

Planning Design and Access Statement



NEW CLASSROOM AND RECONFIGURATION WORKS

AT

RIVENHALL C of E PRIMARY SCHOOL
CHURCH ROAD
RIVENHALL
WITHAM
CM8 3PQ

Contents

1. Introduction
2. Context of the Site
3. The Existing School Building
4. Description of the Proposed Works
5. Accessibility
6. Flood Risk Assessment
7. Summary

1. Introduction

- 1.1 This Design and Access Statement, compiled by Wilby and Burnett, supports a planning application for the new build classroom at Rivenhall C of E Primary School in Rivenhall, Essex. This statement comments on the proposals and technical issues associated with the project and it is to be read in conjunction with the accompanying Wilby & Burnett drawings 3333/SD11 to SD22 inclusive.
- 1.2 The sections included in the document will describe the existing site and its use, its context within the local surroundings, and the proposed scheme including any impact it will have upon the surrounding area and the importance of accessibility within the design.
- 1.3 Name of Applicants: The Governors
Rivenhall C of E Primary School
Church Road
Rivenhall
Witham
CM8 3PQ
- 1.4 Address of site: Rivenhall C of E Primary School
Church Road
Rivenhall
Witham
CM8 3PQ
- 1.5 Nature of Construction: New build classroom extension
- 1.6 Planning Agent: Wilby & Burnett
Provident House
123 Ashdon Road
Saffron Walden
CB10 2AJ
- Telephone: 01799 513621
Contact: Molly Middleditch
Email: mollymiddleditch@wilbyburnett.co.uk

2. Context of the Site

2.1 The site is located on the National Grid at:

Latitude of 51°49'41.59"N
Longitude 0°39'05.70"E

2.2 Rivenhall C of E Primary School is located in Rivenhall, a small rural village, located near Witham in Essex surrounded by agricultural landscape. The school is situated on Church Road, the main road through Rivenhall. Rivenhall is approximately 1 mile from the A12 – originally the main Roman road to London.

2.3 Immediately north of the school, along Church Road, is the Grade I listed, Anglo-Saxon Church of St Mary's and All Saints. Adjacent to the school site, to the north and east is the underlying Roman villa site, a Scheduled Ancient Monument, consisting of a least four major Roman buildings and a variety of associated structures and features.

2.4 To the south of the school, along Church Road, are residential houses, typically two storey semi-detached dwellings.



Fig 1: Church of St Mary's and All Saints.



Fig 2. View of the Church of St Mary's and All Saints from Church Road.



Fig 3: View of the school from Church Road facing south east.



Fig 4: View of the school and the Church from Church Road.

3. The Existing School Building

- 3.1 Rivenhall C of E Primary School is a small 0.5 Form of Entry mixed primary school for pupils aged 4-11. The school is a Chelmsford Diocesan Board of Education school and was awarded 'Good' by Ofsted in 2018.
- 3.2 The schools' existing premises are tightly packed within the school site. The original flint and stone school buildings are Grade II listed and were built in the mid-19th century. The buildings contain gothic architectural features including gothic arches, buttresses and gabled ends with stone copings and corbels.
- 3.3 The modern extension to the east of the main school buildings was added in 2001 and contains a new hall and classbase.
- 3.4 The school wishes to expand to accommodate an additional 29 pupils in total across the school, gradually increasing the number of pupils on roll each year from September 2021 to September 2027, to a maximum number of 140 (currently the school capacity is 111).
- 3.5 The school has been oversubscribed for the past 4 years. For the September 2019 intake there were 68 applications and 4 were put on the waiting list; there were also 3 appeals. For September 2020, there were 61 applications and 5 were placed on a waiting list with 2 appeals.
- 3.6 An assessment on the current facilities was carried out in March 2020 which determined the need for an additional classroom as well as the reconfiguration of one of the poorly shaped and undersized existing classrooms to cater for both the existing pupils as well as the proposed gradual increase in the number of pupils.



Fig 5: Rivenhall C of E Primary School

4. Description of the Proposed Works

- 4.1 The proposal addresses the current issue of the lack of teaching facilities to accommodate both the existing pupils as well as the proposed additional 21 pupils on the school site by providing a new purpose-built classroom. The proposed classroom will be situated on the west part of the site and connected to the existing building with a corridor link. The intention is to retain the existing street view of the original flint and stone school buildings whilst not cutting into much of the existing school playground. To further minimise the impact on the playground, the existing ramped access to the main building will be removed, and a new platform lift will be installed.
- 4.2 The new classroom has been designed to complement the existing school appearance with facing brickwork and a slate roof. A skylight will also be added to the north face of the roof, which will provide natural lighting for the classroom, whilst retaining a view of similarity to the school and the proposed extension from the playground area. The door and window appearances are proposed to match the existing.
- 4.3 The proposal also addresses the poorly shaped Class 4 classroom by extending Class 4 into the existing courtyard; providing new rooflights to the reconfigured classroom and to the existing Class 2 to allow natural light and ventilation. A new internal partition will be introduced to the existing Class 4 to create a group room which can be accessed from Classes 3 and 4. The new Class 4 space will become a more practical space for teaching with much needed additional natural light and ventilation through the installation of new roof lights.
- 4.4 The use of the proposed building is such that there will be no significant impact on the local area.



Fig 6: Rear view of Rivenhall Primary School and location of new classroom extension.

5. Accessibility

- 5.1 The proposed works have been designed and will be constructed in accordance with Part M of the Building Regulations and the Disability Discrimination Act 1995. The access to the proposed extension will be stepped with a platform lift adjacent to it. There is level change of approximately 1m between the existing main building and the playground, however the proposed new extension will have a continues floor level flush with the playground.
- 5.2 The extension will have four external entrances from which two will be located at the new link corridor on both north and south sides. Another two entrances will be located on the main new extension building which will provide direct access to the classroom from both the south and west sides.
- 5.3 The junction of various surfaces, for example walls and floors, colours and/or textures will be chosen to visually contrast with each other in order that the visually impaired may recognise obstacles and boundaries more easily. The Standard Light Reflective Value scale will be used to choose colour contrasts.
- 5.3 Noise during construction will be kept to a minimum to avoid disruption to both the school users and the neighbours. Access during construction will be via Church Road, co-ordinated with the school to ensure deliveries do not take place during school drop-off and pick-up times, the peak times for the school.

6. Flood Risk Assessment

- 6.1 The Environment Agency map shows the site to be in “Flood Zone 1” which is the lowest risk category with an annual likelihood of a flood at less than 1 in 1000 (i.e. >0.1%), see Flood Risk Map below.

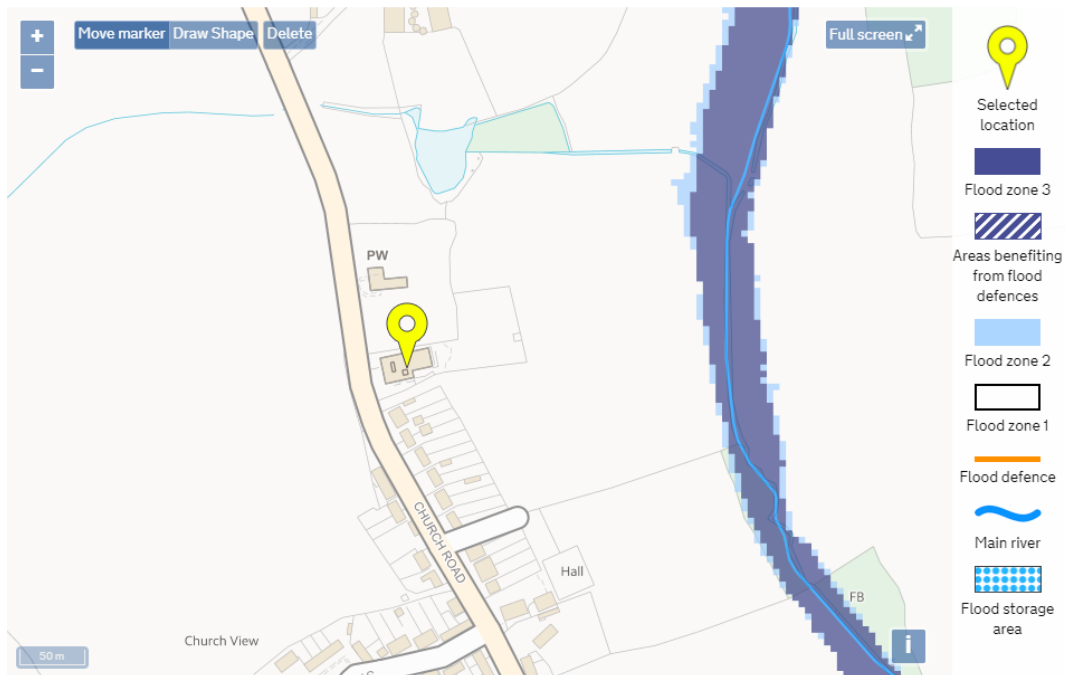


Fig 7: The Environmental Agency Flood Risk Map

- 6.2 The proposal will have no impact upon the immediate area, the water run-off will flow into the existing drainage runs. There is no new foul drainage proposed as part of the new scheme.

7. Summary

- 7.1 The proposed scheme will provide the school with the facilities to achieve their ambition to increase their pupil intake by 21 pupils to a total of 140 by September 2027. The proposed extension will provide a new dedicated classroom and the configuration works to infill the courtyard will provide an appropriately shaped classroom for Class 4, including the addition of a group room shared with Class 3.
- 7.2 The proposed materials and architecture features of the classroom extension have been designed to complement and enhance the external appearance of the existing school building.