

Dear Sir/Madam,

Re: Planning Application for Replacement Classroom at Summercroft Primary School, Plaw Hatch Close, Bishop's Stortford CM23 5BJ

I am writing to submit this planning statement in support of our application for the replacement of an existing classroom at Summercroft Primary School in accordance with Permitted Development Class M requirements as outlined in the The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 2) Order 2023.

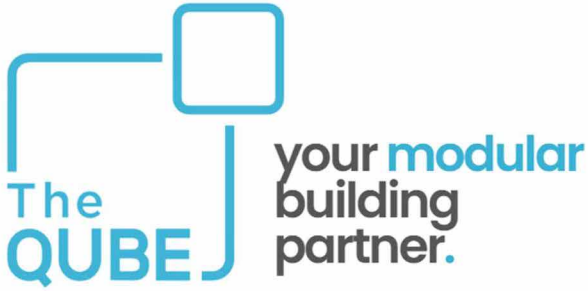
Location and Size: The new classroom will be located on an area currently planted with willow trees. The trees have become evasive and are causing issues around existing buildings and for children playing nearby. This area, while part of the existing school green space, has not been used as a playing field for a period exceeding five years. This can be evidenced by the size of the trees on site. Images of this area can be seen below for reference.



The proposed building has a total footprint of 108m² and is proportional to the adjacent afterschool provision building that this project aims to increase. This is within the 250m² as quoted in the Class M requirements and is far less than 25% of the existing school site.

Design and Appearance: The design of the replacement classroom will be sympathetic to the existing school buildings and will enhance the visual aesthetics of the site. The proposed composite timber cladding will have a cedar effect, is highly sustainable being made from recycled timber fibre and plastics and is zero maintenance. The current structure is finished in timber cladding panels.

Height and Proximity: The height of the replacement classroom at its highest point is 3.78m which is lower than the surrounding building. There are no proposed rooftop structures. While the proposed replacement classroom is not within 5-10m of a boundary of the school site.



Landscaping and Amenity Space: We will provide landscaping around the new classroom to enhance the overall appearance of the site. The proposed 600x600mm concrete slabs will match the existing and tie into the existing pathway. The existing willow structure will be removed as part of this scheme. Replacement native trees will be planted within the existing forest school area on site to compensate.

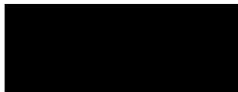
Sustainability: Where feasible, sustainable design principles will be incorporated into the construction of the replacement classroom, including energy-efficient LED lighting, heating, and by using Structural Insulated Panel construction with provide far better U-Values and air tightness than the existing building. All surface water will be discharged into a new soakaway and not into the combined sewer and the with the existing building.

Community Benefits: The new classroom will contribute positively to the local community by providing modern and improved facilities for education, benefiting current and future generations of students.

In conclusion, the replacement of the existing classroom is vital to ensure the continued provision of high-quality education at Summercroft Primary School. Our proposal fully complies with the relevant regulations and will result in a significant improvement to the educational facilities on site. We respectfully request that the planning authority grant permission for this development.

Thank you for considering our application. Should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,



Dominic Skinner BSc(Hons) MCIAT ICIOB
Head of Design and Pre-Construction

