

# Design Statement in support of a planning application for extensions and alterations to Harlequins day nursery.

## 1.0 Introduction

- 1.1 This report has been prepared to support a planning application for a single storey extension to the existing nursery.
- 1.2 There is no change of use application as the site is an existing private children's nursery and the alterations are proposed to support this use.
- 1.3 This is the second application following a previously submitted application for a two storey side extension and single storey application which was not viewed favourably previously in the year.

## 2.0 Location

- 2.1 The site is located at the corner of George Street and Shortridge Lane in Enderby.
- 2.2 The building is a grade 2 listed building.
- 2.3 The area is on the edge of the village centre to the East with housing to the South, West and North.
- 2.4 George Street is a one way street with uncontrolled parking to one side.
- 2.5 The site is a small site with an area of 285sqm.
- 2.6 The existing building is sat back from George Street by approximately 6.5m with parking to the front. There is an outdoor amenity space to the west which is equipped as the children's play area.
- 2.7 George Street is a mix of commercial and residential properties with varying building lines and building forms, ages and styles. Brickwork is the predominant material used with some render in areas.



Application site

### 3.0 The proposal

- 3.1 The proposal is for a single storey side extension to the main building overlooking the amenity space and with a timber clad bin store accessed off Shortridge Lane.

### 4.0 Historical Significance

- 4.1 The application site comprises an attractive, three-bay, mid-nineteenth century framework knitters workshop constructed from red brick and slate roof tile.
- 4.2 The building is Grade II listed and is of special interest owing to its architectural features, which includes several three-light horizontal sliding sash windows to the principal elevation with segmented arched headers above the ground floor windows.
- 4.3 The windows have previously been replaced with “like for like” sliding horizontal sash windows.
- 4.4 Additional interior elements have been saved and retained within the scheme including trusses, framing and trimmers for the staircase.
- 4.5 The windows have previously been replaced with “like for like” sliding horizontal sash windows.
- 4.6 The building has a significant importance as a surviving example of Enderby’s framework knitting industry.
- 4.7 The applicant purchased the property in a dilapidated condition and has sensitively renovated the building, including single storey extensions.

### 5.0 Planning and site history

- 5.1 Planning applications 23/0474/FUL & 23/0475/LBC have recently been submitted however were not viewed positively so it was decided to withdraw the application and resubmit based on the feedback given.
- 5.2 There has been no other planning alterations since 1998 when the change of use to a nursery application was submitted.
- 5.3 The property is a grade 2 listed property based on its history as the first automated hosiery factory in Leicester.
- 5.4 The current applicant has owned the property since 1998 and sympathetically renovated the building into the current nursery use.
- 5.5 The applicant has invested over £250,000 in purchase and renovation costs since purchase and are keen to ensure the continued use of the building.
- 5.6 When the site was purchased, there was a single storey timber structure that stood from the main building extending to Shortridge Lane, located in a similar position as the proposed single storey extension.



The site



Previous single storey structure on the site

## 6.0 Proposal

- 6.1 The existing building is a two storey, predominantly brick faced building, with some rendered elements. Replacement, replica timber windows are utilised within the property. There are two single storey extensions that were added to the building in the 1990's when the applicant renovated the building fully.
- 6.2 The proposal is for a single storey. Brick built extension to the main building overlooking the amenity space with a bin store accessed of Shortridge Lane.
- 6.3 The proposal has a maximum height of circa 4m and sits well below the eaves height of the existing building, ensuring the scheme is subservient to the original building.
- 6.4 The proposal is separated from the main building with a lightweight, glazed connecting link to further preserve the form of the original building.
- 6.5 The design of this has been informed by historic photographs which show additional single storey buildings were originally on the site in a similar location.



Proposed Elevations

## 7.0 Need

- 7.1 The current nursery use is a busy successful business running at capacity with places for 20No. children.
- 7.2 The nursery has places booked up until September 2024 and is no longer accepting names on the waiting list.
- 7.3 The closure of "Smiles" 100No. place nursery has severely impacted the provision of child care places available in the vicinity.
- 7.4 The proposals will enable approximately much needed additional places to be opened up to children within the community further meeting the demand on site.

## 8.0 Parking and Highways

- 8.1 The site currently has 4No. parking spaces accessed off George Street.
- 8.2 The majority of clients walk to drop off and collect children as they are from the local community and so parking has never been an issue at the site.
- 8.3 Drop offs are between 7:30am and 10am and collections between 2:30pm and 6pm, this flexibility ensures there is not a busy rush or queues for parking.
- 8.4 All staff are local and so walk to the site for work ensuring the parking is not utilised during the day by members of staff.

## 9.0 Planning policy

- 9.1 Due to the site being a listed building there are several planning policies in place to not only protect the heritage asset but also enhance the environment in which it sits. Policies applicable include;
- 9.2 Paragraph 189: "Heritage assets range from sites and buildings (including a place, area, landscape or monument) of local historic value to those of the highest significance... These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."

Our proposal does retain the existing listed building asset so does comply with the policy.

- 9.3 Paragraph 194: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary..."

A description and review of the significance of the heritage asset is included within this document.

- 9.4 Paragraph 195: "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."
- 9.5 Paragraph 199: "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

The proposal is looking to retain the asset with minimal intrusion to the original element of the building.

- 9.6 Paragraph 200: "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification..."

9.7 Paragraph 202: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

#### 10.0 Statement of significance/ Heritage assessment

- 10.1 A statement of significance is prepared to assess what is important about a place, why it is important and how important a place is.
- 10.2 We have reviewed the Historic England register for the site however this is out of date and refers to the site prior to its renovation in the 90's.
- 10.2 The building is important to the industrial past of the village and is a surviving example of the framing industry.
- 10.3 Although attractive, the building is not what would traditionally be seen as a building worthy of preservation. The building features unusual 3 pane horizontal sliding sash windows.
- 10.4 The siting of the Building on the corner of George Street and Shortridge Lane means that the site is exposed and is clearly visible.
- 10.5 The proposed developments as outlined in this document are not deemed to harm the existing character and siting of the building for three reasons;
- 10.6 The site previously housed timber clad single storey buildings, therefore the built form of the proposal is in keeping in scale and form of the original building, however it has been designed to be more in keeping with the form of the original building.
- 10.7 The proposal is considerably smaller in size and scale that it does not overshadow the proposal.
- 10.8 The new proposal connects only to the previously extended elements of the building not the original building therefore the “damage” to the building will be minimal.

#### 11.0 Conclusion

- 11.1 There is a clear, desperate demand for the nursery places in the village which the proposed alterations will be able to go some way to addressing.
- 11.2 The business is an established business which has been in place for 30 years. The nursery has a good with outstanding contributions Ofsted report and so is well placed to meet the need for nursery school places.
- 11.3 The continued use of the building will protect the listed heritage asset.
- 11.4 The building use is a key community asset which should be supported to be retained.



*Building prior to renovation as nursery by the current applicant taken on purchase in 1996.*



