

## Planning Officer's Report – LDCA SEPTEMBER 2024

<b>APPLICATION</b>	2024/29 – Construction of Disabled Access Ramps
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	18 July 2024
<b>APPLICANT</b>	Programme Management Unit, EDIP, St Helena Government
<b>PARCEL</b>	JT110007
<b>LOCALITY</b>	St. Helena Community College (SHCC)/Education Learning Centre (ELC), Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Historic
<b>CURRENT USE</b>	Learning Facility
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 18 July 2024.</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	1 August 2024
<b>REPRESENTATIONS</b>	None
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Response
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection/no comment
14. Heritage Society	No Response
15. Maritime	Not Applicable

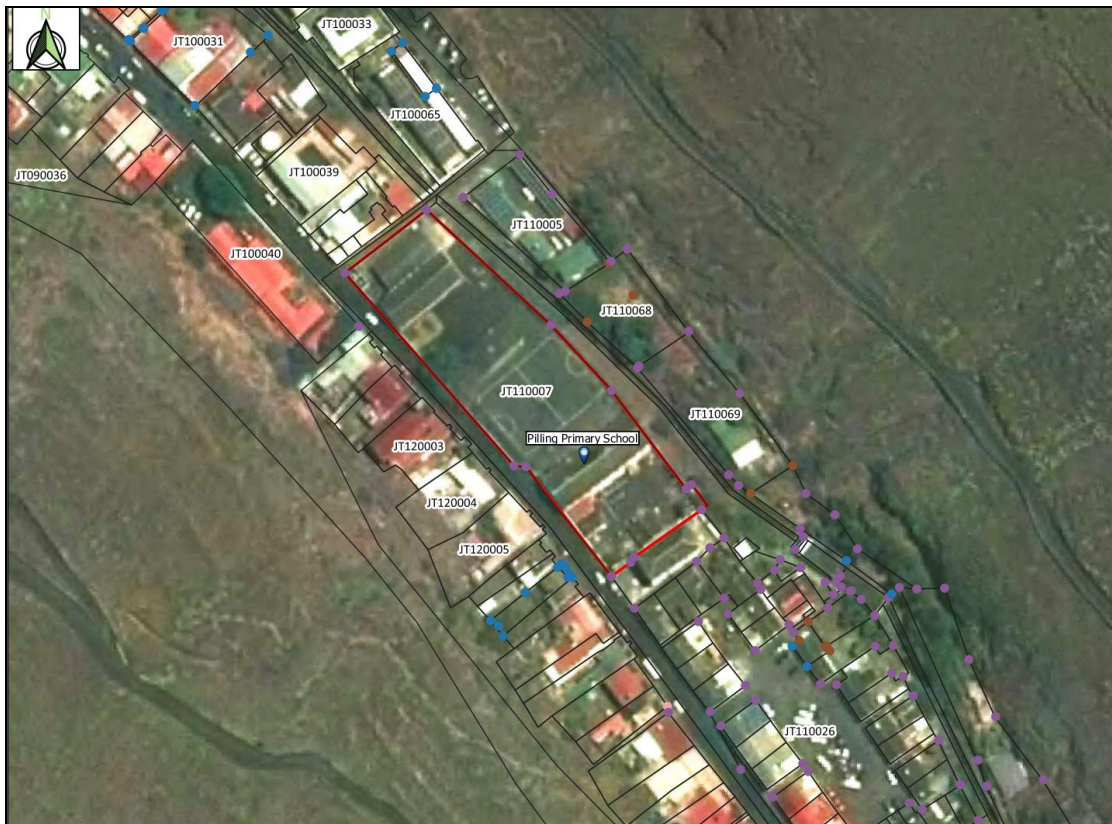
## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This plot is located within the mixed use area of Jamestown, where it is designated within the Intermediate Zone and the Jamestown Historic conservation area.

Both Pilling School (to the south) and the Wall to Market Street (to the west) are Listed Grade III and the property to the north across Seale's Corner (road) is Grade II. Other buildings which are listed lie on the opposite side of Market Street, including the Baptist Chapel, Grade I, the Manse – Grade III and 4 Grade III cottages/houses.

### Diagram 1: Location Plan



### PROPOSED DEVELOPMENT

The developer proposes to install 2 access ramps to the SHCC/ELC to enable full access to the Main training room (in the northern building) and the Computer room (in the southern building).

The main training room ramped access will be provided from Reception to the front of the northern building (north) and along to the two door openings in the northern façade. It would be approximately 16m in length, have a single ramp section with minimum height of 0.9m high handrails to either side. It would provide level access into the training room.

The computer room access would be provided as a short ramp to provide level access from the south of the building. It would follow the same arrangement as other rooms on this side of the southern building and will require the rearrangement of an existing raised planting area.

The proposal would complete public access to all ground floor parts of the 2 buildings forming the ELC.

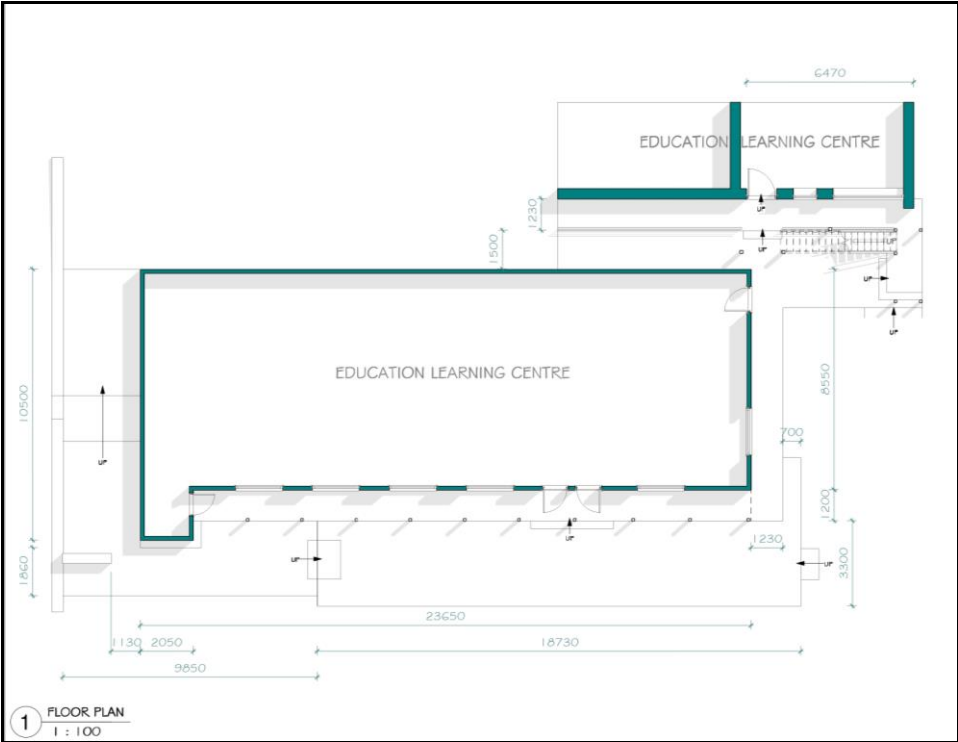
No excavation is required for the proposed extension.

Materials to be used to construct the ramp will be concrete with the handrails, where provided, in tubular metal with the short ramp being of timber.

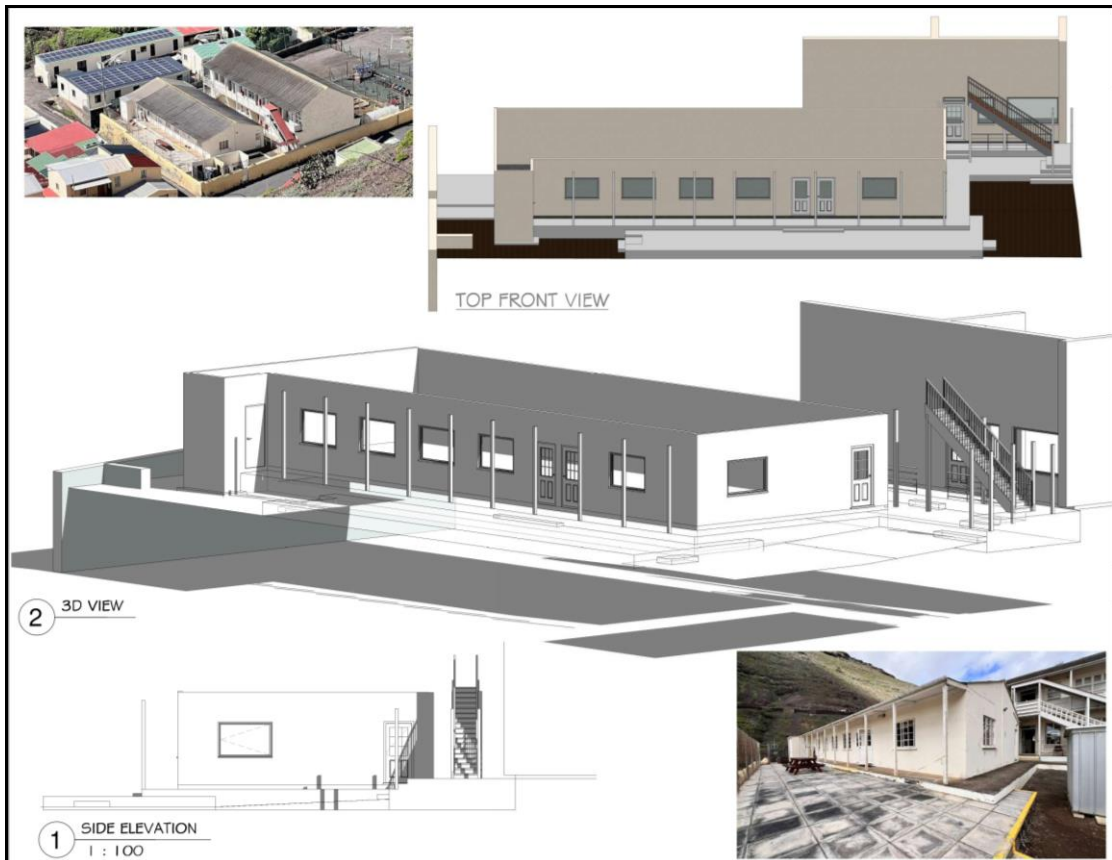
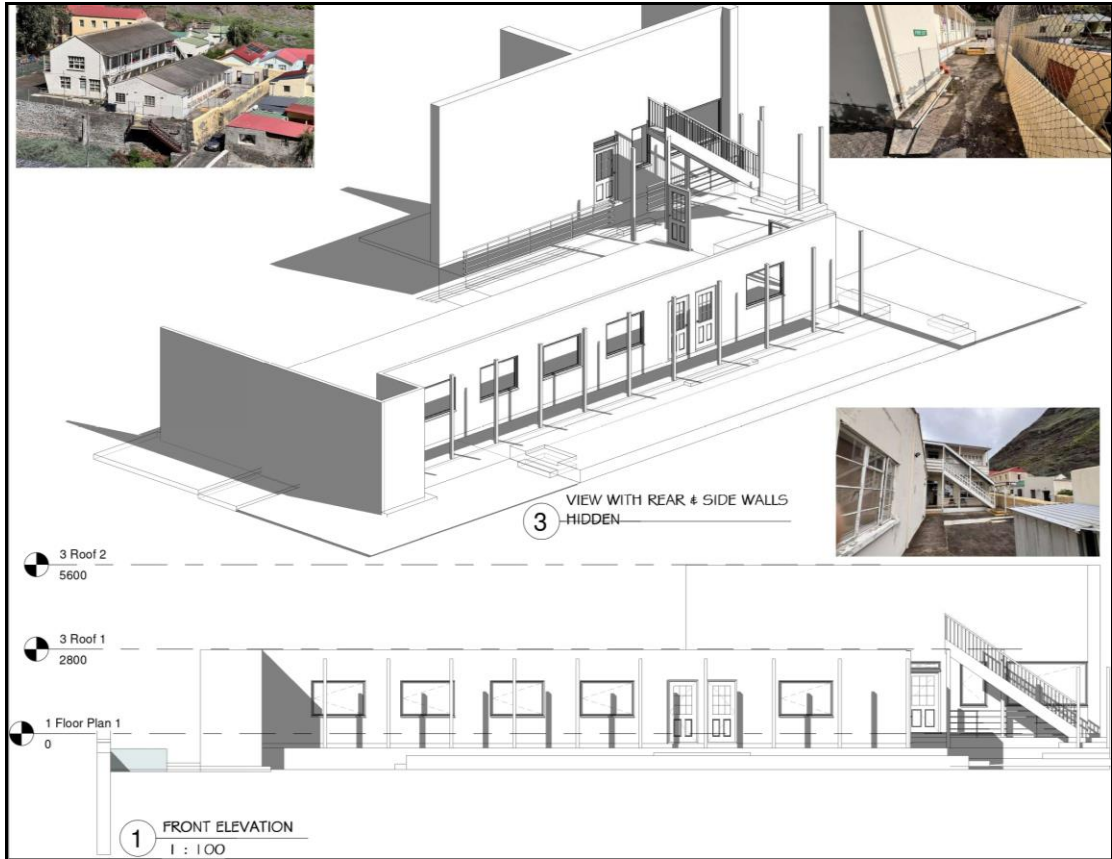
The applicants undertook a Public Consultation Drop-in Session. A number of comments were received which supported the proposal. There was a concern raised that a section of heritage wall could be removed to provide a separate vehicle access (removing the need to cross Pilling School grounds). The applicants indicate that there is no requirement to remove heritage wall to provide a new vehicle access as access will continue across Pilling School grounds and, in any event, this would also require relocation of an electric station and result in possible highway safety concerns such that the plans were not amended on these grounds.

The application has been amended during the course of consideration in response to Planning Officer comments relating the usability of the proposed disabled access ramp, in particular in regard to the minimum requirements of ramps/headroom under the Building Regulations.

**Diagram 2: Existing Plan Layout**

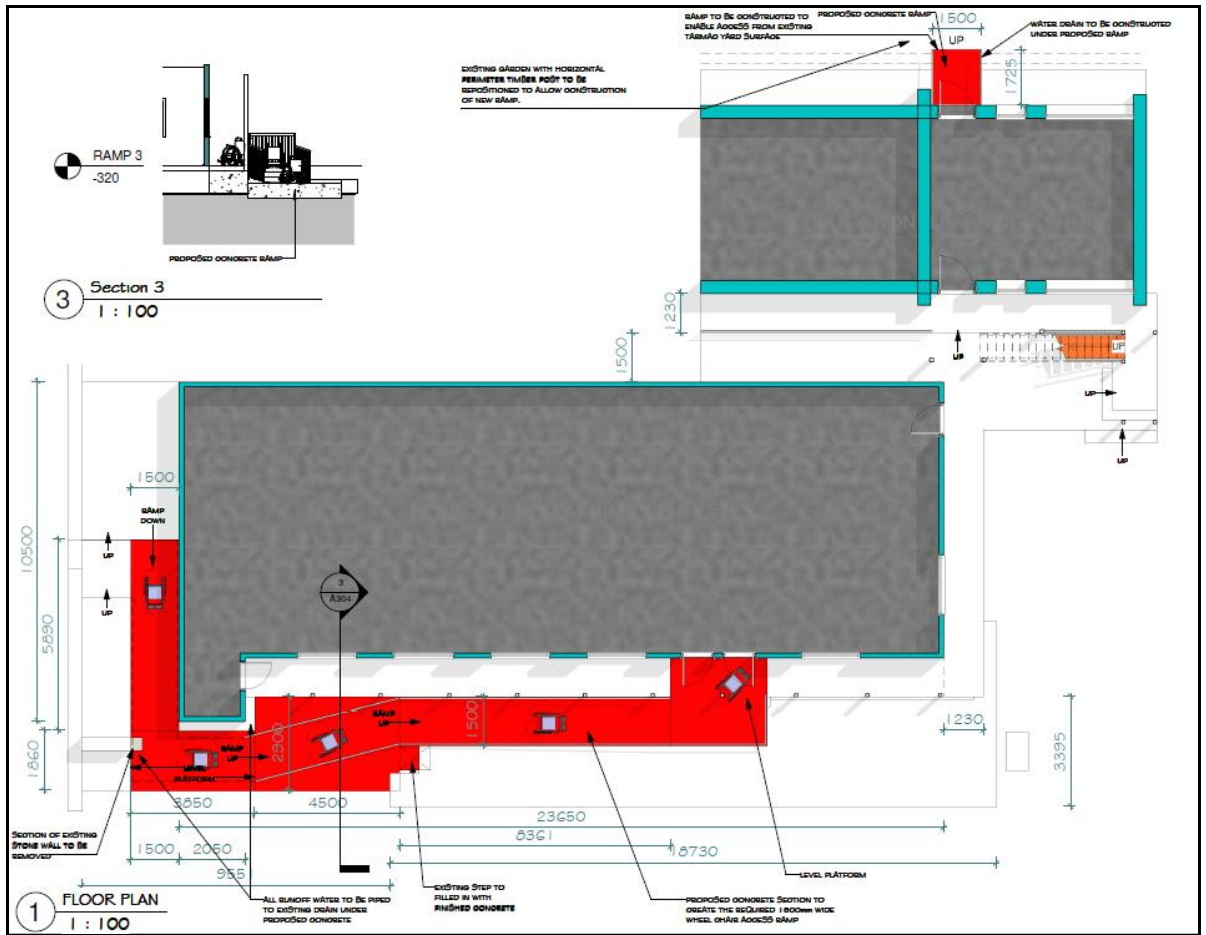


### Diagram 3: Existing Elevations

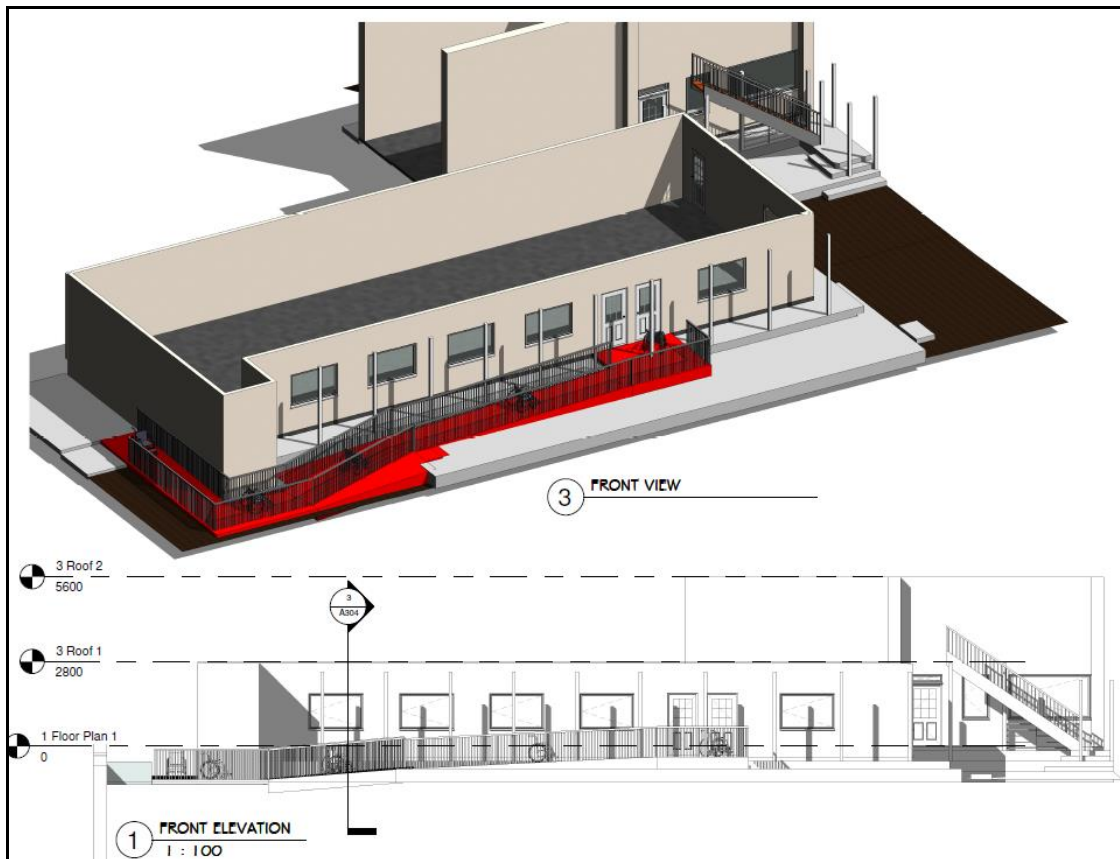


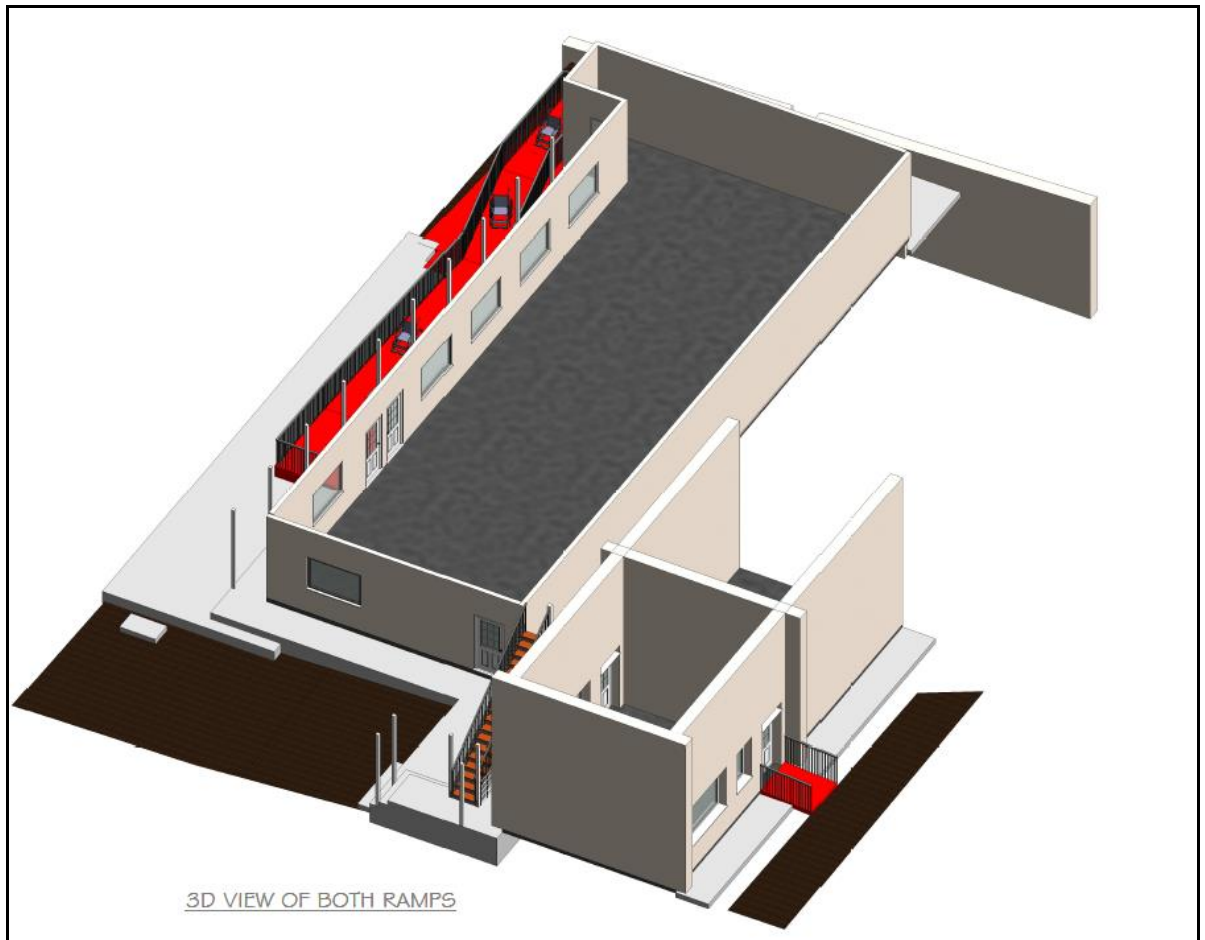


**Diagram 4: Proposed Plan Layout & Sections**



**Diagram 5: Proposed Elevations & Views**





## **STAKEHOLDER FEEDBACK & REPRESENTATIONS**

There were no representations or objections received from stakeholders or any members of the public.

## **LEGAL AND POLICY FRAMEWORK**

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies IZ1
- Built Heritage BH1, BH2
- Social Infrastructure: SI1

## **OFFICER'S ASSESSMENT**

The proposed development is for two disabled access ramps to give level access for wheelchair and other ambulant disabled people to the St Helena Community College/Education Learning Centre. This would involve the provision of ramps with railings to the northern building, both of which are located in the Conservation Area.

The applicant's development proposal will provide public access to this public building which provides training sessions. It therefore accords with paragraph 17.3 of the LCDP introduction section for Social Infrastructure which states that "The policies...seek to ensure developments are...non- discriminatory in their design and use" and under Policy SI1 which requires that development should not preclude the provision for people with disabilities.

The proposed ramps would not be generally visible outside the application site due to their location behind surrounding boundary walls. It is not therefore considered that the proposal would result in any harm to the locality or the special character and appearance of the Jamestown Historic Conservation Area nor to the setting of the surrounding Listed Buildings.

The applicant submitted a written statement to promote the reasoning for the proposed extension and renovations, as mentioned previously.