

Design and Access Statement

Birkwood Primary School, Cudworth
Proposed Extension and Alteration Works
Rev A

March 2023



BARNSELEY
Metropolitan Borough Council



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.

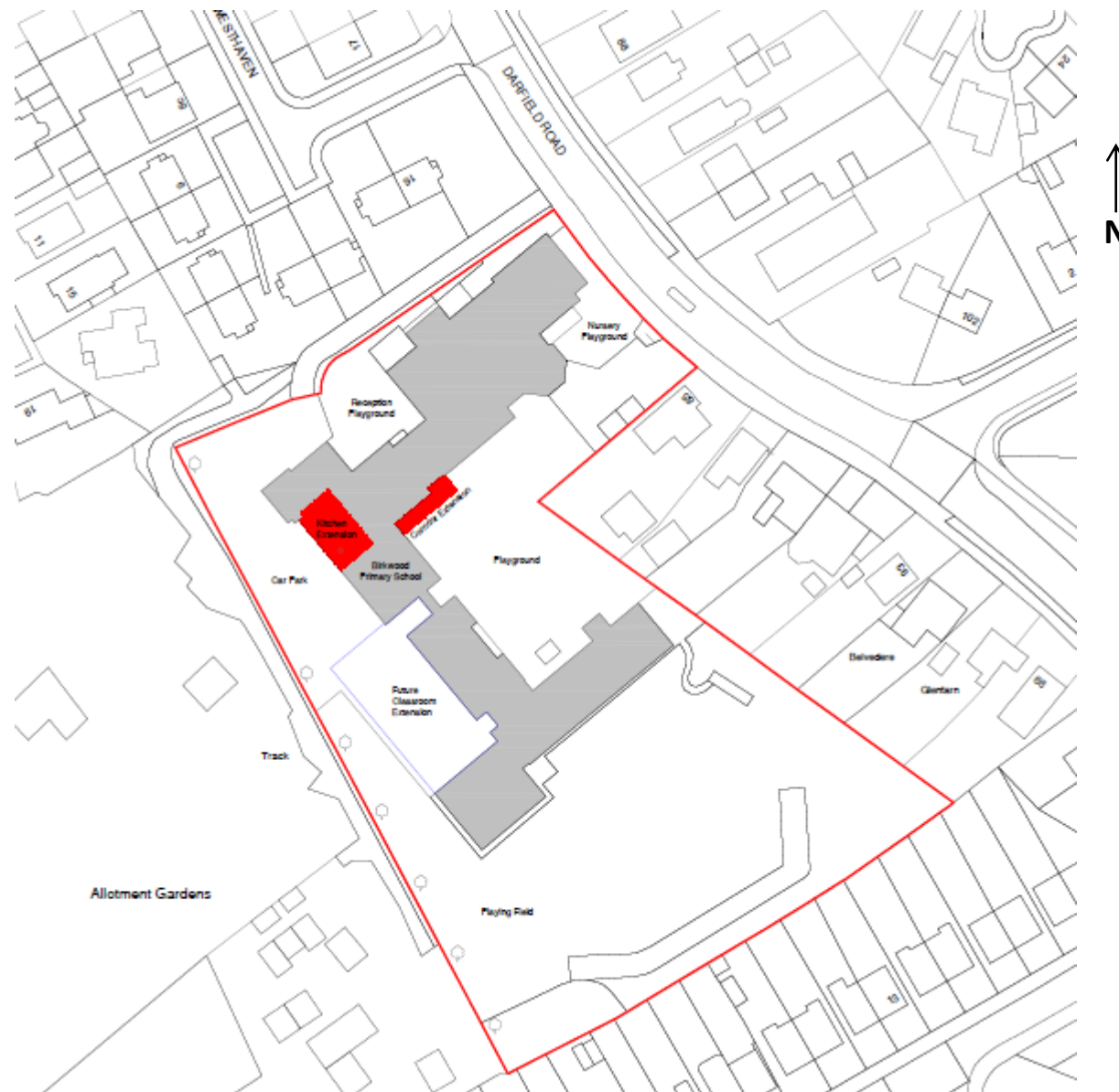
The site is bound by existing residential properties to the north-east, north-west and south-east with allotment land to the south-west. The school is located on Darfield Road, which links Cudworth Town Centre to the nearby suburb of Darfield.

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 overall scheme will create 3no. new classrooms, new catering kitchen, Breakout Classrooms and ancillary facilities to accommodate the increased pupil numbers. A new link corridor will also be built to allow circulation through the school without the need to pass through the existing school hall.

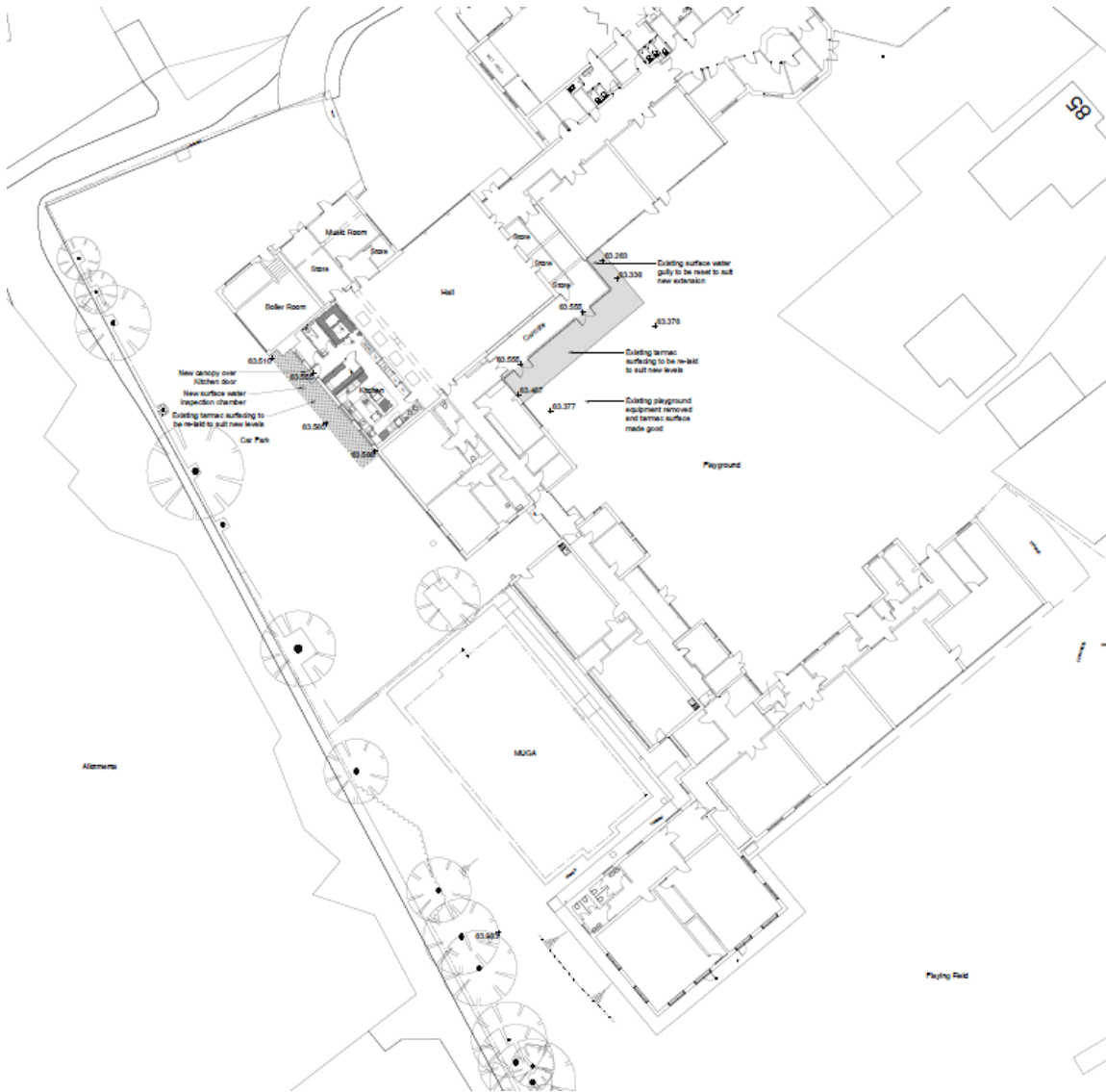
The first stage of the works, to which this application relates, includes the single storey extension to the rear of the school, which will house the new larger catering Kitchen, and the new link corridor around the existing hall, which will improve circulation around the school and allow the current school hall to be used more effectively without disruption.

The classroom extension works will follow in stage 2, which will be covered by a separate planning application, which is to be submitted imminently.

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.



Above: Proposed site plan extract showing site layout

The site layout has been carefully considered to maximise the space available without compromising on the external education space. The layout also takes into consideration the flow of the existing school.

The link corridor has been routed around the main hall on the north-west side of the playground. Not only will this provide improved internal circulation but it will also facilitate easier management of the schools lunchtime arrangements providing the pupils with direct access from the dining hall onto the playground.

The catering kitchen extension will sit between the existing staff room and the boiler house and will make use of an area that was previously unusable for the school.

The existing site topography is fairly level, which will allow the development to be carried out without the need for any significant retaining structures or releveling.

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, as will the existing playing field area.

The catering kitchen infill and the link corridor extensions will be constructed on existing hard landscaped areas. The areas surrounding these two elements will remain as hard landscaping, tied into the existing.

There are no new boundary walls or fences to construct as part of the works.

appearance and scale

Appearance

The proposed extensions have 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.

The link corridor has been designed as a with a UPVC curtain wall façade to maximise daylight and to tie in with the existing elevation treatments facing the playground.

The kitchen extension will be finished in brickwork to match the existing school, with UPVC windows to encourage daylight into the space. The flat roof will sit below the roofline of the existing building. The kitchen extension also sees the demolition of the existing water tower, which will improve the overall appearance of the building.

Scale

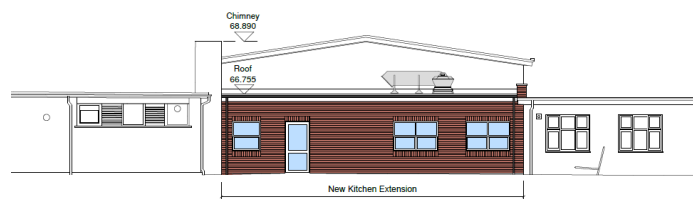
The footprint of the extensions sit inline with the existing building projections and form natural infills to the existing space.



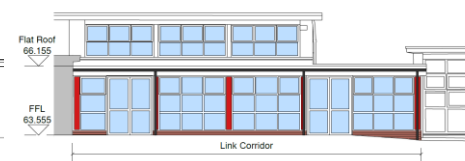
View of Rear of Hall & Water Tower Structure



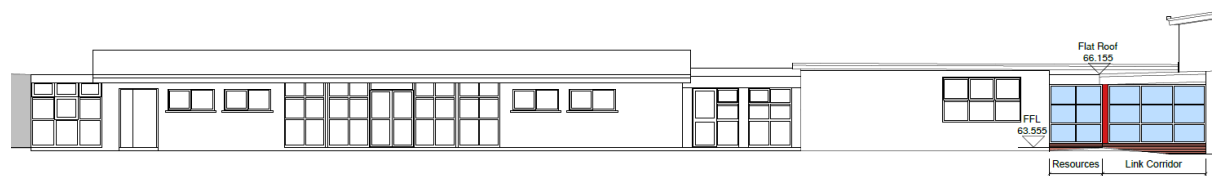
View of Existing Hall from Playground



Proposed Kitchen Extension



Link Corridor Extension



Elevation from Playground



A view of the existing mature trees to be retained

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 AWA Tree Consultants in respect of the proposed works. The tree survey revealed 34 items of woody vegetation, comprised of 33 individual trees and 1 tree group. Of the surveyed trees, 1 tree is retention category 'U', 19 trees are retention category 'B' and 14 trees are retention category 'C'. Please refer to the tree survey for further details of the tree categories. As the trees sit outside of the proposed development area, all trees identified in the report will be retained following completion of the development. Note: BMBC will be carrying out some tree pruning works along with the removal of 3no. Small trees in April 2023 as part of their planned maintenance programme.

environmental considerations

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:

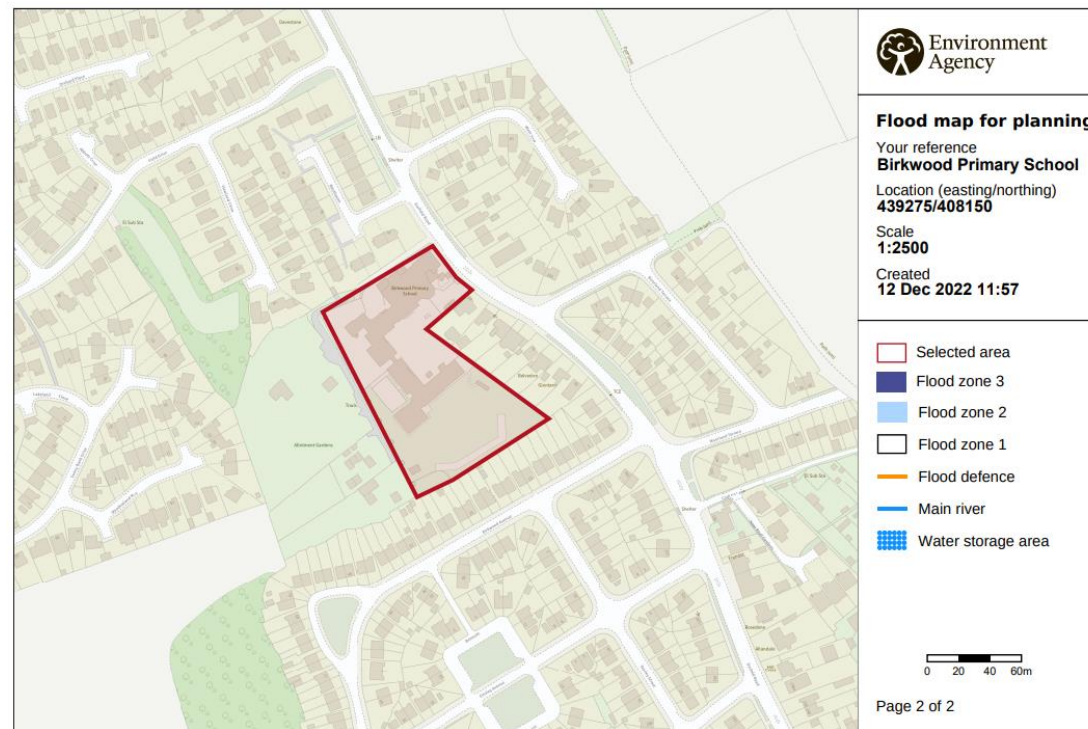
- Promotion of sustainable design and construction techniques
- Promoting the use of Sustainable Urban Drainage (SuDS)
- Promoting and supporting the delivery of renewable and low carbon energy; and
- Promoting investment in Green Infrastructure to promote and encourage biodiversity gain

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.

Whilst this phase of the works doesn't provide much opportunity to support sustainable energy measures, the next phase of the project will incorporate PV panels.

Building fabric U-Values have also been increased to improve the thermal efficiency of the new elements.

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



Environment Agency 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 enable the 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.