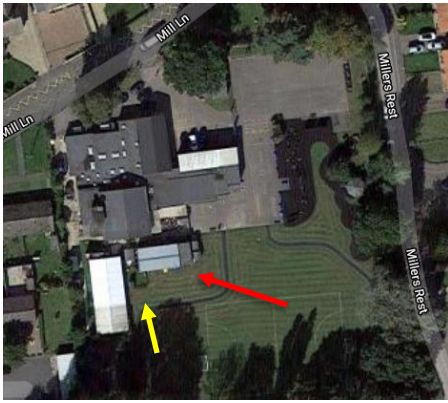




Planning Statement:

Whaplode CofE Primary School, Mill Lane, Whaplode PE12 6TS

1. INTRODUCTION

This statement has been written by Green Modular Ltd on behalf of Whaplode CofE Primary School (hereafter referred to as "WPS"), to support a full planning application made by WPS for a new classroom building. The proposed structure is derived from one of our standard range of modular, pre-fabricated buildings – for further details on the range of designs, see www.green-modular.com.

2. THE APPLICATION

The full application is for a bespoke configuration of our buildings, to be used as an additional classroom replacing a building that is no longer fit for purpose.

The proposed location is to the south of the site, to the south of the existing school building on the site of the existing building (which is no longer fit for purpose). Having discounted other solutions by traditional means as too expensive, WPS sought a solution for their needs using a prefabricated out-building. The proposed building is intended to be a permanent installation for completely independent use, detached from the main buildings.

The proposed building affords a classroom, 3 toilets and 2 store cupboards. It will not result in an increase in pupil or staff numbers. The proposed building will be constructed late 2021.

Ms Shelley Rix (Business & Operations Partner) of Whaplode CofE Primary School therefore seeks approval of this application for the Erection of a single storey detached timber out-building to be used as an additional classroom.

3. SUSTAINABLE DEVELOPMENT

The proposed development complies with the National Planning Policy requirement for sustainable development on the following basis:

- a. Whaplode CofE Primary School currently provides an excellent education establishment for pupils in the local area. Therefore, this fit-for-purpose facility, will replace the space from the existing building. The proposed outbuilding solution is a positive, economic choice, saving considerable cost versus a traditional building.
- b. The Green Modular solution has been designed using materials to the exterior walls to blend in to the existing environment – the Siberian Larch cladding will complement the setting.

- c. The proposed building comprises excellent levels of thermal insulation and air-tightness to minimise on-going energy consumption. All timber used in its construction is sourced from FSC-accredited sustainable sources, the aluminium windows and doors are made from 90% recycled materials and the internal cladding boards are made from 100% recycled materials.
- d. The investment in new facilities at Whaplode CofE Primary School is an investment in the local community, improving facilities for both present and future generations. The proposed out-building will create a high-quality built environment, sympathetic to its setting and installed in a less intensive manner than traditional methods of construction.
- e. The proposed outbuilding will have no impact on the natural environment, being located on an existing site with no geological importance or protected species.
- f. Promoting sustainable transport – the proposed building will be used by existing staff employed at the school with no increase in staff numbers. No gain or loss in car parking spaces is proposed. No Travel Plan is included with this application owing to its lack of impact on staff or pupil numbers.
- g. The impact of this development on the local community will be limited (see para. 8 below). With a large proportion of the project prefabricated off-site, the construction time and use of power tools is limited on site. Construction noise will be limited to 8am to 5pm, Monday to Friday, with the majority of noise creating works being completed within 6 weeks. As a prefabricated modular building, the total construction programme is completed within 10 weeks, thereby minimising site vehicle movements.

4. GOOD DESIGN (ref. section 7 & 10 of the National Planning Policy Framework)

The proposed building comprises a single storey timber-frame structure measuring 10.37m wide by 8.19m deep externally. The height of the structure itself is 4.13m. The building will be installed on the site of the existing nursery building.

- 5. The layout of windows and doors is designed to afford expansive views towards the sports field giving visibility of all surrounding access paths for safe guarding.
- 6. The powder coated aluminium joinery is finished in Dusty Grey colour (RAL 7037) - a finish that is sympathetic to the rest of the structure and is proven to co-ordinate well with the cladding.
- 7. The main door to the proposed building will be formed with DDA approved low thresholds for ease of access.
- 8. The roof will be formed using Firestone Rubber cover single ply EPDM in black, finished into RAL 7037 (Dusty Grey) PPC aluminium roof edge trims with black PVCu square line guttering will be surface mounted to the West elevation.
- 9. The building is largely prefabricated off-site to reduce time on site, which is estimated at 10 weeks. The site will be accessed directly from the existing car park where a secure storage compound will be formed. The only plant used on site will be a small ¾ tonne mini excavator.
- 10. All materials deliveries will take place during school holidays hence the proposed development will have little impact on the existing parking arrangements and only a marginal increase in site traffic during the quiet holiday period. (On average, no more than 6 vehicle movements per day).

11. LIGHTING ASSESSMENT

It is proposed that the new outbuilding will have only (non PIR) switched lighting to the bulkhead walls fitted adjacent to the escape doors.

12. There are existing services for water, foul waste and electricity on site, servicing the nearby school building – these services will be re-used with new service connections and no new provision will be required. *(The existing water Inspection Chambers for foul water and surface water will be made to service the new building. No separate plan for services is included in this application, though the proposed service connections are detailed on the Block Plan drawing attached).*
13. **Parking Provision** – The new development will have no impact on the existing parking provision for the school.
14. **Landscape details** - There will be a compliant accessible ramp formed to the north main entrance door.

Planning Statement: Supporting photos

Existing site



ABOVE: looking North across the proposed construction site (as indicated by the yellow arrow on the satellite image on page 1); photo, above, shows the existing building which is no longer fit for purpose



ABOVE: looking North West across the proposed construction site (as indicated by the red arrow on the satellite image on page 1) towards the existing building.

Planning Statement: Supporting photos

Proposed design



ABOVE: the proposed building will be clad in Siberian T&G Larch and have joinery similar to the image above.