

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2020/0631/O
Name	Sean Bateson
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> x Objection <input type="checkbox"/>
Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).	
<ul style="list-style-type: none"> The Application is compliant with PPS 21 – Policy CTY 3 and is eligible for replacement as a redundant non-residential building. The former school building is in derelict state and is falling into an ever-increasing poorer condition. A Structural Engineer has completed a Survey of the structure and the subsequent report concludes that the building is not realistically capable of being converted into a dwelling - taking into account the large degree of alterations that would be required to renovate. The replacement of this derelict building would bring significant environmental and visual benefits to this locality, compliant with the CTY 3 policy test. It is compliant with Paragraph 6.73 from the SPPS. The supporting concept plan submitted as part of the planning application demonstrates how the main school building can be retained and used as ancillary accommodation for the replacement dwelling, thereby safeguarding the locally important elements of the existing structure. This is supported by policy. 	

- There are comparable applications where the Council has approved similar replacements of non-residential properties into single dwellings.
- There is a single reason for refusal. The Council is satisfied that the proposal can be integrated into the surrounding area without visual impact. There are no consultee concerns or 3rd party objections.
- If it would assist the Committee with consideration of the application we will be open to accepting a deferral for a site visit.



USE EXISTING ACCESS AND ACCESS ROAD TO SERVE DWELLING

REMAINDER OF SCHOOL GROUNDS RETAINED AS AGRICULTURAL LAND

NEW TREE PLANTING ALONG ROADSIDE BOUNDARY

BLUE HATCH INDICATES EXTENT OF EXISTING SCHOOL BUILDING TO BE REMOVED

NEW POST AND WIRE FENCE WITH HEDGE AND TREE PLANTING

EXTENT OF FORMER SCHOOL TO BE RETAINED AS ANCILLARY ACCOMMODATION - GARAGE/STORES ETC

EXISTING BOUNDARY PLANTING TO BE RETAINED

SITING OF NEW DWELLING WITH LINK TO RETAINED ELEMENT OF FORMER SCHOOL

NEW POST AND WIRE FENCE WITH HEDGE AND TREE PLANTING

REMAINDER OF SCHOOL GROUNDS RETAINED AS AGRICULTURAL LAND

Rev	Amendment	By	Chkd.	Date

PLANNING ISSUE

**SITE FOR REPLACEMENT DWELLING
168 AGIVEY ROAD COLERAINE**

DRG TITLE
CONCEPT LAYOUT

Scale	Date	Drawn	Checked
1:500	JAN 23	KB	MS

JOB N^o: 2020124 DRG N^o: D 02
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09th November 2022

Our Ref: 22/0689
Planning Ref: LA01/2020/0631/O

Structural Survey of Building at 168 Agivey Road, Coleraine.

To whom it may concern,

The following is a report on findings of a structural survey carried out on the above property with particular reference to its condition and structural integrity in terms of renovation into a habitable dwelling.

Weather conditions were mild and dry during the survey.

Description

The site is accessed directly off the Agivey Road, the Main Hall is orientated at ninety degrees to the road and located approximately 20m from the road.

The property is an abandoned single storey schoolhouse consisting of a main hall and ancillary accommodation. The main hall has rendered external walls, has a high ceiling and a pitched roof, the ancillary accommodation is red-bricked, has a standard ceiling height and a flat roof. The main hall has large windows with high level lintels.



Photo 1 – External view showing main hall and ancillary accommodation

Exterior Condition

Externally the walls appear to be generally in good condition even though they do not meet structural standards set in the Northern Ireland Building Regulations. There is a damp proof course installed in the walls but it is at a lower level than is acceptable by today's standards. The pitched roof is covered with tiles which appear to be asbestos, the flat roof is a concrete slab which exhibits significant spalling.

The chimney stack on the east elevation has a number of cracks.



Photo 2 – Cracking at External Chimney



Photo 3 – Spalling of flat roof slab



Photo 4 – Spalling of flat roof slab

Interior Condition

The internal walls of the building are in varying states of repair, the walls in the ancillary building exhibits significant internal cracking which can be classified between Category 1 and 3 in the BRE scale.

The pitched roof is constructed with timber trusses which appear to be in reasonably good condition, though the ceiling tiles appear to be asbestos.

The structural floor slab is uneven but otherwise appears to be in structurally sound.



Photo 5 – Internal Cracking



Photo 6 – Internal Cracking

Renovation Potential of the Structure

The building is structurally stable but there are a number of issues to consider in relation to converting to a residential dwelling:

- The roof of the ancillary accommodation needs replaced and the walls need significant repair. Combine this with the DPC being inadequate and the walls not being insulated then it would be economically and practically more sensible to demolish this section of the building.
- The height of the main hall makes it potentially suitable for a storey and a half dwelling but there are three difficulties with this:
 - A new first floor structure would be required but the span is too large for standard floor joists, therefore a new structural frame would be required to support a new floor structure.
 - The position of the windows would clash with a new floor structure meaning that the existing window openings would need to be altered structurally to lower the lintel level.
 - The bottom chord of the trusses would need to be removed to create adequate head height for a new first floor. This would remove the triangulation in the roof structure and result in a requirement for relatively major structural work to maintain stability of the roof.
- The main hall would need a new damp proof course, which is difficult to do successfully retrospectively.



Photo 7 – Illustration of clash between existing windows and 1st floor level



Photo 8 – Illustration of clash between trusses and clear space 1st floor level

Summary

Taking into account the large degree of alterations that would be required to renovate this building to a habitable dwelling it is, in our opinion, not economically rational or reasonable to do so, particularly when it could result in a building without adequate damp-proofing. However, as the existing structure of the main hall is in relatively good condition, we believe that the best option here in terms of practicality and economics is that the building should be utilised as a store or garage for a new replacement dwelling. We can meet with any of those involved in the decision making in order to hear their views in person and to put forward our opinion as outlined above.

Yours faithfully,

John Stewart, BSC Hons Construction Engineering
Principal Structural Engineer,
JSC Consulting, Structural Engineering Consultants

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