Design & Access Statement

NEW SPORTS CENTRE AT MOSELEY PARK SCHOOL

CENTRAL LEARNING PARTNERSHIP TRUST

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RIBA
Chartered Practice

MOSELEY PARK
BUILDING SUCCESS TOGETHER

CENTRAL LEARNING PARTNERSHIP TRUST

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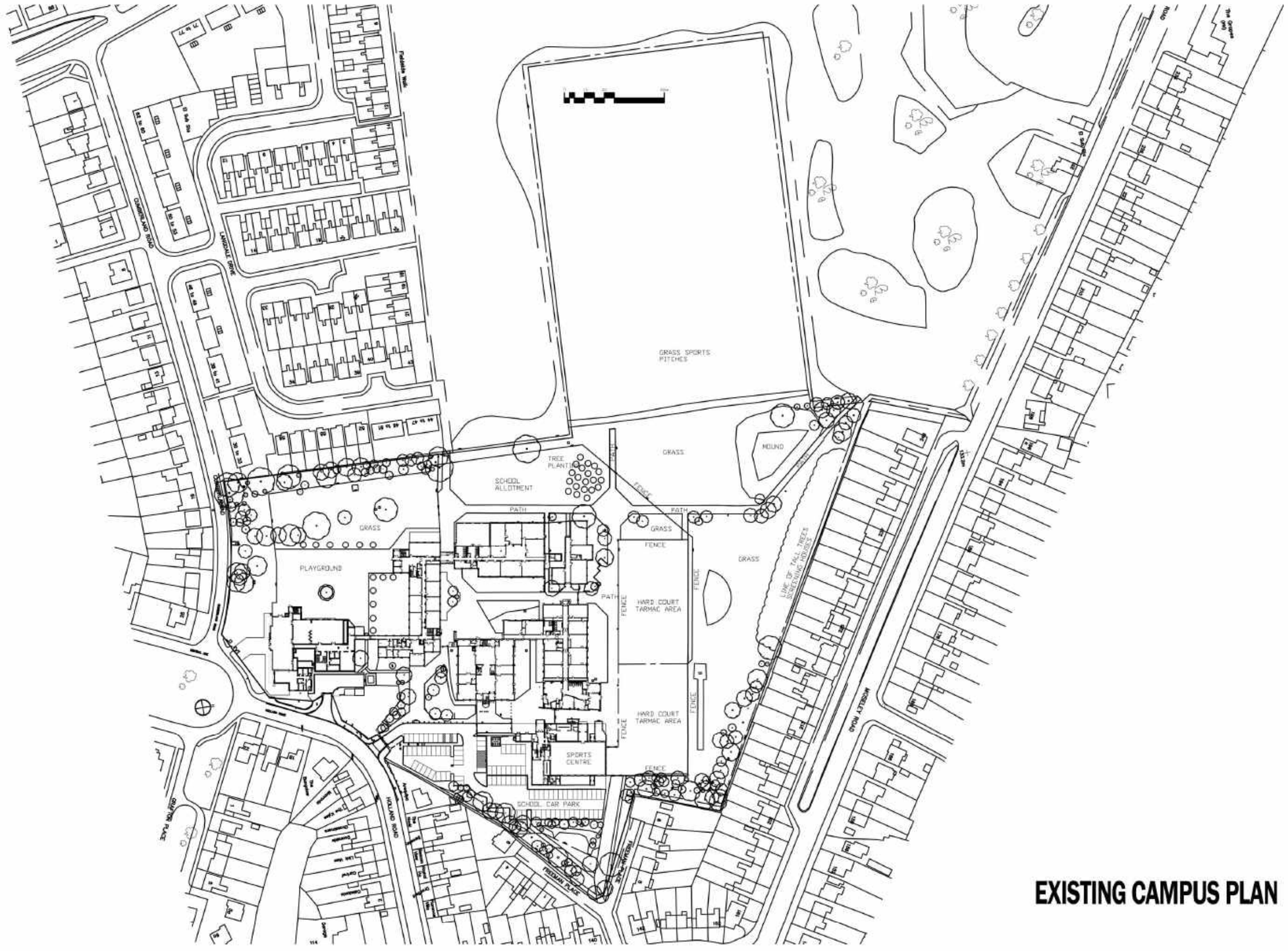
BUILDING SUCCESS TOGETHER



EXISTING CAMPUS PLAN

MOSELEY PARK SCHOOL

NEW SPORTS CENTRE ON CAMPUS

CENTRAL LEARNING PARTNERSHIP TRUST

1.0 INTRODUCTION AND BACKGROUND

Astley Partnership Limited were appointed by the Central Learning Partnership Trust (CLPT) as architects, initially to look at a refurbishment project of the existing indoor sports facilities at Moseley Park School, in Bilston. Moseley Park School was part of the Wolverhampton Building Schools for the Future Programme, however due to overall budgetary constraints, the school only had a light touch, but this did include a refresh of the sports changing facilities.

Moseley Park School is run by CLPT and is rated Outstanding by OFSTED. It is a popular school, however the indoor sports facilities are very tired and not up to current Sport England design standards. The original project was sparked by the differing sports uses since the COVID pandemic and also a degree of embaressment when other schools came to play competitive matches at Moseley Park School.

The school is very much blessed with external sport provision, having quality outdoor grass pitches, suitable for football (the main use), rugby and cricket, as well as an abundance of outdoor hard courts used for netball, tennis, basketball and football, amongst others.

The original Feasibility Study looked in detail at the indoor sports and changing facilities, with a view to refurbishing the existing building. The building houses a main sports hall of 454sqm (27.4m x 16.5m), two pupil changing rooms with toilets and walk through showers, staff changing and toilets, PE stores, office, disabled WC and plant rooms on the ground floor and a fitness studio, office, stores, IT Hub and plant on the first floor. All areas except for the changing rooms, were deemed to require some level of refurbishment from cosmetic to strip back and re-do. Whilst the changing rooms had been given a facelift during the BSF programme, they have very low ceilings, poor heating and ventilation and an out of date layout including the walk-through showers, which are rarely used by pupils. In the sports hall the floor has 'lost it's bounce' and requires a new sports floor and the heating and lighting are failing. The roof leaks in areas and the external escape doors are in a poor condition. The conclusion of this feasibility study was that a considerable amount of funding would be needed to refurbish the existing facility and that the extent of the works would not be able to be completed during the 6 week summer holiday, leaving the school without indoor sport provision for a period of time during the school term time.

The team were then asked to look at providing a new Sports Centre, to be built before the existing building is demolished, and to look into creating an extended school car park on the footprint, as this is very much a pressure on the school. Whilst the capital outlay would be more than twice the refurbishment costs, the end result would give a modern sports facility to up to date Sport England standards, as an asset for a longer period of time, together with the ability to provide more on site parking.

2.0 BRIEF DEVELOPMENT

The school is made up of a variety of different style buildings, roughly located around a central courtyard and a main Hall and Dining area to the south, fronting the Central Avenue, Cumberland Road and Holland Road junction. This area of the school recently underwent remodelling to create a new open plan dining space and created a new and more aesthetic main entrance to the school, as it's public face.

INTRODUCTION

To the rear of the main school buildings are located the outdoor sports provision, which is bounded by rear gardens to residential properties and a local park. These run roughly east to west, with grass playing fields in the west and hard court play areas in the east.

The natural fit is to build the new sports centre on the hard courts, with the initial area chosen as being near the existing building, but no nearer the residential properties on Freeman Place. This would leave a blank hard court area behind the building, which the school considered would be difficult for teachers to have natural surveillance over. So the decision was taken to alter the site to the other end of the hard courts, to be closer to the outdoor grass pitches. This is actually no further for pupils to travel from the other school buildings.

The general design brief for the floor plans was to incorporate a 4 court sports hall (690sqm), with adequate run-off area, male/female, or home/away accessible changing rooms, separate toilets, sports office, sports teach space, internal storage, external storage, circulation space, including a foyer and lift to first floor, a fitness suite, staff office(s) and additional classroom space. Using the double height sports hall as the main space, it makes sense for the other accommodation to be located on two floors.

3.0 MEETING THE EDUCATIONAL NEED

The current indoor sport facilities at Moseley Park School are inadequate, not only in condition, but in size and the amount of different sporting opportunities it can offer. The Sports Hall has a unique place within school. Not only does it provide space for sport and learning during the timetabled school day, but it serves as a place of focus for extra-curricular activities out of school hours, both for pupils and staff and for the community in which it sits.

A new Sports Hall gives the opportunity to provide an indoor space to current Sport England guidelines, which gives the flexibility for a large variety of sports to be undertaken. The investment by CLPT in this new facility cannot be understated, it will impact future generations of pupils at the school and give them the spaces the current cohort of pupils deserve.

Currently the sports hall provides space for badminton, basketball, trampolining, gymnastics, volleyball, dodgeball and benchball, with the outdoor areas being used for handball, rugby, football, netball, hockey, cricket, tennis, rounders, athletics, softball, orienteering and the school hall being used for dance, table tennis and leadership forums. The new indoor spaces will allow for multi-activities to be carried out at the same time, rather than exclusively, which will increase sports provision, as well as the opportunity for new sports to be played. The same sports will still be played, as now.

CLPT are currently in discussions with the Local Education Authority about increasing pupil places at the school, due to a growing need and therefore any extra classroom space which can be provided at first floor, will help in achieving this, without having to look at building elsewhere on campus to expand. The current car park is not large enough for the current requirement and so an extension to this will meet the current need and allow for extra capacity.

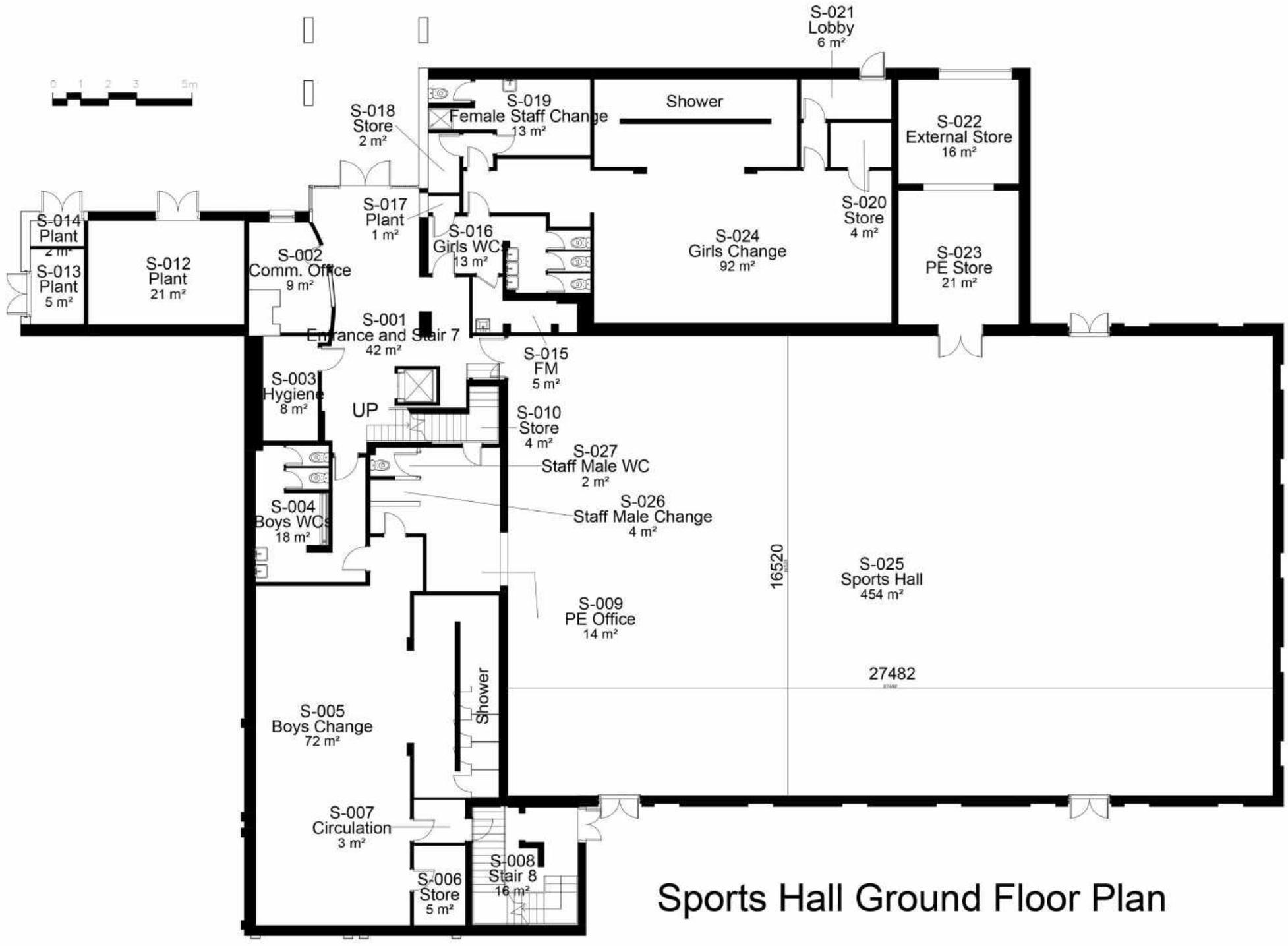
TAKEN FROM GOOGLE EARTH

MOSELEY PARK SCHOOL

AERIAL PHOTOGRAPH

PHOTOGRAPHS OF OUTSIDE OF EXISTING SPORTS CENTRE

PHOTOGRAPHS OF INSIDE OF EXISTING SPORTS CENTRE



Sports Hall Ground Floor Plan

MOSELEY PARK SCHOOL

EXISTING BUILDING GROUND FLOOR PLAN - NEW SPORTS CENTRE

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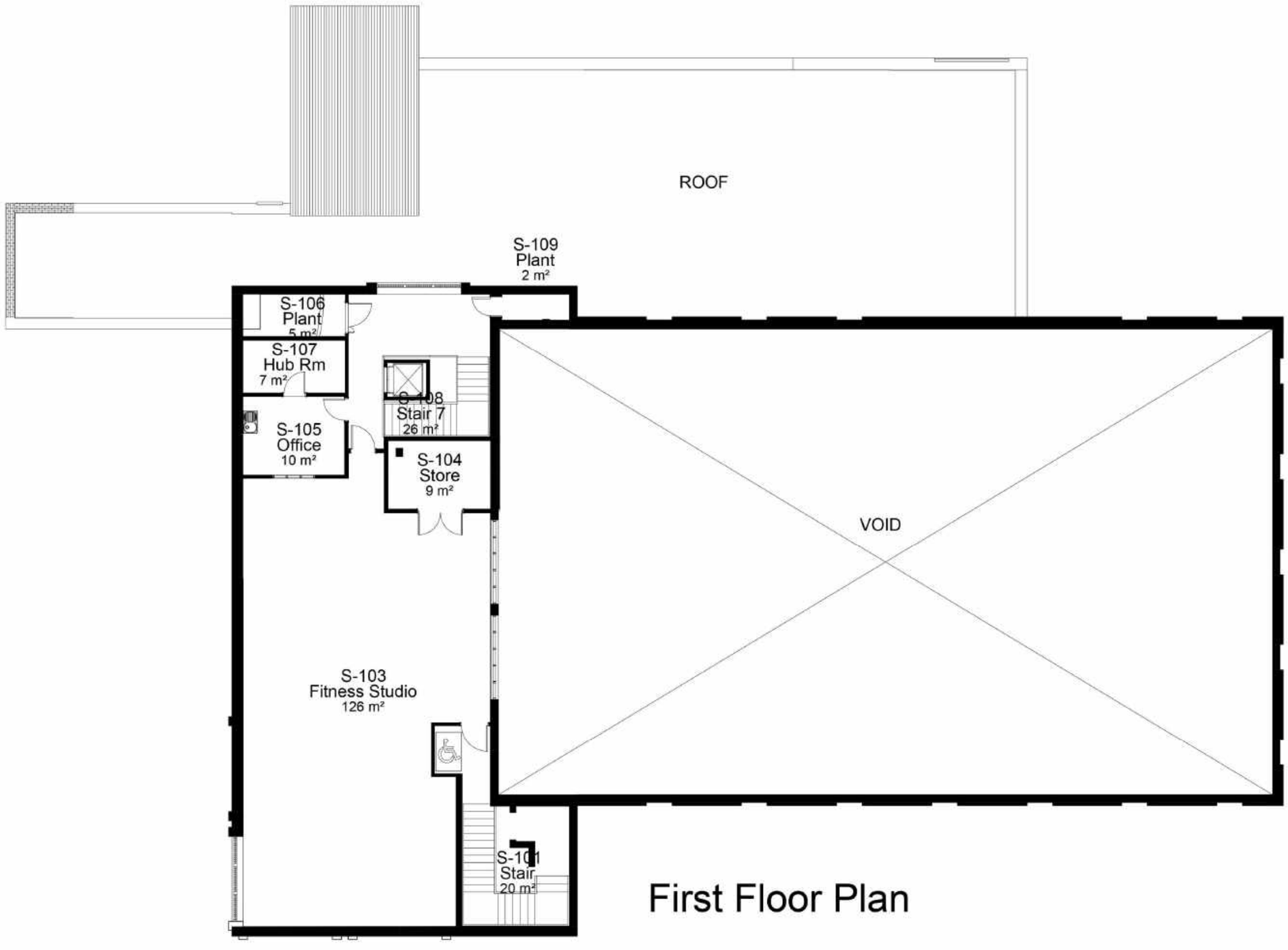

First Floor Plan

MOSELEY PARK SCHOOL

EXISTING BUILDING FIRST FLOOR PLAN - NEW SPORTS CENTRE

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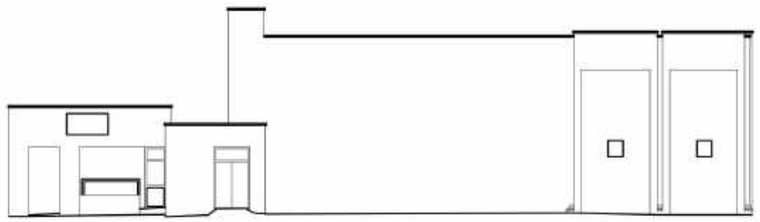
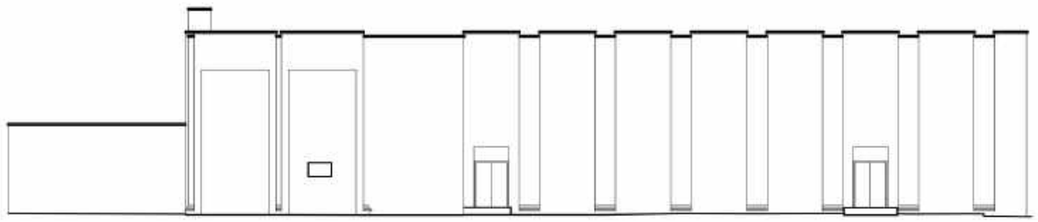
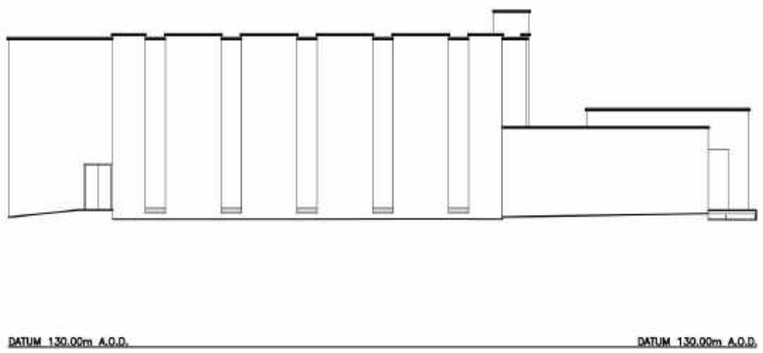
EXISTING ELEVATIONS



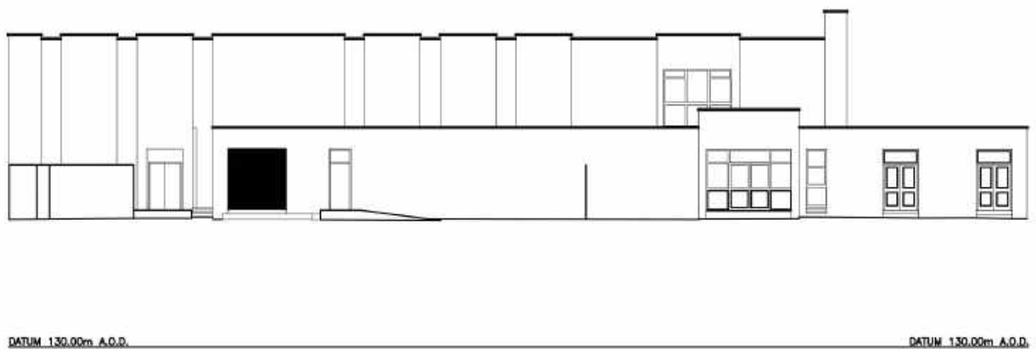
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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4.0 CONCEPT DESIGN & DEVELOPMENT

The Client wants a modern building with a sporty and robust feel as something which will inspire. The front of the school was given a facelift a couple of years ago and the proposal is to match the same aesthetics for the new Sports Centre.

The school is a mix of different styles of building and so chosing the latest design makes most sense, even if the site of the proposed building means that views of the building from outside the school campus are unlikely.

5.0 FORM & APPEARANCE

Given that a standard sports hall is rectangular in shape, this form has been extruded in 3D to give a traditional 'box' shape. The two storey element comprising changing rooms, other ancillary sports hall uses and classrooms, sets in slightly from the length of the sports hall, to give a hierarchy of spaces, which is reinforced in the 3D form of the building with the different parapet roof heights. A low pitched metal standing seam roof to each element is surrounded by 1100mm high parapet walls with powder coated aluminium cappings, to both 'hide' the roof top plant, photovoltaic panels and rooflights and also provide a safe working zone on the roof for maintenance and cleaning. The external escape stair will also serve the roof level.

The Sports Hall element will have facing brickwork up to first floor level, with transluscent triple wall cladding panels above, which will also surround the external escape stair. For the two storey element this will have facing brickwork to first floor level, with render above, up to a parapet capping. This will match the aesthetics of the Dining extension project. Powder coated aluminium windows and doors will be set into the facade. Rainwater down pipes are expressed externally for the two storey element , but will be internal for the sports hall, due to the cladding. A polycarbonate roof will sit over the main entrance of the building.

The aesthetics of the proposals express the sports hall form and simplicity, but will provide a quality edition to the campus.

Artists Impression of Proposed Sports Hall

Photo of Dining Extension

6.0 PRE-PLANNING CONSULTATION

Astley Partnership Ltd have a great relationship with the Planning Team at the City of Wolverhampton Council, having worked well to deliver many quality projects in and around Wolverhampton previously. At a very early stage in the proposals a meeting was held at the school with a Senior Planning Officer, Highways Officer and the City Planning Strategic Health Lead, to look at the fundamental principles of development and siting.

Whilst the school had aspirations for a 3G Type artificial pitch and whilst there is a need in the area for such a facility, it soon became clear that this wasn't a suitable location, together with the probable loss of quality grass pitches to achieve it, so this was dropped from the proposals at an early stage.

The feedback following the site meeting was positive in terms of general principles of development, including the demolition of the existing sports hall facility once the new one is constructed and the extension of the school car park. It was acknowleged that a larger school car park would relieve pressure of surrounding roads, currently used for parking when the car park is full.

Given that the site identified for the new building is existing hard court playing area, Sport England's comments on the proposals where also sought from an early stage. Following extensive dialogue, changes to the proposals were made to follow Sport England's development guidance:

- It was agreed to increase the size of the indoor Sports Hall to current advice (20 x 34.5m), to give adequate run off areas, which increased the size of the building slightly.

- It was agreed to provide a new hard court playing area, large enough to provide for 2No Tennis Courts, 2No Netball Courts and a 5-a-side Football pitch, with an overall area of 34.5 x 43m, to replace that lost by the new building footprint. This surface will either be an artificial grass, or a porous tarmacadam hard court finish, to the Lawn Tennis Association specification standard. This surface is suitable for all sports proposed and is larger than the area lost to development.

- A formal Community Use Agreement will be a condition of a planning approval, to allow for access to the sporting facilities by the local community. This is something the school is very keen on and have provided access to the community in the past.

- An accessible route for community access has been identified, using existing level access around the school campus. The project will seek to make this route more identifiable with suitable signage and lighting to aid wayfinding. The school pride themselves on being accessible and have pupils with mobility issues.

SITE ANALYSIS

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7.0 USE

Moseley Park School was formed by the amalgamation of Etheridge Secondary Modern School and Bilston Boys Grammar School in 1975. It is a secondary school for pupils from the ages 11 to 18 and is rated 'Outstanding' by OFSTED. The school is part of the Central Learning Partnership Trust and is paired with Heath Park School, another in the Trust.

The school is formed by a cluster of different buildings, mainly around a central courtyard. These are a collection of different ages, from 1970's, 80's, 90's and 00's, with some BSF work in the mid 2010's, which involved demolition of old and unused teaching spaces, opening up the area on Cumberland Road. The frontage of the school was given a facelift by the Dining extension in 2018.

The current sports hall sits to the very east of the campus, adjacent the school car park. There is a playground to the south and west of the main buildings, together with the school allotment and a recent tree planted area, an initiative with Severn Trent, as part of the Birmingham 2022 Commonweath Games celebrations. The sports and main play areas, both grass and tarmacadam, are located to the north of the buildings, on a fairly large campus.

The proposed Sports Centre will sit in the heart of the school sports provision, with the changing rooms being a lot closer to the grass playing pitches than the existing ones. An ideal location from several perspectives.

8.0 AMOUNT AND SCALE

The existing school sports hall building has a Gross Internal Floor Area (GIFA), of 1,123sqm, which comprises 912sqm at Ground Floor and 211sqm at First Floor. The existing Sports Hall measures 27.48m x 16.52m, so 454sqm on plan and is 8.4m from ground to parapet roof capping externally at the highest point of the sports hall. The single storey height is 4.2m. This building will be demolished once the new Sports Centre is completed.

The new Sports Centre has a Ground Floor GIFA of 1,144.5sqm, a first floor of 454.5sqm and an external escape stair footprint of 28sqm. This gives a total GIFA of 1,627sqm. The height to the sports hall parapet will be circa 10m and the first floor parapet at approx 8.4m externally. These heights are marginally higher than the existing to allow for a suitable parapet to allow someone to safely access and work on the roof for routine maintenance.

Once the existing sports hall building is demolished, it will leave this development increasing the overall school estate by 504sqm.

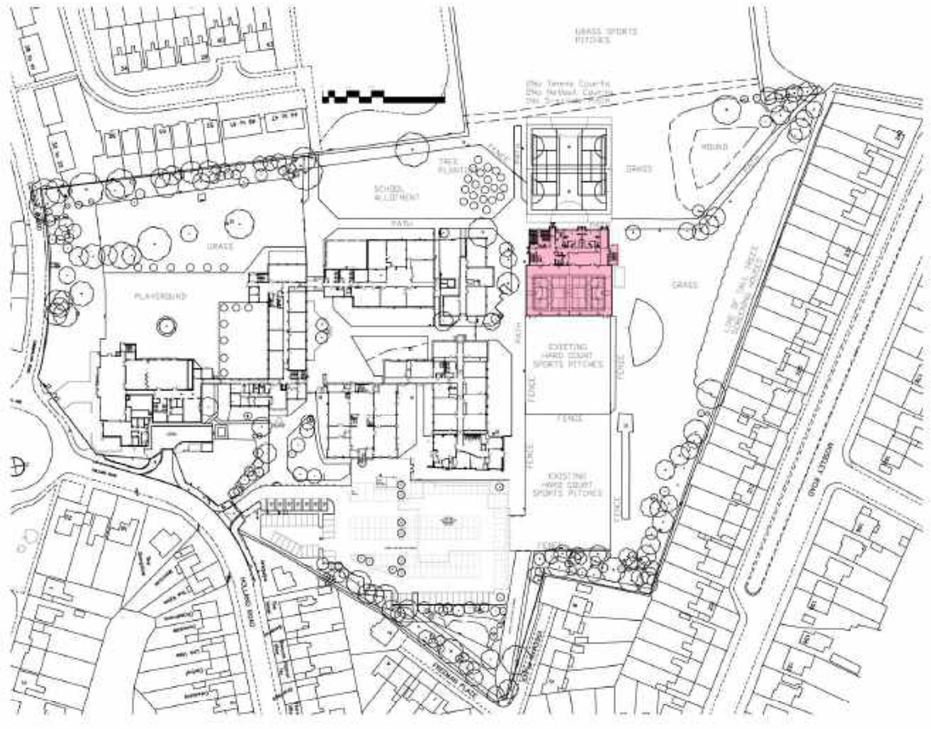
The scale of the development, both in 3D and in relation to the rest of the school estate is proportionate and the amount of development in line with space available on campus, without detriment to teaching and learning.

9.0 LAYOUT

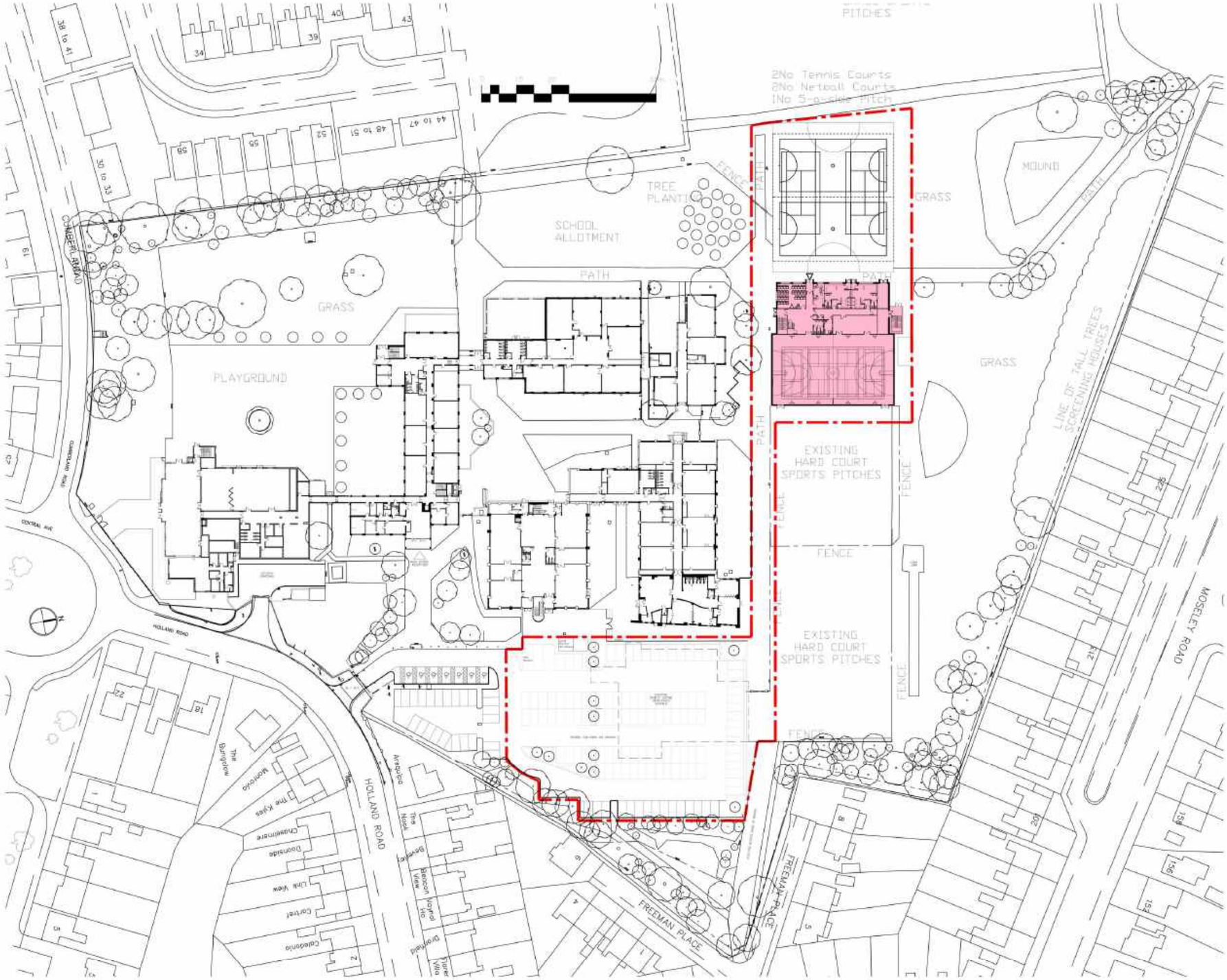
Development is split into two areas. The first is the new Sports Centre and associated new hard courts, situated to the north of the cluster of school buildings. The second is the existing sports hall building which will be demolished once the new facility has been completed and then the existing car park will be extended.

The position for the proposed new building has moved during design development and is now situated near the grass pitches, so as to serve the outdoor play courts and pitches better than the existing building does. It also avoids creating an area which would be difficult to supervise, as it would be divorced from the main area and therefore probably used rarely. This layout maximises the potential for sport on campus.

The orientation of the proposed building means that whilst the sports hall will benefit from morning sun through the transluscent cladding panels, as the day progresses and the sun moves round, the rest of the building will shield the building from direct sun at the hottest part ofthe day, yet still give good daylighting levels internally. Daylight light fittings will be utilised for energy eficiency.



PROPOSED SITE PLAN



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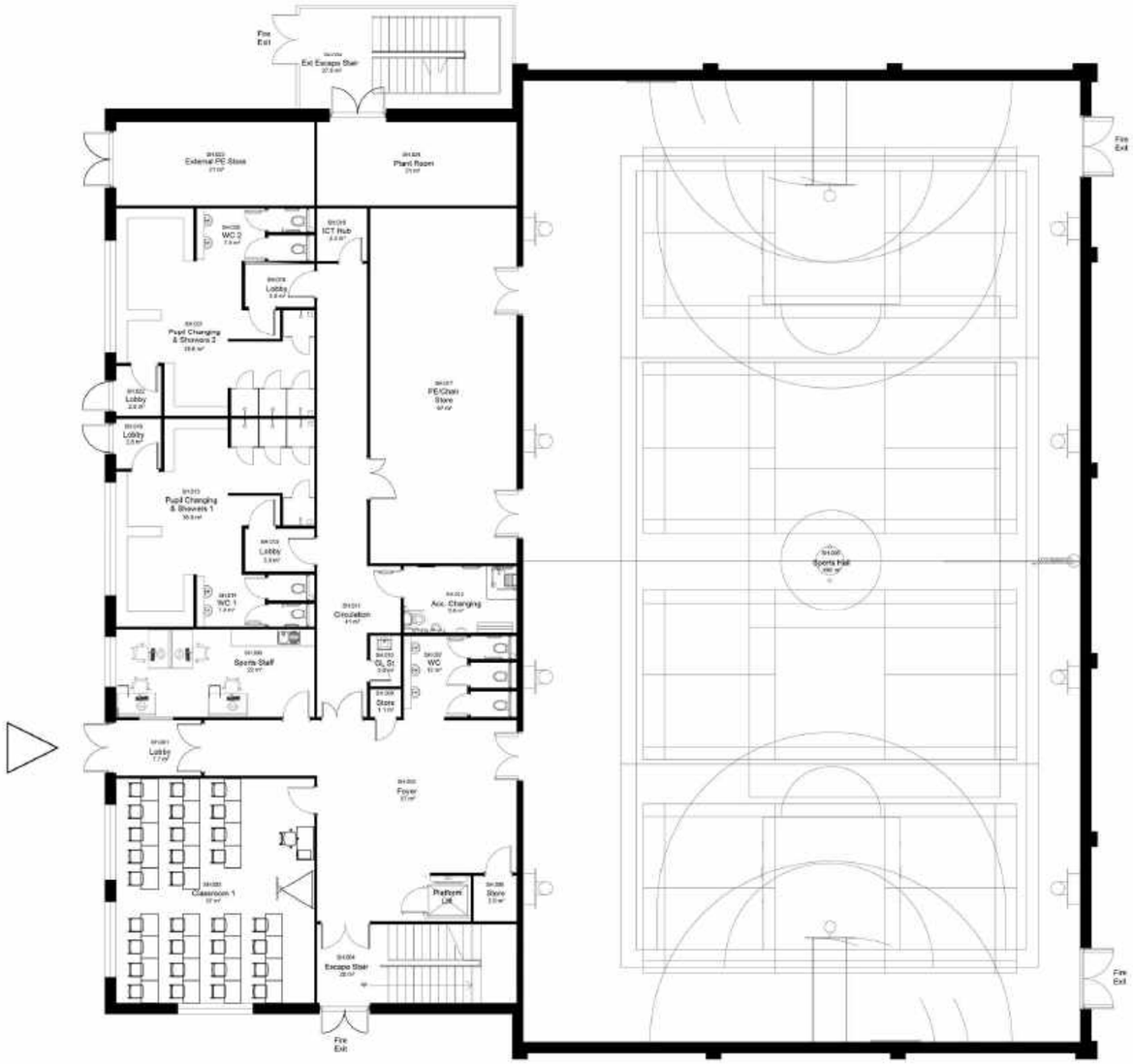
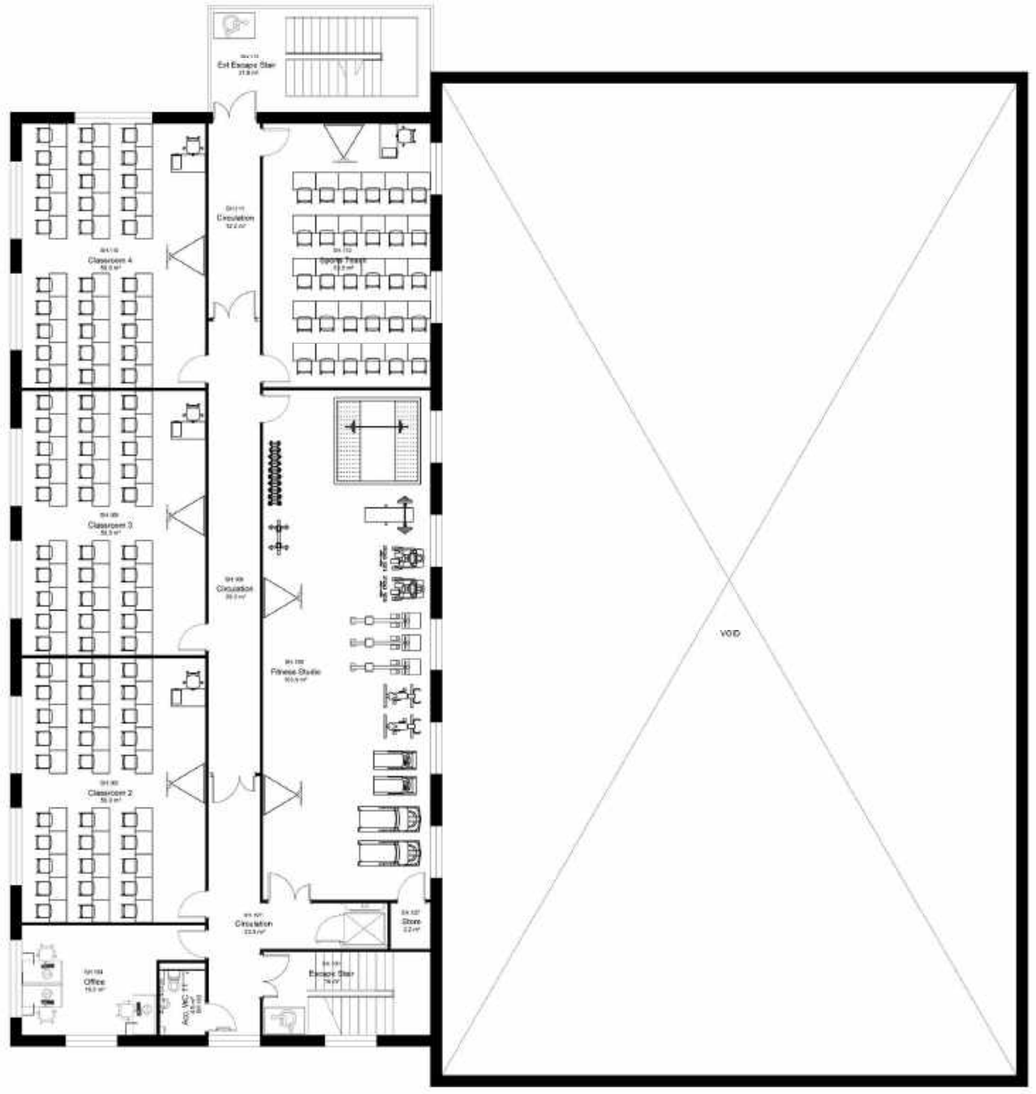
PROPOSED FLOOR PLANS DEVELOPED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

0 1 2 4 6 10m

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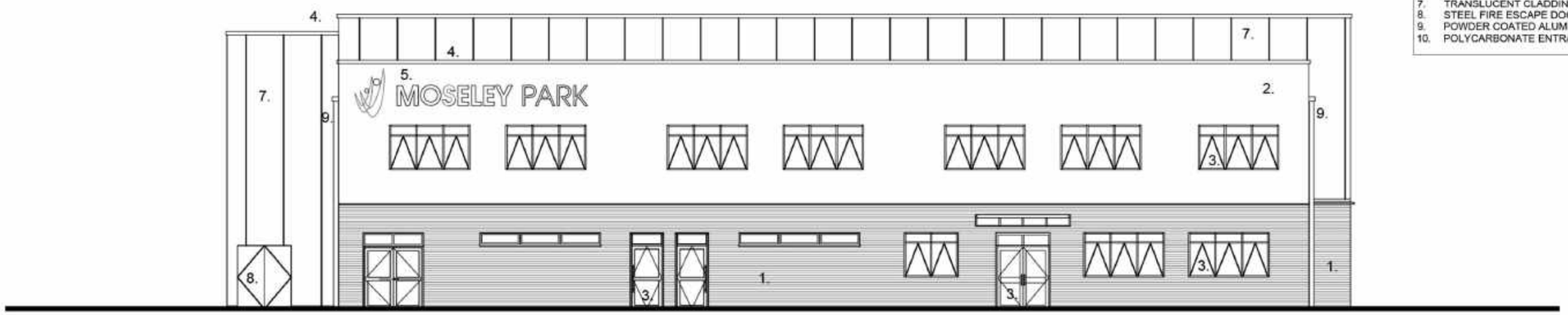
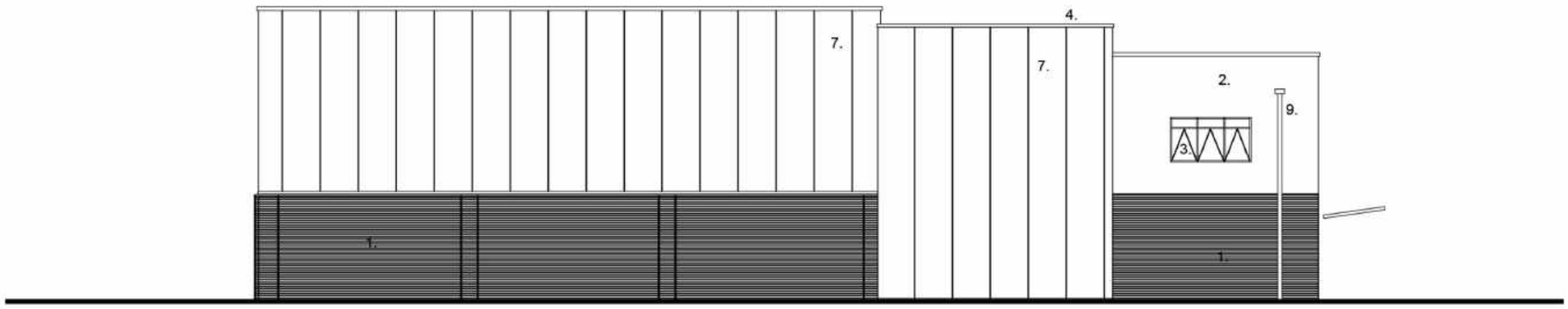
PROPOSED ELEVATIONS

1. FACING BRICKWORK – IBSTOCK BEACON SAHARA (BUFF)
2. RENDER – WHITE
3. PPC ALUMINIUM GLAZING AND DOORS – FRAMES RAL 7012 (GREY)
4. PPC ALUMINIUM PARAPET CAPPING – RAL 7012
5. STAINLESS STEEL SIGNAGE
6. LOUVRES – RAL 7012
7. TRANSLUCENT CLADDING - WHITE
8. STEEL FIRE ESCAPE DOORS - RAL 7012
9. POWDER COATED ALUMINIUM RAINWATER PIPES - RAL 7012
10. POLYCARBONATE ENTRANCE CANOPY - RAL 7012



WEST (FRONT) ELEVATION



SOUTH (SIDE) ELEVATION

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PROPOSED ELEVATIONS 2

1. FACING BRICKWORK – IBSTOCK BEACON SAHARA (BUFF)
2. RENDER – WHITE
3. PPC ALUMINIUM GLAZING AND DOORS – FRAMES RAL 7012 (GREY)
4. PPC ALUMINIUM PARAPET CAPPING – RAL 7012
5. STAINLESS STEEL SIGNAGE
6. LOUVRES – RAL 7012
7. TRANSLUCENT CLADDING - WHITE
8. STEEL FIRE ESCAPE DOORS - RAL 7012
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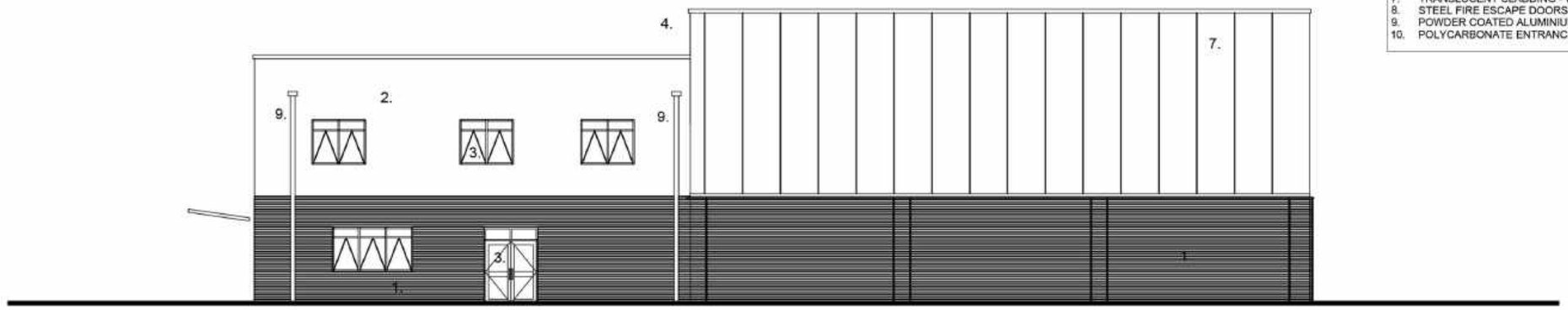
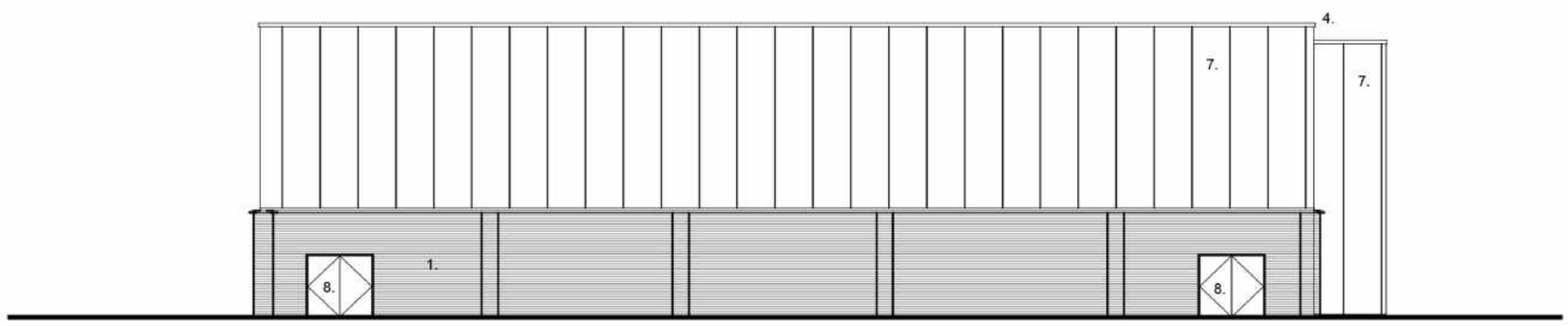
10. POLYCARBONATE ENTRANCE CANOPY - RAL 7012



NORTH (SIDE) ELEVATION



EAST (REAR) ELEVATION

0 1 2 4 6 10m

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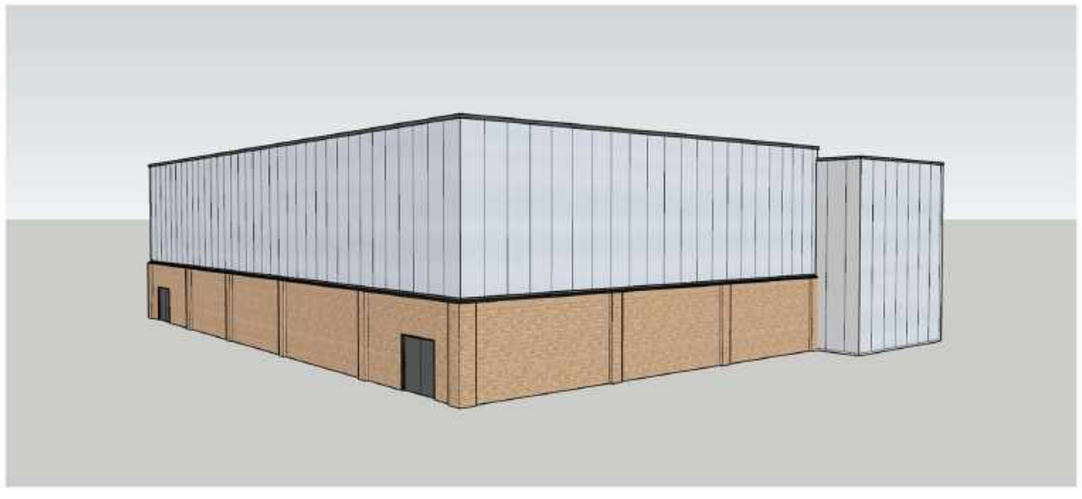
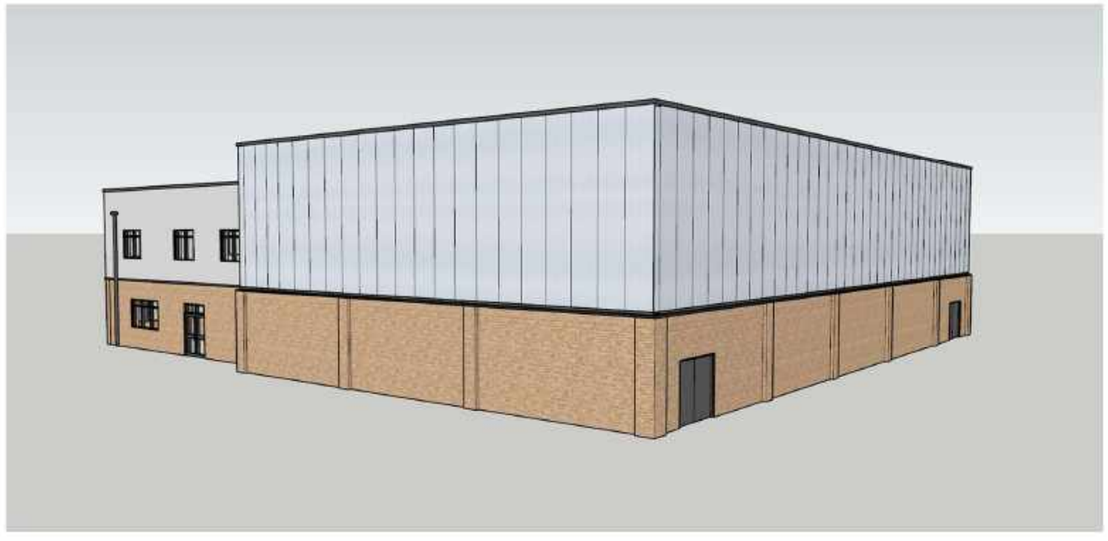
3D VIEWS OF PROPOSED





10.0 LANDSCAPE

Moseley Park School is blessed with a large open campus, with lots of green open space, including quality grass sports pitches and hard court play areas. The main buildings are clustered around the centre of the site, with the majority of the sports provision being to the north and west, with a school car park to the east. This clearly defines pupil areas and the school access strategy for pupils, staff and visitors has been developed to ensure safeguarding. The school have developed an allotment area to the west of the main buildings near the site boundary, which encourages pupils to engage with school in a different way.

The school were chosen to develop a 'Tiny Forest' with Severn Trent, powered by Earthwatch Europe, as one of 72 planting schemes in the region to celebrate the Birmingham 2022 Commonwealth Games. A Tiny Forest is a fast growing, super tiny, and super powerful woodland. It's an oasis for plants, insects, birds and small mammals. It is planted using a technique developed by Japanese botanist Akira Miyawaki. It consists of a dense mix of 600 trees native to this area. Clearly, the proposed development does not affect this recent addition.

As well as this Tiny Forest, one can see from the site plan that the site has a multitude of trees, both to the boundary and within the grounds. A tree survey forms part of the application and CLPT have an ongoing tree and landscape management plan already. To facilitate the new building will require the loss of 4 trees, near the end of the existing hard court area. These 4 trees will be replaced by 11 new trees, in the extended and revamped school car park. All other trees on the school boundary will remain, as will all existing boundary fences.

The extent of hard and soft landscaping proposed around the new Sports Centre and hard play courts is effectively making good of the existing tarmacadam path network and the grassed areas adjacent. Fences and gates are proposed in accordance with the access and safeguarding strategy of the school.

Demolition of the existing sports hall building (once the new Sports Centre has been completed), gives the opportunity to revamp the existing school car park and extend it to maximise parking space, yet provide a safe and aesthetic area. Given the nature of the school day, the majority of car trips are at the beginning and end of the school day. Due to educational links with Heath Park School, there are mini-buses which shuttle between the schools and so adequate parking for those has been allowed for. This is as the existing provision. The existing school cycle shelter is to be replaced and relocated to accord with the new layout. Parking for 40 bicycles will be provided, which is the current provision, which isn't at capacity.

The school currently only has 2 disabled parking spaces and although there haven't been any pressures on this, the revamped car park will incorporate 7 disabled spaces, from those existing spaces nearest the main reception entrance for the school. This will then accord with the City of Wolverhampton Council standards.

Two spaces will be created for electric vehicle charging points, with capacity for further additions in future, should there be opportunity to do so.

TRANSPORT AND ACCESS

11.0 TRANSPORT

Car park design has been explained in the previous section, however CLPT appointed Steve Wood Consultants Ltd to carry out a traffic assessment and issue a Transport Statement with the planning application for this scheme, which created the framework for the design.

The Traffic Statement indicates that the current number of spaces provided in the school car park is inadequate for the need and that subsequently the surrounding local roads provide the capacity. An extended car park will therefore be a benefit to the local community, as well as the school.

The main gates, both vehiclular and pedestrian, off Holland Road are automated via keypad, or intercom to Reception. This is for staff, students who arrive/leave during the school day and all visitors. All pupils access the Dining Hall entrance at the start of the school day and leave from the same point at the end of the day. The school kitchen and school bins have a different access, to a different part of the site, which is unaffected by these proposals.

Early consultation was requested from the Highways Officer and these proposals follow the feedback given.

12.0 ACCESS

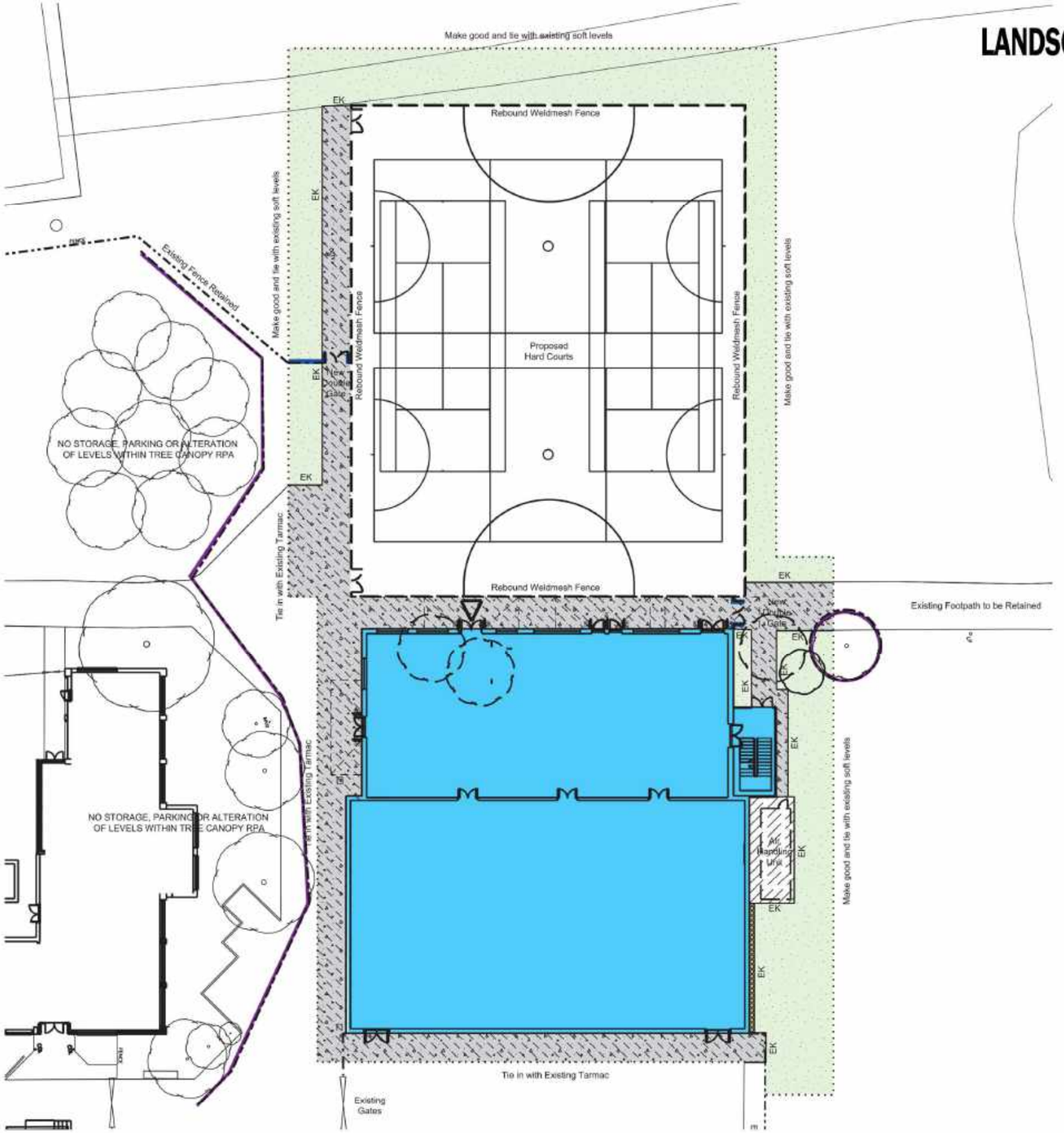
The School takes pride in their inclusivity and diversity, including SEN provision and so access for all is very important to them. The majority of the site is fairly flat and this development will carry this principle on. Following the recommendations of the Flood Risk Assessment , which assesses the site as low risk, the Finished Floor Level (FFL) will be set at no less than 150mm higher than existing ground level. All doorways will have level thresholds, ramped locally where required to no less than 1 in 21.

Internally there are two stair cases suitable for the ambulant disabled, as well as a platform lift for the less able and wheelchair users. There are Toilets on each floor. On the ground floor there are toilets independant of the changing rooms, which also have toilets for the ambulant disabled. There is an Accessible Changing Room and Toilet provided separately. On the first floor there is an Accessible WC only. There are numerous toilets, showers and changing areas on campus and so compliment these, rather than being stand alone and the school in total has more than the required minimum.

All internal doors are suitable for wheelchair users and will have access control cards. The School already have policies for discussing each student's particular requirements and ensuring access and health and safety for all are paramount.

An accessible route for all on a relatively level path, without steps, is already available within the school grounds and this will be enhanced with better signage and if required lighting, for out of school hours comunity use.

LANDSCAPING - NEW SPORT S CENTRE



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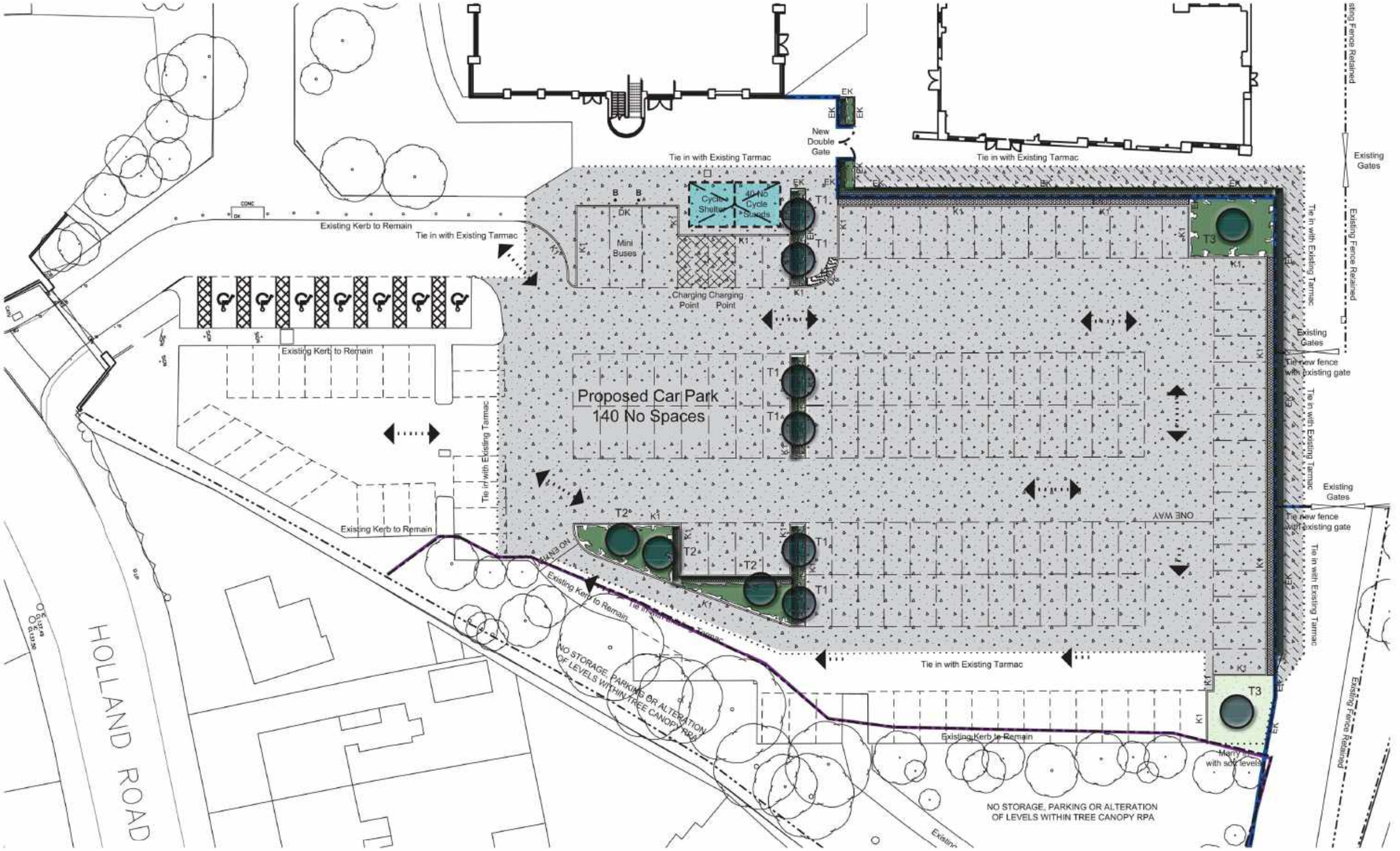
LANDSCAPING - CAR PARK EXTENSION



MOSELEY PARK SCHOOL

NEW SPORTS CENTRE ON CAMPUS

CENTRAL LEARNING PARTNERSHIP TRUST

13.0 COMMUNITY USE

Moseley Park School is very much a part of the community it sits in, with the majority of its pupils coming from the immediate local area. Despite a sub-standard indoor sports hall, sport at Moseley Park School is thriving, with various teams competing with other schools in the Wolverhampton and wider area. A new and improved Sports Centre will take sport provision at the school to the next level and they will then become the envy of visiting teams, rather than the embaressment pupils of Moseley Park School feel now.

Community use of the school's assets has always been part of school life at Moseley Park School. Before the COVID pandemic there was a formal arrangement for teams and individuals to pre-book various out of school hours time slots to use the various facilities. Since getting life 'back to normal' after the pandemic this has been slow to evolve. As well as this project being for the benefit of pupils, CLPT also wishes the asset to be used by the wider community, as a pre-booked facility (as opposed to a turn up and play) and so are proposing to enter into a Community Use Agreement and expect this to be a condition attached to any Planning Approval Notice. Details of the Community Use Agreement, including hours of operation and between which parties it is to be signed, will be taken up by CLPT once Planning Approval has been secured. It is acknowledged that Sport England confirmed that there is funding available for paying extra-over staff costs for the running and management of the Sports Centre for the community.

14.0 ENVIRONMENTAL STRATEGY

CLPT are engaged on an energy efficiency programme across their estate, in accordance with Department for Education and Government guidelines and looking toward net zero carbon in the future.

The strategy adopted on this project is to:

- Provide upgraded thermal properties for the building envelope to exceed the Building Regulation standards where possible.

- To use air source heat pumps for heating and cooling to avoid the need for a gas supply to the new building.

- To use renewable energy by having photovoltaic panels on the low pitched roof, behind parapets.

- To use a steel frame and materials easily dismantleable at the end of the life of the building in line with the circular economy.

- To consider other environmental opportunities, such as using a 'smart' building management system.

- The footprint of the new building is as compact as possible, to minimise the impact on the school campus.

- The new Sports Centre will be much more efficient than the existing sports hall building to be demolished.

COMMUNITY USE, ENVIRONMENTAL STRATEGY & SURVEYS

15.0 SURVEYS

The following surveys have been commissioned and the findings used for the design development of the project:

- Topographical Survey - A detailed survey of the school campus, including underground services was undertaken.

- Arboricultural Survey - A tree survey of the campus was undertaken, as part of the school's ongoing maintenance.

- Flood Risk & Outline Drainage Strategy - A Flood Risk Assessment was carried out using the Environment Agency's Flood Risk Map and the site is confirmed as being 'Low Risk' of flooding, due to the geography of the surrounding area. The existing storm drainage and foul drainage from the school campus are separate, however both exit the school via Cumberland Road into the public drainage network. The foul drainage from the new building will be connected into the existing system and will not be any greater outflow than the existing building being demolished. The linear run on school land will be reduced. The storm drainage will also be connected into the existing system. Despite the new area not being that much greater than that which is being removed, the storm drainage will be attenuated on site before being discharged into the existing system. Sustainable and alternative methods of disposing of surface water have been explored, however the ground is not suitable for soakaways and a swale would be incompatible with the use of the area around the new building (for sport) and also provide a health and safety risk to pupils.

- Ecology - An Ecological Appraisal was undertaken by EnGain Ltd and no significant ecological effects were identified during the EcIA process. Precautionary measures will be taken during demolition and any vegitation clearance (minimal), native species will be used for the landscaping scheme and bird and bat boxes will be incorporated on the new building and in the adjacent 'woodland' where possible.

- A traffic survey of existing usage at the school was carried out by Steve Woods Consultants and a subsequent Traffic Statement to support the planning application put together from the data collected.

- Intrusive Ground Investigation - Ground Investigation and Piling Limited (GIP) carried out an intrusive ground survey of the site area, including obtaining consent from the Coal Authority for same, given that the Bilston area is a known area of former coal mining. Previous developments at the school have required proof drilling and grouting of the ground, as stabilisation measures, where former coal mining has been found. Whilst there are known former mine shafts in the area, the site chosen for the new building is not within any zone of influence.

Noise and Air Quality were not deemed an issue for this site and therefore were not requested at pre-application stage advice.

Document Control

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New Sports Centre
Wolverhampton

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Do not dimension from any drawings within this document.

This document may require reference to specifications, schedules and/or other drawings either by Astley Partnership Ltd or other co-disciplines related to this project.

All plans illustrated are subject to survey.

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