

Planning Application Design and Access Supporting Statement

Rownhams St John's Primary School

Bakers Drove,
Rownhams,
Southampton,
Hampshire,
SO16 8AD

Classroom Extension

Existing Buildings and Site

Rownhams St John's Primary School is located in Rownhams, Southampton. The school is for children aged 5 – 11 and has approximately 280 on roll.



Location Map of Rownhams Primary School

Existing Buildings

The original school building was built in phases between 1975 and 1985, phase one consisted only of the south building with four classrooms around a central shared area. By 1985, the school had expanded to become a primary school with two teaching blocks connected by a corridor which also serves a reception, staff area and the hall. The school currently consists of 10 classrooms, one of which is sited in a temporary building, added to the school in 1986.



View of the front of the school showing KS2 building and temporary classroom

The permanent buildings are all traditional brick construction with pitched, tiled roofs. The roofs have a consistent pitch and many of the ends have parapets which contribute to the character of the school.

The school is single storey throughout except for a mezzanine level which was designed in 1985 to add a library to the central area of the key stage 2 block.

Brief

The temporary building is now at the end of its useful life. The roof is leaking and the external materials are deteriorating. The heating systems are old and inefficient. This application is to apply for planning permission to demolish the temporary building and replace it with permanent built facilities. It does not propose to increase capacity of the school.

Design Principles and Solutions

The existing plan is difficult to extend as the main teaching areas cluster around a central shared space. This makes it difficult to economically connect an extension through to an existing circulation route. The proposed design is for a two classroom extension at the front of the school with a new circulation route through an existing classroom. The residual space within the existing classroom would become a smaller group room or SEN room for specialist teaching or for further break-out shared space.

Being at the front of the school allows the extension to create a new face to the school. It is also

best sited to complement the existing shape of the building, maximising playground space and not encroaching on recently developed areas of the school grounds. The size and scale of the extension has been created using the existing as a guide.



View of proposed extension

The building has been designed as a traditional masonry building with a tiled pitched roof using materials which complement those of the existing building. The materials have been selected for their appearance, longevity and maintenance free characteristics.

Access and Inclusion Principles

The new building will be constructed to be as inclusive as possible. The site area is generally flat and new entrances will have level thresholds. Colour contrast and acoustic treatment are included within the proposal. (see also Landscape Design, below).

Hampshire County Council (HCC) Access Officers have been consulted during the design and an access statement has been prepared to support this application. (see appendix A).

Buildings & Plant / Servicing

The building will be drained into the existing foul and surface water drainage systems at the school. The overall drainage demand is not considered to increase as a result of the extension, as the new extension will be built largely on macadamed areas. The overall heating demand is not expected to increase as a result of this proposal, once the temporary building has been demolished.

Highways

There are no proposed alterations to the existing highways, vehicle or pedestrian entrances at the school.

Parking provision at the school will remain the same as a result of the proposed extension.

The site compound area is anticipated to be directly in front of the extension using the southern corner of the playground. This has easy access onto the main road and minimises disruption to the school during 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.

There will be 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 carried onto the public highway.

Environmental Protection

The proposed extension is designed to minimise impact on the environment and where possible use sustainable materials in the construction. The building will be insulated to the latest building regulations to minimise heat loss. The building is naturally ventilated to minimise mechanical devices and hence energy inputs.

Construction will be limited to between 08:00 and 18:00 on weekdays and 09:00 and 14:00 on Saturdays. No construction will be permitted on Sundays and Bank Holidays.

Landscape

There are minimal landscape proposals as part of this application. The proposed building is sited over two raised planters. It is proposed that a paving apron and new replacement planters will allow the new building to blend into the existing playground area.

Ecology

HCC ecologists have inspected the site and have not raised any significant ecology concerns, but there have been some reported sightings of bats in the area. The building, however, has a low bat use potential. The proposed design should not affect bat roosts or access to them.

Some small shrubs to the front of the existing school could support some bird life – prior to felling and removal the trees / shrubs will be inspected for bird nesting possibilities. A small / medium sized tree has already been felled outside of the birds nesting season as part of the pre-application consultation process.

There were no other species anticipated to be affected by the proposals.

Sustainability

As previously cited, the building will be built as sustainably as possible, both in terms of materials and energy consumption. All timber will be specified as FSC registered and any sustainable energy sources will be investigated and considered as part of a HCC review of upcoming sites.

Archaeology

HCC archaeologists have carried out an initial assessment of the proposal. They state that:

“There are no archaeological sites currently recorded at this location. Records show the line of the Roman road crossing the school grounds close by. However at this point the line of the road is extrapolated from a surviving section some distance to the east. As it is not clear where the

Roman road crossed the Test significantly divergent alternative routes might be suggested and the line as shown through the school grounds should be regarded as speculative.

There have been archaeological discoveries in the wider vicinity, most notably a medieval moated site to the west and a concentration of worked flint to the south west. The area does have some archaeological potential.

However the proposal is relatively small in scale and is within an area that has previously been disturbed by the creation of hard standing /play surface. In view of the small scale, the degree to which the archaeological potential has been compromised by the existing school development and the speculative nature of the line of the Roman road, it is not suggested that any archaeological issues need be raised.”

Fire Sprinkler Provision

An HCC and HFRS risk assessment has been carried out regarding these proposals. It is not proposed that sprinklers will be provided in the extension proposals.