Design & Access Statement

(as required by Article 4C of the GPDO and Reg. 3 of the Listed Building Regulations)

Proposed Provision of Mobile Classroom

At

St Martins Catholic High School,
Stoke Road, Stoke Golding, Leicestershire

For

The Governors of St Martins High School

Prepared by

C.P. Associates
Braemar Court
1311a Melton Road
Syston
Leicester LE7 2EN

Telephone: 0116 2607211
Fax: 0116 2605511

Project no: 1296

1 The Project

The provision of a mobile unit containing one single classroom space.

2 The Site

St Martins Catholic High School, Stoke Road, Stoke Golding, Nuneaton, Warwickshire, CV13 6HT.

OS Location plan is attached

3 Appraisal of Context

3.1 Assessment of Planning Policy:

This site is zoned as educational in the current Local Plan/Framework Document

The site is not in a Conservation Area and not subject to TPO's or similar planning constraints.

3.2 Context of local landscape and buildings

The site is relatively flat. The school has been constructed to the northern edge of the site. There are tarmacadam play areas to south and west of the school and a car park also to the south of the school.

The south side of the site is laid to playing fields.

The school has been extended in 2003 by the addition of an ICT suite and SEN room (Application No: 03/01221/FUL). A fire escape staircase was also constructed in 2008 (Application No: 08/00772/FUL). There is currently a project on site to extend and remodel the administration area (Application No: 10/00820/FUL)

The school is of traditional construction with facing brick cavity walls. The flat roofs are covered with mineral felt. The windows are a combination of the original steel windows, painted timber and aluminium powder coated replacement windows with solid colour coated panels below.

There is an existing single classroom mobile to the north of the school adjacent to the driveway to the old convent.

The site is abutted by residential developments or farms to the north. The old convent is located to the south, although we understand that there is planning permission in place to develop this area. The remainder of the site is surrounded by farm land.

The site is not within a flood zone.

3.3 Evaluation of opportunities and constraints affecting the development of the site:

Physical Features

It is proposed to site the mobile classroom adjacent to the rear entrance of the school. The unit will be cloaked on two sides by the existing school buildings and will therefore not be able to be viewed from Stoke Road. The unit will not be visible to the neighbouring houses.

The grassed areas will be made good on completion and access paths will be formed in tarmacadam to give safe access to both doors.

Planning Policies

The unit is of a temporary nature and is in line with the current site use. It is proposed that the unit be replaced when funding can be found to provide a permanent solution. The unit has become available from another local school where a permanent classroom is currently being constructed. As the unit is still in good condition, the diocese are donating the unit rather than have it scrapped.

Perceived Need

The general teaching space areas within the school are currently undersized and lessons are held in the small mobile classroom at the front of the school. This is sited on the wrong side of the school and is in an unsuitable position as it is too far away from the other teaching areas. It is also difficult to see pupils moving from the main school to the unit. This problem will be compounded when the old convent is converted into a residential home, as traffic moving down the rear drive could endanger the pupils. Lessons are also taught in the SEN rooms, corridors and the Library, thus preventing the rooms from being used for their designed purpose.

The unit will provide one additional classroom, thus relieving the pressure on the current rooms.

3.4 Design Factors

The siting of the unit will be discreet and is only of a temporary nature. The unit is being removed from another school, as a permanent extension is being provided at the donor school. The design of the layout and the size of the unit is therefore fixed, but is appropriately sized to provide one general purpose classroom with a small cloakroom and secure store. This is in fact a standard Vic Hallam unit.

3.5 Relationship of the design to surrounding uses

The educational use remains unchanged.

4 The Design Component

Amount of proposed development

The additional floor space created is 54m².

Principals of the proposed layout

The shortfalls are noted within section 3.3 (Perceived Need).

The provision of the temporary mobile will alleviate the shortfall in teaching accommodation until funding can be found to enable a permanent structure to be designed.

The facility will not generate additional capacity in either pupil or staff numbers.

4.3 Scale of proposed buildings

Height to eaves: 2.80m.

Overall width: 9.00m.

Overall depth: 7.00m.

4.4 Landscaping

Hard landscaping consists of forming tarmacadam access paths to the entrance and exit.

Soft landscape planting consists of making good the grassed areas around the unit. The unit will also be sited to avoid any of the existing trees.

4.5 Appearance of the development

External walls:	plastisol coated steel walls in vandyke brown.
Flat roof:	single ply membrane with grey finish.
Doors & windows	white upvc windows and blue painted timber doors to match school.
Decoration	External decoration is to match existing where applicable.

Lighting	immediate lighting to external circulation spaces will be mounted off the building
Accessibility	The school is adapted to meet the needs of all sections of the community.

5 The Access Component

5.1 Access to the site itself

There are existing public highway accesses to the site, which will remain unchanged, being two pedestrian accesses and one vehicular access. There is also a vehicular access on to the playing field for maintenance vehicles.

5.2 Convenience of access to all/inclusivity

The building will remain accessible to all sections of the community

5.3 Access to public transport

There is public transport within 500m of the site.

5.4 Flexibility to accommodate future changes

The present proposals are to the rear of the school. The proposal is only for a temporary unit and this will therefore not compromise any future developments.

There is sufficient space, however, to extend to the south and east of the school in the future, when additional funding becomes available, although in the current climate this will not be in the near future.

5.5 Disabled access to the site and building

Disabled parking facilities are available on the car park and a ramped access was provided during this summer to give DDA compliant access from the car park to the main entrance.

This current administration area scheme that is on site will provide an improved entrance arrangement to improve the accessibility to the main entrance and administration area.

A chair lift to the flight of steps between the two main teaching areas is also being provided as part of the project currently on site.

A DDA compliant disabled toilet facility will also be provided as part of the project currently on site.

A DDA survey has been carried out in the past. The Governors have implemented some of the recommendations already. Other items will be addressed as part of this project and the Governors are working towards implementing further improvements as funding becomes available.

5.6 Emergency services, service vehicles & deliveries

Access remains unchanged

The buildings are sufficiently close to the existing public highway to meet requirements

6 Conclusions

The need for the additional accommodation within the school has been determined on educational grounds and to a large degree the existing layout of the building dictates the location of the temporary unit. This fits within the operational requirements and bring the school buildings up to an appropriate standard.

The site is available to carry out the work.

The development can be carried out to meet the brief, within the context of the existing school buildings, without detriment to neighbouring uses.

Document author:	C Palmer, MRICS
Date:	May 2011