

Planning, Design and Access Statement

Location: Lady Bay Primary School, Trent Boulevard, West Bridgford, Nottinghamshire, NG2 5BD

Proposal: Retention of Temporary Classroom

Supporting Statement

The Proposal

Nottinghamshire County Council wishes to renew Planning Permission for the double temporary classroom at Lady Bay Primary School with effect from 31st August 2023, in order to facilitate the continuation of a Published Admission Number of 60 at the school.

Context – The School

Lady Bay Primary School is housed in two traditionally built blocks one dated 1898 and the other dated 1912. Both these buildings are Listed, which would pose considerable problems with permanent extensions or changes. A brick hall and kitchen extension were added in 1970.

The KS1 building houses Years 1 and 2, plus staffroom, special educational needs area, small hall and library located in a corridor. All classrooms open onto the hall.

The KS2 building houses Years 3,4,5 and 6 as well as the kitchen, small hall, upstairs group rooms, offices for Head Teacher and administrative staff, and a library. Six of the twelve classrooms across both buildings are undersized when compared to the DfE's suggested minimum size.

The school site is only 0.49 ha. DfE guidance suggests that a primary school of 420 place capacity currently requires area ranging from 1.60 ha. to 2.00 ha, leaving the site clearly undersized and inadequate by modern standards.

The external play area is extremely small, comprising of two separate playgrounds. These are well marked out and equipped. There is no grassed area on site.

The school has a detached playing field of 3.1 hectares, but this is half a mile from the main school site and has no facilities and, as such, is infrequently used by the school.

Context – Current and Future Admissions

Lady Bay Primary is a popular school that serves the Lady Bay community, which is divided from the rest of West Bridgford by the barrier of the busy A52 Radcliffe Road. It has a net capacity of 405 places and a PAN of 60.

The current (May 2023) number on roll at Lady Bay is 418. Pupil place projections (see table 1) show that demand for places at the school will consistently be greater than its capacity over the next five years. The nearest alternative primary schools are West Bridgford Infant and Junior, Abbey Road Primary and Pierrepont Gamston Primary.

(Table 1) Lady Bay Primary School: Pupil Number projections

DFE	School Name	District	Planning Area	PAN		Net ca	Proj Yea	School years								Whole school projection	
				F/A	L			R	1	2	3	4	5	6	TOT	surplus / deficit place	
2560	Lady Bay Primary School	RUSHCLIFFE	West Bridgford	60	0	405	2023-24	49	65	70	63	71	65	65	448	-43	
2560	Lady Bay Primary School	RUSHCLIFFE	West Bridgford	60	0	405	2024-25	57	49	65	70	63	71	65	440	-35	
2560	Lady Bay Primary School	RUSHCLIFFE	West Bridgford	60	0	405	2025-26	56	57	49	65	70	63	71	431	-26	
2560	Lady Bay Primary School	RUSHCLIFFE	West Bridgford	60	0	405	2026-27	56	56	57	49	65	70	63	416	-11	
2560	Lady Bay Primary School	RUSHCLIFFE	West Bridgford	60	0	405	2027-28	56	56	56	57	49	65	70	409	-4	

Of 60 Reception places allocated on Offer Day for September 2022, 52 were to children who lived in catchment, while 8 places were allocated to out of catchment children, five of whom lived outside of Nottinghamshire.

Lady Bay Primary School are currently expecting 40 children to be on the roll of its year R for September 2023.

Context – Temporary Classrooms

Due to an historical increase in demand for places in the area, a double mobile was installed on the school playground in 2007 as the school increased its PAN from 50 to 60. The building contains two Reception classrooms and is adjacent to a small play area which links with the KS1 building. The temporary building accommodates 60 children and 4 adults. There is no alternative space within either of the two main school buildings in which the Year R cohort of 60 could be accommodated.

The West Bridgford Planning Area

This school is one of eleven in the West Bridgford Primary Planning Area. West Bridgford has a number of very successful primary schools which feed into high performing secondary schools. School places are always in demand. Current projections show a surplus of places across the planning area for the next five years, although pressure can be seen in some junior year groups.

The removal of the temporary classrooms from the site of Lady Bay Primary School, 60 places, would lead to a deficit of places across the planning area in 2023/24 and 2024/25 and make the surplus precariously small in other years.

(Table 2) West Bridgford Planning Area: Pupil Number projections.

School Name	Planning Area	PAN		Net ca	Proj Yea	School years						Whole school projection		
		FA	IJ			R	1	2	3	4	5	6	TOT	surplus / deficit place
Planning area summary	West Bridgford	606	85	4243	2022-23	552	537	591	590	618	615	632	4135	+108
Planning area summary	West Bridgford	606	85	4243	2023-24	555	564	567	615	609	643	641	4194	+49
Planning area summary	West Bridgford	606	85	4243	2024-25	580	559	571	582	628	625	661	4206	+37
Planning area summary	West Bridgford	606	85	4243	2025-26	539	583	580	580	594	645	643	4164	+79
Planning area summary	West Bridgford	606	85	4243	2026-27	498	542	604	595	584	611	663	4097	+146

Mobile Classroom Exit Strategy

At its meeting on 12th February 2020 Policy Committee received a report that outlined unmet primary school place demand in the West Bridgford planning area. The report highlighted that the existing Lady Bay Primary School could not be expanded to meet its share of the projected demand due to the restricted nature of its site. Funding was approved to facilitate detailed analysis, site surveys and feasibility studies to be undertaken to determine the deliverability and estimated costs for the proposed construction in the West Bridgford planning area of a new secondary school and a relocated and enlarged Lady Bay Primary School.

At its meeting on 17th March 2021 Policy Committee received a report outlining progress with site identification and feasibility works. Committee approved, in principle, the relocation of Lady Bay Primary School to a new campus at Regatta Way, alongside a third Secondary School for West Bridgford subject to further survey and design works.

Feasibility works are on-going and a potential, relocated and expanded, school could not be delivered in the immediate future.

NCC would like to extend the planning permission for the mobile classrooms at Lady Bay Primary School by five years to allow further time for the feasibility works to be completed and a decision, on whether the project to relocate Lady Bay Primary School can proceed, to be taken and implemented.

DESIGN

Proposal/Use

The modular building is used for educational purposes and provides additional teaching accommodation.

Scale

The dimensions of the building are

Length: 17.51 metres

Width: 8.06 metres

The gross floor area of the building is 141.13 sq. metres

Layout

The classroom is positioned as shown on the site layout drawing which forms part of this application.



The location is in an area that has a “moderate” chance of flooding.

The temporary classroom was installed in 2007 and in that time has not suffered from any flooding. The temporary classroom has been elevated off the existing ground level by adjustable legs to a height of 300mm, so any possible flood risk should not be deemed probable.

A basic flood warning and evacuation plan for the school has been produced. In the event of a flood, the school will be evacuated, and a safe evacuation route has been identified.

Wherever possible, opportunities to make the site flood resilient will be taken, i.e. the provision of sand bags

The site is not within a heritage area, but the mobile is adjacent to a Grade 2 listed building.

Please see the attached Listed Building and Heritage statement

The modular buildings benefit from the wider landscaping provided within the school campus. The modular buildings therefore do not require specific landscaping measures to be undertaken in respect of its continued provision.

This will be as shown on the digital photographs which accompany the application. From these it will be noted that the temporary classroom takes the form of a slight apex roof. The walls being textured panels and having upvc windows with timber doors in timber frames.





