



Surveyors
to Education

ACADEMY PREMISES PLANNING & FUNDING CONSULTANTS



Redmoor Academy, Wykin Rd, Hinckley LE10 0EP

Design & Access Statement



Surveyors
to Education

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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 science block 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.

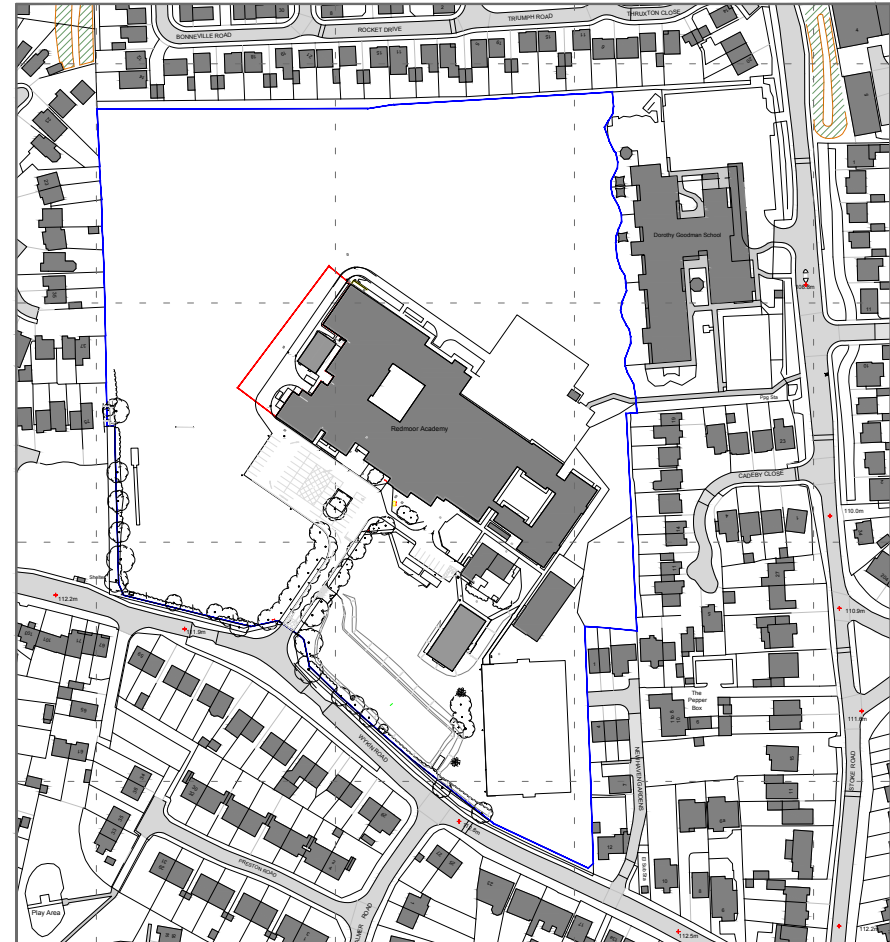
2.2. Site / Area Description

The proposed site for the new science block is to the north west of main school building on the site of an existing temporary 2 classroom block. It will be accessed via the existing access road.

The site to at the centre of the site away from the school boundaries. The existing temporary block is in poor condition and end of life and due for replacement in the immediate future.

The site is not linked to the main school building but is in very close proximity to it. The existing science labs and prep rooms are located on this side of the school building.

The school is not located within a Conservation Area.

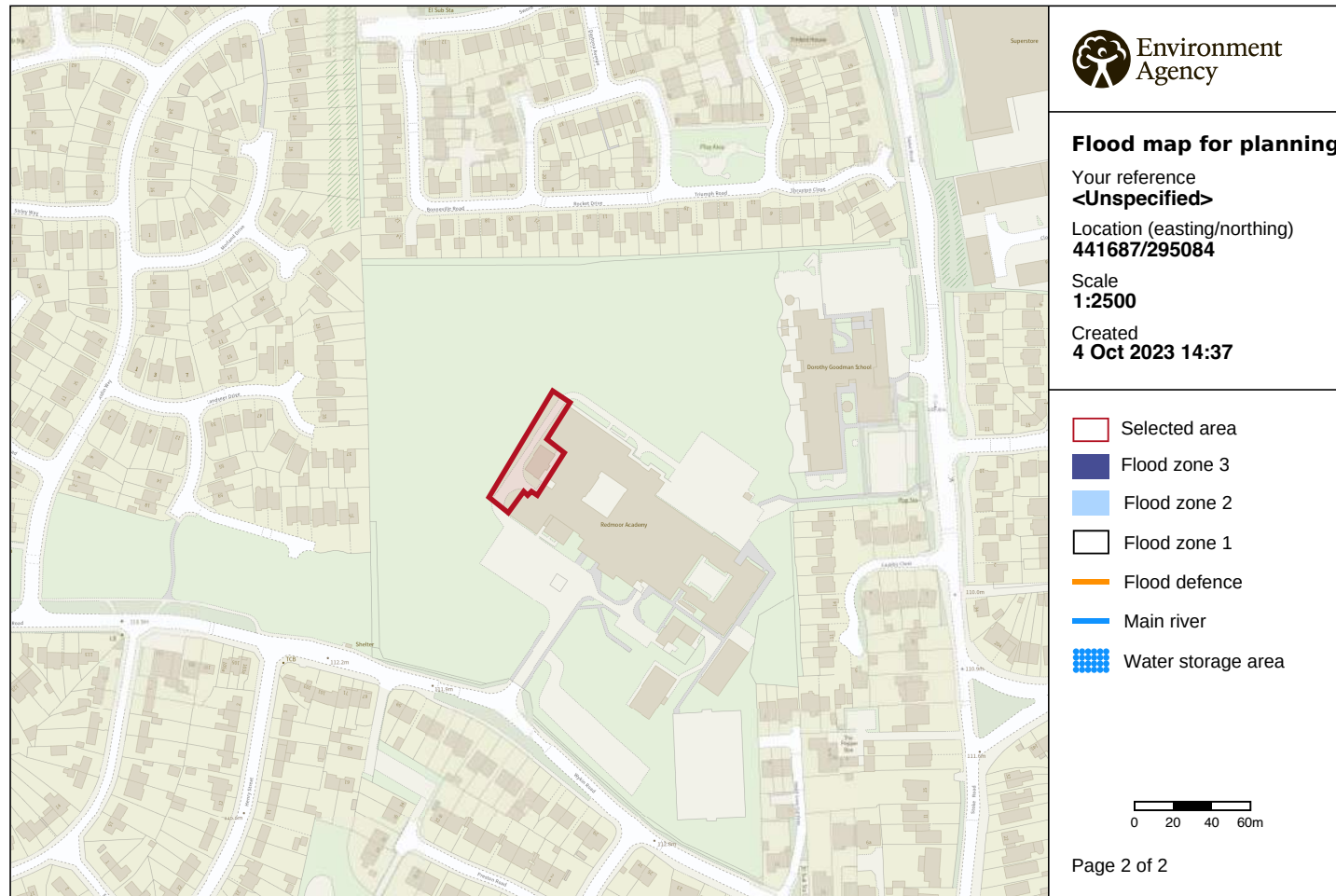


2. Understanding The Context

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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 Borough Council Local Plan and supplementary planning documents. The application is covered by policies DM8 and DM25 which have both been considered as part of the proposals. The 'Good Design Guide 2020 have also been consulted in the development of the design.

The proposals have also considered the requirements of the NPPF have also applied the principles included in the District Design Guide and Building Bulletin 103.

3. Design

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3.1. Project Outline

The proposals seek to demolish an existing temporary classroom block and replace with a two-storey modular teaching block with 4 science labs.

The existing temporary classrooms are no longer fit for purpose and the block is end of life and in desperate need of replacement.

Existing lack of provision for science labs in the school is putting strain on the curriculum and there is a need for additional fully equipped science labs within the school.

The building is designed to be modular construction to improve efficiency and accuracy through off-site construction and to significantly reduce the time on site, an important consideration for live school sites.

This project is part of a wider expansion of the school in order to provide more pupil places. On it's own, **the new teaching block does not increase the number of staff or pupils.** A separate application for a new sports hall also on the site will address the increase.



Indicative Visual

3. Design

Redmoor Academy - Design & Access Statement

3.2. Proposal

The proposals will create 4 new science labs over two floors with the associated ancillary spaces. These include a prep room, chemical store, staff workroom, staff office, stores and toilets. The teaching spaces and are all designed to meet Building Bulletin 103 space requirements and will be include with efficient and high quality equipment.

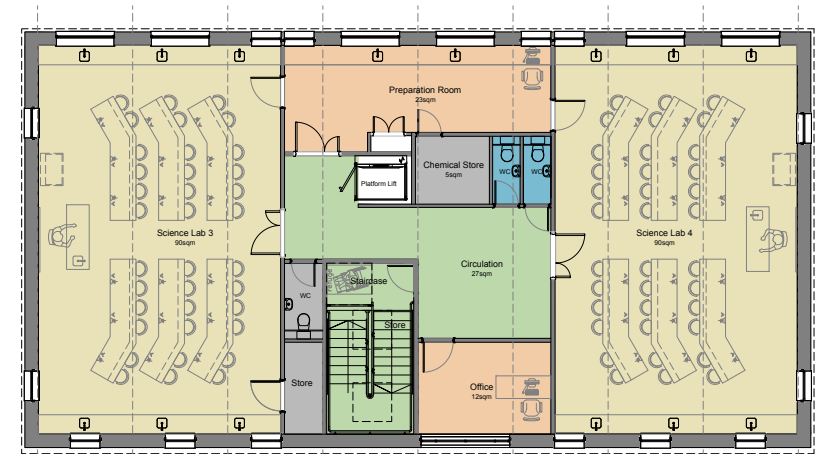
The building will have a simple external appearance using rainscreen cladding and regularised windows. Brick detailing on the entrance elevation and the two side elevations is proposed.

3.3 Design

The ground floor comprises two teaching classrooms and the staff workroom. The entrance lobby faces the existing school and will be accessed via a covered route from the existing rear doors to the main school building. The central lobby also includes the vertical circulation in the form of an enclosed stair and platform lift. Individual toilets around this circulation core provide the necessary provision for the number of staff and students using the building.

At first floor the plan is repeated with two more teaching classrooms and the addition of a staff office over the entrance lobby. A large prep room with adjacent chemical store and close proximity to the platform lift allows easy accessibility to all teaching spaces whilst maintaining a single, central prep room for all 4 science labs.

The layout is designed to suit the parameters of modular design.



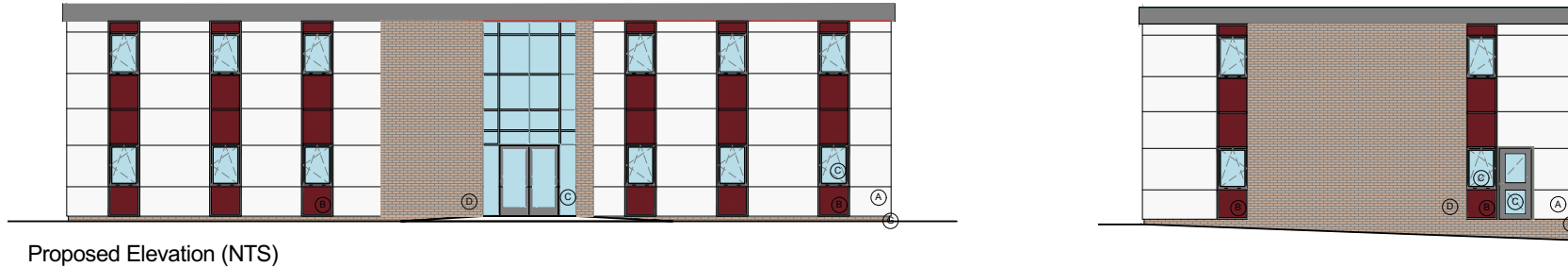
Proposed First Floor Plan (NTS)



Proposed Ground Floor Plan (NTS)

3. Design

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3.4 Appearance

The external appearance will use rainscreen cladding in white and burgundy to create a simple but modern aesthetic. This is to accord with the School's colours but also compliment and define the fenestration. Sections of red brickwork on the elevations which face the main school building will tie in with the existing materials whilst introducing contemporary materials to define this new build on the site. The brickwork will look to tie in with the existing as closely as possible.

The main entrance of the building will have double height curtain walling glazing and surrounded with the brickwork. The windows and external door will all be powder coated aluminium framed and double glazed.

Samples of both the white and burgundy cladding and brickwork proposed can be provided if required.

3.5. Roofscape

The building height will be approximately 6.3m. It will have a flat roof with solar panels.

3.6 Landscaping and External Works

The proposals require the existing access road to be relocated by 4m due to the new block's larger footprint. The roadway will continue to run parallel to the building. The re-routing will improve the bends at each which are currently too tight for larger vehicles.

4. Access

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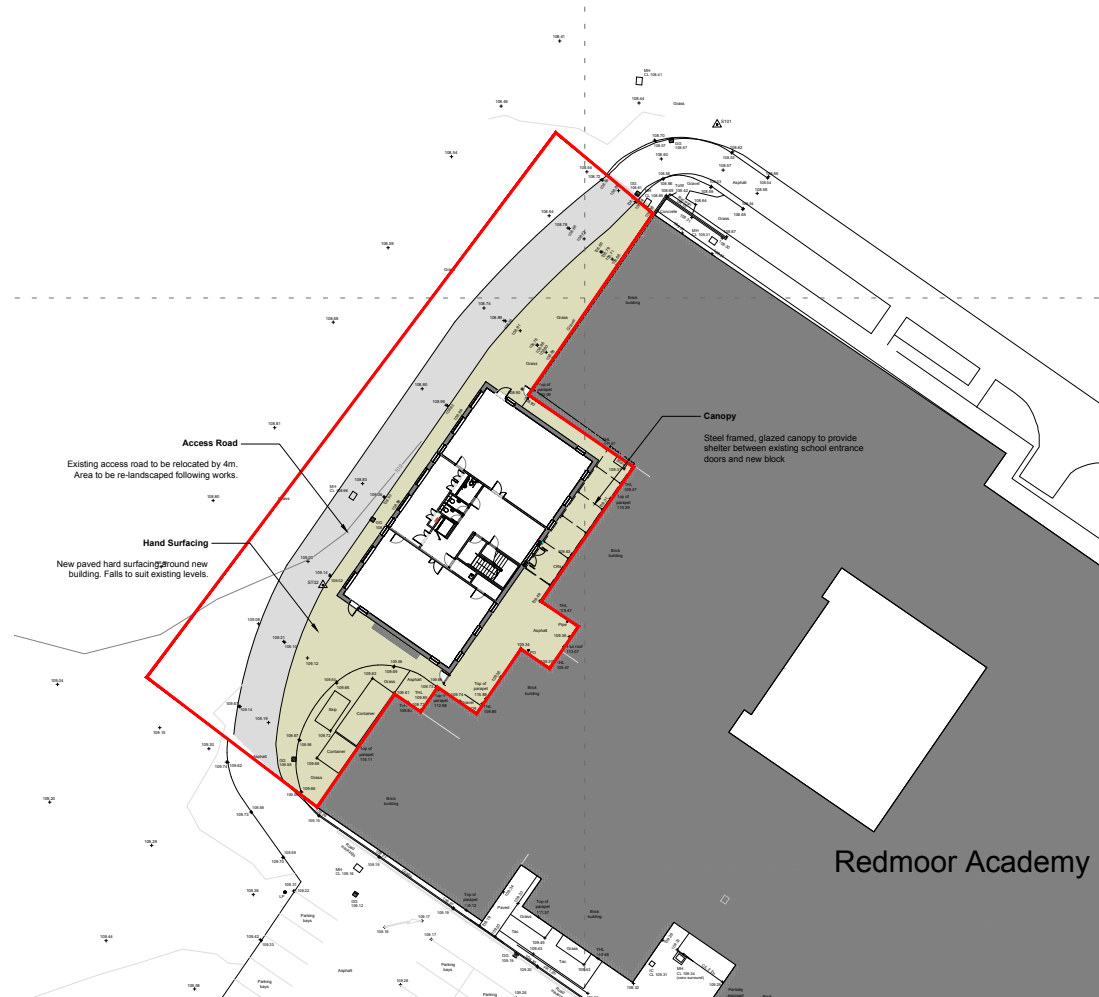
4. Access

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

Access into the school from Wykin Road is unaffected by the proposals.

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 toilet facilities will be provided. A platform lift is also proposed to ensure all parts of the building are accessible.

There are not alterations to be existing parking provision as part of this application



Proposed Site Plan (NTS)

5. Summary & Conclusion

Redmoor Academy - Design & Access Statement

6. Summary & Conclusion

This application seeks approval for a replacement teaching block 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 four contemporary and compliant science labs with the necessary ancillary spaces to improve the quality of the science curriculum at Redmoor Academy. 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

6. Appendix

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The following documents are appended to this document:

Surveyors to Education Drawings:

23216 – A01 Location Plan and Block Plan (1:1250 A1)

23216 – A10 Existing Site Plan (1:200 A1)

23216 – A100 – Proposed Site Plan (1:200 A1)

23216 – A110 – Proposed Ground Floor Plan (1:50 A1)

23216 – A111 Proposed First Floor Plan (1:50 A1)

23216 – A300 Proposed Elevations (1:50 A1)

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