SHEEPY MAGNA PRIMARY SCHOOL – MAIN ST

NEW MOBILE INSTALLATION

Project No. 813766

Design & Access Statement

Overview

Sheepy Magna primary school is situated in a predominantly rural residential area within the district of Hinckley and Bosworth Borough Council. The current establishment has been in place at this location for approximately 40 years.

The main school is typical of the era in which it was built and predominantly of flat roof construction with brick walls and steel window and door frames.

Brief

The brief and commission for this project is to install a new single mobile classroom in place of the existing one which has surpassed its life cycle, been condemned and ear marked for renewal.

Use

No other use is envisaged within the site area other than that previously mentioned as a school teaching class room.

As part of the original feasibility study for the project it was also identified that the school has inadequate staffroom provision within the current set up. Indeed the staffroom is currently used for teaching of some curriculum subjects. In addition due to the parameters of the school physically the layout does not lend itself to a permanent extension neither in terms of time constraints and the funding availability. We identified that we can assist the school to operate on a more functional basis by modifying the new single mobile unit to incorporate a new staffroom facility as shown on the plans. The school are desperate for this extra space and are in favour of this to the degree that they are to contribute to the proposal from their own devolved formula capital funding.

Amount

The overall development is in the region of 120m². The building will be single storey only.

Layout

The basic foot print of the proposal will be as the original and rectangular on plan. The new accommodation will consist of one classroom with store room,

circulation lobby, disabled WC and single unisex staff toilet. The additional accommodation will also include for a new staffroom facility as shown which can be accessed separately externally or from within the main lobby entrance to the classroom.

The impact on amenity on the village area in general and any surrounding residential properties will be negligible as the mobile is to be situated away behind the main school at a considerable distance away from dwellings. The size and the position of the proposal have been carefully considered and as illustrated on plan. It is clear that the most logical position for the new mobile is on the footprint of the original. In addition, by keeping the new unit on the same lines as the original it will leave both the tar macadam pathway between the mobile and the school and the playground area in situ reducing disruption to the schools thorough fare to the playground area and around the building perimeter.

Scale

The building will be in the region of 4.5 m in height. The floor plan is rectangular and consists of one classroom with store, cloaks, single WC a disabled toilet unit and staffroom. The dimensions are approximately 13.2m L x 8.850m W.

Landscaping

The surrounding area to the front and right side of the proposal will remain a mix of grassed and tarmac areas as existing. 600 x 600mm concrete paviours will be sited externally to new fire exit door and steps as and where required. The features of the landscape will necessitate the installation of a compliant disabled ramp and ancillary steps to the main entrance with a second flight of steps providing independent access to the staffroom externally as required. Only simple reinstatements of the external surfaces will be necessary and these will match the original following the installation work.

Existing appearance

The ground where the mobile is to be sited is currently a grassed bank area that looks on to the main school playing fields and tarmac playground. To the grassed (playing field) side of the unit are concrete framed tables and some playground equipment which will need to be repositioned as part of the overall installation package.

Proposed appearance

Double mobile with Stenni panels colour to be ‘Boston brick Java Grey or Swedish Green’, duo-pitch flat felt roof over with PVC-u windows and powder coated doors. The main entry in to the building will be by DDA compliant ramp and steps constructed to the standard LCC specification for mobiles. Access to the staffroom from the separate entrance steps will be the same construction.

Justification

The rationale behind this installation is primarily one of need, allied to safety and additional space requirements. The school needs to replace the condemned mobile with a new one to be able to continue to effectively deliver the school curriculum. In addition should the mobile not be replaced there is no space availability in the main school to accommodate the pupils originally being taught in the mobile. To this end the school will then be falling down in terms of what is its primary function effective delivery of the school curriculum. Allied to this as previously stated the schools staff room facilities are non existent this space is used daily for teaching purposes and is unacceptable. This needs to be addressed urgently. This solution provides a simple cost effective answer within a reasonable time frame and from which the school will benefit greatly.

Summary

To summarise the proposal we are of the opinion that it would not encroach on any of Hinckley & Bosworth Borough Councils policies for the site and the immediate area that surrounds the development. The proposal does not conflict or present any onerous or contentious issues, or indeed bring a negative impact to the school or surrounding area that could be seen as severely detrimental to the amenity of the local residents whom occupy properties in the immediate and surrounding area. We refer to the following policy guidance as issued by the council: -

4.3.2 POLICY BE1 - DESIGN AND SITING OF DEVELOPMENT

THE BOROUGH COUNCIL WILL SEEK TO ENSURE A HIGH STANDARD OF DESIGN IN ORDER TO SECURE ATTRACTIVE DEVELOPMENT AND TO SAFEGUARD AND ENHANCE THE EXISTING ENVIRONMENT. PLANNING PERMISSION WILL BE GRANTED WHERE THE DEVELOPMENT:

a) COMPLEMENTS OR ENHANCES THE CHARACTER OF THE SURROUNDING AREA WITH REGARD TO SCALE, LAYOUT, DENSITY, MASS, DESIGN, MATERIALS AND ARCHITECTURAL FEATURES;

b)AVOIDS THE LOSS OF OPEN SPACES, IMPORTANT GAPS IN DEVELOPMENT, VEGETATION AND FEATURES WHICH CONTRIBUTE TO THE QUALITY OF THE LOCAL ENVIRONMENT;

c) HAS REGARD TO THE SAFETY AND SECURITY OF BOTH INDIVIDUALS AND PROPERTY;

d) INCORPORATES DESIGN FEATURES WHICH REDUCE ENERGY CONSUMPTION, ENCOURAGE RECYCLING AND MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE LOCAL ENVIRONMENT;

e) INCORPORATES LANDSCAPING TO A HIGH STANDARD WHERE THIS WOULD ADD TO THE QUALITY OF THE DESIGN AND SITING;

f) TO WHICH THE GENERAL PUBLIC WOULD HAVE ACCESS, HAS REGARD TO THE NEEDS OF WHEELCHAIR USERS, OTHER PEOPLE WITH DISABILITIES, ELDERLY PEOPLE AND THOSE WITH YOUNG CHILDREN;

g) ENSURES THAT THERE IS ADEQUATE HIGHWAY VISIBILITY FOR ROAD USERS AND ADEQUATE PROVISION FOR ON AND OFF STREET PARKING FOR RESIDENTS AND VISITORS, AND MANOEUVRING FACILITIES;

h) IS NOT ADVERSELY AFFECTED BY ACTIVITIES IN THE VICINITY OF THE SITE WHICH ARE UNLIKELY TO CAUSE A NUISANCE TO THE OCCUPIERS OF THE PROPOSED DEVELOPMENT.

i) DOES NOT ADVERSELY AFFECT THE OCCUPIERS OF NEIGHBOURINGPROPERTIES; AND

j) THE DEVELOPMENT OF THE SITE IS NOT PREJUDICIAL TO THE COMPREHENSIVE DEVELOPMENT OF THE LARGER AREA OF LAND OF WHICH THE DEVELOPMENT FORMS PART.

IN ADDITION FOR RESIDENTIAL PROPOSALS, PLANNING PERMISSION WILL BE GRANTED WHERE THE DEVELOPMENT:

i)PROVIDES A STRONG COMMON LINK BETWEEN THE PROPOSED BUILDINGS, SPACES AND LANDSCAPE FEATURES AND THE CHARACTER OF THE LOCAL AREA;

ii) ENSURES AN ADEQUATE DEGREE OF AMENITY AND PRIVACY IS PROVIDED BY THE SPACE BETWEEN THE BUILDINGS; AND

iii) PROVIDES SUFFICIENT GARDEN AREA WITH BOUNDARY TREATMENTS THAT REFLECTS EXISTING FEATURES IN THE AREA.