CHANGE OF USE OF LAND TO USE AS A 43 SPACE CAR PARK FOR A TEMPORARY PERIOD TO 25TH JULY 2014.

PLANNING DESIGN AND ACCESS STATEMENT

Loreto Sixth Form College

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1 INTRODUCTION

1.1 This Planning, Design and Access Statement supports a change of use application for the construction of a temporary car park for a period of one year (27th August 2013 to 25th July 2014) during the construction of a new 1700sqm teaching facility at Loreto College with associated works.

1.2 This statement explains the context of the site and the design and access considerations.

1.3 It should be read in conjunction with the suite of plans submitted as part of the planning application.

Background

1.4 Loreto is a sixth form college which exists primarily to cater for the needs of young Catholics in the 16-18 age range, but which also caters for young people of different faiths whose beliefs are consonant with their key values of Freedom, Justice, Sincerity, Truth and Joy. The key values derive from the educational philosophy of Mary Ward, a sixteenth century Englishwoman, who founded the Institute of the Blessed Virgin Mary, the order of nuns who started the college in 1851.

Need for the Scheme

1.5 The college comprises of five purpose built teaching accommodation buildings, which currently provides enough accommodation for approximately 2000 students. As of 1st November 2012 the student numbers had risen in excess of 2400 students with a forecast that numbers could increase by 22% over the next 3 years.

1.6 To meet the increase in demand of curriculum subjects like Maths and Science, the college are already committed to undertaking remodelling works of the Ball Building during summer 2013. In addition, the college are proposing the installation of 6 No. temporary teaching classrooms in the time for the commencement of the new academic term (September 2013) please see accompanying applications.

1.7 In order for the college to meet this demand, a project that comprises the provision of a new building facility of approximately 1700sqm with associated works, and reconfiguration of the existing site car park is required.

1.8 The new building will provide the following accommodation:

- 17 No. Classrooms
- 2 No.Meeting Rooms
- 1 No. Staff Room
- 2 No. Senior Tutor Offices
- The building will also provide the required ancillary spaces such as cleaners store, ICT Comms Room and sanitary provision.

1.9 In order for the works to be undertaken to construct the new educational facility a temporary car park consisting of 43 spaces will be required, in order to assist with the building works. This is proposed to be located on the leased Probation land to the south section of the college campus.

Structure

1.10 This Statement is set out in the following structure:

- Section 2: Supporting Planning Statement
- Section 3: Design Process
- Section 4: The Proposal
- Section 5: Conclusion

2 PLANNING STATEMENT

2.1 The purpose of this planning policy appraisal is to review national, regional and local planning policy relevant to the development of the site, and to assess the scheme in the light of these policies.

2.2 The policies relevant to this proposal include:

National Policies - National Planning Policy Framework (NPPF) (2012)

2.3 The NPPF supports the facilitation of 'social interaction and creating healthy, inclusive communities'.

2.4 In this regard it supports shared spaces and shared use of community and school facilities.

2.5 It also acknowledges that 'access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'.

2.6 The NPPF also gives 'great weight to the need to create, expand or alter schools', whilst ensuing development is located in a sustainable area having access to high quality public transport facilities.

Local Policies - Manchester City Council

2.7 Manchester City Council's Spatial Objective S02 states that the regional centre will continue to be the main focus for a section of economic activities including higher education.

2.8 The proposal site is located within the Central Arc Character Area in policy EN1. The proposal for the innovatively designed educational building fits in with the contemporary urban solutions that are present in Hulme and the surrounding area.

2.9 Manchester City Council imposes maximum car parking standards for higher and further education, providing the maximum requirement of 1 car parking space per 2 members of staff. This maximum car parking standard. the minimum car parking standard is made on a case by case basis.

2.10 Car parking proposals will adhere to the Guide to Development in Manchester SPD- 2007 by ensuring that parking is sensitively located so that it does not dominate the street scene.

3 DESIGN PROCESS

3.1 This section outlines the design process behind the proposals. it includes:

- **Site context** - identifies the key contextual issues, including location, uses and activities, movement, buildings, public realm and open space and sustainability;
- **Opportunities and constraints** - explains the opportunities and constraints which have shaped the proposal;
- **Pre-application discussions** - demonstrates how pre-application discussions have informed the proposal; and
- **Options** - outline the different options considered during the design process.

Site Context

Location

3.2 The location of the temporary car park is proposed at the southern end of the College Campus on land owned by the Probation Service that is leased to the College. The boundary of the site runs along Chichester Road.

Uses and activities

3.3 The proposed site has previously been used for temporary classrooms during the construction of other buildings on the Campus. The site has been reinstated following these uses back to a grassed area. The proposal we seek permission for is a car park consisting of 43spaces for a temporary period of less than 1 year (27th August 2013 to 25th July 2014).

Movement , linkages and open space

3.4 It is proposed that the temporary car park will be accessed of Chichester Road South, through an existing gate that sits within the perimeter fence. The access is slightly further south to the existing vehicular access opposite the former church hall. The existing parking provision is currently accessed off Chichester Road South via a gated barrier system. The temporary car park is required during construction of the new educational facility, (an accompanying application) on part of the existing car park with the remainder of the car park to be reconfigured.

Education Context

3.5 Loreto College makes a valuable contribution to supporting the educational needs of the community; the school employs 252 staff and once works are complete will have capacity for approximately 2400 pupils. Pupils generally come from the local and wider Manchester area.

Opportunities and Constraints

3.6 Having undertaken a thorough analysis of the site context, the opportunities and constraints for the site and the project are considered to be as follows:

Opportunities

- To assist in the delivery of providing an innovative educational establishment to assist in the increase in number of students.
- The siting of the proposal allows for independent access from pedestrians accessing the school.

Constraints

- Loss of the grassed area for a period of up to 1 year.

- Ensuring remediation of the temporary grassed area where the temporary car park is proposed.

Design development and pre-application discussions

3.7 A range of option have been considered.

3.8 These have been informed by very early discussions with Manchester City Council, including telephone discussions and pre application meetings with the Development Management Officer.

3.9 The initial pre application discussion is summarised below:

- The LPA understood Loreto's requirement for further teaching accommodation and were very positive in accepting a planning application on the site.
- The adjoining land to the west of the campus (Trafford Boundary) has an outline planning permission for a residential development. The LPA recommended that if any new development was considered to the Trafford boundary that there maybe be issues with potential overlooking, light and shadow impacts and car parking.

3.10 A follow up meeting was held with the LPA which focused on the potential to site a building on the existing car park to the northern most part of the site, with a temporary car park to be located in the southern grassed area of the Campus. The outcome of the meeting has been summarised below:

- In light of the residential construction works on the Trafford land and the impact upon the local parking provision, it was discussed if the Probation Land (between Probation Office and Ellis and Kennedy Building) could be used as a temporary car park for the duration of construction works. The LPA deemed this to be an acceptable solution, however advised that a separate planning application for temporary car parking would be required.

3.11 It is proposed that there are three concurrent planning applications, these are as follows:

- New build, associated external works and temporary use of playing fields as part of contractors compound. Early discussions have been had with Sport England, a copy of their pre application letter has been included within the appendix of this document. Sport England have requested a compound/sport pitch relationship drawing illustrating that there would not be an adverse impact upon the sports provision. This drawing will be submitted as part of the planning application.
- Temporary change of use application for the Probation land area to be used as a car park for the duration of the construction period. The LPA have stated that this area would need to be returned to its current condition following any temporary use, of which drawings illustrating this will be required as part of a planning application.
- A application for the installation of temporary teaching accommodation for use within the college campus commencing in the new academic year (September 2013). This application will need to identify the proposed location, length of use and type of temporary building proposed.

4 THE PROPOSAL

4.1 The project is being solely funded by the college, it is therefore paramount costs, design, quality and accommodation provided are reviewed at each project milestone. A project review workshop was undertaken in March 2013 to review costs, it was reported that the forecasted costs were higher than the project budget and that changes to the design were required. The design team worked with the college to redesign the building so that there was minimal impact upon curriculum delivery with area savings being made to social areas.

Scale

4.2 The temporary car park 1400sqm will accommodate 43 car parking spaces for a temporary period during the construction of the new teaching facility, please see accompanying application.

Layout and appearance

4.3 The car park has been deigned to make use of the existing opening in the boundary fence. The car park will be accessed from the road network on Chichester Road South. The primary users of the car park will be for staff, there will be pedestrian linkages to the College Campus from the car park. The first access will be in-between the Institute Building and the Ellis and Kennedy Building, the gate is lockable and can be closed during non operational hours in order to maintain security to the site. The secondary access is along the eastern boundary adjacent to the Ellis and Kennedy Building again this provides a gated feature which adds to the security of the site and campus.

4.4 The temporary car park will follow the line of the existing brick wall boundary of the Institute Building. This is approximately 2 metres high. The existing blue powder coated steel fence standing at 2.1 meters high wall form the boundary onto Chichester Road South and continuing around to the brick wall construction. The steel fence offers natural surveillance from Chichester Road yet maintains the security of intruders to the site.

4.5 The temporary car park will be constructed of a compacted hardcore surface.

4.6 Disabled car parking provision will be retained on the original car parks, as existing drop kerbs are in place in order to allow for ease of movement from the car park to the Campus.

4.7 The topography of the car park provides a level surface which allows for ease of movement to and from the college campus.

4.8 As the overall adjustment will result in the loss of 29 spaces the temporary car park will only increase the overall parking provision on site by 14 car parking spaces.

5 CONCLUSION

5.1 The following points are considered key in the determination of this application:

- The proposals are interim measures, which will full reinstate the site back to its original use at the end of the temporary permission.
- The proposal meets the Local Plan polices (Core Strategy 2011).

5.2 Taking the above into consideration it is considered that this planning application is in accordance with the development plan and should reasonably be granted planning permission.