1. There is no practical area for the siting of a temporary building within the main school buildings.

2. The school do not wish to create a "hiding area" behind a building which could attract children. To this end, it is intended to erect low level fencing between the rear corners of the building and the boundary of the adjacent property. This will have the effect of moving the childrens' activities away from the residential property.

3. The building could be sited closer to the playground but siting the building towards the edge of the site:
   a. enables a larger grass amenity area to be retained between the temporary building and the playground.
   b. reduces the size of the lost space at the rear of the building
   c. will be less visually intrusive than a building located close to the playground
   d. creates a buffer zone adjacent to the residential property

4.6 Landscaping

The construction of the proposed extension will not require the removal of any existing trees or shrubs from the site. It is intended to site the building as close as possible to the trees without affecting them in any way. Some trimming of the low level branches alongside the boundary of the existing playing field may be required to permit access for construction vehicles to the site area.

The exact location will be agreed on site to ensure no damage to the trees.

Apart from replacing damaged grass area no additional landscaping works are proposed.

4.7 Design & Appearance of the Proposal

4.6.1 Building Works

The design incorporates the construction of a single storey sectional building including the following key components;

- Timber framed structure with Moorland Green Plastisol coated timber panels to the external walls (insulated)
- Aluminium double glazed windows and steel doors
- Disabled access ramps to all entrance doors.
- Timber fire escape steps
- Entrance doors and all internal suitable for wheelchair access
- Provision of disabled and ambulant WC facilities
- Internal corridors suitable for wheelchair use including 1800mm minimum width corridor and turning radius
- Internal modifications to provide specialist quiet room withdrawal space
- All new internal doors are to be FD30 fire doors with at least 820mm clear openings.

The construction will incorporate insulation levels within the walls, floor and roof which will provide U-values in excess of the requirements of the Building Regulations. All windows will be double glazed and utilising argon filled low emissivity sealed units.

It is estimated that the construction works will take 8 weeks.

4.6.2 External Works

The main access doors will be approached via a Doc M compliant ramp to provide level access. The ramp will consist of low level brick walls with olive green tubular steel handrails and concrete paving slabs.

The rear fire exits from each classroom are to be of timber construction.

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Drainage works will include connection to the existing foul water serer MH located at the entrance to the school and provision of a soakaway adjacent to the building.

5. Access Provision Philosophy

A new fully accessible disabled toilet located in the central lobby will also provide unisex accommodation for all staff and visitors.

In accordance with the building regulations, level access and building facilities will be provided to fully comply with the Part M requirements.

All doors, corridors, access facilities etc to comply with "Designing for Accessibility" published by the Centre for Accessible Environments and RIBA Enterprises.

6. Site Access

Pedestrian

The pedestrian access into the site is located adjacent to the main entrance gates and provides access to the main playground space. Access to the proposed building will be directly from the playground.

Parking

The school has 16 No parking spaces for the use of staff and visitors.

No increase in parking requirements is envisaged by the proposed building.

7. Maintenance

Materials used for the construction of the building will generally blend in with the area. External finishes will be durable and will require little maintenance to preserve their appearance and colour.

The prefinished aluminium doors and windows, fascia, soffits and rainwater goods will only require wiping down in order to maintain the appearance and eliminate discolouration.

Glazing to be energy efficient e-glass with toughened external panes thus minimising accidental damage and the effects of vandalism.

Air Quality Assessment:

The application site is not within an Air Quality Management Area.

Biodiversity Survey and Report:

A visual inspection of the site has been undertaken during the course of the design stage to look for evidence of protected species and other environmental factors. As would be expected from the playing filed location, no evidence was identified.

Construction Traffic Management Plan:

Construction traffic will access the site via the existing gated access from Eastern Road via a fenced route to the site area.

The playing field surface will be temporarily protected to suit site conditions at the time of construction and reinstated on completion. To provide the necessary clearance under tree canopies some trimming of the lower branches may be undertaken.

To avoid any increase of traffic at peak school drop off and collection times no construction traffic or