

SCHEDULE A: Applications with Recommendation

17/0193

Item No: 02

Date of Committee: 02/06/2017

Appn Ref No:
17/0193

Applicant:
McKnight & Son Builders

Parish:
Carlisle

Agent:
Architects Plus (UK) Ltd

Ward:
Castle

Location: Former Caldewgate School Site, Kendal Street, Carlisle, CA2 5UF

Proposal: Demolition Of Existing School Buildings And Erection Of 15no. Terraced Houses And 20no. Flats With Associated External Works

Date of Receipt:
07/03/2017

Statutory Expiry Date
06/06/2017

26 Week Determination
05/09/2017

REPORT

Case Officer: Richard Maunsell

1. Recommendation

- 1.1 It is recommended that this application is approved with authority to issue approval to the Director of Economic Development subject to the imposition of planning conditions and completion of a legal agreement for the provision of affordable housing and a financial contribution for open space provision depending on the conclusion of the council's viability assessment.

2. Main Issues

- 2.1 Whether The Principle Of Development Is Acceptable
- 2.2 Scale, Layout And Design
- 2.3 Whether The Proposal Would Adversely Affect The Amenity Of The Occupiers Of Neighbouring Properties
- 2.4 Highway Issues
- 2.5 Impact On Non-Designated And Designated Heritage Assets
- 2.6 Affordable Housing Provision
- 2.7 Ecological Impacts
- 2.8 Foul and Surface Water Drainage
- 2.9 Crime and Disorder
- 2.10 Waste/ Recycling

3. Application Details

The Site

- 3.1 This application seeks Full Planning Permission for the demolition of the Caldewgate School and redevelopment to provide a mixed development scheme of houses and flats.
- 3.2 The 0.308 hectare site is located within a residential area between Kendal Street and Newcastle Street. The properties along these streets comprise of mainly 2 storey terraced housing constructed from red brick, although there are examples of lighter white bricks and render and generally under slate roofs.
- 3.3 The building is constructed from brick with steeply pitched slate roofs. The window heads and cills are formed with sandstone with scallop detail. The accompanying Design and Access Statement highlights that there are a number of brick details on the building, including brick corbels and pointed arch details around the windows, with a blue brick insert. Some of the boundary walls have inset brick panels with corbels and stepped brick cills.

Background

- 3.5 In 2016, the owner of the former school enquired about the possibility of demolishing the existing building(s) and their replacement by new build residential development in the form of flats and terraced houses. In response to this enquiry, the County Council's Historic Environment Officer wrote to explain that "*...the former school is an undesignated heritage asset of demonstrable architectural value and I do not support its demolition.*" This view was also supported by the City Council's Heritage Officer.
- 3.6 In December 2016, following receipt of these views, the owner of the former school submitted an application under Part 11 of Schedule 2 of the Town and Country (General Permitted Development) (Amendment) (England) Order 2015 (GPDO) for a determination as to whether prior approval will be required for the building's demolition. The expiry period for the determination of this application was the 12th January 2017.
- 3.7 Under such circumstances and as a consequence to the application, Officers submitted a report to Members of this committee proposing that the council makes an Immediate Article 4 Direction withdrawing permitted development rights for the demolition of the former school. Article 4, is one of the tools available to local planning authorities in responding to the particular needs of their areas. It allows local authorities to withdraw 'permitted development' rights that would otherwise apply by virtue of the GPDO. An Article 4 Direction does not prevent the development to which it applies but instead requires that planning permission is first obtained from the local planning authority for that development.
- 3.8 The 1990 Act states that Article 4 Directions should only be used where it is necessary and expedient to do so and can be used by a local planning

authority where it considers that development could be prejudicial to the proper planning of their area or constitute a threat to the amenity of the area. Article 4 Directions can be imposed where development would:

- undermine the visual amenity of the area or damage the historic environment;
- undermine local objectives to create or maintain mixed communities;
- lead to the subdivision of agricultural land other than for purposes reasonably necessary for agriculture, or to the loss of agricultural land;
- lead to an intensification of development in close proximity to a military or aviation safeguarding zone;
- have a direct and significant adverse effect on a flood risk area, flood defences and their access, the permeability of ground, and management of surface water or flood risk;
- lead to an intensification of development or use in areas affected by coastal erosion.

- 3.9 Paragraph 200 of the National Planning Policy Framework (NPPF) provides a recent Government steer on the appropriateness of using Article 4 Directions to control the use of buildings or land. It states that the use of Article 4 directions to remove national permitted development rights should be limited to *“situations where this is necessary to protect local amenity or the wellbeing of an area”*.

The Proposal

- 3.10 This application is seeking planning permission for the demolition of the building and the erection of 15 terraced houses and 20 flats with associated external works.
- 3.11 The terraced properties would flank the eastern boundary and would partially adjoin the western boundary. A row of 4 properties would project from the southern boundary into the site. A 3 storey building would be constructed with the primary frontage facing Newcastle Street and adjoining the 2 adjacent rows of terraced houses.
- 3.12 This building would be constructed from facing brick and steeply sloping slated roofs with a covered vehicular entrance through the building from Newcastle Street. The building would further include stone heads and cills around the windows, a contrasting brick band and Dutch gables. The windows would be upvc with black aluminium rainwater goods. The gables would also include contrasting brick detail.
- 3.13 Similarly, the houses would be constructed from the same materials and would also include steeply sloping slate roofs. The external boundary walls would be of brick construction with a contrasting brick band and recessed panels.
- 3.14 Within the site a garden area would be provided for each of the terraced properties, external bin storage facilities and a car parking space for each of the properties.

3.15 Foul and surface water drainage would be disposed of into the main sewer.

4. Summary of Representations

- 4.1 This application has been advertised by means of 2 site notices and direct notification to the occupiers of 65 of the neighbouring properties. In response, 23 letters of objection have been received and the main issues raised are summarised as follows:
1. Caldew School is 5 miles away in Dalston;
 2. the correct name for the building is Caldewgate School;
 3. there may be asbestos in the building and question whether it will be removed safely;
 4. there may be bats nesting in the building;
 5. the applicant states that he will use hand held tools with no mention of heavy plant. How will he get it on site? The HGV's can't negotiate the narrow streets?
 6. what timescale will be given between demolition and rebuilding of the site as this is a residential area;
 7. there should be minimal disruption whilst demolition is carried out;
 8. what proposal will be put in place to minimise disruption to residents whilst work is taking place. Residents don't want another waste site left for years like John Robert Gardens;
 9. no work should be carried out at weekends or other than 8 and 5.30 pm on week days;
 10. there should be no on-street parking for workers at the site;
 11. how will the dust and noise be contained?;
 12. will radios be banned from the site?;
 13. access for emergency vehicles may be restricted;
 14. how will the rubbish be removed from the site;
 15. how many large plant machinery will there be?;
 16. the safety of the elderly, children and pets needs to be ensured;
 17. permanent access is required for doctors and health care workers for long-term ill residents;
 18. lighting needs to be provided for site safety;
 19. damage to utilities needs to be repaired quickly;
 20. there is the potential for damage to cars and street furniture;
 21. it appears that there is a rush by the applicant to demolish the building quickly, is it because of a big financial benefit to the applicant and a saving on rates?;
 22. has a change of use been applied for the car and van hire business and the storage of kitchen equipment? Due to this there is increased traffic on the roads which are struggling to cope;
 23. the building is part of Carlisle's heritage, if this is allowed what else will follow?;
 24. this application seems to be rushed through with many inaccuracies that could result in it being very costly to the council, residents and the general health and safety of the public;
 25. there is no need for a solid building that is used by tenants to be pulled down. The school, with its unique architectural features could be restored for future generations;

26. has United Utilities undertaken a feasibility study to determine whether the sewer (which are presumed to be Victorian) can cope with the extra demand?;
 27. has any councillors or anyone on the planning committee made a site visit to the proposed development to see the concerns at first hand? This should be done in the evening and not during the day when the street will look empty;
 28. the development will result in additional traffic and pressure on the junction with Dalston Road and the road surface of Kendal Street and Newcastle Street which is a type 1 road and may collapse as a result of the pressure;
 29. in the plans submitted to the council, it states that the building is empty but it is used by Blood Bikes, Europcar Hire, a church for which no change of use has been applied for;
 30. there is an existing planter on the street which is proposed to be relocated. As residents maintain this, there is no need to relocate as they have fought to keep it a year ago;
 31. the proposed entrance is opposite houses that will prohibit residents being able to park on the street.
- 4.2 Two letters of support have been received which are summarised as follows:
1. the old school may hold sentimental value for some people but it does not have real architectural merit;
 2. the buildings are likely to deteriorate and become a target for vandals;
 3. the proposed plans will fit in well with the surrounding area and provide much needed housing at reasonable prices;
 4. the development will boost the area and make it more appealing.
- 4.3 One comment has been received and the issues raised are summarised as follows:
1. no objection to the plans but clarification should be given to the parking on Kendal Street and Newcastle Street. Residents in the new development should not receive a resident's permit;
 2. there are also health and safety concerns about the demolition with noise and dust etc. and the heavy traffic using the one-way system with cars parked on either side of the road.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - the following comments have been received:

Visibility splays

The applicant has provided information indicating a 60m visibility splay although from measurements taken by the LHA the end of the visibility splay is located in the opposite side of the major road (Shaddongate), however, approximately 53m can be achieved and considering that vehicles are entering Kendal Street at 90degrees from Shaddongate it is considered that vehicles will be travelling much less than 37mph so it is deemed that the visibility provided will be acceptable.

Parking

Further to the comments provided on other developments of similar type in the area, assessment of Datashine information that demonstrates a higher percentage of people walking to employment and a lower level of car travel to work, location of public transport and public car parks in close proximity it is considered that with the addition 2 parking spaces will be sufficient.

Surface water drainage

The applicant has provided sufficient information to demonstrate that an achievable surface water strategy can be provided, however, full details of plans and calculations etc should be provided following detailed design this can be submitted to discharge surface water conditions related to any permission granted.

Primary and Secondary Education

There is sufficient capacity within 2 miles in relation to primary and secondary school provision.

Primary and Secondary School Transport

There are schools with capacity within the statutory safe walking distance, therefore no contribution is sought in relation to primary school transport.

Local Environment, Waste Services: - it is helpful that the applicant has made provision for shared bin stores and they appear to be located in accessible areas for collection vehicles. The space required in the store for bins will vary, depending on whether shared 'eurobins' or individual bins are required for the stores. Eurobins for flats are recommended at a ratio of 1 eurobin for every 8 flats per fortnightly collection (2 may be sufficient for this site if space can also be made for kerbside recycling containers (green boxes and green bags).

The developer is asked to contribute to the cost of providing the refuse bins only;

Local Environment - Environmental Protection: - the following comments have been received:

Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority.

Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Noise & vibration

Consideration should be given to limit the permitted hours of work in order to protect any nearby residents from possible statutory noise nuisance, this includes vibration. Any other appropriate noise mitigation measures should be considered, for example, the use of noise attenuation barriers, the storage/unloading of aggregates away from sensitive receptors and the use of white noise reversing alarms, where possible. These measures should aim to minimise the overall noise disturbance during the construction works.

Dust

Consideration should be given to protect any nearby residents or sensitive receptors from statutory nuisance being caused by dust from the site. Given that the site is located in a residential area it would be advisable to consider all appropriate mitigation measures. For example, vehicles carrying materials on and off site must be sheeted or otherwise contained, water suppression equipment should be present on site at all times and used when required, wheel wash facilities should be made available for vehicles leaving site and piles of dusty material should be covered or water suppression used.

Mobile Crusher

If a mobile crusher is to be used on site the local authority would usually be informed of this in advance of operation and we would expect that it is operated in line with the Environmental Permit and best practice in order to limit noise, dust and vibration impacts.

Public Information

It would be advisable for the applicant to write to all residents and businesses, that could be potentially adversely affected by the works, within the vicinity of the site. This could include detail of the planned hours of work and duration of the project, prior to commencement of demolition. This should also include a suitable contact number which can be used in the event of complaint;

Cumbria Constabulary - North Area Community Safety Unit (formerly Crime Prevention): - Unfortunately, there is insufficient published information to be able to ascertain how this application complies with Policy CM4 of the Local Plan. It would therefore be helpful if the applicant could indicate how the following crime prevention issues shall be addressed:

Deterring nuisance gathering in the archway access via Newcastle Street

- landscaping scheme - choice and location of plant species to ensure these do not obstruct views or create hiding places as they mature
- security lighting of the communal/car parking spaces
- dwelling exterior lighting (approach to dwelling entry doors and private garden spaces)
- protection of dwellings against burglary (specification of communal entry doors, apartment doors, dwelling exterior doors, ground floor windows,

- glazing etc.)
- installation of domestic intruder alarms or provision within electrical circuits for installation at a later time
- security of waste bin stores (to mitigate against exploitation as climbing aid and arson risks)
- pedal cycle parking;

Housing Strategy: - the site is well located for both market and affordable housing, being in a popular residential area within easy walking distance of the City Centre, offering access to shops, services, doctors surgeries etc. The location is also convenient for public transport (bus and train), and leisure facilities (e.g. Bitts Park, Sands Centre).

Housing Need

The Council's most recent SHMA (Strategic Housing Market Assessment) from September 2014 identified the need for 295 affordable homes per annum across Carlisle District (including 201 in the Carlisle City Housing Market Area) over the five year period of the Assessment. The housing need by property type and tenure identified in the SHMA is made up as follows:-

- Tenure: 70% affordable/ social rent & 30% intermediate.
- Property type: 70% 1-2 bed properties & 30% 3/ 3+ bed properties.

Bungalows, or other suitable ground floor accommodation, for elderly people were identified as a priority in the SHMA due to the ageing population – POPPI (Projecting Older People Population Information System) data projects a 36% increase in the population aged 65 or over in Carlisle between 2014 and 2030. It is desirable that older persons' units are developed to adaptable and flexible design standards, enabling people to continue to live independently for longer.

2-bed houses, 2-bed bungalows, as well as 3-bed houses are usually popular with Housing Associations; and smaller 3-bed houses are generally particularly popular with people on the Council's Low Cost Home Ownership register, followed by 2-bed houses.

Affordable Housing Requirement

Local Plan Policy HO 4 requires 20% on site affordable housing, for development sites of 11 units or over, in Affordable Housing Zone B, which encompasses this site, and stipulates that the affordable housing provision should be 50% affordable/ social rent (usually through a Housing Association) and 50% intermediate housing (usually discounted sale at a 30% discount from market value through the Council's Low Cost Housing Register).

In accordance with policy HO 4, based on the 35 units (15 no. 3 bed townhouses & 20 no. 2 bed houses) included in this enquiry the requirement would therefore be 20% affordable housing, equating to 7 affordable units (50% for affordable/ social rent & 50% intermediate housing). A

recommended mix is set out below:-

- 3 no. 3-bed houses for social/ affordable rent through a Housing Association;
- 4 no. 2-bed apartments for discounted sale at 70% of market value (it should be noted that there is limited demand for apartments on the Council's low cost home ownership register, so the Council would be prepared to discuss alternative arrangements).

It is recommended that the ground floor apartments within the development (whether market or affordable) are designed to meet the needs of older or disabled persons, in accordance with Local Plan policy HO 10 Housing to Meet Specific Needs: "Proposals for the development of homes that are adaptable for the life course of the occupiers in line with Building Regulations M4(2) Accessible and adaptable dwellings), and M4(3) (Wheelchair user dwellings), will help to ensure a supply of adaptable and accessible homes that can respond to the changing needs of individuals and families ..."

(paragraph 5.86).

Housing Management & Allocation Policy

It is always recommended that applicants liaise with local Housing Associations at an early stage in respect of prices; property types; space standards; location of the units within the scheme etc. as soon as possible. I would be happy to assist in this respect.

Alternatively, if the applicant wishes to rent the affordable units themselves (at an affordable rent of not more than 80% of a market rent, including any service charge) the Council would need to see their allocation policy, or come to an arrangement whereby applications were approved by the Council for initial and successive tenants, to ensure the affordable properties were allocated to local qualifying persons in affordable housing need in line with the stipulations of the Section 106 Agreement. If this is the applicant's preferred approach, it would be helpful if they arranged a meeting with me to discuss this further;

Northern Gas Networks: - no response received;

United Utilities: - no objection subject to the imposition of conditions;

Cumbria County Council - (Archaeological Services): - the application proposes to demolish an undesignated heritage asset of local architectural and historic value. The buildings comprise the former Caldewgate Board School that opened in 1872. The school was assessed for listing in 2008/9 and was recognized as being architecturally significant, with many original features surviving, and also historically significant as an early example of a Board School. Although the school did not fulfil the criteria for listing, it is not considered that it meets the criteria for a locally important heritage asset, as defined by policy HE6. The school buildings undoubtedly make a strongly positive contribution to the surrounding townscape. As such, HE6 states that the permission for the demolition of the buildings should only be granted

where the applicant provides robust evidence to demonstrate that the harm to the heritage asset is outweighed by public benefits of the proposed scheme.

In the event that it is considered the harm to the heritage asset is outweighed by the public benefits of the proposed development and planning consent is granted, it is recommended that the buildings are recorded prior to alteration and demolition. This recording should be in accordance with a Level 2 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016 which should be secured by attaching a condition to any planning consent.

6. Officer's Report

Assessment

- 6.1 Section 54a of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP2, SP6, SP7, HO2, HO4, IP3, IP4, IP6, CC5, CM4, CM5, HE6 and GI3 of The Carlisle District Local Plan 2015-2030 and the Council's Supplementary Planning Document on "Achieving Well Design Housing" are also material planning considerations. Sections 66 of the Planning (Listed Building and Conservation Areas) is also a material planning consideration.
- 6.3 The requirements of the public sector equality duty under Section 149 of the Equality Act 2010; and the "Guidelines for Public Transport In Developments" (1999) and "Reducing Mobility Handicaps" (1991) both prepared by the Chartered Institution of Highways & Transport CIHT) are also material considerations. Section 149(1) of the Equality Act 2010 establishes a duty to have due regard to three identified needs in the delivery of public services and the exercise of public powers, namely:
 - a) to eliminate discrimination, harassment, victimisation etc;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.4 At a national level, other material considerations include the National Planning Policy Framework, March 2012 (the Framework/NPPF), Planning Practice Guidance (April 2014), the Community Infrastructure Levy Regulations 2010 (as amended), and the Natural Environment and Rural Communities Act (2006).
- 6.5 Paragraph 17 of the NPPF identifies 12 core planning principles including taking account of the different roles and character of different areas; supporting the transition to a low carbon future; contribute to conserving and

enhancing the natural environment and reduce pollution; and conserve heritage assets.

- 6.6 The authority should consider securing measures to enhance the biodiversity of a site from the applicant, if it is minded to grant permission for an application in accordance with paragraph 118 of the NPPF. This is reflected in Section 40 of the Natural Environment and Rural Communities Act (2006) which states that every public authority must have regard to the purpose of conserving biodiversity. Local planning authorities must also have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted.

- 6.7 The proposal raises the following planning issues.

1. Whether The Principle Of Development Is Acceptable

- 6.8 Paragraph 14 of the NPPF states:

*“At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan making and decision taking”*

- 6.9 The NPPF identifies 3 dimensions for the planning system to perform under sustainable development, namely, an economic role, a social role and an environmental role.
- 6.10 Policy SP2 (Strategic Growth and Distribution), as modified, states that sufficient land will be identified to accommodate 9,606 net new homes between 2013 and 2030 including a minimum annualised average of:
- 478 net new homes between 2013 and 2020; and
 - 626 net new homes between 2020 and 2030 (adjusted to have regard to delivery in the 2013-2020 period).
- 6.11 Policy HO2 ("Windfall Housing Development") states that new housing development on sites other than those allocated will be acceptable within Carlisle, Brampton, Longtown and villages within the rural area provided that the development will not prejudice the delivery of the spatial strategy of the Local Plan and compliance with a number of criteria.
- 6.12 Although not allocated for housing development in the local plan, the NPPF allows the consideration of the principle of such sites. The application site is located in a sustainable location within Carlisle where there are a range of services and the proposal would create an opportunity to support these facilities. The site is well related and bounded by residential dwellings to all sides.
- 6.13 The development does not prejudice the plan strategy of the local plan and in such circumstances the principle of additional housing in this location is deemed acceptable.

2. Scale And Layout

- 6.14 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of town scape and landscape. This theme is identified in Policies HO2 and SP6 of the local plan which require that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing. Development of this site could have a significant impact on the character of the area unless it is sympathetically designed.
- 6.15 The application seeks permission for 2 and 3 storey buildings with steeply sloping roof pitches constructed from clay facing brick. That would reflect the character of the existing buildings on the site. Consideration has also been given to the scheme through the inclusion of contrasting brick bands, recessed brick panels and decorative brick panels within the gables of the building that would result in a pastiche development to the existing buildings.
- 6.16 The proposal would maximise the use of the site and would be a dense form of development; however, the character and nature of the building in the vicinity of the site is that of densely constructed terraced housing and in comparison, the development of this site would be in keeping with these proportions.
- 6.17 The proposal could achieve adequate amenity space and off-street parking. The character and appearance of the development would not be obtrusive within the street scene and there is no conflict with planning policies.

3. Whether The Proposal Would Adversely Affect The Amenity Of The Occupiers Of Neighbouring Properties

- 6.18 Given the orientation of the application site with adjacent properties, it is not considered that the living conditions of the occupiers would suffer from loss of privacy or unacceptable levels of noise or disturbance. The development would not result in an overall loss of daylight or sunlight due to the distances involved between the application site and the residential properties.
- 6.19 As the proposal involves the introduction of windows that face the neighbouring property, it is appropriate to consider the development against the Supplementary Planning Document "Achieving Well Designed Housing". It requires that a distance of 21 metres is provided between primary windows. The proposed building would be sited adjacent to residential properties; and the proposal is largely compliant with the minimum distances required by the SPD. In some instances there would be a marginal compromise of these distances, such as from the second floor window facing onto Kendal Street; however, given the context of the surrounding buildings this is considered to be negligible and the council has previously accepted such compromises on other housing schemes.

- 6.20 When applying current policy and standards, the distance from the north elevation to the properties on Kendal Street is between 12 and 15 metres between primary facing windows. To the south, the distance is 12 metres between the properties on Newcastle Street and the first floor bedroom of the building.
- 6.21 The edge of the footprint of the building follows the existing built form of the neighbouring properties. Furthermore, the distance between the properties facing each other along Kendal Street, for example, is 12 metres. Although the distances are less than the council's minimum distances outlined in the SPD, this is to be balanced against the redevelopment of the site in its submitted form and the character of the neighbouring built environment.
- 6.22 The building would be higher than the existing by approximately 1.5 metres at the ridge height. In the context of the site, the area towards the north-east boundary would be opened up through the provision of the parking area whilst the space would be developed towards the western boundary where presently there is a more open aspect. This is also true on the Newcastle Street elevation where the building would replace the existing building albeit at a higher level and an existing area presently developed by a building would have an open car park area.
- 6.23 Given the orientation of the application site with adjacent properties, it is not considered that the living conditions of the occupiers would suffer from loss of privacy or unacceptable levels of noise or disturbance. The development would not result in an overall loss of daylight or sunlight due to the distances involved between the application site and the residential properties which is acceptable in the context of the existing density and distances between properties and the scale and impact of the existing buildings.
- 6.24 It is appreciated that there are other potential considerations when looking at the living conditions of the existing neighbours (such as noise, disturbance and congestion). The applicant has submitted a Construction Management Plan which includes details of the programme of works, communication, complaints procedure, traffic management plan, asbestos removal, dust control measures, noise, vibration, lighting and working hours. In respect of the latter issue, this is detailed as being 0800 hours and 1730 hours on a weekday and 0800 hours and 1300 hours on Saturdays. These details are considered to respond to much of the issues raised by residents and are acceptable. A condition is included in the decision notice requiring compliance with the Construction Management Plan to ensure that these measures are undertaken.

4. Highway Issues

- 6.25 The proposal would include off-street parking provision for the development in the form of 1 space per residential unit. Given that this site is within the urban area that is well-related to the city centre and with good public transport links, this level of parking provision exceeds that which is normally required.

- 6.26 Both within Newcastle Street and Kendal Street residents enjoy the benefit of on-street parking. Through the inclusion of the new vehicular entrance into the site, the development would result in the loss of some of this facility; however, the resulting loss in space would not be significant.
- 6.27 A local business owner together with residents have raised concerns about the impact on the road network during the construction process that would involve large delivery vehicles, contractors' vehicles etc. Kendal Street leads west from Shaddongate and joins York Street before looping around and heading back east along Newcastle Street. This road layout, together with residents' cars parked on the street has the potential for conflict. As such, the applicant has submitted a Construction Management Plan which shows a route through the site from the north-east corner and exiting on the south-east corner of the site. An area is also reserved within the site for the parking of contractors' vehicles. This would allow delivery vehicles to enter the site, unload, and exit without causing obstruction or having to negotiate the road layout.
- 6.28 Cumbria County Council as the Highway Authority has considered the application and has raised no objection subject to the imposition of conditions including the provision of visibility splays, the submission of a Construction Traffic Management Plan and surface water details. On this basis, the proposal does not raise any highway issues.

5. Impact On Non-Designated And Designated Heritage Assets

5a. Non-Designated Heritage Assets

- 6.29 The building was considered for listing by English Heritage in 2009. The Secretary of State decided not to list the building for the following reasons:
- *“the building's original plan form has been significantly altered by construction of a large new entrance range containing reception area, foyer and offices on the Newcastle Street elevation;*
 - *ancillary building in two former playgrounds have been rebuilt or refurbished to provide modern facilities that meet current needs of the building's owners and users;*
 - *major internal alterations have included the insertion of mezzanine floors and staircases in both east and west block to create two-storey accommodation out of what was originally single-storey buildings;*
 - *apart from a small area in the west block the building's internal spaces have been significantly reordered to provide modern teaching and working areas.*
- It therefore is not of sufficient architectural or historic interest to merit listing.”*
- 6.30 Where buildings may not listed in their own right, as is the case here, given the provisions of the NPPF, they may be viewed as non-designated heritage assets (NDHA) requiring an assessment of any proposal on the character and setting of the building. This building is considered to fall within the definition of an NDHA. It is not included as a locally listed building.

- 6.31 Concerning non-designated heritage assets Section 12 Paragraph 135 of the NPPF states:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

- 6.32 Members will recall that at a meeting of this committee on 6th January 2017, an Article 4 Direction was recommended to remove permitted development rights for the demolition of the building and as the report states this:

“does not prevent the development to which it applies, but instead requires that planning permission is first obtained from the Local Planning Authority for that development. “

- 6.33 In respect of this application, the council's Conservation Officer has commented that:

“Reviewing the reasoning for rejecting the possibility of conversion I am unconvinced that this has been explored with full vigour. I am mindful that prior to purchase of the building Mr W McKnight asked for my view on demolition, which I advised would not be welcomed; and that we received a prior notification to demolish application in December. The very short Design and Access Statement concludes with comments around the feasibility of converting the existing buildings on the basis of subdivisions which seem excessive in scale e.g. including a 6 bed and 5 bed unit. It would seem that a more viable set of arrangements would easily be possible, with these units cable of being split into smaller units. The elevation sketches showing the need for new dormers to facilitate conversion are not particularly alarming in balance with the benefits of retention of the building. Indeed, the building is probably amenable to more radical alterations. The Kingmoor Consulting report (17th Feb 2017) is unsurprising in the interventions it describes, and these would be typical issues to address in the conversion of a building to residential use.”

- 6.34 In terms of significance, the building is locally significant although there is no statutory Local List. Although not specifically listed as a local asset, Policy HE6 of the local plan contains 3 useful criteria against which to assess the application, namely:

“Only in exceptional circumstances will the loss of a locally listed asset be permitted. Where this is the case the following may be required:

- 1. an appropriate level of survey and recording which may also include archaeological excavation;*
- 2. provision of replacement buildings of comparable quality and design; and*
- 3. the salvage and reuse within the replacement development of special features.”*

- 6.35 The prevailing character of this area is terraced properties with contrasting brick detail. As previously stated, the building would, to a large extent, mimic the scale and prominence within the streetscene of the existing building would incorporate many design features. Therefore the creation of such a development would not be incongruous.
- 6.36 The applicant has provided supporting information in the form of the Design and Access Statement and the Assessment of the Existing Property which outlines the difficulties and constraints in the conversion and reuse of the building, which primarily comprise of:
- difficulties providing new underground services;
 - provision of mezzanine levels and dormer windows would require significant underpinning of the building;
 - fire separation between the existing walls would be difficult to achieve;
 - creation of new openings would require temporary and permanent bracing of the building;
 - floors would require the introduction of insulation and a damp proof membrane;
 - masonry around some of the windows and doors is in a poor condition.
- 6.37 These constraints are considered by the applicant to be physically challenging, possibly to the detriment of the building through the extensive amount of works and potential loss of any existing features and also financially unviable.
- 6.38 Whilst the decision to demolish a non-designated heritage asset should not be taken lightly, the consideration of the application is a matter of judgement. A balanced assessment has to be made regarding the loss of the asset against the public benefit resulting from the redevelopment of the site. The continued viability of the reuse of the building either for commercial or residential use is limited in a location where there are significant constraints in terms of neighbouring residential properties and vehicular access/ parking facilities. The proposed scheme seeks permission for a scheme that is sympathetic to the scale, mass and appearance of the existing building whilst being notable as a new development in its own right. The existence of the Article 4 Direction does not prohibit members from determining this application which, as stated previously, sought to control the development and any scheme for redevelopment. In this respect, should members be minded to approve this application, it would be appropriate to impose a condition to prohibit any works on site, including demolition, until a phasing programme has been agreed for the redevelopment, thus prohibit the demolition and presence of a vacant site within the area.

5b. Designated Heritage Assets

- 6.39 Dixon's Chimney and Shaddon Mill are Grade II* listed buildings and are located approximately 40 and 50 metres to the east of the site. Paragraph 6 of the NPPF states that:

"The purpose of the planning system is to contribute to the achievement of sustainable development".

- 6.40 Pursuing sustainable development involves seeking positive improvements in the quality of the historic environment (paragraph 9). Planning should always seek to secure high quality design and should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations as stated in paragraph 17 of the NPPF.

Impact Of The Proposal On The Character And Setting of the Grade II* Listed Building

- 6.41 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings. The aforementioned section states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 6.42 Accordingly, considerable importance and weight should be given to the desirability of preserving listed buildings and their settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.43 Paragraph 133 of the NPPF states that local planning authorities should refuse consent for any development which would lead to substantial harm to or total loss of significance of designated heritage assets. However, in paragraph 134, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.44 Policy HE3 of the local plan also indicates that new development which adversely affects a listed building or its setting will not be permitted. Any harm to the significance of a listed building will only be justified where the public benefits of the proposal clearly outweighs the significance.
- i) the significance of the heritage asset and the contribution made by its setting
- 6.45 Shaddon Mill and Dixon's Chimney are within the vicinity of the site and are structures of substantial scale that are prominent within the street scene. In particular, Dixon's Chimney can be seen from within the site.
- ii) the effect of the proposed development on the settings of the Grade II*

listed buildings

- 6.46 Historic England has produced a document entitled 'Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets' (TSHA).
- 6.47 The TSHA document and the NPPF make it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive and negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 6.48 The NPPF reiterates the importance of a setting of a listed building by outlining that its setting should be taken into account when considering the impact of a proposal on a heritage asset (paragraph 132). However, in paragraph 134, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 6.49 Section 66 (1) requires that development proposals consider not only the potential impact of any proposal on a listed building but also on its setting. Considerable importance and weight needs to be given to the desirability of preserving the adjoining listed buildings and settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.50 The council's Conservation Officer has commented:
- “Also of importance, is the clear visual relationship between the existing building and the listed Shaddon Mill. The demolition and proposed new build affects the setting of this listed building. Referring to the Conservation Values set out by Historic England – evidential, communal, historic and aesthetic - the demolition and new build have impacts on these values as regards the listed Mill, the undesignated heritage asset of the School itself and also the wider context of historic terracing, religious, educational and employment uses of which it was a designed part.”*
- 6.51 Whilst the presence of the Grade II* listed building and its significance within the city is noted, it is considered that by virtue of the nature of the development, the presence of intervening buildings or the distance from the site, that the proposal would not be detrimental to the immediate context or outlook of the aforementioned adjacent listed buildings.

6. Affordable Housing Provision/ Open Space Provision

- 6.52 Policy HO4 of the local plan refers to the provision of affordable housing and on this site, it requires that 20% of the dwellings should be affordable. Based on the 35 units included within the scheme, the requirement at 20%

affordable housing would equate to 7 affordable units (50% for affordable/ social rent & 50% intermediate housing) as confirmed by the council's Housing Development Officer. This would comprise of a mix of 3no. 3 bedroom houses should be for social/ affordable rent through a Housing Association and 4no. 2 bedroom apartments should be available for discounted sale at 70% of market value.

- 6.53 The applicant has since submitted a viability assessment which appears to show that the redevelopment costs of the site would be prohibitive and that it would not be viable to provide any affordable housing. Although the houses are clearly not 'affordable' in the context of national and local planning policy, they would still within a price range which a significant proportion of local people could obtain a mortgage to purchase, based on local median income levels. Notwithstanding this, the council is in the process of commissioning an independent consultant to advise on the Viability Report. Depending on the outcome, this will determine whether a S106 agreement is required for the provision of affordable housing or not.
- 6.54 The council's Green Spaces Manager has advised that a contribution of £64,837 is required for public open space. Whether this contribution is achievable is linked to the viability information and the outcome of the council's independent report. An update on these issues will be provided to Members at the committee meeting.

7. Ecological Impacts

- 6.55 When considering whether the proposal safeguards the biodiversity and ecology of the area it is recognised that Local Planning Authorities must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat. In this case, the proposal relates to the development of residential dwellings on greenfield land. As such it is inevitable that there will be some impact upon local wildlife.
- 6.56 Although the site is within the urban area, the Council's GIS Layer has identified the potential for protected species to be present on or in the vicinity of the site. As the land is previously developed and the buildings are largely in use, it is unlikely that the development would harm a protected species or their habitat; however, it would be appropriate to impose an advisory note restricting works during the bird breeding season. In addition, an informative has been included within the decision notice ensuring that if a protected species is found all work must cease immediately and the local planning authority informed.

8. Foul and Surface Water Drainage

- 6.57 The foul drainage would be connected to the mains infrastructure which is acceptable. The NPPF and Policy CC5 of the local plan advocates that in the first instance the applicant should explore and give priority to the use of sustainable drainage systems for surface water drainage.
- 6.58 The applicant has provided a Preliminary Drainage Strategy Report which states that the greenfield run-off rate in the sites undeveloped state would be 1.7 l/s. For a 1 in 100 year storm event, the existing site run-off rate would be 3.5 l/s. The report identifies that permeable paving and garden areas would mitigate some of this run-off. Further attenuation may be required in the form of storage tanks. Accordingly, it would be appropriate to impose a condition requiring the submission and agreement of surface water drainage details.

9. Crime and Disorder

- 6.59 Section 17 of the Crime and Disorder Act together with Policy SP6 of the local plan requires that the design of all new development must contribute to creating a safe and secure environment, integrating measures for security and crime prevention and minimising the opportunity for crime. The layout has been designed to give a degree of natural surveillance and creates a distinction between public and private spaces. This definition should act as a deterrent to potential offenders and reduce the likelihood of crime occurring.
- 6.60 Cumbria Constabulary has raised issues regarding lighting, landscaping, and security of bin storage areas and cycle parking. General observations are given regarding the level of security for the individual properties. In addition to the proposed landscaping condition, a further condition is also included within the decision notice requiring the submission of further details to address these matters. It is not considered that the constabulary's response prejudices the principle of development and in this respect there is no objection to the principle of development.

10. Waste/ Recycling

- 6.61 With regard to residential developments, Waste Services has previously advised that developers are expected to provide and where appropriate pay for waste containers. The applicant is aware of this requirement and the proposal doesn't raise any issues in this respect.

Conclusion

- 6.62 The current application site can be viewed as being in a sustainable location, well related to existing residential areas of the city and the principle of residential development is consistent with the national requirements in the NPPF and the council's own windfall housing policy.
- 6.63 The building is considered to be a non-designated heritage asset and careful consideration has to be given regarding its demolition. Its importance is reflected in the fact that the council imposed an Article 4 Direction removing permitted development rights for its demolition. Notwithstanding this, English

Heritage did not consider it worthy of listing 8 years ago and the Article 4 Direction does not expressly mean that the building cannot be demolished, merely that any demolition has to be considered in greater detail and in the light of any redevelopment on the site. Members need to assess the loss of this asset in the context of the wider public benefits that the development would deliver.

- 6.64 It is clear from the scheme as proposed that careful consideration has been given to the existing building reflect the scale, design, details and use of materials. Although not intended to copy the school building, it is sufficiently appropriate to provide a continuing presence on the site. The existing building will be recorded by means of a planning condition that requires the completion of a Level 2 Survey.
- 6.65 The building itself would not adversely affect the living conditions of the occupiers of neighbouring properties. The Construction Management Plan will ensure that in the short-term period of construction, the residents would be adequately protected from the works, as far as reasonably practicable.
- 6.66 Adequate off-street parking would be provided within the site and the scheme would not result in a significant amount of on-street parking that would remain available to residents. The concerns of residents relating to the highway issues are acknowledged; however, Cumbria County Council as the Highway Authority is satisfied from the information provided that there is nothing to sustain a refusal on highways/traffic grounds for this development. As a result, the Highway Authority has not raised any objections subject to the imposition of relevant conditions.
- 6.67 In the case of affordable housing, the council is currently seeking independent advice regarding the applicant's viability information. Depending on the outcome, the applicant may or may not need to provide affordable housing but if required, would be secured by means of a S106 agreement.
- 6.68 Those matters relating to contamination and the potential concerns regarding surface water/ foul drainage and ecology can also be addressed through the imposition of relevant conditions and the application is therefore recommended for approval with authority to issue approval to the Director of Economic Development subject to the imposition of planning conditions and completion of a legal agreement for the provision of affordable housing and a financial contribution for open space provision depending on the conclusion of the council's viability assessment.

7. Planning History

- 7.1 There is a varied planning history relating to the development of the site as a school.
- 7.2 In 2017, an application for determination under the proper notification procedure was refused for the demolition of the former educational establishment. An Article 4 Direction was subsequently imposed on the site

removing permitted development rights for its demolition.

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the Planning Application Form received 6th March 2017;
2. the Block Plans Site Location Plans received 6th March 2017 (Drawing no. 15063-16);
3. the Proposed Site Plan received 16th May 2017 (Drawing no. 15063-03A);
4. the Terrace Block Plans and Elevations received 6th March 2017 (Drawing no. 15063-07);
5. the Courtyard Block Ground Floor Plan and Elevations received 6th March 2017 (Drawing no. 15063-09);
6. the Courtyard Block First Floor received 6th March 2017 (Drawing no. 15063-13);
7. the Courtyard Block Second Floor received 6th March 2017 (Drawing no. 15063-14);
8. the Courtyard Block Elevations received 6th March 2017 (Drawing no. 15063-08);
9. the Existing Site Sections received 6th March 2017 (Drawing no. 15063-15);
10. the Proposed Site Sections received 6th March 2017 (Drawing no. 15063-04A);
11. the Surface Water Drainage Details received 16th May 2017 (Drawing no. 17-016-DWG001 Rev A);
12. the Design and Access Statement received 6th March 2017;
13. the Flood Risk Assessment received 6th March 2017;
14. the Preliminary Drainage Strategy Report received 6th March 2017;
15. the Assessment of Existing Property received 6th March 2017;
16. the Construction Management Plan received 6th March 2017;
17. the Supporting Statement received 16th May 2017;
18. the Notice of Decision;
19. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved in writing by the local planning authority before any work is commenced. The development shall then be undertaken in

accordance with the approved details.

Reason: To ensure the works harmonise as closely as possible with the existing building and to ensure compliance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030.

4. Details shall be submitted of the proposed hard surface finishes to all public and private external areas within the proposed scheme and approved in writing by the local planning authority before any site works commence. The details shall include the materials and the manner in which they are laid. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure that materials to be used are acceptable and in compliance with the objectives of Policies CC5 and SP6 of the Carlisle District Local Plan 2015-2030.

5. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the local planning authority.

The surface water system shall demonstrate that no flooding will occur on any part of the site for a 1 in 30 year event unless designed to do so, flooding will not occur to any building in a 1 in 100 year event plus 30 % to account for climate change, and where reasonably possible flows resulting from rainfall in excess of a 1 in 100 year 6 hour rainfall event are managed in conveyance routes (plans of flow routes etc). The scheme must also confirm the design of the surface water drainage system will mitigate any negative impact of surface water from the development on flood risk outside the development boundary.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the surface water public sewer, the pass forward flow rate to the surface water public sewer must be restricted to 5l/s for any storm event.

Reason: To ensure a satisfactory means of surface water disposal in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

6. Prior to any demolition work the existing building affected by the proposed development shall be recorded in accordance with a Level 2 survey as described in the English Heritage document "Understanding Historic Buildings: A Guide to Good Recording Practice, 2006" and moreover within 2

months of that recording work being done 3 copies of the resultant Level 2 Survey Report shall be submitted to the Local Planning Authority.

Reason: To ensure that a permanent record is made prior to the alteration of the listed building in accordance with Policy LE13 of the Carlisle District Local Plan 2001-2016.

7. No development shall be carried out on site until the following details have been submitted to and approved in writing by the local planning authority:
- a) the mix and type of mortar to be used on the external walls;
 - b) a sample panel showing details of the pattern of brick work use of mortar.

The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure the development is appropriate to the listed building in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

8. As part of the development hereby approved, adequate underground ducts shall be installed in accordance with details approved in writing beforehand by the local planning authority to enable telephone services, electricity services and television services to be connected to any premises within the application site, without recourse to the erection of distribution poles and overhead lines. The development shall then be undertaken in accordance with the approved details.

Reason: To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority.

Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

10. Works for the demolition of the buildings or part of any building forming part of the development hereby permitted shall not be commenced before a valid contract or phasing programme for the carrying out and completion of works of redevelopment of the site for which planning permission has been granted has been entered into, and evidence of that contract or phasing programme and submitted to and approved in writing by the local planning authority.

Reason: To safeguard against premature demolition in accord with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030.

11. No development shall take place until details of a landscaping scheme have been submitted to and approved by the local planning authority.

Reason: To ensure that a satisfactory landscaping scheme is prepared to reduce the potential for crime in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented and that it fulfils the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.

13. No development hereby approved by this permission shall commence until details that adequately address the following issues have been submitted to and approved in writing by the local planning authority:

- deterring nuisance gathering in the archway access via Newcastle Street;
- security lighting of the communal/ car parking spaces;
- exterior lighting to each dwelling including the approach to the dwelling, entry doors and private garden spaces;
- protection of dwellings against burglary (specification of communal entry doors, apartment doors, dwelling exterior doors, ground floor windows, glazing etc.);
- installation of domestic intruder alarms or provision within electrical circuits for installation at a later time;
- security of waste bin stores to mitigate against exploitation as climbing aid and arson risks;
- pedal cycle parking.

The development shall then be undertaken in accordance with the approved details.

Reason: To safeguard against premature demolition in accord with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030.

14. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained to the satisfaction of the local planning authority and in this respect further details, including longitudinal/ cross sections, shall be submitted to the local planning authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

15. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to the local planning authority for approval in writing before development commences. Any details so approved shall be constructed as part of the development.

Reason: To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

16. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Highway Authority.

Reason: In the interests of highway safety in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

17. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied.

Reason: In the interests of highway safety in the interests of highway safety in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

18. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the local planning authority.

Reason: To avoid vehicles entering or leaving the site by an

unsatisfactory access or route, in the interests of road safety in the interests of highway safety in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

19. Development shall not be begun until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:
- the construction of the site access;
 - access gates will be hung to open away from the public highway no less than 10m from the carriageway edge and shall incorporate appropriate visibility displays;
 - a pre-construction road condition established by a detailed survey for accommodation works along Kendal Street and Newcastle Street conducted with a Highway Authority representative with post survey also undertaken with new defects duly reinstated to the satisfaction of the Highway Authority at the applicants expense;
 - details of proposed crossings of the highway verge;
 - retained areas for vehicle parking, maneuvering, loading and unloading for their specific purpose during the development;
 - construction vehicle routing;
 - the scheduling and timing of movements, details of escorts for abnormal loads, temporary warning signs and banksman/escort details.

Development shall be carried out in accordance with the approved Construction Traffic Management Plan.

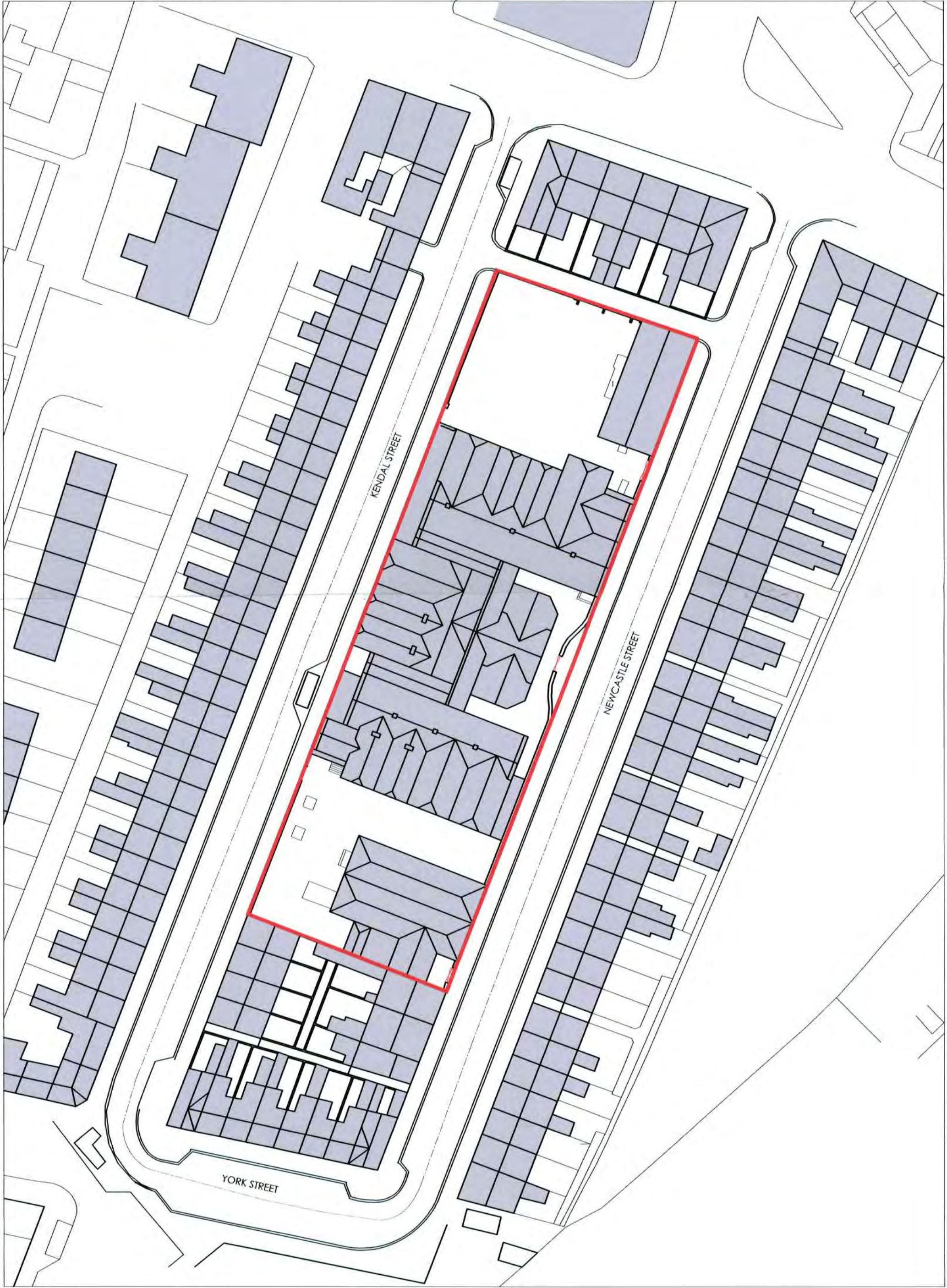
Reason: In the interests of highway safety in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

20. Prior to the installation of any window or door, details of such, in the form, of quarter or full-size drawings including sections, shall be submitted for prior approval in writing by the local planning authority. Such details shall include the frames, means of affixing to the wall and the size and opening arrangements of the window. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure a satisfactory form of development in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030.



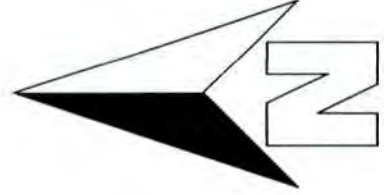
PROPOSED BLOCK PLAN
SCALE 1:500



EXISTING BLOCK PLAN
SCALE 1:500



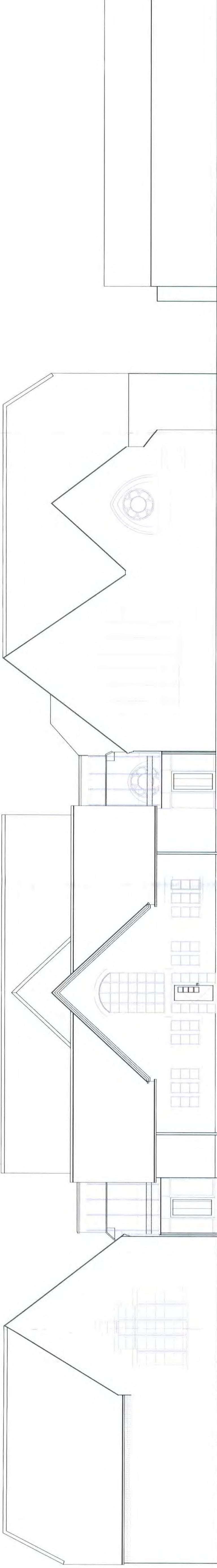
SITE LOCATION PLAN
SCALE 1:500



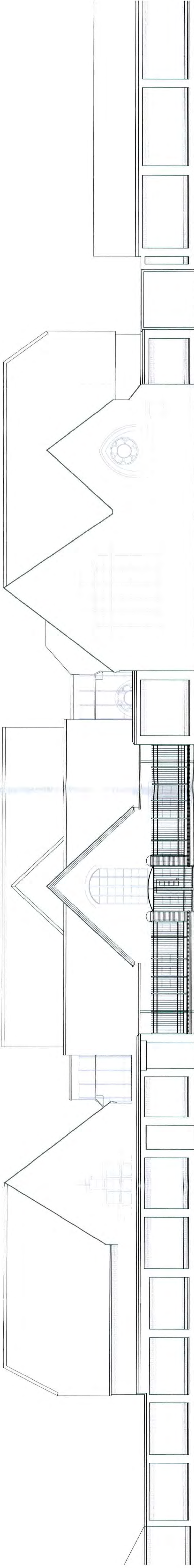
PLANNING

ARCHITECTS PLUS

Project +	PROPOSED RESIDENTIAL DEVELOPMENT KENDAL STREET, CARLISLE					Client
MCKNIGHT AND SON						Drawing
BLOCK PLANS						Number 15063-16
SITE LOCATION PLANS						
Scale	1:500	Date	02/17	Drawn	BG	Checked No. P04
	1:1250					
www.architectsplus.co.uk e ap@architectsplus.co.uk t 01228 315144						Victoria Galleries, Victoria Road, Carlisle, Cumbria, CA3 8AN Architects Plus (UK) Limited - Registered in England no.421148



Newcastle Street Elevation (1)
1:100 Scale



Newcastle Street Elevation (2)
1:100 Scale



PRELIMINARY

ARCHITECTS
PLUS

Project
PROPOSED RESIDENTIAL DEVELOPMENT
KENDAL STREET, CARLISLE
Client
MCKNIGHT AND SON
Drawing

EXISTING SITE SECTIONS

Scale	Date	Drawn	Checked	Number
1:200 @ A1	16.02.17	VW	E01	15063-15

Kendal Street Elevation
1:100 Scale



Plot	Type	Floor Area
1	3 Bed House	88.4m²
2	3 Bed House	88.4m²
3	3 Bed House	88.4m²
4	3 Bed House	88.4m²
5	2 Bed Ground Floor Flat	50m²
6	2 Bed Ground Floor Flat	50m²
7	2 Bed Ground Floor Flat	67.4m²
8	2 Bed First Floor Flat	50m²
9	2 Bed First Floor Flat	50m²
10	2 Bed First Floor Flat	67.4m²
11	1 Bed Second Floor Flat	46.8m²
12	1 Bed Second Floor Flat	46.8m²
13	2 Bed Second Floor Flat	57.1m²
14	2 Bed First Floor Flat	51.1m²
15	1 Bed First Floor Flat	51.1m²
16	2 Bed Ground Floor Flat	67.4m²
17	2 Bed Ground Floor Flat	50m²
18	2 Bed Ground Floor Flat	50m²
19	2 Bed First Floor Flat	67.4m²
20	2 Bed First Floor Flat	50m²
21	2 Bed First Floor Flat	50m²
22	2 Bed Second Floor Flat	57.1m²
23	1 Bed Second Floor Flat	46.8m²
24	1 Bed Second Floor Flat	46.8m²
25	3 Bed House	88.4m²
26	3 Bed House	88.4m²
27	3 Bed House	88.4m²
28	3 Bed House	88.4m²
29	3 Bed House	85m²
30	3 Bed House	85m²
31	3 Bed House	85m²
32	3 Bed House	85m²
33	3 Bed House	85m²
33	3 Bed House	85m²



PLANNING

ARCHITECTS PLUS

Project
PROPOSED RESIDENTIAL DEVELOPMENT
KENDAL STREET, CARLISE

Client
MCKNIGHT AND SON

Drawing

PROPOSED SITE PLAN

Scale
1:200

Date
11/16

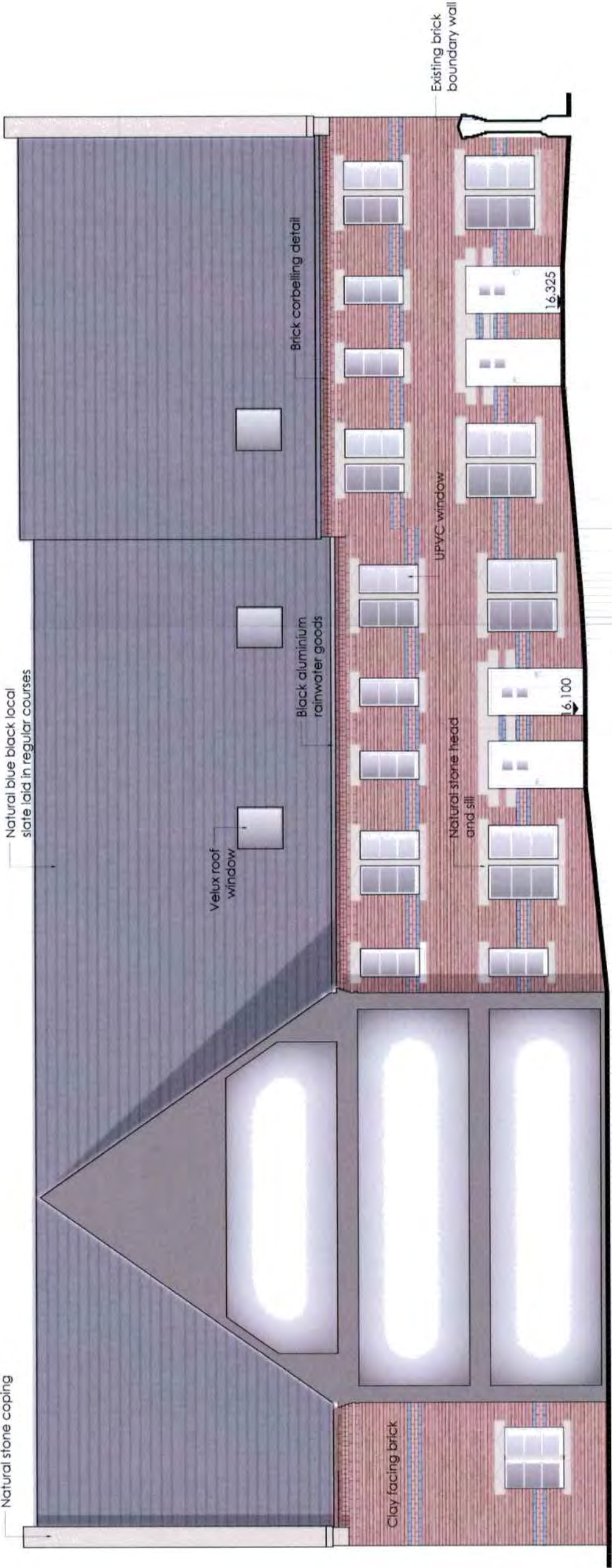
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Comp No.
P04

Number
15063-03A



COURTYARD BLOCK
COURTYARD SIDE ELEVATION

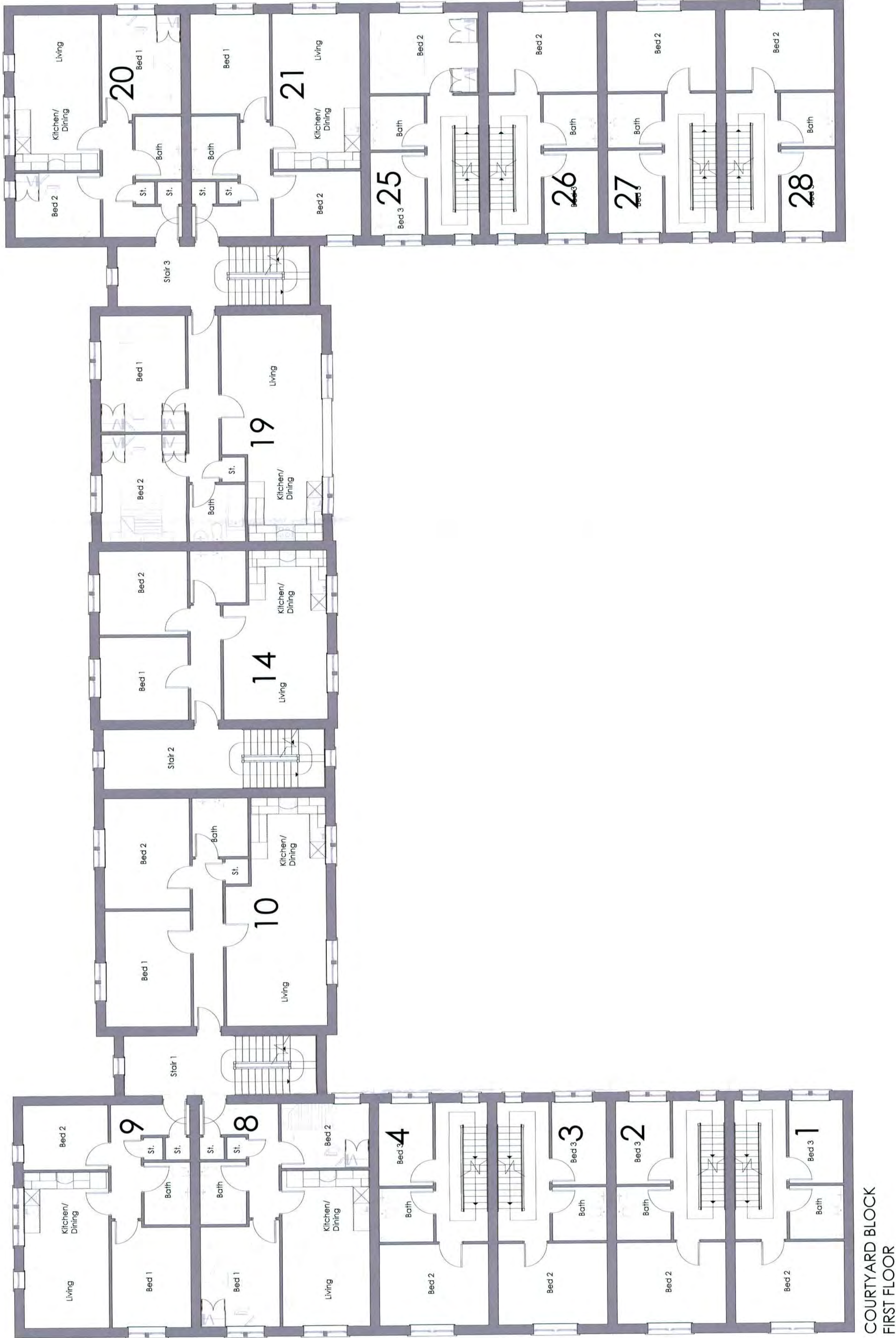


COURTYARD BLOCK
COURTYARD SIDE ELEVATION

NOTES:
Walls
Red multi clay facing brick with smooth finish
Red perforated blue contacting brick bands
Natural blue/black slate in regular coursing
Windows
UPVC casement windows with natural stone heads and sills
Doors
Composite door with natural stone head
UPVC casement windows with natural stone heads and sills
Existing brick boundary walls to be retained/extended and new boundary walls to match existing. Existing copings/gate posts to be replaced/rebuilt.
Surface treatment
Generally tarmac with PC concrete flags to gardens



Project	PROPOSED RESIDENTIAL DEVELOPMENT KENDAL STREET, CARLISLE		
Client	MCKNIGHT AND SON		
Drawing	COURTYARD BLOCK GROUND FLOOR PLAN AND ELEVATIONS		
Scale	Date	Drawn	Checked
1:100	02/17	BG	P04
15063-09			
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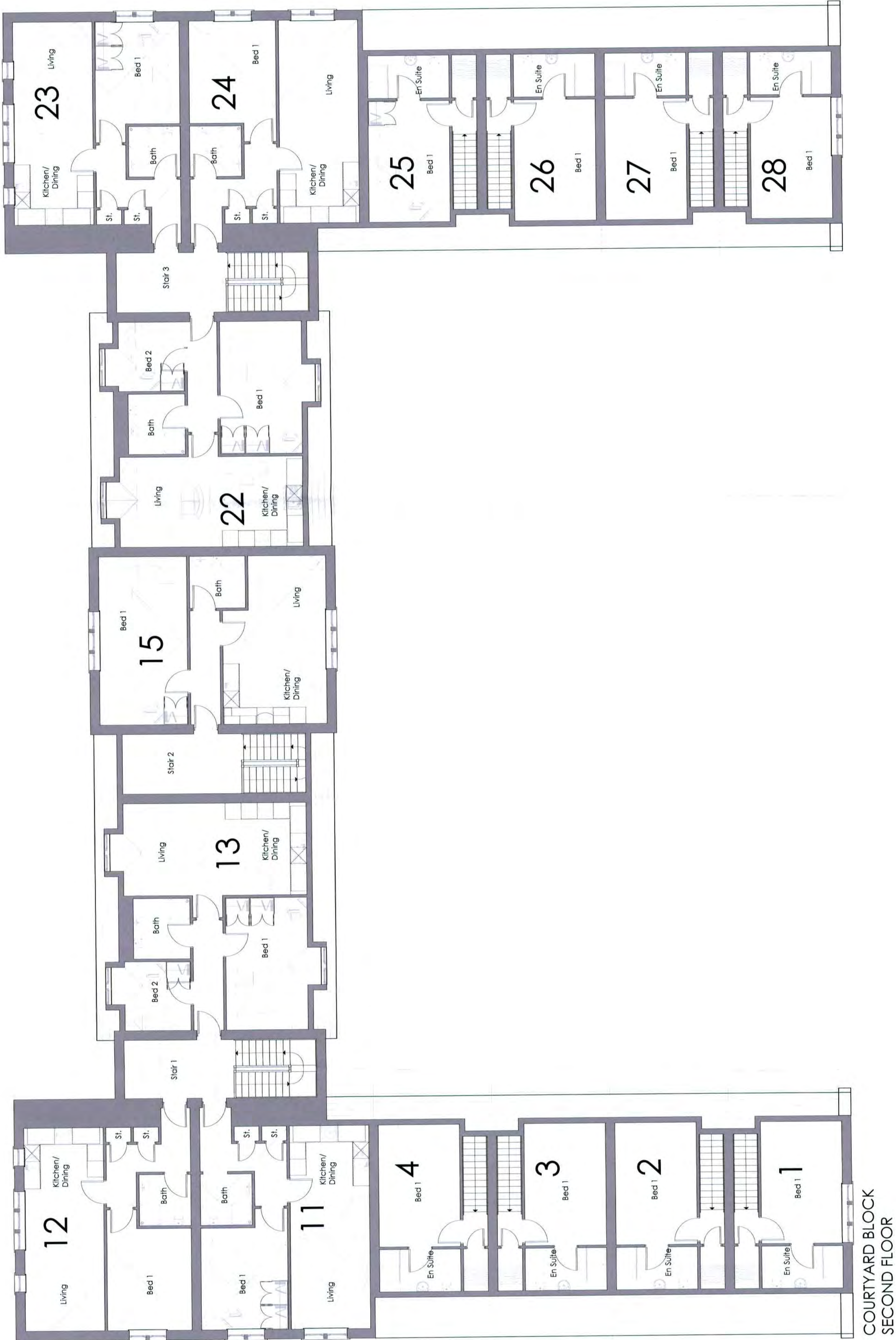
COURTYARD BLOCK
FIRST FLOOR



PLANNING

ARCHITECTS PLUS

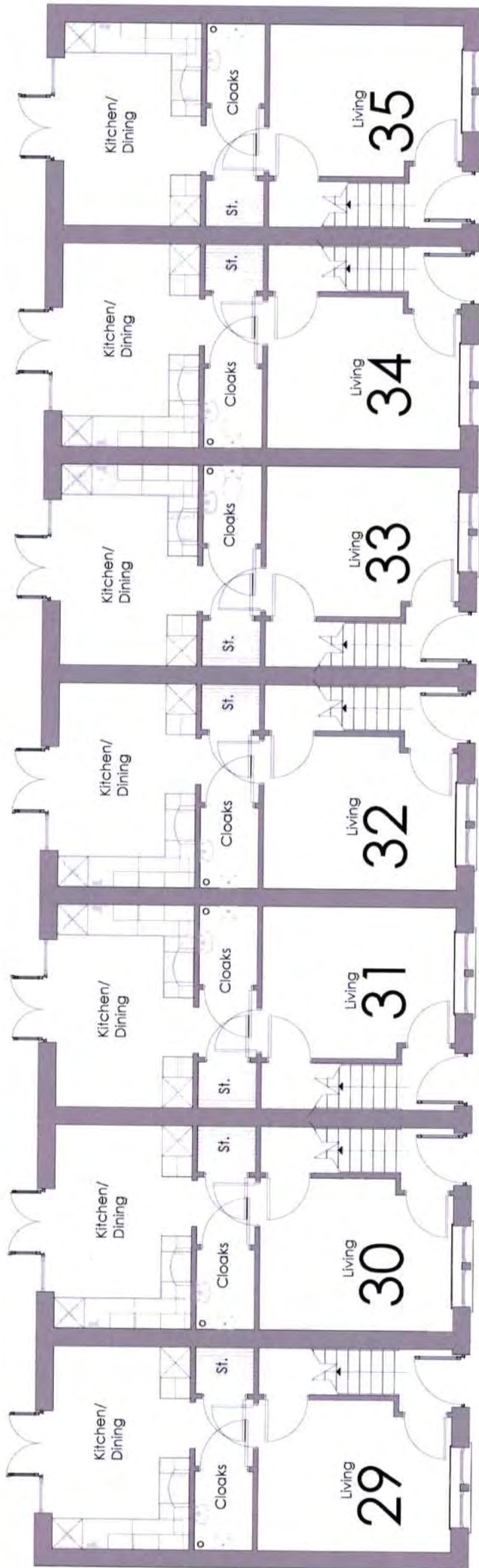
Project	PROPOSED RESIDENTIAL DEVELOPMENT			
	KENDAL STREET, CARLISLE			
Client	MCKNIGHT AND SON			
Drawing	COURTYARD BLOCK FIRST FLOOR			
Scale	Date	Drawn	Comp. No.	Number
1:100	02/17	BG	P04	15063-13



PLANNING

ARCHITECTS PLUS

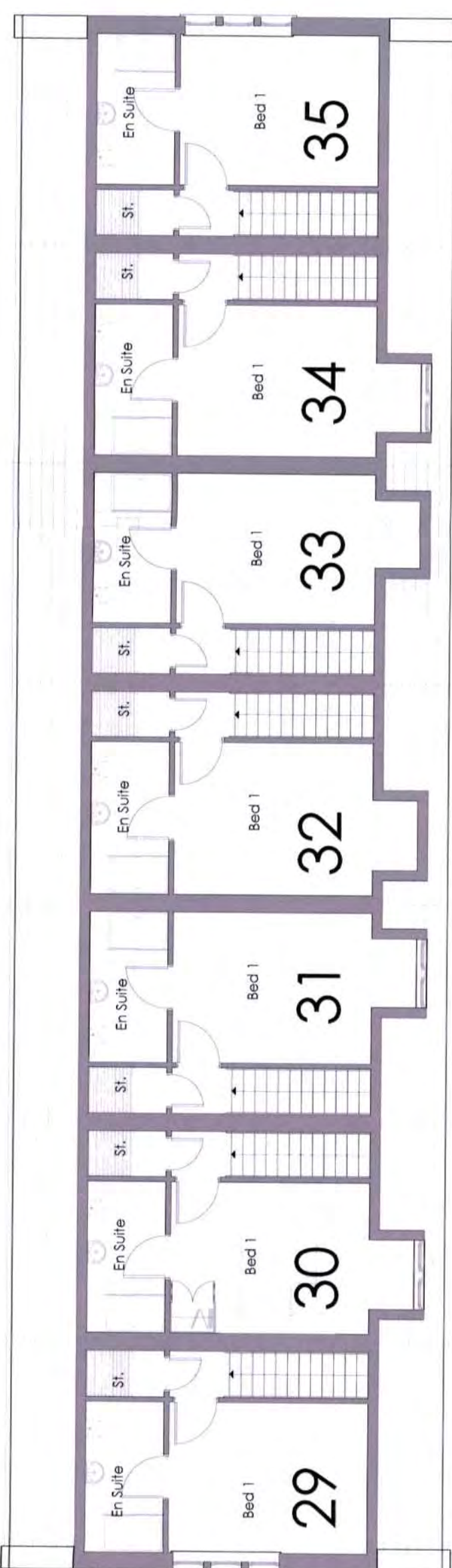
Project	PROPOSED RESIDENTIAL DEVELOPMENT KENDAL STREET, CARLISLE			
Client	MCKNIGHT AND SON			
Drawing	COURTYARD BLOCK SECOND FLOOR			
Scale	1:100	Date	02/17	BG
Drawn				
Checked				
Approved				
Project No.	P04	15063-14		
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TERRACE
GROUND FLOOR

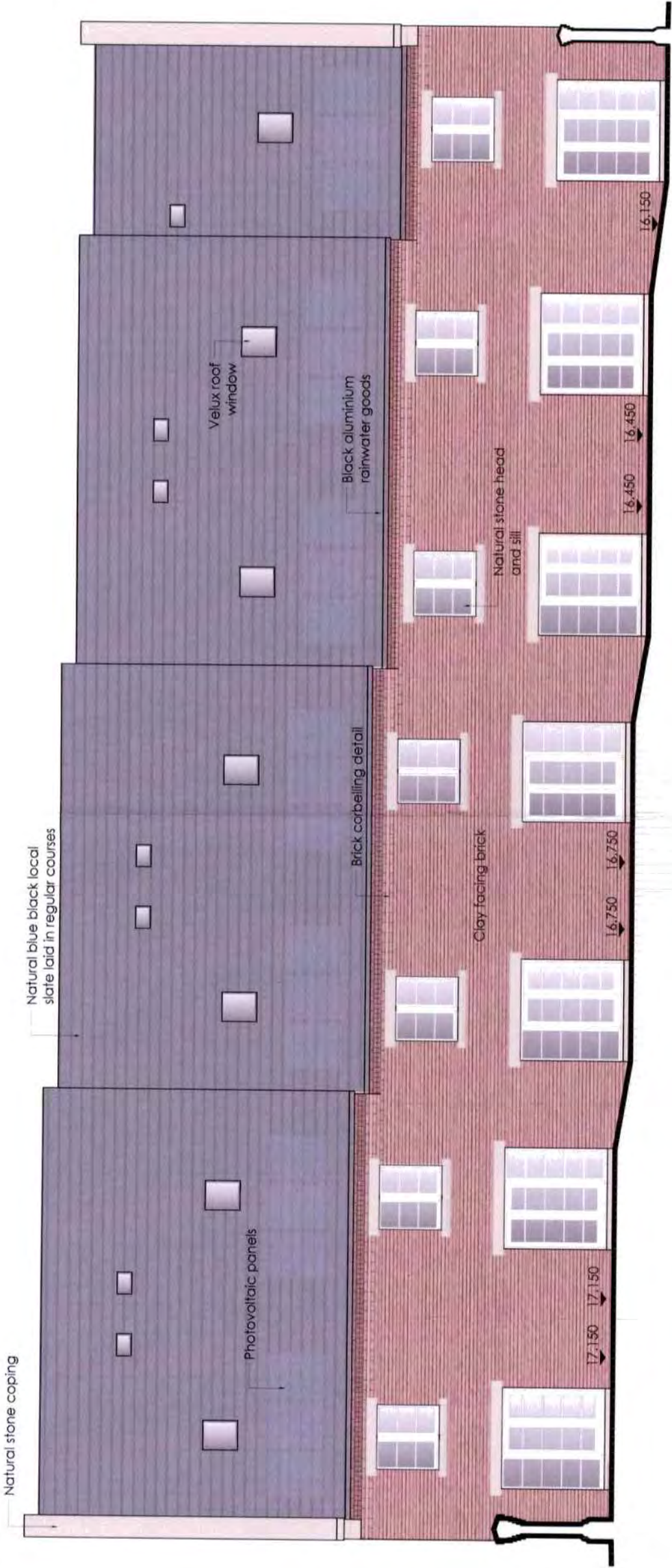


TERRACE
FIRST FLOOR



TERRACE
SECOND FLOOR

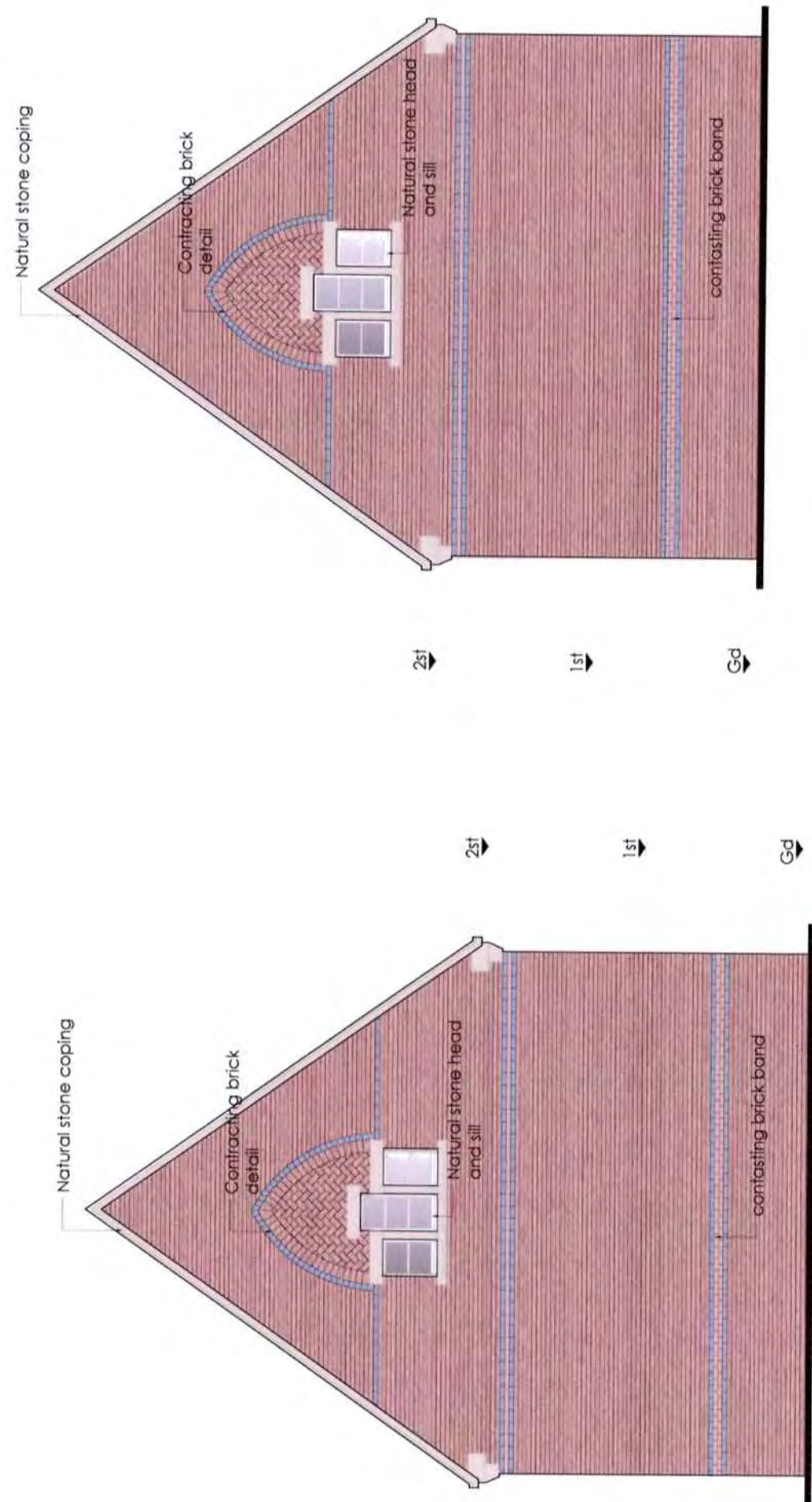
NOTES:
Walls:
Red multi clay facing brick with smooth red/tatfordshire blue contacting brick bands
UPVC casement windows with natural stone head and sill
Natural blue/black slate in regular coursing
UPVC casement windows with natural stone head and sill
Composite door with natural stone head
Boundary Treatment
Existing brick boundary walls to be retained and repaired. Existing copings/gate posts to be repaired and reused.
Surface Treatment
Gravel driveway with PC concrete flags to gardens



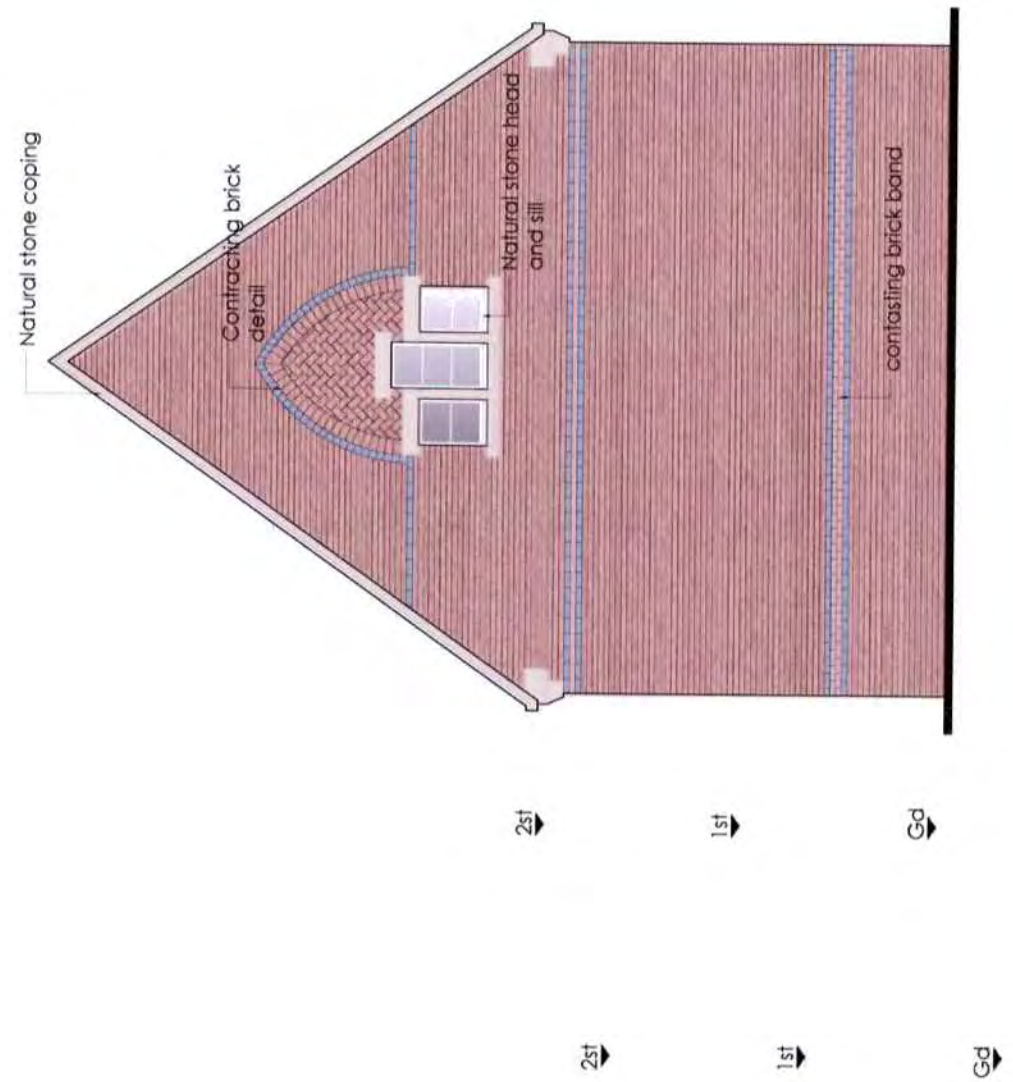
TERRACE
REAR ELEVATION



TERRACE
FRONT ELEVATION



TERRACE
END ELEVATION



TERRACE
END ELEVATION



PLANNING

ARCHITECTS PLUS

PROPOSED RESIDENTIAL DEVELOPMENT
KENDAL STREET, CARLISLE

Client: MCKNIGHT AND SON

Drawing: TERRACE BLOCK
PLANS AND ELEVATIONS

Scale: 1:100 Date: 02/17 BG P04

15063-07



NOTES:	
Walls	Red mudflat clay facing brick with smooth red infill and blue connecting brick bands
Roofs	Dark blue/black slate in regular coursing
Windows	UPVC casement windows with natural stone heads and sills
Doors	Castile door with natural stone head
Boundary treatment	Existing brick boundary walls to be retained/extended and new boundary walls to match existing. Existing coping/gate posts to be reused.
Surface treatment	Generally tarmac with PC concrete flags to gardens

06 MAR 2017
17/0193



PLANNING

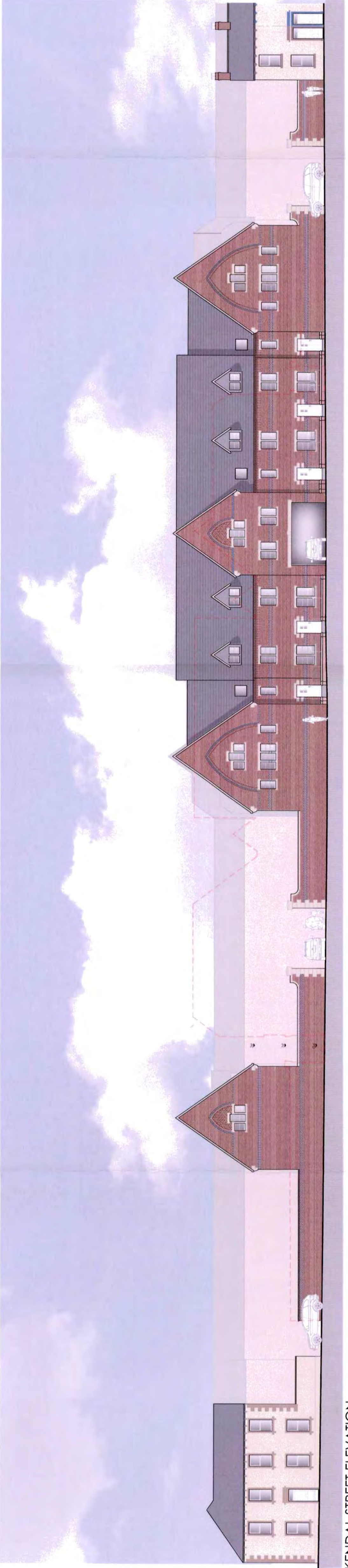
ARCHITECTS PLUS

Project
PROPOSED RESIDENTIAL DEVELOPMENT
KENDAL STREET, CARLISLE

MCKNIGHT AND SON

Drawing
COURTYARD BLOCK
ELEVATIONS

1:100	02/17	BG	P04	15063-08
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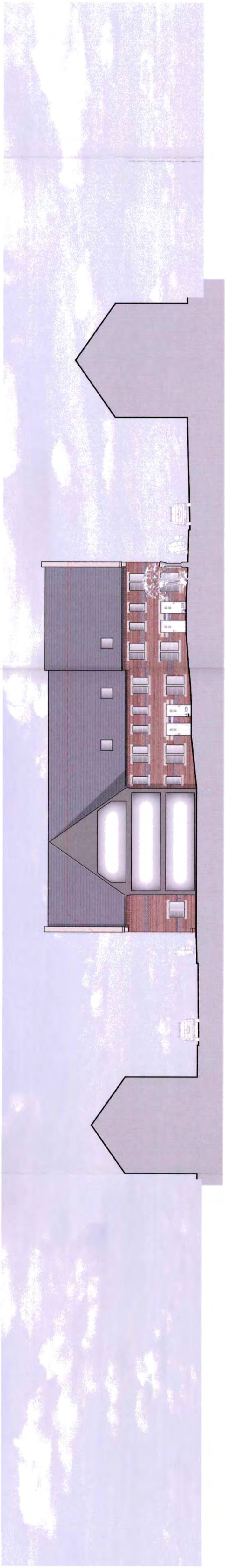
KENDAL STREET ELEVATION



NEWCASTLE STREET ELEVATION



SITE SECTION - TERRACE BLOCK



SITE SECTION - THROUGH COURTYARD



PLANNING

ARCHITECTS PLUS

Project
PROPOSED RESIDENTIAL DEVELOPMENT
KENDAL STREET, CARLISLE
Client
MCKNIGHT AND SON
Drawing
PROPOSED SITE SECTIONS

Scale	Date	Drawn	Comp.No.	Number
1:200	11/16	BG	P04	15063-04A



ENGINEER



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E: hello@kingmoor.co

CLIENT

PROJECT

FORMER CALDEWATE SCHOOL
REDEVELOPMENT

FILE

SURFACE WATER
DRAINAGE DETAILS

SCALE	1:200	STATUS	FOR PLANNING
PAPER SIZE	A1	DRAWN BY	C AIMERS
PROJECT PHASE	PLANNING	DATE	MAY 2017
DRAWING NUMBER	17-016-DWG001	REVISION	A