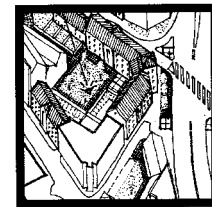
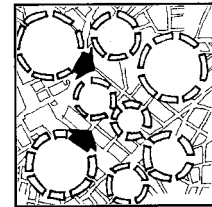
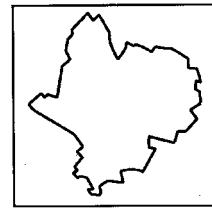


Supplementary Planning Guidance



Type: Site Development Guidance

Subject: Stoneygate School

Status: Draft

Date: May 2002



Purpose

Site Development Guidance provides direction on the type and form of development that the City Council would expect on particular sites. It is intended that, subject to consultation and member approval, the guidance will be adopted as Supplementary Planning Guidance (SPG) to the City of Leicester Local Plan. SPG may be taken into account as a material consideration in deciding planning applications. Developers should be able to demonstrate how they have responded to the guidance in their own ideas, initially in pre-application discussions with the authority.

This Site Development Guidance concerns a potential redevelopment of the site of a preparatory school in the Stoneygate area of south-east Leicester about 1.5 miles (2.4 kilometres) from the city centre (see map 1).

Site Location and Character

The site is in the north of the Stoneygate Conservation Area indicated on map 2, which is characterised by wooded street frontages and large houses set in extensive grounds. This site is a prime example with the Grade II listed Victorian school building set in a green landscape with many fine trees.

Map 3 shows the outline of the site, which comprises number 254 on the east side of London Road (A6) and number 9 on the south side of Elmfield Avenue. The site area is approximately 0.9 hectares.

Guiding Principle

This 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

Local Plan

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. Reference should be made to Policy BE06 in the Replacement Local Plan and to the Stoneygate Conservation Area Character Statement, which was adopted, as supplementary planning guidance to the Local Plan by the Planning & Transportation Committee in January 2000.

It should be noted that the draft Replacement Local Plan has been subject to public consultation and adoption is anticipated by 2003/2004. Contact the Development Plans Group for further information.

Importance of the Buildings and the Site.

The site includes the Grade II listed school building including the attached school hall, which are indicated on Map 3. It was purpose built as a school in 1859 and is thought to have been designed by Henry Goddard of Leicester. It has remained relatively unaltered and is a good example of the early use of Gothic style architecture in Leicester. It is important that the uninterrupted view of the building is maintained. The listing description is attached in the Appendix. Further details are available from the Building Conservation Officer in the Urban Design Group.

Trees

As the site is in a conservation area all the substantial trees on the site are protected. Details of the trees are shown on plan 2. Further advice is available from the Planning Officer (Trees) in the Urban Design Group.

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.

Change of use of the listed building to residential would be subject to listed building consent and proposals would have to respect the character of the building.

Any change of use of the site to residential must be compatible with the site and the surrounding area.

Planning and Design Requirements.

Plan 1 shows an indicative layout of the site that would meet the main planning and design requirements.

Retain the character of the site.

The parkland setting of the main Victorian school building, which is listed Grade II, must be retained. Therefore, development in front of the listed building will not be permitted and an adequate amenity space at the rear will be required. The prefabricated school buildings on the north edge of the site should be removed. Any new built development must be on the sports area, to the rear of the site, to the east of the main building. New built development should enclose on three sides a central landscaped space and should be no higher than the eaves level of the main existing building.

The property 9 Elmfield Avenue and its grounds could revert to separate residential use, either as a single dwelling or possibly converted to flats.

Retain the character of the listed building.

Conversion of and any alterations to the listed building must be undertaken with care in order to retain its character and quality. There must be no extensions to the main building, and generally no demolition of original fabric and no internal structural alterations. Conversion of the assembly hall will need a creative solution, which maintains the character of that part of the listed building.

Provide vehicular access and parking.

The only vehicular access to any new development on the site should be from the existing access off London Road. A new position for an adopted access off London Road would not be acceptable because of the likely increase in traffic and the closer distance to the Knighton Park Road junction.

Any widening of the existing access would impact on the protected trees but the existing width would be acceptable as an unadopted private drive. Therefore, any conversion of the existing building and any new built development will have to be served by a private drive. This may be a limiting factor in the number of properties that could safely use this access. Therefore for any proposed development a traffic assessment will be required to ensure that the existing access of London Road is not intensified in use by vehicular movements.

The access to 9 Elmfield Avenue should remain as a private drive for that property only.

Details of safety measures including speed-reducing features within the private access drive off London Road need to be agreed to improve safety for vehicles emerging from the development on to London Road. Please contact the Traffic Group.

Car parking should be provided in accordance with the Replacement Local Plan and the maximum standards set out in the Supplementary Planning Guidance on Vehicular Parking Standards. The parking spaces should be marked out and there should be adequate turning facilities. Also there should be good quality cycle parking.

Provide active frontages to public spaces.

The new building entrances and windows should face a communal courtyard. High blank walls adjacent to public spaces should be avoided. Overlooked and active spaces help make places safer.

Provide secure rear spaces to plots.

All the rear amenity spaces to new buildings should back onto the rear gardens or rear garden buildings of 5,7,9, &11 Elmfield Avenue and 266 London Road.

Use designs and materials of high quality.

New buildings on the site should be designed in harmony with the listed building, but direct reproduction is not implied. The scale, mass, proportions, “visual clues” of detailing and quality of materials should be taken from this building and used in a modern context.

Retain protected trees.

There are many large, mature trees on the site, including some, which are of significant interest and amenity value. Plan 2 indicates the approximate positions of 22 trees. The circles show the extent of the areas around each of the trees

that should be fenced and protected from all building works and activities if the trees are to be successfully retained.

Any application for the development of the site should be accompanied by a detailed tree survey in accordance with the guidance given by the British Standard Guide for Trees in Relation to Construction BS 5837:1991. Information is available from the Planning Officer (Trees).

Incorporating landscaping within the development.

New tree planting should be incorporated into the development as indicated on plan 1 to enhance the wooded character of the area.

Protect habitats and protected species.

It is possible that the site offers a habitat for roosting bats.

All species of bats are fully protected by national and international legislation. It is a criminal offence to intentionally or recklessly damage, disturb or obstruct a bat roost, or harm a bat. For this reason, it is essential that a full survey of the building by an acknowledged bat expert be undertaken at an early stage in the planning process. The survey should establish whether bats are present and, if so, the likely impact of the proposed works on the population.

If surveys reveal that bats or roosts are present, any refurbishment or development of the site, which could harm them will need to be licensed by DEFRA. Bats are particularly vulnerable to harm through building renovation works, especially to roofs. It is likely that a licence would require mitigation to minimise risk to bats; this often affects the time of year, the phasing and the working method of the renovation.

A bat survey and impact assessment will be required before a planning application can be determined.

Further information and advice on licensing, consultants, surveys and mitigation is available from English Nature, the Leicestershire Bat Group or the Bat Conservation Trust.

Density

Planning Policy Guidance 3 urges Local Planning Authorities to avoid developments of less than 30 dwellings per hectare. Therefore, development proposals should achieve as high a net density as possible, subject to other planning and design considerations.

Archaeology

Because of archaeological finds within the vicinity and the relevantly undisturbed character of the site it is recommended that any development proposal should be supported by appropriate archaeological assessment of the site.

Any changes to the listed building will need to be supported by an archaeological and architectural assessment to ensure that, if necessary an, appropriate level of investigation and recording can be completed prior to development to address the impact of any significant change(s) to the building.

Prospective developers should contact the City Council's Archaeological Services at the earliest opportunity to discuss proposals.

Public Art

The City Council has adopted a 'percent for Art Policy'. This means that for every capital or improvement scheme, it is recommended that a percentage of the

funding is allocated to commissioning artists and craftspeople to produce features that will enhance, potentially add financial value to and improve the quality of the built or landscaped environment. Contact the City Council's Public Arts Officer for details. Any redevelopment proposals on the site is an opportunity for artists and craftspeople to make a design contribution to e.g. signage, fencing, railings, stained glass, external seating.

Energy efficiency

New buildings should demonstrate good practice in energy efficiency and water conservation. New residential development should achieve a National Home Energy Rating of 9 or above.

Affordable housing

In a residential development of 25 or more dwellings then there should be a provision of affordable housing in accordance with the guidance in the Local Plan and specific Supplementary Planning Guidance. For further information contact the City Council's Housing Department.

Access housing

In residential development of 20 or more dwellings the development will be required to fully consider the needs of disabled people. Provision of access housing should accord with the Local Plan and specific Supplementary Planning Guidance. The current target for negotiation is 15% access housing.

Additional Development Requirements

Drainage

Developers will be expected to use sustainable drainage techniques as per Planning Policy Guidance 25. All sewer record enquiries should be made to Seven Trent Water Ltd who should be informed of any unrecorded drains and any alterations to cover positions or levels.

Adherence should be made to the Environment Agency's 'Best Practices' for ground water and rainwater runoff.

Services

Developers are recommended to contact the relevant body for each service to ascertain the availability of services and any specific requirements for their provision.

The location of all service runs must be identified on submitted plans and must take into account the presence trees.

Ownership

The Stoneygate School owns the site. Please contact Innes England, Chartered Surveyors for further information.

Consultation

It is important that the contents of this guidance are understood and, ideally, accepted by a range of interested parties. To this end, this guidance will be subject to consultation with the following groups:

- site landowners
- adjoining landowners
- local residents
- local ward councillors
- development industry representatives
- other interested bodies.

The results of consultation will be considered in the preparation of the final form of the guidance, which will be presented, to the City Council's Cabinet for adoption. A full report on the results of consultation will be available from the Director of Environment, Development and Commercial Services.

Contacts

Contacts at Leicester City Council

Development Control

David Cotton 0116 252 7286
(Pre-application enquiries and planning applications)

Urban Design

Catherine Laughton. 0116 252 7294 (minicom 252 7239)
David Trubshaw 0116 252 7217: Building Conservation
Paul Champion 0116 252 7263: Trees
Richard Riley 0116 252 7214: Landscape
Sue Timms 0116 252 7268: Ecology & Nature Conservation

Development Plans

Diana Chapman/Neil Moore 0116 252 7251

Traffic & Highways

Devinder Singh. 0116 252 6553

Arts & Leisure

Jasia McArdle(Public Art Manager) 0116 299 5988
Richard Clark (City Archaeologist)
Jewry Wall Museum
St.Nicholas Circle
Leicester LE1 4LB
Tel: 0116 225 4946
Fax: 0116 251 2257
Email: clarr003.leicester.gov.uk

Housing Department

Varsha Saundh Tel: 0116 252 6971

Other contacts

Environment Agency Geoff Platts	0115 846 3622
Seven Trent Water Ltd. John Nicholson	0121 722 4000
English Nature (regional office)	01476 584800
Leicester Bat Group	0116 270 2999
Bat Conservation Trust	0171 627 2629
English Heritage Ann Bond, Inspector of Historic Buildings	01604 735452
Innes England Peter Parsons	0116 255 5455

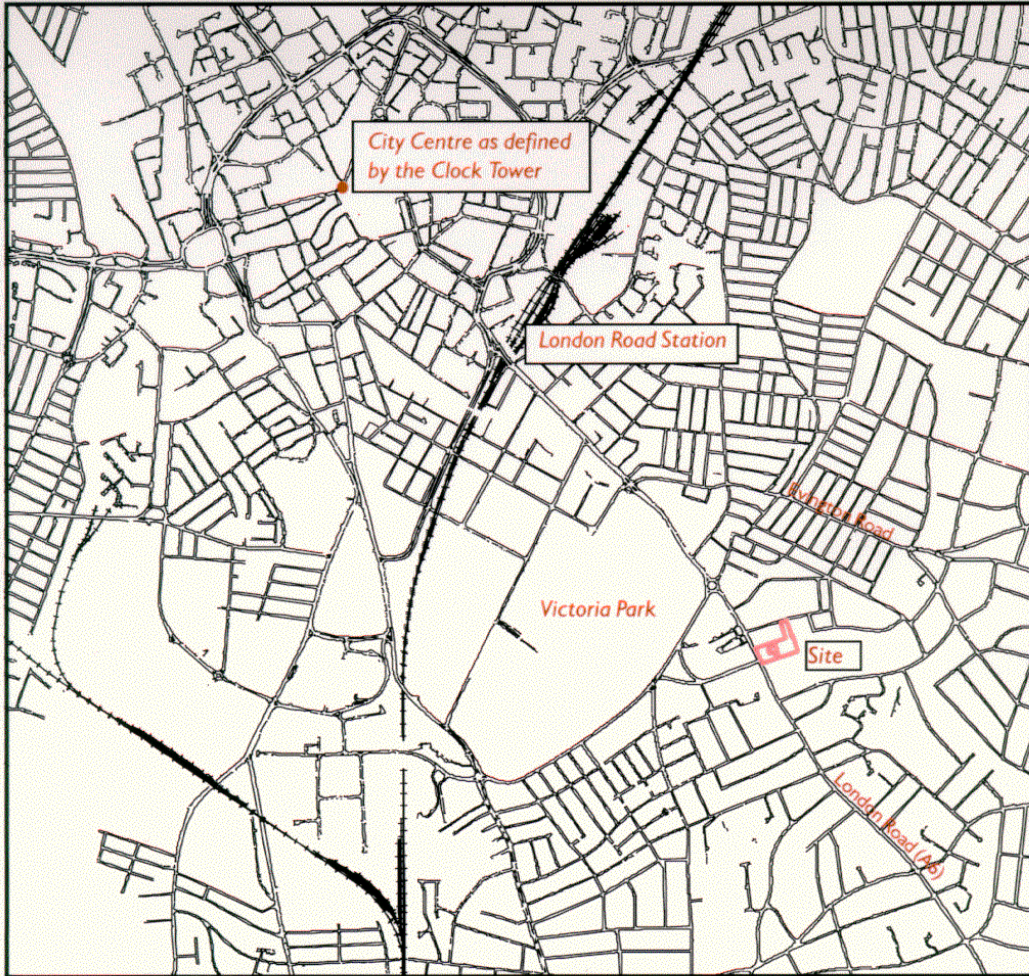
If you require this guidance to be explained to you, or in large print or on audio or disk please telephone (0116) 252 7294 (minicom 252 7239).

اس گائیڈنس میں ان ترقیاتی کاموں کی نوعیت اور اقسام کا خاکہ سمجھنا سیکھا ہے جن کی توقع سٹی کونسل اس علاقے میں کر سکتی ہے۔ اگر آپ اس کو اردو میں سمجھنا چاہتے ہیں تو برائے مہربانی 252 7294 پر ٹیلیفون کریں۔

ਜਿਸ ਤਰ੍ਹਾਂ ਦੀ ਡਿਵੈਲਪਮੈਂਟ ਸਿਟੀ ਕੌਂਸਲ ਮੁਕਾਮ ਤੇ ਚਾਹਵੇਗੀ, ਇਹ ਗਾਈਡੈਂਸ, ਉਸ ਦੀ ਕਿਸਮ ਅਤੇ ਆਕਾਰ ਦੀ ਰੂਪਰੇਖਾ ਦਰਸਾਉਂਦੀ ਹੈ । ਜੇਕਰ ਤੁਸੀਂ ਚਾਹੁੰਦੇ ਹੋ ਕਿ ਇਸ ਦਾ ਵਰਨਣ ਤੁਹਾਡੇ ਲਈ ਪੰਜਾਬੀ ਵਿੱਚ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ 252 7294 ਤੇ ਟੈਲੀਫੋਨ ਕਰੋ ।


विकासनो प्रकार अने तेनी आकृति के जेनी सिटी काउन्सिल आ स्थान उपर आया राखे तेना मार्गदर्शननी आ रूपरेखा छे. जे आ अधुं तमने जुजरानीमां समझवे अेवी तमारी छंछा छेय तो, मछेरआनी करी टेलिफोन नंअर 252 7294 उपर छेन करे.

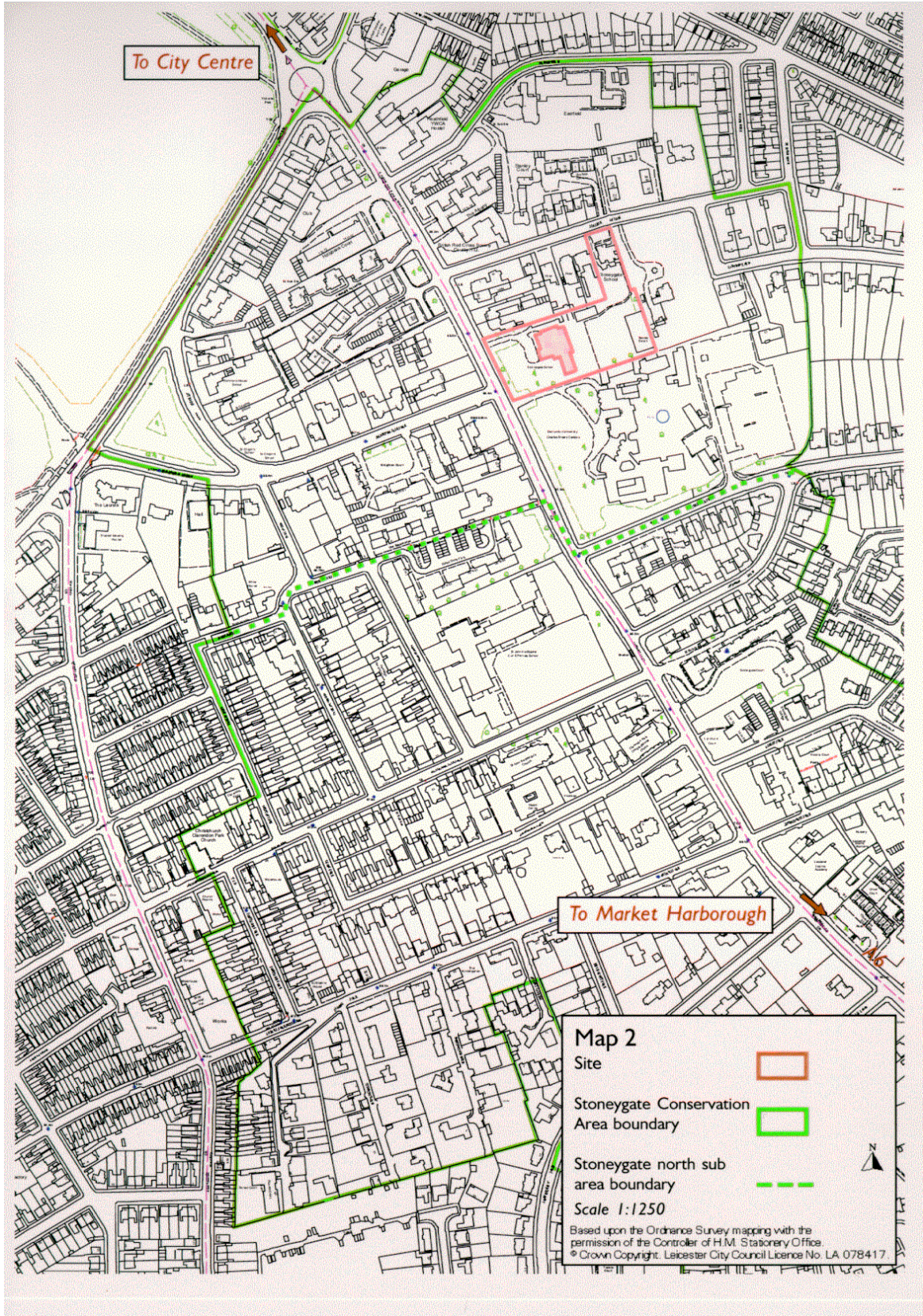
উজ্জ্বলানে সিটি কাউন্সিল যে ধরনের উন্নয়ন করার আশা করছে, এই নির্দেশনাটি তার একটি সংক্ষিপ্ত বিবরণ। আপনি যদি বাংলা ভাষায় এর ব্যাখ্যা চান, তাহলে অনুগ্রহ করে 252 7294 নাম্বারে টেলিফোন করুন।



Map 1. Location of site in relation to Leicester City Centre
Not to scale

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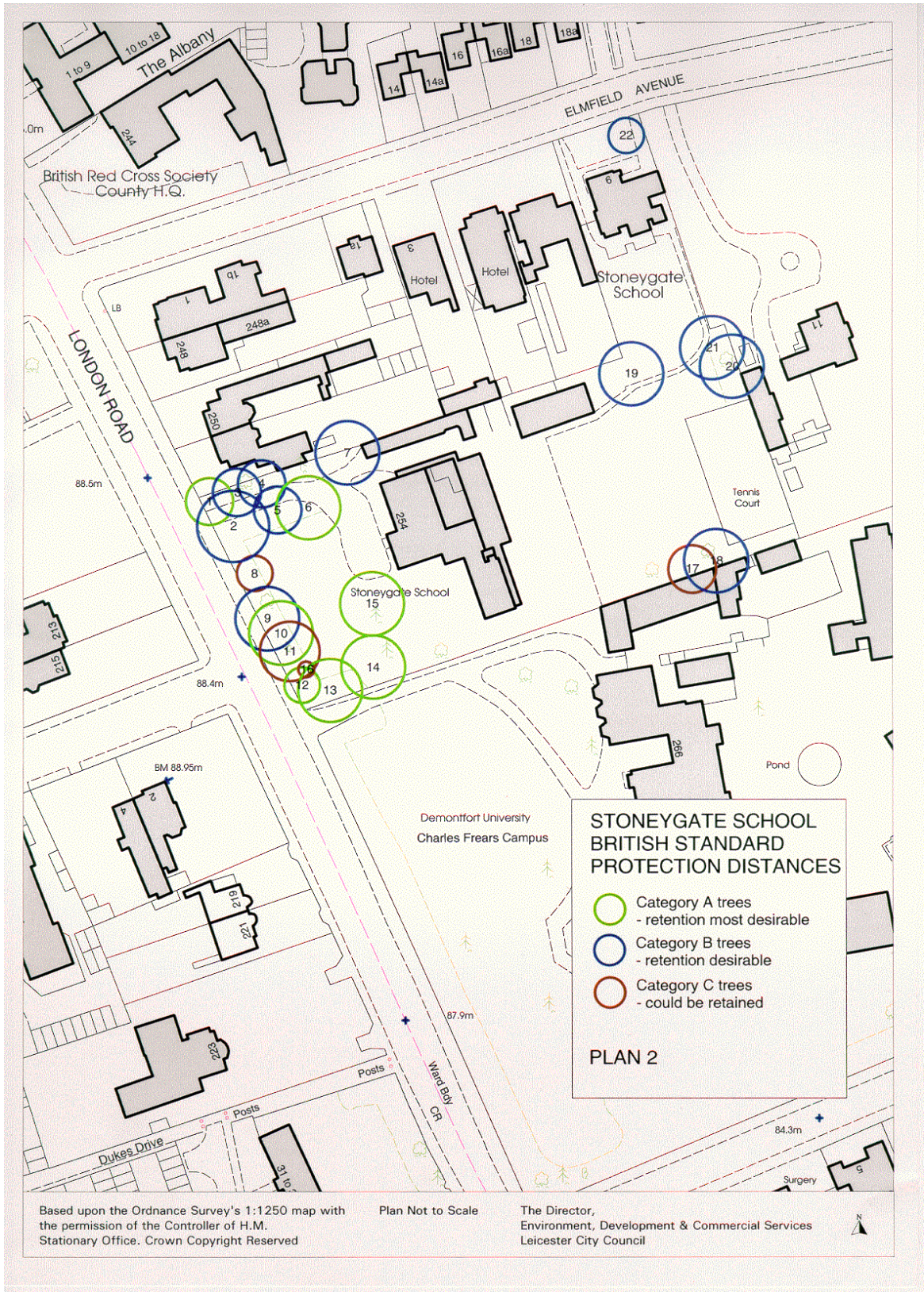




- 1. Private Drive
- 2. Existing school building
- 3. School hall
- 4. Green Area retained
- 5. Existing covered area for car parking
- 6. Private enclosed landscaped space
- 7. New build development to be no higher than the eaves level of the existing listed school building
- 8. No. 9 Elmfield Avenue could revert to separate residential use

- Site boundary 
- Vehicle access 
- Protected tree 
- New tree 
- Building frontage 
- Demolished building 

Plan 1
 Not to scale
 Based upon the Ordnance Survey mapping with the permission of the Controller of H.M. Stationery Office.
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APPENDIX

254 LONDON ROAD (north east side) Stoneygate School
Grade II Date of listing: 14.03.75

D.o.E. Plan ref: SK 60 SW 18/271



1859 probably by Henry Goddard of Leicester. Gothic style. Large red brick house. Slate roof. Purple brick bands and window arches. Stone window dressings. Three storeys. Four window bays. Right-hand projects with two gables with bargeboards forming pointed arch., and all stone gabled porch with pointed arch. One, two and three-light windows with pointed stone heads some cusped others with trefoil in spandrels. Continuous moulded stone sill to first floor windows. Two left-hand second floor windows in small gables at either side of large brick outbuild chimney with stone cap. Ground and first floor left-hand windows three-light with stone ogee heads under wide segmental arch. Brick dentil eaves.