

TOWN AND COUNTRY PLANNING ACT 1990

AGENT

Barker Parry Town Planning Ltd
33 Bancroft
Hitchin
Hertfordshire
SG5 1LA

APPLICANT

Wattsdown Ltd
C/O Agent

PLANNING PERMISSION

Demolition of existing cinema and erection of fourteen flats with associated parking and landscaping

Former Odeon Cinema 166 London Road St Albans

In the pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **permit** the development proposed by you in your application dated 03/03/2008 and received with sufficient particulars on 17/03/2008 and shown on the attached plan(s) subject to the following conditions and reasons:-

Condition

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Condition

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

2. To ensure that the finished appearance of the development is satisfactory. To comply with Policies 69 and 85 of the St. Albans District Local Plan Review 1994.

Condition

3. The development works hereby permitted shall not be commenced until larger scale detailed plans and drawings showing (a) windows and members and reveals minimum 1:5; (b) doors and door reveals including balcony doors minimum 1:5; (c) balcony screens, balcony edges and soffits minimum 1:5; (d) building eaves and soffits minimum 1:5; (e) horizontal render features minimum 1:5; (f) steps, rails and balustrades, grilles/louvres, gates and shutters minimum 1:5; (g) canopy minimum 1:5, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out except as in accordance with the details so approved.

Historic St Albans District becoming Hertfordshire's premier community



INVESTOR IN PEOPLE

St Albans City and District Council District Council Offices, St Peter's Street, St Albans, Herts AL1 3JE

THIS IS AN IMPORTANT DOCUMENT AND IS LIKELY TO BE REQUIRED WHEN YOU COME TO SELL YOUR PROPERTY. YOU ARE ADVISED TO KEEP IT WITH YOUR TITLE DEEDS.



Reason

3. To ensure that the appearance of the building is satisfactory and in compliance with Policies 70 and 85 of the St Albans District Local Plan Review 1994.

Condition

4. The glazed screens serving the rooms in the south elevation of the flats shall be full height and glazed in obscure glass and shall not be altered to clear glass without the prior written consent of the Local Planning Authority.

Reason

4. To maintain the privacy of adjoining residents. To comply with Policy 70 of the St Albans District Local Plan Review 1994.

Condition

5. Neither demolition nor any other site works shall commence until the site has been enclosed by a continuous solid fence in accordance with details to be agreed in writing by the Local Planning Authority. Such fencing shall remain until clearance and building works have been completed.

Reason

5. To protect the amenities of the locality. To comply with Policy 70 of the St Albans District Local Plan Review 1994.

Condition

6. On site parking shall be provided for the use of all contractors, sub-contractors and delivery vehicles engaged on or having business on the site in accordance with details to be agreed in writing with the Local Planning Authority before the commencement of site works. The parking area shall remain until building and clearance work have been completed.

Reason

6. To ensure that no obstructions to the public highway occur during the construction period. To comply with Policy 34 of the St. Albans District Local Plan Review 1994.

Condition

7. Prior to the commencement of the construction of the new building, the position of all new buildings shall be pegged out on site. The position shall be agreed in writing by the Local Planning Authority.

Reason

7. To ensure that the development conforms with the approved drawings and in the interests of amenity. To comply with Policies 69 and 70 of the St Albans District Local Plan Review 1994.

Condition

8. Prior to the commencement of development, details of the method of washing of vehicle wheels exiting the site shall be agreed in writing with the Local Planning Authority, and the agreed method shall be operated at all times during the period of site works.

Reason

8. In the interests of highway safety and visual amenity. To comply with Policies 34 and 70 of the St. Albans District Local Plan Review 1994.

THIS IS AN IMPORTANT DOCUMENT AND IS LIKELY TO BE REQUIRED WHEN YOU COME TO SELL YOUR PROPERTY. YOU ARE ADVISED TO KEEP IT WITH YOUR TITLE DEEDS.

Condition

9. All materials and equipment to be used during the demolition / construction shall be stored within the curtilage of site unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of the development.

Reason

9. To ensure that no obstructions to the public highway occur during the demolition / construction period. To comply with Policy 34 of the St. Albans District Local Plan Review 1994.

Condition

10. This permission does not extend to the installation of external lighting, A scheme for such works shall be submitted to and approved in writing by the Local Planning Authority, before the development hereby approved is commenced.

Reason

10. In the interests of amenity and highway safety. To comply with Policies 9, 34 and 80 of the St. Albans District Local Plan Review 1994.

Condition

11. A methodology for the screening or enclosure of plant and machinery to be used during the construction period shall be submitted to and approved in writing by the Local Planning Authority before works are commenced.

The siting of plant and machinery shall be away from noise sensitive areas wherever possible.

Vehicles and machines in intermittent use shall be shut down in the intervening periods between work, or throttled down to a minimum.

The contractor shall take all steps necessary to limit vibration caused by plant and machinery used on the site. In particular, no machine which uses a system of dropping a heavy weight, whether power assisted or by gravity, on the surface of paving or foundation, will be permitted for breaking up.

Reason

11. To safeguard the amenities of nearby residential properties. To comply with Policy 82 of the St. Albans District Local Plan Review 1994.

Condition

12. No demolition or construction works relating to this permission shall be carried out on any Sunday or Bank Holiday nor before 07.30 hours or after 18.00 hours on any days nor on any Saturday before 08.00 hours or after 13.00 hours.

Reason

12. In the interests of residential amenity. To comply with Policy 70 of the St. Albans District Local Plan Review 1994.

Condition

13. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (a) proposed finished levels and contours; (b) means of enclosure; (c) car parking layouts; (d) other vehicles and pedestrian access and circulation areas; (e) hard surfacing materials; (f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); (g) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables,

**THIS IS AN IMPORTANT DOCUMENT AND IS LIKELY TO BE REQUIRED WHEN YOU
COME TO SELL YOUR PROPERTY. YOU ARE ADVISED TO KEEP IT WITH YOUR TITLE
DEEDS.**

hedgerows to be retained.

Reason

13. To ensure satisfactory landscape treatment of the site in the interests of visual amenity. To comply with Policy 74 of the St. Albans District Local Plan Review 1994.

Condition

14. Soft landscape works required to be submitted under Condition [specify] shall include planting plans; written specifications (including cultivation and other operations associated with the plant and grass establishments); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; an implementation programme should be submitted.

Reason

14. To ensure satisfactory landscape treatment of the site in the interests of visual amenity. To comply with Policy 74 of the St. Albans District Local Plan Review 1994.

Condition

15. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason

15. To ensure satisfactory landscape treatment of the site in the interests of visual amenity. To comply with Policy 74 of the St. Albans District Local Plan Review 1994.

Condition

16. This permission does not extend to destroy, fell, lop or top the existing trees which are inside or outside the application site and which are shown on the approved plans Plan No 05412-TLP-P01A to be retained. These trees shall be protected during the implementation of the development in accordance with recommendations set out in BS 5837 and any supplementary protection requested by the Local Planning Authority. Before excavation can commence, drawings shall be submitted to the Local Planning Authority giving details of the method of excavation, type of foundation proposed for the buildings and indicating how the roots of these trees shall be protected. In addition, drawings shall be submitted showing the layout of underground services. No construction works shall commence until such drawings have been approved in writing by the Local Planning Authority.

Reason

16. To protect existing trees during the course of construction works in order to ensure that the character and amenity of the area are not impaired. To comply with Policy 74 of the St. Albans District Local Plan Review 1994.

Condition

17. A landscape management plan indicating long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development whichever is the sooner for its permitted use. The landscape management plan shall be carried out as approved.

**THIS IS AN IMPORTANT DOCUMENT AND IS LIKELY TO BE REQUIRED WHEN YOU
COME TO SELL YOUR PROPERTY. YOU ARE ADVISED TO KEEP IT WITH YOUR TITLE
DEEDS.**

Reason

17. To ensure satisfactory landscape treatment of the site in the interests of visual amenity. To comply Policy 74 of the St. Albans Local Plan Review 1994.

Condition

18. If within a period of five years from the date of the planting of any tree or plant, that tree or plant, or any tree or plant planted in replacement for it is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless otherwise the Local Planning Authority gives its written consent to any variation. The tree or plant shall be planted within 3 months of felling/dying or if this period does not fall within the planting season by 31 January next.

Reason

18. To ensure satisfactory landscape treatment of the site in the interests of visual amenity. To comply with Policy 74 of the St. Albans District Local Plan Review 1994.

Condition

19. No works shall take place on site until the applicant, or their agent or successors in title, has secured the making of a detailed record/implementation of a scheme of recording of the building(s) concerned. This must be carried out by an archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason

19. To safeguard the identification and recording of features of historic and/or archaeological interest associated with the fabric of the building to comply with Policy 111 of the St. Albans District Local Plan Review 1994.

Condition

20. Access to the site for construction/demolition traffic shall be via London Road only.

Reason

20. To safeguard the amenity of neighbouring residents.

Condition

21. This permission does not extend to approval of the height of the boundary wall along the boundary with No 1 Lower Paxton Road. Details of the boundary wall shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced on site. The development shall be carried out in accordance with the details so approved.

Reason

21. To ensure that the height of the wall will not have an adverse impact on the residential amenity of adjoining and future occupiers and in the interests of visual amenity. To comply with Policies 69 and 70 of the St Albans District Local Plan Review.

Condition

22. Prior to commencement, notwithstanding the particulars shown on the approved plan, details of the cycle store and refuse bin store shall be submitted to and approved in writing by the Local Planning Authority.

Reason

22. To comply with Policy 69 of the St Albans District Local Plan Review 1994.

Justification for the grant of planning permission

In summary, it is considered that the proposals overcome the previous reasons for refusal. The proposals will not adversely affect the character or appearance of the Conservation Area, there will be no loss of privacy to adjoining occupiers, and sufficient parking space is provided. Further details required for landscaping can be secured by condition. The proposed development is in accordance with Policies 1 (Sustainable Development), 2 (Design and Provisions of Development), 25 (Car Parking) and 38 (Critical Capital and Other Important Environmental Assets) of the Hertfordshire Structure Plan 1991-2011 and Policies 4 (Schedule of Proposed Housing Sites), 34 (Highway Considerations in Development Control), 39 (Parking Standards, General Requirements), 40 (Residential Development Parking Standards), 69 (General Design and Layout), 70 (Design and Layout of New Housing), 74 (Landscaping and Tree Preservation), 85 (Development in Conservation Areas), 87 (Locally Listed Buildings) and 121 (St Albans City Centre Policy Area 7 London Road) of the St Albans District Local Plan Review 1994. The previous concerns of the Inspector have been addressed. A satisfactory standard of environment is achieved. The proposal preserves the character and appearance of the Conservation Area.

Signed



Dean Goodman
Head of Planning & Building Control

Dated 10/06/2008

SEE ATTACHED SHEET FOR NOTES

INFORMATIVES:

This determination was based on the following drawings and information: Drawing Nos 98 Rev A, 99 Rev A, 100 Rev D, 101 Rev D, 102 Rev D, 103 Rev D, 104 Rev D, 105 Rev D, 106 Rev D, 107 Rev D, 108 Rev D, 109 Rev D, 111 Rev D, 05412 TLP-P01A and Design and Access Statement by S J Barker, all date stamped 02/10/2006.

Before proceeding with the development hereby permitted, the applicant is advised to contact Hertfordshire Highways to ascertain their permission/requirements for the construction of a vehicular crossover.

The attention of the applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.

The applicant is advised that the development will affect a definitive footpath and the Footpaths Officer, Hertfordshire County Council should be contacted in this matter.

THIS IS AN IMPORTANT DOCUMENT AND IS LIKELY TO BE REQUIRED WHEN YOU COME TO SELL YOUR PROPERTY. YOU ARE ADVISED TO KEEP IT WITH YOUR TITLE DEEDS.

The applicant is advised that this application was accompanied by a Certificate stating that the applicant was the owner of all the land shown within the application site and therefore, this decision notice is issued on the understanding that no part of the development extends beyond the curtilage of the application premises.

The applicant is advised that the Council encourages the use of sustainable energy efficient building materials and alternative energy sources in construction.

The applicant's attention is drawn to the Party Wall Etc. Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

If the site is known to be contaminated, you should be aware that the responsibility for safe development and secure occupancy of the site lies with the developer.

The applicant is advised that a pre-implementation agreement with the Local Highway Authority regarding the alteration to the footway immediately to the rear of the site will be required.

Before proceeding with the development hereby permitted, the applicant is advised to contact Hertfordshire Highways to ascertain their permission/requirements for works of demolition and construction works insofar as they may affect the highway.

Requests for on street parking permit will not be forthcoming. the applicant is advised to liaise with car parking services.

The site is within a Controlled Parking Zone which is currently oversubscribed. The Council's policy, confirmed within the relevant Traffic Order, is not to issue any resident parking permits for new dwellings, or conversions to dwellings, where this is the case.

THIS IS AN IMPORTANT DOCUMENT AND IS LIKELY TO BE REQUIRED WHEN YOU COME TO SELL YOUR PROPERTY. YOU ARE ADVISED TO KEEP IT WITH YOUR TITLE DEEDS.

DO NOT SCALE FROM THIS DRAWING
DIMENSIONS ON SITE
REPORT ALL DISCREPANCIES TO
ARCHITECT IMMEDIATELY.

769018019

ST ALBANS DISTRICT COUNCIL
17 MAR 2008
5/05/08

Briffa Phillips
Architectural Design Planning & Construction
101 High Street, St Albans, Herts. AL1 1AA
Tel: 01438 311111 Fax: 01438 311111
www.briffaphillips.co.uk

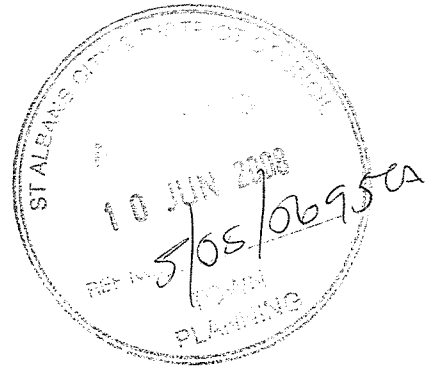
PROJECT: THE ACCESS SITE - LONDON ROAD
SITE LOCATION: ST ALBANS

DATE	DESIGNER	DATE	SCALE
10.03.08	1329	10	



ST ALBANS DISTRICT COUNCIL
DECISION
17 MAR 2008
SEEN BY
DO

PLANNING APPLICATION



PLANNING AND COMPULSORY PURCHASE ACT 2004
SECTION 42

DESIGN AND ACCESS STATEMENT

FORMER ODEON CINEMA
166 LONDON ROAD
ST ALBANS
HERTS

WATTSDOWN LTD

5 / 08 / 0694

ST. ALBANS DISTRICT COUNCIL		
DECE		
17 MAR 2008		
SEEN BY	EDU	
DC	BC	DIR
P&D	TA	HER

PLANNING AND COMPULSORY PURCHASE ACT 2004
SECTION 42

DESIGN AND ACCESS STATEMENT

PROPOSED REDEVELOPMENT OF THE
FORMER ODEON CINEMA
166 LONDON ROAD
ST ALBANS
HERTS
WITH 14 FLATS AND
ASSOCIATED PARKING AND LANDSCAPING

by
WATTSDOWN LTD

Statement prepared by
S J Barker
Director of Barker Parry Town Planning Ltd
in conjunction with
M Briffa, Partner
of
Briffa Phillips

5 / 08 / 0694

ST. ALBANS DISTRICT COUNCIL		
DECE		
SJB/04093 DAS3 February 2008		
SEEN BY	EDU	
DC	BC	DIR

Barker Parry Town Planning Ltd
33 Bancroft, Hitchin, Herts SG5 1LA
Tel: 01462 420 224
Fax: 01462 420 171
Email: office@barkerparry.co.uk

1.0 **INTRODUCTION**

1.1 This Design and Access Statement accompanies two applications submitted to the St Albans City and District Council. These are a detailed planning application for the erection of a flatted development at 166 London Road, St Albans and a Conservation Area Consent application for the demolition of the vacant and derelict cinema which has stood on the site since the 1930s.

1.2 The scope of the Statement is governed by both the fact that the site in question is relatively small and self-contained and that it has been the subject of a series of planning (and related Conservation Area Consent) applications which included appeals held at a 6-day Public Inquiry in 2005 and a subsequent appeal held at a Hearing in 2007. The development of the site has, therefore, been the subject of rigorous assessment and public involvement and the current proposal arises directly from the outcome of the Inquiry, the Hearing which followed it and consequent negotiations with officers of the Council.

1.3 The submitted scheme, therefore, is the culmination of an iterative process and has addressed the Inspector's criticisms of the previous 2006-2007 scheme which in turn overcame the misgivings of the 2003-2005 proposals.

2.0 **THE DESIGN PROCESS**

Assessment

Physical

2.1 The application site is located on the south side of London Road, a main highway to and from the town centre. The oldest current buildings in the street are 19th Century terraced houses which over the years have been altered, extended and redeveloped to provide mixed uses in a range of buildings. The most recent phase of development has been in the form of

ST. ALBANS DISTRICT COUNCIL
DECE
17 MAR 2008
SEEN BY
DC BC EC
P&D 17 P&P

new apartment blocks but the site immediately across the road will be redeveloped commercially.

2.2 The site not only relates to the busy thoroughfare of London Road and the mixed uses therein but at the rear adjoins terraces of 19th Century cottages. This development is not only of a different scale but in general stands one to two storeys below London Road so the site has two contrasting "faces". This is the principal physical context of the site.

Social

2.3 There is an existing building on the site which has been standing empty for thirteen years and consequently plays no positive social role. It was a purpose built cinema once one of several in the town and latterly the only venue. It closed in 1995 owing not least to competition from large, modern and purpose built multi-screen venues in nearby Hatfield and Hemel Hempstead. It also failed to comply with Health and Safety requirements which could not be economically incorporated.

2.4 There are advanced plans to build a new cinema in St Albans as a joint venture between the City and District Council and developers, making use of Council owned land adjacent to the Civic Offices. There is certainly a measure of local support for this proposal and the city will once again have its own cinema.

2.5 Having stood vacant for more than a decade the old cinema has a negative social impact. Standing unoccupied it is a focus for vandals and local residents have expressed concern about it attracting anti-social behaviour. Sited in a thoroughfare of mixed uses and backing on to a secluded residential enclave, linked to the former by public steps, a residential reuse is appropriate and would be a positive benefit to the local community.

ST. ALBANS DISTRICT COUNCIL		
DECE		
17 MAR 2008		
SEEN BY	DC	LLC
DC	BC	DR
P&D	TA	REP

Economic

2.6 Historically the building served a commercial purpose. It was run by a national firm, employed local people and no doubt attracted people from its hinterland to the city centre. Since 1995 when it was closed it has made no economic contribution to the city; rather it has been a drain on resources spent upon security, insurance and emergency repairs.

2.7 Its replacement with housing has various economic benefits. In the short term local firms are likely to benefit from the demolition and rebuilding. The redevelopment is also likely to provide a fillip to the ongoing redevelopment and investment in London Road. The community will also benefit from the resultant Council tax income when the building is occupied and from the disposable income of the residents, some of which will be spent in the city, and the addition of 14 new households into the city centre community.

(Whilst both the **social** and **economic** impact of the proposal would be positive the proposal is nonetheless small scale relative to the community/economy of St Albans as a whole).

Planning Policy Context

2.8 The Development Plan comprises the emerging East of England Plan, the Hertfordshire Structure Plan Review 1991-2011, adopted in April 1998, and the St Albans District Local Plan Review (end date 2001), adopted in November 1994.

2.9 There are no saved policies from the Hertfordshire Structure Plan of relevance to this application. The Draft East of England Plan is at an advanced stage and is expected to be adopted in spring 2008. In terms of new strategic policies (in lieu of those in the Structure Plan) are of relevance:

ST ALBANS DISTRICT COUNCIL
DECF
17 MAR 2008
SEEN BY
DC BC
P&D TA HER

- Policy SS1 ~ Sustainability /Focus on urban centres/deliver high quality urban environments.
- Policy ENV5 ~ Need to protect historic assets.

2.10 Although being well beyond its end date and long pre-dating current revisions to several relevant PPGs, the Local Plan remains the statutorily adopted policy and many of its policies remain saved beyond September 2007. In terms of assessing the proposal its provisions fall into three categories.

2.11 The first are those echoing the Structure Plan/East of England Plan in encouraging and promoting development in established urban locations which if anything are reinforced by newer revisions to Central Government Policy. Secondly, the policies relating to proposals in Conservation Areas are probably the least dated as they stem from established principles embedded in statutes. The policies which relate to land use issues and site specific proposals, the third category, are now very dated and these need to be tempered by changed circumstances and national policy and practice.

2.12 Having particular regard to the cinema site the Plan was adopted when it and its former car park were in use as were many other town centre sites which are now successfully re-developed and, in the most part for housing. The Council has no objection to the proposed use of the site which is indicative of its acceptance of the datedness of its policies some of which originate in the late 1980's and beyond. Furthermore, having always accepted that the auditorium could be demolished and a new building created behind the 1930s façade, it now accepts that the whole site may be cleared in the light of the outcome of the 2005 Public Inquiry and confirmed by the 2006-7 application/appeal.

2.13 With this important caveat in mind the following policies are of relevance:

- Policy 2 ~ Settlement Strategy
- Policy 4 ~ New Housing Development in Towns

ST. ALBANS DISTRICT COUNCIL		
DECE		
17 MAR 2008		
SEEN BY	EDU	
DC	BC	DIR
P&D	TA	HER

- Policy 34 ~ Highways Consideration in Development Control
- Policy 39 ~ Parking Standards etc
- Policy 40 ~ Residential Parking Standards
- Policy 69 ~ General Design & Layout
- Policy 70 ~ Design & Layout of New Housing
- Policy 74 ~ Landscaping & Tree Preservation
- Policy 85 ~ Development in Conservation Areas
- Policy 87 ~ Locally Listed Buildings
- Chapter 15 ~ St Albans City Centre and Policy 121 ~ St Albans City Centre Policy Area 7 London Road (East)
- Policy Intention 35 Monitoring and Review of the District Plan ~ Objective 8 Project 10: Policy Statements – Conservation Areas

2.14 The Council's Local Development Framework (LDF) is at an early stage but the Council's acceptance of a residential reuse of the site confirms its identification as such in the Urban Capacity Study prepared for the LDF.

Involvement

2.15 As stated above, the future of this site has enjoyed a high level of public scrutiny not least in respect of the two proposals which culminated in the 2005 Public Inquiry and that considered at a Hearing in 2007. Collectively these included the usual statutory consultees, including English Heritage, the Twentieth Century Society, the St Albans Civic Society and various individuals. Some of these consultees took time to express their views either in person or in writing at both the Inquiry and the Hearing.

2.16 At the Public Inquiry the overall level of response from interested parties was low, barely into double figures, and some supported the removal of the cinema building and were not critical of the replacement. The Twentieth Century Society had no comment to make and for other interested parties the adverse criticism very largely concerned the loss of the cinema

ST ALBANS DISTRICT COUNCIL		
DECE		
17 MAR 2008		
SEEN BY	EDU	
DC	BC	DIR
Page 6 of 17		
SJB/04093_DAS3		

use, or potential for reuse, and the loss of the existing building and in particular the façade. Whilst the Council was critical of the proposed replacement building this did not feature prominently in the submissions of third parties.

2.17 All these matters were aired at length at a six day Public Inquiry at which a local cinema expert/enthusiast spoke along with a representative of the Civic Society. In his findings Inspector D J Mumford dismissed both appeals, and the related Conservation Area Consents, but in so doing was quite unequivocal in raising no objection to the loss of the existing use and building (in its entirety) and its replacement with a residential building.

2.18 He also did not find against the bulk, scale, massing, design, parking provision, access or landscape provision in the two residential replacements. He was, however, critical of the likely overlooking occasioned both within the scheme and between it and the houses on the east side of Lower Paxton Road and considered that any mitigation measures, in the way of screening and opaque glazing, would, to be effective, render the new accommodation deficient in the amenity afforded to occupants. Consequently, he dismissed both redevelopment schemes and, as they were unacceptable, also dismissed the two applications for Conservation Area Consent to demolish the cinema building.

2.19 Following receipt of the decisions in the autumn of 2005 the applicants began negotiating with Miss Burroughes and Mrs West at the City and District Council, via both correspondence and pre-application meetings, to devise a scheme which was in essence similar to the dismissed proposals but which overcame the overlooking objections. Having achieved so much both before, during and after the 2005 Inquiry, and mindful of the very low level of objection to the replacement aspect of the Inquiry proposals, the applicants did not re-involve the local community but did contact the Civic Society as the application was submitted. English Heritage was also advised as a matter of courtesy.

ST. ALBANS DISTRICT COUNCIL		
DECE		
17 MAR 2008		
SEEN BY	ECU	
DC	BC	DIR
P&D	TA	PER

2.20 The sole issue (overlooking) to remain following the Public Inquiry was addressed to the satisfaction of officers who were vigilant in defending the interests/amenity of occupants in the houses in Lower Paxton Road. A formal application was submitted in September 2006, along with a parallel application for Conservation Area Consent. Each was reported to Committee on the 12 December that year with recommendations for approval but Members were critical of the detailed design (being inclined to accept the criticisms made by English Heritage) and refused the proposal and, as a consequence the Conservation Area Consent.

2.21 The planning refusal was as follows:

"1 The proposed development would fail to preserve or enhance the character and appearance of the Conservation Area due to the unsatisfactory design and appearance of the replacement building in particular, its roofline, stair tower, horizontal balcony feature and materials. The proposal would be contrary to Policies 85(i) (Development in Conservation Areas) of the St Albans District Local Plan Review 1994 and Policy 38 (Critical Capital and other Important Environmental Assets) of the Hertfordshire County Structure Plan Review 1991-2011".

2.22 The refusals were appealed and heard at a Hearing held in May 2007. The appointed Inspector clearly identified the outcome of the 2005 appeals as a significant material consideration and concluded that there had been no changes since to warrant arriving at different conclusions on the matters of substance. Accordingly his assessment concentrated on the design of the building in respect of which his findings were:

"7 The proposed 20 flats would be contained in a building which would be 4 storeys high to the London Road frontage and 6 storeys high to the rear, facing Lower Paxton Road. Although this would tower over the dwellings to the rear, the massing would be significantly less than that of the present building and would broadly accord with that of the 2005 scheme which was found to be

ST. ALBANS DISTRICT COUNCIL		
DECE		
17 MAR 2008		
SEEN BY	DC	DC
DC	BC	DIR
P&D	TA	IER

acceptable on that count. I note that the appellants have taken the 2005 decision letter as a starting point for the present proposal, which was negotiated and agreed with Council officers. In particular, the problem of overlooking neighbouring dwellings, which led to the dismissal of the previous schemes, has been suitably addressed.

8 Turning to the appearance of the current proposal, the flat roofed building would be of an uncompromisingly modern design. That in itself is not unacceptable as a concept for a replacement of a cinema building, which itself is an individual design and which stands out from its surroundings. PPG15 accepts that new buildings should not directly imitate earlier styles. However, they should be designed with respect for their context. I can appreciate why the Inspector found the elevations proposed in 2005 to be acceptable in this context; the replacement building appeared to be a convincing and coherent piece of architecture.

9 However, in the present case, I find it hard to see any coherence in the design and materials. The form of the building appears somewhat austere and there appears to be confusion between the vertical emphasis of the glazed stair tower and the brick lift shaft and the horizontal emphasis of the prominent glazed balconies, which appear somewhat characteristic of the 1960s. The disposition of the areas of brick and render appears somewhat piecemeal, and inconsistent with the way such materials are used on other buildings in the locality. I think Mr Judd; the appellant's architect correctly conceded that the previous scheme had been watered down to "a development by committee".

10 Whilst the elevations visible from Lower Paxton Road would be an improvement over the stark and unrelieved brickwork of the present building, they would lack the interest of those of the previous scheme and would in my view fail to have regard to the context in which they would be seen.

11 In conclusion, whilst I recognise the efforts made by the appellants to negotiate an

ST. ALBANS DISTRICT COUNCIL		
DECE		
17 MAR 2008		
SEEN BY	EDU	
DC	BC	DIR
P&D	TA	PER

acceptable design, I find that the proposed building would harm, rather than preserve or enhance, the character of the St Albans Conservation Area, contrary to the aim of Structure Plan Policy 38 and Local Plan Policy 85".

(Our underlining)

Evaluation

2.23 The above process has confirmed the appropriateness of clearing the site and its residential redevelopment with five floors of living accommodation (4 in London Road) above a basement car park as podium with vehicular access from Lower Paxton Road and pedestrian access from both sides. At this stage the emphasis has been on achieving this with a design which improves upon that dismissed in 2007 and equally does not recreate failings of the Public Inquiry schemes (various overlooking issues).

3.0 DESIGN

3.1 The basement car park remains but the newly appointed architect has revisited the living accommodation above and in so doing sought to create a fitting design in the context of both the London Road streetscene and the residential enclave to the rear. At the pre-application stage this has included both a meeting and exchange of correspondence/ sketches with Miss Burroughes (latterly Mr Cooper) and Mrs West of St Albans City and District Council and also Mr Michael Munt of English Heritage (Cambridge). The design has evolved following useful feedback and attached at **Appendix 1** is the relevant correspondence.

Use

3.2 The site is not allocated for a particular use. The loss of the cinema building and use is accepted and the Council has identified the site for residential purposes in its emerging LDF documents. London Road is a main city thoroughfare with mixed uses including purpose built apartment blocks and flats above offices and shops. Lower Paxton Road is a residential enclave (albeit with access to the rear of existing properties in

ST ALBANS DISTRICT COUNCIL		
17 MAR 2008		
SEEN BY	EDU	
DC	BC	DA
ED	JA	PN

London Road) and as such a residential use of the site is compatible with these surroundings. Further, it has been tested and found appropriate at two appeals venues.

Amount

3.3 The previously approved and proposed office and residential schemes were similar in that they had 4 commercial height storeys or, 5 residential height floors of accommodation above a basement car park. The overall height remains the same but the earlier schemes had a mostly blank London Road elevation and as a consequence were largely single aspect to the south.

3.4 Following the 2005 appeal decisions, the freedom to allow light and views via the London Road elevation and a need to prevent direct overlooking of the houses along the east side of Lower Paxton Road resulted in a less monolithic and more articulated building with the potential for greater internal subdivision. The 2006-07 proposal, therefore, realised a greater number of units from a smaller building.

3.5 The 2005 Public Inquiry schemes had approximately 3400m² of new floorspace whereas the 2006-07 scheme proposed 2257m². The current scheme retains 5 residential floors above the car park but, in addressing the last Inspector's comments, redesigns the envelope of the block and its detailing. In reverting to a more coherent rear elevation the footprint of the living accommodation is reduced and as a consequence the floorspace is now 1678m².

Layout

3.6 The existing building has an almost 100% site coverage and this is more or less replicated by the proposed basement. The accommodation above it is arranged on 5 floors which owing to the differing levels is 5 storeys high at the rear, (Lower Paxton Road), and 4 storeys high at the front (London Road). The reduction in floorspace and unit size and the creation of

SEEN BY		IEDU
100	100	100
17 MAR 2008		

mostly duplex apartments allows the dwellings to have dual aspect and orientation over London Road to the north and Lower Paxton Road to the south.

3.7 The building presents its public face to London Road. It has a well defined and central "front door" and the individual flats are "defended" by an inset main wall pavement level screens which separate the occupants from the main thoroughfare. Unlike the most recent scheme there are no balconies and each apartment, and its human scale, is readily identified externally.

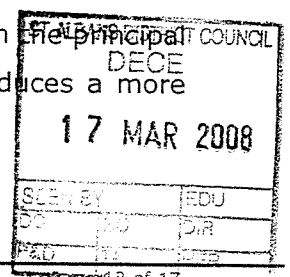
3.8 At the rear it is the undercroft parking which has a direct interface with Lower Paxton Road and above this at first floor level the flats stand on the podium amongst semi-private/semi-public landscaped space.

Scale

3.9 The existing cinema has a footprint with an almost 100% site coverage and from which it rises up to its full height. The maximum height, depth and width of the proposed building as a whole corresponds with the existing building but in no one dimension does it exceed the cinema and in many it is much less. Even the basement podium which occupies most of the site is less extensive than the footprint of the existing building. The flats sit on, and well within the bounds of, the podium and whilst filling the gap in the streetscene and being of comparable height to the cinema are much less monolithic.

3.10 Nowhere is this more apparent than at the rear, where the cinema forms an almost vertical south facing "cliff-face" very close to the houses in Lower Paxton Road. The new block is much less close but nonetheless still makes a statement and maintains the separation and delineation between London Road and Lower Paxton Road.

3.11 The scale of building maintains a presence and a statement in the streetscene, but having introduced a residential reuse introduces a more



human and domestic scale in the secondary (rear) streetscene. The mass of building is softened and the wall of windows approved for an office scheme and unsuccessfully carried into some of the subsequent residential schemes, has now been replaced with a 'streetscene' which deliberately reflects the terraced housing to the rear and is very different from the proposal rejected in 2006-07.

Landscaping

3.12 The approved office scheme had minimal landscaping and despite affording more space around the building, the subsequent residential schemes were firmly rejected by the Council for the quantity and quality of landscaping which they afforded. Others were silent on the matter and the Inquiry Inspector found in the appellants favour. In the subsequent (2006-07) scheme, the landscape architects who prepared illustrative material for the previous appeal schemes were involved from the outset with the proposals and, Mrs West and Miss Burroughes have liaised with Mrs Johnson (the Council's landscape officer) in advising at the pre-application stages. The matter of landscaping was not questioned at the 2007 Hearing.

3.13 The current planning application drawings show the proposed treatment of hard and soft landscaping within the scheme. There is both defensive public landscaping, notably along London Road and the public steps, and also the gardens within and around the podium which are more extensive than in any previous scheme. This latter space introduces planting where currently there is none, and significantly where previously less has been proposed or approved, and which benefits not just future occupants but also users of London Road, the public steps and, in particular, occupants of Lower Paxton Road.

3.14 The bulk of the site is south facing and planting can take advantage of this aspect. The gardens can be accessed by occupants of the lower duplex flats either directly for those at podium level or via the private garden entrance located next to the central stair and lift core. The lift provides

ST ALBANS DISTRICT COUNCIL
17 MAR 2008
SEEN BY [] []
DC [] []
SJB/CLG/DASS

access for all from the basement to the top floor and people with mobility problems can directly access the podium.

Appearance

3.15 The 2006-07 proposal failed at appeal quite simply because of its unresolved appearance which had been "*watered down to a 'development by committee'*" and in the Inspector's findings lacked coherence. Working within the overall framework arising from the iterative process of several schemes, Briffa Phillips has looked afresh at how to create a residential block on top of the car park podium taking on board the established parameters whilst seeking a coherent design solution. That creative process is charted in the documents attached in the Appendix but it is explained below.

3.16 Generally, the proposals have been designed so that they are reminiscent of (but not a pastiche of) the former Odeon Cinema. Taking each elevation in turn, this concept is described below.

London Road

3.17 By planning internal layouts as duplex apartments each flat is expressed by a vertical rectangle on the main façade; the proportions of which are designed to be reminiscent of the large rendered panels on the existing building. The main elevation is set back from the pavement by 3m. This is to ensure a sense of privacy for the new flats. A high level louvre and simple colonnade, however, is positioned on the building line. This is to ensure a continuity of built form in line with adjacent properties on the London Road. A central entrance stair is forward of the flats so as to make a visual presence on the street. It is capped with decorative coloured glass reminiscent of Art Deco glass works. A low level canopy and handrail are designed to create a sense of human scale and separation of public and private spaces. The elevation is capped with a linear parapet feature and top floor apartments are set back from the main facade; both referencing buildings of the Art Deco period. The entrance feature rises

ST. ALBANS DISTRICT COUNCIL		
17 MAR 2008		
SEEN BY	EDC	
DC	BC	SIR
P&D	Page 14 of 17	
S18/04093/DAS3		

above this line and the corners of the building are shaped with curves. These elements help to give the building a skyline interest especially when seen on approach to St Albans City Centre.

- 3.18** Windows are designed with a limited colour statement together with large glazed elements which include fixed timber louvres (within sealed units). Coloured vertical windows are openable so that on any given day and when seen on approach the elevations are animated in an interesting and eye catching way. The use of fixed and sealed timber louvres are designed to bring warmth and a sense of domesticity to the large glazed elements. Materials comprise simple brick and render details in continuation of the theme.

Flank Elevations – East/West

- 3.19** These elevations are slim and narrow in depth. They are designed so as to achieve an elegantly proportioned appearance. These elevations are treated with simple windows and brickwork. The west elevation features a memorial plaque to commemorate the site's importance and history.

South Elevation

- 3.20** The south elevation is designed so as to relate directly to a new garden space at lower ground level and Paxton Road itself at ground level. The treatment of this elevation is traditional where a new terrace of vertically proportioned apartments is designed to reference the Victorian cottages of Paxton Road.
- 3.21** Issues of overlooking have been overcome by way of protruding windows (to studies only) that incorporate clear glazed side lights (oblique views) but solid south facing panels (no views). This device allows for a balanced rear elevation symmetrical around a rear access stair.

ST. ALBANS DISTRICT COUNCIL		
DECE		
17 MAR 2008		
SEEN BY	EDU	
DC	EC	DR
ED	ES	DS
Page 15 of 17		
SJB/04093_DAS3		

3.22 The rear façade is set some way back from the existing cinema edifice. Here the brick elevation is articulated by linear horizontal elements which help reduce the perceived bulk. High level windows allow light into corridors and apartments and two balconies are orientated so as to benefit from southerly light and views.

4.0 Access

4.1 The site has both potential and constraints. Its potential lies in the fact that it stands on one of the busier thoroughfares in St Albans and at 0.5km is equidistant from both the train station and the City Centre. It also lies on a main bus route.

4.2 The station is on the main west coast line with regular train services stopping frequently between London St Pancras and the north western cities.

4.3 There is also the Abbey Station which is at the end of the line running from Watford Junction with links to the east coast line and Gatwick/Brighton.

4.4 London Road is on the route of the 84, 304, 357 and 602 buses some of which pass by the site and others divert to the train station. A range of other services is available in the city centre.

4.5 Having regard to the site itself, the constraint is the fact that in a short distance the land falls by up to 6m from north (London Road) to south (Lower Paxton Road). Historically there was only public access to the London Road frontage. The proposal maintains a pedestrian access here but opens the site to the rear for both vehicular and pedestrian access.

4.6 The split allows vehicles to access the basement parking from which residents can enter the block internally via the central core (lift) or externally via the communal gardens. The only route barred to people

ST ALBANS DISTRICT COUNCIL	
DECE	
17 MAR 2008	
SEEN BY	
DC	SD
PLD	TA

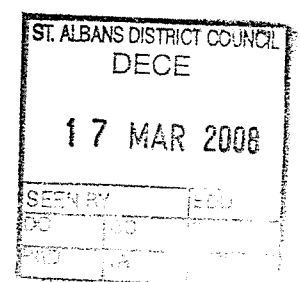
unable to walk is the stepped access from the lower rear garden to the deck but, the deck can be accessed via the central core.

4.7 Although there has never been on-site parking the concept of vehicle access to basement parking via Lower Paxton Road was canvassed via all the previous residential proposals. The County Highways Authority had no objection to this and there has been no material change in circumstances since 2007.

4.8 The ratio of parking, at 23 spaces for 14 flats, is just over 1.5 spaces per dwelling. In view of both the location and Central Government Guidance this is appropriate. The proposal also includes secure storage for both bicycles and motor bikes within the basement so the full range of transport options is available to residents. As mentioned, there is disabled access throughout and at least 3 of the basement spaces provide easy access for wheelchair users and two are very close to the lift.

4.9 Emergency vehicles can service the building from either public highway and the refuse will be serviced from the purpose built dock in the basement which can be separately accessed from outside the building. In this regard the proposal would also facilitate an informal turning head for the benefit of Lower Paxton Road in general, something not presently available.

4.10 Mindful of observations made in respect of the last (2006-2007) proposal for 20 flats, the access to the car park has been set back to allow forward visibility between exiting vehicles and pedestrians or vehicles approaching from the west (rear access to London Road and the pedestrian steps).



Briffa Phillips

MB/ET/1329

15 October 2007

Miranda Burroughes
Planning Department
St Albans District Council
St Peter's Street
St Albans, AL1 3JE

Briffa Phillips
19-21 Holywell Hill
St Albans
Herts AL1 1EZ
Tel. 01727 840567
Fax. 01727 731671
www.briffaphillips.com
info@briffaphillips.com

Dear Miranda,

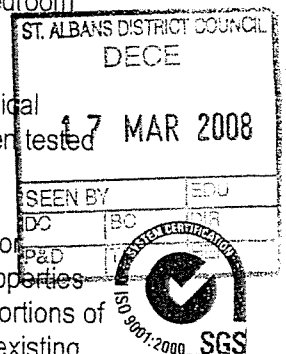
Odeon Site, London Road, St Albans

I have been instructed by Mike Moulton of Wattsdown Limited to look afresh at the redevelopment of the former Odeon building on London Road, St Albans.

The sketches enclosed (1329/SK107, 110, 111, 112, 113 and 114) are concept studies for general discussion at our meeting. I have looked at all the relevant planning history of the site and strongly believe that the content of these sketches might overcome the constraints of the site and former reasons for refusal. Notwithstanding the wider provisions of the St Albans District Plan Review Adopted November 1994 these sketches are made specifically relative to Policies 69, 70 and 85.

I summarise my thinking by way of the pertinent bullet points.

1. The sketches have been produced on the understanding that the principle of a replacement residential scheme built on a raised podium over basement parking with access via Paxton Road is acceptable.
2. The proposal is for 14 flats arranged as 6 two bedroom maisonettes, 6 two bedroom Duplex apartments and 2 three bedroom penthouses.
3. The key design concept here is to find a plan arrangement that provides a logical elevational treatment, which will avoid previous concerns and be credible when tested by policy.
4. In this regard I have arranged apartments so that they 'stack' as maisonettes or duplexes and thus overcome the issue of overlooking or overbearing upon properties and gardens of Paxton Road. By doing so I have created a 'module' the proportions of which relate to and are reminiscent of the large art deco panels found on the existing building.
5. This approach successfully creates a building form where plan and elevation relate logically and make for an attractive appearance that has a memory of the Odeon building but in avoidance of being a pastiche of it.



M. Briffa
Bsc Hons. Dip. Arch RIBA
Consultant: G. Briffa
Dip. Arch(hons) RIBA MAIPs

15 October 2007
1329 Miranda Burroughes cont.

BRIFFA Phillips

6. The main body of the building would be set back from the London Road by up to 3m. This will afford privacy and natural daylight to apartments.
7. The proposed building would have equal presence on the street scene as the existing but in a different and interesting way. A row of elegant columns supporting a louvered canopy would; maintain the building line, frame the elevations provide a greater sense of privacy. This would be integrated with hard surface treatments, handrails and a distinctive glazed entrance feature.
8. The height of the building would be as before; 4 storeys above the London Road, five storeys above gardens to the rear and all upon a basement car park as before.
9. The depth of the building would be less than before keeping a simple rear building line and allowing for good landscape opportunities for both small areas of private amenity and generous areas of communal amenity.
10. Layout. The building is arranged as six grid bays symmetrical on a central access stair. Maisonettes would be accessed via the rear gardens, upper floor duplex flats by a single corridor. The penthouses have direct access to the central lift and stair. This layout is very economical upon communal access spaces and has allowed me to generate compact access to spacious apartments. This in turn has allowed a less bulky building with a much reduced perceived mass and bulk.
11. Internal layouts. Lower Ground / Ground – living rooms have a southerly garden aspect and natural daylight via decorative pavement lights over kitchen breakfast areas. Bedrooms look north. First Floor and Second Floor duplex apartments have natural light over two floors looking north. Penthouse apartments have North East / North West aspects with a balcony feature to the south and positioned in the centre of the building with views of Paxton Road in avoidance of overlooking gardens in Paxton Road.
12. Materials. The building would be made using brick and render elevations creating vertical portrait proportions. The building would feature modern glazed walling elements to the London Road only. A distinctive coloured glass entrance feature would be reminiscent of Odeon buildings and the use of glass in art deco buildings but in a fresh and contemporary way.

Steven Barker and I would be pleased to discuss the merits of the above when we meet shortly.

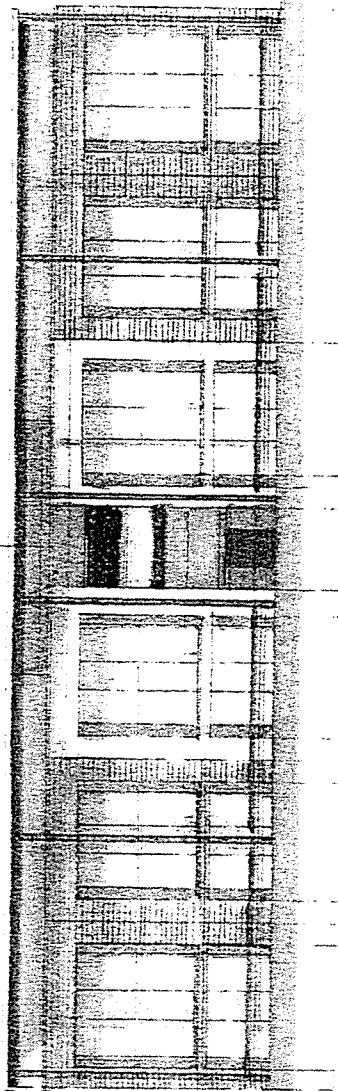
Yours sincerely

Emma Briffa

EM M Briffa

CC Mike Moulton + enclosures
Steven Barker + enclosures

ST. ALBANS DISTRICT COUNCIL		
DECE		
17 MAR 2008		
SEEN BY	EDU	
DC	BC	DA
PED	TA	ST

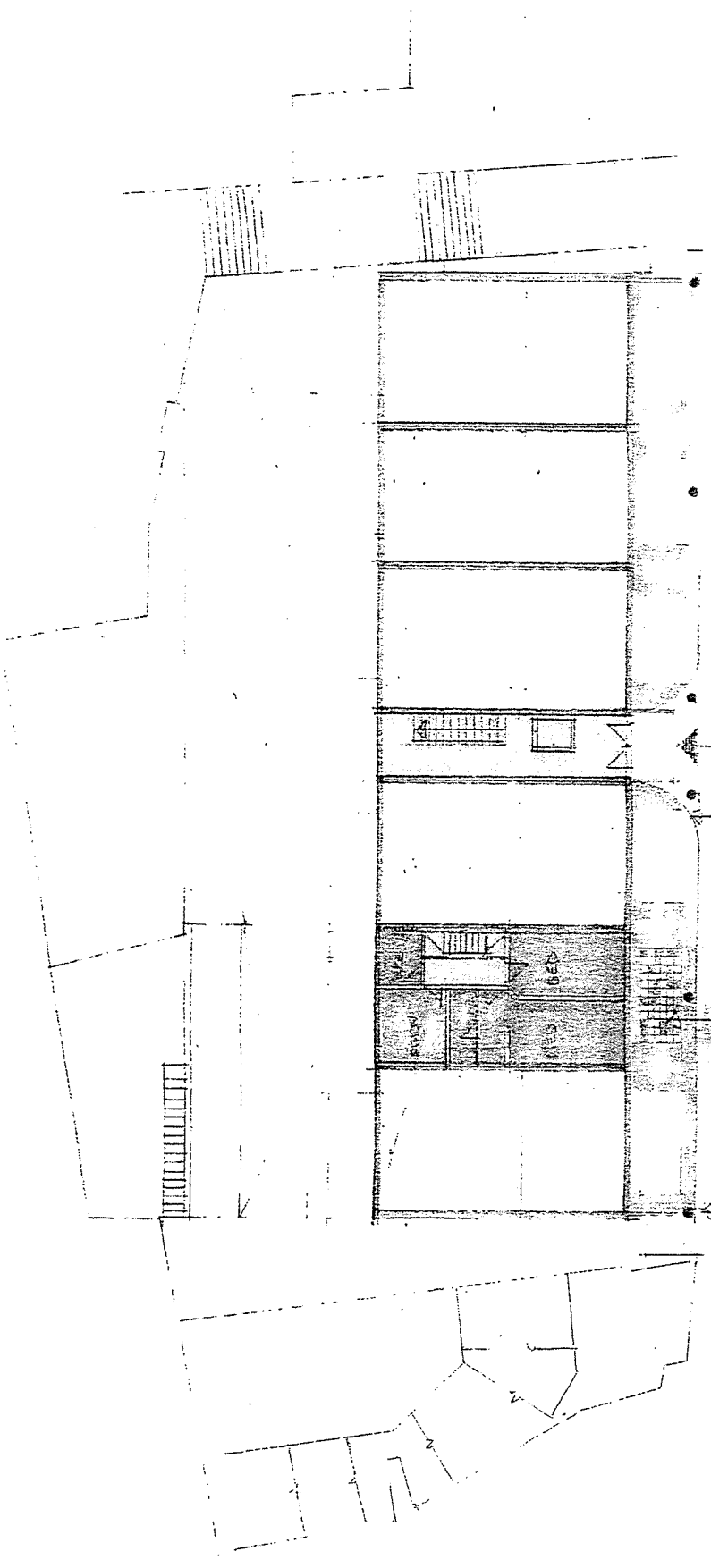


Decision and Recommendation
 EDUCATIONAL STUDY
 DEC 2007

Briffa Phillips
 Architects
 100-102, The Arcade, St. Albans, Herts. SG8 9LQ
 Tel: 01438 544444 Fax: 01438 544445
 Email: info@briffaphillips.co.uk
 www.briffaphillips.co.uk

ST. ALBANS DISTRICT COUNCIL
 DECE
 17 MAR 2008

SEEN BY		EDU
DC	BC	DIR
P&D	TA	HER

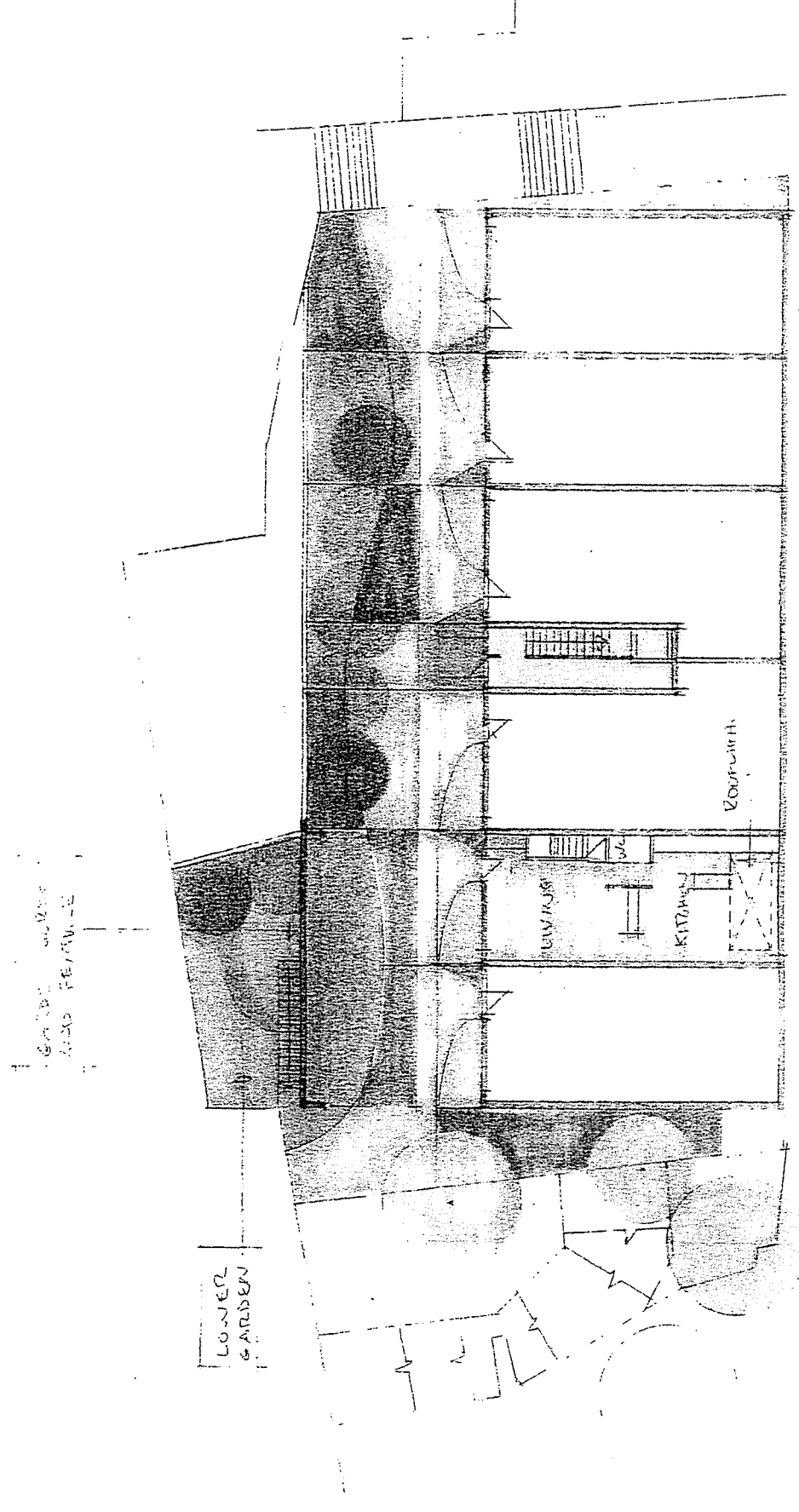


ODEON SITE ST. ALBANS
 GROUND FLOOR (LEADSON ROAD)
 1200 MB
 15/10/07 1820 SK 111

Briffa Phillips
 Architects Design Planning Consultants Project Management
 1821 Highways, St Albans, Herts AL1 1EL
 Tel: 01727 84882 Fax: 01727 33101
 www.briffaphillips.com

ST. ALBANS DISTRICT COUNCIL
 DECE
 17 MAR 2008

DATE	EDU
TIME	18
BY	18



LOWER GARDEN

LOWER GARDEN

LIVING

KITCHEN

LIVING ROOM

LOWER GROUND FLOOR

TYPICAL SECTION

ST. ALBANS DISTRICT COUNCIL
 DECE
 17 MAR 2008
 SEEN BY: EDU
 CC: EC
 NO: 174

Briffa Philips

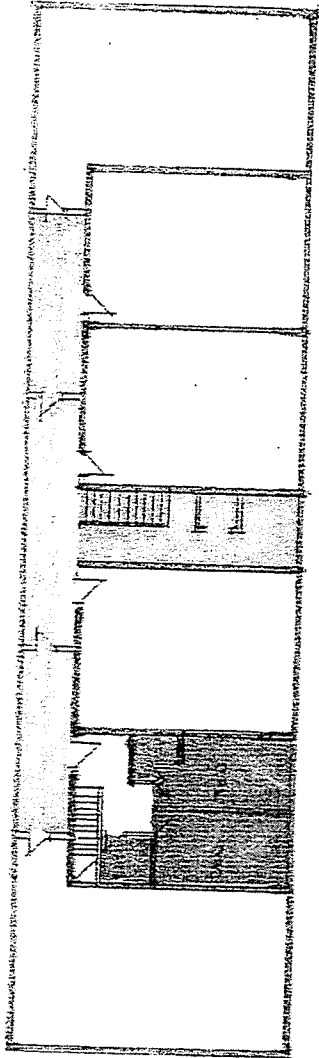
Architecture Design Planning Consultants Project Management
 125-127 High Street, St Albans, Herts AL1 1EZ
 Tel: 01727 810977 Fax: 01727 731071
 www.briffaphilips.com briffaphilips@briffaphilips.com



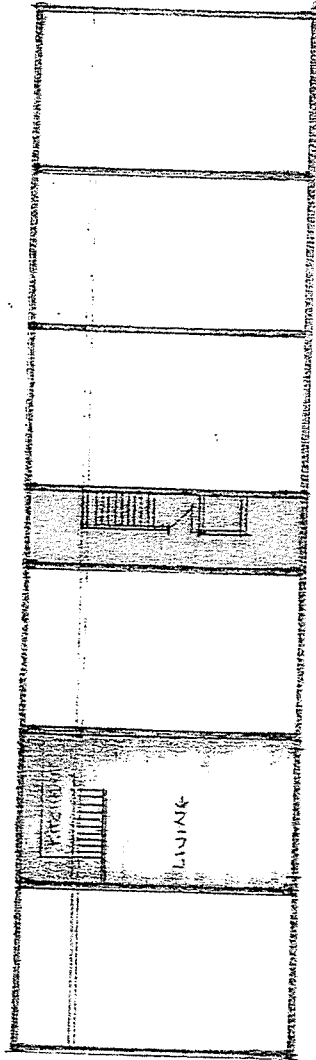
ODDONS SITE ST. ALBANS

NO. LOWEY GROUND FLOOR

DATE: 16/10/07
 DRAWN: MBS
 CHECKED: MBS
 SCALE: 1:10



1ST FLOOR PLAN



2ND FLOOR PLAN

PROJECT

Briffa Phillips
 Architectural Design Planning Coordination Project Management
 19-21 Magdalen Hill, St Albans, Herts, AL1 1EZ
 Tel: 01727 840091 Fax: 01727 731871
 www.briffaphillips.com briffaphillips.com

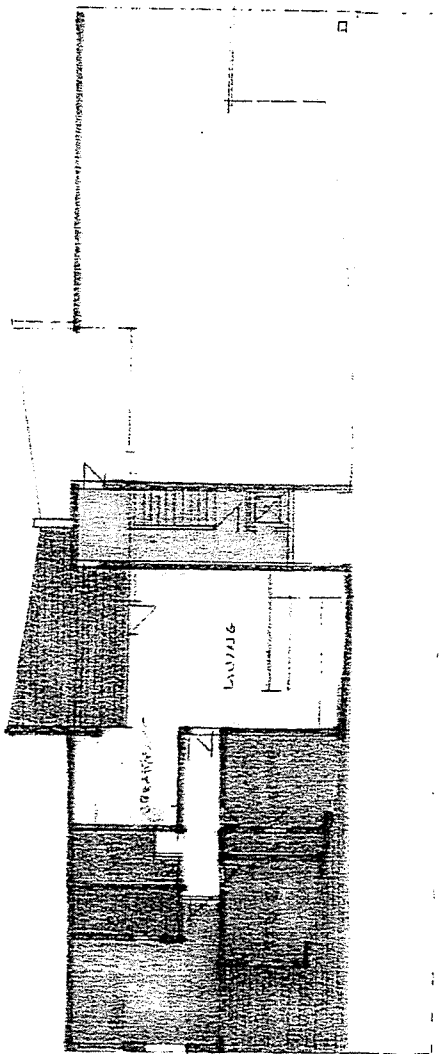
OPEN SITE ST. ALBANS
 1ST AND SECOND FLOOR PLANS
 DATE: 15/03/08
 DRAWN: AMB
 CHECKED: AMB
 SCALE: 1/8" = 1'-0"

ST. ALBANS DISTRICT COUNCIL
 DECE
 17 MAR 2008

SEEN BY	
DC	BC
PAD	TA



ROOF PLAN



3RD FLOOR PLAN

ST. ALBANS DISTRICT COUNCIL
 DECE
 17 MAR 2008

SEEN BY	EDU
DO	UDR
DATE	NER

Briffa Phillips

Architecture Design Planning Consultants Project Management

10000 Woodbridge Road, St Albans, Herts AL1 1JF
 Tel: 01727 44000 Fax: 01727 71167
 www.briffaphillips.com info@briffaphillips.com

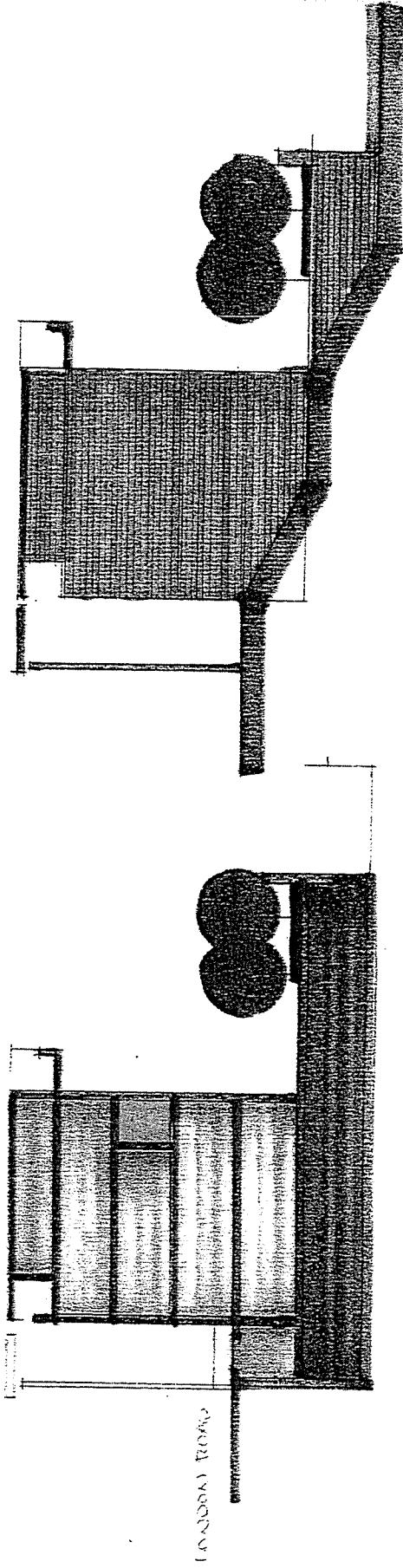


ODEON SITE ST. ALBANS

3RD FLOOR PLAN AND ROOF

15220 MB MD

15/10/07 10:29 54/113



PANTON SIDE ELEVATION

SECTION

LONDON ROAD

ST. ALBANS DISTRICT COUNCIL
 DECE
 17 MAR 2008

SENIOR	EDU
CLERK	DIR
PROJ	PER

Briffa Phillips

Architects Design Planning Consultants Project Management

18-21 Highbury Hill, St Albans, Herts AL1 1EZ
 Tel: 01727 840607 Fax: 01727 751071
 www.briffaphillips.com briffa@briffaphillips.com



Project

DECEON SITE ST. ALBANS

SECTION / ELEVATION

17/200

16/01/07

17/01/07



ENTERPRISE & CIVIC ENVIRONMENT
Dean Goodman – Head of Planning & Building Control

Our Ref: IF/07/0399
Your Ref: SJB/pm/04093_89
Please ask for: Miss M Burroughes
Extension: 2705
E-mail: planning@stalbens.gov.uk
Fax No: 01727 845658
Date: 13 November 2007

Barker Parry Town Planning
33 Bancroft
Hitchin
Hertfordshire
SG5 1LA

F.A.O. Steven Barker

Dear Sir,

RE: Former Odeon Cinema, 166 London Road, St Albans

I refer to your meeting with a member of the Development Control Team concerning the above-mentioned addresses and regarding the development referred to.

I attach the informal notes and views expressed at the meeting and following any further enquiries or investigations necessary. I would stress that the advice given is on an informal basis only and is not binding on any future decision of the Council as Local Planning Authority. It is not a commitment or guarantee, but simply an indication.

So that further proposals can be forwarded directly, Michael Munt's address is:

English Heritage
East of England Region
Brooklands
24 Brooklands Avenue
Cambridge
CB2 8BU

Also attached is your receipt.

Yours faithfully,

Miranda Burroughes
Planning Officer

Historic St Albans District becoming Hertfordshire's premier community

ST ALBANS DISTRICT COUNCIL		
DECE		
17 MAR 2008		
SEEN BY	EDU	
DC	DC	DIR
PLN	TA	PIER

St Albans City and District Council District Council Offices, St Peter's Street, St Albans, Herts AL1 3JE
• Tel: 01727 866100 • Textphone: 01727 819570 • www.stalbens.gov.uk



Patricia Adley
Strategic Director Corporate Services

Daniel Goodwin
Chief Executive

Steve Welch
Strategic Director Community Services



INFORMAL MEETING SUMMARY

Date: 30/10/07	Officer: Miranda Burroughes, Jayne West Also attending: Michael Munt (English Heritage)
ADDRESS:	Former Odeon Cinema, 166 London Road, St Albans
PROPOSAL:	Demolition of existing cinema and erection of twelve 2-bed duplex apartments and two 3-bed penthouses
DEVELOPMENT PLAN POLICIES:	<p>Policy 4 New Housing Development in Towns Policy 34 Highway Considerations in Development Control Policy 39 Parking Standards, General Requirements Policy 40 Residential Development Parking Standards Policy 69 General Design and Layout Policy 70 Design and Layout of New Housing Policy 74 Landscaping and Tree Preservation Policy 85 Development in Conservation Areas Policy 121 St Albans City Centre Policy Area 7 London Road</p> <p>Design Advice Leaflet No. 1 Revised Parking Policies and Standards, January 2002</p>
ISSUES:	<p>Design and layout Impact on neighbours Amenity space Car parking Access/ highway safety Leisure services Bin stores/recycling</p>
HISTORY:	<p>5/06/2193 - Demolition of existing cinema and erection of twenty flats with associated parking and landscaping (resubmission following refusal of 5/05/0435). Refused 12/12/06. Appeal ref. APP/B1930/A/07/2034881 dismissed 12/06/07.</p> <p>5/06/2194CA - Demolition of existing cinema and erection of twenty flats with associated parking and landscaping (resubmission following refusal of 5/05/0434CA). Refused 12/12/06. Appeal ref. APP/B1930/E/07/2034914 dismissed 12/06/07.</p> <p>5/05/0435 - Demolition of cinema and erection of 14 flats (resubmission following refusal of 5/03/2078). Refused 22/04/05. Appeal ref. APP/B1930/E/05/1180103 dismissed 30/09/05.</p> <p>5/05/0434CA - Demolition of cinema including façade. Conservation Area Consent refused 22/04/06. Appeal ref. APP/B1930/E/05/1180104 dismissed 30/09/05.</p> <p>5/03/2078 - Demolition of cinema, rebuilding and construction of 14 flats and car park to rear. Refused 12/05/04. Appeal ref. APP/B1930/E/04/1158437 dismissed 30/09/06.</p> <p>5/03/2077CA - Demolition of cinema (including façade). Refused</p>

ST ALBANS DISTRICT COUNCIL
 12/05/04
 DECE
 17 MAR 2008

SEEN BY _____
 IEDU

	<p>Conservation Area Consent 12/05/04. Appeal ref. APP/B1930/E/04/1158513 dismissed 30/09/06.</p> <p>5/00/1621 - Retention of existing façade to London Road, construction of an office building to rear and car park structure on opposite side. Approved 08/03/01.</p> <p>5/00/1620CA - Retention of existing façade to London Road and demolition of the remainder of the building. Approved 17/10/00.</p> <p>5/98/2339 - Retention of existing façade to London Road and construction of new office building to the rear, car parks and four one bed flats for social housing. Approved 17/12/99.</p> <p>5/98/2339CA - Retention of front façade and demolition of remainder of building. Approved 17/12/99.</p> <p>5/98/1304 - Retention of front façade and construction of office building and erection of one bed affordable housing and ancillary car park. Refused 03/11/98.</p> <p>5/98/1293CA - Retention of front façade and demolition of remainder of building. Refused 03/11/98.</p>
--	--

	<p><u>Design and layout:</u> The new building will need to reflect its residential use. Human scale will be important (for example, the scale of the columns), as will the presence and legibility of the entrance. The active skyline of the area and existing Odeon building could be reflected by punctuating the roof line of the building, and by adding further relief to the front façade. Further details on the use of materials and finishes would need to be discussed at a later date. With regard to the rear elevation, consideration should be given to how the rear flank presents to the end of Paxton Road. There is an opportunity for bringing some liveliness to this elevation. The LPA would be happy to comment on any informal submissions relating to the treatment of the side and rear elevations of the building.</p> <p><u>Impact on neighbours:</u> The proposal sees the building set further from residential properties in Lower Paxton Road. Internal layout would need to be considered to ensure that the privacy of adjoining occupiers is maintained, in accordance with the standards in Policy 70. The garden and screen will need to be treated carefully to prevent overlooking. The increased distance from the rear boundary of the site offers more flexibility in terms of the insertion of windows, and the use of high-level light windows may be acceptable.</p> <p><u>Amenity space:</u> Approximately 440m² of amenity space appears to be shown surrounding the buildings, and this would accord with the requirements of Policy 70 and Design Advice Leaflet No. 1</p> <p><u>Parking provision and access/highway safety:</u> The previous application parking provision of 1.5 spaces per unit. This was considered to be acceptable and did not form part of the reason for refusal. No details of parking layout were</p>
--	---

ST. ALBANS DISTRICT COUNCIL	
DECE	
7 MAR 2008	
SEEN BY	EDU
DC	BC
P&E	

	<p>shown at the meeting, but the reduction in the number of units does offer some flexibility in layout. A similar level of parking provision (1.5 spaces per unit) is likely to be acceptable for any new application.</p> <p>Attention should be given to sustainable transport measures, including the provision of cycle storage facilities.</p> <p>Attention should also be given to the Hertfordshire Highways produced 'Advice Notes for Applicants' guide, provided at the meeting.</p> <p><u>Leisure services:</u> Leisure contributions are likely to be required, as for the previous application, although the amounts are based on the number and size of units so will be different.</p> <p><u>Bin stores/ recycling:</u> The provision of bin stores will be necessary, detailed advice can be found in the information from the Council's Environment and Health department provided at the meeting.</p>
CONCLUSION	<p>In conclusion, further thought will be given to the legibility, interest, presence and human scale of the front and rear elevations of the building. Parking standards and access arrangements similar to the previous application are likely to be acceptable for any future application. Privacy of neighbours should be carefully considered for any new application, including the use of screens in the garden area.</p>

ST. ALBANS DISTRICT COUNCIL		
DECE		
17 MAR 2008		
SEEN BY	EDU	
DC	EC	DIR
MEM	FA	



Ms M Burroughes
 Planning Officer
 St Albans City & District Council
 Civic Centre
 St Peters Street
 St Albans
 Herts
 AL1 3JE

Our Ref: SJB/pm/04093_90

22 November 2007

Dear Ms Burroughes

Former Odeon Cinema
Pre-application advice given on 30th October 2007 and consequent note of meeting

Thank you very much for forwarding your note of our meeting on the 30th October. With so much history relating to this site certain matters remain as before and are not contentious and I am please to note confirmation that no objection is raised to the height, depth and width of the smaller building block now proposed for the established basement podium. Indeed, you acknowledged that a building of this bulk and scale was less close to housing to the south than all previous proposals both approved and otherwise.

Insofar as our sketch proposals gave rise to debate it is fair to say that this related to the detail design and its effect upon neighbours, particularly to the rear. In this regard, under your headings of design and layout and impact upon neighbours, Matt Briffa and I noted the following matters as either agreed or agreed as acceptable and to be incorporated in the next round of preliminary proposals.

Details agreed as acceptable:

- The glazed pavement light
- The idea that the building line is maintained by the columns at back edge of pavement
- The acceptance of a decorative open louvre
- The acceptance of a water feature as a means to prevent overlooking at the rear
- The acceptance of a high level balcony feature affording SW views from penthouses

Details agreed as acceptable to be revised and/or introduced:

- Treatment of the canopy
- A more prominent entrance feature
- A raised entrance feature at parapet level
- A human scale entrance canopy designed to compliment railings
- The reposition of decorative louvre (above) at a lower height so as to enhance a human scale

ST. ALBANS DISTRICT COUNCIL		
DECE		
to enhance a		
17 MAR 2008		
SEEN BY	EDU	
UC	BC	DIR
P&D	ITA	MER

Barker Parry Town Planning Ltd
 33 Bancroft, Hitchin, Herts SG5 1LA
 Tel: 01462 420 224
 Fax: 01462 420 171
 Email: office@barkerparry.co.uk



- Attention to a varied parapet line and attention to the corner details at penthouse level
- The suggestion from JW that more curved shapes might be incorporated (see above also)
- The suggestion from JW and MM that window fenestration to London Road might have its own protruding aesthetic
- The enhancement to the rear situation to emphasise a more domestic opportunity where maisonettes at podium level relate better to houses in Paxton Road
- The acceptance of high level windows to the rear for kitchens and non habitable rooms

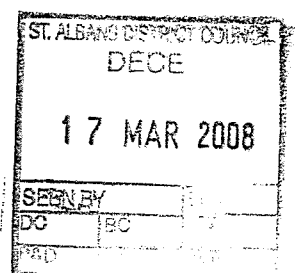
The architect is currently incorporating these agreed details or suggested changes in the next refinement of the plans so please let me know immediately if we have misinterpreted your views.

Yours sincerely

Steven Barker

Email: steven@barkerparry.co.uk

Copy to: Mr M Moulton
Mr M Briffa
Mr M Munt





Ms M Burroughes
Planning Officer
St Albans City & District Council
Civic Centre
St Peters Street
St Albans
Herts
AL1 3JE

Our Ref: SJB/pm/04093_9

14 December 2007

Dear Ms Burroughes

Former Odeon Cinema

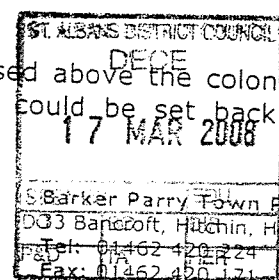
Further revisions to preliminary drawings pursuant to pre-application meeting of 30th October 2007 and consequent notes (20.11.07 and 22.11.07)

Following my last letter of the 22nd November Matt Briffa has been refining and adding to the preliminary drawings along the lines agreed. The plans along, with Matt's own commentary, are as follows:

1329/SK107B – This describes the front elevation:

- Columns to the back edge of pavement and supporting a metal louvre give the scheme a sense of semi private space where the bulk of the building is set back to allow privacy to future occupants. Columns are positioned on the back edge of the pavement and would be designed as a group of elements which include a low level entrance canopy and a balustrade. These architectural elements maintain a visual presence in line with the building line of the London Road. Further to our meeting (30th October) I have lowered the columns so that they create a greater sense of enclosure and of a human scale.
- Canopy. As suggested I have incorporated a canopy that would bridge the space between pavement and main entrance. Again this will enhance the human scale of the proposals.
- Main entrance. The central 'signpost' feature of the building is its entrance and stair access. Previous sketches promoted an idea that this might use coloured glass to contrast the brick and render of the main elevation. It was suggested at our meeting that this element could be pulled forward a little and raised in height. I agree that both ideas would give the proposals more legibility when viewed obliquely in the streetscene.

- Parapet. We discussed how the parapet might be expressed above the colonnade louvre and that the corners of the top floor apartments could be set back and



S. Barker Parry Town Planning Ltd
033 Bancroft, Hitchin, Herts SG5 1LA
Tel: 01462 420324
Fax: 01462 420171
Email: office@barkerparry.co.uk



without an over sailing roof. These ideas have been incorporated and when developed in detail I think that some additional curved forms would be appropriate in the detailing of these important corner elements.

1329/SK110, 111, 112 and 113 are as before so please note that on Drawing SK111 the columns would now align with the modules - See SK107 above.

These plans demonstrate an efficient plan layout with minimal circulation. By proposing 'duplex' apartments the issue of overlooking the rear gardens of housing in Paxton Road can be avoided. The vertical proportions of these apartments could then be represented on the façade of the building. These proportions are not dissimilar to the large panel elements of the cinema façade. The intent here is for a plan arrangement to be clearly eligible by its façade and for the appearance of this façade to be reminiscent of (but not a pastiche of) the existing cinema. The plans retain pavement lights, rear penthouse balconies and water feature as before.

1329/SK114A

I have amended the side elevation, which describes with clarity the low level canopy, the lowered louvre, the raised entrance feature and the 'cut back roof' of the penthouse. These amendments give the building better articulation and visual interest.

1329/SK115A

This new drawing describes how the rear elevation could be treated in a manner sympathetic to the housing n Paxton Road. The lower levels represent terrace dwellings. Where these are set back from the edifice line of the rear cinema and where they directly relate to landscaped gardens; I think this treatment would create an attractive new urban space, which is both safe and of human scale. I have treated the lower section with brickwork and the upper levels in render. This approach provides some linear interest in an effort to minimise the visual bulk and mass of this elevation.

The elevation is simple and without over embellishment. At a detail design stage I would suggest the careful detailing of linear decorative brickwork to separate brick and render, per haps a pronounced band of brick together with simple recessed jointing to indicate separate dwellings. Lintels and sills might also be designed to provide visual interest.

In this first preliminary drawing the fenestration is treated similarly across the width of the site but it has been established that habitable room windows with a southerly outlook are acceptable in the western half of the site which aligns with the axis of Lower Paxton Road. Consequently, the rear façade need not be uniformly treated and views of others would be welcome here.

I enclose two sets of the drawings for yourself and Jayne West and a further set along with a copy of this letter has been sent directly to Michael Munt at English Heritage in Cambridge. As I am sure you will appreciate, as we head into another winter Wattsdown faces further costs associated with stabilising the ever deteriorating structure and they are keen to progress a formal submission. Consequently, if you do have any comments and observations I shall be grateful to receive them before January 11th (4 weeks today) as by the middle of January Matt Briffa is programmed to begin full application drawings and unless we hear from you by that date it will be assumed that the further refinement of the preliminary drawings meets with your general approval.

LET ALBANS DISTRICT COUNCIL	
DECE	
17 MAR 2008	
SEEN BY	JEDU



I look forward to hearing from you in due course and in the meantime wish you a Happy Christmas.

Yours sincerely

Steven Barker

Steven Barker

Email: steven@barkerparry.co.uk

Encs; drawings x 2

Copy to Mr M Munt with drawings
Mr M Moul

