

Planning application:

Design and Access supporting statement

Winnall Primary School, Garbett Road, Winchester, SO23 0NY

Proposed re-cladding & 2 Classroom Extension BACKGROUND

The original school was constructed in the 1950s. It is of timber frame construction with timber cladding and a combination of timber and aluminium windows and doors. The timber structure is vulnerable to decay with wet rot and has undergone various structural repairs and strengthening in the last 10 years. In addition the building fabric is poorly insulated. The proposed re-cladding aims to address these problems and make the building fit for the next 30 years. In addition, a two classroom extension is illustrated. Construction of the extension is subject to the wider review of school places within the Winchester area to provide capacity to address the overall shortage of primary school places in the city. Hence proposed elevations showing the building with and without the proposed extension are included.



Location Plan, Winnall Primary School, Winnall, Winchester EXISTING BUILDINGS.





Typical view of south elevation of existing Winnall Primary school built in 1958



View to existing main entrance illustrates the sloping site and accessibility issues



View of existing north elevation which the proposed extension will adjoin and the copse of silver birch trees and conifers which will require thinning to accommodate the proposed path

The existing building was built in 1958 (opened 1959) in a timber frame system and HCC own approximately 25 buildings and extensions of like construction. It is single storey with a flat roof and has had no extensions. Elevations are blue stained vertical timber cladding; white painted and mill finished metal windows with a plinth in brown facing brickwork. The school site is sloping from the south at the rear and is terraced down to the north. Levels are difficult for access.

PROPOSED BUILDING DESIGN AND SITING

Siting

The proposed position for the extension is the only viable location on this challenging sloping site. Hence the proposal illustrated is preferred because:

- The extension fits logically onto an existing wing of the building on an existing internal circulation route. This avoids significant disruption to both internal and external areas of the existing school.
- Contractor's access for construction is easier to the front of the site.
- The contractor's compound can be clearly divorced from the school during construction.
- The existing hard play areas are maintained and the small area of front lawn lost is not a play area for the children.

External Appearance

The materials for the recladding comprise a buff colour facing brickwork, dark grey polyester powder coated aluminium window frames and light grey doors giving a contrast and compliance with DDA. The recladding in brick panels has been selected for having no maintenance requirement. Likewise for the aluminium framed doors and windows. In addition a facing brick solution will wholly contrast with the old existing timber cladding and give a totally different appearance to the building. Psychologically the recladding will make the building appear to be new. The buff is light in colour and will help to 'lift' the appearance of the relatively dark north facing main entrance elevations. Likewise in winter the rear elevations are overshadowed by the bank and trees to the south which again will lighten the appearance of the school.

The proposed single storey extension is designed to complement the form, character and scale of the reclad building which it will adjoin. Walls are buff brick, and roof flat to match the existing. Windows are aluminium polyester powder coated dark grey with light grey doors

HIGHWAYS - CAR PARKING CONTRACTORS ACCESS.

Permanent Works

There are no permanent alterations proposed to the main neither vehicular nor pedestrian entrances to the school as part of this scheme.

The school capacity will increase by 60 and additional teachers will be employed to meet the increased capacity. There are currently 12 carparking spaces on site which appears to be sufficient for a school with 7 classrooms and there is no increase the current school car parking provision.

Temporary Works

The contractor's entrance to the site for the construction works will be via Garbett Road. This is wide enough to accommodate the delivery vehicles. Sight lines for access onto Garbett Rd from the school entrance are good.

Pedestrian access for the pupils and staff will be via the existing pedestrian accesses off Garbett Rd. Given the scale of the recladding project and extension, it is anticipated that staff will not be able to continue to use any of the staff car park on site. The school is making arrangements for an alternative car park in the neighbourhood and the remainder will park on the public highway of the residential area where there are no parking restrictions. The school will make temporary arrangements to avoid any clash with contractors operations. Deliveries to the school and kitchen will be managed by the building contractor in the normal way.

The contractor will erect a site sign board to direct traffic onto site from Garbett Rd. The construction site as illustrated on the site plan drawing and will be secured using Herras Fencing around the compound. Construction traffic movements will vary over the course of the project however it is anticipated there will be 2 lorry movements a day at certain stages of the project. There shall be no movement of construction traffic out side the compound areas on normal school days for a period of 45 minutes at the start of the school day and for 45 minutes while school ends.

No vehicular movements to the construction site between the following times:
8.30am - 9.15am
3.00pm - 3.45pm

Measures will be taken to prevent mud and spoil from vehicles leaving the site during the construction works being deposited on the public highway. In the event that any mud or spoil is deposited on the highway, it shall be cleaned off during each day of working.

During the construction period the school will encourage car share and walking / cycling to work which is an element of their school travel plan.

ENVIRONMENTAL PROTECTION

The proposed extension is sited and designed to have minimal environmental impact. The extension will be part built over mown area of grass.

Noise

The Principal Contractor will be required to adhere to Hampshire County Council, employer's requirements for noise control.

LANDSCAPE

The existing landscape where the new building will be located is currently grass. There is also a small copse of silver birch trees some of which will be required to be removed to construct the new pathway.

There is no scope in the proposed scheme for extensive soft planting, although localised planting beds will be created

ECOLOGY

To the best of our knowledge there is no known species affected by this extension.

The site for the extension is mostly on lawn, it is a suburban site laid to grass and although it is relatively near to Winnall Moors SSI site it is not anticipated to have any impact.

The proposal has been considered in relation to ecology as follows;

Bats- the existing building is flat roofed and occupied by people and has no access for bats. Therefore given the existing design and age, and building occupancy a bat ecology survey is not required.

Habitat - The site for the extension is lawn. Minor silver Birch trees to be removed. We are not aware of any protected species on this site. There is some potential for nesting birds to use this habitat, and hence removal will be undertaken outside of the bird breeding season, which runs from March to August inclusive.

ARCHAEOLOGY

This development will not affect any known listed buildings, ancient monuments, battlefields, historic gardens but may have archaeological significance and we await the archaeologist's comments in this regard.

CONSERVATION AREA

The school and proposed extension are not in a conservation area.