NEW CLASSROOM BLOCK

UNIVERSITY ACADEMY HOLBEACH

DESIGN & ACCESS STATEMENT

LINDUM GROUP LTD
Station Road
North Hykeham
Lincoln
Lincolnshire
LN6 3QX
T. *01522 500300*
F. *01522 500377*
E. webmail@lindumgroup.co.uk

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INTRODUCTION

This document has been prepared to accompany the outline planning permission for a new 10 classroom block, subsequent demolition of a temporary classroom block as well as associated car parking 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. Concurrent with this an existing temporary portakabin teaching block (Harrison House) has been Condition Assessed as being at end of life and must be urgently replaced. This project would seek to replace the lost teaching space in the condemned block.

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 6 classroom science block will be sought under a separate application.

The last LCC Suitability Survey (2018) states that there are currently 98 car park spaces with the academy needing a minimum of 129. Therefore it is proposed to include a new car park of 44 spaces which brings the total on-site parking to 142 allowing for an extra 10% future capacity.

The viability of the project is subject to further bid funding whereby the intent of this application will be used to demonstrate the scheme's practicality and deliverability as part of the bid process. The bid seeks to secure funding for the erection of the new 10 classroom block as a replacement of the existing temporary classroom block and construction of the new car park. Therefore, the details surrounding the car park, landscaping and overall use of the northern parcel of land will be finalised should the bid be successful.

SITE & ACCESS

The proposed classroom block will be sited in a vacant area between within the existing main school buildings and the tennis courts.

A new vehicular access will be required from the public highway which will serve the new car park, as well as an altered pedestrian access.

Following the completion of the 10 classroom maths block, the area currently occupied by Harrison House will be redeveloped into the school social area. The details of which will be addressed in greater detail once bid funding for the new classroom block has been secured.

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 though 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 5no. general teaching rooms, a provision that is replicated on the floor above. The scheme also includes the requisite toilet blocks, plant rooms and 2no offices 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 adjacent development. 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 within a historically developed area of the school, it is therefore considered to be of no archaeological interest.

BOUNDARY TREATMENT

The extended school site will be bounded with fencing to match the existing boundary treatment currently adopted.

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.