



Planning, Design and Access Statement

on behalf of Langley Preparatory School

Alterations and extension to existing DT building to provide a nursery

at Langley prep School, Taverham Park Avenue, Norwich, NR8 6HU

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For and on behalf of Brown & Co.

Brown & Co is a leading provider of agency, professional and consultancy services across the whole range of rural, commercial, residential, and agricultural markets.

Date: November 2023

Reference: 23/051542

1. INTRODUCTION

1.1 This Planning Statement has been prepared by Brown & Co to support a planning application submitted on behalf of Langley Prep School for the alterations and extension to existing Design and Technology Building to provide a nursery.

1.2 The purpose of this statement is to set out the background to the Applicants' proposal and the key planning issues raised by this. The statement is structured as shown below:

- **Section 1:** introduction
- **Section 2:** describes the physical characteristics of the site and its surroundings;
- **Section 3:** outlines the proposed development;
- **Section 4:** summarises the relevant national and local planning policy context;
- **Section 5:** provides a planning assessment of the key considerations raised by the proposal; and
- **Section 6:** sets out in brief our overall conclusions on the proposal.

1.3 This statement should be read in conjunction with the following documents submitted as part of the application:

- Application Form;
- Drawing No. 051542-0001 Location Plan
- Drawing No. 051542 -0002 Site Plan existing
- Drawing No. 051542-0003 Site plan proposed
- Drawing No. 051542 -0006 Floor Plan existing
- Drawing No. 051542-0010 Existing elevations
- Drawing No. 051542-0106 Floor Plan proposed
- Drawing No. 051542-0109 Demolition Plan
- Drawing No. 051542-0110 Proposed elevations

2. SITE & SURROUNDINGS

2.1 The application site comprises an existing design and technology classroom building within the grounds of Langley Prep and Pre Prep School, Taverham Park Avenue, Norwich.

2.2 The application site lies within the existing curtilage of the Grade 11 Listed Taverham Hall and the extended site of Langley Prep School. The area which this application refers to is the current Design and Technology building (and the land to the south) located between the existing sports pitches and the current Pre-prep building to the west of the campus.

2.3 The application site backs onto an existing woodland which contains a range of mixed species of trees and open grassland.

2.4 The school lies approximately 1 mile to the west of Taverham. Taverham Park Avenue links to Taverham Road, directly connecting to the A1067 (Fakenham Road) which is the principal route to the rest of the city and surrounding areas.

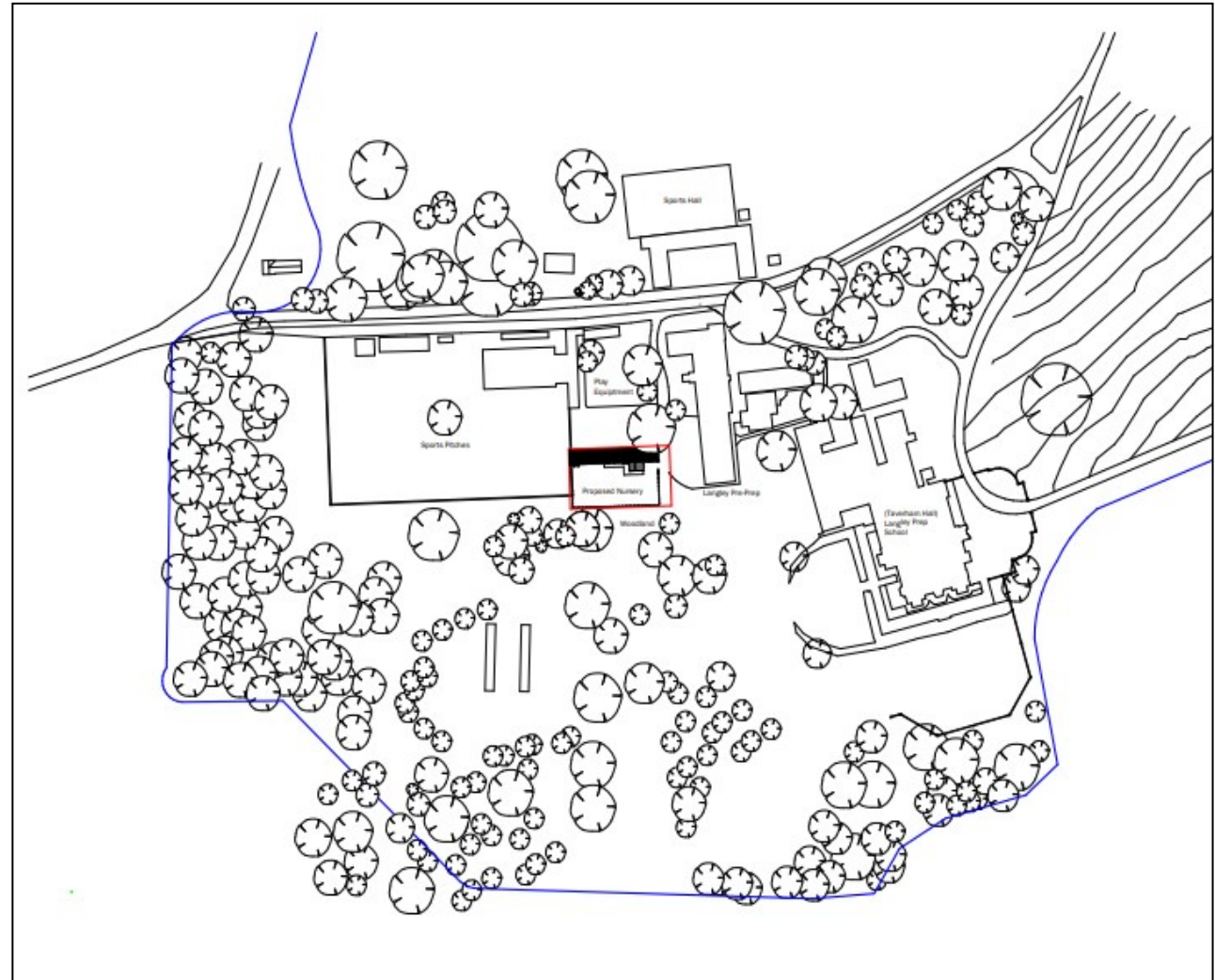


Figure 1: Site location

3. PROPOSED DEVELOPMENT

3.1 It is proposed to make internal and external alterations and provide an extension to the existing design and technology building within the school site, in order to provide a nursery building for the school.

3.2 Internally, the building has been reconfigured to provide a staff room with kitchen area, a children's toilet block and a large reception and storage area. The remainder of the existing building will provide the two main classrooms, with an interconnecting door and the replacement of both windows in the classrooms to French doors to the garden area.

3.3 The extension will provide a reception area and an accessible toilet and accessible entrance doors.

3.4 Externally, new gutters and downpipes have been provided, as well as a new window to the internal lobby area.

3.5 The proposal also includes a newly designed external space with a proposed playground that intertwines both the existing equipment and the natural environment.

3.6 The proposed alterations and extension to the existing, currently unoccupied design and technology building amount to an extra 138m² of floor-space that will be used to improve the current educational environment for both current and future students at the school.

3.7 The existing car park that is located off Taverham Park Avenue leads to the direct footpath and thoroughfare to the proposed nursery. This footpath extends to the distance of the new entrance. Therefore, the only additional work would be to provide level access to the lobby space as shown in the accompanying drawings.

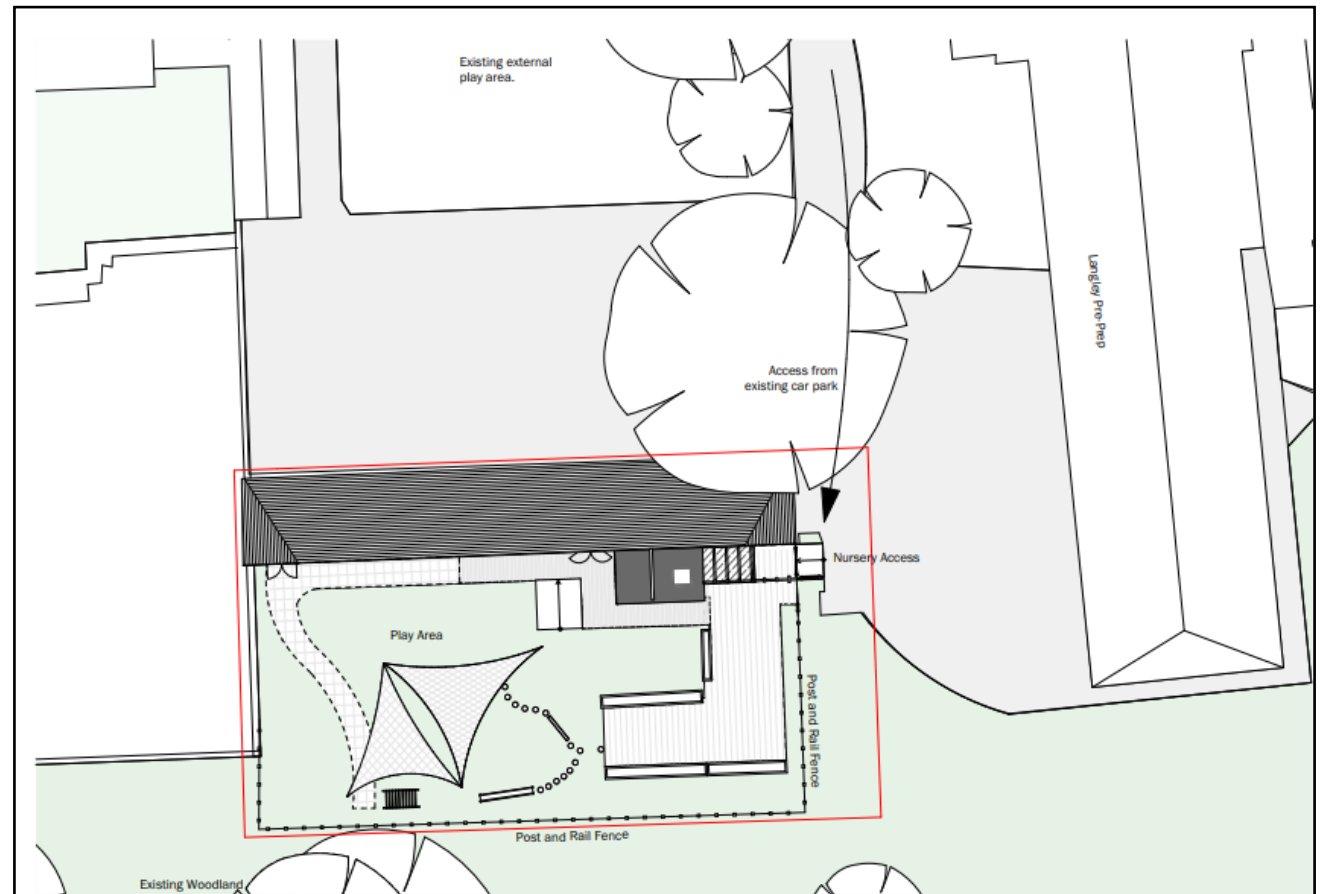


Figure 2: Proposed site plan

4. DESIGN APPROACH

Amount

4.1 The proposed alterations and extension to the existing, currently unoccupied design and technology building amount to an extra 138m² of floor-space that will be used to improve the current educational environment for both current and future students at the school.

Layout

4.2 The proposed layout works closely with the existing structure with a compact floorplan to minimise any increase in footprint. The demolition would therefore be minimal and the impact on the fabric and character of the existing building would be minimal.

4.3 The proposed layout also allows for maximum natural light into the educational spaces. The proposal seeks to connect the surrounding woodland and the external playground, in order to connect nature with play.

Scale

4.4 The internal alterations to the existing building would not change the height of this building. At the lowest point of the eaves, the building measures 2m and at the highest point it measures 3.23m. Similarly, the height of the proposed extension has been kept to a minimum, with the ridge measuring 3m and the eaves measuring 2.65m.

Appearance

4.5 The concept for the scheme is derived from the surrounding buildings that form part of the wider complex of Langley Prep School. The existing building to be converted into the nursery will remain rendered, whilst being repaired in certain places and repainted in a sage green. The new extension will be a mixture of red brick and larch cladding. The brickwork has been incorporated as a nod to the listed building which lies adjacent to the building. The cladding is a mirror of the current modern works taking place on the campus.

3. DESIGN APPROACH

North Elevation 1:50

- Proposed Langley Nursery Signage
- Proposed window to match others, infill brickwork below to match existing

South Elevation 1:50

- All existing windows to be replaced with new to match surrounding
- Corrugated polycarbonate sheeting 2000mm x 1400mm
- Existing render to be repainted 'F&B Vert de Terre' paint
- Proposed Langley nursery signage
- Proposed door to accessible play area
- Rainwater goods and downpipe to be replaced to suit new door placement

West Elevation 1:50

- Existing render to be repainted in F&B 'Vert de Terre'
- EX. Walls: British Larch Cladding - board on board profile w/ red brick plinth to match existing
- Roof: Single Ply Membrane

East Elevation 1:50

- Existing covered area
- Existing render to be repainted in 'F&B Vert de terre' paint
- Proposed level access with timber pergola

General Note:
All existing windows and doors to be replaced w new to match

NOTE:
External render to be coated in F&B Vert de Terre' paint
Windows and Doors to be coated in F&B Slipper satin or Shaded white' paint

1:50
0 500 1000 1500 2000 2500 3000 3500 4000

Langley School	
Taverham Hall Nursery Alterations	
Proposed Elevations	
Oct 23	1:50
KMF	FH
BROWN & CO	
ARCHITECTURE + PLANNING	
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Project: 23001-00001	Client: 034821
Site Name: 034821-00001	Location: 034821
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Registration no: 01030916, Registration of England & Wales	

4. PLANNING POLICY CONTEXT

Development plan policies

4.1 Planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Consequently, the development plan is the starting point for the assessment of all planning proposals.

4.2 The Development Plan for Broadland, insofar as relates to the current application, comprises the:

- Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted 2014)
- Broadland Development Management Development Plan Document (2015)

4.3 Policies of relevance are summarised in the box to the right.

4.4 Broadland District Council, together with Norwich City Council and South Norfolk District Council, are currently preparing the Greater Norwich Local Plan, which will provide detailed policies and allocations to deliver growth across the three districts until 2038. The Councils are in the process of drafting the proposed Main Modifications, with further consultation anticipated over Winter/Spring. As such, the policies contained within the emerging plan can be afforded limited weight, with the Council referring to them on a case by case basis. For the purposes of the current appraisal, the draft policies are broadly the same.

Joint Core Strategy Policies

Policy 1: Addressing climate change and protecting environmental assets

Policy 2: Promoting good design

Broadland Development Management Policies

Policy GC1: Presumption in favour of sustainable development

Policy GC2: Location of new development

Policy GC4: Design

Policy TS3: Highway safety

Policy TS4: Parking guidelines

4. PLANNING POLICY CONTEXT

National Planning Policy Framework

4.5 The Government's planning policies, as set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), are also a significant material consideration in deciding planning applications.

4.6 The NPPF sets out the Government's planning policies and how these are expected to be applied, and advises that the purpose of the planning system is to contribute to the achievement of sustainable development. Three objectives of sustainable development are identified: economic, social and environmental.

4.7 Economic considerations include ensuring that sufficient land of the right type is available in the right places and at the right time to support growth. Social considerations include supporting healthy communities by creating high quality environments with accessible local services. Environmental considerations include protecting and enhancing the natural, built and historic environments.

4.8 Other guiding principles set out in the NPPF of particular note in relation to the development proposed include that planning should:

- Seek to secure high quality design and a good standard of amenity for all;
- Conserve the historic environment.

4.9 At the heart of the NPPF is a presumption in favour of sustainable development. For decision-making this means approving developments which accord with the development plan without delay, or where there are no relevant development plan policies or those most important for determining the application are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.

National Planning Practice Guidance

4.10 The NPPG provides a web-based resource of national planning guidance covering a wide range of topics. Of particular relevance to this application is the guidance relating to the historic environment.

Principle of development

5.1 The application site lies within the grounds of the Grade 11 Listed Taverham Hall and the extended site of Langley Prep School. As such, the site is an existing educational setting and the use is therefore established.

5.2 The development proposal would provide a nursery building that is much needed by the school and would repair and brick back into use the existing, unused design and technology building. As such, the proposal would improve the current situation on site in terms of building usage and state of repair.

Design and Heritage

5.3 Core Strategy policy 2 and policy GC4 of the Development Management Policies seeks to ensure that development proposals promote good design and to protect environmental assets.

5.4 The minor alterations and modest extension would only marginally affect the appearance of the existing building, with new windows to replace the existing timber doors on the north elevation, as well as the small extension to the southern elevation. This extension has been designed to create a sense of arrival by introducing materials such as vertical larch cladding, red brick plinth and a single ply membrane roof, as illustrated on the accompanying drawings. These changes,

whilst insignificant in scale, will bring natural light into the space and brings more character to the existing structure.

5.5 The NPPF sets out the importance of conserving and enhancing heritage assets. Paragraph 200 of the NPPF states that the local authority should take into account ‘the desirability of sustaining and enhancing the significance of heritage assets’ Paragraph 199 Of the NPPF advises that ‘great weight should be given to the asset’s conservation’.

5.6 There is not considered to be any harm arising to the Listed Building from the development proposals. The proposals include works to a building within the curtilage of the Listed Building, rather than any works to the building itself. The proposals are considered to be sympathetic to the existing building, the Listed Building itself and the setting.

5.7 The proposal would include repairs and updating to the existing building, which would enhance the appearance of the building. It would also bring into use an under utilised building into a use that is much needed by the school.

6. CONCLUSIONS

6.1 It is proposed to make alterations and a modest extension to the existing design and technology building to the south of the existing school site.

6.2 The alterations would improve both the internal condition and layout of the building, which is currently unused and would provide a nursery facility for the school that is very much needed.

6.3 The alterations and extension are considered to be in keeping with the character of the existing building and would not impact on the historic fabric or form of the listed Taverham Hall.

6.4 As such, the proposed development would enhance the appearance of the existing building and would not result in significant adverse impacts upon the existing building

6.5 For these reasons, and those outlined above, it is considered that the proposed development would comply with both local and national policies, and would amount to sustainable development to which the presumption in favour applies.