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**Emcor Group (UK) plc**

**Planning Application Notes  
&  
Design and Access Statement**

For

**3FE Expansion (Extension and Refurbishment)  
Meridian Community Primary School**

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## **01 SUMMARY**

### **01.1 Application Summary**

This planning application is being made on behalf of East Sussex County Council, Children's Services for the expansion and alteration of existing education accommodation for 210 No. additional primary school places (4-11yrs, 1 form of entry), located at Meridian Community Primary School, Roderick Avenue, Peacehaven, East Sussex.

Proposed works to include:

- New two storey 12 classroom extension, (1065m<sup>2</sup>)
- The Installation of roof mounted Photovoltaic panels to above extension.
- Alterations to the sites external landscaping to accommodate new external play areas and safe access to habitat areas.
- A new single storey hall extension, (84m<sup>2</sup>)
- Associated alterations to the existing car park to provide 7No. additional car parking spaces, including a new 5m lamp post to light the new car park area., and replacement LED lights to the existing lamp posts.
- The provision of new covered cycle storage with lighting. Offering 30 junior cycle spaces and 30 scooter spaces. Plus additional non-covered cycle storage of 2no adult cycle, 1no Junior Space and 10 Scooter spaces.
- Provision of a section 106 agreement for contribution of fees to undertake consultation and works associated with traffic regulation order. Namely parking restrictions at road junctions, to surrounding roads affected by school parking.

#### **Documents:**

Documents and drawings submitted In support of the planning application:

- 8830 Application Notes and Design and Access Statement.
- LLD954.Meridian Community Primary School. Preliminary Ecological Appraisal .Rev00.04.03.2016.
- LLD954.Meridian Community Primary School. Reptile Survey .Rev00.25.04.2016.
- Meridian Community Primary School – Historic Environmental Desk-based Assessment.
- Meridian Community Primary School – Flood Risk Assessment (including Proposed Drainage) Ref: 16057.
- Meridian Community Primary School - Final Traffic Statement with Appendices. Ref No 5866/2.3 dated July 2016.
- R16-11361 Geotechnical Assessment and R16-11361 Waste Acceptance Criteria Report.

Drawings:

- 8830 – P.100 Site Location Plan
- 8830 – P.101 Block Plan
- 8830 – P.102 Construction Site Constraints Plan
- 8830 – P.110 Existing Site Plan
- 8830 – P.111 Existing Ground Floor Plan
- 8830 – P.112 Existing First Floor and elevations
- 8830 – P.113 Proposed Site Plan

- 8830 – P.114 Proposed External Works
  - 8830 – P.115 Proposed Ground Floor Plan
  - 8830 – p.116 Proposed First Floor Plan & Rood Plan.
  - 8830 – P.117 Proposed Elevations 1 of 2
  - 8830 – P.118 Proposed Elevations 2 of 2
  - 8830 – P.119 Proposed Hall Extension
  - 8830 – P.120 Proposed Section 01, and 02. Site Section.
  - 8830 – P.118 Project Visuals
- 
- LLD954.03-01\_MeridianCPS.SoftLandscapeLayout.Rev01\_07.07.16
  - LLD954.03-02\_MeridianCPS.SoftLandscapeLayout.Rev01\_07.07.16
  - LLD954.03-03\_MeridianCPS.SoftLandscapeLayout.Rev01\_07.07.16
  - LLD954.04-01\_MeridianCPS.DetailedPlantingPlan.Rev00\_07.07.16
  - LLD954.04-02\_MeridianCPS.DetailedPlantingPlan.Rev00\_07.07.16
  - LLD954.04-03\_MeridianCPS.DetailedPlantingPlan.Rev00\_07.07.16
  - LLD954.04-04\_MeridianCPS.DetailedPlantingPlan.Rev00\_07.07.16
  - LLD954\_MCPS\_DetailedPlantSchedule.Rev00.08.07.16
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- LLD954.02-01.MeridianCPS.TreeRetentionPlan.Rev01.09.06.16
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  - LLD954.02-03.MeridianCPS.TreeRetentionPlan.Rev01.09.06.16
  - LLD954.ExistingTreeShedule.Rev02.09.06.16
  - LLD954.MeridianCPS.ArboriculturalMethodStatement.Rev01.09.06.16

## 01.2 Project Background and Justification.

There has been an increasing demand for school places in Peacehaven and the surrounding areas. In recent years births in the Peacehaven area have risen from 175 in academic year 2003/04 to 254 in 2013/14. There are also plans to build around 900 new homes in Peacehaven and Telscombe between 2015 and 2030. As a result, a significant ongoing shortfall of school places is forecast in Peacehaven.

Following various detailed studies of Peacehaven schools It has been agreed to pursue more detailed proposals to expand the Meridian Community Primary School , Roderick Avenue, Peacehaven, East Sussex.

In response, the Local Authority undertook a period of public consultation on a proposal to enlarge Meridian Community Primary School for the 2018/19 academic year to create an additional form of entry (30 places per year group, 210 places overall) plus retaining the existing nursery of 26 places in Peacehaven. If the proposal is accepted then the school would grow gradually between September 2018 and September 2025 as it fills from reception year upwards. The school would reach capacity when it has 90 children in each year group from Reception to Year 6 – a total of 630 children taught in 21 classrooms.

The proposal was considered at a meeting of the ESCC Lead Member for Education and Inclusion on 11 July 2016 where it was formally agreed.

This application outlines the proposed development of the school offering further key stage 2 (Junior) accommodation in a 12 classroom extension and offering vacated accommodation in the existing school building to associated additional ancillary accommodation, necessary for the expansion.

### 01.3 Site Location:

Meridian Community Primary School ,  
Roderick Avenue,  
Peacehaven,  
East Sussex  
BN10 8BZ.



Fig 1. Map of North Peacehaven. (Meridian Community Primary School, outlined in RED) NTS.

### 01.4 Planning History and Consultation

#### Planning History.

1. Planning Ref: E/73/0861. Change of use of 2.889ha (7.140 acres) in connection with the erection of a proposed County Primary School. (August 1973)
2. Planning ref: LW/74/1750. Outline application for change of use from existing to educational purposes for erection of County Primary School. Approved 24/10/74 by ESCC.
3. Planning Ref: LW/81/0098. Use of land for educational purposes in the erection of Infant/Junior School building together with playing field. Approved 03/04/1981 by ESCC.
4. Planning ref: LW/83/1988. Community Hall and New Primary School with hard play area and playing fields and construction of new access from Roderick Avenue. Approved conditionally by ESCC 08/03/1984.

5. Planning Ref: LW/87/1787. Extension to Meridian County Primary School complete with extended hard play area. Approved conditionally by ESCC 14/03/1988.
6. Planning Ref: LW/2121/CC. Installation of four 5m high external lighting columns and lamps to light car park. Approved 19.09.2002.
7. Planning Ref: LW/09/0834. Installation of two temporary classrooms to be located adjacent to playground. Approved Sept 2009.
8. Planning Ref: LW/10/0602/NP. Construct new single storey brick extension at front of school off existing headteachers office to create a new administration office. Approved 2010.
9. Planning Ref: LW/3197/CC. Temporary planning permission (August 2022) for the siting of a double mobile classroom on the existing grass area to the north of the main school buildings. Approved 23.04.2014.

### **Pre Application Consultation.**

#### **Planning Authority:**

Consultation with ESCC planning authority has been on-going since 2013 when the need for additional primary school places were identified for Peacehaven. There have since been several meetings regarding the feasibility and following design for the expansion of Meridian Community Primary School. The following relevant consultation meetings are noted below:

1. 14<sup>th</sup> May 2013. East Sussex County Council planning officer and highways officer. Discussion regarding the feasibility of expanding the school and to identify key issues which need to be reviewed and addressed.
  - Scale and location of any new proposed extension, Impact on neighbours to be considered where proposed near the existing school boundary.
  - A traffic survey and statement will be required to be submitted as part of the application. Following discussions with the Highway department.
  - An ecology report will be required. A copy is attached.
  - A full landscape proposal is required for the new development. Impact of any proposal on existing trees to be assessed.
  - A Flood Risk Assessment will be required for planning although the area is considered to be of a 'low' flood risk.
  - The County Archaeologist was also consulted at this time and confirmed that the school falls in an Archeological notification Area. An Archeological desktop study and heritage statement will be required.
2. 22<sup>nd</sup> April 2015, East Sussex County Council planning Officer. Discussion regarding possible proposals. Ongoing discussion regarding scale and location of any proposed new extension. Single storey v Two storey discussed. Confirmation of issues to be addressed and submitted to support the application.
3. 8<sup>th</sup> March 2016, East Sussex County Council planning officer and highways officer. Discussion regarding draft transport survey and statement. Impact assessments discussed. Pupil access to the school including a possible new entrance to the south. Proposed car parking numbers and cycle shelters discussed.



4. Various ongoing correspondence with East Sussex County Council Highways officer regarding the previously discussed highway issues (8.3.2016).
5. 25<sup>th</sup> May 2016 East Sussex County Council planning Officer. Discussion regarding proposed classroom extension, scale, location, impact on neighbors and materials to be used.

**Public consultation.**

In addition to the statutory consultation regarding the proposal to enlarge Meridian Community Primary School.

6. 14<sup>th</sup> June 2016. Public information/ consultation event, held at the school between 3.00pm and 7.00pm.  
90 persons attended with 10 feedback forms completed.

**Metropolitan police – Crime Prevention Design Advisor**

Design drawings were sent to the local Crime Prevention Officer at the Sussex Police for comment.

## 02 DESIGN

### 02.1 General Description and Project History.

#### History and design process.

Meridian Community Primary School was built in the mid 1980's as a 1 FE school and shortly after extended in 1988 for a 2FE school. In 2002 a nursery was added, and a small extension to the main office was added in 2010. A double temporary classroom block was installed in 2009, which remains to date, and a further double mobile classroom installed in 2014.

The number of pupils enrolled at Meridian Community Primary school aged 5-11 in 2014/2015 was 391, 2015/2016 was 396 and for the 2016/2017 year it is expected to be 427. There are also an additional 26 children that attend the nursery onsite, which from September 2016 will be managed by the school. There are currently 48 full-time or equivalent staff working at Meridian Community Primary School.

The School is open from 08:30 to 15:30 with a lunch break from approximately 12:00-13:00 hours. The nursery is open from 09:00 to 11:30 hours and 13:00-15:30 hours generally. There is also a breakfast club that runs from 07:30 and after school clubs and activities until 16.00 hours. The after school extracurricular activities including a choir, sports and computer club. General opening hours for the school are 7.30-17.00 hours.

The existing building is arranged on 4 levels with no internal disabled access between them. The teaching accommodation feels undersized and largely strategically disjointed and issues such as inclusion and access have been carefully considered as part of the proposed new extension.

A feasibility design for the development of the school was undertaken by Mackellar Schwerdt Architects in May 2013 to look at the potential to expand the school from 2FE (60 pupils per year), to 3FE (90 pupils per year) and initially proposed two single storey extensions, to keep the scale of the school buildings down and locate new accommodation adjacent existing accommodation. However the footprint of the school increases reducing the usable site area for external play, and locating new accommodation close to the existing school boundary, increasing the potential impact on neighbors.

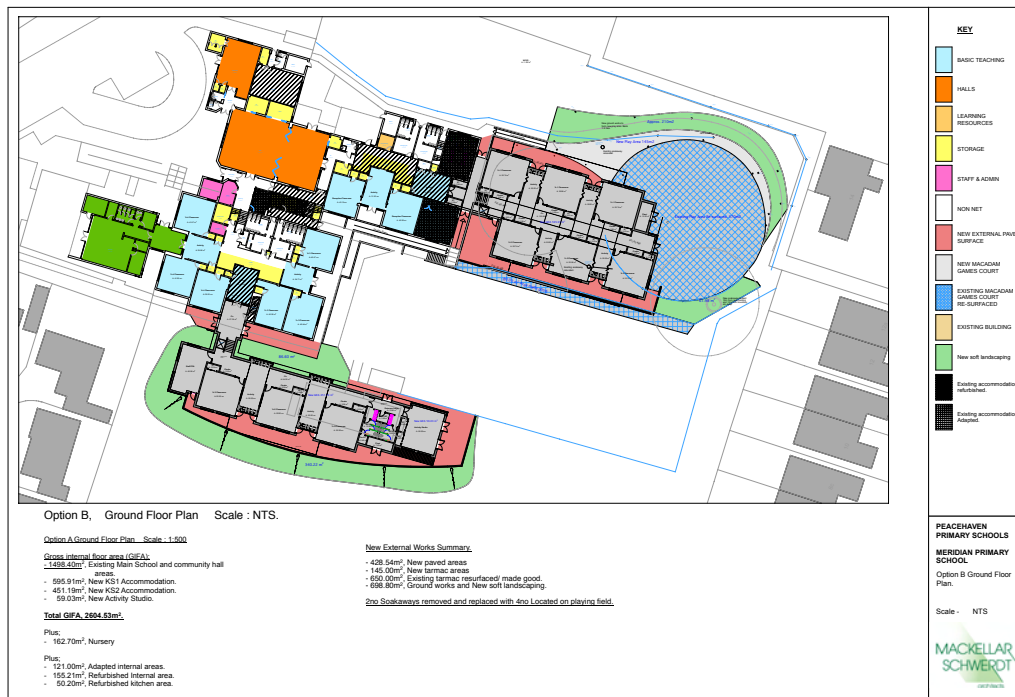


Fig 2. Initial feasibility layouts of new accommodation.

At this time it was also ascertained that a further 7 car parking spaces would be required which would possibly be located on the existing habitat area.

A further feasibility and sketch scheme designs were undertaken by Mackellar Schwerdt Architects between May 2015 and July 2016, assessing the overall provision the school against revised government guidelines, BB103, when a further 6 sketch designs for the additional accommodation were produced and discussed with the planning authority.

The favoured approach which whilst 2 storey was located on the north of the site, away from adjacent residential boundaries, offering Key stage 2 (junior) accommodation in a single 12 classroom block, addressing inherent inclusion and disabled access issues within the existing school.

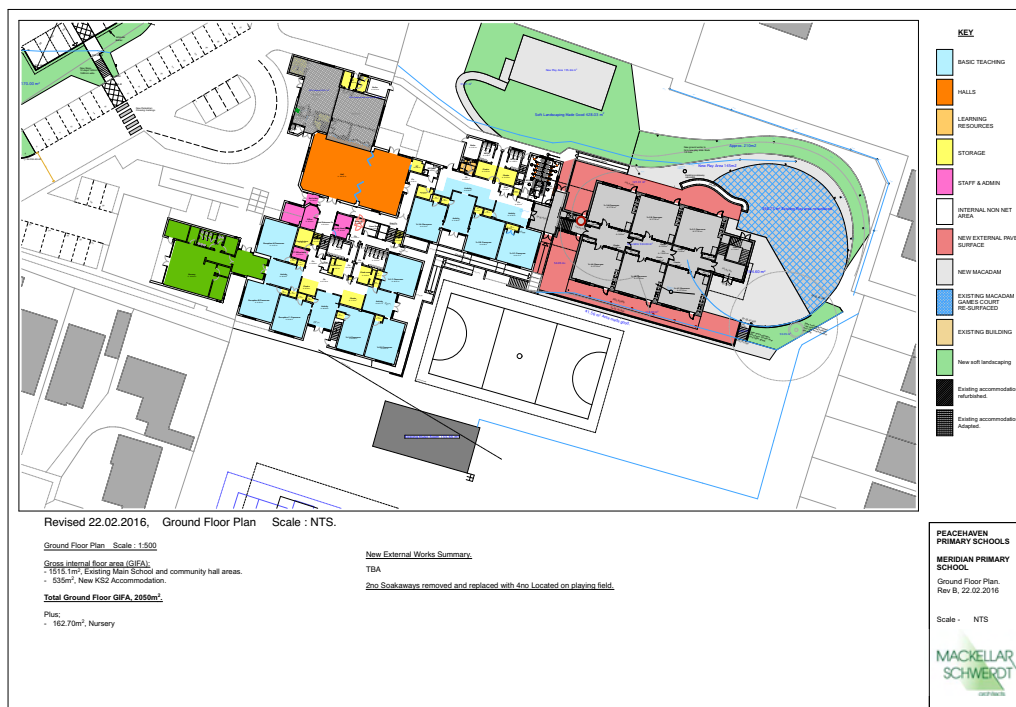


Fig 2. Initial proposed layout of new accommodation.

The proposed new works will need to be accompanied by the further internal refurbishment of existing classrooms to provide more up to date and modern teaching environments, and additional ancillary accommodation in areas vacated by the existing junior classrooms.

A further need for additional hall space was identified at this time and proposals have been put forward and discussed with the planning officer.

There has been periodic consultation with the school and East Sussex County Council Children's Services to achieve the current design, which has now been approved.

Further individual meetings have been arranged with the school to allow comment and development of classrooms, improved provision of practical teaching areas, SEN facilities, Administration and maintenance provision, along with the increased kitchen capacity to cater for additional pupil numbers. This has informed the layout of the classrooms and provided initial information on the fixture and fittings required in the spaces, giving confidence that the appropriate efficient provision of accommodation is achieved.

During July 2015 and transport survey was undertaken at the school. The results of which has informed the design and the basis of discussion with the highways officer at East Sussex County Council.

The external spaces were reviewed and amendments were proposed in the form of improved safe access to the habitat area and outdoor classroom spaces.

A Public information event was arranged, dated 14.06.2016. Comments have been recorded and have been reviewed. Nearly all comments received were about transport. Further discussion with the highways officer has resulted in the agreement to propose further road safety measures in the form of additional parking restrictions at road junctions. This is subject to its own consultation process but a S106 agreement is requested to contribute to the fees associated with this process.

Further reports and site investigations have also been undertaken at the request of the planning authority, namely:

1. Preliminary Ecological Survey/ appraisal report and protected species Assessment
2. Reptile survey borne out the findings of the above ecology report.
3. Arboricultural survey and report on the impact on existing trees on the school site.
4. Archaeological desk top study and heritage Statement.
5. Flood risk Assessment

And these are submitted in support of this application.

## **02.2 The site and context considerations.**

Meridian Community Primary School is located slightly north east of Meridian Centre in Peacehaven, located approximately 7miles from Brighton to the west and approximately 3 miles from Newhaven to the East of the school is in a residential area boarded to the north by Epinay Park and further to the north by South Downs National Park 1000m away.

The school is accessed from Roderick Avenue, with maintenance access off both, Roderick Avenue and Glynn Road. Footpaths connect to the local road network and residential estate, and there is an access path to the school from Cripps Road

The housing in the neighborhood is mainly detached or terraced family housing. This housing generally comprises a mixture of single or two storey buildings. Further South of the school site along Roderick Avenue is located the Meridian centre park, which 'provides a range of restaurants, shops and small office suites'. And described as a local community Hub. There is also a community centre in in this area.

The principle use of the site for Education purposes is established. The site is subject to a number of District wide policies, most notable of which are those relating to Archaeological interest. Archaeological Sites Plan Policies H9, H10 & H11 affording the site greater scrutiny of development proposals against archaeological implications

The above aside the usual development criteria of Environment, Landscape, Character and Design Quality will apply.

<https://www.google.co.uk/maps/place/Meridian+Community+Primary+School/@50.8041876,0.0031906,17.23z/data=!4m5!3m4!1s0x0:0x852a8b241a1ec358!8m2!3d50.803985!4d0.0056816>



fig. Existing housing opposite the school on Roderick Avenue. fig. School access from Cripps Road.



fig. Maintenance Access from Glynn Road.

fig. Existing school buildings.

### Existing Site

The existing school building is located to the west of the site off Roderick Avenue with the playing field orientated to the South and East. The existing building is generally constructed of red/brown multi stock brick outer cavity wall, with a pitched roof finished with flat concrete roof tiles, and some flat roof areas, and incorporates yellow polyester powder coated aluminium windows and doors. The building is orientated mostly east - west and configured with the main entrance centrally off the car park from Roderick Avenue. The site generally slopes from North to South. Existing car and cycle parking is primarily accessed off Roderick Avenue to the west of the school building.

The site is landscaped around the main entrance and car park areas in places along the boundary fencing with habitat area to the front of the site, between the main car park and the western boundary.

Soft Landscaping around the school buildings in areas occupied by the children is minimal and subject to reasonable damage where there is no protection. Generally areas are laid to grass up

to the boundaries. (See preliminary ecological Report for more detail).

A single storey Nursery, built 2001, is located off the main entrance to the south and west of the main entrance being self contained and accessed from the car park and entrance areas. This building is of a more modern design with some rendered areas with a metal clad pitched roof. The building incorporates polyester powder coated aluminium windows, colour dark grey.



fig. View of Nursery Entrance.



fig. Existing car park..

### 02.3 Design Intent and Principles.

To increase the school by 1 form of entry (30 places per year group) across the school years. The new and existing accommodation to be analysed to ascertain the best associated configuration across the school site.

From early consultation with the school, it is important that the school ethos is retained within the design, and follows the schools mission statement within the following guiding principles in retaining a calm, caring, and welcoming atmosphere:

<http://www.meridianschool.co.uk/home/mission-statement>

- An abundance of natural light, good ventilation and good acoustics.
- A calm atmosphere, with classrooms, lunch hours and circulation designed to minimize noise disruption.
- Performance space, the need to retain and enlarge hall space for use by the school and the local community.
- Good accessibility for all
- Providing varied play spaces including hard and grassed surfaces, for ball games, team games, active play, quiet play areas and adequate shade.
- Peer mediation, nurture and counseling space centrally located to external play spaces to enable lunchtime nurture groups to meet.

The following are considered key issues that are addressed as part of a remodelled or developed school for 630 pupils;

1. To minimize impact on the school site, generally it is considered desirable to include all new accommodation in a single extension, preferably on a single story for primary schools. This has complications where both key stage 1 and 2 additional accommodation will need to be provided. To achieve this it is proposed that a new Key stage 2 block be provided and that key stage 1 accommodation can be contained within the existing building. The classroom accommodation vacated by the Key stage 2 year groups can be re-allocated to key stage 1 accommodation along with additional ancillary accommodation required for the expansion. Other additional staff and resource accommodation could best be located in these areas as a centrally accessed resource, but can be provided as specialist areas or extended SEN facilities.
2. The reception year spaces should ideally be separated from other KS1 and KS2 accommodation. Reception spaces should directly access external spaces. New external play spaces to be provided, and to be considered beside the Nursery Areas
3. Disabled Access is to be considered to all areas, both existing and new.
4. Inclusion issues with grouping of key stage areas or year groups to be addressed.
5. Security on site and safe guarding issues are addressed.
6. The provision of staff accommodation that encourages collaboration and a good working atmosphere, with presentation and seminar capability.
7. Transport issues to be addressed, new car parking will be required.

With the resolution of these key issues it is considered that the provision of the rest of the accommodation should become apparent.

The current design proposed has been designed in accordance with the DFE BB103 Area Guidelines (April 2014) for mainstream schools.

Sustainability is a key consideration in the development of any school building and it is the intent that the current extension will be assessed, although not certified, against BREEAM New Construction, Education 2014. A min. 'good' rating is required by the DFE for new extension works, but the design is currently aspiring to a rating of 'very good' in accordance with the ESCC requirement.

Other key criteria across the site have included:

- The siting of the new buildings with regard to the neighboring properties including the mass of the buildings.
- It is agreed that any additional accommodation is best sited to the north west of the existing school building, however there are notably a number of existing soakaways in this location, which will have to be re-located within the site.
- The playing fields to the south of the site has a limiting affect on the siting of any extension, as the area must be maintained.



- To minimize disruption to the school during the construction programme.

## 02.4 Layout.

New Build: The proposed scheme design is configured in one single two story block, with a total floor area of 1065m<sup>2</sup> containing 12 keystage 2 classrooms, disabled toilet, plantroom, and cleaners store, along with circulation incorporating cloakroom store and lift. Sited to the East and joined to the northern wing of the existing school building. Internal adaptations to existing layout will be required to accommodate the extension and allow direct access at first floor level. To establish better ceiling heights associated with better ventilation and natural lighting, the new ground floor level is 1200mm lower than the existing in line with the existing ground levels in this area balancing both cut and fill requirements reducing waste off site.



fig. Proposed location of classroom extension.

The classrooms have been designed as standard classrooms at 55m<sup>2</sup> with cloakroom accommodation contained within the circulation areas directly outside each classroom. Store rooms are accessed directly from each classroom.

There is proposed new fixed sink, which informs the wet areas within the classrooms. A white board and interactive white board positioned together on one teaching wall. Fixed locations of 3no. computers in each room.

This classroom arrangement is mirrored on alternative sides of the extension.

The classroom extension is orientated so views out of the south classrooms do not directly over look neighboring residential property.

The building is slightly 'cranked' in relation to the orientation of the existing school to allow better direct sunlight into southern areas between the new and existing buildings and likewise close down spaces to the north which would otherwise be in shadow and unused. The building also sits better in the existing landscape and makes best use of the existing levels and land use. The new building is set back slightly from the playground offering outdoor teaching areas directly off

the ground floor classrooms. New soft hard and soft landscaping is proposed between the new extension and the existing playground.

Single storey options were looked at along with split accommodation options. The located the new accommodation close to the residential boundaries and whilst this was lower in mass it was considered have a greater impact on neighboring property and reduce the usable external spaces available in the existing school site

A further **hall extension** is sited to the north of the school building adjacent the main hall accommodation, offering a single hall plus additional storage. Total 84m<sup>2</sup> of accommodation. The mass and scale of this extension is in line with the existing building and in this area is sited lower than surrounding residential property and is considered to have little impact. Further internal configuration in moving and enlarging the existing kitchen will offer further self contained hall space adjacent to the existing main hall, providing a total of 345m<sup>2</sup> flexible hall space.

External Works: The car parking on site has been assessed against the minimum ESCC requirement. A further 7 car parking spaces are required and are proposed to be located in two areas. 1. The southern area of the existing habitat area. 2. Configured redundant turning head to the north of the car park. The new car parking is calculated as follows:

**New provision; Total 45No spaces, proposed as follows:**

(ESCC parking standards, Class D1 Use):

- 1 Space / 1 Teaching staff.
- 1 Space / 3 Non-Teaching Staff.
- plus 2No visitor spaces.
- plus 1 space for each disabled employee plus 2 disable spaces or 5% of total capacity, whichever is greater.

School predicted staffing numbers:

- 1. Full time teaching staff (or equivalent):  
21 Teachers plus  
4 head/asst heads (includes SENco.) plus  
4 nursery Teachers.
  - 2. Full time non-teaching staff (or equivalent):  
15 Teaching assistants, plus  
6 Individual needs assistants, plus  
3 midday supervisor assistants, plus  
4 office and  
5 kitchen staff.
- Total 62 Full time or equivalent staff.**

Proposed Car Parking provision

- 29No. for teaching staff, plus
  - 11No. for Non teaching staff.
  - 2No. for Visitors
  - 3No. for Disabled.
- Total 45, (7No additional parking spaces)**

Note: 9No. new spaces created, (2No. lost to accommodate new provision.)

### **Proposed Cycle parking Provision**

(ESCC parking standards, Class D1 Use):

1/10 (62) full time or equivalent staff = 7No cycle spaces.

1/15 pupils (630) = 42No.cycle spaces or scooter parking.

Nursery children 1/15 pupils (26) 2No cycle spaces or scooter parking.

Proposed Provision:

Main School - 7No cycle spaces for staff. (5 existing) .

Nursery Pupils - 1no Junior Cycle stand, 10No scooter parking.

School Pupils - 30 no cycle spaces plus min. 20 No scooter spaces. Proposed to be provided in covered shelters.

Outdoor play Areas: Additional outdoor play areas are proposed in the area vacated by existing mobile accommodation on the north boundary adjacent Epinay park. This comprises of a timber shelter, approximately 6.2m diameter, configured as an octagon, large enough to hold 30 pupils. Softwood decking is proposed to be installed surrounding the shelter to take up the level differences across this area. Decking to have a non-slip rubber infill, colour red.

A new tarmac path ramped down to a further two tiered areas, contained by a timber retaining structure, offering space for further level outdoor informal spaces with benching. Surface to be a concrete brick SUDs system.

## **02.5 Scale.**

The proposed classroom extension layout perfectly lends itself to an offsite modular system. This has the advantage of reducing on site construction programme, minimizing disruption to the school and the local area, reducing on-site waste, making for a more sustainable approach. However, this type of construction, being modular is generally configured around pre-fabricated box like units, which are joined together to form a robust form of construction. The mass and scale of which offers a particular aesthetic. A single pitched roof was considered with concrete tiles to match existing but the resultant ridge height far exceeded that of the existing building and was considered both inappropriate and to have a far greater impact on the surrounding school and residential buildings.

The extension is proposed have a flat roof construction with a small parapet concealing gutters and partially photo voltaic panels proposed to be sited on the roof. The height of the new extension is proposed to be 7750mm high from Ground floor level to top of parapet. The new extension is sited 1200mm below existing ground floor level making the parapet height 150mm lower than the ridgeline of the existing school building.

Adjacent accommodation of the link circulation areas adjoining the existing school building and the staircase to the east are configured slightly lower having the affect of reducing the mass of the building.



fig. modeled views of the link area, between the proposed new classroom extension and the existing building. (Top-South, Bottom- North.

## 02.6 Appearance

The classroom extension is designed in a pavilion aesthetic as a stand alone building although linked to the existing school building. The classrooms face north and south and their associated facades are designed to accommodate differing technical requirements for the classrooms. The entire north and south façade is 'framed' by the modular structure and recessed to provide relief and shading to first floor accommodation.

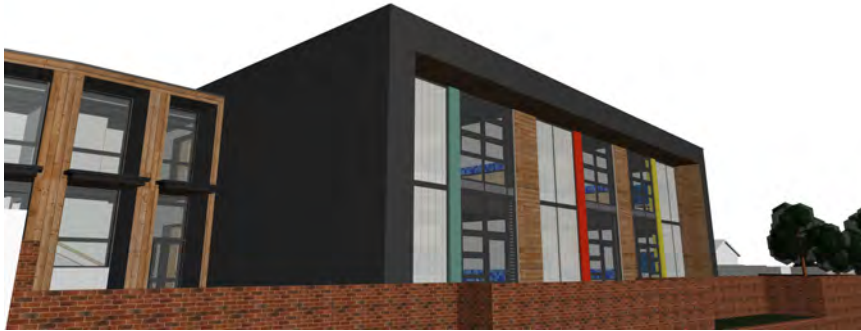


fig. External massing of the classroom extension.

The classroom facades incorporate a white translucent wall system to maximize natural daylighting whilst maintaining thermal insulation. The system also reduces glare and are located near the teaching walls to help reduce these issues in this area. Openable windows are provided for additional natural ventilation although each classroom is ventilated by a hybrid type natural ventilation system. The additional direct natural light the window offers, helps support activities such as art and are located adjacent the wet areas. Whilst the colour inside each classroom is proposed to be predominantly white a vertical band of colour is introduced to help support partially sighted children gauge the depth of the classroom and define the space externally.



fig. Internal view of the classroom façade.

The new extension proposes use the following materials externally:

- Thermowood Softwood Timber cladding to the north and south facades of adjacent accommodation and in panels on the north and south facades of the classroom extension.
- Rain screen panel system to the north, south East and west façades: Marley Externit Equitone natura.
- Rain screen panel system to vertical panels on the north and south facades: Marley Externit Equitone pictura.
- Kalwall, white translucent wall system in aluminium frame, powder coated. RAL 7016 Anthracite Grey.
- Roof: single ply membrane roof finish. Light Grey.
- Roof trims and parapet capping to be powder coated aluminium. Colour RAL 7016 Anthracite Grey.
- Powder coated Aluminium windows, doors and louvres. Colour RAL 7016 Anthracite Grey.



fig. Classroom extension facade.

The new Hall extension proposes use the following materials:

- Thermowood Softwood Timber cladding to the north and east facades.
- Roof: single ply membrane roof finish. Light Grey.
- Roof trims and parapet capping to be powder coated aluminium. Colour RAL 7016 Anthracite Grey.
- Powder coated Aluminium windows, doors and louvres. Colour RAL 7016 Anthracite Grey.



A canopy is provided to the north east entrance. The soffit of which is proposed to be timber.

## 02.7 Landscape.

Landscaping across the site has been altered to best accommodate the proposed development and supplement bio diversity across the school site. A comprehensive soft landscaping proposal is enclosed with this application, offering structured planting and is submitted in support of the application.

New Classroom extension: New planting is proposed to be introduced in brick built planters between the new extension and the existing playground. The brick planter helps in the 1m level change through this area and offers protection to plants, which previously have been damaged where they planted level off playground areas. New trees are introduced minimum 5m away from the building on the south east side to offer future protection from neighboring residential properties, and offer further shade to the northern playground spaces.

To the north of the classroom extension additional planting is introduced along side the new access path, formed at a approximately 1:22 slope, to keep children away from a 600mm drop where it is cut into the adjacent ground. The external play spaces adjacent will be supported by new planting helping define these informal spaces and offer additional shade.

The new car parking area: the installation of the additional car parking will displace some existing trees in this area and are indicated on the arboricultural survey and report. Additional trees are proposed to supplement the loss of these trees in the area. The habitat area is oversized as a learning resource and can easily accommodate the loss of area and planting. However, an additional soft landscaping scheme is proposed around the additional car park to compliment the existing planting and biodiversity. Increased planting to the boundary will offer some buffer between the tarmac surfaces and the neighboring residential properties.

New access path to the habitat area: At present, to access the habitat area, pupils are escorted out of the front entrance across the car park which both compromises safety and safe guarding. To resolve this, it is proposed to install a new fenced access path along the north boundary from secured school area to the habitat area with a gated entrance from the car park, to securely contain the teaching area. The path to be edged by timber and surfaced by bark.

## 02.8 Bio Diversity.

A Preliminary ecological Appraisal of the site has been undertaken in February 2016 by Lizard Landscape Design, and is submitted in support of this application. Further survey work was identified on potential habitat for reptiles in the area being proposed for additional car parking.

The summary of the report as follows:

*A Preliminary Ecological Assessment (PEA) was undertaken of the site on 15th February 2016 to appraise the existing ecological resource within the site and the surrounding area.*

*This survey has identified habitats of amenity grassland; buildings; hardstanding; introduced shrub; and scattered trees and hedging to the site boundaries. Botanical interest on the site at the time of survey was very limited with the vast majority of the site area comprised of perennial rye-grass (*Lolium perenne*).*



*The habitat in general is very uniform and lacks significant structural variation; a fact that will be reflected at higher trophic levels and the overall lack of biodiversity on the site. It is suggested therefore that the majority of the development site area should be considered of 'low ecological value'.*

*The exception to this lies within the habitat area of which a small section is proposed to be removed to make way for additional car parking. Although the sward is of limited interest botanically, the rough grassland combined with areas of scrub, debris and compost piles is considered to provide optimum habitat for common species of reptile (refer to Photograph No. 04– Appendix No. 01). Habitat such as this is considered ideal for common widespread reptile species such as slow worm (*Anguis fragilis*). It shall be necessary to conduct a full reptile survey consisting of 7 no. survey visits during the reptile active season (March–June and September–October during temperatures of 9–18oC between the hours of 08:30–11:00 and 16:00–18:30 in periods of calm, sunny weather).*

*The existing building on site was extensively examined and found to offer 'negligible' bat roost potential. There were 3 no. potential ingress points noted however upon examination these were discounted due to the recent construction of the building, lack of open roof void, lack of signs of bat use such as droppings or grease marks, poor surrounding habitat and lack of connectivity via linear corridors to the wider environment. No further survey with regards to bats is recommended for this site.*

A further reptile survey was undertaken in April 2016 to ascertain the potential impact of reptiles in this area. The summary of the report as follows:

*A 'low' population of slow worm was encountered on the site during reptile surveys undertaken during March/April 2016. At a peak count 1 no. slow worm was recorded during the survey.*

*Given the very low numbers of reptile identified by the reptile survey a full translocation exercise is not considered proportionate.*

Recommended method for site clearance (indicated in the report), to be adopted by the main contractor.

Recommended Ecological enhancements are noted and have been incorporated into the landscape design.

The provision of bat and nesting bird boxes are provided for within the project. Along with the provision of a hedgehog house.

## **02.9 Sustainability.**

It has been confirmed that the new extension will be assessed under BREEAM new construction 2014. Education. 'Very Good' Rating is desired. Whilst this will be assessed, this will not however be certified under this scheme. The scheme has been progressed with reference to ESCC's Corporate Sustainable Buildings Policy, including Sustainable Design Indicators, also included in the application documentation.

A low and Zero carbon Feasibility study has been undertaken for the project. Generally renewable technologies are limited for school sites, but it does conclude that Photovoltaic and combined heat and power units (CHP) could be used to reduced the carbon emissions of the new building.

### Photovoltaic Panels

Provision has been made within the new extension to install an 18KW photovoltaic system onto the flat roof of the extension.



### Material Specification

Material specification will follow guidelines as set out in the BRE Green guide to specification. A minimum of 80% of the building elements should achieve a summary of 'A' rating. Good quality windows and glass of increased thermal performance / solar gain can improve the efficiency of the building and minimize maintenance costs.

## 02.10 Flood Risk Assessment and Drainage.

### Flood Risk.

The flood risk has been initially assessed against the environment agency's Flood maps.

The site is an area designated currently as Flood zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%) and is therefore classified as low risk.

In addition the risk of flooding from surface water is classified as very low, 'Very low means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%).'

A flood risk assessment is individually submitted to support this application

### Drainage

Foul water drainage is proposed to be extended on site to accommodate the new development. The existing foul water drains are connected to the existing sewer system currently located at along the eastern boundary.

Surface Water: The existing surface water system drains to onsite soakaways. Existing soakaways located under or adjacent are to be relocated and additional soakaways provided to accommodate the proposed new extension.

## 02.11 Utilities.

1. Asset record information has been obtained from utility supply companies.
2. Initial assessment made on capacity of existing utility supplies, which has determined that no upgrade on current electrical capacity will be required.
3. It has been identified that the existing gas supply is not sufficient to accommodate the new classroom extension. A new supply is proposed to be provided from Cripps road.
4. Communication will remain as existing.

## 02.12 Site contamination.

A soils test was commissioned in April 2016, which identifies some minor amount of oil substances in one area close to the existing school building. No further contamination is noted. A detailed method statement for dealing with the potentially contaminated ground should be prepared by the contractor before works commence on site

The school site is not on a designated landfill.

## 02.13 Installation of a new cycle/scooter stands and shelters and associated lighting.

As recommended by the Traffic Statement, It is proposed as part of the works to add an additional 30 covered cycle storage spaces, plus a further 20 scooter spaces, off the main entrance areas. These storage areas are proposed to be lit by LED bulkhead lighting fixed to the shelters or adjacent wall. The lighting is proposed will have a maximum of 10 lux and be controlled by a digital clock and photocell. Lighting required for the winter months up to 6.00pm generally.



fig. Proposed new cycle storage.

### **03 ACCESS**

#### **03.1 Pedestrian and Cycle Access.**

A traffic statement is submitted with this application for consideration, undertaken by gta Civils dated July 2016.

There are loose 24 number cycle stands around the school proposed to be replaced by permanent shelters and stands. 30 Number cycle stands and minimum 20 number scooter stands to be provided for pupils. In addition there is to be a further 2 cycle stands to supplement the 5 existing stands for staff. It is also proposed to supply 1 junior stand and 10 No scooter racks for the nursery.

#### **03.2 Vehicular and Transport links.**

A traffic statement is submitted with this application for consideration, undertaken by gta Civils dated July 2016.

#### **03.3 Traffic impact.**

A traffic statement is submitted with this application for consideration, undertaken by gta Civils dated July 2016.

#### **03.4 Parking**

A traffic statement is submitted with this application for consideration, undertaken by gta Civils dated July 2016.

7 number new parking spaces are proposed on site to accommodate the additional staff. This is to be located off the existing main car park on area currently designated as Habitat Area.

#### **03.5 Emergency Access**

Existing emergency access to the school is primarily through the main gates at the front of the school. Hygiene and medical rooms are located close to the main entrance off Roderick Avenue. Emergency access onto the playing fields is to be maintained through vehicular gates from Glynn Road.

#### **03.6 Inclusive Access**

Whilst some design solutions proposed a split in Key stage 2 classroom accommodation this is known to lead to inclusion issues. The proposed accommodation is arranged simply with all 3 year group classrooms together. Year groups 3 and 4 located on the ground floor and 5 and 6 on the first floor, offering a complete Keystage 2 classroom block. The existing building accommodation then contains Keystage 1 classrooms on the ground floor with ancillary accommodation on both the ground and first floors. All new accommodation is designed to accommodate disabled pupils for years 3, 4, 5 and 6. There is a new disabled toilet on the first floor in the new extension, which is supplemented by an existing toilet on the ground floor in the existing school building. Classrooms on the ground floor are designed with direct access to the adjacent play areas via doors to the classrooms. All access doors to the ground floors have level thresholds.

There is proposed two new platform lifts, one located in the new extension and one located in the existing school located in the central circulation area, to provide access for disabled persons.

Existing disabled access provision to the school site has not been affected.

A new Medical inspection room is required in the building and is proposed to be located on the ground floor close to external access from the main entrance.

## **04 Temporary Classroom accommodation and Site Access and Site compound.**

### **04.1 Temporary Classroom Accommodation.**

The Existing double mobile accommodation is required to be maintained for the duration of the contracted works. Upon handover of the new permanent accommodation both of these temporary buildings are proposed to be removed from site and the associated areas made good. The mobile area to the north will be adapted as a new external play area.

It is known that the temporary planning permission for the mobile classroom located on the area adjacent to the playground (subject to original planning permission ref: LW/09/0834) has now elapsed in September 2014. Any re-submission for renewal of temporary planning permission has been subject to discussions regarding the provision of permanent accommodation. The school and Children's Services have confirmed that this mobile is surplus to requirement, upon provision of permanent accommodation and as such it has been advised and agreed by the local planning authority that this issue can be incorporated into this planning application. Should the application be unsuccessful it is equally clear that the mobile accommodation will need to be maintained on site and it is understood that further planning approval will need to be sort for any renewal, at that time.

### **04.2 Site Access and Site Compound.**

It is intended for the duration of the building contract that the site compound be located on the playground adjacent to the development site. The site setup

Site access will need to be formed to circumvent the existing playing fields accessed through the existing maintenance access from Glynn Road. This will require forming a temporary entrance at that point, and there will some minor temporary adjustments to the road kerbs and grass verge locally to this entrance. The access will cross an existing pedestrian footpath and a procedure for safe access and exit will be required to be established by the main contractor, which will identify any further control measures.

Site restrictions apply, and deliveries to the site should be strictly avoided during the times 8.15-9.00am and 2.45-3.30pm and in generally in 'rush' hours.

Site Restrictions drawing 8830-40.

## 05 Conclusion

The scheme provides high quality, sustainable accommodation. The proposals have been carefully considered regarding layout, scale along with appropriate material selection to sensitively integrate into the existing site context, to minimise the impact on the site and the local neighbourhood.

The proposed scheme has been developed from feasibility with significant involvement from the Meridian community school, ESCC Planners, Landscaping and services Consultants, and end user groups to offer an exciting facility to meet a recognised need for addition primary places within the local community.

We respectfully ask that the Council support this proposal and ask that the application be recommended for approval.