DEVELOPMENT SERVICES
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RECEIVED

BATTLING BROOK COMMUNITY PRIMARY SCHOOL

PROPOSED MODULAR BUILDING PROVIDING 2 CLASSROOMS

PROJECT NO. 805785

DESIGN AND ACCESS STATEMENT

Overview

Battling Brook Community Primary School is a very successful and popular Primary School with a school roll of 438 children in the age range of 4 to 11 year olds. Due to its popularity and educational attainment record the school is need of additional classroom accommodation.

- The original school building is a S.C.O.L.A. system built single storey building constructed in the late 1960's. Additional accommodation is provided by a double mobile classroom block.

Brief

- To provide 2 additional classrooms (146 square metres) linked to the main school building with an enclosed covered walkway which will provide access to toilet and cloakroom facilities in the main school.

Use

- The proposed building will provide 2 number classrooms, with an enclosed linked access to the main school. The new classrooms are sized to be conducive to meeting the demands of teaching and learning and of delivering the National Curriculum in 2008.

Amount

- The proposed building including the link will be single storey with a gross floor area of 190 square metres. The number of children on the school roll will remain the same as will the number of staff members. There would be no increase in visitors or delivery activity into and out of the school premises. There will be no increase in car parking provision.

Location and Layout

The location of the site of the development has been selected for the following reasons.

- The new building will be located adjacent to the eastern elevation of the main school building.

- The proposed building will be rectangular on plan.

- The proposal does not directly overlook adjoining occupied neighbouring residential properties.**(Policy BE1 i)**

- It will not take up any existing playground space (an important factor in a school of over 430 pupils).

- There are few residential properties in close proximity.

- On the Outlands Drive side of the existing building, there is a significant drop in height which would require significant work to level.

- The proposed site is close to existing disabled facilities.

- The proposed site is close to existing cloakrooms and toilets.

- Battling Brook is a fully accessible school. The new development will be linked directly to the main school. This will negate the need for access ramps allowing easier access for disabled pupils. This will also mean that disabled pupils can enter and exit the existing building freely. 28% of pupils at Battling Brook are on the Special Educational Needs register. These figures encompass a range of disabilities. By providing modern, spacious accommodation, we are better placed to meet the needs of these pupils. **(Policy BE1 f)**

Scale

- The building will be 15.5 metres long x 9.7 metres wide and 4 metres in height The link to the main school building will be 15.5 metres long x 2.6 metres wide.

Landscaping

- The proposed location is an area of grass, existing tress, and shrubs adjacent to the school.

  The proposal would mean that these shrubs would have to be removed to allow the installation of the modular classroom unit to take place. None of the existing trees will be affected.

  Following the installation of the new modular building a new planting scheme will be implemented to soften the impact of this building. This planting scheme will form part of the school's larger commitment to improve the school's grounds and landscaping. The proposed scheme will be submitted to the Planning Authority as part of the condition for planning approval.

  The design and planting would be carried out by Leicestershire County Council's Learning and Environment Team formerly known as C.T.S.U... The scheme would then be adopted into the school grounds maintenance contract with the Learning and Environment Team. This grounds maintenance contract will oversee the establishment of the scheme and its future planned maintenance.**(Policy BE1 e)**

The Existing School Appearance

- The original school is a S.C.O.L.A. system built construction which relied on off-site prefabrication. The school elevations comprise of prefabricated panels incorporating timber windows, door openings and tile and timber infill panels.**(Policy BE1 b)**

The Proposed New Classroom Appearance

- The proposed new building will be a series of prefabricated units which are externally clad with a natural aggregate surfaced panels (colour to be agreed). The flat roof will be covered with a green felt mineral finished waterproofing system. The windows will be white aluminium frame and aluminium framed doors. The link will have aggregate surfaced panel side walls with a polycarbonate sheet roof. **(Policy BE1 b)**

Building Safety and Security

The new modular classroom block will be constructed of robust material of a simple design with no hidden recesses. The external finish is not vulnerable to graffiti or impact damage. The doors and windows will be fitted with security locks and opening restrictors. The building will have an approved burglar alarm system fitted and linked into an approved fire alarm system. **(Policy BE1 c)**

Inclusive Design Considerations "Access for Disabled People to Educational Buildings"

- The new modular classroom block will effectively meet the requirements of the Disability Discrimination Act. The new building will have access to accessible toilet, accessible entrance door, accessible internal doors, and circulation space by linking the proposal to the main school.**(Policy BE1f)**

Achieving Sustainable Development

The proposed modular classroom block will achieve the following:-

- Design life of 25 years plus(
- Reduced wastage and site construction operations through prefabrication off site
- Energy efficient construction time
- Energy efficient building compliant with current Building Regulations
- Location scale and simple design in keeping with the existing school building and the area
- The building can be easily relocated and the site and area reinstated at low cost, should the need arise.**(Policy BE1 d)**

Planning Policy (Local Plans/Local Development Framework)

The proposal has considered the Hinckley and Bosworth Development Plan and Planning Policy with regards to the following:-

Policy BE1 - Design and siting of development

BE1a
BE1b
BE1c
BE1e
BE1f
BE1g
BE1i

The proposed development will be carried out in a satisfactory manner with regards to the external appearance, visual amenity and the safeguarding of the appearance of the site. (See above policy references referred to in the detail of the statement)

Summary

The development is required for the following reasons:

Numbers at the school have risen markedly in recent (383 in 2003, 438 in 2008).

This is the most suitable accommodation solution as it provides the only realistic solution to our accommodation needs. The cost of permanent accommodation means that we would not be able to construct a single room of the appropriate area. Additionally, the design, materials and layout of the proposed building will fit closely with existing buildings, physically and in terms of style.**(Policy Be1 a)**

A number of existing classrooms are small in size (i.e. well below the $55m^2$ advised size. These classrooms are cramped and not conducive to quality teaching and learning.

There is major new housing development bordering the school site. Work has commenced and over 300 houses are planned. As a consequence, there will be more pupils in the catchment area and enhanced numbers at the school. We do not yet know precise numbers; however the school is already approaching capacity.

The school currently has a library of $21m^2$ in size. This is clearly too small for a large primary school and falls some way short of guidelines relating to library provision. The new classrooms will allow us to free up other spaces for library use.

The Governors at Battling Brook are committed to maintaining manageable class sizes. This is in the context of a school serving a catchment area with high relative levels of deprivation. In order to avoid overcrowded classrooms we require this additional space.

Existing pupil numbers stand at 438. Numbers are projected to rise to 439 in 2008/09 before levelling in 2009/2010. These figures do not take into account the new housing development. It should also be noted that numbers at the school have significantly been in excess of projections for the past four years. At

the 2008 January census, numbers reached 437, a twenty year high. We expect to be oversubscribed in Reception in September 2008 and this will take numbers up to 445. Effectively, there will therefore be a significant pressure on space even before children from the new houses arrive.

The proposal is to provide better integrated teaching units. This will provide additional space and facilities for teaching, learning and pupil welfare in modern surroundings. This accommodation will enable Battling Brook Community Primary School to raise standards of attainments and achievement.

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