



DESIGN & ACCESS STATEMENT

THE GARTH SCHOOL, SPALDING – Single storey classroom extension block to replace undersized existing accommodation



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1. INTRODUCTION

1.1 GENERAL

This statement has been prepared in support of a planning application to replace the existing undersized classrooms at The Garth School in Spalding. The 5 undersized classrooms will be housed within a new single storey classroom extension to the rear of the existing school. The current classrooms will then be reclassified and used for supplementary accommodation required by the school which they currently don't have e.g. library, visiting professional office, sensory room etc. The development of this extension has been carried out with the cooperation of Lincolnshire County Council as part of their wider SEND review across the county

2. THE PROPOSED DEVELOPMENT

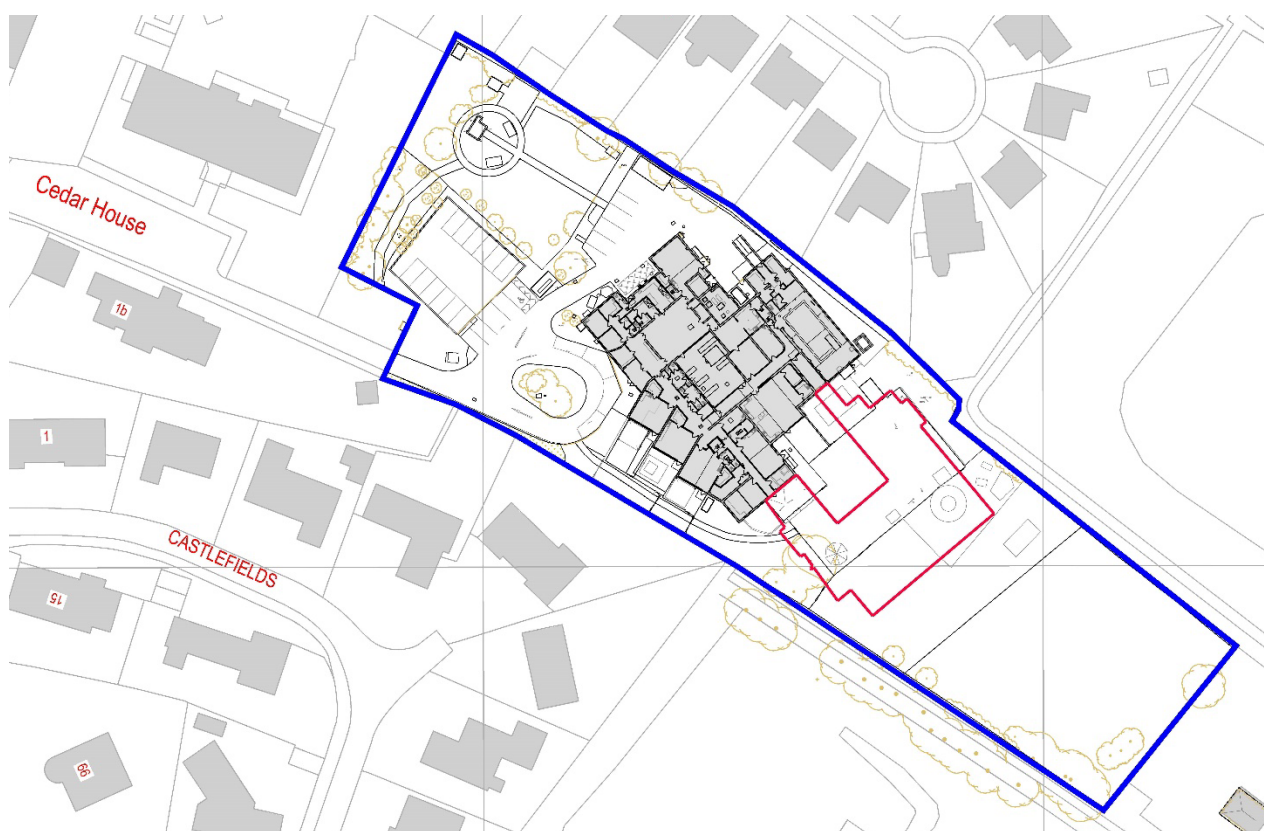
2.1 SITE LOCATION

This is a full planning application for the replacement of undersized existing classrooms to bring the school to the required standard as specified in Building Bulletin BB102 - Designing for disabled children and children with special educational needs.

The existing school is currently undersized based on the number of children they have. Through building the new classrooms to the rear of the school the existing classrooms can be reused for much needed supplementary accommodation.

Site Area: 8045m²

Current Use: Special Needs school



2.2 LAND OWNERSHIP

The site is currently owned by Community Inclusive Trust

2.3 PLANNING HISTORY

Since 1993 there have been two planning applications for the school site.

H16/0374/93 - Refurbishment to existing school swimming pool

H16/0829/10 - Extension and remodelling to provide food technology and life skills facilities and adapt an external courtyard to provide a space for horticulture.

The needs of the school's pupils have become greater over time and there is now a need for larger/compliant facilities to accommodate the steady intake of pupils.

2.4 PLANNING POLICY

We have referred to South East Lincolnshire Local Plan 2011-2036 – Adopted March 2019 and we believe that the new extension at The Garth School is supported by the following planning policies: -

- Policy 2 – Development management
 1. *The proposed development will be low level in design and therefore limit the impact on neighbours,*
 2. *The site is accessed of a joint access road with The Chappell Centre and Cedar House – Care home. It is hoped that through this development more provision will be provided for local children and therefore reduce the traffic/mini buses using this access road*
 3. *The proposed design is a good, sustainable design. We are proposing to construct the extension using a modern method of construction minimising the impact and disruption to the site and surrounding area*
- Policy 5 – Meeting physical infrastructure and service needs
 1. *The development has been worked up in collaboration with Lincolnshire County Councils larger SEND review policy to provide accessible school places for children with Special Educational Needs and Disability locally therefore cutting travel time down and providing school places close to home.*
- Policy 31a – Climate change and renewable and low carbon energy
 1. *The proposed development will be carried out using a modern method of construction. Through the use of modular construction, the overall construction time will be reduced and we will be able to provide a standardised/efficient building*
 2. *The building has been orientated to provide the best use of natural lighting with the use of roof lights and high-level windows.*
 3. *The existing building has a low energy efficiency due to its age. The new extension will be built in accordance with the current building regulation requirements and therefore will be highly efficient and economic*

- Policy 32 – Community health and well being
 1. The development is proposed on the existing playground. The intention is to then extend the play area onto the existing school field which is currently under used due to the needs of the pupils. Although the physical green area of the playing field will be reduced, we will be providing more usable play space through larger playground accessed of the classrooms, a new playground accessed from the class bases plus a new covered internal courtyard which will allow the children to play in any weather
 2. The existing playing field is only accessible from the school grounds and is currently underused

3 JUSTIFICATION

3.1 USE

The application site is situated within the existing school grounds of The Garth School in Spalding. The existing school site has 6 classrooms 5 of which do not comply with the required building bulletin space standards for a school of this type. We are proposing to construct 5 new classrooms to the rear of the existing building and reallocate the existing small classrooms to provide supplementary accommodation urgently required by the school. These new classrooms and the reclassification of existing rooms will bring the school in line with the required school size for the current number of pupils. This proposal is not due to an increase of numbers rather the current building does not provide the space required by the existing cohort and therefore an extension is required to provide new fit for purpose classrooms.

The drawings are arranged as follows: -

- 17/4026/01 – Existing Block Plan
- 17/4026/02 – Existing Site Plan
- 17/4026/03 – Existing Ground Floor Plan
- 17/4026/04 – Existing Elevations
- 17/4026/05 – Proposed site layout
- 17/4026/06 – Proposed Ground Floor Plan
- 17/4026/07 – Proposed Roof Plan
- 17/4026/08 – Proposed Elevations
- 17/4026/09 – Proposed Sections
- 17/4026/20 – Proposed 3D visuals 1 and 2
- 17/4026/21 – Proposed 3D visuals 3 and 4
- 17/4026/22 – Proposed 3D visuals 5

3.2 LAYOUT

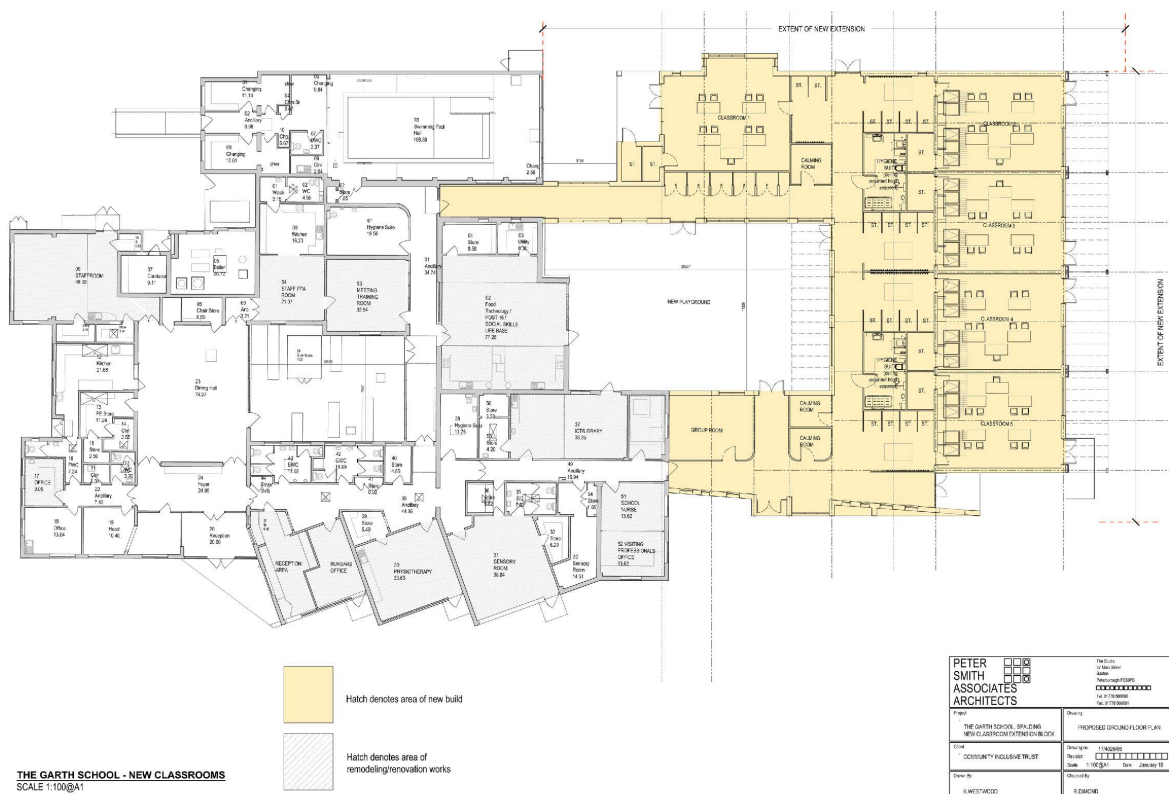
The proposed development will replace 5 existing classrooms which too small are not fit for purpose. The proposed area for development lies within the existing school grounds and will be linked in two places to the existing school building to allow the pupils to easily access the building and create a covered courtyard for the children to use.

The new extension will be accommodated on part of the existing playground. The extension will accommodate 5 classrooms, hygiene suites, calming rooms and much needed storage space/equipment stores. The building has purposely been designed as a single storey construction to reduce the impact on neighbours and to be in keeping with the existing single storey school.

Proposed Site Plan



Proposed Ground Floor Plan



3.3 AMOUNT

The existing GIFA of the school is 1230 m² and the footprint of the new 5no. classroom extension is 714.5 m² which creates a new total school GIFA of 1944 m².

3.4 SCALE

As well as the classroom extension the proposal is to add a new entrance canopy to the school off the existing entrance. This will enable the school to tidy up this elevation which currently has a mixture of roof heights and materials.

The rear extension joins the existing school in two places creating an internal courtyard and integrating the new with the old. The new building has been designed to be single storey which is consistent with the existing school where the accommodation is single storey apart from the hall and the swimming pool building which has a slightly higher roof/ceiling height. The new building follows the existing building line and therefore steps away from the boundary as it extends into the site.

There are no residential properties adjacent to area proposed for the extension. Surrounding the boundaries on all sides are green spaces/playing fields.

Although the extension is encroaching on existing play space new covered play area is being created within an internal courtyard. The current green space is not utilised by the children due to their needs and therefore the new harder landscaped areas will be more accessible and allow the children to use the space regularly

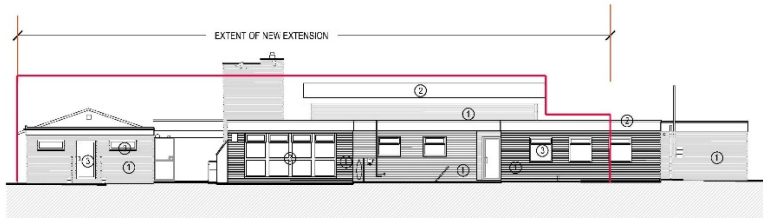
3.5 DESIGN AND APPEARANCE

The design proposed is for a single storey structure which links back to the existing building. The materials to be used have been carefully considered so that the new building sits comfortably with the existing school building and the surrounding area. This will be clad in vertical cladding and slate tiles (both on the roof and hung vertically). This will allow a softer building which will have less impact on the surrounding area. Similar materials and geometric forms have been used to create a balance between the old and new.

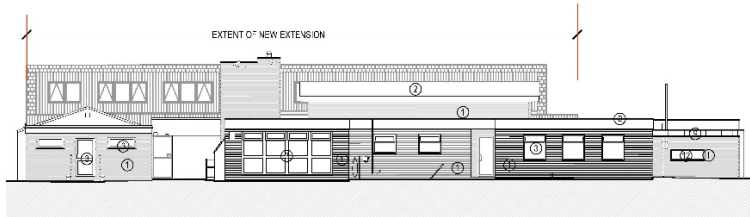
The materials to be used are: -

- Walls – Facing brick to match existing at low level and grey Vertical cladding. At high level grey slate tile hanging to match the pitched roof covering
- Roof – Flat roof felt system
- Roof – Pitched roof, grey slate tiles
- Windows – Powder coated aluminium windows
- Doors – Powder coated aluminium doors
- Entrance canopy – vertical metal cladding (copper/bronze colour)

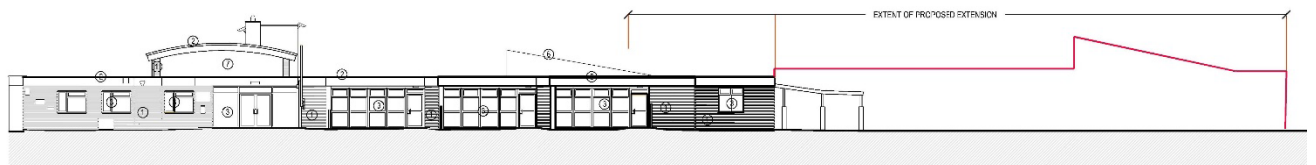
Existing – Front Elevation



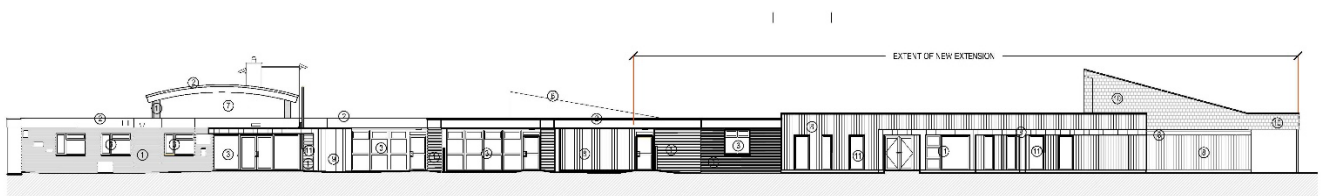
Proposed – Front elevation



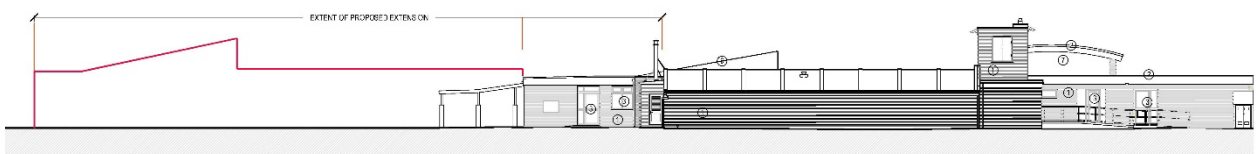
Existing - Side elevation



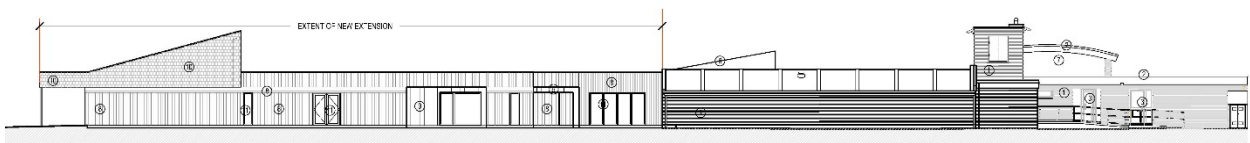
Proposed- Side elevation



Existing - Rear Elevation



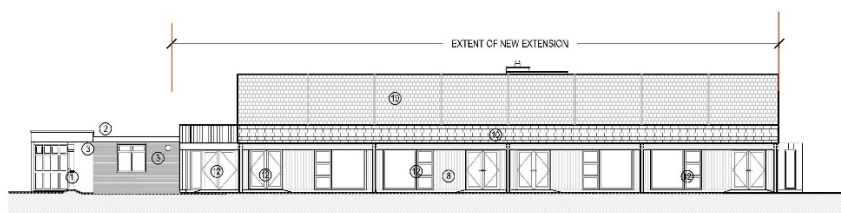
Proposed – Side Elevation



Existing – Rear elevation



Proposed – Rear elevation



3.6 LANDSCAPING

A combination of hard and soft landscaping will be used on the site to form: -

1. Reform areas of the playing field
2. Reconfiguration of the existing playground to accommodate the new building
3. Creation of new internal courtyard and external classroom play areas

3.7 ACCESS AND TRAFFIC

Access to the proposed site will be from the existing access route that leads onto the site. No additional parking spaces have been proposed under this application. The new classroom accommodation is to cater for the pupil numbers who already attend the school site. Therefore, no additional staff will be required, and the existing on-site car parking arrangement will be sufficient for their needs.

The access to the building will be designed in accordance with DDA guidelines and Part M of the building regulations. The facility will be usable to all types of people and the design of the building will consider all user needs.

4 CONCLUSION

This design and access statement has been prepared in support of a planning application for the development of a single storey classroom extension to the rear of The Garth School, Spalding. This proposal is to replace the existing undersized classrooms with fit for purpose larger classrooms and reallocate the existing classrooms to provide additional much needed support accommodation for the school. This proposal has been developed jointly with Lincolnshire Country Council as part of their wider SEND review. Due to the nature of the existing site and the low nature of the existing structure the new design has been carefully considered to provide a sympathetic addition to the school.