

332/024 | Addington School:

Full Planning Application for
Single Storey Temporary Classroom Building for Addington School
Woodlands Avenue
Woodley
Reading
RG5 3EU

Design and Access Statement + Planning Statement
November 2022

332024-SoS-00-XX-RP-A-9001

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4.0 SUMMARY

1.0 INTRODUCTION

1.1 BRIEF OVERVIEW

Sense of Space and Reds10 have been commissioned by Wokingham Borough Council to prepare and submit a full planning application for a temporary classroom building at Addington School.

The building is required to provide temporary accommodation to allow for the introduction of 10 new pupils. The temporary building in question will be used to offset the loss of an existing classroom which is being refurbished for the benefit of the new intake of pupils.

Addington School is an Outstanding Special School for children and young people with special educational needs and disabilities. All pupils are aged between 3 and 19 years and have an Education and Health Care Plan or a Statement of Special Educational Needs.

The proposed temporary building would be located on an area of existing playground to the East of the main school building. This location has been identified as the site with the least impact upon the existing school, its boundaries, utilities and landscaping. The work to provide temporary accommodation includes the introduction of a new accessible door within the east elevation of the existing main school building and this is reflected on the drawn proposals.

The temporary building will provide accommodation to enable the introduction of 10 new pupils, along with 6 new staff (FTE).

The proposal comprises of:

- A new single-storey classroom building providing 83m² internal floor space. This includes a new science classroom, store and office.
- Minor alterations to the existing landscaping to provide level access to the new buildings.

1.2 APPLICATION DESCRIPTION

Full planning application for a single-storey temporary school building (94m² footprint) for Addington School for a period of up to three years including minor alterations to landscaping + hard standing

1.3 DOCUMENTS

The application is supported with the following plans and reports;

- Application Form- by Sense of Space (SoS).
- Ownership certificates notifications- SoS.
- Associated fee
- CIL Form- SoS. (Education projects exempt).
- Site Location Plan (1:1250)- SoS.
- Existing and Proposed Site Plans (1:200)- SoS.
- Proposed plans + elevations (1:100)- SoS.
- Design and Access Statement- SoS (this document).
- Planning Statement- SoS incorporated in D&A statement.
- Phase 1 Geo-Environmental Assessment- Subadra
- Ecological Appraisal- Hybrid Ecology Ltd
- Arboricultural Survey- Arbtech
- Acoustic Impact Assessment- dBx Acoustics
- Travel Plan – Addington School

2.0 CONTEXT + EVALUATION

2.1 SITE LOCATION + CONTEXT

The application site is located at Addington School on Woodlands Avenue just to the west of Woodley town centre.

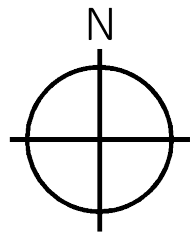
The school is bounded by Bulmershe School and Leisure Centre to the East, a sports complex to the North, playing fields to the West and Highwood Primary and grounds associated with Bulmershe Pavilion to the South.

The application site (identified in red) comprises a small area of existing playground to the east of the existing Addington School building and is approximately 330m².

The blue line indicates the boundary and ownership of the wider Addington School site. It can be seen that the application site falls entirely within the Addington School site.



Site Location
not to scale



2.0 CONTEXT + EVALUATION

2.2 EXISTING SITE + BUILDINGS

The Addington School site is approximately 3.0ha in size. The school buildings are predominately two storey and are located to the east of the site.

To the north and east of the school is the Bulmershe School Campus and the Bulmershe Leisure Centre. Immediately to the north is Goals Soccer Centre. These all share the access onto Leisure Road which connects to Woodlands Ave. Beyond Woodlands Ave is Highwood Primary School.

Playing fields are laid out to the west of the school building with hard courts to the north west. External social / pay areas are located down both sides of the school building with various access points into the circulation and classroom spaces.

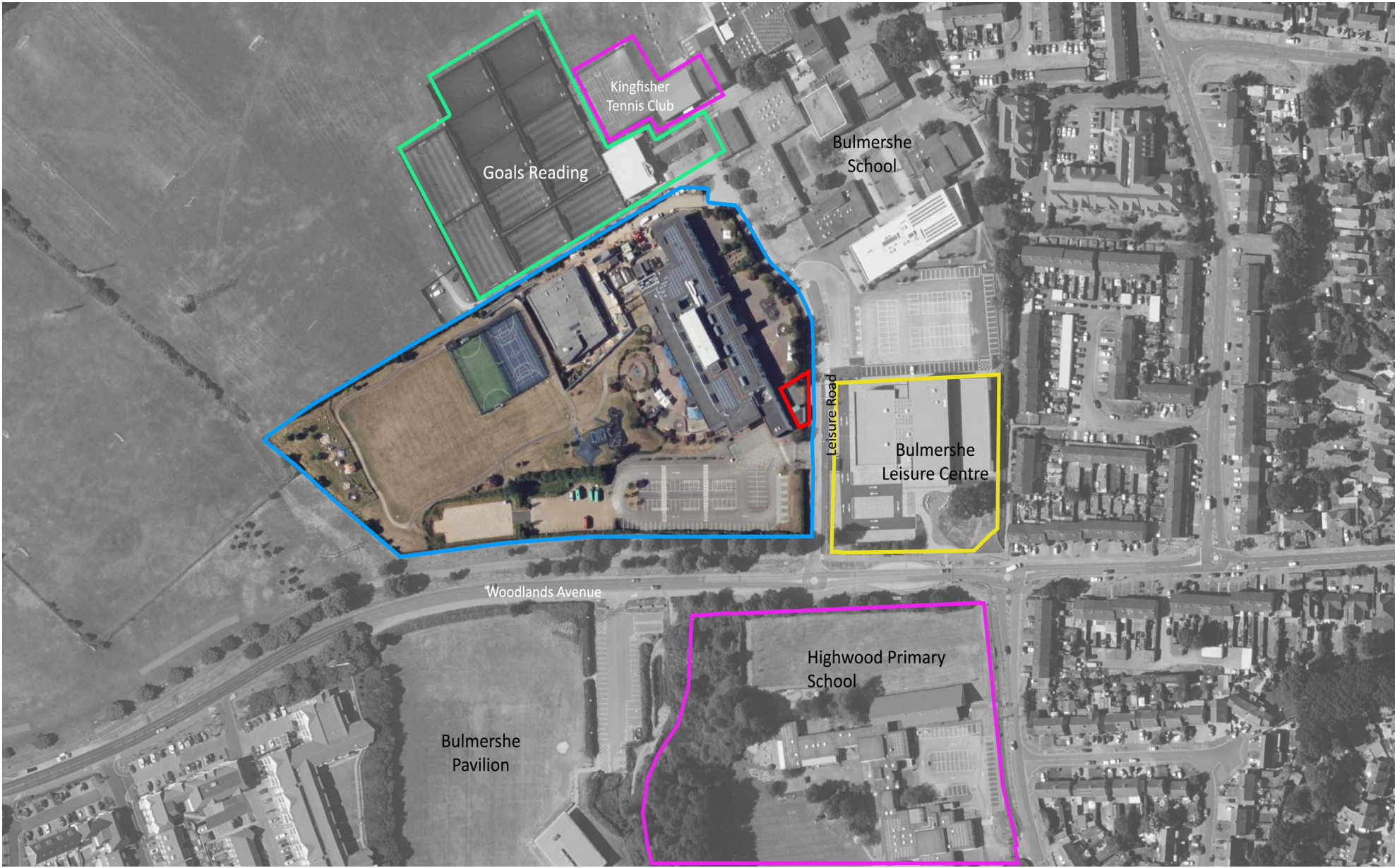
531 Pedestrian and vehicle access to the school site is from the south off Leisure Road with the main school car park between the building and the main road (Woodlands Ave).

Application Site Selection

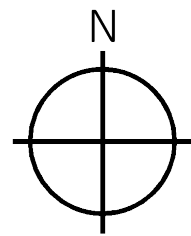
The available locations for the proposed temporary classroom are relatively limited on the site. Consideration has been given to using either the hard play areas, soft play areas or car parks.

The selected site uses an under utilised area of existing hard standing and offers excellent access and connection to the existing school building.

It has no impact on the access for either pedestrians or vehicles and sits within the existing secure boundary of the school so requires no change to the security arrangements at the school.



Site Context
not to scale



Application Site

The proposed temporary building is to be located on an area of existing playground and hardstanding to the east of the main school building. The application site is approximately 330m².

- **Secure boundary**

The existing secure boundary runs along Leisure Road and connects back to the school building immediately to the south of the application site. The application site is entirely within the secure boundary of the site.

- **Vehicle Access + Car Parking**

The site is accessed off Leisure Road with staff and visitor car parking at the front of the school. Additional parking provision will need to be found to accommodate the increase in FTE staff. This will be addressed in the Design Section.

- **Pedestrian Access**

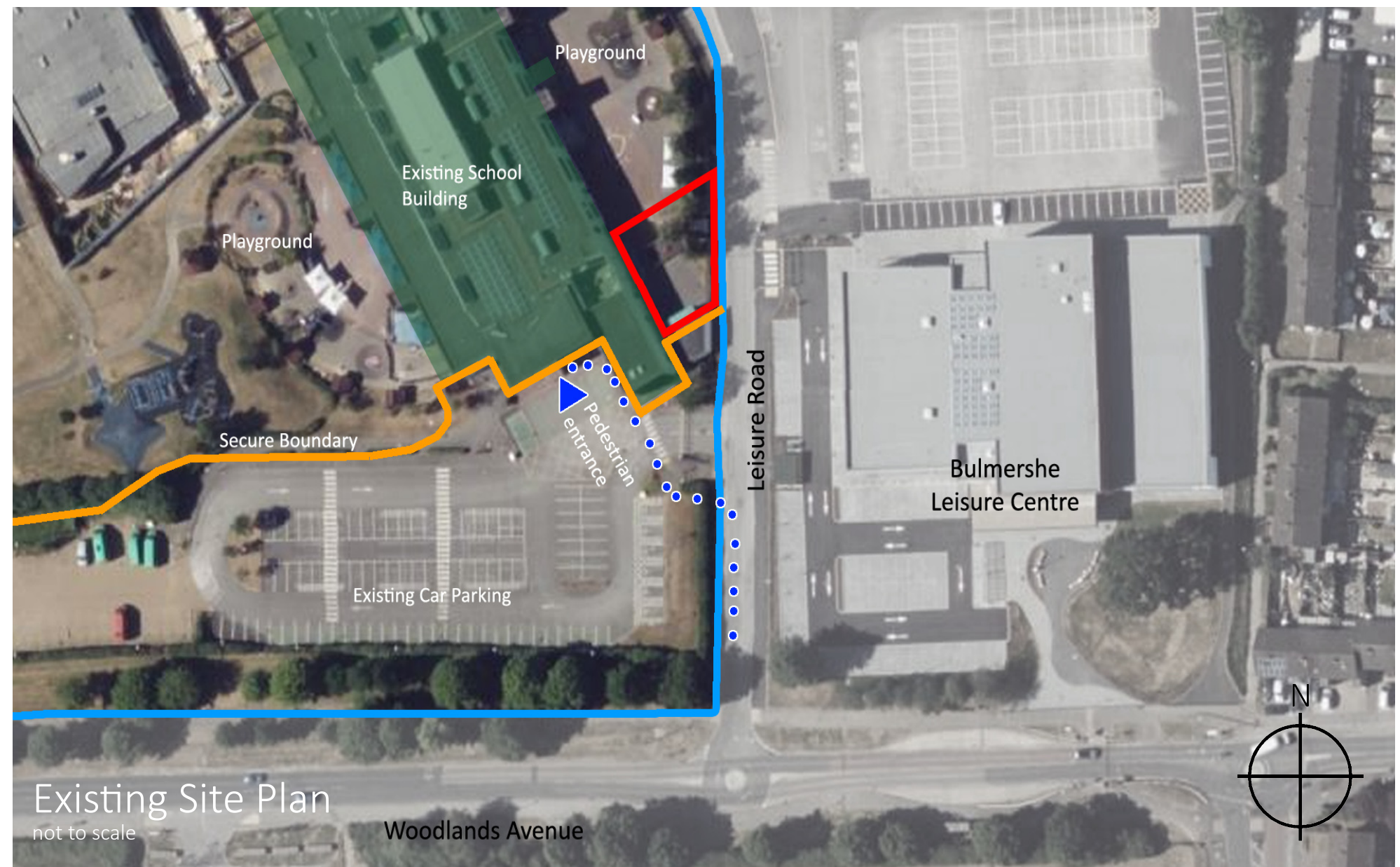
The main pedestrian access is adjacent the vehicle access off Leisure Road. Pedestrians and visitors make their way to the main entrance of the school before crossing the secure boundary. Access to the temporary classroom will be via the existing building circulation routes.

- **Playgrounds / Social spaces**

The school has two primary external play areas either side of the school building. These play areas are approximately equal in area and are linked to the internal teaching spaces. The application site intersects the western playground very slightly but the majority of the space is under-utilised existing hardstanding.

- **Trees**

The existing western boundary of the school includes areas of planting established when the school was originally built. The application is supported by a Tree Survey and the proposals aim to limit the impact on the existing trees and planting.



Site Photo from Leisure Road

2.3 PLANNING POLICY CONTEXT

The scheme has been prepared with existing knowledge of local planning legislation and The National Planning Policy Framework.

The National Planning Policy Framework (NPPF)

Government planning policy is provided by the National Planning Policy Framework (NPPF, 2021) which sets out the Government’s policies on a range of planning issues, alongside its companion National Planning Practice Guidance (NPPG) which provides more detailed guidance on the policies set out in the NPPF.

Government policy within these documents attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It identifies that Local Planning Authorities (LPAs) should take a proactive, positive, and collaborative approach to meeting this requirement, and to development that will widen choice in education. The NPPF requires LPAs to give great weight to the need to create, expand or alter schools.

2.4 PLANNING HISTORY + ADJACENT APPLICATIONS

Addington School was originally approved in 2006 and since then a number of applications have been submitted and approved as the school has developed and expanded.

F/2006/8099 | Proposed erection of new special school with associated landscape proposals. APPROVED Nov 2006

200996 | Full planning application for the proposed new vehicular access to Addington School. APPROVED June 2020

190881 | Full planning application for the erection of a new

teaching block, extended car parking and the reconfiguration of the existing MUGAs and sensory garden. APPROVED June 2019

The approvals demonstrate that the continued success and expansion of the school is necessary to met the needs of the pupils and community that the school serves. This proposal for a small temporary classroom continues this approach.

2.5 PLANNING STATEMENT

The scheme has been prepared with existing knowledge of planning legislation and the use of the online local plan policies map. The Wokingham Borough Council Interactive map (see extract below) identifies the key policies associated with the site.



Adopted Local Plan Extract.

The site sits within the ‘Major Development Location’ Boundary and adjacent to an area of urban landscape value.

The application site is located within a urban area of Woodley which has core strategy and development policies associated to it.

The application site is not within green belt, protected open space or conservation area.

The core policies listed below are considered relevant to the proposal and are addressed in the following ways.

Local Development Framework: Core Strategy (2010)

CP1- Sustainable Development

The proposals comply with the criteria set out in Policy CP1 that define Sustainable Development. The proposals will maintain the high quality of the environment, minimise the emission of pollutants, have no impact on water quality and provide adequate drainage.

CP2- Inclusive Communities

The scheme provides new educational facilities for the expanding Addington School. Specifically providing SEND places in the local area.

CP3- General Principles for Development

The scheme continues the education use on the site.

CP4- Infrastructure Requirements

The scheme provides appropriate facilities for the school.

CP6- Managing Travel Demand

The application is supported by an updated Travel Plan from the school that sets out how the school encourages sustainable forms of transport.

CP9- Scale and Location of Development Proposals

The proposals are located on an existing school site and within the existing urban area.

CC01- Presumption in Favour of Sustainable Development
The proposals should be considered sustainable as they can meet the requirements of Policy CP1.

CC04- Sustainable Design and Construction
The proposals are under 100m² and temporary in nature and are therefore not subject to the requirements set out in policy CC04.

CC07- Parking

The proposals include details of staff car parking to provide sufficient space for the increase in staff numbers.

The map displays the River Sever catchment area, highlighting flood risk and water storage areas. A red pin marks the 'Selected location' in the center of the catchment. The legend on the right side of the map includes the following items:

- Selected location (Red pin)
- Plain river (Blue line)
- Flood zone 1 (Light blue area)
- Flood zone 2 (Dark blue area)
- Flood defence (Orange line)
- Area benefiting from flood defences (Hatched area)
- Water storage area (Blue grid pattern)

3.0 DESIGN

3.1 DESIGN OVERVIEW

The application drawings demonstrate how the issues identified in the context + evaluation section have been interpreted into an appropriate scheme for the temporary classroom accommodation at Addington School

The temporary classroom building has been designed to provide modern and functional accommodation that meets the immediate needs for temporary accommodation.

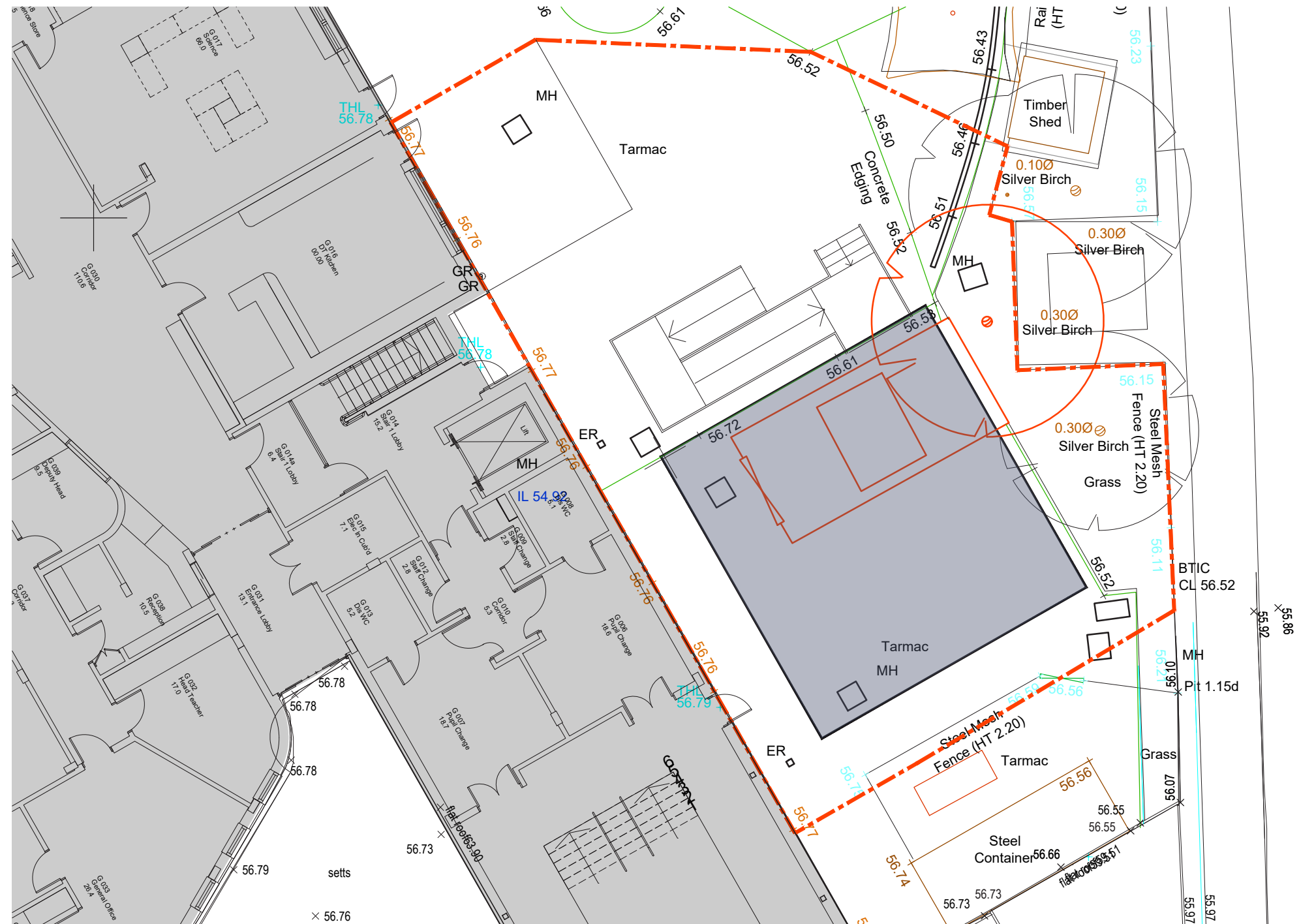
3.2 USE

As an existing school the site is designated F1 Learning and non-residential institutions- F1(a) Provision of education

The proposed temporary classroom will maintain this use and be solely used as for educational purposes. Therefore no change of use is required within this proposal.

3.3 AMOUNT

- A new single-storey classroom building providing 83m² internal floor space. This includes a new science classroom, store and office.
- Minor alterations to the existing landscaping to provide level access to the new buildings.



Proposed Site Plan

3.4 SITE LAYOUT

The proposed temporary classroom is located on existing hardstanding adjacent to the playground to the west of the school building. See plan layout on previous page.

Secure boundary

No alterations are required to the secure boundary of the school. The temporary classroom is located within the existing secure boundary.

Vehicle + Pedestrian Access

Vehicle and pedestrian access is unaffected to the site by the temporary classroom. Teachers and pupils will access the temporary classroom through the main schools circulation route and outside into the playground space. A new ramp and external steps will provide access to the building.

Parking

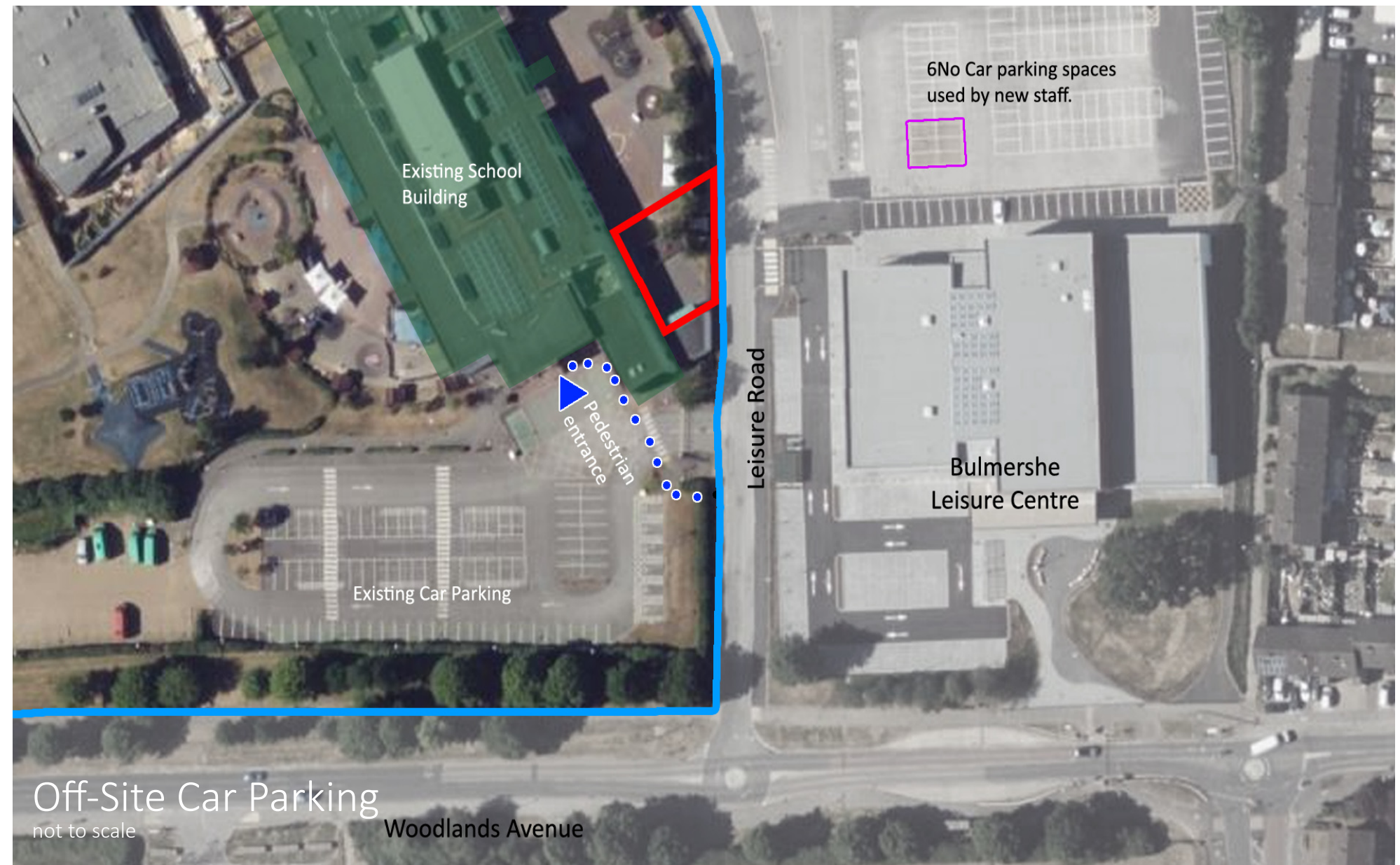
The new building requires 6 new FTE staff members at the school. The existing car parking arrangements on site won't provide sufficient space for these staff so alternative parking has been agreed between the school and the Local Authority to use 6 spaces in the adjacent Bulmershe Leisure Centre.

Playground space.

The proposals maintain access to the existing hard play areas around the school building. The temporary classroom borders the existing playground space and requires minor alterations to the existing low-level fencing to provide the new pedestrian route from the main building to the temporary classroom to be established.

Landscaping

The landscape alterations to the site are minimal with the temporary building accommodated on existing hardstanding. A new ramp and external steps are proposed to provide level access into the building.



Trees

The application is supported with a tree survey that demonstrates that the building has no impact on the existing trees on site.

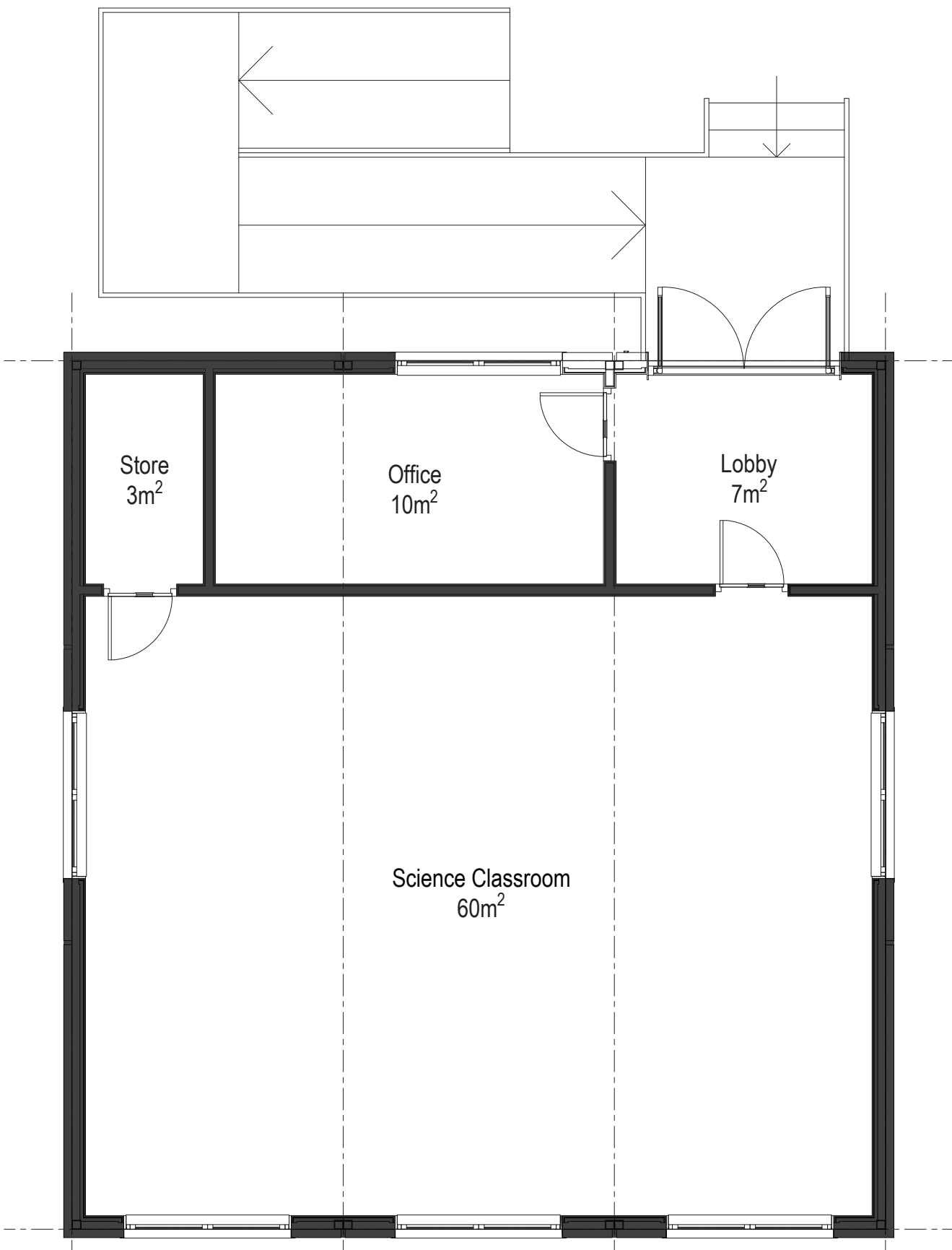
The tree survey demonstrates that the proposed building and hard surfacing protects the existing trees.

1 No low value Silver Birch tree is removed to enable the temporary building to be installed on site.

3.5 BUILDING LAYOUT

The building layouts are designed using DfE standards for layouts and space requirements and to replicate the lost Science Lab space from the main school building which is being converted for the new early years intake.

The temporary classroom building provides 1 Science classrooms, a staff office, a small store room and an entrance lobby.



Proposed Floor Plan
NTS

3.6 APPEARANCE + MATERIALS

The temporary modular units are constructed from steel frames with steel faced insulated cladding panels, a flat single ply membrane roof and uPVC windows and aluminium doors.

The modular units will be raised off the ground to minimise the impact on the site.



Typical External Appearance

3.7 LANDSCAPE

The proposals are supported with a Tree Survey and Ecological Appraisal.

The temporary building is located on existing hard surfacing - therefore now new external landscaping is required.

3.8 SUSTAINABILITY

The proposed classroom will be modular construction, and will be a temporary facility. Therefore this building will be subject to a temporary planning application, and subsequently will be exempt from compiling with the requirements of the Part L Building Regulations.

Although exempt from Part L, the project will be designed to reduce energy demand through incorporating passive design principles into the new building element's architecture with an energy efficient and airtight building fabric.

The accommodation will utilise low energy LED fittings wherever possible. It is the intention that all external luminaires will be provided with low energy lamp.

3.9 ACCESS STATEMENT

The scheme has been designed to meet the requirements of Building Regulations Approved Document Part M and the Equality Act 2010.

These requirements are met through the following provisions:

Car Parking Spaces.
The existing car parking arrangements for staff are maintained on site. Additional off-site car parking has been secured by the school.

Cyclists.
The existing cycle storage arrangements remain on site and are unaffected by the proposals.

Pedestrian Access.
Existing pedestrian access to the school site is unaffected by the proposals. Where built off the ground the new buildings have pedestrian ramps and steps designed to meet Part M and Part K of the Building Regulations.

Doors.
New door thresholds will all provide level access into the building. The new main entrance will feature a power assisted opening mechanism. All entrance doors will provide a minimum clear opening to meet the building regulations.

Internal Circulation.
Minimum clear widths will be maintained in corridor spaces and internal doors.

4.0 SUMMARY

The full application for the temporary classroom at Addington School provides the essential space to accommodate the new intake of pupils.

The proposals have considered the local context and designed to minimise the impact upon the existing school, its boundaries, utilities and landscaping.

The buildings are temporary in nature and upon the completion of the refurbishment works within the existing school the temporary classroom can be removed and the land returned to the original state.

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