Battling Brook Primary School Design and Access Statement

Overview:

The existing school comprises of a single storey main school building constructed with facing brickwork elevations, coated aluminium fenestartions and a built up flat roof. The school provides approximately 2,590m^2 of internal floor area. The accommodation is supplemented by an existing mobile classroom to the south west of the main building providing an additional 130m^2. The existing buildings are located within a 2.38 hectare site accessed off Frederick Avenue or Outlands Drive in the town of Hinkley. The surrounding area generally comprises of residential properties along with an associated Community Centre.

Proposed development

- Proposal is to provide a new six classroom block to increase the accommodation at the school and replace the existing mobile unit located on the site.
- The new building is to be constructed using structural insulated panels building system (SIPS) and is to be finished with a combination of vertical larch cladding and white render with powder coated aluminium windows and doors and a single ply membrane roof covering with PVC extrusions at 600mm centres parallel with roof slope to give the appearance of a standing seam detail.
- The proposed development is required to accommodate the increase in forecast pupil numbers from 489 to 647 over the next five years. The new building will provide six classrooms with associated sanitary and cloak facilities along with additional group and flexible spaces.

Use

- The proposed new building will be used to accommodate five new classrooms along with replacing the existing classroom lost due to the hall extension works. In addition to classroom spaces all associated with associated sanitary and cloak facilities along with additional group and flexible spaces required. The new building will be linked to the existing via a covered walkway connecting to the rear entrance of the main school building.

Amount

- As previously noted the amount of proposed floor space is required in order to accommodate the increase in forecast pupil numbers from 489 to 647 over the next five years.

Layout

- The location of the proposed building utilises an area of existing hard playground in order to maintain ease of access and integration with the

main school building. In addition to providing the new building and extending the hall area it is intended to provide approximately 750m^2 of new hard play to the south west of the site.
- The proposed location allows the two sections of the school to be connected via a level covered walkway minimising gradients and travel distances.

Landscaping (if relevant)

- It is intended to provide a new 750 m^2 of new hard play to the south west of the site.

Scale and Appearance

- The size and proportion of the proposed building has been determined by the accommodation requirements of the school. With respect to the scale of the building we have utilised a single storey design with dual monopitched roofs (maximum heights of approximately 5.5m) in order to minimise the impact on the site and the surroundings.
- We have opted to use a vertical larch timber cladding to provide a sympathetic contrast to the existing building and surrounds with white render being used to define welfare and cloak blocks of the building.

Access

- The two main access routes to the site are either off Frederick Avenue or Outlands Drive utilising existing entrances and routes which provide level access through the site.
- Having reviewed the existing parking provision we propose to increase the parking by providing 7 no. of spaces.

Policy

- The design of the proposed development has taken into consideration and complies with the relevant policies of the Local Plan including:

  Policy BE1 – Design and Siting of Development
  Policy BE2 – Access to Buildings
- Policy T4 – Retention of Parking Facilities