Planning Application and Supporting Statements

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

Application for – Formation of free-flow external spaces with Shelter and perimeter wall / fence.

Property Services | 2017 | Version 2

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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. Procedures have been followed which have ensured that as much information and consultation as possible has been gathered in order to avoid the potential for future problems at a later date.

Although an independent planning application – the proposals contained within this application are linked with recent retrospective planning applications to regularise developments on site.

The need for this proposal has been the result of adverse reaction received from the adjacent neighbour to a retrospective planning application for previously completed works on site. This previous development included a shelter covering a “free-flow” area for reception class pupils, which replaced a previously existing larger free-flow area within the immediate proximity. The neighbour adjacent to that free-flow area and shelter raised objection to that development which has led to reconsideration and the proposal to construct elsewhere within the school site. As the suitability of classrooms within the school to accommodate the Reception class base is limited to just one other, the position for the relocated free flow area is now the only external area available on which the repositioned free-flow area can be located within the school site and facilitate delivery of the governments Early Years and Foundation Stage Framework

Proposals include for relocation of the steel framed shelter (referred to above), construction of an elevated hard standing area to be used a “free-flow”, and perimeter fencing to the area.

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 Church, 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 throughout the building.

The school occupies a relatively confined site with hard standing macadam playgrounds / court areas to the north-east and north-west of the school building. A grassed play area is available on site, although this is not sufficiently sized to accommodate a formal playing pitch. The school has a detached playing field for sport purposes.

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, and hard standing surfaces have been chosen to match existing which are present on site. This includes brickwork colour to match that of connection to existing ramp, fence / gate materials of similar style to those present on site, tarmacadam hard standing repairs, and wet pour rubber safety surfacing finish colours to match those present on site.

The proposed shelter materials (relocated from elsewhere on site) will be re-finished in green to match fence / gate material colours, and be more visually sympathetic than its current red colour.

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 cannot 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 proposed free flow area occupies an area on site that currently accommodates one of the school external playgrounds. The finish floor level of the free flow area is proposed at approximately 550-675mm above the existing hard standing school playground. Nominal falls to finish surface of the proposed free-flow area, and varying finish levels of existing tarmacadam surface will be present. This elevated finish floor level allows direct access to the free-flow area without the need for ramped access from the existing building. The principal access will be off the level landing area to the existing ramped escape route from the existing school building.

Children using the area would have unobstructed use of the area during the school day. The fenced perimeter to the free flow area ensures safety of the children

4:02 Amount of Development:

The free-flow area footprint is approximately 53.5m² at a height above ground of approximately 4m (top of shelter). The footprint of the shelter is approximately 29.5m², with the roof of the shelter to extend over existing building roof to avoid disruption of existing building fabric

20m (linear) of new 215mm thick wall is proposed at the overall finish height of the existing wall to the access ramp. The wall would be finished with a blue double bull nosed brick coping to match existing materials.

21m of 1500mm high green bow top fence (including gate) would be installed inside the perimeter wall to maintain safety / security of the children.

Localised modification to existing handrail will be required to allow access off the level landing area to the free-flow area. Modifications will be carried out to best suit requirements of “Approved Document M: access to and use of buildings”

4:03 Layout:

The free-flow area is proposed adjacent to an existing classroom to allow direct access. The finish floor level will adjoin the level landing area to the existing ramped access route (with nominal falls away from the building to direct rainwater).

The roof structure of the shelter will have falls away from the school building to direct rainwater.

4:04 Scale, Height and Massing:

The free-flow area footprint is approximately 53.5m² at a height above existing ground levels of approximately 4m (top of shelter). The footprint of the shelter is approximately 29.5m², with the highest point of the roof of the shelter to extend over existing building roof to avoid disruption of existing building fabric

The proposed free flow area occupies an area on site that currently accommodates one of the school external playgrounds. The finish floor level of the free flow area is proposed at approximately 550-675mm above the existing hard standing school playground. Nominal falls to finish surface of the proposed free-flow area, and varying finish levels of existing tarmacadam surface will be present. This elevated finish floor level allows direct access to the free-flow area without the need for ramped access from the existing building. The principal access will be off the level landing area to the existing ramped escape route from the existing school building.

20m (linear) of new 215mm thick wall is proposed at the overall finish height of the existing wall to the access ramp. The wall would be finished with a blue double bull nosed brick coping to match existing materials.

21m of 1500mm high green bow top fence (including gate) would be installed inside the perimeter wall of the free-flow area.

4:05 Appearance:

Building fabric, and hard standing surfaces have been chosen to match existing which are present on site. This includes brickwork colour to match that of connection to existing ramp, fence / gate materials of similar style to those present on site, tarmacadam hard standing repairs, and wet pour rubber safety surfacing finish colours to match those present on site.

The proposed shelter materials (relocated from elsewhere on site) will be re-finished in green to match fence / gate material colours, and be more visually sympathetic than its current red colour.

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.

Where appropriate - material removed from site were recycled rather than disposed of at landfill.

Re-use of existing re-dressed bricks would be used I the construction of the new perimeter wall to the free flow area to minimise materials to landfill.

Recycled hardcore material will be sourced for use in the construction of the free-flow area (where availability is reasonably practical).

The proposed shelter to the free-flow area will consist of materials relocated from an existing shelter on site (where re-use is reasonably practical).

4:09 Phasing and Consultation:

Works will be carried out over a single phase.

The need for this proposal has been the result of adverse reaction received from neighbours to a retrospective planning application for previously completed works on site. This previous development included a shelter covering a “free-flow” area, which replaced a larger free-flow area within proximity. The free-flow and shelter was determined as unacceptable, which has led to the proposal to construct elsewhere on site.

Immediate neighbours have been consulted on the proposal in parallel to the consultation for retrospective planning permission to regularise previous works on site.

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 existing lighting. Fence materials to the area will not obstruct vision for escape routes. Entrance / exit to parking facilities will not change from existing.

5:04 Horizontal Circulation:

The free-flow area will be on a single finish floor level (with nominal falls) to match the existing finish floor level of the ramped access route. Existing hard standing circulation routes will be adopted as part of the building escape routes.

5:05 Vertical Circulation:

The free-flow area will be on a single finish floor level (with nominal falls) to match the existing finish floor level of the ramped access route. Existing hard standing circulation routes will be adopted as part of the building escape routes. The existing ramped escape route will function as existing post completion.

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.

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)

N/A

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.

Staffordshire Moorlands District Council have been consulted on the proposal.

An Environmental Noise Assessment has been prepared by Cheshire Environmental Associates.
This document has been appended to the permission for development application for consideration.

In summary:

- The Environmental Noise Assessment calculates that projected noise level would be in accordance with BS8233:2014 for habitable rooms for the closest two immediate neighbours to the site (Rock View, and The Willows).
- The Environmental Noise Assessment calculates that projected noise level would be in accordance with BS8233:2014 for gardens and open spaces (Rock View).
- The Environmental Noise Assessment calculates that projected noise level would exceed the acceptable levels within BS8233:2014 for gardens and open spaces (The Willows). However, the proposed free flow area will be located on an established playground. Noise generated during the use of this playground exceeds the acceptable levels within BS8233:2014 for gardens and open spaces, but also exceeds the projected noise associated with use of the proposed free flow area. Considering the above – no mitigation is proposed.

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

Refer to drawings and appended photographs 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

The need for this proposal has been the result of adverse reaction received from neighbours to a retrospective planning application for a previously completed works on site. This previous development included a shelter covering a free-flow area, which replaced a larger free-flow area within proximity. The free-flow area and shelter was determined as unacceptable, which has led to the proposal to construct elsewhere on site.

Immediate neighbours have been consulted on the proposal in parallel to the consultation for retrospective planning permission to regularise previous works on site.

6:22 Structural Surveys

N/A

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).