Design and Access Statement Including Pupil Forecast

UPRN 292 –Westfield Infant School – Block P – 4 Classroom 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 Application: 2006/0268/04

Use
The 4 classroom modular was installed on the site in 2006 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+	TOTAL
2010	Actual	81	90	83	3	257
2011	Estimate	85	81	88		254
2012	Estimate	93	86	80		259
2013	Estimate	106	94	85		285
2014	Estimate	95	107	93		295
2015	Estimate	98	95	105		298

Layout

The building consists of 4 classrooms 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 24.2m, Width 12.9m with a GIA 302.1 sqm.

Appearance

The modular building is manufactured by Central Site Accommodation Ltd. The external walls are fabricated from Stonflex aggregate cladding painted Boston brown. The roof of the building is flat covered in a grey mineral felt. Installed into the unit are 24 double glazed uPVC 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.

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.