

**Report to** Planning Applications Committee

**Item**

8 September 2022

**Report of** Head of Planning & Regulatory Services

**Subject** Application no 22/00728/F, Angel Road Infant School,  
Angel Road - Siting of two modular classroom buildings  
and creation of seating area.

**Reason  
for referral** Objections

4b

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<b>Ward</b>	Mile Cross
<b>Case officer</b>	Katherine Brumpton contact <a href="mailto:Katherinebrumpton@norwich.gov.uk">Katherinebrumpton@norwich.gov.uk</a>
<b>Applicant</b>	Evolution Academy Trust

Development proposal		
Siting of two modular classroom buildings and creation of seating area		
Representations		
Object	Comment	Support
2 (members of the public) 1 (Councillor)	0	0

Main issues	Key considerations
1	Principle of development
2	Design
3	Heritage
4	Amenity
5	Transport
6	Flood Risk
7	Trees
<b>Expiry date</b>	16 September 2022
<b>Recommendation</b>	Approve



## The site and surroundings

1. Angel Road Infant School is located to the west off Angel Road with Angel Road Junior School being located directly opposite.
2. The Infant School is sited to the south of Waterloo Park. To the west lies the YMCA Norfolk centre, which includes a nursery, café and children's indoor soft play, and a church centre. Otherwise, the neighbours and wider area are predominantly residential.
3. The proposed modular units have already been placed on site and therefore this application is retrospective.
4. In addition, there are three existing modular buildings sited within the immediate area, to the southwest of the main school buildings. One of the proposed modular buildings would sit to the north of these existing units, whilst the second would sit to the south of 2 of them and alongside another. There would be a total of 4 modular units in a row, plus another sited closer to the school building.
5. The three "existing" modular buildings in the row comprise:
  - (a) One which was granted temporary permission for 2 years under 21/01338/F. This temporary permission runs to 13 December 2023.
  - (b) One which was granted a 5 year temporary consent under Y/4/2012/4009 in 2012 (by Norfolk County Council as the relevant planning authority whilst the management of the school was under their jurisdiction). This 5 year temporary consent lapsed on 3 July 2017.
  - (c) One which is sited to the north east of proposed building one, and was granted a 5 year temporary consent under Y/4/2005/4003 by Norfolk County Council. This 5 year consent lapsed in 2010, but the structure has become lawful due to the passing of 10 years.

## Constraints

6. The main school building is locally listed

*"Typical of the new steel-framed modernist school building style emerging in 1950's, cf David Percival's Hewett School."* Taken from Norwich Society's Local Listing Report 2012
7. Critical Drainage Catchment Area
8. Open Space
9. Adjacent to Waterloo Park, a Historic Park and Garden II\*. See Appendix A for full listing.

Reasons for Designation: *"Waterloo Park, Norwich, opened in 1933, is designated at Grade II\* for the following principal reasons: \* Date: the park is as a good example of an early C20 municipal park; \* Design: the park's design is essentially unchanged from its original layout of the mid 1929; \* Designer: the park was designed by Captain Sandys-Winsch, a protégé of Thomas Mawson; \* Historic*

*interest: the park was the second largest of a series of parks laid out by Sandys-Winsch in Norwich; four others are registered; \* Structures: the park retains various structures from its foundation.”*

## Relevant planning history

10. The records held by the city council show the following planning history for the site.

Ref	Proposal	Decision	Date
4/1998/1020	Provision of mobile accommodation for playgroup and school use.	APCON	27/01/1999
04/00095/F	Additional prefabricated unit for play school use.	APPR	05/03/2004
05/00150/CF3 (Norfolk County Council reference Y/4/2005/4003)	Replacement of 1 No. mobile classroom with a new 3-bay mobile classroom.	APPR	24/06/2005
12/01219/CF3 (Norfolk County Council reference Y/4/2012/4009)	Provision of a 6-bay Modular Accommodation building to the west of the main school building for a period of five years. Accommodation to provide two classrooms, entrance lobby, toilet facilities, entrance ramp, steps, external lighting, air conditioning and associated works.	OBJ (APPR by Norfolk County Council)	03/07/2012
13/01212/CF3	Change of use of part of redundant tennis court to form car parking provision; the erection of fencing and gate.	APPR	07/08/2013
21/01338/F	Siting of temporary modular building (retrospective).	APPR	13/12/2021
22/00328/F	Erection of new teaching block and associated works.	WITHDN	06/05/2022

## The proposal

- Following discussions with the agent and applicant revised and additional plans and information have been submitted. The proposal now includes the siting of 2 modular buildings, creation of a seating area and associated cycle/scooter parking. A fire hydrant is also proposal, to meet the current standards.
- The modular buildings would both be single storey, include 2 classrooms each plus toilets and small stores. They would be finished in green plastisol cladding to the walls, with grey flat roofing membrane and grey fenestration.
- The seating area would include works to a steep grass bank to create large steps that can function as seating, together with two sets of more regular sized steps on either side.

14. The revised Design and Access Statement advises that the school currently provides for years 1-3, together with reception. The school intends to now accommodate years 5 and 6 within the proposed modular buildings, with the pupils coming from Angel Road Junior School.
15. A submitted statement from the Evolution Academy Trust advises that in July 2021 the condition of Angel Road Junior School represented a current risk to the pupils, which included ceiling collapses. The trust's current intention is to acquire funding to replace all the modular units on the site with a permanent building, which includes funding from the government via a Building Schools fund. It is also understood that other year groups from the Angel Road Junior School have been relocated to the neighbouring St Clements Hill.

## Representations

16. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.
17. Re-consultation occurred following the submission of revised plans and additional details.

Issues raised	Response
Application looks like it is retrospective	At the time of the site visit on 24 June 2022 1 of the 2 buildings had been sited already (the building sited furthest south). Confirmation that both buildings have been installed was received on 22 August 2022. Whilst it is regrettable that the school chose to undertake development before consent had been secured, the planning acts do allow for applications to be sought retrospectively. The fact that the application is retrospective should not affect the assessment of the proposal one way or another.
Complaints regarding how the trust has handled the wider situation in relation to the Angel Road Junior School.	The concerns are noted, but are not a material planning matter
The Junior School should be retained. Its closure and the proposed development would result in the loss of admissions which would equate to 210 across the seven year groups.	See main issue 1
Concerns that the buildings could become more permanent	See main issue 1
10 years temporary permission is too long	See main issue 1
Angel Road Infant School is too small for the extra pupils	See main issue 1

Issues raised	Response
Some of the school playing field could be sold off	There is no indication of this in the submission. If part of the playing field were to be sold off, then a change of use application may be needed for any proposed use of the land.
Inconsistencies within the submission	These have been addressed with the submission of the revised details
Concerns regarding highway safety and potential removal of a tree next to the southern access. Car parking insufficient	See main issue 5. More details have now been provided. No trees are proposed to be removed as part of this development.
Impact upon adjacent Waterloo Park, a Historic Park and Garden	See main issue 3
Loss of playing area and conflict with DM8.	See main issue 1

18. Councillor Brociek-Coulton has objected, raising concerns about if there is enough room for the children to have lunches in a separate hall or if they will have to have their lunch in their classrooms.

### **Consultation responses**

19. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

### **Fire Water Officer**

20. Proposed location of the fire hydrant is acceptable. Condition and informative required.

### **Norfolk Gardens Trust**

21. No objection

### **Highways (local)**

22. Updated travel plan appears to be satisfactory and will assist sustainable travel.
23. The adjacent highway has extensive waiting restrictions that help to manage parking and aid free flow of traffic and safer crossing points for children and parents.
24. I have no objection with regards to the proposed modular classrooms

### **Historic England**

25. No response

## **Norfolk police (architectural liaison)**

26. No objection. Supplied additional information regarding the safety of the buildings and discussed the recommendations directly with the agent. Advice relates to elements such as toughened glass and alarms.

## **Sport England**

27. No objection
28. The classrooms will not impact the use of the playing field, and meets exception 3 of their playing fields policy criteria.

## **Tree protection officer**

29. No objection with condition added regarding arboricultural supervision.

## **Assessment of planning considerations**

### **Relevant development plan policies**

30. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
  - JCS2 Promoting good design
  - JCS3 Energy and water
  - JCS6 Access and transportation
  - JCS7 Supporting communities
  - JCS12 The remainder of the Norwich urban area including the fringe parishes
  - JCS19 The hierarchy of centres
31. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
  - DM2 Ensuring satisfactory living and working conditions
  - DM3 Delivering high quality design
  - DM5 Planning effectively for flood resilience
  - DM6 Protecting and enhancing the natural environment
  - DM7 Trees and development
  - DM8 Planning effectively for open space and recreation
  - DM9 Safeguarding Norwich's heritage
  - DM22 Planning for and safeguarding community facilities
  - DM28 Encouraging sustainable travel
  - DM30 Access and highway safety
  - DM31 Car parking and servicing

### **Other material considerations**

32. **Relevant sections of the National Planning Policy Framework July 2021 (NPPF):**
- NPPF2 Achieving sustainable development

- NPPF3 Plan-making
- NPPF4 Decision-making
- NPPF8 Promoting healthy and safe communities
- NPPF9 Promoting sustainable transport
- NPPF11 Making effective use of land
- NPPF12 Achieving well-designed places
- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment
- NPPF16 Conserving and enhancing the historic environment

### **33. Supplementary Planning Documents (SPD)**

- Open space & play space SPD adopted Oct 2015

### **Case Assessment**

34. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the council's standing duties, other policy documents and guidance detailed above, and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

### **Main issue 1: Principle of development**

35. Key policies and NPPF paragraphs – DM8, JCS7, NPPF section 8.
36. The application has now been accompanied by an updated Design and Access Statement together with a statement from the school (Evolution Academy Trust). The units are intended as a temporary measure to accommodate pupils from the Angel Road Junior School. The statement indicates the Trust's current intent to replace the modular units with a permanent building, but no planning permission or funding exists for this at present.
37. This application is not to close the Angel Road Junior School, it is only for the siting of the 2 modular buildings at the Angel Road Infant School. Therefore, the future of the Angel Road Junior School does not form part of your officers' assessment of the current application. Any proposals to redevelop that site would need to be assessed independently is an application for that purpose were to be made.
38. The applicants have requested a temporary period of 10 years, however this is considered to be too long. The situation that the academy is in is appreciated, however a shorter period of 5 years should be sufficient time to allow them to acquire funding, draw up any proposals, formally submit them and commence any building work required. The application is therefore being assessed on the basis of a temporary permission for 5 years. Should an application be submitted for a permanent extension to the school a more in-depth assessment of the capacity of the site to accommodate the extra pupils in the long term would need be undertaken.



39. Following discussions with the agent and applicant more information has been received as to how the site would function with the extra pupils. The existing main hall, dining room and pavilion all provide areas where pupils can have their lunch, and there is enough space to accommodate them in sittings. Additional information has been received in relation to the transport issues, which is discussed below.

#### *Open Space and Recreation*

40. The playing field is designated Open Space, and contains the school's athletics track, and two football pitches. The existing, and 2 units under consideration, are all sited to the side of the formal markings. As such the modular units do not have a direct impact upon the formal provision. The school is relatively well provided in terms of outdoor space, with the large formal grassed area being accompanied by 2 tennis courts (currently unused), an informal grassed area and 2 hard landscaped paly areas.
41. DM8 advises that "In assessing proposals for development on existing school playing fields which involves the extension, expansion or redevelopment of school buildings and facilities, significant weight will be given to the need to meet identified local needs for school places over the plan period and beyond. Such development will be supported and accepted where it meets the criteria in policy DM22."
42. The temporary loss of the open space is not anticipated to have a significant impact upon the quality or quantity of the open space available for the students. Whilst the requirement is not because of identified local needs for school places there is an identified need to accommodate the extra students.
43. Sport England have not raised an objection, with their consultation comments identifying that the proposal would; not reduce the size of any playing pitch, result in the inability to use any playing pitch, reduce the sporting capacity of the playing field, result in the loss of any ancillary facilities, or prejudice the use of the remaining playing field. Sport England normally oppose applications which would lead to the loss of part of a playing field unless the development meets an exception in their playing fields policy. Due to the above, the proposal meets exception 3 in their policy, and therefore Sport England are not objecting.

#### *Conclusion*

44. The concerns raised by the representations are noted and appreciated, however they largely focus on the wider matter of the use of the Angel Road Junior School, which is not the subject of this application.
45. With no objection from Sport England and no direct impact upon the playing pitches or ancillary facilities, the impact upon the sporting facilities at the site is considered be acceptable.
46. The temporary siting of the modular units, together with the increase in student numbers are acceptable in principle at this site, with the site large enough to accommodate them. The other main issues are discussed in more depth below, however the site is considered

#### **Main issue 2: Design**

47. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 124-132.

48. The modular units are not easily viewable from any public viewpoint. Limited views can be gained from rear windows of nearby dwellings and from within the school grounds. Given the temporary nature of the proposals, the functional design is considered acceptable.
49. The proposals are enhanced by the use of timber for the skirting around the base of the units and the steps and access ramp, in comparison to a less sensitive material. The finish would be green, which draws upon the wider colour palette of the playing field and boundary treatments, minimising their impact.

### **Main issue 3: Heritage**

50. Key policies and NPPF paragraphs – JCS2, DM9, NPPF paragraphs 184-202.
51. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory duty on the local authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law (specifically *Barnwell Manor Wind Energy Ltd v East Northamptonshire DC* [2014]) has held that this means that considerable importance and weight must be given to the desirability of preserving the setting of listed buildings and conservation areas when carrying out the balancing exercise.
52. The school building is locally listed and appears largely unaltered. It sits lower than the main playing field, and the site of the modular buildings. The main school building which fronts the playing field is not a principal elevation and there are several small outbuildings sited along this south-west side. This elevation is therefore less sensitive in terms heritage value, as the views are frequently interrupted.
53. Waterloo Park is a Grade II\* Historic Park and Garden. It is sited to the north of the location of the modular buildings, with a relatively significant row of hedges and trees bordering the site. As single storey flat roofed units the buildings visual impact is reduced and would be largely screened from view from within the park, even in the winter months. Whilst they do not represent a particularly high-quality design, their impact upon the heritage asset is considered to be low. Furthermore, the units are temporary, and so any impact is also temporary.
54. The proposal would therefore have some limited impact upon the heritage assets, but this is limited to less than substantial harm.

### **Main issue 4: Amenity**

55. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.
56. The units are sited alongside the existing school buildings and hard landscaping. The nearest residential neighbours are some 90m away. The direct impact from the new classrooms is not anticipated to have a significant impact upon any residential neighbour.
57. The additional staff and student numbers will have some impact, however given that the proposal would result in 2 additional year groups on top of the existing 4 school years and nursery, the change is not anticipated to have an overall

significant impact beyond that already experienced from the school. Due to the nature of schools, the noise impact will primarily be restricted to school hours and school term time, restricting the impact further.

### **Main issue 5: Transport**

58. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 8, 102-111.
59. Additional information has been submitted after discussions were had with the agent and applicant. Information now includes 2 documents titled Travel Plans, one of which identifies a potential area for additional visitor and staff cycle parking, and another area for student cycle and scooter parking. No further details have been provided, but sufficient information has been submitted to allow an informed assessment of any future details to be submitted, and to ensure that they can provide the extra storage within the wider site.

### **Main issue 6: Flood risk**

60. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 155-165.
61. DM5 advises that within critical drainage catchment areas proposals which involve new buildings or hardstanding should ensure that adequate and appropriate consideration has been given to mitigating surface water flood risk. The units would be served with soakaways for any surface water and connect to the existing foul sewerage.
62. The modular unit to the north (building two) is located on an existing hard standing area, used as a playground. The unit to the south is sited on land which was just treated with amenity grass.
63. The units have been installed using a slab and jacks system, with a timber slatted hit and miss skirt. This results in the area below the units being somewhat open for ventilation, but also for any surface water. The submitted details advise that the units are served with new soakaways, details have not yet been submitted.
64. With a condition requesting that suds details are submitted and agreed upon, the level of mitigation is considered to be acceptable, complying with DM5.

### **Main issue 7: Trees**

65. Key policies and NPPF paragraphs – JCS1, DM7, NPPF paragraphs 170 and 175.
66. There is anticipated to be no direct impact upon trees from the proposed modular buildings.
67. The proposed seating area is close to a Lime Tree, which sits at the top of the bank. A submitted plan shows that a small section would encroach into the Root Protection Area (RPA). Following a response from the Tree Officer the impact is anticipated to be relatively small and can be mitigated against with the imposition of a condition requesting that there is arboricultural supervision when any works within the RPA occur. With this condition the proposal is considered to comply with DM7.

## Compliance with other relevant development plan policies

68. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes subject to condition
Refuse storage/servicing	DM31	Yes subject to condition
Sustainable urban drainage	DM3 & DM5	Yes subject to condition

## 69. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Site Affected: (a) Broads SAC/Broadland Ramsar  
(b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

(a) Broads SAC/Broadland Ramsar

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal is to accommodate students from the school opposite and will not impact upon the number of students across the catchment and will therefore not impact upon water quality in the Broads SAC/Broadland Ramsar.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs

(b) River Wensum SAC

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal does not:-

- Result in an increase in overnight accommodation in the catchment area of the SAC;
- By virtue of its scale, draw people into the catchment area of the SAC
- Result in additional or unusual pollution to surface water as a result of processes forming part of the proposal.

In addition, the discharge for the relevant WwTW is downstream of the SAC.

Consequently, the proposal would not result in an increase in nutrients flowing into the SAC in the form of either nitrogen or phosphorous.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

### **Equalities and diversity issues**

70. There are no significant equality or diversity issues. Both modular buildings will be served with ramped accesses along with steps.

### **Local finance considerations**

71. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to be material to the case.

### **Conclusion**

72. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

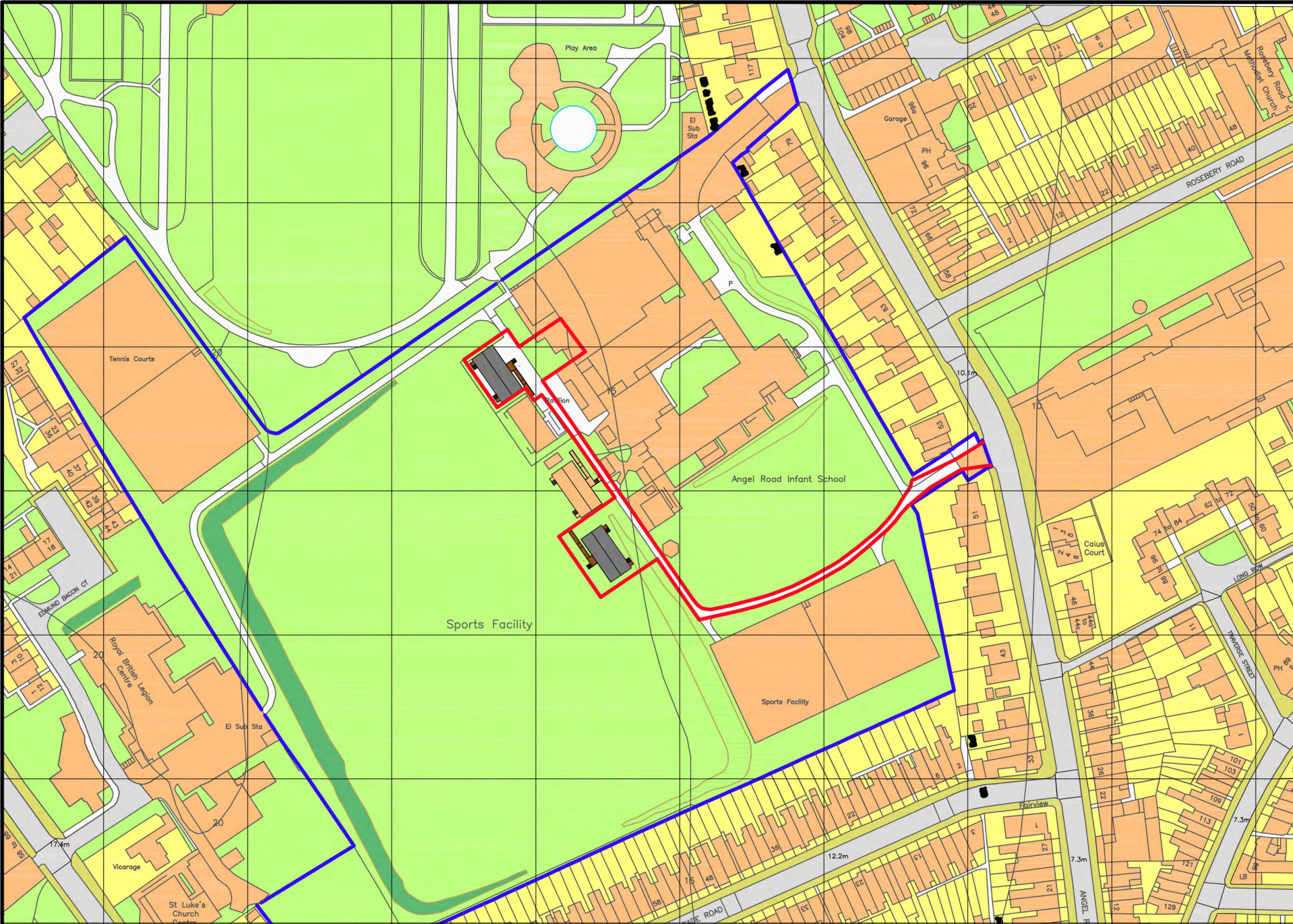
### **Recommendation**

To approve application 22/00728/F at Angel Road Infant School and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. SUDS details;

4. Arboricultural supervision;
5. Submission parking/ cycle/ bin storage details;
6. Provision of fire hydrant.





**Red Line** - Application Site Boundary  
**Blue Line** - Other Land Owned by Applicant

Location Plan  
 Scale 1:1250 @ A3



B	BOUNDARY LINE AMENDED	15/07/2020
A	FIRST ISSUE	15/07/2020
	REVISIONS	DATE



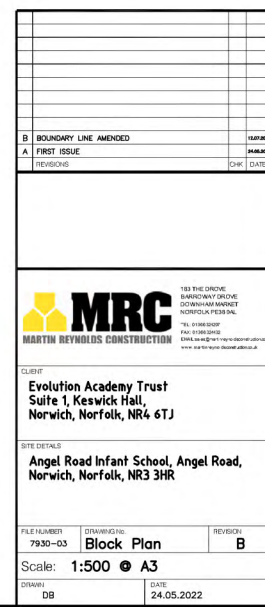
CLIENT:  
**Evolution Academy Trust**  
 Suite 1, Keswick Hall,  
 Norwich, Norfolk, NR4 6TJ

SITE DETAILS  
**Angel Road Infant School, Angel Road,**  
**Norwich, Norfolk, NR3 3HR**

FILE NUMBER 7930-04	DRAWING TITLE <b>Location Plan</b>	REVISION <b>B</b>
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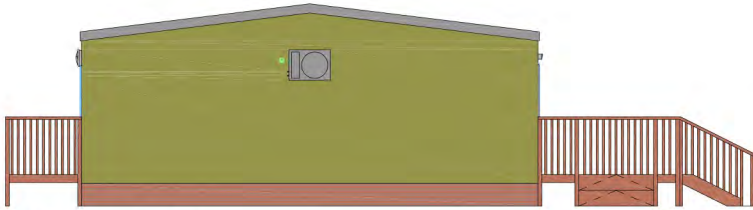
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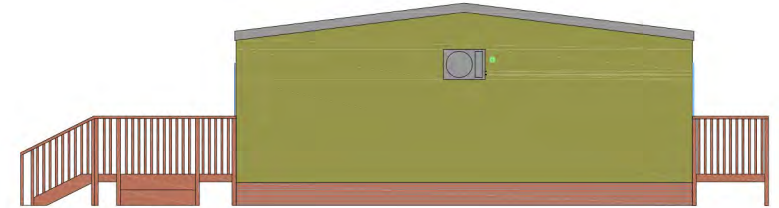
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1 : 50



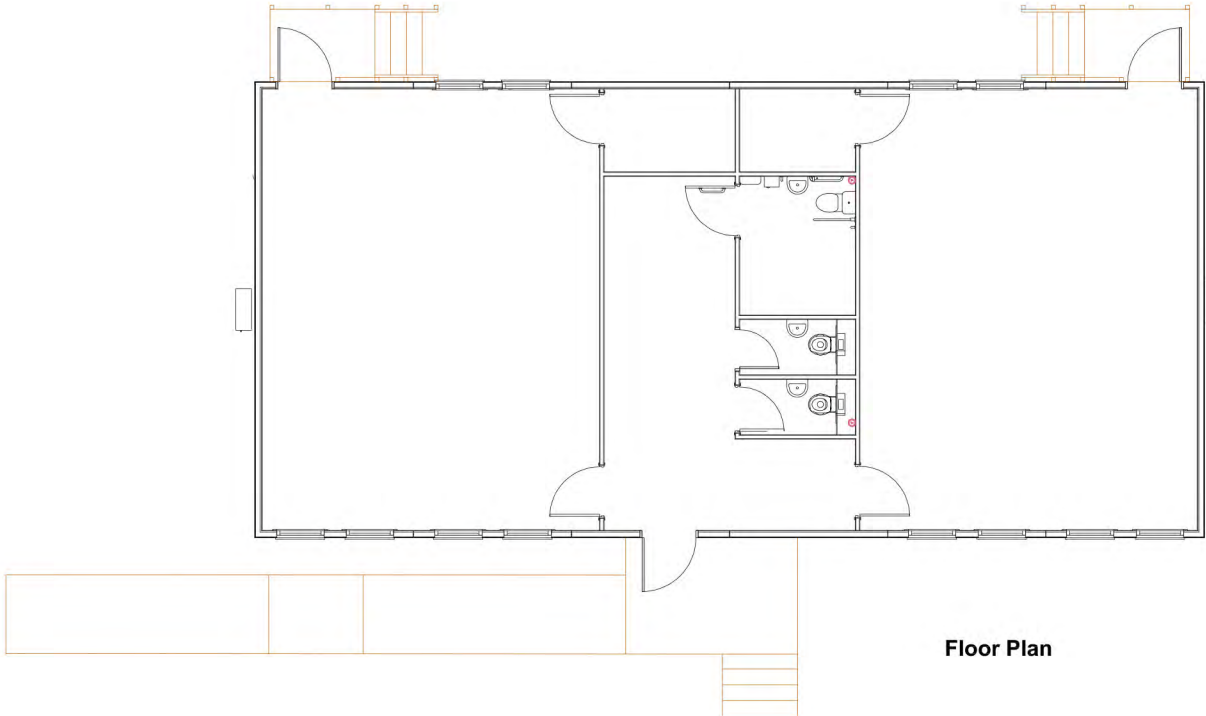
③ Elevation C  
1 : 50



⑤ Elevation A  
1 : 50



④ Elevation B  
1 : 50



Floor Plan

0 1 2 3 4 5 6 7 8 9 10  
scale in metres 1:50

Building  
One

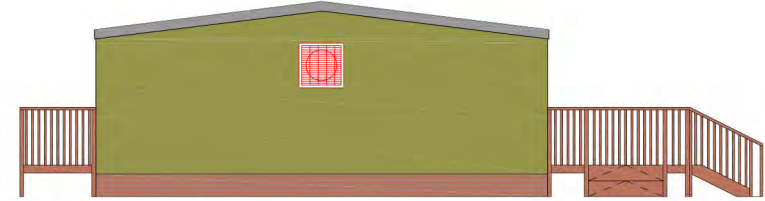
Rev	Date	Description	By
B	21.08.22	STEPS AND RAMPES ADDED	DB
A	24.05.22	FIRST ISSUE	DB
Rev	Date	Description	By
183 the drove, Barroway Drove, Downham Market, Norwich, Norfolk, NR4 6TJ			
Client Evolution Academy Trust Suite 1, Keswick Hall Norwich, Norfolk, NR4 6TJ			
Site Details Angel Road Infant School, Angel Road, Norwich, Norfolk, NR3 3HR			
FILE NUMBER	Drawing No.	Revision	
7930-01	Building One	B	
Scale	Drawn By	Date	
1:50 @ A1	DB	21.08.22	



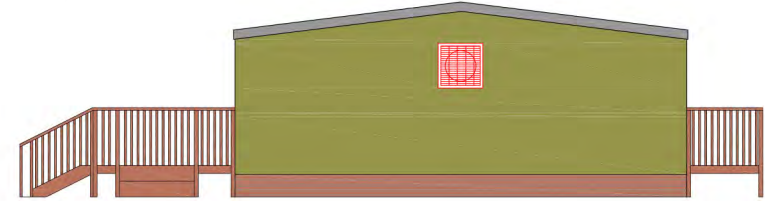
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1 : 50



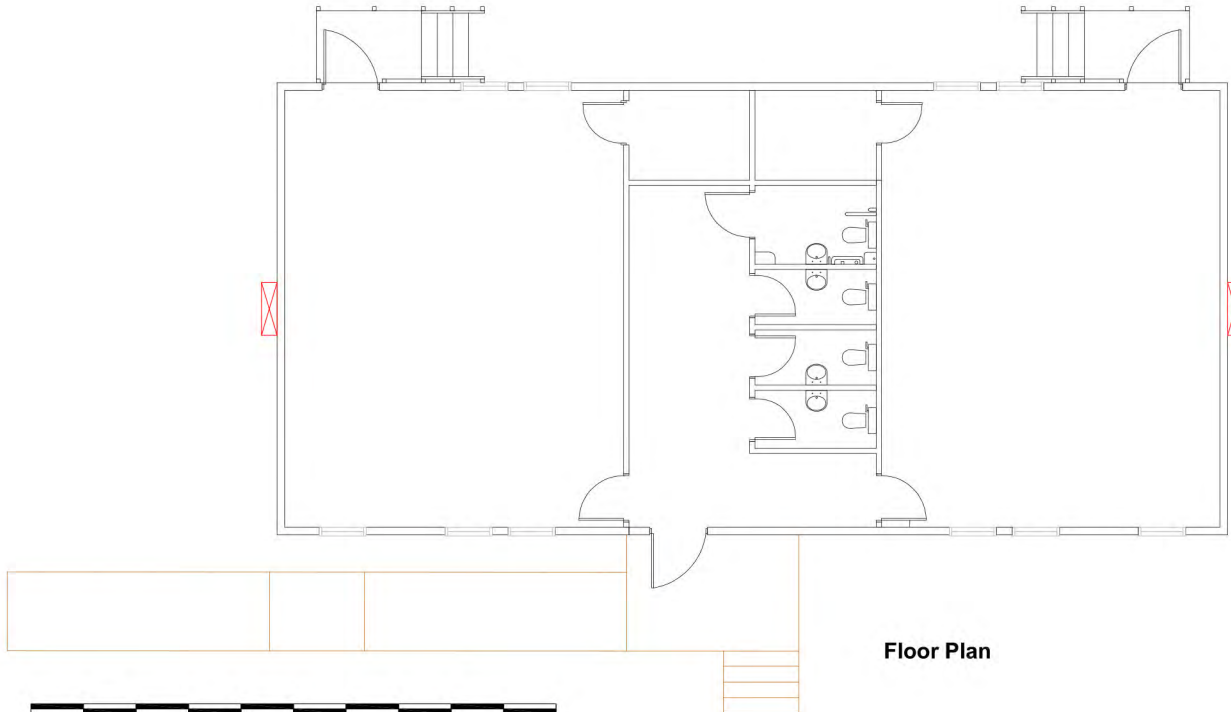
⑤ Elevation A  
1 : 50



③ Elevation C  
1 : 50



④ Elevation B  
1 : 50



Floor Plan

0 1 2 3 4 5 6 7 8 9 10  
scale in metres 1:50

Building  
Two

Rev	Date	Description	By
B	21.06.22	STEPS AND RAMPING AMENDED	DB
A	24.05.22	FIRST ISSUE	DB
Rev	Date	Description	By
<b>MRC</b> MIDDLESEX RURAL COUNCIL			
<b>Client</b> Evolution Academy Trust Suite 1, Keswick Hall Norwich, Norfolk, NR4 6TJ			
<b>Site Details</b> Angel Road Infant School, Angel Road, Norwich, Norfolk, NR3 3HR			
Rev	Number	Drawing No.	Revision
1	7020-02	Building Two	B
Scale	Drawn By	Date	
1:50 @ A1	DB	21.06.22	

REVISION  
B  
SCIENCE

DRAWING TITLE  
Prop. External Steps  
DRAWN BY

10 Stepping Lane  
Norwich, Norfolk  
NR1 1PE

LEWIS +  
TYRRELL22012,  
010[illegible]

Technical drawing of a playground deck and stairs assembly. The drawing shows a side elevation of a structure with a wall, a window, and a set of stairs leading up to a deck. A child is shown running on the ground level to the left, and another child is standing on the deck. The drawing includes the following callouts and dimensions:

- Wall mounted warm to touch contrasting colour lower handrail (recommended for primary schools)
- Wall mounted warm to touch contrasting colour handrail (Part M Compliant)
- 1.2m knee standing
- New paving or composite/timber boardwalk to link steps to playground
- Playground
- Locally remove ground to suit new sub frame
- New composite or timber blocking slats and raised deck on subframe (to be either composite, precast or aluminium)
- Local concrete foundation for stairs
- Dimensions: 300, 600, 14.11, 14.08, 14.13, 15.30

Technical drawings of a deck railing system, showing side and end elevations with callouts for materials and dimensions.

**Side Elevation (Left):**

- Callout: "Contrasting nosing on edge of seats & avoid projecting the nosing if possible (max. 25mm)"
- Callout: "Commercial quality timber decking or composite decking"
- Dimension: 300 (vertical height from deck to top rail)
- Dimension: 1195 (horizontal distance from wall to start of railing)
- Callout: "Sub frame to be composite, precast or aluminium to ensure longevity"

**End Elevation (Right):**

- Callout: "Commercial quality timber decking or composite decking"
- Dimension: 55mm (nosing height)
- Dimension: 290 (width of deck board)
- Dimension: 160 (width of sub frame)
- Callout: "Sub frame to be composite, precast or aluminium to ensure longevity"

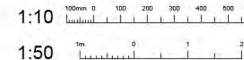
Detail 2 (Through Steps) 1:10

Notes/Specification:

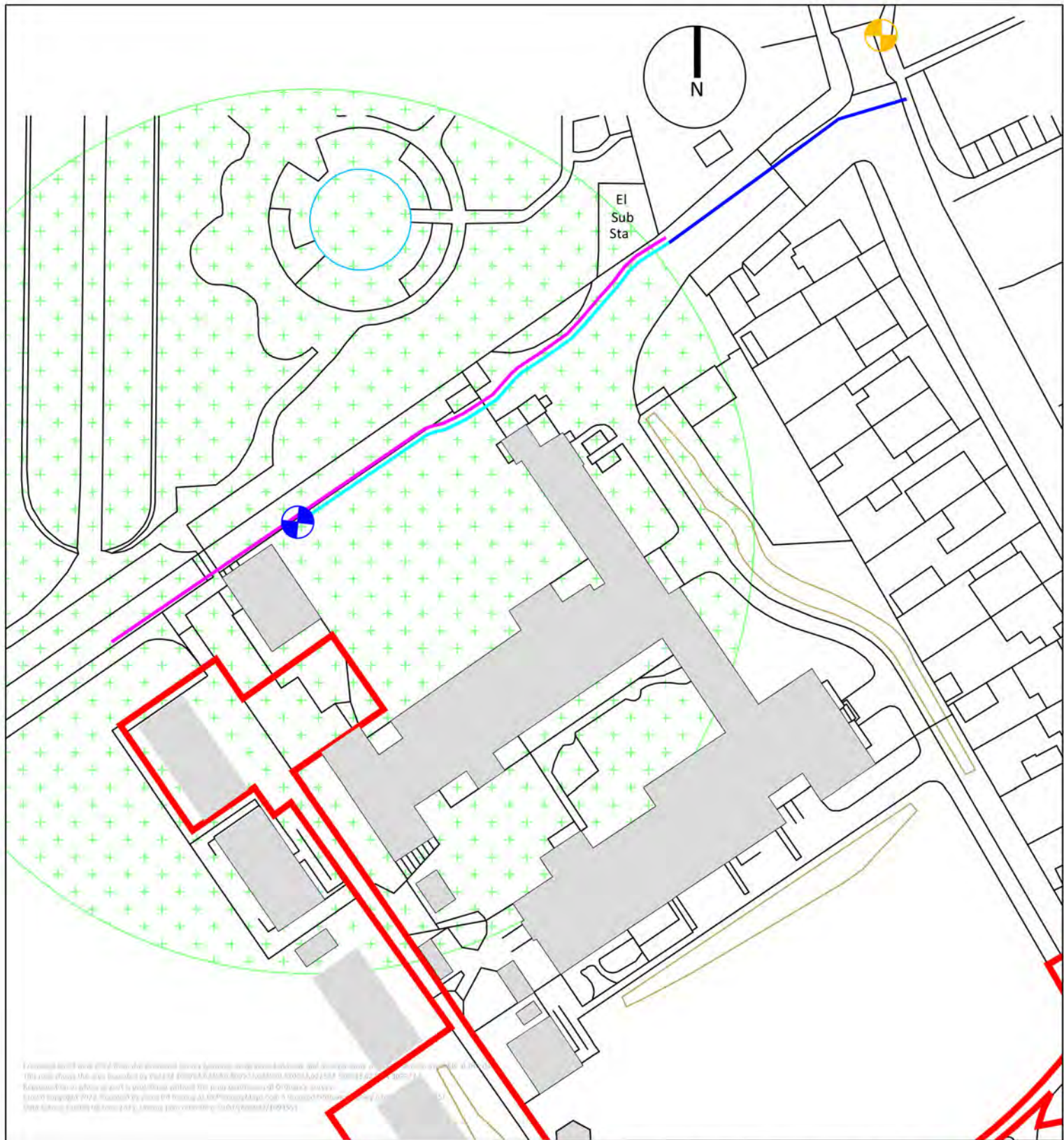
1. Read in conjunction with the 2021 Tree Survey (provided by Greyfriars Project Management) Proposed T8 Laurel tree removal and any works within RPA 1 agreed with Tree Officer.
2. Decking boards to be commercial quality either composite or C24 class 3 timber such as Millboard or Marley CitiDeck. Boards to have low slip potential in accordance with BS 7976. To edge of seating and stairs use contrasting nosing.
3. Decking subframe to be either composite, precast or aluminium to ensure longevity of the structure.
4. Contrasting colour handrails both wall mounted and on guarding to be warm touch and Part M compliant.
5. Guarding as galvanised metal fixed to stair subframe with vertical balusters no more than 100mm apart to comply with building regulations - subcontractor to advise if any suitable alternatives.
6. Corduroy paving / warning surface to top and base of stairs in accordance with Part M.
7. New decking levels shown in ellipses +14.08

Section B-B 1:50

1. Read in conjunction with the 2021 Tree Survey (provided by Greifeyrs Project Management). Proposed T8 Laurel tree removal and any works within RPA to be agreed with Tree Officer.
2. Decking boards to be commercial quality either composite or C24 class 3 timber such as Millboard or Marley CitiDeck. Boards to have low slip potential in accordance with BS 7976. To edge of seating and stairs use contrasting nosing.
3. Decking subframe to be either composite, precast or aluminium to ensure longevity of the structure.
4. Contrasting colour handrails both wall mounted and on guarding to be warm to touch and Part M compliant.
5. Guarding shown as galvanised metal fixed to stair subframe with vertical balusters no more than 100mm apart to comply with building regulations - subcontractor to advise if any suitable alternatives.
6. Corduroy paving / warping surface to top and base of stairs in accordance with Part M.
7. New decking levels shown in ellipses







I warrant that this plan and any documents to which it is referred are true and correct to the best of my knowledge and belief and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I warrant that this plan and any documents to which it is referred are not to be used for any purpose other than that for which they are intended and that I shall not be responsible for any loss or damage caused by their use for any other purpose. I warrant that this plan and any documents to which it is referred are not to be used for any purpose other than that for which they are intended and that I shall not be responsible for any loss or damage caused by their use for any other purpose.

- School building
- 70m coverage area
- Existing hydrant
- Proposed hydrant - location agreed with Norfolk Fire Service 29/06/22
- New electric route for information
- 77m Hydrant pipe to share electric trench
- 44m Hydrant pipe in new trench + road crossing + connection to existing 225 main
- Planning Redline

Note all dig in hard material, asphalt reinstatement

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PROJECT ANGEL ROAD SCHOOL

TITLE HYDRANT PLAN

DRAWN	CHECK
MH	STL
SCALE	DATE
NTS @ A4	29/06/2022

JOB No. / Drwg No. / Rev

ARS / 003 / --

STATUS  
FOR INFORMATION

## Appendix A - List entry Waterloo Park

### Official list entry

Heritage Category: **Park and Garden**

Grade: **II\***

List Entry Number: **1001348**

Date first listed: **08-Oct-1993**

Date of most recent amendment: **20-Aug-2013**

Statutory Address 1: **Angel Road, Norwich, NR3 3JD**

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

**Understanding registered parks and gardens**

(<https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>)

**Corrections and minor amendments** (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

### Location

Statutory Address: **Angel Road, Norwich, NR3 3JD**

**The building or site itself may lie within the boundary of more than one authority.**

County: **Norfolk**

District: **Norwich (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **TG 22604 10317**

### Summary

One of five registered sites in the city of Norwich which form part of a set of public parks laid out in the 1920s and 1930s by the then Parks Superintendent, Captain A Sandys-Winsch.

### Reasons for Designation

Waterloo Park, Norwich, opened in 1933, is designated at Grade II\* for the following principal reasons: \* Date: the park is as a good example of an early C20 municipal park; \* Design: the park's design is essentially unchanged from its

original layout of the mid 1929; \* Designer: the park was designed by Captain Sandys-Winsch, a protégé of Thomas Mawson; \* Historic interest: the park was the second largest of a series of parks laid out by Sandys-Winsch in Norwich; four others are registered; \* Structures: the park retains various structures from its foundation.

## History

At the beginning of the C20 an area of land owned by the Great Hospital Trust was laid out as a park in a densely populated area of Norwich which lay outside the old city walls. The conversion of the existing fields was completed by 1904 and the park, originally known as Catton Recreation Ground, was opened in May of that year. In the late 1920s a proposal was put forward to redevelop the site and in 1929 a design was drawn up by Captain Sandys-Winsch, a protégé of Thomas Mawson, who was appointed as Norwich City Parks and Gardens Superintendent in 1919, remaining in the post for 34 years. It was one of a series of parks that received government funding after World War I as part of a building and planting programme, providing unemployment relief. Work began in 1931 and two years later the park was reopened under the new name of Waterloo Park. It provided within its 18 acres (7.5ha) grass tennis courts, football pitches, bowling greens, formal gardens, pergola walks, a pavilion, a bandstand, and a children's playground which was considered to be one of the finest in East Anglia. It was reported at its opening to have been created with the purpose of giving 'pleasure to the greatest number of people'. The park, which offers active and passive recreation within a formal setting of yew-hedged enclosures, remains (2013) a public amenity.

The park, funded by Heritage Lottery Fund (HLF), was restored in 2000.

The other four registered parks which make up the series are Wensum Park, Eaton Park, Heigham Park, and Mile Cross Gardens.

## Details

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** The c 7.5ha site on which Waterloo Park is laid out lies in a residential area to the north of the city centre. The site, an inverted kite shape, occupies a gently falling east-facing slope. It is surrounded by housing to the north-west, south-west, and north-east and is bordered by a school to the south-east.

**ENTRANCES AND APPROACHES** The main entrance to Waterloo Park is through the gateway with its brick piers and iron gates (listed Grade II), which stands on Angel Road on the south-east boundary. A second gateway enters the park midway along the south-west boundary from the end of Waterloo Park Avenue while there is a third entrance off Philadelphia Lane on the north-west.

**PARK** The Angel Road gate lies on the main east/west axis of the site, the walk from it planted with an avenue of cherries leading between two stone walls. To either side are yew-hedged bowling greens, one to the south and two to the north, both sets having a pavilion sited on their eastern edge (no longer in use, 2013). These are divided from the back gardens of the houses beyond by a path alongside the brick boundary wall which is planted with a row of pleached limes.

The walk from the eastern entrance then crosses the main north/south axis, a broad path flanked by 300m long herbaceous borders, which leads to a pavilion at the north end. The original layout of the northern tip of the site as a school garden has been modified, and it is now informally planted as a light grove through which runs a putting green (now closed, 2013). To the east of the northern end of the main path is a service yard and buildings.

A double set of curved steps leads up from the eastern entrance walk to the central garden on the upper level. The focus of this green is a bandstand (listed Grade II) set in a moat of pools and rills. The north and south sides of the green are marked by pergolas (listed Grade II). Steps lead down from the centre of the two pergolas to the levelled playing fields which lie to the north and south. From the west side of the bandstand terrace, steps lead up to the pavilion (listed Grade II) which dominates the site (currently out of use, 2013). Straight walks bordered by flower beds

set into broad grass borders, again backed by yew hedges, extend north and south of the building. Above it, to the west, are yew-hedged tennis courts, the area being divided into two halves by a central flagged path. Three grass tennis courts were converted to hard surface courts in 2012.

A path leads round the western perimeter of the site giving access from the Waterloo Park Avenue entrance. This walk leads through less formal areas and passes in front of a yew alcove for seats at the southern end of the site. From here it continues east into the children's playground which lies south of the southern bowling green. This area was redesigned in the 1990s to an award-winning layout, and the original play equipment modernised, but it retains the original focus of a circular paddling pool surrounded by a ring of sand pits.

The park also contains the 'splash park' which was refurbished in 2011 with more up-to-date children's play facilities.

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **2755**

Legacy System: **Parks and Gardens**

## Sources

### Books and journals

Goreham, G, The parks and open spaces of Norwich, (1961)

### Other

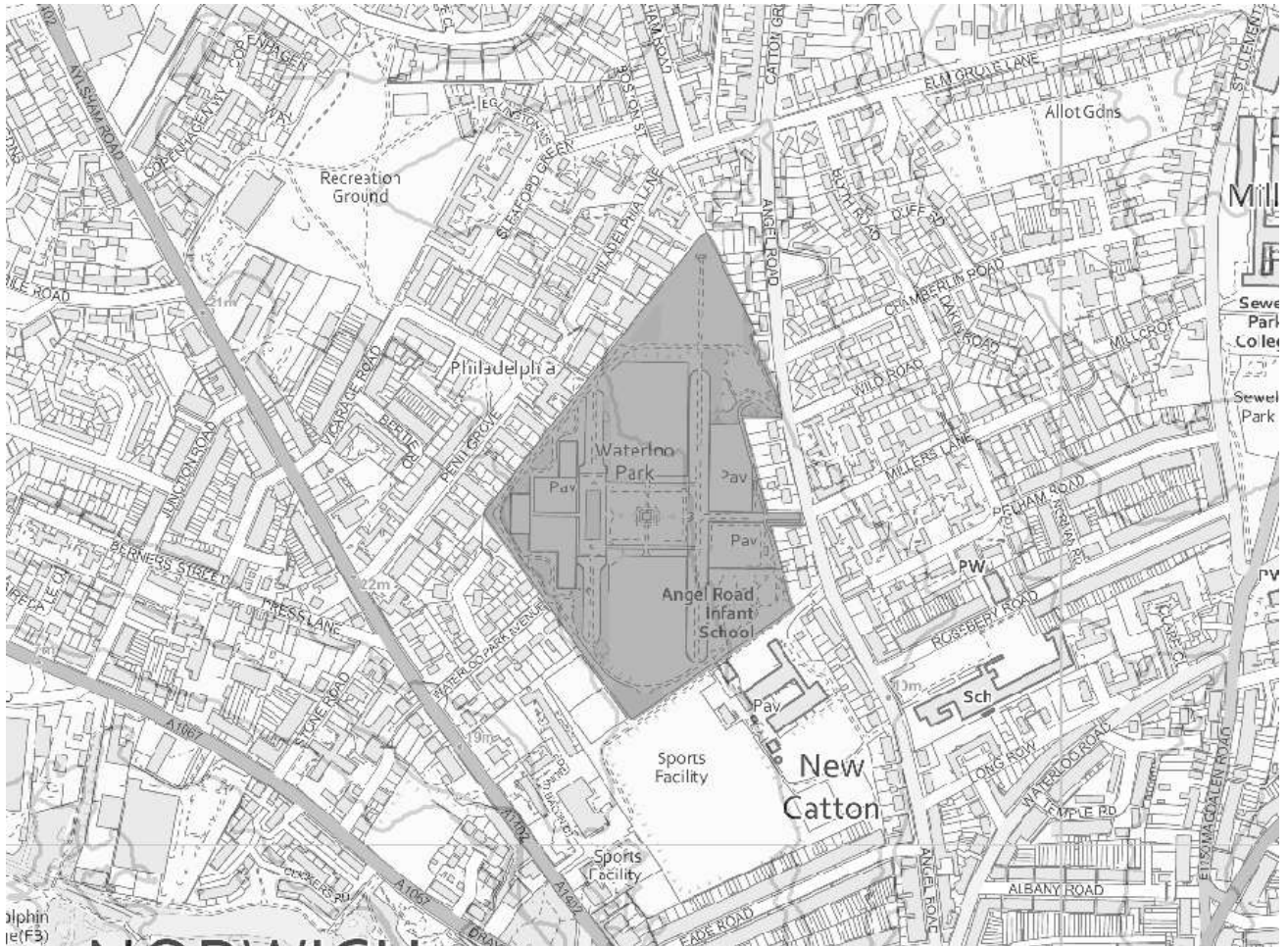
The Norwich Parks, (Norwich City Council internal report 1993),

Title: Plan of Waterloo Park Source Date: 1928 Author: Publisher: Surveyor: Plan of Waterloo Park, 1928 (City Hall, Norwich)

## Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.





## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 18-Aug-2022 at 11:52:59.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry