Planning Application: Design and Access Statement

St Peter's Catholic Voluntary Aided Primary School
Expansion from 1.5FE to 2FE - 2 Classroom Extension

St Peter's Catholic Voluntary Aided Primary School, Winchester
Oliver's Battery Road North
Winchester
SO22 4JB

Image of Proposed New Classroom Block Looking East

Hampshire County Council

Strategic Brief

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Expansion from 1.5FE to 2FE - 2 Classroom Extension

Strategic Brief

It is proposed to construct a 2 classroom extension at the school in order to support increased capacity and pupil numbers as a result of the school needing to accommodate more pupils. Additional toilet facilities and staff car parking spaces will also be provided to support the increased accommodation.

The proposals will accommodate the recent increase in pupil numbers from a 315 place (1.5 FE) primary school to a 420 place (2 FE) primary school.

The school site is vested in trustees with the Catholic Diocese of Winchester. The Diocese has been consulted regarding the project proposals and are fully supportive of the scheme of work.

Expanding the school permanently will allow more children whose parents name the school as their preferred option to be admitted and enable the Council to meet its statutory duty to provide school places.

Context

Existing Site

St Peter's RC Primary School is located on the outskirts of Winchester to the south west off Romsey Road. Vehicular and pedestrian access to the school is off Oliver's Battery Road North to the south east. Residential properties border the southern and northern boundaries and there are other roads to the east and west. The school buildings are clustered in the eastern part of the site. It is a relatively flat site with no known flooding /drainage issues. There are known transport issues local to the school, which will be addressed as part of the planning application.

Existing Arial Photograph

Existing Buildings

The buildings were constructed in 1990 and extended in 1996 and 2002. They are all single-storey traditional load-bearing brickwork buildings with pitched metal profiled roofs.

Existing 1990 school building and St Stephen's Church looking east.

Existing school kitchen and hall looking south.

Design

Design Process

Hampshire County Council has consulted with the following on the design of the extension.

- Key School personnel and governing body.
- Catholic Diocese of Winchester
- HCC Local member
- HCC Archaeologist
- HCC Ecologists
- HCC Fire Officer
- HCC Access team
- HCC Highways
- HCC Architects Landscape Architects
- HCC Cost Managers
- HCC Drainage Consultants
- Landscape Architects
- Independent Transport Consultants
- M&E Consultants
- Structural Engineers

Proposed Accommodation

St Peter's Primary School is currently 1.5FE (315 places) and it is proposed to expand to a 2FE primary school (420 places)

In order to accommodate an additional 105 pupils expansion the design comprises the following:

- 2 New classrooms (56sq.m each).
- 1 New music room (56sq.m)
- Group teaching room (26sq.m) to replace a group room demolished to enable access to the proposals.
- Small office (11sq.m)
- Accessible WC's and plant.
- New corridor linked to the existing.
- Extension to enlarge existing kitchen.

In addition to the new building, it is proposed that some enabling works take place in order to facilitate the proposed classroom extension. These include:

- Internal remodelling to create a larger group teaching room. This will also require a newly positioned external door to the north west façade of the existing building.
- Internal remodelling to the kitchen to create more kitchen surface space.
- Demolition of a group teaching room to the south western end of the existing building to permit circulation through to the new building.

Proposed Layout

The proposed location of the new classroom extension is south of the existing school with a link back to the existing 1990 school building. The new building is accessed off the existing circulation within the school and also via newly proposed external doors.

Scale & Appearance

The new building is proposed to be a single storey mono pitched roof to the classrooms with flat roofed links to match the existing adjacent buildings. The choice of materials reflects the existing materials that are currently at the school.

- Red facing brick – Colour to match the adjacent existing buildings.
- Powder coated aluminium windows/doors – colour grey.
- High performance felt flat roof.
- Metal standing seam pitched roof.
- Maximum natural light with solar gain restricted by a flat roof canopy outside the classrooms.

Environmental information for consideration

The building has been designed to provide ventilation and summertime cooling by natural means using openable windows. An external canopy will be applied to protect south east facing glazing from excessive solar gains. The new build elements will meet current minimum bench mark standards in respect of thermal U-Values, air tightness and carbon emissions targets. Lighting will feature controls for presence detection and daylight linked dimming where appropriate. Heating will be provided from a high efficiency gas fired condensing boiler in the new build.

Method of Construction Statement

Initial consultation has taken place with the school and its governing body. A contractor has been appointed who is actively ensuring that the building of the new classrooms will not conflict with the operation of the school. The following key points have been discussed:

- Ensuring construction process and school functionality are separated at all times.
- Segregation of Contractor's compound area.
- Managing construction noise and local impact.
- Safe ingress/egress of construction traffic.

Access

Current access to the site is good with drop kerb and ramp arrangements to the main entrance points. The proposals will ensure that accessibility is maintained throughout the site with drop kerbs, traversable surfaces and appropriate access widths. Provision of accessible parking bays is retained within the new proposals.

The new building is single storey with all accommodation at one level. The main entrance to the new building will have level access and all rooms and facilities will be wheelchair accessible. The HCC access team has been consulted on the design.

Acoustics

St Peter's Primary School is situated approximately 80m away from the 'B' road Romsey Road. Based on this it was considered that an acoustic survey would be required. The findings of this survey are as follows:

Noise from Romsey Road is significant, being in the order of 55 - 57 dB LAeq during the daytime. This is just beyond the limit at which openable windows could be comfortably relied upon to provide the required ventilation rates which in turn meet the upper noise limits in BB 93 for classrooms.
The provision of a close boarded fence to the boundary with Romsey Road would have a highly beneficial effect and would permit openable windows and also improve conditions for the remainder of the school site.

Internally acoustic separation is to be applied between classrooms and within classrooms to comply with Building Bulletin 93.

Landscaping

The classrooms face south-west onto a new wide terrace space with proposed canopies to protect from solar gains and to enable outdoor play during wet weather. To the south west of the new extension a route will be maintained to enable access to occasional overflow parking on the hard court area. The Church currently uses the hard court areas for weekend parking. This route is proposed to be demarcated by a change in surface material.

- All new building works will have level access and will be DDA compliant.

Tree Removal/Protection

It is not proposed to remove any trees.

The exact alignment of an acoustic fence to provide protection from adjacent road noise will be determined by the existing established tree belt which provides shelter and containment to the school grounds as well as offering important refuge for wildlife. Further survey work will be carried out to inform the exact position of the fencing to minimise any impact on the existing trees in particular to their roots as a result of erecting a fence. Where the proposed works is likely to be in close proximity to the existing trees, a method statement will be prepared by a suitably qualified Arboriculturalist to outline acceptable methods of working to safeguard the trees, this may include methods such as hand dig only within the canopy of trees and crown lifting to trees where necessary to avoid damage to branches during construction. All works will be completed in accordance with best practise, principally BS 5837 Trees in Relation to Construction and BS 3998 Tree Work and proposals agreed with all parties prior to commencing works on site.

External Lighting

The external lighting will consist of low energy compact fluorescent luminaires fixed to the building fabric with emergency lighting to all final exits. The external lighting will be installed in accordance with Institute of Lighting and Light's recommendations for external lighting. All external lighting shall be controlled by means of time switch and photo electric cell to ensure the most energy efficient use of the external lighting and to enable luminaires to be switched off automatically at pre set times to avoid unnecessary light pollution. The luminaires will be selected and positioned so as to avoid causing light spill onto neighbouring properties.
There will be no flood lighting installed to external sports pitches.

Waste Collection

The existing bin store is to be made lockable and at least 6 meters away from the building, cycle canopy and stands are to be retained. Refuse collection will be accessed off Oliver's Battery Road North.

Archaeology

A desk top archaeology assessment was carried out by Hampshire County Council and below is a summary of the findings.

There are no archaeological sites known from the school site itself but there are a number in the vicinity.

Ecology Statement

On the morning of Tuesday 02 October I conducted a ‘walkover’ survey at the above school site to assess for any potential for ecological importance that may be impacted by development on the site which includes the building of a new block to the south-west elevation. I believe this extension to be single-storey.

The school is modern, constructed of brick and large glass windows. The roof is constructed of pitched corrugated roofing sheets. The building appears to be in very good condition with no features identified for supporting roosting bats, therefore the potential for the proposals to affect bats is deemed low. On this basis it is not considered reasonable to request a further bat survey in relation to the proposals.

The new block will be constructed mainly over existing hard-standing, however this will require the removal of a shed and two immature planted trees (one cherry, one unidentified tree), which are of low biodiversity value. The shed is unlikely to support bats. The proposed extension may also require the removal of a strip of shrubs and vegetation directly adjacent to the existing building in this area. I believe this strip of dense greenery to have low potential for nesting birds or providing refuge for

common species of reptiles/amphibians or small mammals due to its exposed location that will be regularly subjected to high levels of noise and disturbance from school pupils.

However, following best practice, it would be advisable to carry out the works outside of the bird nesting season (i.e. between the months of October to February inclusive).

Transport Statement (See separate JMP Transport Statement)

JMP Consultants Limited were appointed to undertake a transport survey and prepare Transport Assessment (TA) Report to support the planning application for the proposed expansion to St Peter's Primary School.

Drainage (See separate Drainage Drawing)

General

There are no watercourses recorded within 1km of the site. The site is not indicated to lie within a Flood Zone 2 or 3 area. Environment Agency groundwater data suggests that the groundwater level at the site may be around 70mOD. There are no EA licensed groundwater abstraction points within 1000m of the site and the site is not indicated to lie within a source protection zone.

Foul Water:

Connecting to the existing.

Surface Water:

The condition and suitability of the existing surface water drainage network and any repairs required will be confirmed by CCTV survey prior to the connection being made.