



Surfleet Primary School, Station Rd, Surfleet, Spalding, PE11 4DB

# Design & Access Statement

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# 1. Introduction

## Surfleet Primary School - Design & Access Statement

This design and access statement has been prepared to accompany an application for planning permission for the proposed modular SEND classroom facility at Surfleet Primary School.

It has been prepared by Surveyors to Education, acting as construction consultants and agents for Unity Education Trust, who is the applicant for the development.

This document sets out to explain the design principals which have been applied to the project, along with the constraints of the development site, the School's needs and requirements, appearance and functionality.

The format of this Planning Document follows the CABE guidance document, 'Design and Access Statements, how to write, read and use them'.



Proposed site plan (NTS)

# 2. Understanding The Context

## Surfleet Primary School - Design & Access Statement

### 2.1 Location

Surfleet Primary School is a primary (academy) Part of the Keystone Academy Trust, Surfleet is a small village and civil parish in the South Holland district of Lincolnshire, England. It is situated on the B1356 road, 3 miles (4.8 km) north of Spalding, in the Lincolnshire fens. The parish had a population of 1,338 at the 2011 census.

### 2.2. Site / Area Description

Surfleet primary school named the Surfleet Seas End County Primary School. It is in Station Road. It was built in 1878 and has the appearance of a typical Victorian School.[further explanation needed] The original school buildings are still used, as is the old schoolhouse, which has been refurbished and is now an administration office and visitor reception area.

The building has been extended since its first opening to improve and expand its facilities. It now has three internal classrooms, a multipurpose hall, a central library and a computer room. A further mobile building, in the rear playground, acts as the fourth classroom. It has two large hard surface playing areas, an environmental garden, and a large field used for sports and other recreational activities.

The school has under 90 pupils on roll, served by four full-time teaching staff and support and ancillary staff. After 2008 the school federated with Weston St Mary's Church of England Primary School. The proposed SEND classroom unit is to be located at the rear of the school site, on an existing grassed area, adjacent to an existing modular classroom. The new building will be accessed from the existing entrance/car park and footpath, parking and access will remain unchanged from the existing site. The school is *not* located within a Conservation Area and is *not* listed.

Some amenity grassland will be lost, and some existing trees will be directly affected, however a planting/landscaping scheme to counteract the loss will be undertaken. Please see attached Ecology, Tree and BNG reports and planting proposals.

Existing grassed area to be developed

Existing modular building adjacent to development

Existing grassed area & rear of school

# 2. Understanding The Context

## Surfleet Primary School - Design & Access Statement

### Flood risk summary

**Your selected location:** Surfleet Primary School, Station Road, Surfleet, Spalding, PE11 4DB

This information tells you the flood risk of the land around a building, not the building itself.

▶ [How we assess an area's flood risk](#)

▶ [Flood risk and climate change](#)

**Surface water** [More about your surface water flood risk \(/surface-water/\)](#)

**Yearly chance of flooding**  
☒ Very low ☐ Low ☐ Medium ☐ High

**Yearly chance of flooding between 2040 and 2060**  
☒ Very low ☐ Low ☐ Medium ☐ High

**What surface water is**  
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.  
▶ [Why surface water flooding is a problem](#)

**Rivers and the sea** [More about your rivers and sea flood risk \(/rivers-and-sea/\)](#)

**Yearly chance of flooding**  
☒ Very low ☐ Low ☐ Medium ☐ High

**Yearly chance of flooding between 2036 and 2069**  
☒ No data available

**What makes rivers and sea flooding more likely**  
Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.  
This information takes into account any flood defences.  
▶ [Why flood defences cannot completely prevent flooding](#)

### 2.3. Flood Risk

According to the Government's flood risk mapping website, the site is in **Zone 1** and is at **low risk** of flooding from rivers and the sea.

Refer to Flood Risk Assessment.

### Conclusions

- It is the Client's intention to replace an existing temporary classroom at the school with a more permanent structure.
- The site is located within Flood Zone 1 and located outside of the climate change (20%) 1 in 100 year extent and climate change (20%) 1 in 1000 year extent from the River Glen.
- There is a low groundwater flood risk and low risk from reservoirs.
- The DEFRA Risk of flooding from surface water (RoFSW) map and associated data shows that there is a Very Low surface water flood risk at the site and when accounting for future climate change.
- Safe access/egress will be available at all times.



# 3. Design

## Surfleet Primary School - Design & Access Statement

### 3.1. Project Outline

The Proposal is to Demolish the existing temporary Dilapidated Classroom(57m<sup>2</sup>) and construct a new Prefabricated Classroom(66m<sup>2</sup>) building in new location. current footprint to be re-instated to grassed area. The proposals therefore aim to develop the amenity grass space at the rear (not currently used as playing fields for learning space) in order to provide a replacement classroom block generating learning space for Educational use.

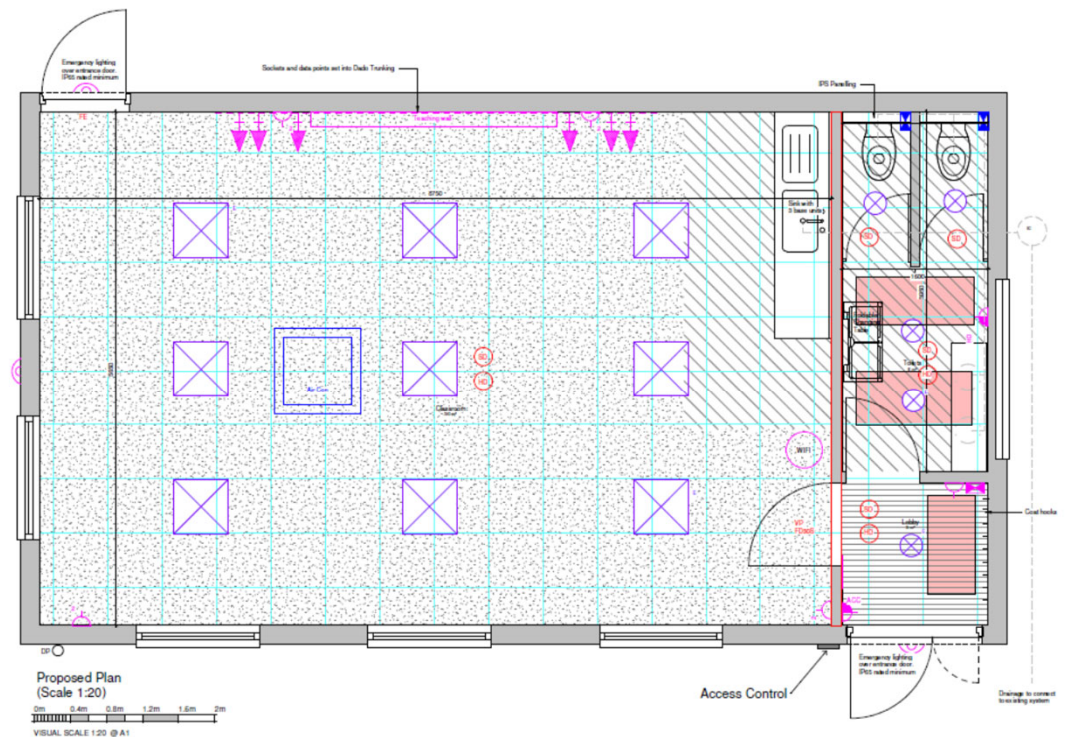
The proposed classroom unit will be designed specifically for this type of education provision, to all modern standards, to provide a safe, welcoming environment and improve the educational offerings on this school site.

The development will allow better use of the relatively unused grassed area, which is not a dedicated play space.

The unit will be occupied during school hours in term time in line with the current use of the school site. The space has been designed in accordance with current standards and best practice. The unit will include the following:

- Main classroom with pupil toilets.
- Entrance lobby/Cloakroom.

Proposed floor plan (NTS)



# 3. Design

## Surfleet Primary School - Design & Access Statement

### 3.2 Proposal

This proposed unit will provide a dedicated self-contained main teaching area comprising classroom with adjoining WCs and Lobby. This space will benefit from a dedicated entrance.

The unit will be providing dedicated SHIP education provision and has been designed and laid out accordingly. The two classroom areas will be complimented WC.

### 3.3 Design

The new modular building will be single storey to avoid imposing on the existing single storey buildings. It will be constructed using multiple steel framed modules supported on concrete pad foundations. The fabric has been designed to modern standards and building regulations and will provide the necessary thermal performance to generate a suitable internal environment – for example uPVC windows and aluminium entrance doors.

Internal areas are designed with a focus on the education provision, with suitable surfaces, lighting and layout. The rooms will be made safe and secure with suitable door furniture and access control systems.

### 3.4 Appearance

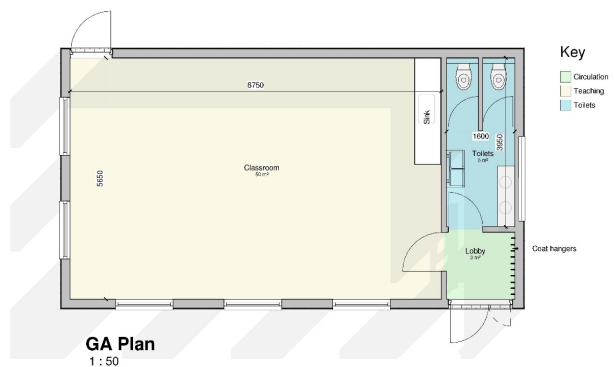
The new unit will provide contemporary aesthetics using modern, durable, materials. Colours for the façade will be muted and sensitive to the surroundings – they will compliment the adjacent existing modular classroom building, which is constructed with brown and terracotta plastisol walls and timber panels below the windows, as well as dark uPVC windows (see photos).

The new unit will also have plastisol (coloured steel) walls with wood-effect (fibre-cement) panels below the windows to provide colour accents to soften the appearance and avoid a single block colour all round. The scheme will suit the rural location and dark coloured uPVC rainwater goods and uPVC windows will tie-in visually with the adjacent modular unit.

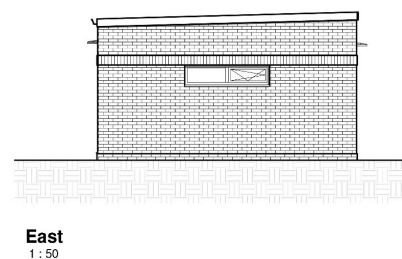
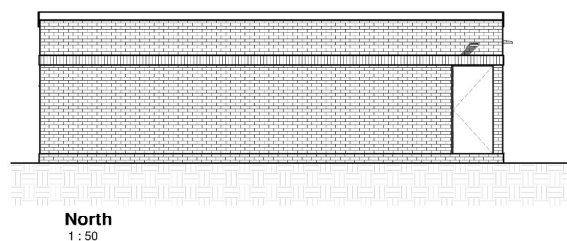
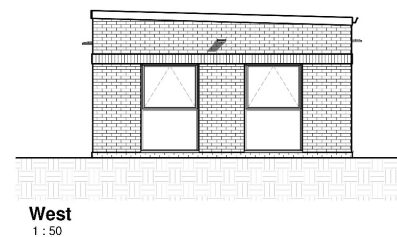
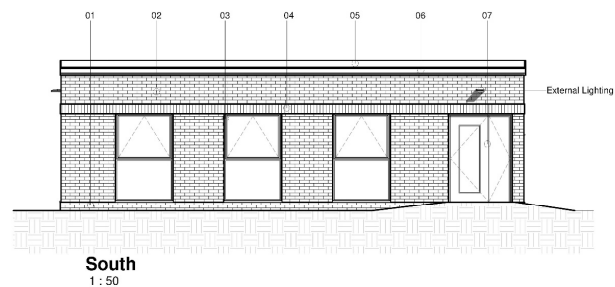
External canopies (timber framed) will be subtle and unobtrusive and will protect the entrances. New welded steel fencing will be installed beneath the main canopy in a suitable colour. See over the page for indicative rendered elevations.

# 3. Design

## Surfleet Primary School - Design & Access Statement



Material Key	
MTL TAG	Material
01	3 Course of Engineering brick
02	Common Brick to match existing school
03	Aluminium framed windows
04	Sideler Course
05	Kingspan K5100/RFW Roof Panel
06	Aluminium Door



The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, CDM Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to durability of the work or not in accordance with good building practice.

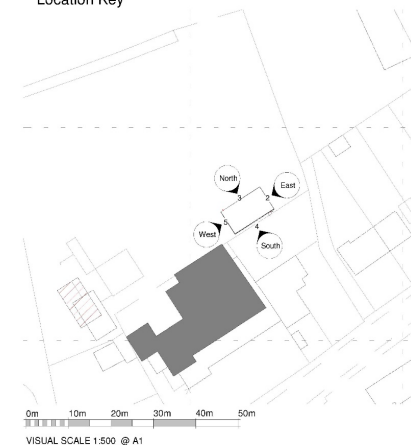
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing is to be read in conjunction with all relevant consultants or specialist drawings. Any discrepancy is to be notified to Surveys to Education Ltd and rectified before proceeding with the work on site or shop drawings.

Where an item is covered by drawings to different scales, the larger scale drawing is to be rectified to.

Figured dimensions to be worked to in all cases.

This drawing and its copyright and patents therein are the property of Surveys to Education and may not be used or reproduced without consent or attribution.

Location Key



0m 1m 2m 3m 4m 5m			
VISUAL SCALE 1:50 @ A1			
T1	Draft Tender Issue		06/11/2024
Rev	Description		Date
<b>S2e</b> Surveys to Education			
CLIENT			
Surreft Primary School			
PROJECT ADDRESS			
Surreft Primary School			
Station Rd, Surreft,			
Spalding,			
PE11 4DB			
PROJECT			
Clock Replacement			
TITLE			
Proposed Ground Floor Plan & Elevations			
DRAWN	CHECKED	ISSUE	DATE
AP	WT	FEASIBILITY	06/11/2024
JOB NO.	DRAWING NO.	SCALE @ A1	REVISION
CIF - S2e -	XX-XX-D-A-2010	As indicated	T1

06/11/2024 14:43:20

PROPOSED NEW CLASSROOM BUILDING



# 3. Design

## Surfleet Primary School - Design & Access Statement

### 3.5 Landscaping, siting and biodiversity

The proposed location was chosen to have the least impact and provide better use of an area currently low-use grassland. For pedestrian traffic and access this location provided the only logical choice, allowing the existing Temporary classroom to be utilised during construction. direct access to the new building from the site entrance, car park and from the school building. Other locations would have meant the new unit was positioned away from the rest of the school buildings and the site entrance and would have caused considerable impact on the existing play and amenity space – i.e. school fields and playground.

Every effort is made to reduce the impact on ecology and biodiversity, however, in any location on this site there is inevitable loss of grass and some vegetation. In the chosen location a small number of trees are directly affected, some are to be removed (see attached ecology and tree survey reports). The areas of grass affected are those directly within the footprint of the new building and the small area of porous tarmac footpath to one side and under the canopy. The surrounding grassed areas will remain, and no development is proposed anywhere else on the school site.

The building will be constructed as close to ground level as possible to provide level access, negating the need for ramps and stairs.

To mitigate the loss of grass and trees, a planting scheme is proposed on the school site, one that is complimentary to the existing vegetation on the school grounds and will be introduced in a way that avoids impacting on the school and the neighbouring properties.

Impact on surrounding areas will be negligible as the development area is segregated from the residential areas by the school site, and by well-established borders.

# 4. Access

## Surfleet Primary School - Design & Access Statement

### 4. Access

Access will remain unaffected. The existing school entrance from Station road will be used with negligible impact on numbers accessing site with no increase in students or staff numbers. The existing car park will be used for staff only and as per current arrangements, whilst the school has existing provision for those arriving on foot and bicycle.

Footpaths currently exist from the car park through to the proposed development site, and are used by the school and the nursery. This access will remain unchanged.

The building will be constructed at ground level to allow level access from footpaths, and accessible facilities will be provided internally.

No changes to existing access provision onto the site are required. Dropped kerbs near the front entrance of the school already exist.

The new modular units will be lifted into position by a crane located in the front car park.



# 5. Summary & Conclusion

## Surfleet Primary School - Design & Access Statement

### 5. Summary & Conclusion

This application seeks approval for a new modular classroom building at Surfleet Primary School. The design will be of highly efficient and good quality construction with an attractive, modern but sensitive aesthetic. The proposed development looks to provide a high-quality internal teaching space, designed specifically for Education provision and will significantly improve the educational offering on the site. The development will occupy an area of low-use grassland and a sensitive planting scheme will be undertaken upon completion to mitigate any loss of vegetation. The design and location has been designed to prevent any negative impact on the surrounding properties and we trust that this design and access statement and accompanying design information is sufficient for Breckland District Council to approve the application for development at the site.

# 6. Appendix

## Surfleet Primary School - Design & Access Statement

The following documents are included within the application submission:

### Surveyors to Education Drawings and other documents:

P24650-S2e-XX-XX-D-A-00 00 – Site Location & Block Plan

P24650-S2e-XX-XX-D-A-01 00 – Site Plan

P24650-S2e-XX-XX-D-A-20 10 – GA ground floor plan & Elevations

Design & Access Statement

Flood Risk Assessment



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