

STRIDE TREGLOWN

**PLANNING, DESIGN &
ACCESS STATEMENT**
THE PRESCOT SCHOOL,
PRESCOT

KNOWSLEY METROPOLITAN
BOROUGH COUNCIL



STRIDE TREGLOWN JOB NO.
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Contents

1.	Introduction	3
1.1.	Application Description	3
1.2.	The Application.....	3
1.3.	The Need	3
1.4.	Summary of Proposed Works	3
1.5.	The site and surroundings	3
2.	Planning History	5
3.	Planning Policy.....	6
3.1.	National Planning Policy Framework (NPPF 2023)	6
3.2.	Knowsley Local Plan Core Strategy 2016.....	7
4.	Pre-Application Advice	9
5.	Design	10
6.	Planning Justification	11
7.	Conclusion	12

Revisions

Revision	Description
P01	Description of revision(s).

1. Introduction

1.1. Application Description

- 1.1.1 Re-cladding of The Prescott School, Merseyside

1.2. The Application

- 1.2.1 Stride Treglown, on behalf of Knowsley Metropolitan Borough Council (KMBC)), in accordance with the Government's National Planning Policy Framework (NPPF) for England, submit this Planning, Design & Access Statement in support of planning permission for the development as described above at the flats at The Prescott School, Knowsley Park Lane, Prescott, L34 3NB.
- 1.2.2 Full planning permission is sought.

1.3. The Need

- 1.3.1 The existing external façade of the Prescott School has experienced a deterioration of the existing brick slips affecting both the visual appearance of the building and the health and safety of staff and students.

1.4. Summary of Proposed Works

- 1.4.1 The project is essentially remedial work to replace a defective and failing brick slip cladding product and its materials.
- 1.4.2 Existing materials above the existing brick slip system are to remain in place. The new materials consist of the following;
- New brick slip system to with colour and texture to closely match that of existing being replaced;
 - This will extend from finished ground floor level up to the top of parapet walls;
 - The system chosen will be a mechanically fixed product and therefore more robust than the adhered system being replaced;
 - This will comply with DFE requirements for schools to have a robust façade at ground level

1.5. The site and surroundings

- 1.5.1 The Prescott School is a coeducational secondary school located in Prescott, Merseyside. The site is accessed from Knowsley Park Lane with parking provision set out in front of the main school building.



Figure 1: Aerial Image showing location of the Prescott School

Flood Risk and Drainage

- 1.5.2 The application site is located within Flood Zone 1: land assessed as having a 1 in 1000 annual probability of river or sea flooding (<0.1%). Therefore, fluvial and tidal flood risk is considered to be low.
- 1.5.3 Due to the nature of the works proposed, a Flood Risk Assessment is not considered to be necessary to support the application.

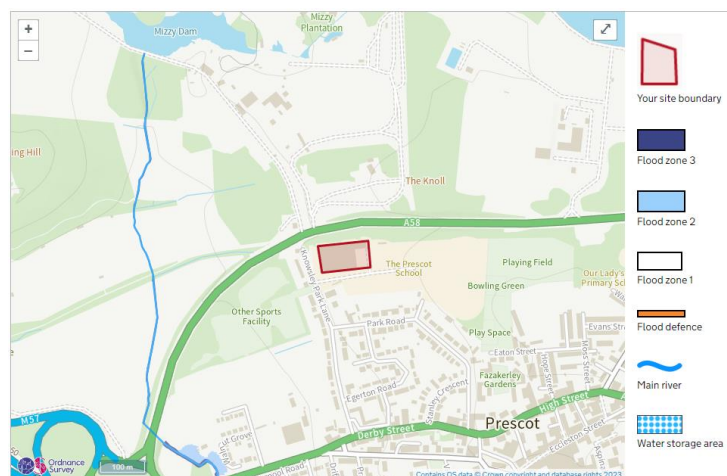


Figure 2: Flood Zone Map (Source: Environment Agency)

Environment and Ecology

- 1.5.4 Located in a primarily residential area, the application site is not located within an area covered by any landscape designations. No trees will be affected by the proposed development or its construction.

Historic Environment

- 1.5.5 The application site is not located in a conservation area nor does it lie in close proximity to any listed buildings.

2. Planning History

- 2.1.1 The Prescott School has benefitted from a number of planning permissions over the years including the erection of a learning, community and resource centre approved in May 2007 (07/00151/KMBC1).
- 2.1.2 There is no planning history that would conflict with the grant of planning permission for the proposed works.

3. Planning Policy

3.1. National Planning Policy Framework (NPPF 2023)

- 3.1.1 The NPPF was first published in March 2012 and was most recently revised in September 2023.
- 3.1.2 The NPPF (Para 2) requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. This also includes a requirement to consider local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors.
- 3.1.3 Development Plans are defined as adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
- 3.1.4 The NPPF (Para 6) notes also that statements of government policy “may be material” when preparing plans or deciding applications (e.g. Written Ministerial Statements).

Achieving Sustainable Development

- 3.1.5 Paragraph 7 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, broadly defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. Paragraph 8 sets out the following three interdependent dimensions of sustainable development which are to be pursued in mutually supportive ways.
- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of the present and future generations and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities, health, social and cultural well-being; and
 - An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy
- 3.1.6 The NPPF confirms that plans and decisions should apply a presumption in favour of sustainable development. Paragraph 11 notes that development proposals that accord with an up to date plans should be approved without delay, or that where a development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or where the application of policies within the Framework that protect area or assets of particular importance provides a clear reason for refusing the development proposed.

Decision-Making

- 3.1.7 Paragraph 39 of the NPPF encourages pre-application engagement and front-loading and states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application for all parties. Good quality pre-applications discussion enables better coordination between public and private resources and improved outcomes for the community.

Design

- 3.1.8 Good design is considered to be key in achieving sustainable development (Para 126), as this ensures the supply of places that people want to live and work. Good design ensures the longevity of a development often through quality (Para 130). Consideration should be paid to the local context to ensure consistency, although design should be tailored to each circumstance (of each place) and allow for a degree of variety. All proposals should be inclusive in their design, to ensure a high quality of amenity for current and future users and provide a safe environment that can deter crime and disorder.

Implementation

- 3.1.9 Paragraph 219 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies to the NPPF, the greater the weight to be given.

3.2. Knowsley Local Plan Core Strategy 2016

- 3.2.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act (1990).
- 3.2.2 The Knowsley Local Plan Core Strategy (LPCS) was adopted in January 2016 and sets out the vision, objectives and policies which will guide development within Knowsley up to the year 2028. It is the statutory development plan document against which planning applications will be assessed.
- 3.2.3 The following policies are relevant to the determination of this application;

Policy SD1 (Sustainable Development)

- 3.2.4 Policy SD1 confirms that when considering development proposals, a positive approach will be taken, which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Work will be undertaken proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy CS2 (Development Principles)

- 3.2.5 Policy CS2 sets out a number of development principles for new development in the Borough. Principle 4 seeks to protect and enhance environmental assets, enhance local character and promote quality of place by promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice.

Policy CS19 (Design Quality and Accessibility in New Development)

- 3.2.6 To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to (Inter Alia):

- a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;
- b) Complement and enhance (where possible), existing landscape, topography, Green Infrastructure; and features of local importance and historic interest;

4. Pre-Application Advice

- 4.1.1 Formal pre-application advice was not sought in respect of the proposed development, however the design team met with a principle planning officer via Teams on Wednesday 30th August 2023 to discuss the principle of the proposed development and agree validation requirements.
- 4.1.2 Written confirmation of the acceptability of the proposed development and the required application requirements was subsequently received on Friday 1st September 2023.

5. Design

- 5.1.1 The project is essentially remedial work to replace a defective and failing brick slip cladding product and its materials.
- 5.1.2 Existing materials above the existing brick slip system are to remain in place.
- 5.1.3 The new materials consist of the following;
- New brick slip system to with colour and texture to closely match that of existing being replaced;
 - This will extend from finished ground floor level up to the top of parapet walls
 - The system chosen will be a mechanically fixed product and therefore more robust than the adhered system being replaced;
 - This will comply with DFE requirements for schools to have a robust façade at ground level
- 5.1.4 The combination of the materials and colours chosen is intended to, as far as reasonably practical, reflect the colour and mass of the existing defective material being replaced and not detract from the original design intent at the time of construction.
- 5.1.5 This is demonstrated on the coloured drawings and graphics included with the planning application.

6. Planning Justification

Principle of development

- 6.1.1 The Prescott School is a typical, modern academic building surrounded by playing fields and residential streets. Although prominent in view, it is not considered overbearing in terms of scale and massing. It is considered that the proposal to re-clad the building would improve the appearance of the site and surrounding area and therefore is considered to be in full accordance with Policies CS2 and CS19 of the Knowsley Core Strategy.
- 6.1.2 There is also a clear health and safety benefit as the proposed cladding would replace failing brick slips which have become loose and detached in areas, with potential falling debris posing a risk to staff and students at the academy.

Design

- 6.1.3 The existing brick slips are failing, affecting the visual appearance of the academy within the streetscene. The proposed materials are high quality and contemporary, thereby improving the appearance of the building as well as the character and appearance of the surrounding area. The proposed development is therefore in accordance with Local Plan policies CS2 and CS19.

7. Conclusion

- 7.1.1 This application seeks full planning permission for the re-cladding of the external facades of the Precot School, Merseyside.
- 7.1.2 The principle of the development has been informally agreed with principle planning officers at Knowsley Council who have confirmed that the re-cladding of the external facades would respect the character and appearance of the surrounding area and remove any health and safety risks associated with existing brick slips which continue to deteriorate and present a risk to staff and students at the academy.
- 7.1.3 The development is considered to comply with both local and national planning policy and therefore as such, we trust that the Local Planning Authority will consider this application favourably.

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