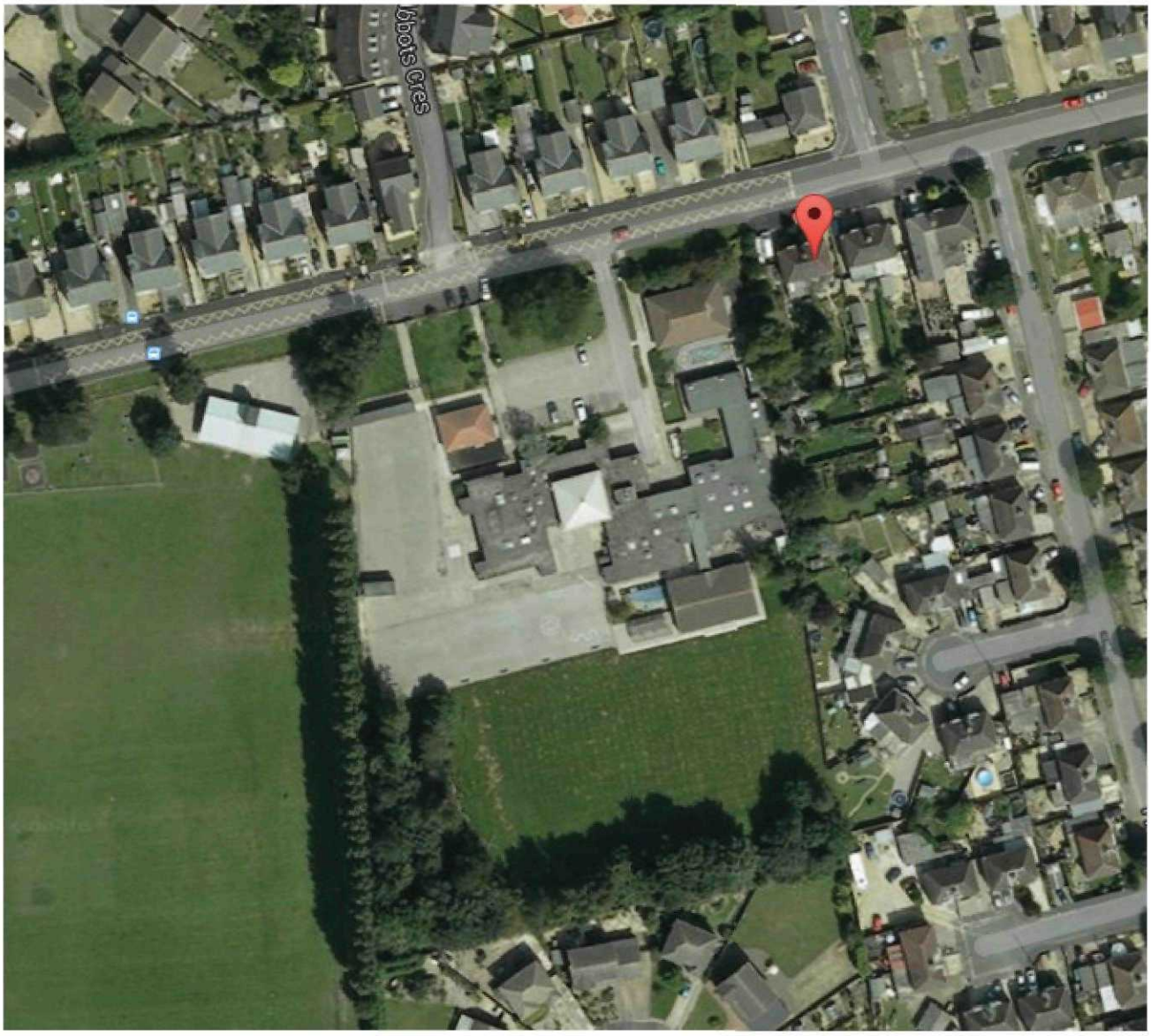
Design and Access Statement

PROPOSED EXTENSIONS AT
MONKSHOUSE PRIMARY SCHOOL
PENNYGATE, WEST SPALDING



CONTENTS

1 The Application Site 3

2 The Proposals 7

3 Design Appraisal 9

4 Conclusion 15

1 The Application Site

1.1 This Design and Access Statement has been prepared in support of the attached planning application for the provision of the new extensions to Monkshouse Primary School to bring it to a capacity of 2 FE place (420 pupils) by September 2016. There are approximately 362 children on roll at present with the existing capacity of the school is 315 places only. The table below shows the phased approach to the increase of PAN that is anticipated following the approval to expand from 45 (315) to 60 (420).

PAN – (published admission number):

	Sep 14	Sep-15	Sep-16	Sep-17	Sep-18	Sep 19	Sep 20	Sep 21
R	45	60	60	60	60	60	60	60
Y1	45	45	60	60	60	60	60	60
Y2	45	45	45	60	60	60	60	60
Y3	40	45	45	45	60	60	60	60
Y4	40	40	45	45	45	60	60	60
Y5	40	40	40	45	45	45	60	60
Y6	40	40	40	40	45	45	45	60
Total	295	315	335	355	375	390	405	420

At present a mobile classroom has been located on the site to help accommodate the surplus number of children. A planning application for one classroom extension with associated areas (Ref: H16/0871/14), hereafter referred as Phase 1 in this document, was already granted and the construction works have already been started.

1.2 The Monkshouse PS is a community primary situated in West Spalding, a small market town in South Lincolnshire. The nearest town is Boston, approx. 10 miles to the north and the nearest city is Peterborough, approx. 15 miles away. Spalding has a good road network infrastructure, with easy access to the A15, A16 and A17. The school is situated on Pennygate, which is within a mainly residential area.

1.3 The original school was constructed in 1972. The school extensions were constructed in 2000 and 2002 to incorporate a standalone Nursery building block, and two classroom extension with a link corridor to the existing building.

1.4 The catchment is predominantly the immediate surrounding areas, and a small but growing number of pupils come from further afield.

1.5 The 1.29 hectares site lies to the south of Pennygate and west to Hannam Boulevard. The school site is surrounded by residential housing to the North, East and South with a recreational ground to the West.

1.6 Pedestrian as well as vehicular access to the school site is provided by the gates at the front of the foothpaths/driveway leading up to the school. The school provides 21 no. car parking places for staff including two marked disabled parking spaces.

1.7 The main school building is a single storey building predominantly with flat roofs apart from the existing hall that has a pitched roof. The Speech and Language block as well as the Nursery block also has a pitched roof.

1.8 The school site slopes down gently from the North to the South with the balance of hard surfacing, habitat and green areas.

1.9 The existing school site consists of single storey school buildings, hard play areas with habitat and green areas around them. There is a tarmac driveway and tarmac area for car parking, and a tarmac netball pitch to the west of the site. Within the perimeter fence the buildings have footpaths and play areas around them.

1.10 The school site is neither in a conservation area nor is this an area of any archaeological importance. This was confirmed in Phase 1 planning application.

1.11 There are no Tree Protection Orders on the site, as confirmed for the previous application mentioned above.

1.12 The Environment Agency website has been checked and confirms that the site is within flood zone 3. The Flood Risk Assessment has been carried out by Waldeck. The objective of the report was to advise interested parties in the development to the potential risk of flooding and the management of surface water from a drainage perspective. The report both assesses flood risk and describes a strategy to drain the site in respect of surface water drainage. The report is part of this Planning Application.



View of the School from Pennygate

EXCERPT FROM Environmental Agency Map.



PE11 1LG at scale 1:10,000 Other maps Data search Text only version





View of the school Main Hall from the playground area



View of the school block we are extending, with one classroom to each side

2 The Proposals

2. 1 The school will be extended to allow the new accommodation to be delivered within an overall coherent school building plan.

2.2 Design Philosophy

2.2.1 The concept is to make a sensitive intervention to increase capacity whilst providing much needed accommodation thus allowing the school to expand to 2 FE (Forms of Entry) and to respond to population growth within the local catchment area.

2.2.2 The design philosophy is to extend the existing school in simple linear form taking reference to the existing wings. The new hall has been arranged to form an infill to the eastern wing of the school as a counterbalance to the existing hall positioned more centrally to the school. The other extension (two classrooms) is an enlargement of the existing accommodation (the most recent build in block near the playing field area), that is to keep the form and shape of the existing building wing. The overall area for both extensions is 356m2 which includes the following: 208m2 for hall extension and 148m2 for classrooms extension. Apart from the hall space (150sqm) that can be utilised for different activities, the hall extension also comprises a servery, PE store, chair store, and circulation area. The classrooms extension comprises 2 teaching spaces with 56 m2 for each of the classrooms, with associated areas (cloaks, toilets etc).

2.2.3 The classrooms have toilets which are accessed via lobbies that are directly connected to the refurbished existing cloaks area. They also benefit from having a wet area with sink units for art and craft activities as well as a storage area. Both classrooms have direct access to the external play area.

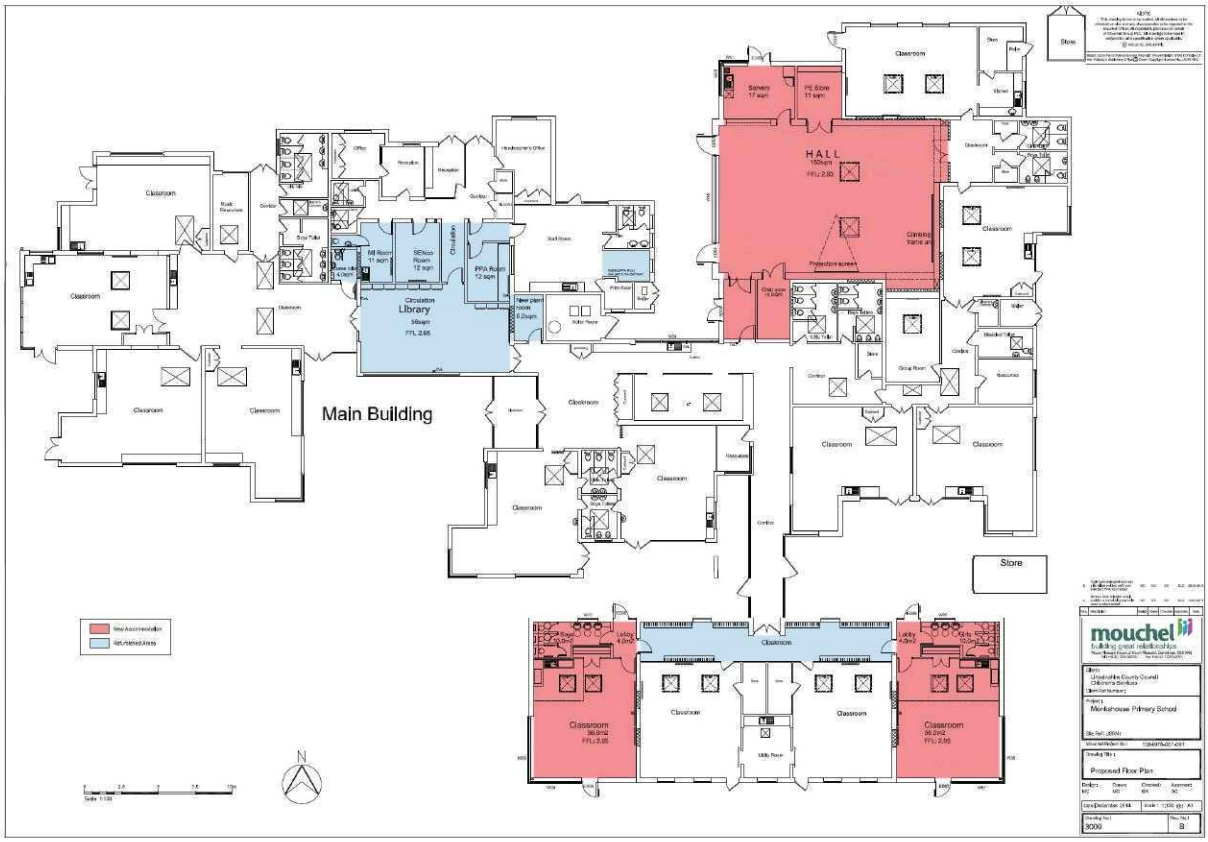
2.2.4 The construction of the existing building wing (classrooms extension) influenced the decision to have a traditional loadbearing masonry construction with truss rafters for the roof structure and integral steel members where required, to deliver a robust and well insulated construction.

2.2.5 A lightweight steel brace frame will be required to provide the structural integrity for the new Hall.

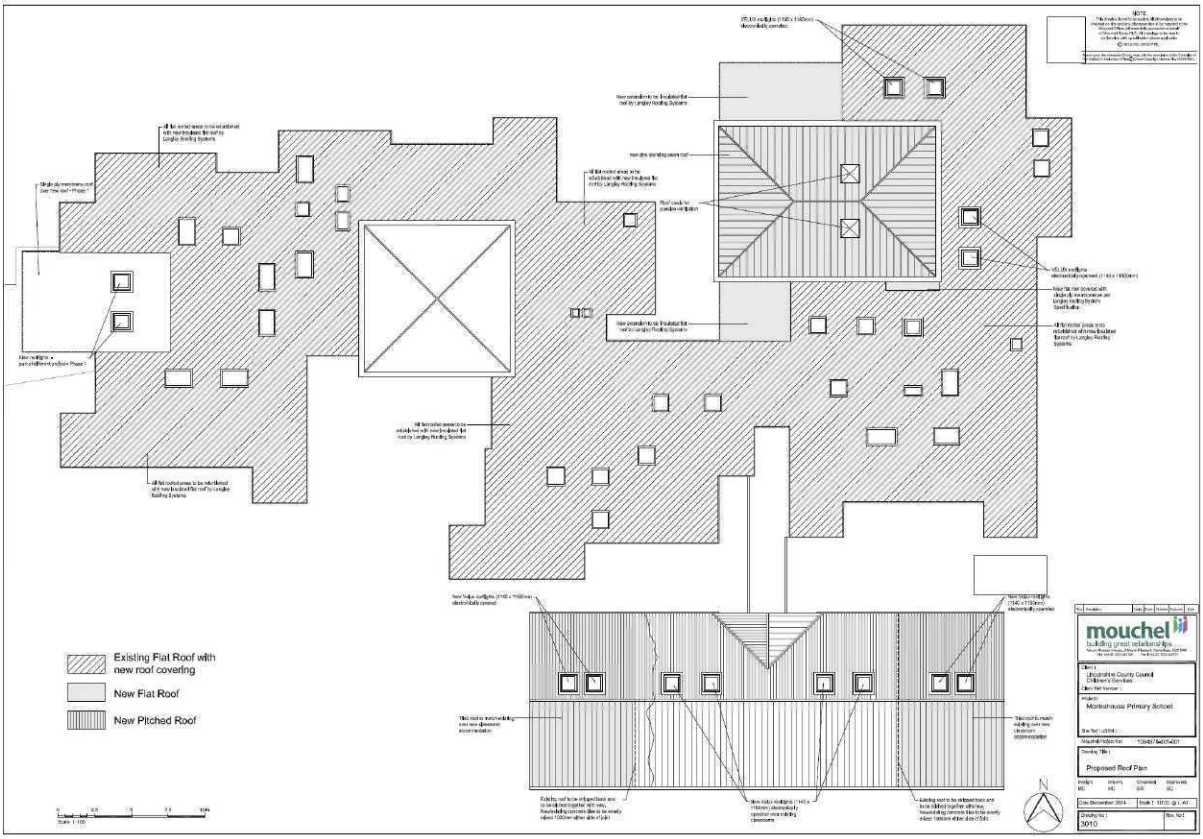
2.2.6 A remodelling of the existing hall will provide some additional spaces that are also necessary to allow the school to successfully deliver the school curriculum for 420 pupils. These spaces are: SENCO Room (Special Education Needs Room); MI Room (Medical Inspection Room); Library; relocated PPA Room; access toilet, circulation area, as well as a little plant room that would serve the new hall and associated accommodation around. The overall area that is to be reconfigured/refurbished is approx. 117 m2.
In addition to this is there is approx.6 m2 of the refurbished existing PPA room turned into the alcove of the existing staff room that would now be of a reasonable size to accommodate the increased number of school staff.
The refurbished cloakroom in the existing two classroom wing plus the area of the toilets that are to be demolished would give enough space (approx. 43m2) now to serve four classrooms (2 no. existing and 2 no. new classrooms) and accommodate space for 120 No. coat pegs with benches.

2.2.7 Due to the blocking it up of the existing window openings in the areas where the new extensions are abutting to, there is a need to create a number of new roof light openings (2 no. roof lights in each of the 5 no. existing classrooms as well as 1 no.

Proposed Floor Plan



Proposed Roof Plan



roof light in the existing small group room) as shown on the drawing Proposed Roof Plan as well Proposed Floor Plan.

2.3 Drainage Strategy

The proposed drainage will be designed and specified in accordance with BS EN752, the Building Regulations Part H and the SUDS Manual (CIRIA 697). The proposed Drainage Strategy is shown on drawing **1064978/S/020**, which should be read in conjunction with the Monkhouse Primary School Flood Risk Assessment produced by Waldeck dated February 2015. (Copy attached)
The site is an existing school site containing a series of existing single storey buildings of varying height. The topography of the site is generally flat and contains a mixture of existing paved and grassed areas. The new proposed extensions are to include 2 No new Classrooms which will be attached at either end of an existing stand-alone masonry built building. The New Hall is to be located in an area bounded on three sides by adjacent existing school buildings. The footprint of the proposed new buildings will be located over areas either already covered by hard standing's or grassed areas. The net increase in the surface area affected by SW is shown below.
The existing on site drainage is designed as a separate systems and any new drainage will be connected into the appropriate foul or SW system
A CCTV drainage survey is planned for the near future to prove the un-known runs indicated on the drawing, plus the condition of the existing sections of pipe. The existing drains will be traced back to the existing sewer which is assumed to be located in Pennygate.

2.3.1 Foul Drainage - The proposed new works include new toilets built within the area adjacent to the existing Hall, plus the new extensions noted above will include several new toilet blocks and several new sinks located within the Classrooms. The additional quantity from the new works is calculated as approximately 3.50 litres per second which is to discharge via the existing on-site foul drainage at several locations.
Due to the relatively shallow on-site foul invert levels it is anticipated that a pumping Chamber will be required to discharge the new Classroom foul drainage via a rising main into the existing on-site gravity system.

2.3.2 Surface Water Drainage - The proposed 2 No new Classroom extensions will be constructed over areas presently containing a mixture of hard-standing and landscaped grassed areas. This equates to a net increase in roof area of approximately 75.0m2.
The proposed New Hall extension is to be constructed over an area predominantly covered by hard-standing, however there is a small grassed area of approximately 70.0m2 that will be covered.
The GI Report has recorded the existing on site ground water level as being approximately 0.990m to 1.130m below existing finished ground level. This then precludes the possible use of soakaways.
The total combined increase in area of approximately 145.0m2 subject to rainfall is minor, and equates to an over-all increase of 3.95 litres per second discharging from the site. This is based on a rainfall intensity of 75mm per hour with an allowance of a 30% increase for climate change. As this is a relatively small quantity the proposal is to discharge the additional increase of 3.95 litre per second via the existing on-site drainage into the existing sewers.

3 Design Appraisal

This section of the report demonstrates the steps taken to appraise the context of the proposed development and goes on to explain the detailed design of the development proposed and access considerations.

3.1 ASSESSMENT

3.1.1 Context and evaluation

3.1.1.1 The wider and immediate context of the site has been considered in the development of the proposal in terms of the physical characteristics.

3.1.1.2 The overall site area is big enough to accommodate an increase in the capacity of the school. The site is located in a primarily residential area with the western aspect overlooking the SHDC recreational ground.

3.1.1.4 Part of the existing hard play area, lost as a result of the new proposal, will be substituted with the new hard play area alongside the new extensions.

3.1.1.5 The whole context of the site will remain more or less similar to the current situation. The new development is reasonably in keeping with the matrix of the existing and surrounding building wings.

3.2 DESIGN

In considering the design of the proposal the following aspects have been addressed. These are set out below:

3.2.1 Amount/Scale

3.2.1.2 The new extensions, running North to South, have been carefully designed to ensure that the overall silhouette of the school still remains cohesive. Therefore the design of the new roofline has been carefully considered to ensure minimal impact to the existing school. Although the new hall, with an approximate maximum height of 7650 mm above the existing ground level, is higher than the surrounding low level part of the main building, this will not have a large impact on the external views. This is because the new hall is centrally positioned within the site. It is formed as a counter balance to the existing hall that at present is not big enough to deliver the curriculum for 420 children. The new accommodation associated with the new hall is lower and is generally in keeping with the height of the single storey existing building that it abuts. The two new classrooms are just extensions to the existing school wing and would match the existing roofline that is approx. 4720 mm from the ground line.



Proposed Elevations – sheet 1 of 2



Proposed Elevations – sheet 2 of 2

3.2.1.3 The proposed extensions will not be at odds, in terms of scale, with the local surroundings.

3.2.2.1 Layout

3.2.2.2 The design of the building extensions is a response to the shape of the existing school building, by using a simple building form which would complement the appearance of the existing building. The building extensions utilise the principles of sustainable design.

3.2.2. Appearance

3.2.2.1. The overall palette of proposed materials comprises:

Brickwork to match that already present is to be used throughout for the new extensions. In addition cedar cladding has also been introduced at the high level of the new hall in the areas where the new walls abut the existing building.

The dual pitched roof has been adopted for the new classrooms extension with concrete interlocking tiles to match the existing roof covering. However zinc pitched over the new hall together with deep zinc fascia will accentuate this area as a new focal point for the whole school site. The new flat roofs above the areas that are to be built in association with the new hall are lower in height and they will be covered with single ply roof covering.
The external powder coated aluminium windows and doors with high performance double glazed units will be used throughout. Solid panels at the bottom of the new screen replacement will match the colour of the existing ones (light green). The fascias for the classroom extension on either side of the existing block, as well the fascias to the new accommodation with the flat roof covering, will be timber, and their colour will match that already existing (dark brown). The rainwater goods to the hall and the classroom extensions will be metal; their colour white to match the existing.

3.2.3 Landscaping

3.2.3.1 Landscape works will be delivered to ensure that the new buildings (extensions) are fully integrated into the site.

3.2.3.2 The key objectives and guiding principles of the landscape proposals are to:

- adjust the existing areas around the new extensions to provide a secure, safe and friendly environment within the school grounds
- provide pedestrian circulation around new extensions.
- provide internal site fencing, where necessary, for the areas that have been usurped by the new extensions (relocated play area near the playing field; fencing around the bin enclosure that is now moved to the northern part of the site).
- substitute the existing trees that are to be felled as a result of the proposal with new trees, where possible.
- substitute the hard play area that is lost as a result of the proposal i.e. the hard play area to the southern part of the site near playing field is

now to be replaced with hard surfaces dotted around the new extensions.

- reinstate the grassed area currently under and around the existing mobile classroom, once it has been removed after completion of construction works.

3.2.4 Access

3.2.5.1 The design has been be informed by Approved Document M of the Building Regulations, BS 8300 and Accredited service specific guidance.

3.2.5.2 Objectives

- People, regardless of disability, age or gender, can reach the principal entrance to the building and other entrances as described by Approved Document M, from the site boundary and from car parking within the site;
- Elements of the building do not constitute a hazard to users, especially people with impaired sight, but rather assist in way-finding;
- People, regardless of disability, age or gender, can have access into, and within, the building and to the building's facilities;
- There is appropriate sanitary accommodation for all the users of the building.

3.2.5.3 Key Features

a) Site Access:

- The site is fully accessible by roads and footpaths. The school will have safe on-site parking with a total number of 30 no. car parking spaces (incl. 2 no disabled bays) out of which 10 no. places are new and part of this proposal. The new covered and lockable 24 no. cycle places and 10 no. scooter places were proposed as part of the Phase 1 works.
- Pedestrian/vehicular access to the school will remain as existing.
- Temporary construction access would be required during the development to enable vehicles to access the compound area. That access will be established for the Phase 1 works purposes, however additional temporary pedestrian paths would need to be established to link the main compound area with areas associated with the new hall and other accommodation to the North as well as the new classrooms to the South (near playing field). Once the works are completed, both the hard surface and grass surface areas will be reinstated to their original use.

b) Access into the Buildings:

- The proposed development includes the addition of some new entrances which will be delivered in line with current regulations and help to make the building plan clear and easy to use.
- The door thresholds will be level. The internal floor finish of all the entrances will be mainly barrier matting which will serve to remove rainwater from shoes and wheelchairs. This surface will not impede wheelchair access or create a trip hazard.

c) Internal Circulation:

- There will be no changes in finish floor levels or stepped access to the extended and remodelled areas
- All single leaf and double leaf doors will have a minimum clear width of 800mm. There will be an unobstructed space not smaller than 300mm on the pull side of all push/pull doors (measured between the leading edge of the door and any return wall).
- All door furniture will contrast visually with the surface of the door. Where latches have been specified, these will be activated by the lever handle which can be operated by a closed fist.
- The majority of doors will need to be self-closing for fire purposes.
- Vision panels will be in accordance with the requirements of the Approved Document to Part M.
- Projecting elements such as columns will be avoided where possible. Where these exist, a visually contrasting barrier will be provided to direct people around them.

d) Facilities:

- The new development will provide separate sex toilet washrooms for the children
- There will be one new accessible unisex toilet to serve both the children and the staff at the eastern part of the main building.



View of the playing field

Conclusion

4.1 A series of meetings have been held with the school representatives. The latest consultation was held on 02nd March 2015 offering the best opportunity for the school to give their comments and ultimately to support the proposal.

4.2 Overall the aim for the design was to ensure that the proposed buildings would fit comfortably and sympathetically within the local environment.

4.3 This proposal meets the aim of increasing the capacity of the school while ensuring there will be no adverse impact on the environment of the surrounding area or the amenities of its residents.



View of the play area we are relocating to build a new classroom



View of the 'courtyard we are infilling with the new hall