

Design and Access Statement

Birkwood Primary School, Cudworth
Proposed Extension and Alteration Works
July 2023
Revision B





Above: Site location plan

This design and access statement is intended to explain the rationale behind the design of the planning application for the proposed extension works to Birkwood Primary School, Darfield Road, Cudworth.

This statement is intended to explain the proposed scheme, contains a written description and justification of the application in design terms and is accompanied by a range of photographs, maps and drawings in order to illustrate and demonstrate the points made. It includes information from measured surveys, ecological investigations and is in keeping with future development of the immediate local area.

The statement includes site analysis, commentary on the use and quantum of development, an explanation of layout and scale, landscaping, details of illustrative external appearance and scale, along with an explanation of the sustainability of the proposal, and the required description of access arrangements.

This statement is considered to be fully in accordance with Government Circular 01/06, 'Guidance on Changes to the Development Control System'.

This statement reflects the following stages as set out in CABE's document 'Design and Access Statements – How to Write, Read and Use Them'.

These are: Assessment, Involvement, Evaluation and Design.



Above: Aerial view of site

Context

The site is located within the suburb of Cudworth, approximately 8km north-east of Barnsley town centre.

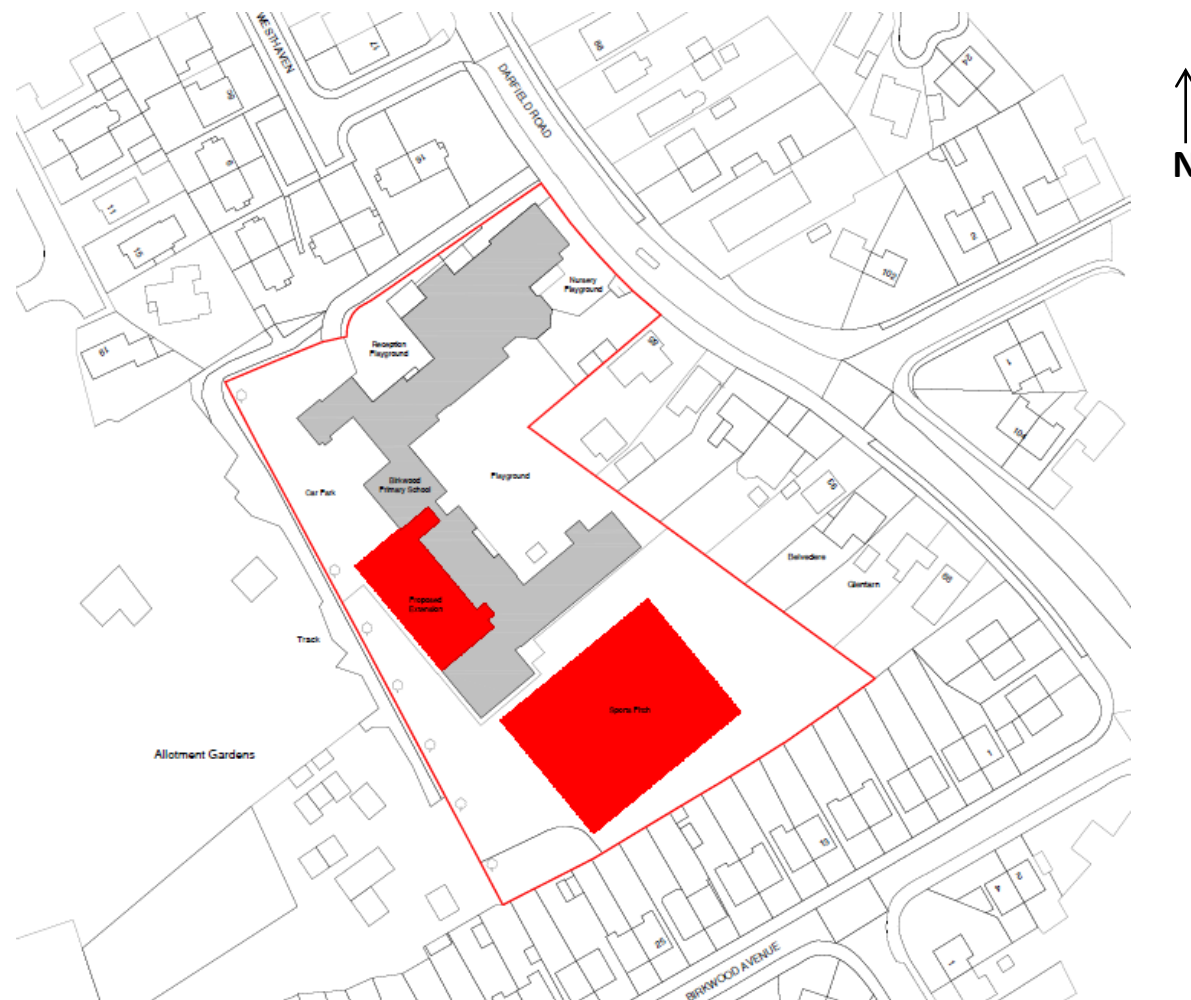
The site is bound by existing residential properties to the north-east, north-west and south-east with allotment land to the south-west. The school is located on Darfield Road, which links Cudworth Town Centre to the nearby suburb of Darfield.

The existing primary school provides education for children from ages 4-11 and also has a internal nursery, taking children from 3 years old.

There are bus stops outside the school on Darfield Road, which are served by the number 32 bus, which runs from Cudworth into Barnsley Town Centre via Monk Bretton every 20 minutes. Cudworth is located just off the A628 Dearne Valley Parkway, which links a number of suburbs and also provides links to Barnsley, Doncaster, Rotherham and Sheffield.

Cudworth is a popular well established residential suburb with a number of local amenities within 1km of the site including shops, health centres and recreation facilities. The school is also located 0.5km from the Dorothy Hyman Sports Centre.





Above: Works Location Plan

Proposed Use

The current school sits within a 1.06 hectare site. The school sits centrally on the site and wraps a central playground on 3 sides. There is a large playing field as well as on-site car parking for staff.

The local plan suggests there will be a 17% increase in dwellings between 2018 and 2033, which will increase demand for school places. Barrett Homes are currently building 278 new homes in Cudworth and the Planning Application for this scheme (Ref: 2017/0577) included a S106 financial contribution to education of which £0.925m was allocated to primary schools where Birkwood Primary School is specifically named.

The extension will create 3no. new classrooms, additional breakout classroom space and WC's to accommodate the increased pupil numbers referenced above. A new catering kitchen and link corridor will be provided ahead of the September 2023 Term, which has been approved under a separate application (Ref: 2022/1291). A new Artificial Grass Pitch will be provided on the existing playing field.

The proposed extension drainage will see foul water connected into the existing sewer with the surface water taken to a new soakaway on the playing field.

Access/Footpaths

The site is accessed from Darfield Road via a single carriageway access road which serves the school car park at the rear of the building and the allotments. Pedestrian access is direct from the highway on Darfield Road.

There are no plans to alter the access to the school as part of the development works.

The existing car park will be retained with no further increase in spaces. Remedial resurfacing works to some areas of the car park will improve the existing provision.



Fencing



Surface treatments



AGP Surface

The proposed development will not feature much in the way of landscaping due to the nature of the works and the existing landscaping treatments on the site.

The existing mature trees to the south-west boundary will be retained. A small number of smaller trees, bushes and shrubs will need to be removed along the South-Eastern boundary to suit the location of the new sports pitch. The remainder of the existing playing field will be retained following the installation of the new AGP.

The proposed classroom extension will be positioned in the location of the existing MUGA, which has a tarmac surface. The existing grassed area beyond the classroom extension will require some minor releveling works to accommodate the new tarmac fire exit path.

There are no new boundary walls to construct as part of the works. There is an existing paladin fence and access gate between the car park and the playing field, which will need to be re-aligned to suit the position of the classroom extension.

The new AGP will have a new paladin type fence around the perimeter to prevent ball run off and to protect spectators.

appearance and scale

Appearance

The proposed extension has been designed to compliment the existing building as illustrated in the technical drawings that accompany this planning application.

The materials indicated on the drawings are intended to match those of the existing building including brickwork facades, UPVC windows and curtain walling and a tiled roof to the main classroom areas to mirror that of the adjacent classrooms.

A solidier course detail has been added to the heads and cills of the windows to also mirror that of the existing. The mono-pitch roof has been extended out to provide both visual interest to the elevations and also to provide solar shading to the classroom windows below.

The orientation of the roof pitch to the classroom extension will provide a south facing aspect to enable maximum power generation from the proposed solar panels whilst also creating a north-light arrangement at high level to the opposite elevation to bring additional natural light into the classroom space.

Scale

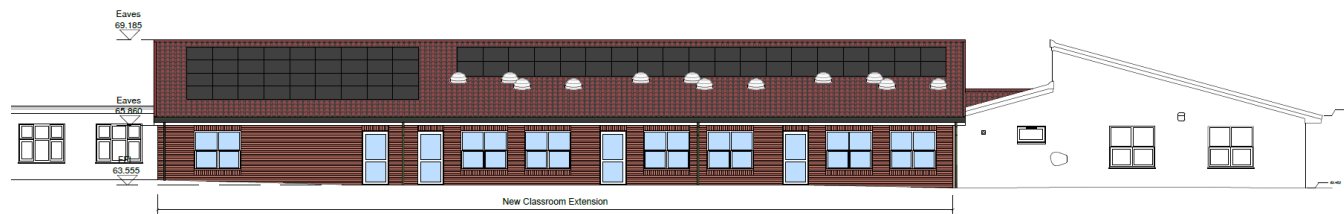
The ridge line and pitch of the new mono-pitch roof have been designed to mirror the existing mono-pitch roof to the adjacent classroom. The footprint of the extension sits inline with the existing building projections and forms a natural infill to the existing space.



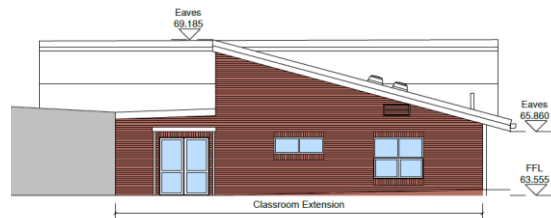
View of Previous Classroom Extension



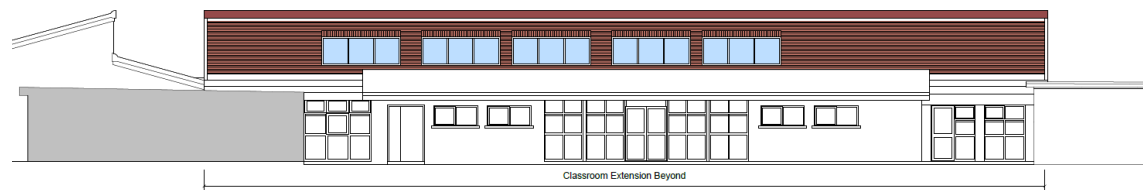
View of existing playing field



Proposed Classroom Extension



Elevation from Car Park



Elevation from Playground

Introduction

In order to understand the impacts on the site and the wider areas, a number of specialist external consultants were appointed to provide advice and mitigation strategies to ensure the development had minimal impact on the surrounding area. These consultants also advised on how the existing surrounding area would impact on the proposed development and what measures needed to be considered in the design.

Ecology

Brooks Ecological were appointed to undertake an ecological appraisal of the existing site and buildings to determine the impact on wildlife habitats both during and following completion of the development. A Bat emergence survey was commissioned and confirmed the likely absence of roosting bats within the current site.

Tree Survey

A Tree Survey has been prepared by BMBC to confirm the condition of the existing trees within the site. A small number of trees along with South-Western boundary were identified as requiring crowning works, which have been undertaken. One smaller tree was also felled in this area. The trees adjacent the extension all sit outside of the building footprint and will therefore be retained after completion of the works. AWA have also produced an Arboricultural Impact Assessment for these trees, which has been submitted to discharge a condition under application Ref. 2022/1291.

A further Arboricultural Impact Assessment and Tree Protection Plan will be commissioned ahead of the works on the pitch commencing to ensure the retained trees are protected. A select number of smaller trees to on the edge of the G2 area will need to be felled to accommodate the new AGP.



A view of the existing mature trees to be retained

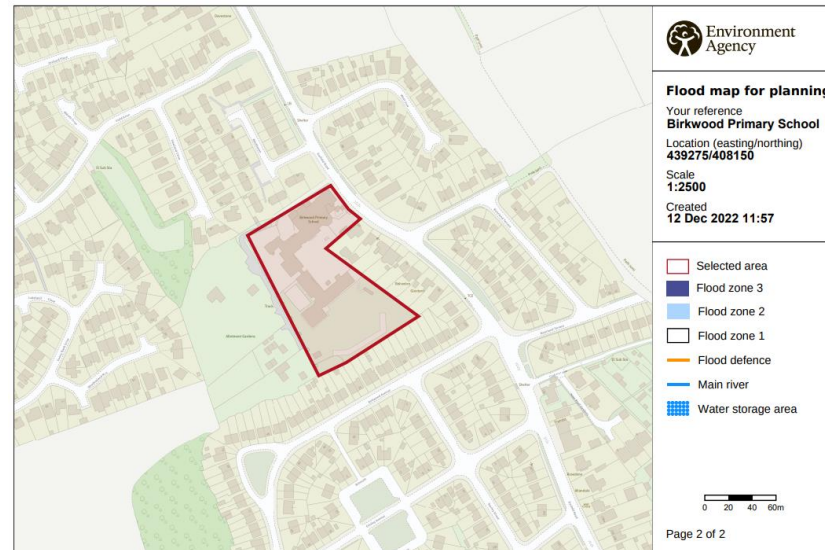


Existing school allotment garden and mature trees to boundary to be retained

environmental considerations



PV Panels



Environment Agency flood map

Sustainability

Barnsley Council declared a climate emergency in September 2019. Local Plan policy CC1, along with supporting text, set out how the Council will seek to reduce the causes or and adapt to the future impacts of climate change. This includes:

- Promotion of sustainable design and construction techniques
- Promoting the use of Sustainable Urban Drainage (SuDS)
- Promoting and supporting the delivery of renewable and low carbon energy; and
- Promoting investment in Green Infrastructure to promote and encourage biodiversity gain

Consideration has been given to sustainable design on all aspects of the development. The construction details will utilise materials that have low environmental impact where possible. SuDS drainage has been designed through introduction of a new soakaway to the playing field in the Southeast corner of the site. Air source heat pumps were explored as an option for providing heat and hot water to the new extension, however, due to electric supply capacity issues, a new substation would have been required on the site and due to costs and space restrictions, this would have made the scheme unviable. We have therefore reverted to the use of gas fired boilers, which have the capability of being converted to hydrogen in the future.

PV panels will be fitted to the South facing roof over the classroom extension, as indicated on the proposed elevations.

Building fabric U-Values have also been increased to improve the thermal efficiency of the new elements and the new classroom extension has been designed with a deep roof overhang to prevent solar gain and reduce the requirement for comfort cooling.

The site is located in Flood Zone 1 as confirmed by the Environment Agency's flood map.

This D&A Statement has been prepared in support of a full planning application for the proposed extension works at Birkwood Primary school in order to provide additional school places as required inline with proposed residential development forecasts.

This statement provides background information regarding the site context as well as a summary of technical reports, pre-application discussions and public consultation feedback. This statement demonstrates that the scheme has been developed in accordance with national and local planning policies as well as recently adopted supplementary planning documents. Overall it is demonstrated that the additional floor area can be supported by the existing infrastructure along with the proposed sustainable heating, power and drainage provision.

The layout, scale and appearance of the proposed development have been carefully considered and take into account the existing site's location, surrounding context, physical constraints and existing buildings to achieve an attractive and sensitive form of development.

The statement has determined that the development proposals are in accordance with national and local planning policy objectives, and that planning permission should be granted to allow the delivery of the additional school places through the proposed development.