



Redmoor Academy, Wykin Rd, Hinckley LE10 0EP

Design & Access Statement

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1. Introduction

Redmoor Academy - Design & Access Statement

This design and access statement has been prepared to accompany an application for planning permission for the proposed sports hall at Redmoor Academy.

It has been prepared by Surveyors to Education, acting as construction consultants and agents for Redmoor Academy, 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'.



2. Understanding The Context

Redmoor Academy - Design & Access Statement

2.1 Location

Redmoor Academy is a popular oversubscribed secondary school located north west of Hinckley town centre. The School is bounded primarily residential and Dorethy Goodman School. The school is accessed from a private roadway from Wykin Road.

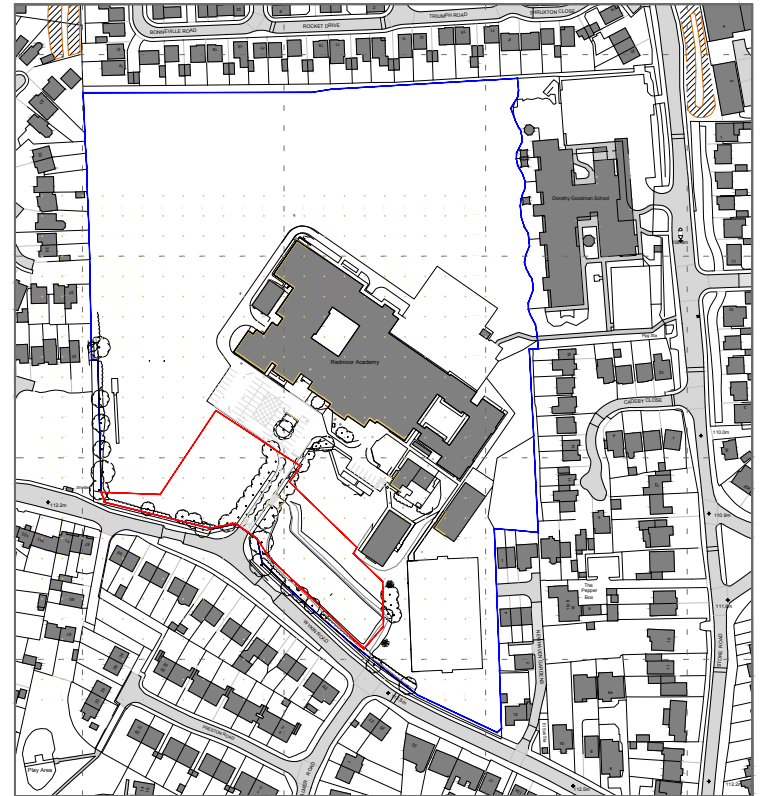
2.2. Site / Area Description

The proposed site for the new sports hall is to the west of site entrance on an area currently used for playing fields. It will be access via the existing access road.

There is vegetation along the southern boundary and trees line the access road. This will be retained as part of the proposals. The proposed parking area will be over the existing overflow car park.

The application site is not currently used as playing fields for the school.

The school is not located within a Conservation Area.

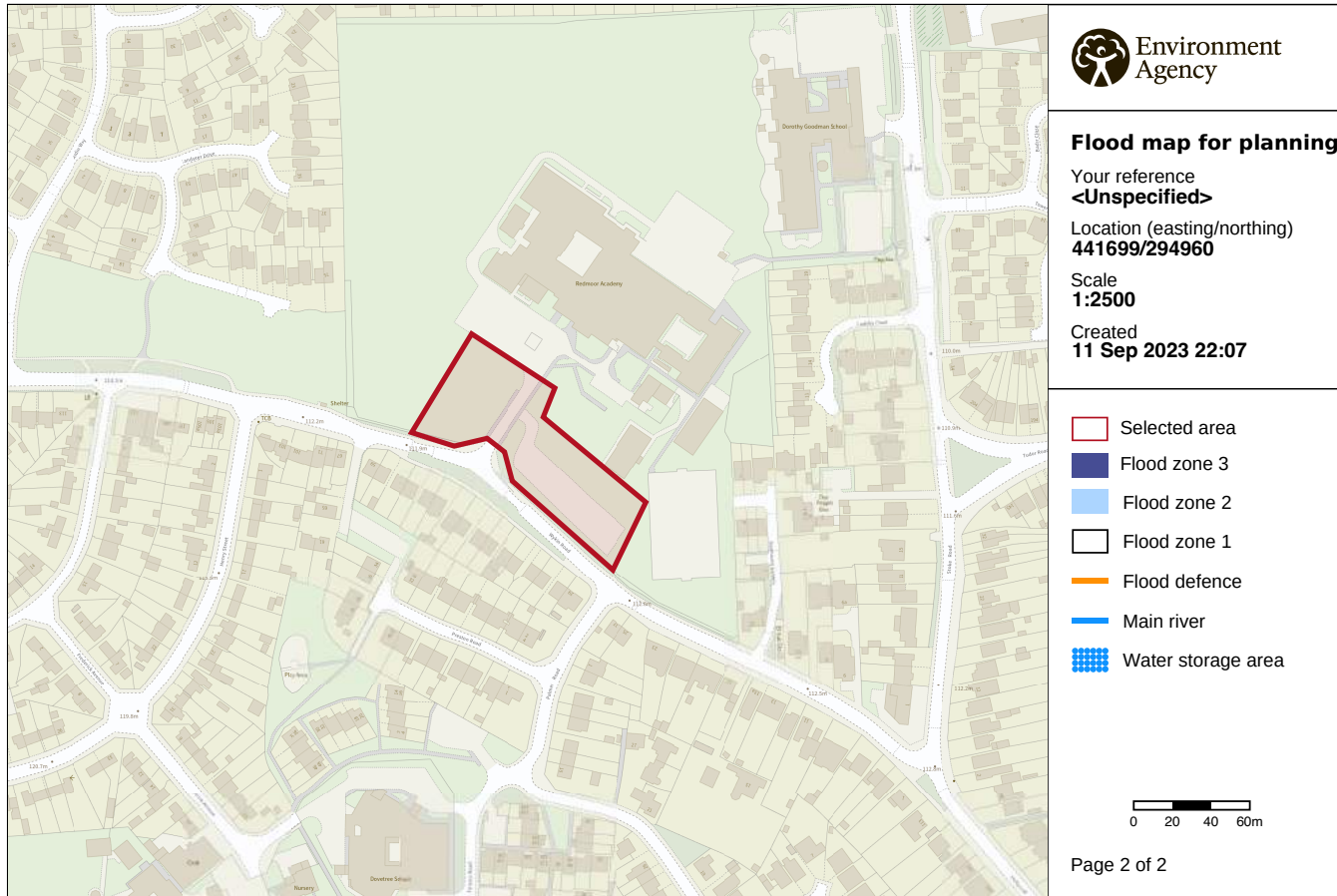


2. Understanding The Context

Redmoor Academy - Design & Access Statement

2.3. Flood Risk

According to the Government's flood risk website, the site is in Flood Zone 1 and therefore at low risk of flooding



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2. Understanding The Context

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2.4. Planning History and Policy

Planning History

Planning history of the site; The below previous planning applications relate to the site

Reference No.	Location	Proposal/Description	Decision	Status
18/00270/FUL	Redmoor High School Academy Trust Wykin Road Hinckley Leicestershire LE10 0EP	Single storey four classroom modular block	09 May 2018	Permitted
16/00751/FUL	Redmoor High School Academy Trust Wykin Road Hinckley Leicestershire LE10 0EP	Temporary mobile classrooms, toilet block and changing rooms	24 Oct 2016	Permitted
16/00485/FUL	Redmoor High School Academy Trust Wykin Road Hinckley Leicestershire LE10 0EP	New 2 storey modular classroom block	27 Jul 2016	Permitted
15/00357/FUL	Redmoor High School Academy Trust Wykin Road Hinckley Leicestershire LE10 0EP	Erection of 2 No. modular buildings to provide 4 No. classrooms	30 Sep 2015	Permitted

Policy

The proposals have been prepared in accordance with the Hinckley and Bosworth Local Plan. The application site does not fall within any particular designation, however the playing fields to the south of the application site are designated by Oadby and Wigston as Countryside. The Leicestershire County Council Playing Pitch Assessment and Action Plan 2019 has also been consulted. The key policies which over the site include; DM1, DM6, DM8, DM10, DM17 and DM18.

The proposals have also considered the requirements of the NPPF and the School have already in consulted with Sport England. The proposals have also applied the guidance of the Building Bulletin 103. The Hinckley and Bosworth 'Good Design Guide' has also been consulted and the principles adopted have been outlined in this document.

2. Understanding The Context

Redmoor Academy - Design & Access Statement

2.4. Planning History and Policy

Pre-application

Pre-application advice has been sought for these proposals under reference 23/10200/PREMAJ. Sport England and the Highways Department were consulted and their responses, along with the comments from the case officer have been incorporated into this application. A brief summary of the points raised are outlined below and how we have responded.

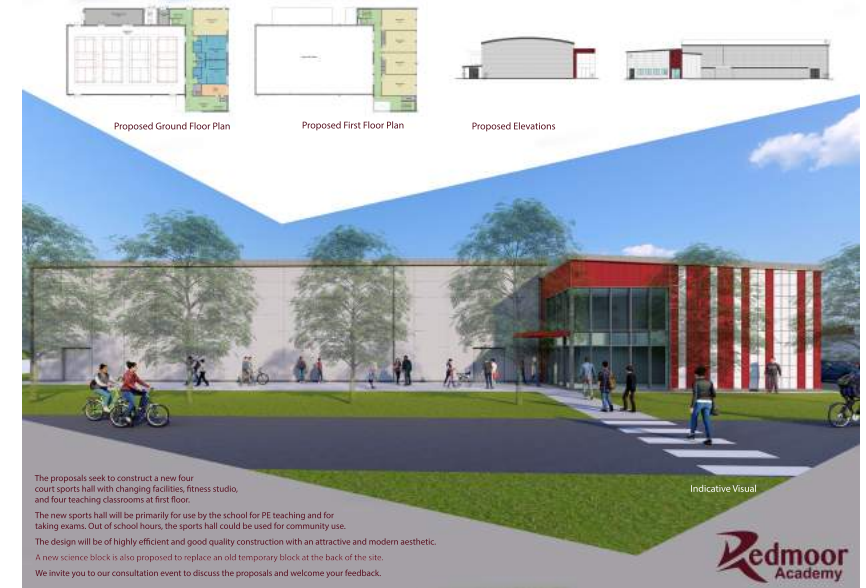
Theme	Comment	Response
Impact upon the Character of the Area	- Location, mass and design there would be some harm to the character of the area. Possible re-siting or reorientation to be explored. - Natural screening strengthened. Tree survey and landscaping scheme to be submitted. - Amending elevation fronting the highway - Choice of materials to be reviewed	- Re-siting options explored in section 2.5 of this document. Reorientation suggested would mean the classrooms would be a considerable distance from the main building and therefore not practical for the School. - Landscaping proposals have been submitted and summarised in section 3.6. A tree survey is available and AIA in progress. - The elevation fronting the highway has been amended. - Materials have been detailed further in this document.
Impact on Residential Amenity	9m structure could be overbearing to Wykin Road	- Materials detail provided. - Visuals from Wykin Road with additional planting demonstrates that visibility of the building is low. Existing trees are already taller than the proposed building.
Impact on Highway Safety	- Transport Assessment requested - Confirmation on parking provision - How current and future students travel to be provided	A detailed summary has been provided to the LCC Highways and this is submitted in this application. Further consultation with Highways is welcomed.
Sport England	Clarification requested on: - Need for the facility - Technical suitability - Community availability - Sports developed - Local level pitch provision - Replacement playing field	A detailed summary has been provided to Sport England and this is a submitted in this application. Further consultation with Sport England is welcomed.
Biodiversity and Ecology	- Additional planting along boundary - Replace / replant any trees lost	- Tree survey provided and AIA in progress. - Landscaping proposals provided including new planting

2. Understanding The Context

Redmoor Academy - Design & Access Statement

2.5. Consultation

As well as consulting with the Hinckley and Bosworth Planning Department, Leicestershire County Council Highways and Sport England through the pre-application, the applicant has also consulted local residents. The School hosted a consultation evening on site providing an opportunity for the immediate neighbours and any other members of the public who may have an interest in the scheme to review the proposals and provide feedback. Leaflets were distributed to up to 50 neighbours on 25th October 2023 with the event held on 2nd November 2023. No comments of objection were received on the night and there was positive engagement from a local resident in use of the Sports Hall for local basketball teams.



Consultation Leaflet

3. Design

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3.1. Project Outline

The proposals seek to construct a new 4 court sports hall with changing facilities and 4 teaching classrooms at first floor.

The new sports hall will be primarily for use by the school for PE teaching and for taking exams. Out of school hours, the sports hall could be used for community use.

Due to housing development Leicestershire County Council are required to increase secondary school places and are therefore funding through s106 an additional 150 places at Redmoor Academy. To accommodate the extra students the school needs additional teaching spaces and larger indoor sports and exam facilities. Additional staff members will also be required.

The current indoor sport provision at Redmoor Academy is a single gym of 217m² (one basketball court). Building Bulletin 103 for schools requires a min. 3 court sports hall (504m²) so existing provision is already insufficient. Sport England guidance requires a 4 court Sports Hall of 690m².

An assessment of the existing teaching spaces also concludes that minimum 4 additional classrooms are required to accommodate the additional students.



Indicative Internal Visual

3. Design

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3.2 Siting

When deciding the most suitable location for the new sports hall, the team carried out a review of the whole site and assessed the options available. The diagram below shows the whole site with 9 potential zones where the new sports hall could be located. These are assessed in the table opposite. It was determined that zones 6 or 7 would be the most suitable as they have the best access (both for construction and community use) and would not require the loss of playing fields.



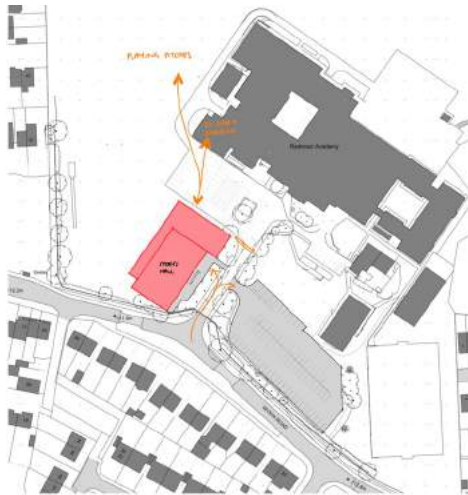
Zone	Pros	Cons	Suitable?
1	Space available, close to playing fields.	Loss of playing field , difficult access for community use, far from parking, visibility for neighbours	NO
2	Space available, close to playing fields.	Loss of playing field , difficult access for community use, far from parking, visibility for neighbours	NO
3	Space available, close to playing fields.	Loss of playing field , difficult access for community use, far from parking.	NO
4	Close to playing fields	Loss of playground, difficult access for community use and construction, far from parking, not enough space	NO
5	Good access, close to parking	Loss of tennis courts , not enough space, visibility for neighbours.	NO
6	Good access, close to parking, space available	Steep topography in places, loss of parking, visibility for neighbours.	YES
7	Good access, close to parking, space available	Visibility for neighbours	YES
8	Space available, close to playing fields.	Loss of playing field, visibility for neighbours	NO
9		Not enough space, unfeasible options for extension, loss of playing field if extended.	NO

3. Design

Redmoor Academy - Design & Access Statement

3.2 Siting

Several options for the layout and orientation of the new sports hall within zones 6 and 7 were considered. To following demonstrates some of those options. When weighing up the benefits of each option, it was deemed that option A works best for the School and this is what is submitted as part of this application. This section includes this layout and the options that were raised in the pre-application response.



Option A

Good access for community use out of school hours. Close proximity to existing gym and changing rooms to keep PE teaching together. No loss of parking and opportunity to provide the amount needed for the expansion. Easy to secure from the rest of the school. Minimal issues from topography. No loss of light issues for existing school buildings. Loss of option for 7x7 pitch.



Option B

Good access for community use out of school hours. Some distance from existing PE facilities. Loss of parking through loss of existing overflow and would not meet the number required. New parking would be difficult to access. Easy to secure from the rest of the school. Potential issues with topography. Potential loss of light to existing classroom block. Option for 7x7 pitch retained.



Option C

Good access for community use out of school hours. Close proximity to existing gym and changing rooms to keep PE teaching together. Loss of existing parking which could be replaced but then no opportunity to provide the amount needed for the expansion. More difficult to secure from the rest of the school. Minimal issues from topography with parking area. Would not be possible to have a 7x7 playing field.

3. Design

Redmoor Academy - Design & Access Statement

3.3 Proposal

The proposals will create a 34.5m x 20m x 7.5m high sports hall to accommodate a range of sports badminton, basketball and 5-a-side football. There will be two changing rooms with shower facilities and toilets as well as additional toilet and two accessible toilets to be also used by staff and visitors. There will also be an activity studio at ground floor. Above the changing facilities will be 4 classrooms and storage areas.

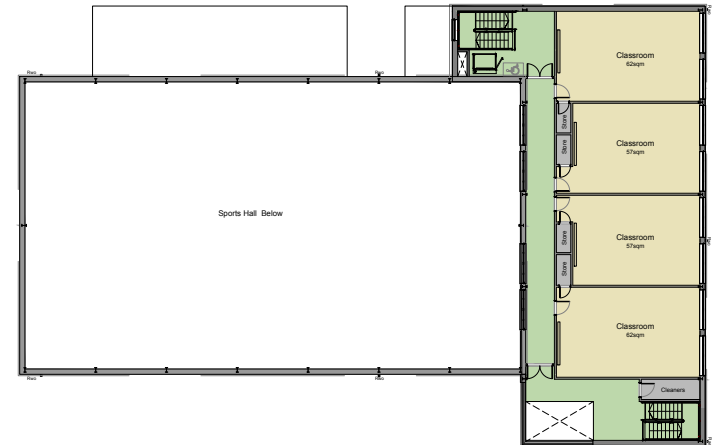
The building will have a simple external appearance using rainscreen cladding and regularised windows. Feature cladding and glazing will be used to make a feature of the main entrance.

3.4 Design

The ground floor comprises the 4 court sports hall with adjacent equipment storage along one side. Above this is the central corridor which provides access to the two changing rooms, individual toilets, individual staff changing spaces and disabled changing space. Within each changing room there are open changing areas and adjacent toilet and shower provision. On the western elevation, which faces the school access, is the glazed entrance lobby with staff office and vertical circulation to the first floor.

At first floor, there are 4 general teaching classrooms which meet Building Bulletin 103 requirements. The corridor runs alongside the sports hall with windows affording views onto the courts below. A secondary stair is provided at the opposite end to allow for escape and priority student access to first floor.

The plan is compact and efficient whilst achieving the guidance of BB103 and the Sport England for Sports Hall.



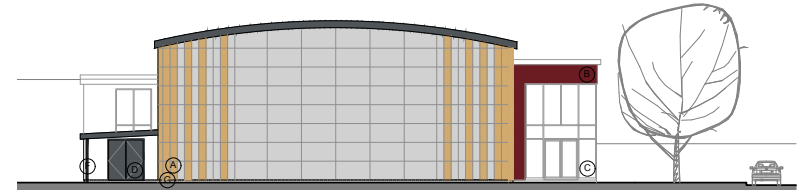
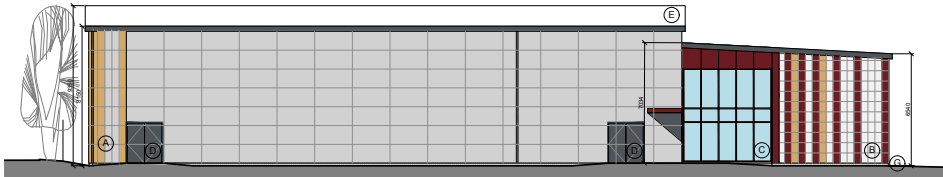
Proposed First Floor Plan (NTS)



Proposed Ground Floor Plan (NTS)

3. Design

Redmoor Academy - Design & Access Statement



Proposed Elevation (NTS)

3.5 Appearance

The external appearance will be muted colours generally, using rainscreen cladding in varying shades of grey to create a simple but modern aesthetic. Whilst the sports hall itself will mostly have a regular pattern and a single shade, the changing facilities and classroom block will have more definition with bands of vertical cladding with burgundy accent panels to not only draw focus to this building, accord with the School's colours but also compliment the fenestration on the rear elevation. The south elevation which faces the road will mirror the same vertical banding but the panels will have a wood effect. This will soften this elevation and help it to blend with the adjacent vegetation as well as create some interest to this façade. However, views of this elevation will be mostly restricted by existing and proposed trees so the accent wood panels are focussed at the most visible corners.

The focus of the building will be at the main entrance which will be double height curtain walling glazing on the corner and surrounded with the accent cladding colour. Samples of all the grey and accent cladding proposed can be provided.

Internal lighting to the sports hall will achieve >500lx average with a 0.6 Uniformity, in accordance with Sport England requirements. External lighting has also been addressed and a lighting proposal is submitted as part of the planning application.



3. Design

Redmoor Academy - Design & Access Statement



Indicative Visual – Aerial View

3.6 Roofscape

The building height will be approximately 9.2m maximum. This is necessary to achieve the internal heights required of a sports hall. The roof over the sports hall will be kept to a minimum by proposing a curved roof. Over the classrooms, a mono pitch roof is proposed as, despite being two-storey, will be lower than the sports hall roof.

Metal profiled panels are proposed for both roofs. Solar panels will be proposed and the design and specification for these will be developed with the engineers through the detail design.

3. Design

Redmoor Academy - Design & Access Statement

3.7 Landscaping and External Works

The proposals include for an upgrade and expansion of the existing overflow car park. This is in order to meet the current and increased demand for parking on site. Electric charging and disabled bays are all included within these proposals.

Hard landscaping is proposed along the east elevation of the sports hall whilst retaining the existing trees along the access route. New cycle parking is included in this area for both school and community use.

New fencing around the overflow car park perimeter with new gate to access the existing main car park are included. This will allow restricted access to the site during our of hours community use.

As many trees as possible have been retained and only one tree should be removed to facilitate the development. All existing trees shall be protected during the works.

Additional planting along the southern boundary is proposed to provide screening of the new building from the road and immediate neighbours. 8 new trees are proposed and a new wildlife area amongst these and the existing trees will improve biodiversity and create habitat opportunities.



Proposed Landscape Plan



Photomontage – Indicative Visual of View from Wykin Road

4. Access

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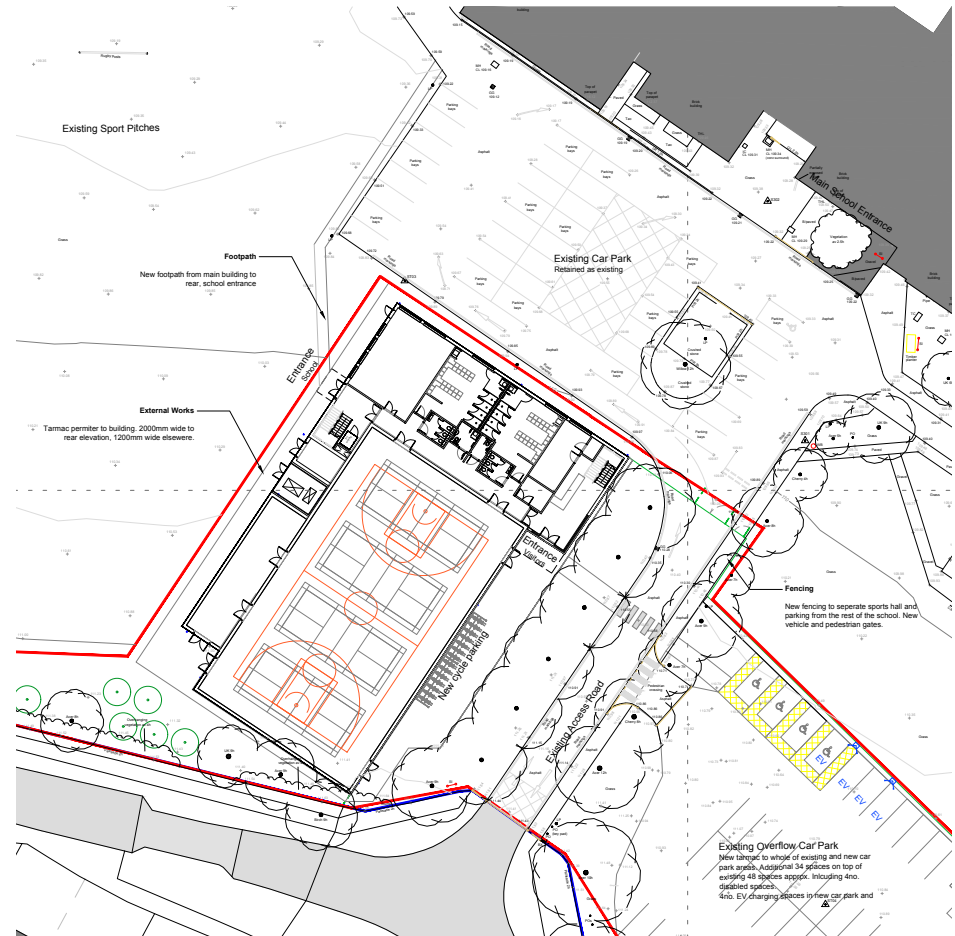
4. Access

The school is served by a local bus route. Most parents walk/ cycle/ drive their children to school, however the school provides a mini-bus to and from school to ease congestion.

Access into the school from Wykin Road is unaffected by the proposals. The existing access road is being utilised with only a marginal increase in vehicle movements relative to existing.

New fencing and gates are proposed along the route from the main school car park to the entrance of the sports hall to ensure a separate route for community use.

Within the building, the proposals shall be constructed to ensure flush finished floor levels. Level thresholds will be included throughout. Circulation will be clear, simple and wide for improved accessibility. Accessible facilities will be provided for toilets and changing. A platform lift is also proposed to ensure all parts of the building are accessible.



Proposed Site Plan (NTS)

5. Summary & Conclusion

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5. Summary & Conclusion

This application seeks approval for a sports hall at Redmoor Academy. The design will be of highly efficient and good quality construction with an attractive, modern aesthetic. The proposed development looks to provide a high quality indoor sports space for both school and community use. It will also provide much needed additional teaching space at the School. We trust that this design and access statement and accompany design information is sufficient for Hinckley and Bosworth Borough Council to approve the application for development at the site.



Indicative Visual – Aerial View

6. Appendix

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The following documents are appended to this document:

Surveyors to Education Drawings:

- 23215 – A01 Location Plan and Block Plan (1:1250 A1)
- 23215 – A02 Existing Pitch Layouts (1:750 A1)
- 23215 – A10 Existing Site Plan (1:200 A1)
- 23215 – A100 Proposed Site Plan Sports Hall (1:200 A1)
- 23215 – A101 Proposed Site Plan Car Park (1:200 A1)
- 23215 – A105 Proposed Landscape Plan (1:250 A1)
- 23215 – A110 Proposed Ground Floor Plan (1:100 A1)
- 23215 – A111 Proposed First Floor Plan (1:100 A1)
- 23215 – A112 Proposed Roof Plan (1:100 A1)
- 23215 – A300 Proposed Elevations (1:100 A1)
- 23215 – A301 Proposed Elevations (1:200 A1)



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