

## **Development Control Committee – Urgent business procedure**

### **Update Sheet.**

**Planning application LCC/2020/0013 – Proposed demolition of former chapel and hall, construction of replacement single storey school extension to provide new entrance, administration offices, toilet facilities and additional teaching accommodation. Barrow Primary School, Old Row, Whalley Road, Barrow.**

Further consultation responses – none received.

Further representations – none received.

### Responses from Members of Development Control Committee:

Cllr Ellard: Supports the application.

Cllr Crompton: No objection

Cllr Foxcroft: Has no overall objection but considers that it would be a shame to lose the existing character of the frontage and that the sides of the new extensions facing the road should be in stone with no rendering.

Cllr Clarke: Considers that the building frontage should be in stone similar to the existing buildings.

Councillor Andrea Kay considers that it is important that the frontage of the school is in keeping with the other buildings in the area and if possible should use the stone recovered from the demolition or other similar stone materials. Cllr Kay does not think that the render is appropriate in terms of the design and appearance of the other adjacent properties.

Cllr Schofield: Agrees with the recommendation of the report and notes that the principle of expanding the school has already been approved through the previous application. Cllr Schofield has some empathy with the desire to retain heritage and historical features from the buildings to be demolished but takes some satisfaction from the proposals within the report to reuse some parts of the existing buildings within the new build.

### Advice

The issues regarding design and materials are addressed in the report. As shown in the photographs that were circulated with the report, the facades of the existing school buildings which face Whalley Road are constructed from stone. However, the residential properties on either side of the school exhibit a mix of materials including pebbledash, white render and stone. The existing school hall also has one wall in white render. Therefore there is no predominant building material in the area. The proposed new extensions would use a mix of new stone materials and white render with some of the existing stone window surrounds which are a particular feature of the existing hall and chapel recovered for use in the new building. Whilst it would be possible to reuse the existing stone quoins and walling recovered from the demolition operations in the walls of the new build, there would be a cost implication as these materials would

have to be cut down in size to face the block cavity walls that would form the new extension. The applicant proposes to use newly quarried stone for the extension which can be sourced from a number of local quarries and which should be suitable in terms of its appearance. Of the elevations that would face Whalley Road, approximately one third would be stone with two thirds in white render. However, three of the rendered panels would include quite large windows therefore reducing the area of rendering. The elevations facing the road would also have natural stone to the string course and would use artificial stone quoins both of which would reduce the impact of the render and would mimic features found on the existing buildings and the adjacent residential properties. Taking into account these factors, the proposed materials are considered acceptable.

This advice and the responses that have been received from the other Members has been discussed with Cllr Yates, Chair of the Committee. Cllr Yates understands that the rendered panels on the front elevation of the building would have a relatively small area due to the stone plinth along the lower part of the extensions and the size of the windows which are set within the rendering. The use of render and pebbledash as building materials on the other adjacent residential buildings has also be explained and on this basis Cllr Yates is satisfied that the proposed design and materials for the extension are acceptable. Cllr Clarke (Deputy Chair) is also now happy with the design.