PROPOSED DEVELOPMENT OF DETACHED SINGLE CLASSROOM BUILDING

THORNTON COMMUNITY PRIMARY SCHOOL

MAIN STREET, THORNTON, COALVILLE, LEICESTERSHIRE, LE67 1AH

DESIGN AND ACCESS STATEMENT

AMENDMENT B 8 JULY 2011

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OUTLINE OF PROPOSALS AND USE

The proposal is to construct and install a detached building to comprise Classroom, Lobby, Disabled Toilet and Store.

The additional space provided will free up the existing facilities to enable the school to deliver more effective education as the current facilities, which were designed over 100 years ago, are creating severe problems creating over-crowding and operational issues.

A statement from Head Teacher Russell Williams, outlining the schools existing facilities and its specific needs relevant to this application follows.

We currently have 5 classrooms for our 5 classes of pupils.

Three of the classrooms are not fit for purpose.

One classroom is 45 sq metres and will have 25 year 3/4 pupils in it next year. With tables, chairs, cupboards and IT stations taking up a large proportion of the available space there is not enough room to teach effectively.

Another room is 44 sq metres and this has a thoroughfare running directly down the middle (the only available access to the mobile).This room will also have 25 pupils in it next year with even greater challenges for effective teaching.

The third unsuitable room has a thoroughfare running down the middle also.

The problems are further exaggerated by the "awkward shape" of two of the rooms.

The school has no suitable space for SEN work and the teaching of intervention groups. The majority of this work has to be undertaken in the corridor with resulting traffic flow problems around it.

There is currently heavy congestion in the cloakroom area as a result of increasing numbers in school.

A new mobile would;

Create a much needed fit for purpose classroom.

Alleviate any congestion in the cloakroom area as the mobile has its own designated space.

Create an area suitable for the teaching of SEN pupils and intervention groups (the resulting "spare" classroom 44 sq metres).

Pupil numbers for current year and forecast for following five years is as follows:

Academic Year 2010/11 118 pupils

Academic Year 2011/12 114 pupils

Academic Year 2012/13 117 pupils

Academic Year 2013/14 120 pupils

Academic Year 2014/16 114 pupils

This shows consistency of the pupil roll over the next five years.

The proposed classroom is required for operational needs that currently exist as detailed in the Head Teachers statement above.

AMOUNT

The proposed building is of single storey construction.

The proposed building has a footprint area of approximately 80 square metres.

LAYOUT

The proposal is to construct a detached building set on a gentle sloping grassed and tarmacadam surfaced area on the North West of the main school. The building is sited in a position convenient for pupil and teacher access as they enter from the rear of the School.

The proposed building will be accessed into an entrance lobby via a door that faces onto the play area that is next to the school.

The lobby, being large enough to use for coat and bag storage, gives access directly into the classroom.

The classroom has a range of windows facing to the North East and one facing South East and one facing North West.

There will be a fire exit sited on the North East elevation accessing a timber landing and steps down to the play area.

SCALE AND APPEARANCE

The building is of single storey galvanised steel framed modular construction with a flat roof and having an overall height of approximately 3 metres.

The new building is to be clad using Steni Stoneflex Boston Brick red coloured aggregate faced panels with white upvc windows and white composite doors. This will provide both a durable finish that matches the existing modular building on the opposite side of the covered pathway that leads from the school to the main play area.

The proposed building will sit sympathetically with the style of the existing modular building and the existing school.

ADDRESSING LOCAL AUTHORITY'S POLICIES

The design proposals have been prepared following consideration of the Hinckley and Bosworth Borough Local Plan (adopted February 2001).

Saved Policy BE1

The siting of the proposed building has been determined to following consideration of the following:

Access for pupils and staff from the main school to the proposed building is such that it is as close as can reasonably be expected given the Building Regulation constraints. The advantages of this being that they will be under cover and not exposed to the elements and that it will also be close to the existing modular classroom, making management and supervision viable. The safety of all individuals is safeguarded by this and that the school and rear areas in particular are securely fenced.

The building is situated at the rear of the school and is positioned in an area between the school, the existing pitched roof store building and the existing canopy walkway. It is well contained into this recess and the mass of the building is set against the existing building. Given that the North East side of the site is surrounded by both fencing and a densely planted screening hedgerow it is almost impossible to see the building at all. It is also very difficult to see the building from the access driveway that leads to the rear of the houses on Main Street that are to the South East of the School.

Only a small part of the proposed building may be viewed from the rear windows to the houses on the North West of the school and they can only see the building if viewing at 30 degrees to the rear plane of the house, and in that case the distance is in excess of 25 metres. Most of the building will be concealed from such view by the existing pitched roof storage building and the existing tall hedgerow. The previous view from these houses was into the children's playground. This narrow aspect view, screening and fact that the building is single storey creates minimal effect on the amenity of those

occupiers.

Saved Policy NE21

Development within the National Forest is intended to be of “high quality” and to “reflect the local architecture and the setting of the proposal in the forest”.

The proposed site being in the village of Thornton and actually to the rear of the existing school, in a relatively concealed position makes the circumstances of the building less exposed and therefore creating minimal visual impact on the area.

The building is to be of similar height (single storey – flat roof), size, scale and proportion to that of the existing detached modular classroom on the East side of the covered walkway.

It will be of a similar Leicester red coloured stone chipping type cladding which also harmonises with the red facing brickwork of the school itself.

The building is set on a relatively flat area with no immediate landscape in around it.

There is extensive natural tree and hedgerow planting to the rear of the site which acts as a dense screen to the site itself.

ACCESS

The Classroom building has been designed to achieve easy ingress and egress by the provision of the following:-

Level access will be provided at the external main entrance door and this will have an effective clear width of one metre.

The external fire exit doors will have a minimum of 850mm effective clear width and will lead to a set of steps down to the play area.

Suitable access within the building is achieved to the Wheelchair Accessible/Female Toilet from the Entrance Lobby via a 1000mm doorset.

The internal doors from the Lobby to the Classroom and the Classroom to the Store will be 926mm doors giving affective clear width of 850mm minimum.

Generally, the building will be designed to accord with Building Regulations Part M in respect of access, lobbies, toilet accommodation etc.

LANDSCAPING

The building is to be sited over a small area of grass and the remaining area being tarmac surfaced. There is no new landscaping to be undertaken on this project.

CONCLUSION

The building is of a bespoke design prepared to achieve the schools specific requirements and to suit the relevant site conditions. The buildings will sit sympathetically in their relative setting and compliment the existing school and the adjacent modular classroom.

The buildings has been designed to accommodate the expectations of both their users and to comply with Building Regulations as applicable

This building is of modular construction and as such it can be readily removed when its useful life at this school has been fulfilled, whereupon, they can be re-utilised elsewhere making them a sustainable element.