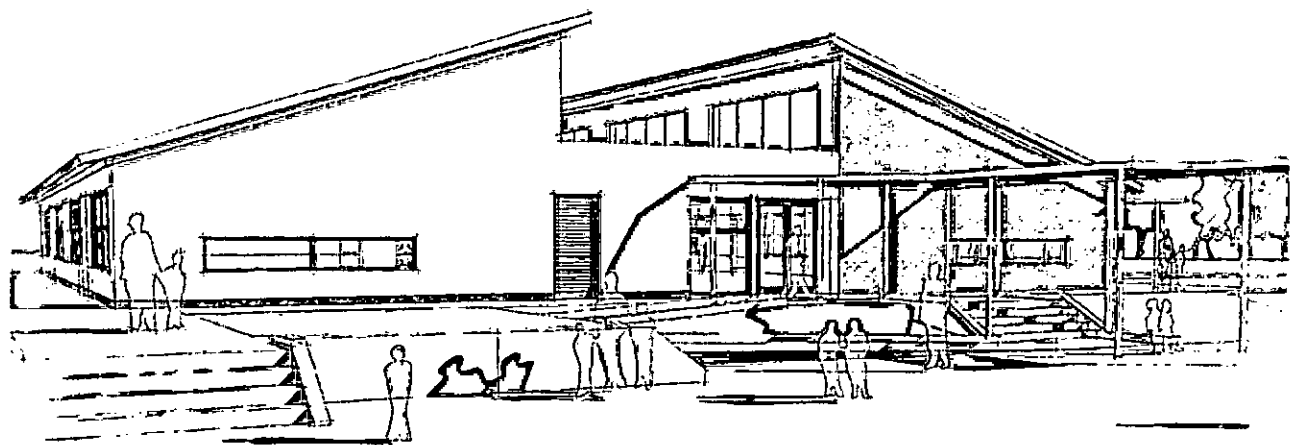


Planning Application: Design and Access Statement

Laburnum Grove Primary School

Expansion from a 2FE Junior to a 2FE Primary

Laburnum Grove
Bognor Regis
PO22 9HT



Brief – Educational Need

Laburnum Grove Primary School Expansion from a 2FE Junior to a 2FE Primary

Strategic Brief

The Education Act 1996 S14 places a duty on Local Authorities to ensure that schools are sufficient in number, character and equipment to provide for all pupils the opportunity of appropriate education. Therefore WSCC has a duty to provide sufficient primary school places in this area.

West Sussex County Council forecasts indicate an increased demand for primary school places across the Bersted area and this has been confirmed as extending beyond the capacity of the existing schools in the area. Increased pressure on the current primary provision is partly due to a significant new housing development, known as the site 6 development area, moving forwards at pace. Therefore, to accommodate the increase in pupil capacity within the area, a reorganisation of primary sector schools is proposed so that all three schools closest to the development can operate as through primary schools in line with County Council policy.

Currently Laburnum Grove Junior School (ages 7-11) is fed by Bartons Infant School (ages 4-7), and each school provides 2 forms of entry with up to 60 children per year group in each school. West Sussex County Council has already made a commitment to convert both Bartons and Laburnum Grove into primary schools and expand the facilities to cater for a total of 3 forms of entry between the two schools. This will be achieved by expanding the accommodation at Laburnum Grove to provide a 2FE primary and Bartons Infant School is to be relocated to a purpose built new building on another site so that it can open as a new 1FE primary school. The date that has been set for the opening of the new primary schools is September 2014 to coincide with the start of the 2014-2015 academic year.

Existing arrangements

site name	PAN	age range	total capacity	Form Entry
Bartons Infant School	60	4-7	180	2FE
Laburnum Grove Junior School	60	7-11	240	2FE

Proposed arrangements

site name	PAN	age range	total capacity	Form Entry
Bartons Primary School	30	4-11	210	1FE
Laburnum Grove Primary School	60	4-11	420	2FE

These developments, alongside an existing 1FE school at South Bersted Primary which is to remain, will support the increase of the area Published Admission Number (PAN) for the Bersted Area by 30 pupil places per year group, providing 4FE provision within the Bersted area of Bognor Regis.

Separate planning applications are being lodged for Bartons Primary school and Laburnum Primary School but these have been submitted at the same time to allow consultees and the general public the opportunity to appreciate the coordinated nature of the proposals.

Existing Site

Laburnum Junior School is located approximately 1.2 miles to the north of Bognor Regis Town Centre on Laburnum Grove, accessed from the A259 Chichester Road. The school grounds area is approximately 1.84 Ha in size and is centred on Ordnance Survey Grid Reference SU 930 006. The existing primary school buildings are located to the north west of the site with vehicular and pedestrian access off of Laburnum Grove. The playing fields and hard play areas wrap around the school building to the rear of the site. The site boundary is populated with good hedgerow and a selection of good quality trees to the east, south and west with occasional mature trees and planting providing a frontage to the school along the north west side to Laburnum Grove. The school boundaries are populated with many residential properties.



Existing Aerial photograph

Existing School Buildings

The existing school is housed within a single storey building of 1960's system-build construction. The school is of timber post and steel beam construction and had its cladding renewed in 2000 with white aluminium windows and doors with white and green and coloured infill panels. It is mainly single storey approximately 3m high (with the exception of the double height Hall) and is flat roofed.

Little acorns, a 26 place preschool is also located on the site which is run by a private provider. It is located within a two classroom modular building situated on the south side of the site that has been used for various functions since its installation in 1991.

In 2008 part of the school site was developed to form the Treehouse Children and Families Centre. It located on the north of the site and has access through the schools staff car park.

View of Existing Vehicular Site Entrance taken from staff car park looking out of the site.

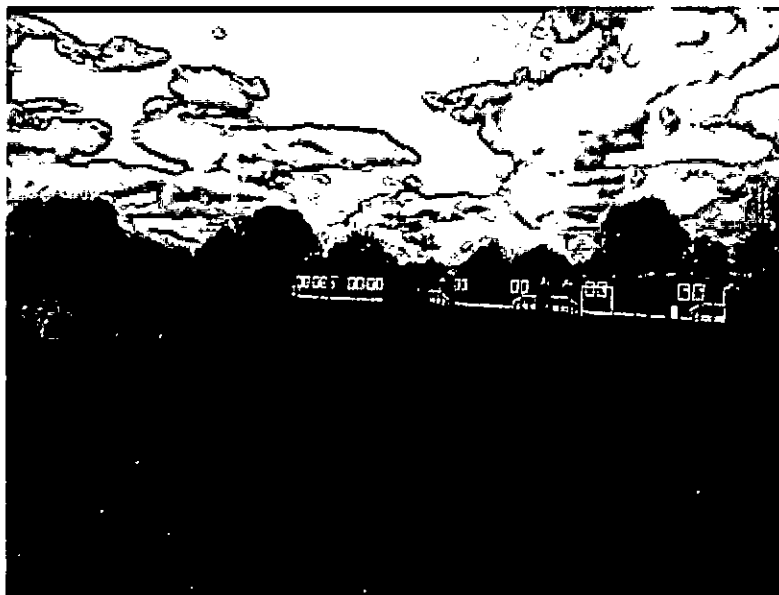


View of Existing Car Park looking south across the un-marked staff car park towards the main building entrance (left of road cone).



View looking south across playing field taken in autumn 2012 showing the temporary building set up which was installed to provide emergency accommodation for the school whilst flood damage repair work was undertaken between 06/2012 – 01/2013.

Note: These buildings have now been removed and the existing school building is fully operational.



Proposed area of new build. View from classroom across existing play ground looking east.



Design

Design Process

The applicant has consulted with the following on the proposals for design of the refurbishment and proposed new building.

- Key School personnel and governing body.
- WSCC Archaeologist
- Independent Transport Consultants (JMP)
- Independent Arboricultural consultant (RPS)
- Independent Ecologist consultant (RPS)
- HCC Architects
- HCC Landscape Architects
- HCC M&E consultants
- HCC Access team
- HCC Geotechnical
- HCC Land surveyor
- HCC Structural Engineers
- HCC Cost Managers
- HCC Drainage Consultants

Laburnum Junior School currently provides for two form entry junior accommodation (240 places) and it is proposed to expand to a two form entry primary school (420 places).

In order to accommodate the additional 180 pupils, the design comprises of the following.

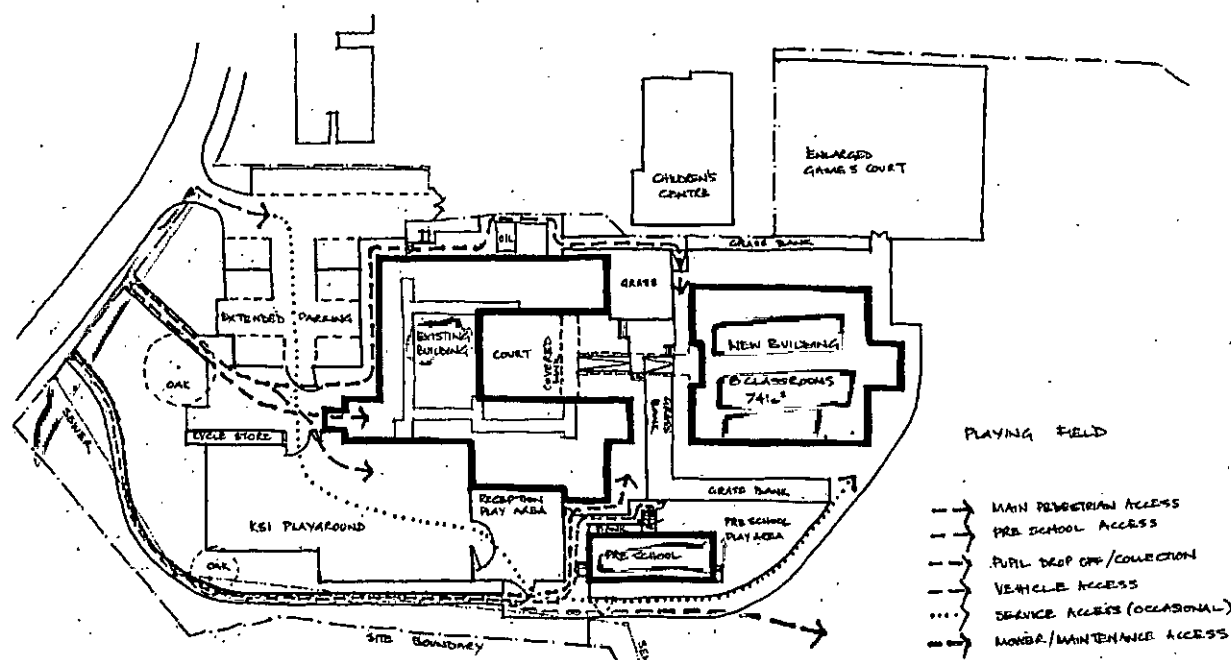
- New 8 classroom wing with associated WC's and ancillary spaces.
- Alterations to the existing building to improve circulation, learning resource areas and additional non-teaching facilities such as WC provision and staff areas.
- The new wing and the existing building will be connected by a covered link way.

The Site and New Build position

The location of the new teaching wing has manifested out of a need to make best use of the site opportunities whilst considering constraints such as flood risk and maximising the playing field and hard play areas. Additionally the placement of the new build is located to minimise the distance between the buildings to ensure a comfortable proximity is maintained which will allow for free-flow of building users.

The Strategic Brief Statement on page 2 above demonstrates the educational need for the site and provides the context in which the expansion of the school is required on a local and county level. Conscious of the need to avoid reducing the size of the school playing fields, the new building has been designed to be compact in form and targeted clearance of earth mounds and trees will result in an enlargement of the useable playing field area following development. The design team has liaised with Sport England and drawing E02294 A16 Rev A (which is submitted with this application) demonstrates the effectiveness of the proposed measures. Pupil drop off for the School will remain as existing along the length of Laburnum Grove – there will be no drop off within the school boundary.

Strategic planning diagram produced during the development of the scheme. Please note that the proposed scheme slightly differs from the diagram but the key principles for site organisation remain.



Proposed Layout

The refurbishment and new build proposals seek to create a cohesive school campus with two buildings working in unity to provide a nurturing education environment moving from reception years through KS1 (years 1+2) to KS2 (years 3-6).

The proposal includes:

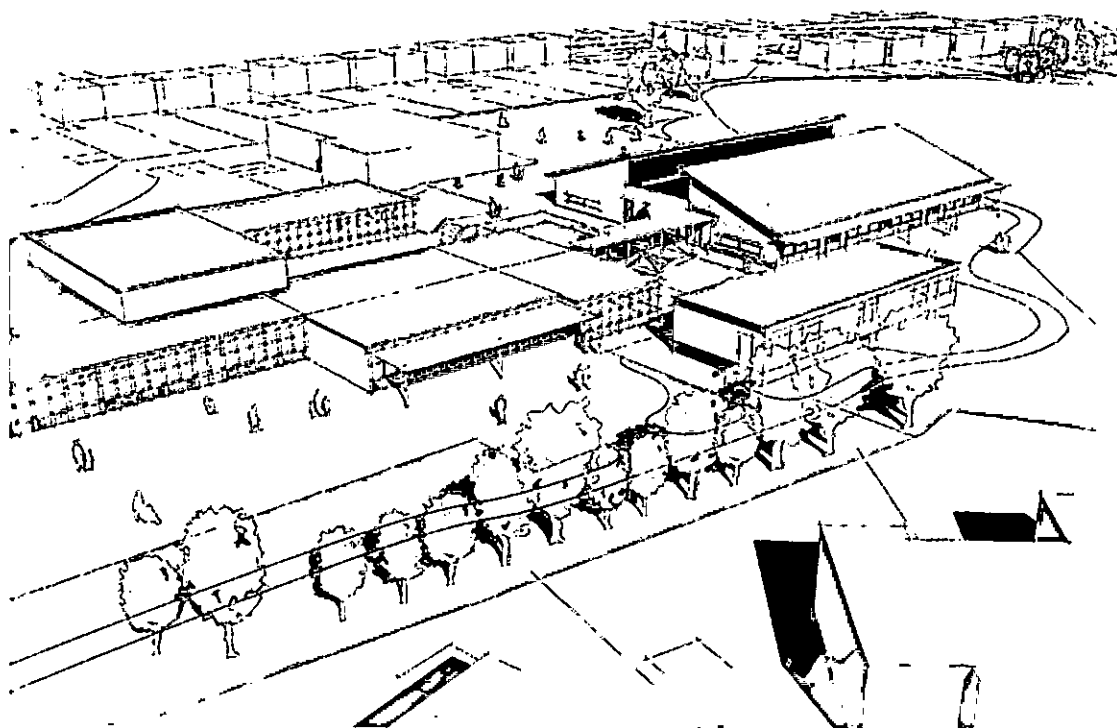
Existing Building - Remodeling

- A dedicated kitchen facility for the school meals supplier which will allow the previously used kitchen space to be handed back to the school for use as a specialist practical teaching classroom.
- Improved circulation and new corridors around the school through the introduction of new partitioning around the hall and at the rear of existing classrooms. These measures form a clear circulation strategy and a strong link between the existing school building and the proposed new teaching wing.
- A new head teacher's office located centrally within the school allowing the existing head's office to be converted into stores for the hall.
- Two reception classrooms within the existing building requiring minor amendments to the toilet provision. Additionally an enclosed external space with a canopy will be formed to provide a safe learning space for the youngest pupils at the school.
- Minor interior remodeling of the existing building to create new staff WC facilities, staff room, caretakers store, pupil WC provision and a new open plan learning resource space.

New Build - Access via a covered link from the main school building

- An eight classroom teaching wing
- Large learning resource area with a small wet area.
- Deputy head's office, maintaining a management presence across the school campus.
- Toilet provision that is also accessible from the playing field side.
- Staff and accessible WC provision, ensuring accessible facilities are spread throughout the school.

Birds eye view across the school showing the new wing and its connection to the main building through the covered link.



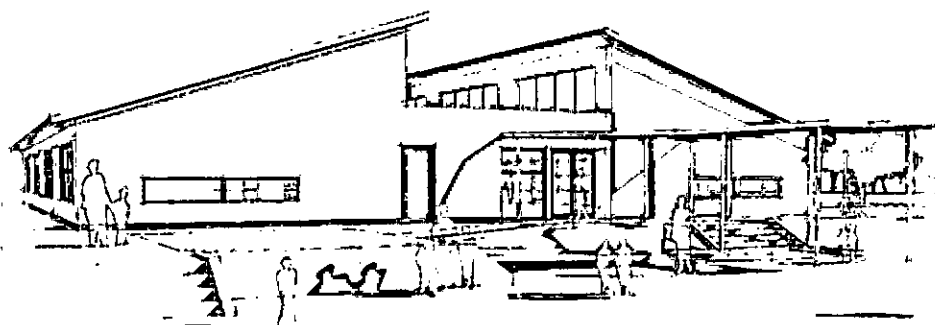
Scale, Appearance and Material

The new extension is scaled appropriately for its use. The volumetric proportion of the new classrooms will ensure a light and airy learning environment. The proposed learning resource area is a flat roofed construction that reduces the overall mass of the new wing. The learning resource area benefits from two lanterns above the main space to maximize the natural daylight into the space. The new classrooms are single storey with a mono pitch roof section. The classrooms are designed to provide high levels of natural daylight from the north facing glazing with an extended canopy to the south face to prevent excessive solar gain. The high level openings also encourage passive ventilation through the spaces.

The external envelope is formed using a combination of two soft coloured materials. This neutral pallet is contrasted by a feature green colour partly hidden within the inward vertical faces above the learning resource adding some fun and interest for the pupils at the school. The combination of brick and render breaks up the facades reducing its visual massing and adds a layer of texture variation.

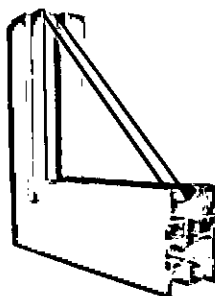
Both the existing school building and the surrounding residential buildings along Laburnum Grove are of mixed architectural styles with no strong prevailing style. The material palette for the proposed building is as follows:

- Render to two facades – White/off white.
- Render at high level – Feature colour
- Buff Brick to two facades
- Powder Coated Aluminum windows/doors – Colour Grey
- Standing Seam Metal Roof 18 degree pitch

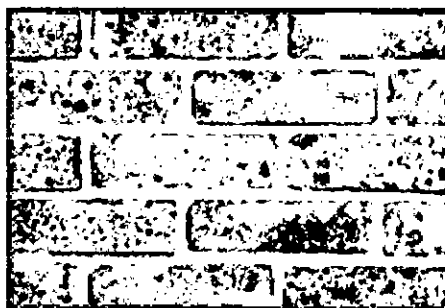


North West Façade of new teaching wing viewed from the existing school's courtyard.

Material Pallet



Aluminium Windows



Warm Buff Brick



Off White Render

Acoustics

Acoustics 24 was commissioned to carry out a sample survey of ambient (Leq) noise levels around the proposed school site. In summary;

The acoustic engineers confirmed that the measured noise levels are relatively low and hence permit the use of natural ventilation (through use of openable windows) for the proposed new teaching rooms.

The proposed new build is not in close proximity to any neighbouring properties or high way. Amenity spaces are located centrally between the two classroom wings with the Pupil WC's facing towards the playing field. The new wing will be built to meet the current stringent acoustic standards.

Crime Prevention measures

West Sussex County Council has a legal obligation under section 17 of the crime and Disorder Act 1998 to consider the impact of all of the decisions it makes on the prevention of crime. The proposals in this application are aimed at reducing the possibility of crime taking place at Laburnum Grove Primary School.

General design measures include;

- The existing main pedestrian site access has been separated from the car park, improving pedestrian safety.
- The extension of the existing site lighting to maintain its effectiveness.
- Height and security of perimeter fencing and gates to provide dedicated routes, which delineate between open and secure areas.
- Burglar alarm extension and upgrade
- High quality ironmongery and robust glazing systems to new build areas.

Access

Current access to the site is good with existing drop kerb arrangement 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. Accessible parking bays are also shown within the new proposals. Public transport opportunities will remain as existing (see transport statement). Cycle opportunities will be supported and encouraged, and the generous existing covered cycle stands will be relocated to a better position nearer the entrance to the front of the school.

The new building is single storey with all accommodation of one level. The main entrance to the new building will have level access and all rooms and facilities will be wheelchair accessible.

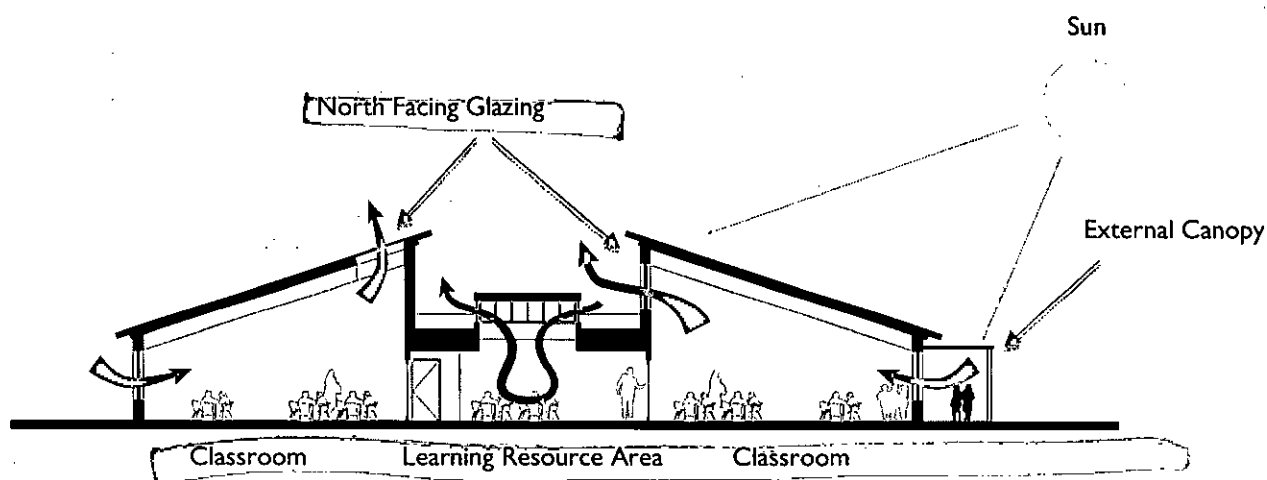
A full access statement has been included with this application.

Environmental information for consideration

The building has been designed to provide ventilation and summer time cooling by natural means using a combination of openable windows and louvres. External passive shading measures will be applied to protect East, West and South facing glazing from solar gains. The new build elements will meet current bench mark standards in respect of thermal U-Values, air tightness and emissions targets. Lighting will feature controls for presence detection and daylight linked dimming where appropriate. Heating will be based on high efficiency gas fired condensing boiler in the new build.

The project has undergone a BREEAM pre-assessment and gained a 'very good' rating. A copy of the pre-assessment is enclosed within this application for reference.

As part of the detailed design development stage, the design team will evaluate all possible forms of low and zero carbon technologies to assess which renewable energy sources may be best suited to this projects. An area of south facing pitched roof has been set aside for photovoltaic solar panels should these be required although this has not yet been determined.



Ventilation and lighting strategy diagram for the new building

External Lighting/Signage

The external lighting will consist of low energy LED luminaires fixed to the building fabric with emergency lighting to all final exits. Car park lighting will consist of low energy column mounted luminaires. 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.

Method of Construction Statement

Initial consultation has taken place with, Laburnum Grove School and Governing body and Main Contractors in relation to Construction Methodology for the proposals. Key points that have been discussed and agreed are:

- Ensuring construction process and school functionality separation at all times.
- Segregation of Contractor Compound areas.
- Managing construction noise and local impact.
- Safe ingress/egress of construction traffic.
- Maximizing learning opportunities for the school and local interest during the construction process.
- Phasing of works to minimize disruption and ensure continuity of the schools normal operation throughout the construction period.
- Minimising the production of waste (see the Site Waste Management Plan which is included with this application).

Landscaping

School grounds are a valuable resource and have a significant effect on the ethos of the school and the quality of education pupils receive. Therefore, the landscape proposals have been developed to ensure there is a suitable balance and variety of outdoor space for children who will attend the school.

The landscape proposals will provide a clear separation between the publicly accessible areas leading towards the main school reception areas, and areas to be used for play during school time.

The main pedestrian entrance is being supplemented by the use of the pre-school's new pedestrian entrance during drop off and pick up times. During the school day the other entrances will be closed to school visitors who will be led to the main pedestrian entrance towards the reception. Pre school users will have access to the preschool during all hours of the day via a separate pedestrian entrance which will be closed off to the school during the school day.

Due to the sloping nature of the topography, the new building will sit above the existing building over the school existing hard play area which is approximately 600mm above the level of the main school building. Consequently the link between the new and existing building will be via a set of steps and a ramp.

As a consequence of building at the rear of the site there was potential for a loss of 678m² of the playing field in its existing state. Further to engagement with Sport England and design development, the proposal will now increase the playing field by 1162m² from its original size. This will be achieved through the removal of a number of earth mounds that surround the site. In addition a number of trees are to be felled to increase the useable area for the pitch. The area will be sown with a hardy grass seed mix and allowed to establish for several months before being used. Please refer to drawing E02294 A16 Playing Field Analysis for more information.

The location of the new wing is situated over the schools existing play ground. To counteract this additional hard surfaced play areas are proposed in a number of locations around the site. The existing playground towards the front of the school currently sits outside of the schools secure line and therefore the space is not currently used to its full potential. The proposed scheme expands upon the pre-existing playground and adds additional play area around the new wing and up against another pre existing play area. Importantly, new fencing will place these play areas clearly behind the 'secure-line' adding privacy and improving safeguarding.

Planting proposals will consist of new tree and shrub planting to provide natural shade and shelter; physical separation; and a resource for education. The planting proposals have been reviewed with WCSS grounds maintenance.

The car park at the front of the site is being reorganised and additional parking spaces are being provided to cater for increased staffing numbers. Please see the transport report for more details.

Waste Collection

The existing bin storage will be accommodated behind a gated area as existing. The bin secure and the general area increased to cater for the increased number of pupils. Refuse collection will be accessed off Laburnum Grove as existing.

Tree Removal/Protection

A tree survey was undertaken by RPS on the 30th of November 2012.

The report has been produced in accordance with the BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations" In the main the surveyed trees relate to the school grounds and facilities are a mix of ornamental and native species. These provide interest and amenity and screen parts of the school from the road.

A desktop investigation of <http://www.arun.gov.uk/>, the Arun District Council online mapping (21.12.12) revealed that there are no Tree Preservation Orders currently in place on the site and that the site is not within a conservation area.

Tree removal has been kept to a minimum and new trees will be replanted to counteract the loss. A number of trees within the site are to be removed to accommodate the development and are shown on drawing E02294 A17 'Tree Removal Plan'.

Ecology

RPS Ecology was commissioned to undertake a Phase I Habitat and Protected Species Scoping Survey of land at Laburnum Grove Junior School. There executive summary is as follows;

- The site consisted of amenity grassland, buildings, hard-standing, scattered trees, hedge, ruderal vegetation, scrub and ornamental planting.
- The two hedgerows on site are covered by the UKBAP "Hedgerows" and should therefore either be protected during development or an equal or greater length of new species-rich hedgerow planted within the final scheme.
- The trees, hedges and scrub on site offer suitable habitat for common species of nesting birds. It is recommended that any vegetation clearance be carried out outside of the breeding bird season. If this is not possible, any vegetation to be removed should be checked for nesting birds by a suitably qualified ecologist immediately prior to removal. If any nests are found, they would have to be left undisturbed until the chicks had fledged (usually around six weeks).
- Several mammal tracks were present along the southern boundary along with a Badger hair suggesting this species occasionally commutes through the site. Two holes were also located on site that may have been Badger setts but were disused at the time of survey. It is not anticipated that the commuting routes identified will be disturbed by the proposed development of the site. However, recommendations are made to avoid disturbance or injury to badgers during works.
- Two trees to the south of the site had features present which were suitable to support roosting bats. The proposed development is not anticipated to disturb these areas. No further surveys are therefore recommended.
- All other habitats on site were not considered suitable to support any legally protected or otherwise notable species.

Transport Assessment

JMP Consultants Limited were appointed to prepare a Transport Statement. The assessment was informed by a site audit conducted by JMP on Tuesday 29th January 2013 and desk based research. The Site visit took place between 08:00 and 09:00 hours, coinciding with the school's morning peak period, in order to observe typical morning drop-off activity on a typical school day.

A summary of the transport assessment is:

Staff numbers are set to increase from approximately 15 full-time equivalent (FTE) staff in September 2012 to approximately 33 FTE staff in September 2014.

Laburnum Grove Junior School has provided JMP with anonymous home postcode data for 138 existing pupils. An analysis of this demonstrates the local demand for school places and also indicates that a significant proportion of pupils live within what is regarded by the DfT as an acceptable walking distance from the school Site (up to approximately 82% of pupils within a 1km walk distance of the school site).

The School currently provides cycle and scooter storage and it was observed that they were being used by children to access the school on the day of the Site visit.

JMP commissioned independent Automated Traffic Count (ATC) surveys of Laburnum Grove to the west and east of the Site. On Laburnum Grove, heading westbound towards the Durlston Drive junction, an average peak of 110 two-way vehicle trips was noted between 08:00 to 09:00. The hour with the second highest two-way vehicle flow is 15:00 to 16:00 which has an average of 88 vehicles. On Laburnum Grove, heading eastbound towards Corbishley Road, an average peak of 104 two-way vehicle trips was noted during 08:00 to 09:00. The hour with the highest average two-way vehicle flow is between 15:00 to 16:00 with an average of 109 vehicles. During 16:00 to 17:00, the average two-way flow is 90 vehicles.

Collision data has been obtained for the roads surrounding the school for the latest available five year period 18/02/2008 - 22/12/2012. In the key area of interest, one serious collision and one slight collision took place to the junction Laburnum Grove and Corbishley Road.

JMP consulted the 2009 Laburnum Grove Junior School Travel Plan Review (the 'Review'), which highlights ongoing and new transport / highways related issues. The issues highlighted include; parent/carers of toddlers, refuse and goods vehicles accessing the Site to gain full access to the neighbouring Tree House Children and Family Centre thus creating more traffic in the immediate area of the School, lack of crossing facilities in the vicinity and excessive parking along both sides of Laburnum Grove during school finishing times creating potential hazards for children.

A multi-modal trip assessment has been carried out using a 'first principles' approach. JMP has identified the number of existing trips generated by pupils, parents and staff at the School; potential future trips and has identified the net increase in trips by mode. It is noted, however, that the trip assessment has presented a 'worst case' scenario from a transport and highways perspective as no future modal shift has been assumed. In reality, a modal shift towards sustainable (i.e. non-car) travel modes will be achievable to allow for future expansion.

This TA includes a review of the existing STP and identifies ways in which it could potentially be improved or enhanced. A modal shift towards sustainable (i.e. non-car) and in particular 'active' modes (such as walking and cycling) will be achieved, in part, through the further development of the STP. It is important that other benefits of walking and cycling, such as the associated health benefits, are also promoted, in order to encourage those that live within reasonable walk and cycle distances from the school to travel by these modes.

It is also important to recognise that, as the school increases in size, there is the greater likelihood of a greater proportion of pupils attending the school being siblings or pupils that live within close proximity to one another. This further reduces the potential for additional car trips and increases the potential for car sharing and for parents walking more than one pupil to the school at any one time.

Archaeology

WSSC Archaeologists have been consulted and it has been established that the site is unlikely to hold anything of significant archaeological interest and as such the application does not require an Archaeological Report. Although no archaeology is expecting to be found, the archaeologists have recommended piled foundations to minimise any risk of archaeological disturbance and this advice has been taken on board.

Ground Conditions

A ground conditions survey was carried out in January 2013, The summary of which is;

In general, a surface cover of topsoil some 100mm to 350mm in thickness. Clinker was noted within the topsoil in one location.

Made ground, discovered did not exceed 500 mm deep

Continuing subsoil horizons are "River Terrace Deposits" up to 4m depth recorded in boreholes and "White Chalk Subgroup"

Groundwater standing level was encountered during drilling of the boreholes at depths of between 1.1m and 1.7m below ground level.

River Terrace Deposits have been classified as low to intermediate plasticity and foundations would require heave protection.

through made ground, into River Terrace Deposits and therefore trenches would extend to 2m below EGL in cases. The soil has a bearing capacity of 125kN/m². This depth may preclude an Archaeological watching brief of excavations, and it has been advised that a piled foundation solution may be more appropriate.

New footings would be taken into River Terrace Deposits for foundations to the new buildings in the south western part of the site, the soil has a bearing capacity of 100kN/m²

Subject to any precautions required to protect against the effects of soil shrinkage or heave caused by trees, a minimum depth to formation of 0.9m should be adopted. Given the potential for mixed soil conditions it is foundations to reinforced both top and bottom to minimise the potential for differential settlement. Given the high water table a piled solution may be most efficient

It is considered that the River Terrace Deposits and underlying White chalk Subgroup would allow piled foundations with a design length of 10m likely

It is recommended that ground floors be suspended, unless footing depths are less than 1.5m

A Contamination Assessment has been undertaken, based on review of historical maps and geo-environmental data sets. No potential significant pollutant linkages have been identified on site relating to the proposed development. A full phase 1&2 contamination assessment has not been undertaken.

Waste Acceptance Criteria testing show that soils arising from excavations at the site are suitable for disposal at an inert landfill subject to confirmation of landfill site.

Drainage

Storm Water

The existing storm drainage system of the school is inadequate with pipes too small to effectively drain the catchment area with a significant amount of pipe-work having little or no gradient thus not achieving self cleansing velocities.

The existing drainage system has 3 outfalls into the public surface water sewer (denoted as A, B, and C on drawing number R.J509876.001). Connection A accepts the majority of flows from the School and its playgrounds, the children's centre, and both car parks; connection B accepts flows from a single gully serving the playground at the western corner of the school, and connection C accepts flows from the mobile classroom.

It is proposed to retain connections A and C and to abandon connection B.

Taking into account the sizes and gradients of the existing connection pipes, the existing discharge rate from the school has been calculated to be approximately 28 litres per second.

It is proposed to abandon the existing storm drainage system and replace it with a new system designed to current building regulation, standards, and codes of practice.

The new drainage system will include the following...

- Upsized pipes around the perimeter of the building to accept flows from the extended playgrounds at the rear and south west of the building, the children's centre, and the car park extension. This will also include the existing rainwater downpipes in the central courtyard which currently discharge directly to the surface. This section of the drainage system will discharge to Connection A via a pumping station and attenuation tank limiting the flow to 20 litres per second.
- The new building will be served by a separate drainage system discharging to the public sewer at connection C. Discharge at this connection will be limited to 8 litres per second using a hydrobrake (or other) flow control device and an attenuation tank.
- Run-off from the playing field will be collected in a cut-off filter drain running at the toe of the embankment of the new build. This filter drain will discharge into existing connection C and a new catchpit which will eventually discharge into connection A.
- Excess run-off will be routed to accumulate on the hard surface playground at the western corner of the school. This playground will be shaped to retain this excess run-off until such time that it can discharge into the sewer.

Foul Water

The existing foul water drainage system appears to be in a good condition with adequate falls on pipes to achieve self-cleansing velocities.

Foul flows from the new building will be split into two separate discharges. Flows from the single toilets and classroom sinks shall discharge into the existing foul drains situated between the school and the children's centre. The remaining flows shall discharge into the existing foul drains that were constructed to accommodate the temporary classrooms. This in turn discharges into the foul water pumping station located in front of the remaining mobile classroom.

Although the pumping regime and capacity of this pumping station is unknown, there were no problems during the 7 months of use of the temporary classrooms. The exact route of the rising main is unknown at this time, but it is anticipated to discharge into the same foul drains as above.

An indirect connection application will be made to Southern Water for the additional discharge from the new building.

This drainage strategy is shown on drawing number R.J509876.002.

Community Engagement

A public open evening was held in Laburnum Grove Junior School on the 22nd of January 2013 in which the public was given the opportunity to view the proposals and discuss the scheme with the design team, school staff and the governing body. Approximately 25 people visited the event which consisted of staff members, pupils, parents and neighbours. The feedback for the scheme was generally positive.

Application Drawings

E02294 A02	Rev.A	Site Location Plan
E02294 A10	Rev.A	Existing Site Plan and Roof Plan
E02294 A15	Rev.A	Proposed Site Plan and Roof Plan
E02294 A16	Rev.A	Playing field Analysis
E02294 A17	Rev.A	Tree Removal Plan
E02294 A18	Rev.A	Root Protection Plan
E02294 A19	Rev.A	Proposed Planting Plan
E02294 A20		Proposed External Lighting Plan
E02294 A21	Rev.B	Existing Ground Floor Plan
E02294 A22	Rev.B	Proposed Ground Floor Plan
E02294 A30	-	Existing Elevations
E02294 A31	-	Proposed Elevations sheet 1 of 2
E02294 A32	Rev.A	Proposed Elevations sheet 2 of 2
E02294 A35	-	Proposed Perspective Views sheet 1 of 2
E02294 A36	-	Proposed Perspective Views sheet 2 of 2
E02294 A37	-	Photographs Sheets 1 of 2
E02294 A38	-	Photographs Sheets 2 of 2
R.J509876.002		Drainage Strategy Plan

Supporting Documents

Access Statement
BREEAM Stage D Pre-Assessment
Flood Risk Assessment
Framework Travel Plan
Phase 1 Habitat And Protected Species Scoping Survey
Site Waste Management Plan
Stage 1 Road Safety Audit
Transport Assessment
Tree Survey Report

Indicative Overall
BREEAM Score

55.50%

			New Build		Refurb		Achieved?	
			Area (m2)					
			741		200			
			Number of BREEAM credits Achieved					
Ref	Title	Schools Criteria	Number of BREEAM credits available				Total predicted 'area weighted' BREEAM credits achieved	
Management								
Man 1	Commissioning	One credit where evidence provided demonstrates that an appropriate project team member has been appointed to monitor commissioning on behalf of the client to ensure commissioning will be carried out in line with current best practice. Two credits where, in addition to the above, evidence provided demonstrates that seasonal commissioning will be carried out during the first year of occupation, post construction (or post fit out).	2		1		1.00	
Man 2	Considerate Constructors	One credit where evidence provided demonstrates that there is a commitment to comply with best practice site management principles Two credits where evidence provided demonstrates that there is a commitment to go beyond best practice site management principles	2		1		1.00	
Man 3	Construction Site Impacts	One credit where evidence provided demonstrates that 2 or more of items a-g (listed below) are achieved Two credits where evidence provided demonstrates that 4 or more of items a-g (listed below) are achieved Three credits where evidence provided demonstrates that 6 or more of items a-g are achieved a. Monitor, report and set targets for CO2 or energy arising from site activities b. Monitor, report and set targets for CO2 or energy arising from transport to and from site c. Monitor, report and set targets for water consumption arising from site activities d. Implement best practice policies in respect of air (dust) pollution arising from the site e. Implement best practice policies in respect of water (ground and surface) pollution occurring on the site f. Main contractor has an environmental materials policy, used for sourcing of construction materials to be utilised on site g. Main contractor operates an Environmental Management System. One additional credit where evidence provided demonstrates that at least 80% of site timber is responsibly sourced and 100% is legally sourced.	4		3		3.00	
Man 4	Building user guide	One credit where evidence provided demonstrates the provision of a simple guide that covers information relevant to the tenant/occupants and non-technical building manager on the operation and environmental performance of the building	1		1		1.00	
Man 5	Site Investigation	One credit where evidence provided demonstrates that the design team has carried out a detailed site investigation of the selected site.	1		1		1.00	
Man 6	Consultation	One credit where evidence provided demonstrates that consultation has been, or is being, undertaken and feedback given to the local community and building users. Two credits where, in addition to the above, evidence provided demonstrates that the consultation process is being, or has been, undertaken using an independent method such as DOJ, DQM or School Works, facilitated by a third party.	2		1		1.00	
Man 7	Shared Facilities	One credit where evidence provided demonstrates that shared facilities have been provided as a consequence of consultation feedback. Two credits where, in addition to the above, evidence provided demonstrates that these facilities can be accessed without compromising the safety and security of the building and its occupants	2		2		2.00	

Man 8	Security	One credit where evidence provided demonstrates that an Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) from the local police force has been consulted at the design stage and their recommendations incorporated into the design of the building and its parking facilities (if relevant).	1	0		0.00
Man 9	Publication of building Information	One credit where evidence provided demonstrates that the design team are committed to publishing information about the environmental performance of the new development via the internet, newsletters, site visits, presentations etc.	1	1		1.00
Man 10	Development as a learning resource	One credit where evidence provided demonstrates that the proposed building AND landscape design provides a learning resource that can be used to facilitate development of environmental issues within the school curriculum.	1	1		1.00
Man 11	Ease of Maintenance	One credit where evidence provided demonstrates that specifications for the building and the building services/systems and landscaping have considered ease and efficiency of maintenance in line with best practice	1	1	1	1.00
Man 12	Life Cycle Costing	One credit where evidence provided demonstrates that a Life Cycle Cost (LCC) analysis based on the feasibility study proposals has been undertaken on the building design at a strategic and system level. Two credits where, in addition to the above, evidence provided demonstrates that the results of the feasibility study and consideration of LCC have been implemented	2	0		0.00
Indicative Mangement (weighted) Section Score			7.80%			
Health & Wellbeing						
Hea 1	Daylighting	One credit where evidence provided demonstrates that at least 80% of floor area in each occupied space is adequately daylight.	1	1	0	0.79
Hea 2	View Out	One credit where evidence provided demonstrates that all relevant building areas have an adequate view out	1	0	1	0.21
Hea 3	Glare Control	One credit where evidence provided demonstrates that an occupant-controlled shading system (e.g. internal or external blinds) is fitted in relevant building areas.	1	1	1	1.00
Hea 4	High frequency lighting	One credit where evidence provided demonstrates that high frequency ballasts are installed on all fluorescent and compact fluorescent lamps	1	1	1	1.00
Hea 5	Internal and external lighting levels	One credit where evidence provided demonstrates that all internal and external lighting, where relevant, is specified in accordance with the appropriate maintained illuminance levels (in lux) recommended by CIBSE.	1	1	1	1.00
Hea 6	Lighting zones & controls	One credit where evidence provided demonstrates that, in all relevant building areas, lighting is appropriately zoned and occupant controllable with the option for commonly required lighting settings to be selected quickly and easily.	1	1	1	1.00
Hea 7	Potential for natural ventilation	One credit where evidence provided demonstrates that fresh air is capable of being delivered to the occupied spaces of the building via a natural ventilation strategy, and there is sufficient user-control of the supply of fresh air.	1	1	1	1.00
Hea 8	Indoor air quality	One credit where air intakes serving occupied areas avoid major sources of external pollution and recirculation of exhaust air.	1	1	1	1.00
Hea 9	Volatile Organic Compounds	One credit where evidence provided demonstrates that the emissions of VOCs and other substances from key internal finishes and fittings comply with best practice levels	1	0	0	0.00

Hea 10	Thermal comfort	One credit where evidence provided demonstrates that thermal comfort levels in occupied spaces of the building are assessed at the design stage to evaluate appropriate servicing options, ensuring appropriate thermal comfort levels are achieved.	1	1	1	1.00
Hea 11	Thermal zoning	One credit where evidence provided demonstrates that local occupant control is available for temperature adjustment in each occupied space to reflect differing user demands.	1	1	1	1.00
Hea 12	Microbial contamination	One credit where evidence provided demonstrates that the risk of waterborne and airborne legionella contamination has been minimised.	1	1	1	1.00
Hea 13	Acoustic Performance	Three credits where evidence provided demonstrates that all spaces in the building achieve, and for the relevant areas exceed, the performance standards required by Building Bulletin 93 for indoor ambient noise levels and reverberation times.	3	2	1	1.79
Hea 18	Drinking Water	One credit where evidence provided demonstrates that mains-fed point of use water coolers are provided for building occupants use throughout the day.	1	1	1	1.00

Indicative Health & Wellbeing (weighted) Section Score 11.99%

Energy

Ene 1	Reduction of CO2 Emissions	Up to fifteen credits where evidence provided demonstrates an improvement in the energy efficiency of the building's fabric and services and therefore achieves lower building operational related CO2 emissions.	15	5	5.00
Ene 2	Sub-metering of Substantial Energy Uses	One credit where evidence provided demonstrates the provision of direct sub-metering of energy uses within the building.	1	1	1.00
Ene 4	External Lighting	One credit where energy-efficient external lighting is specified and all light fittings are controlled for the presence of daylight.	1	1	1.00
Ene 5	Low zero carbon technologies	One credit where evidence provided demonstrates that a feasibility study considering local (on-site and/or near site) low or zero carbon (LZC) technologies has been carried out and the results implemented. Two credits where evidence provided demonstrates that the first credit has been achieved and there is a 10% reduction in the building's CO2 emissions as a result of the installation of a feasible local LZC technology. Three credits where evidence provided demonstrates that the first credit has been achieved and there is a 15% reduction in the building's CO2 emissions as a result of the installation of a feasible local LZC technology. Or alternatively: A maximum of one credit where evidence provided demonstrates that a contract with an energy supplier is in place to provide sufficient electricity used within the assessed building/development to meet the above criteria from a 100% renewable energy source. (Note: a standard Green Tariff will not comply)	3	1	1.00
Ene 10	Free Cooling	One credit where evidence provided demonstrates the building incorporates a free cooling strategy that completely displaces the need for conventional mechanical cooling systems (excluding exceptional localised circumstances with small scale systems, for example server rooms) and the thermal comfort requirements of credit Hea 10 are achieved.	1	0	0.00

Indicative Energy (weighted) Section Score 7.24%

Transport

Tra 1	Provision of public transport	Up to five credits are awarded on a sliding scale based on the assessed buildings' accessibility to the public transport network.	3	1	1.00
Tra 2	Proximity to amenities	One credit where evidence provided demonstrates that the building is located within 500m of accessible local amenities appropriate to the building type and its users.	1	1	1.00
Tra 3	Cyclist Facilities	One credit where evidence provided demonstrates that covered, secure and well-lit cycle storage facilities are provided for all building users. Two credits where, in addition to the above, adequate changing facilities are provided for staff use.	2	1	1.00

Tra 4	Pedestrian and cycle safety	One credit where evidence provided demonstrates that the site layout has been designed in accordance with best practice to ensure safe and adequate pedestrian and cycle access	1	1	1.00
Tra 5	Travel plan	One credit where evidence is provided to demonstrate that a travel plan has been developed and tailored to the specific needs of the building users	1	1	1.00
Tra 8	Deliveries & manoeuvring	One credit where evidence provided demonstrates that vehicle access areas have been designed to ensure adequate space for manoeuvring delivery vehicles and provide space away from manoeuvring area for storage of refuse skips and pallets	1	1	1.00

Indicative Transport (weighted) Section Score 5.33%

Water

Wat 1	Water Consumption	Up to three credits where evidence provided demonstrates that the specification includes taps, urinals, WCs and showers that consume less potable water in use than standard specifications for the same type of fittings	3	3	3	3.00
Wat 2	Water meter	One credit where evidence provided demonstrates that a water meter with a pulsed output will be installed on the mains supply to each building/unit	1	1	1	1.00
Wat 3	Major leak detection	One credit where evidence provided demonstrates that a leak detection system is specified or installed on the building's water supply	1	1	1	1.00
Wat 4	Sanitary supply shut off	One credit where evidence provided demonstrates that proximity detection shut-off is provided to the water supply to all toilet areas	1	1	1	1.00
Wat 5	Water recycling	One credit where evidence provided demonstrates the specification of systems that collect, store and, where necessary treat, rainwater or greywater for WC and urinal flushing purposes	1	0	0	0.00
Wat 6	Irrigation systems	One credit where evidence provided demonstrates that a low-water irrigation strategy/system has been installed, or where planting and landscaping is irrigated via rainwater or reclaimed water	1	0		0.00

Indicative Water (weighted) Section Score 4.50%

Materials

Mat 1	Materials Specification (major building elements)	Up to six credits are available, determined by the Green Guide to Specification ratings for the major building/finishing elements	6	4		4.00
Mat 2	Hard landscaping and boundary protection	One credit where evidence provided demonstrates that at least 80% of the combined area of external hard landscaping and boundary protection specifications achieve an A or A+ rating, as defined by the Green Guide to Specification	1	0		0.00
Mat 3	Re-use of building facade	One credit is awarded where evidence provided demonstrates that at least 50% of the total facade (by area) is reused and at least 80% of the reused facade (by mass) comprises in-situ reused material	1	0		0.00
Mat 4	Re-use of building structure	One credit is awarded where evidence provided demonstrates that a design reuses at least 80% of an existing primary structure and for part refurbishment and part new build, the volume of the reused structure comprises at least 50% of the final structure's volume	1	1		1.00
Mat 5	Responsible sourcing of materials	Up to 3 credits are available where evidence provided demonstrates that 80% of the assessed materials in the following building elements are responsibly sourced: a. Structural Frame b. Ground floor c. Upper floors (including separating floors) d. Roof e. External walls f. Internal walls g. Foundation/substructure h. Staircase Additionally 100% of any timber must be legally sourced	3	1		1.00

Mat 6	Insulation	One credit where evidence provided demonstrates that thermal insulation products used in the building have a low embodied impact relative to their thermal properties, determined by the Green Guide to Specification ratings One credit where evidence provided demonstrates that thermal insulation products used in the building have been responsibly sourced.	2	2	2	2.00
Mat 7	Designing For Robustness	One credit where protection is given to vulnerable parts of the building such as areas exposed to high pedestrian traffic, vehicular and trolley movements.	1	1	1	1.00
Indicative Materials (weighted) Section Score			7.50%			
Waste						
Wst 1	Construction Site Waste Management	Up to three credits are available where evidence provided demonstrates that the amount of non-hazardous construction waste (m3/100m2 or tonnes/100m2) generated on site by the development is the same as or better than good or best practice levels. One credit where evidence provided demonstrates that a significant majority of non-hazardous construction waste generated by the development will be diverted from landfill and reused or recycled.	4	1		1.00
Wst 2	Recycled aggregates	One credit where evidence provided demonstrates the significant use of recycled or secondary aggregates in 'high-grade' building aggregate uses	1	1	1	1.00
Wst 3	Recyclable waste storage	One credit where a central, dedicated space is provided for the storage of the building's recyclable waste streams One credit where, in addition to the above, policies/procedures have been established which: a. Include procedures for collection and recycling of consumables b. Are endorsed at the school governor level c. Will be operational at a local level.	2	1		1.00
Indicative Waste (weighted) Section Score			3.21%			
Land Use & Ecology						
LE1	Re-use of land	One credit where evidence provided demonstrates that the majority of the footprint of the proposed development falls within the boundary of previously developed land.	1	1		1.00
LE2	Contaminated land	One credit is awarded where evidence provided demonstrates that the land used for the new development has, prior to development, been defined as contaminated and where adequate remedial steps have been taken to decontaminate the site prior to construction.	1	0		0.00
LE3	Ecological value of site AND Protection of ecological features	One credit is awarded where evidence provided demonstrates that the construction zone is defined as land of low ecological value and all existing features of ecological value will be fully protected from damage during site preparation and construction works.	1	0		0.00
LE4	Mitigating Ecological Impact	One credit where evidence provided demonstrates that the change in the site's existing ecological value, as a result of development, is minimal. Two credits where evidence provided demonstrates that there is no negative change in the site's existing ecological value as a result of development.	2	1		1.00
LE5	Enhancing Site Ecology	One credit where the design team (or client) has appointed a suitably qualified ecologist to advise and report on enhancing and protecting the ecological value of the site; and implemented the professional's recommendations for general enhancement and protection of site ecology. Two credits where, in addition to the above, there is a positive increase in the ecological value of the site of up to (but not including) 5 species. Three credits where, in addition to the above, evidence is provided to demonstrate a positive increase in the ecological value of the site of 5 species or greater.	3	0		0.00
LE6	Long term impact on biodiversity	One credit where the client has committed to achieving the mandatory requirements listed below and at least two of the additional requirements Two credits where the client has committed to achieving the mandatory requirements listed below and at least four of the additional requirements	2	0		0.00
LE7	Consultation with students and staff	One credit where evidence provided demonstrates that the design team consulted with staff and pupils, to determine (i) their educational and social requirements for the school grounds, (ii) their ideas for the school ground's design and (iii) where the design team kept students and staff informed of how their ideas were built into the design.	1	0		0.00

LE8	Local Wildlife Partnership	One credit where evidence provided demonstrates that the design team set up a partnership with a local group that has wildlife expertise (e.g. the local wildlife trust).	1	0	0.00
Indicative Land Use & Ecology (weighted) Section Score			1.67%		
Pollution					
Pol 1	Refrigerant GWP - Building services	One credit where evidence provided demonstrates the use of refrigerants with a global warming potential (GWP) of less than 5 or where there are no refrigerants specified for use in building services.	1	1	1.00
Pol 2	Preventing refrigerant leaks	One credit where evidence provided demonstrates that refrigerant leaks can be detected AND that the provision of automatic refrigerant pump down is made to a heat exchanger (or dedicated storage tanks) with isolation valves. Or where there are no refrigerants specified for the development.	1	0	0.00
Pol 4	NOx emissions from heating source	One credit where evidence provided demonstrates that the maximum dry NOx emissions from delivered space heating energy are ≤100 mg/kWh (at 0% excess O ₂) Two credits where evidence provided demonstrates that the maximum dry NOx emissions from delivered space heating energy are ≤70 mg/kWh (at 0% excess O ₂) Three credits where evidence provided demonstrates that the maximum dry NOx emissions from delivered space heating energy are ≤40 mg/kWh (at 0% excess O ₂) and emissions from delivered water heating energy are 100 mg/kWh or less (at 0% excess O ₂)	3	1	0.79
Pol 5	Flood risk	Two credits where evidence provided demonstrates that the assessed development is located in a zone defined as having a low annual probability of flooding. One credit where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium or high annual probability of flooding AND the ground level of the building, car parking and access is above the design flood level for the site's location. One further credit where evidence provided demonstrates that surface water run-off attenuation measures are specified to minimise the risk of localised flooding, resulting from a loss of flood storage on site due to development.	3	1	1.00
Pol 6	Minimising watercourse pollution	One credit where evidence provided demonstrates that effective on site treatment such as Sustainable Drainage Systems (SUDs) or oil separators have been specified in areas that are or could be a source of watercourse pollution.	1	1	1.00
Pol 7	Reduction of Night Time Light Pollution	One credit where evidence provided demonstrates that the external lighting design is in compliance with the guidance in the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005	1	1	1.00
Pol 8	Noise Attenuation	One credit where evidence provided demonstrates that new sources of noise from the development do not give rise to the likelihood of complaints from existing noise-sensitive premises and amenity or wildlife areas that are within the locality of the site.	1	1	1.00
Indicative Pollution (weighted) Section Score			5.26%		
Innovation - Exemplary Level Criteria					
Innovation	Man 2: Considerate Constructors	Where post construction, a Considerate Constructors Scheme certificate can be provided demonstrating that the site achieved CCS Code of Considerate Practice with a score of at least 35 OR Where post construction, the site has complied in full with the alternative, independently assessed scheme, and the alternative scheme addresses all the mandatory and optional items in Checklist A2.	1	0	0.00

Innovation	Hea 1: Daylighting	At least 80% of the floor area (for the building spaces/room identified above in the standard requirements) has an average daylight factor of 3% in multi-storey buildings and 4% in single-storey buildings	1	0	0	0.00
Innovation	Ene 1: Reduction of CO2 emissions	One additional Innovation credit can be awarded where evidence provided demonstrates the building is designed to be a carbon neutral building as defined by the NCM (i.e. in terms of building services energy demand), as follows: a. A new building achieves a CO2 index less than 0 on the benchmark scale b. A refurbished building achieves a CO2 index equal to or less than 0 on the benchmark scale. Two additional Innovation credits can be awarded where evidence provided demonstrates the building is designed to be a True zero carbon building (in terms of building services and operational energy demand).	2	0		0.00
Innovation	Ene 5: Low or Zero Carbon Technologies	A local LZC energy technology has been installed in line with the recommendations of a compliant feasibility study and this method of supply results in a 20% reduction in the building's CO2 emissions.	1	0		0.00
Innovation	Wat 2: Water Meter	Where sub meters are fitted to allow individual water-consuming plant or building areas to be monitored such as cooling towers, car washes, catering areas, etc. If the building does not have any major water consuming plant this exemplary credit is not available. Each sub meter has a pulsed output to enable connection to a Building Management System (BMS) for the monitoring of water consumption. In addition to the above, for sites with multiple departments e.g. large health centres or acute hospitals, separate pulsed sub meters are fitted on the supply to the following areas where present: a. Staff and public areas b. Clinical areas and wards c. Letting areas: On the water supply to each tenant unit d. Laundries e. Main production kitchen f. Hydrotherapy pools g. Laboratories h. CSSD/HSDU, pathology, pharmacy, mortuary and any other major process water user.	1	0		0.00
Innovation	Materials Specification	One exemplary BREEAM credit can be awarded as follows: a. Where assessing four or more applicable building elements, the building achieves at least two points additional to the total points required to achieve maximum credits under the standard BREEAM requirements b. Where assessing fewer than four applicable building elements, the building achieves at least one point additional to the total points required to achieve maximum credits under the standard BREEAM requirements	1	0		0.00
Innovation	Responsible Sourcing of Materials	Where, in addition to the standard BREEAM requirements, 95% of the applicable materials, comprised within the applicable building elements, have been responsibly sourced	1	0		0.00
Innovation	Wat 1 Construction Site Waste Management	Where non-hazardous construction waste generated by the building's development meets or exceeds the resource efficiency benchmark required to achieve three credits (as outlined in the guidance). Where at least 80% by weight (80% by volume) of non-hazardous construction waste and 95% of demolition waste by weight (95% by volume) (if applicable) generated by the build has been diverted from landfill and either: a. Reused on site (in-situ or for new applications) b. Reused on other sites c. Salvaged/reclaimed for reuse d. Returned to the supplier via a 'take-back' scheme e. Recovered from site by an approved waste management contractor and recycled Where all key waste groups are identified for diversion from landfill at pre-construction stage SHWP.	1	0		0.00
Innovation - BREEAM Accredited Professional						
Innovation	BREEAM Accredited Professional	Up to two credits are available for the comprehensive use of a BREEAM Accredited Professional (AP) throughout project work stages	2	1		1.00
Indicative Innovation (weighted) Section Score			1.00%			