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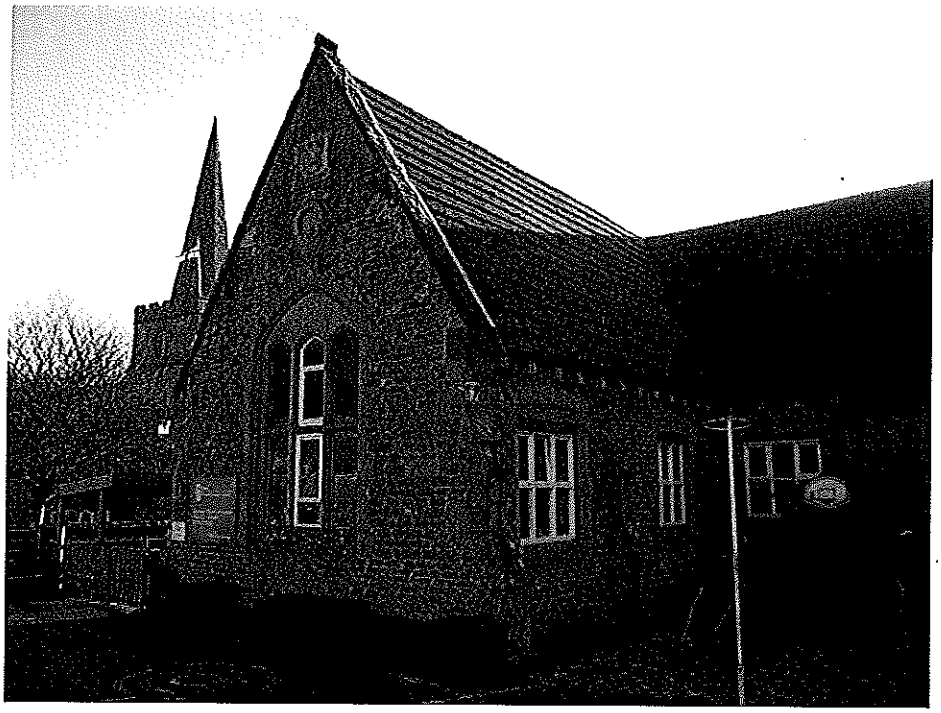
Hackness CE VC Primary School

Classroom Extension and Temporary Unit



Design and Access Statement

BAE08097 / AR / 820.002 - December 2009

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Document control sheet

Client:	North Yorkshire County Council
Project:	Hackness Primary School
Title:	Classroom Extension and Temporary Unit
Job No.	BAE08097

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report to the Third Party.

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1 Introduction

The purpose of this report is to provide appropriate information to enable North Yorkshire County Council to review and determine this planning application. It also allows other interested parties to understand how the proposal has taken into account design and access issues.

This design and access statement aims to explain and justify the design of the new extension and alterations to Hackness Primary School. This document will describe:

- The context for the proposal
- A detailed description of the proposal and proposed design concepts
- The design development and analysis.

This design and access statement covers two planning applications, which form part of an overall scheme for the improvements at Hackness Primary School:

1. Extension and alteration to Hackness School building.
2. Temporary teaching accommodation located at Hackness Village Hall grounds.

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2 Site Location and Description

Hackness CE School,
Hackness,
Scarborough,
North Yorkshire.
YO13 0JN.

Hackness is a village and civil parish in the Scarborough district of the county of North Yorkshire, and within the North York Moors National Park. The School is voluntary controlled, and owned by North Yorkshire County Council. The premises sit within a small cluster of buildings, alongside the church at the North of the village. See location plan AR/050.001.

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2.1 Site Features and Constraints

Hackness CE VC Primary School sits on a constricted site, of approx 600sqm, which is directly adjacent to buildings on the south east side and to the west side.

Access to the south-easterly neighbouring house is gained directly adjacent to the east facing play space, separated by a 1m high timber fencing.

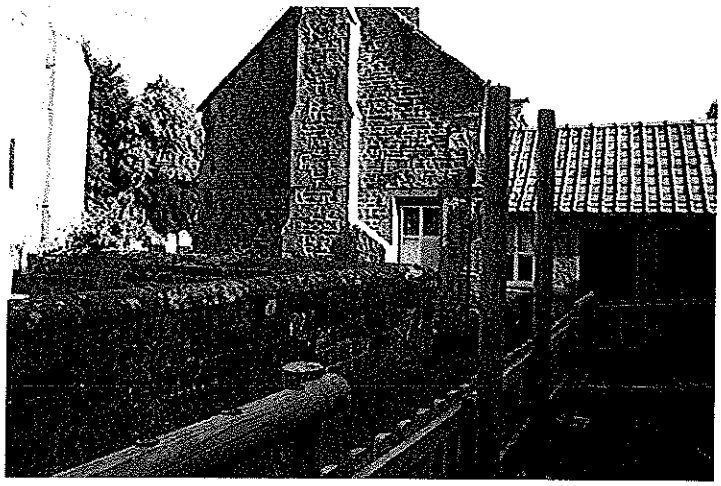

Photo 1. East facing boundary of site, adjacent to neighbour access

Play space for the school is severely restricted on site, and all soft play areas are disconnected from the rest of the school. These are accessed across the road to the north of the school building, and are 2-3m above the road level.

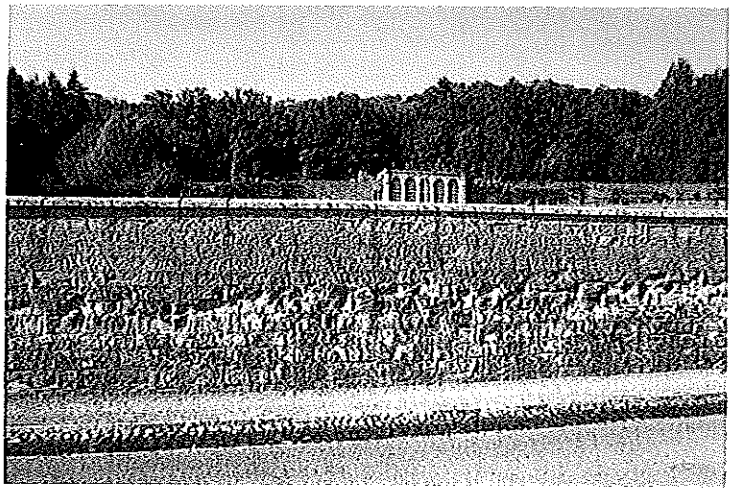

Photo 2. Grassed play area accessed across road to the north of the site.

2.2 The Existing School Building

It is believed that the original school building was built in 1895. It may have undergone moderations after this, the latest of which is known to be an extension to the south face to provide an additional toilet block in 2004.

The building generally consists of Yorkshire Limestone stonework walls, with reconstituted window surrounds. The roof consists mainly of steep pitched plain concrete tiled roof, with slate tiles found in certain areas. All external doors and windows are painted timber.

Photo 3. Original building frontage

Photo 4. South facing 2004 extension, tucked behind original building

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3 Detailed Description of Proposal

The proposals generally consist of:

1. Alteration to the existing building, to create a new first floor within the roof space, including new roof lights for natural lighting and ventilation of these spaces.

2. A new 'flat roof' extension building, located centrally, and adjoining 3 faces of the existing building.

3. A temporary unit to be located on the grounds of the village hall, to provide teaching spaces for the school during the works.

3.1 Proposals for Central Extension

In order to provide a suitable visitor reception to the school, the proposals include a single storey 'infill' extension to the building. The new single external face to the extension will be of stonework, matching the existing.

A new recessed porch and external window is proposed to the front elevation of the extension, using similar reconstituted stone surrounds, and providing an appearance similar to that of the smaller scale features of the existing building. In order to provide additional light to this reception area, both a glazed front door and roof light will be used.

The proposed roof to the extension is to be a single ply membrane roof with a low pitch, providing a run off towards the front of the extension. A parapet detail is proposed, providing an elegant front elevation with materials to match the existing building.

3.2 Proposals for Alterations to the Existing Building

Significant alterations to the internal layout of the existing building were considered necessary to provide increased teaching, office and storage space for the school. A new first floor and stairway is proposed, including 5no. roof lights to the existing roof to provide suitable natural lighting to the upper spaces.

The new staircase is located centrally to the upper floor, with a width to suit the provision of a new foldaway platform stair-lift.

3.3 Proposals for Providing a Temporary Unit for the School

In order for the School to remain in operation during the proposed works, it is proposed for a temporary unit to be provided on the grounds of Hackness village hall (see drawing BAE08097/AR/100.002). The unit comprises of two teaching spaces, stores and toilets, with an overall area of approximately 165sqm. Access to the unit is provided by a Part M compliant ramp, and stairs. All foul drainage will be connected into a temporary tank provided with the unit.

It is anticipated that the temporary unit is to be installed immediately prior to construction commencing, and removed shortly after completion of the works at Hackness School. The program for this work is for a 6 month period; however an additional 6 months contingency is requested to allow for any unanticipated issues during the works. The proposed dates for the temporary unit to be located here including contingencies are August 2010 - August 2011.

4 Development Analysis

Reasons for Development

Children and Young People Services (CYPS) has included in its 2008-11 capital programme, a requirement for the provision of an additional classroom space at Hackness Primary School. The School currently operate with inadequate space for teaching and for staff. All the classes at present are undersized (compared to recommendations in Building Bulletin 99), and two classes operate in a single classroom with only a visual divider between them. In February 2009, a feasibility study was carried out and identified the potential for the provision of this extra teaching space, and further operational requirements for a suitable visitor reception area and multi-purpose space to the school. Although the pupil numbers are not expected to significantly increase, the provision of three independent classrooms has been identified as essential.

Design Development

A feasibility study was carried out, and considered the alternative solutions to providing the additional space required by the School. The alternatives considered were as follows:

1. New extensions to the east facing gable and to the central space, including internal alteration to provide a new toilet location
2. A new large extension to the large north facing gable, including internal alteration to provide a new toilet location

The proposals were preferred over the alternative options, as they were considered to provide the best value to the School and maximised the potential of the existing building and site.

An alternative pitched roof design to match the other roofs onsite has been investigated but was eventually discounted as this was technically not achievable and would put both the extension and existing buildings at risk of rain water ingress due to blocked rain water outlets.

Access considerations: Vehicular, Pedestrian and Linkages

Visitor and Staff parking for the School is currently offsite. The adjacent road to the site is generally used for this purpose. Due to the very limited available space onsite, parking remains unchanged.

Access Considerations: Disabled Users

In general, the existing building floor and hard standing areas are considered relatively level. Most existing external thresholds are level, with the exception of a small step to the main entrance.

The proposed reception and entrance area within the extension building will be detailed to avoid any trip hazards or unsuitable steps and ramps, and complying with the building regulations Part M.

In order to provide access for all to the first floor classroom and office spaces, a new stair has been introduced. Due to the space available, it is proposed that a platform stair lift is used as an alternative means of access to the first floor. A fold-away platform is proposed to maximize the space for fire escape purposes.

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Other options for providing suitable access to the first floor were considered, and their economic, spatial and technical merits were reflected upon. However the following points led to the proposal of a stair lift:

- The need for wheelchair access to the first floor was expected to be infrequent.
  - The room arrangements allowed for there to be both Key stage 1 and 2 classrooms on the ground floor (any disabled child could always be allocated a ground floor classroom).
  - A staff office is located on the ground floor, with tea making facilities in the kitchen.
  - Most visitors will arrive and meet staff/pupils in the reception area.
- The space requirements of a foldaway platform stair lift were the least, helping maximize the size of the restricted teaching spaces.

Consultation

Pre planning consultation took place with the Senior Planning Officer for the North York Moors National Park Authority ref: 2009/ENQ/4972.

A consultation meeting took place between the neighbour; (Lord Derwent and partner), The School Headteacher and Project Client (Local Authority Representative).

The aims of the consultations were to ensure the effective communication of information to all the parties who may be affected by the project. This has enabled us to give proper consideration to their views in the planning and development of the proposal.

The outcome of the consultations highlighted a number of considerations that have influenced the final design. In particular, the Senior Planning Officer advised the following:

- The school premises do not form part of any listed buildings.
- The school premises are not within a conservation area.
- The school building is considered to be of architectural merit, therefore:
  - The extension should appear subservient to the existing building,
  - The extension should not exceed a single storey.

Flood Risk Issues

The school building is 40m away from Kirk Beck, which is considered to be the nearest watercourse. The site has been interpreted from the Environment agency published online information to be in close proximity, but outside an area with a history of flooding (www.environmentagency.gov.uk).

Drainage Issues

Surface water drainage from the new extension is proposed to be connected into the existing drainage system, replacing the gully to the hard standing in the area of the proposed extension. It is currently unknown as to the method of surface water drainage (although soakaway or main sewer is expected), however, as the extension will only replace hardstanding in this area, the flow of surface water here is not anticipated to increase due to the proposals.

A new sink is proposed on the first floor. A connection into an existing soil vent pipe is proposed, negating any need for new below ground foul water drainage. A new sink on the ground floor is also proposed to be connected into existing above ground drainage in the toilet area. The method of foul drainage is currently unknown, however the proposals are not expected to significantly increase loads.

Ecology issues, protected species etc

A bat scoping survey was commissioned by North Yorkshire County Council in August 2009 (See Appendix A).

The occurrence of potentially suitable features for bats was high and the presence of bats is felt likely. Further bat surveys are therefore to be commissioned to establish whether bats are currently roosting within the school building. These bat surveys are expected to be carried out at the appropriate time of year, which is May to September (optimum period June to August inclusive) according to Bat Conservation Trust (BCT) best practice guidelines.

It is recognized that due to planning constraints a planning application will be submitted prior to full bat surveys being completed. Therefore this Scoping Report includes a mitigation section based on the assumption that a bat roost is present in one or more of the school buildings, as indicated by positive results for presence of bats discovered during external and internal inspections of the buildings. The mitigation measures proposed are thorough and should adequately compensate for the loss of any roost sites that are found during the follow-up bat activity and emergence/dawn swarming surveys. Specific mitigation measures may need to be adjusted to reflect the results of these surveys, in particular on the basis of the species found or the importance of the roost.

Conservation Issues: Listed Buildings, Conservation Areas

The senior planning officer confirmed that the site does not contain any listed buildings and does not lie within a conservation area.

The architectural merit of the existing building was considered in the proposals, leading to a solution that aims to:

- Preserve the distinct character of the existing building.
- Provide a subservient appearance to the extension.

The materials proposed to the extension were considered in relation to the objectives above.

Sustainability

As far as is reasonably practicable for a building of this age, the proposed extension will be built to all current thermal and heat loss regulations in order to conserve heat and power. Its lighting and heating systems will be fuel efficient in order to keep its carbon emissions to a minimum.

The materials proposed for the building will be from managed sources as far as possible. The recyclability of building materials to be used will be considered as part of the specification for the building.

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5 APPENDIX 1

Bat Scoping Survey attached