

William Stukeley Church of England Primary School

Design and Access Statement

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Planning Issue

23.02.2022

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0.1 Introduction

1.0 Introduction

This Design and Access Statement has been produced to accompany a full planning application for a proposed extension to William Stukeley CE Primary School, Holbeach.

In summary, the proposals aim to provide in phase 1, a larger staffroom and hall, a new classroom, new plant room and 2No. WCs by adding an extension to existing provision, and in Phase 2 of works to provide a new 3-classroom block with circulation, a small resource room, 3No. new WCs and a cleaner store. This is to extend the school to a 1.5 form entry initially (Phase 1), but ultimately to become a 2-form entry (Phase 2) Church of England Primary School.

Key Stakeholders:

- Commissioning Body—Lincolnshire County Council—Corporate Property (LCC)
- End User —William Stukeley Church of England Primary School

1.1 The Brief

William Stukeley CE Primary School is a mixed gender, mixed ability Church of England Primary School. The school currently has 298 pupils on roll, ages 4 to 11, drawn from the surrounding area, with a PAN of 40. With an official capacity of 280, the school is currently oversubscribed, and with new local housing developments, this increase in numbers on roll is anticipated to continue.

The objective of the proposed project is to increase the overall pupil capacity in two phases:

Phase 01:

PAN 40 - 45 / New Capacity of 315 pupils

One additional single classroom associated with storage to deliver enough teaching space for a 1.5 form entry (FE) school.

Extension to the staffroom area, as this is currently undersized.

Two additional staff toilets to accommodate the resultant increase in full time equivalent staff up to 2FE.

Extension to the existing hall of 226m2; suitable for a 2FE school with 420 children

Phase 02:

PAN 45 – 60 / New increased capacity of 420

Additional three classroom extension to take the total from 11 to 14, ready for a 2FE primary school. With associated reallocation of toilets and resource space .

The brief is to provide in Phase 1, a larger staffroom and hall, a new classroom and two new WC's to meet a 1.5 form entry to address the immediate overcrowding and in Phase 2, to provide three new classrooms, with circulation to a resource room, a cleaner store and three new WCs.

1.2 Statement Overview

This statement is part of an application for full planning permission for the extension to the existing single storey school building within the existing school site and a small area of the adjoining park. The proposals also include demolition of the existing clock tower structure, removal of six trees, and works to the existing hard and soft landscaping.

1.3 Report Content and Structure

The statement has been written to meet the requirements set out in Part 3, section 9 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. The content of this Design and Access Statement will provide an assessment of the context, relating specifically to the proposed site and its surroundings, and the design philosophy of the proposed scheme.

The statement is structured as follows:

- Section 1 is an introduction outlining the project brief and background information
- Section 2 is an evaluation of the site context, outlining existing and previous uses
- Section 3 is an evaluation of the key design principles and explains the design rationale
- Section 4 outlines the sustainability principles of the design
- Section 5 outlines the vehicular and pedestrian access to and around the site
- Section 6 outlines feedback from pre-planning consultations
- Section 7 conclusion
- Section 8 appendices

This document should be read in conjunction with the accompanying submission package including all drawings, reports and the application form.

2.0 Site Analysis

2.1 Site Context

William Stukeley Church of England Primary School is located in the market town of Holbeach and civil parish of the South Holland District of Lincolnshire. The town lies 8 miles (13 km) from Spalding 17 miles (27 km) from Boston. It is on the junction of the A151 and A17. The main High Street is the B1515.

The site area amounts to approximately 1.857 Hectares (4.59 acres).

Site Address

William Stukeley CE (VA) Primary School

Spalding Road

Holbeach

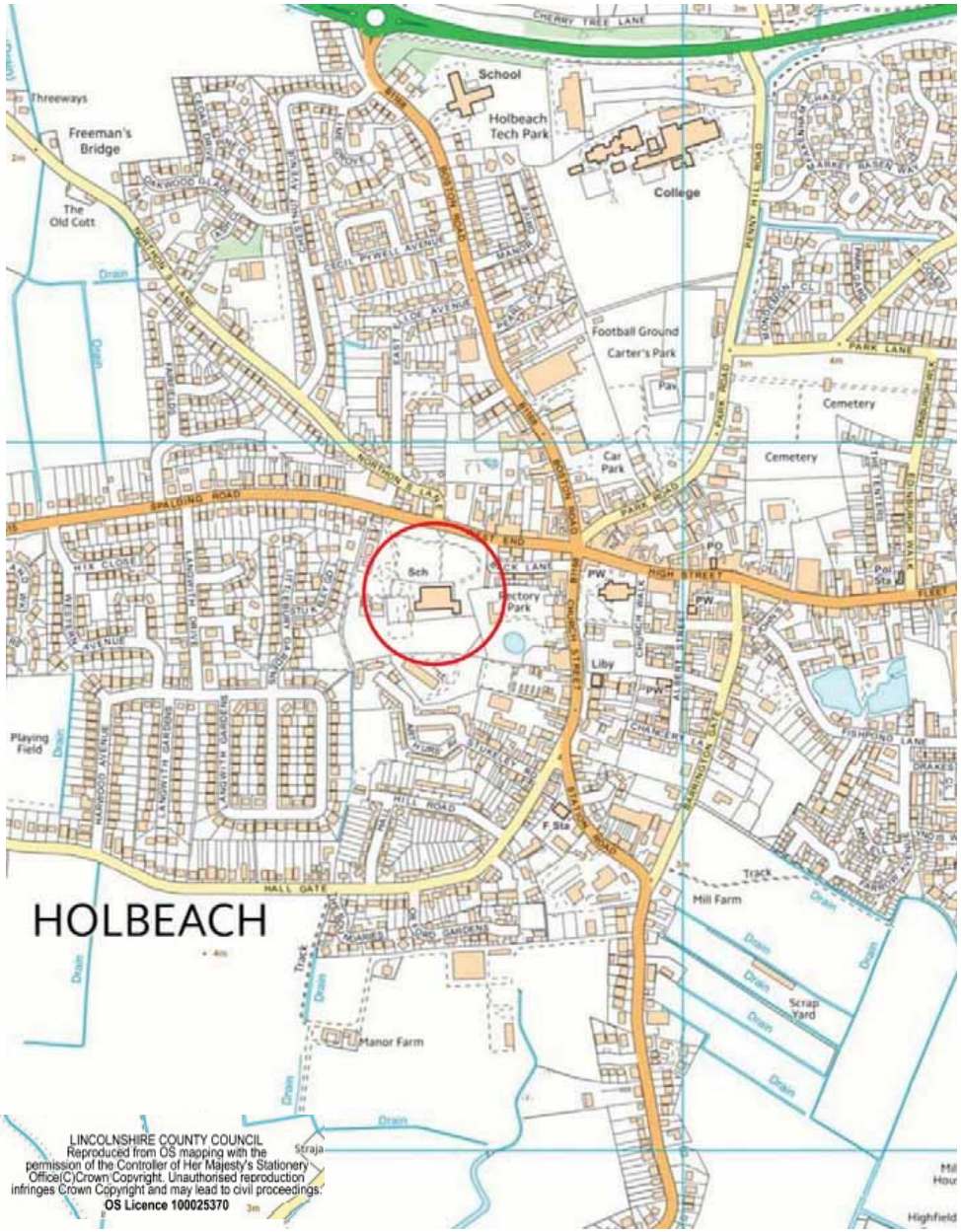
Spalding

PE12 7HG

2.2 Location Context

William Stukeley CE Primary School is located within the village of Holbeach. The parkland to the North of the school site is owned by LCC and was previously leased to Holbeach Parish Council on a year by year basis, which expired in 2020. The school site is bounded to the North by the grounds which previously formed part of the site of Stukeley Hall (demolished in 1994), to the East and West by residential properties and to the South by Patchett Lodge, an Elderly Persons Home. The Site falls within a conservation area and all the trees are subject to a TPO.

Mature trees and established hedging forms the perimeter of the site. A number of substantial trees are also located throughout the school grounds. With hard and soft landscaping making up formal and informal team games and pitches.



2.0 Site Analysis

2.3 Existing Land Use

The school dates back to 1994 and is a single-storey building constructed in cavity brick with a pitched tile roof. The school was extended in 2000,2002 & 2019 adding a total of 3 new classroom and extending the ICT Suite. All of these extensions have matched the existing building in style and materials.

The site has existing parking to the front of the site consisting of 20 + 1 disabled bay parking spaces immediately adjacent to the school with an informal overflow carpark which is due to be resurfaced with associated drainage works to be undertaken in 2022. The access road also provides access to the public park and has informal parking along its length which the public can also utilise. Parking and the access is extremely congested during drop off and pick times.

Based on a review of the compilation of historical mapping sources dating back to 1888, it appears that the site was a private stately home with associated landscaped gardens / agricultural use up to the 1960s. A portion of the site was a Fire & Ambulance Station until the early 1990's. Stukeley Hall and associated outbuildings were demolished by 1994, when it became William Stukeley CE Primary School.

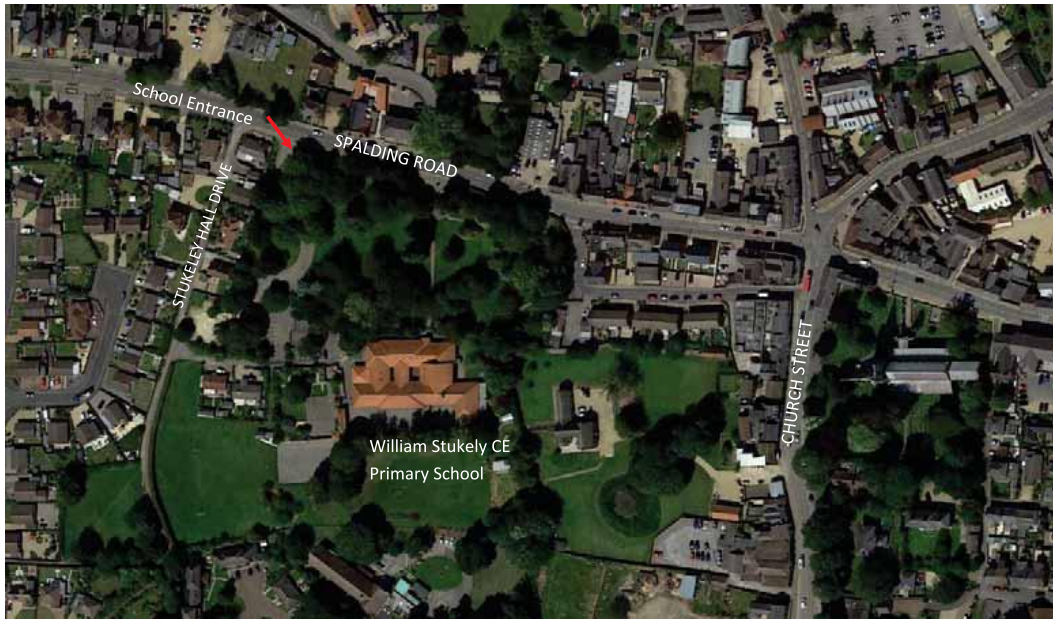


Existing entrance from Spalding Road—View of access road and footpaths to William Stukeley School — Google Earth (Date retrieved 24.01.2023)

2.4 Existing Vehicular & Pedestrian Movement

Current vehicular access to the site is from Spalding Road (B1515) via an access road with a roundabout leading to the school car park to the left and a visitors car park to the right. A pedestrian footpath runs along this access route, and there are other footpaths from north and west from the park, and Stukeley Hall Drive from the west. An updated travel plan will be included as part of the application.

The access route off Spalding Road can be problematic for the school, as it becomes very congested at busy times. Cars parking along the length of the access route by parents blocks the road, so it essentially becomes a single track route. School parking is limited, with a total of 20 spaces and one designated disabled space. The informal visitors car park, with a porous gravel surface, allows for a limited number of cars (approx. 13)



Road names and access (Not to scale) - Google Earth (Date retrieved 24.01.2023)

2.5 Site Analysis

Access

The main access is off Spalding Road. The children, and all the visitors, arrive and depart through the main school gate – this entrance route is shared with vehicles, both for staff cars and parents dropping off their children. There are two pedestrian access routes to the main school entrance facing the park. There is also a pedestrian route from Stukeley Hall Ave. An updated travel plan will be included as part of the application.

Parking

The school has parking provision for 20 cars for use by contracted staff. Pedestrian access to the school is via the pavements to the left and right of this parking area. Taxis tend to drop off into the school staff car park. This access route becomes effectively a single carriageway due to parents using one side to park in at school drop of and collection times. Adjacent to the school building there is an informal gravel surface parking area for the visitors, including park users. This is also used by parents dropping off or collecting their children. This site can accommodate 13 cars. The school coach reverses into the school car park. Delivery vans also tend to park in this area. The existing car park and its provisions are to be retained.

North

The parkland to the North of the school is owned by LCC and was previously leased to Holbeach Parish Council on a year by year basis, which expired in 2020. This forms an attractive setting for the school and has many mature trees all protected by TPOs. This area will not be affected by the proposed development outlined in this report. The main vehicle access is from the north.

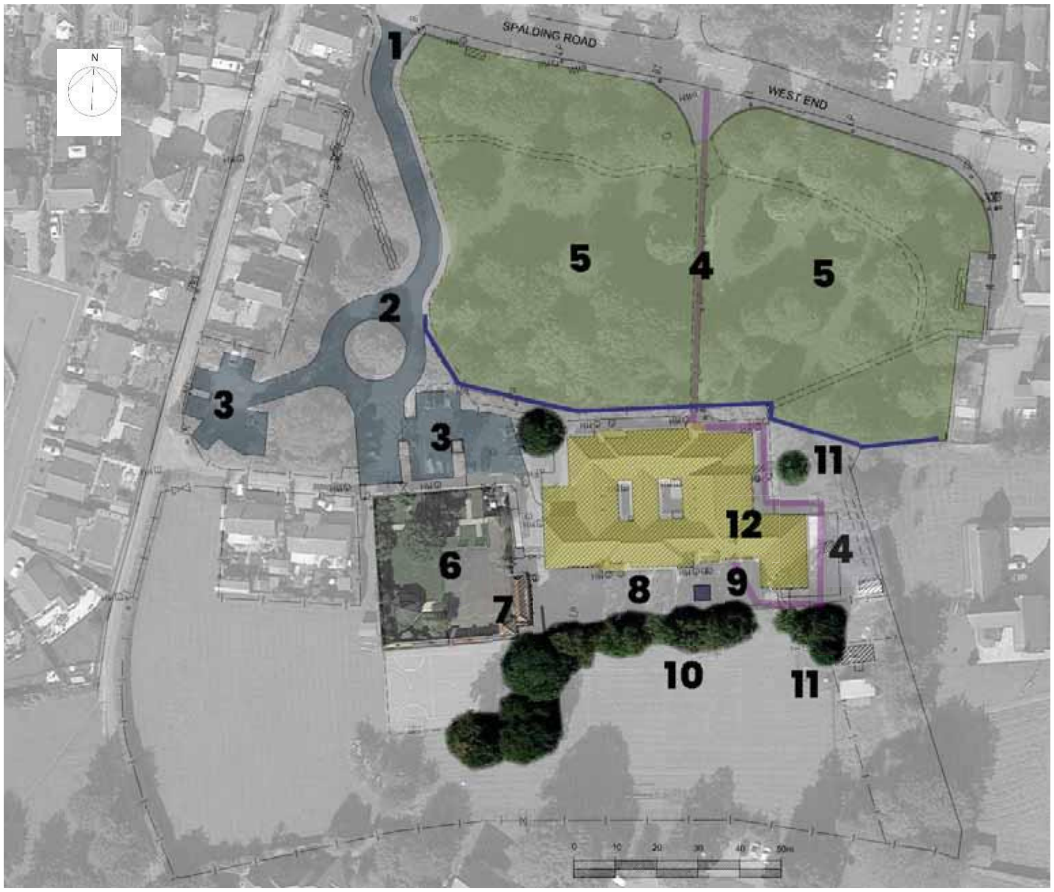
West

To the west of the main school is an attractive Victorian walled garden which is to remain accessible for use by all year groups within the school. There is also an attractive existing arched single storey building currently utilised as storage. These features restrict development options to the north and west of the existing school building.

East

To the east of the existing building is the main run of the incoming services. Along the boundary are a number of protected trees.

The east of the existing staff room and hall is the best location for Phase 1&2 but this will involve costly diversion of underground services. As the existing plant is at the end of its life anyway, relocating the plant room to the front as part of phase 1 works could be a cost effective solution, to avoid diverting services. This also frees up an area to the south for the phase 1 classroom.



Site Constraints diagram

Key

1. Main entrance off Spalding Road
2. Private access road and roundabout
3. Existing parking
4. Assumed route of main incoming services
5. Existing park accessible to the public
6. Victorian walled garden
7. Existing arched outbuilding
8. Raised terrace hard surface play space
9. Ancient Mulberry bush in planter
10. Line of mature trees at edge of terrace
11. Trees located within development locations
12. Main school building

2.0 Site Analysis

South

Located to the south of the site is Patchett Lodge, an Elderly Persons Home. The school site is bounded to the south by the grounds Mature trees and established hedging forms the perimeter of the site.

Trees

There are significant trees, located on the site and neighbouring land. The are all covered by Tree Preservation Orders (TPO). As such an Arboricultral tree survey has been undertaken Brindal Green. A full copy of this report BG22.327.2 William Stukeley School forms part of the accompanying information for this planning application..

The TPO map, illustrated in image 01, shows the site bounded in green, indicating a blanket TPO of all trees within the site. Most trees are to be retained as part of the proposals. However, the current proposals will impact on a small number of these trees, this is unavoidable but the impact on the over all setting has been kept to a minimum, the only trees proposed for removal have been categorised a grade C trees.

Potential tree replacement planting and locations have been included as part of the proposed application, however these will have to be agreed with the LCC tree officer as part of the planning process. These replacement trees along with additional landscaping or works will be developed to deliver a net gain in biodiversity within the site. Natural England's The Biodiversity Metric 3.0 - JP039 (naturalengland.org.uk) will be used to calculate biodiversity losses and gains.

Plans from the Arboricultral Survey showing the Tree Root Protection areas are included in the supporting submitted application information see pg 16 of this report.

Please not that all the trees are covered by a TPO with the exception of; H01, H03, H04, 0001-0006 (inclusive), 0812 and 0813. See Arboricultural Section 2.12 for further details.



Image 01 - TPO map showing blanket TPO of all trees on site - retrieved from //www.sholland.gov.uk/mapping on 20.10.2021

2.6 Statutory Permissions

Planning

This project will fall under the scope of the Planning Regulations, therefore a formal application will be required. Initial consultation with the Local Authority Planners has been undertaken and is discussed in 3.14.

Planning History

Two previous Planning permissions for a single storey extensions to the school have been granted by South Holland District Council. The first on 07/03/1989 Planning application Reference B18/0208/89. The second was granted on 18/11/2018 planning application No H09-1176-18 , this comprised of a single-storey classroom extension to western elevation

Conservation

The site falls within Holbeach Conservation Area—Reference CA09. Image 02 is an extract of the South East Lincolnshire Local Plan 2011-2036 showing the Holbeach conservation area bounded by a blue dashed line.

Statutory Requirements Relating to Listed Buildings and Conservation Areas Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of planning functions, with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. We will aim for any proposals to be located in such a way to minimise the impact on the Holbeach Conservation Area positioning them toward the eastern and rear of the school site. Any proposals will be of a similar design, scale and choice of materials to the existing school.

See section 2.13 Historic Environment and Archaeology and Heritage Statement for further information.

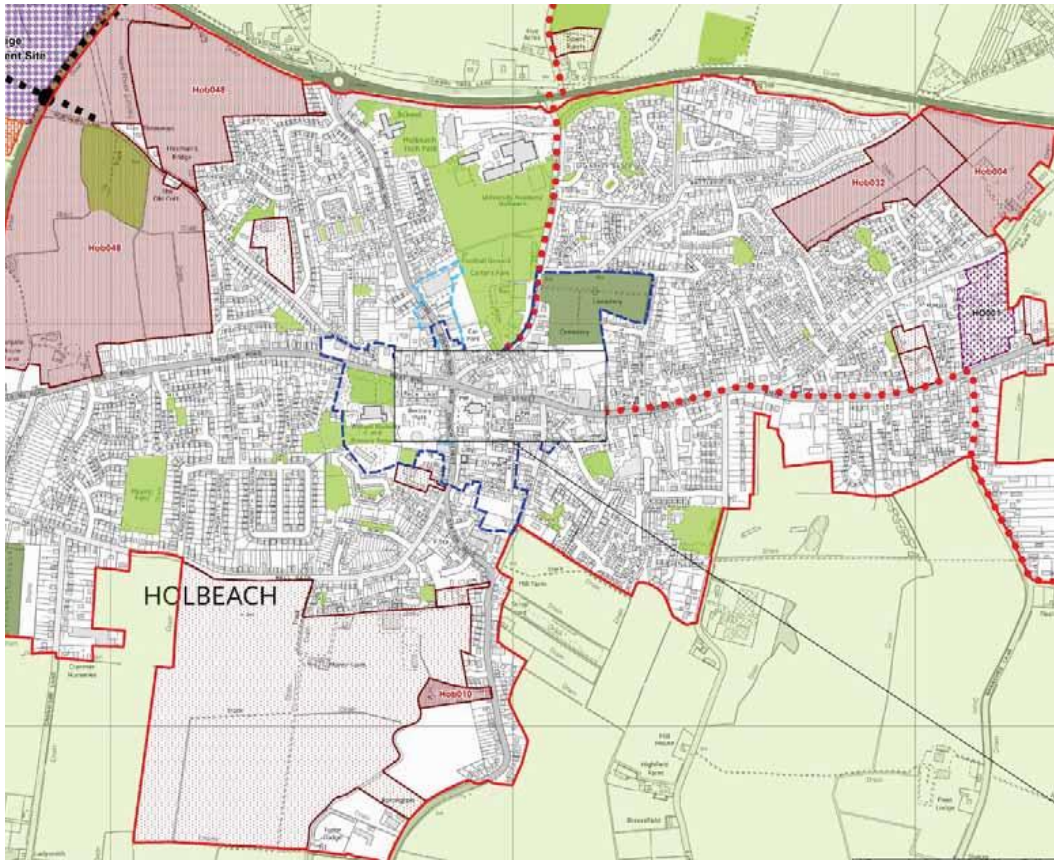


Image 02 - Extract of South East Lincolnshire Local Plan 2011-2036– OS map retrieved from southeastlincslocalplan.org

2.0 Site Analysis

2.7 Site Photographs



1) View of the access path to the main school entrance from the school car park with tree in brick planter (Looking from West to East of Site)



2) View across the south elevation of the school and playground / soft landscaping (Looking from East to West of Site)



3) View to south of site to Patchett Lodge Care Home, including perimeter fence and care home car parking (Looking from North to South of Site)



4) View school playground and landscape with mature trees and All Saints Church spire in distance (From West to East of site)

2.6 Site Photographs



5) View of proposed extension location—Phase 01 Extension to staffroom and school hall



6) View of proposed extension location—Phase 01 Classroom Extension



7) View of proposed extension location—Phase 02 3 Classroom Extension



8) View of proposed extension location—Phase 02 3 Classroom Extension

2.8 Existing Ground Conditions

British Geological Survey (BGS) online viewer (bgs.ac.uk/viewer) indicates that the site is underlain by superficial Tidal Flat Deposits comprising clay and silt. Furthermore, the site is mapped as being underlain by bedrock of the West Walton Formation comprising mudstone and siltstone.

A previous limited Phase 2 site investigation by Delta Simons, dated 2018, included 2 No. dynamic sampler boreholes (DS101—DS102) and a cable percussion borehole (CP101) located around the proposed single classroom extension to the north-west of the school building.

The ground conditions encountered comprised the following generalised sequence:

MADE GROUND: Grass over light brown slightly sandy gravelly SILT, with flint, cobbles and brick from ground level to a depth of 1.75m bgl (DS101-102); and sandy, slightly gravelly CLAY from ground level to 0.4m bgl, overlying sandy, slightly gravelly silt to 1.1m bgl (CP101);

Firm brown sandy SILT (TIDAL FLAT DEPOSITS) to a depth of 4.5m bgl; and medium dense brown silty fine SAND (TIDAL FLAT DEPOSITS) to a maximum unproven depth of 7.95m bgl.

The commentary of the recorded strata was as follows:

CP101 was terminated at 7.95 m bgl due to blowing sands impeding progression below this depth.

Groundwater was encountered in DS101 at 2.4m bgl during drilling, and in CP101 at 4.5m bgl. During return monitoring groundwater levels were recorded as 1.26m and 1.44m bgl.

Drainage was noted on site and a drainage pipe was encountered in the base of the hand pit for DS102. A soakaway chamber was located in the area of the proposed extension. A BRE 365 soakage test was undertaken. For new soakaway features at the Site, it was recommended an [average] infiltration rate of 4.32x10-06 m/s was recommended for design purposes.

Based on the findings of the report the updated CSM pollutant linkage assessment found all linkages to be ‘Very Low Risk’ to ‘Low Risk’.

The presence of weak bearing strata and variable groundwater levels are noted.

The report also notes the site overlies Unproductive Strata Aquifers with respect to the superficial (Tidal Flat Deposits) and bedrock (West Walton Formation) geology. The site is not located within a Source Protection Zone.

An additional intrusive site investigation was commissioned by Lindum BMS to undertake sampling and infiltration testing within the current development area. Refer to Grange Geo report R22126/R001, dated November 2022. The logs from the intrusive testing identify a similar ground profile of Made Ground/Topsoil over Tidal Flat Deposits as reported in the limited Phase 2 site investigation by Delta Simons, dated 2018.

Groundwater strikes were encountered during the fieldwork phase in each of the excavations (excluding foundation inspection pits) undertaken during the site investigation, at depths of between 1.4m and 2.3m bgl. Four weekly groundwater monitoring visits were undertaken following completion of the fieldwork, and a period of well stabilisation. During each visit, the standpipes were found to be dry, however the well base were found to be significantly shallower than the original install depth (2.18m bgl in WS1 and 2.28m bgl in WS2), potentially indicative of rapid silt ingress.

No visual or olfactory evidence of contamination (including organic/hydrocarbon staining or odours) was identified in any of the excavations undertaken as part of the investigation.

Ground gas monitoring confirmed that Characteristic Situation 1-‘Very Low Risk’ (CS1) would be an appropriate classification with regard to new developments. According to BS8485:2015, this designation would not require specific mitigation measures.

Five samples were taken from the various Made Ground subtypes encountered, and four were obtained from the Tidal Flat Deposits to enable laboratory chemical analysis. The analysis results were screened against Grange GeoConsulting Ltd GAC screening values for a ‘Public Open Space (Resi)’ end use scenario as part of an assessment of potential risks associated with contamination.

Laboratory chemical analysis results have identified localised contamination in soils underlying the site. One sample, taken from Made Ground in WS2 (0.0m to 0.4m bgl) proved individual PAH species (benzo(b) fluoranthene, benzo(a)pyrene, and dibenz(a,h)anthracene at concentrations exceeding relevant GACs for a Public Open Space (Resi) end use scenario, taking into consideration the appropriate SOM content. None of the remaining samples, including those taken from Made Ground across the site recorded any inorganic or organic determinands at concentrations which exceeded adopted GACs.

Made Ground will not be suitable as a foundation stratum due to its inherent variability and risk of intolerable differential settlement. The natural Tidal Flat Deposits exhibited consistently low SPT values to depths exceeding 4m bgl.

Due to its low inherent strength, the near surface Tidal Flat Deposits are considered unlikely to be suitable as a founding stratum for the proposed development using strip or trench fill foundations. It is therefore recommended that an alternative foundation option is adopted at the site with respect to the proposed development.

The proposed extensions may be founded on a system of ground beams spanning onto piles taken down into the deeper Tidal Flat Deposits, which exhibited increased geotechnical strength, or alternatively to solid strata from the West Walton Formation, which was not encountered during the excavation. Piled foundations and suspended floors are recommended to areas of Made Ground exceeding 600mm depth and within the influence zone of tree roots.

Based on guidelines provided in BRE Special Digest 1, the Tidal Flat Deposits at the site may be classified as Design Sulphate Class DS-1 and ACEC Class AC-1s.

Based on the findings of the investigation, groundwater may be encountered within shallow excavations at the site, at an approximate depth of between 1.4m and 2.3m bgl. Whilst it is considered that the geological units encountered are unlikely to be significantly permeable, it is considered possible that excavations below the groundwater levels encountered are likely to experience pooling/ponding. Excavations are likely to act as a sump, potentially requiring dewatering.

2.9 Flood Risk

The school site is classified by the Environment Agency as being in between Flood Zone 2 and Flood Zone 3. The existing building is located in Flood Zone 2. A Flood Risk Assessment (FRA), report ref: LDC4062 FRA has being carried out and is included in the supporting submitted application information (Appendix F).

This document advises that applications for minor developments should not be subject to the Sequential and Exception tests. The potential sources of flooding affecting the development site were identified as tidal from the North Sea, located 8 miles east of the site. The report concludes that any impact of damage to the proposed new build can be foreseen and mitigated against by relatively simple design and construction techniques. The building will be constructed using materials which are flood resilient in accordance with the recommendations included within the report and in line with government publications.

The following recommendations from the report will be implemented:

- To identify and address flood risk issues associated with the proposed development from tidal flooding. The Flood Maps show that the site could be affected by a breach of the sea defences in the future.
- It is recommended that the additional surface water should be discharged safely via soakaways.
- As the proposed single classroom extension and the staff room and hall extension are located outside of the hazard area mitigation measures are not required. The proposed three classroom extension is partly located within the 0 – 0.25m flooding.
- As this site is in an area that can receive flood warnings from the Environment Agency Floodline Warning Direct system (www.gov.uk/sign-up-for-flood-warnings), it is recommended that the school contact the Environment Agency's Floodline to register the property to receive advance flood warnings, if not already activated. The Environment Agency aim to issue a 'severe flood warning' approximately 2 hours before existing defences are overtopped.
- The FRA report demonstrates the proposed development is compliant with the requirements of the National Planning Policy Framework, and it is considered that planning permission should not be refused on flood risk grounds.

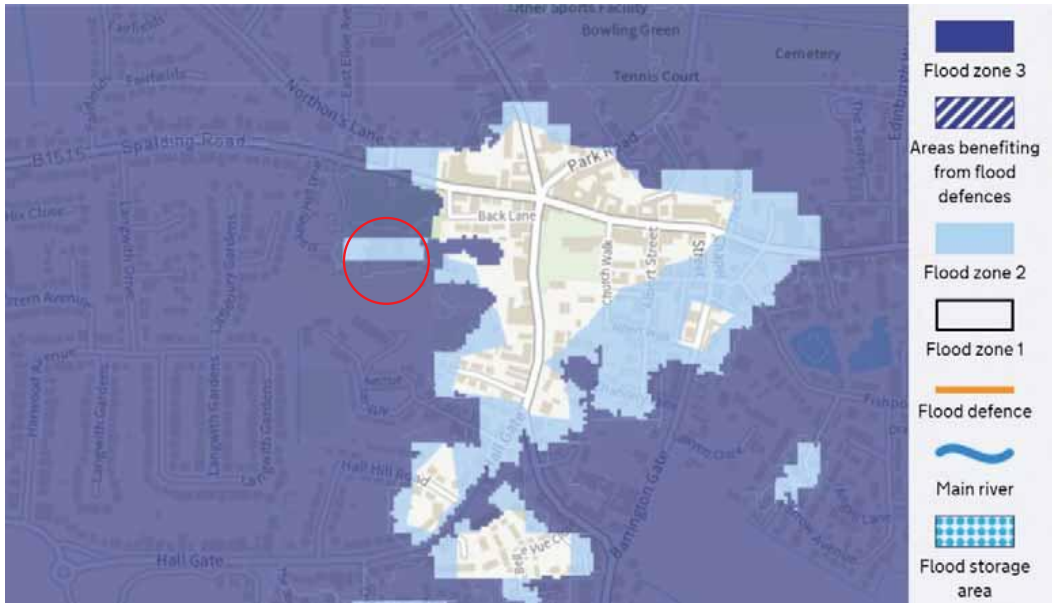


Image 01 - Flood map showing the school and site located between Zones 2 and 3 - Retrieved from Extract from- https://flood-map-for-planning.service.gov.uk/ on 20.10.2021

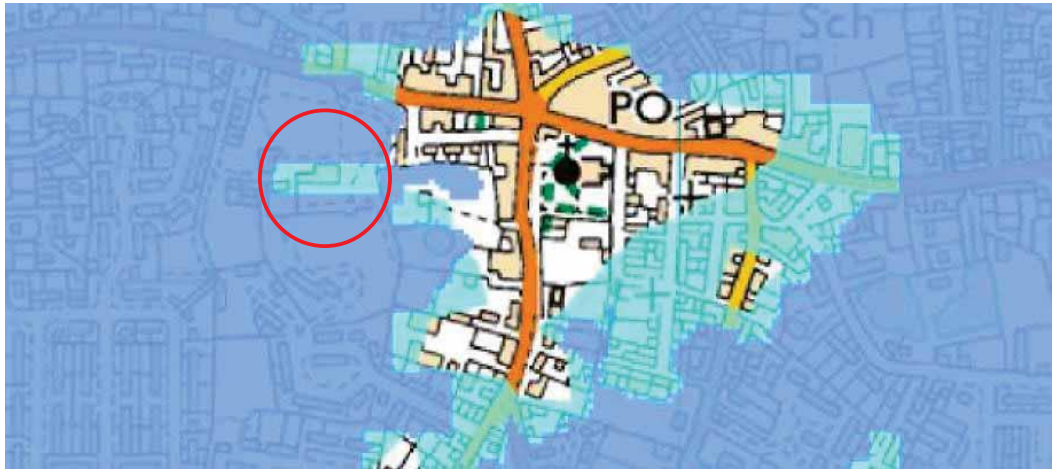


Image 02 - Extract from Lincs Design Consultancy –LDC4062 FRA showing school building within Flood Zone 2

2.10 Existing Services

As part of the proposed works it is anticipated that the existing services supplies will be utilised to support the extension.

Mains Service records information have been sourced indicating known gas, electric, main sewers, water and telecoms services on site.

A utilities survey of the site was commissioned on behalf of Lincolnshire County Council in relation to the new project and this information is made available on drawings prepared by Greenhatch reference 42758_T_UG_REV0.

2.11 Ecology

The site is comprised of the William Stukeley C of E School and the Parkland to the north of the school. Made up of the school buildings areas of green including planting, space playing fields, hedges, trees, hardstanding and parkland.

An initial findings ecological risk survey was issued by Brindle Green on 05.01.2023 and is included in the supporting submitted application information. The risk items were assessed as follows:

Habitats

The perimeter, and parkland to the north has a number of trees and mature hedge. Should this be disturbed at all for the proposed works an ecological survey will be required.

Bats—High Risk Items

As tree removal is required, bat surveys should be carried out before the trees are removed to discover whether they contain bats or to ascertain their roosting potential. Please note that bat surveys can only be undertaken May to September (inclusive).

Birds –Moderate Risk Items

Due to the required tree removal it is the intention that tree removal will be undertaken outside of the breeding bird season, which is typically recognised as March to September (inclusive). If for any reason some of the proposed works have to be carried out during this period, appropriate assessment by an Ecologist will be carries out to ensure that no nesting birds are disturbed.

Great Crested Newts (GCN) - Moderate Risk Items

Although a suitable water body is located less than 50m from the site boundary, no records show GCN presence within 2km of the site. However, GCN could still be impacted during works, therefore reasonable avoidance measures (RAMs) will be implemented during construction to mitigate that risk.



Image 01—Extent of new extensions and external works plan

Reptiles and MSPI Hedgehogs—Low Risk Items

As potential species that may pass through the site which provides habitats with limited suitability for foraging and/or intermittently passing though the site for these species. Refer to Ecology Report for further details and recommendations (Appendix E).

Opportunities for Enhancement

The NPPF states that all developments should seek to achieve an overall net gain in biodiversity. Sites such as this can easily achieve gains for biodiversity through incorporation of native shrub planting.

Bat boxes and bird boxes could be incorporated into the overall design of the scheme.

Invasive/Non-Native Schedule 9 Plants

The Ecologist has not identified any Invasive/Non-invasive Schedule 9 plants within their survey/report.

2.0 Site Analysis

2 .12 Arboriculture

The site is bounded by mature trees and hedgerow forming an attractive setting for the school, along with the parkland trees, all are subject to TPOs. Whilst the majority of these tree should be unaffected by any of the proposed work, there are two standalone trees and a group of trees of which will need to be removed to enable works—T21 BG report Ref) (*Prunus sp.*), (T24 BG report Ref) (Mature Scots pine *Pinus sylvestris),* and the group (G5 BG report Ref) consisting of 2no young English oak *Quercus robur*, 4no are mature silver birch *Betulus pendula.* 1 no Rowan tree *Sorbus aucuparia* (T32 BG report Ref) will not need to be removed but may be affected by the removal of the other trees. Comments in March 22 on the group of trees from Arboricultural consultant ECL are as follows:

Trees 0782 and 0783 are both young English oak Quercus robur (G5 BG report Ref); both have poor form due to crowding (0782 has an asymmetric crown with almost all growth to the southeast; 0783 has poor form likely due to ground conditions and competition/crowding). Soil compaction is likely an issue here as is the density of planting. The oaks almost certainly will not grow to their full potential and with the exception of the birch, all will likely need management going forward.

Brindle Green report identified G5 as Catogory 3 trees with the following comments;

Mixed species group of silver birch, common oak and rowan. One young and one semi-mature oak. Four semi-mature birch. One young rowan. Stems measured for rooting calculations. All growing in good to fair condition. Hardstanding footpath weaves around stems. Minor to moderate pruning to multiple individuals. Provides landscape value to the school buildings and field. Maximum height 20m, with smaller individuals. Rowan is smallest, 7-8m. Crown skew to younger individuals due to competition. Basal wound with decay to the rowan, north. Considerable crown skew to young oak due to larger individual north. Nest box to stem of one birch. Bird nest in crown of one birch. One birch is growing within the field adjacent to the recreational area, separated by fencing. See Image 04 from pg 41 of Page 41 BG22.327.2 William Stukeley School included in the supporting submitted application information (Appendix B).

Image 01 highlights the TPO trees that will need to be removed to enable works located to the east of the main building . The removal of this pine tree T24 or 0093 is unavoidable, as this is the only viable location for the extension of the hall and staff facilities. Tree T21 or 0087 needs to be removed as it is on the route of the main incoming services and new plant room to replace the existing, which is at the end of life. Tree/ bush 32 also requires removal during phase 1 of the proposed project, all these trees are category C trees see BG Report pg 32, fig 21.

The removal of the group of trees is necessary for the only viable construction access route, which runs from the perimeter fencing along the west, south and east of the site – and also forms the location of phase 02 - 3 classroom block extension.

The south and west perimeter of the playing field offers considerable scope for tree mitigation planting through careful selection of planting sites and native trees, which will thrive better in this space.

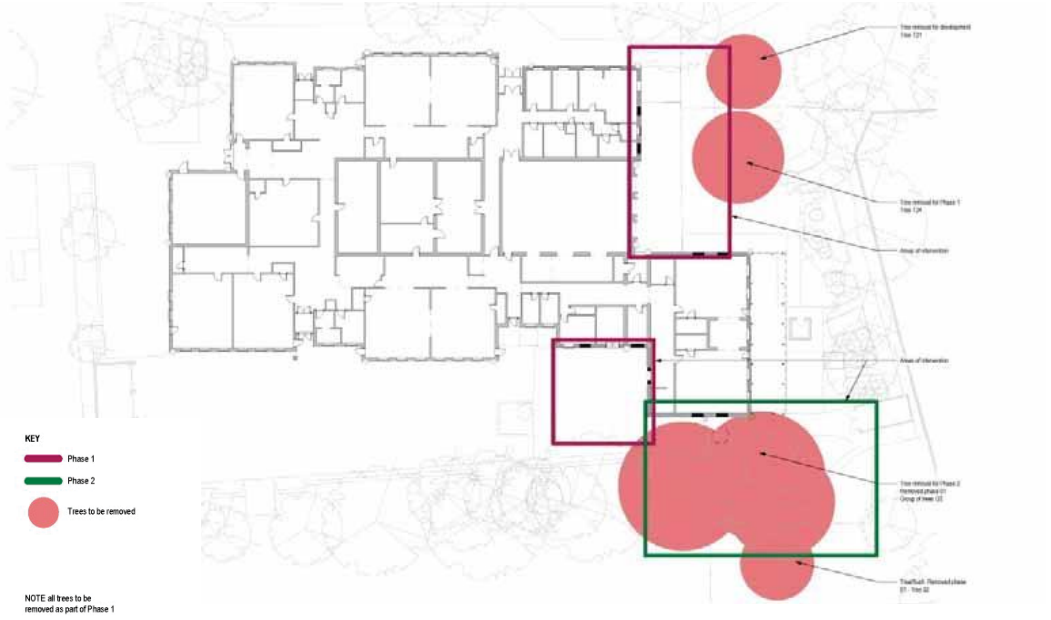


Image 01 : Proposed Tree Removal Plan





Image 02 - Left: Pine tree ref T24 from tree survey - To be removed

Image 03 - Above: Group of tree G5- To be removed with T32 to the left

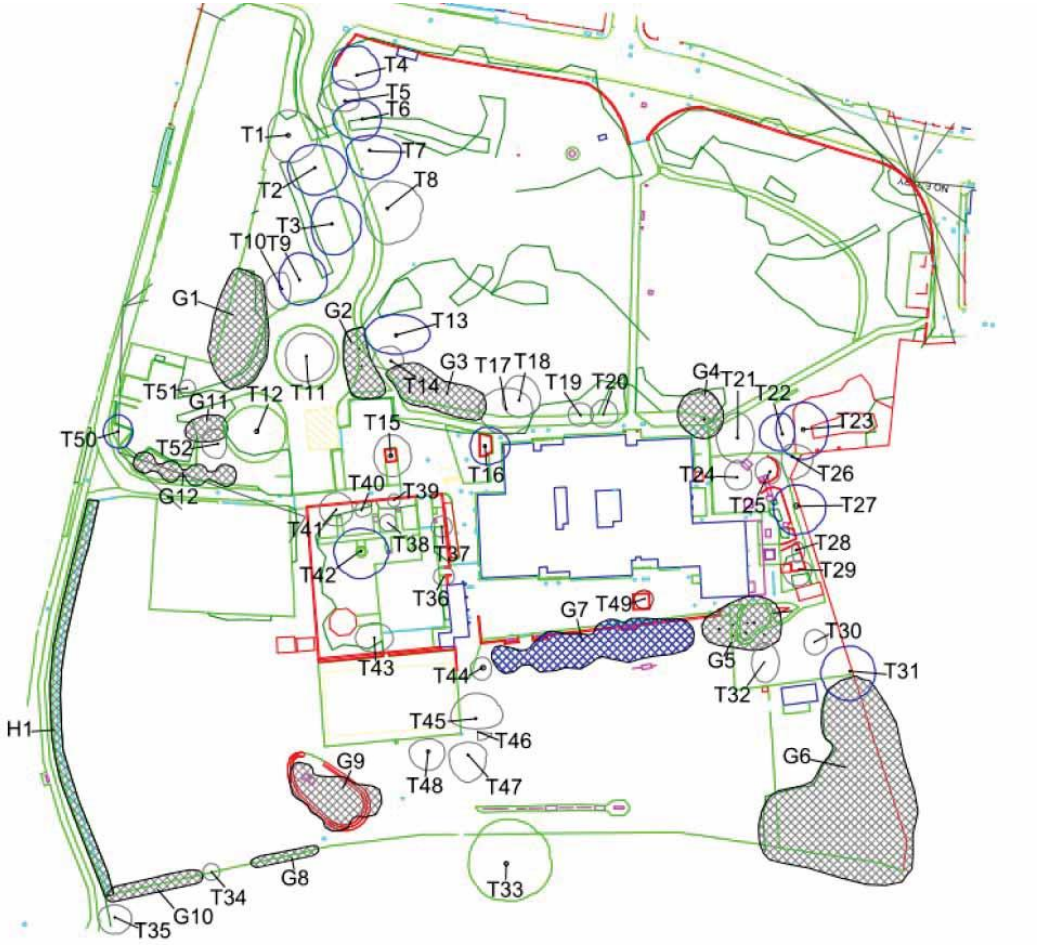


Image 04 Quality and location plan from pg 41 of Page 41 BG22.327.2 William Stukeley School

2.13 Historic Environment and Archaeology

Listed Buildings

There are a number of listed buildings adjacent to the site, predominantly on the opposite side of Spalding Road;

- The Red Lion Public House, 6 Spalding Road
- 2-4 Spalding Road
- The Priory, 40 West End
- 32&34 West End

Due to the scale of the development, the choice of materials and the natural screening, it is not envisaged that the new development will have any negative impact on the character or setting of the listed buildings.

The proposed works to the school covered by this feasibility will not effect the context of these buildings.

Conservation Area

As the site is within a conservation area, a separate heritage statement is submitted as part of the planning documentation for this application.

The pre application advice received contains the following statement

"The County Council's Historic Places Team has been invited to comment on the proposals at this stage and agrees that if the extensions are built using the same approach and principles as proposed then the impact on the significance of the Conservation would be minimal and so would be unlikely to raise any objection."

The following mitigation measures have been put in place to reduce the impact on the conservation area.

- The locations have been carefully chosen to reduce the impact on the park and surrounding context tucked along side the existing building with minimal impact or views of the proposal externally. – See pg 19-20 of this report showing visualisations of the proposed extensions within context.
- Materials will be chosen to match the existing as closely as possible.
- All proposed roofs will be pitched and hipped to match the existing school.
- Windows and fenestration will also match the existing window types.

The impact on the trees has been covered earlier in this document.

3.0 Design

3.1 Key Design Principles

The proposals will match the existing school, in materials and style. The main design constraints and challenges relate to the site, phasing and limited extension location opportunities. The design proposals aim to work with the existing layout and through careful phasing avoiding duplication or abortive work within phases. The design focuses on grouping appropriate year groups and staff facilities and considering flow and access throughout.

3.2 Amount

The proposed scheme will provide a new teaching and support space for William Stukeley CE Primary, with a gross internal floor area in the region of 479m^2. The overall site area will remain unchanged.

The building will accommodate a larger staffroom and hall, four new classrooms and five new WC's with circulation to a resource room and a cleaner's store. Refer to proposed site plan WSP22-DBS-00-00-DR-A-1200 and GA plans WSP22-DBS-XX-00-DR-A-1250 for details, contained within Appendix C and attached as part of the planning application.

3.3 Layout Principles

Site Layout

The proposed location for the school extension is to the east and south of the building to provide increased areas to existing staff space and to the school hall, and with additional WC's, and the relocated plant room. A new classroom to the south of the building will also be provided as part of Phase 1. Located adjacent to this will be a further 3 classroom block with associated circulation, WCs, Cleaner store and small groups room as Phase 2 works. This has the advantage of being confined to one area of the school therefore minimises the impact on existing classrooms / habitable spaces.

Externally there is some loss to external play spaces, which will be provided for elsewhere on site. There will be minimal loss of team game space (assessed under section 3.8). The impact of tree loss on existing trees will be mitigated by appropriate planting elsewhere on the site.

Access to the school site for pedestrians and vehicles will remain unchanged, as will access to the schools reception. Please refer to updated travel plan included as part of this application.

Internal Layout

Visitor access to the building remains unchanged and is via the main reception.

Internally, access to the extension is via an administration corridor leading off of the main school circulation.



KEY :

1. Existing grassed area to be cut back and resurfaced as hardstanding
2. Proposed extension to existing hall
3. Existing artificial surface
4. Existing canopy to be removed during works and reinstalled after completion of Phase 2
5. New hardstanding
6. New location for existing shed
7. Fence to be slightly shifted from its current location and fastened to the wall of the new extension.

Application site

Other land owned by applicant

Image 01 :Proposed Site Plan

3.0 Design

The corridor currently serves school offices, and three stores, 2 staff WCs and the staffroom. The proposal looks to extend the existing staffroom and school hall, providing a new plant room, WC's and Hall store with external access and with access to two WCs. Access will be from the existing administration corridor for the staffroom and from the existing school corridor for the hall. The plant room will be accessed externally from the east elevation The hall will also have external access along the newly extended external wall.

All new classrooms are south facing, with a further three classroom extension located to the south and east of existing EYFS provision. The canopy adjacent to the existing EYFS classroom will be removed and reinstated in the same location at the end of construction phase 2. The removal of existing windows to the EYFS classroom and SENCO room will be replaced by rooflights and sun pipes to any internal corridors. The three classroom extension will include 3 new WCs, a cleaner store, a resource/small group teaching room and a wide circulation corridor with cloaks provision and practical space.

External Layout

External areas impacted by the works will be made good and replacement of any hard standing play space built over will be provided elsewhere. Any tree removal will have appropriate replacement tree planting elsewhere on the site. The size species and location of this planting is to be agreed with LCC Tree officer.

The 1994 brick clock tower plinth is to be demolished and reinstated within the walled garden. Due to rotten timbers, the housing and clock have already been removed and stored by others. The clock originally from Stukeley Hall, has be retained and stored safely for repair by others. This can be fully reinstated on the new brick plinth to be provided within the walled garden. See WSP22-DBS-00-00-DR-A-1200-Proposed Site Plan_P06_S4 accompanying this application. See image below for current brick plinth proposed for relocation and suggested relocation within the walled garden.







Image 01: Proposed GA Plan of William Stukeley CEP School with Phase 1 areas (red) and Phase 2 area (green)

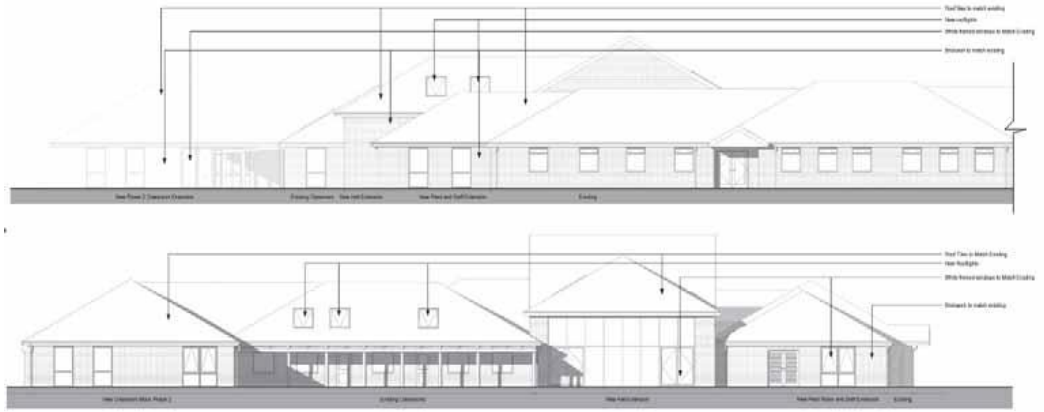


Image 02: Proposed North Elevation (Top) and East Elevation (Bottom) showing new extensions to match existing

Elevational articulation and material development are to match the materials and architectural language of the existing school. Using brick, white framed windows with hipped and pitched tiled roofs.

There are no proposed changes to access and parking as part of the proposals for any phase.

3.4 Scale and Form

The proposed scale and form of the building has taken reference from the existing building and its context within the surrounding area.

It is proposed for the building to be single storey, in line with the existing school buildings. The scale of the building is designed to replicate the form of the existing school in order to conform with the existing building and continue to blend in with its urban parkland setting.

Typically, buildings within the surrounding area are domestic in scale, and following the traditional aesthetic of masonry construction with pitched tiled roof. The existing school is brick single storey with a pitched tiled roof. The proposed building, will follow the form of the local area and match the existing building, having a principle pitched roof. The new pitch roof reflects the existing pitch roof on the existing conglomeration of school roofs.



Image: Proposed Material Examples—3D image William Stukeley CEP School showing view of hall and staff extension in context

3.5 Appearance and Detailing

At an early stage, it was identified that whilst the scheme is working within an existing building, the new interventions should use simple architectural detailing, high quality materials and good design to reinforce the quality of the development.

The building has been designed to reflect the character of the area, whilst incorporating more contemporary design and detailing. The appearance of the proposed building does not propose to replicate the local vernacular and risk becoming a pastiche, but looks to take reference from it.

The materials palette will reflect the local area of Holbeach, in as much as it will match the materiality of existing school. Elevational articulation and material development are to match the materials and architectural language of the existing school.

It is proposed that the main volume will be using brick, white framed windows with hipped and pitched tiled roofs. This will blend in seamlessly to the original school building to produce an enlarged but homogenous new school. The brick will be selected to match existing as far as is practicable and the new roof tiles will similarly be selected to match the existing profile and colour. The roof will have black PPC aluminium rooflights, fascias and soffits.

To match the materials selected, all of the fenestration is proposed to be white as per existing windows. The openings will all be uniform in size creating a rhythm to the elevation.

The rain water goods are proposed to be black PPC aluminium and angular in appearance.

3.6. External Space / Landscaping

Hard and soft landscaping within a scheme is important to its overall success. It provides the open spaces, and natural environment for students and staff to use, enjoy and appreciate, adding to the sense of place and wellbeing.

The scheme generally looks to work with the existing site features, extending the existing macadam pathways around the proposed extension to provide a safe means of passage around the perimeter of the building. The palette of materials has been selected to be in keeping with the existing site, not introducing new materials that may become visually cluttered.

The site boundaries are unaffected by the proposed works and will remain as existing.

3.0 Design



Image: Proposed —3D image William Stukeley CEP School showing view of hall and staff extension and phase 2 classroom block from within the school grounds.



Image: Proposed —3D image William Stukeley CEP School showing view of hall and staff extension in context viewed from within the school grounds



Image: Proposed —3D image William Stukeley CEP School showing view phase 2 classroom block from The school playing field



Image: Proposed —3D image William Stukeley CEP School showing view of New classroom block extensions from the existing playground area.

3.0 Design



Image: Proposed —3D image William Stukeley CEP School showing view of Main entrance with the new staff extension to the right as viewed from the park.



Image: Proposed Material Examples—3D image William Stukeley CEP School showing view of the proposed in context of the park and surrounding trees.

3.7. Team Game Space Impact (Section 77)

The extension od Classroom 1 in phase 1 results in the loss of 69m2 hard surface play. To compensate for this and improve the current Team Game Hard Surface area an additional 180m2 with a 3m run of zone hard surface has been provided adjacent to the existing Team Game Hard Play area.

Existing Team Game Area: 6133m^2 (soft)

Proposed Area: 5899m^2 (existing area minus Hard Team Games extension)

Difference: 234m^2 loss.

The area of team game space lost as indicated above equates to a reduction of 2.7%. The end user has indicated that the soft surface area lost will still be available as a porous hard surface area and will not impact on any of the marked pitches.

3.8 Surface Water Drainage

See Civil and Structural Engineer's drawings for details. Appendix D, included in supporting submitted application information.

3.9 Foul Drainage

See Civil and Structural Engineer's drawings for details. Appendix D, included in supporting submitted application information.



Image: Existing Site Plan with Section 77 Information - Existing Team Game area 6133m^2 (Hatched area on Playing Field)



Image: Proposed Site Plan with Section 77 Information with 234m^2 extension to existing Team Games hard surface area.

4.0 Environmental Sustainability

4.1 Low Energy & Sustainable Design

The new and refurbished accommodation will have Low energy LED lighting generally with automatic daylight and presence detection. A photo voltaic array may be considered if further consequential improvements need to be added to the project.

4.2 Building Envelope

The building envelope will meet all the current 2022 Part L2A Building regulations .

4.3 Heating Strategy

The existing boilers will be replaced with new high efficiency condensing boilers within a newly formed plant room . The existing plant room boilers will be removed and chimney removed . A new set of underground heating mains will back feed all existing circuits. Classrooms and the new hall extension will be heated by new efficient fan convectors with ancillary and small offices and group areas fed from Low surface temperature radiators with thermostatic Radiator valves..

The new heating controls will provide new and existing zone control with weather compensation and optimum start.

4.4 Ventilation Strategy

The new classrooms will comply with the new 2022 Part F building regulations with Heat recovery ventilation units installed to classrooms and the new Hall. Wc areas will ventilated with mechanical extract Ventilation.

5.0 Access & Movement

5.1 Site Location

As noted is section 2.1, William Stukeley Church of England Primary School is located in the market town of Holbeach, a civil parish of South Holland District of Lincolnshire, which lie approximately 8 miles (13 km) from Spalding, 17 miles from Boston, near the junction of the A151 and A17 roads, The main High Street is the B1515.

Site Address

William Stukeley CE (VA) Primary School

Spalding Road

Holbeach

Spalding

PE12 7HG

5.2 Vehicle Access and Parking

The main site entrance for vehicles, pedestrians and cycles is located directly off Spalding Road.

The school has parking provision for 20 cars + 1 accessible parking space for use by contracted staff. The car park is accessed via a double, vehicular gate, which can be locked. Taxis tend to drop off into the school staff car park and have to reverse out.

Adjacent to the school car park entrance, there is a further visitors overflow parking area, shared with the parkland users. This is used by parents dropping off or collecting their children and any visitors; this site can accommodate 13 cars. The school coach reverses into the entrance of the school car park. Delivery vans also tend to park in this area. Emergency vehicle access is to remain as existing throughout the site.

Refer to Travel Plan (Appendix I, included in supporting submitted application information) for details.

5.3 Cycle Parking

The cycle parking provision will remain as per current arrangements.

5.4 Pedestrian Access

Pedestrian access to the school is via two footpaths along the main entrance access route, and via a secondary gate directly from the parkland. A third pedestrian access path runs from the western perimeter.

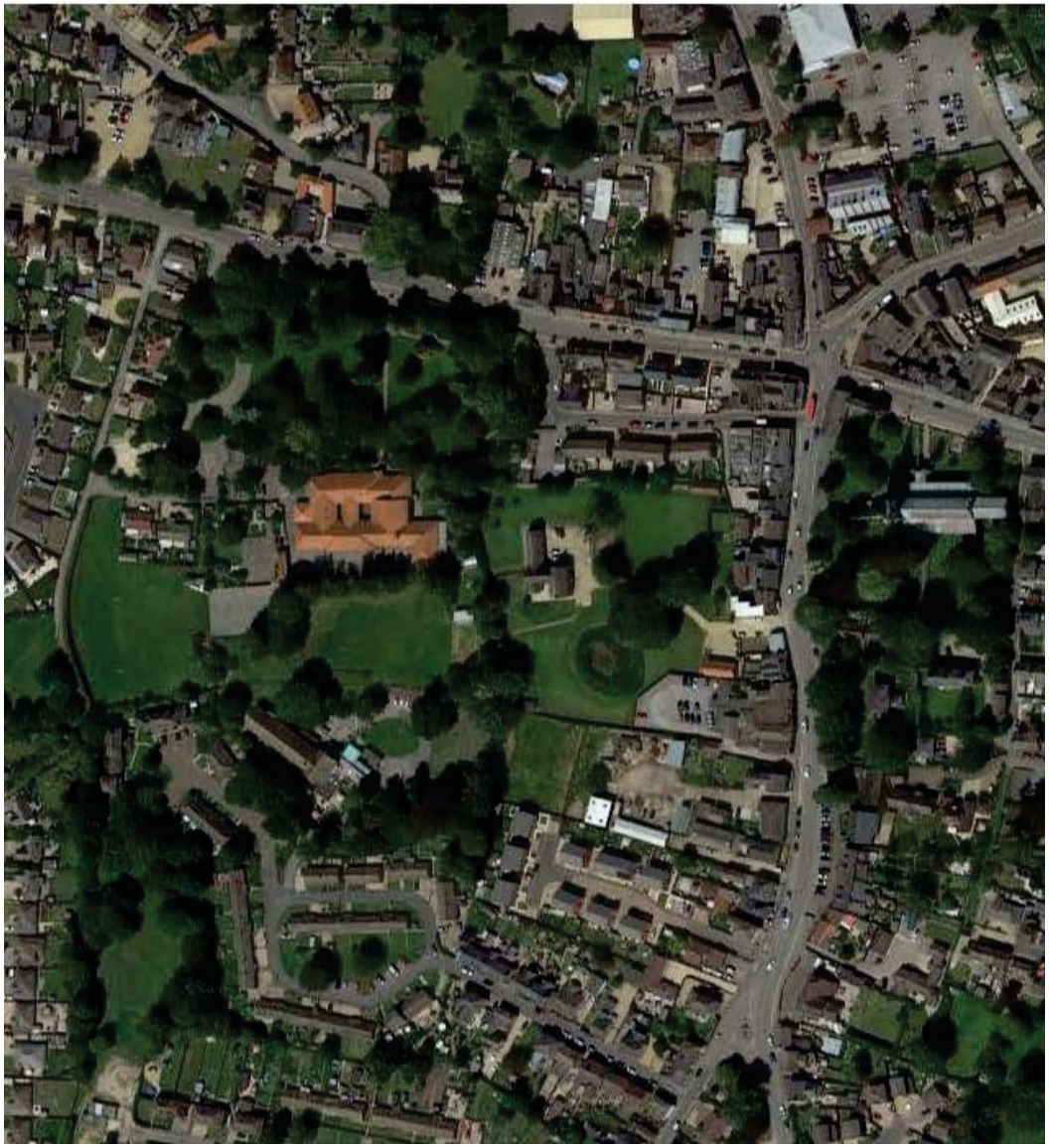


Image 01 : Google map showing school location with the market town of Holbeach

5.0 Access & Movement

5.5 Inclusive Access

The proposed extension has been designed in such a way that all persons using the classrooms will be able to do so in the same manner as one another, regardless of disabilities.

Site Approach & Entrance

Disabled parking places are already located within the main carpark at the entrance to the site and meets the requirements for the school use.

All external surfaces on the site will have minimum undulation, be non-slip and well laid. Any joints between paving or between changes of material will be no more than 10mm wide and any utility access covers featuring within the hard landscaping will protrude no more than 5mm above the paving level.

Where there are any changes in height or direction, the surfaces will be clearly marked by a change of texture and a contrasting colour and where appropriate upstand kerb or low rail. All new paths will be a minimum of 1800mm and will be continuous with no obstructions.

All entrances into the building will have level access, allowing wheelchair users to move freely from inside to outside spaces.

Building Circulation & Wayfinding

All circulation routes within the proposed shall have a minimum unobstructed width of 1800m in accordance with Approved Document M, with the majority of circulation routes measuring in excess of 1900mm wide. All new extensions will match existing finished floor levels, avoiding any internal steps, which will meet with level circulation requirements. In accordance with Approved Document M.

Way finding and tonal contrast will ensure that appropriate LRV's are achieved between different elements such as walls, ceilings, floors, doors, fittings and ironmongery throughout the building.

Door and Windows

New external doors will provide a minimum clear opening width of 850mm per leaf. All new internal doors will provide a minimum clear opening width of 850mm; Doors on circulation routes will have vision panels, in accordance with Approved Document Part M, and all full height glazing will feature manifestation.

WC's & Hygiene Facilities

The proposed extension will have two standard and one ambulant disabled new WCs, two new staff standard WC's and a re-instated wheelchair accessible WC installed.

Fittings & Signage

Lighting and usability of features, such as control panels and switches, will be in accordance with Approved Document Part M and British Standards BS-8300. Signage will be clear and in accordance with Approved Document Part M. All switches, outlets and controls should be at heights to reflect usage.

6.0 Consultations

6.1 Pre-Application Consultation

Pre-application advice on feasibility options was sought from Lincolnshire County Council planning department and a response received on 10th February 2022. A copy of the response has been included with this application ref: Response_PAD000119. Further to the Feasibility Report and consideration of options presented, Pre-application advice has been sought more recently in 28th February 2023.

The feasibility pre-planning application had three options submitted, exploring whether the project could be delivered over phases and possible locations for new classrooms. The conclusion from the pre-application Response_PAD000119 is as follows:

"The layout of the school and orientation of the existing building does limit potential options for the position of the proposed extensions but the locations chosen would appear sensible even though they require the removal of trees within the site. The design, scale and choice of materials proposed is also considered acceptable and so, in principle, the proposal has the potential to be supported. However, at this time there is very limited information available about the condition/age/ quality of the trees on site. This information will be vital in understanding the potential impacts of the development on trees in the school site which themselves are subject of a TPO and so afforded protection. Any application would therefore need to contain adequate information to show which trees would be removed, what conditions/quality they are and how trees to be retained on the site would be protected. Any application should also include details of the proposed means of access to the site (including details of any works necessary to facilitate such access) and give information on the number of staff/pupils that would be present as the site expands through the different phases. A Travel Plan would be required. Should trees be lost then these should be replaced along with additional landscaping or works to deliver a net gain in biodiversity within the site. It is important that this is a genuine net gain and not just compensation for any trees that would have to be lost. Natural England's The Biodiversity Metric 3.0 - JP039 (naturalengland.org.uk) should be used to calculate biodiversity losses and gains. F or small development sites (i.e. sites less than 0.5 hectares) use The Small Sites Metric - JP040 (naturalengland.org.uk)"

6.2 Relevant Planning Policies

The main policies/statements set out in the NPPF which are relevant to this proposal are as follows (summarised):

- Paragraph 7 – Sustainable development
- Paragraph 95 – Schools
- Paragraph 104 – Transport Issues
- Paragraph 130 - Good Design
- Policy 131 - Trees
- Paragraphs 174(d), 179 and 180 - Biodiversity Net Gain
- Paragraph 189 - 208 - Proposals affecting Heritage Assets, Statutory Requirements Relating to Listed Buildings and Conservation Areas.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of planning functions, with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

South East Lincolnshire Local Plan (SELLP) 2011-2036 (Adopted March 2019) – the following policies are relevant to this proposal:

- Policy 1 - Spatial Strategy
- Policy 2 - Development Management
- Policy 3 - Design of New Development
- Policy 4 – Approach to Flood Risk
- Policy 28 – The Natural Environment
- Policy 29 - The Historic Environment
- Policy 31 – Climate change and renewable and low carbon energy.

6.3 Public Consultation

A public consultation event was held on 09.03.2023. It was well attended by residents, representatives from the local council and staff members from the school. The proposals were generally well received, the main concerns that were raised involved access issues around the site during the construction phase. These comments will be taken on board and mitigated as far as possible through the contractors proposals.



Image 01 : 3D visualisation of proposal produced by Kier for public consultation



Image 02 : 3D visualisation of proposal produced by Kier for public consultation

7.0 Conclusion

7.1 Conclusion

This document provides the background information with regards to the design philosophy for the proposed extension to William Stukeley CE Primary, Holbeach. The proposals will match the existing school, in materials and style. The main design constraints and challenges relate to the site and access. The design proposals aim to work with the existing layout and through careful phasing avoiding duplication or abortive work within phases. The design focuses on grouping appropriate year groups and staff facilities and considering flow and access throughout.

The proposals are for a number of single storey extensions to the main school building providing a total of 4 additional classrooms, extensions to the Hall and staff facilities, relocation of the plant room, and associated circulation split over 2 phases. It seeks to demonstrate how the design looks to create a new development on this site which responds positively to its local surroundings, as well as meeting the necessary design standards and the requirements of both local and national planning policy.

The proposal has been developed and finalised through a design process that includes analysing the relationship of the existing context, and marries this with the required accommodation and economic development issues.

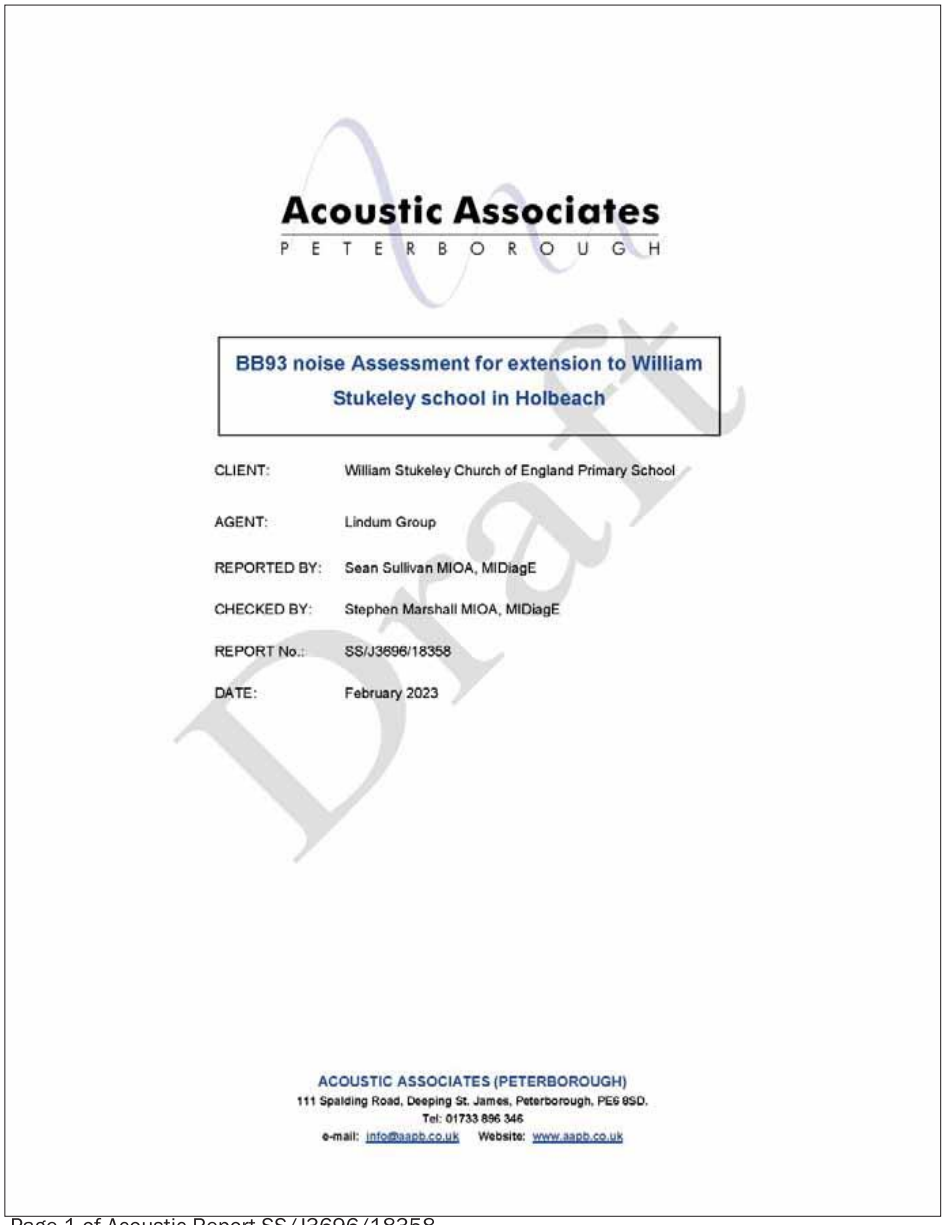
The proposed scheme will work with existing buildings, with careful detailing to harmonise with the existing building and create through form and materiality a well considered extension to the east of the school.

The proposed building will sit comfortably within its surroundings, and not be overbearing. The proposed building provides a design solution that takes into account the existing site an building layout, and looks to minimise the impact it has on the provision of external spaces.

At total of 10 Category C trees are proposed for removal to enable works. These are located to the East of the school and away from the boundary which should minimise the impact on the conservation area. It is proposed to plant 27no new trees to the perimeter (South and West) to help to mitigate this removal of these trees.

Through this considered design response, the future needs of an already oversubscribed school (with growing demands in an area with further planned housing developments) will be addressed to provide capacity for a 2 Form Entry primary school

Appendix A– Acoustics– Noise Assessment



Acoustic Associates
PETERBOROUGH

BB93 noise Assessment for extension to William Stukeley school in Holbeach

CLIENT: William Stukeley Church of England Primary School

AGENT: Lindum Group

REPORTED BY: Sean Sullivan MIOA, MIDiagE

CHECKED BY: Stephen Marshall MIOA, MIDiagE

REPORT No.: SS/J3696/18358

DATE: February 2023

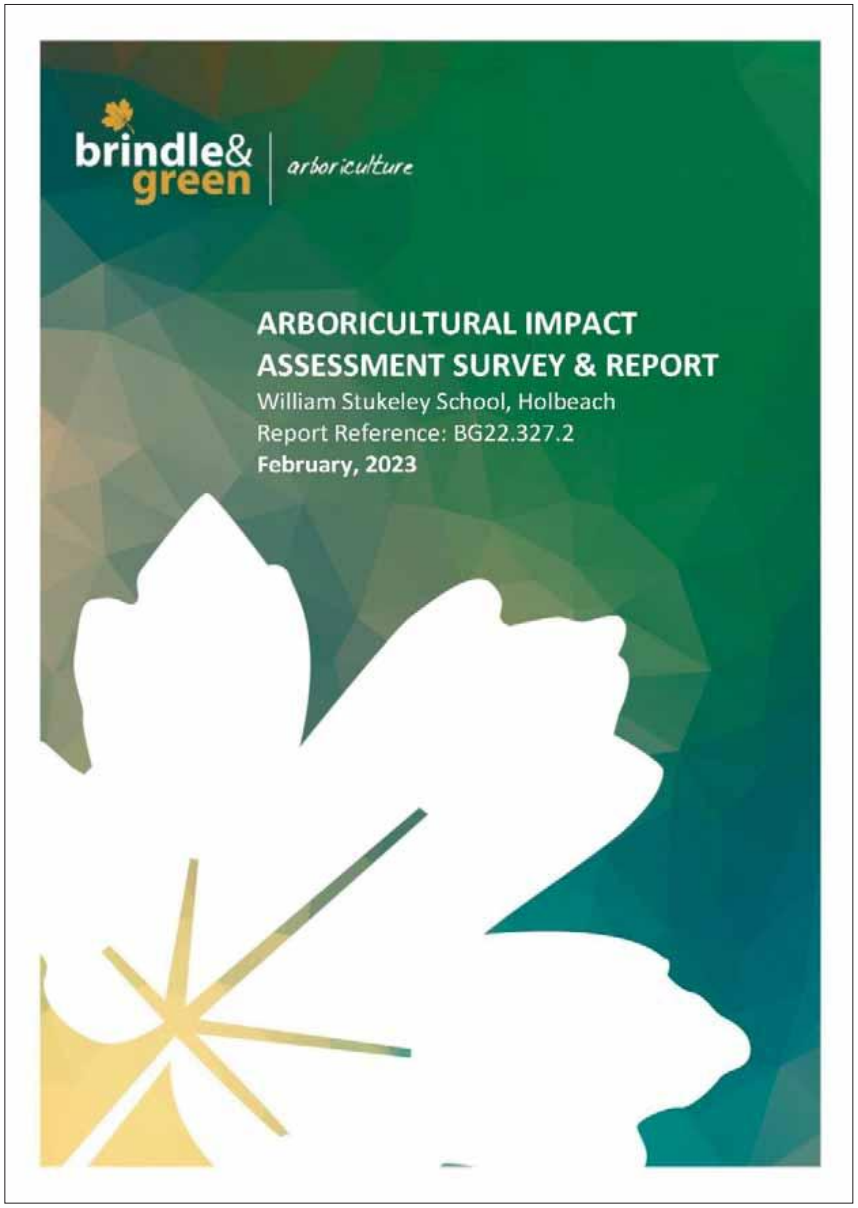
Draft

ACOUSTIC ASSOCIATES (PETERBOROUGH)
111 Spalding Road, Deeping St. James, Peterborough, PE6 8SD.
Tel: 01733 896 346
e-mail: info@aapb.co.uk Website: www.aapb.co.uk

Page 1 of Acoustic Report SS/J3696/18358.

The complete Acoustic Report has been attached as part of the planning application.

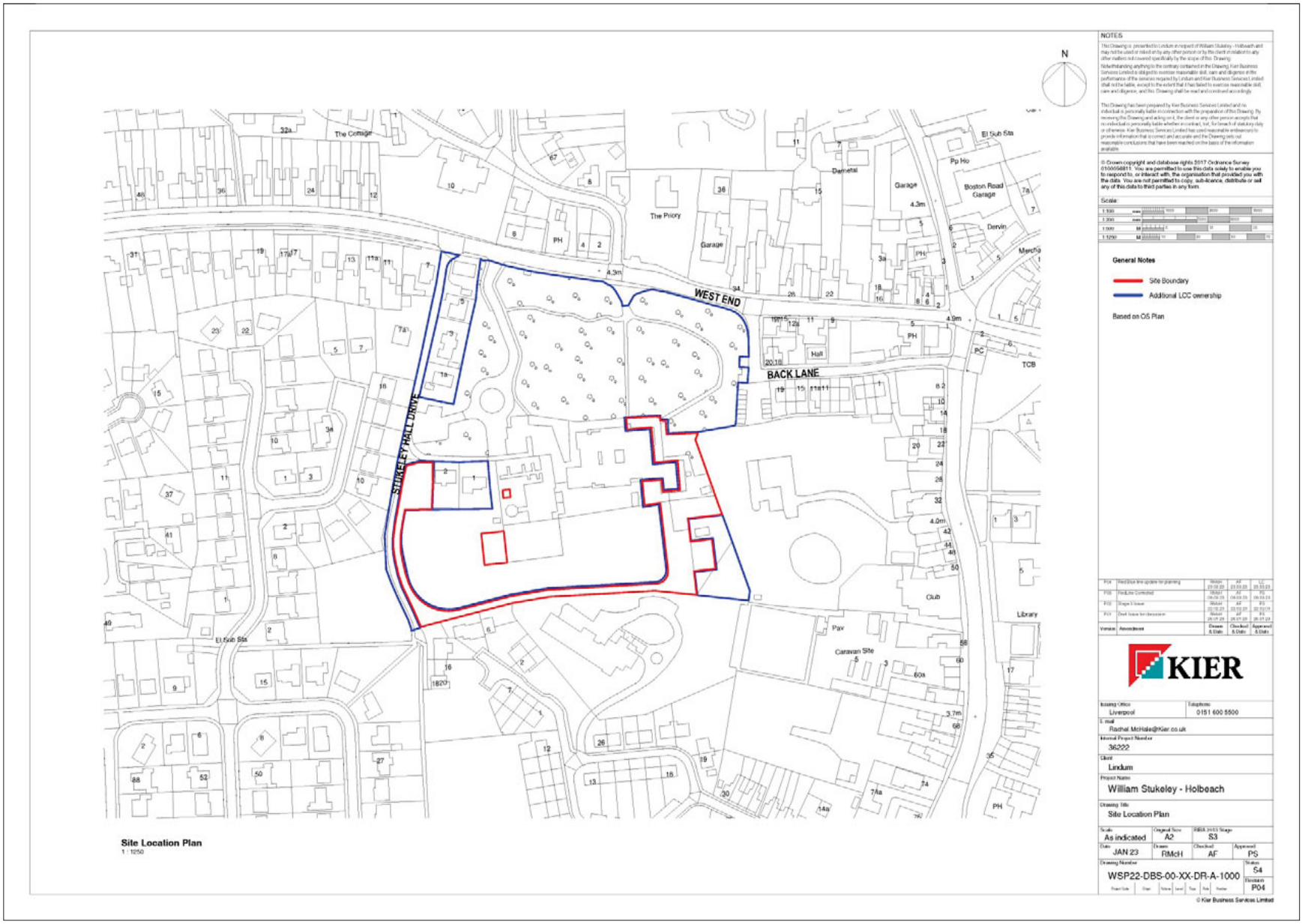
Appendix B– Arboricultural Impact Assessment Survey & Report



Page 1 of Arboricultural Impact Assessment Survey & Report- William Stukeley School, BG22.327.2.

The complete Arboricultural Report has been attached as part of the planning application.

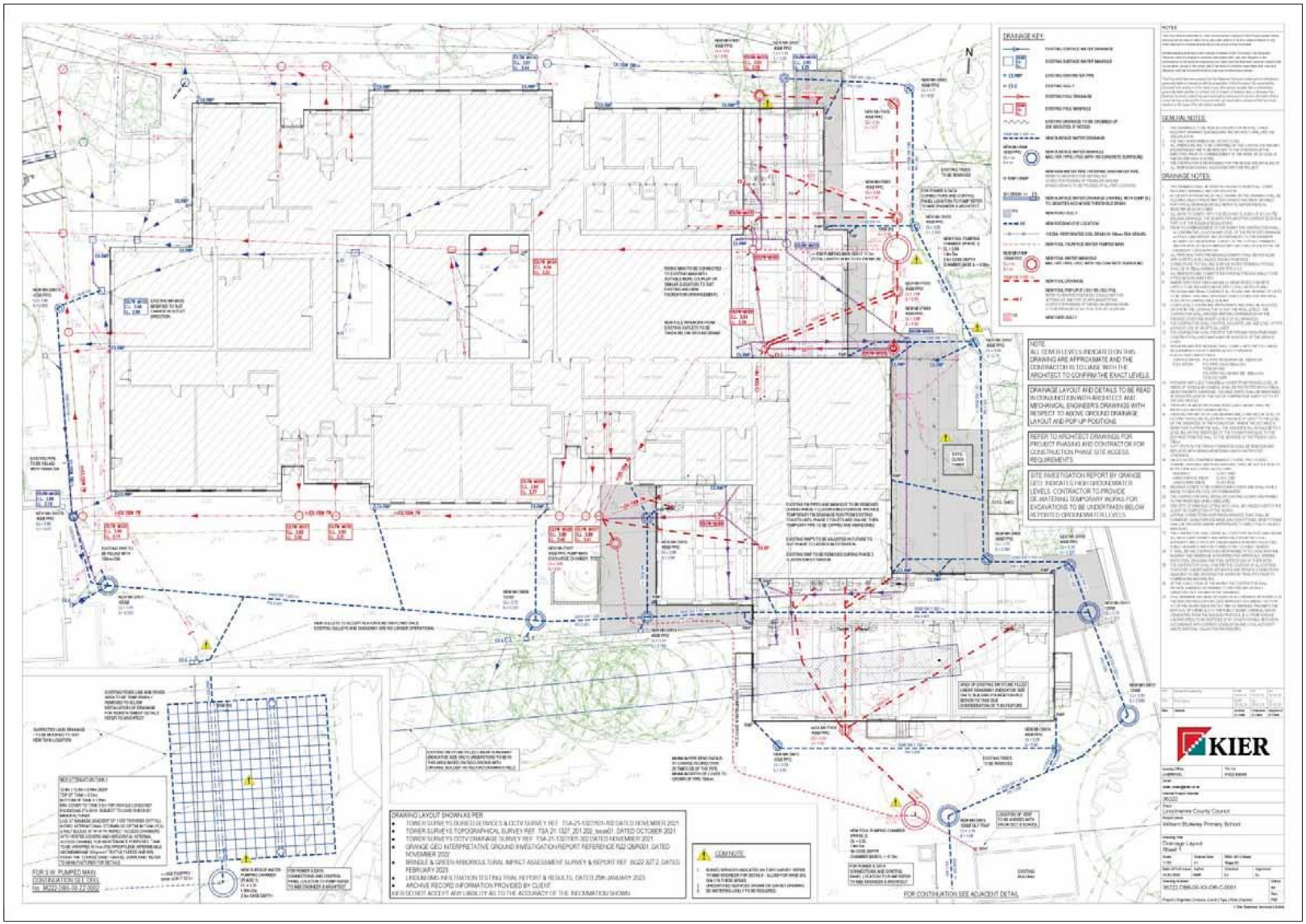
Appendix C – Architectural Drawings and Reports



William Stukeley School-Site Location Plan WSP22-DBS-00-XX-DR-A-1000 (Not to Scale). Produced by Kier.

All Architectural drawings and reports have been attached as part of the planning application.

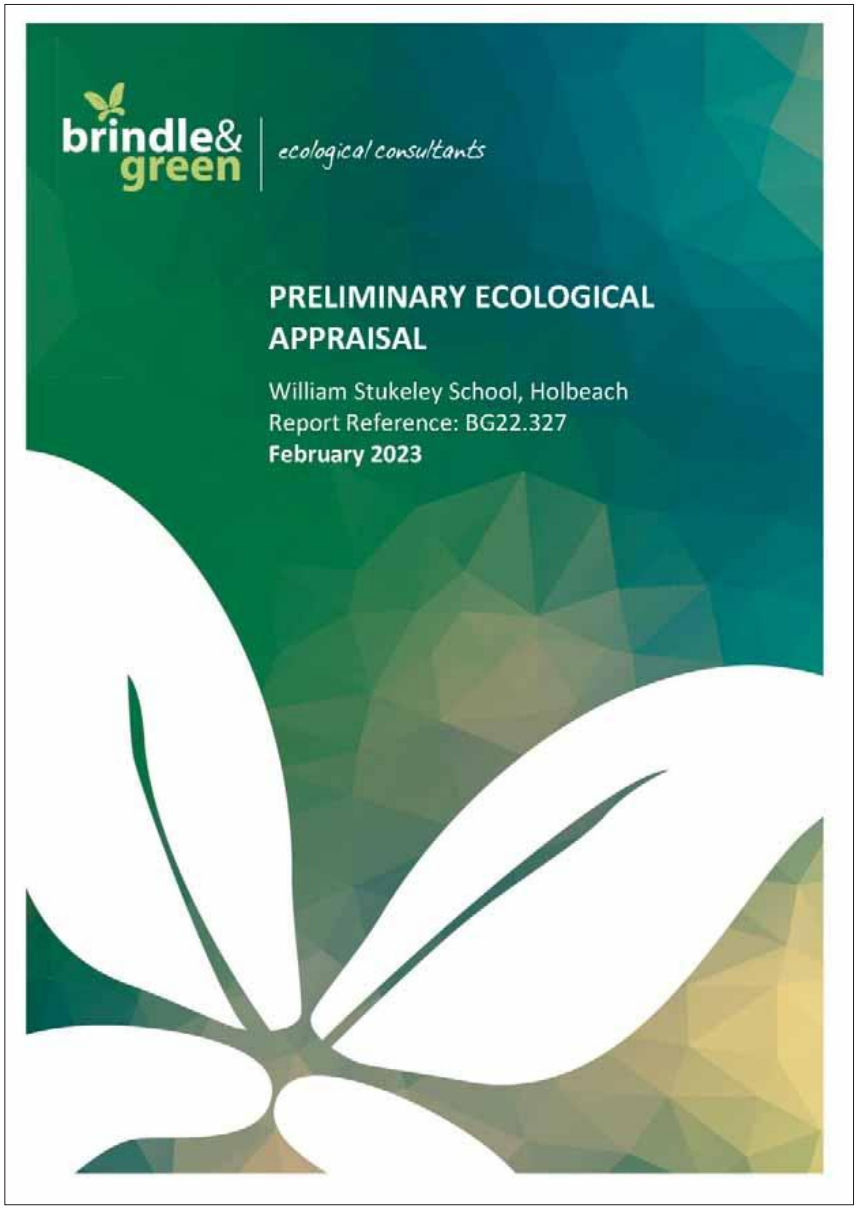
Appendix D – Civil & Structural Engineering Drawings



William Stukeley School-Drainage Plan 36222-DBS-00-XX-DR-C-0005 (Not to Scale). Produced by Kier.

All Civil and Structural Engineering drawings have been attached as part of the planning application.

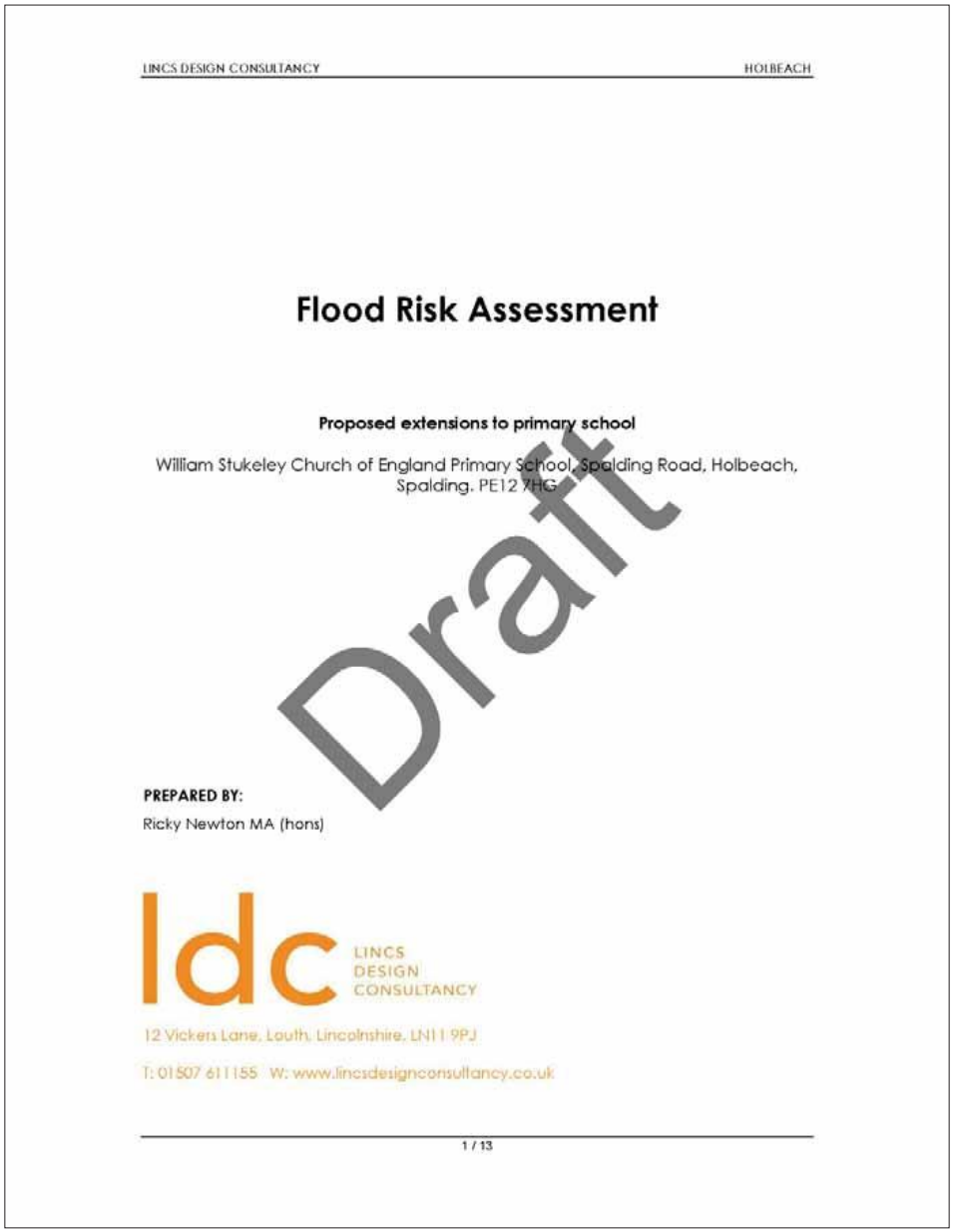
Appendix E– Ecology Report



Page 1 of Preliminary Ecological Appraisal- William Stukeley School, BG22.327

The complete Ecological Appraisal has been attached as part of the planning application.

Appendix F– Flood Risk Assessment



LINCS DESIGN CONSULTANCY HOLBEACH

Flood Risk Assessment

Proposed extensions to primary school

William Stukeley Church of England Primary School, Spalding Road, Holbeach, Spalding. PE12 7HG

Draft

PREPARED BY:

Ricky Newton MA (hons)

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1 / 13

Page 1 of Flood Risk Assessment for proposed extensions to William Stukeley School.

The complete Flood Risk Assessment has been attached as part of the planning application.

Appendix G– Site Investigation

LENDUM BMS

William Stukeley Primary School

Infiltration Testing 25th January 2023 – Trials Report and Results

Introduction

As part of a proposed redevelopment scheme that the school are undertaking it has become apparent that there will need to be wide-ranging changes to the existing Surface Water drainage system, both to accommodate flows from new impermeable areas and also to reroute drainage affected by the creation of extensions. In addition, it has been recognised that the existing soakaway that deals with a large proportion of the school's run-off is becoming life expired and will in all likelihood require major renovation or replacement in the medium term.

Consequently, the engineering consultancy chosen to investigate this work, Kier, have recommended that to comply with the hierarchy of surface water disposal options, infiltration testing would be required in two locations to ascertain whether it would be possible to use soakaways in preference to discharging rainwater run-off to the sewerage network.

The locations chosen – see red-circled locations below - were selected on the basis that SA1 would provide information on the possibility of allowing discharge to ground for a permeably surfaced playground extension and the other, SA2, would provide information on a location for a large soakaway which could – in part or even in total – replace the existing, failing soakaway.



Procedure

The test was carried out in accordance with BRE 365. The weather was overcast with very occasional light showers. The Test pit details were as below:

SA1
Base of test pit – 750mm begl

Pit dimensions (mm) – 400 x 400 x 445dp

SA2
Base of pit – 1250mm begl

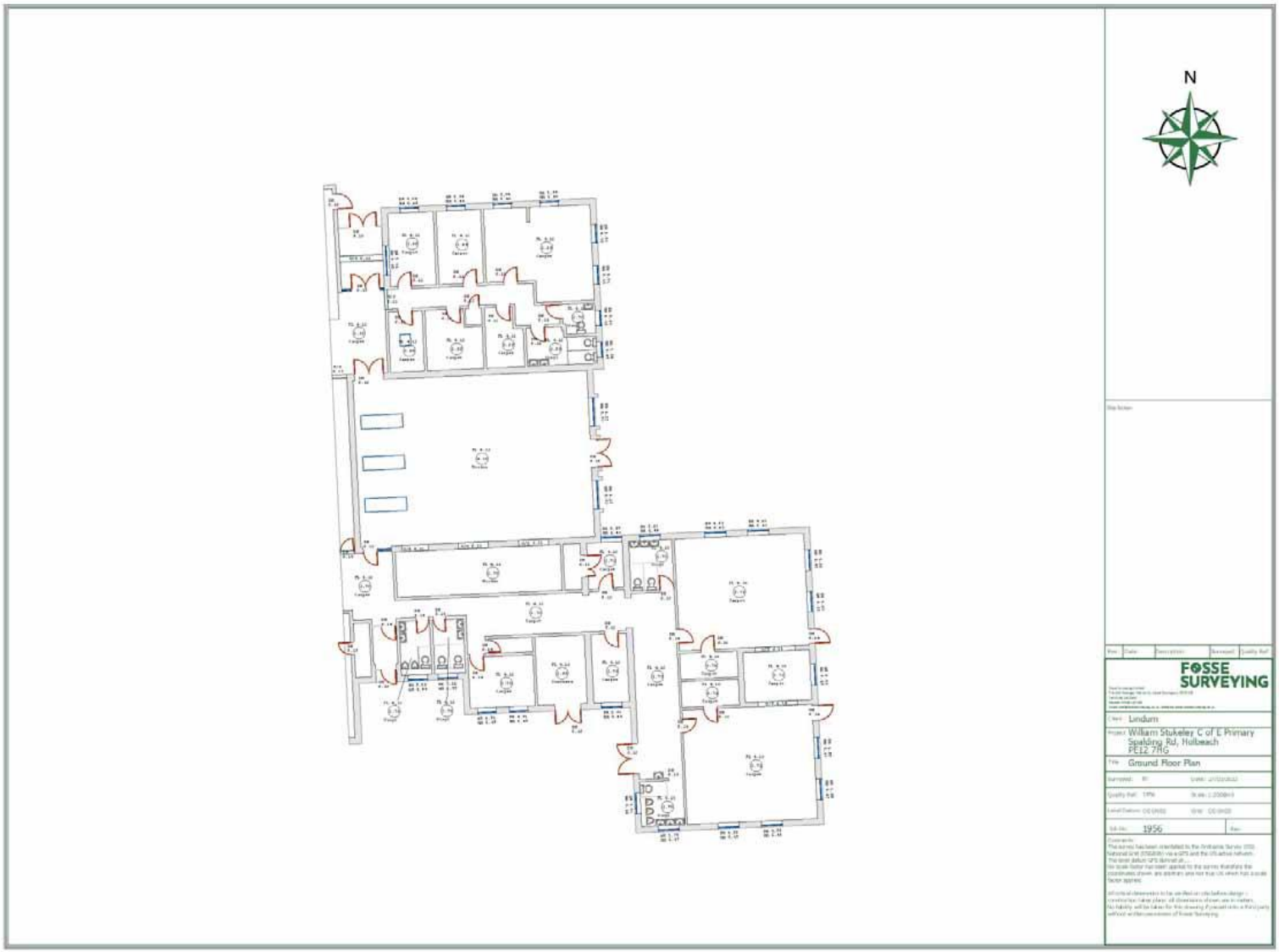
Pit dimensions (mm) – 400 x 400 x 450dp

Report By: Clifford Scott BEng (Hons), CEng, MICE
Issue Date: 24th February 2023
Rev: -

Page 1 of Infiltration Testing-Trials Report and Results.

All Site Investigation reports have been attached as part of the planning application.

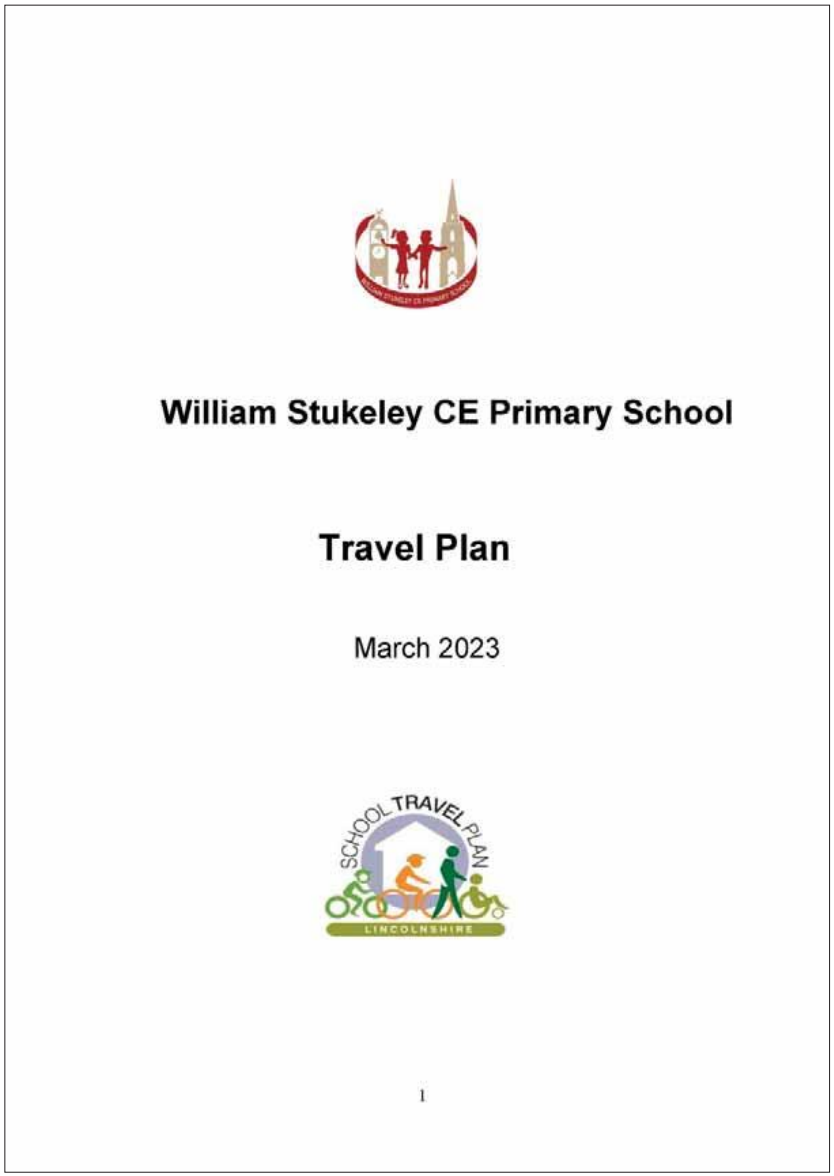
Appendix H– Desktop Surveys Received



Page 1 of MBS survey produced by FOSSE Surveying (Not to Scale).

All surveys and reports that Kier have received are attached as part of the planning application (including: Topographical survey, MBS survey, Utilities report, Buried Services survey and Drainage CCTV survey)

Appendix I– Travel Plan



William Stukeley CE Primary School

Travel Plan

March 2023

SCHOOL TRAVEL PLAN
LINCOLNSHIRE

1

Page 1 of William Stukeley CE Primary School Travel Plan March 2023.

The full Travel Plan has been attached as part of the planning application.