

Planning Officer's Report - LDCA NOVEMBER 2022

APPLICATION	2022/71 – Proposed Improvements to Roof Layout to Existing Transformer/Mortuary Building
PERMISSION SOUGHT	Full Permission
REGISTERED	29 September 2022
APPLICANT	Health and Social Care Portfolio
PARCEL	JT140010
LOCALITY	The General Hospital Site, Upper Jamestown
LAND OWNER	Crown
ZONE	Intermediate Zone
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Transformer/Mortuary Building
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30 September 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	14 October 2022
REPRESENTATIONS	One Received
DECISION ROUTE	Delegated / 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 Objection
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. Sustainable Development	No Response

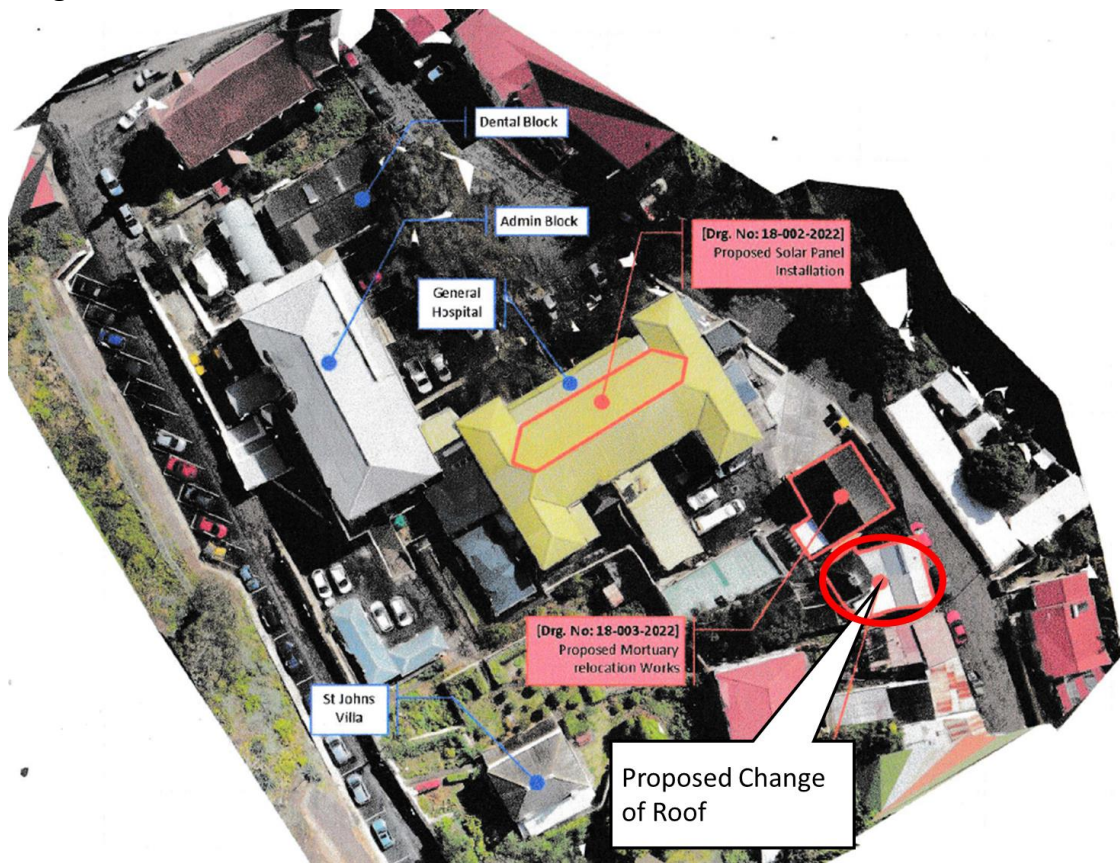
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The proposed development site is located at the Hospital in Upper Jamestown, southeast of the main hospital building within the Jamestown Historic Conservation Area. The part of the building fronting the street is identified in the Crallen Report. It is not listed for its own individual value, but for its group value. Much of the rear of the building appears to have been added more recently in an ad hoc way which has led to a complex roof structure.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

Most of the building contains the back-up generator for the Hospital. This is potentially life-saving infrastructure that is critical for the continuation of healthcare, safety and wellbeing of patients during power outages.

The current generator needs replacing which means a section of roof needs to be removed to allow lifting operations to remove the existing generator and install the new one. This is currently a difficult operation to achieve.

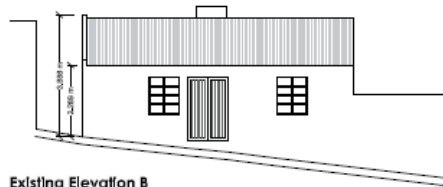
The proposal is to simplify the existing complex roof structure, mitigating current water ingress issues in a sensitive electrical area which contains critical infrastructure (including a generator, mains transformer, switchgear and cabling). It will also provide better access for future lifting operations for equipment/infrastructure that reaches the end of its life cycle helping to ensure backup power generation and UPS (uninterrupted power system) system can be maintained in future.

The design includes a front parapet reflecting other historic buildings in the area. The front of the building will also be rendered and painted to match the existing colour.

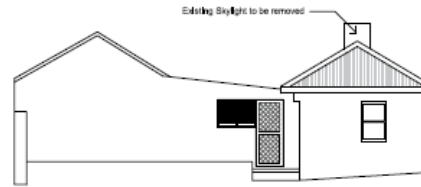
Diagram 2: Site Plan and Elevations



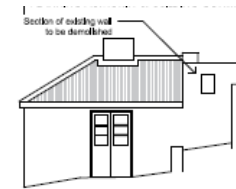
Existing Elevation A



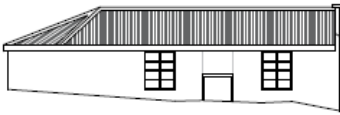
Existing Elevation B



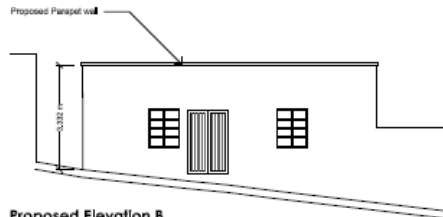
Existing Elevation C



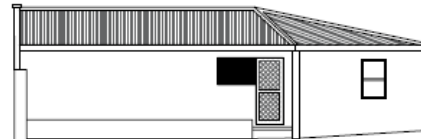
Existing Elevation D



Proposed Elevation A



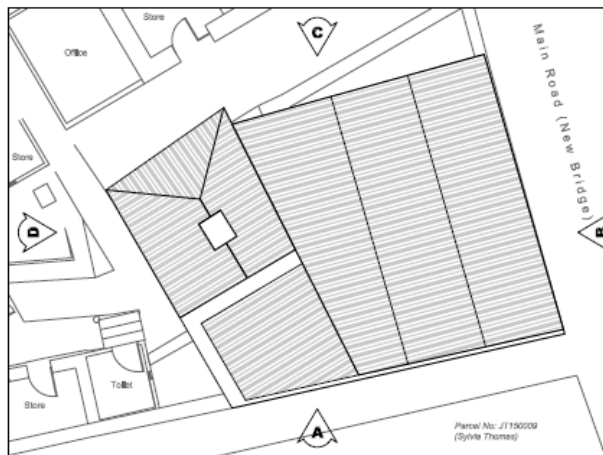
Proposed Elevation B



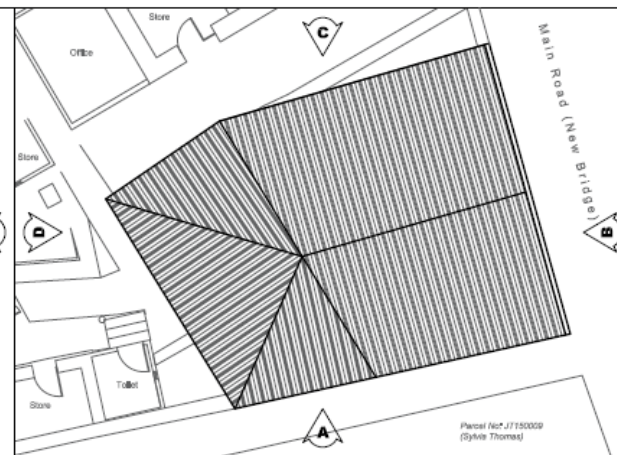
Proposed Elevation C



Proposed Elevation D



Existing Roof Layout (Generator Room and Mortuary)
1/100



Proposed Roof Layout (Generator Room and Mortuary)
1/100

REV	DESCRIPTION
CLIENT: St Helena Government (Health & Social Care Portfolio)	
CHECKED BY:	
CIVIL ENGINEER:	
APPROVED BY:	
COPYRIGHT © TREASURY, INFRASTRUCTURE & SUSTAINABILITY	
CONTRACT: Proposed Change of Roof on the Generator Room and Mortuary, General Hospital, Jamestown	
DESCRIPTION: Drawing showing the Existing and F Layout and Elevations	
SCALE: 1/100	
DRAWN BY: JCB	DATE: 23/05
Treasury, Infrastructure & Sustainable Devk Essex House Main Street Jamestown St Helena, S.A.O Tel: + (290) 22270	

REPRESENTATIONS

No objections or comments were received from any statutory body. One objection was received from a member of the public:

"I object to application 2022/71 at the General Hospital for the following reasons.

This application involves alterations to a listed building graded for its Group Value. The proposal will involve removing gable ends and then further reducing the eaves levels. Both sides of the building are visible from the street. The proposed new parapet will appear as a fake parapet from the street, for that is what it is.

This building is listed not for its self-worth but for its contribution to the street scene and to the character of the area which is also protected as part of the Historic Conservation Area. All the way through Jamestown including this building roof ridges are aligned parallel to the street. The proposed perpendicular roof realignment is contrary to the character of the Historic Conservation Area."

The applicant says the proposal is to "Simplify the existing roof". I can understand the desire but this is a Historic Conservation Area and it affects a listed building. There is no floor plan on the drawings so that cannot be assessed. However it is clear this is not one building but a group of buildings, hence the varied roof arrangement. This is part of the character of the Historic Conservation Area. There may be alternative possibilities to bring about technical improvements to the roofing layout but to physically and considerably change the walls of a listed building and its roof to bring about tidiness runs contrary to conservation principles.

I strongly object to this application and the precedents it could set."

POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Built Heritage Policy: BH1, BH2, BH3
- Intermediate Zone Policy: IZ1 (a)(b)(d)(g)
- Sewerage and Storm Drainage Policy: SD1
- Social Infrastructure: SI1
- Emergency and Public Services: ES1

OFFICER'S ASSESSMENT

The building is located in a historic conservation area and is listed for its group value rather than its own individual historic or architectural merit. Its contribution to the street scene and conservation area therefore need to be considered and built heritage policies apply.

In Jamestown the eaves of buildings generally run parallel to the road or are horizontal parapet. There are a number of parapet buildings close to the proposal so the principle of parapet design in this location is appropriate to the character of the area. Whilst it is accepted the ridgeline of the roof would be perpendicular to the road, the impact of this is mitigated as the parapet will largely shield it from view.

The current building is in need of enhancement. The roof has rusted and leaks in part. Part of the render on the front of the building has cracked and fallen off, and the paintwork has peeled off in some areas. There is also no gutter on the front of the building. The proposal therefore offers the opportunity to enhance the street frontage of the building by repairing the render and painting the building, protecting the remaining structure.

The LDCP contains a presumption in favour of social infrastructure including healthcare. There can be no doubt that building works to install and safely house a back-up generator for the Hospital is critical to the healthcare infrastructure for the Island. The LDCP policies on social infrastructure also seek to ensure provision of appropriate healthcare premises and Policy SI1 supports all development reasonably needed for the social development (including healthcare) of the island.

Taking into account the above, the proposal would comply with the LDCP and can be supported.