



AA PROJECTS

DELIVERING EXCELLENCE WITH **DREES & SOMMER**

Design & Access Statement

New Technical Skills Block

University Academy Holbeach

November 2022

University Academy Holbeach

Park Road

Holbeach

Spalding

PE12 7PU



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1.0 Introduction & Planning History

This document has been prepared to accompany the planning application for a new 40 working bay bricklaying roofing and building skills training block for the University Academy Holbeach with parking to ensure the requirements of the previous application are met.

The University Academy Holbeach has secured funding to assist its current students by providing a separate permanent building skills training block so that the existing mixed trades block can be made into solely plumbing and electrics. This project seeks to provide a new building skills training block to meet the needs for the existing and increasing pupils in appropriate quality learning 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 two earlier developments one (the Science block). The second block will provide a further 9 teaching rooms one being a specialist T level medical class room. And the third which is this application is to provide increased trades skills by way of a standalone brick laying and roofing block provision and include the required parking provision as set out in the separate travel plan.

2.0 Site & Access

The proposed Skills block will be sited in an open area of hardstanding within the schools ownership on a piece of land currently partially used for siting the dilapidated modular building which are due to be removed as part of the previous and current development. The site consists of concrete hardstanding slab a small area of grass land and a foot path from the pavement to the fence line that is not used there are some self-seeded trees on it and a boundary fence.

As part of this application, new vehicular access will be required from the public highway.

This has been discussed with highways and has been amended to suit their comments re the entrance point to the parking area.

3.0 Layout

The layout of the new skills block has been governed by existing site constraints as well as the design rational 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 same entrance or via emergency access doors on the same elevation or one to the far gable end.

The ground floor consists of 40no. Brick laying work bays an area allowed for the construction of a bungalow washing station, mixing area, switch and store rooms. The scheme also includes an accessible toilet and changing area and separate toilet cubicles large enough for changing in to service the new building. The main entrance will be via a pedestrian door or the roller shutter if this is open at the time.

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 adjacent skills building (which houses car mechanics and will have a larger dedicated plumbing and electrics provision) once the brick laying and roofing has moved into the new block. linking the two buildings together in appearance as well as location.

The density of the development has very much been dictated by the need for expansion, into larger quality building stock for these in demand trades 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 Skills block has been heavily influenced by the adjacent skills block to the south on the new proposal (circa 2012).

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 composite metal insulated cladding afforded to the newer development to the south. Red bricks will be used up to the ground floor roller shutter head height and above this the new building will be clad with a silver micro rib type panel finish to complement the general site aesthetic. Other metal work elements such as gutters RWP's and the canopy will be finished in a contrasting Anthracite grey as shown on the drawings.

To minimise the overall mass of the building, whilst maintaining the geometry of the existing school buildings, the new skills 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 roof panel fixed into a steel deck, in-keeping with existing buildings on site.

The window language is to give some high level North light into the large open plan space and aligning the ventilation strategy with these to avoid a haphazard arrangement of grills and louvres. Without adding to over heating from the south elevation but keeping the roof available to house PV panels to aid the schools heating and lighting energy bills.

6.0 Landscaping & Archaeology

The location of the new 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 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.



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