DESIGN AND ACCESS STATEMENT

Project number: 3783-011
Doc Ref: SRP1062-WBA-ZZ-ZZ-T-A-1000 - P02

Proposal for Hempland Primary School at Whitby Avenue, York

WATSON BATTY ARCHITECTS

DESIGN AND ACCESS STATEMENT

Hempland Primary School
3783-011

Hempland Primary School
Whitby Avenue
Stockton Lane
York
YO31 1ET

Written by

Watson Batty Architects

On behalf of

ISG Developments Ltd

Status	Revision	Date	Prepared By	Checked By
For Comment	P01	12.07.2023	Caitlin Boyd	Philippa Nall
For Planning	P02	12.07.2023	Caitlin Boyd	Philippa Nall

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Aerial View from the North looking South

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Introduction

1.1 Overview

This Design and Access Statement (DAS) has been prepared by Watson Batty Architects on behalf of ISG. This document forms part of a comprehensive suite of drawings and documents that have been prepared in support of a planning application. The application consists of the redevelopment of the land at Hempland Primary School, Whitby Avenue, York.

The document has been complied to explain how the design proposal have evolved over time. Portraying the understanding of the site's context, constraints and opportunities, to explain how this has informed the Proposal. As well as demonstrating how the scheme has developed in accordance with the associated, Design Codes, respective guidance and other supporting material submitted for approval.

1.2 Purpose of a Design and Access Statement

The Purpose of a design and access statement (DAS) is to accompany a comprehensive suite of drawings and documents in support of a planning application. This document should act as a window for the reader, providing an opportunity for applicants and agents alike to explain the design process and reasoning behind the application. Describing the scheme to illustrate that it should be considered a suitable response to the site and its environment.

The DAS should be altered depending on the application, considering the schemes complexity and detail. The type of information required to explain the scheme may vary depending on the what the application is for. It should be tailored to each scheme to help provide an appropriate amount of information so that the application may be assessed adequately and fairly.

The Design and Access Statement should include design considerations, development and explanations of the design concepts and principles. Focusing on certain conditions on the Site or project specifics that might have influenced the design process. This document should provide a detailed clear and concise narrative in relation to how the scheme addresses the following areas;

Amount
Explains and justifies the amount of development proposed. Explains how the proposals respond to the physical, economic and social context of the application site and surrounding areas.

Layout
Explanation of the parameters setting out the way in which buildings, routes and spaces should be placed and orientated in relation to each other, including an explanation of how proposals will create safe and sustainable places and address crime prevention issues.

Scale
Explanation and justification of the parameters for the height, width and length of buildings in relation to their surroundings.

Landscape
Explanation and justification of the principles that will inform the future treatment of spaces in terms of hard and soft landscaping, and brief explanation of how the landscape will be maintained.

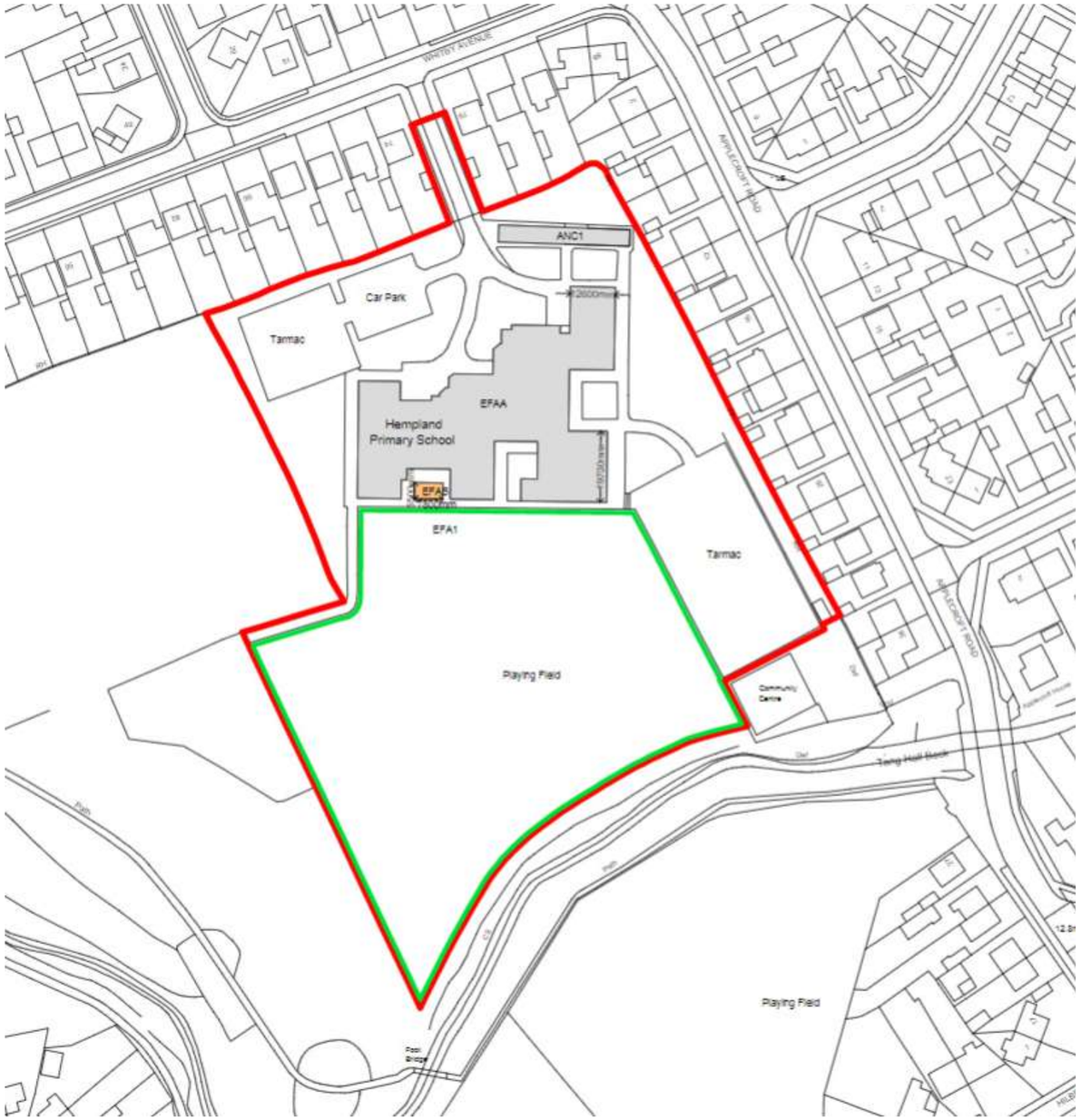
Appearance
Explanation and justification of the principles behind the intended appearance of the proposals, and explanation of how these principles will inform the final design of the scheme.

Access
Approaches to access and issues of access, both social and physical.

1.3 Site Location

The proposed development site is located off Whitby Avenue, York.

The site is bordered to the north and east by single-storey residential properties. To the west is a community sports field and to the south is Tang Hall Beck, a small tributary stream to the River Foss.



Existing Site Plan

02

Site Context + Assessment

2.1 Site Description

Use

The site comprises of the current school - Hempland Primary school. The surrounding area features residential areas.

The current school occupies the North of the site with the playing fields located at the south of the site. The current schools capacity is 420. The current site has space for 19 cars but is known to be utilised for approximately 26 cars (double parking).

Appearance

The existing main teaching block is a traditional brick building of 1960s construction, with a mix of pitched and flat roof structures.
The majority of the teaching space is spread over the ground floor areas with one area of two-storey accommodation to the southeast corner.

A small, detached building to the North – east of the site is utilised for storage for site equipment and bikes etc.. The condition report identifies structural issues with the building structure which are not insurmountable.

Landscape

The school site is bordered by Whitby Avenue to the north, Tang Hall Beck along the southern border and a park to the west with residential properties to the north and east. The wider landscape is dominated by residential properties with allotments located to the west of the site, beyond the park.

The northern half of the site is dominated by school buildings with grassland playing field to the south. An area of plantation broadleaved woodland is present along the southern boundary of the site. Scattered trees, a short section of hedgerow and patches of dense scrub lie along the site boundaries and around the perimeter of the school building.

Layout

The Schools existing buildings sit along the northern area of the site, near the hard standing and hard informal spaces. Taking up over half the site South to the building is the Playing fields.

The site is well vegetated along its boundaries which gives a bit more privacy to the site.

The site is largely flat, with a gentle slope to the south.

Scale

The school ranges from 1 - 3 storeys and the surrounding context features dwellings at a domestic scale with the majority two storey pitched houses.

Access

There is only one point of vehicle access to the school grounds on the northern boundary line off Whitby Avenue. This access is narrow and given its use as a pedestrian access is recognised to cause constraints to the site for construction and operation purposes.

No site access during drop-off and pick up, leads to congestion and community disruption on the local road network.

Pedestrians access the school via two gates: northern main gate entrance opposite front of the existing school, off Whitby Avenue and west pedestrian-only gate, providing access from Hempland Lane, with a path around the playing field to school.

Site Ariel with Site Boundary

2.2 Context Materials Palette

The surrounding contextual material palette is mainly residential dwellings with a mix of brick exteriors.

The aim of the new schools development should aim to match the materiality of the local context and compliment its partial woodland setting.


01. Existing Primary School


02. Heworth, Christ Church


03. Residential bungalow on nearby road


01. Residential semi


02. Residential semi


03. Residential New build house on nearby road


01. The Centre @ Burnholme


02. Residential semi


03. Residential bungalow on nearby road

2.3 Site Photographs

01.

02.

03.

04.

05.

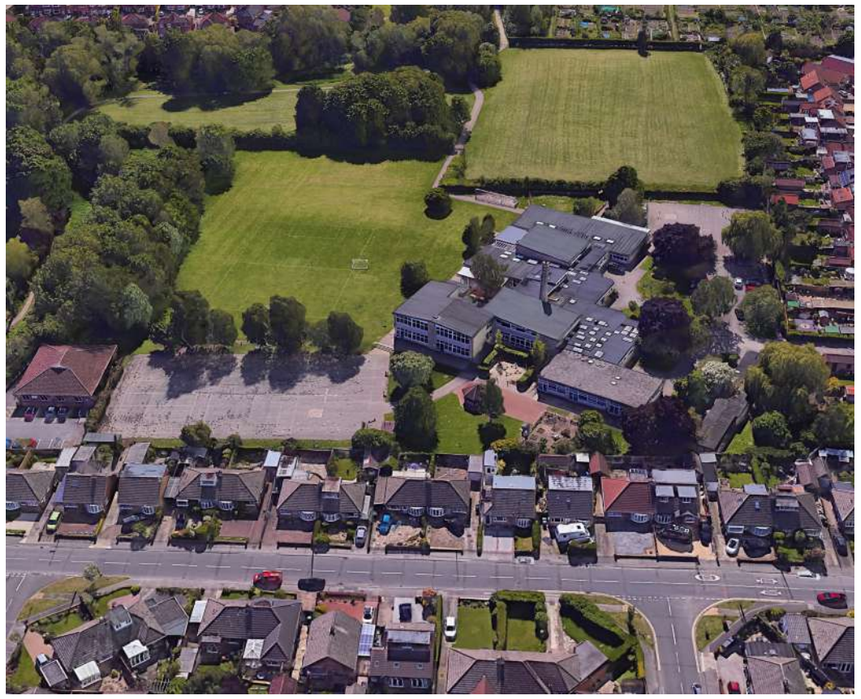
06.

2.4 Existing Buildings

The 3D views show the scale of the current building. The buildings range from 1-2 storeys, which are all linked together. The School currently takes up the majority of the northern area of the site, with very little green space around the front of the site.

The Aerial view shows the scale of the trees on the site, showing how they screen the South and North of the site along the Whitby Avenue.

The playing fields on the South of the site are bounded by residential dwellings and the trees along Tang Hall Beck.



2.5 Site Analysis

Key:

- Main Vehicular Route - Noise
- Pedestrian Links
- Site Boundary
- Views
- Sunpath
- River
- Residential Boundaries

Site Aerial View

2.6 Opportunities

The site offers the opportunity to produce a new school from this partial school project which contributes better to the schools needs compared to what the school currently has, which will positively contribute to the society and enhance the students and staffs experience.

Density
Create one Block of teaching which will leave more space for hard and soft informal landscaping.

Security
Create better security on the school site so the students and staff are safe.

Place making and Community
The new Build can allow for secure lines so that the community can use facilities outside school hours.

Cycling Infrastructure
There is the potential to improve the cycling facilities.

Parking
Potential to increase parking for the site and provide EVC points.

Site Aerial View

2.7 Constraints

The site is located within an inner urban environment which features existing buildings and infrastructure. Analysis of the site and directly adjacent areas has identified the following constraints:

Access
Narrow Access roads into the site from Whitby Avenue.

Flooding
The majority of the site is situated in Flood Zone 1, however as the southern boundary is within Flood Zone 3, the new school building lies sufficiently distant from the Flood Zone 3

Vegetation
The East and West of the site are populated with many mature trees, limiting the need of removal will be necessary. These could also house Bats.

Demolition
The partial school project means the existing school has to carry on running until the school can decant into the new building, this means there needs to be a safe zone whilst construction and demolition works are taking place.

Surrounding neighbours
The site North and West borders are surrounded by dwellings, this is something the consider for the development and construction of the project.

High Risk UXO
The correct surveys will be taken.

Asbestos
The correct surveys will be taken.

Site Aerial View

Aerial View over Main entrance

03

Planning Context

View towards Main Hall from the East

3.1 Planning History

REF	DESCRIPTION	DECISION	DATE
15/00693/GRG3	Single storey extension to accommodate hearing impairment unit	APPROVED	MAY 2015
09/00398/GRG3	Freestanding mono-pitch canopies to reception and year one classes	APPROVED	MAY 2009
03/01571/GRG3	Alterations to existing entrance and erection of single storey flat roof extension to form additional teaching area adjacent to classroom 7, 8 and 9	APPROVED	JUNE 2003
99/00979/GRG3	Erection of single storey flat roof extension	APPROVED	JUNE 1999
98/02774/GRG3	Raising of height of security fencing to 2.4m	APPROVED	FEB 1999
98/01833/GRG3	Security fence on east boundary	APPROVED	NOV 1998
97/02652/GRG3	Erection of 2.4m high security fence with gate and 2.4m high weldmesh compound	APPROVED	FEB 1998

Image Title

3.2 National Design Policy

This section summaries the relevant planning policy for the scheme and the context within which the proposal have been designed. This section focuses on;
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
City of York Draft Local Plan Incorporating the 4th Set of Changes (April 2005)
City of York Publication Draft Local Plan (2018)

National Planning Policy Framework (NPPF)
Within the National Planning Policy Framework (NPPF) the following polices have been highlighted as being of utmost importance.

Paragraph 130:

Planning policies and decisions should ensure that developments:

a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 132:

Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 134:

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a. development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
b. outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The importance of good design:

This section sets out that achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

What planning objectives can good design help achieve?

This section outlines that the following issues should be considered:
Local character (including landscape setting);
Safe, connected and efficient streets;
A network of green spaces (including parks) and public places;
Crime prevention;
Security measures;
Access and inclusion;
Efficient use of natural resources; and Cohesive and vibrant neighbourhoods.
Encouragement of community use

What is a well designed place?

This section outlines that well designed new or changing places should:

- Be functional;
- Support mixed uses and tenures;
- Include successful public spaces;
- Be adaptable and resilient;
- Have a distinctive character;
- Be attractive; and
- Encourage ease of movement.

How should buildings and the spaces between them be considered?

Plans, policies and decisions can effectively manage physical form at a variety of scales. Where appropriate the following should be considered:

- Layout – the way in which buildings and spaces relate to each other;
- Form – the shape of buildings;
- Scale – the size of buildings;
- Detailing – the important smaller elements of building and spaces; and
- Materials – what a building is made from

Which planning processes and tools can we use to help achieve good design?

In the evolution of planning applications and proposals there are established ways in which good design can be achieved.
These include:

- Pre-application discussions;
- Design and access statements;
- Design review
- Design codes;
- Decisions on applications; and
- The use and implementation of planning conditions and agreements.

Are there design issues that relate to particular types of development?

The qualities of well designed places are similar across most developments. However it is useful to consider what they can mean in practice for particular places or development types:

- Housing design;
- Town centre design; and
- Street design and transport corridors.

3.3 Local Design Policy

2005 Local Plan

Policy GP1 Design

Development proposals will be expected to :

a. respect or enhance the local environment;
b. be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials;
c. avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment;
d. where appropriate incorporate informative landscapes design proposals, where these would clearly have an influence on the quality and amenity and/or ecological value of the development;
e. retain, enhance and/or create urban spaces, public views, skyline, landmarks, the rural character and setting of villages and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view;
f. design outdoor lighting schemes, which are energy efficient and provide the minimum lighting level required for security and working purposes, taking into account any adverse impact on residential amenity, the character of the area and night sky illumination and ecological systems;
g. provide and protect private, individual or communal amenity space for residential and commercial developments;
h. provide individual or communal storage space for waste recycling and litter collection;
i. ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures;
j. accord with sustainable design principles (GP4a) and incorporate the principles of the Building for Life Standard as a fundamental part of the design;
k. provide disabled toilets/parent baby changing facilities in public, non-residential buildings;
l. Where opportunities exist, new open space/ landscape treatment should be incorporated to close gaps between green corridors and take account of ecological principles through habitat restoration/creation.

Policy GP3 Planning Against Crime

New development will be required, where deemed appropriate, to incorporate crime prevention measures to achieve:

a. natural surveillance of public spaces and paths from existing or proposed development; and
b. secure locations for any associated car and cycle parking; and
c. satisfactory lighting; and
d. provision of CCTV, where the proposal would include the consumption of alcohol or the congregation of large crowds or would contribute to a significant increase in traffic, pedestrian activity, or the parking of significant numbers of vehicles.

GP4a Sustainability

Proposals for all development should have regard to the principles of sustainable development as summarised in criteria a–I below. All commercial and residential developments will be required to be accompanied by a sustainability statement. The document should describe how the proposal fits with the criteria listed below and will be judged on its suitability in these terms.
Development should:
a. provide details setting out the accessibility of the site by means other than the car and, where the type and size of the development requires, be within 400m walk of a frequent public transport route and easily accessible for pedestrians and cyclists;
b. contribute toward meeting the social needs of communities within City of York (including, for example, housing, community and recreational facilities, car clubs, recycling facilities and communal laundry blocks) and to safe and socially inclusive environments;
c. maintain or increase the economic prosperity and diversity of the City of York and maximise employment opportunities (including supporting local goods and services providing training and employment for local unemployed and young people);
d. be of a high quality design, with the aim of conserving and enhancing the local character and distinctiveness of the City;
e. minimise the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of the development. Any waste generated through the development should be managed safely, recycled and/or reused. The 'whole life' costs of the materials should be considered;
f. minimise pollution, including that relating to air, water, land, light and noise;
g. conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife areas and room for trees to reach full growth;
h. maximise the use of renewable resources on development sites and seek to make use of renewable energy sources, such as heat exchangers and photovoltaic cells;
i. make adequate provision for the storage and collection of refuse and recycling

3.3 Local Design Policy cont...

2018 Draft Local Plan

Policy D1: Placemaking

Development proposals will be supported where they improve poor existing urban and natural environments, enhance York's special qualities and better reveal the significances of the historic environment. Development proposals that fail to take account of York's special qualities, fail to make a positive design contribution to the city, or cause damage to the character and quality of an area will be refused.
Development proposals should adhere to the following detailed design points:

i. Urban Structure and Grain
- enhance, respect and complement the historic arrangement of street blocks,plots and buildings, where possible restoring old patterns of urban grain where these have been damaged or obscured.
- enhance and complement the character and appearance of landscape, city parks, landforms, open space, planting and boundary treatment.

ii. Density and Massing
- demonstrate that the resultant density of a development proposal will be appropriate for its proposed use and neighbouring context.
- demonstrate that the combined effect of development does not dominate other buildings and spaces, paying particular attention to adjacent buildings or parks of architectural or historic significance.

iii. Streets and Spaces
- promote ease of public pedestrian and cyclist movement and establish natural patterns of connectivity with the fabric of the city. Spaces and routes must be attractive, safe, and uncluttered and clearly prioritise pedestrians and cyclists over vehicles.
- promote legibility through development by providing recognisable routes, hierarchy of routes, intersections, incidental spaces and landmarks.
- are designed to improve the quality of the public realm and the wider environment for all.
- provide a pattern of continuity and enclosure, dependant on circumstances, to reflect the need for different types of space for different types of activity including clearly defining private from public space, and mediate between the two.
- designed to reduce crime and the fear of crime and promote public safety throughout the day and night.

iv. Building Heights and Views
- respect York's skyline by ensuring that development does not challenge the visual dominance of the Minster or the city centre roofscape.
- respect and enhance views of landmark buildings and important vistas.

v. Character and Design Standards

- ensure proposals are not a pale imitation of past architectural styles.
- ensure appropriate building materials are used.
- meet the highest standards of accessibility and inclusion.
- demonstrate the use of best practice in contemporary urban design and place making.
- integrate car parking and servicing within the design of development so as not
- to dominate the street scene.
- create active frontages to public streets, spaces and waterways.
- create buildings and spaces that are fit for purpose but are also adaptable to respond to change.
- create places that feel true to their intended purpose.
- maximise sustainability potential.

Policy D2: Landscape and Setting
Development proposals will be encouraged and supported where they:

i. demonstrate understanding through desk and field based evidence of the local and wider landscape character and landscape quality relative to the locality, and the value of its contribution to the setting and context of the city and surrounding villages, including natural and historic features and influences such as topography, vegetation, drainage patterns and historic land use;
ii. conserve and enhance landscape quality and character, and the public's experience of it and make a positive contribution to York's special qualities;
iii. demonstrate a comprehensive understanding of the interrelationship between good landscape design, bio-diversity enhancement and water sensitive design;
iv. create opportunities to enhance the public use and enjoyment of existing and proposed streets and open spaces;
v. recognise the significance of landscape features such as mature trees, hedges, and historic boundaries and York's other important character elements, and retain them in a respectful context where they can be suitably managed and sustained;
vi. take full account of issues and recommendations in the most up to date York Landscape Character Appraisal;
vii. include sustainable, practical, and high quality soft and hard landscape details and planting proposals that are clearly evidence based and make a positive contribution to the character of streets, spaces and other landscapes;
viii. create a comfortable association between the built and natural environment and attain an appropriate relationship of scale between building and adjacent open space, garden or street. In this respect consideration will be also be given to function and other factors such as the size of mature trees; and
ix. avoid an adverse impact on intrinsically dark skies and landscapes, townscapes and/or habitats that are sensitive to light pollution, keeping the visual appearance of light fixtures and finishes to a minimum, and avoiding light spill.

3.4 Sports England

SPORT ENGLAND
Pre-application 1 (Feb-March 2022)

March 2022 Site Plan presented

1. The DFE's Technical Advisors sought pre-application advice from Sport England, presenting an early stage site layout (right). The building position was broadly located to the south of the existing school building on playing field. The are created through the demolition of the school would be partly hard, partly soft playing field space.

2. Sport England indicated that the proposed layout would conflict with Sport England policy due the clear reduction in playing field area (0.17ha). Their response is provided in Appendix XXX.

3. It was advised that an equivalent level of playing field space is re-provided in an area to the north. A commentary was also welcomed in respect of internal playing field facilities and that a formal Community Use Agreement was also provided. This is discussed in more detail in Section 8 of this report.

Pre-application 2 (August-September 2022)

4. As the positioning of the development was solidified, a follow-up pre-application advice request was made to Sport England to ensure that the development was not falling foul of Sport England's Playing Field Policy.

August 2022 Site plan
PLAYING FIELD AREA ANALYSIS

5. While the proposed development involved building upon the southern playing field, a new playing field to the north of the school was being re-provided to an increased quantity.

6. A response was provided by Sport England on 13th September 2022 confirming that the proposed development has the potential to meet Exception E4, subject to the necessary detail being provided regarding the quality of the new playing field

7. The Football Federation provided a response on 27th September 2022 raising no objection to the proposals, subject to some clarification. This is discussed in more detail in the submitted Planning Statement.

3.6 Pre Application Discussions

CITY OF YORK COUNCIL

Prior to the appointment of the chosen contractor, the Dept for Education sought formal pre-application advice from CYC.

After funding was agreed for the project, the DFE Technical Advisors worked with Hempland Primary School in developing a scheme for consideration (prior to the appointment of a contractor). A draft site layout was submitted to CYC for comment (no elevations were provided).

1. Formal pre-application advice was issued by CYC on 5th July 2022. While it was acknowledged that the advice was limited due to the lack of elevations, the following points were raised:

- Community Use should be considered.
- Residential amenity is not a major concern, however planting and lighting should be appropriately considered.
- SUDS will be an important aspect of the proposals.
- Replacement trees should be provided on site.
- Noise reporting should demonstrate acceptability of the development.
- Contamination and odour issues will need to be addressed.
- Ecology enhancement should be provided, informed by assessments.
- BNG would be encouraged with a target of 10% set out.

2. Pre-app meeting 1 20.7.22

3. Pre-app meeting 2 2.9.22

4. Pre-app meeting 3 23RD June 2023

Following the appointment of a new contractor and design team, the revised designs were presented to Mr. Massey before the design progressed to consultation and application stage. Draft plans, visuals and elevations were sent to CYC on 22nd June 2023.

3.6 Consultation Process

The importance of effective community involvement in planning is emphasised in the National Planning Policy Framework (NPPF) and the online Planning Practice Guidance (PPG). Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot (Paragraph 128, NPPF).

Pre-application engagement with the community is encouraged where it will add value to the process and the outcome.

Taking into consideration the NPPF ND PPG ISG has undertaken pre-application consultation with Councillors ant the local community for these proposals.

Public Exhibition

Following consideration of national and local guidance on appropriate community involvement methods, it was considered that a public exhibition would be the most appropriate method to engage the community in dialogue and request views and feedback on the proposed scheme.

The public exhibition was held on Thursday 6th July 2023 between 3pm at 8pm.

1. Letters were sent to 643 nearby residents in the area, inviting them to the consultation event. If they couldn't attend, they were asked to send an email or call the agents who would arrange for paper copies to be sent to them. This was arranged for several residents.

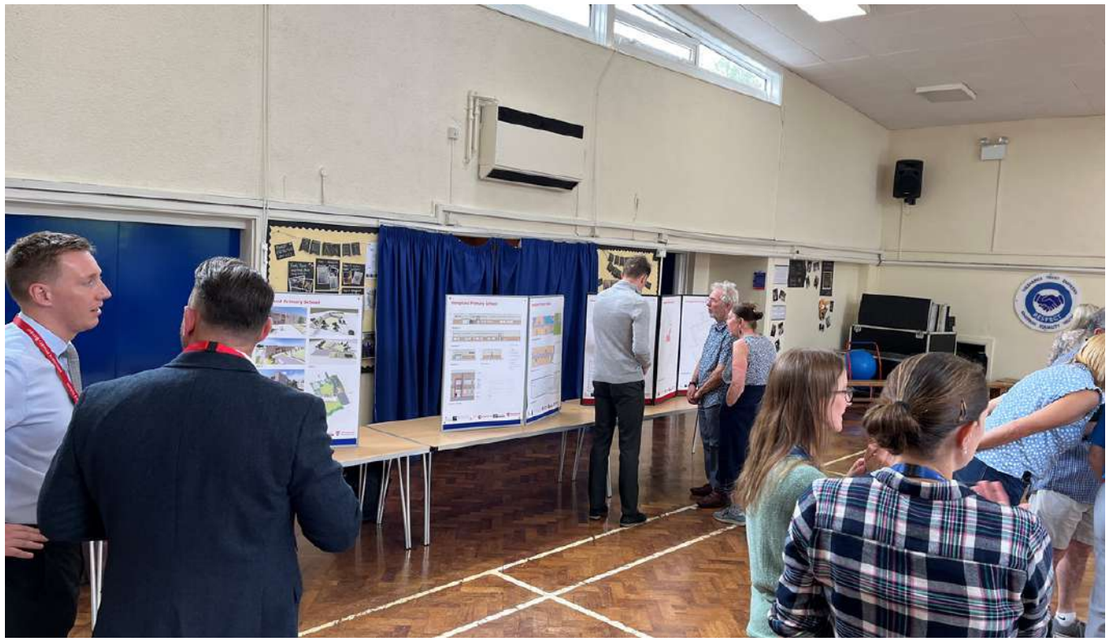
2. The in-person event was held on 6th July 2023 at Hempland Primary School. Large presentation boards were on display and members of the design team were on hand to talk through the proposals with anyone who attended.

3. The event was very well attended, with over 67 stakeholders signing in. The majority of attendees were local residents, however the event was also attended by parents, grandparents, CYC Councillors and Parish Councillors.

4. Feedback forms were available to be completed at the event, or could also be sent to the agents via email if anyone wanted to provide their comments at home.

5. Many attendees viewed the proposals and left the event without completing the formwork, as they were in support of the scheme, however there was still plenty of feedback received, both written and verbal. In total, we received 30 forms completed at the event and emailed to us in the following weeks.

6. The general view of the public was that the provision of a new school was supported, with 82% in favour. With regard the design, the schemes were also strongly supported, with 72% of the feedback forms indicating that they liked the design. It should also be noted that many people who were in support of the development did not feel the need to complete a form.



04

Design Proposals

View from Northern KS1 playground looking South

4.1 Design Principles

The Projects aim is to produce a new two form entry Primary school with a planned number of 420 pupils 2198m^2. Additionally the school must be Net-Zero Carbon in Operation.

The project must follow the Schedule of Accommodation tool to meet the space requirements to fit the schools needs.

As well as the spaces all meeting the requirements, the organisation of the spaces to create the best adjacencies which work for the subjects, need to be thought about and brought into the design process.

The design team must also follow the School Specific Brief alongside the Generic Design Brief.

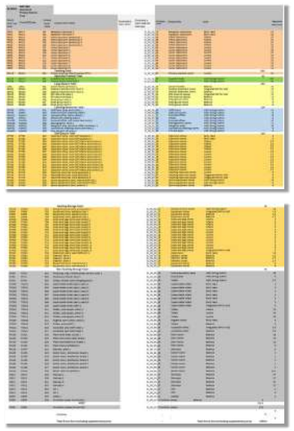
Th Schools vision is also an important factor to be considered during the design process and provide a scheme which best helps them achieve their vision for both education of the students and the environment they are in. The Pathfinder Academy Trust aim to have an outstanding education for all students, tailored their individual needs and aspirations.

At Hempland Primary School, the children are taught the core values of Respect, Opportunity, Ambition and Resilience and these values underpin the whole of the curriculum offer.

4.2 Design Development

During Concept Design and Developed Design Stage the scheme evolved in the following areas:

- Schedule of Accommodation Tool
- The Client Engagement Meeting Process
- Internal adjacency layouts
- Landscape design
- Site Organisation - levels/drainage
- NZCIO design

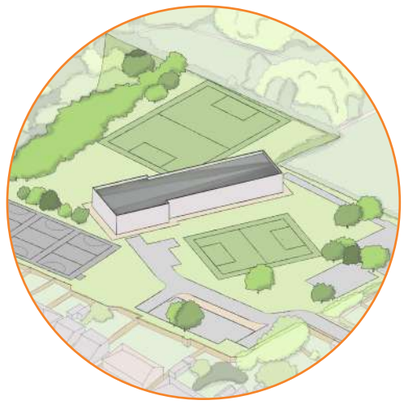


2022

- Received the Brief for the school and the schedule of accommodation tool was used to produce the requirements for the school.
- The control option was also analysed and pros and cons were produced on how this could be made better to suit the schools needs

March 2023

- Adjacency diagrams produced to suit the School Specific Brief and Accommodation Schedule.
- The Landscape Masterplan sketches were also produced alongside the internal adjacency diagrams to get an idea of how the building and the landscape can work together to meet the schools needs.



April - May 2023

- Initial ideas were then put through the Client Engagement Meeting process to progress the design as a design team whilst having weekly feedback from the school and the DfE.
- Through the 6 week process the design evolved and decision were made on; The layout of the building, the material choices of the external finishes of the building, the landscaping strategies, the structural and civil strategies, the MEP strategies and the FF&E layouts.

June 2023

A Stage 3 submission was made to the DfE for approval and the proposed scheme underwent public consultation before Planning submission

4.3 School Brief

The proposed option is a whole school new two-storey build, located south and parallel to the existing school building. The building is arranged in an east-west axis allowing for a building frontage facing the arrivals to the north of the site.

The new school building will have a projecting presence for staff, pupils, parents and visitors entering the school site. Upon entry through the secure line, the full north façade of school building will be visible.

The Concept Development Options Appraisal undertaken between the TA and the DfE project team.

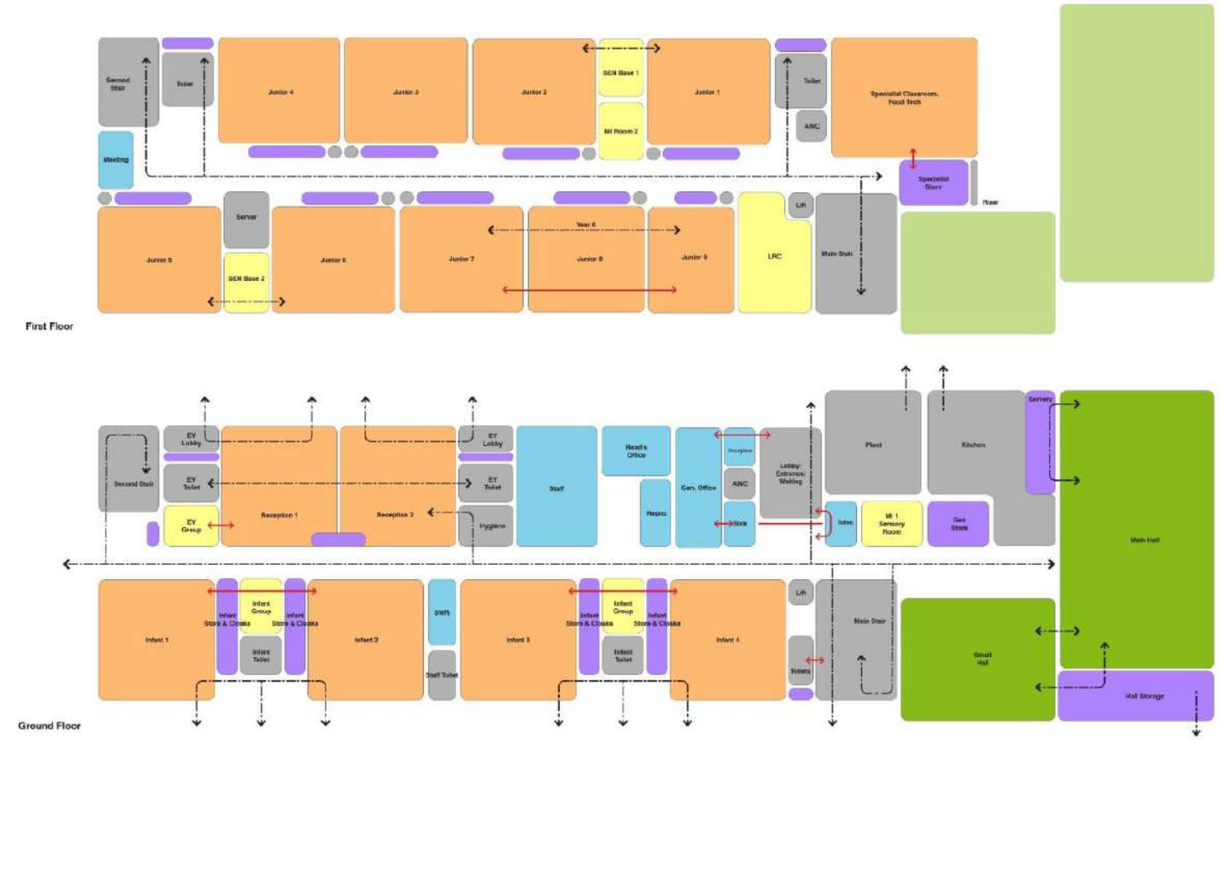
This process uses the DfE Concept Development Options Scoring Template.

Three options (A,B+C) were appraised and Option B was progressed into the Concept Control Option, achieving the highest score, as well as receiving positive feedback in meetings with the project team and school.

Option B:

- A two-storey new build immediately south of the existing school building.
- Arranged on an east-west axis, located on the existing soft formal play pitch.
- Existing school building will be demolished following completion of the new build.
- Access for road vehicles and pedestrians would be from the existing access point at the north of the site.
- The option as developed, retained the existing staff car park at the north with the provision of additional accessible car parking spaces and a turning circle provided in closer proximity to the school.
- The proposal includes an additional play area to the north of the school building to ensure sufficient outside play provision.
- The existing key stage 1 hard playground will be retained to the north-west of the site. The early years play space is provided immediately in front (to the west) of the school classrooms, and in this area the potential future nursery could be provided as a separate block.
- The forest school and existing woodland area at the south of the site would be unaffected by the proposal.
- Retention of Category A trees.
- No requirement for temporary accommodation.
- Presence of the building on the site: front of the school faces the site access road.

The option presents as accessible for construction, with the ability to use the key stage 2 play area as a construction compound and retain the key stage 1 area for outdoor school play. Utilising the east of the site for construction is considered to be more manageable for segregation of the school operation and construction works and access.



4.4 Proposed Plans

Internal Layout & Adjacencies

The two-storey building allows for Early Years and KS1 facilities on the ground floor, with KS2 teaching spaces on the first floor.

The ground floor consists of the school reception and offices adjacent to the Early Years teaching spaces on the northern aspect of the building. Year 1 and 2 classrooms are on the southern aspect of the building, with the school hall and small hall provided on the eastern end of the building, alongside the school kitchen and plant room.

In accordance with the school's design requirements, each Year group has direct access to an individual small learning support room. The Reception classrooms are proposed to be merged, to provide a single shared teaching space, with direct access to cloak rooms and toilets for each class area. The toilets are directly accessible from the Early Years play area which lies immediately outside the classrooms on the northern side of the school.

On the first floor, the adjacencies are similar, with pairs of classrooms served by a small individual learning support room. A single set of gender specific toilets are provided for the KS2 pupils on the first floor. The school library lies adjacent to the Year 6 classrooms and the stairwell. A third Year 6 classroom, slightly smaller than a standard junior classroom, is included at the schools requirement.

The school request a junior practical teaching class base for the whole school use for cookery, art and STEM provision; this lies within the KS2 area on the first floor, local to the stairway and library for ease of whole school use. The recently installed sensory room is to be re-provided in the new school, and this facility has flexibility to lie on the ground or first floor.

2 | L01 - Proposed Floor Plan
1 : 100

1 | L00 - Proposed Floor Plan
1 : 100

By Department Legend

- Basic Teaching Area
- Large Spaces
- Learning Resource Areas
- Staff and Admin Areas
- Storage
- Non-net Area

4.5 Proposed Elevations

The exterior of the school features a contemporary yet approachable aesthetic, characterized by a harmonious blend of cladding and brickwork. The facade incorporates large windows that allow ample natural light to flood the classrooms, promoting a bright and cheerful atmosphere. The windows also include a louvered band to allow for natural ventilation to the spaces thoughout.

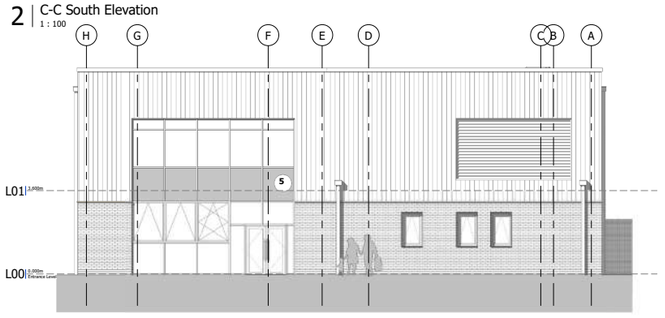
Entrances on the building are highlighted by metal framing (in school colours), creating a focal point that draws visitors and students into the building.

Buff Brick is proposed to fit within the local context, maintaining a sense of harmony and continuity with the surrounding architecture The warm earthy tones of the brick blend into the wooodland setting and take cues from the landscape. It is particularly advantageous for brick to be used for ground floor areas and public spaces, which tend to experience higher levels of activity and require higher levels of durability.

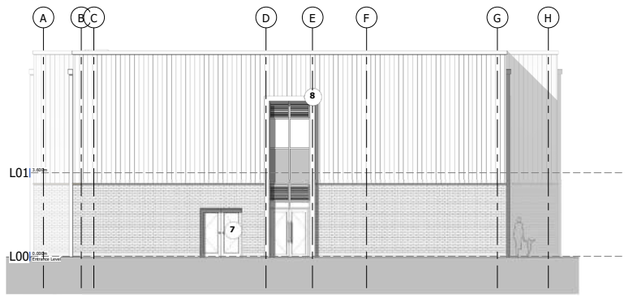
To break-up and soften the elevations vertical metal cladding is introduced at first floor. This mimics the appearance of timber planks and aligns with the height of the existing tree canopy. The reflective properties of the metal cladding add a dynamic element to the building's exterior. As sunlight interacts with the metal surface, it creates subtle highlights and shadows that mimic the play of light on timber grain. This effect enhances the depth and visual interest of the facade.

The large hall spaces include elements of curtain walling which break up the façades and allow natural daylight to penetrate into the double height spaces.

1 | _A-A North Elevation
1 : 100



2 | C-C South Elevation
1 : 100

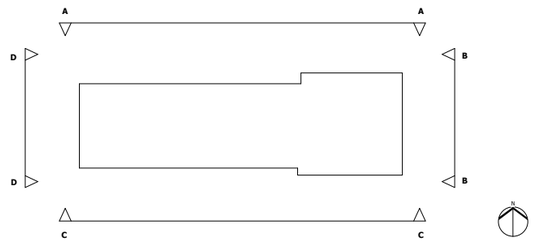


3 | B-B East Elevation
1 : 100

4 | D-D West Elevation
1 : 100

Materials Key

1. Buff Brick, running bond. Mortar colour: Mid Buff
2. Non-combustable Aluminumum cladding panels, colour: mushroom
3. Powder-coated Aluminium glazed doors and windows, colour: to match cladding
4. Integrated louvred ventilation panel to match glazing frames
5. Insulated spandrel panel, colour: Light Grey
6. Non-illuminated building Signage
7. Powder-coated Steel External Storage door, colour: Dark Grey
8. Powder-coated Aluminum flashing to Entrance in school colours
9. Grey/Blue plinth brick
10. Bat Boxes
11. Obscure Galazing



Key Plan

4.6 Materials

The scheme has been designed alongside a palette of materials that reflect the aspirational and contemporary urban nature of the scheme whilst complementing the surrounding material choices, as well as fitting in with the retained elements of the site.
The predominate materials are buff brick and a aluminium cladding.

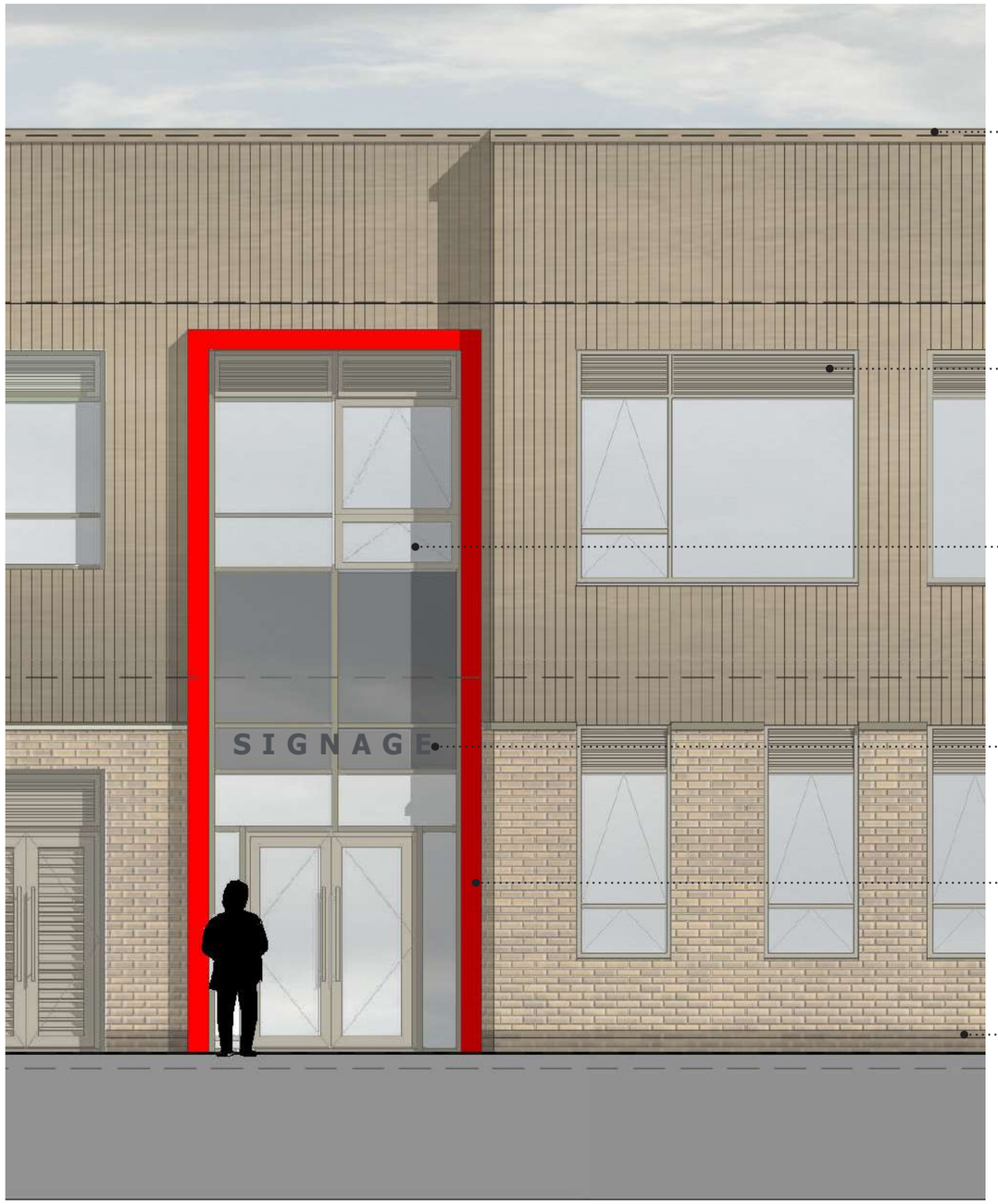
The Buff brick will be used majority of the masonry with a dark grey/blue brick used as a plinth for the buff to sit on.

The elevations have a refined simplicity and strong geometry with well-proportioned windows. The masonry creates a robust and low maintenance facade.

01. Buff Brick

02. Dark grey/blue plinth brick

03. Vertical Aluminium cladding planks



Parapet Coping
To match cladding

Windows
PPC Aluminium in a complimentary colour to cladding Uniform across the scheme in an contemporary aesthetic

Glazing
Full height glazing to the entrance to create a welcoming facade. Main windows to size that meet daylight requirements for each space.

Signage Zone

Framed Entrance
School colours to bring in some branding

Masonry
Buff brick with a Grey/Blue Brick Plinth

05

Access, Movement & Maintenance

View from Eastern playground towards Main Hall

5.1 Access

Student/Staff Pedestrian access routes
Pedestrians access through 2 existing entrances. The main entrance being through the pedestrian gates off Whitby Ave and the secondary access from the south east entrance off Hempland Lane

Proposed DDA compliant route to existing games courts

Delivery vehicle access/egress
Vehicle to enter through main vehicle gates, drive down to the main building entrance/kitchens to drop off deliveries, then use the turning head to reverse out when exiting the site

Fire Tender access (15% building elevation)
Fire tender vehicles to access through main entrance gates, drive down to the end of the access road for 15% building coverage

Refuse vehicle access/egress
Vehicles to access binstore by driving through the car park, stopping at the bins, then driving out the car park exit point (drive in, drive out car park)

Grounds maintenance access route

Car parking access and egress
Parking is accessed through main entrance gates. The gates are opened through fob or intercom access. Car park to include, 2 EV bays and 2 disabled parking bays. Cycle and scooter parking is provided to both main entrance and secondary entrance off Hempland Lane.

Primary Building Entrances

Secondary Building Entrances

Primary Site Access

Secondary Site Access

Cycle Parking

ExP Retained existing cycle parking spaces and shelter: 30nr cycle parking spaces. Pupil use.

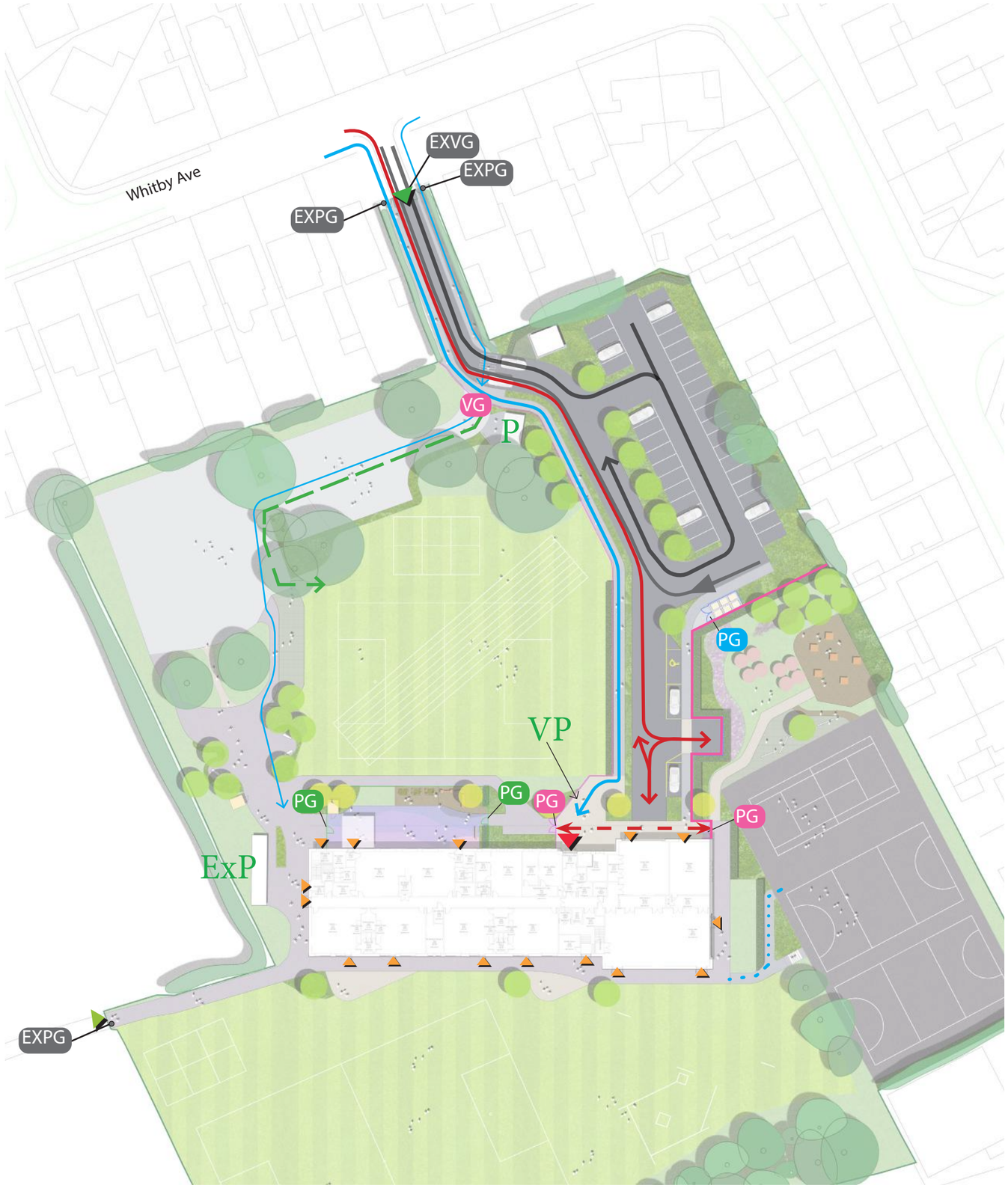
P 4nr scooter racks, each holds 10nr scooters or 5 bikes. 20nr cycle parking spaces. Covered provision behind secure line. Pupil, and staff use.

VP Visitor cycle parking 10nr spaces. Uncovered. School frontage.

Total:

-60nr cycle parking spaces

-40nr scooter parking spaces



5.2 Site secure line, fences and boundary treatments

EXVG — Existing retained vehicle gate

EXPG — Existing retained pedestrian gate

VG — Proposed vehicle gate. 1.8m high railing infill

PG — Proposed pedestrian gate. 1.8m high railing infill

PG — Proposed pedestrian gate. 1.2m high railing infill to early years space

PG — Proposed pedestrian gate. 1.8m high timber double leaf gate to bin store

New site secure line fence-to match existing height/type-2.4m weldmesh. Tie in to existing fenceline boundary

Fencing and boundary treatments

Existing boundary fence

2.4m weldmesh fence to secure line

1.8m timber fence to bin store

1.2m bowtop fence to early years externals

5.3 Refuse Strategy

A refuse strategy has been developed for the site to ensure that collections can be achieved.

Swept path analysis has been undertaken for a refuse vehicle within the site to ensure that access can be gained to all locations.

Key

- Bins
- Access for bin lorries
- Route from school to bin store

5.4 Fire Strategy

The Fire Strategy for this scheme has been developed based on the guidance found within Approved Document B, as well as other relevant guidance such as BS 9999:2008 and BS 9991:2011.

Key areas addressed by the Fire Strategy design for this development are as follows:

- Means of escape
- Compartmentation and fire spread
- Smoke control
- Fire suppression
- Fire spread control
- Detection and Alarm
- Fire fighting access
- Emergency facilities

Key

30 min fire rating required

60 min fire rating required

90 min fire rating required

Existing Walls - Fire Rating presumed 30 min

Existing Walls - Fire Rating presumed 60 min

Direction of escape

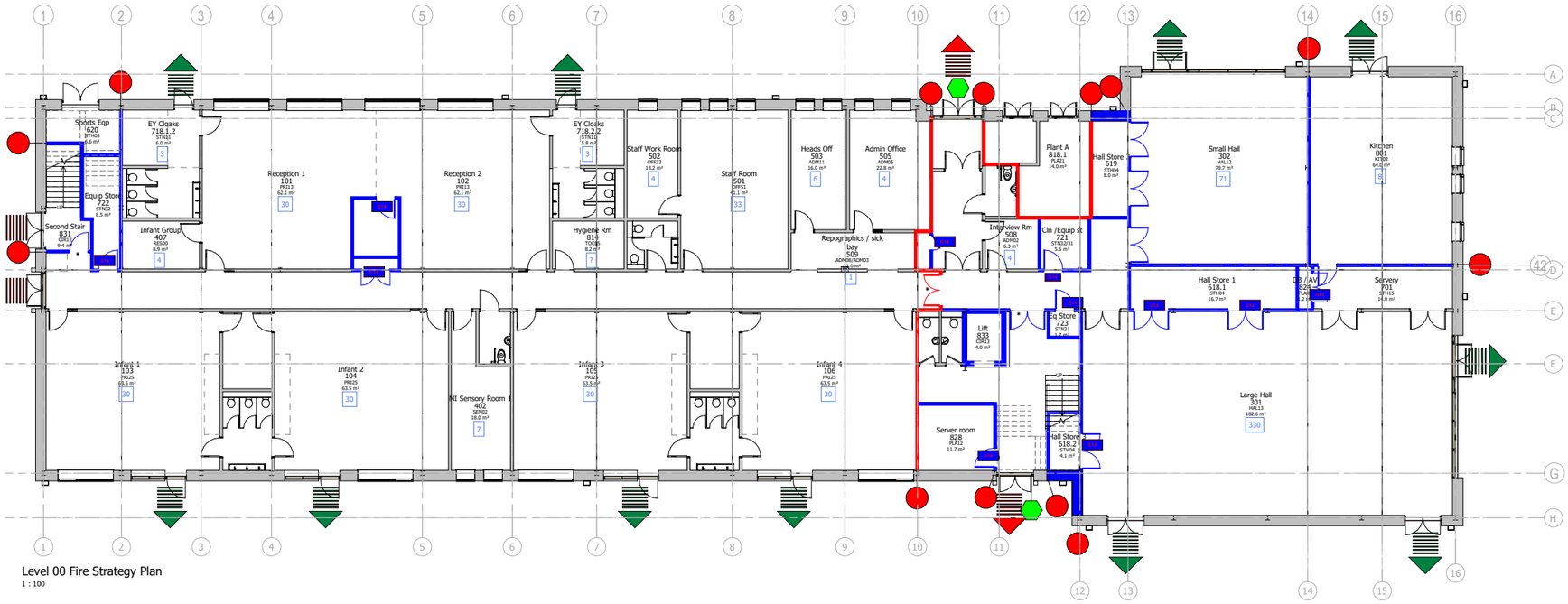
External wall cavity barriers (max 20m c/s), refer to WBA 21 series drawings for setting out dimensions.

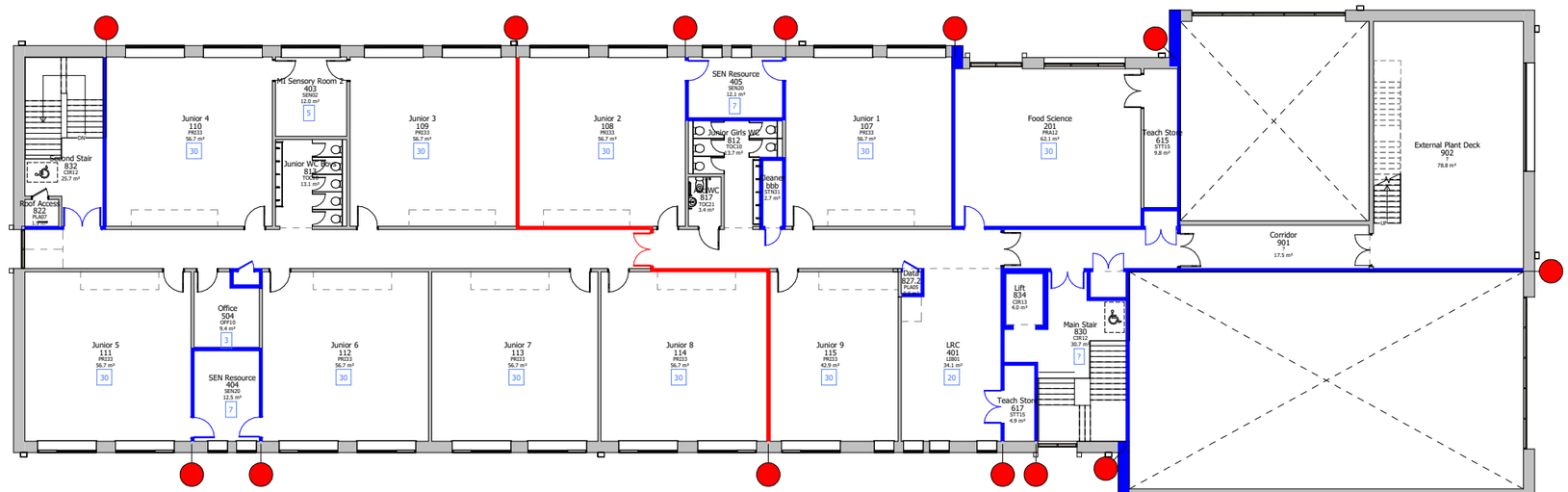
Fire Exit - These exits are defined as being from areas where the occupants will be trained in emergency escape procedures and where panic situations, therefore, are not likely to arise.

Emergency escape ironmongery must be fitted to this class of exit, to conform to BS EN 179. These doors must provide safe and effective escape through a doorway with one single operation to release the emergency exit device, although this can require prior knowledge of its operation.

Panic Exit - These exits are defined as being provided from areas where the public are likely to be present and a panic situation could arise if the building must be evacuated quickly.

Panic ironmongery must be fitted to this class of exit, to conform to BS EN 1125:2008. The BS requires that these doors provide 'safe and effective escape through a doorway with minimum effort and without prior knowledge of the panic exit device allowing safe escape even in the event of the door being under pressure such as by people being pushed against the door in the direction of escape'



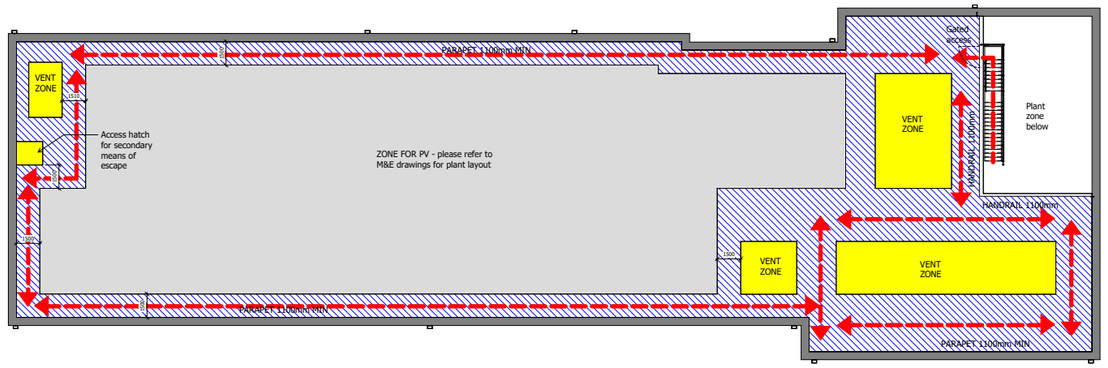


5.5 Maintenance Strategy

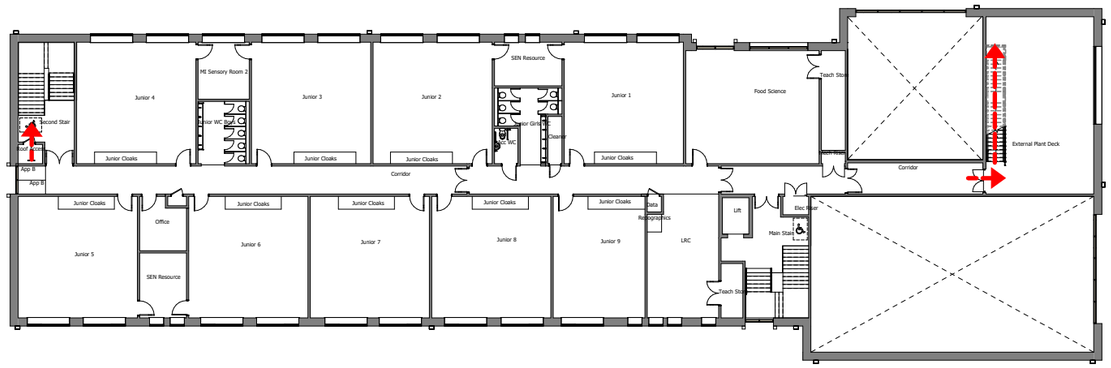
The maintenance strategy for this development is an integral part of the overall scheme and has been considered carefully as part of the product development process.

1st Floor Plant Deck (ASHP etc.):
- Lift and stair access from main core.

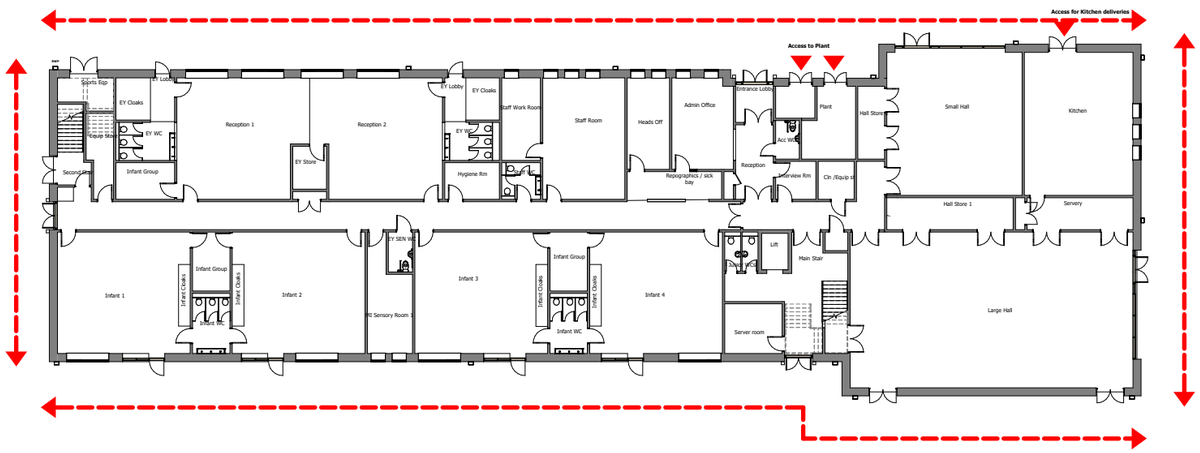
Main Roof (PV/ ASHP/ Vent Plant):
- Access from external stair on plant deck. Secondary means of escape via access hatch and ladder.



3 | LRoof Access and Maintenance Plan
1 : 100



2 | L01 Access and Maintenance Plan
1 : 100



1 | L00 Access and Maintenance Plan
1 : 100

Access and Maintenance Plan

5.5 Maintenance Strategy

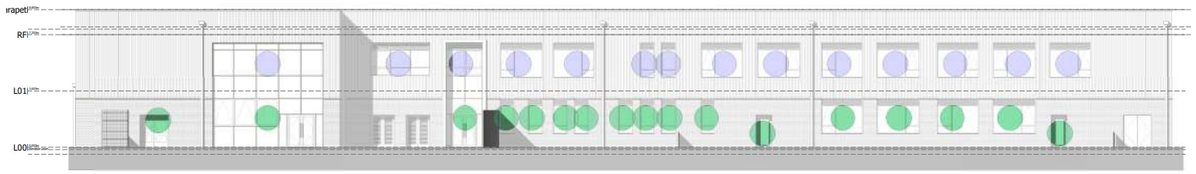
The maintenance strategy for this development is an integral part of the overall scheme and has been considered carefully as part of the product development process.

All higher level windows will be cleaned with a water fed pole from the lowest level or from the adjacent roof.

The low level windows can be cleaned by hand from the low level.

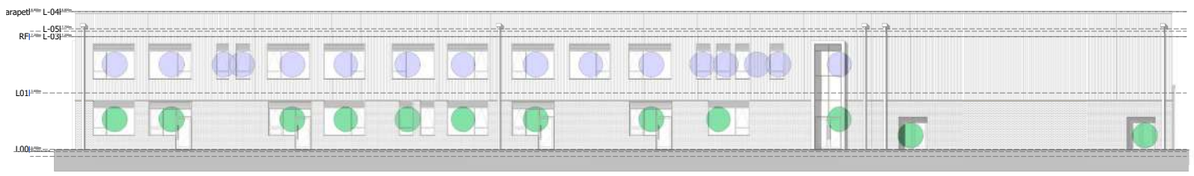
The roof parapet runs all along the exterior up to 1100mm to allow for safe roof access, the run walkway will be tread tiled to prevent slippage.

The extent of the buildings parameter can be accessed by MEWP from ground level if needed.

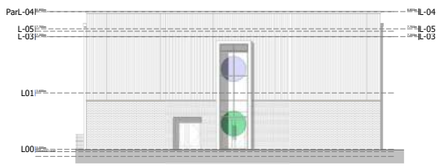


2 | Elevation A Cleaning and Maintenance
1 : 100

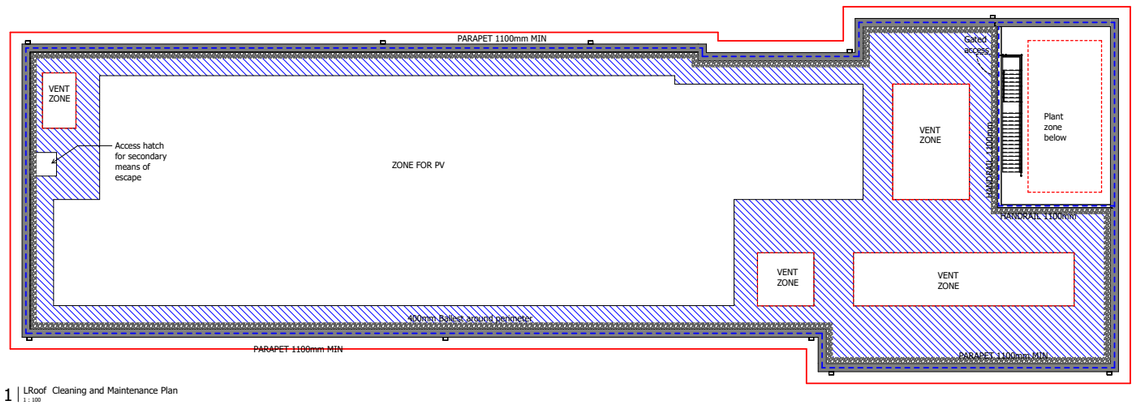
4 | Elevation B Cleaning and Maintenance
1 : 100



3 | Elevation C Cleaning and Maintenance
1 : 100



5 | Elevation D Cleaning and Maintenance
1 : 100

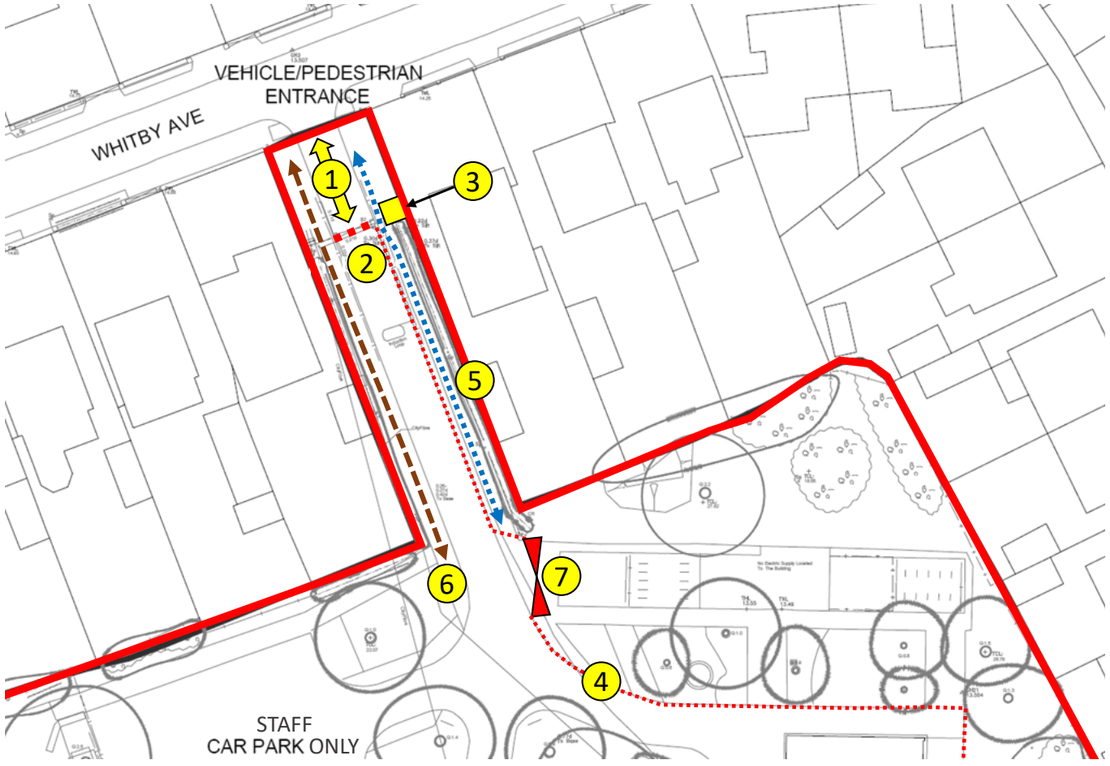


1 | LRoof Cleaning and Maintenance Plan
1 : 100

Cleaning and Maintenance

- Easy Clean from lowest level or from adjacent roof level
- Water fed pole from lowest level or from adjacent roof level
- Main roof access (non-public access) to include run of walkway tread tiling to prevent slippage
- Parapet to 1100mm high to afford safe access
- Extent of building parameter to be accessible from suitable MEWP located at ground level - refer to Landscape Masterplan for details
- Area of Plant equipment

5.6 Temporary Transport Arrangements



Site Access and Egress

01. ISG Site Traffic access/ egress.
02. Existing school gates.
03. ISG gate cabin.
04. 2.4m Solid hoarding c/w safety lighting to school side.
05. ISG pedestrian route only.
06. School pedestrian route only.
07. ISG Gates.

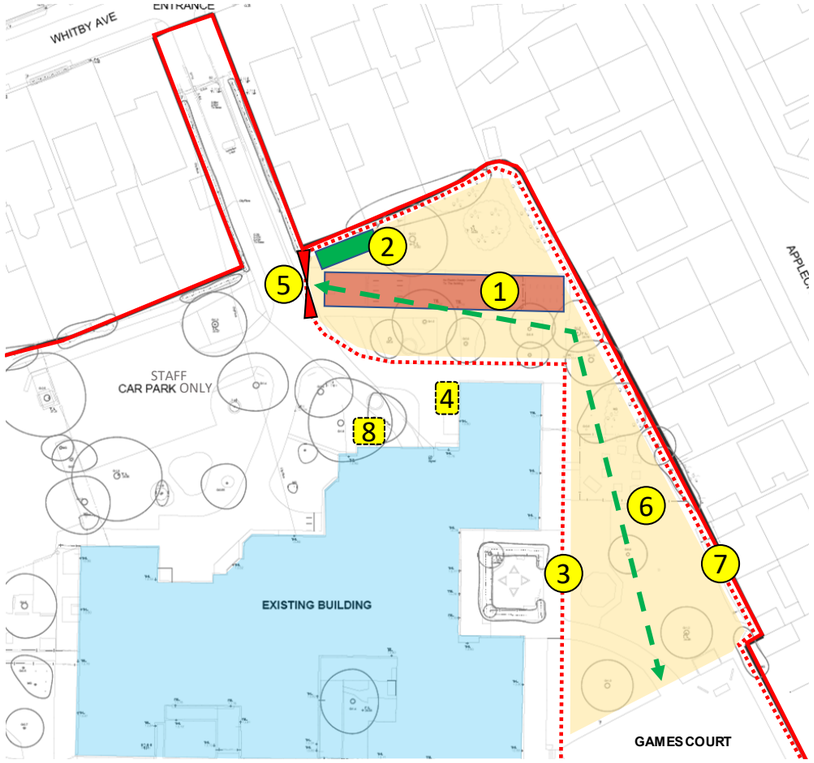
Notes;
Vehicles can be held on site away from the public highway & off the school road.

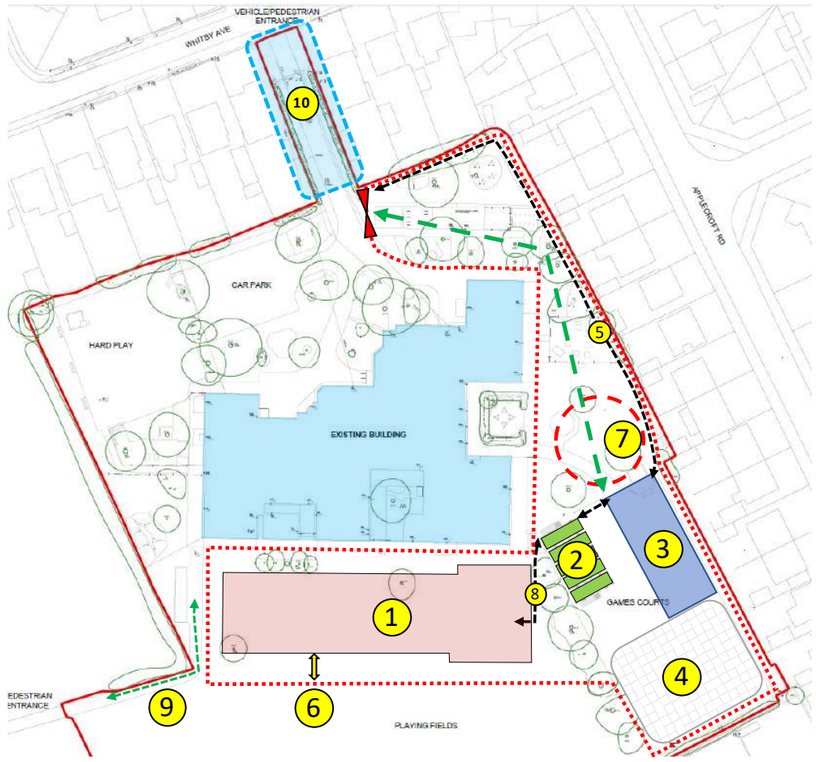
ISG site traffic to avoid school drop-offs 8-9 am, and pick-ups 2.30- 4.30 pm

Tree Protection Zones

Tree protection zones in and around the site during construction and demolition

5.6 Temporary Transport Arrangements cont....





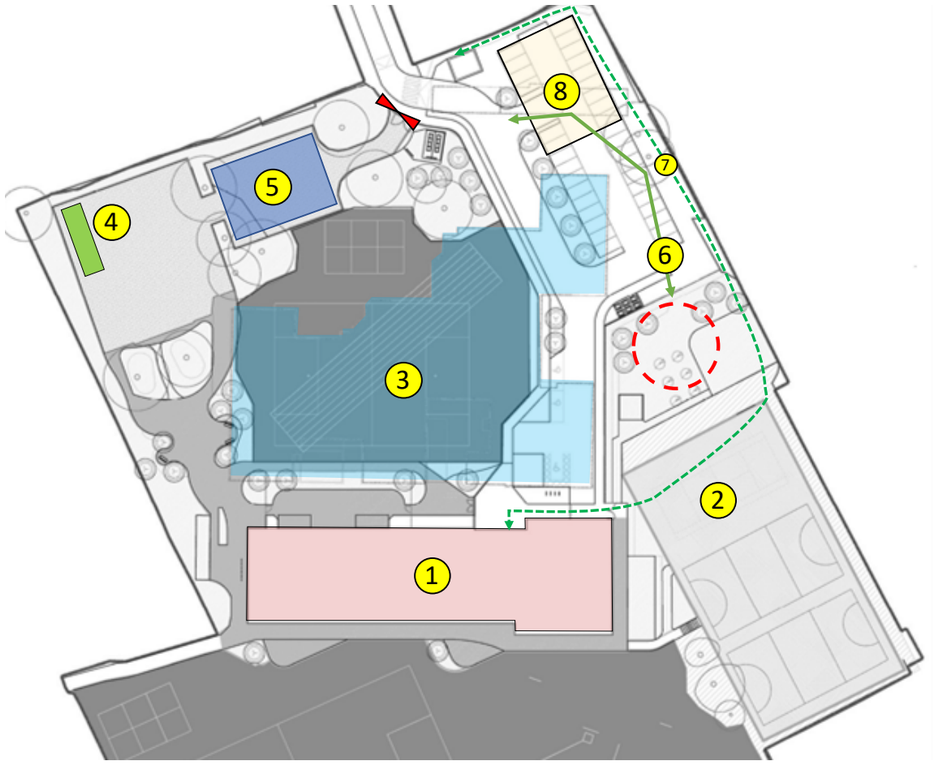
Phase 1: Enabling Works;Outbuilding Demolition & Haul road construction Week 1-6.

01. Outbuilding for demolition & tree felling operations.
02. ISG SC Temporary Office and Welfare.
03. Solid 2.4m hoarding.
04. School bin storage.
05. ISG gates.
06. Install haul road, ducting, drainage and hardstanding areas.
07. Heras fencing against gardens.
08. Temporary cycle store.

Phase 2: Build New School. Week 6-56. PC date Jan. 25

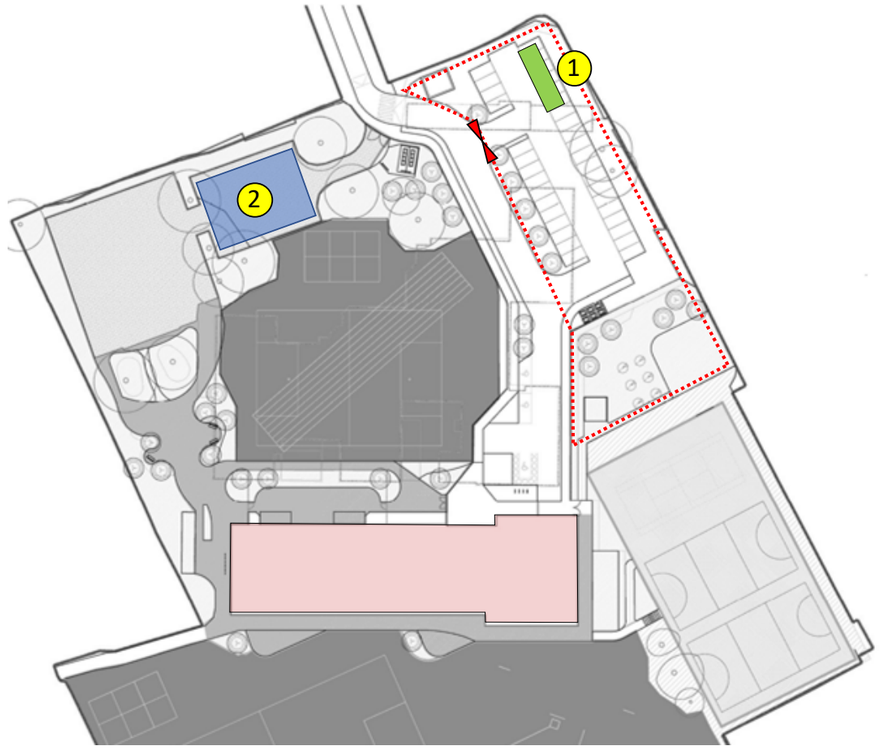
01. New Build footprint.
02. ISG stacked Offices and Welfare. (10no)
03. Contractor Parking. 20 spaces.
04. Material Storage.
05. ISG segregated pedestrian footpath.
06. 6/8m wide working area.
07. Turning circle.
08. ISG segregated pedestrian footpath into new build.
09. Pedestrian route to and from school kept open throughout the works.
10. Utility connections within school access road to be completed in Easter and Summer holidays 2024.

5.6 Temporary Transport Arrangements cont....



Phase 3: Demolition of Existing School & Landscaping. Week 57-85
PC date Jul. 25

01. New completed school.
02. New KS2 play area.
03. Existing school to be demolished.
04. ISG stacked offices and welfare, 2no.
05. Contractor parking.
06. School deliveries/ collections, utilising haul road/ hardstanding and turning circle.
07. School pedestrian route, utilising ISG route.
08. School Parking, 15no bays.



Phase 4: Complete Car-park & Garden. Week 86-88. Summer Hols, 2025

01. ISG office and welfare.
02. Temporary School parking.

06

Secure by Design

View from entrance into site via Whitby Avenue

6.1 Secure by Design

1. Introduction

A report was provided by North Yorkshire Police . It is intended to highlight any crime and disorder issues in the vicinity of the proposed development, assess the development in terms of its likely effect on crime and disorder and identify design solutions that will help to reduce vulnerability to crime. The recommendations made have followed the principles of 'Crime Prevention through Environmental Design' (CPTED). The report is summarized in the section below.

The overall design and layout of the proposed scheme is considered good.

2. Proposal

2.1. The proposal concerns the demolition of the existing Hempland Primary School building and construction of a new school building at Whitby Avenue in York.

3. Safety and Security Considerations

3.1. Typical safety and security implications for a development of this nature could include:

- Burglary and theft of personal belongings
- Trespass on the site and unauthorised access to the building
- Damage to the building and parked vehicles
- Bicycle theft
- Antisocial behaviour
- Theft and criminal damage during the construction period

4. Crime Issues at Location

4.1. An analysis of police recorded incidents in the area of the proposed development highlights the presence of crime and antisocial behaviour which could impact upon the security of the scheme. The analysis covers a period from the 1 September 2021 to the 31 August 2022 and is attached at Appendix A for information. In summary, there were 30 crimes and 18 antisocial behaviour incidents recorded during this twelve month period.

4.2. The most significant crime issue that could affect this development is criminal damage. Safeguarding of the school pupils also needs to be taken into consideration. Modus Operandi for crime committed in the area includes:

- Unknown offender climbs onto a school roof and causes damage to a roof light
- Burglary by forcing entry into a dwelling garage and stealing a cycle from within
- Damage to parked unattended vehicles
- Large group of youths causing a noise nuisance at night on a playing field

4.3. This analysis gives an indication of the current crime and disorder levels in the area. Any new development has the potential to increase these levels if the designing out of crime is not considered and implemented.

5. Observations, Advice and Recommendations

5.1. Access Control

5.1.1. There is no public access to the site outside of school hours unless it is an organised event.

5.1.2. The area forming the route from the public site entrance on Whitby Avenue to the main school entrance and to the car park and delivery point is considered to be open to view from the reception area and it is noted that it is to be secured from the rest of the site. This will help to deter trespass into other parts of the school grounds and channel all visitors through reception.

5.1.3. It is noted that the main entrance lobby will have appropriate access controls in place. That there will also be progressive security measures to control access into the classroom corridor when there are events held in the school hall out of normal school hours.

5.1.4. There is gated footpath access to the school site from the Hempland allotments and playing field. The gate is controlled by the school to give access at the start and end of the school day.

5.2. Surveillance and Activity Support

5.2.1. It is pleasing to note that the proposed new building does not have recesses because they can present opportunities for antisocial behaviour such as graffiti and inappropriate loitering.

5.2.2. The school's reception entrance should be clearly signposted from the entrance onto the site. People found trespassing and intent on committing crime on school grounds will often use the excuse that they could not find their way to the reception and the presence of clear signs will go some way to dismiss this excuse and help the school staff, police or other authority during their investigations. Likewise, signs that identify areas that are not open to public access can act as a reminder that unauthorised persons could be challenged.

5.2.3. So as not to impede natural surveillance, planting in the car park should either have a maximum growth height of 1m or should be maintained to that height and the lowest branch of any tree should be at least 2.5m from ground level.

5.2.4. A lighting scheme for the school site should be sufficient to cater for lawful after dark. It should evenly distribute the light creating no dark shadows, provide good colour rendition, not cause glare or light pollution and should support both formal and informal surveillance of the site.

5.2.5. External illumination is recommended for the entrance gates, the route to the main entrance, the car park (if occupied by vehicles) and observable building elevations.

5.2.6. 5.2.6. Consider installing a CCTV system to cover the main entrance, car park, cycle shelters and fire escape doors. It should be capable of being monitored from the school office/reception. This would enhance the security of the site, and provided clear warning notices were displayed, it can also deter potential offenders.

5.2.7. Any CCTV system installed should:

- Provide digital quality colour images
- Be maintained, working and recording at all times
- Recordings should be of sufficient quality to be produced in court
- Copies of recording should be kept available for a minimum of 30 days and available to any responsible authority within a 48hr request
- Recording should display the correct time and date of the recording
- Comply with the CCTV Code of Practice issued by the Information
- Commissioners Office (ICO), which can be found at https://ico.org.uk/

5.3. Defensible Space and Territoriality

5.3.1. The site has a clearly defined boundary using a fence which limits trespass onto the site.

5.3.2. It is noted that the area forming the route from the main public entrance to the site and the school reception is to have 2.4m high weldmesh security fencing to channel visitors to the main entrance and prevent unauthorised access to the rest of the school. From a safeguarding perspective, this is to be commended.

6.1 Secure by Design cont....

5.4. Physical Protection

5.4.1. Preventing easy access to roofs should be considered at the design stage of the building. External rainwater pipes can be used for climbing and should be either square or rectangular in section, flush fitted against the wall or contained within a wall cavity or covered recess. Bends in pipes and horizontal runs should be minimized. They should be of fire resistant material.

5.4.2. Flat roofs, particularly those at a low level, may be more easily accessed and depending on materials may be more vulnerable to intrusion either by cutting through the deck or forcing open roof lights and other openings. Low-level flat roofs may also create a risk of falling by a person who has climbed onto the roof recklessly. The crime analysis shows that the current school building is susceptible to youths climbing onto the roof. Consequently, it is important to ensure that this is not the case for the new building.

5.4.3. Because there is to be an external stairway to the second storey roof from the first storey. Consider caging access to the stairway to prevent unauthorised use.

5.4.4. Doorsets and windows must comply with PAS24:2016, roof lights should also ideally, as a minimum standard, comply with LPS1175 Issue 8 Security Rating 2, or to the same standard of a similar rating scheme. External windows on the ground floor should also be fitted with opening restrictors.

5.4.5. The security of waste storage is an important consideration. Waste containers, particularly those with wheels, can be used for climbing and the contents used to start fires. It is noted that there is to be a secure store located well away from the school building.

5.4.6. External furniture such as benches and planters, together with sports and play equipment and structures, should be of robust vandal and graffiti resistant design. Furniture should be fixed into the ground in order to prevent its theft and reduce the possibility of it being used for climbing or as a tool to break through the shell of the building. External furniture should not be located at or close to a building line where it can be used to climb onto roofs and nor should it be located against boundary fences.

5.4.7. Litter bins can also be used to assist climbing and the contents used to start a fire. It is preferable that the bins are of a type that can be locked onto a fixed base and that they are located away from the building. Under no circumstances must litter bins be wall mounted beneath windows or on walls

5.4.8. Theft resistant fastenings should be used to secure the PV panels that are to be fitted on the school roof.

5.4.9. It is noted that there will be external covered cycle racks. The design of the stands should enable the cycle to be secured at two separate parts of the cycle, for example a 'Sheffield Bar'.

5.4.10. A suitably designed, fit for purpose, intruder alarm system should be installed to protect the building out of hours.

5.4.11. Staff rooms should provide each member of staff with secure storage for clothing and personal belongings.

5.4.12. Consider secure storage space for valuable items of school equipment. If possible, select a room with no windows and no external door or roof lights. It is recommended that all internal doorsets to non-student areas and equipment stores should be of robust construction and fitted with locking furniture, or incorporate an electronic access control system, so that they can be secured to prevent unauthorised access.

6. Conclusion

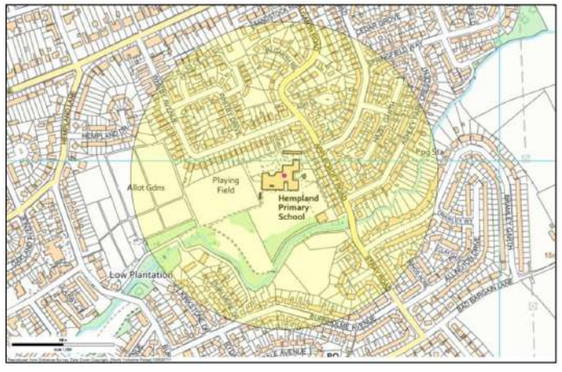
6.1. The above advice and recommendations are intended to ensure that should this site be developed as proposed; it will provide a safe and secure environment by reducing the opportunities for crime and antisocial behaviour to occur. This will accord with the core principles and design objectives set out in the National Planning Policy Framework and local policy.

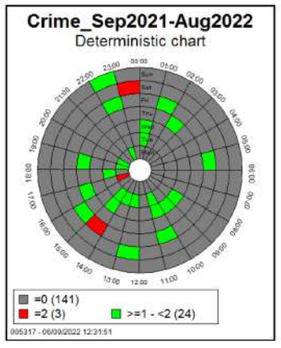
7. North Yorkshire Police Crime Analysis

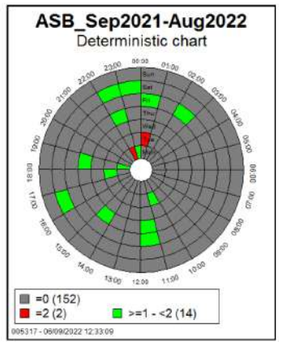
7.1. The analysis covers a period from the 1 September 2021 to the 31 August 2022 to a radius of 300m of the proposal.

Crime Types	Count
ASB Environmental	2
ASB Nuisance	14
ASB Personal	2
Burglary Business and Community	1
Burglary Residential	2
Crime related incident	1
Criminal Damage	4
Drugs	3
Fraud & Forgery	4
Other Offences	1
Stolen Motor Vehicle	2
Theft General	1
Violence	10
Grand Total	**47**

Map of Study Area





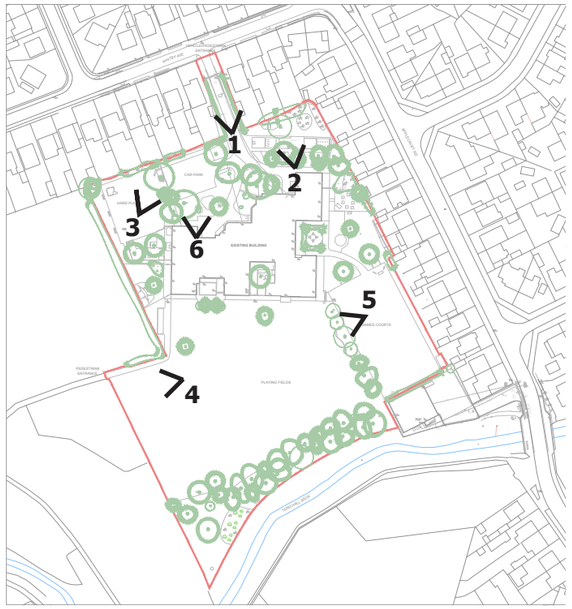


07

Landscape

View towards Building from the West Pedestrian Entrance

7.1 Existing Site Analysis



Site Boundary and Entrances

The existing school has two entrances. The main entrance from Whitby Avenue consists of vehicle and pedestrian gates both controlled by intercom and fob **(1)** The secondary entrance is via the open space (accessed from Hempland Lane/Burnholme Drive) **(4)**. This is pedestrian access only and is used at the start and end of the school day by parents and pupils. During school hours the gate is locked.

The northern boundary is flanked by rear gardens of private houses, mainly bungalows. These are enclosed with a variety of close board fences and dense hedgelines forming the secure line to the school site. **(3&6)**

An existing dense native hedge runs along the western boundary screening public open green space.

The Southern boundary is enclosed with a belt of trees /mown grass with Tang Hall Beck to the rear. **(5)**

The western boundary is secured by a mix of weldmesh fencing and post and panel fencing to residential home boundaries.

Existing car and cycle parking

The existing car park is accessed from Whitby Avenue, has approximately 18nr spaces, with a further 8-10 spaces scattered around the main entrance and public areas of the existing site. There are two cycle shelters on site **(2)** and **(8)** these provide a variety of cycle and scooter parking places. (Further detail is provided in the **Access**. Currently there is no provision for EV charging bays.

Existing playing field

The current school playing field is located to the south of the existing building. The proposed new build will result in a loss of playing field. A new area of playing field will be provided in place of the old school building to offset this loss. This will be of equivalent area to the loss of playing field, and the quality of the replacement playing field will be determined by an equivalence survey carried out by an Agronomist. (Ref section on **Playing Field** for further detail).

Existing trees

1

Main Entrance from Whitby Avenue

2

Existing cycle shelter to main entrance gate

3

Existing Willow to south of car park

4

5

6

7.1 Existing Site Analysis contd..

In total 78 individual trees, 11 tree groups, and 4 hedges have been identified in the Tree Survey. None of the trees have a TPO. The two Category A beech trees to the front of the school building (Trees 61 and 68) are to be retained, as are 10 other trees to the front and western side of the existing school building which includes four Category B trees.

Construction of the new building within a 'live' school site including construction logistics and new services and drainage will necessitate the removal of several trees within the site.

Generally, these comprise smaller trees of lower and moderate quality. A full landscape and tree replacement strategy is included below.

To the south eastern side of the site, tarmac games courts are located, these are to be retained and repaired in the new scheme, no other works are proposed to these courts.

7

Existing games courts

8

Cycle shelter to western side