

## **Design Access and Heritage Impact Assessment**

**Manselton Primary School,**

**Manor Road, Manselton SA5 9PA**

**By Anva**

### **Introduction**

This statement supports a planning application for the change of use of existing school building into 51 no residential flats.

The building is located on Cecil road and Manselton, within area of residential dwellings. The property is detached four storey and loft floor building former works. The building is not set within any designated Conservation Area however the building does benefit from being Grade II Listed. The proposal intends to supply the shortage of affordable housing within the within region. The proposed design provides generous living space for residents with good daylight and layout, the design also extends the functionality of the building whilst remaining within its footprint. The proposal addresses concerns on sustainable design and construction by converting the whole building to provide far better insulation and efficiency in heating with the overall aim of reducing emissions. The proposed alterations and the enhancements to the building will bring new life into the building and provide wider uses which are considered to be a welcome improvement to the Listed site.

### **Planning Policy**

National Planning Policy Framework (July 2018) The NPPF was reissued in July 2018 and sets out the Government's planning policies for England and is a material consideration in planning decisions. This edition replaced the original NPPF from March 2012. The document covers a wide variety of planning matters, providing advice to LPAs on plan making and decision making (development management). Running centrally throughout the NPPF is a presumption in favour of sustainable development which ties together economic, social and environmental objectives. For decision making, Paragraph 11 states that this means approving development that accords with an up to date development plan whilst, where no up to date development plan is in place, granting permission unless there is a clear reason for refusing development or the adverse impacts outweigh the benefits. Paragraph 85 notes that "planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation." It continues that LPAs should "promote... vitality and viability...by allowing them [town centres] to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses." The NPPF asserts that planning should not act as an impediment to sustainable growth and states that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development." Development Plan Section 38(6) of the Planning and Compulsory Purchase Act 2004 notes that: "[I]f regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise." Local Planning Polices Local Planning Polices.

**Use:**

Change of use from former works into proposed new residential dwelling.

**Layout:**

Site layout can be viewed in greater detail on the adjoining plans.

**Size:**

The size and type of alterations proposed can be seen in greater detail on the adjoining plans. Appearance: The alterations are minimal in nature and designed to be appropriate to the property, the scale and size in keeping with surrounding similar developments. Construction and decorative materials matching the host and surrounding buildings will be used