
Report To:	The Planning Board	Date:	1st December 2010
Report By:	Head of Regeneration and Planning	Report No:	10/0309/IC & 10/021/LB Plan12/10 Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Removal of facade retention system and construction of diaphragm wall to former Police station at Municipal Buildings, 107-109 Dalrymple Street, Greenock		

SITE DESCRIPTION

The site is on the southeast side of Dalrymple Street, Greenock and is within the William Street Conservation Area. It contains the 4 storey, sandstone facade of the former police station within the Grade A listed Municipal Buildings.

In May 2005 planning permission and listed building consent were granted for steel retention works to the facade and the demolition of the building behind it. Condition 5 of the listed building consent requires that within 5 years of the consent, evidence of a contract for the carrying out of redevelopment, incorporating the retained facades, together with evidence of the necessary listed building consent and planning permission for the redevelopment, shall be submitted to, and acknowledged in writing by, the Historic Buildings Inspectorate and Planning Authority.

PROPOSAL

It is proposed to remove the temporary steel facade retention system that was erected 5 years ago. No longer proposed, however, is the construction of office accommodation behind the facade. Instead, it is proposed to construct a diaphragm wall to support the facade from behind and to block up the window openings. A black rendered finish with a stepped profile would be applied to the blocked up window openings. Ten off street parking spaces formed behind the façade are to be retained and an upgraded tarmac surface applied.

LOCAL PLAN POLICIES

Local Plan Policy HR11 - Development Within and Adjacent to Conservation Areas

Development proposals both within and adjacent to Conservation Areas will be acceptable where they are sympathetic to the existing character, pattern of development and appearance of the area and the following matters are satisfactorily addressed, as appropriate:

- (a) siting and orientation of new buildings;
- (b) overall design and style;
- (c) scale of building, extension or alteration;
- (d) design details;

- (e) finishing materials; and
- (f) landscaping and boundary materials.

Local Plan Policy HR14 - Alterations and Extensions to Listed Buildings

Proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of the following matters (as and where appropriate):

- (a) overall design;
- (b) scale and form;
- (c) materials and finishes;
- (d) landscaping proposals;
- (e) form of boundary enclosure; and
- (f) compliance with Policy HR1.

CONSULTATIONS

Transport Scotland - No objections subject to a condition requiring the provision of a method statement.

Head of Environmental and Commercial Services – No objections.

Historic Scotland – No objections.

PUBLICITY

The planning application was advertised in the Greenock Telegraph on 8th October 2010 as a development affecting a Conservation Area.

The listed building application was advertised in the Edinburgh Gazette and the Greenock Telegraph on 15th October as development affecting a Listed Building.

SITE NOTICES

Site notices were posted on 8th and 15th October 2010.

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of the applications for planning permission and listed building consent are the Local Plan, the planning history of the site, Historic Scotland's Scottish Historic Environmental Policy and the consultation responses.

Policy HR11 of the Local Plan advises that development proposals both within and adjacent to Conservation areas will be acceptable where they are sympathetic to the existing character, pattern of development and appearance of the area and a range of matters are satisfactorily addressed, as appropriate, including:-

- (b) overall design and style
- (e) finishing materials.

Policy HR14 advises that proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of a range of matters, including -

(a) overall design

(c) materials and finishes.

Historic Scotland's SHEP advises that actions taken in respect of Scotland's historic environment should secure its conservation and management for the benefit and enjoyment of present and future generations.

The planning permission granted 5 years ago for demolition and the temporary steel facade retention system envisaged the footprint of the former police station redeveloped as offices, incorporating the sandstone frontage into its design. There are no current proposals to progress this matter. It therefore falls to consider whether or not the submitted design serves to protect and enhance the Conservation Area and the Grade A listed facade. Key to that determination, I consider, is the non objection to the proposal from Historic Scotland.

The diaphragm wall proposed to replace the temporary steelwork supports shall not be visible from the public domain and shall allow the A listed facade to once again be enjoyed by the public in accordance with the advice in Historic Scotland's SHEP. The proposed infilling of the empty window openings with a black rendered finish shall give an impression of glazing to the benefit of the listed building's overall design, the character and appearance of the William Street Conservation Area and the enhancement of Greenock Town Centre, all in accordance with the aims of policies HR11 and HR14 of the Local Plan.

The steel retention system has served as a temporary expediency securing the structural stability of the façade. Its appearance however is functional and detracts from the fine stonework. Construction of the proposed diaphragm wall is reversible and in the event that at some time in the future funds are in place to provide a replacement building it can be done with the façade retained intact. Overall, I am satisfied that the solution proposed provides the A listed façade with a sustainable future.

RECOMMENDATION

A. That the planning application be granted subject to conditions

Conditions

1. The applicant shall provide Transport Scotland with a method statement for approval prior to works commencing on site.
2. No development shall commence until a sample of the black render finish has been submitted to and approved in writing by the Planning Authority.

Reasons

1. To ensure that the safety of Trunk Road users is not diminished during the construction period.
2. To ensure that the finish provides a satisfactory alternative to the listed building's fenestration.

B. That it be remitted to me to formally refer the application for listed building consent to the Scottish Ministers with a recommendation that listed building consent is granted subject to conditions

Conditions

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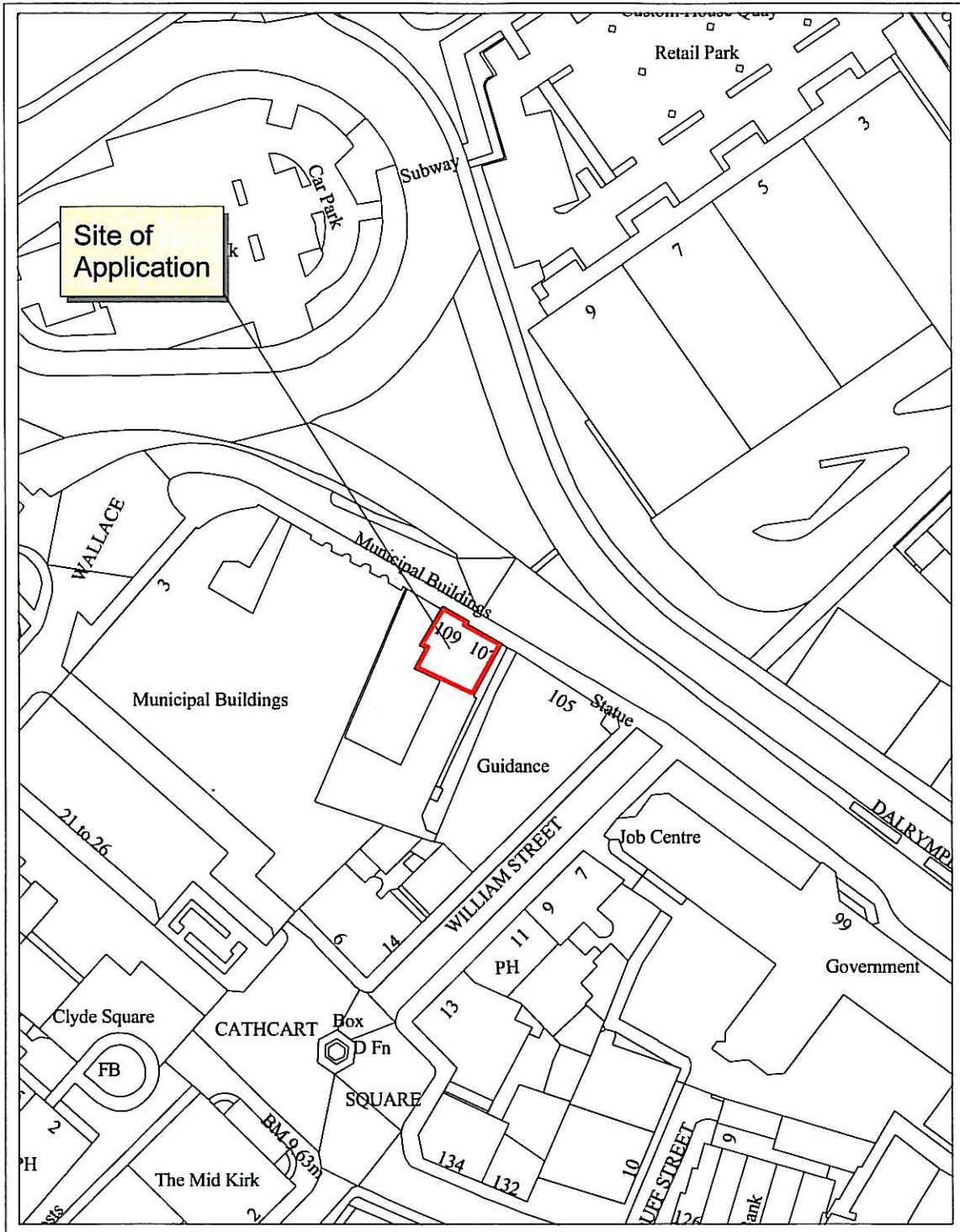
Reasons

1. To ensure that the safety of Trunk Road users is not diminished during the construction period.
2. No development shall commence until a sample of the black render finish has been submitted to and approved in writing by the Planning Authority.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application forms
2. Application plans
3. Inverclyde Local Plan
4. Historic Scotland's SHEP
5. Consultation responses
6. Planning permission NI/04/008
7. Listed building consent LB/04/024



Drawing No. 10/0309/IC Municipal Buildings, 107-109 Dalrymple Street, Greenock.

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