

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF THE
PLANNING APPLICATION FOR:**

Change of use

OF:

The Caretakers Bungalow

AT

**St. Katherines Secondary School
Ham Green
North Somerset
BS20 0HU**

FOR

Cathedral Schools Trust

April 2023

Contents:

Introduction	3
Site and Surrounding Area	3
Listed Buildings, Conservation & Heritage	4
Design and Access Considerations	4
Conclusion	5
Appendix A – Photographs	6
Appendix B – Flood map data	8

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared in support of the planning application for the change of use of the existing caretaker's bungalow at St. Katherines Secondary School, Ham Green, Somerset, BS20 0HU.
- 1.2 The proposal which forms the basis of this application for Planning Consent is the change of use class from existing on-site residential staff accommodation to offices and a meeting room for the use of school staff.
- 1.3 St. Katherine's School no longer employ a resident caretaker on the site as this role has been replaced by a site management team who are all based off site. This means that the existing building is now not required to be used as a dwelling. The School require additional office and meeting space and the bungalow can provide beneficial additional space without the need to construct additional structures on the school site meaning that the utilisation of the bungalow can offer a cost effective solution for Trust and School staff.

2.0 Site and Surrounding Area

- 2.1 St. Katherines School lies to the south-east of Pill, approximately 1.9km of the M5 and 0.5km north of the A369 Martcombe/Pill Road.
- 2.2 The caretakers bungalow lies to the western boundary of the established school site. The property itself is a detached, red brick property arranged over one floor. The property faces the main school site and backs on to Pill Road.
- 2.3 The property features traditionally arranged internal rooms with a lounge, kitchen, dining room, utility, bathroom, WC and three bedrooms on the ground floor.
- 2.4 The property is bounded by the existing Pill Road to the southwest and west and by the rest of the school site to the east. Adjacent properties in the vicinity are all of a residential nature and largely comprise of two storey detached properties.
- 2.5 The setting of the property and the wider site will remain unchanged by the application.

Listed Buildings, Conservation and Heritage

- 2.6 The existing property is not a nationally or locally listed building and is not listed as a heritage asset.
- 2.7 The school is not located within a Conservation Area
- 2.8 The site is not located within an AONB, SSSI or equally designated area.
- 2.9 There are no Article 4 directions in place that affect the property.
- 2.10 The proposals will therefore have no impact on conservation or heritage or any associated planning policy.

3.0 Design and Access Considerations

Layout and Design

- 3.1 The design of the property will remain largely unchanged as a result of the proposals. It is proposed to remove the existing bedroom internal walls to form a single larger open office space. Other alterations will be restricted to the existing bathroom and WC which will be converted to male and female WC facilities.
- 3.2 Access to the property will remain as per the existing arrangements albeit with new doors to replace the existing dilapidated doors.
- 3.3 The external aesthetic of the bungalow will remain largely as per the existing.
- 3.4 Access to the wider site will remain unchanged.
- 3.5 School staffing provision will remain as existing and the proposals should not create any additional demand for parking on the site beyond what is currently available.
- 3.6 The building will be used by existing Trust and School staff so should not create any additional traffic to or from the School.
- 3.7 The building is proposed to be used within typical school hours for the benefit of the School.

4.0 Conclusion

- 4.1 This is a Planning Application for Change of Use consent for an existing building on an established school site.
- 4.2 The proposal should not have a detrimental impact on the property, the site as a whole or adjoining properties and will enable the buildings ongoing use by The Cathedral School Trust and St. Katherines Secondary School.
- 4.3 It is, therefore, requested that North Somerset Council support the proposal and grant Planning Consent for the proposal.

5.0 Appendix A - Photographs



Fig. 1 - The existing caretaker's bungalow at St. Katherines Secondary School

6.0 Appendix B – Flood Map Data

Flood map for planning

Your reference
SKA, BS20 0HU

Location (easting/northing)
352976/175156

Created
3 Apr 2023 12:06

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference
SKA, BS20 0HU

Location (easting/northing)
352976/175156

Scale
1:2500

Created
3 Apr 2023 12:06

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

