

## DESIGN & ACCESS STATEMENT

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**Project:** Infill extension below Science Block  
**Site:** Woburn Road, Croydon, Surrey CR9 2EE  
**Location:** St Mary's Catholic High School  
**Date:** January 2021

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### 1. Details of Proposal

The construction of a single storey classroom block consisting of two classrooms, cloakroom and toilets.

This resubmission is made to change the proposed method of construction only in relation to the original Town Planning approval, reference SE/16/2762, granted in October 2016. The documents listed in Schedule 1 of KCC/SE/0183/2016 relates; specifically the design and access statement, Green belt statement identifying the very special circumstances for building on the green belt, highway implications, environmental impact and Tree survey will apply equally to this proposal as it did for the original application.

The previous approval contained two specific conditions:

- Item 4; submission of a Travel Plan – this condition has subsequently been complied with;
- Item 5; improvements to the parking provision that will be undertaken prior to the proposed building being occupied.

Conditions 1 to 3 stated on the original approval are expected to apply equally to this proposal.

Copies of the original documentation are included for completeness.

### 2. Reason for Proposed Development

The new classroom block extension will provide two new classrooms as the school is expanding to become a one form entry in line with Central and Local Government guidelines.

### 3. Description of External Materials

The building will be of modular construction, of a quality to provide a permanent building with a design life of 60 years plus. The external finish will be primarily cedar cladding that will fade in time to a silver grey colour. The roof to the classrooms is to be low pitched construction with single ply membrane covering. The original main School building has areas of flat roof to the front elevation.

Windows are to comprise double glazed uPVC units. External doors are to be brown powder coated aluminium double glazed units.

The building is a contemporary building designed and manufactured by NZB Schoolhaus, designed specifically for the education sector. This eco-friendly building is certificated to achieve better than net zero carbon emissions and will achieve an A+ Energy Performance Certificate (EPC) rating.

### 4. Impact on Existing Features

As stated above, the external cedar clad finish will fade in time to a silver grey colour. This is considered to be in keeping with the wooded 'leafy' rural setting of the site.

The flat roof surface will not be visible from the ground and there are no areas of higher ground or vantage points from which it will be visible.

The proposed new building will be bounded by the existing school buildings and by trees and hedges bordering the School's playing field and wooded area to the north of the site.

### **5. Parking Provision**

The school currently has a drop-off area for the mornings and in addition those parents who wish to park are able to use the Hever Castle car park. In the afternoons the school has an informal arrangement for use of the Hever Castle car park. Increase in numbers will be gradual. The existing 106 pupils generate an estimated 70 vehicles per day as many are siblings. Extrapolating this to 2020 we would expect:

- with 20 per class the 140 pupils would generate an extra 28 cars
- with 25 per class the 175 pupils would generate an extra 50 cars

With a school travel plan incorporating staged pick ups, after school classes, and a car share database the impact is likely to be significantly less and will be manageable within capacity of the existing parking facilities.

Numbers of teachers will increase by maximum of 4 whose cars can be accommodated in the existing school grounds.

Condition 5 to the original Approval is expected to be applied to this application, however, initially only one classroom will be occupied until the pupil roll increases in September 2018. Up until this time this will result in the employment of only one additional member of staff. Given the practical reasons, including difficulties in undertaking the works during term time and the restrictions on annual funding, we ask that this condition be extended to prior to the September 2018. This will allow for the car park improvements to be undertaken at either Easter or the summer recess period in 2018.

### **6. Scale of Buildings**

The proposed building is to be constructed to a lower height and commensurate size and shape as the existing adjacent School building.

### **7. Landscaping**

With reference to the tree survey. One small tree, it's being affected by the development. It's a young immature tree/bush with a trunk diameter of 220mm. It must be removed, since it's located within the proposed footprint of the building. This tree, or similar, will be replanted elsewhere within the site to maintain the environmental footprint.

Although surrounding trees are not affected, they could be in the distant future due to their branches potentially growing over the proposed building. However, only normal maintenance works are expected, including regular pruning, to prevent the negative impact of these trees on the School and adjacent public footpath. The proposed development has no increased negative impact on nearby trees and is expected to blend into the surroundings.

The construction period will be scheduled to avoid the bird nesting season. However, each tree will be searched for nesting birds prior to any works commencing.

Site access arrangements for the building programme will replicate those that were successfully used for the previous building works.

All surrounding trees, will be protected during the course of the Construction and the location of the proposed development has been sited to avoid damaging or removing the existing trees and bushes in what is a 'leafy' rural setting. The surrounding grass areas will be maintained and any damage made good.

#### **8. Access to the Development**

The new block will have level access via a tarmac path extending from the existing rear playground. The areas between the new building and existing School building are to be adjusted so that level access is provided into the new Building.

Access for emergency services remains the same and is not affected by these proposals.

#### **9. No. of Persons Involved**

The number of pupils attending the School will increase as detailed above in point 5. The staff numbers will increase by 4.

#### **10. Hours of Use**

The school day will remain unchanged.

#### **11. Alternate Locations**

The proposed location is the most suitable location to meet the School's requirements for the proposed growth to one form entry. This positioning of the new building will have no visual impact from the road or neighbouring residents. The school has advised local stakeholders and invited them to a meeting to inspect the original plans.

#### **12. Boundary Treatments**

No works or adaptations are proposed to the existing boundaries.

#### **13. External Lighting**

The School is located within a Rural, small village setting within an area of outstanding natural beauty, the Planning Authorities development plans classifies E1 standard for exterior lighting control. There are adjacent light sources within the village.

The purpose of the external light fittings, to the front face of the building, is to light the pathway to and from the building; no area floodlighting is intended. The light fittings used will be round, as shown on the drawing, and will be fitted with a shield, baffle or louvres to achieve the following light distribution:

- Useful light – path area;
- Spill light – to the adjacent grassed area;
- No Trespass lighting onto land of different ownership;
- No direct light above the horizontal that would contribute to Sky glow.

The light will be operated by means of a light sensor, time clock and override switch as adjacent School buildings on the site.

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