



DESIGN AND ACCESS STATEMENT

Proposed external canopy

Wymondham College, Golf Links Road, Wymondham, NR18 9SZ

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1. INTRODUCTION

This document is submitted in support of the full planning application for planning permission for the proposed works at Wymondham College, Golf Links Road, Wymondham, NR18 9SZ.

Within the rationale behind the proposed works, this document seeks to demonstrate an understanding of, and engagement with:

- The planning history and context of the site.
- The existing site attributes, including its size, use, materials etc.
- The relevant national and local planning policy affecting the application site.

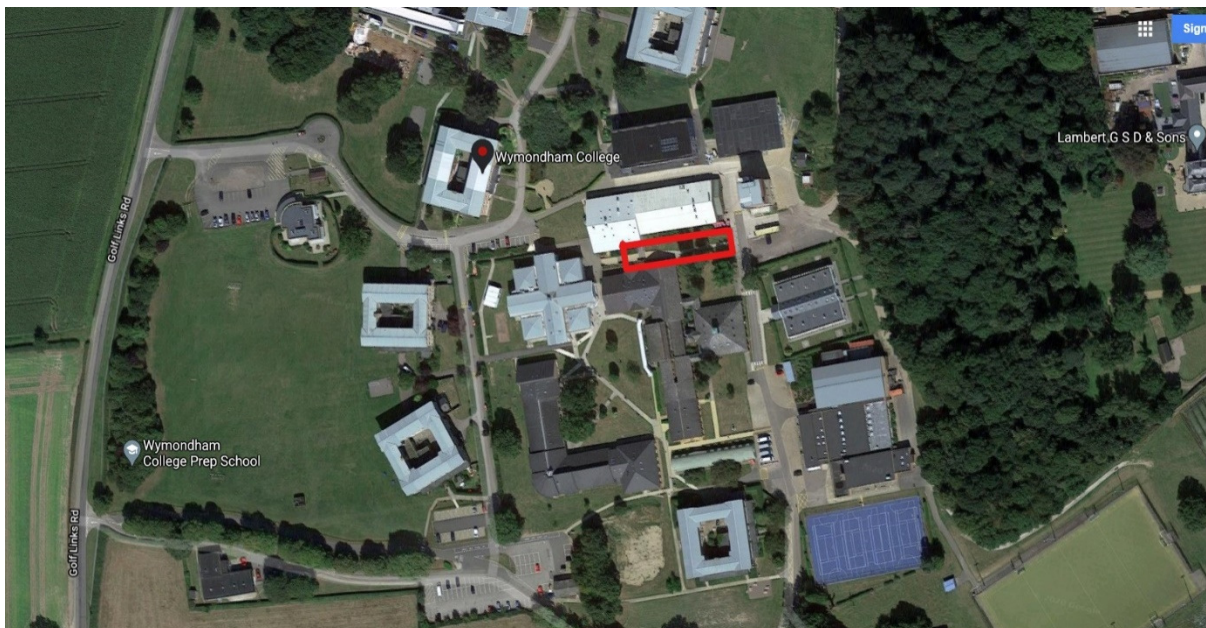
The carefully considered design solution will improve the quality of construction and access to the property. In addition, modern building standards will improve outcomes in terms of sustainability, and improve the quality of the site in terms of appearance and access.

The submitted information includes this statement, supporting photos & architectural drawings.

2. EXISTING SITE AND CONTEXT

2.1. LOCATION

The site comprises of immediate access premise outside the dining hall at Wymondham College, Golf Links Road, Wymondham, NR18 9SZ. It is located on the south side of the dining hall forming the access route to the dining hall. The access is also used as a route to access between various buildings of Wymondham College. There is an existing canopy above the main access door to the dining hall. There has been a new extension the to the dining hall which is nearing completion. The proposal is to erect a new canopy over the route and entrances to the new extension of the dining hall. This will facilitate a protected path to access the dining hall entrances located on the south side of the building.



2.2. DESCRIPTION OF EXISTING PROPERTY

The dining hall is located inside Wymondham College campus, hence there is no direct view from the street.

The dining hall has a warehouse aesthetic with metal wall cladding as well as brick walls with metal sloping roofs.

The access path is paved and ramps up towards the existing entrance of the dining hall. There is an existing canopy over the main entrance. The ramp is guided by brick parapet walls with varied heights.

There is well kept landscaping on either side of the ramp boundary walls. The access path has dining hall towards the north side and school buildings on its south as well as west side.



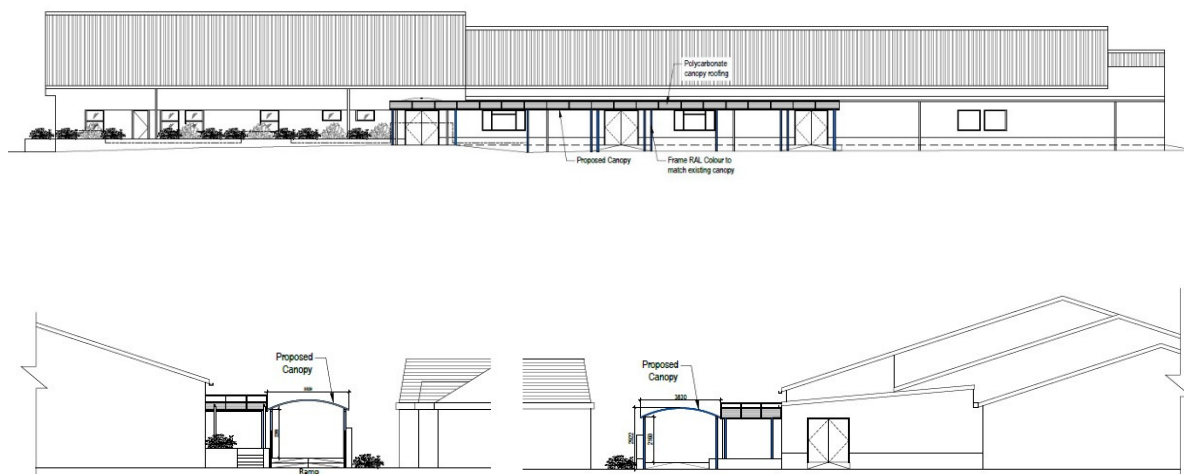
3. PROPOSAL

The submitted scheme proposals have been developed for this application with the utmost care and attention to detail, the surrounding area's context and other key considerations such as the policies and guidance documents already discussed. Due to the latest extension to the dining hall, new entrances are formed which are not protected from weather.

3.1. DESCRIPTION OF THE PROPOSED WORKS

The proposed works to the property area:

- A. Construction of new canopy over the existing path to form a protected access to the dining hall latest extension.



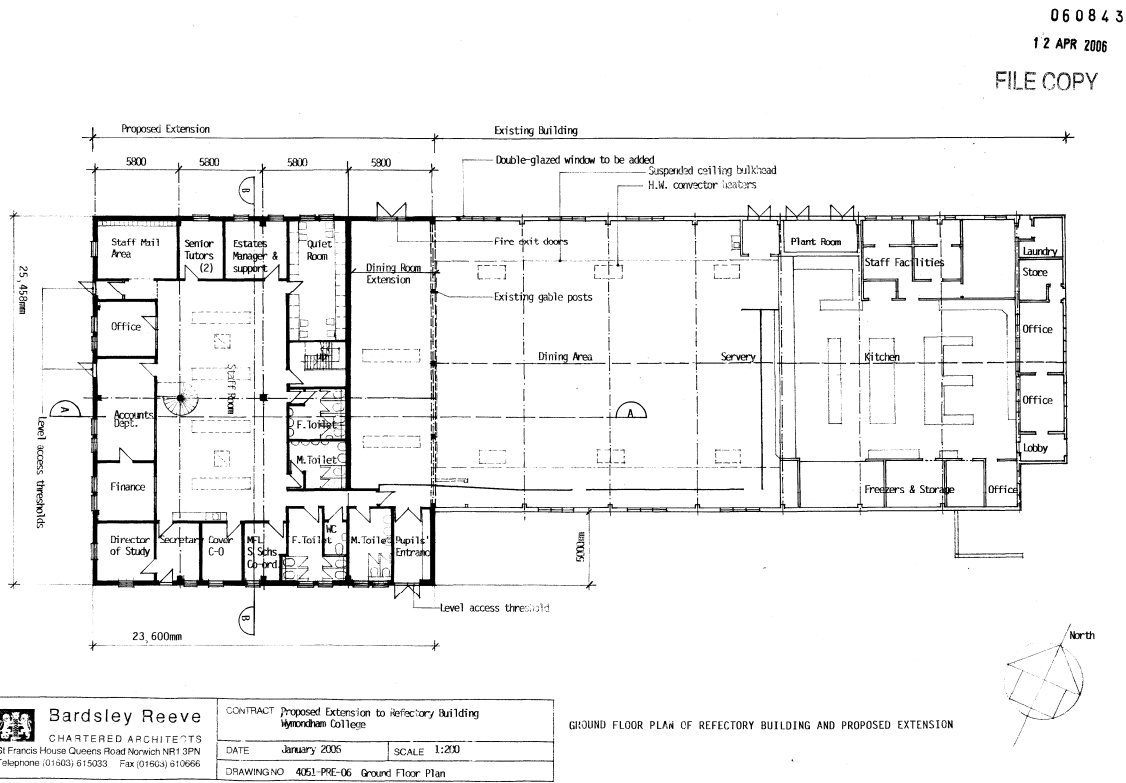
Elevations showing scale and context of Proposed Canopy

As shown here, the proposed canopy sits well with the eaves height of the latest extension and slightly below the existing canopy. Proposed canopy also, draws its shape and materiality from the existing canopy of the dining hall so that the new canopy seamlessly blends into the existing context of the site.

Also, the barrel shape of the proposed canopy provides better shelter and weather protection as the eaves come down low in height.

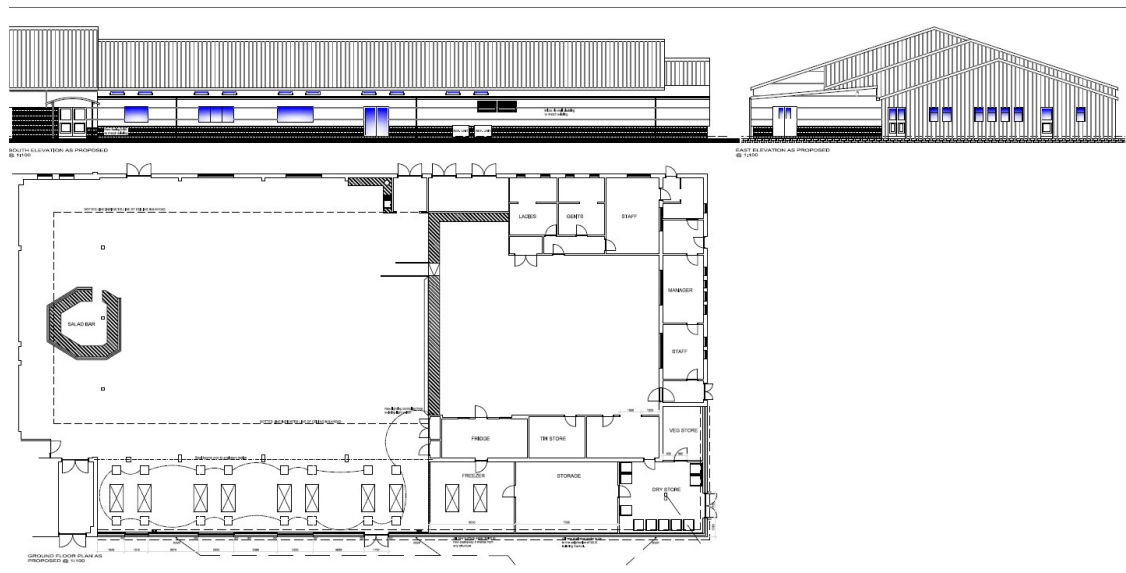
4. PLANNING

4.1 PLANNING HISTORY



The dining hall has two related historic applications which were granted permission relevant to the proposed canopy.

In May 2006 (2006/0843/F), planning permission was granted for **extension to refectory building** to increase dining space, provide toilets, relocate administration dept, and staff room facilities. The primary entrance on the south side was only a single entry point which was covered by the canopy which exists at present on site.



In December 2019 (2019/2180), planning permission was granted for **Single storey extension** to dining room and food storage areas including refrigeration units. The proposed canopy covers the south side of this extension to provide a protected access.

4.2 PLANNING POLICY

The proposals have taken into account a number of relevant local and national policy documents and guidance notes. A selection of these are identified below, with certain items acknowledged as being of particular relevance to the development proposals that this document seeks to support.

4.2.1 NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework¹ (NPPF) is one such material consideration which influences planning decisions.

The NPPF contains the UK Government's planning policies and explains how these are expected to be applied. It is a key output resulting from the Plan for Growth and the Government's proposals to reform the planning system, and sets the planning agenda for supporting and pro-actively driving sustainable economic growth.

The Ministerial Foreword to the NPPF states:

"The purpose of planning is to help sustainable development. Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world... We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate."

The NPPF document refers to the pursuit of sustainable development and seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. This includes (but not limited to):

- The replacement of poor design with better design;
- The improvement of the conditions in which people live, work, travel and take leisure; and

The Core Principles of the NPPF are a set of core land-use planning principles which should underpin both plan-making and decision-taking. Among these 12 principles is that planning should, amongst other matters, *"proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs... taking account of the needs of the residential and business communities."*²

One such principle states that planning should also *"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings."*

The NPPF adds that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through

¹ Department for Communities and Local Government, *National Planning Policy Framework*, March 2012

² Department for Communities and Local Government, *National Planning Policy Framework*, March 2012

unsubstantiated requirements to conform to certain development forms or styles. Notwithstanding, it is important to seek to promote or reinforce local distinctiveness.

Paragraph 187 advises that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

4.3. SOUTH NORFOLK LOCAL PLAN (SNLP)

The adopted South Norfolk Local Plan is made up of various documents. Each document has been developed in consultation with the community and subject to independent examination before being formally adopted by the Council. The documents that make up the Local Plan contain policies to guide future development in South Norfolk and are used when assessing planning applications.

4.3.1. DEVELOPMENT MANAGEMENT POLICIES

The Development Management Policies Document is part of the South Norfolk Local Plan. Together with the other documents that make up the Development Plan it is used to assess planning applications and guide development proposals to ensure the delivery of high-quality sustainable developments across South Norfolk.

Policy 3.8(4) from the document is relevant whereby it states:

Planning permission will be granted for development that has been designed to, where relevant to the proposed development: respect adjoining structures, spaces, routes and local landscape; provide an attractive, accessible and safe environment; and conform to the following criteria: (a) The scale, height, massing, form and appearance of development is designed with a satisfactory relationship of structures, spaces and routes within the site and a successful integration into the surroundings.

5. PLANNING CONTEXT

5.1. PROPOSED WORKS

5.1.1 FRONT ELEVATION

The proposed canopy respects the scale and character of the existing canopy of the dining hall. The proposed canopy will blend seamlessly in existing context to form the character of the dining hall surroundings and access.



Photos showing existing canopy above entrance to dining hall.

5.2 OTHER CONSIDERATIONS

5.2.1 LAND USE

The proposal does not seek to change the use of any land or buildings. The proposal principally seeks to extend and provide additional protected access to the dining hall, thus making better use of the existing land.

5.2.3 IMPACT ON NEIGHBOURING PROPERTIES

The potential impact of the proposed works on neighbouring properties have been considered carefully to ensure that the proposal has no adverse effects on the neighbouring properties in terms of privacy and light.

6. CONCLUSION

The scheme adopts a traditional design approach, with a simple palette of materials, using metal framing and polycarbonate roofing sheet. This is entirely appropriate. The design and choice of materials for the extension will not adversely affect the architectural character or integrity of the host building. The proposal seeks to compliment the architectural integrity of the building.

The scheme proposal, which seeks to provide additional protected access, has been designed to not only be subordinate to the host building in terms of height and scale, but also in terms of appearance. The use of proposed materials specifically ensures that the design and appearance of the extension seamlessly knits together with the host building and is not in any way incongruous.

The proposal will have no adverse effect on the neighbouring properties in respect to privacy and light as the design has been carefully considered.