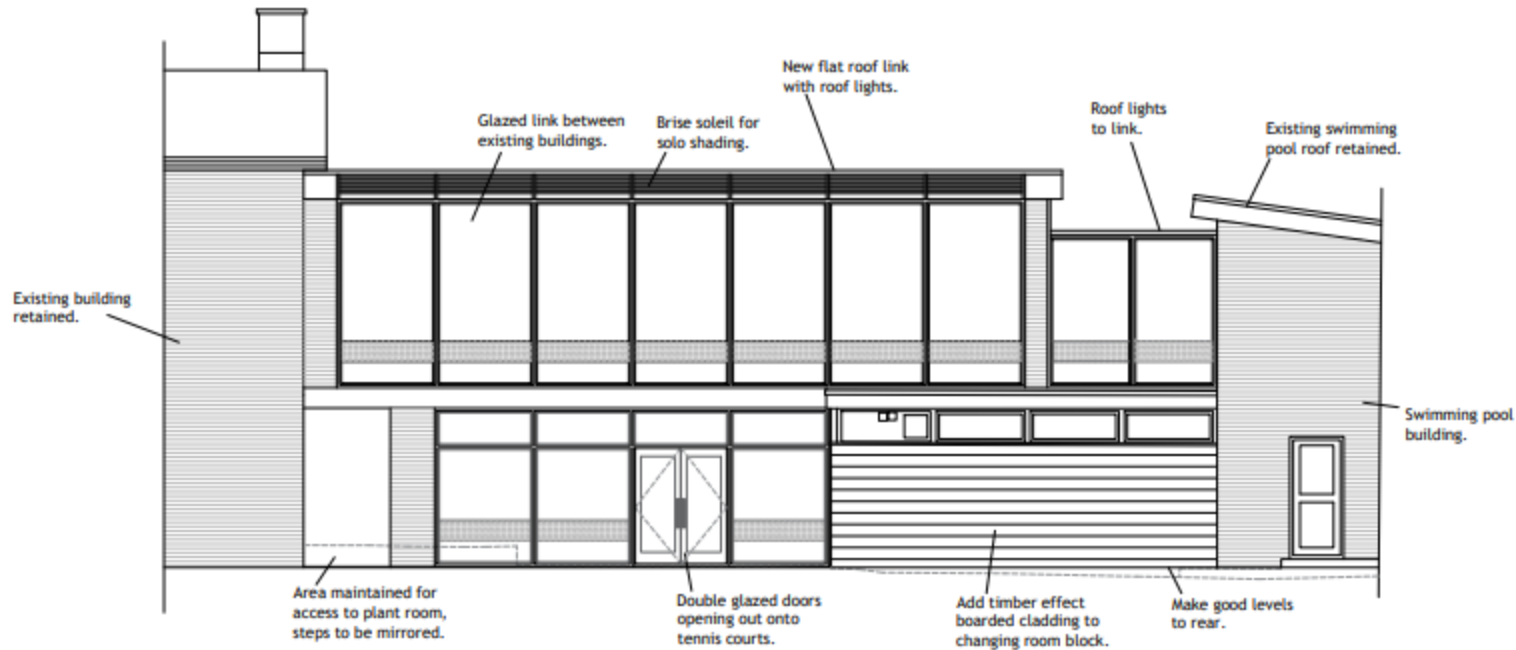


Proposed front elevation of entrance

Elevations – existing and proposed

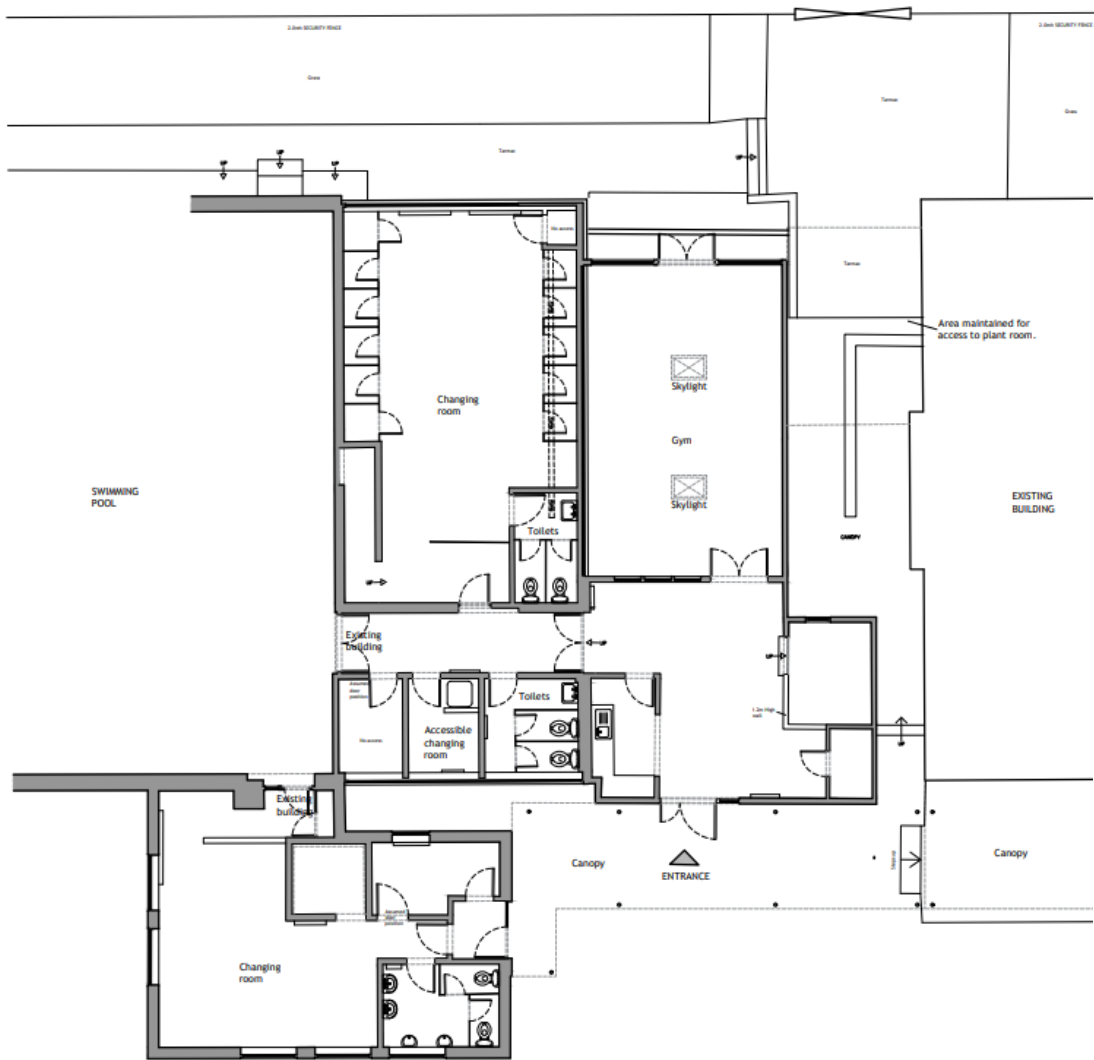


Existing Elevation Facing the Tennis Courts.

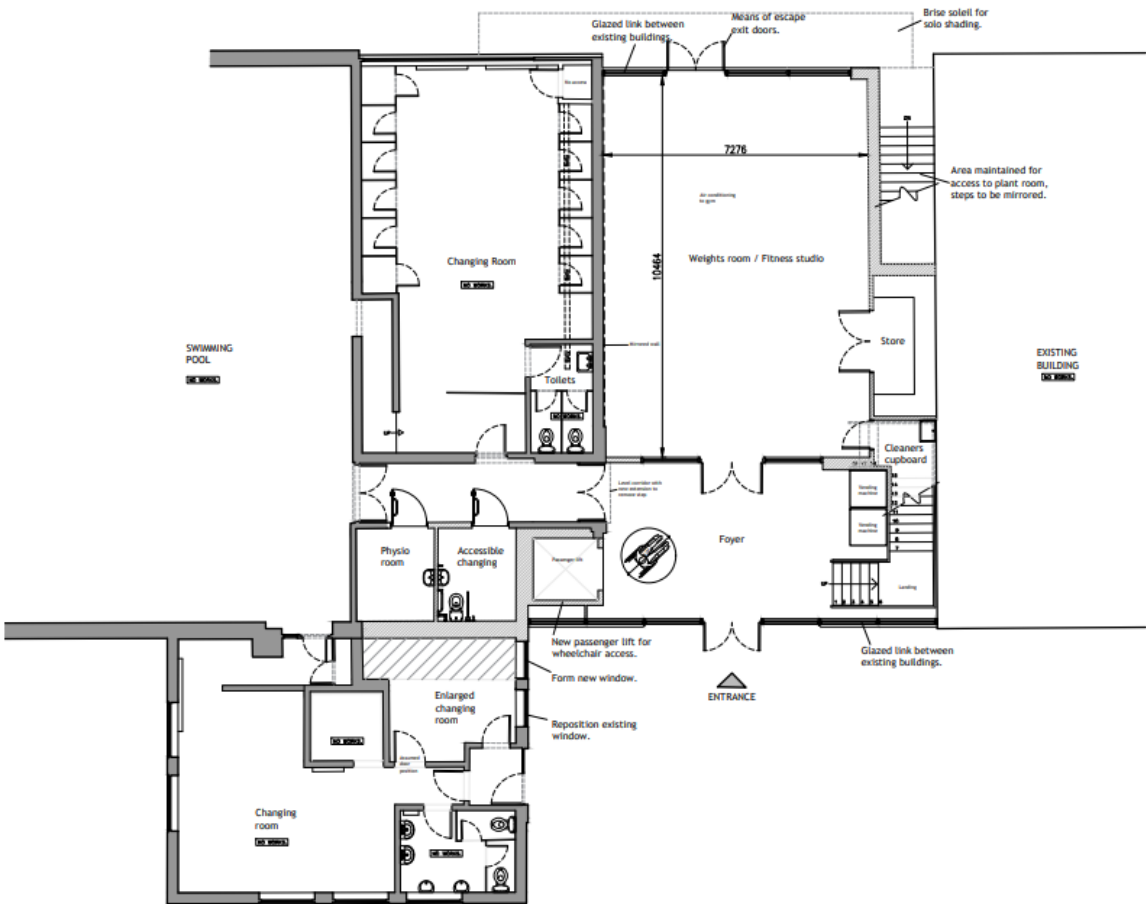


Proposed Elevation Facing the Tennis Courts.

Floor plans – existing and proposed

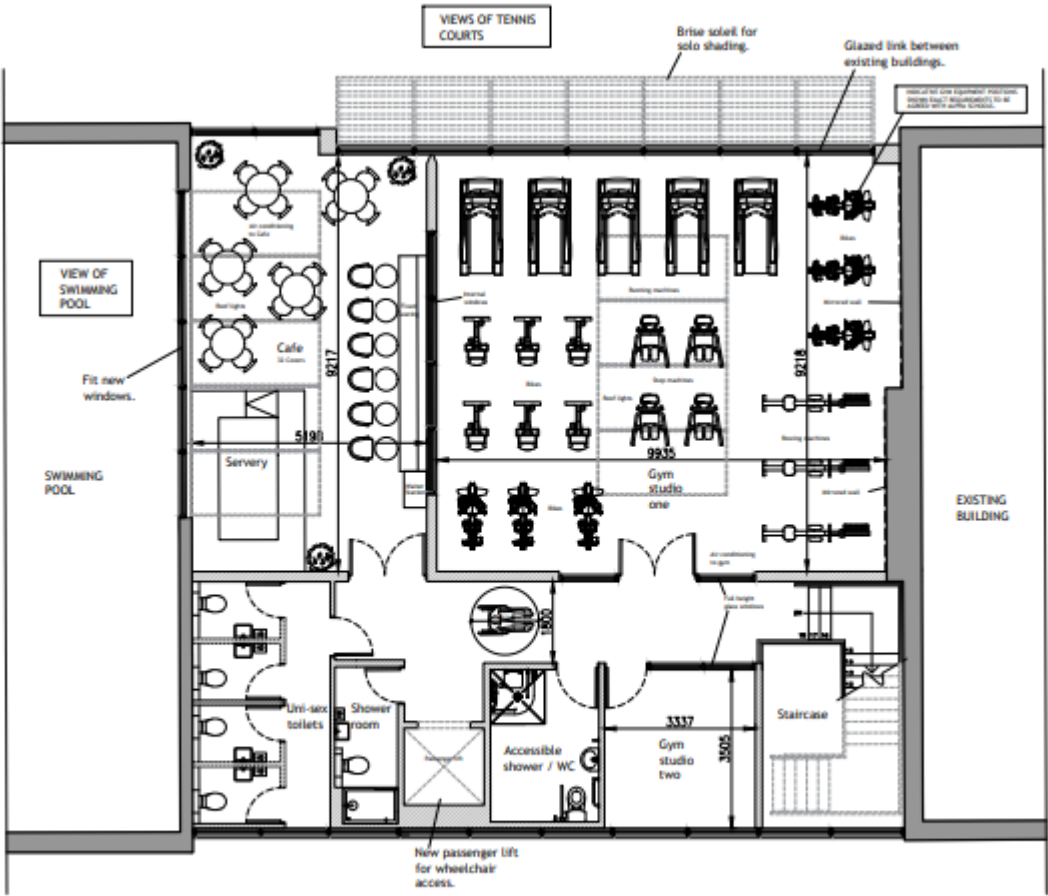


Existing Ground Floor Plan



Proposed Ground Floor Plan

Floor plan - proposed



Proposed First Floor Plan

Site context taken from Google – outlining the location of the proposed works



Photos



Photos - from and towards no. 2 Randolph Close



Key considerations and recommendation

- Design
- Impact on heritage assets
- Impact on neighbouring amenity
- Sustainable development

Suggested conditions

1. Standard time
2. Approved plans
3. Material samples
4. Non-opening, obscure glazed first floor windows to north facing elevation of classroom block
5. Construction Management Plan – pre-commencement
6. External lighting details
7. Landscaping scheme