DESIGN & ACCESS STATEMENT

ST NICOLAS & ST MARY PRIMARY SCHOOL

1FE TO 2FE EXTENSION

&

ASSOCIATED WORKS



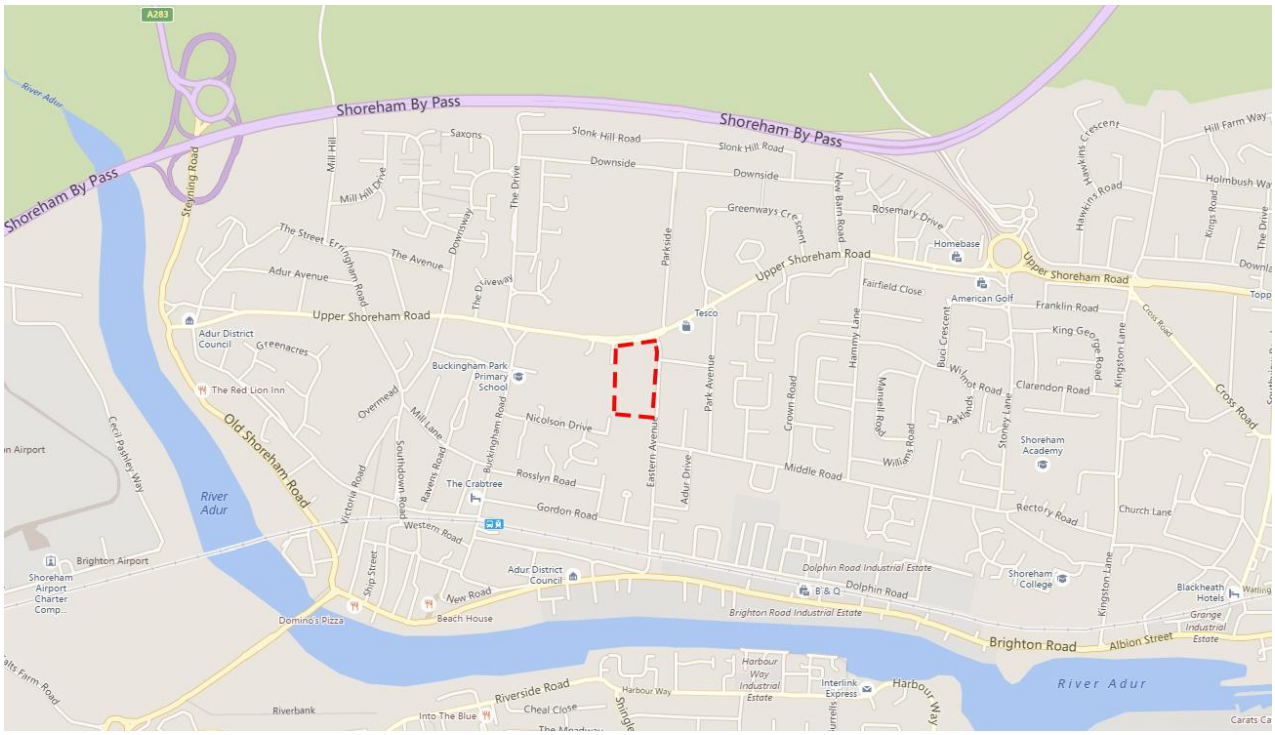
1.00 INTRODUCTION:

St Nicolas and St Mary CE is a single form primary school (pupils 4-11 years old) built in late 1960s.

According to demographic changes, West Sussex has been increasing in pupil numbers and most classes in the school are currently at full capacity with thirty plus children for each year group. As a result, the school is in need to increase its capacity to accommodate 60 children per year group.

The original feasibility study provided by West Sussex County Council (which included works at the adjacent Buckingham park Primary school) consisted of two phases.

Phase 1 was completed in 2014 which aimed to immediately provide the accommodation requirements to facilitate the increased number of pupils and to address staff/administration deficiencies. Our proposal is a revised version of Phase 2, which comprises of site wide external improvements, refurbishment of certain areas of the existing building and erection of a new 2 storey modular built teaching block. The Head Teacher and Governors of St. Nicolas and St. Mary CE Primary School have approved the proposed scheme.



2.00 LOCATION & ACCESS:

The school is located to the north-east of Shoreham Town Centre within a residential area. Vehicular access to the school site is from Eastern Avenue to the east. Pedestrian access is also from Eastern Avenue where pupils are to be dropped off/picked up and through a protected footpath.

The site is bounded by Northbourne Medical Centre to the north, and Allotment gardens to the south. Buckingham Park Primary School playing field and rear gardens of two storey flats to the west, and Eastern Avenue along the east boundary with several private gardens of two storey properties to the south east.

A car park is located at the front of the site providing 18 no. spaces for staff use. Access is via the main entrance gates. This proposal will increase the parking spaces to 26 plus 1 disabled space.

There is good public transport, with the bus stops located approximately 210 and 350 meters away from the access to the site on Upper Shoreham Road.

Existing cycle storage facilities provide 26 covered cycle spaces. The school has already increased the levels of on-site cycle parking in preparation for the new pupils. It is therefore proposed to retain this level of provision.
Should you need further information regarding access the transport statement goes into more depth.

2.01 DISABLED ACCESS:

All new build extensions will meet the requirements of Part M of the Building Regulations in terms of level access and compliant door widths. Disabled facilities are included as part of the new build and a disabled parking space is also to be provided.

3.00 AMOUNT:

The overall application area of St. Nicolas & St. Mary CE Primary school is 0.75 Ha.

This application will increase the Gross Internal Area (GIA) by 1302m².

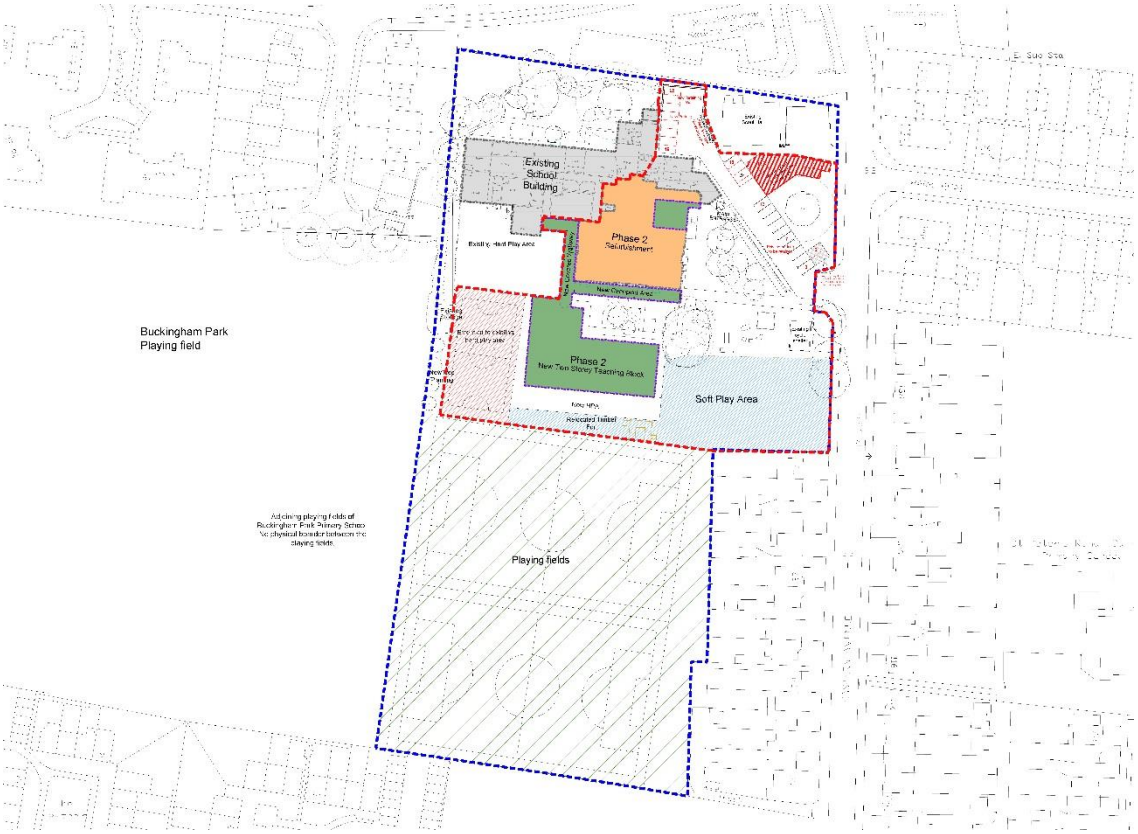
4.00 FUNDING:

Finance for this proposal will be provided by West Sussex County Council.

5.00 LAYOUT:

The proposed new build (marked in green below) has been located as such to achieve minimum impact to the existing playing fields and neighbouring properties, whilst maximise circulation efficiency and create flexible spaces.
An extension of the existing main hall is provided to the east of the school, and refurbishment of the southern area of the existing school building (marked orange). New canopy construction will create a link between the existing school and the new teaching block, as well as provide covered play areas along the south of the existing building. In addition, a new netball court will be introduced in the extended hard

play area to the west of the new block and a new car park layout to the north west will provide additional spaces for the increased number of staff.



6.00 EVALUATION:

The proposal has been composed in response to the needs of the existing school and demographic changes nationally and locally. It is not simply about the provision of additional accommodation on the existing school site, but also about ensuring that the school benefits from an overall re-organisation that considerably enhances how the school operates from an education perspective. The extension, new teaching block and refurbishment proposals have been developed simultaneously to ensure cohesive design and efficient facilities throughout the whole scheme.
On that basis the proposal addresses the matters listed below.

6.01 NEW BUILDING:

- The provision of new build accommodation & refurbished accommodation to meet the requirement of BB103 in an educationally logical manner.
- The proposed new build is for a two storey flat roof teaching block and a single storey flat roof extension of the main hall.

6.02 EXTERNAL WORKS:

- New car park layout to increase vehicular access on site in response to the increase amount of staff due to the extension.
- Extended hard play area to be provided to incorporate a new net ball court.
- Construction of new canopy to shelter the existing footpath and create a covered link between the existing and new build.

6.03 SUSTAINABILITY:

The building will provide the following:

- A highly thermally & energy efficient building envelope, in excess of current building regulations.
- Classrooms will be naturally lit & ventilated with internal blinds provided to limit solar gain & maintain a comfortable environment.
- Energy efficient & well controlled services will be incorporated for lighting, heating & hot water systems.
- Construction materials will be specified to achieve a high rating in accordance with the BRE Green Guide to Specification wherever possible, for environmental impact & maintenance.

7.00 SOCIAL / ECONOMICAL CONTEXT & PLANNING:

The proposal has taken into consideration the educational and social needs of the children, by extending the existing facilities to incorporate 2 forms of entry. This scheme is seeking to meet the rising demand for Basic Need requirement and provide 'fit-for-purpose' facilities.

The social and economic benefits incorporated in the proposal are as follows:

- New purpose built facilities.
- Additional hard play area is proposed while retaining the existing playing fields fully intact for use when the weather permits.
- Extended main hall to accommodate the additional pupils, as well as provide additional space for its community use.
- New ramps will increase accessibility in the existing classrooms.
- Increased number of parking spaces will assist both current and future school staff.

The proposal has taken into account the relationship with neighbouring properties, the new build and new circulation paths locations have been carefully selected to ensure minimum noise impact during school hours.

Phased construction will ensure the school maintains occupation throughout the construction period.

8.00 INVOLVEMENT OF LOCAL INTEREST:

All relevant stakeholders have played a full and active part in the design of these proposals. These include:

- St Nicolas & St Mary CE Primary School Staff and Governors.
- West Sussex County Council advisors.

In addition, consultation has taken part with:

- Parents, governors and local residents who were invited to a Public Consultation Meeting on 11th February between 3:00pm and 6:00pm.

9.00 SCALE & APPEARANCE:

The existing building is a single storey steel framed, flat roof building system with large windows and facing brick to the facades.
The school currently has two principal hard play areas, a large tarmac surfaced hard play area to the south west and a small informal area adjacent to Reception classrooms including nursery courtyard.
A vast majority of the west boundary is not physically defined but adjoins the playing field of the neighbouring Primary school, Buckingham Park Primary School.

The new build will be a two storey flat roofed modular building clad in 'Mica' coloured steel cladding panels; colours: Moorland Green, Olive Green and Goosewing Grey. The colours of the proposed new build have been selected to suit the existing building's appearance and compliment its surroundings. The proposed extension will be clad in brick to match the existing and sheltered under a flat roof in keeping with the current building.



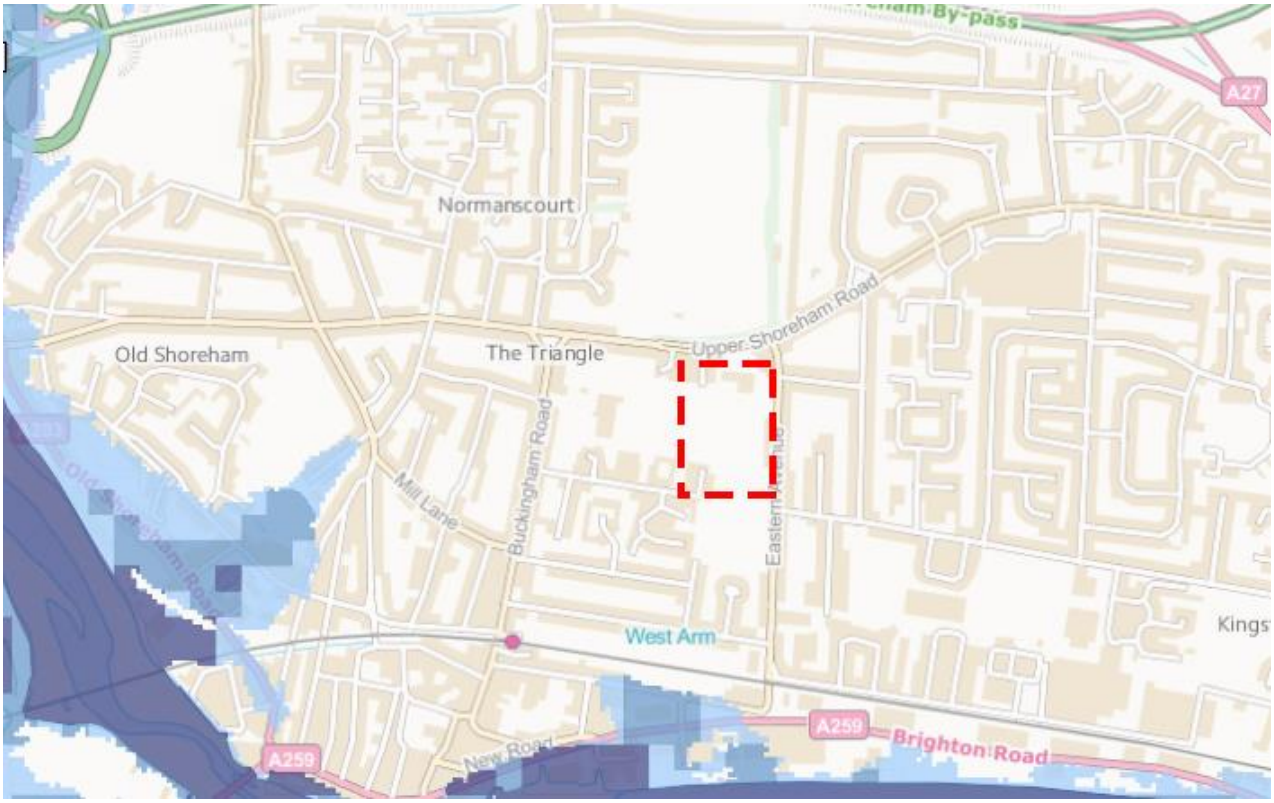
10.00 LANDSCAPING:

A Tree Survey has been completed by Lizard Landscape Design and Ecology to identify the Root Protection Areas and the status of the existing trees. Although all actions have been taken to avoid tree felling, the development will involve the removal of some trees, none of which are of particular note or protected by TPO/Conservation area status. A separate landscaping scheme by Lizard has been submitted with this application.

11.00 LAND CONTAMINATION ASSESSMENT:

A site investigation has been completed by Constructive Evaluation. Conclusion of which is: 'The Phase 1: Environmental Risk Assessment previously completed by CE identified specified sources of potential contamination.
Following analysis of soil samples obtained from natural soils within the site area, CE have not identified any source-pathway-receptor pollutant linkages associated with the development site.
As a result, the source-pathway-receptor linkages identified in the Preliminary CSM are considered negligible.'

12.00 FLOOD RISK ASSESSMENT:



A flood risk assessment has been undertaken by Campbell Reith, their study has considered this proposal sustainable and acceptable in terms of flood risk.

13.00 ARCHAEOLOGICAL ASSESSMENT:

An archaeological assessment has been carried out by Senior West Sussex Archaeologist John Mills, his report is enclosed with this application. In summary, an item of archaeological interest has been found near the north boundary and within the site of the school, due to the nature of the item, more findings could potentially be buried on site. Therefore, archaeological mitigation is required which could take the form of attendance by an archaeologist during excavations to the north and east of the site. The contractor has agreed to the above and we would welcome this as a condition once the development is permitted.

14.00 AERODROME SAFEGUARDING STATEMENT:

As the site is located within 15 kilometres of Brighton City Airport, officials have been informed of the development, their response stated that the proposal would not constitute a hazard to air traffic.

15.00 CONCLUSION:

The importance of the proposal is fundamentally to provide new purpose built accommodation for the increased number of pupils and subsequently staff. This is in response to the demographic changes in the area.
This scheme is respectful to the neighbouring properties and the new build has been strategically located to reduce any impact the increased number of pupils may have to the surroundings.
Modular build construction will greatly decrease the time spent on site (as opposed to in situ build), therefore there will be minimum disruption to the school's use during construction.
The selection of robust high quality materials will result in a low maintenance building with high quality architectural facades.
We trust that the drawings and these supporting statements demonstrate that this is a considered and well thought through proposal. This proposal will meet the needs of the community and provide inspiring learning spaces for both current and future users of the school.

16.00 APPENDIX A (Current Site Images):











