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## Re-Format

Design & Access Statement

The Coach House  
Princes Mead School, Kings Worthy

Nursery Classroom Extension

March 2024

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## Introduction

This Design & Access Statement has been prepared by Re-Format LLP on behalf of Prince's Mead School Trust to accompany the detailed planning & listed building application for a single nursery classroom extension to the Coach House at Worthy Park House.

### Purpose of this document

This statement provides an overview of the proposal. It is one element of the planning application package and should be read in conjunction with all other information submitted.

### Planning History

Since moving to its current home in Worthy Park House in 1999, Prince's Mead School has over time added to and improved its accommodation. The most recent addition has been the provision of an extension to Worthy Park House for kitchen and dining facilities together with additional classrooms, permission for which was granted in January 2018 under the reference SDNP/17/02875/FUL and SDNP/17/07826/LIS. These works have been completed and the extension is now in use, providing a major enhancement of the facilities for the School.

The school have also carried out general improvement works to the coach house that they had committed to carry out under a Section 106 agreement associated with the original planning application in 2018. These have involved the installation of replacement windows and doors, replacement and rationalisation of roof lights, re-roofing works. In addition, the school gained planning and listed building consent for some minor internal modifications to enlarge the existing classrooms so that they meet current standards for the provision of early years education. Further details on the planning and listed building applications are

### Existing Use

The Coach house has been used to provide additional classrooms since it was acquired by the school. The completion of the extension to Worthy Park House has led to a reorganisation of the schools teaching spaces, with the early years and nursery classes moving to the Coach house from Worthy Park House.

### Description of Development

Single storey extension to provide an additional Nursery classroom.



Aerial View



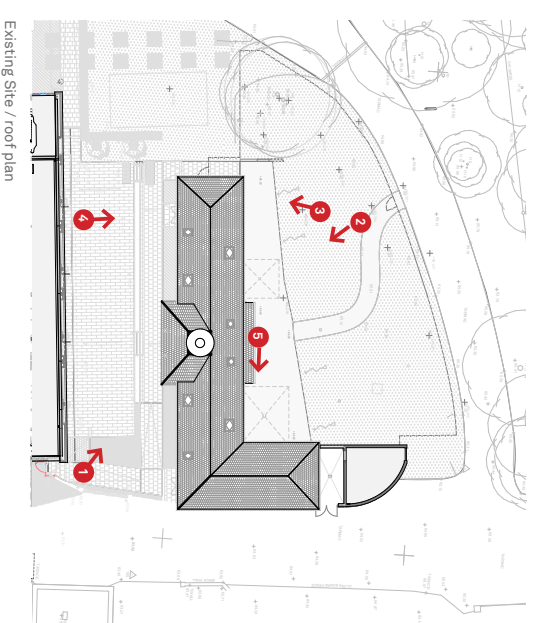
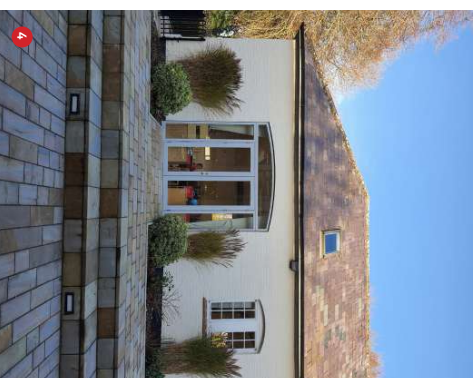
Recently completed extension



## Context

### Context

The main school building, Worthy Park House, is Grade II\* listed, designed by Sir Robert Smirke in the 1820s, surrounded by parkland. The Coach House, also designed by Smirke and Grade II listed, is located to the northeast of Worthy Park House.





## Proposal

### Layout

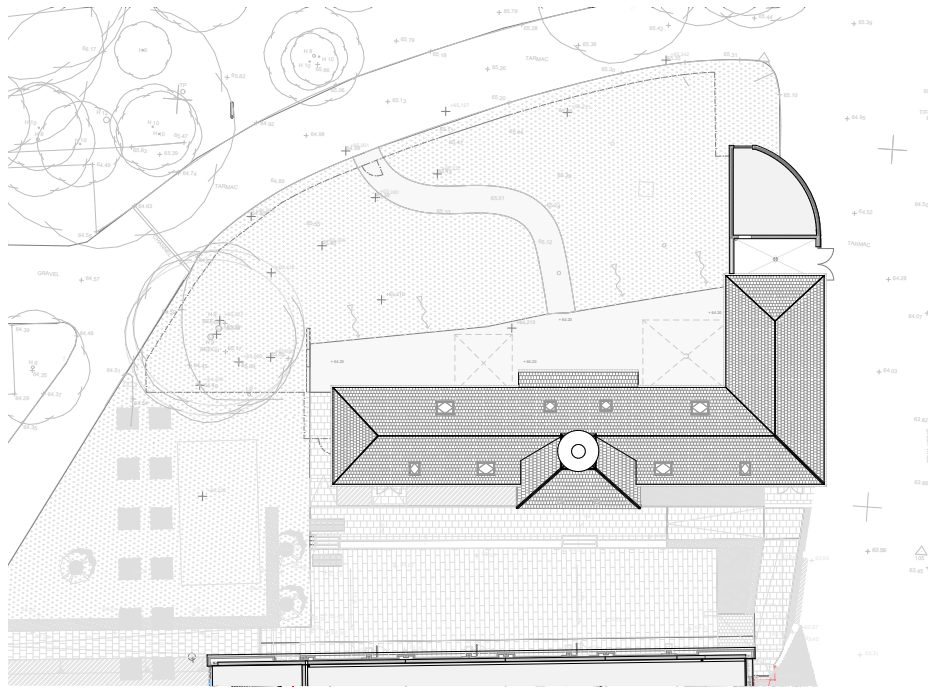
The proposed extension is a single storey structure under a flat roof, located largely to the rear of the existing Coach House but with a minimal side extension along the western side to facilitate external access both to the Nursery classrooms and from the upper floor year 1 classrooms to the existing secure playspace for the early years' pupils.

### Amount.

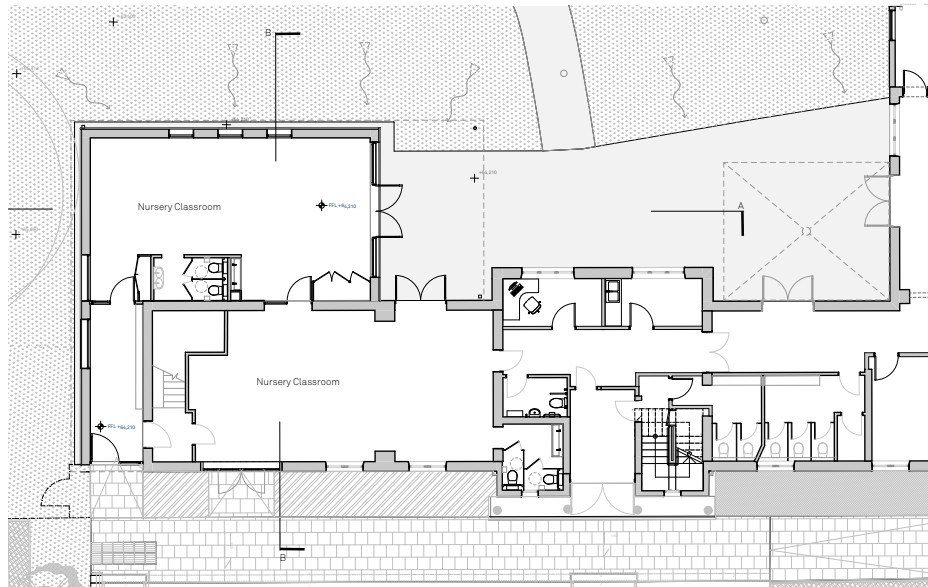
The size of the extension is dictated by the floor space needs for nursery school space. The existing gross internal (GIA) floor area of the coach house measures 422.15m<sup>2</sup>. The GIA of the proposed extension measures 72.7m<sup>2</sup>.

### Access

The extension would require pedestrian access only to serve the new accommodation. There are no implications for the vehicular access, staff and parents/ visitor parking or the School minibus parking.



Proposed Site / Roof plan



Proposed Ground floor plan



Aerial view

## Proposal

### Design and Appearance

The siting and form of the extension has been designed to be read as a subservient addition to the Coach House to protect and preserve the existing composition of the principle elevation of the coach house.

In terms of materials, it is suggested that the external walls be painted brickwork to match the rest of the Coach House, including the original building and the later additions along the eastern side.

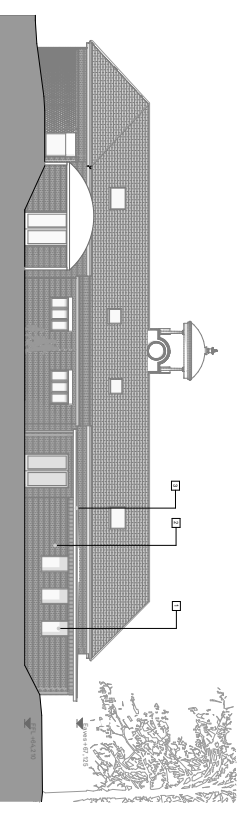
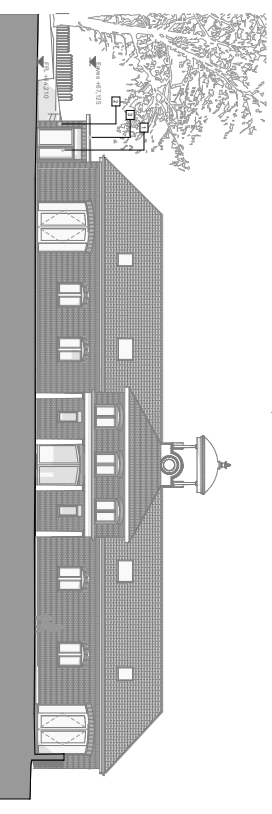
Window and door frames are to have matching profiles and be in the same RAL colour (Polyester powder coated aluminium in a matt RAL 7035) as the replacement fenestration previously approved for the coach house. The flat roof would be finished in an unobtrusive dark grey single ply membrane, with any visible eaves and soffit trims in aluminium powder coated to match the window/door frames.



View from the north



View of extension from the south west



1 - PVC Framed Windows / doors



2 - Painted brickwork



3 - PVC Aluminium roof edge trims and rainwater goods



**Arboricultural Considerations**

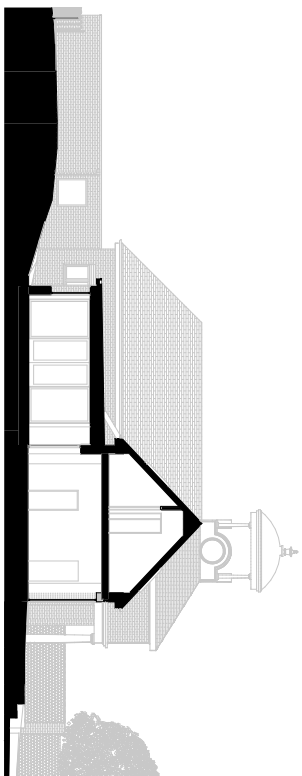
The application is supported by a protection plan and an Arboricultural impact and method statement, prepared by Technical Arboriculture. The two mature beach trees adjacent to the proposed extension are to be retained; the accompanying report sets out the protective measures required to ensure the retained trees are protected.

**Ecological Considerations**

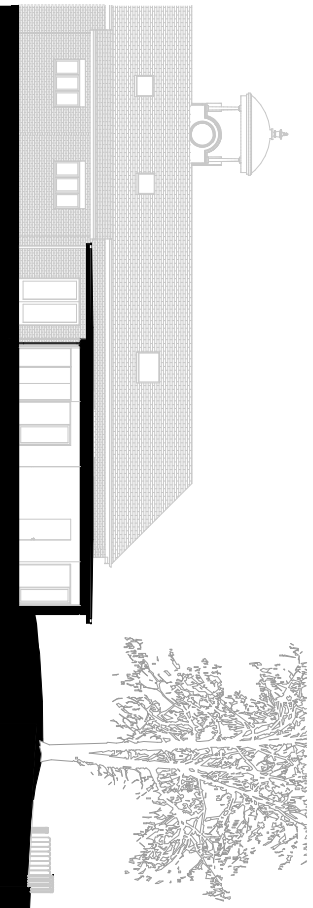
The application is supported by an ecological assessment that demonstrates the proposed extension will not cause any harm to protected species.

**Landscape**

The simple nature of the proposal ensures that very limited landscaping proposals are required, save for some minor regrading to the slope immediately to the north of the extension. The application is supported by an updated LVA which demonstrates the proposals create no harm to the landscape and scenic beauty of the South Downs National Park.



Proposed section showing minor regrading to the north



Proposed section showing minor regrading to the north



Aerial view showing minor regrading of slope to the north and retaining to the west of the proposed extension

## Soils Management Plan

### Introduction

A Soil Management Plan is required by the South Downs National Park Authority (SDNPA) for all applications where the movement of top and / or subsoils is proposed. This is to try and ensure soil sustainability during construction projects. Without a soil management plan there is a risk of losing, damaging or contaminating valuable soil resources, whether the soil will be retained for future landscaping on-site, or transported off site. Any areas of soil that need to be protected from construction activities will clearly marked out by barrier tape and exclusion signs. Any haul routes will be stripped down to a firm base and be no wider than necessary to accommodate two passing vehicles.

### Topsoil and subsoil stripping

Topsoil is a finite and valuable resource due to its fertility. Before beginning work, top soil will be stripped from all areas that will be disturbed by construction activities or driven over by vehicles. Subsoil isn't as fertile as topsoil, but - because of the vital role it plays in storing and transmitting water - steps should be taken to minimize any damage during stripping. In accordance with best practice measures, when stripping topsoil or subsoil to avoid soil damage as much as possible, such as: using tracked machinery, carrying the work out in the driest conditions possible.

### Soil stockpiling techniques

To enable soil to be reused on site at a later stage, soil will be stored in temporary stockpiles to minimize any damage or loss of function. There are a number of important considerations when creating stockpiles - including soil erosion, pollution to watercourses and the risk of flooding. These will be affected by the size, height and method of forming stockpiles, and how they are protected and maintained.

### Proposals

Prior to commencement of the construction of the works proposed, the relevant parts of the site will be stripped of top soil and that will be stored on part of the site over which building operations will not take place in accordance with the recommendations outlined above. Excavated subsoil to make way for foundations will be re-used where possible but if there is surplus material it will be removed from the site by recognized contractors for re-cycling or re-use elsewhere, with the priority to local farming enterprises. Once the works have been completed, ground levels around the new works will be made good by using the stored top soil and any surplus material will be removed from the site by a recognized contractor for re-use and recycling, again with the priority to local farming enterprises. During the preparation of the Pre Construction Information to local Farming enterprises: During the preparation of the Pre Construction Information as required under the CDM Regulations (2015), more detailed information regarding construction methodologies, structural solutions and proposed groundworks will be produced. At that time a method statement for the potential removal of any soil will be detailed.