

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE – 9 MARCH 2001

00/0773/FL & 00/0774/LB: PROPOSED CONVERSION TO FLATS (33 in no.), FORMATION OF CAR PARK TO REAR, DEMOLITION OF FORMER SWIMMING POOL BUILDING AND ASSOCIATED ALTERATIONS AT THE FORMER KILMARNOCK ACADEMY TECHNICAL BUILDING AT ELMBANK AVENUE, KILMARNOCK BY THE CLYDE BUILDING GROUP PLC

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 It is proposed to convert the Academy Technical Building to form 33 flats comprising a mix of 1, 2 and 3 bedroom units. The lower ground floor will comprise 8 units, the ground floor 13 units and the first floor 12 units. The internal layout will retain the original timber panelling in the unit corridors and the original dado tiling, staircase, handrail and treads which are also present in the main stairwell. These will all be protected during the course of works.

The external appearance of the building is largely unaffected although some maintenance works will be necessary to remove some vandalism and clean areas of stone. Replacement windows will be installed and the inner and outer doors to the front elevation will be replaced. There are a set of doors within the building, although it is not clear whether these are the original inner or outer doors. There will also be new doors installed on the rear elevation facing into the courtyard, and these will be reclaimed from the swimming pool building. Existing rooflights will be retained in addition to existing cast iron drainpipes. In the link corridors there are some arched high level window units all which will be retained and remain exposed on the corridor side. Within the flats though, these will be plated over.

The swimming pool building of red brick and slate roof construction is set for demolition and the ground used to form a car park for 48 vehicles. The brick salvaged from the building will be used to form the bin stores to be located to the rear accommodating 34 wheelie bins. The site to the rear will be enclosed by a 1.8 metre high palisade fence whilst the position of the access will remain unchanged although it will be widened to 5.5 metres. To facilitate this the existing retaining walls will be taken down and re-built and the railings, gates and gate piers will be retained. As with windows, doors and drainpipes etc, the railings, gates and piers will all be painted dark red. The link corridor will be painted eggshell cream above the dado tiling, as existing.

2. RECOMMENDATION

2.1 It is recommended that the application for planning permission should be approved subject to the conditions on the attached sheets.

2.2 It is recommended that Listed Building application should be approved subject to notification of Historic Scotland under the Listed Buildings & Buildings in Conservation Areas (Scotland) Regulations 1997 and subject to the conditions on the attached sheets.

2.3 It is further recommended that the decision notice in respect of the planning application not be issued until the Listed Building application has been cleared by Historic Scotland.

3. SUMMARY OF ANALYSIS

3.1 As indicated in Section 5 of this report, the application is generally considered to be in accordance with the development plan. Therefore given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As indicated in Section 6, the material considerations are also supportive of the application. The material considerations in this regard, are of prime importance owing to the age of the development plan.

Alan Neish
Head of Planning and Building Control

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination applications for Full Planning Permission and Listed Building Consent which are to be considered by the Local Planning Committee under the scheme of delegation because they concern a large scale residential development and involve demolition within the grounds of a listed building.

2. APPLICATION DETAILS

2.1 **Site Description:** The applications relate to the former Kilmarnock Academy Technical Building located within the school grounds. The site includes the now vacant swimming pool building to the rear of the Technical Building which is considered to lie within the curtilage of the Listed Building. Whilst the Technical Building lies within the London Road Conservation Area, the swimming pool building lies outwith. The Technical Building is Category 'C' listed. Overall, the site extends to some of 0.56 hectares and occupies a corner position at the junction of Elmbank Avenue and Elmbank Drive with existing vehicular access taken from Elmbank Drive at the south-western site corner. There is currently no boundary treatment separating the site from the remainder of the Academy although at the boundary with the public road, the original stone wall/pillars and wrought iron fence detail remain. Whilst the Technical Building has lain vacant for some time now and has been subject to some vandalism and decay within, it was built in 1909 and is Edwardian Classical design. It is 2 storeys in height on a raised basement, constructed of red sandstone to the front and red brick to the rear with timber windows and a slate roof with red tiled ridge. The Technical Building when assessed with the neighbouring Academy and St Columbas Primary School is listed as group category 'B'.

2.2 Proposed Development: It is proposed to convert the Academy Technical Building to form 33 flats comprising a mix of 1, 2 and 3 bedroom units. The lower ground floor will comprise 8 units, the ground floor 13 units and the first floor 12 units. The internal layout will retain the original timber panelling in the unit corridors and the original dado tiling, staircase, handrail and treads which are also present in the main stairwell. These will all be protected during the course of works.

The external appearance of the building is largely unaffected although some maintenance works will be necessary to remove some vandalism and clean areas of stone. Replacement windows will be installed and the inner and outer doors to the front elevation will be replaced. There is a set of doors within the building, although it is not clear whether these are the original inner or outer doors. There will also be new doors installed on the rear elevation facing into the courtyard, and these will be reclaimed from the swimming pool building. Existing roof-lights will be retained in addition to existing cast iron drainpipes. In the link corridors there are some arched high level window units all which will be retained and remain exposed on the corridor side. Within the flats though, these will be plated over.

The swimming pool building of red brick and slate roof construction is set for demolition and the ground used to form a car park for 48 vehicles. The brick salvaged from the building will be used to form the bin stores to be located to the rear accommodating 34 wheelie bins. The site to the rear will be enclosed by a 1.8 metre high palisade fence whilst the position of the access will remain unchanged although it will be widened to 5.5 metres. To facilitate this the existing retaining walls will be taken down and re-built and the railings, gates and gate piers will be retained. As with windows, doors and drainpipes etc, the railings, gates and piers will all be painted dark red. The link corridor will be painted eggshell cream above the dado tiling, as existing.

3. CONSULTATION & ISSUES RAISED

3.1 Transco have forwarded a copy of their record plan and recommended that the developer contract their Glasgow Operations Office.

Noted. Should Members choose to grant consent, an appropriate advisory note can be attached and a copy of Transco's response forwarded.

3.2 West of Scotland Water have advised that:-

- There is a public sewerage system to which a connection may be made. The developer should satisfy himself, by site investigation if necessary, that relative levels are such as will allow the development to be connected at a reasonable gradient.
- The developer must make a separate application to West of Scotland Water for permission to connect to the public sewerage system.

- A totally separate drainage system will be required.
- This development will involve the provision of sewers that may become vested in West of Scotland Water. The layout and specification of these sewers shall be agreed by West of Scotland Water.
- Sustainable Urban Drainage Systems should be employed on the surface water drainage system.
- A development of the type and size proposed can be serviced from an existing public water main located in the street adjacent to the site location.
- Separate application will have to be made for the provision of site water mains if required, and service connections. Consultation should be made with West of Scotland Water regarding compliance with current byelaws and where there is use of water for building purposes.

Noted. If Members choose to grant consent, an appropriate note can be attached bringing the above to the developers attention.

3.3 The Coal Authority have not identified any instability issues which would affect the determination of the application.

Noted.

3.4 The Roads Division initially recommended that the application be deferred to allow consideration of the access and refuse collection arrangements.

Following the submission of revised plans the Roads Division advised that the plans were satisfactory relative to the car park access. Final details will be confirmed at the Road Construction Consent stage. The only remaining concern was relative to the bin store which is to be located some distance from the car park access. It was stated that the refuse vehicle would not enter the car park and the Roads Division would not wish bins to be placed on the public road on collection day. Consultation with Cleansing was recommended.

The Roads Division highlighted that in terms of traffic generation and using the current database information for this type of development, it is anticipated that this particular development would result in an extra 10 vehicular movements in the peak hour from 8.00 – 9.00 am. This is equivalent to one vehicle every 6 minutes which is not considered to be significant. The traffic generated at the afternoon school closing time is expected to be approximately 5 vehicles in an hour.

The development is providing sufficient parking within the site to ensure that there should be no impact on the surrounding streets in parking terms.

Requests have been previously received for measures to improve traffic movements in this area and this office is currently considering options for traffic management as part of the Kilmarnock Town Centre Waiting Restrictions and Traffic Management study.

Noted. In respect of the location of the bin store, Members are referred to Paragraph 3.5 below. In respect of the comments regarding traffic generation, these have specific relevance to the comments from Education highlighted in Paragraph 3.11 below.

3.5 Community Services (Waste Management) advised of their reservations at the location of the bin store within the site which could potentially be inaccessible due to parked cars. It was advised that the bin store could be more suitably sited as near to the site entrance as possible.

Notwithstanding the submitted plans, it is recommended that if Members choose to grant consent, a condition should be incorporated which requires the exact location of the bin stores to be agreed by Waste Management in consultation with this Division.

3.6 Legal Services have made no adverse comments.

Noted.

3.7 SEPA (Scottish Environment Protection Agency) have advised that:-

- There is no objection to this proposal on the understanding that the foul drainage is connected to the public sewer. The applicant should consult with West of Scotland Water in this regard.
- In addition, they ask that surface water from the site is treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland published by CIRIA in March 2000.
- The applicant should also ensure that any waste generated from the proposal is reused, recycled or taken for disposal at an appropriately authorised site.

Noted. Should Members choose to grant consent, it is recommended that an advisory note is incorporated bringing the above to the developers attention.

3.8 Scottish Power have not replied to their consultation at the time of writing this report.

Noted.

3.9 The Piersland/Bentinck Community Council have not responded to their consultation at the time of writing this report.

Noted.

3.10 Property Services have made no comments on the proposed development.

Noted.

3.11 Education and Social Services have advised that several points have been raised by the Kilmarnock Academy School Board. These are as follows:-

- The area of Elmbank Drive and Dick Road is already subject to traffic congestion, particularly at the start of the school day, end of the school day and at lunch times. It is noted that the plans include a car park for 48 vehicles. Were it to be the case that these vehicles added to the traffic movements at the critical times, which is likely, then there would be a significant increase in congestion. It might be added that vehicles leaving the car park area would be crossing over both pavement areas and the direction of traffic in Elmbank Drive. The plans for the development of the flats therefore would require as an essential element to have a significant traffic management scheme in the area of Elmbank Drive, Elmbank Avenue and Dick Road.
- In relation to the points being made about fire access and security, it would be important to know what the perimeter of the new development would look like. For example, is it envisaged that the boundary will be marked by a fence, or a wall, or will it be open.
- The board appears to be correct in its observation that the development will restrict the present vehicular access to the school. It would be important to know how, for example, emergency services would be able to access the premises from the east. Certainly the present entrance in Braeside Street would be inadequate for all but minor traffic. There would also need to be a traffic management scheme introduced within the school since the use of an alternative entrance would inevitably increase the mixture of vehicles and pupils on the playground areas. This might be costly to the Authority.

Noted. The comments of the Roads Division in paragraph 3.4 above, address the concerns raised by the School Board in terms of traffic generation. In respect of the boundary treatment of the development, as advised in paragraph 2.2 above the site will be fully enclosed through the use of the existing railings and wall, together with a new 1.8 metre palisade fence along the west and northern boundaries. The parking for the flats is ample and there should as such be no conflict between school traffic (vehicle and pedestrian) and residential traffic serving the flats.

3.12 The Architectural Heritage Society for Scotland have not replied to their consultation at the time of writing this report.

Noted.

3.13 The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) have advised that under the terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, where demolition is concerned, any applicant receiving Listed Building Consent must notify the RCAHMS of their intention to carry out the work and thereafter allow RCAHMS a period of up to three months to record the building during which time, demolition may not be undertaken unless RCAHMS has indicated in writing that its record has been completed.

Noted. Should Members choose to grant consent an appropriate condition could be attached requiring the applicant to notify the RCAHMS and the appropriate documentation forwarded.

3.14 The Scottish Civic Trust advise that in general terms, the proposed internal alterations respect the existing layout of the building, with the exception of the south wing where some slapping through dividing walls will be required. Although the internal finishes are simple in detail, there are a number of features that might be worthy of incorporation into the new flats, namely the wainscoting and other joinery work.

With regard to the external fabric of the building, it was noted that it is proposed to replace the existing windows with new double-glazed units with the exception of the link corridor. As the current windows are themselves replacements, there are no objections to this although it would be preferred that the units in the 1930s extension be retained as with the link corridor, as the smaller panes reduce the deadening effect on the elevation that larger panes can create.

No details have been offered with regard to any repairs to the stonework or external fabric, which would usually be expected. We can therefore only advocate that best conservation practice is adopted in any repairs of the building's fabric. Similarly, there are no details of the proposed finishes to the setting of the building including treatment of the boundaries and the car park.

With regard to the proposed demolition of the former swimming pool and workshop buildings, their loss is regretted. Despite their association with the Academy building, they represent a diminishing stock of utilitarian buildings found to the rear of important buildings such as the Academy. As such, it would be the Trust's preference to see efforts made to try to retain some of these, possibly as garaging or other ancillary use to the new residences (eg bin store).

In summary, the Trust welcomes the re-use of this prominent listed building, and has no objections to the proposed change of use. There are, however, a number of imponderables with this application which make a detailed assessment of the conservation elements impossible, and prior to the granting of consent (or at the very

least, work commencing on site) these should be clarified with the Planning Authority and with Historic Scotland.

Since this response was received there has been much discussion between this Division, Historic Scotland and the applicant's agent. The link corridors will retain the timber panelling and tiling (walls and floor), and whilst new windows are to be installed, these will be agreed in terms of the details with Historic Scotland and the Council. A scheme of repairs to the external fabric will require to be submitted to this Division for its approval in conjunction with Historic Scotland should Members choose to grant consent. The details of boundary treatment and surfacing finishes have now been provided. Similarly, the applicant has shown on the plans, his intention to salvage as much material as possible from the swimming pool building such as brick, slates and doors and to re-use them in the main building.

3.15 Historic Scotland initially advised that the Inspectorate is very pleased to see a proposal that will bring the building into use, and can confirm that although it is not opposed to the principle of demolition of the swimming pool and conversion of the main building to residential use, the (initial) drawings were inadequate for the purpose of determining the suitability of the proposals for a listed building consent application as there are a number of details that require clarification.

Given the importance of this building, the Inspectorate strongly suggested that drawings fully amended with the required details were submitted to the Council prior to the issue of listed building consent to ensure that these details are relayed to the contractor when works start on site. Amendments and annotation to drawings were requested in respect of external colours, exact detailing of replacement windows, clarification of what original features are to be retained and protected during building works, landscaping, fencing and repair schedule details were requested.

Following amended plans being lodged, the Inspectorate advised that whilst the overall scheme is satisfactory from the point of view of listed building consent, the Inspectorate remained concerned that all of their recommendations should be detailed on amended drawings prior to permission being given to ensure that the approved drawings are as succinct as possible; unless the Council has a completely reliable mechanism for doing this by condition.

Further clarification was then requested on plans relative to retained original features, the submission (by condition) of a repairs schedule in advance of works commencing, the method for the protection of tiling, timber panelling and the staircase, the exact colour code of painted finishes, the design of the outer entrance doors on the main elevation and the provision of more detailed window drawings.

The final comments received from Historic Scotland advised that amended plans appear to address their concerns with the exception of the following two points:-

Windows: The Inspectorate still has concerns about the specifications for the windows. It is suggested that at 100mm wide the horizontal glazing bars are too thick, and would look clumsy compared to the existing windows, and that a reduction to 75 mm would represent a considerable improvement.

The Inspectorate is particularly concerned at the proposal to make window types A, B, C, E, F, and G have a tilt-and-turn opening method. As the tilting direction and hinge-points are not annotated on the drawings, it is not possible to tell whether this would be an acceptable form of opening. It is suggested that the easiest way to progress this may be able to include the opening method in a condition agreeing the overall design of the window at the point a sample is produced.

Outer and inner entrance doors: Given their importance to the appearance of the building, it should be made a condition of consent that the design of the outer and inner entrance doors should be agreed. As previously stated, it is assumed that the doors currently stored in the hall are the outer entrance doors, and that the inner ones were probably glazed to match the screen they were set in. An elevational drawing at 1:20 scale should be provided to illustrate this.

Noted. The drawings first submitted to this Division were lacking in detail to allow for the full consideration of the proposal. Following extensive revision, the information is now much improved although further clarification is required on several points. Should Members choose to grant planning permission and listed building consent, it is recommended that appropriately worded conditions be imposed requiring confirmation prior to the commencement of any works on site, in respect of:-

- ***replacement window details in terms of their design and in particular their method of opening;***
- ***the design and materials of the inner and outer entrance doors;***
- ***a schedule of repairs of the external fabric of the building with the advice that chemical or high pressure water stone-cleaning of elevations and gatepiers will not be permitted***
- ***the exact areas being shown on a plan in respect of the dado tiling and timber panelling to be retained;***
- ***the method by which dado tiling and timber panelling of the link corridors is to be retained.***

4. REPRESENTATIONS RECEIVED

4.1 No letters of representation were received.

5. DEVELOPMENT PLAN STATUS

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application, the development plan comprises the Adopted Ayrshire Joint Structure Plan and the Adopted Kilmarnock Local Plan (1985). The Adopted Local Plan was prepared within the context of the then emerging Strathclyde Structure Plan.

5.2 Notwithstanding the age of the Adopted Local Plan, the proposal would fall to be considered under Policy 4.7.2 which relates to conservation areas. This Policy states that there shall be a presumption against the erection of, demolition of, or alteration to any building which in the opinion of the Planning Authority is detrimental to the character of the conservation area. This policy was formulated to ensure the maximum protection of the character of such areas.

5.3 Policy 4.8.4 is also relevant and states that in conservation areas, certain design criteria will apply. In addition Policy 4.8.6 states that in respect of all listed buildings, the design criteria in Policy 4.8.4 shall also apply in order to protect the character of listed buildings and to avoid the use of non-traditional materials. Policy 4.8.4 advises that alterations to buildings shall be undertaken to be compatible with the local architectural character and shall use appropriate materials. Works should not adversely affect neighbouring properties and windows and doors shall be of traditional design using traditional materials i.e. timber.

It is considered that the proposal complies with the Adopted Kilmarnock Local Plan. It is a conversion sympathetic to both the status of the building and the Conservation Area. External alterations are minimal with the exception of new windows and access doors (although these will be reclaimed from the existing building and the former swimming pool building prior to its demolition). The residential use will not result in a conflict with neighbouring uses.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other principal material considerations relevant to the determination of the applications are the East Ayrshire Local Plan (Finalised Version 1999), the government guidance on listed buildings contained within the Memorandum of Guidance on Listed Buildings and Conservation Area and consultations detailed above.

6.2 The Adopted Local Plan is considerably out of date and it is therefore considered appropriate that weight should be also attached to more recent expressions of policy. The Council has agreed that the East Ayrshire Local Plan (Finalised Version) (EALP) should be considered a prime material consideration.

6.3 Policy ENV4 of the EALP draws upon the guidance contained in the Memorandum and states that "the Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or

setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible all proposals should seek to preserve enhance or incorporate features which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned. The purpose of the Policy is to preserve and enhance all Conservation Areas.

The proposed development will bring back into use, a currently vacant Category C(s) listed building. The existing original features will be retained in the main link corridors and the internal alterations to form the flats will utilise as far as possible the existing rooms, with the formation of partitions. Through the use of conditions, the new windows and all other works such as car parks, bin stores, doors, etc can be secured to an appropriate standard. Whilst the proposal includes the demolition of the red brick swimming pool building, this lies outwith the conservation area although adjacent to its boundary. On balance, it is considered that its demolition can be justified. However, it is suggested that should Members choose to grant consent, the building should not be demolished until the developer has provided proof of tenders and contracts for the renovation of the main building. An appropriate condition can be incorporated into any consent.

6.4 The proposal can also be assessed against Policy RES7 which relates to the conversion to residential use of existing and traditionally designed and constructed buildings. This Policy states that the Council will encourage such development, if it meets the following criteria:-

- (i) the Council will require to be satisfied that the structural condition of the building is suitable for its conversion to residential use;
- (ii) the proposal is capable of being implemented while retaining, to at least eaves level, the existing external walls of the building. Any extension shall be limited to a maximum of 50% of the ground floor area of the existing building and the existing external walls shall form the majority of the external walls in the completed conversion/rehabilitation;
- (iii) the development meets the service requirements of all appropriate statutory undertakers and the Council as Roads Authority;
- (iv) the proposal is fully in keeping with the character and appearance of the area within which it is located;
- (v) the proposal meets all the design requirements of the Council and reflects the style and design of the original building located on the site; and
- (vi) the proposal does not damage the architectural integrity of the building.

The building is complete and the permission sought does not require the removal of any external walls. All statutory undertakers and the Councils' own Roads Division are satisfied with the works. For the reasons discussed previously in this report, the proposal also meets criteria (iv), (v) & (vi) and is therefore fully compliant with Policy RES7.

6.5 There have been no representations received and as discussed in Section 3 of the report, none of the consultees raised any negative comments. The implications of the Memorandum of Guidance on Listed Buildings and Conservation Areas are considered in paragraph 3.15 of this report.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 The Council will be selling the site to the applicant and is obliged to notify the Scottish Executive under the Town and Country Planning (Notification of Planning Applications) 1997 if it intends to grant planning permission and there are a substantial body of objections together with the proposed development being deemed to be contrary to the Adopted Local Plan.

As discussed in Sections 4 and 5 of this report, the application has not received any objections and is not contrary to the Adopted Local Plan. Notification to the Scottish Executive is not therefore necessary.

7.2 The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that works to grade A or B listed building or involving the demolition of buildings which are listed or which lie within the curtilage of a listed building, must be referred to Historic Scotland. In the case of the listed building application, referral is required to Historic Scotland as it is considered that the former swimming pool building lies within the curtilage of the C(s) Technical Building. Referral of the Listed Building application is therefore necessary prior to any consents being issued, should Members be disposed to approve the applications being considered.

8. CONCLUSIONS

8.1 As indicated in Section 5 of this report, the application is generally considered to be in accordance with the development plan. Therefore given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As indicated in Section 6, the material considerations are also supportive of the application. The material considerations in this regard, are of prime importance owing to the age of the development plan.

9. RECOMMENDATION

9.1 It is recommended that the application for planning permission should be approved subject to the conditions on the attached sheets.

9.2 It is recommended that Listed Building application should be approved subject to notification of Historic Scotland under the Listed Buildings & Buildings in Conservation Areas (Scotland) Regulations 1997 and subject to the conditions on the attached sheets.

9.3 It is further recommended that the decision notice in respect of the planning application not be issued until the Listed Building application has been cleared by Historic Scotland.

**Alan Neish
Head of Planning and Building Control**

1 March 2001 (FMF/MS)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form/Plans.
2. Statutory Notices/Certificates.
3. Statutory Consultations.
4. Public Advertisement.
5. Adopted Kilmarnock Local Plan.
6. East Ayrshire Local Plan (Finalised Version).
7. Memorandum of Guidance on Listed Buildings and Conservation Areas.
8. Town and Country Planning (Notification of Applications) Direction 1997.

Anyone wishing to inspect the above papers please contact Fiona Finlay on (01563) 576768.

Implementation Officer: Dave Morris

I:CentralLPC/000773&000774

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0773/FL

Site of Proposal	Former Kilmarnock Academy Technical Building, Elmbank Avenue, KILMARNOCK
Nature of Proposal	Proposed Conversion to Flats (33 in no.), Formation of Car Park to Rear, Demolition of Former Swimming Pool Building and Associated Alterations
Name & Address of Applicant	The Clyde Building Group plc
Name & Address of Agent	

DPO's Reference FMF/MS

The above FULL application should be granted subject to the following conditions:-

1. The proposed development shall be carried out in accordance with the application form received on 23 November 2000 and the location plan ref: 50/10 Rev B; block layout plan ref: 50/11 Rev B proposed lower ground floor plan ref: 50/7; proposed ground floor plan ref: 50/08 Rev A; proposed first floor plan ref: 50/09 Rev A; proposed sectional elevations to rear ref: 50/18 Rev A; proposed elevations to west and north ref: 50/17 Rev A; proposed elevations to Elmbank Drive ref: 50/15 Rev A; (all the above received 16 February 2001) and the alternative layout to Flat 29 (drawing no 20) and the fence and bin store details (drawing no 50/19) both of which were received 23 January 2001.

REASON In order to ensure that development is carried out in accordance with the approved details.

2. Notwithstanding the approved block plan, the location of the bin stores within the application site is not approved. Prior to any works commencing on site, the developer shall submit two copies of an alternative location of the bin store to be agreed in writing by the Head of Planning and Building Control in consultation with the Waste Management Division of Community Services.

REASON In order to ensure that the bin stores within the application site are located so as to be accessible to the Council's refuse vehicles for the uplifting of refuse.

3. Prior to the commencement of any works on site, the developer shall submit three copies of a report confirming the Schedule of Repairs required to the external fabric of the Former Academy Technical Building for the approval of the Head of Planning and Building Control in consultation with Historic Scotland. Any repairs work approved shall be undertaken in complete accordance with the approved Schedule of Repairs and shall not be carried out until the Head of Planning and Building Control has confirmed his written acceptance of the Schedule of Repairs.

REASON In order to ensure that any repair work to the external fabric of the listed building is undertaken in a sympathetic manner to respect the age and character of the building and conservation area and in a manner which will not result in damage to the building's external fabric.

4. Prior to commencement of any works on site, the developer shall submit full details confirming the method of protection to be used as indicated on the approved plans, to protect the original features of the "common link corridors". Thereafter for the full period of construction works, the agreed methods of protection shall be retained on site at all times to the satisfaction of the Head of Planning and Building Control. Such measures of protection shall include details confirming the method of storage of the inner/outer doors.

REASON In order to ensure that the original features of the listed building are fully protected for the period of construction and are not damaged during construction works.

5. All of the car parking spaces shown on the block plan approved under the terms of Condition No 1, shall be formed to the satisfaction of the Head of Planning and Building Control, prior to the occupation of any of the flatted dwellinghouses.

REASON To ensure that the required car parking facilities exist within the site in order to discourage residents car parking on the public road.

6. Prior to any work commencing on site, the developer shall provide details, for the written approval of the Head of Planning and Building Control in consultation with Historic Scotland, of the design of the proposed inner and outer entrance doors and shall provide details of the doors to be reclaimed from the former swimming pool building. Such details shall also include a scheme for any security entry/exit system for the building and following approval of same, the security entry scheme shall be implemented as approved and all inner and outer entrance doors installed as agreed with the Head of Planning and Building Control.

REASON In order to ensure that the entrance doors to the former Academy Technical Building are appropriate in terms of design, finish and materials to the age and character of the listed building and to ensure that any security entry system will not damage the external fabric of the building.

7. Prior to the commencement of works on site, all details of the existing and proposed windows including specifications for the thickness of horizontal glazing bars,

the method of opening and hinge-points, shall be submitted to and approved by the Head of Planning and Building Control in consultation with Historic Scotland. In this regard, the submitted details of the proposed windows shall also include the provision of a sample window to be installed on site confirming the agreed method of opening.

REASON In order to ensure that the design, finish and method of opening of all proposed windows are appropriate to the age and character of the listed building and are in keeping with the proportions of the existing windows scheduled for replacement.

8. Prior to any work commencing on site, a scheme of proposed landscaping shall be submitted to the Head of Planning and Building Control for his written approval and shall include:-

- a) An indication of all existing trees plus details of those to be retained and measures for their protection in the course of development;
- b) details and specification of all trees, shrubs, grass mix etc to be planted;
- c) details of any top-soiling or other treatment to the ground;
- d) sections and other necessary details of any mounding, earthworks and hard landscaping;
- e) details for the proposed future maintenance of these works;
- f) and details of the timing of implementation and completion of the landscaping scheme.

REASON To ensure that the landscaping complements proposed planting and maintains the landscape quality of the area.

9. The landscape scheme approved under the terms and conditions above shall be undertaken in accordance with the approved details to the satisfaction of the Head of Planning and Building Control

REASON To ensure that the landscaping complements proposed planting and maintains the landscape quality of the area.

Note

1. West of Scotland Water have advised the following. Early contact with their Office at 35 Glenburn Road, Prestwick (Tel: 0808 100 5333) is advised:

- (a) There is a public sewerage system to which a connection may be made. The developer should satisfy himself, by site investigation if necessary, that relative levels are such as will allow the development to be connected at a reasonable gradient.
- (b) The developer must make a separate application to West of Scotland Water for permission to connect to the public sewerage system.
- (c) A totally separate drainage system will be required.
- (d) This development will involve the provision of sewers that may become vested in West of Scotland Water. The layout and specification of these sewers shall be agreed by West of Scotland Water.
- (e) Sustainable Urban Drainage Systems should be employed on the surface water drainage system.
- (f) A development of the type and size proposed can be serviced from an existing public water main located in the street adjacent to the site location.
- (g) Separate application will have to be made for the provision of site water mains if required, and service connections. Consultation should be made with West of Scotland Water regarding compliance with current byelaws and where there is use of water for building purposes.

2. SEPA have advised the following. Any queries should be directed to SEPA at their Office at 5 Redwood Crescent, East Kilbride Tel: 01355 574200.

- (a) There is no objection to this proposal on the understanding that the foul drainage is connected to the public sewer. The applicant should consult with West of Scotland Water in this regard.
- (b) Surface water from the site should be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland published by CIRIA in March 2000.
- (c) The applicant should also ensure than any waste generated from the proposal is reused, recycled or taken for disposal at an appropriately authorised site.

3. In respect of Condition 4 above, early consultation is suggested with Community Services (Waste Management) at Western Road, Kilmarnock.

4. A copy of Transco's consultation response is attached. The Developer is advised to note same and take any required action to satisfy Transco.

EAST AYRSHIRE COUNCIL

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997

00/0774/LB

Site of Proposal	Former Kilmarnock Academy Technical Building, Elmbank Avenue, KILMARNOCK
Nature of Proposal	Proposed Conversion to Flats (33 in no.), Formation of Car Park to Rear, Demolition of Former Swimming Pool Building and Associated Alterations
Name & Address of Applicant	The Clyde Building Group plc
Name & Address of Agent	

DPO's Reference FMF/MS

Subject to Notification to the Scottish Ministers, the above LISTED BUILDING APPLICATION should be granted subject to the following conditions:-

1. The proposed development shall be carried out in accordance with the application form received on 23 November 2000 and the location plan ref: 50/10 Rev B; block layout plan ref: 50/11 Rev B proposed lower ground floor plan ref: 50/7; proposed ground floor plan ref: 50/08 Rev A; proposed first floor plan ref: 50/09 Rev A; proposed sectional elevations to rear ref: 50/18 Rev A; proposed elevations to west and north ref: 50/17 Rev A; proposed elevations to Elmbank Drive ref: 50/15 Rev A; (all the above received 16 February 2001) and the alternative layout to Flat 29 (drawing no 20) and the fence and bin store details (drawing no 50/19) both of which were received 23 January 2001.

REASON In order to ensure that development is carried out in accordance with the approved details.

2. No demolition works relative to the red brick former swimming pool building shaded orange on the approved plan shall be undertaken within the application site until the Head of Planning and Building Control has had sight of and has confirmed in writing that he is satisfied that a contract has been placed for the conversion of the Former Academy Technical Building in accordance with Planning Permission ref: 00/0773/FL.

REASON In order that the swimming pool building is not demolished as a separate entirety to the works to convert the Former Academy Technical Building.

3. The developer shall notify the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) of their intention to carry out the demolition work thereby approved and shall thereafter allow RCAHMS a period of up to three months to record the building during which time, demolition may not be undertaken unless the RCAHMS has indicated in writing that its record has been completed.

REASON In order to ensure compliance with the Planning Listed Buildings and Conservation Areas (Scotland) Act 1997.

4. Prior to the commencement of any works on site, the developer shall submit three copies of a report confirming the Schedule of Repairs required to the external fabric of the Former Academy Technical Building for the approval of the Head of Planning and Building Control in consultation with Historic Scotland. Any repairs work approved shall be undertaken in complete accordance with the approved Schedule of Repairs and shall not be carried out until the Head of Planning and Building Control has confirmed his written acceptance of the Schedule of Repairs.

REASON In order to ensure that any repair work to the external fabric of the listed building is undertaken in a sympathetic manner to respect the age and character of the building and conservation area and in a manner which will not result in damage to the building's external fabric.

5. Prior to commencement of any works on site, the developer shall submit full details confirming the method of protection to be used as indicated on the approved plans, to protect the original features of the "common link corridors". Thereafter for the full period of consultation works, the agreed methods of protection shall be retained on site at all times to the satisfaction of the Head of Planning and Building Control. Such measures of protection shall include details confirming the method of storage of the inner/outer doors.

REASON In order to ensure that the original features of the listed building are fully protected for the period of construction and are not damaged during construction works.

6. Prior to any work commencing on site, the developer shall provide details, for the written approval of the Head of Planning and Building Control in consultation with Historic Scotland, of the design of the proposed inner and outer entrance doors and shall provide details of the doors to be reclaimed from the former swimming pool building. Such details shall also include a scheme for any security entry/exit system for the building and following approval of same, the security entry scheme shall be implemented as approved and all inner and outer entrance doors installed as agreed with the Head of Planning and Building Control.

REASON In order to ensure that the entrance doors to the former Academy Technical Building are appropriate in terms of design, finish and materials to the age and character of the listed building and to ensure that any security entry system will not damage the external fabric of the building.

7. Prior to the commencement of works on site, full details of the existing and proposed windows including specifications for the thickness of horizontal glazing bars, the method of opening and hinge-points, shall be submitted to and approved by the Head of Planning and Building Control in consultation with Historic Scotland. In this regard, the submitted details of the proposed windows shall also include the provision of a sample window to be installed on site confirming the agreed method of opening.

REASON In order to ensure that the design, finish and method of opening of all proposed windows are appropriate to the age and character of the listed building and are in keeping with the proportions of the existing windows scheduled for replacement.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**

AGENDA