
Classroom Extension at Carrfield Primary Academy

Design & Access Statement

SDA Architects & Designers



Revision.

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1.0 INTRODUCTION

This Design and Access Statement accompanies the submitted drawings and documents for the full application for the provision of a new classroom and resource space at Carrfield Primary Academy, Bolton upon Dearne.

The document follows the principles and requirements established in the following documents:-

1. Section 6 of the Guidance on information requirements and validation document from the Department for Communities and Local Government
2. The CABE guidance on Design and Access Statements
3. Guidance provided by Barnsley Metropolitan District Council for the creation of Design and Access Statements.

2.0 ASSESSMENT

1 PHYSICAL

The site identified within this application is within the existing Carrfield Primary Academy campus site which is bordered to the west by Highgate Lane and to the east Green Gate Close and south by The Close and Prospect Road; all of which are residential areas.

The school was previously known as Dearne Carrfield Primary School, and was under control of Barnsley MDC. It became an Academy on 1st Sept 2012 under the direction of Navigate Trust.

The buildings' on the site have been adapted to accommodate the changing needs of the school, including the addition of an additional classroom and improved reception area. The school also received a grant to install sustainable technologies to supply power and hot water via a bio-mass boiler and roof mounted PV panels.

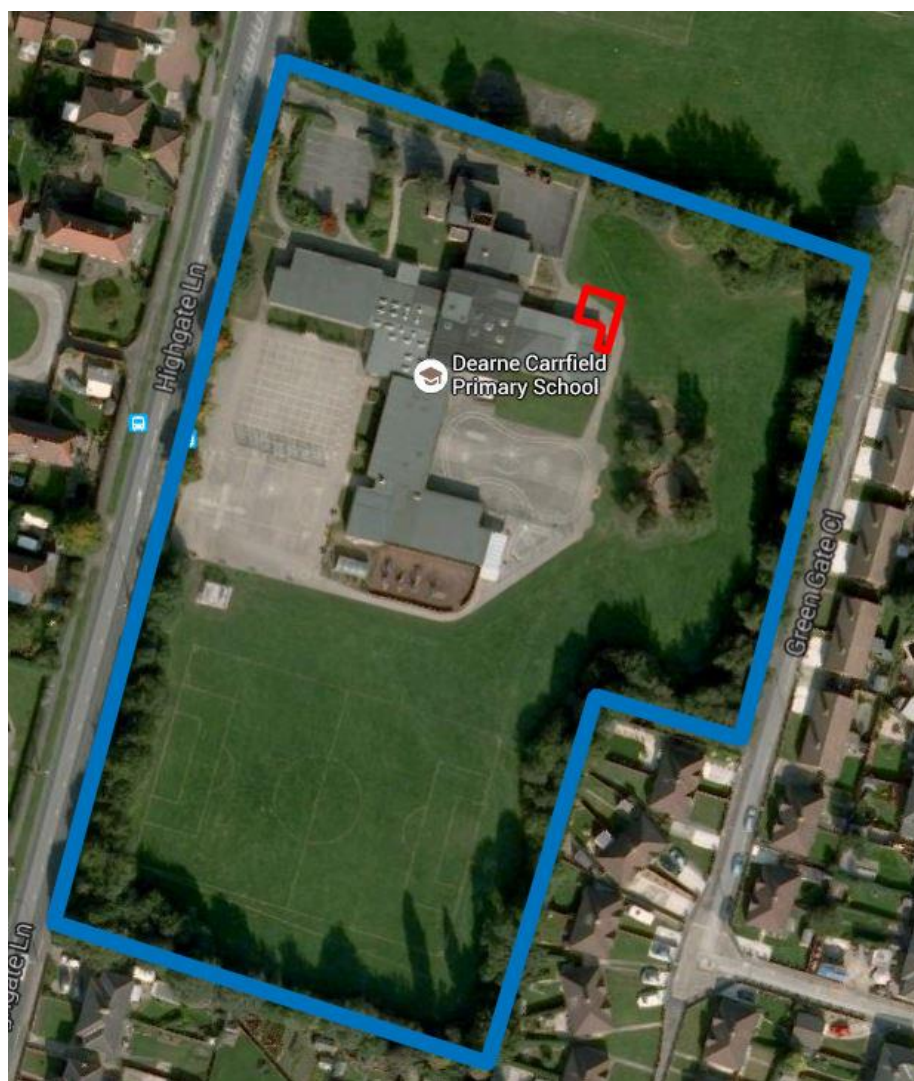
The existing site has a number of external hard and soft play areas, together with a small car park area for approx. 26no cars which run to the north of the site adjacent to the public playing fields. The school's external soft play lies to the east and south of the buildings, with the hard play to the west adjacent to Highgate Lane.

The overall school site area (not the application area) is 20 096 m²

The application site abuts an existing circulation space and Year 6 classroom, and is currently part of the external circulation around the site.

The site is bounded by a secure palisade fence which is mostly obscured by mature trees and bushes, offering a good degree of privacy from the adjacent playing fields and residential areas.

This application proposes no changes to the site access (vehicle or pedestrian), car parking and servicing areas or boundary treatments.





Blue line indicates site boundary of Carrfield Primary Academy.

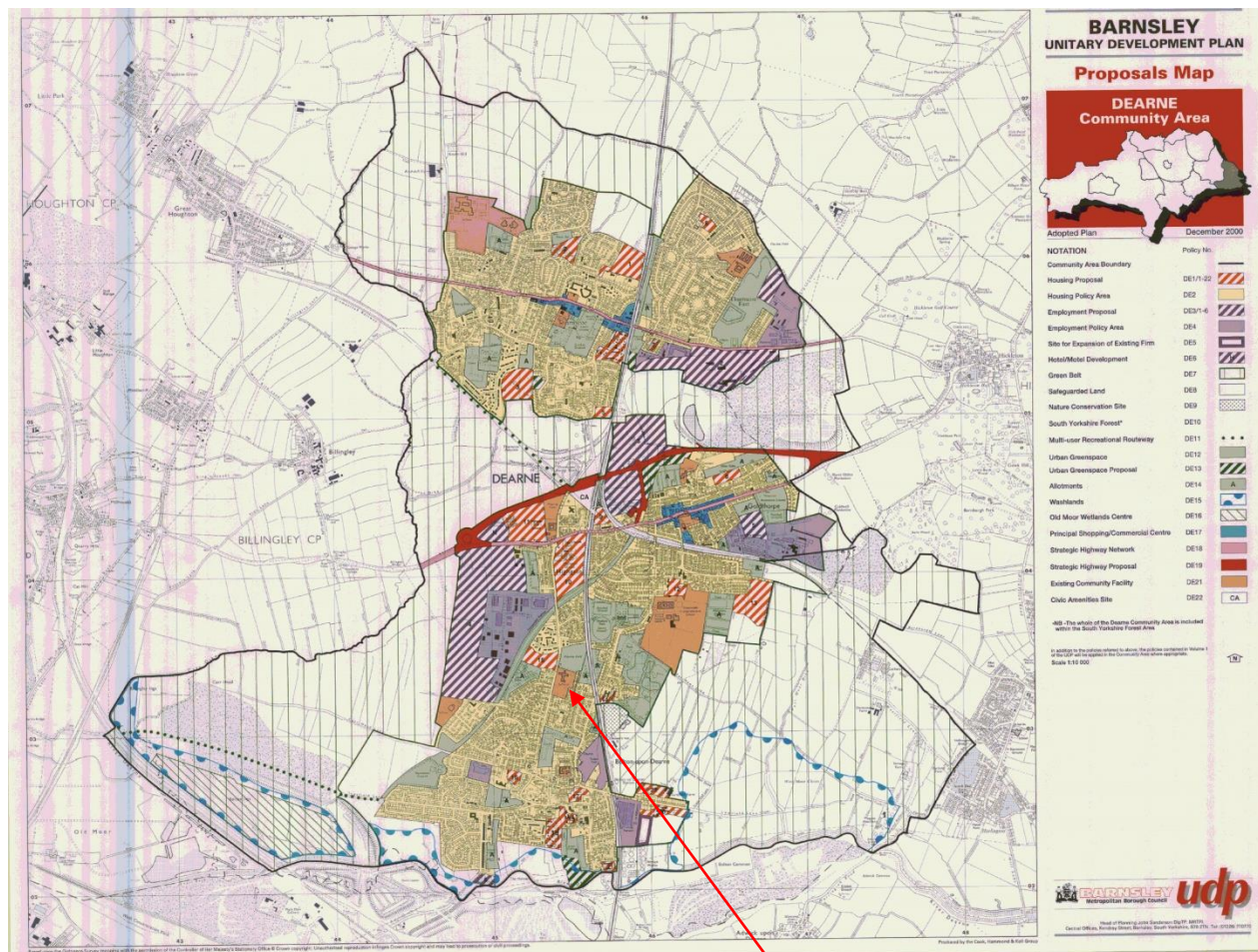
Red line indicates the proposed building footprint.

2 SOCIAL AND ECONOMIC

The established school use on the site is not being amended, with the proposed building being integrated into the campus.

3 PLANNING POLICY

The site is designated on the Barnsley MDC UDP Proposals Map as “Existing Community Facility”, and is surrounded by Playing Field designation to the north and Housing to the east, south and west. The building is not Listed and is not within a Conservation Area.



Carrfield Primary Academy
Existing Community Facility under the UDP

4 PLANNING HISTORY

The Barnsley MDC Planning Portal details 2no applications for works to the school buildings dating back to 2010.

The most recent building application granted approval was for;

Extensions to school to form new classroom, cloak room and improved entrance lobby.

Ref. No: 2011/0396 | Received: Tue 21 Jul 2009 | Approved with Conditions

3.0 DESIGN

1 USE

The proposal is for the provision of a new classroom for 30no Year 6 students. The need for this space has come from a school wide assessment of usable teaching areas, which has identified a shortfall of 1no classroom (see Appendix A). To support this year group and to offer a facility for Community Use, a small kitchen area is located between the two classrooms. The school intend to extend their cooking skills classes to all year groups, and to offer this to parents after hours.

The new classroom will allow a class currently taught in the Hall to have a proper base. As such there is no increase in pupil or staff numbers.

2 AMOUNT

The proposal increases the useable floor area of the building by 75m²

3 LAYOUT

The proposed building is located to the north of the circulation corridor, and is positioned so as not to extend the building line towards the residential properties to the east.

4 SCALE

The classroom and kitchen space are single story with nominal pitched roofs to match adjacent buildings.

5 LANDSCAPING

The building footprint will sit over tarmac external circulation and a small area of grass.

Circulation routes will be replaced and extended around the building perimeter.

No trees or hedges are being affected by the proposed development.

6 APPEARANCE

The approach to the design is to incorporate the new classroom into the overall aesthetic of the school site.

The facade materials are summarised as;

- Brown facing brick and off-white render
- Bituminous single ply roofing system
- White uPVC double glazed window system with opening lights to facilitate natural ventilation in the room
- White uPVC eaves fascia and black rwps

4.0 ACCESS

1 VEHICULAR AND TRANSPORT LINKS & INCLUSIVE ACCESS

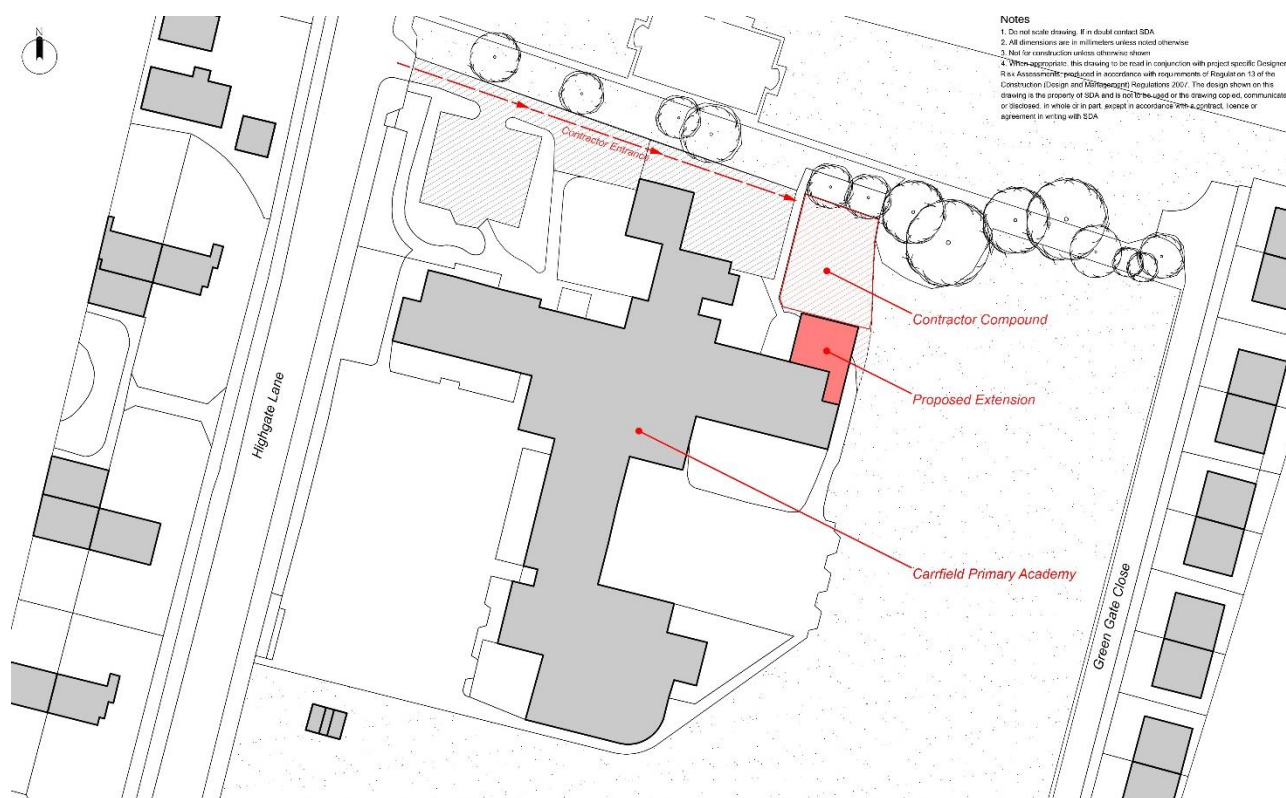
All pedestrian and vehicular access points into and around the site are retained.

Inclusive access into the school buildings are retained.

The internal appearance of the classroom will match that of the adjacent spaces, adopting the material and colour palette familiar to all staff and students of the school.

2 CONSTRUCTION CONSIDERATIONS

Construction traffic will have to enter the site via Highgate Lane and along the access road to the north of the school buildings. An area of grass has been identified against the playing field boundary and car park that will be used as a contractors compound and which can be secured against the rest of the school.





Property Strategy

Prepared by



On behalf of



June 2015

Introduction

Capital works to address current condition issues and address overcrowding in academies are funded through the Education Funding Agency (EFA). This work is currently funded through the Condition Improvement Fund (CIF) through an annual funding round that replaced ACMF funds from 2015.

Most CIF funding is awarded to projects that address building condition issues including refurbishing or renewing roofs, windows or toilet areas and/or compliance issues such as fire protection systems, electrical upgrades or asbestos removal.

A small proportion of the fund is for projects supporting schools and colleges that need to expand their existing facilities and floor space to accommodate more pupils within their existing age range or address overcrowding or a lack of specialist facilities.

Multi-academy trusts (MATs) with at least 5 academies and more than 3,000 pupils received a formulaic allocation to deploy strategically across their estate for 2015 to 2016.

The NAT Capital Funding Allocation Process

The Navigate Academies Trust qualified for a formulaic allocation as described above and therefore entered in to a process to allocate available funding to address issues across all its academies on the basis of need. MD Consultants (UK) Ltd were commissioned by The Navigate Academy Trust to develop a property strategy for all its academies to:

- Ascertain whether the academy accommodation was sufficient for the pupil numbers, and
- Identify and prioritise any condition issues affecting the academy.

This would enable the Trust to prioritise the available capital funding available to address immediate issues facing the Trust and its academies. Two of the academies are PFI schools that are maintained as part of the agreement with the provider and therefore do not require allocation of funding to address condition issues, however they were assessed for capacity.

The sections below describe the overall process and outcomes for Carrfield Academy.

Space Analysis Methodology

MD Consultants undertook a review of the space requirements for each academy to identify any urgent space demands.

The Net Capacity Assessment

The net capacity of maintained schools, including academies, is determined by the Local Authority utilising a standardised DfE methodology as set out in a 2002 document: Assessing the Net Capacity of Schools (DfES/0739/2001 REV)

Net capacity is intended to provide a single, robust and consistent method of assessing the capacity of schools. It is used for a number of purposes. By comparison with the number on roll, it can indicate the number of places that are surplus or additional places that are needed in a school. If it is divided by the number of year groups, it can

indicate the admission number that can generally be accommodated. It will also inform decisions about how capital resources are best deployed, as the basis of a School Organisation Plan.

For primary schools, the net capacity is calculated on the basis of the number and size of spaces designated as 'classbases'. For secondary schools, it is based on the number, size and type of teaching spaces and the age range of the school. In both cases, this is checked against the total usable space available, which must be measured, and ensures that there is neither too much nor too little space available to support the core teaching activities. The method also allows some flexibility to suit the inclusion of pupils with special educational needs (SEN) and admission arrangements.

For Carrfield the latest available Net Capacity Assessment was undertaken in June 2013 and determined that the overall capacity of the school was 300 pupils. This figure is then divided by the number of year groups (7) to provide a maximum year group size of 42. In the case of Carrfield this was rounded up to 45 for purposes of manageability. This methodology therefore provides a school capacity of 315 with a published admission limit (PAN) of 45.

BB103

The Net Capacity Assessment methodology is however constrained because it only takes into account core teaching space available and does not consider the range of other spaces required for the efficient operation of a school, including halls, learning resource areas, storage, management and administration areas. Whilst there are no statutory requirements relating to space allowances for schools, the DfE provides guidance in the form of Buildings Bulletins to inform the design and funding of new school buildings that provides a useful template in assessing the recommended space for a school. Both primary and secondary schools are covered by Building Bulletin 103 (BB103).

BB103 is a formula driven document that provides a range of recommended room sizes and allowances for each type of area within a school for the number of intended pupils. For each type of area it provides a recommended maximum and minimum area to allow designers and managers to allocate space to meet the particular needs of individual schools.

Space Analysis for Carrfield Primary Academy

Carrfield Primary Academy is a 5 -11 primary school with a net capacity of 315 children. At the date of the last schools census in January 2014 there were 270 pupils on roll.

Comparing the current areas within Carrfield to the guidance results in the following:

Area Type	Recommended minimum m ² for pupil capacity of 315	Recommended maximum m ² for pupil capacity of 315	Actual Areas (m ²)
Basic Teaching	630	723	618
Halls, Dining & PE	195	235	223
Staff and Admin	93	145	138
Storage	67	119	105
Learning Resources	42	93	41
Net area	1154	1252	1125
Gross area	1642	1818	1267

The Gross Area of the school (which is the total internal space) is 1267m². This is well below the recommended minimum of 1642m² and therefore **the overall size of the school is unsatisfactory**.

The Net Area of the school (which is total internal space, less circulation, boiler rooms, toilets and kitchens etc.) is 1125m². This is below the recommended minimum of 1154m² and therefore **the overall usable space available to the school is unsatisfactory**.

The total basic teaching area of the school is 618m². This is below the recommended minimum of 630m² and therefore **the overall teaching space in the school is unsatisfactory. In addition it is our view that the current number of class rooms is insufficient for the pupil capacity.**

The area of halls and dining in the school is 223m². This is within the recommended range of 195m² to 235 m² and therefore **the overall halls space in the school is satisfactory**.

The total basic area of spaces allocated to staff and administration in the school is 138m². This is within the recommended range of 93m² to 145m² and therefore **the overall staff and administration space in the school is satisfactory**.

The total area for storage in the school is 105 m². This is within the recommended range of 67m² to 119m² and therefore **the overall storage area in the school is satisfactory**.

The total area for learning resource area (small group rooms, library etc.) in the school is 41 m². This is only slightly below the recommended range of 42m² to 93m² and therefore **the overall learning resource area in the school is satisfactory**.

In conclusion, the school is not well served for space and in particular there is an urgent need to address the shortage of class spaces to meet the needs of potential pupil numbers

Condition Survey Methodology

Faithful and Gould were commissioned to undertake a thorough survey of all academies to ascertain the schedule and cost of repairs and maintenance over a ten year period. The survey identified all potential issues, the estimated date at which the works would fall due, determined whether the issue comprised of a health and safety concern and assigned a risk rating based on the impact to the academy if the works were not undertaken.

The full condition survey for the academy is attached at Appendix One.

Funding Allocation

Following the analysis described above the Trust undertook a prioritisation process to allocate funding across all its academies, enabling capital allocation to:

- Fund a new classroom at one academy where there was a severe shortage of teaching accommodation to meet the needs of pupils
- Address all urgent health and safety works
- Address all works with a high risk factors and likely to be required in the next two years

The Trust is therefore satisfied that this represents good usage of the available funding and ensures all the Trust's academies are in good structural condition and the learning needs of all children can be met in suitable accommodation.

Funding Allocation for Carrfield Primary Academy

Through the process identified above the Trust has agreed there is a need to provide an additional classroom space at the school. In addition one item of high priority and higher risk item was identified that will be funded through monies available to the Trust:

New Classroom	£
Replacement of Defective PV Lighting	£
Total funded works	£

Procurement of Works

A requirement of EFA funding is that all works are identified and where possible completed, or at least procured within the current financial year (end of March 2016). NAT is therefore currently undertaking a process to procure works for all its academies with works split into a number of work packages to meet the required service and location.

With the proposed transfer of Carrfield Primary Academy to a new trust, potentially from December 2015, there is a need to ensure that there is a 'clean' process to ensure both trusts are subject to a minimal level of risk whilst meeting the requirements of the EFA. NAT believes that any works on site or in process at the time of transfer to the new trust could potentially complicate the transfer and raise liabilities for either or both trusts.

The Trust will therefore either:

- **Procure and deliver those works that can be completed before September 2015, or**
- **for those works that cannot be completed before September 2015, procure the works at a guaranteed fixed price and to a schedule agreed by the new trust, for commencement and completion after September 2015.**

Where the latter course of action is followed NAT would seek that the new trust contracts for these works to an agreed timetable.

The determination of the categorisation of works and all aspects of the tendering and award process will be carried out in agreement between NAT and the academy.

APPENDIX B



**Highgate Lane – north
Highgate Lane - south**

Carrfield Primary Academy Entrance



**Adjacent classroom and corridor to
proposed building footprint**



Access road to the car park



Access road runs through to the rear of the site



Boundary treatment adjacent to the playing fields



Boundary treatment adjacent to the residential properties