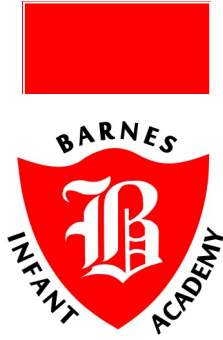


Barnes School—New Dining Block

Design and Access Statement



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List of Supporting Documents

- Architectural Proposals;
- Landscape Proposals;
- Planning and Heritage Statement;
- Ecological Survey;
- Flood Risk Assessment and Drainage Strategy;
- Statement of Community Involvement;
- Transport Statement;
- Desktop Study;
- Geoenvironmental Report (Site Investigation);

1.0 Introduction

1.1

Foreword

This Design and Access Statement has been prepared to accompany the detailed planning application for the development of the existing Barnes School Site, to provide a new dining hall block to replace the existing dining hall block which is due to be demolished and currently occupies the part of the site to be developed. The proposals retain the existing school access and car parking facilities, and replace the existing dining block to create a building with new dining facilities and flexible teaching spaces, new outdoor teaching spaces and associated new drainage and landscaping works.

This will help provide a shared building with indoor and outdoor flexible teaching spaces. The new dining facility is provided for both the infant and junior schools to utilise. New link bridges will be provided to create accessible access to both schools from the new building which currently cannot be offered and has limited level access due to the topography of the site. The new building provides level access and the internal lift provides access to floors in the existing schools currently not available to wheelchair and ambulant users.

1.2

Site Context and Description

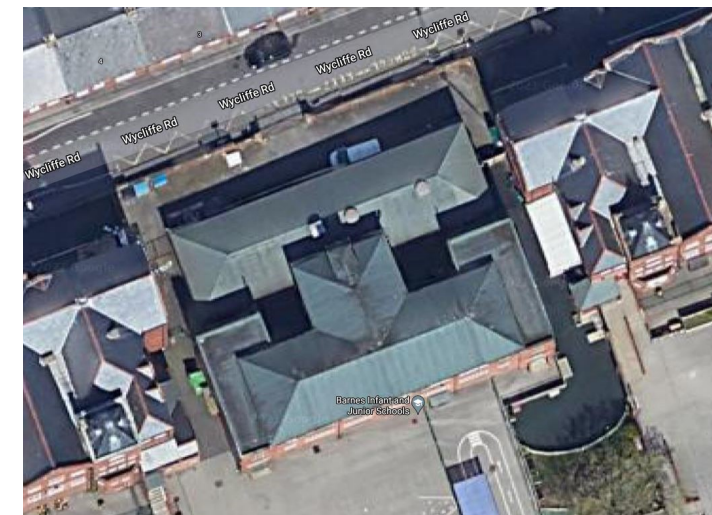
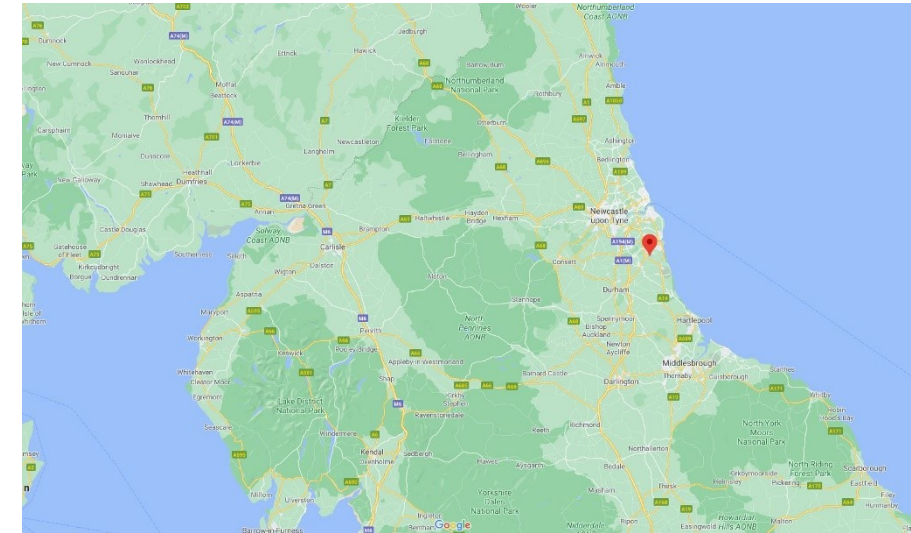
The site is located on the existing grounds of Barnes Infant and Junior School. It is surrounded by residential properties to all boundaries. The existing infant and junior school are Listed buildings however the existing dining block is not Listed enabling a new replacement building to be created between both school buildings.

The site falls from west to site across the whole length resulting in both schools lacking in level access. The main reception to the junior school is up a flight of stairs where a raised ground floor exists. Access to the infant school, whilst

the ground floor is almost level access, getting to the entrance is ramped and stepped which is not ideal. The existing schools both sit towards the northern boundary of the site so that maximum yard space can be provided to the southern parts of the site, however it is a city site with nowhere to spread other than up. It has dedicated car parking on site that serves both schools however, over the years they have outgrown this, so to avoid impacting on local residents, the small tarmac areas the sit on the northern boundary (behind the brick walls) are also utilised for additional car parking.

There are two alleyway access points to each school between the existing dining block and respective schools. These are secured by gates to rear to ensure pupils stay safe within the school grounds.

These are unsightly and diminish the side elevations of both schools.



1.0

Introduction

All utilities are provided in the existing building.

Existing drainage runs will be re-used and relocated where necessary. The boundary surrounds both schools although both schools are independent of each other. The yard is broken down to separate infant school play areas and junior school play areas. The new dining hall will provide more play areas of both schools as the new building has been made narrower to ensure the Listed buildings are not impacted during demolition and redevelopment works which enables the side alleyways to be changed into sheltered play areas. The site has limited trees as it is a city school with limited green space.

The site access is to be retained to both the front and rear as its current usage. Access to the front of the existing dining block school is via the external yard areas and the kitchen is served by the service yard to the rear. The building currently comprises of a dining and kitchen facility to ground floor and the first floor is rented out and used by a local boxing club.

The existing schools will remain operational during the construction period and once the new dining block is built the school then the connection links will be installed to connect all buildings through the new central dining block.

Main pupil access will remain as existing to each school and the schools will agree access and usage of the new flexible spaces by mutual agreement and timetable alignment.

The approximate National Grid Reference (NGR) for the centre of the site is E=437931, N=555946

1.3

Current Position—School Capacity and Condition

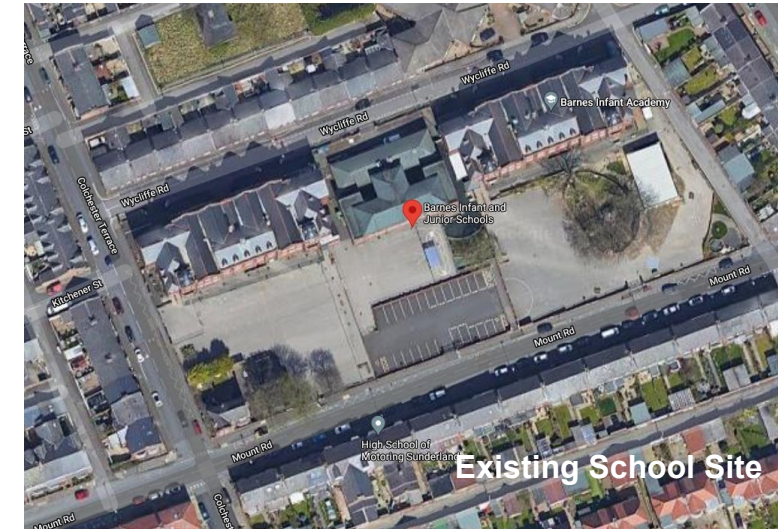
Barnes Infant School and Junior School currently operate as independent schools from each other. The junior school capacity is for up to 240 children aged between 7 and 11.

The infant school offers nursery and infant school provision with capacity is for up to 270 children aged between 3 and 7 and nursery provision for 90 children from age. Ofsted judged the quality of provision at the Infant and Junior Schools to be Good in their most recent inspection.

The school is an older school and whilst it has been well maintained over the years, it is lacking in specialist teaching provision which the more newer primary schools can offer. Also there is no nursery provision at the school, it does not enable transition from early years to primary education within the same setting. The school is a single storey building with a limited variety of teaching space and outdoor year round play space.

Classrooms and facilities are typical of a school of this age but lack the more varied teaching experiences newer schools offer, and with the issues with level access in both schools, it cannot offer special needs education as its limited facilities and access arrangements do not make it ideal.

The proposals for the new dining block and additional outdoor play areas will enable the demands of future growth to the local area to be satisfied, whilst offering accessible education facilities to both existing schools and additional flexible learning spaces to suit further curriculum activities not currently available.



Existing School Site



View of Existing School Entrance



Street view of Existing School

2.0

Proposed Development

The Council proposes to develop the existing Barnes primary school site to create a new dining facility and flexible learning spaces for use by both the Infant and Junior Schools who share the same site including associated outdoor play facilities and landscaping.

The proposed site will replace the existing dining building which currently offers dining and kitchen facilities to ground floor. This currently prepares school meals for several schools in the local area. This facilities has now been relocated to a site in Leechmere, enabling the new facilities to serve Barnes Infants and Junior schools only. The existing first floor is currently rented out to a local boxing club which again have relocated to enable more flexible leaning space at first floor to be created to include a new studio, multi purpose room, and specialist practical room with outdoor learning terrace. The scheme also utilises the roof space of the ground floor and first floor teaching spaces to incorporate further outdoor teaching spaces. Due to the site being a city site, outdoor areas are limited and at a premium, so the scheme has took the opportunity to incorporate additional accessible vertical outdoor learning spaces to first and second floor roof spaces in order to maximise the new building use and versatility. The new spaces has been designed to meet the needs of both the infant and junior educational requirements whilst providing a new facility that can be used independently for school holiday provision and community use if necessary. An accessible lift has been incorporated into the scheme to allow accessibility to all floors and roof terraces. Link bridges to both schools also enable further accessibility to the existing infant and junior schools which can only currently accommodate ambulant pupils and staff.

In addition to the larger teaching spaces at first floor, smaller group rooms have also been incorporated into the scheme to provide further flexibility and support spaces for both schools to utilise.

The new facilities are provided to enhance the existing schools provision of dining space and flexible teaching areas. The school role numbers will remain as existing so there is no requirements for additional staff or visitor car parking. The existing service yard will be retained and re-used to serve the new facilities as a service yard as it requires delivery access to the new kitchen area.

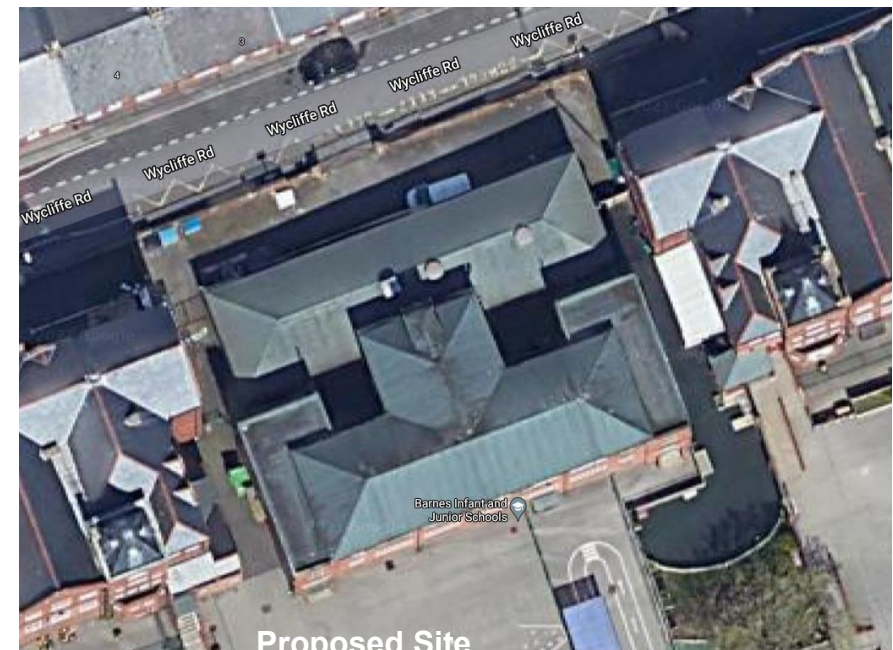
The new building occupies a smaller ground footprint in order to create new external play areas and shelter to what currently are alleyways between both the infant and junior schools and the dining block. This will significantly help the Listed setting of the existing school buildings as the new infill building enables more visible space between the existing setting whilst offering the opportunity to tidy up and utilise the spaces between the buildings too.

There are numerous benefits to young children taking part in learning outdoors, so the scheme has been designed to offer secure outdoor play provision in a mix of areas including ground floor between the existing and new building, at first floor, the terrace overlooking the school yard and then at second floor roof level, to ensure these needs are met. Children are often reported as being more comfortable in an outdoor environment, but generally children are presented with more spontaneous challenges, when learning outdoors. The power of Outdoor Learning makes it a valuable resource to develop skills such as overcoming problems, working together and creating a sense of awe and wonder. Outdoor learning in a range of diverse environments can enhance physical and mental development for pupils of all ages and has become very much part of the every day teaching environment.

The new proposals will be developed to maximise the outdoor facilities available to the children attending the school albeit vertically since the site is a city site with limited space to spread. To fully meet the benefits identified above the site will be developed with terrace allotments and outdoor

teaching spaces. This will provide an opportunity for both the infant and junior schools to enhance its curriculum to provide enhanced social, cultural and moral development opportunities for the pupils at the school.

The proposed new building has been designed to ensure both schools remain operational during the construction period. Once the new building is built, the new glass links will be added to connect to the existing school. This will provide internal connections to both schools whilst addressing accessibility issues both schools currently have. As the proposed development is a replacement of the existing stand alone dining block, it will enable both schools to continue their existing operations with minimal disruption for the duration of the new build.



3.0 Consultation

3.1

Dialogue with Sunderland City Council's Development Control and Pre-Application Advice

The scheme has been discussed with the Local Planning Authority. As the existing dining block, already is sited here, phasing of the works are required in order to demolish the existing dining block first prior to commencement of works. This will be done during the summer holidays to minimise disruption during term time.

The phasing of the scheme will be as follows;

Phase 1—Decant of Building and soft strip

Phase 2—Demolition of the existing building and make the site safe.

Phase 3—Construct the new building to include Construction of New Dining block, flexible teaching spaces and external teaching areas.

At this stage there are no issues with the scheme.

3.2

Community Engagement

Due to the seriousness of the current pandemic and the resulting Government restrictions it was agreed that a Public Consultation, which would normally convene at the school or local community venue, could not be held.

It was therefore agreed that the best way for the consultation to be conducted would be facilitate this on Sunderland City Council's Consultation Portal, which is part of the Council's website. When accessing the portal there is a concise description of the proposals; a full list of the supporting documents consisting of the presentation boards that had been produced and a comprehensive document detailing the

proposals, and a link to start the survey. The survey has a list of statements and relative questions and areas to provide comments on the proposal.

An article in the local press described the proposed development and informed of the link to this survey. Additionally, there has been a local letter drop to residents describing the proposals, including visuals, informing of the link to the portal. Should anyone not have the ability to access the portal, contact details have also been provided so that the questionnaire can be submitted, comments to be provided and for additional information to be requested.

Please refer to the Statement of Community Involvement for further details.

3.3

Historic England

The site is identified as a Heritage site as both the infant and junior schools are Grade II Listed buildings. See Heritage statement for further information of its Assett value and significance.



3.4

Sport England

As the proposals are for a demolition and replacement building on the existing Dining Hall site and that there is physically no where else to develop, no new proposed playing fields can be provided.

The proposals see the increase of existing provision with the introduction of new play areas to the side of the new building and first and second floor external teaching terraces.

3.5

Utilities providers

As the existing school already occupies part of the site, all utilities are already in place. New service runs will be created where necessary. Existing services feeding the dinging block will be terminated prior to its demolition. No utility issues for provision have been identified at this time,.

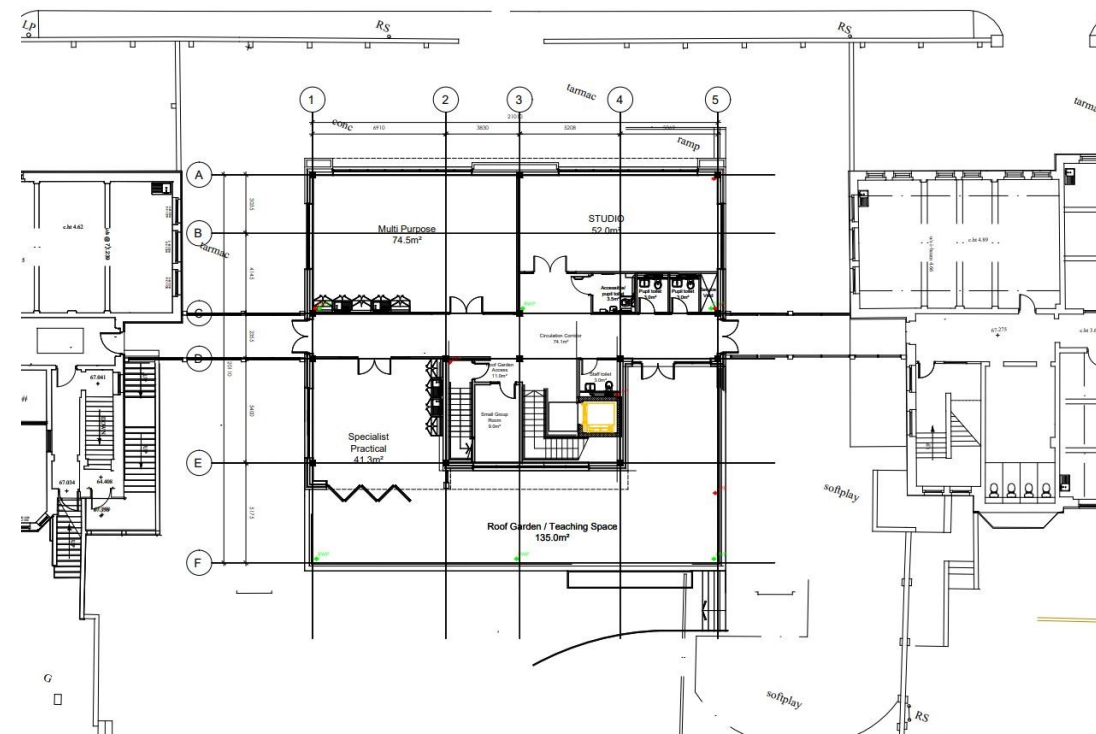
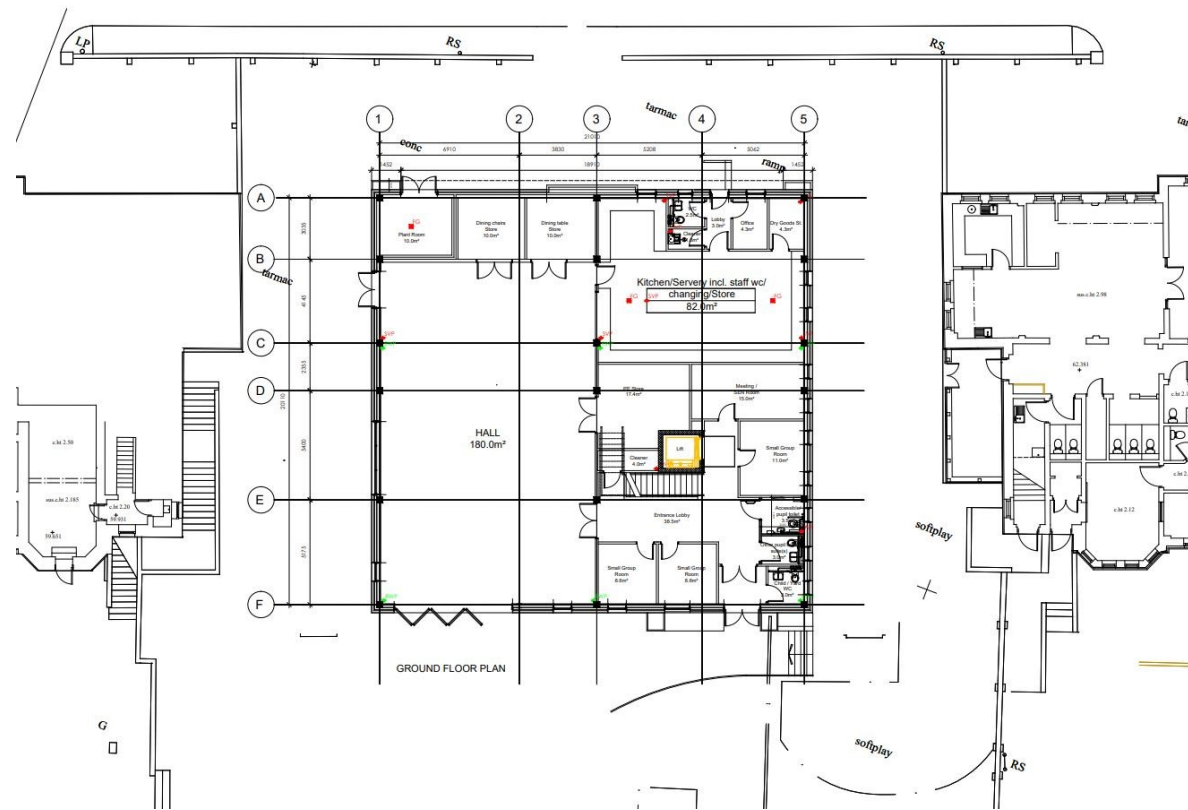
4.0 Design

The proposal will help address an identified need for new dining facilities, flexible teaching spaces, small group and meeting rooms and additional external play / teaching spaces. The proposal provides a high-quality design using a variety of modern materials including brick, render and cladding which will enhance the surrounding context.

The majority of the ground floor of the building contains the new dining and kitchen facilities, with small easy access group rooms served off the main circulation core.

The first floor has 3 flexible teaching spaces including a studio, multi purpose room and a specialist practical room which will offer broader curriculum teaching spaces. An outdoor terrace can be accessed from both the corridor and specialist practical room to provide safe outdoor learning spaces. A second floor outdoor roof terrace is also provided with lift and stair access to create more outdoor teaching spaces for pupils. As the site is within a primarily residential area and build up on all sides the only place to gain external areas is vertically. The mix of 2 new outdoor learning terraces will provide safe and secure spaces whilst maximising the buildings use and potential of additional learning spaces.

The building has been designed to incorporate an internal safe access route from both the infant and junior schools. The existing building currently cannot be accessed internally by either school which has restricted its use and enhanced its isolation within the school grounds. Without direct internal connections to the existing dining block, pupils are expected to go outside of their respective buildings and across the yard to access it. This on cold, wet days is not ideal for younger children. The new building has been designed to give secure internal access to both the infant and junior school. Due to the topography of the site, the new dining block sits ideally for access from the upper ground floor of the junior block and first floor of the infants. The levels tie in to create accessible connections to both schools.



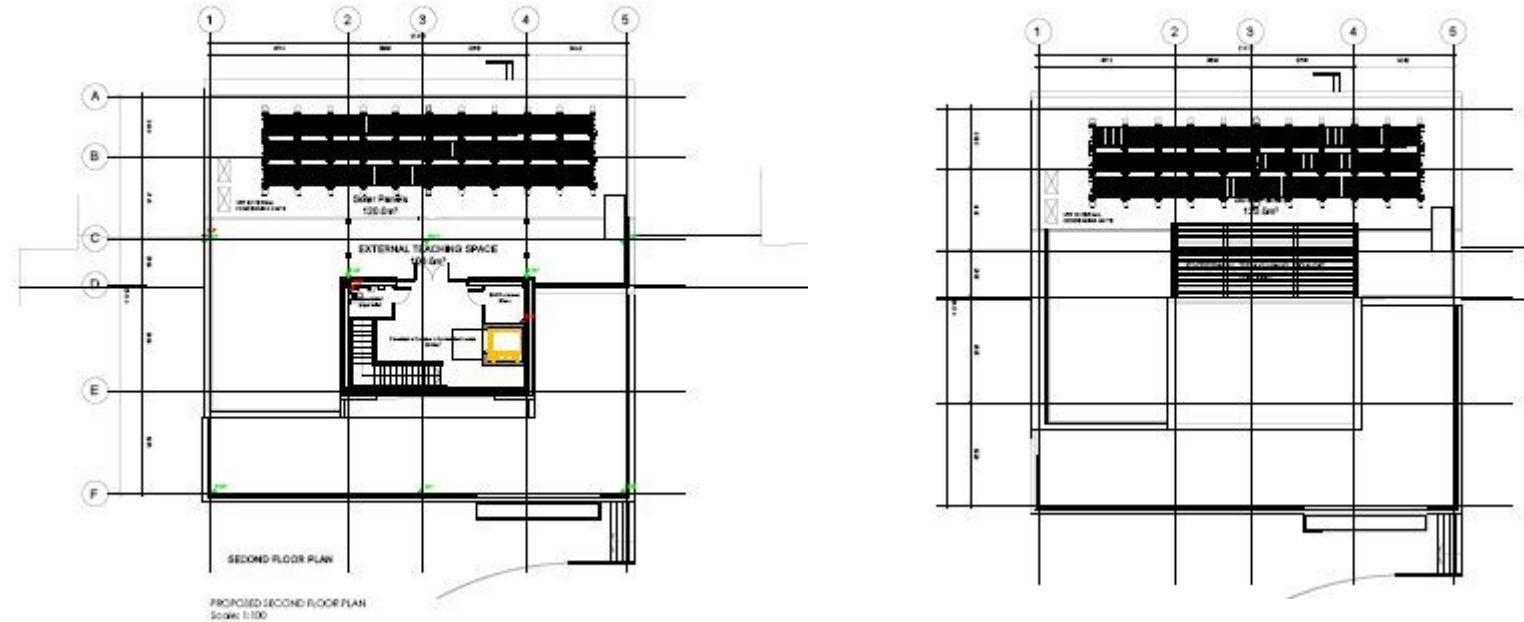
Floor Plans as Proposed

4.0

Design

The proposed design has a yard side frontage and a streetscape frontage and has been designed to be double fronted so that it can sit on both streetscapes with ease. Currently the existing dining block is unsightly to the rear as it is a service yard and the security fencing and gates closing down the side on both sides gives an un-sightly roadside elevation. By utilising the topography of the site and internal levels of the building, has enabled bridge links to each school to be introduced which in turn enables the areas below to be utilised as new external play and seating areas for the pupils to use. These will help integrate the new building into the site and soften the streetscape view to provide an active frontage rather than sterile service yard / alleyway frontage. The new building has been designed narrower to ensure these unsightly alleyways between the buildings can be utilised into additional softer usable spaces for the pupils to use.

The building has been designed to respect the verticality of the existing school buildings, whilst creating a more contemporary building design to integrate into the site rather than compete against it as advised by the Conservation officer through Pre Planning discussions. The scheme is a mix of single and two storey elements to ensure the scale and mass of the building are in keeping with the height of the infant school which sits on the lower part of the site. The two storey element sits on Wycliffe Road and has been designed to transition between the junior school and infant school in relation to heights and levels. This also has helped to create an active frontage to streetscape and a safe private outdoor learning terrace to the yard side respecting and retaining child protection requirements. The new building line to Wycliffe Road has been pulled back to match to the existing schools so as to minimise impact on the residential properties opposite. A roof top terrace has been created to provide additional external teaching space to the flat roof area. High parapets will provide safety and privacy to residents on Wycliffe Road.



4.0

Design

The main entrance to the new building is sited to face the existing yard areas. The entrance level of the new building has been set as accessible to ensure it can be used by anyone and across all floors. The new dining facility is also accessible directly from the yard as folding doors are incorporated into the scheme to provide inside and outside dining facilities when required.

The elevations have been created to respect the brickwork of the existing schools whilst introducing more lightweight cladding and glazing systems to playing with the juncture between both existing schools giving transition across the site.

The new teaching spaces to first floor are orientated to the rear of the site with direct link access from both the infant and junior schools. Access to the roof terraces are gained from the first floor. Access to the second floor roof terrace is secure and only accessible by pupils with a staff member.

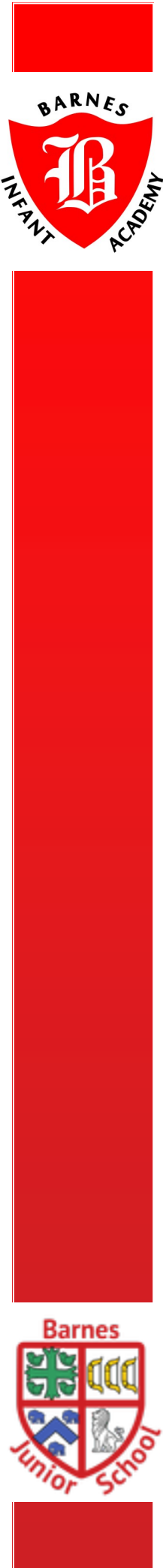
Whilst there is secure fencing to the whole school boundary, new softer security fencing will be introduced between the existing and new buildings to ensure the site is secured without looking hostile to the streetscape.

The full external materials palette proposed for the new school includes: -

The roofs are flat with either a green roof or open outdoor teaching terraces, coloured grey, which is hidden behind a parapet wall with glass balustrading. A brick to compliment the existing school (final choice to be confirmed). Powder coated aluminium windows colour to be dark grey; Silver Grey vertical cladding to the main circulation core and rear elevations gives softness and reflection to compliment the larger window sections. Facia and soffits to match the windows and black rainwater goods.

The build materials are a selection of tried and tested products which are affordable and sympathetic to the context. Brickwork to compliment the existing school is the predominant material used, which meets the schools desire for robust, ageless materials with minimum maintenance. The brick elevations are punctuated with a mix of various fenestration arrangements, which are size and height appropriate to the various spaces. The majority of the building is naturally ventilated, utilising standardised windows throughout the build, which are designed to offer flexibility and visual interest. Contrasting vertical cladding banding and sections have been introduced to help the single and double storey elements visually compliment each other and the existing schools.

The school has been designed to offer maximum flexibility in teaching space. Due to the current COVID-19 pandemic, how schools operate and function over the last year has changed and has led to smaller teaching groups and different spaces being required, segregation of year groups, control of movement around school and more. This scheme has been designed with flexibility to allow the school to operate under different teaching requirements in the future.



5.0

Landscape

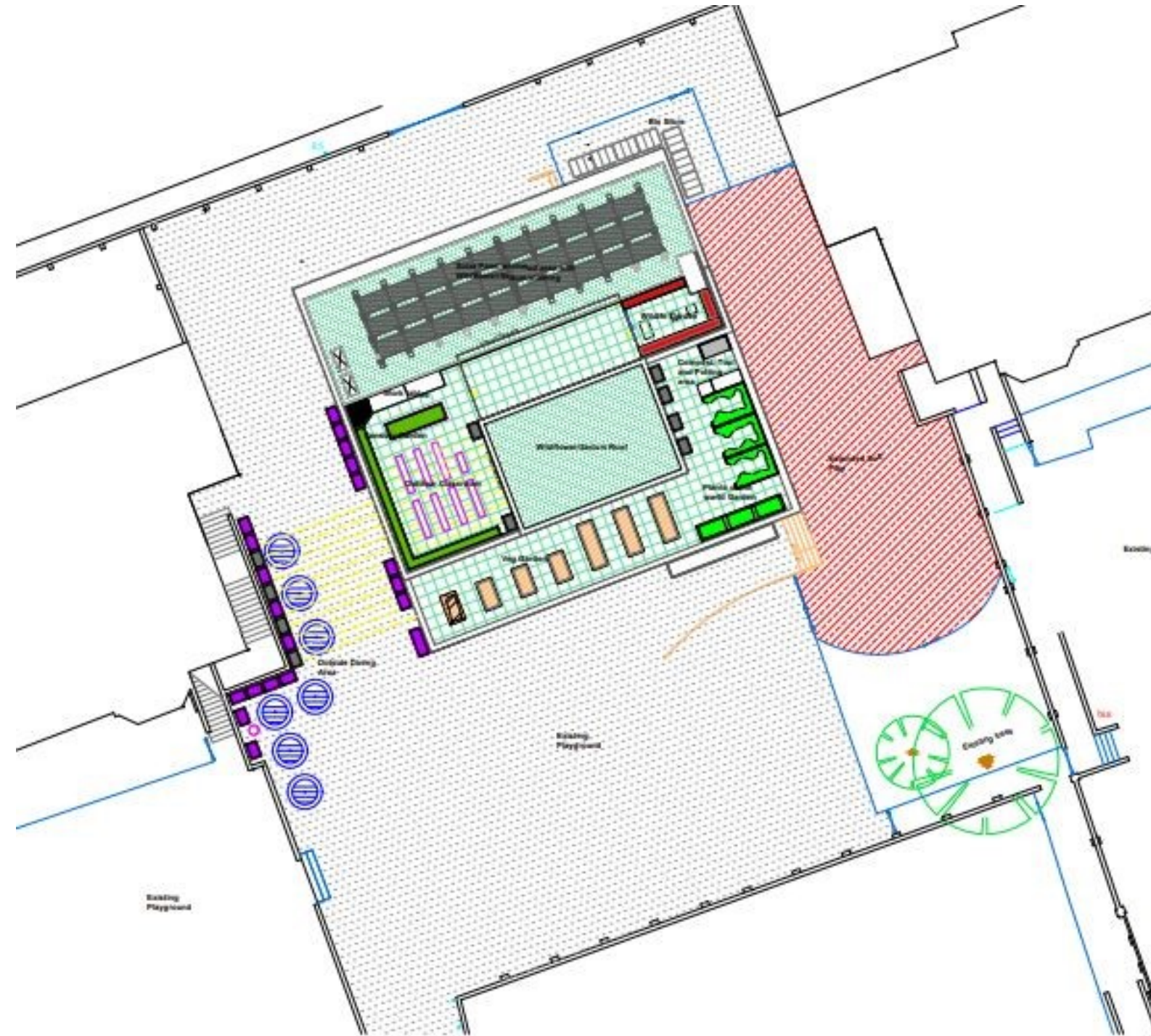
The landscape proposals provide a variety of spaces for different activities to engage the pupils.

Ground level ties into the existing tarmac surface, extending the infant soft play and creating an outdoor dining space for pupils. This is surrounded by raised planters and covered by a evergreen foliage wire system to shade the area. The area is designed to enhance the main circulation out of the main hall and stairs, and not hindering fire escape access. All thresholds will be level access.

Level 1 provides a working raised bed garden which includes separate areas for the pupils to engage with different activities and learning experiences. There is a vegetable garden on one side and a 'plants of the world' on the other. This is supported by a compost, tool and potting area which can be used to upkeep both areas. On the east side there is a series of climbing plants up the building. Planters sit on a concrete flag system and will be level access from the building. All circulation routes will grant all students access.

Level 2 provides an outdoor classroom, work tables and weather station. This can facilitate the teaching of any type of class outdoors, with bench seating and weatherproof board to teach from. This is surrounded by a sensory garden and covered by more evergreen foliage on a wire system to create a calming and enjoyable space. Planters, Benches and sit on a concrete flag system and will be level access from the building. All circulation routes will grant all students access and seating accommodates wheelchair access. On the North east corner there is a small enclosed wildlife garden which can engage the pupils with living creatures be it bug hotels, bird boxes and bee hives. This level also includes the buildings solar panel area, this will be an enclosed area, preventing access from the pupils only to maintenance staff. The ground covering around the panels will incorporate a wildflower and sedum planting substrate with a designated gravel path which will allow ease of access to the panels for maintenance.

Level 3 is the main roof of the building which will include low maintenance wildflower and sedum planting substrate which will aid in water attenuation for the building.



Site Plan as Proposed

6.0

Accessibility

The new building will provide a modern, obstruction free environment, with the ability to evolve and grow to meet the changing needs of its pupils and an ever-evolving teaching environment.

The main entrance doors to the building are central to the site for easy access for both the infant and junior schools. Glazed link access provides internal connections from each school to the first floor of the new building.

Access within the new building to the upper terrace has been designed to be secure and only accessible with a staff member. All floors are accessible by lift and stairs and provide Equality Act compliant routes to all the main facilities, and meet the requirements of the Building Regulations and BS8300. Accessible toilet facilities are provided on all floors of the new building. All new rooms, circulation and accesses are appropriate for wheelchair usage.

Acoustic treatments and separation will comply with the relevant standards to ensure audibility in all spaces for the hearing impaired, with induction loops provided where required.

Adequate lighting will be provided to all entrances and circulation routes to clearly identify routes whilst reducing light pollution.

Security

The main security items to address are as follows: -

- To replace the existing 2.4m high paladin mesh fence that already blocks access between the rear service yard and the side alleys between the existing buildings. Whilst the gap between buildings is being enlarged and softened, the boundary will need to be secured to minimise access to the service yard. Additional protective planting of shrubs and bushes will be incorporated within the landscape scheme to soften edges and overall appearance to the school.
- As the site is a city centre site there is no opportunity to incorporate a new SUD's area as yard space is at a premium. As an alternative approach water attenuation will be provided in a grass roof garden and raised beds on the roof terraces. This will be able to be utilised by the school for teaching purposes but access will be controlled by a locked doors for safety purposes.
- CCTV columns will be located on site, to cover the new building front and rear.
- External and internal building CCTV, intruder alarm, access control, personal attack, external lighting and planting will also be introduced as the scheme develops.



7.0

Movement

The existing ingress and egress to Wycliffe Road will remain to the service yard. Due to the existing school already being contained within the site, the catchment area is already established that serves the school. The existing car parking will be retained. The new building is not intended to increase pupil capacity it is more to increase facilities for the current schools going forward. As the new building is located to replace the existing dining block movement on the site will be similar in that the access into the building will be from the yard as existing. However the new building has been designed to be accessible which none of the buildings on site can offer. A new level access to both the front entrance and rear kitchen entrance are incorporated into the scheme along with a new lift and link bridges to both schools to enable accessible movement throughout the new building and now into both existing schools.

Secure access will be introduced on the glazed links to control pupil movement when necessary. Due to the existing Covid restrictions on movement in and around the school, effective systems have been introduced and will likely be a new protocol that will remain with the schools even when Covid restrictions are removed.

8.1 Pedestrian

The new dining building will be located on the existing school site and has a residential area within close proximity of the site, therefore significant pedestrian infrastructure already exists in the surrounding area of Barnes.

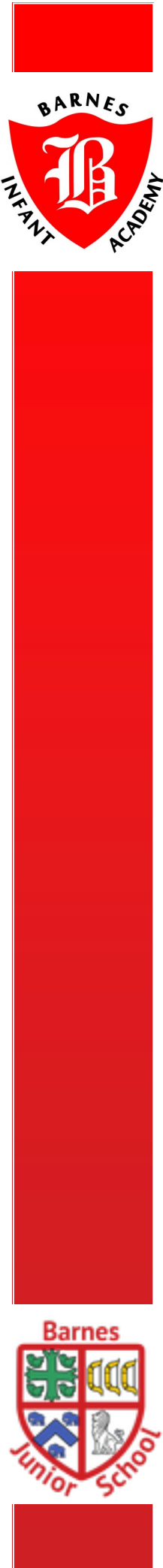
8.2 Bicycle

Cycle-friendly facilities are encouraged within any development however as this is a replacement building rather than a new whole site development no new shelters are proposed.

8.3 Parking

There is currently no increase in staff or pupil numbers as the scheme is a replacement building to improve facilities and curriculum rather than increase capacity, the existing car parking facilities are to be retained in their current form and capacity.

Further information is provided within the Transport Assessment.



8.0

Sustainability

From the outset the core philosophy has always been to design and detail the building with a 'fabric first' approach. Some of the measures employed to achieve this, but not exhaustive, will be to maximise the insulation within the external envelope, increasing the thermal mass as much as practicable, but balancing this with the need to make the internal partitioning as flexible as possible to enable the building to evolve to meet an ever changing curriculum and various future needs. Aim for a very high air tightness rating, through robust and intelligent detailing, thus reducing heat loss and focusing the successful contractor's attention on good workmanship.

With these core principles, this will be enhanced by utilising renewable technologies / measures to move towards a more low carbon solution going forward. The new building will utilise solar panel technology, air source heat pumps and remove gas from the building to move towards greener energy solutions.

The school is being designed in accordance with DFE Output Specification Annex 2H principle of Lean, Clean and Green. Water efficiency has also been incorporated into the scheme to create cleaner water into the existing drainage systems through the use of a green roof to the upper roof of the central core and raised beds on the lower terrace to capture water run off and add further filtration into the water run off.

Energy supplied to the building will be monitored on a half-hourly basis and actual energy use will be provided both by regular reports from the Council's Energy Services Team and through the production of the annual Display Energy Certificate.

Building services design will specify boiler plant run from the new air source heat pumps. Energy efficient lighting design will also reduce the demand for electricity and will be supported by the solar panels generating power on site. Whilst the solar panels cannot provide all electricity power requirements, they can support demand and reduce costs in the long run.

Generally, Construction of the building will utilise many of the good practices accepted within sustainable development. The design is rigorously and independently assessed for compliance and will continue to be throughout the design process, construction and post occupancy.

The continual assessment is influencing the choice of building materials, energy generation, water recycling, waste recycling and many other issues within the scheme.

It is the intention that all surface water from the building will be gathered and distributed into a number of attenuation tanks at ground level that will control distribution into the existing systems when water levels are exceptionally high.

To be in accordance with the LLFAs requirements, source control must be included in the development ensuring that the first 5mm of rainfall is kept on site. The layout and calculation for source control are included within the associated drainage strategy for this scheme.