RATBY PRIMARY SCHOOL
MAIN STREET, RATBY

Project No. 814997

PLANNING, DESIGN & ACCESS STATEMENT

Overview:

The site sits approx. 100M from the centre of Ratby village on Main Street at the edge of the conservation area. The main frontage to the site is that of the old Victorian school building which has been extended over the years to the South and West sides with more modern accommodation. Predominantly constructed from red brickwork with a mixture of slate roofing to the older buildings and concrete roof tiles to the previous extensions with some interconnecting flat roofs. The site follows the sloping Main street down towards the village centre rising approx. 11M from the site entrance to the back of the small school field play area to the rear of Stamford street. The school also has a main sports field on the opposite side of Burroughs Road.

The school is a Primary catering for 4+ to 11years and has a NOR of 302 with numbers predicted to rise slightly in the future (see figures below).

The site is flanked on the North, East and South sides by a mixture of domestic properties and community buildings with a school field to the West of the site giving way to open fields at the edge of the village boundary.

Proposed development

- The proposal is to construct a single storey 2 classroom block on the Western most side of the school site to replace the two mobile classrooms situated adjacent the smaller field at the higher level. The site is currently hard play space that is raised above the adjacent hard play space by approx. 1M.
- The total floor area will provide an additional 166M² of floor space providing Classroom, cloaks and toilets for two classes.
- The proposed block will be constructed in facing brickwork to match the existing building to the rear of the site with the rear and side elevations clad in horizontal larch boards.
  The school currently has 11 classes. The following table shows the current NOR of 302 rising to 310.

Ratby Primary School	Actual and forecasts for next four years with potential effect of new housing							
January	4+	5+	6+	7+	8+	9+	10+	Total
2010	49	43	43	36	43	46	28	288
2011	40	49	43	43	38	43	46	302
2012	44	41	50	44	44	39	44	306
2013	54	44	42	50	44	44	39	317
2014	29	55	45	43	51	45	45	313
2015	42	29	55	45	43	51	45	310

Use

- The extension will be used as a replacement teaching space for the demolished mobile classrooms.
- There will be a 70M² increase to the side of the existing hard surfaced ball court on the upper level next to the small playing field. This will be offset by the removal of the mobiles giving an area of 180M² back to grass.
- Records show that the upper playing field has never been laid out with any sports markings due to its size. The space is used as an additional external play space, with the main sports field being used predominantly for sporting activity.

Amount

- The floor space (Classroom = 60M²) is in compliance with the relevant BB99 guidelines for class sizes.

Layout

- The new classroom is located opposite the 4+ class to the rear of the site and will have shared use of the enclosed play area.
- This location also maintains the existing security fence line to ensure pupil safety during the day
- The levels will be adjusted so that the new block sits at the same height as the main school 4+ classroom facing it.

Landscaping

- The area surrounding the new classroom is surrounded by trees on three sides with banked areas not lending themselves easily to further planting.
- Access to the upper field will also have to be maintained around the rear of the new block.
- The large willow tree will be removed to allow for the access stairs to the upper field area to be lengthened and an adjustment to the hard play area to be made.

Scale and Appearance

- The classroom is a single storey construction with a mono pitched roof designed to be lower at the boundary with the public house and rising into the school site.
- This roof design also affords a lower overall height so as to remain lower than the existing school thus remaining obscured from view from the Church and its protected vistas.
- Large windows to the front allow for a clear view onto the central play area with high level windows to the rear to avoid over-looking the car park but facilitating natural cross ventilation within the building.
- Brickwork facing the play area gives a more durable surface against play with a timber rear and sides softening the view from the neighbouring property. The roof over sails the entrance areas to provide a covered play space.

Services

- Boiler plant will be a typical domestic system with no audible noise output from a 125mm diameter flue sitting approx. 400mm above the roof penetration.
- No air conditioning plant will be used on the scheme.

Access

- Levels will be adjusted to allow DDA compliant level access at the same level as the adjacent building.
- There will be no increase in site parking spaces.

Policy

- The development ensures a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment in compliance with Policy BE1 of the Hinckley and Bosworth Borough Council Local Plan and the County Council's Design Guide.
- Hinckley and Bosworth Borough Council Local Development Framework: Core Strategy (adopted December 2009)
  Policy 8: Key Rural Centres relating to Leicester.
  The design reflects the character and appearance of the conservation area incorporating locally sourced brickwork and a roof slope already found on two elevations of the existing school with a dark roof to emulate the surrounding tiling.
- As Ratby is located within a conservation area, the design has been carried out in accordance with PPS5 policy HE6 (See Heritage statement)
- The Ratby Village Design Statement 2011 has been used with reference to design and village views.
- The submitted scheme embodies a strong environmental focus and LCC is committed to achieving high environmental standards. The environmental aim is to produce a low energy, healthy building with a high degree of user comfort.