Planning Application and Supporting Statements

St. Anne's CE(VC) Primary School – Brown Edge
St Anne's Vale
Brown Edge
ST6 8TA

Retrospective application for - Single Storey, Single Classroom Extension and associated play area with shelter.

Property Services | 2016 | Version 4

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Supporting Statement (incl Design and Access Statement)

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1:00 Introduction

Scheme design proposals contained within this application have been prepared in consultation with the end users, stakeholders, the client and officers of Entrust. The design has been approached in a methodical manner, commencing with the collation of information available concerning the physical, legal and architectural constraints on the site.

The works subject of this application were thought to be Permitted Development under Schedule 2: Part 12 of the Town and Country Planning (General Permitted Development) (England) order 2015. Increases to the overall dimensions of the extension, shelter, and professional advice offered has since highlighted the need for a Planning Application to regularise the works to site. The overall height of the building increased as a result of an engineered timber beam roof rather than traditional timbers with intermediate steels. The footprint of the building also increased marginally to create a suitable connection location to the existing building.

This is a retrospective planning application for works which have already been completed.

2:00 Summary and Justification of Proposals

2:01 Background and Statement of Use and Need: Refer to Appendix A for details of the Clients Brief / Statement of Use and Need.

2:02 Benefits of the Proposals: Refer to Appendix A for details of the benefits of the proposals.

3:00 General Design and Access Principles

3:01 Description of Site and Surroundings:

The site falls within the Staffordshire Moorlands Village of Brown Edge. Surrounding properties consist of domestic properties, with St Anne's Church, and Brown Edge Hall within vicinity of the site.

The surrounding domestic properties are a combination of brick build, and stone, with pitched roofs.

St Anne's Church is largely built of dressed stone, with pitched tiled roofs and parapet walls which are typical of the construction period. Within the burial grounds of St Anne's Chruch, there are several mature trees which border a stone wall boundary treatment.

The school building consists of the original Victorian block (approximately 20% of the building footprint), which consists of brick construction with tiled roof. A further 20% of the building is of modern brick built construction with pitched roof, and the remaining being modern brick built with flat roof. A wide variety of brick colour / finishes are present in throughout the building.

The school site is relatively confined, with hard standing macadam playgrounds / court areas, and a grassed play area which is unsuitable to accommodate a formal playing pitch.

School boundary treatments consist of stone walls, mature mixed hedge, steel rigid mesh fencing, and solid bar bow tope fencing (green).

3:02 Design / Character:

Building fabric, shelter, and hard standing surfaces have been chosen to match existing which are present on site. This includes brickwork colour to match that of connection building (modern build rather than Victorian block), hard standing repairs, shelter materials, and re-use of boundary treatments within the development.

3:03 Design / Continuity and Enclosure:

Not applicable to a project of this type / size

3:04 Design / Quality of the Built Environment (Public Realm):

Not applicable to a project of this type / size

3:05 Design / Ease of Movement:

Not applicable to a project of this type / size

3:06 Design / Legibility:

Not applicable to a project of this type / size

3:07 Design / Adaptability:

Not applicable to a project of this type / size

3:08 Design / Diversity:

Not Applicable

3:09 Access / Philosophy and Approach to Inclusive Design: The Applicant is committed to a policy of equality, inclusion and accessibility in the delivery of its services to members of the public, and in the employment opportunities afforded to existing and future employees. The Applicant fully recognises the diversity of cultural, religious and individual abilities of its customers and employees, and is active in ensuring that any potential sources of discrimination are addressed in both the physical attributes of the buildings it uses and in the management practices and procedures it adopts.

The designers of the development will work to the latest legislation and good practice guidance on accessibility available at the design and construction stages. Reviews will be

undertaken to ensure that the following design principles promoted by CABE (*Principles of inclusive Design*) have been considered and wherever practicable, incorporated within design proposals;

a) **Inclusion**: To ensure that the premises can be used safely, easily and with dignity by all.
b) **Responsive**: That new proposals consider and address what the community and end users say that they need and want.
c) **Flexibility**: That proposals permit the premises to be used by different people in different ways wherever practicable.
d) **Convenience**: To ensure that every occupant and visitor can use the facility as intended without inconvenience or separation.
e) **Accommodating**: That proposals accommodate use by all people regardless of gender, age, ethnicity, mobility or circumstances.
f) **Welcoming**: To ensure that barriers or discrimination of use are eliminated.
g) **Realistic**: To ensure that alternative solutions are provided if it is recognised that proposals can not accommodate all potential users.
h) **Understandable**: That proposals are designed to facilitate orientation and recognizable circulation routes.

3:10 Access / Sources of Advice and Guidance*:* Entrust employs a dedicated Access Officer who is able to work with and to advise the design team on disability related matters.

3:11 Access / Consultation: The design proposals have been the subject of a preliminary Access Audit conducted by Entrusts' Access Officer and recommendations have been implemented. A second, more detailed audit will be conducted at Detail Design Stage to review and implement recommendations for the internal layout and design as it relates to accessibility and inclusion.

3:12 Access / Management and Maintenance: An accessibility statement and all relevant details will be incorporated within the Health and Safety File / Operation and Maintenance Manual issued to the Client on completion of the project. It will detail the use, testing and replacement of specialist equipment, suggested maintenance cycles and priorities and any details regarding the design, materials, finishes, equipment and colour schemes that have an impact upon accessibility and inclusion.

4:00 Project Specific Design Statement

4:01 Use:

Use of the land and building will not change from existing category (D1 Non-residential institutions).

The additional building footprint will be used as a teaching space / classroom, with external areas and shelter to support the teaching environment.
A small area of circulation and built-in storage form part of the project.

4:02 Amount of Development:

The building extension footprint is approximately 84m² at a height above ground of 3.2m.

The footprint of the shelter is approximately 30m² at an average height of 3.1m. This new shelter is slightly smaller in size than the original shelter of 36m².

The footprint of the allocated play area to serve the classroom is approximately 34.5m². This area is significantly smaller than the original play area of 84.5m².
The overall capacity / occupancy level of the new play area is significantly lower than the original play due to the reduced footprint.

4:03 Layout :

The classroom is directly adjacent to the school toilets, and accessed via the existing circulation routes within the building. Alternate means of ventilation are provided to the toilet rooms due to the loss of external windows.
External areas and shelter supporting the teaching environment are situated to the elevation facing St Anne's Vale.

4:04 Scale, Height and Massing:

The building extension footprint is approximately 84m² at a height above ground of 3.2m.

The footprint of the shelter is approximately 30m² at an average height of 3.1m. This new shelter is slightly smaller in size than the original shelter of 36m².

The footprint of the allocated play area to serve the classroom is approximately 34.5m². This area is significantly smaller than the original play area of 84.5m².

4:05 Appearance:

Building fabric, shelter, and hard standing surfaces have been chosen to match existing which are present on site. This includes brickwork colour to match that of connection building (modern build rather than Victorian block), hard standing

repairs, shelter materials, and re-use of boundary treatments within the development. The existing shelter was proposed for relocation, but repairs, alterations and re-positioning would have exceeded the cost of providing a new structure. The materials and colours were chosen to match those of the existing shelter.

4:06 Services and Utilities Connections:

Use of existing services / utilities on site.

4:07 Landscaping:

Landscaping proposals consist of making good to disturbed surfaces, and replacing where necessary.

4:08 Sustainability: The Applicant has a commitment to investing in sustainable design and the incorporation of features within the current proposals will be investigated and confirmed as the project develops into detail design stage. Proposals will be designed in full compliance with the Building Regulation, especially Part L2 with respect to notional carbon emission reduction targets.

The project will be subject to a building regulations application, and therefore will conform to requirement of Part L2. Energy efficient lighting (LED) form part of the specification for the extension. Material removed from site will be recycled where possible rather than going to landfill.

4:09 Phasing and Consultation:

Works carried out over a single phase. Consultation with neighbours was carried out prior to commencement of works. This was carried out on an informal basis with representatives of the school approaching the immediate neighbours to the site directly for their comments on the proposals.

5:00 Project Specific Access Statement

5:01 Accessible public transport / Approach:

Public transport links to site will not change from existing, nor will any changes be necessary / suggested.

5:02 Parking:

School parking facilities will not change from existing.

5:03 Visibility / Entrance and Exits and Lighting:

Entrance / exit to building will be supported by lighting. This is particularly relevant to final exit points which will have emergency lighting activated in the event of an escape situation. Entrance / exit to parking facilities will not change from existing.

5:04 Horizontal Circulation:

Building will be on a single finish floor level to match the existing. Existing hard standing circulation routes will be adopted as part of the building escape routes.

5:05 Vertical Circulation:

Building is on a single finish floor level.

5:06 Means of Escape: Safe means of escape will be provided in accordance with Approved Document B of the Building Regulations as illustrated on the general arrangement floor plans submitted with the application.

Existing means of escape are maintained, with an additional escape route solely serving the new classroom being provided.

5:07 Emergency Services:

Emergency services access to the school site will not change from existing.

5:08 Specific Issues: Signage, colour contrast, textures and surface differentiation will be addressed at Detail Design Stage and will be subject to a further Design Access Audit prior to finalising detail design and deposit of plans for Building Regulations Approval.

N/A.

6:00 Pre-Application Discussions and Supporting Statements.

6:01 Affordable Housing Statement.

Not applicable as application is not for residential development.

6:02 Air Quality Assessment (incl dust and / or Odour Management)

Not applicable as application will not have adverse effects upon air quality or increased transport emissions and will not be a major source or emitter of pollutants. Refer to Pre-Application Discussion response attached to Appendix C.

6:03 Biodiversity Survey and Report

Not applicable as application does not disturb mature trees or habitat area.

6:04 Daylight / Sunlight Assessment

Not applicable as the development has no adverse effects upon an adjoining owners rights to light.

6:05 Economic Statement

Not applicable

6:06 Environmental Statement

An Environmental Impact Assessment is not required as the application is not an EIA Schedule 1 or 2 Development.

6:07 Flood Risk Assessment

Not applicable as the development is sited outside of the flood plain (Flood Risk Zone 1) and there is little or no flood risk as defined in Table D1 of PPS25.

6:08 Foul Sewage and Utilities Assessment

Refer to section 4:06 for details of service and utility connections.

6:09 Heritage Assessment (incl Historical, Archaeological Features and Scheduled Ancient Monuments)

Consultation with SCC with specific reference to St Anne's Church concluded that the build area was suitable screened by the mature trees.

6:10 Land Contamination Assessment

N/A

6:11 Landfill Statement

Not applicable as application is not for waste or landfill development.

6:12 Landscaping Details

Landscaping consists of making good to / replacing existing macadam surfaces where necessary.

6:13 Lighting Assessment

N/A

6:14 Noise Assessment

Not applicable as the proposed development is considered to be within Noise Exposure Category (NEC) Class A where noise generated from the development or from the surrounding area is not a determining factor.

6:15 Open Space Assessment

N/A

6:16 Parking Provision

Existing parking provision is not altered as part of the works.

6:17 Photographs and Photomontages

Not applicable, refer to drawings submitted with application.

6:18 Planning Obligations

Not applicable as the application is for Regulation 3 County Development.

6:19 Planning Statement

N/A

6:20 Site Waste Management Plan

A SWMP is not formally required for a development of this value / size.

6:21 Statement of Community Involvement

Consultation with neighbours was carried out prior to commencement of works. This was carried out on an informal basis with representatives of the school approaching the immediate neighbours to the site directly for their comments on the proposals.

6:22 Structural Surveys

Structural matters covered as part of Building Control application.

6:23 Telecommunications Development – Supplementary information

Not applicable as application does not relate to installation of masts or antenna.

6:24 Town Centre Uses – Evidence to accompany applications

Not applicable as application does not relate to Town Centre Development.

6:25 Transport Assessment

Not applicable as the development will not impact on existing transport links.

6:25 Travel Plan

The applicant does not have a Travel Plan.

6:27 Tree Survey / Arboricultural Implications

N/A

6:28 Ventilation / Extraction Statement

Only applicable for A3 (Restaurants and café's) A4 (Drinking Establishments) A5 (Hot food takeaways) B1 (Business) and B2 (General Industrial).