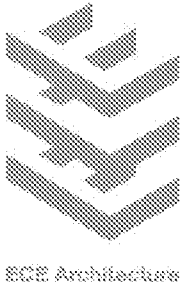


YAPTON CE PRIMARY SCHOOL INCEPTION STUDY

ECE Architecture

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Revision	Notes	Issue Date	By	Checked By
P	Draft Issued for comments	09/02/2018	MT	CK
P1	Draft issued for comments. Newbuild footprint revised	12/02/2018	MT	SS

Project Name: Land at Stakers Farm, Yapton

Location: Yapton CofE Primary School, North End Road, Yapton,
West Sussex, BN27 1DT

Client: ECE Planning

File Reference: P1401/K09

1.0 EXECUTIVE SUMMARY

ECE Architecture have been commissioned by ECE Planning to prepare an inception study (RIBA Stage 0) for the extension of Yapton CofE Primary School. This study builds on the previous MACE High Level Feasibility Study, investigating extending the existing 1.5 Form Entry (FE) school to 3FE and the potential additional land required from the adjacent residential development sites.

At the current time we do not have any detailed information or potential project risks, including but not limited to Existing School and Condition, Asbestos, Topographic, Archaeology, Geology, Flood risk, Contamination and Ecology.

The main purpose of this report is to provide a high level review of whether the existing school can be extended to a 3FE Primary in compliance with BB103, if this can be accommodated on an extended site and if so, how large an extension to the site is required to achieve compliance. As with any high level study the aim is to minimise the amount of third-party land outside of WSCC's ownership as much as possible.

The scope of this report covers basic BB103 space allocation developing from the MACE feasibility study. Further detailed investigations will be required (at a minimum to RIBA Stage 2) to inform the decision to extend the site allocation and proceed with full feasibility study for the school extension.

In summary this high level inception study has found:

The extension to 3FE is considered viable with a reduced site area compared to the MACE study for the following reasons:

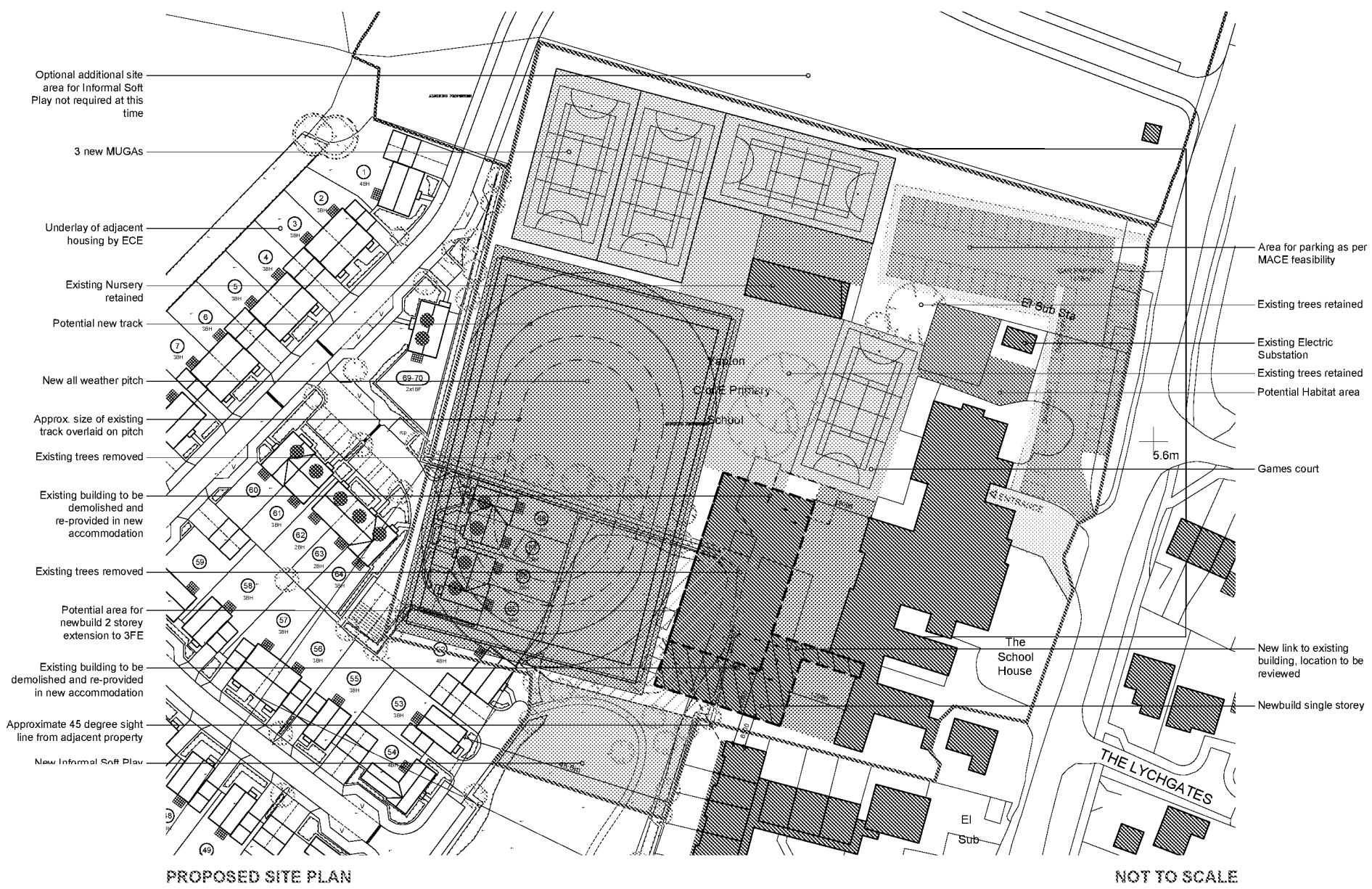
- By providing an all weather pitch to the rear of the site in conjunction with a number of MUGAs the overall site area can be reduced from the MACE study whilst still achieving compliance with the overall site area for BB103.
- An area for a two storey new build has been identified, potentially with single storey elements, to include re-provision of the accommodation lost by the proposed demolition of two small buildings within this area. This area can accommodate the anticipated newbuild required to bring the overall GIFA in line with BB103 requirements.

- The proposed new build area retains the cluster of large existing trees in the middle of the site.
- The existing Nursery and associated play area may be retained.
- The total soft outdoor PE proposed is approximately 2/3 of the size stated in BB103, however this is permissible under BB103 which specifies that other site areas are a higher priority for limited sites. The provision of an all-weather pitch is also much more useful as it can be used all year and potentially hired out for community use, compared to a turf pitch that is only expected to be used for 7 hours a week by BB103. It also might be possible to provide additional formal soft outdoor PE via the use of off-site pitches with agreement of the local authority, however this is not required in order to achieve BB103 compliance on site.
- The proposals use a portion of the float area to provide approximately twice the hard outdoor PE area to offset the reduced soft PE area and provide additional hard informal space.

It is therefore recommended that:

- ECE Planning review this study in conjunction with the MACE report to determine if either option is sufficiently viable to take forward to a RIBA Stage 1 (Preparation and Brief) report.
- If the client's review of the options indicates that the school site is a viable development site for the extension to a 3FE primary, that they instruct ECE Architecture to progress a RIBA Stage 1 (preparation and brief) report to include a strategic program which takes into account the time required for public and planning consultations; sufficient time for design to fulfil the obligations of CDM 2015 to provide sufficient resources in to plan a construction project; sufficient time to tender, build and fit out the project.
- As part of the RIBA Stage 1 study that the client commissions desk studies for utilities, flood risk, ecology and archaeology.
- As part of the Stage 1 study the client obtains a licence and warranties to use all topographical, tree survey and transport and traffic information.

2.0 PROPOSALS



The drawing to the left (see Appendices also) shows a possible layout for extending the school site to provide a BB103 compliant 3FE Primary school whilst minimising the additional land required.

The figures below look at taking the existing school area, presumably non-BB103 compliant, and extending the existing building to provide an overall area compliant with BB103:

Existing School GIFA = approx. 1430sqm.

EFA Baseline 3FE Target GIFA = approx. 3040sqm.

Baseline GIFA - Existing GIFA = approx. 1610sqm newbuild required

Available 1 & 2 storey GIFA (excl. link) = approx. 1610sqm.

The available footprint for 2 storey new build takes into account an approximate 45 degree line of sight from the adjacent residential property.

The newbuild area also includes the re-provision of the GIFA of the two demolished buildings.

The available proposed GIFA can accommodate the required new build GIFA under BB103.

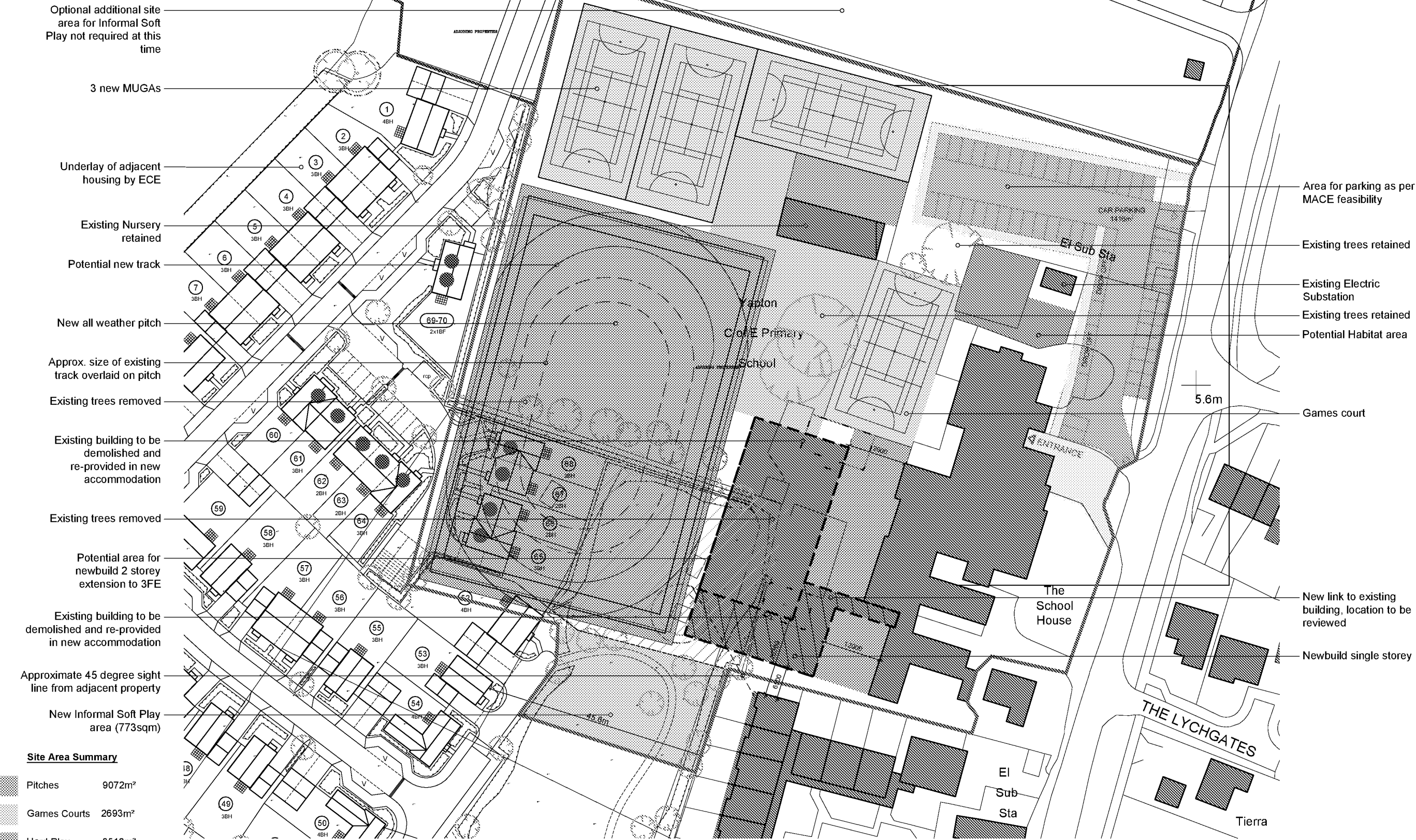
area (773sqm)

Site Area Summary	
Pitches	9072m²
Games Courts	2693m²
Hard Play	3518m²
Soft Play	1914m²
Habitat	315m²
Gross Site Area	17913m²

3 APPENDICES

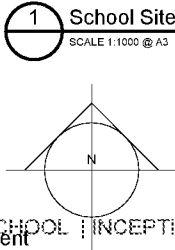
3.1 PROPOSED SITE

CDM 2015 Health & Safety Information:
This information relates only to 'Significant Hazards' identified on this drawing
and is to be read in conjunction with the Designer's Risk Assessment Register.



Site Area Summary

Pitches	9072m ²
Games Courts	2693m ²
Hard Play	3518m ²
Soft Play	1914m ²
Habitat	315m ²
Gross Site Area	17913m ²



Client's Name
ECE Planning

Job Title
**Land at Stakers Farm,
North End Road, Yapton**

Drawing Title
BB103 Site Areas

Scale
1:1000 @ A3

Drawn MT	Checked CK	Date 09.02.18
Job No P1401	Drawing No 001	Rev A
Status		

PRELIMINARY

Rev	Date	Revision Details	MT	SS
12.02.18		Newbuild footprint revised		

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CAD Plot date: 12/02/2018 - 12:50:58 p1401-site mt.dwg

3.2 SITE AREA REQUIREMENT

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SCHOOL SITE AREA REQUIREMENT



PROJECT Land at Stakers Farm, Yapton - Yapton CofE Primary School Site
REF P1401/K01
ISSUE 09/02/18
STATUS PRELIMINARY

Pupils 3FE 630
Pupils Nursery 26

	ZONE	BB103 for 3FE + 26N			PROPOSED	COMMENTS
	Name	Base area	Per pupil area	Total		
NET AREAS	1. Soft outdoor PE	0	12600	12600	9072	All weather pitch x2
	2. Hard outdoor PE	400	945	1345	2693	Counts towards Hard Informal and Social
	3. Soft informal and social area	600	1312	1912	1914	
	4. Hard informal and social area	200	656	856	3518	Including Hard Outdoor PE
	5. Habitat	0	315	315	315	
	6. Float	600	3202	3802	763	Remainder to suit site constrains
	Minimum net site area	1800	19030	20830	18275	
	Non-net	350	2105	2455	6867	Includes buildings, landscaping and parking
	Minimum total site area	2000	21135	23135	25142	
	Maximum net site area	2000	21135	23135		
	Maximum total site area	2400	26655	29055		

Proposed Yapton CofE Primary School Site Effective Area	25,142	Complies with BB 103
Proposed Yapton CofE Primary School Site Actual Area	17,913	

Notes
Areas in square meters
Based on EFA 3FE Baseline Design, which includes a 26 place Nursery
All weather pitch counts as double area under BB103
Games Court areas also count as Hard Informal and Social area
Further Soft Outdoor PE areas could be available off-site

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