Planning Application Design and Access Statement
Proposed Alterations and Extension to Richard Newman Primary School
Low Laithes Lane, Barnsley S71 3AF

Index

1. **Site Introduction**
2. **Amount of Development**
3. **Use**
4. **Layout**
5. **Scale**
6. **Design Principle**
7. **Appearance**
8. **Access**
9. **Landscaping**
10. **Appendix. Drawings & photographs**

See Location plan in appendix

1. Site Introduction

The school is situated in a residential area adjacent a sheltered housing complex and shares vehicular access with an adjacent day centre. The school occupies a sloping site falling to the south and comprises 2 irregular shaped blocks connected by a link corridor and a separate Early Years nursery block.
Built in the early 1960's the school has suffered from little investment over past decades and is in need of large scale refurbishment to meet 21st century education standards.

See plan of existing school in appendix

2. Amount of Development

Building Extension
The proposed new main entrance and administration wing will provide 147.2m² new internal floor area

See plan phase 1A (indicating future phases) in appendix

Internal alterations main building

Minor internal alterations are proposed in the phase 1 works to provide an electric intake room in the existing basement coal store, a file server room and a PE store accessed direct from the hall.

(Future phases which are not covered by this application involve internal modifications to upgrade the fabric and reorganise existing space to provide larger classrooms, infilling the existing entrance porch, relocated staffroom, additional storage, replacement windows and refurbished toilet areas)

Internal Alterations to Early Years building

Some minor internal alterations are proposed to form a staffroom complete with relocated kitchen and a store. Replacement external double doors to main entrance and staffroom are proposed together with a freestanding playground shelter and a roller shade awning which we understand will be treated as repairs and permitted development respectively.

See proposed Early Years floor plan in appendix

Proposed Car Park

The proposed new car park will provide 30 car parking spaces some 15 being additional. This involves replacing the existing ugly metal palisade security fence and gates with a similar height new plastic coated mesh fence and gates matching that surrounding the adjacent sheltered housing .The fence will follow a new line enclosing the new car park. New external lighting and soft landscaping will be included with details to be submitted for planning officer approval prior to construction.

Proposed ramp to future new playground

A new external ramp is proposed to be constructed in phase 1 to provide access to a new hard surface playground proposed for a future phase. This is to be located in an existing semi enclosed area bounded by the classroom wing, hall and corridor linking the two halves of the school.

Regrade existing external steps

A flight of existing steps giving access to the rear playground is to be regraded to provide shallower risers and the existing brick retaining wall to be extended in similar brick to match.

3. Use

Existing primary school to be extended and internally modified to cope with 21st century education practice. The existing early years Key stage 1 teaching accommodation is scattered and grouping them together will be more appropriate to current teaching methods. The most suitable area that can be converted to form a three classroom group involves re-providing the current main entrance and administration facilities in a new build extension.

4. Layout

Extension (phase 1)

The proposed single storey additional accommodation will fill in between two projecting wings and connect with an existing corridor utilising an existing doorway.

Protected by a draught lobby the proposed central entrance and waiting lobby area will give access to reception and offices opening directly off it. New staff and visitor toilets plus a meeting room will also be accessed from this central space.

See roof plan in appendix

5. Scale

The existing building is single storey with two main teaching blocks on two different levels connected by a link corridor. The proposed single storey extension represents 10 % additional accommodation

6. Design Principle

Extension to form Main Entrance and Administration Wing

The school require a new extension on the north elevation to provide a replacement main entrance and administration facility consistent with requirements of the 21st Century, complete with meeting room and toilets. A welcoming elevational treatment to bridge between domestic and institutional building type is required to encourage children and adults alike to approach and enter the building.

The site for the proposed extension will partially fill in a three sided recess between the kitchen /dining, hall and classroom wings. This will involve construction of one new external wall with a roof separated from the existing buildings by the existing flat roof areas. A profiled metal pitched roof featuring a projecting gable over the main entrance doors is proposed to distinguish the new wing from the existing felt roofed classroom blocks. The adjacent flat corridor roof coverings will be improved to provide revised falls and upgraded insulation. Rooflights are to be incorporated in the flat roof to improve daylighting to the corridor where existing windows will be blocked by the new extension.

Car park

Current car parking provision is minimal and inadequate resulting in users parking on grassed areas with resulting deterioration of the landscaping visible from the approach to the main entrance.

The new extension will result in the loss of 5 dedicated hard surfaced car parking spaces plus parking on the grass. A new car park is proposed by maximising the area of hard surface on the site of the existing entrance drive which currently provides parking for 5-6 cars plus more on the grassed area.

The new car park will provide parking for 30 cars with porous paving facilitating attenuated drainage. It will be sited safely located away from the main entrance approach path and utilise an existing separate vehicle entrance to minimise potential conflict with pedestrians.

See elevations in appendix

7. Appearance

The proposed extension is designed to be welcoming and user friendly with a semi – domestic scale and elevational treatment to encourage users, in particular children, who may be reluctant to attend an institutional building. The design of the new wing and choice of cladding materials has been purposely selected to look different from the surrounding brick clad buildings and to draw attention to the main entrance.

The external wall to the main entrance is to be part rendered with facing brick plinth and piers either side of the main door. Window frames and curtain walling to the entrance lobby will be polyester powder coated aluminium.

The roof will be simply pitched with end gables and clad in profiled metal sheeting with the central portion of the north slope gabled over the draught lobby to the main entrance doors.

End roof gables will be clad with metal faced composite panels and the central gable wall fully glazed.

Colours and samples of external materials to be submitted for approval prior to commencement on site.

See external works layout in appendix

8. Access

Car park

The current drive way benefits from two access gateways one of which will be retained to form the single entrance and exit for the car park access off the lane leading to the sports pitch at the rear.

Pedestrians

The bulk of the users will approach the school on foot from surrounding housing estates. A new pedestrian gate and footpath connecting to the new main entrance is proposed alongside an existing security vehicle gate across the road shared with the adjacent day centre. A new pavement is proposed adjacent the existing road outside the security fence to minimise conflict with delivery vehicles. This is to be protected by barrier rails where space is limited.

Delivery Vehicles

Access for delivery and emergency vehicles will remain as existing utilising the existing access roads.

To the new extension

The new main entrance will be approached by a suitably graded footpath and provide a level threshold accessible to wheelchair users. The proposed extension is single storey and will connect with the existing building at the same floor level.

Existing building
The existing entrance ramp will be retained to provide an emergency exit route for a later phase.

9. Landscaping
The proposed site for the extension will involve the removal of three ornamental trees, one large shrub and a self seeded ash tree growing out of a drain.
Replacement planting is proposed including ornamental trees and shrubs to separate the access road from pedestrians approaching the main entrance. Details of proposed planting scheme to be submitted for approval prior to construction.

New playground
A new playground is proposed to be constructed in a later phase on the south side of the hall accessed by the new external ramp. This will be part grass and part porous paved.

Security Fence
It is proposed that the existing galvanized metal palisade security fence *will be replaced by a new post and wire mesh security fence incorporating* gates surrounding the new car park and play area. This will be 1800 high in green plastic coated mesh to match that used by the adjacent Smithies housing estate.

10.Appendix . (drawings and photographs)

NB Drawings reduced and not to scale.
1006/PL/01 Site location and proposed external works
1006/PL/02 Existing building floor plan
1006/PL/03 Proposed Floor plan phase 1 works & future phases
1006/PL/04 Proposed Early years floor plan
1006/PL/06 Proposed Elevations/ Sections (Phase 1)
1006/PL/07 Proposed ramp elevations/sections
1006/PL/08 Proposed roof plan



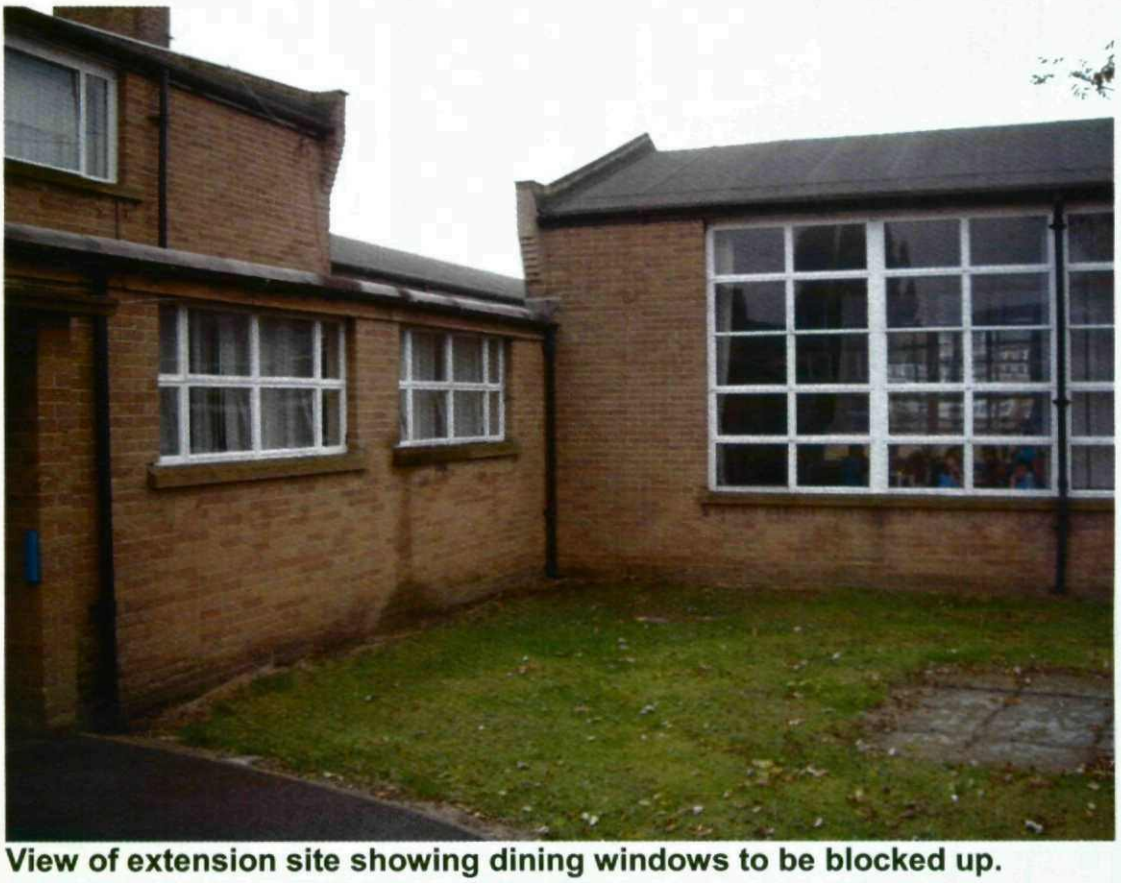
View of proposed site for infill extension showing trees to be removed.



View of proposed site for infill extension



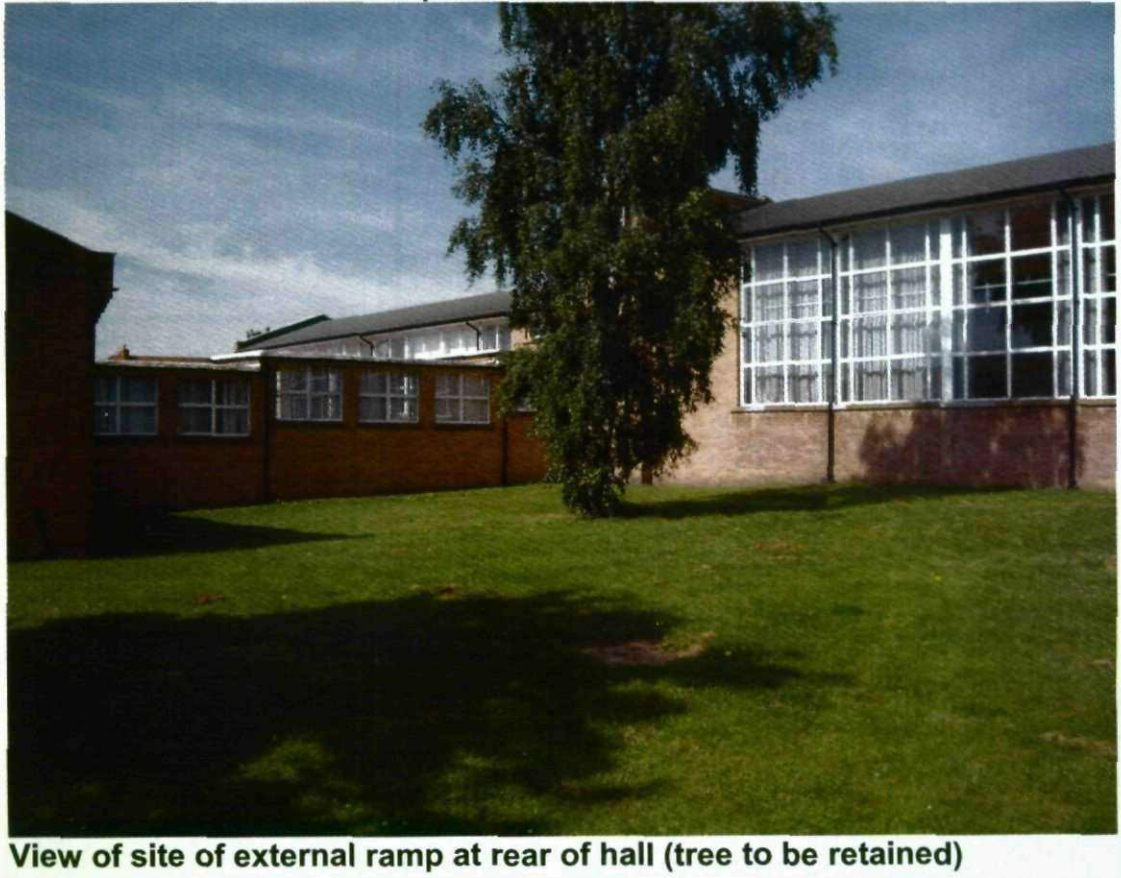
View of extension site adjacent staff toilets



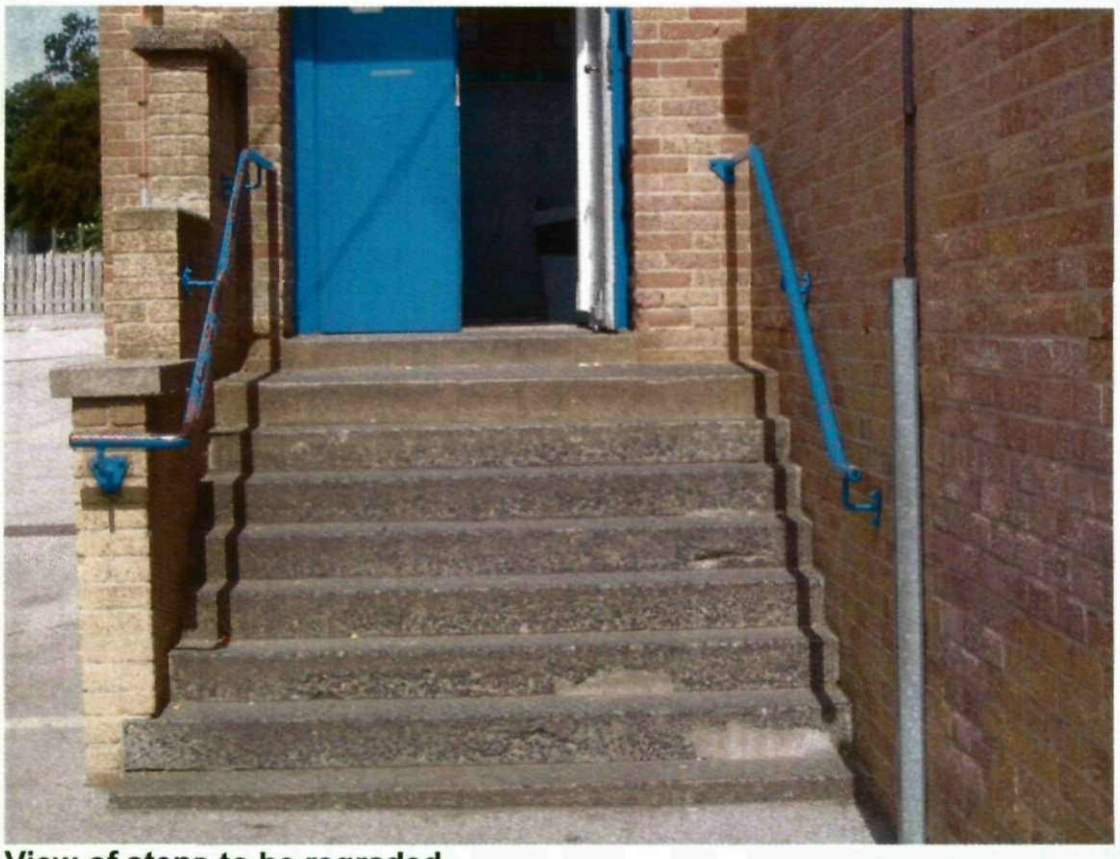
View of extension site showing dining windows to be blocked up.



View of site of external ramp at rear of hall



View of site of external ramp at rear of hall (tree to be retained)



View of steps to be regraded