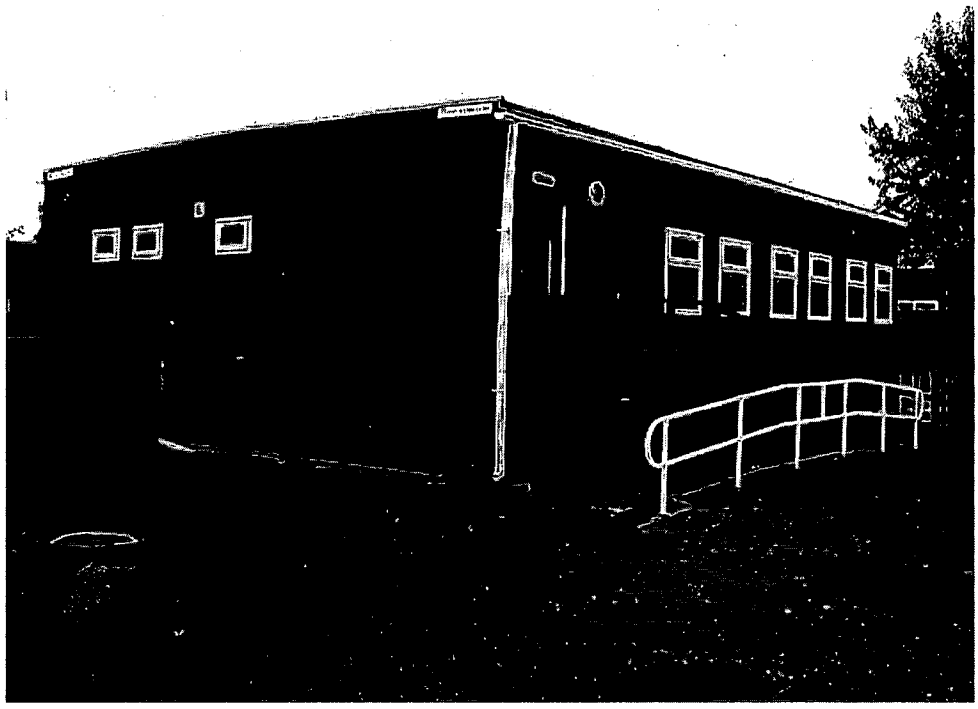
DEVELOPMENT SERVICES
27 SEP 2007
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Design and Access Statement for Elizabeth Woodville Primary School, Groby

For the continued standing of modular classroom block G



The additional space provided by the modular building allows the school to comply with the DfES standards set for the amount of teaching area each school must provide for each pupil. Without the additional space provided by the building, additional pressure will be placed on school accommodation which would have a bearing on the standard of education that the school would be able to provide for its pupils. It is the schools primary concern is that suitable accommodation is provided to allow it to continue to deliver the high level of education expected by pupils and Central Government.

In addition, it is expected that the number of pupils will increase in the future, as shown in the demographic figures for the next five years that accompany this application. The increase in births will ensure that the schools role within the community is secured and will require no less accommodation than that currently provided by the combined area of the main building and modular classroom already on site.

The building is currently used by foundation year pupils. It is ideally situated on the edge of the playing field with convenient access to the entrance at the rear of the main school building. Its positioning allows the children safe access to the main school building and ensures that they can be safely monitored from inside the building should playground staff on duty be preoccupied with other pupils at any time.

Relevant Policy Compliance

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 T THE OCCUPIERS OF THE PROPOSED DEVELOPMENT.

i DOES NOT ADVERSELY AFFECT THE OCCUPIERS OF NEIGHBOURING PROPERTIES; 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.

BE 1 (a)

The height and fenestration of the building are similar in terms of scale, mass and design to that of the main building. It is felt that this reduces the buildings impact on the surrounding environment. In addition, the building has been finished in a colour that blends in well with the main school building. In this way the modular building associates itself clearly with the main school building, reducing its impact on the surrounding environment further.

BE 1 (b)

The buildings' position within the perimeter of the site and at the edge of the play ground, close to the main school building ensure that the children are never far away from the safety of authorised adults.

BE 1 (i)

The building is a low rise design and is set well within the boundary of the school grounds. This ensures that the building does not have a negative impact on neighbouring properties.

9.2.3 POLICY CF1 - COMMUNITY USES

PLANNING PERMISSION FOR THE DEVELOPMENT OF COMMUNITY FACILITIES, INCLUDING ASSEMBLY AND LEISURE USES AND PLACES OF WORSHIP, EITHER FOR NEW BUILDINGS, REDEVELOPMENT OR CONVERSIONS, OR THE EXTENSION OF EXISTING FACILITIES WITHIN OR ABUTTING THE CENTRES OF LOCAL SETTLEMENTS, WILL BE GRANTED UNLESS:

a THE PROPOSED DEVELOPMENT WILL HAVE A DETRIMENTAL EFFECT ON THE AMENITIES ENJOYED BY THE OCCUPIERS OF ADJOINING RESIDENTIAL PROPERTIES IN TERMS OF HEIGHT, MASS, DESIGN, PROXIMITY, NOISE, DISTURBANCE OR EXCESSIVE TRAFFIC GENERATION;

b THE PROPOSED DEVELOPMENT WILL HAVE A DETRIMENTAL EFFECT ON THE GENERAL CHARACTER OF THE AREA;

c THE PROPOSED DEVELOPMENT WOULD REPRESENT AN OVER DEVELOPMENT OF THE SITE WHICH WOULD BE OUT OF KEEPING WITH THE CHARACTER OF THE SURROUNDING AREA;

d THE PROPOSED DEVELOPMENT WOULD INVOLVE THE INTENSIFIED USE OF AN EXISTING ACCESS OR THE CREATION OF A NEW ACCESS WHICH IS INADEQUATE IN TERMS OF WIDTH, LAYOUT AND/OR VISIBILITY, TO THE DETRIMENT OF HIGHWAY SAFETY;

e THE PROPOSED DEVELOPMENT WOULD MAKE INADEQUATE PROVISION FOR OFF STREET CAR PARKING

CF 1 (a)

The buildings' size and proximity to the school means that local residents experience no detriment when using local amenities and as children are from the local residential estate, predominately within walking distance, the increase in traffic generated due to the development is negligible.

CF 1 (c)

The building has been designed to blend in with the surround buildings within the site area. It is felt that the building is a good match with that of the main school building and in keeping with other modular buildings within the site. This can be seen clearly in figures 2 & 3.



Figure 2



Figure 3: The building is a low rise design and is set well within the boundary of the school grounds