

STRIDE TREGLOWN

**PLANNING, DESIGN &
ACCESS STATEMENT**
KIRKBY HIGH SCHOOL,
LIVERPOOL

KNOWSLEY METROPOLITAN
BOROUGH COUNCIL



STRIDE TREGLOWN JOB NO.
156162

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Revisions

Revision	Description
P01	Description of revision(s).

1. Introduction

1.1. Application Description

- 1.1.1 Re-cladding and roof refurbishment works of Kirkby High School, Liverpool.

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 Kirkby High School, Liverpool, L32 9PP
- 1.2.2 Full planning permission is sought

1.3. The Need

- 1.3.1 The existing external façade of Kirkby High School has experienced deterioration of the existing brick slip cladding, affecting both the visual appearance of the building and presenting a potential health and safety risk to staff and students.
- 1.3.2 In addition, the existing roof coverings have failed in places and are subject to water ingress. The proposed works will restore the integrity of the roof by introducing a new waterproofing layer, ensuring the building remains suitable for its ongoing educational use.
- 1.3.3 The existing plant enclosures are currently open to the elements at roof level. Due to the presence of live operational plant equipment, these areas cannot accommodate a standard roof overlay. The introduction of shallow pitched roof structures (5°) will provide effective weather protection whilst maintaining the required airflow via aluminium louvres.

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.
- New brick slip system to with colour and texture to closely match that of existing being replaced;
 - This will be up to a height of 2.1m above the existing finished ground floor level and full height to isolated piers;
 - 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
 - Aluminium cladding will be provided from 2.1m above the existing finished ground floor level to the underside of existing cladding to be retained;
 - The new aluminium cladding will be polyester powder coated a colour to closely match the existing cladding system.
 - The existing roof coverings will be overlaid with light grey single-ply polymeric membrane to match the existing and provide a watertight roof covering;
 - Existing rooftop plant enclosures, which are currently open to the elements, will be enclosed through the introduction of a shallow pitched roof (approximately 5° pitch) to achieve

watertightness whilst maintaining the required air-flow to the plant equipment via aluminium louvres;

- The pitched roof and vertical walls to the plant enclosures will be finished in light grey trapezoidal sheeting, with aluminium louvres (RAL 7038);
- The proposed works will result in a limited increase in height to the plant enclosures, rising by approximately 600mm at the lowest point and up to 1,800mm at the highest point.

1.5. The site and surroundings

- 1.5.1 Kirkby High School is a Knowsley based co-educational secondary school educating pupils aged 11–16 years of age in the Kirkby area of Merseyside, England. The site is accessed from Bracknell Avenue with parking provision set out in front of the main school building.



Figure 1: Aerial Image showing location of Kirkby High 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.

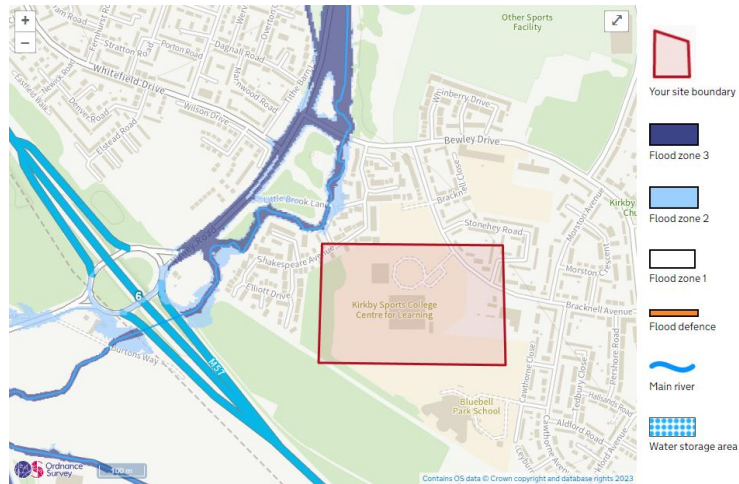


Figure 2: Flood Zone Map (Source: Environment Agency)

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 Full planning permission was granted on the 30th of January 2024 for the following description of works:
“Cladding of external façade” (Planning Ref: 23/02752/FUL).
- 2.1.2 The re-cladding elements of this new application proposal are precisely as previously approved. However, a new planning permission is sought to capture the additional roof refurbishment works and to provide a further three-year period within which the proposals can be implemented.

3. Planning Policy

3.1. National Planning Policy Framework (NPPF 2024)

- 3.2. The NPPF was first published in March 2012 and was most recently revised in December 2024.
- 3.3. 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.
- 3.4. 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.
- 3.5. 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

- 3.6. 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.
- 3.7. 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;
- 3.8. 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
- 3.9. 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
- 3.10. 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

- 3.11. Paragraph 40 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

- 3.12. Good design is considered to be key in achieving sustainable development (Para 131), 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 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

- 3.13. Paragraph 232 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.

3.14. Knowsley Local Plan Core Strategy 2016

- 3.14.1 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).
- 3.14.2 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.
- 3.14.3 The following policies are relevant to the determination of this application;

Policy SD1 (Sustainable Development)

- 3.14.4 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)

- 3.14.5 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)

- 3.14.6 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 proposals comprise a programme of external refurbishment works designed to address deficiencies in the existing building envelope whilst preserving the overall form and character of the school.
- 5.1.2 The re-cladding strategy involves the replacement of the existing brick slip system with a more robust mechanically fixed solution, alongside the introduction of complementary aluminium cladding elements. This approach improves durability whilst maintaining visual continuity with the existing building.
- 5.1.3 The roof refurbishment works have been developed to provide a long-term solution to the failure of the existing roof coverings. The main roof areas will be overlaid with a light grey single-ply polymeric membrane, matching the existing appearance and ensuring consistency across the roofscape.
- 5.1.4 Existing rooftop plant enclosures present a specific constraint, as they are open to the elements and accommodate live operational equipment. As such, a standard roof overlay cannot be applied. The proposed solution introduces shallow pitched roof structures (5°) to enclose these areas and achieve full weatherproofing.
- 5.1.5 The proposed plant enclosures will be finished in light grey trapezoidal metal sheeting, with aluminium louvres (RAL 7038) incorporated within the gable walls to maintain essential airflow. These materials are lightweight and recessive in appearance, ensuring they sit comfortably within the existing roofscape.
- 5.1.6 The roof overlay will not alter the height or massing of the main buildings. Whilst the pitched roofs to the plant enclosures will result in a localised increase in height of approximately 600mm to 1,800mm, these elements are limited in extent and will remain visually subordinate.
- 5.1.7 Overall, the design approach balances functional improvement with visual restraint, ensuring that the proposals enhance the building's performance without introducing any adverse impact on its appearance.
- 5.1.8 This is demonstrated on the planning drawings submitted in support of the application, including:
- 156162-STL-XX-ZZ-DR-A-00901-PL07 – Location Plan
 - 156162-STL-RF-03-DR-A-10100-PL07 – Existing Roof Plan
 - 156162-STL-RF-03-DR-A-10101-PL07 – Proposed Roof Plan
 - 156162-STL-XX-ZZ-DR-A-20901-PL07 – Proposed Elevations
 - 156162-STL-XX-ZZ-DR-A-20902-PL07 – Proposed Elevations (Coloured)
 - 156162-STL-XX-ZZ-DR-A-E2901-PL07 – Existing Elevations
 - 156162-STL-XX-ZZ-DR-A-V2901-PL07 – Proposed 3D View

6. Planning Justification

Principle of development

- 6.1.1 Kirkby High 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 school.

Design

- 6.1.3 The existing brick slip cladding is failing in places, which adversely affects the appearance of the building and presents a potential safety concern. The proposed materials are high quality and durable, and will improve both the visual appearance of the school and its relationship with the surrounding area, in accordance with Policies CS2 and CS19.
- 6.1.4 The proposed roof works are limited in scope and are required to improve weatherproofing. The main roof areas will be overlaid with a light grey single-ply polymeric membrane, matching the existing roof finish and resulting in no change to the overall height or massing of the building.
- 6.1.5 The existing plant enclosures cannot be overlaid due to the presence of live operational plant equipment. Shallow pitched roofs (approximately 5°) are therefore proposed to achieve watertightness whilst maintaining airflow through aluminium louvres.
- 6.1.6 Whilst the proposed pitched roofs will result in a localised increase in height of approximately 600mm to 1,800mm, these elements are limited in extent and finished in materials that complement the existing building. As such, they will integrate appropriately with the roofscape and will not result in any harmful visual impact.

7. Conclusion

- 7.1.1 The proposed external refurbishment works at Kirkby High School represent a necessary and proportionate response to the deterioration of the existing building envelope. The replacement of the defective brick slip cladding, together with the proposed roof refurbishment works, will address identified health and safety concerns, improve the long-term performance of the building and ensure it remains fit for its ongoing educational use.
- 7.1.2 The design approach has sought to minimise visual change through the careful selection of materials, colours and finishes that reflect the existing building. The modest roof alterations required to improve weatherproofing, alongside the replacement cladding system, will enhance the overall appearance of the school without resulting in any unacceptable impacts on the character of the site or surrounding area.
- 7.1.3 Having regard to the National Planning Policy Framework and the relevant policies of the Knowsley Local Plan Core Strategy, in particular Policies SD1, CS2 and CS19, the proposals are considered to represent sustainable development. The scheme will deliver clear operational, safety and aesthetic benefits with no material adverse impacts. Accordingly, it is respectfully requested that planning permission is granted.

STRIDE TREGLOWN