

stone + partners
ARCHITECTURE

DESIGN AND ACCESS STATEMENT

for

NEW EARLY YEARS FACILITY

at

CASTLE BATCH PRIMARY SCHOOL

Rawlins Avenue, Worle

Weston Super Mare BS22 7FN

stone + partners
ARCHITECTURE
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1.0 Design Statement

1.1 Introduction

Stone + Partners have been appointed to submit this planning application on behalf of The Priory Learning Trust in respect of the proposed new Early Years Facility at Castle Batch Primary School, Weston Super Mare.

1.2 Site Location

Refer to Location Plan 3840_L01. The site comprises an existing primary school and playing fields which covers more than 1.5 hectares (ha) in the Castle Batch area of Weston Super Mare, approximately 5km to the north east of the town centre.

1.3 Proposed Development

This application is for a proposed new Early Years Facility adjacent to the existing school building, to comprise two activity spaces, associated children's toilets, reception/office, staff kitchen/breakout, storage and covered external play area.

It will be located to the east of the main building on the site of the enclosed grassed area which is currently used as a play area.

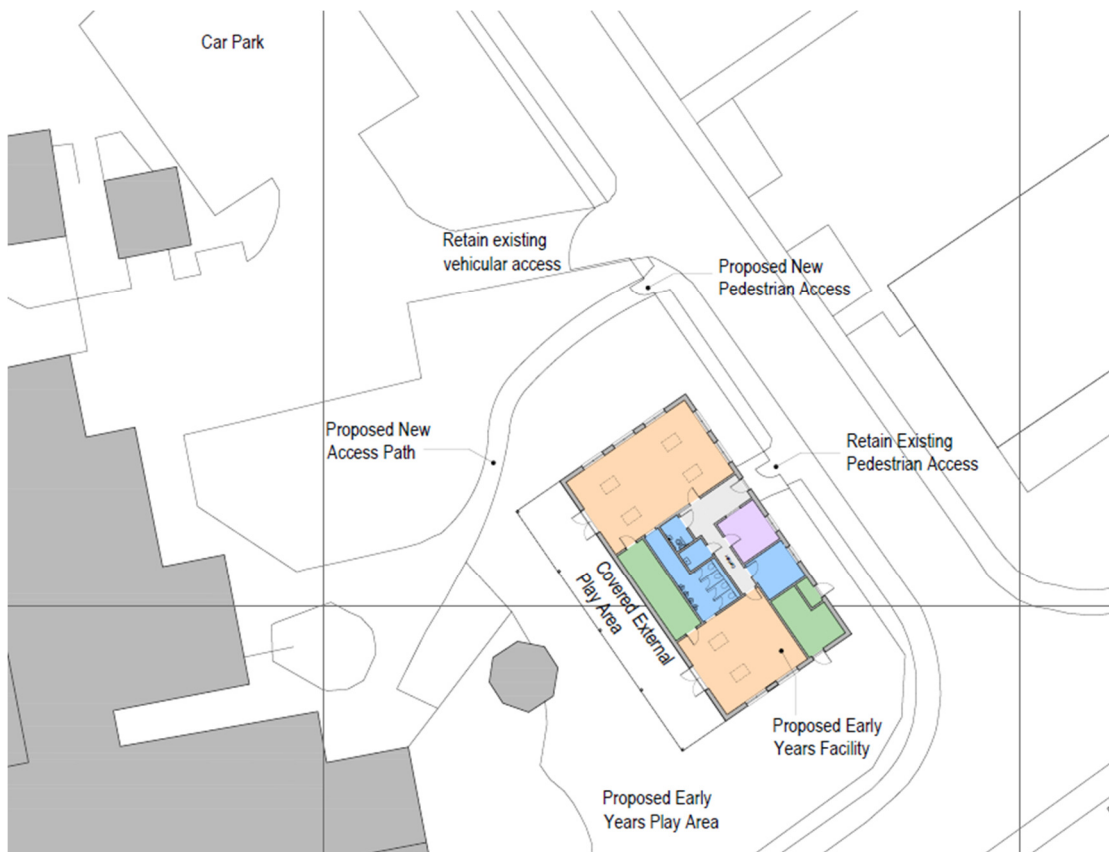


Figure 1 – Extract from Site Plan

1.3 Scale & Materials

The design calls for a single storey pitched roof building in a style similar to the existing buildings. The building will be of traditional cavity wall construction with brick facing to the ground floor walls and tiles to the roof to match the materials used in the existing buildings.

The scale of the building will be in keeping with the existing school buildings on site, with aluminium framed double glazed windows and doors to match existing.

1.4 External works / Landscaping

The site is bordered by hard surfacing and car parking. The area immediately in front of the entrance will be ramped up to provide level access to the building, finished in tarmac to match the existing main entrance. A covered external play area immediately adjacent to the activity spaces provides access to the grassed play area.

2.0 Access Statement

There is no change to the vehicular access and parking within the school campus. The existing pedestrian access will be retained adjacent to the entrance to the new facility, and a new pedestrian access proposed adjacent to the vehicular access with a new path to the main school entrance.

The proposed building will have fully compliant access in accordance with current Building Regulations. All parts of the building will be on a single level and fully accessible.

3.0 Planning Policy

3.1 Relevant Planning History

Application 07/P/1887/F – Erection of an extension to main entrance, Castle Batch Primary School, Rawlins Avenue, Worle, Weston-Super-Mare – Approved 11th September 2007.

Application 05/P/2566/RG3 – Change of use from public open space to school garden and the erection of a palisade fence adjoining Castle Batch School, Memorial Site, Rawlins Avenue, Worle, Weston-Super-Mare – Approved 19th December 2005.

3.2 General Policy Context

This application site lies within the jurisdiction of North Somerset Council and as such, the application is subject to its statutory Development Plan which is discussed in more detail below. In addition, the NPPF, PPG and emerging NSC Local Plan 2038 are material considerations for the determination of the application.

3.3 Local Development Plan

The adopted NSC Development Plan comprises the following:

- Core Strategy (2017);
- Sites and Policies Plan Part 1: Development Management Policies (2018);
- Sites and Policies Plan Part 2: Site Allocations Plan (2016);
- Policies Map;
- Neighbourhood Plans (2021);
- West of England Joint Waste Core Strategy (2011); and
- Supplementary Planning Advice.

It should be noted that there are considered to be no mineral or waste policies relevant to this planning application, for the purposes of this application we have focused on those policies of relevance contained within the Development Plan.

3.4 Core Strategy (2017)

- **Policy CS1: Addressing climate change and carbon reduction “development should demonstrate a commitment to reducing carbon emissions”**

The proposed scheme complies with this principle, as the internal environment has been carefully considered to help minimise the use of artificial lighting and thereby minimise energy consumption. In addition, the natural ventilation strategy that has been adopted, has removed the need to mechanically ventilate the classrooms, in all but the peak periods. This has a significant benefit of reducing the carbon footprint of the building by omitting the embodied energy associated with the fabrication, transport, installation and operation of a new mechanical ventilation system.

- **CS1.11 Water efficiency “developments should demonstrate water efficiency measures to reduce the demand on water resources”**

Although the details of the anticipated water efficiency measures are difficult to demonstrate at the planning application level of detail, the school is committed to educating and informing their pupils at every opportunity and this would include educating the pupils about the responsible use of water. The construction phase of the project will detail the inclusion of water efficient welfare facilities which will encourage the pupils to appreciate the significance of this issue.

- **CS2: Delivering sustainable design and construction “New development both residential (including conversions) and non - residential should demonstrate a commitment to sustainable design and construction, increasing energy efficiency through design”**

The proposals have been designed with energy conservation in mind for both the construction period and throughout the life of the building. The new facility will be insulated to meet the current building regulations. This will ensure that a highly insulated / thermally efficient exterior is provided, that will benefit both the new proposal. The inclusion of a natural ventilation strategy ensures that the operating / energy costs associated with the proposals are kept to a minimum. The proposed aluminium windows offer highly insulated thermal properties that also reduces the effects of glare, improving both the physical and perceptual qualities of the windows.

- **CS10: Transportation and movement “Travel management policies and development proposals that encourage an improved and integrated transport network and allow for a wide choice of modes of transport as a means of access to jobs, homes, services and facilities will be encouraged and supported.”**

The Priory Learning Trust is actively committed to improving all transportation options to and from the school. In order to ensure that they are doing everything that is reasonably possible, a detailed review has been commissioned and the findings of this investigation has been published within the Transport Statement and Travel Plan that accompanies this planning application. Please refer to this document for further information.

- **CS12: Achieving high quality design and place making “North Somerset Council is committed to achieving high quality buildings and places across all of North Somerset”**

The new proposal is building upon the existing architectural style and demonstrate that the school is committed to moving forward in providing a high quality educational environment.

- **CS25: Children, young people and higher education** “Where local provision for children and young people will be inadequate to meet the needs of new residential developments, improved facilities/services, or new learning facilities (for example, schools, preschools, children’s centres, childminding provision, youth provisions) will be sought to meet any identified shortfall. These learning facilities will be provided in tandem with population growth.”

Of all the relevant core strategy aspirations, this is perhaps the most significant in relation to this application. Suitable educational facilities to service the needs of a developing region are fundamental in the delivery of the North Somerset Core strategy. Without these facilities being in place, the practicality of achieving the planned development for Weston-super-Mare will be restricted.

3.5 National Policy

- **Achieving Sustainable development**

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking”

The new proposal will be highly thermally efficient and has been designed to include a natural ventilation strategy.

- **Ensuring the vitality of Town Centres**

“recognise town centres as the heart of their community and pursue policies to support their viability and vitality;”

The existing school site is well positioned within the St Georges area of Weston-Super-Mare. This site has the benefit of enriching the local facilities offered to local residents. The school should be recognised as an economic presence within the urban infrastructure and the financial gain of its activities should not be underestimated. In addition to this benefit, the school also offers employment to a wide range of professions within the local community. This proposal helps reaffirm the schools well established role within the town.

- **Conserving and enhancing the natural environment**

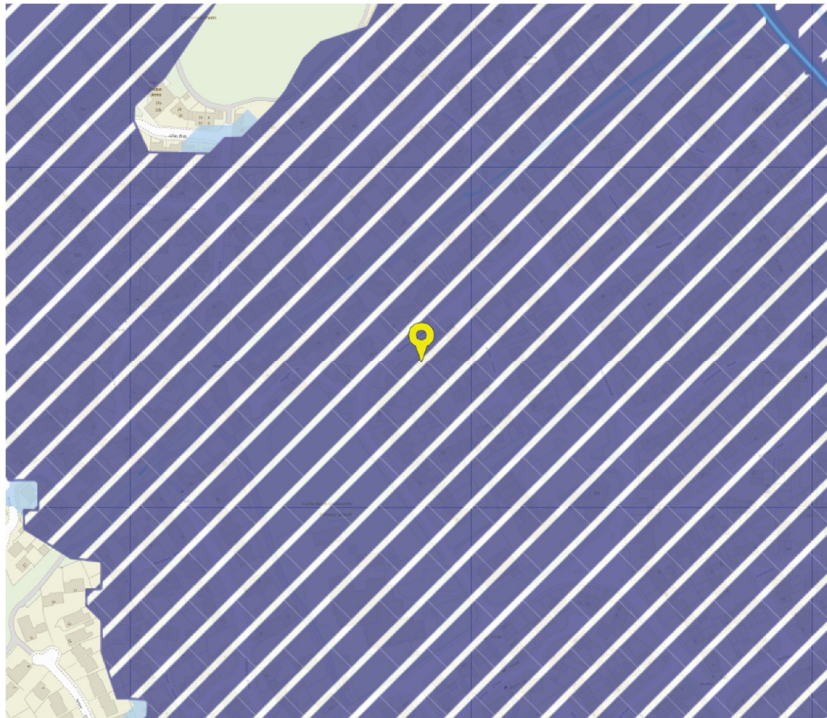
“The planning system should contribute to and enhance the natural and local environment”

The proposal has been mindful of the existing landscape that exists upon the site. The new proposals have been designed with the immediate site

and local context in mind and the proposals reflect an architectural style that is respectful to the local environment.

4.0 Flood Risk Assessment

The site is within Flood Zone 3: areas benefitting from flood defences – as defined by the Environment Agency’s Flood map (please see excerpt below and report downloaded from environment agency) and therefore considered a risk.



Extract from Planning Flood Map.

Refer to the attached Flood Risk Statement prepared by Ramboll.

5.0 Conclusion

This document has demonstrated that the proposal complies with a number of significant national and regional planning policies. The location and nature of this site is complemented by the proposed sustainable design ensuring this proposal is an appropriate addition to the school.

Therefore we consider this to be an appropriate development that should be granted the necessary planning permission.