



AA PROJECTS



Design & Access Statement

New Teaching Block

University Academy Holbeach
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1.0 Introduction & Planning History

This document has been prepared to accompany the planning application for a new 9 classroom block for the University Academy Holbeach.

The University Academy Holbeach has secured funding to assist its current students by providing a permanent teaching block so that the existing temporary classrooms can be removed from site. This project seeks to provide a new teaching block to meet the needs for the existing pupils in appropriate quality teaching accommodation.

This application is an evolution of outline permission ref: H09-1226-18 for the Demolition of existing temporary classroom block and erection of a new 16 classroom block with associated car parking which was granted on 6th March 2019. Six classrooms comprising of 4 science labs and 2 general teaching classrooms were provided in an earlier development (the Science block). This application is to provide a further 9 teaching rooms one being a specialist T level provision not currently offered by the Academy as part of their efforts to attract students to further education courses by offering a Health and Science lab for teaching Health care related subjects.

2.0 Site & Access

The proposed classroom block will be sited in an open area of hardstanding within the schools ownership on a piece of stoned land. The site consists of hard core covered surface and a small area of overgrown grass land that has some self-seeded trees on it and a boundary fence.

3.0 Layout

The layout of the new classroom block has been governed by existing site constraints as well as the design rationale seeking to complement the existing site aesthetic.

Access to the front of the building will be via a gradual slope upwards from the existing tarmac area via a path to the front entrance. The exit can be via the opposite end of the corridor to maintain a one way system for navigating the building.

Access to the classroom block will predominantly be through the principle access stairwells. The floor plans, mirrored over 2 floors, are serviced by a central corridor which affords access to each classroom there are two routes of escape in the case of an emergency.

The ground floor consists of 1no. Health science classrooms and 3no. general teaching rooms, with 5 no. general teaching rooms on the floor above. A prep room and technicians offices have also been included to service the Health science lab. The scheme also includes an accessible toilet, plant rooms, server rooms, and cleaners store to service the new building. The main entrance stairwell will also feature a passenger lift to ensure inclusive access of the whole classroom block and a refuge area on both stair landing should it be necessary.

4.0 Scale, Density & Building Form

The scale and form of the building has very much been driven by the existing established site aesthetic, and as being part of the same teaching requirement it is proposed to be of matching materials to the recently completed science block lining the two building together in appearance as well as location, it being 2 storey in nature and typically constructed as a wide fronted, shallow building with single aspect classrooms front and back.

The density of the development has very much been dictated by the need for expansion into better quality building stock ancillary services have been kept to a minimum whilst still maintaining a functional education facility.

5.0 Proposed External Materials

The main inspiration for the external appearance and overall aesthetic of the new classroom block has been heavily influenced by the recently constructed (circa 2019) science block to the south on the new proposal and the (circa 2012) large extension sited also to the south of that.

The external walls treatment will reflect a combination of the red brick older school buildings to the east and west and the blue brick and render treatment afforded to the newer development to the south. Red bricks will be used up to the ground floor window cill height

and above this the new building will be rendered with a white and blue finish to complement the general site aesthetic.

To minimise the overall mass of the building, whilst maintaining the geometry of the existing school buildings, the new classroom block is designed as a mono-pitched roof sloping away towards the site boundary at the road front to back. The roof material will take the form of a composite of single ply roof membrane over insulation fixed into a steel deck with welded on rib detail to give the look of standing seam without the acoustic issues associated with metal roofs and teaching, in-keeping with existing buildings on site.

The window language is to emphasise the function behind the windows whilst maintaining regularity from floor to floor and aligning the ventilation strategy with these to avoid a haphazard arrangement of grills and louvres.

6.0 Landscaping & Archaeology

The location of the new classroom block will be located over existing loose hardstanding and within a historically developed area of the school, it is therefore considered to be of no archaeological interest.

The proposed landscaping will amount to infilling between access paths as demonstrated on the supporting plans.

7.0 Boundary Treatment

The development is situated outside of the current fenced boundary of the school on school owned land but this fencing will be removed and repositioned to include the new building and ensure pupil safety within the school grounds existing school boundary so no boundary treatment will be affected.

8.0 Flood Risk Assessment

Please refer to the flood risk assessment submitted as part of this application.



9.0 Land Contamination

There is no evidence to suggest any ground contamination based on existing reports of the recent development to the south, however a Ground Investigation Report will be carried out prior to commencement on site to determine the existing ground conditions. This will be undertaken by the contractor.