

NYMNP

12/11/2018



Fylingdales Church of England VC Primary School, Fylingthorpe, Whitby, North Yorkshire, YO22 4TH

Investment and Delivery

Erection of Single Storey Entrance Area and Access Ramp (70 sq. metres) and Installation of New Metal Rail Boundary Fence

Stage 3 | P1

12 November 2018

E3139

17029

Design and Access Statement

Fylingdales Church of England VC Primary School

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Document history and status

Revision	Date	Description	By	Review	Approved
P1	12/11/18	Planning – Design and Access Statement	BJL	NRL	DJS

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1. Introduction

1.1 The Applicant

This Design & Access statement has been prepared by Align Property Partners to support a full planning application submitted on the behalf of North Yorkshire County Council, Investment and Delivery.

1.2 Application Description

Erection of single storey Entrance Area and Access Ramp (70 sq. metres) and installation of new metal rail boundary fence.

1.3 Supporting Statement

This document provides background and technical information required to assist in determining the planning application. Its primary purpose is to set out the key planning considerations and how these are addressed in the design of the proposed development.

1.4 Supporting Documentation and Drawings

The following plans and documents are provided as part of the planning application:

Document No.	Rev	Title	Scale
17029/A/001	P1	Site Location Plan	1:1250
17029/A/040	P1	Proposed Site Compound Plan	1:200
17029/A/101	P1	Existing Site Plan/Floor Plan	1:50
17029/A/120	P1	Proposed Site Plan/Floor Plan and Roof Plan	1:50, 1:100
17029/A/201	P1	Existing Elevations	1:50
17029/A/220	P1	Proposed Elevations	1:50
Surveys			
Email	-	Tree Assessment by NYCC Arboricultural Officer	N/A
17029	P1	Design and Access Statement	N/A

Table 1 Planning Application Drawings and Documents

2. Site Location and Description

2.1 Site Features and Constraints

Fylingdales Church of England VC Primary School is situated within the small town of Fylingthorpe, North Yorkshire. The school site is accessed from Thorpe Lane via a gated entrance. It has residential dwellings to the East, South and West and has a playing fields located to the North (rear). Church Lane to the West of the site provides direct access to the school via a gated entrance.

The site does not lie within a conservation area.

The site does not lie in an area with a history of flooding.

3. Detailed Description of Proposal

3.1 Reason for Development

North Yorkshire County Council (NYCC) Investment & Delivery have recognised the need to improve the security and safeguarding issues at Fylingdales Church of England VC Primary School by constructing a small extension, relocating the school entrance from the rear of the school to the front along with new front office / reception area and the provision of a Part M DDA compliant access ramp with controlled entry into the building.

3.2 Scale

The proposals have been designed to meet the school's requirements but in such a way as to minimise the impact on the building and retain as much of the existing fabric as necessary.

3.3 Appearance

The new extension is to have an outer leaf of facing brickwork that will match the existing colour of the main school building.

The windows will be uPVC with the colour to match existing.

The doors will be aluminium with the colour to match existing.

The handrails to the new ramp will match the existing colour.

The new boundary fence to playground will match existing metal rail bow top fencing.

3.4 Layout

The new entrance and reception office will be located to the front elevation (South) of the school and will link into the Main Hall.

3.5 Use

Primary School.

3.6 Amount

The new extension will increase the total floor area of the school by 10m².

3.7 Access

The alterations will be designed in accordance with the recommendations and guidance contained in the current 2004 Edition of Approved Document M of the Building Regulations 2000 and BS 8300:2009+A10:2010 Design of Buildings and their approaches to meet the needs of disabled people – code of practice.

3.8 Landscaping

The site will require making good to areas of tarmac affected by the extension and ramp along with a new planting scheme agreed the NYCC Arboricultural Officer.

3.9 Risk from Flooding

The site does not lie within an area with a history of flooding.

4 Conclusion

In conclusion, the application seeks permission to construct a new entrance to the main school building in order to improve security and safeguarding.

The choice of materials used such as the facing brickwork and mortar colour will not degrade the architectural merit of the existing school building and the new doors/windows will match existing.

Appendix A – NYPA Validation Requirements (Section 6)

NORTH YORKSHIRE PLANNING AUTHORITY VALIDATION REQUIREMENTS SECTION 6 - OTHER REQUIREMENTS JUSTIFICATION STATEMENT (ADDENDUM)

Further to the information highlighted in the Validation Checklist, all items marked as not applicable or left blank are items that do not relate to the scheme and its context. On this basis it is information which will not contribute to the planning process of this application.

	INCLUDED / N/A	COMMENT
Affordable Housing Statement	N/A	Not required. Development is not residential.
Air Quality Assessment	N/A	Not required. Not relevant to determine this application.
Biodiversity/Geological Survey & assessment Report	N/A	Not required. Not relevant to determine this application.
Flood Risk Assessment	N/A	The development does not lie within a flood risk area but FRA included.
Foul Sewage & Utilities Assessment	INCLUDED	Utility survey and drainage drawings & Technical Note provided. New drainage to connect into existing service routes.
Heritage Statement (including historical archaeological features and scheduled ancient monuments)	N/A	Not required. Not relevant to determine this application
Land Contamination statement	N/A	The development is not on a contaminated site
Land stability/geological report and/or Coal Mining Risk Assessment	N/A	No stability/geological site risks have been identified
Lighting Assessment	N/A	N/A only escape lighting on building.
Noise Impact Assessment	N/A	The development will not create any additional disturbance as defined within the planning schedule.
Open Space Assessment	N/A	The development does not encroach on any public or private open space as defined within the planning schedule.
Parking Provision	N/A	Parking provision will not be affected by proposed development. All contractor parking to be accommodated on site.
Photographs and Photomontages	INCLUDED	Photo's included within this report.
Planning Obligations/Draft Head of Terms	N/A	None prescribed within this development

Planning and Sustainability Statement	N/A	Not required. Not relevant to determine this application.
Statement of need for agricultural dwellings	N/A	The development is not agricultural
Structural Survey	N/A	Not required. Not relevant to determine this application.
Town Centre Uses (evidence to accompany applications for main Town Centre Uses)	N/A	Not required. Not relevant to determine this application.
Transport Assessment	N/A	No increase in numbers due to this application.
Travel Plan	N/A	No increase in numbers due to this application.

Appendix B – Site Photographs



Photograph 1 – Location of New Entrance



Photograph 2 – Existing Footpath from Front Elevation

Bradley Lomas

From: Richard Shields
Sent: 08 December 2017 08:26
To: Kenneth Briscoe; Dan Storey
Subject: FW: Fylingdales C of E Primary School

Ken, see the e-mail from NYCC's Arboriculture Officer below regarding the trees to the front of Fylingdales School. There shouldn't be any issue removing the 2 trees we discussed but you'll need to include for replacement planting.

Dan, can you send through the costs for the topo and UGS when you get them as I need to ok these with Matt George.

Regards

Richard Shields | Property Projects Officer | North Yorkshire County Council | Property Service | Investment & Delivery Management | DL7 8AL |

From: Denis Gregson
Sent: 05 December 2017 09:49
To: Richard Shields
Subject: RE: Fylingdales C of E Primary School

Hi Richard

I've been to the site to have a look at the trees in relation to the proposal and I feel it is unlikely that the two trees currently closest to the building could be retained during or post works, this is unfortunate as the beech tree is a good specimen, however due to its proximity to the building it is likely that regardless of the development it may become problematic over time as it develops in size. The trees as a group do provide a degree of amenity, however excluding the beech none are outstanding specimens and there is some linear planting on the outside of the site which would soften the impact of any tree removals.

In summary, I would have no objection to the two trees closest to the building (beech and apple) being removed to accommodate the proposal and also if it is felt that the development would affect the other two trees (Norway Maple and Cherry) they could also be removed. Obviously any removals would require appropriate replacement planting to be carried out with species, size and number being agreed prior.

The school does not lie within the Conservation Area.

If you need anything more from me please don't hesitate to contact me.

Regards

Denis Gregson
Arboricultural Officer
Property Service
North Yorkshire County Council

From: Richard Shields
Sent: 30 November 2017 14:53
To: Denis Gregson
Subject: Fylingdales C of E Primary School

Hi Denis

We're looking at creating a new main entrance to the front of Fylingdales Primary School – currently the main entrance is at the rear which causes a safeguarding problem. The proposed works will include a small extension with a large external ramp leading up to the new entrance. We won't know the full extent of the new ramp until we get a level survey done but I believe at least 2 trees will need to be removed and we may be affecting 2 or 3 more.

Is it possible someone could go out and have a look at these trees to give me your thoughts on their condition and whether they are suitable for removal. I've included a couple of attachments showing the area where the ramp will be going and the trees I think will be effected.

If you need to discuss anything please give me a call. Thanks

Regards

Richard Shields | Property Projects Officer | North Yorkshire County Council | Property Service | Investment & Delivery Management | DL7 8AL