Design and Access Statement Including Pupil Forecast

UPRN 218 – Newlands Community Prim School – Block D – Single Class Modular





"Leicestershire County Council believes that all the people of Leicestershire should have life long access to high quality education and training for vocational, social and personal needs to improve the quality of their life and contribute to the economic and cultural development of this County and beyond."

Planning Application History

Original: 1990/0237/04
Renewal: 2001/1198/04
Renewal: 2007/1182/04

Use
The single class modular was installed on the site in 1990 to enable the school to comply with the DFE (DCSF) requirements set out for the amount of teaching area required per pupil in attendance at the school.

5 Year Pupil Forecast

Jan		4+	5+	6+	7+	8+	9+	10+	11+	TOTAL
2010	Actual	37	41	40	35	33	42	38	0	266
2011	Estimate	42	39	42	40	34	33	42	0	272
2012	Estimate	55	42	40	42	39	34	34	0	286
2013	Estimate	34	55	42	40	41	39	35	0	286
2014	Estimate	55	36	55	42	39	41	40	0	308
2015	Estimate	47	55	36	55	41	39	42	0	315

Layout
The building consists of a single classroom and associated storage and is used for general teaching. The loss of the facility created by the presence of the modular building would place an unacceptable strain on the other teaching areas within the school and have a negative impact upon the pupils attending the school.

Size
The building dimensions: Height 3m, Length 9.2m, Width 7.4m with a GIA of 64.0 sqm.

Appearance
The modular building is manufactured by Elliot Ltd. The external walls are fabricated from Steni aggregate clad panels painted in Boston brown. The roof of the building is flat covered in grey mineral felt. Installed into the unit are 7 double glazed uPVC framed windows, white in colour.

Landscaping and Employee Numbers
As the building has remained in the location specified by the previous permission there has been no additional loss of parking or recreational area within the site. This permanence of location has also avoided any impact upon the surrounding flora and fauna. There is no proposal to alter existing employee numbers as a result of this application.

Access
Newlands Community Primary School is designated:

A Pathway School - which ensures that wheelchair users and pupils with mobility problems start in a partially accessible Primary School that feeds into a partially accessible High and Upper School.

Hinckley and Bosworth Local Plan: Relevant Panning Policies.

The following policies have been extracted from the Hinckley and Bosworth Local Plan. The unit has remained unaltered throughout the period of standing indicating that the compliance with these extracts that was achieved at the granting of the original consent has remained prevalent at this time.

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. 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.