



Demolition of the former Carn Thomas Secondary School

For the Isles of Scilly Council

Planning Statement

Stride Treglown job no.	25505
Prepared by	ACR
Checked by	
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1. Introduction

1.1. The Proposal

- 1.1.1 It is proposed to demolish the former Carn Thomas Secondary school, which has largely been unused since the construction of the new school at Carn Gwaval, which opened in 2011. Part of the site is currently being occupied by Kier Construction as offices during the construction work at the quay.

1.2. The Site

- 1.2.1 The site is located at Carn Thomas, south of Telegraph Road, on the east side of Hugh Town, between Town and Porth Mellon beaches.
- 1.2.2 The site is situated on a rise on Telegraph Road and slopes significantly to the south, where a narrow finger extends to the rear of St Mary's Parish Church. Other than a tennis court, there is no built development in this area. There are two existing buildings built into the hillside, an east block of more traditional built form and a west block, built onto the street, and in part oversailing the footway. The site rises to the rear and has become overgrown away from the road. There is a small landscaped area to the front of the east building.

1.3. Application Details

- 1.3.1 This is an application to demolish the buildings and to provide hoardings to secure the site from the street. The site is within a conservation area, and accordingly planning permission is required for demolition.
- 1.3.2 The site is recognised as having potential for development that would be of benefit to the islands and demolition is being brought forward in order to enhance its potential to prospective developers.



View from Porth Mellon beach



View of the entrance to the site from Telegraph Road looking at the eastern block



View of the western block



View of the western block, showing the oversailing of the street.

2. Planning Policy

2.1. Isles of Scilly Local Plan 2005

- 2.1.1 The islands' Local Plan was adopted in 2005 but did not contain any specific land use proposal for the school site.
- 2.1.2 The island is designated a Conservation Area and an Area of Outstanding Natural Beauty (AONB).
- 2.1.3 Environmental protection forms a key policy in respect of development on the island and so the re-use of a site within Hugh Town provides a major opportunity for sustainable development.
- 2.1.4 The Local Plan Waste Disposal Policy, policy 9 does not permit the development of landfill sites for the disposal of waste other than where justified on a small scale for the on-site disposal of material arising from the specific development or the use of land and buildings..

2.2. National Planning Policy Framework 2012

- 2.2.1 The National Planning Policy Framework (NPPF) advises that planning policies and decisions should encourage the effective use of land by reusing sites that have been previously developed. Whilst this application does not propose new development, it is designed to facilitate the reuse of a brownfield site.
- 2.2.2 Weight should be given to conserving landscape and scenic beauty, with AONBs having the highest status of protection. Future development will need to consider the impact on the AONB.
- 2.2.3 The NPPF requires applicants to describe the significance of any heritage assets affected and consider the impacts on them.

3. Planning Considerations

3.1. Reason for Demolition

- 3.1.1 Whilst it is normally anticipated that within Conservation Areas demolition would be accompanied by an application for a replacement building, the Council of the Isles of Scilly wishes to demolish the building with no firm plans for redevelopment.
- 3.1.2 The school buildings are currently in an unattractive and dilapidated state. Whilst part of the site is being utilised by Kier Construction the majority remains unused. Concern has arisen that the buildings will continue to deteriorate and exacerbate adverse impacts upon the area. The removal of the buildings will present the site in a better light enabling the site potential to be appreciated better by prospective developers.

3.2. Method of Demolition

- 3.2.1 Demolition will commence with a 'soft strip' of the interior of the buildings to remove all the existing internal fittings and fixtures. An asbestos survey has been undertaken. Dependent upon the types of asbestos present, a licensed contractor will be appointed to remove any asbestos. This will need to be disposed of at a licensed waste disposal site.

- 3.2.2 The demolition of the exterior of the buildings will be carried out largely with the use of mechanical equipment, by a competent contractor. There are a number of different building materials – concrete, including concrete tiles, timber, stone, plastic and glass. If possible, material that is suitable for recycling, will be removed separately. A specific area will be laid out and labelled to facilitate the separation of materials for potential recycling or reuse.
- 3.2.3 Some material, such as concrete can be retained on site prior to being crushed to a suitable grading for reuse.
- 3.2.4 Subject to the structural engineer's confirmation, the stone base of part of the ground floor of the western block will be retained to provide screening. It will enable its future reuse, either elsewhere on the site, or as part of the future boundary treatment.
- 3.2.5 All site services to be retained will be suitably identified and protected during the demolition works.
- 3.2.6 Hours of work will be from 08.00 to 18:00 Monday to Fridays and 08.00 to 13.00 on Saturdays.
- 3.2.7 Water dust suppression systems will be used during the demolition works to avoid / minimise dust being generated. Wheel washing measures will be put in place. Waste and cart away vehicles will be sheeted before leaving site to minimise any dust being generated.
- 3.2.8 The hoardings will be erected to reduce noise and dust and provide tree protection measures, prior to commencement of demolition of any of the buildings. A highway licence will be required to undertake works to demolish the western building that oversails the highway.

3.3. Completed Works

- 3.3.1 The hoardings and stone wall will be left around the site to secure it from trespass. The hoarding provides an opportunity for the community to enhance it with suitable designs. The landscaped area will be retained and the hoarding sited to the rear of it. This provides an area where some existing material can be retained and crushed ready for reuse, in accordance with Local Plan policy 9. Until a structural engineer has been appointed, it will not be known what quantities of materials can be expected from demolition.

3.4. Ecology

- 3.4.1 The site is about 350m from the Lower Moor Site of Special Scientific Interest but there is no reason why demolition should affect this. Similarly the Isles of Scilly Special Area of Conservation should not be affected by the works.
- 3.4.2 The two buildings are not known to have bat roosts and the nature of the west block with its flat roof and no apparent gaps for bats to enter does not look to have any potential for bat roosts. The eastern block has no obvious signs that the building has any potential as a bat roost other than the louvres to the gable of the single storey building.
- 3.4.3 The buildings will need to be inspected prior to demolition to determine if there is any evidence of bat roosts. If evidence is subsequently found, an application will need to be made to Natural England for a licence.

3.5. Heritage

- 3.5.1 A separate heritage impact assessment is included with this application. The conclusion is that demolition will remove a building that detracts from the area and will provide the opportunity to enhance the Conservation Area.

4. Summary and Conclusion

- 4.1.1 The demolition of the former Carn Thomas Secondary School is proposed in advance of plans for redevelopment being brought forward in order to avoid the adverse impact of further deterioration in the buildings and to enhance the prospects for redevelopment of this brownfield site.
- 4.1.2 The method statement is designed to minimise the impacts on the surrounding area. The retention of the stone facing wall to Telegraph Road and proposed hoardings will ensure the security of the completed site.