



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 16 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 provide a new teaching block to meet the additional pupil teaching accommodation and also replace the lost teaching space in the condemned block.

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 construction and fit out of the new classroom block only. The second phase, consisting of the demolition of the temporary classroom block and construction of the new car park, will be self-funded by the academy once the new classroom block has been constructed. Therefore the details surrounding the car park, landscaping and overall use of the northern parcel of land will be dealt with in a separate "Approval of Reserved Matters" 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.

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.

To the north of the new classroom block, the area currently occupied by Harrison House will be redeveloped into the school social area which would be displaced by the construction of the new

classroom block. 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 central access stairwell. The floor plan is mirrored over 2 floors and symmetrical about the main entrance stairwell. Each floor of the classroom block is serviced by a long central corridor which affords access to each classroom. At the end of each half of the building an additional staircase has been included to provide sufficient means of escape and general access.

The ground floor consists of 4no. science classrooms and 2no. general teaching rooms. A prep room and chemical store has also been included to service the science labs. The ground floor also features the requisite toilet blocks, plant rooms and stores to service the new building. The first floor can be accessed via any of the 3 staircase located at each end of and centre of the building. The central stairwell will also feature a passenger lift to ensure inclusive access of the whole classroom block.

The first floor mirrors the ground floor, with toilets being stacked for ease of construction and as the floor below the central corridor will serve the teaching accommodation. 10no. general teaching classrooms are featured on the first floor bringing the total to 16 for the building.

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 both expansion and replacement of existing end of life facilities. 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 as such

BOUNDARY TREATMENT

The extended school site will be bounded with palisade fence 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.