
Validation checklist & Planning statement

Proposed Timber-frame
Classroom Replacement
Kilmington Primary
School

Produced for and on behalf of
Devon County Council

South West Norse Ltd
Venture House
One Capital Court
Sowton Industrial Estate
Exeter
EX2 7FW

Validation checklist

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National Requirements

1.0 Application form

The planning application has been submitted electronically via the planning portal.

2.0 Drawings

The following drawings have been submitted electronically via the planning portal as part of the application process:-

Drawing number	Revision	Drawing title	Scale	Size
SWN-ZZ-D-B-001	P1	Location Plan	1:1000	A3
SWN-ZZ-D-B-002	P1	Proposed Floor Plan	1:50	A2
SWN-ZZ-D-B-003	P1	Proposed East & West Elevations	1:50	A3
SWN-ZZ-D-B-004	P1	Proposed North & South Elevations	1:50	A3
SWN-ZZ-D-B-005	P1	Existing North & South Elevations	1:50	A3
SWN-ZZ-D-B-006	P1	Existing East & West Elevations	1:50	A3
SWN-ZZ-D-B-007	P1	Existing Floor Plan	1:50	A3
SK131-G-	P1	Topographic Survey	1:200	A2

3.0 Design and Access Statement

3.1 Site Address:

Kilmington Primary School,
Whitford Road,
Axminster,
Devon,
EX13 7RG

3.2 General Description of the Proposals

Demolition of the Devon Lady, single storey classroom at Kilmington Primary School and construction of a modern equivalent of the same dimensions. The current Devon Lady, Timber Frame, single storey classroom at Kilmington Primary school has reached the end of its life and is in a condition such that renovation of the building cannot be justified, since alterations to levels of insulation and roof structure could have adverse implications on the permissible loads taken by the timber framed walls. It is therefore, proposed to demolish this building and construct a modern equivalent of the same dimensions, observing current building standards for safety and comfortability. The classroom is required by the school as an important facility and therefore should be improved as stated in Policy RC6 (Local Community Facilities) of the East Devon Local Plan. The existing classroom has a sheltered area on

the eastern elevation which is to be reinstated as part of the proposal. As the proposed building will be constructed to the same dimensions as the existing building, no hard play space will be lost.

3.3 Description of the Buildings

Kilminster Primary main school building is a single-storey, Victorian building constructed with solid flint stone walls and sandstone quoins. It has stone mullion windows and a slate pitched roof. It was reportedly built in 1876 and has since been extended to the east with a flat roof extension. The extension appears to have a dark coloured GRP roof covering and horizontal, silver Oak cladding to the walls, with modern light grey, aluminium windows.

The school building adjacent to the main school building was constructed in 1980 from natural stone, with the south elevation of the building finished with render up to wall plate level and a timber cladded gable end. It has a slate pitched roof and a flat roof extension to the east. The extension is a concrete block construction with a cream render finish and a flat mineral felt roof.

3.4 Description of the Site

Kilminster Primary School is located to the east of the village of Kilminster and approximately 1.2 miles from Axminster. Kilminster is identified in the East Devon Local Plan 2013-2031 as within a Built-Up Area Boundary (Strategy 6) and development will therefore, endeavour to be compatible with the character of the site and its surroundings and not damage historic interests. The main school site is located along the east of The Green and west of The Street. The remainder of the school site, including the hard play area and the proposed works, are located to the east of The Street. There is a residential building on the northern boundary of the site which requires the use of The Street for access. The proposal is sited within the Kilminster Conservation Area and is 23 metres north-east of a Grade II listed building and 16 metres south-east of a Grade II* listed building.

3.5 Proposed Works

3.5.1 Amount

The proposed works to the school comprise the following:-

- **Demolition of the existing timber-frame classroom**
- **Construction of a modern equivalent of the same dimensions**

3.5.3 Scale

The proposed development will not result in any height gain, since the existing building has a suspended floor which will be replaced with a solid pad construction. This will reduce the floor level with respect to current ground levels.

3.5.4 Appearance

The Kilminster Neighbourhood Plan 2020-2031 highlights the importance of high-quality design (Policy DE1) and provides a Design Statement that recommends dark colours should be used for roofs and flat roofs should not be used. The statement also recommends a neutral or pastel shade for render or other wall finishes.

As detailed on the proposed elevation drawings and as recommended in the Pre-application advice the development is to include the following features:

- Cedral cladding in a Light grey to match the silver oak cladding of the main school building and compliment St Giles' Church to the north east of the school site.
- Aluminium windows and doors to match the main school building, window size has been decreased to reduce solar gain and improve thermal performance.
- An aluminium sheet roof, powder-coated to match the colour of the surrounding natural slate roofs.

3.5.5 Access

The works will affect the accessibility to the old school house which is sited in between the main school building and the proposed classroom replacement. Devon Highways have advised that a Temporary Traffic Restriction Notice (TTRN) will be necessary in order to manage the works in this section over the foreseen five days needed to complete the works. The school have advised they have a good relationship with their neighbour and do not foresee any arising issues.

Local Requirements

4.0 Planning Statement

The planning statement will set out the policies which are relevant to this proposal and those which have been considered within the design.

Planning Policies:

Strategy 6 (Development within Built-Up Area Boundaries)

Strategy 38 (Sustainable Design and Construction)

Strategy 48 (Local Distinctiveness in the Built Environment)

Strategy 49 (The Historic Environment)

Policy D1 (Design and Local Distinctiveness)

Policy RC6 (Local Community Facilities)

National Planning Policy Framework

The National Planning Policy Framework provides the foundation for maintaining and managing change to historic assets and looks for opportunities to sustain and enhance the significance of historic assets. The following design seeks to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation.

5.0 Heritage Statement

5.1 Listing

Kilmington Primary School is not a listed building.

5.2 Historic Buildings Assessment

The proposed works entail the demolition of a timber-frame classroom and full replacement with a modern timber-frame equivalent as described above.

Nearby buildings to the proposed development are the following:

- Prehistoric flint and chert artefacts found at Kilmington Quarry (Prehistoric Tools from Kilmington Quarry). (Distance to constraint: 84.61m)
- Ways Cottage in Whitford Road in Kilmington was built in the 18th or early 19th century with later alterations. (Ways Cottage, Kilmington). (Distance to constraint: 72.46m)
- The Old Post Office in Whitford Road in Kilmington was built in the 16th century with later alterations (The Old Post Office, Whitford Road). (Distance to constraint: 9.91m)
- Parallel linear earthworks, visible on aerial photographs taken from the 1940s onwards and on images derived from lidar data captured between 1998 and 2014, are interpreted as post-medieval or 19th century tree planting banks that went out of use in the 1 (Orchard Banks west of Gammons Hill Farm, Kilmington). (Distance to constraint: 46.86m)
- Carved wooden board in memory of three men who died in the Boer War. (Kilmington Boer War Memorial, St Giles Church). (Distance to constraint: 15.15m)
- Brook House in Whitford Road in Kilmington was built in the 18th century with later alterations. (Brook House, Kilmington). (Distance to constraint: 56.40m)
- Stonehaven in Whitford Road in Kilmington formerly known as Hurford's Stores was built in the 19th century with later alterations. (Stonehaven, Kilmington). (Distance to constraint: 52.91m)
- House with associated outbuildings and garden depicted on 1880s-1890s 25 inch Ordnance Survey map. (House and Garden south-east of St. Giles' Church, Kilmington). (Distance to constraint: 0.00m)
- Quarry shown on modern aerial photograph to the east of Kilmington (Kilmington Quarry). (Distance to constraint: 87.95m)
- 1 and 2 Brooklands Farm in Kilmington built in the 17th century with later alterations. (1 and 2 Brooklands Farm, Kilmington). (Distance to constraint: 87.38m)
- Church contains two war memorials commemorating the fallen of the Boer War. (War Memorial in St. Giles' Church). (Distance to constraint: 15.15m)
- West Brook in Whitford Road in Kilmington was built in the early 18th century with later alterations. (West Brook, Kilmington). (Distance to constraint: 76.75m)
- St Giles's parish church in Kilmington built in the 15th century and rebuilt apart from the tower, in 1862 (St Giles's Parish Church, Kilmington). (Distance to constraint: 15.16m)
- Village school opened in 1867, to replace an earlier building close to the present site. (Kilmington School). (Distance to constraint: 0.00m)
- Late 19th century former farmhouse, now a residential home. (Former Kilmington Farmhouse). (Distance to constraint: 44.83m)
- BROOK HOUSE Listed Building (Grade II) (Distance to constraint: 65.99m)
- BROOKLANDS FARMHOUSE Listed Building (Grade II) (Distance to constraint: 103.99m)
- WEST BROOK Listed Building (Grade II) (Distance to constraint: 88.86m)
- CHURCH OF ST GILES Listed Building (Grade II*) (Distance to constraint: 23.96m)
- HURFORD'S STORES Listed Building (Grade II) (Distance to constraint: 59.25m)
- ASHES FARMHOUSE Listed Building (Grade II) (Distance to constraint: 219.77m)
- WAYS COTTAGE Listed Building (Grade II) (Distance to constraint: 82.90m)
- OLD RUGG'S Listed Building (Grade II) (Distance to constraint: 173.74m)
- THE POST OFFICE Listed Building (Grade II) (Distance to constraint: 16.31m)

- KENT COTTAGE Listed Building (Grade II) (Distance to constraint: 246.70m)
- Conservation Area - Pre 1974 Conservation Area - Kilmington Ref (Distance to constraint: 0.00m)

It is not anticipated that this proposal will have any adverse effects on its surroundings since the proposed dimensions of the building will be the same as the existing. Moreover, this proposal can be seen as an improvement to the existing building since the colour choices will better reflect the surrounding and original buildings. Currently, the existing building has a vertical brown cladding to the exterior and a mineral felt roof. The proposed building is to have a light grey cladding to match the opposite building and also blend well with the natural flint walls of the nearby buildings. The roof covering is to be an aluminium sheet, powder coated to a natural slate colour to match the natural slate roofs found on other buildings on the site and surrounding properties.

5.6 Sources of Information

The following sources and have been used to compile this heritage statement:-

- East Devon Local Plan 2013-2013
- Historic England
- Pre-application Advice

6.0 Archaeology

Not Applicable.

7.0 Statement of Need

The current Devon Lady, Timber Frame, single storey classroom at Kilmington Primary school has reached the end of its life and is in a condition such that renovation of the building cannot be justified, since alterations to levels of insulation and roof structure could have adverse implications on the permissible loads taken by the timber framed walls. It is therefore, proposed to demolish this building and construct a modern equivalent of the same dimensions, observing current building standards for safety and comfortability.

8.0 Transport Statement & Parking Statement

The proposal will not affect transport arrangements.

9.0 Air Quality Assessment

Not applicable.

10.0 Development in Areas of Outstanding Natural Beauty

The site is not within an Area of Outstanding Natural Beauty (AONB).

11.0 Wildlife and Geology

A wildlife survey has been conducted as part of the feasibility for this project which is included with the supporting documents. No wildlife species were identified that would be adversely affected by this proposal. Recommendations have been made to install bird boxes and bat boxes on the North and South elevations of the proposed building respectively.

12.0 Construction Management Plan

The school is located off Gammons' Hill, A35 onto Whitford Road. The project will involve the use of lorries to deliver goods to the site and provide waste removal services. Deliveries will be made at considerate times to avoid busy times and temporary fencing will be provided to create a separation between the construction works and other activities. A construction phase plan will be provided by the contractor to outline and detail all safety measures for the safe and responsible delivery of this project.

12.1 Access

A fenced contractor's compound will be formed in the nearby playground chosen by the school and contractor access is to be the rear entrance, to prevent disruption in school day-to-day activities.

A single-storey scaffold will be erected to gain roof access, in order to conduct the roofing works.

Barriers and appropriate segregation methods will be employed to maintain a separation between the school activities and the construction works.

12.2 Programme & Site Constraints.

It is envisaged the works will commence in 27th May 2024 and run through to 2nd September 2024.

The works will commence with the site set up followed by the careful demolition of the existing classroom building. Lastly the timber frame building will be erected and finished to the specification required.

This area of the village is not particularly busy with vehicles or pedestrians, however, careful planning will be undertaken to minimise the impact of the works. To avoid rush hour traffic site deliveries to the site will be limited to the following times:-

Monday to Friday – 6:00am to 9:00am and 16:00 to 17.30pm

Saturdays - 8.00am to 5.00pm

12.3 Working Hours

Monday: Friday 8.00am – 5.30pm

Saturday: 8.00am – 5.30pm

Sunday: No working

12.4 Vehicle Numbers

The estimated number of vehicles expected to visit the site for deliveries and collections:-

Activity	Vehicle Size	No. of Vehicles
Site clearance	Van 7.5 Tonne Small wagon	5 per day
General construction	Vans 4 Tonne Small wagon	5 per day
Scaffolding	20 Tonne flat-bed wagon	2 deliveries for initial site set up, 1 for dismantling
Skips	8 m ³	1 per week
General Deliveries	Vans 7.5 Tonne Small wagon	2 per week

12.5 Mitigation Measures

Tabled below are the mitigation measures to provide a considerate, environment, clean, good neighbour, respectful, safe, responsible access to the site.

Impact	Mitigation Measures
Traffic movements at the site entrance impacting on movement of general traffic and impacting on local business and general public	<ul style="list-style-type: none"> - Agreed traffic routing shall be from the rear, not the main entrance. - Clear signage for delivery vehicles - Deliveries booked in advance with Site Manager. - Where possible contractors working on site will be encouraged to coordinate deliveries from the same suppliers or merchants.
Traffic movements at the site entrances impacting on normal activities	<ul style="list-style-type: none"> - Traffic movements will not be permitted during normal rush hour times, only at the beginning and end of the working day.
Parking	<p>Space to be provided within the contractor's compound for essential vehicles. All other vehicles to be parked off site in agreed location. The contractor will be responsible for transferring operatives to site from the designated off-site parking. Compliance enforced with:-</p> <ul style="list-style-type: none"> - Warning signs for sub-contractors. - Site rules outlined at operative site induction.

	- Site rules outlined to suppliers and sub-contractors included in the order
Danger to pedestrians outside the site	Site rules to be issued to suppliers and sub-contractors setting out traffic and parking restrictions. Compliance enforced with:- <ul style="list-style-type: none"> - Clear signage. - Speed limits. - Banksman - Footpaths and roads to be kept clear. Site staff to regularly inspect.
Dirt on the road	No issues foreseen.
Noise & Nuisance	- Works limited to set working hours. <ul style="list-style-type: none"> - Noise levels will not exceed standard limits for construction works. - Give advance notice to residents if an operation is likely to cause a nuisance or inconvenience. - No radios - Considerate language, avoid any shouting.
Informing Stakeholders	- School to be kept up to date prior to commencement. <ul style="list-style-type: none"> - Pre-start meeting with necessary stakeholders to discuss any issues.

13.0 Drainage Scheme

The foul water from the WC facilities will be piped into the existing provisions for drainage. SuDs Planters will be provided to remove storm water from the roof, to provide an improvement to the current arrangement which is assumed to run into the foul drain.

14.0 Consultation/Community Involvement Statement

Kilmington Primary have written to their neighbours for comment and have displayed the proposed plans on their notice boards to allow the community to inspect at their leisure and raise any concerns. No issues have been identified.

15.0 Environmental Statement

Not applicable.

16.0 Impact on Aerodromes

Not applicable.

17.0 Geo-environmental and Geo-technical data

Not applicable.

18.0 Landscape and Visual Impact Assessment

The proposed works will not affect or impact on the landscape.

19.0 Landscaping Proposals & Mitigation Plan

The works will not result in the loss of vegetation. No additional planting is proposed.

20.0 Arboriculture Survey and Tree Protection Plan

No trees are affected by the proposals.

21.0 Utilities Check/Site Survey

A topographical and utilities survey has been undertaken for this project and will be included within the accompanying documents.

22.0 Sustainable Design and Energy Efficiency

All development proposals should provide a Sustainable Design Statement, proportionate to the scale of the development. Issues of sustainable design have been addressed as set out below.

- Window sizes have been reduced to conserve fuel, increase thermal efficiency and carbon emissions.
- Solar PV panels on the roof of the buildings have been allowed for and may be used to compliment the sustainability of the development.
- Energy efficiency built into the design composition of walls, floors and roof will ensure the building complies with the building regulations.
- Materials that are 100% recyclable such as Aluminium and cementitious cladding have been used throughout to ensure the materials can be reused once the building reaches the end of its lifecycle.
- Use of SuDS to promote sustainable and improved drainage.

23.0 Sunlight/Daylight Assessment

The proposals will not affect sunlight / daylight since the proposed building dimensions will be unchanged, the window sizes have been reduced and the orientation of the building will remain the same.

24.0 Lighting Statement/Plan

The proposals do not include external lighting works.

25.0 Noise Assessment

The proposed development will not alter the current noise levels in the area, therefore a noise assessment is not required.

26.0 Waste Audit

Not applicable.

27.0 Flood Risk Assessment

The site on Whitford Road is not in a flood risk area, it falls within flood zone 1. The proposed building will not be altered in size. Therefore, the flood risk associated with this development is thought to be unchanged and negligible for this project.

28.0 Playing Field Assessment

Not applicable.

29.0 Existing Site Photographs



Fig 1.1. West elevation existing timber frame classroom as viewed from the playground.



Fig 1.2. South elevation existing timber frame classroom.



Fig 1.3. East elevation existing timber frame classroom.



Fig 1.4. North elevation existing timber frame classroom.



Fig 1.5. Front playground area.



Fig 1.6. Road access to neighbouring property between main school building and classroom.



Fig 1.7. Proposed timber-frame classroom replacement to match the colour of the hardwood cladding and compliment the church stonewalling. Roof covering colour to match the natural slate roofs of the main school and nearby church.