

SCHEDULE A: Applications with Recommendation

19/0234

Item No: 10

Date of Committee: 07/06/2019

Appn Ref No:
19/0234

Applicant:
Carlisle City Council

Parish:
Carlisle

Agent:
WYG Group Ltd

Ward:
Cathedral & Carlisle

Location: Civic Centre, Rickergate, Carlisle, CA3 8QG

Proposal: Demolition Of Rotunda And Extension Of Existing Car Park To Provide 40no. Additional Spaces

Date of Receipt:
20/03/2019

Statutory Expiry Date
15/05/2019

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Impact Of The Proposal On The Civic Centre/ City Centre Conservation Area
- 2.2 Impact On Listed Buildings/ Non-designated Heritage Assets
- 2.3 Flood Risk/ Drainage
- 2.4 Designing Out Crime
- 2.5 Biodiversity
- 2.6 Other Matters

3. Application Details

The Site

- 3.1 The Civic Centre is a large modernist structure that lies within Carlisle City Centre Conservation Area. It opened in 1964 and has been the headquarters of Carlisle City Council ever since.

- 3.2 The Civic Centre comprises three main linked elements: an eleven-storey tower; a two-storey civic suite which incorporates the main entrance; and an octagonal building (also known as the rotunda) which contains the Council chamber. The rotunda is a three-storey structure comprising a basement, ground floor and first floor (with the first floor having a balcony level). The basement and ground floor are currently unoccupied following flooding in 2015. The original scheme for the Civic Centre included the construction of a large assembly room to the south of the complex which would have formed a piazza but this was never built.
- 3.3 The architectural style of the Civic Centre is characterised by simple, plain, geometric forms. Similar to other modernist structures, the Civic Centre is characterised by the use of reinforced concrete and steel with large windows set in horizontal bands. The rotunda is constructed of reinforced concrete with concrete floor slabs and a flat roof.
- 3.4 The ground floor of the building was flooded in 2015 and has been out of use ever since, with temporary portacabins being used to provide additional floor space.
- 3.5 The Civic Centre building is adjoined by a car park to the south, beyond which lies Drovers Lane and a Debenhams department store; by Rickergate to the west beyond which lies the Magistrates Court and Ristorante Adriano; by Hardwicke Circus roundabout to the north; and by Lowther Street Car Park to the east.

The Proposal

- 3.6 The application is seeking planning permission to:
- demolish the rotunda and the link to the two-storey civic suite;
 - make good and repair the south elevation of the two-storey civic suite where the link to the rotunda is proposed for removal;
 - extend the existing surface car park onto land currently occupied by the rotunda and the lawned area (which contains two trees) to the east of the portacabin. An additional forty-three car parking spaces would be provided (the portacabins are located on thirteen car parking spaces so there would be a net gain of thirty car parking spaces).
- 3.7 A Demolition Method Statement has been submitted with the application.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to three neighbouring properties. One letter of objection has been received from Cllr Bainbridge which raises the following concerns:
- disagrees with the removal of the two trees and the small lawned area for the sake of a few extra car parking places. They add a small green element

to the current site and are a small amenity area in an oasis of tarmac and concrete. To remove them would be a retrograde step - they have several years of life expectancy ahead of them and trees of this size are rare in the city centre. Would be more comfortable if they were retained. People would rather see the trees kept than 12 additional car parking spaces. An assessment should be made as to whether they are eligible for a TPO;

- motorcycle parking was established at the Civic Centre as a result of a public petition 11 years ago. The current layout makes no provision for motorcycle users - a revised layout could make some motorcycle provision;

- the assumption has been made that the rotunda is unlettable in today's market and it has been mentioned that it has been marketed through agents - but have never seen any mention of this site for let. Requested an explanation as to the precise methods used by the Council and agent to promote the site. The Council should be subject to the same rigours (if not more) of proving market demand as other applicants. The ground floor could be a potential creche/ nursery.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections subject to conditions (Construction Phase Traffic Management Plan and Surface Water Drainage Scheme);

Cumbria Constabulary - North Area Community Safety Unit: - does not consider that this development would create any appreciable crime risk. The present car park is well used and generates plenty of legitimate activity and casual supervision. The extension would be in view of the CCTV camera mounted on the Magistrates Court building. There are also some natural surveillance opportunities from the upper levels of the Civic Centre and pedestrian traffic using Drovers Lane and Lowther Street;

Northern Gas Networks: - no objections;

Environment Agency: - no objections - the proposed development would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere;

Environment Agency - Environmental Crime Team: - no comments received;

Twentieth Century Society - Amenity: - no comments received;

United Utilities: - no objections subject to conditions;

Carlisle & District Civic Trust: - it appears to have been missed that the building design was "Commended" in the 1966 National Civic Trust Awards representing the North West Region. Proposals arose in 2014 when a consultation by the Council revealed one option under consideration was for demolition and substitution by a retail development scheme. Dis-affection was noted but also many spoke up in favour of retention of the building and

its quality such as Alex Kolombos, from Wells, who regarded the building as a “true beauty” with “wonderful interior spaces” and also Tilly Hemingway who went on record as saying “I think Carlisle Civic Centre is a magnificent example of mid-century modern architecture and an important piece of British design history”. It is doubtful that public opinion will have changed greatly in the last 5 years.

A City should reflect its development and history through its architecture but it is not just that good examples are retained but how they appear cared for that can send a strong message to citizen and visitor alike as to how a community sees itself.

The Trust is opposed to the partial demolition of the Civic Centre complex. Its significance as a non-designated heritage asset is far higher with the retention of the design's original concept – the main tower block or 'secretariat' the committee rooms for democratic interaction which both culminate visually and purposefully in the Council Chamber rotunda. As our working guidance suggests the completeness of a building concept is of great importance and the loss of the rotunda as the focus of the Civic statement would be significant.

We are not convinced by the flooding justification. As originally built the rotunda was elevated off the ground on stilts (more recently in filled) which, we would argue, was probably a concept that may well have been appropriate for the whole complex given its location within the Eden flood plain sitting on Robert Smirke's second 5 arch bridge of 1815 filled in during the 19 century.

Neither the Written Statement or the Heritage Statement adequately justify this damage to what may become an important survivor of the modern movement era. History always reminds us that where pride and quality are acknowledged at completion demolition without a rounded, balanced, argument often leads to regret and lost opportunity. We urge the Council to re-consider its proposals and retain the rotunda and not destroy part of this nationally commended building.

6. Officer's Report

Assessment

- 6.1 Section 70(2) 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 required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP1, SP4, SP6, SP7, HE3, HE7, CC4, CC5, CM3, CM4, GI3 and GI6 of the Carlisle District Local Plan (CDLP) 2015-2030. The Supplementary Planning Documents Trees and Development and Designing Out Crime are also material planning considerations.
- 6.3 The proposal raises the following planning issues.

1. Impact Of The Proposal On The Civic Centre/ City Centre Conservation Area

- 6.4 The existing rotunda is no longer fit for purpose for use as a modern, multi-functional civic space. The design of the rotunda prevents easy access by all members of the public. The fixed circular seating arrangement does not allow for other flexible uses or conferences. The structure is not energy efficient and is uncomfortable to sit in for extended periods of time. The acoustics within the building are poor. A new multi-functional civic suite is to be provided within the Civic Centre and this would allow occupation, use and enjoyment by a large range of groups and members of the public.
- 6.5 The application is accompanied by a Built Heritage Statement (HS). An application to consider the Civic Centre for listing was made to Historic England in 2007. After considering the architectural and historic interest of the building it was concluded that the building did not meet the relevant criteria for listing. The building is, therefore, considered to be a non-designated heritage asset, with a low heritage value.
- 6.6 The structural frame of the rotunda comprises twenty-four rectangular columns, which extend through the council chamber. When the rotunda was constructed the ground floor was partially open and pedestrians could walk through the structure at ground floor level. This area, and the connecting link, have been infilled which has resulted in the loss of this permeability and the HS considers that this has partially compromised the original concept of the freestanding octagonal council chambers.
- 6.7 The rotunda contains a back-lit bas-relief in fibrous plaster by F. Trewin Copplestone which depicts elements of the city. Whilst this artwork is of interest, its artist is not renowned on a national level.
- 6.8 The original scheme for the Civic Centre included the construction of a large assembly room to the south of the complex which would have formed a piazza but this was never built. The hard landscaping to the south of the building has been removed and replaced with car parking, which has changed the immediate setting of the rotunda in particular.
- 6.9 The HS considers that overall whilst the Civic Centre has some heritage value this is considered to be low. The HS considers that the significance of the Civic Centre is considered to derive from: its association with post-war building of large modern civic centres to emphasise civic pride, identity and the progressive nature of local authorities; its competent modernist design and some internal features of interest which have been retained; and its role as an important public building within Carlisle.
- 6.10 Demolition of the rotunda would impact on the heritage significance of the Civic Centre by removing a key element of the building. However, the HS considers that the overall impact would be low. The original scheme design was never completed and the original concept of an independent free standing octagonal council chamber has already been partially compromised

through the infilling of the original ground floor beneath the council chamber and around the connecting link.

- 6.11 Prior to any demolition works taking place, a Historic Building Record would be undertaken to document the structure. This should include a photographic survey. The back-lit bas-relief would be removed from the rotunda prior to its demolition and relocated to a suitable location elsewhere within the Civic Centre where it can be seen by the general public. The south elevation would be made good and repairs would be in keeping with the character of the Civic Centre.
- 6.12 Whilst the replacement of the rotunda with an area of surface car parking would do little to improve the setting of the Civic Centre, the HS considers that the overall resulting negative impact on the heritage significance of the Civic Centre is considered to be low.
- 6.13 The application site is located within the City Centre Conservation Area. Section 72 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 to any buildings or land in a conservation area. The aforementioned section states that:
- "special attention shall be paid to the desirability or preserving or enhancing the character or appearance of that area".*
- 6.14 The aims of the 1990 Act are reiterated in both the NPPF, PPG and policies within the adopted Local Plan. Policy HE7 of the Local Plan advises that proposals should preserve or enhance the special character and appearance of conservation areas.
- 6.15 Case law (South Lakeland District Council v Secretary of State for the Environment (1992)) has established the principle that if development has a neutral impact on a conservation area, in that it made no positive contribution but left it unharmed, it could properly be said to preserve the character and appearance of that area.
- 6.16 The HS considers that the rotunda makes a neutral contribution to the character and appearance of the City Centre Conservation Area. Whilst the Civic Centre (and rotunda in particular) is competently designed it does not form the centre piece of a well designed civic quarter but rather sits awkwardly on the periphery of the city centre. The original scheme was not fully implemented resulting in an incomplete plan form and an unbalanced architectural composition. A piazza and a large assembly hall proposed as part of the original scheme design on land currently occupied by the car park did not materialise. As a result, the rotunda is a slightly isolated element rather than forming part of the piazza as originally intended.
- 6.17 In townscape terms the rotunda acts as a landmark building mainly due to its unusual shape and detailing with its octagonal plan form and castellated roof finish. However, the rotunda fails to positively address the surrounding streetscape at ground floor level and does not provide any overlooking or

animation of the public realm. The existing surface car park makes a negative contribution to the character and appearance of the conservation area, although the trees within the car park provide some limited greenery in this part of the conservation area.

- 6.18 The HS considers that the removal of the rotunda and its replacement with surface parking (along with changes to the existing car park, including the removal of two trees) would result in a negative impact on the character and appearance of the conservation area. However, in NPPF terms it is considered that the overall degree of harm would result in a negligible level of less than substantial harm.

- 6.19 The Council's Conservation and Urban Design Officer has been consulted on the application. He has concluded that:

- Historic England, in their 2008 report, conclude that the building complex does not meet the strict standards required for national significance and listing. Its merit however is clearly set out, and this is corroborated by Pevsner's assessment of the value of the building;

- The building sits within the City Centre Conservation Area, as extended in 2009. The Civic Centre is one of the more notable buildings within this extended area. Any loss of a building or part of a building of this scale will have an impact on the Conservation Area. While the loss to the Conservation Area as a whole may be less than substantial it is not negligible or neutral. The proposed car parking and the loss of trees can only be seen as not compliant with the planning policy and neither preserve nor enhance the Conservation Area.

- The removal of the octagon portion of the Civic Centre can only be described as being of substantial harm to the Civic Centre building complex which is recognised as an undesignated heritage asset.

- The scheme at present has an unacceptably damaging impact on the character and appearance of the Civic Centre building complex and constitutes substantial harm to the building. The proposed car parking will have a further detrimental impact on the Conservation Area, denuding it of its present limited tree cover and introducing an unbroken expanse of car parking. The proposals are not compliant with the need to give 'special attention to the desirability of preserving or enhancing the Conservation Area, nor to the policy considerations highlighted above – in particular HE7.

- Constructively, consideration could be given to the removal of the piloto infills to enable parking within the undercroft space (allowing for enhanced access to the building via the existing staircase and possible DDA compliant access), coupled with additional substantial tree planting to mitigate the impact of the already poor appearance of the existing car park.

- 6.20 The Carlisle and District Civic Trust notes that the building design was commended in the 1966 National Civic Trust Awards and considers that the building offers at least a medium level of significance in the city. The Trust

is opposed to the partial demolition of the Civic Centre complex. Its significance as a non-designated heritage asset is far higher with the retention of the design's original concept – the main tower block and committee rooms both culminate visually and purposefully in the rotunda. The completeness of a building concept is of great importance and the loss of the rotunda as the focus of the Civic statement would be significant.

- 6.21 The Trust is not convinced by the flooding justification. As originally built the rotunda was elevated off the ground on stilts (more recently infilled) which was probably a concept that may well have been appropriate for the whole complex given its location within the Eden flood plain sitting on Robert Smirke's second 5 arch bridge of 1815 filled in during the 19 century.
- 6.22 The Trust does not consider that the Written Statement or the Heritage Statement adequately justify this damage to what may become an important survivor of the modern movement era. History always reminds us that where pride and quality are acknowledged at completion, demolition without a rounded, balanced, argument often leads to regret and lost opportunity. The Trust urges the Council to re-consider its proposals and retain the rotunda and not destroy part of this nationally commended building.
- 6.23 The Civic Centre is a non-designated heritage asset. Paragraph 197 of the NPPF deals with non-designated heritage assets. It states that "in weighing applications that directly or indirectly affect 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". Paragraph 198 of the NPPF seeks to ensure that new development will proceed after the loss has occurred, whilst Paragraph 199 of the NPPF seeks to ensure that developers record any heritage assets to be lost.
- 6.24 The building suffers from poor access, poor energy efficiency and low levels of comfort and the current layout does not allow for the flexible use of the space. The building is no longer required by the Council and it has been marketed for alternative uses without success. Given the current issues with the building, significant investment would be required to reuse the building for an alternative use.
- 6.25 Whilst demolition of the rotunda would impact on the heritage significance of the Civic Centre by removing a key element of the building the loss of the rotunda is considered to be low. Prior to any demolition works taking place internal features of interest would be removed and relocated in the Civic Centre and a Historic Building Record would be undertaken to document the structure. The south elevation would be made good and repairs would be in keeping with the character of the Civic Centre.
- 6.26 The demolition of the rotunda would lead to less than substantial harm to the City Centre Conservation Area. Paragraph 196 of the NPPF states that "where a development proposal will lead to less than substantial harm to the significance of a non-designated heritage asset, this harm should be weighed against the public benefits of the proposal. The proposal would lead to the provision of an additional thirty car parking spaces which would

be located adjacent to the Civic Centre and in close proximity to the Magistrates, the Old Fire Station Entertainment venue and the City Centre which would benefit visitors using these facilities.

- 6.27 Policy HE7 (Conservation Areas) of the adopted Local Plan states that new development and/or alterations to buildings in conservation areas should preserve or enhance the special character and appearance of the conservation area and its setting.
- 6.28 Whilst it is considered that the removal of the rotunda would not have an adverse impact on the character and appearance of the conservation area, its replacement by a car park and the loss of two mature trees would have a negative impact on the conservation area. In order to overcome this, a number of additional trees would be planted on the edge of the car park, in the existing embankments and in the south-east and south-west corners of the car park and these would be secured by condition.
- 6.29 In light of the above, it is considered that the proposal would not have an adverse impact on the Civic Centre or on the City Centre Conservation Area.

2. Impact On Listed Buildings/ Non-designated Heritage Assets

- 6.30 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".

- 6.31 Policy HE3 of the adopted Local Plan seeks to ensure that Listed Buildings and their settings will be preserved and enhanced.
- 6.32 Nos. 20-28 Scotch Street/ 1 West Tower Street and Carlisle Public Markets are Grade II Listed Buildings. The Civic Centre (including the rotunda) is visible from the front of these buildings and is considered to form part of the listed buildings wider setting (albeit only a small part of its wider setting).
- 6.33 The Carlisle and District Magistrates Court and the Old Fire Station which lie directly to the west of the Civic Centre are considered to be non-designated heritage assets. The Civic Centre (and rotunda) is visible from the Magistrates Court and is considered to form part of its setting.
- 6.34 The Heritage Statement notes that the Civic Centre (including the rotunda) forms a small part of the wider setting of 20-28 Scotch Street/ 1 West Tower Street, Carlisle Public Markets and the Magistrate's Court. However, the views between these buildings and the Civic Centre do not contribute to understanding the significance of these buildings and, as a result, the

proposed demolition of the rotunda and the extension of the car park would not impact negatively on their significance.

- 6.35 In light of the above, the proposals would not have an adverse impact on the setting of any listed buildings or non-designated heritage assets.

3. Flood Risk/ Drainage

- 6.36 The Civic Centre is located within a defended Flood Zone 3 area and in accordance with the NPPF a Flood Risk Assessment (FRA) has been submitted with the application.
- 6.37 The FRA notes that the site would be at risk of flooding from the River Eden if there were no defences. A residual risk remains in the event that the defences fail or are overtopped as occurred in December 2015. The site is at low risk of flooding from surface water, overland flows, sewers, groundwater and reservoir failure.
- 6.38 The existing car park, that serves visitors to the Civic Centre and the city centre would be extended. No other location would be suitable to extend the car park and it is, therefore, considered that the sequential test is passed.
- 6.39 As the proposal is seeking to remove a building and no additional buildings are proposed there is no requirement to provide flood compensatory storage. The buildings and car park are served by an existing drainage system that drains into the United Utilities combined sewer in Rickergate. It is proposed to restrict runoff rates from the proposed car park extension to 3 litres per second. No modifications to the existing drainage system serving the existing car park and the building are proposed.
- 6.40 The Lead Local Flood Authority (LLFA) has been consulted on the application. The applicant has undertaken a survey of the existing drainage network associated with the rotunda and car park. The existing car park is drained via a series of gullies that discharge to the existing 450mm diameter public sewer in Rickergate which flows north into the River Eden. For the rotunda, there are two combined drains alongside the eastern and western parts of the building that discharge into the existing combined sewer in Rickergate.
- 6.41 In accordance with the drainage hierarchy stated within the Cumbria Development Design Guide 2017, the first method of surface water disposal to be explored is via infiltration. It is stated within the FRA that infiltration testing has been commissioned in order to confirm the suitability of infiltration methods within this site. In the event that these tests provide a positive result, then the drainage strategy is to be revisited to utilise infiltration techniques. However, no results have been provided by the applicant. These are required prior to any approval from the LLFA as it is currently proposed to discharge into the combined sewer on Rickergate at the same locations the previous land uses discharged to. The LLFA finds it acceptable that this information can be provided at a later date and this would be secured by condition.

4. Designing Out Crime

- 6.42 The Crime Prevention Officer has been consulted on the application. He does not consider that this development would create any appreciable crime risk. The present car park is well used and generates plenty of legitimate activity and casual supervision. The extension would be in view of existing CCTV cameras. There are also some natural surveillance opportunities from the upper levels of the Civic Centre and pedestrian traffic using Drovers Lane and Lowther Street.

5. Biodiversity

- 6.43 Two existing mature sycamore trees that lie to the east of the temporary portacabin would be removed, with a further sycamore tree that lies within the car park also being removed.
- 6.44 A Tree Survey has been submitted with the application. This identifies that the two trees adjacent to the portacabins are 25m and 32m high. One is categorised as of moderate quality and value, with the other being of moderate/ low quality. The tree within the car park is categorised as low value. The loss of the two trees adjacent to the portacabins would have a negative impact on biodiversity.
- 6.45 In order to mitigate for the loss of three trees a number of additional trees are proposed to be planted on the edge of the car park, in the existing embankments and in the south-east and south-west corners of the car park and these would be secured by condition.
- 6.46 In light of the above, the proposal would not have an adverse impact on biodiversity given the level of planting proposed.

6. Other Matters

- 6.47 The Local Highway Authority has requested further information on the number of construction vehicles entering the site per week, construction vehicle parking and a swept path analysis to ensure that all construction vehicles / HGVs can enter and leave the site in a forwards gear. This information can however be provided at a later date and a condition has been added to deal with this issue.
- 6.48 The current car park contains some motorcycle parking and the plans as originally submitted removed this provision. The plans have now been amended to provide some motorcycle parking within the car park.

Conclusion

- 6.49 The scale and design of the proposed works would be acceptable and they would not have an adverse impact on the Civic Centre, the Carlisle City Centre Conservation Area, on any listed buildings, on any undesignated heritage assets, or on biodiversity. In all aspects, the proposal is compliant

with the relevant national and local planning policies.

7. Planning History

- 7.1 Since 2010, a number of applications for roof mounted structures such as antenna, photovoltaic panels and generator equipment have been approved.
- 7.2 In February 2015, advertisement consent was granted for the display of 1no. internally illuminated LED sign (14/0914).

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 submitted planning application form, received 20th March 2019;
- 2. the Block & Location Plans (drawing ref P101) received 20th March 2019;
- 3. the Existing Car Park Plan (drawing ref E0011 Rev 01) received 20th March 2019;
- 4. the General Arrangement Plan (drawing ref H.01 Rev T3) received 21st May 2019;
- 5. the Existing Ground Floor Plan (drawing ref E0001 Rev 01) received 20th March 2019;
- 6. the Existing North Elevation (drawing ref E0015 Rev 01) received 20th March 2019;
- 7. the Existing East Elevation (drawing ref E0014 Rev 01) received 20th March 2019;
- 8. the Existing West Elevation (drawing ref E0013 Rev 01) received 20th March 2019;
- 9. the Existing South Elevation (drawing ref E0012 Rev 01) received 20th March 2019;
- 10. the Proposed Ground Floor Plan (drawing ref P0001 Rev 17) received 20th March 2019;
- 11. the Proposed South Elevation (drawing ref P0038 Rev 01) received 20th March 2019;
- 12. the Proposed West Elevation (drawing ref P0039 Rev 01) received 20th March 2019;
- 13. the Proposed East Elevation (drawing ref P0040 Rev 01) received 20th March 2019;
- 14. the Proposed North Elevation (drawing ref P0041 Rev 01) received 20th March 2019;

15. the Flood Risk & Drainage Assessment (A095945-3 March 2019) received 20th March 2019;
16. the Flood Risk & Drainage Assessment Appendices received 20th March 2019;
17. the Built Heritage Statement (March 2019) received 20th March 2019;
18. the Tree Survey (Project no. EES19-015 20th March 2019 version No. v1) received 25th March 2019;
19. the Planning, Design & Access Statement (March 2019) received 20th March 2019;
20. the Rotunda Demolition Method Statement (13/03/2019) received 20th March 2019;
21. the Notice of Decision; and
22. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Prior to their planting, details of the proposed trees to be planted shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within six months of the completion of the development. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policies GI6, HE7 and SP6 of the Carlisle District Local Plan 2015-2030.

4. Prior to the carrying out of any demolition work the existing rotunda building shall be recorded in accordance with a Level 2 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016. Within 2 months of the commencement of construction works a digital copy of the resultant Level 2 Survey report shall be furnished to the Local Planning Authority.

Reason: To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration as part of the proposed development.

5. Development shall not commence until a Construction Phase Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:
 - Pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local 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;

- cleaning of site entrances and the adjacent public highway;
- Details of proposed wheel washing facilities;
- The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- Construction vehicle routing;
- The management of junctions to and crossings of the public highway and other public rights of way/footway;
- Surface water management details during the construction phase

Reason: In the interest of highway safety.

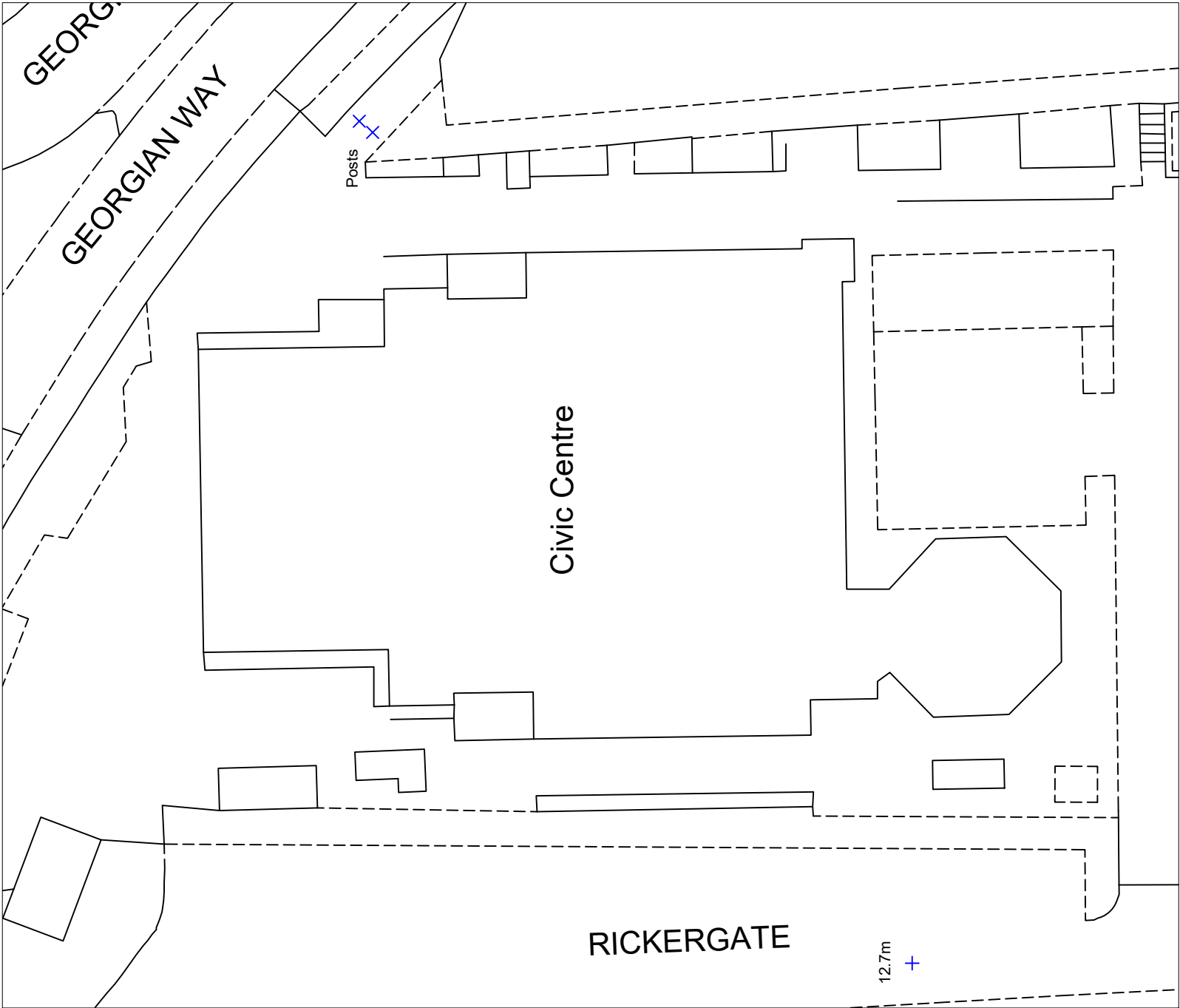
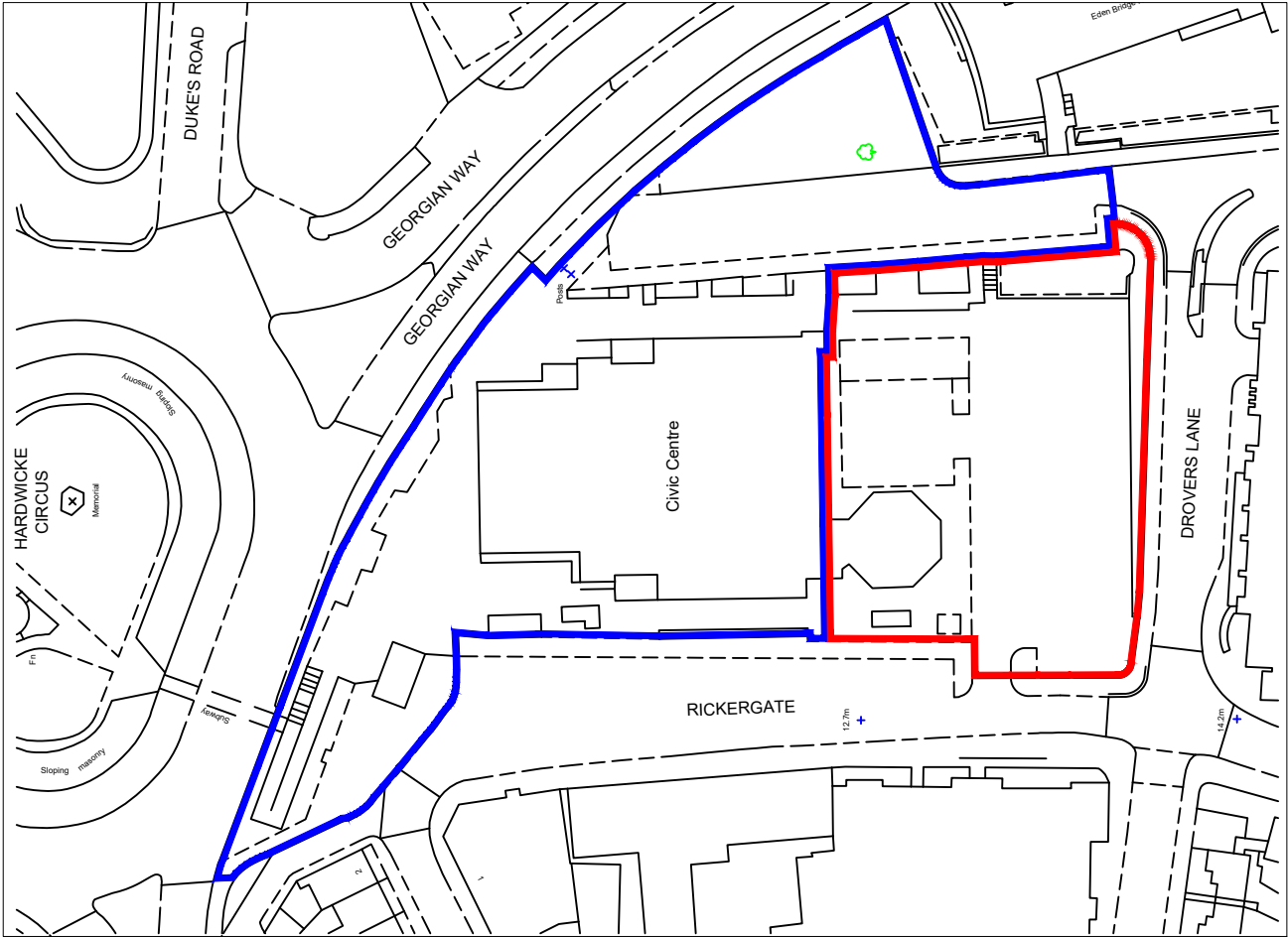
6. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted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

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

NOTES:



PLANNING APPLICATION

REV	0	PRELIMINARY ISSUE	DB	DB	DB	08-03-19
		DESCRIPTION	BY	CHK	APP	DATE

CARLISLE CITY COUNCIL

Carlisle City Council
Civic Centre
Carlisle
CA3 8QG

ARNDALE COURT
HEADINGLEY
LEEDS
LS6 2UJ

TEL: +44 (0)113 278 7111
FAX: +44 (0)113 278 3487
e-mail: leeds@wyg.com

Project:

Civic Centre
Carlisle City Council
Demolition of Rotunda & Extension of Car Park

Drawing Title:
Block & Location Plans

Scale @ A3
As Marked
Project No.
A095945-3

Drawn
DB
Office
Type
BS

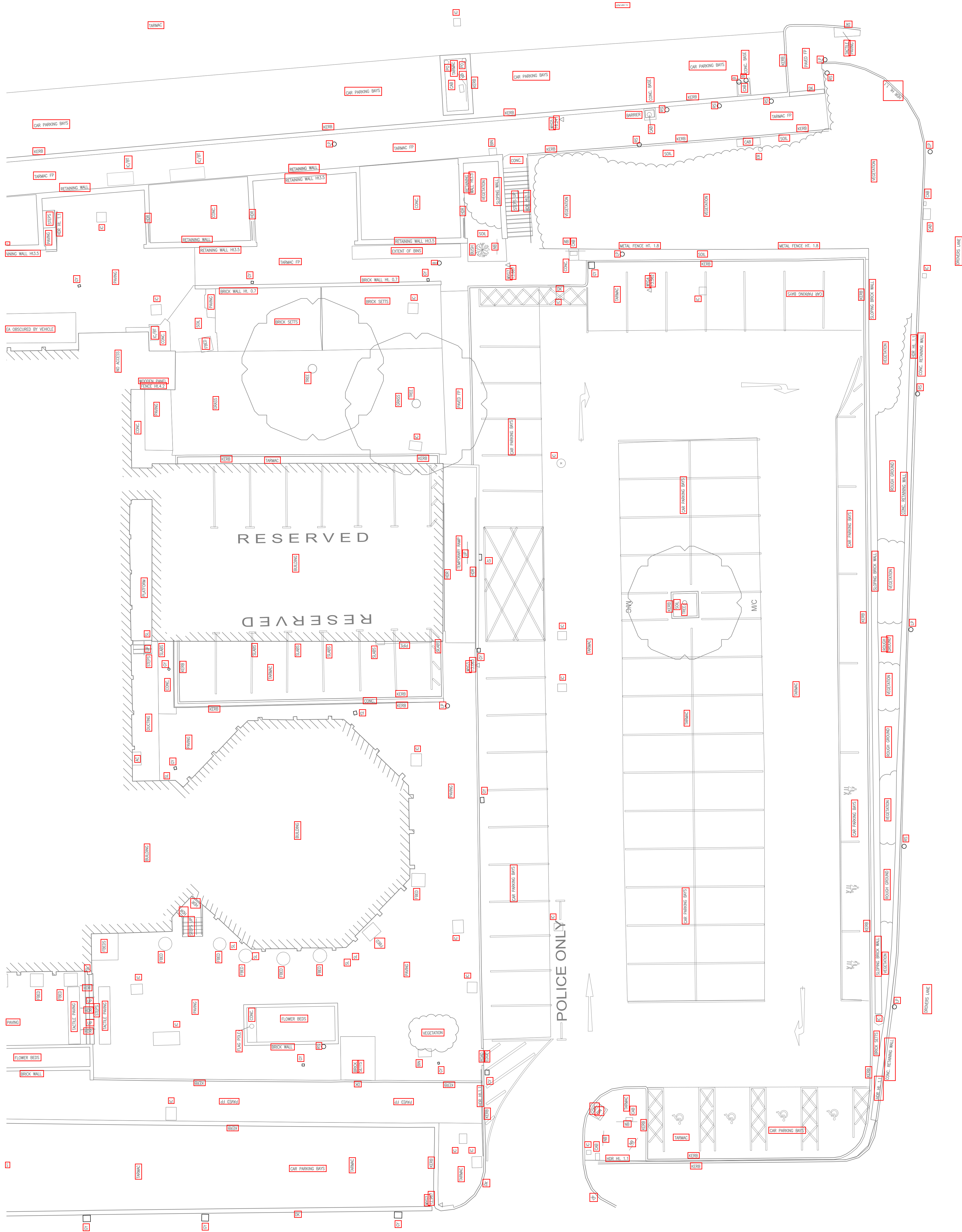
Date
08.03.19
Drawing No.
P101

Checked
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Approved
Date
08.03.19

Date
08.03.19

Revision
Revision No.
0

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PLANNING APPLICATION

01	Existing Car Park Plan	RK	DC	DC	01.12.17
REV	DESCRIPTION	BY	CHK	APP	DATE

Carlisle City Council
Civic Centre
Carlisle
CA3 8QG



TEL: +44 (0)113 278 7111
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e-mail: leeds@wyg.com

Project:

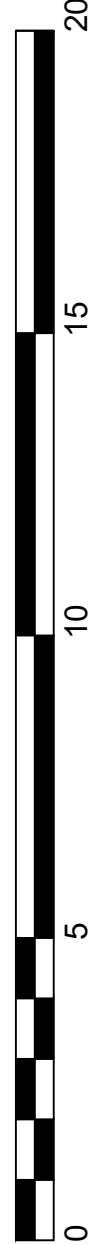
Civic Centre
Carlisle City Council

Demolition of Rotunda & Extension of Car Park

Drawing Title:

Car Park Plan As Existing

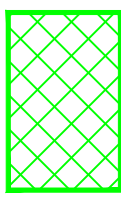
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Project No. A095945-3		Office 2103	Type BS	Drawing No. E0011		Revision 01



1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND THE SPECIFICATION.
2. TOPOGRAPHICAL SURVEY INFORMATION TAKEN FROM WYTS002 REVISION B, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SURVEY INFORMATION PROVIDED AND REPORT ANY ANOMALIES TO THE PROJECT MANAGER.
3. CLOSURE ARRANGEMENTS FOR THE EXISTING CAR PARK TO BE AGREED BETWEEN THE CONTRACTOR AND THE CLIENT / PROJECT MANAGER.
4. ACCESS ROUTES FROM BUILDING FIRE ESCAPES TO BE MAINTAINED AT ALL TIMES UNLESS AGREED OTHERWISE WITH THE PROJECT MANAGER.



MOTORCYCLE PARKING BAYS



PLANTED AREA, SPECIFICATION TO BE DETERMINED AT A LATER DATE



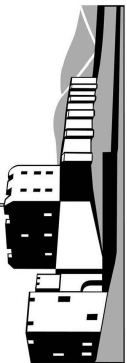
PROPOSED TREE PLANTING, REFER TO
LANDSCAPE GENERAL ARRANGEMENT DRAWING
A095945 LA 05 FOR TREE PIT DETAILS

PLANNING APPLICATION

REV	DESCRIPTION	BY	CHK	APP	DATE
P1	FIRST ISSUE	MB	JW	JW	26.09.18
T1	TENDER ISSUE	MB	JW	JW	05.10.18
T2	BAYS WIDENED AND LAYOUT UPDATED, NORTH FOOTWAY ADDED	KH	MB	JW	08.03.19
T3	AMENDED FOLLOWING PLANNING CMTS	DB	DB	DB	20.05.19

Client:

CARLISLE
CITY COUNCIL



3711
3 3487
m

3 7111
3 3487
m

Project:

CARLISLE CIVIC CENTRE

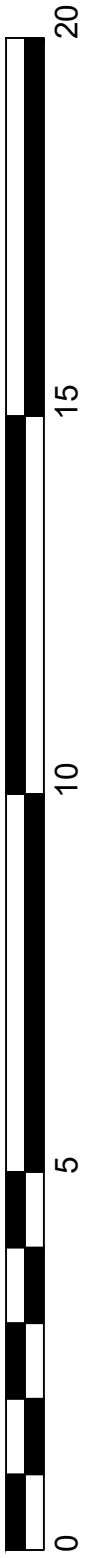
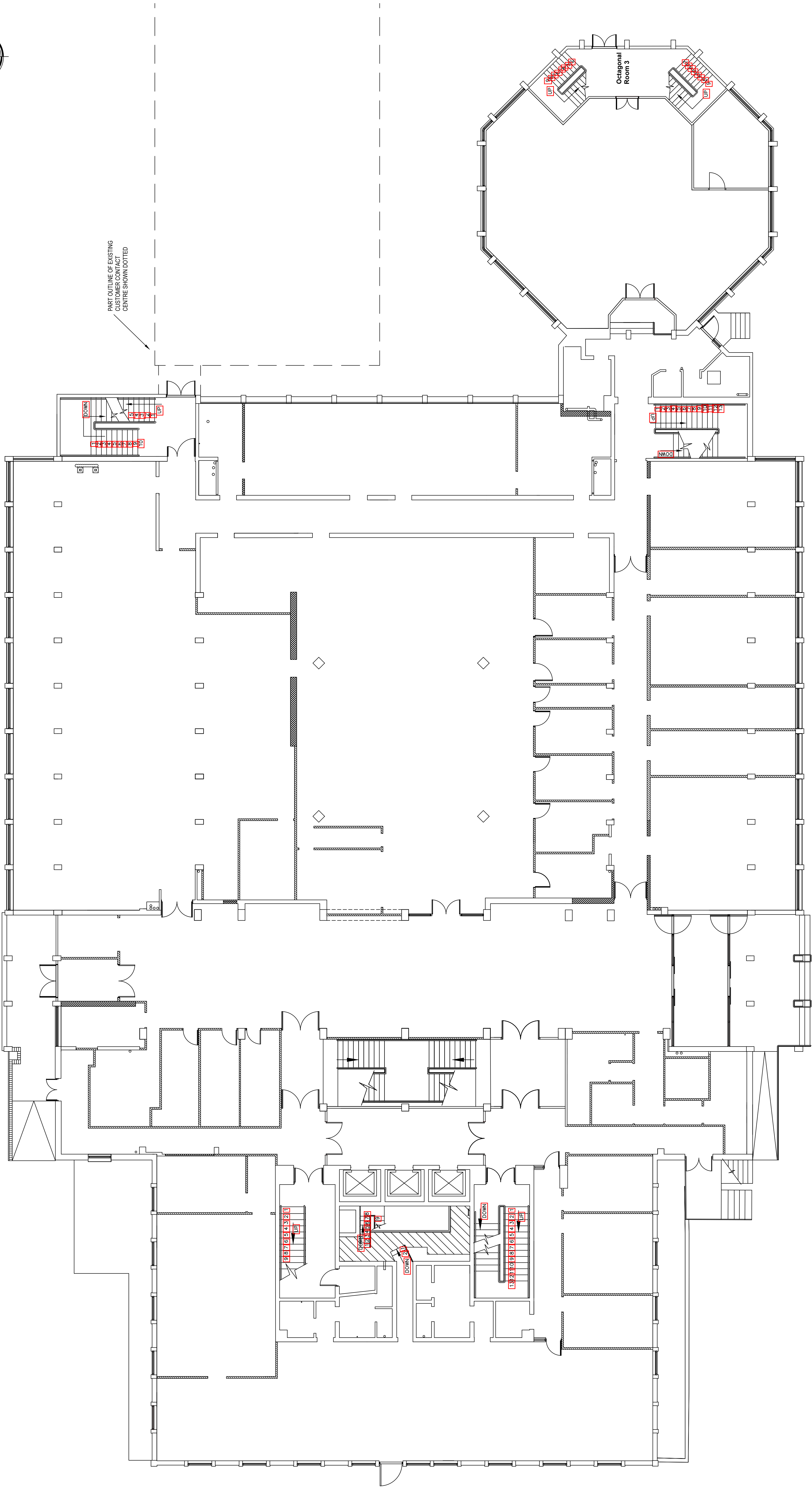
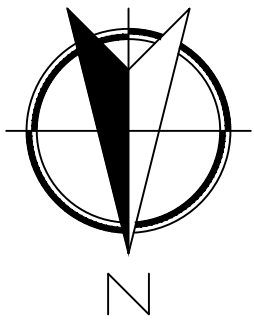
Drawing Title:

PAY AND DISPLAY CAR PARK EXTENSION GENERAL ARRANGEMENT

Scale @ A1 1:125	Drawn	Date	Checked	Date	Approved	Date
	MB	26.09.18	JW	26.09.18	JW	26.09.18
Project No. A095945-3	Office 21	Type C	Drawing No. H.01		Revision T3	

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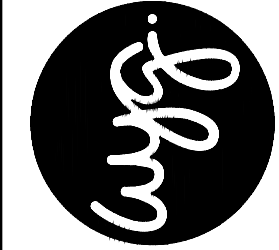
PLANNING APPLICATION

REV	DESCRIPTION	BY	CHK	APP	DATE
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Project No.	Office	Type	Drawing No.	Revision	
A095945-3	BS	E0001	01		

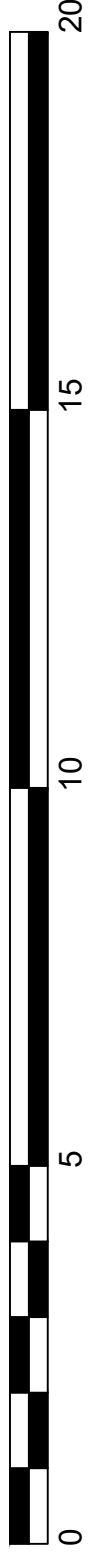
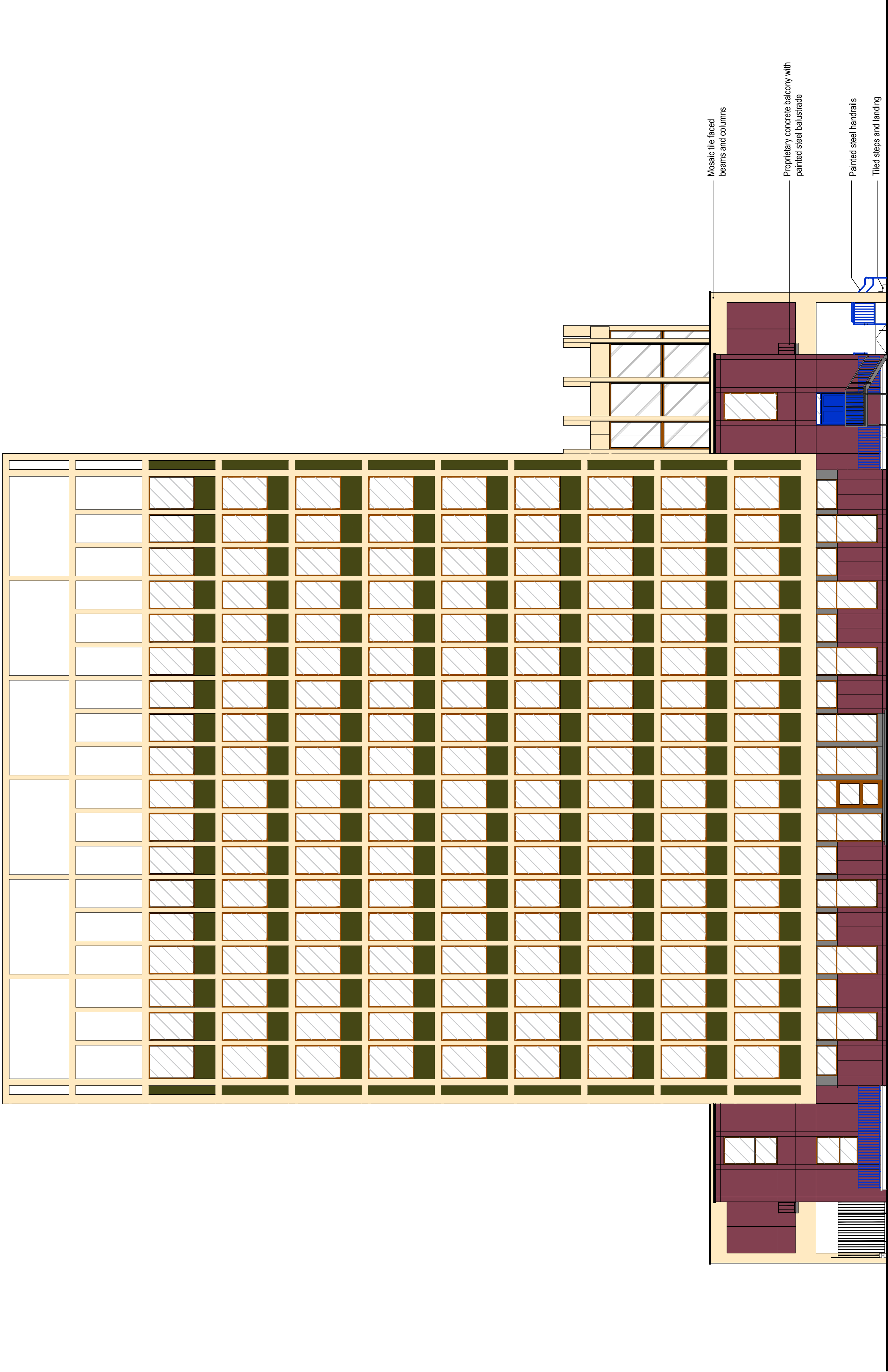
Project:
Civic Centre
Carlisle City Council
Demolition of Rotunda & Extension of Car Park



Client:
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG



ARDALE COURT
HEADINGLEY
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LS6 2UJ
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PLANNING APPLICATION

REV	As Existing North Elevation			DESCRIPTION			DATE		
	AH	DC	06.10.18	BY	CHK	APP	DATE	APPROVED	DATE
1									
Scale @		A1	1:100	Drawn	DC	06.10.18	Checked	DC	06.10.18
Project No.		A095945-3	Office	Type	BS	E0015	Drawing No.	Revision	01

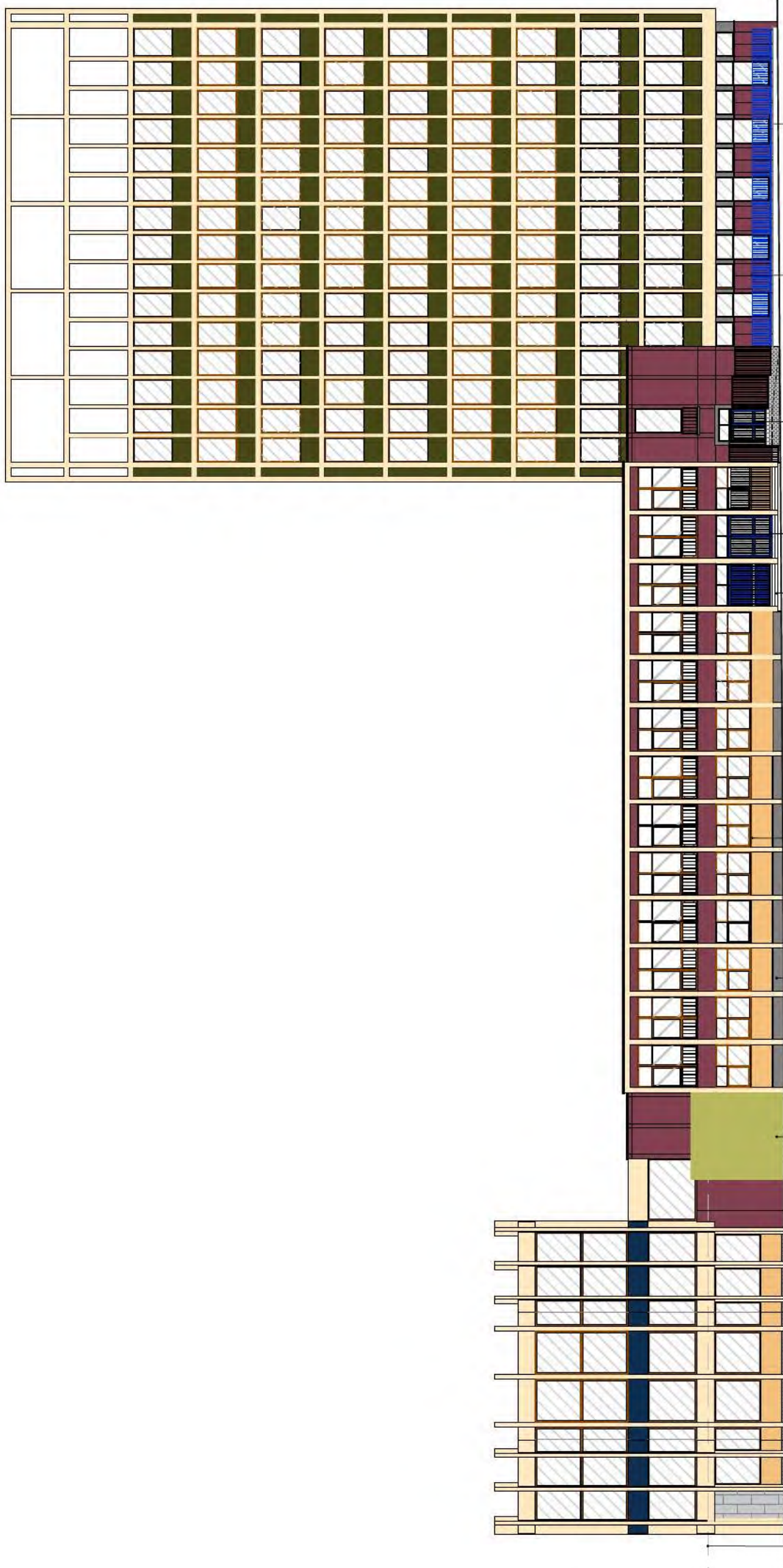
ARIDALE COURT
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FAX: +44 (0)113 278 3487
e-mail: leeds@wyg.com

Client:
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG

Project:
Civic Centre
Carlisle City Council
Demolition of Rotunda & Extension of Car Park

Drawing Title:
North Elevation
As Existing

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PLANNING APPLICATION

REV	DESCRIPTION	DATE	DATE	DATE
1	As Existing Use Elevation	06.10.18	06.10.18	06.10.18

Scale: 1:100	Drawn: 06.10.18	Checked: 06.10.18	Approved: 06.10.18
Project No: A095945-3	Type: BS	Quantity No: E0014	Revision: 01

Client: Carlisle City Council
Carlisle Civic Centre
Carlisle
CA3 8QG

Project: Civic Centre
Carlisle City Council
Demolition of Rotunda & Extension of Car Park

Drawing Title: East Elevation
As Existing

APRIL E COURT
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e mail: info@april.co.uk

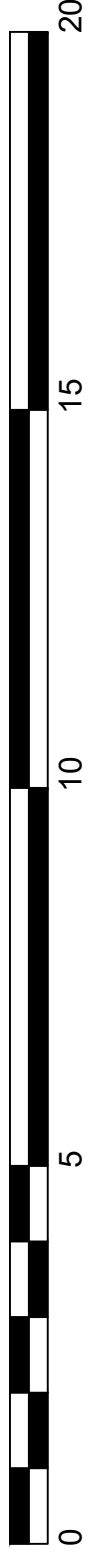
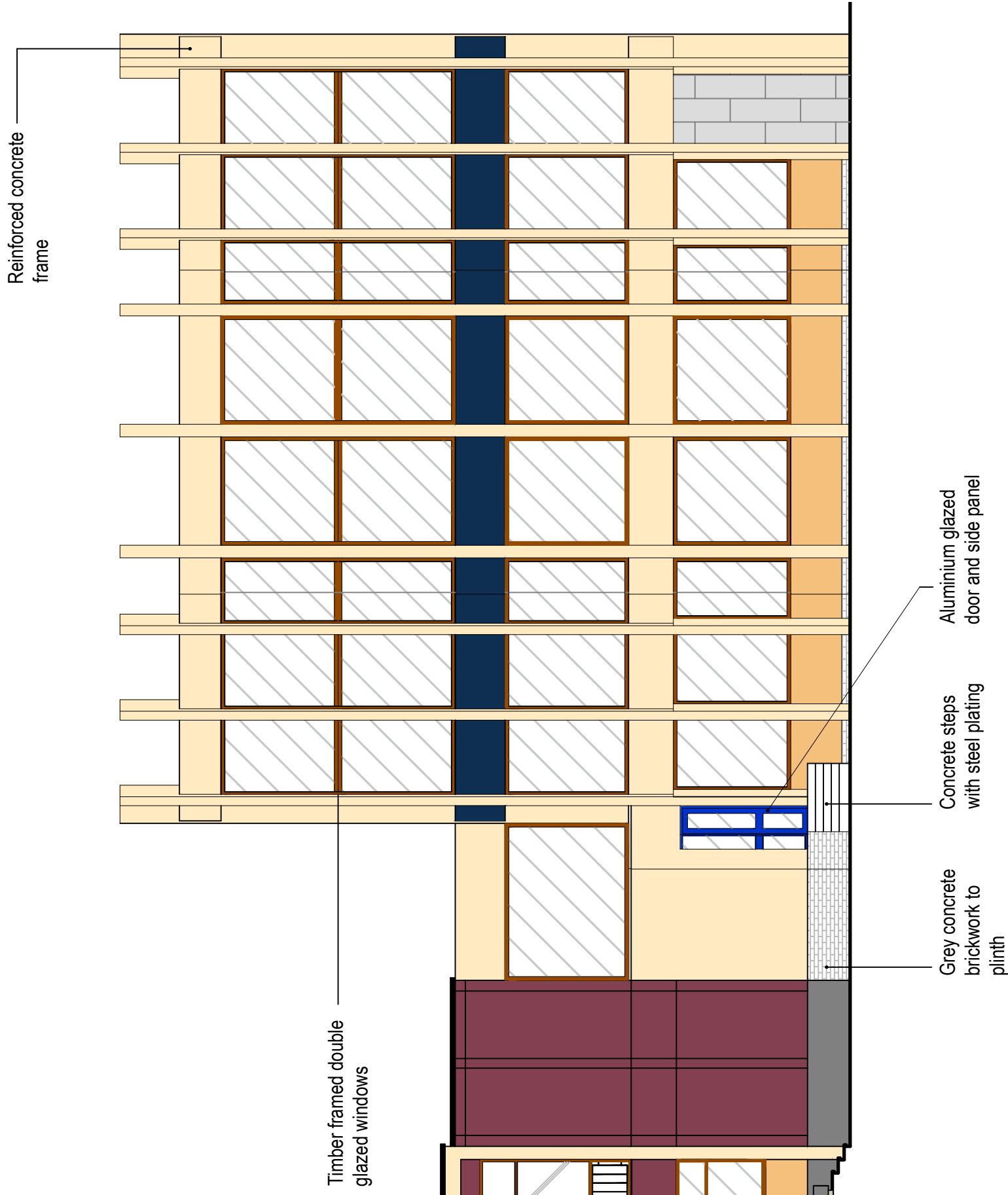
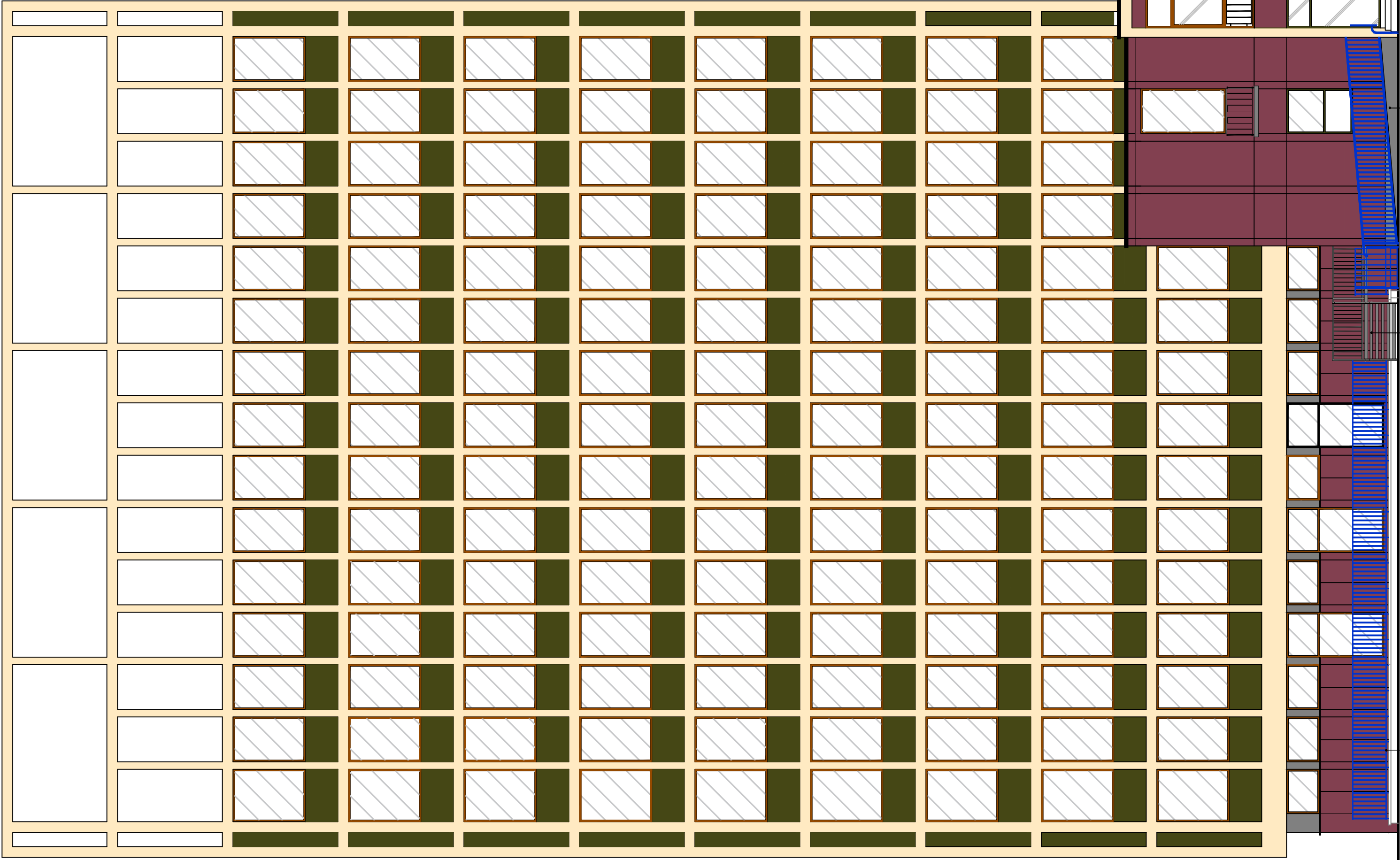
CARLISLE CITY COUNCIL

Carlisle City Council
Carlisle Civic Centre
Carlisle
CA3 8QG

WYJ

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PLANNING APPLICATION

REV	DESCRIPTION	BY	CHK	APP	DATE
1	As Existing West Elevation	AH	DC	DC	06.10.18
Scale @	A1	Drawn	Date	Checked	Date
1:100	AH	06.10.18	DC	06.10.18	DC
Project No.	Office	Type	Drawing No.	Revision	
A095945-3	BS		E0013	01	

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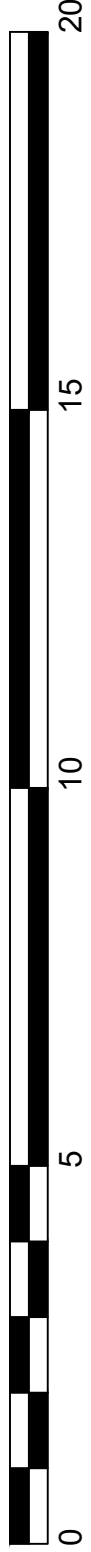
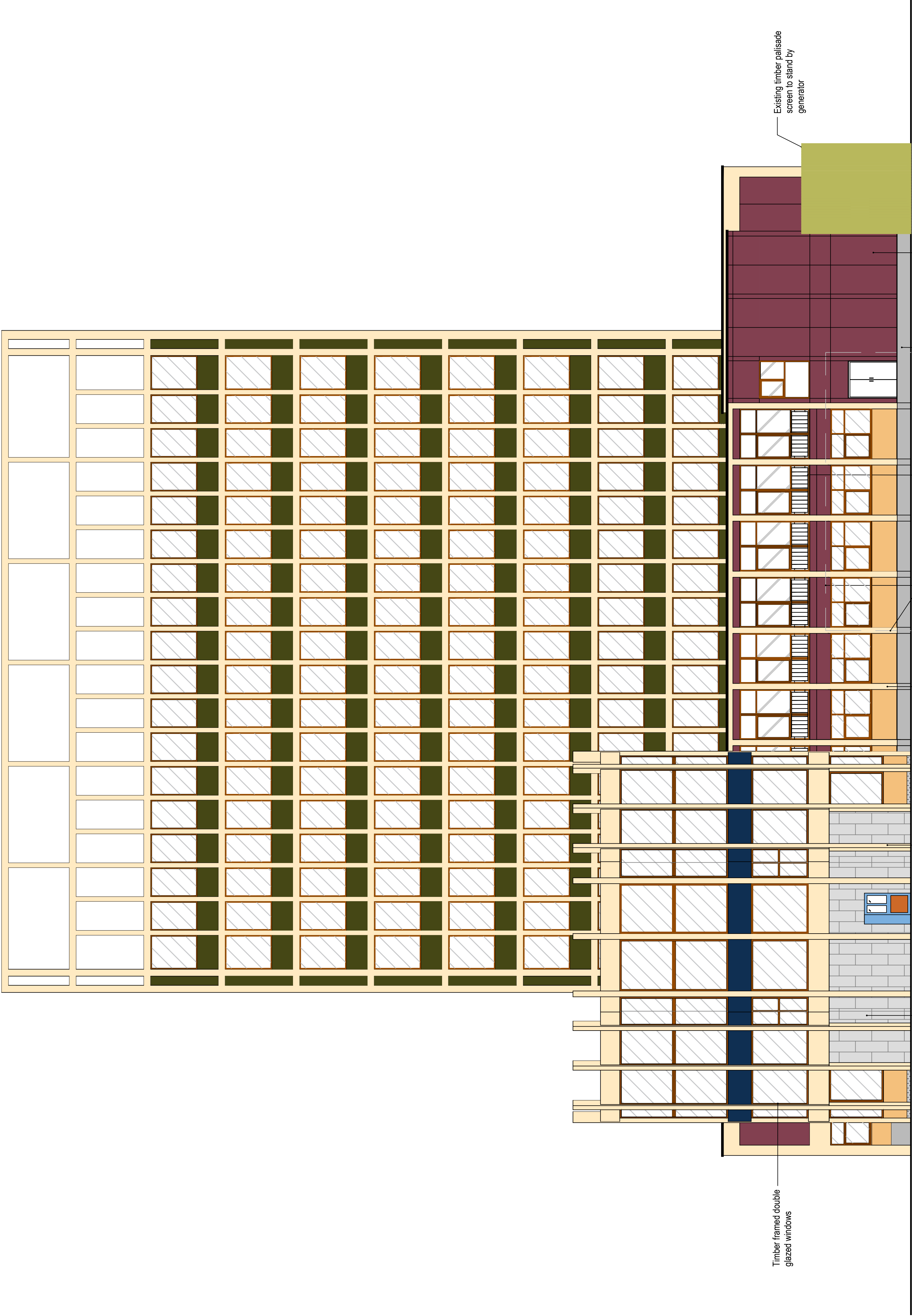
Client:
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG

CARLISLE
CITY COUNCIL

Drawing Title:
West Elevation
As Existing

Project:
Civic Centre
Carlisle City Council
Demolition of Rotunda & Extension of Car Park

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PLANNING APPLICATION

REV	1	As Existing South Elevation	AH	DC	06.10.18
DESCRIPTION	BY	CHK	APP	DATE	
Scale @ A1 1:100	Drawn AH	Date 06.10.18	Checked DC	Date 06.10.18	Approved DC
Project No. A095945-3	Office	Type BS	Drawing No. E0012	Revision 01	

ARIDALE COURT
HEADINGLEY
LEEDS
LS6 2UJ

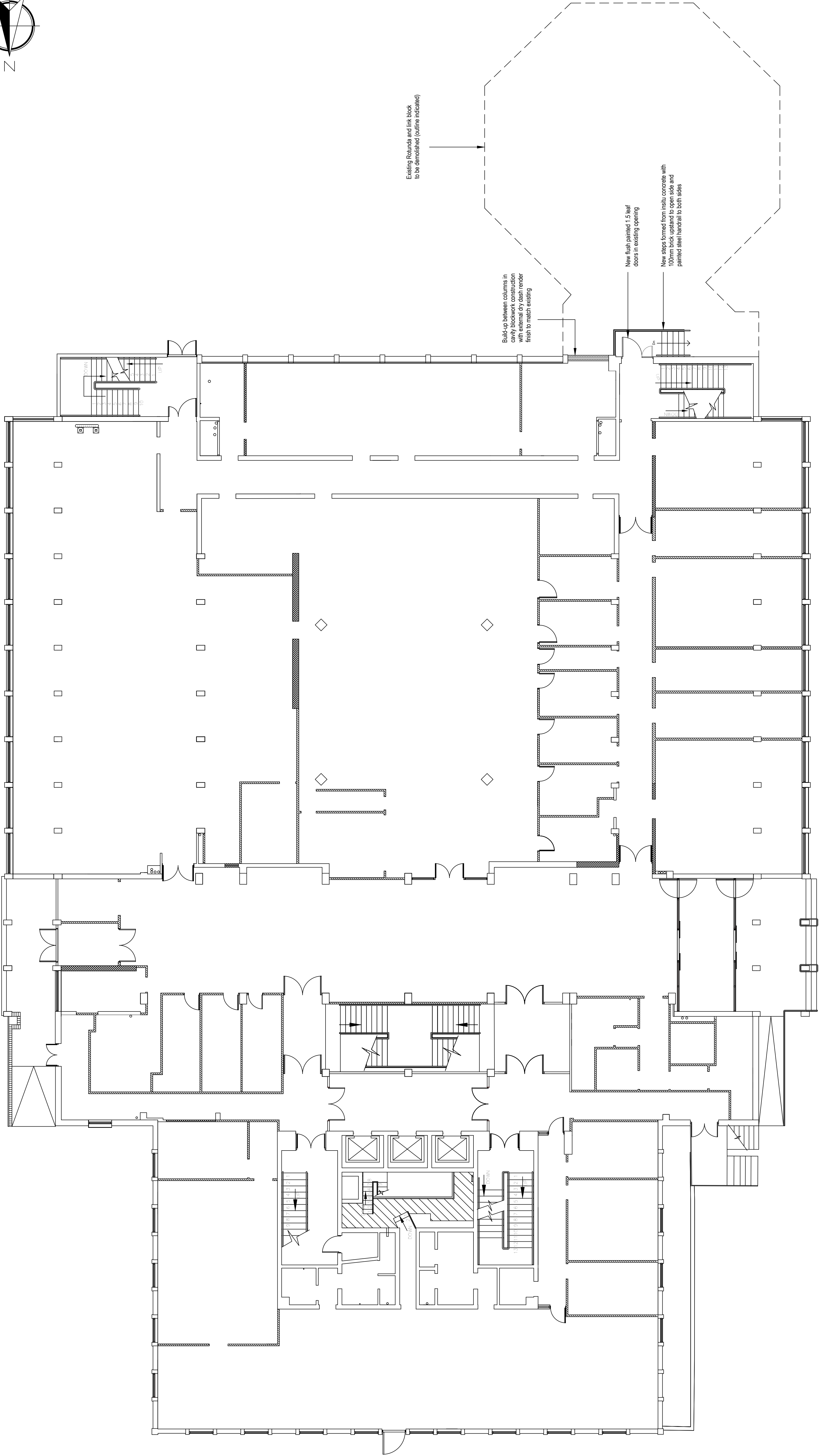
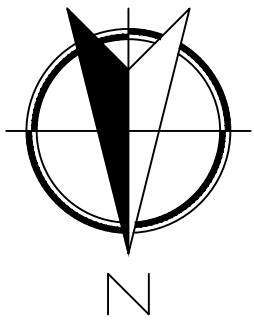
TEL: +44 (0)113 278 7111
FAX: +44 (0)113 278 3487
e-mail: leeds@wyg.com

Client:
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG

Project:
Civic Centre
Carlisle City Council
Demolition of Rotunda & Extension of Car Park

Drawing Title:
South Elevation
As Existing

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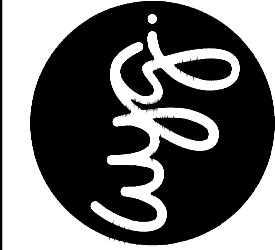
PLANNING APPLICATION

REV	Showers amended, lobby added back	AH	DC	DC	CHK	APP	DATE
17							05.09.18
DESCRIPTION							
Scale @	A1	Drawn	Date	Checked	Date	Approved	Date
1:100	RK/DB	04.10.18	DC	04.10.18	DC	04.10.18	
Project No.	Office	Type	Drawing No.	Revision			
A095945-3	BS	P0001		17			

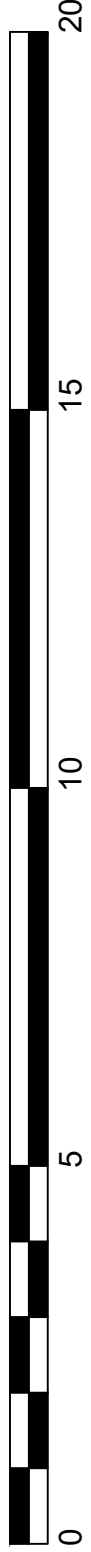
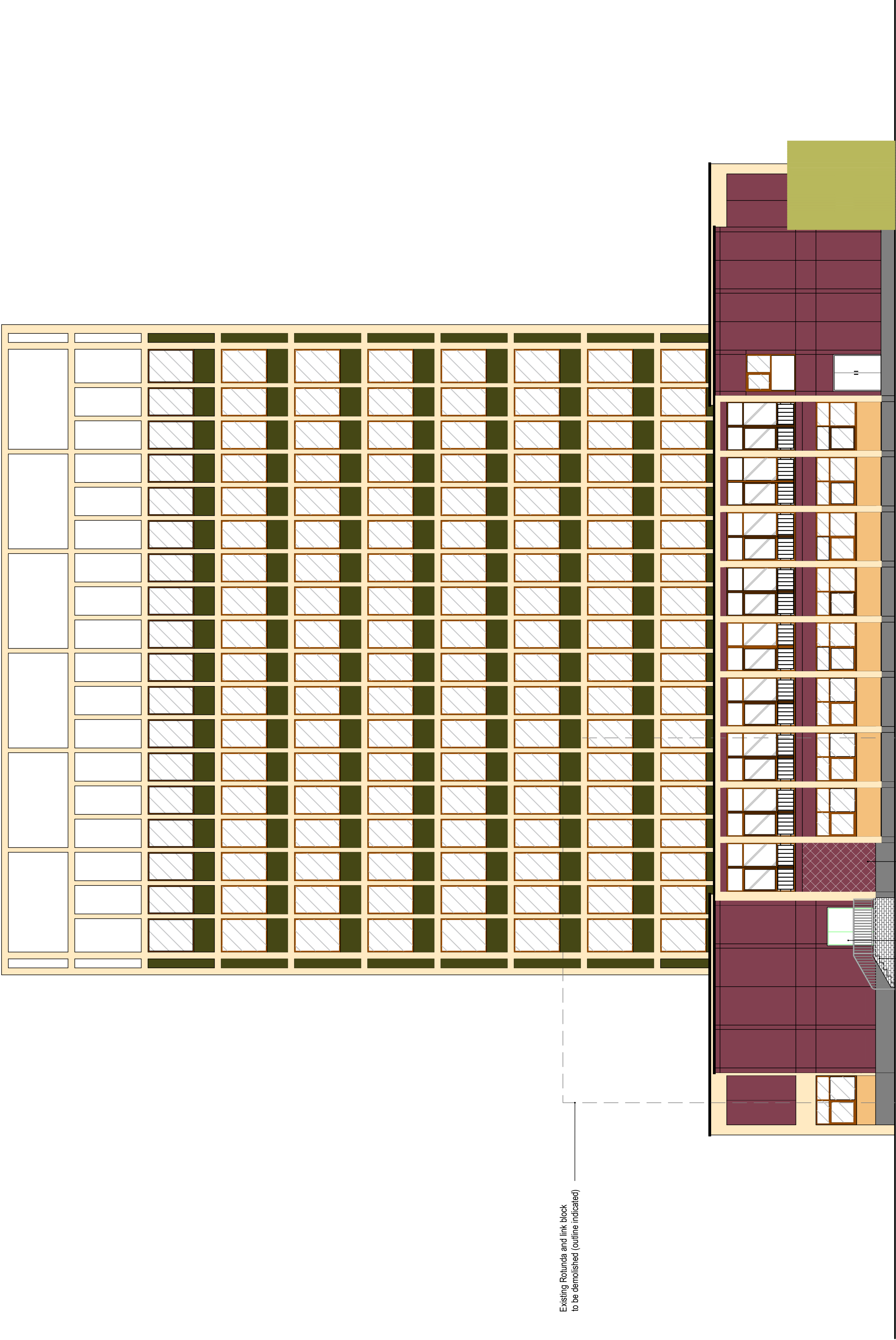
Project:
Civic Centre
Carlisle City Council
Demolition of Rotunda & Extension of Car Park



Client:
Carlisle City Council
Civic Centre
Carlisle
CA3 8QQ



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PLANNING APPLICATION

REV	As Proposed	South Elevation	AH	DC	DC	06.10.18
1						
DESCRIPTION		BY	CHK	APP	DATE	
Scale @	A1	Drawn	Date	Checked	Date	Approved
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Project No.		Office	Type	Drawing No.	Revision	
A095945-3		BS		P0038	01	

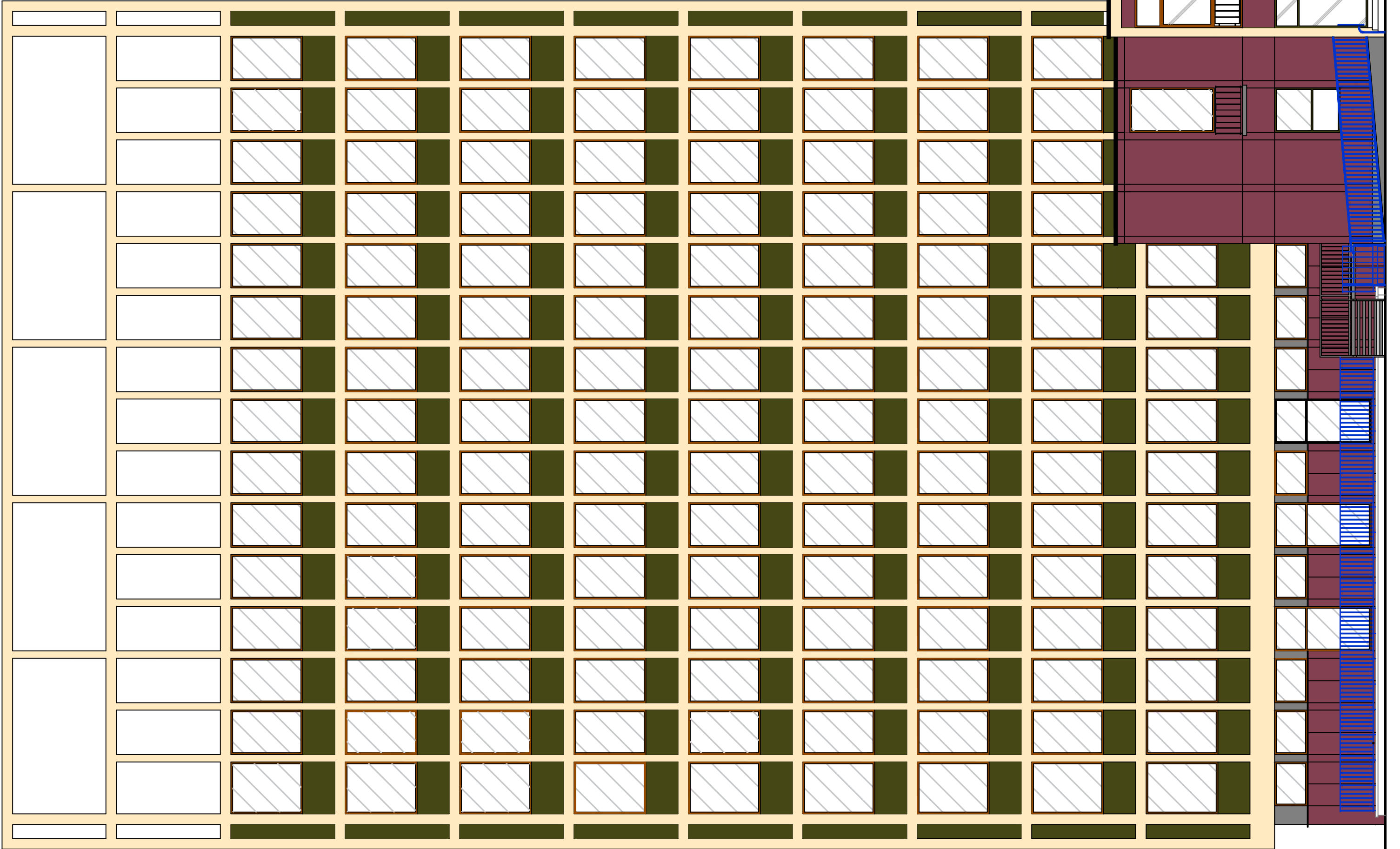
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e-mail: leeds@wyg.com

Client:
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG

Project:
Civic Centre
Carlisle City Council
Demolition of Rotunda & Extension of Car Park

Drawing Title:
South Elevation
As Proposed

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Existing Rotunda and link block
to be demolished (outline indicated)

New steps formed from in situ
concrete with 100mm brick upstand
to open side and painted steel
handrail to both sides



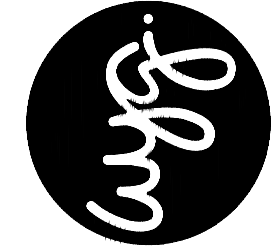
PLANNING APPLICATION

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DESCRIPTION					
REV	Drawn	Date	Checked	Date	Approved
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Scale @ 1:100					
Project No.			Drawing No.		
A095945-3			BS		
Office			Revision		
P0039			01		

Project:
Civic Centre
Carlisle City Council
Demolition of Rotunda & Extension of Car Park

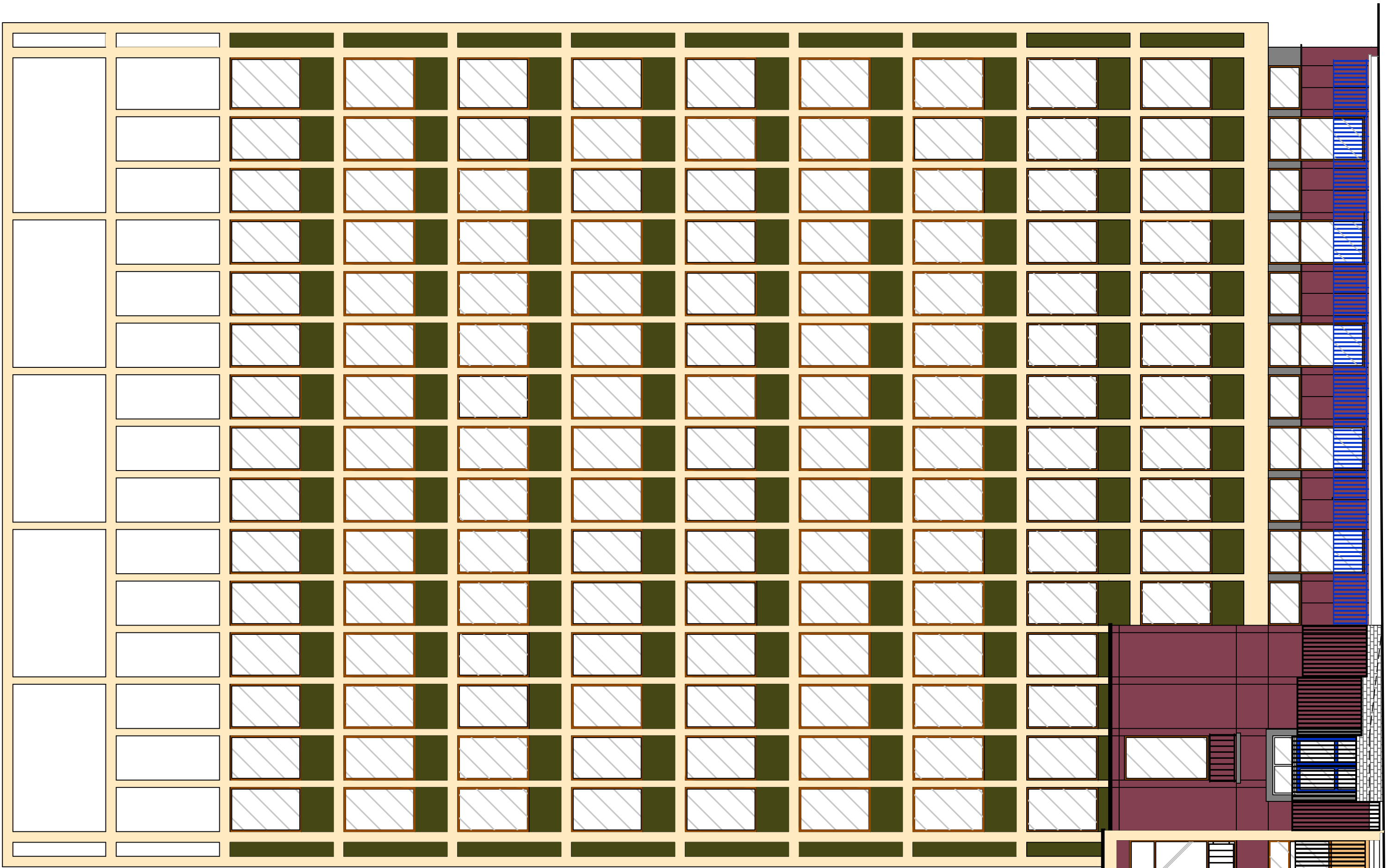


Client:
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG



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FAX: +44 (0)113 278 3487
e-mail: leeds@wyg.com

Drawing Title:
West Elevation
As Proposed



Existing Rotunda and link block
to be demolished (outline indicated)

New steps formed from insitu
concrete with 100mm brick upstand
to open side and painted steel
handrail to both sides

Timber screen
omitted for clarity



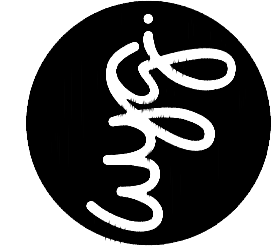
PLANNING APPLICATION

1		As Proposed East Elevation		AH	DC	06.10.18
REV		DESCRIPTION		BY	CHK	APP
Scale @	A1	Drawn	Date	Checked	Date	Approved
1:100		AH	06.10.18	DC	06.10.18	DC
Project No.	A095945-3	Office	Type	Drawing No.	Revision	
			BS	P0040	01	

Project:
Civic Centre
Carlisle City Council
Demolition of Rotunda & Extension of Car Park

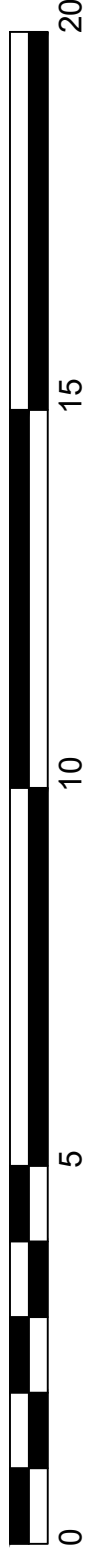
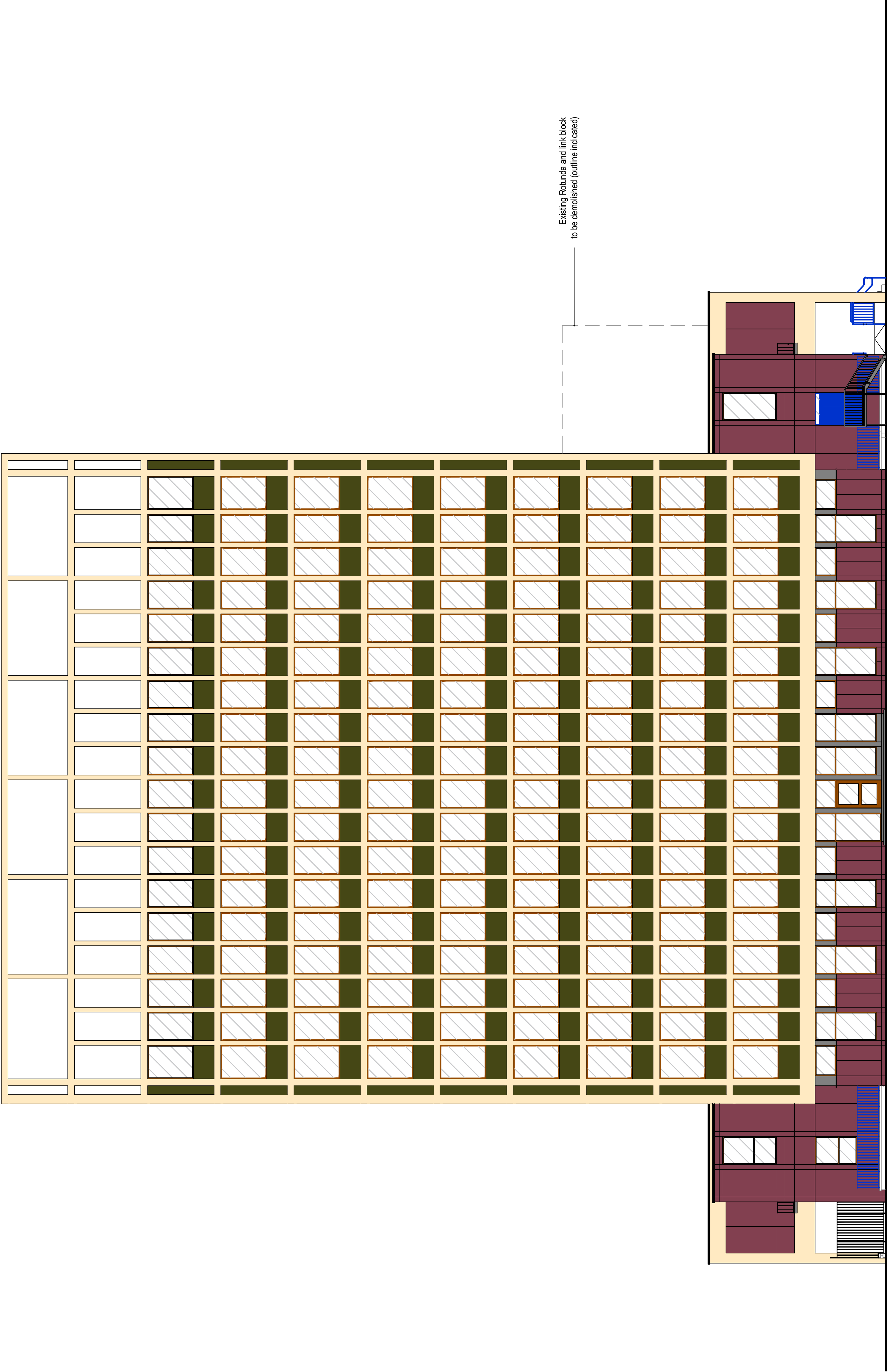


Client:
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG



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Drawing Title:
East Elevation
As Proposed



PLANNING APPLICATION

1	As Proposed North Elevation			DESCRIPTION			DATE		
REV	AH	DC	DC	BY	CHK	APP	DATE	DC	DATE
Scale @ A1 1:100	Drawn	Date	Checked	Date	Approved	Date			
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Project No.	Office		Type	Drawing No.			Revision		
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