



DESIGN & ACCESS STATEMENT

**Proposed Replacement Modular Unit:
Rockbeare Church of England Primary School, Exeter, EX5 2EQ**

EXECUTIVE SUMMARY

The existing classroom has been out of operation for a significant length of time due to its condition and poor teaching environment for staff and pupils.

A replacement unit is required ready for the start of the new academic year in September 2024.

A new modular classroom has been procured on a 'like for like' design and size basis, replicating the size and appearance of the existing modular units. In effect, the development will be to simply swap the old for new.

Existing rainwater connections and systems will be used, as will connecting into the existing foul drainage system present beneath the existing classroom.

The new modular unit will be constructed to current Building Regulation standards and be fully compliant with Part M for level access and width of doors for wheelchair access. An existing wheelchair accessible toilet is available within the main school.

1.0 Supporting Documentation

- P-01_Location Plan
- P-02_Site Block Plan
- P-03_Proposed Plan & Elevations

2.0 Site Location and Description

Rockbeare Primary School is located in the heart of the village of Rockbeare which is located to the east of the city of Exeter. The school site itself has a range of buildings from different eras, with the original building dating back to circa 1900, a large extension to the school in the 1950s and the most recent circa. 2010. There are two existing modular classrooms within the site, one of which is to be replaced Summer 2024 and is the consideration of this application.

The site is bordered to the North by the access road, to the east and west by a number of residential properties and to the south by fields.

The existing single storey modular building that is subject to this planning application is likely to be 30-40 years old and is situated adjacent an existing modular unit to be retained and the main school building the North of the site.

The vehicular and pedestrian access to the site is located off Stoneylands, with parking provided on the school site.



Site Location Plan

3.0 Recent Relevant Planning History

- 10/0912/CM | Construction of pre-school nursery unit, new pedestrian access and alteration to existing vehicular access | Rockbeare C Of E School Rockbeare Exeter EX5 2EQ. Decision: DDC Application – No Objections.
- 07/0945/FUL | Erection of mobile classroom | Rockbeare C Of E School Delia Gardens Rockbeare Exeter Devon EX5 2EQ. Decision: Approval.
- 06/3412/FUL | Proposed library and IT suite | Rockbeare C of E School Rockbeare Exeter Devon EX5 2EQ: Approval.

4.0 Project Need

The existing modular unit is of significant age (likely 30-40 years old) and as such is end of life. The unit has a number of failures present which means it has now been decommissioned as it is no longer a safe teaching space. Some of these failures are as follows:

- Felt roof covering end of life and currently leaking
- External cladding in a poor state of repair displaying failure of coating and decay to ply sheathing
- Decay and failure of perimeter skirting
- Failures to timber floor structure
- Single glazed windows end of life
- General condition of finishes poor
- Thermal performance of building will be poor
- Access steps to rear have failed

The new unit is designed to be fully compliant with Building Regulations alongside the space standards set out by the Department for Education and as such represent not only a space



that can once again be used for educational purposes but also far exceed the quality of what has previously provided.

5.0 Layout & Design

The size and layout of the new unit has purposefully been designed to match the existing, on a like for like basis, to minimise any change that would attract controversy or potential reason for local objections.

As mentioned above the existing unit is life expired and is showing decay in many areas, including that of a visual sense.

As this is a like for like replacement the design of the unit is to be in keeping with the existing unit and also the modular unit that sits adjacent to this one. The footprint of the unit will remain the same and the external finishes will be as follows:

- Roof – Profiled composite roof sheet with plastisol coated steel external face, colour - Albatross.
- External Walls – Composite external wall panels with plastisol coated steel external face, colour – Albatross.
- Fascia – Profiled fascia plastisol coated steel face, colour – Merlin Grey.
- Windows – uPVC Double Glazed window, colour – Merlin Grey.
- External Door & Frames – Britania matador ‘defender’ steel door with Powdercoat finish colour – Merlin Grey.
- Rainwater goods and S&VP’s – PVC white.

The layout of the unit will be made to ensure that the current space standards set out by the Department for Education are met. This will maximise the teaching space, whilst also providing provisions for storage and toilets.

6.0 Landscaping & Ecology

No notable or protected trees are proposed to be removed as part of this application and there are no protected or notable trees on the application site.

As this is a like for like replacement there is no loss of ecology habitat, trees or parking facilities. Subsequently, it is believed no ecology report is needed to accompany this application.

7.0 Access

Access to the site is located off Stoneylands for both vehicles and pedestrians with parking provided within the school site. Access to the modular unit is provided by a disabled accessible ramp, which is being retained, and the entrance will be an existing low threshold door.



8.0 Summary

The application site currently accommodates a large range of buildings of various different ages and styles.

The proposal outlined sets to replace a life expired and unusable modular unit that is currently sited within the site for a “like for like” replacement. This will reinstate much needed teaching space within the school with a high standard, modern and building regulations compliant unit.

It is considered that these works are considered as “essential” and in no way will detract from the quality of the surrounding area.