

970 Lambrook School

Car Parking Extension

Design & Access Statement

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1.0 Introduction.

- This Design and Access Statement accompanies an application for the development of a grass area to provide more parent parking for peak times at child drop off and pick up.
- The Application area has defined parking bays on gravel, this is also currently temporarily used for 'event days'. Unfortunately, this can only be used in summer dry periods as the area quickly becomes muddy if there is any precipitation.
- There is currently a considerable of impact of queuing / waiting traffic onto Winkfield Row (B3017), this continuously occurs at peak drop off and collection times as well as 'event days'.
- This proposal is to increase the permanent provision to relieve the impact of queuing / waiting traffic on Winkfield Row for both the surrounding residents of the school as well as for the parents and carers of the pupils.

Coordination with Neighbouring Properties

- The school posted notification to the adjoining and immediate neighbouring properties (approx. 20+ No.) to invite them to the school to be discuss the proposals for the parking and to alleviate the impact of the traffic on Winfield Row.
- The event was held at the School on Wednesday 6th December 2023.
- The comments and feedback received from the residents was positive.

2.0 Amount

- The Application area defined by red line on the proposals measures 3,050 sq m.
- The Application Area currently provides parking for approximately 48 No. spaces, the proposals seek to increase this provision to 103No.
- This School pupil provision will not change based on this provision.
- The queuing and idle time for drop off and impact on surrounding roads will be reduced.

3.0 Layout

- Vehicles enter from Winkfield Row Southern entrance.

- Nursery and pre prep children need to be escorted to the School by parents or carers and these vehicles utilise the parking area in front of Westfield house.
- Throughout the day and weekends and outside term times this area is also used for sports event and facilities visitors.
- The existing layout has two rows of parking bays on the eastern side of the open area in front of Westfield House which provides some capacity, however with parents waiting for parking to become available, this leads to queuing traffic back to Winkfield Row.
- The proposed layout allows additional spaces and improves circulation within the drop off and parking area.
- This will reduce the waiting time for the next vehicle. Cars can return to 'loop' back to exit adjacent to the headmaster's house.
- The parking areas are on gravel. Bays are defined by timber sleepers but are not individually marked out. This allows both large and small vehicles to be accommodated.
- Accessible parking bays are not proposed in this extended area as designated accessible parking bays are already provided closer to the school entrance(s).
- The site is generally flat in the proposed and adjacent areas.

4.0 Scale

- The proposed layout defines the parking areas into distinct linear parking rows

5.0 Landscape

- The proposed materials are based on the existing materials used on site.
- Parking and circulation will match the existing gravel surface.
- The edges of gravel to landscaping / grass will be defined with timber edging strips.
- Bay areas are defined by use of larger timber 'sleepers' (as existing).
- New planting is proposed to supplement the existing on the eastern side of the site.

6.0 Access

- The proposed new parking is accessed from the existing parking area, no new vehicular access to highways is required.

7.0 Use.

- During Term time the spaces will be used by parents, carers and visitors to the school. Staff parking is provided in other areas within the school grounds.
- Out of term time the spaces will be utilised by visitors who are using the school's sporting facilities as per existing arrangements by the School.