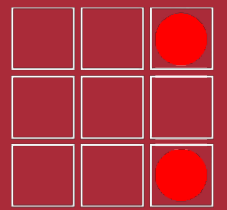




PETER
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PLANNING STATEMENT

Hastings High School - St Catherine's
Close, Burbage, Hinckley LE10 2QE

FULL PLANNING APPLICATION
FOR A NEW 2No. CLASSROOM BLOCK

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DOCUMENT CONTROL

Location: St Catherine Close, Burbage, Hinckley LE10 2Q

Project Title: replacement of mobile accommodation with new 2No classroom block

Report Title: Planning Statement

Revision:

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Location of: Hastings High School



02

Introduction

2.1 General

This statement has been prepared in support of a Full Planning Application to replace an existing mobile classroom with a new fit for purpose modular structure. The works intend to replace the existing 2No classroom block with a new fit for purpose 2No classroom block and exact same location, following the exact same footprint.

2.2 Site Location

The site is located at Hastings High School, St Catherine's Close, Burbage, Hinckley LE10 2QE, and the application relates to the replacement of an existing 2No classroom block with a new fit for purpose 2No classroom block

Total Site area = **69387.6sqm**

Current Site Use: **Education**

2.3 Land Ownership

All land to which this application relates is owned by Hastings High School

02

Introduction

2.3 Site Context

The application site is Hastings High School. The site is not located within the local conservation site and none of the buildings in which this application relates to are listed.

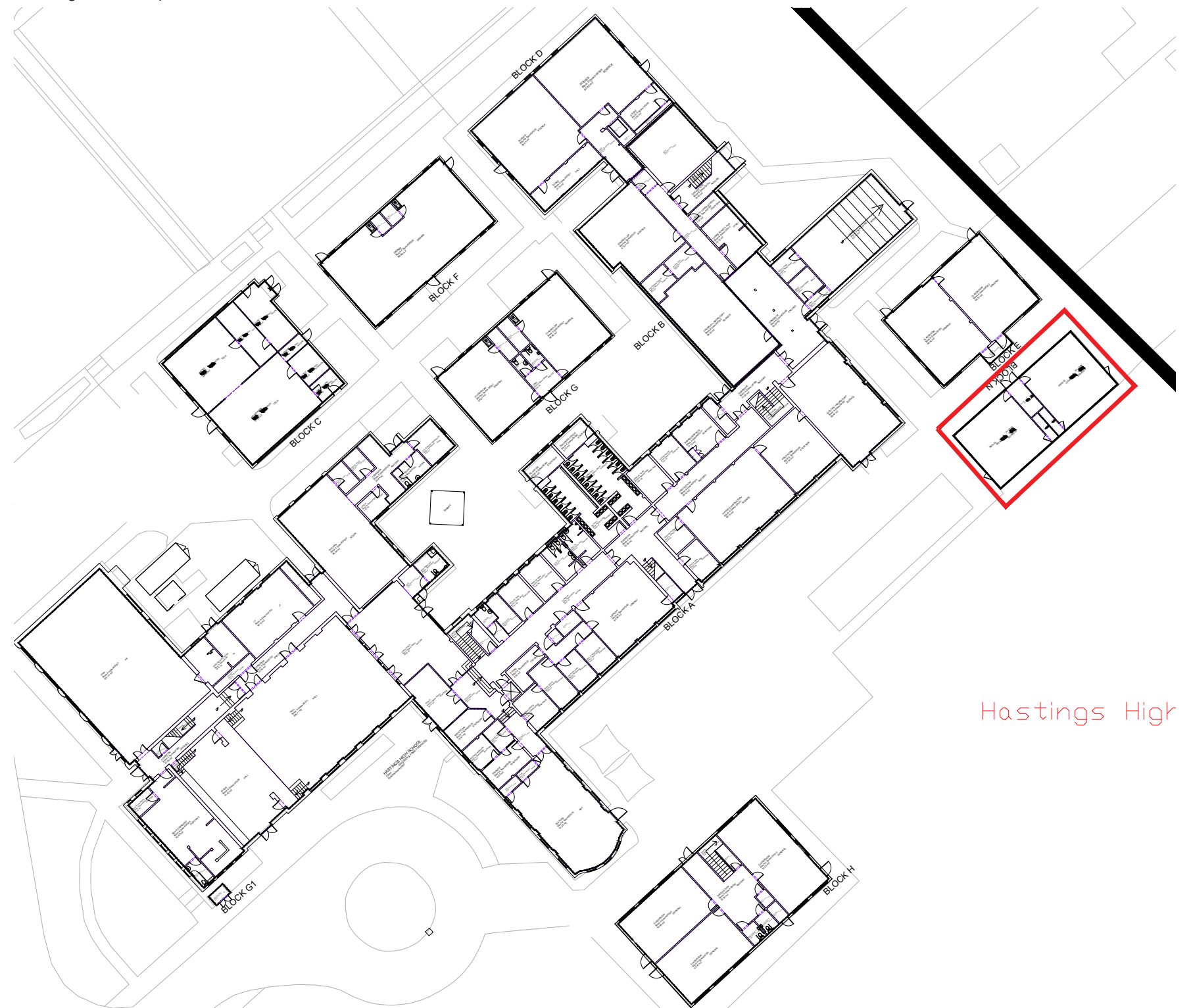
Burbage is a large village in the Borough of Hinckley and Bosworth in Leicestershire, England. Burbage is a suburb of the larger urban area of Hinckley and is part of Hinckley and Bosworth borough. The old Burbage village is now a small part of a large parish which also includes Sketchley Village and some large and small residential estates. It is considered by some to be a commuter location for large parts of Leicestershire, Warwickshire and the West Midlands. This is probably due to the fact it is less than a mile from the M69 (which links that M6 to the M1) and the A5.

There is a primary school, an infant school, a junior school and a high school. The nearest railway station is Hinckley which is about 1.5 miles (2.4 km) from Burbage centre, on the boundary between Burbage and Hinckley.

Hastings High School opened in 1956 and is an oversubscribed, very high achieving community school within Burbage. The school have recently expanded to become an 11-16 school and our first ever year 11 took their exams in 2017.

The school site benefits from very generous areas of green space, good points of access and areas for development without impacting on the overall site.

Existing location plan of the site



02

Introduction

2.3 Site Context

There is an existing 2 No classroom block on the current proposed location. However, as a result of age, a continued need for maintenance and a limited budget for repairs, the block has fallen into poor condition. The external timber cladding and single ply felt roof are both in poor condition and as a result the school has suspended teaching in the block instead opting to turn the structure into a storage facility. However as the area surrounding the school has developed and the school has gained popularity as a result of its excellent standards of teaching, the spaces is required in ordered to maintain that high level of excellence.

The proposal is to demolish the existing mobile block and replace it with a new fit for purpose unit. The new block will be a similar layout to the existing mobile block, with 2 classroom either side, and storage and a large group room in the centre area.

2.4 Planning History

There is no recorded planning history on the school site.

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Justification

Proposed Plan

3.1 Use & Layout

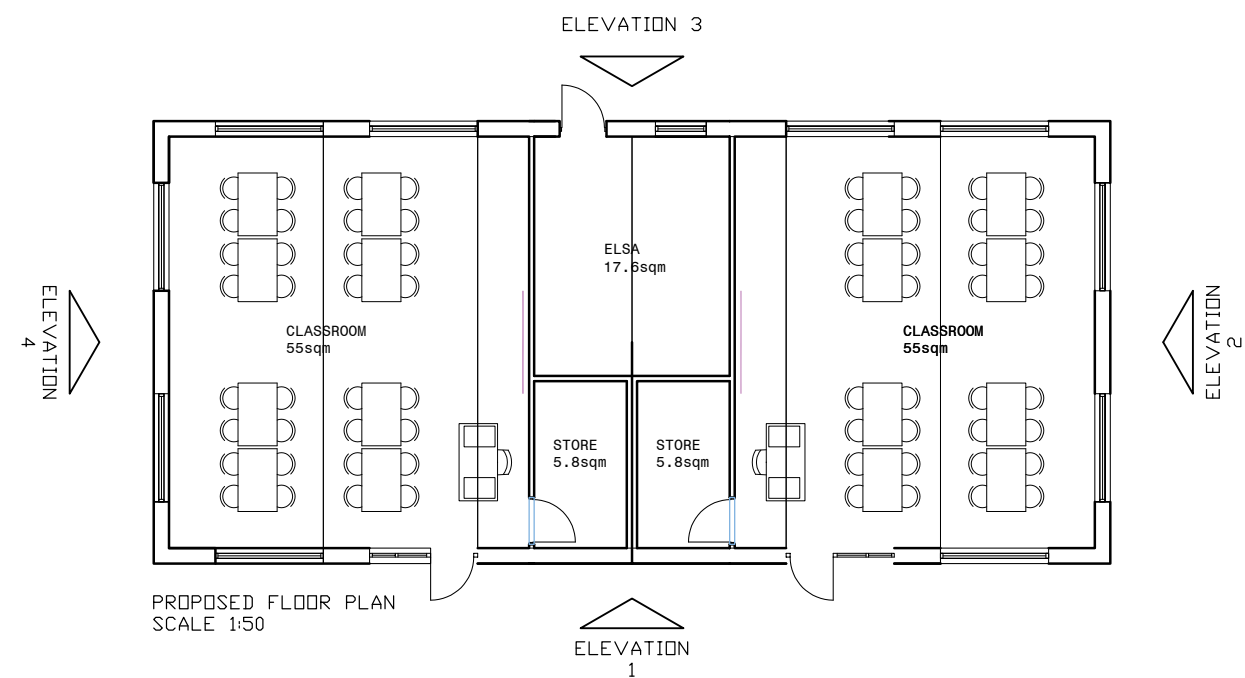
Hastings High School is a secondary school that has been developed in an ad hoc layout. The application relates to a 2no Classroom block. The drawings being submitted for this application are as follows:

- 23_4051_Location_Plan
- 23_4051_Proposed_Block_Plan
- 23_4051_Proposed_plans_and_Elevations
- 23_4051_Flood_Zoning_Map
- 23_4051_Planning_Statement
- 23_4051_Parking_Provisions_Plan
- 23_4051_Landscaping_plan

The existing site has been developed in an ad hoc arrangement, however the site benefits from a large area of green space. The school are un-willing to develop the school further on this land for a number of reasons, so would prefer to develop areas of the existing school to make them a better standard.

The layout of the proposal emulates that of the existing structure already on site, with 2No classrooms either side of a central bay which will have 2No classroom stores and a larger group room.

As the proposed block will be constructed using a flat roof system it will be lower lying in height than the current mobile block.



03

Justification

3.2 Amount

3.3 Amount

The area of the site **69387.00sqm**, the existing gross internal floorspace (square metres) = **5816.9sqm**. The gross internal floorspace to be lost by change of use or demolition (square metres) = **111.6sqm**. The total gross new internal floorspace proposed (including changes of use) (square metres) = **5866.9sqm**. Net additional gross internal floorspace following development (square metres): **50sqm**.

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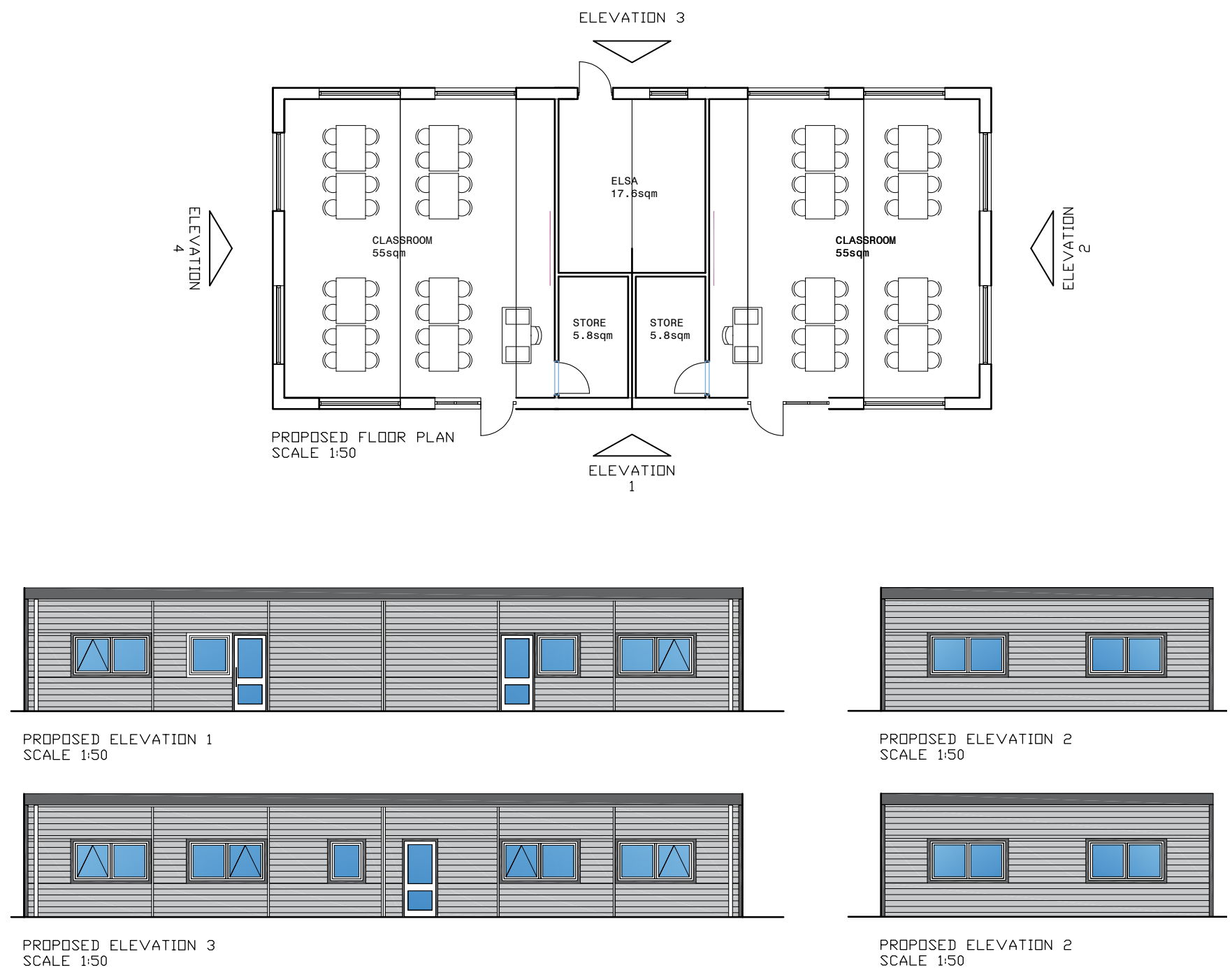
Justification

3.3 Scale

The scale of the new mobile block has been carefully considered to ensure the surrounding dwellings are not impacted in any way. The proposed building will be smaller in height than the ridge height of the existing 2no classroom block. By using a flat roof system it will reduce the overall height of the new block.

The orientation of the proposal will not effect or create a detrimental impact upon any of the neighbouring dwellings as there is no possibility of the new block overlooking or overshadowing any of the neighbouring properties.

Proposed Elevations



03

Justification

3.4 Design & Appearance

The design and materials of the proposed 2No classroom block has been designed to positively impact the site and to not impact any surrounding residential dwellings. The proposed materials are to match an existing development on the site (see proposed material palette image)

The materials for the new extension will consist of the following:

- Walls – light grey metal cladding system to match
- Roof – flat 3 ply felt roofing system
- Windows and doors – Window and door frames to match

3.5 Landscaping

There will be a small amount of block paving and making good required to connect the existing path to the new block.

Proposed & Existing Material Palette



Existing Material Palette



Proposed Material Palette

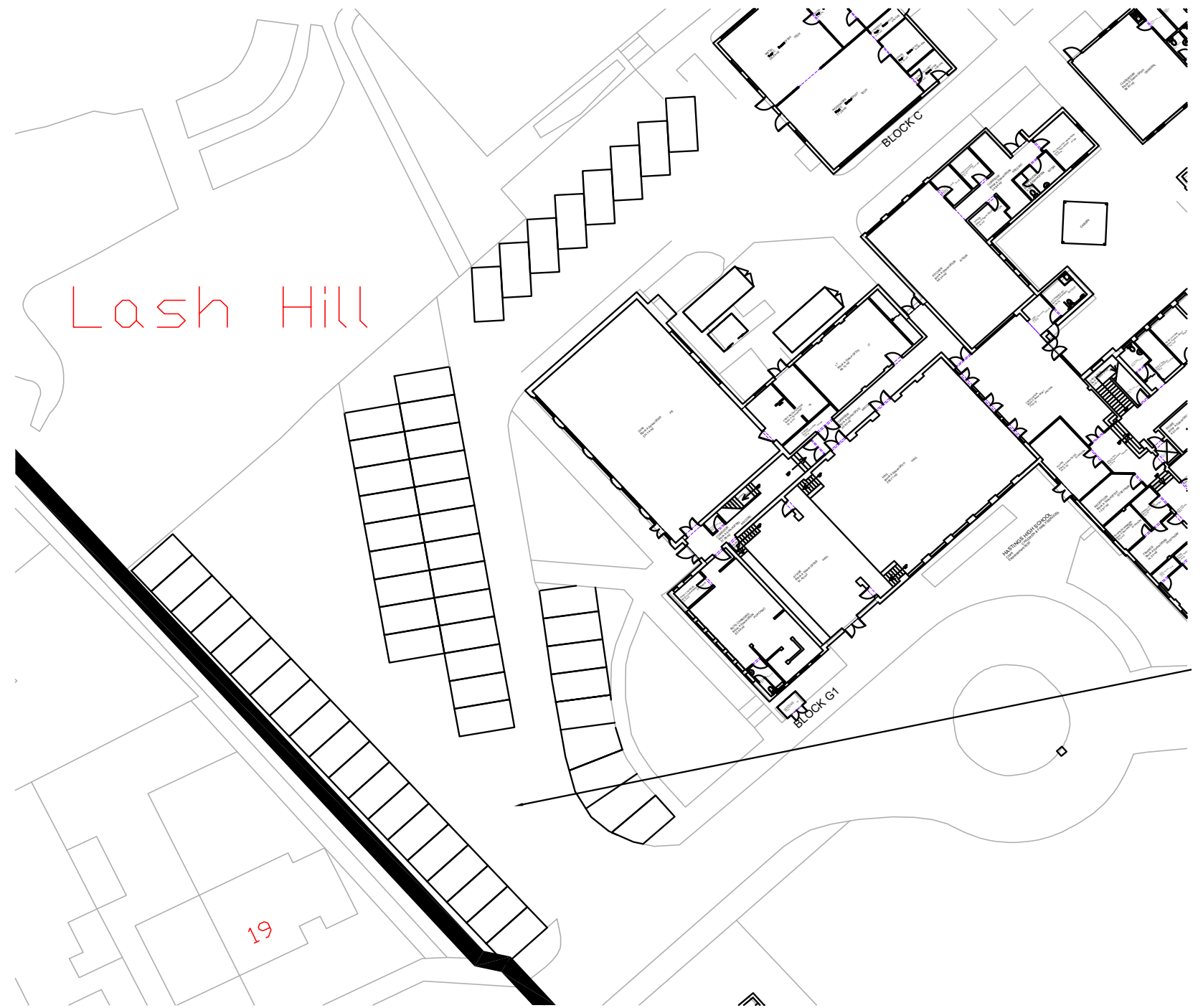
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Justification

3.5 Access and Traffic

The access to the application site is off of St Catherine's Rd. There will be no alterations to the access route and there will be no alterations, reductions or additions to the number of parking spaces on site

Existing site access



EXISTING PARKING PLAN
SCALE 1:200

04

Impacts

4.1 Impacts of Proposal

The impacts of this proposal have been carefully considered in order for any works carried out to sit harmoniously within the context of the site but also the surrounding area. Hastings High School is located outside of the local Conservation area, however, all aspects of the proposal must be considered to ensure that what is proposed does not have a detrimental impact on the characteristics of the local area. To ensure this, we have considered what materials will be used, proposing materials that are already on the site or within the direct vicinity of the site, we have also considered the scale using the existing ridge height as the benchmark for any works. The footprint of the building has also been considered as any works outside of the existing footprint may have consequences on the overall school site. The visual impact is potentially the most important when considering this proposal, as mentioned previously, the school is not located within the local conservation area, however, anything that is proposed still needs to be considered in terms of style, appearance and scale in order for it to have as little impact on the school and neighbouring residential dwellings as possible.

We have evaluated the works proposed in relation to potential impacts to the site and surrounding area and have determined that the proposed works will have little to no impact on the surrounding area.

4.2 Heritage Impacts

The application site lies outside of the local conservation and it is not a listed asset

04

Impacts

4.3 Flood Risk

The proposal is located within flood risk meaning that a flood risk assessment will not be required.

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Conclusion

5.1 Conclusion

This planning statement has been prepared in support of a full planning application for the erection of a new 2No classroom block at Hastings High School - St Catherine Close, Burbage, Hinckley LE10 2Q

The existing site benefits from vast amounts of open green space, however the school are reluctant to develop on these areas as it would come at the detriment to the educational experience of the children. By proposing to replace older buildings on the school site, it limits the overall impact on the rest of the school site. It will also ensure that there are no impacts on the, visual or physical characteristics of the local area, there are no impacts on access and parking and the style of local area is retained. It also means that no new building footprints are being created again limiting the impact and implications of the works.

We feel that this statement has provided the need and justification for the works to be carried out and look forward to your response.