

Design and Access Statement

Proposed Temporary Secondary School

Keresforth Close
Barnsley
S70 6RS

Written By
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On behalf of
The Department for Education

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1.0 Introduction

This Design and Access Statement has been prepared by Watson Batty Architects Ltd to support the understanding of the application information. This application is submitted on behalf of the Applicant; The Department for Education (DfE).

The DfE has secured land to the south of Keresforth Close, Barnsley with the intention of developing the site to provide a temporary school for 360, 11 to 16 year old students. The proposals are to provide education accommodation for 180 students for an intake in September 2021, and a further intake of 180 students in September 2022.

The temporary school is due to be established on site and opened by September 2021 for a duration of 2 years.

The application seeks full planning permission for the following:

Erection of Temporary School building, associated access road, parking, external play areas and associated works.

2.0 The Proposal

2.1 Temporary Secondary School

Due to an increasing demand for student places there is a local requirement to provide suitable teaching and learning accommodation for 360 students over the next 2 years starting from September 2021. The current proposal seeks to provide this accommodation in a temporary school until such time as more permanent accommodation is provided.

Space Provision

The temporary school building internal floor area and storey height is based on DfE guidelines for a 360 place school. The design principles follow those established by the DfE to ensure the building meets curriculum requirements. The temporary school internal space provisions are generally comprised of the following:

- Basic Teaching Areas
- Large Spaces
- Learning Resource Areas
- Staff and Administration Areas
- Storage

External spaces associated with the school have also been provided and listed below:

- Space for the hard informal and social area
- Hard outdoor PE space

Note: The school will be out-sourcing soft outdoor sports and PE spaces off site.

3.0 Existing Site and Context

3.1 Physical Constraints

Location and neighbouring use

The site is located to the south of Keresforth Close, Barnsley, S70 6RS to the west of the town centre. The site is bounded by residential properties to the north and south. To the east is an existing NHS site with 8 separate buildings. Broadway, A6133 runs along the west boundary of the site, with Greenacre school on the far side of the road.

Site area and allocation

- The site area associated with the temporary school development is: 0.78 acres



Existing Topography

The existing site is a relatively level grassed area with hedges to the north and east boundary of the site. To the north of the site there is a fall toward Keresforth close, a maximum of 2m at its greatest in the north-east corner. Hedging runs around to the east boundary of the site, which again falls towards the NHS site. There is an approximate 4m level difference. The grass area to the south and west of the site is level.

3.2 Policy Context

National Policy

Please refer to separate planning statement

Local Plan Policy

Please refer to separate planning statement

Public Rights of Way

A public right of way runs south, east, and north of the site. It should be noted that for the length of the eastern leg the path is overgrown impassable and has not been used for a number of years. There is no intention to use or affect the public right of way as part of the development.

Existing Trees & Ecology

Ecology and Arboricultural surveys have been undertaken and included as part of this application.



4.0 Site Development Principles & Considerations

4.1 Brief and Area Guidance

School Space Provision Requirements

The proposed school design has been set around the DfE's area requirements for temporary schools which include external area requirements. The layout of the school has been designed both to work with the internal spatial sequencing requirements and constraints while also responding to the unique constraints and opportunities of the site.

4.2 Location

A number of options for the siting of the temporary school have been considered –

The re-use of the existing NHS buildings

A detailed assessment of the existing buildings in terms of layout and proximity determined that the existing internal configuration and area requirements for the temporary school would not physically work within the existing buildings. Furthermore, due to the NHS occupation of the buildings not ending until April 2021 there is insufficient time to make suitable alterations to the buildings before the school opening in 2021.

Demolition of a limited number of NHS buildings

An exercise was carried out to determine if a smaller number of existing buildings could be demolished to make way for the temporary school building and associated external areas. Whilst the building itself could fit over an existing footprint, with parking in reasonably proximity there was no limited provision for external areas. Furthermore, a similar challenge over NHS occupation remains in this option.

Due consideration must be made to the safeguarding of the students entering, using, and leaving the temporary school site. This must be of the highest priority when considering the location of the temporary school. In both options there are significant challenges in ensuring that the site is suitably safe for student use.

Use of the existing green space

Locating the temporary school on part of the existing green space off Keresforth Close allows for a level area for the school with the benefit of access to additional external space. The existing access off Keresforth Close can be upgraded to provide a suitable temporary access to the school for limited visitor parking and deliveries. It is possible for both the internal and external learning spaces to be consolidated into a compact area, which can be both secured and managed to ensure safeguarding of the students whilst on site.

4.3 Development Requirements

Vehicle Access Point

The temporary access to the site will look to upgrade the existing access to the green space off Keresforth Close suitable for accessible parking, visitor parking, deliveries, and waste removal. This will be a managed access to the school to prevent any pickup or drop off either on site. There are currently parking and waiting restrictions along Keresforth Close that will deter pick up and drop off.

Parking and Pick-up and Drop-off

Managed visitor and accessible parking provision will be made available on site.

Staff parking will make use of the existing parking provision as part of the NHS site.

An area of the existing parking will be made available for pick-up and drop-off, then making use of the existing road to create a one-way system to limit reversing vehicle movements.

Provision for secure cycle parking will be made on site.

Pedestrian access

There will be two pedestrian access points to the school site

- Off Keresforth Close – for students, staff or visitors who are walking to site, or using the bus
- Visitor entrance – half-way along the access road to allow access for visitors and deliveries

Trees

No trees are to be removed as part of this proposal



5.0 Consultation Process

The design team have developed the proposals in line with DfE documentation and statutory guidance specific to secondary schools.

Due to the COVID-19 outbreak, it has not been possible to hold a public drop-in event to showcase the proposals to the community. A 'virtual consultation' is instead being undertaken in parallel with the application submission, which includes a flyer drop and a contact email address.

5.1 Client Consultation

A number of meetings and presentations have been held with the DfE and the Trust to review the design development proposals.

5.2 Local Authority Planning Department Consultation

Pre-application meetings have been held with the Local Authority and Planning Department on the 8th October, 28th October and the 30th November 2020.

6.0 Design

6.1 Design Concept

The school specific brief for the temporary school building and external areas has determined the amount and nature of internal teaching, support and ancillary spaces required to deliver the curriculum. The provision requires 180 students in the first year, from September 2021, and then a further 180 students from September 2022.

The DfE have approached Elliott Group for the provision of the temporary modular units that will make up the school building. Through a search of their existing units it was confirmed that a building could be modified to provide sufficient space for both year group intakes. This approach has several advantages –

- The requirement for the school to open in September can be achieved
- The re-use of an existing building is highly sustainable
- There is no requirement in September 2022 for additional contractor activity on site. Additional accommodation already on site will be made available for use
- There are significant cost savings in the re-use and alteration of an existing building than providing a new unit

6.2 Site and Massing

The proposed building will be a rectangular 2 storey modular unit. The footprint is located centrally within the overall hard external area. This provides a balance of space between hard social and informal play area to the north of the building, and a hard surfaced PE sport space to the south.

The location of the building centrally increases the distance from the building to the existing residential properties to the north of Keresforth close. Also note that there is a significant fall between Keresforth close and the properties of at least 6m, together with a 3m section of vegetation to both sides of the road.

6.3 Site Layout and Outline Building Information

Site Area

- Area of full application (red line) = 0.95 acres

Gross Internal Floor Areas

- Main school building (GIFA) = 1,942 m²

Building Stories

- Main School Building = 2 Storey

Building Occupancies

- Secondary School = 180 students (2021 – 2022)

- Secondary School = 360 students (2022 – 2023)

Parking

- 88 standard car spaces will be made available for staff parking and pick-up and drop-off on the existing NHS site
- 2 accessible car spaces (on site)
- 4 visitor spaces (on site)

A new entrance is formed off Keresforth Close at the existing gated maintenance access. This is where there is level access onto the site from Keresforth Close. A new 6m wide service road with turning head will be formed. This service road will be gated and managed by the school. The road will be used by visitors and provide accessible parking as well as space for deliveries and waste removal. A turning head has been provided to safely turn vehicles.

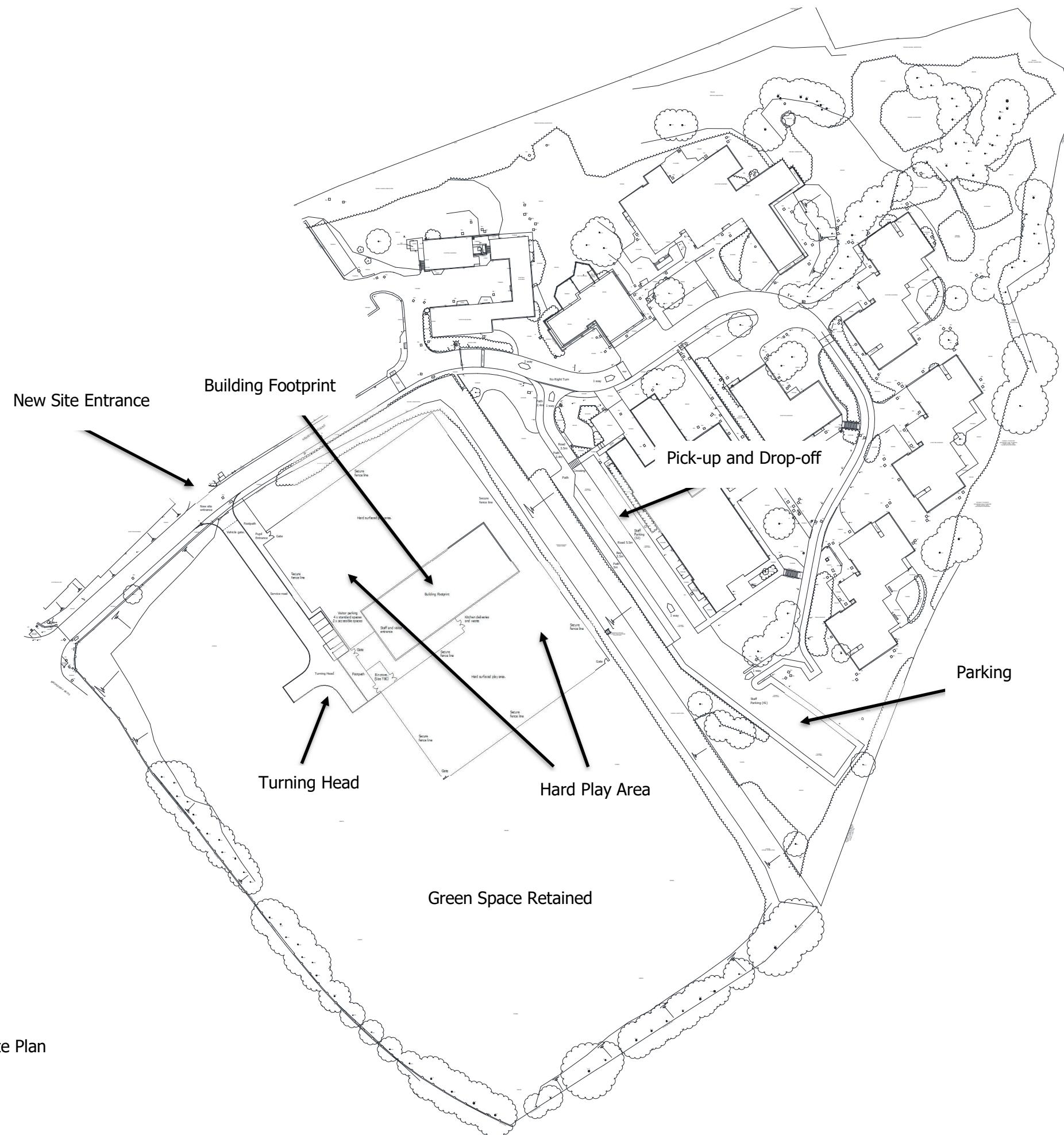
Separate pedestrian access is formed to the east of the service road with direct gated access into the secure school site. A footpath continues for the length of the service road to allow access to the main entrance gate. This gate will also act as access for deliveries and waste removal.

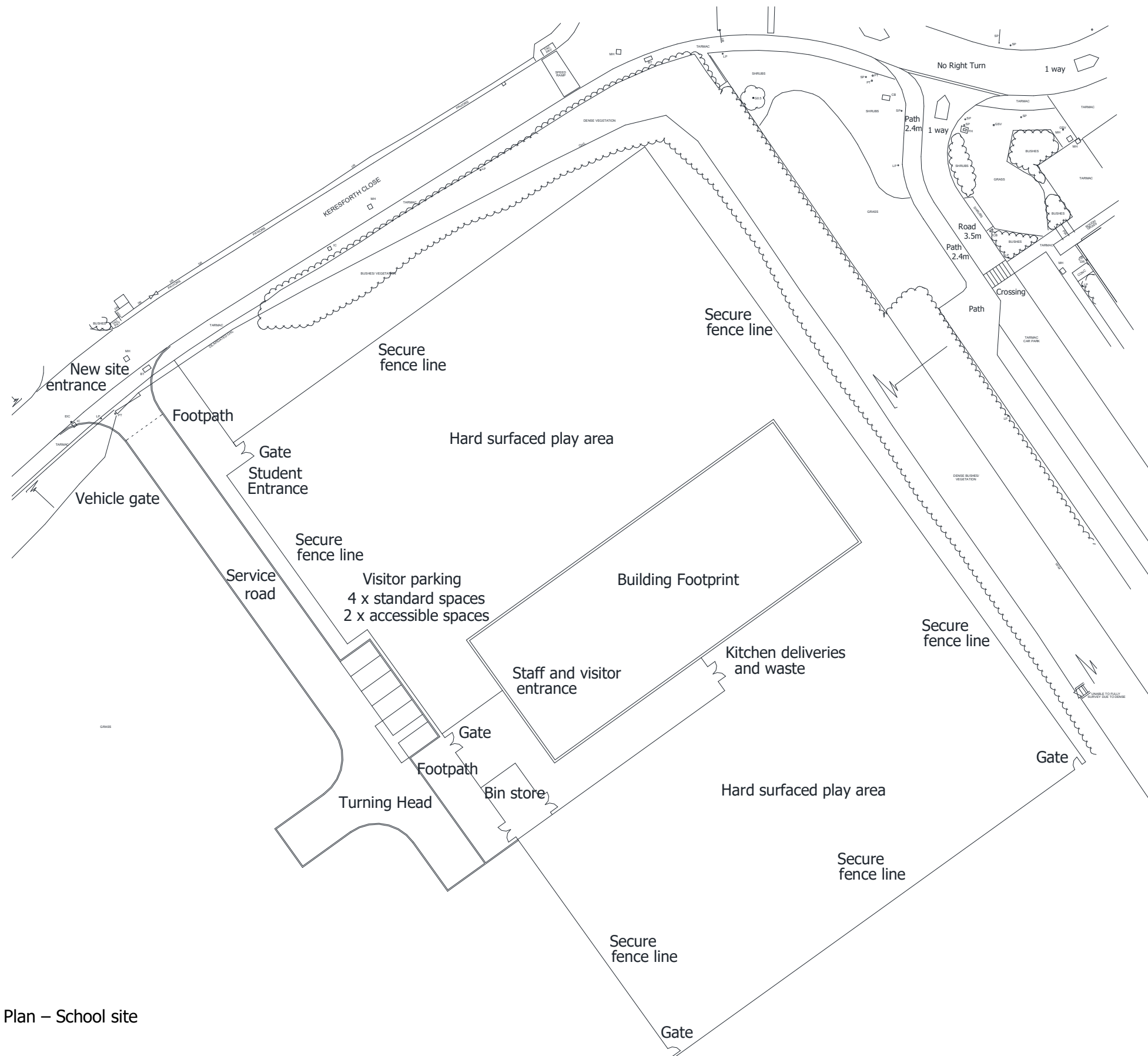
The existing NHS parking will be utilised for staff parking and pick-up and drop off. The existing 1-way system will be retained. The right-hand turn into the car park will be stopped with vehicles having to take the loop round to the southern end of the car park. The southern end will remain as it is currently laid out, as will the row of 32 parking spaces to the east of the car park.

The west side of the upper section of the existing car park will have a change of layout through removing the existing white lines and re-marking the car park. This will include providing a 5.5m wide carriageway through the centre of the car park. This will still be 1 way, but allow cars parked on the east wide sufficient room to reverse should cars be parked in the pick-up and drop-off bay.

The pick-up and drop-off bay will be 2.5m wide allowing for cars to park parallel to the road and then drop students onto the new footpath to the west of the car park. This allows a dedicated 3m wide footpath along the bay which reduces further north to a 2.4m wide footpath. This footpath then connects into the existing footpath along Keresforth Close and then to the school.

The 1 way exit road to the car park reduces down to 3.5m wide. A new crossing point is included to the north of the car park to allow safe crossing from the east to west footpaths.





6.4 Building Floor Plans and Organisation

The building is simply divided in half by the main circulation corridor at ground and first floor levels. Circulation and escape stairs are at either end of the building. The main entrance and administration accommodation are located to the west of the building.

The remaining ground floor accommodation consists of the science, library, SEN and hall space. This is support by the kitchen, toilets, storage and ancillary accommodation.

The first floor is general teaching accommodation, including storage, toilets and ancillary accommodation.

6.5 External Appearance

Materials

External Walls: Clad with 0.5mm Plastisol coated steel, 70mm insulation core with Fireline vinyl faced plasterboard

Roof: Interlocked Plastisol coated steel sheets, with a 1° slope into the purpose made guttering and square section uPVC down pipes

Opening Windows: White uPVC, double glazed, top hung fully opening windows complete with ventilators

External Doors: Insulation core bonded to plastisol faced steel complete with locking mechanisms and door furniture

Colours

Fascia: Painted Colorcoat LG Steel, Dark Grey Ral 7016

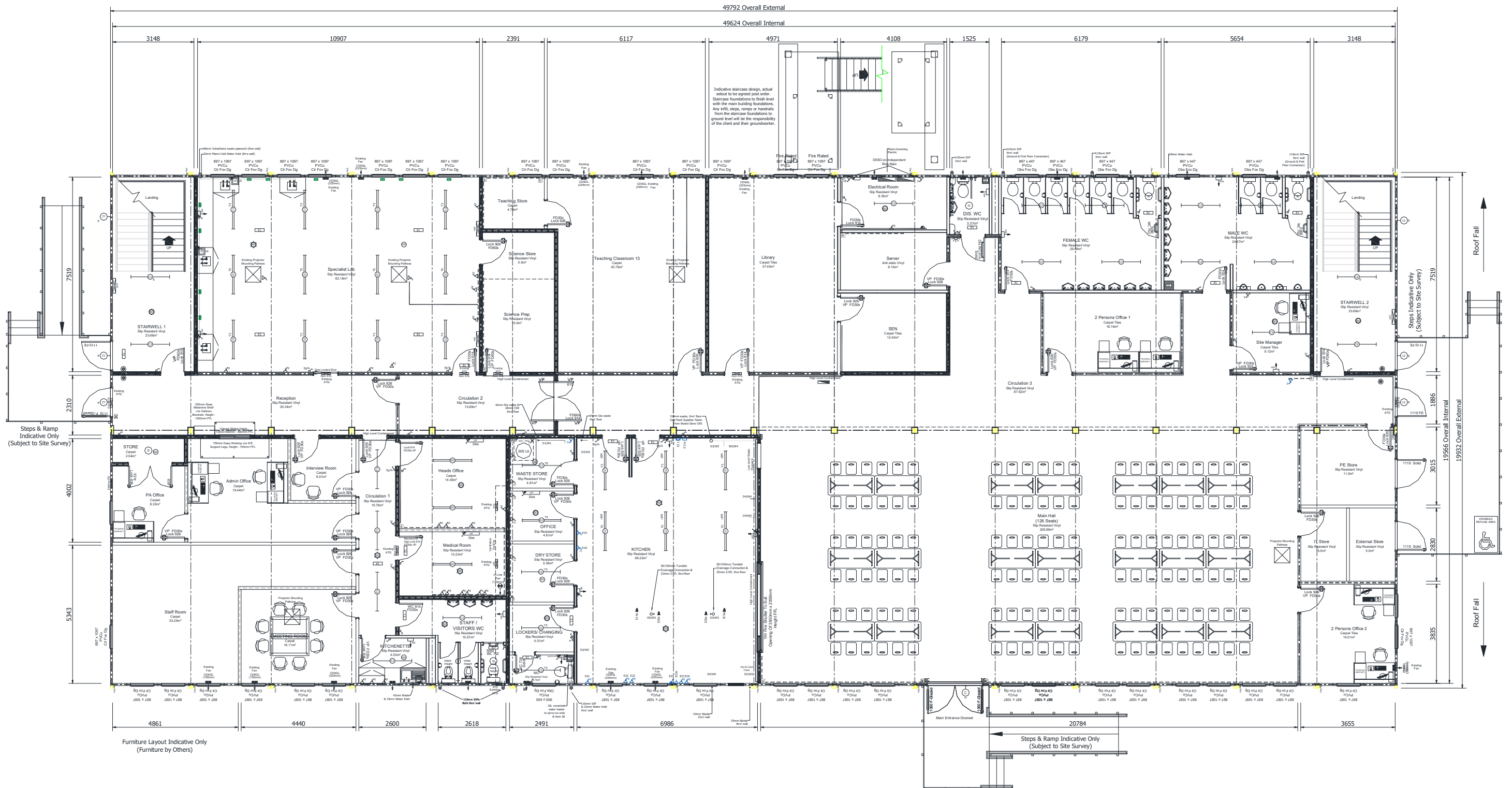
Main wall: Painted Colorcoat LG Steel, Light Grey BS18B17

Windows: White UPVC

Doors: Colorcoat LG Steel, White BS 00E55

Downpipes: Black PVC

Building Skirt/Plinth: Painted Colorcoat LG Steel, Dark Grey Ral 7016



Ground Floor General Arrangement Plan - NTS



ELEVATION
A



ELEVATION
B



ELEVATION
D



ELEVATION
C

Indicative staircase design, actual subject to be agreed post order. Staircase foundations to finish level with the main building foundations. Any infill, steps, ramps or handrails from the staircase foundations to ground level will be the responsibility of the client and their groundworker.

Photographs of similar units as installed.



6.6 Security and Fencing

The main access road to the school will be managed by a vehicle gate.

The school site area will be secured by 2.4m high fence. Managed gated access into and out of the school will be provided at key access points.

The access road, visitor parking and accessible parking will be outside of the school secure line, as will the existing pick-up, drop-off, and staff parking areas.

7.0 Access

The scheme has been designed to provide safe access for pupils, staff and visitors whilst managing the existing levels on-site. The proposal includes new pedestrian and cycle access points and cycle storage facilities. Car parking and motorcycle parking for staff has also been provided, along with coach drop-off / pick on the existing car park.

The proposals have been designed to meet the requirements of Approved Document M of the building regulations providing level access to the buildings. The proposals also seek to meet the requirements and recommendations of the Equality Act 2010 where possible noting some elements will need to be managed by the building operator(s).

7.1 External Access Design

Site access and circulation is simple and easily legible.

The main pedestrian access route is from Keresforth Close and leads directly to the student entrance to the north of the school site, and to the main entrance to the west of the school building. On site footpaths from Keresforth Close will be level, with level access at all external entry and exit points in the building.

Emergency vehicle access is via the service road.

Cyclist access is as per the pedestrian and vehicular access routes.

7.2 Internal Access Design

Principal Entrance Doorways

The principal entrance will be easily distinguishable and identifiable within the elevation. Both steps and compliant ramps are provided to the main and rear entrance to the building. The main entrance doors will provide a level threshold and a clear opening width of 1000mm minimum, to meet the building regulations, sufficient to accommodate manual and motorised wheelchairs. The principal entrance doors will incorporate power operated opening and closing systems.

Secondary Entrance Doorways

The effective clear width through all secondary entrance doors will be a minimum of 800mm. This is in accordance with Approved Document M of the Building Regulations. Secondary external entrance doors will be used by pupils to enter and exit the building. Visual keys such as fully glazed door leaves and colour panels will identify the pupil entrance doors from service and delivery entrance doors.

Door thresholds

All door thresholds will be flush with the internal and external finishes where possible with threshold heights not exceeding the requirements of the building regulations.

Reception Points

There will be a single reception point for the secondary school located in the Main School Building near the principal entrance doorway. This allows the control of all visitors into the school and helps maintain security.

The reception will be designed to maximise inclusion whilst still maintaining a secure environment for both students and staff. Split height reception counters will be employed. This shall be designed to both receive wheelchair users and to allow a wheelchair user to be employed as a receptionist. There will also be a higher-level serving position to allow people that have difficulty in bending down to be served at a comfortable height.

Finishes

Walls floors and ceiling finishes shall provide sufficient tonal contrast as to assist people with limited vision. Doors shall also provide visual contrast from their surrounds.

Bold patterns will be avoided as well as highly reflective surfaces, to avoid creating a confusing environment for those with limited vision.

Floor coverings throughout will provide a suitable non-slip surface, which is also appropriate for traversing by wheelchairs. Barrier matting will be provided in the entrance lobby in order to reduce risk of slipping during wet conditions.

Internal Circulation

All major circulation corridors will have a minimum width of 1800mm which is a sufficient width to allow 2 wheelchairs to pass each other. In short, low trafficked areas the minimum corridor width will be 1500mm which is sufficient to allow a wheelchair to rotate.

In consultation with the school there is no provision for a lift to the first floor. Due to the range of accommodation on the ground floor the school are able to manage their curriculum and timetable without the need for less ambulant students, staff or visitors accessing the first floor.

Staircases have been designed to meet the ambulant disabled standard. Every stair has a disabled refuge point as required under the building regulations.

Toilet and Changing Provisions

Sufficient toilet provision is made available on both the ground and first floor, with a fully accessible toilet in the centre of the school on the ground floor, and an ambulant disabled toilet within the staff and visitors' toilet.