

Leicester
City Council

WARDS AFFECTED
Stoneygate
East Knighton

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:

Cabinet

29th July 2002

Stoneygate School Site Development Guidance (SDG)

Report of the Service Director, Planning & Sustainable Development

1. Purpose of Report

This report sets out the planning and urban design requirements for the Stoneygate School site at 254 London Road and 9 Elmfield Road. Cabinet is requested to adopt this guidance as supplementary planning guidance (SPG) to the local plan. The SDG will then be a material consideration in the determination of any planning applications relating to the site.

2. Summary

Due to relocation the private school no longer requires this site and its buildings for its use. The site is approximately 0.9 hectares. The SDG gives guidance in respect to any future development of the site.

The SDG deals with the following aspects:

Site Location and Character.

The site is in the Stoneygate Conservation Area. The Victorian school building and its attached hall are set in extensive grounds with a green and wooded street frontage.

Guiding Principle.

The guidance seeks to maintain the listed school building and its setting by sympathetic reuse. It also seeks to ensure that any new development on the site relates well to the existing buildings, enhances the conservation area, and forms a safe and attractive environment.

Policy Context

The Stoneygate School site is currently designated in the City of Leicester Local Plan and the draft Replacement Local Plan for community, education and leisure uses. The area on the west side of the site next to London Road is designated as

green space. The areas adjoining the site are designated as primarily residential or for community, education and leisure use.

The main school building and its attached hall is listed Grade II, and as the site is in a conservation area the many substantial trees are protected.

Uses

Retention of the building for educational or community use as part of a mixed-use scheme including residential use is preferred. However if there is no interest in retaining the listed building for such a use, a residential conversion will be considered.

Planning and Design Requirements.

These cover retaining the character of the site and the listed building, vehicular access and parking, 'active' frontages, secure rear spaces, quality design and materials, protected trees, landscaping, density, archaeology, public art, energy efficiency, and affordable and access housing.

Additional Development Requirements.

These cover drainage and services.

3 Public Consultation

Public consultation on the draft SDG was undertaken from 14th January to 8th February 2002. Details are set out in the 'Supporting Information' document.

4 Recommendations.

Cabinet is recommended to adopt this guidance as supplementary planning guidance to the Local Plan

5 Headline Financial and Legal Implications.

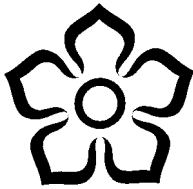
There are no direct financial or legal implications.

6 Report Author/Officer to contact:

Catherine Laughton. Ext.7294

DECISION STATUS

Key Decision	No
Reason	N/A
Appeared in Forward Plan	No
Executive or Council Decision	Executive (Cabinet)



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Site Development Guidance (SDG)

SUPPORTING INFORMATION

1. Report

Public Consultation on the draft SDG was undertaken from 14th January to 8th February 2002. Comments were sought from nearby residents, the site landowner, adjoining landowners, ward members, adjoining ward members, the Victorian Society, Leicester Civic Society, Stoneygate Conservation Area Society, English Heritage, the Police Architectural Liaison Officer, development industry representatives, and other relevant parties. Comments were also sought from the Conservation Advisory Panel.

Copies of the draft SDG were made available in the local library, the Central Library and New Walk Customer Service Receptions. There was also a local press release.

The results of this consultation with responses in italics are as follows: -

Stoneygate Conservation Area Society.

The co-ordinator of the Stoneygate Conservation Society wrote that the members supported the contents of the guidance document and asked to be included in the consultation process.

The society will be informed of any future planning applications on the site.

Local residents.

A letter from a local resident supports the site being used as housing, and asked that a sympathetic approach should be taken with the house (school) and gardens with due regard to trees and wildlife. Other local residents (in comments left at the libraries) mentioned the protection of the magnolia tree, that the school is more suited to school use, traffic and parking problems on Elmfield Road and further consultation.

There is also another letter from a local resident expressing concern about the suggested change of use of the listed building from education to residential.

These concerns are addressed in the SDG by the Planning and Design Requirements; retain the character of the site, retain the character of the listed building, provide vehicular access and parking, retain protected trees, and, protect habitats and protected species.

In response to the concerns regarding use the SDG has been amended to broaden the references to include educational and community use in the Planning and Design Requirements so it will be possible to assess all proposals on their merits

Local adjoining residents will be consulted on any future planning applications.

Civic Society

The society wrote pressing for the preservation of the front garden and its trees. He supports the pulling down of the “tacky classroom additions”. He also said that “backland development” within a Conservation Area must be resisted to maintain, enhance and improve the character of the area.

The area on the London Road frontage is designated in the Replacement Local Plan as green space and as the site is in a conservation area all the substantial trees on the site are protected.

The SDG says the prefabricated school buildings should be removed.

The rear of the site is hidden from the public realm behind other backland development and high brick walls. The SDG asks for an adequate amenity space to the rear of the listed building and a central landscaped space in the new development. The amended SDG restricts the scale of any new development by stating that it should be no higher than the eaves level of the existing listed school building.

The contents of the SDG are in line with discussions held with English Heritage's Historic Building Inspector about the future of the building and the land.

Police Force Architectural Liaison Officer

The police force architectural liaison officer noted the provision of ‘active frontages to public spaces’ and ‘secure rear spaces to plots’. He also supports the indicative layout in the SDG.

The Landowner

A letter from the consultant representing the landowner said that the school generally supports the content of the SDG where it concerns planning and design matters. However they thought it was too prescriptive in restricting new residential development to 5 dwellings or 8 apartments.

The reference to exact numbers has been omitted. The SDG states that for any proposed development a traffic assessment will be required to ensure that the existing access of London Road is not intensified by a private drive.

Conservation Advisory Panel

CAP expressed that the guidance was too prescriptive in restricting the development to courtyard layout and two stories.

The reference to courtyard has been changed to a central enclosed landscaped space. The height restriction to the new build is now related to the eaves level of the existing listed building.

Strategic Planning & Regeneration Scrutiny Committee

The report was taken to the Scrutiny Agenda meeting. It was decided that due to the straightforward nature of the report Scrutiny Committee need not consider it.

FINANCIAL, LEGAL AND OTHER IMPLICATIONS

1. Financial Implications

There are no direct financial implications for the Council.

2. Legal Implications

There are no direct legal implications for the Council.

3. Other Implications

OTHER IMPLICATIONS	YES/NO	Paragraph Within Supporting information References
Equal Opportunities	Yes	Paragraph in the SDG; Access Housing This ensures that new development is accessible to all sections of the community
Policy	Yes	Paragraph in the SDG; Policy Context It is intended that the guidance be adopted as Supplementary Planning Guidance to the City of Leicester Replacement Local Plan.
Sustainable and Environmental	Yes	Paragraphs in the SDG; Retain the character of the listed building. Retain protected trees. Protect habitats and protected species. Energy efficiency.
Crime and Disorder	Yes	Paragraphs in the SDG; Provide active frontages to public spaces. Provide secure rear spaces to plots. The police force architectural liaison officer supports these requirements.
Human Rights Act	No	

Elderly/People on Low Income	Yes	Paragraphs in the SDG; Affordable housing. Access housing. This ensures the provision of affordable housing in any development on over 25 dwellings and access housing in accordance with specific SPG.
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4. Background Papers – Local Government Act 1972

Stoneygate Conservation Area Character Statement. Adopted January 2000.

5. Consultations

As well as the public consultation referred to in the body of the report; the Arts & Leisure and Housing Departments have also been consulted on the draft SDG.

6. Report Author

Catherine Laughton
 Urban Design Group
 Ext. 7294