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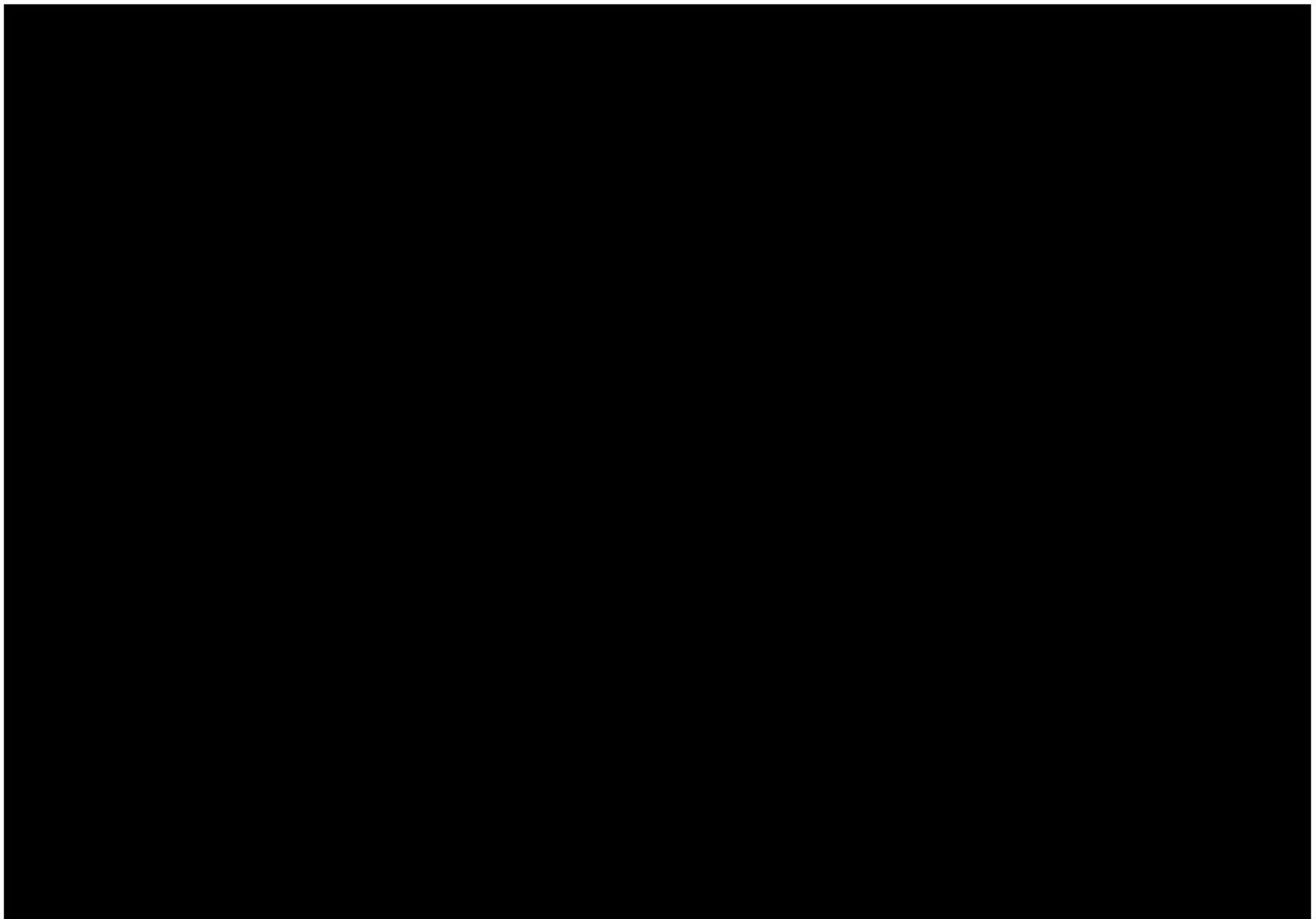
24/00203/FUL

28.03.2024



## Design and Access Statement

Meadow Vale Primary School, Moordale Avenue, Priestwood, Bracknell RG42 1SY.



Version: March 2024

## **0. Contents**

1. Introduction

2. Site Appraisal

3. Design Principles

4. Access Principles

5. Design Solution

6. Access Solution

7. Conclusion

8. Appendix A – Access Audit

9. Appendix B – Smart Waste Management Plan



## 1. Introduction

This report is written in support of the proposal to alter the existing entrance building with the erection of a small single-storey extension at Meadow Vale Primary School. It sets out to explain the 'process' that has led to the submission of this application. In doing so the report addresses the following issues:

- Assessment of the site and surrounding area
- A description of the proposed development, including an explanation of what it is attempting to achieve and how access is achieved
- Design influences of the proposal
- How the design of the development has evolved

## 2. Site Appraisal

### 2.1 Location, Description and Context

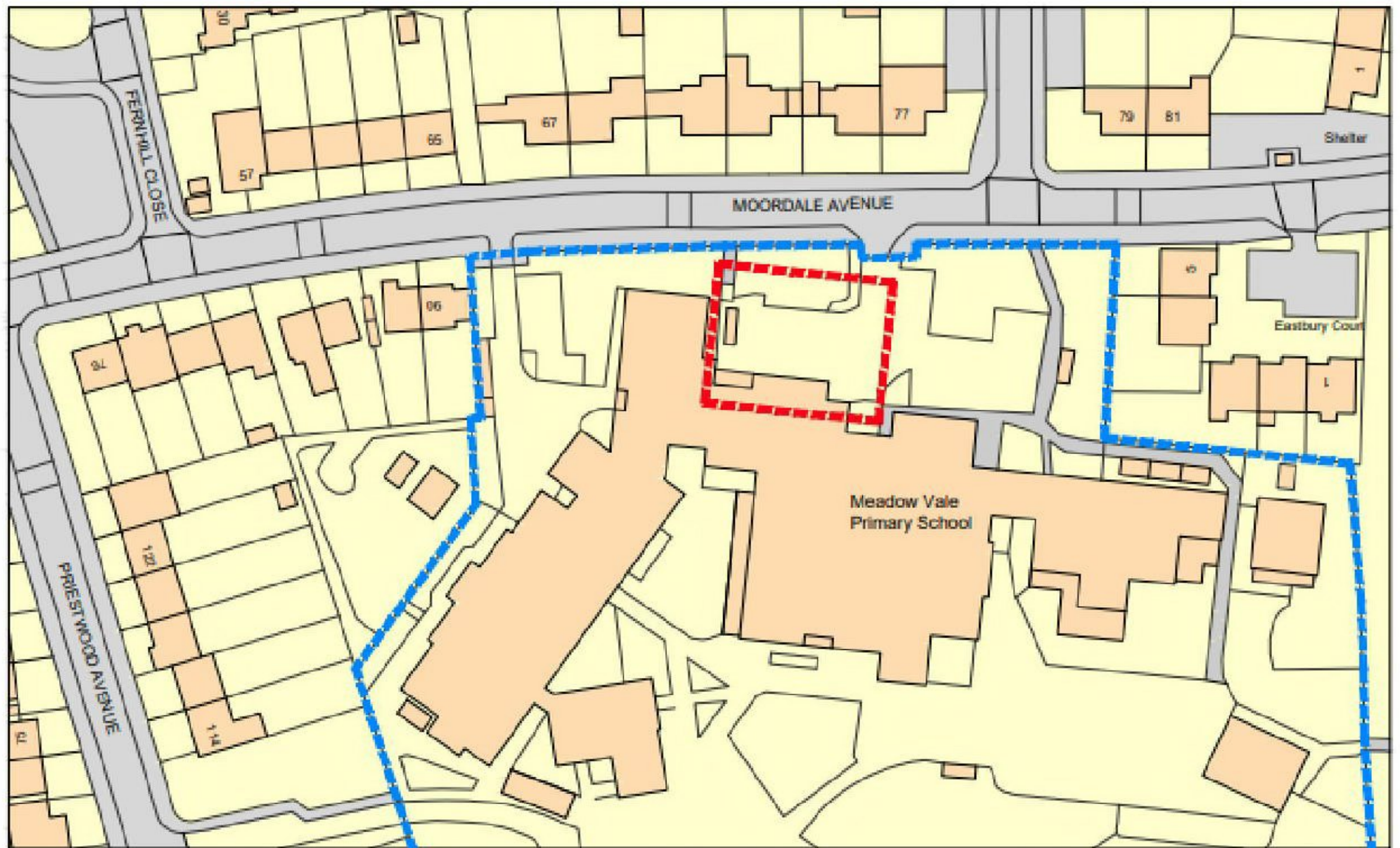
Meadow Vale Primary School is located within an urban site with an overall area of 2.45ha, near the town centre of Priestwood. The front of the school represents its northern boundary and partly fronts onto Moordale Avenue. The remainder of this boundary is shared with a group of bungalows (Eastbury Court) and semi-detached two-storey dwellings (84 to 90 Moordale Avenue). Residential properties are also located on the western and southern boundaries, whilst its eastern boundary fronts onto an area of public open space.

The main entrance gates for both vehicular and pedestrian access is currently taken via Moordale Avenue, this shall remain unchanged. The school building comprises two main blocks, comprising a mix of single-storey and two-storey elements, predominantly constructed in red brick with flat bitumen roofs and pitched modern tile roofs.



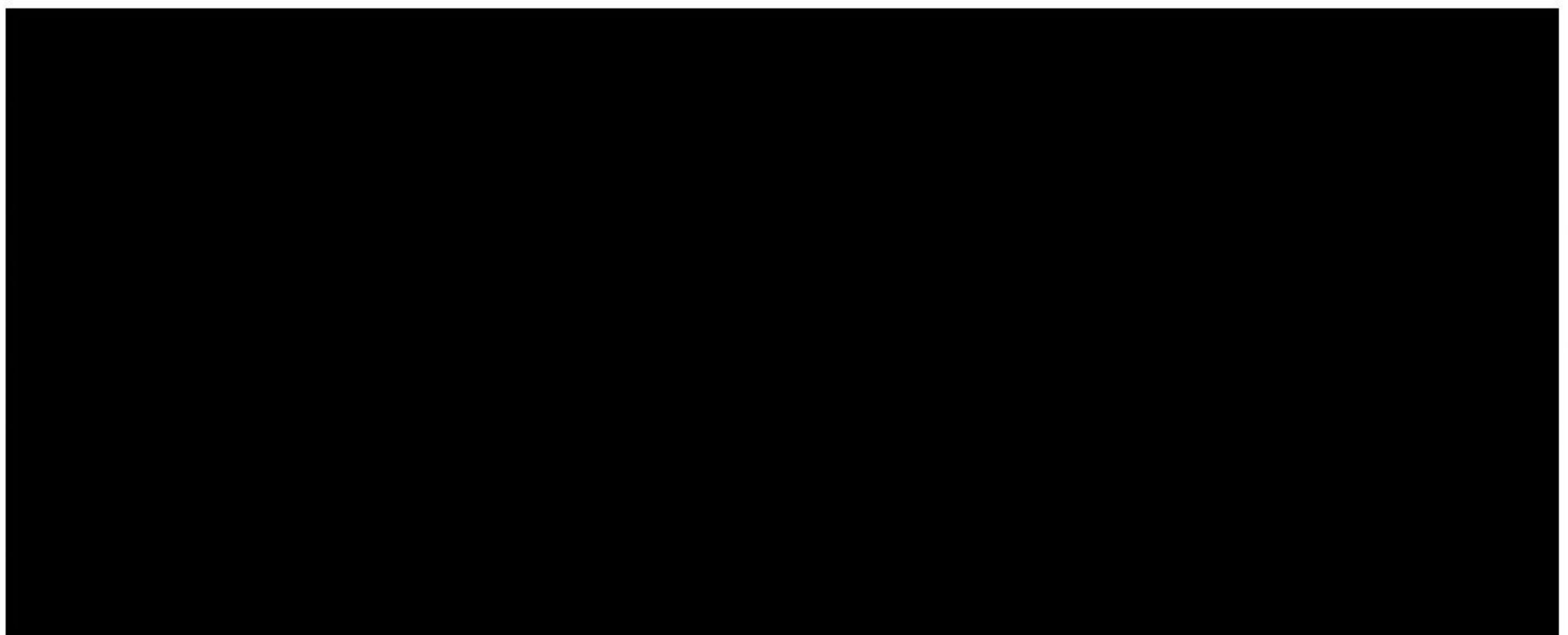


The redline application site of 0.06ha consists of part of the existing building and car park, the entrance to the school on the northern façade; the existing floor area for alterations is a maximum of 75m<sup>2</sup>.



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The entrance is unassuming, drab and suffers from poor wayfinding and lighting. The visitor waiting area is too small and the reception office is too cramped, there are only two sets of security doors separating 'the school' from the public domain.



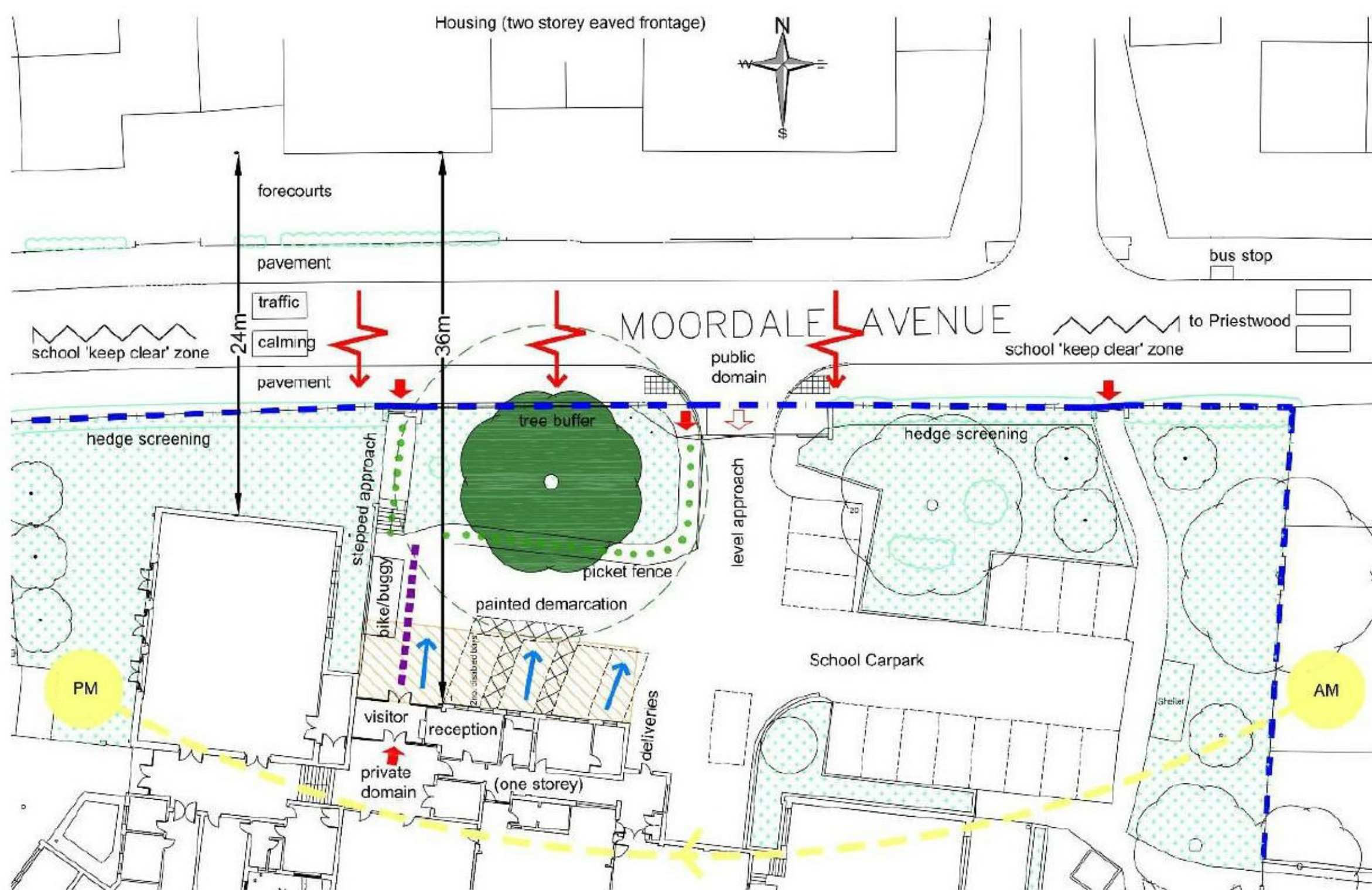
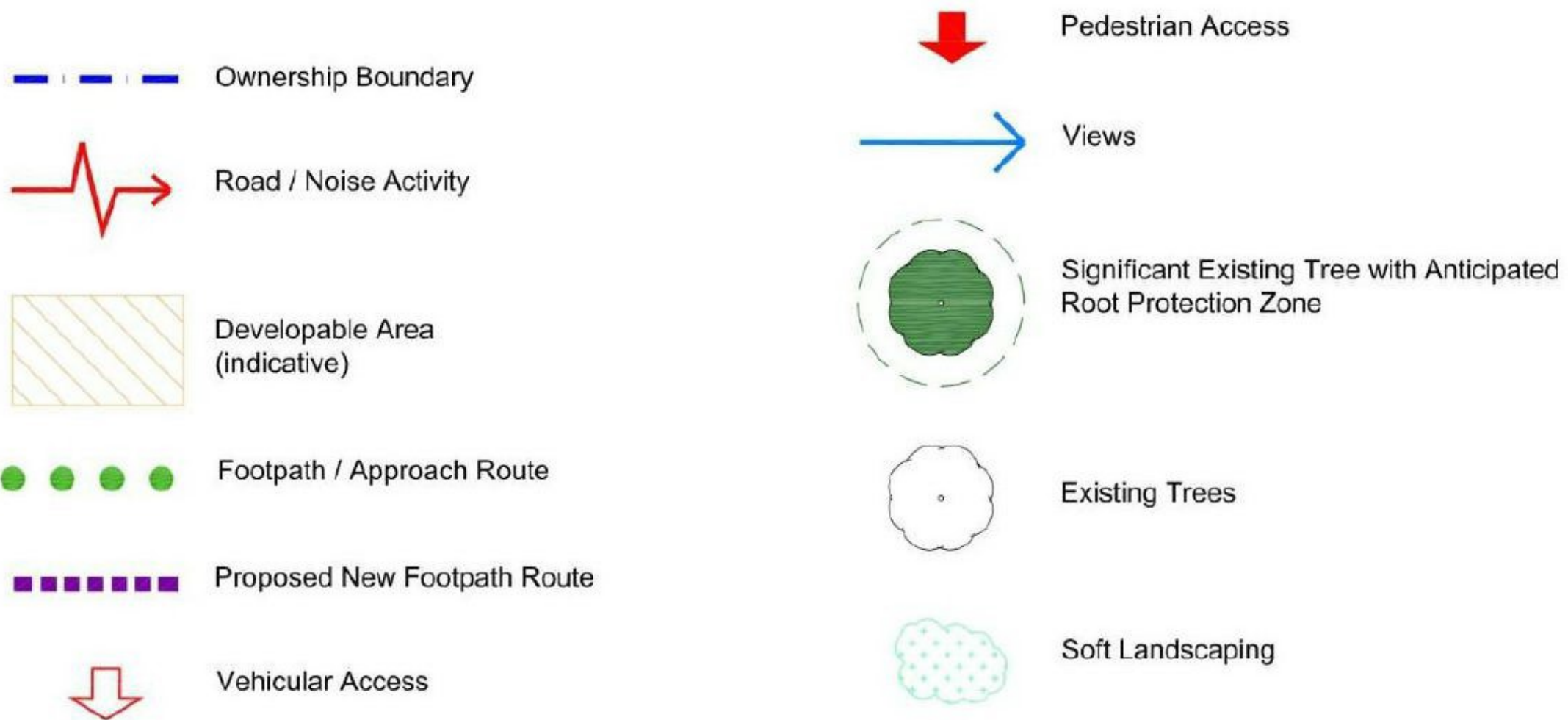


## 2.2 Social and Economic impact

This application is for an extension to an existing school to improve its access facilities, which we consider to have a positive social impact with no significant economic impact.

## 2.3 Constraints and Opportunities

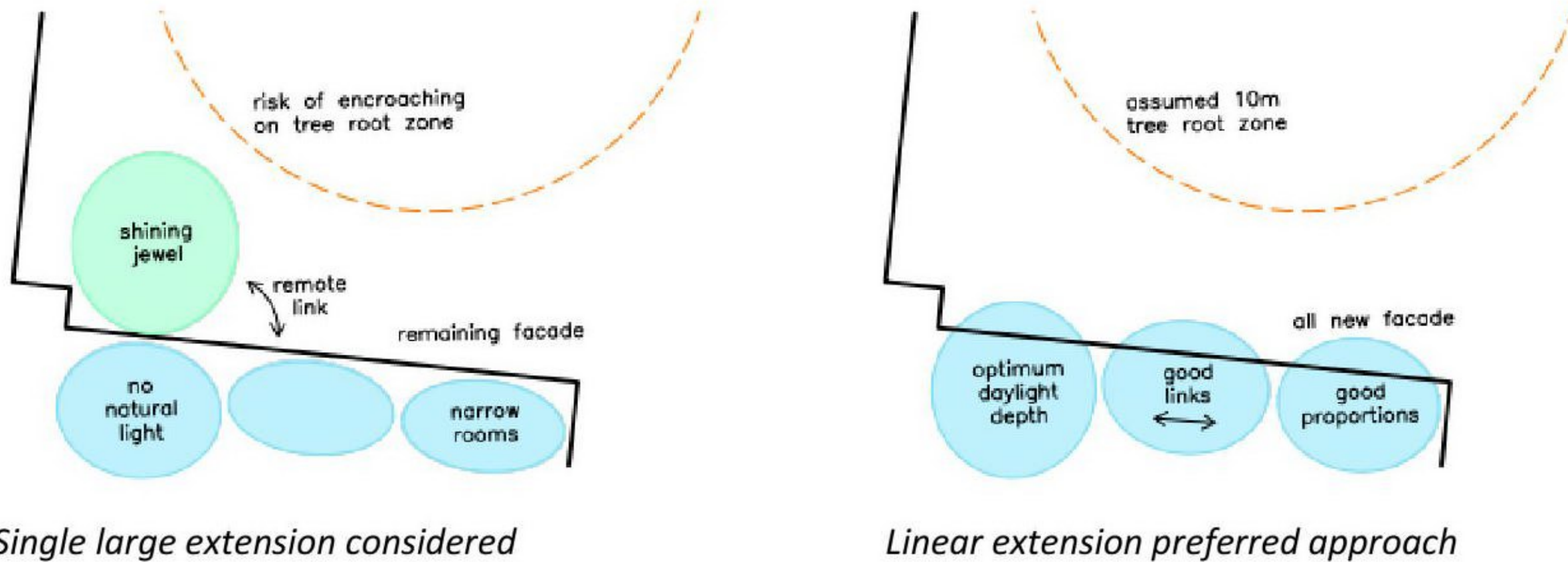
### KEY





## 2.4 Consultation and Evaluation

Since the feasibility stage of the project, we have consulted with the school staff, governors and parents to understand their requirements and concerns. Further consultation with user groups will be carried out as the detailed design is developed.



Working in close partnership with a design-and-build contractor from the outset, we have developed a proposal with the school's 'build team' to meet their aspirations in a valued manner. This dialogue shall continue throughout the project until after construction.

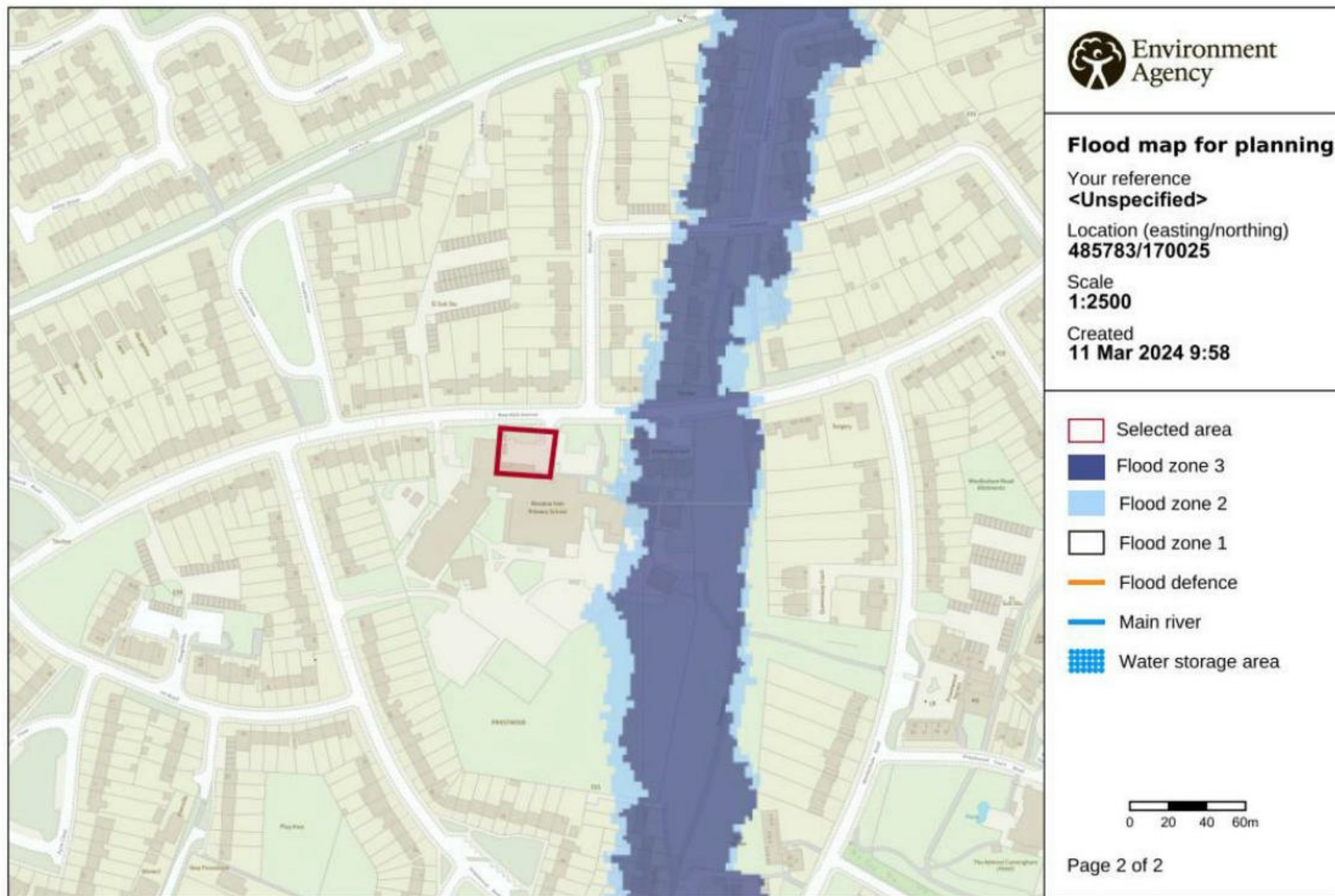
Since early March 2024 we have engaged in pre-application discussions with the local planning authority .....

## 2.5 Planning Policy influences

The design of the proposal has been developed in accordance with planning policy to inform the design. In our opinion, the proposal addresses relevant policies of the Bracknell Forest Borough Local Plan (2002) and Core Strategy Development Plan (2008), in particular:

- Policy CS1 - Protects and enhances the school; its pupils, staff and visitors
- Policy CS2 - Makes efficient use of available land and buildings
- Policy CS19 – redevelopment infilling of space to improve the current working environment
- Compliments and respectful of the existing built form
- Is in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views
- Avoids the loss of important open areas, gaps in frontages and natural or built features (such as trees, hedges, walls, fences and banks) which it is desirable to retain
- There are no arboriculture or biodiversity or habitat adverse issues or areas of concern in the vicinity of this site. No development is proposed within the root protection area of the nearest tree
- The proposal does not adversely affect the amenity of surrounding properties and adjoining area, with no highway's implications
- It is also noted that the site is not within a Conservation Area and no buildings are listed
- The application site is in Flood Zone 1 and its area is 0.06Ha





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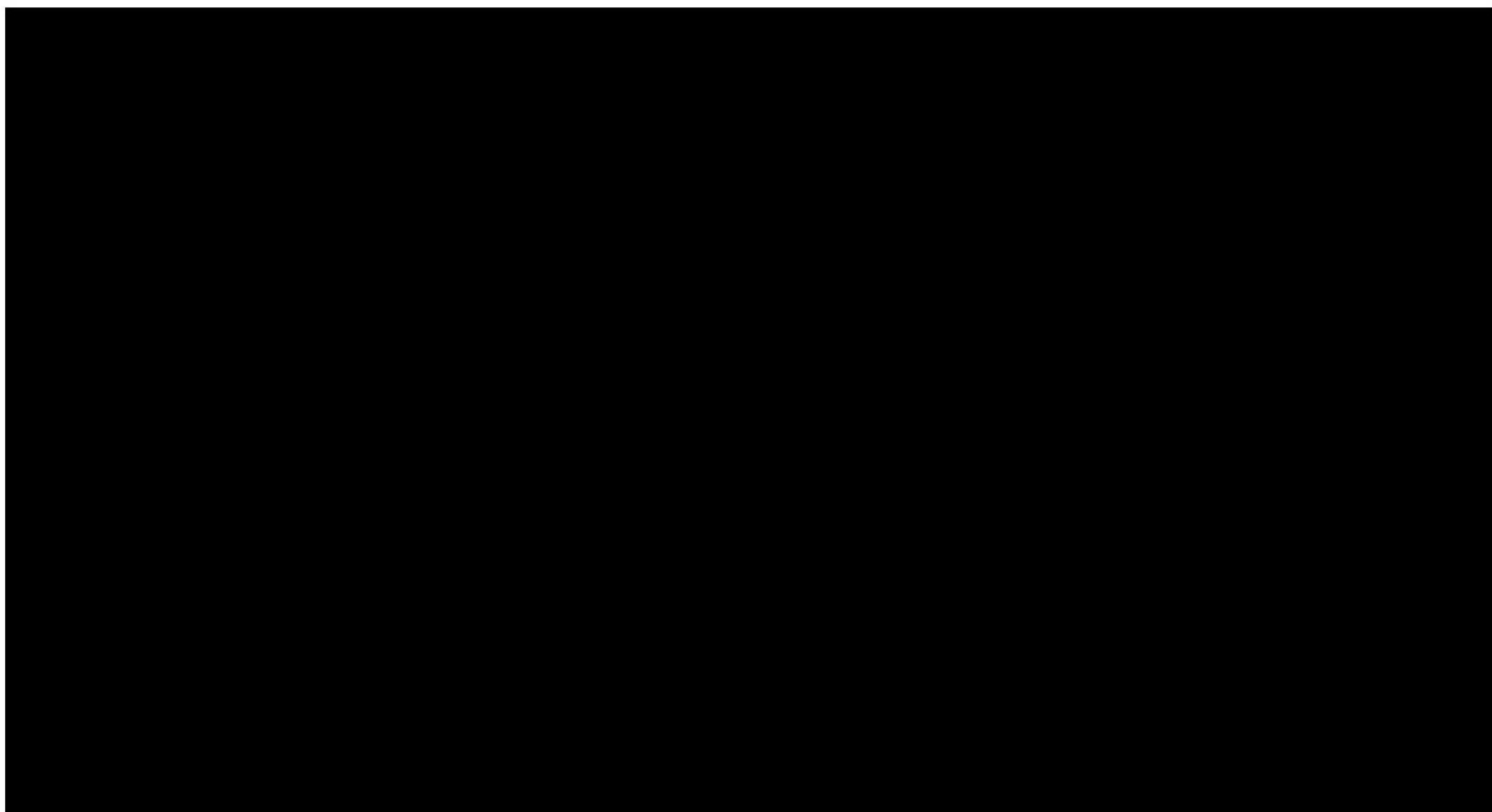
*flood map with redline application boundary*

### 3. Design Principles

#### 3.1 Use

The proposal seeks to improve the facilities in connection with the educational use of the site; this proposal will not increase the current capacity of the school pupil or staff numbers:

- A more secure entrance system
- A larger visitor waiting area (current seating for 3 persons)
- A larger office for reception staff (current cramped desk space for 4 persons)
- A meeting room facility on the 'public side' of the school
- A wheelchair accessible cloakroom (none currently available in entrance area)



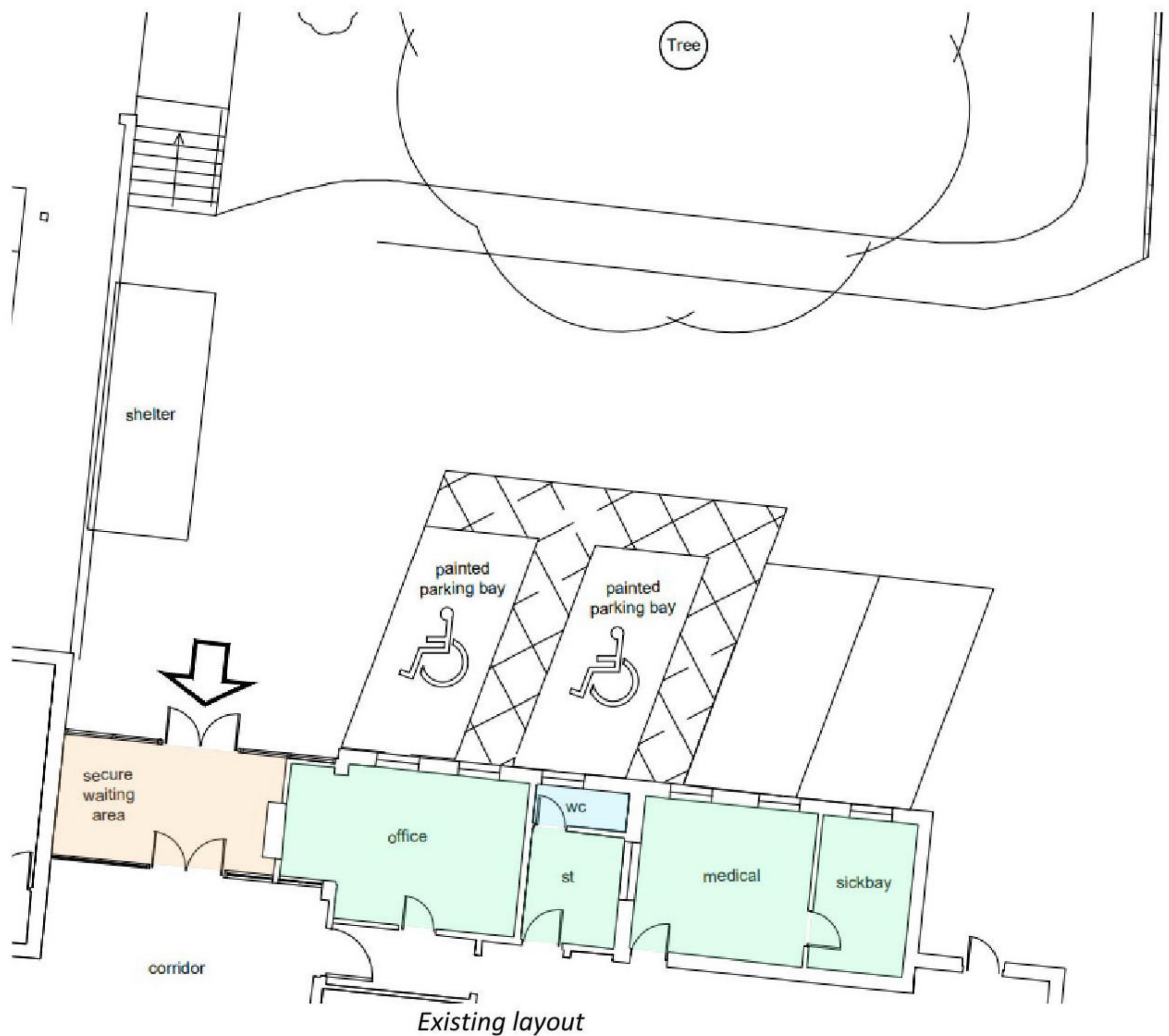


### 3.2 Amount

The area of the application site within the redline is 0.06 hectares. This includes part of the external car park where spaces will need re-demarcation, the extension and internal alterations to the original entrance part of the school. The new build and alteration works are budgeted to total an approximate floor area of 100 square metres.

### 3.3 Layout

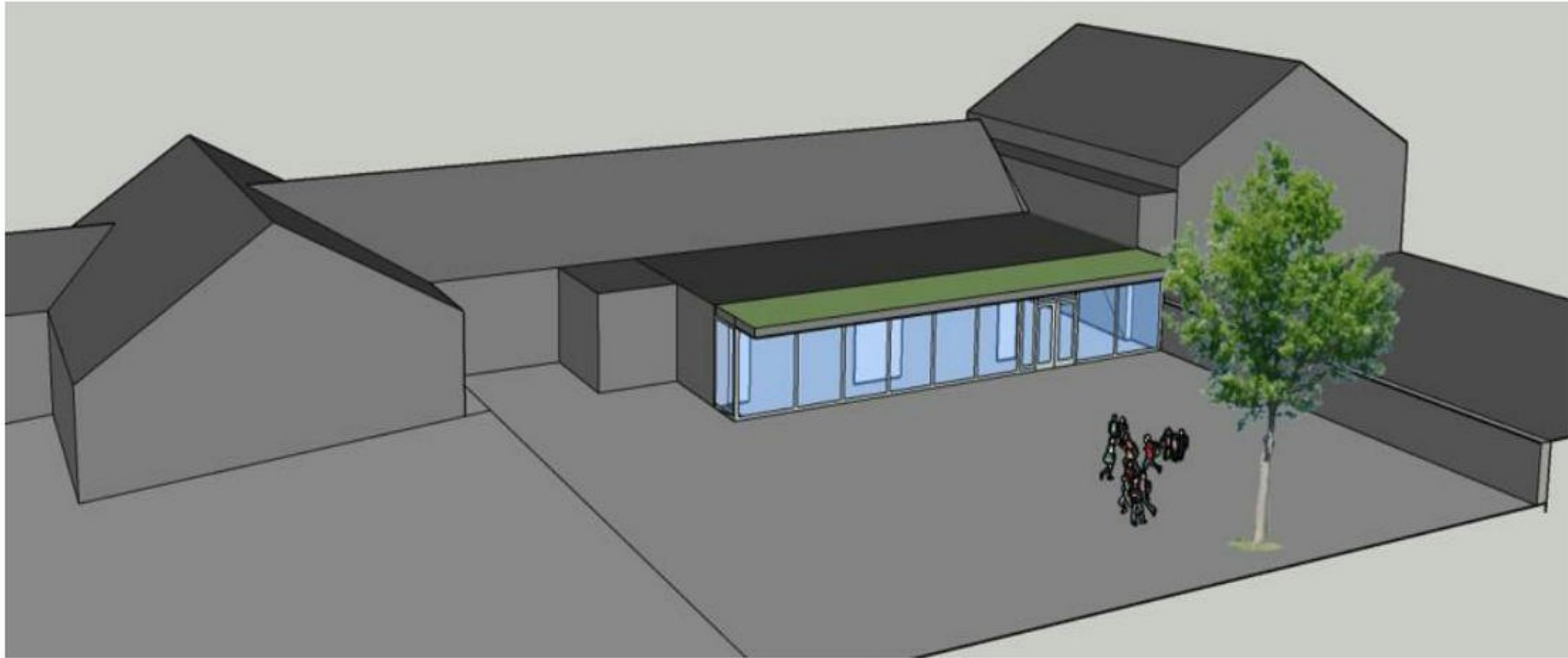
The development has been designed to incorporate an efficient circulation route, a safe and secure environment, with minimal impact on the existing building fabric/tree/amenity space by remodelling the existing entrance to visually improve its frontage and enlarge interior floor space on a modest budget. The entrance is setback from the road some 25 metres and the mature tree (closest 14 metres away from new extension) and hedge screening are to remain untouched.





### 3.4 Scale

Care has been taken to reduce the scale of the extension; in footprint, so not to impose on trees and amenity space; and in height to be sympathetic to the existing buildings but at the same time be prominent as an entranceway; in roofscape to not dominate but used as protection from the elements and offer an ecological benefit.



*Massing model*

### 3.5 Appearance

Rather than trying to match the existing building, as previous extensions, the design has been developed so that the proposed extension is sympathetic to, but distinct from, the existing building. High quality materials are proposed from a simple palette used in a contemporary style. Surface materials reinstated where disturbed during construction shall match existing. Boundary treatments are unaffected by this application.



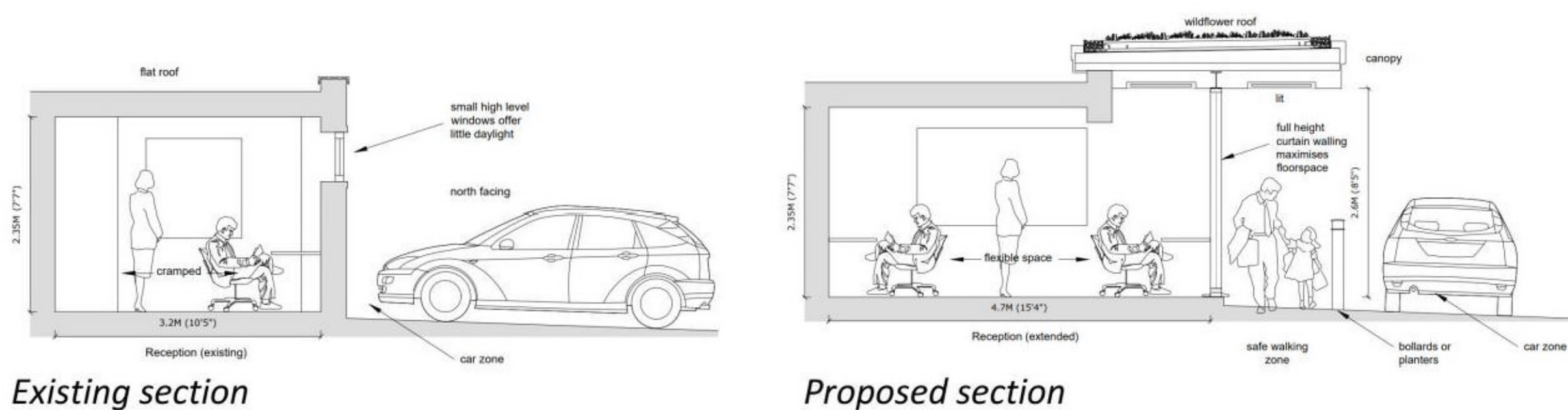


### 3.6 Landscaping

Existing soft landscaping shall be unaffected by the proposals; hard landscaping (tarmac) local to the proposed extension shall be made good and the 'shared surface' improved immediately around the perimeter of the new extension offering better protection for pedestrians. Level access approach and thresholds shall be maintained.

### 3.7 Amenity

All access roads, pedestrian access, car parking provision, bicycle provision, shelters, playground land, recycling & waste refuse; are not affected by this proposal. The open space immediately in front of the entrance, albeit a tarmacked car park, shall remain of good useable quality. A linear extension across the whole façade shall enlarge all of the existing rooms therefore benefitting all of the facilities currently administered.



### 3.8 Sustainability

Having regard to policies of the Council's Development Plan, it is noted that the floor area of the proposed extension is 25m<sup>2</sup>. The design strategy will be a fabric first approach. The storage and collection of refuse and recyclable waste is not affected by, nor added to, by this proposal.

During construction all material removed from site will be recycled where possible and disposed of appropriately to a suitably licensed landfill facility.

Rainwater run-off from the new extension roof shall be slowed down by the incorporation of a sedum 'green roof' in the design of the extension. New foul water for the WC shall connect to the existing underground drainage system. New energy efficient lighting and water efficient fittings shall also be specified and installed.

## 4. Access Principles

Vehicular and pedestrian access to the site is taken from Moordale Avenue boundary. Approach to the building from Moordale Avenue via a car park and access through the existing entrance complies with standards required by Building Regulations (AD Part M).

The school already places emphasis on pedestrian and cycle use over car travel; with appropriate signage in place. There are also two wheelchair accessible car spaces adjacent to the 'application site' which shall be retained. The main car parking area affords a turning area for vehicles and also emergency/service vehicle access off Moordale Avenue.



The current entrance layout of a single lobby affords some safety to reception staff; albeit this is becoming inadequate from more frequent unruly visitors. The current space available for reception staff and waiting visitors has become too cramped.

## 5. Design Solution

In designing the proposed extension key considerations were:

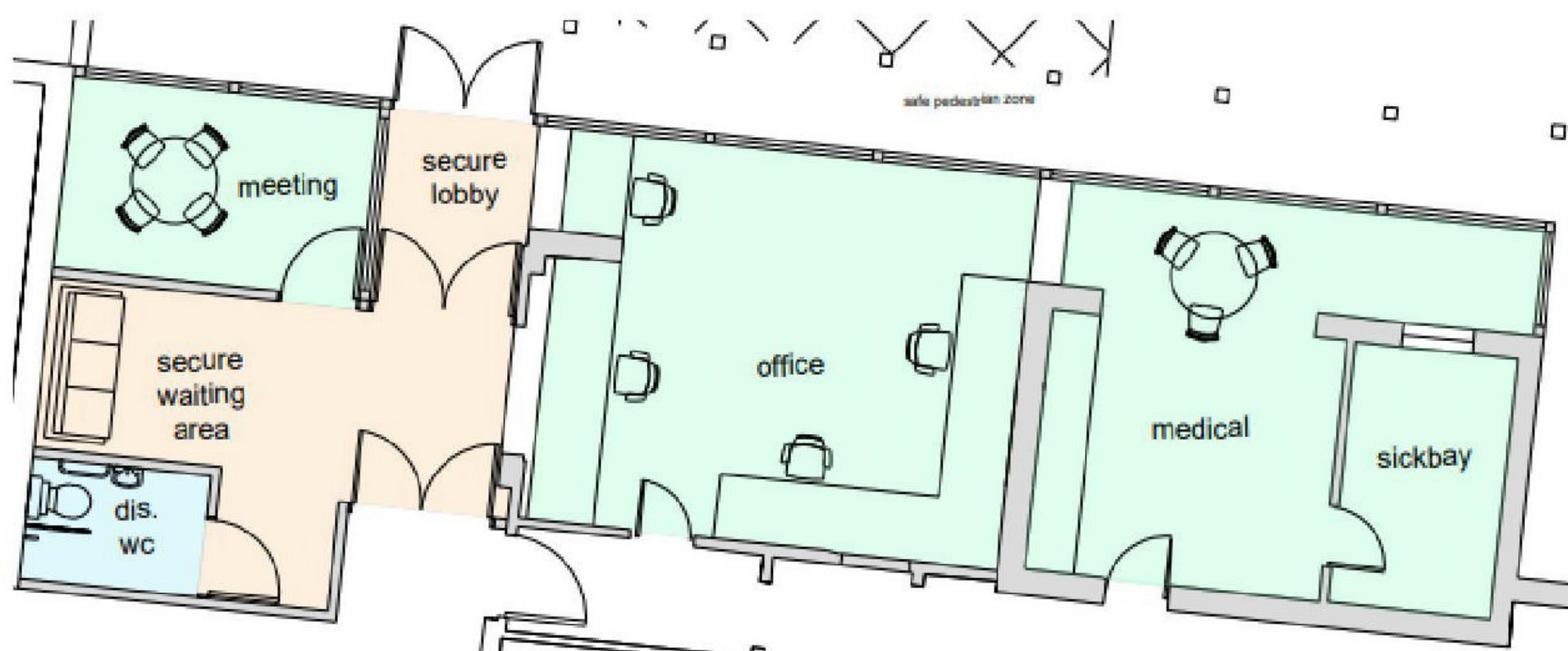
- To offer a more welcoming entrance to the school
- To not affect the tree to the front of the school
- To not lose any car parking provision
- To improve existing facilities within the school's available budget

This planning application seeks permission for the following:

- A modest single-storey linear extension facing the northern boundary to improve the visual appearance and amenity of the school entrance; along with interior alterations and refurbishment to enlarge the existing facilities for staff and visitors.

The following facilities shall be provided:

- A visitor waiting area, seating for 3 persons (8m<sup>2</sup>)
- A reception office, comfortable for 4 persons (28m<sup>2</sup>)
- A meeting room, seating for 4 persons (9m<sup>2</sup>)
- A wheelchair accessible cloakroom (3m<sup>2</sup>)
- A medical room (28m<sup>2</sup>)
- A 'triple lock' entrance circulation route



The extension has been designed as a simple 'facelift' to the existing drab brick flat roofed former extension along this facade, to provide a better 'shopfront' school entrance. It comprises simple powder coated aluminium curtain walling with metal overhanging roof soffit and fascia. Junctions with original school buildings shall be detailed the same. A new sedum cantilevered roof shall fall onto the existing flat roof behind.





The following materials are proposed for your consideration:

- Polyester powder coated aluminium framed windows/door curtain wall glazing
- Polyester powder coated aluminium roof soffit and fascia
- Sedum 'green roof', shallow pitch hidden behind fascia, insect friendly wildflowers



*Curtain wall glazing, cantilever metal roof*



*Sedum roof behind metal fascia*



*Proposed entrance facade*



## 6. Access Solution

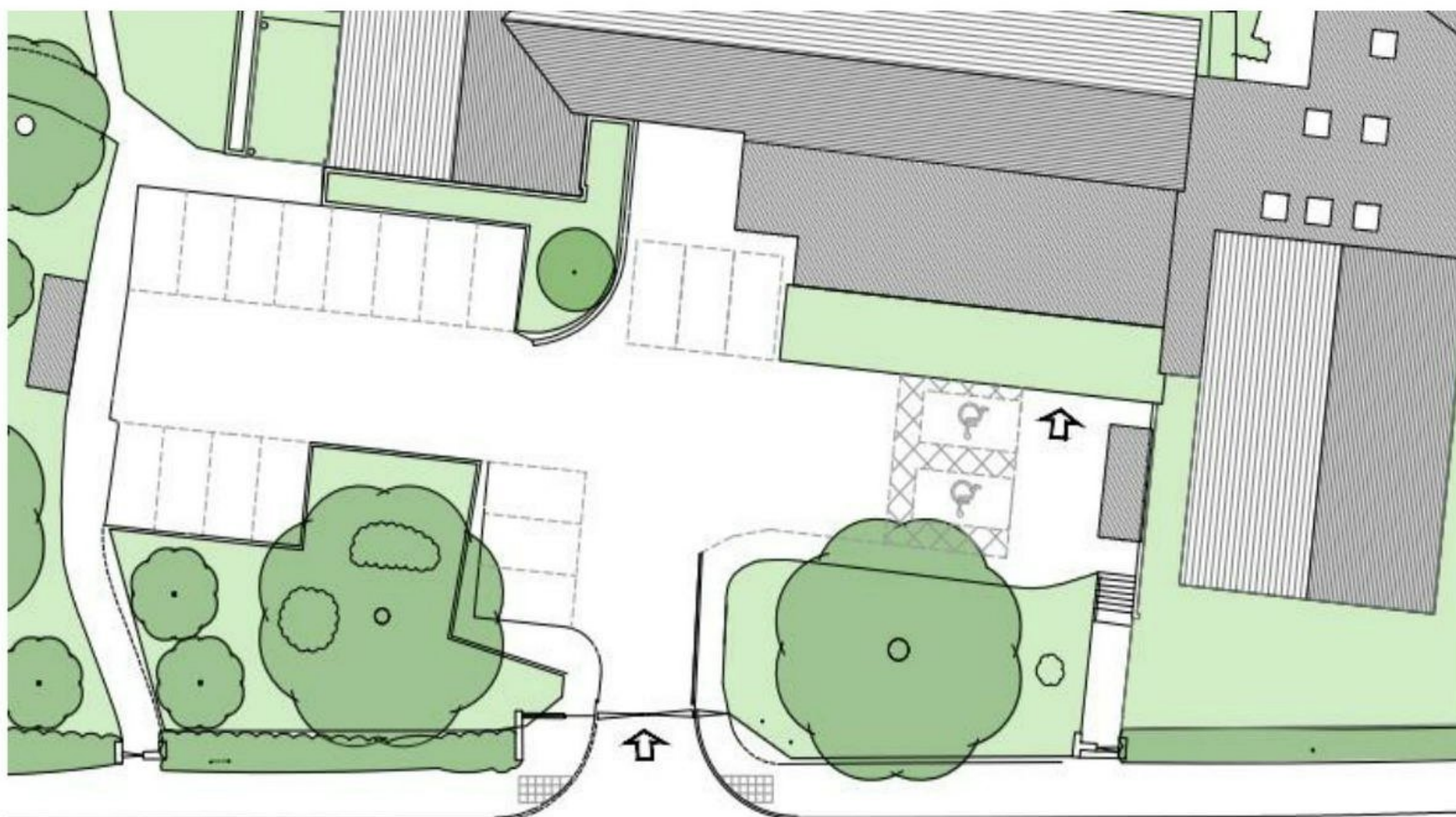
Vehicular and pedestrian access to the site is taken from Moordale Avenue, which shall not be affected by nor is part of this proposal and shall remain unchanged. The use of bicycles in preference to the car is already encouraged and adequate cycle hoops, motor scooter, buggy stores and shelters are already provided.

Approach to the new entrance remains in the same locale as the original building and access throughout the proposal shall be built to current standards required by Building Regulations and shall therefore satisfy the requirements of AD Part M 'Access to and Use of Buildings' for both ambulant disabled and wheelchair users.

The layout has been designed with crime prevention and community safety in mind: Affording natural overlooking surveillance whilst minimising blind spots so that all users feel safe, both in daytime and at night.

## 7. Conclusion

We consider the proposal as an appropriately efficient high-quality design solution to meet all the needs of the school whilst respecting its setting in scale and style. It shall have no detrimental effect on relevant planning policies. As such, we respectfully request Bracknell Forest Council to approve this application.



*Proposal (looking south)*

