



Design & Access Statement

Proposed Classroom Extension
Longney CofE Primary School
Chatter Street, Longney
Gloucestershire GL2 3SL

18th January 2021

1.0 INTRODUCTION

The original planning permission for the development was issued on the 4th January 2016 ref 15/2607/FUL with conditions for the materials as stated on the application documents and working hours on site. The latest Stroud District Council Local Plan 2015 had been adopted prior to the approval and is still current.

The planning approval has lapsed due to the Trust being unable to previously fund the project either by the Condition Improvement Fund or through their own Finances. The Trust now have the funds to proceed with the project to deliver an enhanced learning environment for the schools pupils. The design and access statement remains the same as the previous permission with the exception of the Flood Risk assessment section which now has the Environment Agency flood area classification updated to the Flood zone system implemented in 2017.

The School is located directly off Chatter Street. The property is a Church of England owned school and has recently become part of the Diocese of Gloucester Academies Trust. It comprises typical primary school accommodation, of varying age and construction.

The village school was founded in 1862 and its main building comprises a hall, kitchen / servery, library and two classrooms with a further three temporary classrooms at the back of the main building. There is also a large grassed area with football pitch (owned by a charitable Trust), long jump pit, conservation area, adventure playground and a playground at the front of the school.

The school also provides a focal point of the village as there is no village hall and is used in lieu of a village hall. The Existing Victorian building is generally in a very good condition however the three temporary classrooms are nearing end of life and require replacing

The school has no onsite parking, however they have an agreement for the use of the adjacent parish council parking owned by a charitable trust. The road to the side of the school is also owned by the charitable trust and the school uses this road for refuse lorry access.

2.0 THE PROPOSALS

The school wishes to provide an extension to replace the three classrooms which are at present 70sqm each. The intention is to leave the bottom classroom in place during construction and relocate the other two in the grassed area behind it as a temporary measure. The temporary classrooms will then be disposed of from site once the extension has been completed.

The existing buildings to the rear also include 2no. large concrete blockwork sheds to provide storage for equipment. These are to be demolished and additional storage areas internal and external are to be incorporated within the scheme.

The proposed extension includes 3no. classrooms, toilets and storage space to replace facilities that are to be demolished.

Existing and proposed site layout and floor plans are included as part of the Planning Application to which this Design & Access Statement relates.

The Client is committed to equal opportunities and recognises the obligations imposed on them by the Disability Discrimination Act 1995 (DDA) as employers (Part II), service providers (Part III) and in the provision and delivery of educational opportunities (Part IV and the Special Educational Needs and Disability Act 2001).

3.0 DESIGN APPROACH

The proposed extension is to complement the existing building by continuing the building down the site with a connecting corridor and retaining the existing external covered courtyard to the rear of the original building. The footprint of the new extension will be reduced compared to the overall area used for the temporary classrooms including external circulation areas.

The elevations are to be in brick to match existing with curved brick soldier courses to the windows to complement the existing curved headed windows. Glazing is full height to allow for a decent amount of natural light as required in the Governments School Design Building Bulletins.

The proposed roof relates to the existing roofs of the building which has various different pitches for the separate elements of the building.

All materials will be chosen to match existing as close as possible to provide a seamless looking scheme with natural slate roof and complementary brickwork with powder coated aluminium framed glazing and doors.

The site has a slope on it and there is a fall of 900mm from the floor level of the main school and extension to the external ground level. Level access is required from the classrooms and a 1in20 ramp will be provided at the end of the classroom frontages to allow access to the rear play area and forest school area.

The design of the proposed development takes into account all relevant latest legislation and good practice guidance on accessibility. These will include BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), Approved Document M (Access to and use of buildings) and BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings).

The Client recognises that the design must be sympathetic to the surrounding uses and forms and therefore the extension has been kept to a minimum in terms of extent and impact on the aesthetic of the existing façade.

4.0 FLOOD RISK ASSESSMENT

At Longney, most properties are protected to at least a 1 in 200 chance of tidal flooding due to existing flood defences along the Severn river bank – see appendix 1. The site is located within an area designated on their interactive map web site as LOW risk of flooding from rivers and sea see appendix 2

Flood risk to the school based on a 1% event to the development requires a moderate amount of flood protection to the site. The site buildings including the temporary classrooms haven't been flooded in recent memory due to extensive flood barrier protection along the river Severn in this location. However the bottom of the site (forest school) has become flooded. The floor level of the extension has been set at the same level of the main building providing a level difference at the end of the development of approximately 900mm above the ground level.

To reduce the flood risk impact on adjacent areas the rainwater soakaways will incorporate underground retention tanks, flood barriers to the doors of the external storage area at lower level.

Residual risks associated with a 0.1% event have been considered. The school in 2007 was not flooded and the water level only reached up to just below the first temporary classroom level in this instance and this classroom is located 1m below the floor level of the main building and our new floor level to the extension.

The Environment Agency in 2017 changed the way the maps and flood risk are shown and introduced Flood Zones 1-3 instead of chance of occurrence to make it easier to understand. The new equivalent flood zone 3 and its extent in practice have not changed from the 2015 information supplied in the original application. Appendix 1 and 2 are the original submitted documents. Appendix 3 is the extract from the new environment agency website.

5.0 ACCESS STATEMENT

The site is accessed for contractors from the car park and this access will remain unaffected by the proposals and indeed will be retained for use as the main entrance to the school. The existing entrance to the school will be converted to a goods in entrance for the new kitchen which is located internally and does not alter any of the external appearance of the school.

There is no additional staff to be employed in the facility. And the school has adequate parking including disabled spaces.

Main pupil and staff pedestrian access to the extended facility shall be via existing routes.

To accommodate the needs of any users with mobility difficulties, proposals include for the formation of level approaches and level accesses to the entrance / exit to and from the extension to ensure there are no physical barriers to access for users of the school. The new internal areas will be compliant with Approved Document Part M of the Building Regulations providing adequate turning area for wheelchair

users.

This Design & Access Statement will be updated as the project develops and will provide an audit trail of design and access decisions. The Access Statement will thereafter be maintained and updated by building managers or other appropriate staff, along with health and safety records, as a record of access decisions and to ensure an ongoing commitment to maintaining accessibility. This may include further access audits, decisions taken as a result of complaints and management and maintenance policies, procedures and information. It will include:

- A commitment to maintaining and improving on the accessibility of the original design, including policies and procedures to maintain internal and external environments, including parking and access routes.
- Policies and procedures for essential maintenance and interior design decisions, including, where applicable at present or at any such time in the future, communication systems, maintenance of lighting levels, the continuation of colour and luminance contrast, clear signage etc.
- Policies and procedures to review accessible practices and procedures including information to

6.0 SUMMARY

The proposed scheme will enable the school to provide the requisite facilities required for teaching and allow for teaching with in a conducive environment.

The extent and design of the proposed extension has been planned to reduce its impact on the overall site layout and to provide an inclusive and harmonious enlargement of the facility and to match the existing.