

Worsbrough Common Primary School – Proposed development.

Design & Access Statement

Introduction

This Design and Access Statement is to support the application for the proposed extension of Worsbrough Common Primary School to provide additional classroom accommodation. Barnsley MBC has a statutory duty to provide appropriate and localised schooling for pupils of differing ages, abilities and backgrounds. The strategic management of those pupil places carried out by BMBC relies on three sources of data i) Birth data ii) housing developments and iii) historic patterns of attendance.

Barnsley in recent years has experienced an increase in the birth rate which is predicted to continue for some years yet. The current and predicted increase has already impacted on the Authorities Primary school infrastructure and its ability to provide adequate school places. With limited public funds available the Authority, working closely with schools and Head Teachers, has adopted a multifaceted approach to ensure the best use is made of the existing school stock.

The Central area of Barnsley encompassing the wards of Central, Old Town, Stairfoot and Worsborough are predicted to have a shortage in capacity at the start of the 2013-14 Academic year, which is predicted to continue in the following years. Worsbrough Common Primary has been identified as having suitable grounds to allow a significant new extension that will help the Authority in dealing with the shortfall of pupil places. Worsbrough Common Primary was considered 'outstanding at it's last Ofsted inspection and has recently been awarded teaching school status.

Worsbrough Common Primary, in agreement with the Authority has agreed to take a 'bulge class' (an additional 30 pupil intake) at the start of the 2014-15 academic year to alleviate the current short term pressure on school places. The school has also agreed to increase its yearly intake from 30 pupils to 60 which long term will increase the capacity of the school by 210 places. In addition, there is a 52 place Nursery that caters for 3 and 4 year olds and a Children's Centre that has 39No places for children aged between six weeks and five years old.



Location & Site description



The Worsbrough Common Primary school site is to the North West of Bruce Avenue and lies within the Worsbrough Common estate.

The development area is to the west of the existing school, on the site of an existing car park and part of a play area. The site area is bordered to the west by a landscaped and wooded bank which forms a border to the site. To the east of the school is a car park and access road. The existing school is clad in a red facing brick with white timber fascia and UPVC windows, with the exception of a recent two storey extension to the front elevation, clad in facing brickwork and render.

The site has a gradient of approximately 1 in 12, falling from the proposed development area, in the west, down to the east portion of the site. The site boundary has a 2.0M high fence, largely obscured by landscaping, with gated access to the school. Vehicular access for deliveries and staff is from Bruce Avenue with current parking for approximately 48No vehicles in marked out bays, with a further 10No parking spaces utilised from existing hard surface areas around the site.

The current pedestrian access runs parallel with the vehicular access, and has a barrier to the road side and a 2.0M high fence to the boundary with the main sports fields.

There are a number of mature trees of differing species, within the site. Some are positioned to the front of the site adjacent the highway and it has been confirmed that they are not subject to 'Tree Preservation Orders'.



Design

The sloping nature of the sites topography restricts the development opportunities, together with limited opportunities to link the new and existing buildings at appropriate junctures. Several options have been explored but the pre-application consultation with the area Planning Officer has largely remained unchanged.

The proposed development is phased to allow the completion of the new classrooms and multi-use Hall for the start of the 2014-15 academic year, primarily to support a 'bulge class'. The development requires the demolition of the existing redundant Inclusion Block, which then forms car parking provision for additional staff members and replacing the existing sloped car parking areas provided to house part of the new extension.

The proposal makes use of the sloping nature of the site by terracing the two phases of the development across the site. The massing of the building, which is single and two-storey, has been arranged in such a way as to limit the scale against the existing buildings. The flat roof (single-ply membrane) of the extension reduces the visual impact of the building across the existing and extension frontage.

The new extension will be seen across the frontage of the school, in tandem with the existing single storey buildings and will be clad in timber and render. Further works are envisaged to the façade of a portion of the existing building, to blend the new and existing elevations.

The new open area to the perimeter of the new extension will serve as a play area which will be landscaped with a mixture of hard and soft landscape. A new fence 2.0M high, is proposed behind the new car park to provide a secure area for young children. It is intended that the style of the fence is similar to that utilised on existing treatments to the site. Soft landscaping will be utilised on the access road incorporating a 1.0M high fence to soften the appearance and maintain a physical border between the car parking area and the highway.

The existing pedestrian access to the school site from Bruce Avenue is to be retained, and the existing vehicular road is to be widened to give greater flexibility on access and egress from the site. This entrance will provide access to the school site for the purposes of 'dropping-off' and 'picking-up' pupils and will be closed after these times. This separation of the vehicular and pedestrian access points at busy times will reduce risk and improve public safety on Bruce Avenue.

The proposed external works will provide designated car parking bays of up to 60 parking spaces, including 2 No Access parking bays. The formalisation of the parking area will reduce the number of ad hoc parking currently on site. The provision of the new extension will not vastly increase the requirements for car parking provision on site as the former redundant Inclusion Block (due for demolition) had parking provision in the region of 20 No car parking spaces.

Existing Photographs adjacent to new extension





