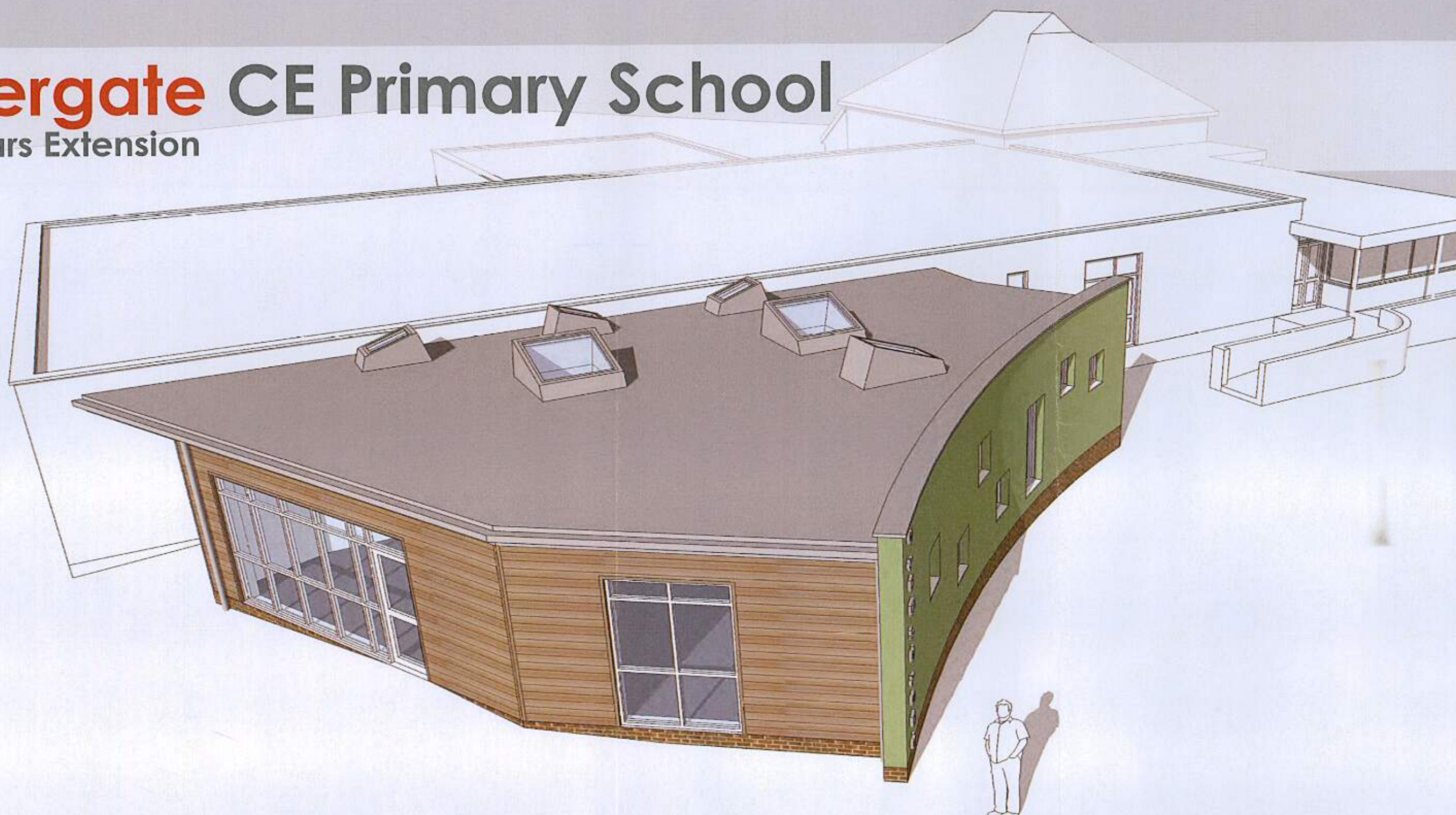


Eastergate CE Primary School

Early Years Extension



Design and Access Statement
October 2013

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Project **Eastergate CE Primary School
Early Years Extension**

Document Title **Planning Design & Access Statement**

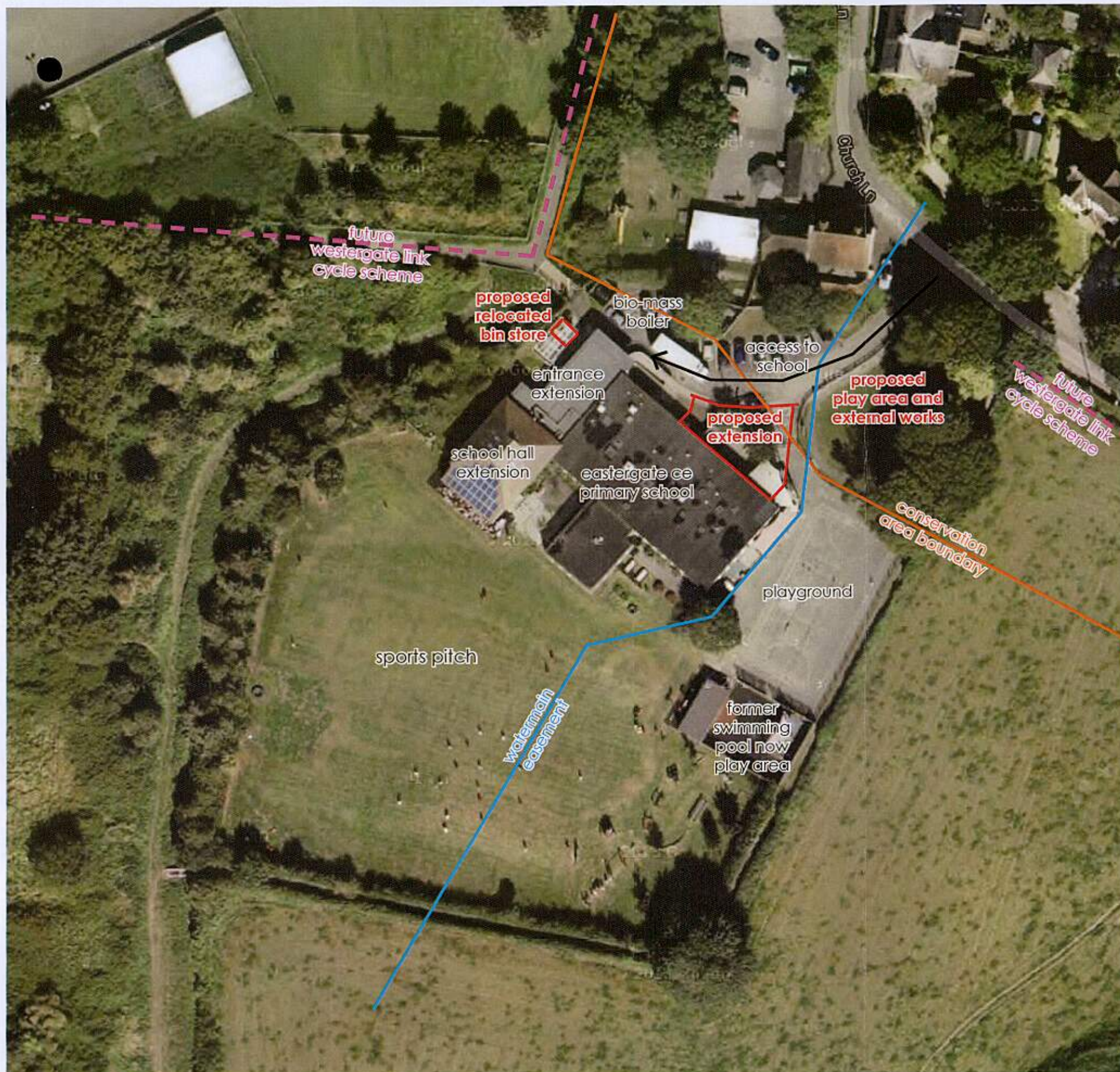
Document By	SJL	Date	Oct 2013
Checked By	MB	Date	Oct 2013
Project Number	13015	Revision	-

Rev	Amendments	By	Chkd	Date
-	-	-	-	-



Contents

Eastergate CE Primary School
Early Years Extension



Existing Site Analysis Showing Proposals

Introduction

This design and access statement has been prepared to support the detailed planning application, illustrate the process that has informed the proposals, and to explain and justify the proposed scheme.

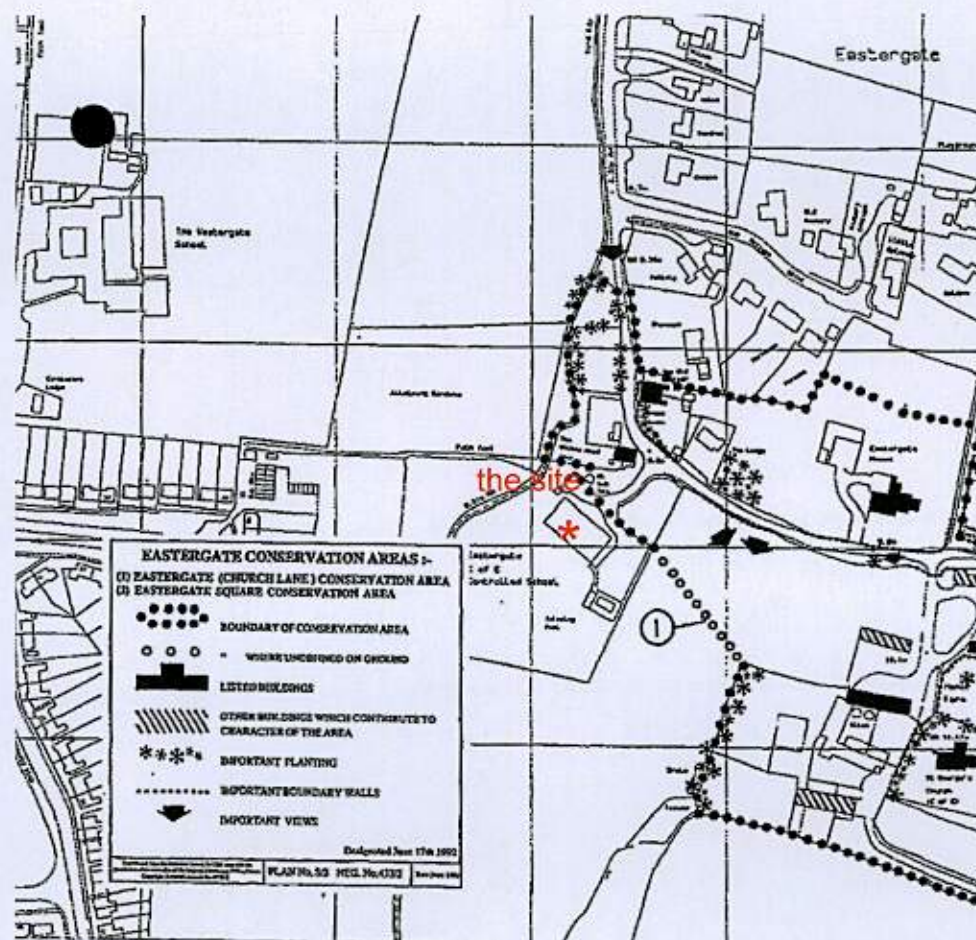
Eastergate CE Primary School

Eastergate CE Primary School in Eastergate accommodates 139 pupils aged from 4-11 years.

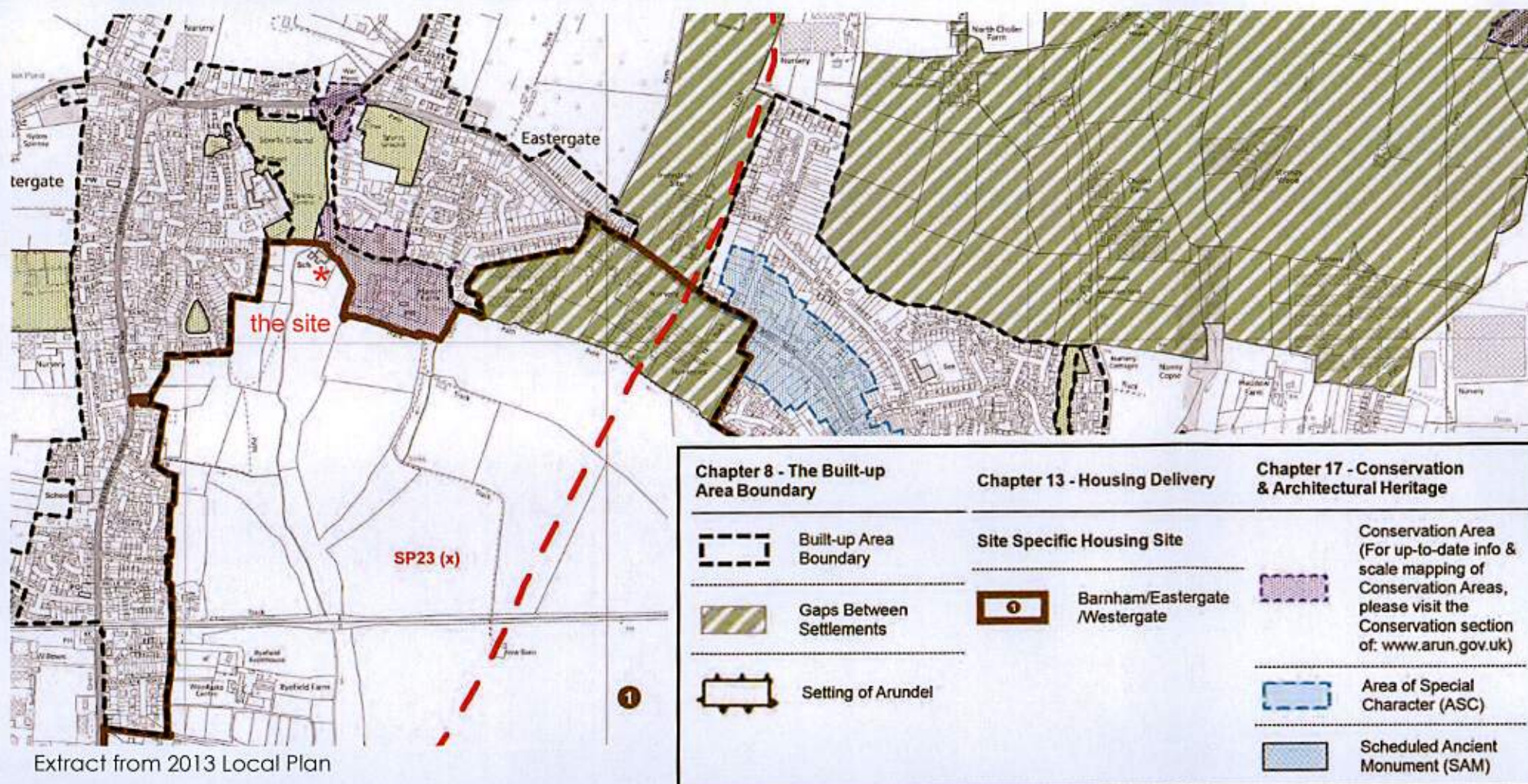
The current school (opened in 1970) has been extended and internally reconfigured, currently providing 5 classrooms.

Proposals

HNW Architects have been commissioned to prepare design proposals for extending Eastergate CE Primary School to provide sufficient capacity for a 1 Form Entry School by providing new classrooms and external space for Early Years pupils.



Extract from Conservation Area SPG



Extract from 2013 Local Plan

Assessment

The proposals seen in the context of the local context and surrounding area.

Physical

The form and massing of the existing school is distinctly separate from the residential and agricultural buildings within Eastergate. As a single storey, flat roofed building the schools massing is only dominated by the recent addition of the school hall, more recent proposals have kept to the language of a single storey flat roof.

Social & Economic

The proposals will provide enhanced teaching facilities in terms of quality and capacity which will benefit local families. Prior to this application consultation with staff, pupils, parents and neighbours was undertaken and is presented in the following pages.

Planning Policy

West Sussex County Council's Planning School Places 2013 states that age 4-11 all through Primary Schools should be a minimum of 1FE. The proposed extension would increase the number of classrooms to create a 1FE school.

Arun District Council's Local Plan Summer 2013 (proposals map pictured left) identifies Easter Gate CE Primary School as outside of the built up area of Eastergate, with the conservation area straddling the existing car park. The school site is identified within a Site Specific Strategic Housing area.

The Local Plan states that educational achievement within the district as being relatively low (3.28) and states that Arun DC works in partnership with WSCC to improve education (3.44). In the 'Vision for the District' Arun DC state that the quality of education opportunities should increase (4.46) and that there should be better access to education facilities (4.9).

In relation to Policies SP2 as this site is on the edge of the Built up area boundary points 4 & 8 under paragraph 7.23 along with point iii of SP3 should support this proposal.

In relation to the Housing Area identified on the local plan, policy SP11 states that the development should be linked to both local services and facilities, in addition paragraph 22.1.10 emphasises the need for increased provision of Primary School Places in relation to this development.

The proposals contained herein embody the spirit of policies SP16, DM17 & DM20.

The location of the proposals within the site ensure the playground and sports pitch are unaffected, this combined with the improved facilities are supported by policy SP19 & DM22.

A transport statement is included with this application in relation to SP22.

SP24 & DM27 are addressed further within this document.

In respect of policy DM35 pre-application consultation was undertaken with WSCC's Trees & Woodland Officer and their comments have informed the proposals.

Design statements have been included with this application relating to policies; DM38 & DM44.

Involvement & Findings of Consultations

Pre-Application Consultation has been undertaken with the following parties whose comments have informed the design process.

Eastergate CE School & Governing Body
Initial feasibility and principles of design along with design development.

The school have been the primary driver for the location of the proposed development within the School site.

Portsmouth Water - regarding the easement associated with the water main running through the site, the impact of initial School & WSCC proposals, the potential for relocation, and the impact of the current proposed building line.

The easement requirements of Portsmouth Water have been key to informing the footprint of the building.

WSCC Planning - pre-application advice, principles of design proposals, application requirements.

Advice given stating a preference to the use of timber cladding as found elsewhere in the school and the need for supporting statements that accompany this application, along with further consultations required prior to application.

WSCC Trees & Woodland Officer - impact of development on trees including removal, retention, replacement and ground levels.

As a result of the comments received the site plan has been amended, levels retained, and a tree retained, whilst another shown for removal.

Arun DC Conservation Officer - overall advice in relation to the proposals and the impact on the conservation area.

Currently awaiting receipt of advice.

Staff, Pupils, Parents, Neighbours and Key Stakeholders - an information day even was held at the school to gain comments on the proposals. Generally the proposed extension was well received with 22 people registering attendance out of an approximate 40 visitors. Comments received can be found within the Appendix.

BT/Openreach - regarding the relocation of the telephone pole currently on site.

Evaluation & Design

From comments received during consultations and assessment of the site context the following have been directly informed the design proposals.

Amount

The size of the proposed development has been driven by the discrepancy between the number of existing school classrooms and those required (along with ancillary space) to achieve the WSCC policy requirement for a 1FE school to suit growth in pupil numbers.

Layout

The layout of the site and form of building has been driven by the practical needs of accessing and running the school, retaining playing fields and playground, avoiding the water main easement, and ensuring no deficiency in parking numbers whilst retaining certain trees and respecting their RPA's.

Scale

The proposed mass of the building has been directly informed by the original school and the use of sympathetic construction detailing that meets currently legislated performance.

Landscaping

The site layout and associated landscaping has been derived as a balance of educationally required play space essential to early years teaching, practical physical requirements related to retaining current pedestrian & vehicular access, and the retention of key trees fronting the site within the conservation area.

Appearance

With the exception of the rendered wall, the proposed materials have been directly informed by previously approved extensions. Aluminium faced windows match the existing and are maintenance requirement of WSCC.

The proposal for a rendered wall has been informed by diverse character of buildings within Eastergate drawing on the numerous painted brick and rendered facades. The colour green has been proposed to soften the mass and allude to the boundary hedges typical of the area.

Invitation & presentation board for the information day event held on 02.10.2013

Eastergate CE Primary School
 Church Lane, Eastergate, Chichester
 West Sussex PO20 3UT
 Tel: 01243 542297 Fax: 01243 544427
 Email: office@eastergate.w-sussex.sch.uk



26th September 2013

Dear Neighbour

2 Classroom Extension - Proposed Planning Application

As part of West Sussex County Council's strategic education planning, it is proposed that Eastergate CE Primary School expand by two classrooms (60 pupils) in order to meet the demand for additional pupil places.

We are holding an Information Day which will be held in the School Hall on Wednesday 2nd October 2013 and you are welcome to drop in anytime between 2.30pm and 7.00pm.

Please feel free to come along and review the plans for the proposed extension, with members of the design team on hand to answer any queries you may have regarding the project.

In due course, the Local Planning Department may contact you, notifying you of our application and highlighting how you can make formal comments.

Hopefully you will be able to support the School in our bid to develop this exciting facility!

Yours faithfully

J. Holland

Mrs J Holland
Headteacher







The Process

Eastergate CE Primary School
 Early Years Extension

**STATEMENT IN SUPPORT OF AN APPLICATION FOR PLANNING PERMISSION
TO PROVIDE ONE FORM OF ENTRY PRIMARY SCHOOL AT EASTERGATE CE
PRIMARY SCHOOL, CHURCH LANE, EASTERGATE, PO20 3UT**

1. Proposal

To increase the existing 5 classroom school to a 7 classroom 1 form entry school with 210 pupils by providing a new Early Years Centre.

2. Education Background and General Educational Situation

The extension is required to provide classrooms for the increased numbers of pupils at the school. West Sussex County Council's guiding principles for primary schools are that wherever possible:

- 4 – 11 all through primary schools should be established
- They should have a minimum of one form entry (fe); and
- The pattern of schools should ensure that a primary school is readily accessible to its pupils and, in urban areas, within walking distance of the homes of the majority of its children

The current net capacity is 140 school places. The expansion of this school to 1 form entry will accommodate a net capacity of 210 school places on a PAN of 30. Therefore an additional 2 classrooms are required to provide 60 places to allow the school to admit 30 pupils of reception age year on year. This will accommodate the trend of the growth in numbers given the parental preference in the area and provides the opportunity to help the organisation of the school by establishing a 1fe school in accordance with West Sussex County Council's guiding principles for primary schools.

3. Associated Works

Landscape works, extending play areas and parking provision are also part of the scheme.

4. Contacts

Should you require any further assistance in respect of the content of this supporting statement submission please contact the appropriate officer.

For further information about this proposal, please contact:

Philippa Hind, Project Manager
Capital and Infrastructure
West Sussex County Council, The Grange, County Hall, Chichester, PO19 1QT
Tel: 033022 23041
E-mail: philippa.hind@westsussex.gov.uk

Use

The site has held an established educational use since the 1970's when the original building was constructed.

The proposals facilitate the increase of pupil spaces that are available locally thus contributing towards a sustainable community.

Amount

The proposals are for a single storey extension comprising 1 store, 1 corridor/ cloaks area and two classrooms, this equates to 144sqm (gross internal floor space).

The size relates to classroom areas of 60sqm each of which support 30 pupils. The two proposed classrooms will supplement the existing 5 creating a total of 7 and thus representing the required number of classbases for a 1FE primary school.

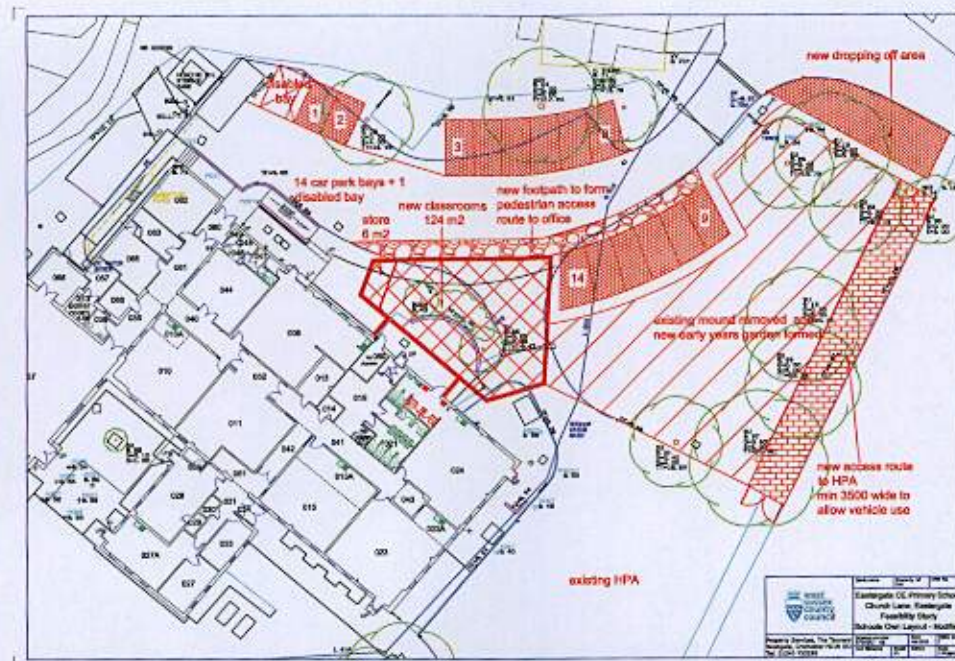
The proposed external works link directly to the classrooms providing a free flow internally to externally which supports structured learning and play. In addition to the play areas the carpark has been reorganised to ensure that there is no decrease in the existing number of parking spaces.

In achieving this the proposals show the loss of 6 trees. Following the pre application advice with WSCC's Tree and Woodland Officer 12no. trees are proposed as mitigation, these have been shown on the proposed landscaping plan.

The proposed amount is supported by a statement of educational need provided by West Sussex County Council which has been appended to this application.



Initial proposal by School & WSCC



Refined proposal by School & WSCC

Layout

The proposed layout has been generated by an understanding of the Site & School's physical and operational constraints.

Initial proposals extended both across the water main easement and root protection areas, refined proposals were tempered by the impact of trying to develop across said easement.

These proposals pick up from the initial refinements, the northerly extent is defined by maintaining the pedestrian access and the physical space required to ensure vehicular parking can be maintained along with access requirements for, refuse, oil and bio-mass boiler deliveries and servicing, access to the substation and school meal deliveries. The resulting curve derived by the existing route highlights, and directs pedestrians toward the main school entrance.

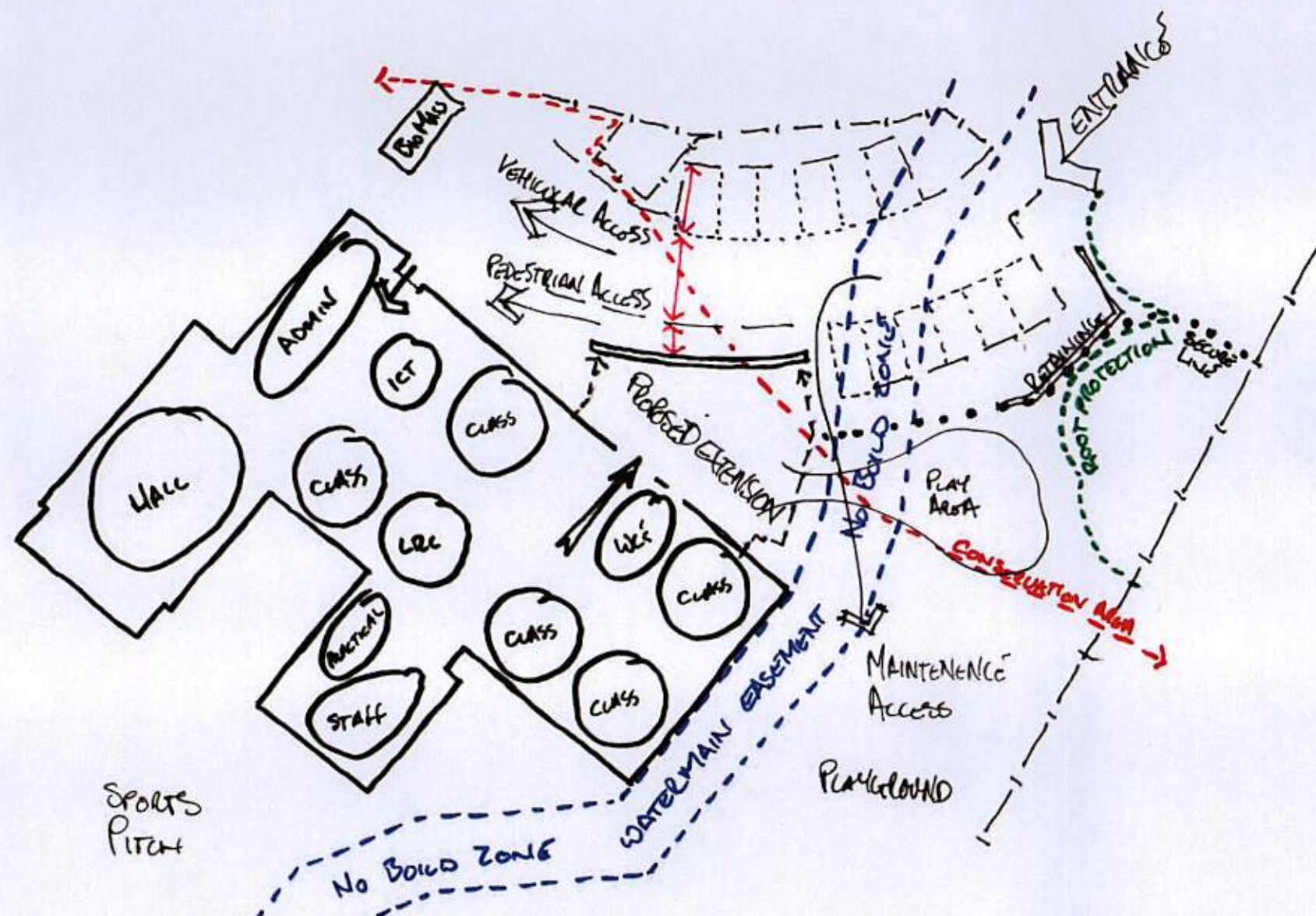
The northeasterly extent and shape of the building is defined by the water main easement. The proposed play area is then formed by the space between the building, the existing playground and the root protection areas of retained trees.

Similarly the space between the access route, the proposed building and the proposed play area has been set out to retain existing parking numbers whilst maintaining vehicular access on to the playground for grounds maintenance purposes and fire appliances.

The southwesterly connection to the existing building is made at the point which there is a natural external link and adjacent to the existing early years facilities.

The northwesterly extent is defined by the existing access ramp to the school's main entrance.

The Early Years Play Area is defined by retaining the existing playground, and balancing the needs and requirements of the carpark, footpath, tree root protection zones and parent waiting area which also makes allowance for future cycle parking which could be linked to the future westergate link cycle scheme from the east.



Sketch showing constraints informing proposals.



Proposals

Eastergate CE Primary School
Early Years Extension



Scale

The footprint area has been defined by the amount in the preceeding sections.

Existing Massing

The existing School building dating from the 1970's is a single storey flat roofed building with a central valley for rainwater. Numerous rooflights, sun pipes and wind catchers pepper the roof providing natural daylight and ventilation to the existing internal spaces.

Recent extensions include a new school hall the design of which differs significantly from the existing building contributing a pitched roof with rooflights and photovoltaic panels. The significance of this mass when compared to the remainder of the building is inline with typical school design where the Hall is emphasised in height, which is appropriate to the use contained therein. A single storey extension provides the entrance to the school and administration accommodation, this is also flat roofed and the level of this is sympathetic to the 1970's School building.

Proposed Massing

The proposals take their lead from the 1970's building. Conceptually the parapet wall is pulled north being replicated and bent to the site constraints associated with access.

Between this curved parapet and the original building's parapet a new flat roof covers the proposed accommodation.

Falls are set from a central ridge allowing the eaves to be as low as possible and provide ease of maintenance with external rainwater goods.

The adjacent images show a before and after, looking from the north east at the school entrance.

The below images show the two "important views" highlighted in Arun DC's Conservation Area SPG that look from the north and east, through the conservation area, towards the site. In both instances the site is not visible.





Study showing visual impact of coloured renders against existing.



Brickwork on existing school hall



Timber cladding on brick plinth to existing school entrance and offices.



Rendered elevation of St. Georges Church.



Hedge lined lane in Eastergate (Church Lane)



Existing fencing types:
Green weld mesh
Hit and miss boarding
Close panel fence

Appearance

The proposed materials generally are in use and have been previously approved for use on the school site.

The proposed brick is to match that used on the School Hall extension, whilst the timber cladding is to match that used on the School Entrance extension.

In using materials the School are familiar with ensures a cohesive image and ensures continuity of maintenance.

The curved wall is proposed to be a through colour render in a green hue.

This product is simple to maintain and does not require painting. Render and coloured (painted) facades are contextual to Eastergate with examples to be found along Church Lane and Barnham Road. The material and colour has been chosen following a study in to the perceived affect on mass as seen from Church Lane.

Both brick and Flint were discounted for being heavy and imposing given the relationship too the footpath which is dictated by site constraints. Off white render was considered to show too strong a visual contrast. Green is evocative of the hedge lined lanes around Eastergate whilst also having a vibrancy suited to an educational environment and gives a softer view from the street.

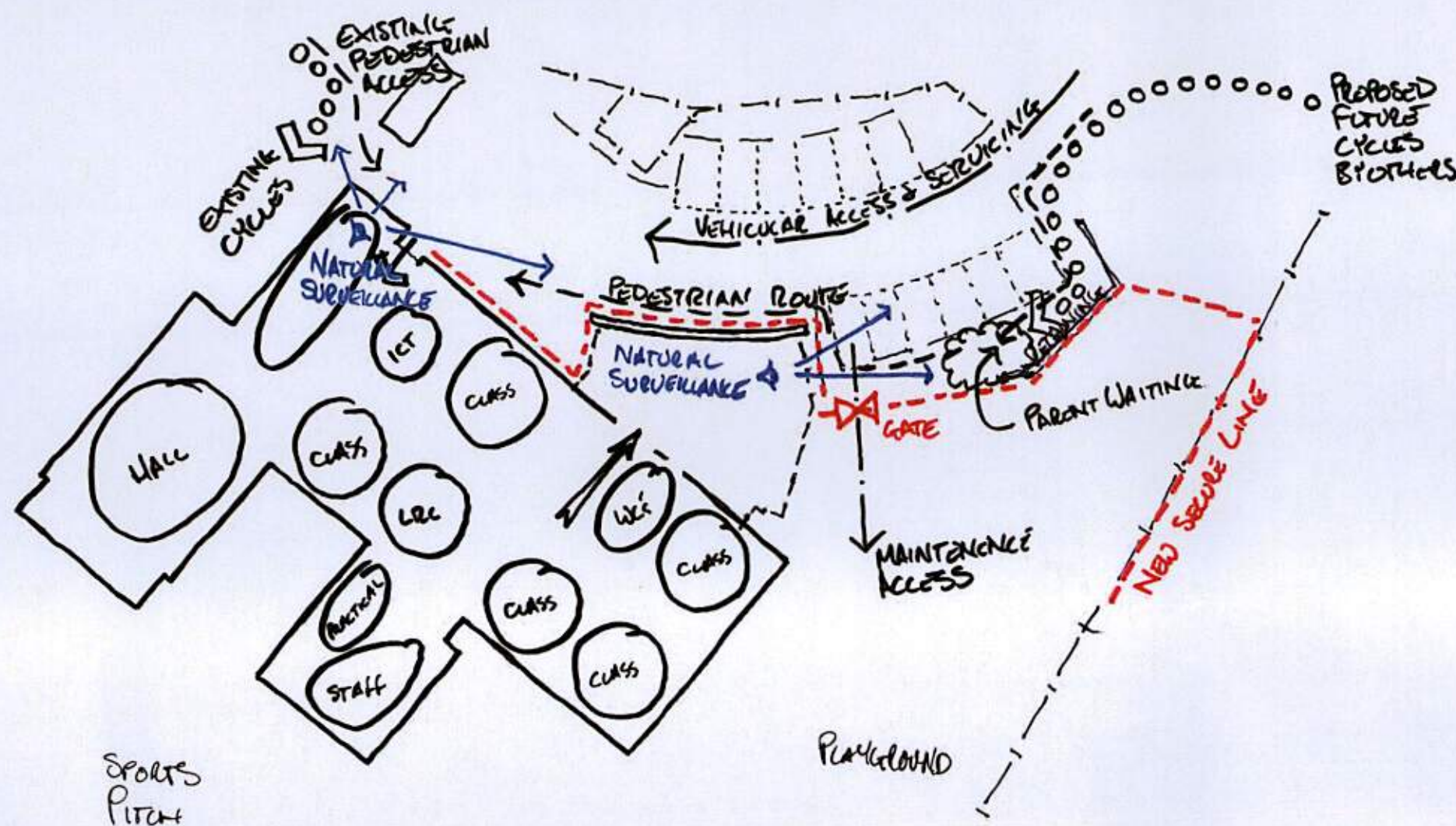
Windows & doors are proposed to be white framed to match the existing.

The roof is proposed to be a flat roof membrane matching the existing with falls laid to wards a powder coated metal gutter and soffit which tops the timber clad walls.



Proposals

Eastergate CE Primary School
Early Years Extension



Access

Existing site access arrangements are not proposed to change as part of this application.

Proposed vehicular access is retained and the layout of the existing car parking spaces altered to ensure there is no loss in parking spaces. The disabled parking bay is proposed to be moved closer to the school entrance.

The footpath route is proposed to be realigned with the curved wall of the extension acting as a device to lead people towards the schools main entrance.

Illuminated bollards separate pedestrians and vehicles.

The principles of the existing emergency access on to the playground have been retained and worked in to the scheme, this too accommodates grounds maintenance access.

Within the building the new extension remains at the same level as the existing with level thresholds at external doors.

Allowance for future cycle parking which could be linked to a proposed route from the east has been made.

Security

The proposed site plan places the Early Years Play Area toward the front of the site. To the north this is bounded by the primary pedestrian route from the highway to the school entrance, to the east/south east is a boundary with a public right of way. It is proposed to secure the play area with a circa 1.8m high weldmesh security fence. This is to be further supplemented by planting to soften the visual impact within the conservation area.

Beyond the Early Years Play Area the existing fencing is retained.

There is good natural surveillance from the existing school office to the site entrance.

Where parking and the footpath are obscured from this view, windows have been included in the proposed classroom to ensure natural observation is maintained. This point of natural surveillance also covers the parent waiting area and location for future cycle racks.

The existing school is covered by CCTV, this is to be retained with existing cameras repositioned to suit the proposed extension.

The proposed plans show a recessed doorway, this is proposed to be glazed and is also overlooked by a window from an existing classroom.

The bin store is proposed to be relocated within a locked screened compound which is overlooked by the school office.

List of Drawings

HNW Architects

	Design & Access Statement (October 2013)	@ A3
	Response to Local List & Pre-Application Advice	@ A4
P001	Site Location Plan	1:1,250 @ A3
P004	Site and Roof Plan as Existing	1:200 @ A1
P007	Existing & Proposed Plans	1:100 @ A1
P008	Existing & Proposed Elevations	1:100 @ A1
P009	Existing & Proposed Section	1:200 @ A3
P010	Proposed Site Plan	1:100 @ A1
P011	Site Setup & Logistics	1:200 @ A3
P012	Proposed Landscaping	1:200 @ A1
P015	Massing Study	N.T.S @ A1

Miller Rogers

MRP-1315-C-500	Proposed Drainage Layout	1:100 @ A1
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Eastergate CE Primary School

	Eastergate School Travel Plan (March 2013)	@ A4
	Travel Plan Update (October 2013)	@ A4

MJC Tree Services Ltd.

Tree Constraints Plan, Arboricultural Impact Assessment, Tree Protection Plan, And Heads of Terms for the Arboricultural Method Statement (October 2013) @ size varies



List of Drawings

Eastergate CE Primary School
Early Years Extension

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Appendices

Eastergate CE Primary School
Early Years Extension

Community Involvement

The adjacent comments were recorded at the WSCC information day event. Names and addresses have been redacted.

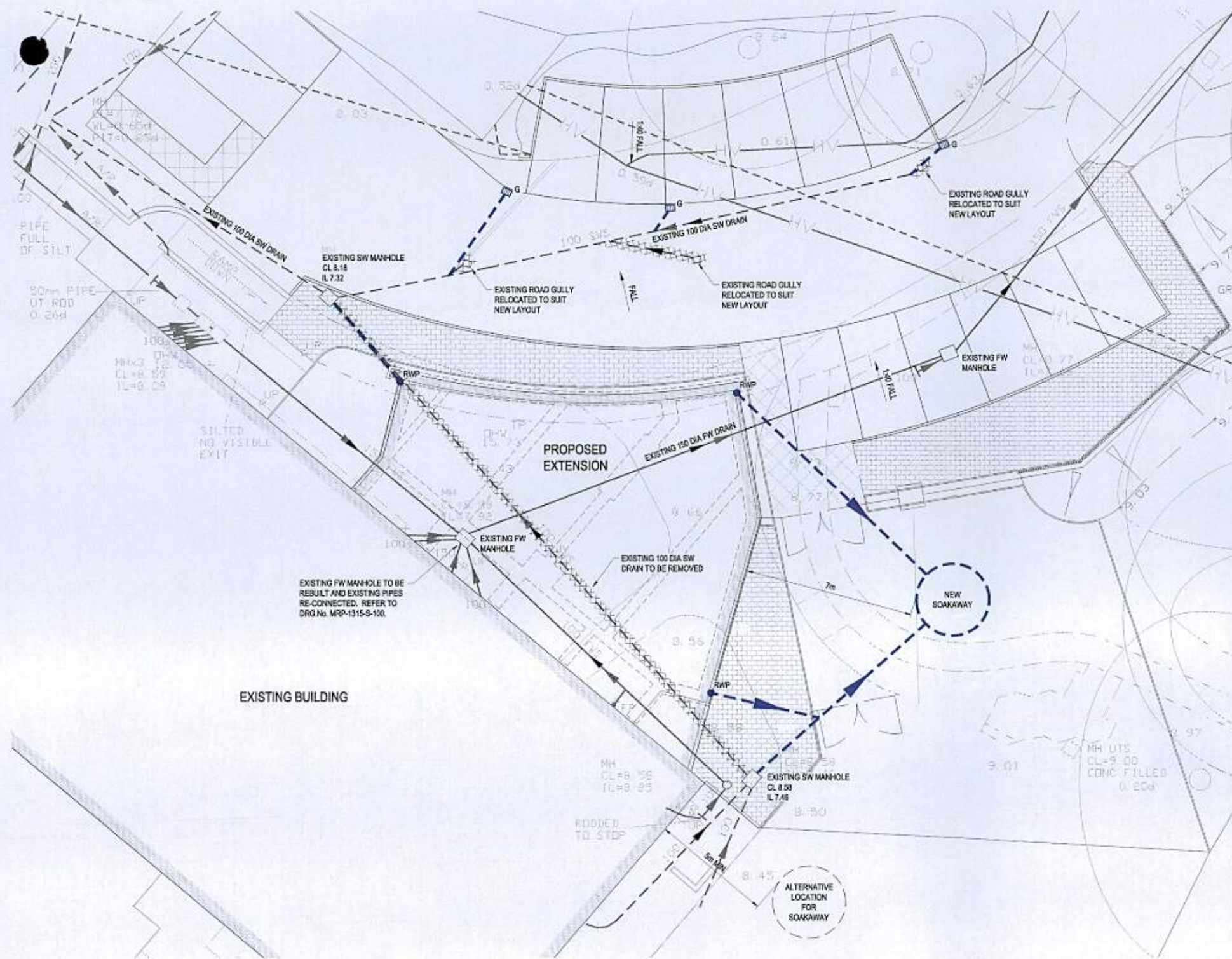
Eastergate CE Primary School

Eastergate CE Primary School Open Evening Wednesday 2nd October 2013 Record of Those Attending with Comments Received							
Number	Name	Address	Parent (Y/N)	Neighbour (Y/N)	Other	Comments	Action/ Mitigation/ Comments
1			Y			Very impressed.	None
2			Y			Lovely build. Very impressed. Will match Eco school. Can't wait for it to be done.	None
3						Looks great. Love the increased outdoor space for early years.	None
4						Very exciting! Can't wait!	None
5						A challenging project - results in not ideal classroom shapes!	Shape informed by Site Constraints
6			Y			Current exit for children is on the mound. Where children will be leaving school, is there the option for a gate towards the back of the existing mound on the new proposed secure fence?	Revised Site Plan
7							
8						I thought from the proposed ? There would be additional facilities, rather than just 1/2 classrooms.	None
9				Y			
10			Y				
11			Y				
12			Y				
13						Consideration for parents collecting children, ie access - space to wait.	As points 6 & 7 Above
14						Looks very impressive! Look very carefully at access points when picking up the children	Management to be Addressed by The School
15						Viewed plans.	None
16					Y	OK, but how about considering some covered outside area attached to Yr R. Larger opening to outside area for Yr R. Canopies need to stop rain penetrating through.	Revised Site Plan
17						It seems ridiculous to add extra numbers to this school without due regard for providing extra room for pupils plus some 50% of current capacity without any apparant increase in parking facilites or provision of system of dropping off children, rather than increaing parking in Church Lane which is too narrow to be used as a temporary car park, competing for space with Large Farm Tractors. Any planner prepared to squeeze extra pupil space, without committing extra resources for handling the traffic problems which that generates should go back to school.	School Travel Plan
18				Y			
19				Y		No objections to growth but very very worried about the increase of cars and parking. The road twice a day is already quite dangerous. I feel speed ramps should have been installed a long time ago. I would be very interested to hear of possible solutions to this problem which will obviously be increased with so [many] more pupils.	School Travel Plan
20			Y				
21			Y	Y		Impressive building plans - I just have concerns about increased traffic, as above.	School Travel Plan
22			Y				



Appendices

Eastergate CE Primary School
Early Years Extension



Design Statement in response to Local List Items 7, 9 & 21

Whilst a portion of the existing school site lies within flood risk zones 2 and/or 3 the proposed development site for the extension does not and therefore the proposals will not have any impact, taking in to account surface water runoff from both the building and the proposed landscaping.

In fact the proposed strategy is to divert some of the existing surface water drainage away from the current outfall to a new soakaway so helping to alleviate the current system.

The proposed drainage strategy complies with a hierarchical approach and includes the provision of a new soakaway placed away from the existing and proposed buildings which will be sized in accordance with BRE Digest 365.

The use of porous paving is also being considered for the car parking area to minimise run off.

A ground investigation has already been carried out with a soakaway test completed. This provided a preliminary infiltration rate of 7.47×10^{-4} m/s. Providing a ring soakaway, with an invert level of 0.50m, would require a 1.4m diameter ring and it would need to be 1.38m deep, as calculated as part of the Ground Investigation.

This strategy approach does not impact upon the existing surface water system and adjacent waterway.

Our Drainage Strategy drawing illustrates the proposed surface water layout, diverting some of the existing roof drainage into the proposed soakaway, which is to either be positioned within the soft area to the northeast of the proposed extension.

This will depend upon the Arboriculturalist and our ability to construct the soakaway within a potential tree root zone. If this is not possible an alternative location to the east of the existing school within the existing playground area could be selected, a minimum of 5m away from any building.

Design Statement in response to Local List Items 12, 19 & 21

Mechanical, Public Health and Electrical Services:

The following services will be provided to serve each area of the newly proposed Eastergate Primary School Early Years Extension.

1.0 Mechanical services

1.1 Heating

1. Due to the size of the new extension it is considered that the existing heating plant has sufficient capacity to provide heating to the new areas. The existing heating is provided by a biomass boiler with an oil fired back up boiler.
2. The new extension will be heated via wall mounted low surface temperature radiators with the distribution pipework boxed in at low level and vertical risers and run within the false ceilings.
3. The new distribution pipework will connect to the distribution mains within the existing school. Point of connection to be agreed with WSCC/School Caretaker.
4. Radiators will be installed with thermostatic radiator valves to provide individual room temperature control.

1.2 Ventilation

1. Generally the new extension will be naturally ventilated with mechanical ventilation to the new toilet areas.
2. The provision of natural ventilation in the Classbases will provide fresh air, air movement and prevent summertime overheating.
3. Mechanical extract ventilation to the toilets will be provided by dedicated roof mounted extract fans. The make up air to the toilets will be via door transfer grilles.
4. The extract fans will be controlled by the room light switch and include a run on timer.

1.3 Water Services

1. Water services will be provided to the new extension sanitaryware in the Toilets and Early Years Classbases.
2. The new distribution pipework will connect to the distribution mains within the existing school. Point of connection to be agreed with WSCC/School Caretaker.
3. Domestic hot water supplies to the Toilet and Early Years Classbase wash hand basins will be provided with Type 3 thermostatic mixing valves to provide a blended water supply of 41°C.
4. All domestic hot water pipework in Toilets and Early Years Classbases will be boxed in to avoid the possibility of student contact with hot surfaces.
5. Water usage will be controlled via dual flush WC cisterns and percussion taps or water taps with PIR sensors.

1.4 Above Ground Drainage

1. The new extension sanitaryware will be connected to either existing below ground drainage in areas within the existing school being modified or new below ground drainage in the new extension as indicated on the Civil Engineers drawings.

1.5 Cooling

1. It is not envisaged that the new extension will require cooling.

2.0 Electrical services

2.1 Lighting

1. The new extension will be provided with new fluorescent lighting to match the existing style and illumination levels.
2. Emergency lighting will be provided to meet CIBSE standards in all circulation and classroom areas and internal areas without natural illumination.
3. Emergency lighting test switches shall be by local key switches.
4. Switching shall be by means of local switches with PIR absence detection and photocell control to reduce lighting levels as determined by the ambient sunlight.
5. Wiring to lighting luminaires shall be by single core cables in conduit.

2.2 Small Power

1. Small power socket outlets shall be supplied as required to suit the use of the area with twin switched sockets distributed for dedicated equipment, cleaners sockets and additional sockets for general use.
2. Toilets will be supplied with switched spurs for electric hand driers if requested.
3. Mechanical plant such as fans and overdoor heaters shall be provided with power supplies controlled by means of local isolators or switched spurs.
4. The extract fans will be controlled by the room light switch and include a run on timer.

2.3 Fire Alarm

1. The existing fire alarm system will be extended to all areas as required by BS 5839.
2. Areas will be protected by means of smoke detectors provided in the corridor, store room, classrooms and toilets.
3. Break glass units located at all exit doors and sounders located as appropriate to achieve compliance with the required standards.

2.4 Security

1. The existing security system shall be extended to incorporate PIR movement detectors located in all areas with external doors.
2. The main entrance doors shall be provided with access control by means of key pad.

3.0 Sustainability:

1. Considering the size of the new extension, the following measures will be taken in order to reduce the energy consumption of the building:
 - (i) The new building fabric will be constructed from materials that comply with the current Approved Document L2B, in terms of thermal performance reducing the energy consumption of the building throughout the year.
 - (ii) All mechanical equipment that will serve the new proposed extension will comply with the Approved Document L2B, in terms of energy usage.