Design and Access Statement Including Pupil Forecast

UPRN 528 – Witherley CE Primary School – Block M – Single Class Modular





"Leicestershire County Council believes that all the people of Leicestershire should have life long access to high quality education and training for vocational, social and personal needs to improve the quality of their life and contribute to the economic and cultural development of this County and beyond."

Planning Application History

Original: 2006/1425/04

Use

The single class modular was installed on the site in 2007 to enable the school to comply with the DFE (DCSF) requirements set out for the amount of teaching area required per pupil in attendance at the school.

5 Year Pupil Forecast

Jan		4+	5+	6+	7+	8+	9+	10+	11+	TOTAL
2010	Actual	10	8	11	8	13	11	12	0	73
2011	Estimate	11	10	9	12	8	13	11	0	74
2012	Estimate	13	11	11	9	12	8	13	0	77
2013	Estimate	9	13	12	12	9	12	8	0	75
2014	Estimate	11	9	13	12	12	9	12	0	78
2015	Estimate	11	11	10	13	12	12	9	0	78

Layout

The building consists of a single classroom used for general teaching, a library and head teachers office. The loss of the facility created by the presence of the modular building would place an unacceptable strain on the other teaching areas within the school and have a negative impact upon the pupils attending the school.

Size

The building dimensions: Height 3m, Length 15.2m, Width 8m with a GIA of 115.3sqm.

Appearance

The modular building is manufactured by Elliot Ltd. The external walls are fabricated from Stenni aggregate clad panels painted moorland brown. The roof of the building is flat covered in a grey mineral felt. Installed into the unit are 11 double glazed uPVC framed windows, white in colour.

Landscaping and Employee Numbers

As the building has remained in the location specified by the previous permission there has been no additional loss of parking or recreational area within the site. This permanence of location has also avoided any impact upon the surrounding flora and fauna. There is no proposal to alter existing employee numbers as a result of this application.

Access

A fully compliant ramp and complimentary steps were installed at the same time as the modular building, these link into the existing level tarmac path that connects the main school entrance with the other two mobile classrooms and the playground.

Heritage Statement

Three modular structures are located on the school site as follows:

Block G – Built in 1966, is a vertical timber clad pitched roof structure.

Block M – Built in 2007, is a stone surface clad modular building with planning permission granted for four years. This structure replaced a poor Elliott modular building placed on the site in the late 1970's.

Block N – Built in 2009 and is stone surface clad modular building with planning permission granted for five years. This structure replaced a poor Elliott modular building placed on the site in the late 1970's.

All the structures are located behind the Victorian school main building and the places where they can be seen from are the back gardens of 1970's housing, Victorian back gardens, a small section of chain link fencing at the rear of St Peter's Grave Yard all of which surround the school playing field. There are two gaps in this enclosed surrounding feature -

1. A gap in the housing where there are a pair of gates and

2. A limited viewing point from the school gates on Church Road where only small sections of the modular buildings are visible

An appraisal and review of the Witherley conservation area was completed in June 2007 as part of the Hinckley & Bosworth Council's programme to produce periodic Conservation Area Statements.

Following the completion of the appraisal and review, an exhibition was held in St Peter's Church Hall, Witherley, on 28 June 2007 and members of the public were encouraged to comment on the proposals.

Comments received were considered and, if appropriate, included in the Consultation Statement subsequently adopted by council on 31 July 2007.

There are no heritage objections raised in this 2007 document suggesting that alterations should be made to the modular buildings or removed from within the school site, the modular buildings are even shown on the plan.

Modular buildings have been on the site for over 30 years with no heritage objections being raised and planning permission granted on the previous structures without any suggestion that the cladding was not suitable or that all the structures should be replaced.

This application is for the alteration of a planning condition and see no reason why a further five years should not be granted for the retention of the two recent modular structures. The style of these buildings would not normally be acceptable but the precedence has already been set twice in 2007 and 2009.

Hinckley and Bosworth Local Plan: Relevant Panning Policies.

The following policies have been extracted from the Hinckley and Bosworth Local Plan. The unit has remained unaltered throughout the period of standing indicating that the compliance with these extracts that was achieved at the granting of the original consent has remained prevalent at this time.

Policy BE1 – Design and Siting of Development

The borough council will seek to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Planning permission will be granted where the development:

a) complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

b) avoids the loss of open spaces, important gaps in development, vegetation and features which contribute to the quality of the local environment;

c) has regard to the safety and security of both individuals and property;

d) incorporates design features which reduce energy consumption, encourage recycling and minimise the impact of the development on the local environment;

e) incorporates landscaping to a high standard where this would add to the quality of the design and siting;

f) to which the general public would have access, has regard to the needs of wheelchair users, other people with disabilities, elderly people and those with young children;

g) ensures that there is adequate highway visibility for road users and adequate provision for on and off street parking for residents and visitors, and manoeuvring facilities;

h) is not adversely affected by activities in the vicinity of the site which are unlikely to cause a nuisance t the occupiers of the proposed development.

i) does not adversely affect the occupiers of neighbouring properties; and

j) the development of the site is not prejudicial to the comprehensive development of the larger area of land of which the development forms part. In addition for residential proposals, planning permission will be granted where the development:

    i) provides a strong common link between the proposed buildings, spaces and landscape features and the character of the local area;
    ii) ensures an adequate degree of amenity and privacy is provided by the space between the buildings; and
    iii) provides sufficient garden area with boundary treatments that reflects existing features in the area.