



RIDGE

**BROOKVALE GROBY LEARNING CAMPUS
NEW EDUCATIONAL BLOCK**

DESIGN AND ACCESS STATEMENT

15th September 2023



**DESIGN AND ACCESS STATEMENT
BROOKVALE GROBY LEARNING CAMPUS – NEW EDUCATIONAL BLOCK**

September 2023

Prepared for

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Groby
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1. EXECUTIVE SUMMARY

1.1. Purpose of the Report

The Design and Access Statement has been prepared by Ridge & Partners LLP (Ridge) on behalf of Brookvale Groby Learning Campus. This report is to accompany the planning application made to Hinckley and Bosworth Borough Council relating to a new educational block within the Brookvale Groby Learning Campus.

This statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) Order 2015, which requires certain applications to be accompanied by a Design and Access Statement.

This statement sets out the design principles and concepts that have been applied to the proposed development.

1.2. Project Proposal

The proposal concerns the development of the land located to the edge of grassed areas situated to the rear of Brookvale Groby Learning Campus, at present the site accommodates 3no dilapidated modular buildings. The aim of this development proposal is to demolish the existing 3no modular buildings in a bid to construct a new single educational block in the form of a single storey new build. The new build proposal is to include the following:

- 1no Photography Room
- 1no Dark Room
- 1no ICT Room
- 1no Isolation Room
- 2no P.E Classrooms
- 2no P.E Storerooms
- 1no Cleaners Cupboard
- 1no Male WC Block (Inc 8no Cubicles)
- 1no Female Block (Inc 12no Cubicles)
- 3no Circulation Lobbies
- 1no Plant Room

2. SITE CONTEXT

2.1. Wider Area

Groby is a village located in the county of Leicestershire, approximately 5 miles northwest to the city of Leicester. Groby has a population of circa 7,000 people (2021 census), its population are served by a vibrant town centre and numerous amenities such as schools, local shops, restaurants, and community centres.

The village is well connected mostly by road and bus, its major routes include the A50, A563, A6 and A46 which allow commuters to travel to and from Leicester City and beyond. The nearest train station is located in the Leicester town centre and is approximately 7 miles east from Groby. The M1 motorway runs adjacent to the village and is located circa 3km south-west.

2.2. Site and Surroundings

The site is located south-west to the village of Groby, on the west side of Ratby Road. The proposed development is situated within the Brookvale Groby Learning Campus, it is located circa south-west to the main rear block and adjoins the sports field and recreational grassed fields to the rear. The proposed site area is mostly occupied by three single storey modular buildings which have a footprint of circa 126m², 66m² and 129m² respectively. These three modular buildings currently provide a teaching space for subjects including ICT, Photography and P.E.

2.3. Site Photographs

The site photographs below demonstrate the existing three modular buildings on-site in relation to the proposed development location as highlighted via the red outline.



Photo 1 – Rear view of 2no modular buildings



Photo 2 – Side view of 2no modular buildings



Photo 3 – Rear view campus in vicinity



Photo 4 – Rear view campus in vicinity



Photo 5 – Front view of modular building



Photo 6 – Front view of modular building

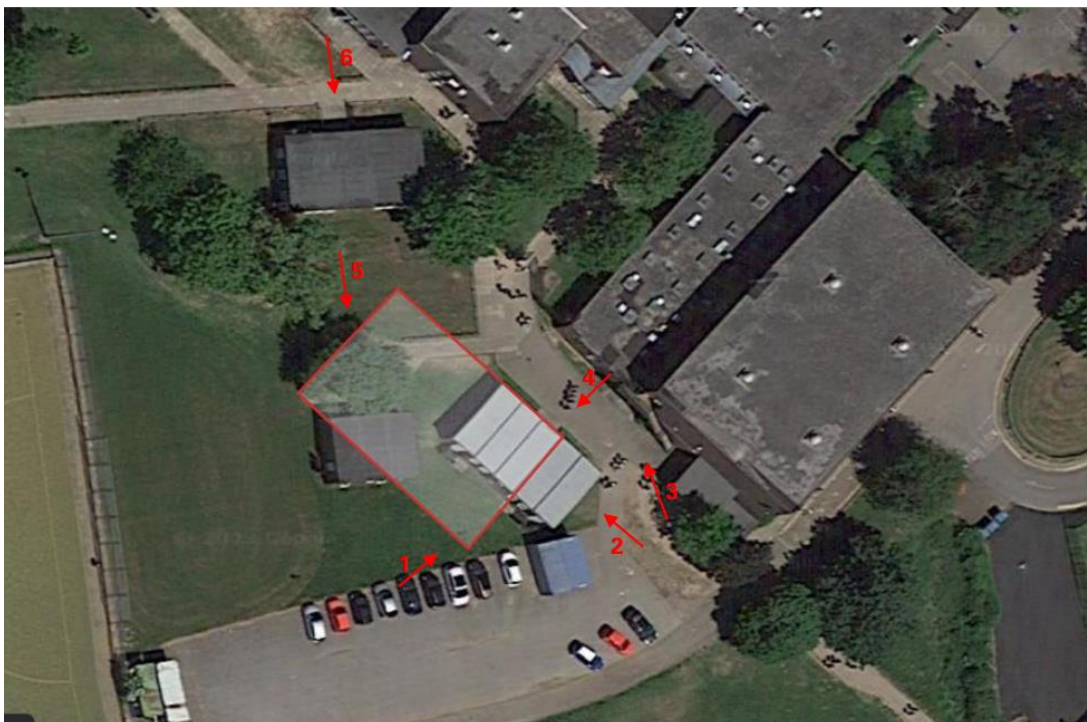


Photo 7 – Satellite view of proposed development and indicative photograph locations

3. DESIGN CONSIDERATIONS

The design intent is to replace existing teaching facilities with a new educational block that essentially functions as an upgrade from the former 3no dilapidated modular teaching spaces. The proposed development will align with specific operational requirements and aspirations. Key elements of the new educational block consist of the following:

- A safe and secure environment
- Well-designed classrooms with advanced technology to support collaborative teaching and learning.
- A provision of WCs to address the current shortage across the campus.
- Clear entrance ways and fire exits throughout the site.
- Low level cills to allow views out from a seated position.
- Flexible spaces which will allow spaces to be adapted to suit different teaching and learning activities.
- The orientation of the building will ensure natural light can be reached where required.
- The building will incorporate sustainable design practices such as the implementation of an air source heat pump.
- The new building will be seamlessly integrated into the existing campus.

3.1. Opportunities and Constraints

As part of the proposed development, we have identified numerous opportunities and constraints as detailed below:

Opportunities

- The site is well contained and enclosed by mature trees to the east, south and west providing a substantial boundary buffer and privacy.
- Scope to provide further educational facilities in the future.
- The site is well connected to an existing network of footpaths and vehicular routes.
- 0.1% chance of flooding in any year

Constraints

- Site levels and slopes

4. THE PROPOSAL

4.1. Design and Appearance

The proposed development is single storey in height, this will ensure the main rear block is not overshadowed, whilst also ensuring an appropriate transition of building heights. Given its proposed orientation, sunlight is maximised from the south orientation, ensuring classrooms in need of natural light can benefit from it. The proposed building frontage is to be in keeping with the main building, the proposed development is to follow the present building line to minimise significant alterations to the overall main campus.

To ensure continuity of the existing urban form, the proposed development shall be constructed of brick and mortar, its appearance is to match the existing profile of the brickwork present throughout the main campus, this is illustrated to the right.

A flat roof system finished with a bitumen felt or similar covering has been proposed to suitably channel rainwater away from the main building façade. This choice closely matches the existing roof detail as that of the neighbouring buildings in the vicinity. A fascia board detail has also been adopted to break the overall mass of the building whilst also creating a visual interest to the proposal.



4.2. Building Use and Layout

As mentioned above, the development proposal involves the demolition of three existing dilapidated modular buildings, these are currently used by Brookvale Groby Learning Campus as teaching spaces for subjects including ICT, Photography and P.E, as it stands these are not fitted with the necessary equipment to support teaching and learning and are both limited in size and are outdated. Following their demolition, the works proposed include the construction of a new single storey building to provide a new teaching space for the aforementioned subjects. The new build will essentially act as an upgrade to the former teaching space and intended to increase WC provision.

The proposed development does not incorporate a central corridor. This allows for an efficient use of space, for instance entrance doors are strategically positioned to ensure direct access into the room. Further to this each room is connected to the outdoors. In relation to the development proposal, the 2no P.E classrooms shall have 2no external entrance doors, meanwhile the remainder proposed rooms are to be accessed via a lobby, fire exits have also been incorporated into the design to comply with fire regulations.

4.3. Connections and Site Accessibility

Given that the proposed works are to upgrade the existing teaching space, this will therefore not lead to any increase in the number of staff or pupils at the site, and so, no additional car parking or access routes are required. Key pedestrian and vehicular access to the proposed site and wider school is granted via Ratby Road. Upon site entry, there is a large, tarmacked car parking area as well as numerous recreational grassed fields throughout. Within the main campus, there are numerous pedestrian walkways and vehicular routes providing access seamlessly throughout the campus, and so, the proposal will not affect circulation for staff and students on site, whilst retaining connectivity. The proposed development is to also include a footpath around the perimeter of the new education block to ensure accessibility, this will be routed from the existing footpath adjoining the existing / proposed building line. To ensure inclusivity and easy access, the external

doors have been designed with opening widths that can easily accommodate wheelchair users. Furthermore, necessary measures such as incorporating adjustable desks have been taken in areas where they are needed.

5. CONCLUSION

This statement has described the application site, its planning and other relevant circumstances.

This statement has demonstrated that the design of the new educational block has been an iterative process, evaluating the needs of Brookvale Groby Learning Campus, whilst ensuring sympathetic design for both people and the local environment.

We have described how the proposals have been specifically developed to have no demonstrable detrimental impact on the character of the learning campus and wider site. Offering what we believe to be an appropriate solution.

It is considered the proposals are acceptable in terms of national, regional and local planning policy and that it is appropriate in terms of the design principles, the immediate environment and adjacent land uses.



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