BROOKVALE PRIMARY SCHOOL – RATBY ROAD

NEW DOUBLE MOBILE INSTALLATION

Project No. 813892

Design & Access Statement

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Overview

Brookvale high school is situated in a predominantly residential area within the village of Groby in the district of Hinckley and Bosworth Borough Council. The current establishment has been in place at this location for approximately 40 years?

The main school is typical of the era in which it was built and predominantly of flat roof construction with brick walls and steel window and door frames.

Brief

The brief and commission for this project is to install a new double mobile classroom to cope with the overspill of pupils following the much needed conversion of three undersized classrooms in to two. The pupils lost in the undersized classroom will be transferred to the new unit and as such not only providing adequate floor space for effective teaching in the main block but a suitably sized classroom in the mobile as well as leaving one classroom for more specific special/smaller group teaching in the mobile.

Use

No other use is envisaged within the site area other than that previously mentioned as a school teaching class room.

Amount

The overall development is in the region of 120m². The building will be single storey only and situated towards the rear of the school on a grassed area facing the school and open playing fields.

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Layout

The basic foot print of the proposal will be 160m² and rectangular on plan. The new accommodation will consist of two 60m² classrooms with store rooms. In addition the lobby area will have an additional storage cupboard built as shown. The existing lobby area is to be reduced in size as there is no requirement for coat/pupils bags or equipment. Pupils all have independent locker facilities in the main school.

Scale

The building will be in the region of 4.5 m in height with a mono pitch flat roof of minimum 1:5. The mobile dimensions are approximately 18.0m L x 8.850m W. The unit will be situated at ground level to provide level access/egress to and from the unit

Landscaping

The surrounding area where the mobile is to be positioned will remain as is. There is a 6m wide tarmac path surface between the school building and the required position of the mobile. The edge of the tarmac is delineated by a square edge flush kerb. This is the intended demarcation line for positioning of the mobile unit which will run longitudinally along this line parallel to the grassed embankment which extends to the school playing fields.

Existing appearance

The ground where the mobile is to be sited is currently a grassed bank area that falls away down towards a length of hedge row and the school sports field. Situated close by is single storey brick built store shed with a corrugated roof and surrounded by shrubs. The mobile will be positioned 3m to the left of this shed. Facing what will be the front elevation of the unit is the main school and secure bike shed.

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Proposed appearance

Double mobile with Stenni panels colour to be 'Boston brick Java Grey or Swedish Green', mono-pitch flat felt roof over with PVC-u windows and powder coated doors. The main entry in to the building will be level access and as such no ramps are required to the main entrance or fire escape doors.

Justification

The additional space provided by the double mobile at Brookvale is required as they currently have three classrooms that are too small for purpose, i.e. not large enough at the recommended 54m² to teach 30 students. A decision has been taken to convert the three substandard classrooms in to two better ones. Following installation of the mobile it will provide one extra teaching classroom which is much needed to allow the school to take smaller groups of students, often with specific learning needs outside of a standard classroom teaching environment. This solution provides a simple cost effective answer within a reasonable time frame and from which the school will benefit greatly in terms of effectively teaching the curriculum.

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Summary

To summarise the proposal we are of the opinion that it would not encroach on any of Hinckley & Bosworth Borough Councils policies for the site and the immediate area that surrounds the development. The proposal does not

conflict or present any onerous or contentious issues, or indeed bring a negative impact to the school or surrounding area that could be seen as severely detrimental to the amenity of the local residents whom occupy properties in the immediate and surrounding area. We refer to the following policy guidance as issued by the council: -

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;

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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.

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i)DOES NOT ADVERSELY AFFECT THE OCCUPIERS OFNEIGHBOURINGPROPERTIES; 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.





DEVELOPMENT CONTROL INFORMATION FOR PLANNING APPLICATIONS

Type of vehicle	Existing number of spaces	Total proposed(including spaces retained)	Difference in spaces
Cars	64	64	0
Light goods vehicles/public carrier	0	0	0
Motorcycles	0	0	0
Disability spaces	2	2	0
Cycle spaces	66	66	0
Other (e.g. Bus)	4	4	0
Short description of Other?			



