Design and Access Statement

Gosberton House Academy

Site Address

Westhorpe Road
Gosberton
PE11 4EW

1. Statement

This statement has been prepared by Architectural Design & Draughting Services on behalf of the applicant Gosberton House Academy to support a planning application for the erection of a single storey modular building at the above site address.

2. Background

Gosberton House Academy is a specialist primary school mainly for children with an Autistic Spectrum Disorder. A small number of places are taken by pupils with Sensory Needs and/or additional learning needs. Assessment places are available throughout the school for children whose educational needs are yet to be determined. The school provides a primary education for children with a range of specialist needs including learning, communication, sensory and social.
There are currently 97 children on role ranging from the ages of 4-11 and 40 members of staff. It is intended that the building will be sited on a temporary 10 year hire contract basis and will be reviewed depending on the growth and needs of the school.

3. Site Assessment & Description

Gosberton is situated 9 miles south-west of Boston, 6 miles north of Spalding and 8.5 miles north-west of Holbeach. The application site of Gosberton House Academy is situated to the NW of Gosberton village with its main entrance on Westhorpe Road. The site is situated in a predominantly residential area. There are both hard and soft playing areas to the school and off road parking facilities for visitors and teaching staff. The site is owned by Lincoln University Education Trust and the siting of the proposed building has been approved by the Governing Body.
The building will be sited to the south side of the main school building and within the school grounds on a hardstanding area which is currently used as a small secondary car parking area with space for 4 vehicles.

Location map



4. Development Proposal and Use

The proposed modular building is to be a single storey building installed on a hardstanding area onto new concrete pad foundations. The siting of the proposed modular building is to be in a location which will be convenient to the main function of the school. The building will be used as a Performing Arts Room. The existing Performing Arts Room within the main building is to be used as much needed teaching space.

5. Amount

The amount of development extends to a single storey modular building. The building will have a proposed footprint of 41.4m2 and a proposed internal floor space of 39.7m2.
The proposed application area (red line) will be 41.4m2
The total site area (blue line) is 19804m2

6. Scale

The new building will measure 10.62m x 3.90m and will be approx. 3.0m high.

7. Appearance

The new building will be of a modular construction, rectangular in shape. The external walls of the building will be of plastisol coated steel, colour Forest Green to main body with Olive Green facia and external door. Windows will be PVCu casement type colour white. The roof will be a flat roof with a EPDM black waterproof membrane laid to fall to the rear of the building.

8. Landscaping

The building will be positioned within the school grounds onto existing concrete hardstanding which is currently used as a secondary car park. There are two trees (not protected) close to the proposed siting of the building which will need minor pruning to allow for the installation of the building, apart from that there is no further landscaping planned. It is considered that there will be no impact on the environment, landscaping, wildlife or biodiversity of the area.

9. Access

Access to the proposed building will be through the entrance door to the front of the building and will have direct access to the existing school building via an existing pathway. Access to the site for emergency vehicles is gained via the main site entrance and there will be adequate access all round the building for emergency personnel. Evacuation from the building will be through the main entrance door and occupants will be able to freely exit to the designated assembly point within the site.

10. Drainage

The building will not have toilet facilities and will not require a mains water supply therefore there will be no connection to foul water drains.
Surface water from the proposed building will be directed via guttering and downpipes and connected underground into existing watercourse.

11.Car Parking

The siting of the proposed building will result in the loss of 4 vehicle parking places however it is considered that there is adequate space within the existing main car park so as not to have a detrimental effect on staff and visitors car parking arrangements. There will be 1 disabled car parking space gained on the remainder of the site immediately adjacent to the proposed building. The use of the building is of sole use by the school and will not attract any increase in visitors therefore there will be no increase in traffic.

12. Crime Prevention Measures

There will be secure key access locks on the proposed building entrance door. There will be an intruder alarm (added to existing monitored alarm system) and fire alarm system fitted within the building and a security light with motion sensor fitted to the outside of the building.