



NEW CLASSROOM BLOCK

UNIVERSITY ACADEMY HOLBEACH

DESIGN & ACCESS STATEMENT

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INTRODUCTION & PLANNING HISTORY

This document has been prepared to accompany the planning permission for a new 6 classroom block for the University Academy Holbeach.

The University Academy Holbeach has been requested by Lincolnshire County Council to increase the Year 7 annual intake of students from 180-240 students from September 2020 to help meet a forecast shortfall of secondary school places in the South Holland area. This project would seek to provide a new teaching block to meet the need for additional pupil 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.

Outline permission was sought in support of a CIF bid funding application which was ultimately unsuccessful, therefore the design has been revised to split the previously approved 16 classroom blocks into two separate buildings of distinct use, science and maths, of 6 classrooms and 10 classrooms respectively. Permission for the 10 classroom maths block will be sought under a separate application.

SITE & ACCESS

The proposed classroom block will be sited in an open area of hardstanding within the centre of the existing school buildings. The site consists of older school buildings to the east and west and the more recent development to the south.

As part of this application, no new vehicular access will be required from the public highway.

LAYOUT

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

Access to the classroom block will predominantly be through the principle access stairwell. The floor plans, mirrored over 2 floors, are serviced by a central corridor which affords access to each classroom.

The ground floor consists of 2no. science classrooms and 1no. general teaching rooms, a provision that is replicated on the floor above. A prep room and chemical store have also been included to service the

science labs. The scheme also includes the requisite toilet blocks, plant rooms and stores to service the new building. The main entrance stairwell will also feature a passenger lift to ensure inclusive access of the whole classroom block.

SCALE, DENSITY & BUILDING FORM

The scale and form of the building has very much been driven by the existing established site aesthetic, being 2 storey in nature and typically constructed as a wide fronted, shallow building with classrooms front and back.

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

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 2012) large extension sited to the south of the proposed development.

The external walls treatment will reflection 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 front to back. The roof material will take the form of a composite trapezoidal roofing panel, in-keeping with existing buildings on site.

Large double height curtain walls are a big feature of the recent construction to the south, and these details have been replicated in the proposal to further reinforce the established site aesthetic.

LANDSCAPING & ARCHAEOLOGY

The location of the new classroom block will be located over existing 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 grassed infilling between access steps as demonstrated on the supporting plans.

BOUNDARY TREATMENT

The development is situated entirely within the existing school boundary so no boundary treatment will be affected.

FLOOD RISK ASSESSMENT

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

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.