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| APPLICATION NUMBER: | LW/07/0964 | ITEM NUMBER: | 7 |
| APPLICANTS NAME(S): | Sussex Police Authority | PARISH / WARD: | Lewes / Lewes Castle |
| PROPOSAL: | Planning Application for Erection of a two storey police station with ancillary car parking | | |
| SITE ADDRESS: | North Street Car Park, North Street, Lewes, East Sussex, | | |
| GRID REF: | TQ 4110 | | |

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1. SITE DESCRIPTION / PROPOSAL

1.1 Planning permission is being sought for the erection of a two storey police station with ancillary parking on the front part of the North Street car park. This application is a resubmission of an application submitted and refused in 2005. That application was refused under delegated powers on grounds of its poor design, massing, architectural language, footprint and lack of civic presence.

1.2 The current submission has been the subject of a complete redesign using a new architect. Detailed discussions have taken place with officers and the application was submitted to the Architects Advisory Panel for their comments and advice prior to the submission of the application.

2. RELEVANT POLICIES

LDLP: – T13 – Vehicle Parking

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – H05 – Conservation Areas

3. PLANNING HISTORY

N/64/2295/5808 - Temporary use of land as car park. ESCC Determined. Restrictive Planning Condition No 1. Temporary Permission Expires 06/01/1971. - **Approved**

LW/05/2383 - Erection of a two storey police station with ancillary car parking - **Refused**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Reiterate previous comments with the exception of the first two points.

(Previous comments, excluding the first two points were - The proposed landscaping is inappropriate for an urban setting. Members also expressed strong concerns at the loss of existing parking in the centre of the town and in passing regretted that the original building in West Street was not considered viable for redesign to allow it to continue to serve its current purpose. Overall the quality of the design proposed was substantially less than the town deserved and appeared to have no regard to its proximity to the heart of this ancient County Town. The building was described as cheap-looking and completely out of place).

Environment Agency – No objection subject to conditions on contamination.

ESCC Highways – No objection subject to conditions.

ESCC Rights Of Way Officer – No objections.

East Sussex County Archaeologist – Require condition on programme of archaeological works.

Environmental Health – No objection subject to conditions on contamination etc.

Design & Conservation Officer – The proposed police station is of a scale and character that is sympathetic to the Conservation Area. Conditions should be attached to any approval requiring further details of the following:

All external materials, windows and doors, railings and gates, scheme of lighting for the building and the wider site, hard and soft landscaping, the appearance of the dividing wall between the police station/public car park and the ambulance station, all proposed signage.

Concern is raised over the location of the recycling area which would be highly visible from the Conservation Area. Recycling areas can get messy and cluttered, to the detriment of the character and appearance of the Conservation Area. It is acknowledged that there is an existing recycling area located here however this application is an opportunity for the recycling area to be located more discreetly, perhaps further into the car park.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Architects Advisory Panel (AAP) – The application was considered at the pre-application stage. The AAP considered that the scheme was a big improvement over the refused scheme. The pitch roof is the only element that keeps the memory of the out of town light industrial unit. A flat roof or butterfly roof would be a more decisive solution together with a strong roof overhang as proposed, linking the first floor bay windows and working well with the entrance ‘foil’ that spans from ground to first floor. The roof should not get too complicated. Further details of landscaping, cycle racks, seating, trellis etc. are required.

5.2 Friends of Lewes - Whilst this proposal is an improvement on its predecessor and the Society has no intrinsic objection to the building being provided at the front of this site to enhance the streetscape, it objects to the net loss of car parking space in this area of the town. Should the Council be minded to approve the application the Society recommends that a planning condition is imposed to require the provision of at least 53 car parking spaces at all times during the construction period.

5.3 One neighbour letter received, objecting as the proposal conflicts with car parking policy. Concern over potential noise from sirens etc.

6. PLANNING CONSIDERATIONS

6.1 The current police station in West Street opened in 1883 and was built as the headquarters for the East Sussex Constabulary. When the headquarters moved to Malling House the building reverted to a local police station which it remains today. The building provides over 2000sq.m of accommodation, well

in excess of the police requirements. However, the main reasons for a new building is that the building is expensive to maintain, would require major expenditure to provide a police station that would meet modern policing requirements, and the building could not be adapted to meet even the minimal standards of Part M of the Building Regulations (Access for Disabled Persons).

6.2 A new police station on this site would seek to meet the requirements of the police; provide a modern building that is fully accessible for people with disabilities; be well located in relation to the town; and be “cost effective for the public purse”. The scheme also aims to be built in high quality materials to a design that is in sympathy with the town; and to be more energy efficient than the existing building.

6.3 In terms of the consideration of the proposal, it is considered that car parking and design are the key matters of consideration.

Car Parking

6.4 The site is located to the front of the North Street Car Park and is under the control of ESCC. The car park was originally split, with the rear part of the site providing 37 spaces for permit holders only and the front part providing 50 spaces available to the public. The whole site was used as a public car park on a temporary basis whilst Southern Water were carrying out their major project to construct the combined sewer through the town in 2002 – 2004. This proposal would involve ESCC selling off part of the site equivalent to the area previously accommodated by the “private permit only” parking spaces. The front part facing onto North Street is proposed to be redeveloped to provide the new police station, whilst the remainder of the site would be laid out to provide a total of 53 public car parking spaces. Therefore, the planned public parking provision slightly exceeds what was available on the site prior to 2002.

6.5 The police station itself would be self contained in terms of its parking and servicing arrangements, with a rear service yard that will provide 17 car parking spaces. The access to the site will be shared with the main access to the car park.

6.6 It is therefore considered that the proposed development would not result in the net loss of public car parking space, or prejudice the operation of the public car park. The proposal is therefore considered to accord with local plan policy.

Design

6.7 The site itself is extremely prominent within the public realm, especially in views from the east and the Phoenix Causeway. It is considered that because of the future use of the new building, the site required a building that had a degree of ‘civic presence’. The site is also challenging in terms of the limited space available and the need to provide an operational police station. In

terms of the positioning of the building, this has been determined by the need to provide an economical use of the site and to maintain the number of public car parking spaces, the desire to provide a continuation of the 'road frontage', and to create an efficient operational building.

6.8 In terms of the location on the site, the building is in the same position within the site as the previous application, albeit that the building has been located slightly further away from the southern boundary and the adjacent residential dwelling.

6.9 In terms of the civic presence of the building, the design solution has been achieved by introducing a tall angled foil to the entrance, supplemented with secondary angled bays at the first floor. These emphasise the entrance and offer a degree of verticality to the elevations in a contemporary manner. Greater attention has also been paid to the external envelope and works. The facades have been heavily modified with a clear hierarchy of features, which provide a rhythm to the façade. The roof is now in a butterfly form, offering both a dynamic quality and serving to minimise the impact of the plant which is located in the valley of the roof. It is considered that the overall civic function of the building has been satisfactory conveyed in the architectural treatment, which combines traditional and modern materials together within a contemporary architectural form.

6.10 The proposed materials are a buff coloured brick plinth, render, timber boarding, with a grey standing seam roof, coloured aluminium windows, with brise-soleil features. Stainless steel supporting columns will be used for the projecting bays. The materials should serve to add texture and colour to the elevations and to break up the elevations. To ensure a quality finish and appearance appropriate for this new civic building, it is considered that sample panels of the materials should be erected on the site and retained for the duration of the works.

6.11 The AAP considered that the new design approach was acceptable, being a big improvement over the previous submission. A few minor revisions were required to the roof and services, which have been carried out, and details of landscaping (made the subject of a condition).

6.12 To the rear of the building space will be available for 17 car parking spaces and two external stores. Details of this space and the proposed boundary treatment to the site would be made the subject of conditions.

7. RECOMMENDATION

7.1 It is considered that the form and architectural treatment of the building successfully overcomes the previous reason for refusal and should result in a contemporary, yet functional, building that has civic presence within the street scene. Access to the site will be improved and made safer, and the public car parking provision will be maintained and improved. It is therefore considered that planning permission should be granted.

The application is subject to the following conditions:

1. Before the development hereby approved is commenced on site, samples of all external materials including facing, roofing, fenestration and doors, railing and gates shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent. A sample panel of the external facing materials shall be erected on site and approved in writing by the Local Planning Authority before development commences. The panel shall be retained on site for the duration of the works.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policies ST3 and H5 of the Lewes District Local Plan.

2. No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has/have secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that approval.

Reason: To facilitate the recording of finds of archaeological interest having regard to Policy H11 of the Lewes District Local Plan.

3. Before the development hereby approved is commenced on site, details/samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is brought into use. Development shall be carried out in accordance with the approved details.

Reason: To enhance the general appearance of the development having regard to Policy ST3 of the Lewes District Local Plan.

5. No development approved by this planning permission shall be commenced until:

a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might be reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- A risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected, and
- Refinement of the Conceptual Model, and
- The development of a method Statement detailing the remediation requirements.

c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken.

d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This will need to be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site and the development of the site shall be carried out in accordance with the approved method statement.

Reason: In the interests of health & safety of the future occupiers of the site having regard to Policy ST3 of the Lewes District Local Plan.

6. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with and from the date of approval the addendum(s) shall form part of the Method Statement.

Reason: In the interest of health & safety of the future occupiers of the site having regard to Policy ST3 of the Lewes District Local Plan.

7. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation had been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: In the interests of health and safety of the future occupiers of the site having regard to Policy ST3 of the Lewes District Local Plan.

8. Development shall not begin until details surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be implemented prior to the first use of the development.

Reason: To secure a satisfactory standard of development having regard to Policy ST3 of the Lewes District Local Plan.

9. Piling or other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: To prevent the pollution of controlled waters having regard to Policy ST14 of the Lewes District Local Plan.

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: To enhance the general appearance of the development having regard to Policy ST3 of the Lewes District Local Plan.

11. Before the development hereby approved is brought into use, details of the proposed lighting to the building, parking area and adjacent paths shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan.

12. No vehicle sirens shall be used on the site.

Reason: To protect the amenity of adjacent residential occupiers having regard to Policy ST3 of the Lewes District Local Plan.

INFORMATIVE(S)

1. This permission does not include consent for any external signage to the building, which would require a separate application for advertisement consent.

This decision is based on the following submitted plans/documents:

| <u>PLAN TYPE</u> | <u>DATE RECEIVED</u> | <u>REFERENCE</u> |
|---------------------------|----------------------|------------------|
| Design & Access Statement | 19 July 2007 | |
| Location Plan | 19 July 2007 | TREE PLAN |
| Other | 19 July 2007 | 3D ILLUSTRATION |

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|----------------------|--------------|-----------------|
| Location Plan | 19 July 2007 | 1:1000 |
| Block Plans | 19 July 2007 | 1:500 |
| Photographs | 19 July 2007 | 1 |
| Photographs | 19 July 2007 | 2 |
| Photographs | 19 July 2007 | 3 |
| Photographs | 19 July 2007 | 4 |
| Photographs | 19 July 2007 | 5 |
| Photographs | 19 July 2007 | 6 |
| Proposed Floor Plans | 19 July 2007 | 1:100 |
| Proposed Floor Plans | 19 July 2007 | 1:100 |
| Roof Plans | 19 July 2007 | 1:100 |
| Proposed Elevations | 19 July 2007 | 1:100/200 |
| Proposed Elevations | 19 July 2007 | 1:100/200 |
| Proposed Elevations | 19 July 2007 | 1:100/200 |
| Proposed Elevations | 19 July 2007 | 1:100/200 |
| Other | 19 July 2007 | VISUALISATION 1 |
| Other | 19 July 2007 | VISUALISATION 2 |
| Other | 19 July 2007 | VISUALISATION 3 |
| Other | 19 July 2007 | VISUALISATION 4 |
| Other | 19 July 2007 | VISUALISATION 5 |

Summary of reasons for decision and any relevant development plan policies/proposal:

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policies ST3 and H5 of the Lewes District Local Plan.