

Planning Application: Design and Access Statement

Weeke Primary School

Four classroom extension, landscaping and formalisation of car parking to replace existing temporary teaching accommodation.

Weeke Primary School, Winchester
Stoney Lane
Weeke
Winchester
SO22 6DR



Image of Proposed New Classroom Block Looking South East

Strategic Brief

Weeke 2FE Primary School

Strategic Brief

It is proposed to construct a 4 classroom extension at the school to provide a permanent provision to replace the current temporary classrooms. The proposal also includes a new staff room, a practical teaching room and toilet facilities. Additional staff car parking spaces will also be provided to support the new accommodation.

The proposals will not increase capacity for the 2FE school which currently provides 420 pupil places.

The site is freehold Hampshire County Council owned

Providing this permanent accommodation for the school allows an opportunity to create a well considered integrated future solution for the School no longer reliant upon the temporary classroom provision.

Context

Existing Site

Weeke Primary School is located in the Weeke area to the north-east of Winchester. Vehicular and pedestrian access to the school are off Stoney Lane to the north. The school is located in a largely residential area. To the east the land is in retail usage with a number of shops and a supermarket. To the south directly bounding the site is a grassed area off Bere Close and ACE, the Adult Continuing Education Centre. The site consists of the school grounds and related hard standing, play and grass areas, trees and shrubberies. It is a relatively flat site with no known flooding /drainage issues.



Existing Buildings

The original building has the same layout as Burnham Copse school and many others around the county. It was built using cross-wall construction. There are currently two 2 storey classroom elements both being served by separate stairs. The rest of the school is single storey. The school was extended in 1987 to provide new reception classrooms to the south of the building and a re-modelled front entrance area.

Design

Design Process

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

- Key School personnel and governing body.
- 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
- Crime Prevention Officer

Proposed Accommodation

Weeke Primary School is currently operating as a 2FE (420 places) primary school and this is proposed to remain the same.

In order to make permanent this provision the following accommodation is proposed

- 4 New classrooms (56sq.m each).
- 1 New specialist practical teaching room (28sq.m)
- Group teaching room (26sq.m)
- New staff room (38sq.m)
- New WC's and plant.
- New circulation linking the new building to the existing.

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

- External and internal remodelling of the main entrance area to the school to create a larger reception and more generous office spaces. This will also require newly positioned external doors and windows to the north west façade of the existing building.

Proposed Layout

The proposed location of the new classroom extension is south west of the existing school. The new building is accessed off the existing circulation within the school and also via newly proposed external doors.

Scale & Appearance

The new building comprises a two storey pitched roof classroom block linked by a single storey flat roof section to the existing building.

The choice of materials reflects the existing materials that are currently at the school.

- Facing brick classroom block – Colour to match the adjacent existing buildings.
- White render around the entrance façade to match existing.
- Powder coated aluminum windows/doors – colour grey.
- High performance felt flat roof.
- Concrete pantiled pitched roof.
- Maximum natural light with solar gain restricted by high level brise soleil outside the classrooms.

Environmental information for consideration

The building has been designed to provide ventilation and summertime cooling by natural means using openable windows. A deep roof overhang with high level brise soleil will protect south west facing glazing from excessive solar gains. It is proposed to harness the sun's energy by installing photovoltaic panels to the new south west facing roof. The new build elements will meet current minimum benchmark 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 building.

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 works 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 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.

Landscaping

The classrooms face south-west onto a newly proposed amphitheatre area. A pedestrian route will be maintained to the perimeter of the new building to allow movement to and from the reception classrooms.

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

Tree Removal/Protection

A tree survey was undertaken by RPS on 20 December 2012. A desktop investigation of Winchester City Council online mapping (10.12.12) revealed that the trees bounding the south of the school site are covered by Tree Preservation Order No.:020G53.

New tree planting is proposed as part of the development. This will help to broaden the age diversity of the tree cover within the area. Sufficient space will be provided for species with significant stature to grow out into maturity.

All retained trees within close proximity of any proposed development will require protection in accordance with BS5837: 2012

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 a 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 on to neighbouring properties.

There will be no flood lighting installed to external sports pitches.

Waste Collection

The existing bin store is currently located close to the vehicular entrance a clear distance away from the building. Refuse collection will be accessed off Stoney Lane.

Ecology (See separate RPS Ecology Report)

RPS was commissioned by Hampshire County Council to undertake a detailed bat and pond survey. Habitats within the proposed development area were also assessed for their ability to support further legally protected or otherwise notable species.

Below is a summary of the findings from the ecological survey:

Three of the main school buildings had gaps around the roof tiles which offered suitable access for roosting bats. These are being retained and unmodified in the scheme.

Trees and hedges on site provide suitable habitat for nesting birds. Several trees to the west of the main school buildings are due to be felled.

Although the pond does offer suitable habitat for GCN, the pond is not due to be affected by the proposed works and there is no connecting habitat between these areas and the pond. Therefore it is considered unlikely that GCN pose a constraint to the proposed development of the site.

Ecology Statement by HCC (November 2012):

Having visited the site and considering the urban context of the school site, and the fact there are no records for Great Crested Newts (GCN) within the locality (the nearest being around 10km away to the NE), I believe that the current proposals pose negligible risk of impacts on GCN. I don't think the grassy bank will be used by GCN however it may be used by common species of reptile and amphibian for refuge (in my response I advised and described a suitable clearance method is followed to avoid unnecessary harm to any animals).

I don't think a specific GCN survey is required at the site, however, I didn't take a detailed look at the pond and so the consultancy may want to carry out a habitat suitability assessment (HSI) for GCN to give further evidence for the low likelihood of GCN being present.

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 within the school site itself but there are a number in the vicinity.

Acoustics

Weeke Primary School is situated approximately 40m away from Stoney Lane. Noise from vehicular traffic is only believed to be slight. As such it was considered that an acoustic survey would not be required. In addition the new classrooms are proposed to be orientated away from the road thereby negating external acoustic treatment. Therefore it is proposed that the new building be naturally ventilated through opening windows.

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