



Design and Access Statement

To accompany the reserved matters submission for the Proposed New Primary School, Goldthorpe Primary



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Introduction

This Statement is submitted in support of an Reserved Matters Application for the development of a new 310 place Primary School with 26place FTE Nursery and incorporating a community room, on land to the east of Goldthorpe village centre, fronting on to Doncaster Road alongside retail outlets and residential. The proposed school is part of the Goldthorpe Masterplan for the redevelopment and improvement of the village. A key consultation meeting with BMBC Education Department provided information that Goldthorpe Primary School was a potential priority school to be rebuilt under the Government's Primary Capital Programme. The outcome of further discussions with the Education Department led to inclusion of the school relocation as a key project within the masterplan.

The west and east of the site comprises existing terraced housing. We understand that to the north of the site will comprise new residential development. The northwest corner of the site is adjacent to Saint John and St. Mary Magdalene Church.

For site location plan see 81397-G2-S1-101A. The existing school site is not large enough to provide sufficient outdoor space and is in poor condition. Due to the proposed new housing there is an anticipated growth in Goldthorpe's population and a new school would allow this expansion. The proposed design of the building and the site has been carried out in such a manner to ensure that an expansion to a 420 place school is feasible.

The new school is to provide modern, up to date teaching areas and associated accommodation both internally and externally of an appropriate size. The scheme as submitted has arisen from a detailed consultation process involving the school, pupils, staff, parents and the local community.

The Site

Site area – 1.6ha Approx
Grid Reference – 446440 404535

The proposed school site is situated to the northeast of the village of Goldthorpe and directly fronts onto the A635 Doncaster Road. The site is bounded to the east by East Street and to the west by West Street. The site is divided into quadrants by Central Street running north to south and Main Street running east to west. To the north of the site lies an area of undeveloped land and allotments which is identified for future residential development.



Photograph 01: view northwest from Doncaster Road / Central Street junction



Photograph 02: view north from Doncaster Road up Central Street



Photograph 03: view south east from West Street / Main Street junction towards Doncaster Road



Photograph 04: view south east from top of Central Street / junction towards Doncaster Road



Photograph 05: view south from top of Central Street to Doncaster Road



Photograph 06: view east along north site boundary from west corner



Photograph 07: view east along north site boundary from top of Central Street



Photograph 08: view east along Main Street from Central Street



Photograph 09: view east along Doncaster Road from Central Street



Photograph 10: view north east from Doncaster Road to East Street



Photograph 11: view north from Doncaster Road between East Street and Central Street



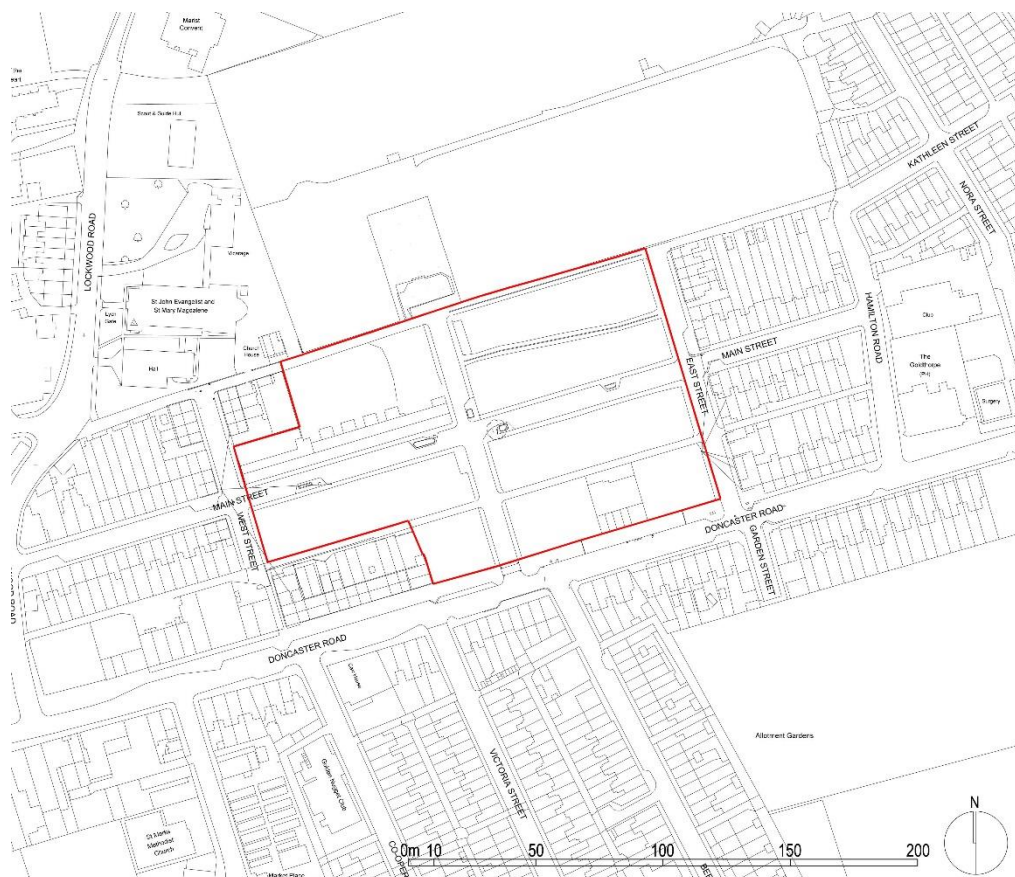
Photograph 12: view north west from Doncaster Road between East Street and Central Street

Consultation has been carried out and is currently ongoing with BMBC Highways and all the requirements for traffic orders in the immediate vicinity will be reviewed and proposals finalised prior to the development works commencing including the requirements of Condition No 8 and discharge of same.

Historical maps indicate that the village became established between 1890 and 1906 with a period of rapid development. The location of the proposed site had been developed by 1906 for housing and consisted of traditional red brick, slate roofed terraced houses, arranged in a traditional pattern of streets parallel to Doncaster Road. The buildings fronting onto Doncaster Road were predominantly retail and shops.

The buildings, site layout and character have not changed significantly during the intervening period. However many of the terraced dwellings had fallen into disrepair and were vacant and following acquisition by BMBC have been demolished in preparation for the development.

The prominence of the proposed school site on the main route through the village will mean that the school will act as a “gateway” building when entering the village from the east and will define the beginning of the village centre.



Site location plan

Historical Context

The Design and Access statement which accompanied the approved Outline Planning submission provided details of the Grade II listed Goldthorpe Parish Church.

Although the site for the new school lies adjacent to the setting and boundary of the Listed Building, the demolition of the dense urban fabric of terraced buildings previously on the site has provided greater visual connection between the Church and the Village Centre/ Doncaster Road. The position and massing of the new school has little if any impact upon the setting of the church.

Consultation

A range of consultations and meeting have taken place throughout the duration of the project to date, from initial masterplanning to the current planning stage, to ensure the proposals would be able to meet the needs of the end users and respond to issues raised by the widest range of stakeholders.

The consultation has been ongoing over a number of years and has involved local stakeholders, community representatives and the public.

The following is a summary of the main consultation:

2007/2008: consultations with key stakeholders, community representatives and the public relating to the overall masterplan for Goldthorpe.

06/2010: further 3 day consultation with the community focused on a more detailed look at the new school proposals, held in variety of central locations, Goldthorpe Market, Reform Club, Goldthorpe Library, Scout hut in Lockwood and Netto on High Street.

Since Nov 2014 there has been a series of ongoing meetings and workshops with Barnsley Council and the school to develop the details proposals for the school and the site.

03/12/14: Community Consultation with parents, pupils and members of the local community, held at the existing school.

We are currently in consultation with Chris Squires, the Police Architectural Liaison Officer and a pre-application meeting was held with Barnsley Council Planning Department on 09.12.14.

Design

“The school strives to provide a warm and friendly learning community that offers a highly ambitious and aspirational environment where we strive to provide every child with an outstanding start to their school life”

Design Intent

- Dissolve the boundaries between indoor and outdoor space
- Foster a connection with nature
- To design a building that responds to its context that will be both client and site specific
- The school building should sit well within an easily maintained landscape
- To provide a model class base that is well planned designed and orientated to maximise environmental comfort while minimising energy use and solar gain

- A clear and simple approach
- Exploit the schools potential grounds as a teaching resource by providing a rich variety of external spaces including landscaped social hubs and gathering spaces
- Provide an environmentally intelligent design with good passive ventilation system that creates a fresh air feel throughout the building

Classrooms

One of our first moves in the design process was to look at what constitutes optimum classroom design, in terms of environmental design, comfort and good planning. In conjunction with school and education authority we have produced a proposal that has incorporated:

- natural ventilation
- good day lighting, with effective solar shading
- good acoustics
- a plan that can be tailored to different age groups
- space to store equipment and display children's work
- direct links to outdoor teaching space
- accessible cloakrooms, lavatories and ancillary spaces
- a sense of belonging and identity
- a classroom that has all these qualities yet still provides a framework where each teacher and class has the scope to make the room their own

This form provides a flexible and elegant framework within which each class base can be made individual. The best possible environmental and working conditions are essential and contribute to the creation of a sense of place and a comfortable atmosphere.

'Outdoor Classrooms'

External teaching has long been recognised as a key part of the education of children. In this design each classrooms opens out onto an external space, 'an outside classroom'.

Planters outside each classroom could be gardened by each class and used as a learning tool. The outdoor classrooms form an important buffer between the class bases and the wider school grounds.

The scheme has been made safe, through the specification of external lighting, fenced off private areas and natural overlooking of all parts of the site from the classrooms and reception staff.

The driving force behind our design for an exemplar primary school is the desire to create a wonderful learning environment - inspirational, exciting and welcoming while at the same time being safe and secure.

Use

The proposal is designed for 330 place Primary and 26 place nursery, incorporating required sports pitch, playground incorporating social hard and soft play, hard games court, habitat areas and parking. The design has the capacity to expand to a 420 place. To minimise future disruption to the school all of the supporting infrastructure and spaces are sized to support the schools intended capacity of 420.

The formal play areas have been managed to an optimum size to enable the incorporation of a number of natural habitat areas to encourage and promote the children's contact with the environment and nature.

The proposed site for the new Goldthorpe Primary School has a number of challenges and constraints, including featureless topography and landscape; established access and its relationship to a busy main road. Where practicable, these have been embraced and turned into positive opportunities.

It is hoped that the current proposal will have a significant and beneficial impact on the existing character of Doncaster Road and our strategy therefore and wherever possible has been to build up, and make more attractive and diverse, the new landscape setting, embracing all those elements considered essential to provide, structured, curriculum delivery, security in a diverse landscape framework.

Key Objectives and Design Ethos

Key objectives in our design strategy for the Goldthorpe Primary School site can be summarised as follows:

- Capture and build upon those qualities and facilities that make the existing Primary School a special place to study, play and visit.
- Establish a coherent landscape framework of good quality.
- Create a more significant visual and ecologically diverse amenity resource for the school; its pupils and teachers.
- Promote proposals that are sustainable and which carefully balance the needs of local setting, with the concerns of security, personal safety and long-term management and maintenance.
- Promote external play and learning spaces together with sports facilities that in every instance improve upon those that are currently available to the existing school, and that are in accordance with the best practice guidance notes published by Sport England and relevant Building Bulletins.
- Maximise the potential of the capital sum allocated in our proposals for landscape works, by carefully targeting works to those areas where maximum visual and physical benefit can be gained.
- Create landscape settings and range of experiences that allow maximum controlled movement within a discretely secure and non-threatening environment.
- Use a combination of hard and soft landscape treatments to secure the site, and its relationship to its neighbours in an environmentally sympathetic manner.
- Create an environment that encourages feelings of belonging, a sense of security, civic pride and community.
- The creation of a high quality landscape setting.
- Our proposals promote full accessibility throughout.
- Encourage access to, and participation in, a variety of external spaces that will bring educational and personal benefit at the same times as stimulating the senses of touch, smell, sight and sound, and where appropriate, taste and through all Foundation and Key Stages.
- Create pleasant and stimulating views for all pupils and teachers maximising the potential of the striking architectural response, and its relationship with the landscape and in doing so, provide a visually cohesive link between internal and external spaces.
- Proposals will result in a landscape with genuine “all year round interest”.

- Planting design will respect local tolerances.
- Plant selection will aim to bring benefit to and encourage interaction with wildlife.

Wherever practicable our proposals have balanced the proposed landscape setting, against the successful delivery of the school curriculum.

For example, the proposed new sports pitch has been orientated in accordance with Sport England guidance and outdoor teaching spaces, extend from the immediate building apron into the wider grounds to create a seamless, internal/external link.

Hard landscape external playgrounds for KS1 and KS2 and meeting areas are included to provide a range of external uses, both educationally and in terms of informal recreation, quiet contemplation and rest.

Discrete but clear segregation between spaces and use has been achieved using a combination of soft landscape treatments, feature walls and low perimeter fencing maintaining at all times maximum visual permeability across the entire school grounds.

Without exception, footpaths within the school site will be a minimum of 1.8 metres, with blister paving introduced as required to assist the blind or partially sighted. Footpath edges will always be clearly defined. Colours and textures will be simple, subtle and consistent with the local aesthetic and respectful of the proposed architectural detailing.

Mini-bus travel to and from the school has been accommodated and allocation has been made in accordance with the project brief for a school bus hard standing area.

Personal and site security have both been fully considered in developing the site layout, and it is intended that all footpaths and public spaces shall be well lit, routed and designed in such a way as to eliminate significant shadows from either building or hard and soft landscape treatments. Lighting will be co-ordinated with the overall architectural and engineering design, and will compliment both the school building and external design. The site is to be secured by perimeter fencing where appropriate, "locked down" or opened up in accordance with established school practices.

Plant species generally would be selected for their local appropriateness and their presence in the area together with tolerance of the various physical and environmental constraints including soils, exposure and shade.

Planting will provide all year round interest, whilst at the same time providing visual structure and separation where required. Concern over longer-term maintenance and personal security (in terms of ultimate height and spread) will of course be fully considered at detailed design stage.

Specimen shrubs are recognised for their architectural qualities, and are intended to be planted in limited numbers and key locations to create instant impact and focus for points or areas of particular interest or importance.

Grass seed mixes will be specified as appropriate to meet with the intended function of the surface, but as a general rule low maintenance mixes will be preferred where practicable.

Landscape Design, Sustainability and Agenda 21

Sustainability and negative impacts on the environment have been fully considered in preparing the landscape masterplan for the Goldthorpe Primary School site. In respect of both hard and soft landscape design elements therefore, the following would be embraced amongst others, many of which clearly have an educational benefit:

- The use of local labour, suppliers and manufacturers wherever practicable to minimise transport miles and to bring benefits to the local economy.

- The use of recycled materials in street furniture and fencing products, including reclaimed or recycled wood products or where appropriate, timber substitutes.
- Careful plant selection to maximise the use of low water demanding species wherever practicable.
- The re-use of recycled demolition waste and or sub-soils in new construction and land form build-up, such as in amphitheatre/performance space.
- The creation of mixed specie structural conservation hedgerow to improve biodiversity.
- The use of low maintenance grass seed mixes.
- The selection of street furniture and timber play equipment using materials genuinely certified as coming from managed forests having full regard to conservation and the environment.
- The use of sustainable peat alternatives, as soil improvers or mulches.
- Encouraging the use of fertilizers of organic rather than chemical origin.
- The restriction of chemicals in all horticultural practices wherever practicable.
- The use of deciduous trees to the south, east and west faces of the new school building where achievable. Providing shade in the summer and increased solar gain during the winter.
- Promoting and providing linkages to “safe routes to school”, thus reducing wherever practicable the reliance on the motorcar and to encourage “walking buses”, cycling and bus journeys to school.

Landscape Design Specifics (a walk around the school)

In preparing our proposals for Goldthorpe Primary School, we have identified and carefully considered three key areas:-

- Delivery of safe and secure external environment
- Maximisation of educational and community benefit through the delivery of an exciting range of facilities.
- Full accessibility

Our landscape proposals balance the above key drivers with the requirements and guidance out in Building Bulletins 85, 98 and 99 and also embrace clear guidance given by Sport England’s own technical notes, and those requirements set out in the original bidding document “School Specific Brief”.

We have also taken due cognisance of the principles of ‘Secure by Design’.

Within the proposals for Goldthorpe Primary School, we have included the following key elements:

- An attractive and imposing principal entrance into the school site from Doncaster Road, which incorporates a wide open footpath, to maximise views of the school, and address its relevance to the street.
- An open frontage hard and soft landscape area to maximise visibility and security, to create a welcoming environment, and a new ‘civic’ space commensurate with the school’s standing in the community.

- Improved access, car parking and security, with clear segregation between vehicles and pupils. Drop-off provision is provided on site.
- A secure site perimeter, utilising plastic coated mesh fencing is considered most appropriate, together with discreet internal fencing to secure the front from back of school. Further internal fencing provides a secure area for the Foundations and Key Stage 1 and 2 play areas.
- “On site” natural turf sports field provision. Constructed to the optimum size available given spatial constraints and fully compliant with Sport England guidance set out in ‘Natural Turf for Sport, Design Guidance Note 920”.
- “Soft play” provision, embracing a range of experiences including subtle level changes such as occurs in the amphitheatre area, Wildflora areas and outdoor teaching rooms.
- Hard play areas which could be discretely segregated for each Key Stage if required, and including provision for a quiet space where playground buddies can operate.
- Separate and secure nursery and reception play areas, each with appropriate safety surfacing and secured by hoop top fencing or similar.
- A new multi-use, hard games court area to meet Sport England requirements and minimum standards.
- Wildflora garden areas in a variety of places throughout the school grounds, to encourage interaction with wildlife and to broaden biodiversity across the site.
- A school garden and allotment areas, which will provide accessible raised planters, a greenhouse and secure store.
- An outdoor performance space or amphitheatre, created from subtle landform modelling and which in part provides the location for fruit growing.
- Secure access to all ground floor teaching bases, and in return the internal teaching spaces relate closely with the external grounds by means of patio spaces, garden spaces and access to the wider school grounds.
- A discrete storytelling circle or amphitheatre within the landform provided for the foundations stages of play area.
- Provision of cycle access, and appropriate secure cycle storage in both the main entrance area and within the confines of the Foundations Stages play area.
- Lighting design where appropriate will be sympathetic to Architectural and Landscape design, and will balance aesthetic with function and security. Care will of course be taken to ensure that light pollution does not become an issue for residents living immediately adjacent to the school perimeter.
- Maintenance access has been carefully incorporated, this access is shared in part with a hard standing area for the school minibus.

Soft landscaping design generally will be so designed as to provide all year round interest, whilst at the same time providing visual structure and separation where required. Plant species will be selected to provide colour, texture, scent and taste to create a tactile and stimulating sensory experience throughout.

Ornamental planting design will of course be so designed as to be attractive to wildlife, and in places where this is important will be limited to lower growing species to maintain clear lines of sight across the wider school grounds and play areas.

Where practicable, and in consultation with the Head Teacher and Children, stock from the existing Goldthorpe Primary School garden areas will be carefully trans located where this is considered most important.

General Landscape Specification

In preparing our landscape proposals for Goldthorpe Primary School, we have embraced a series of technical and British Standard guidance notes throughout the design process; and particularly where these underpin the current requirements set out in the School Specific Brief.

Sports Provision

A 55 x 40m (optimum size) (plus run off areas) natural turf playing field with appropriate drainage constructed in full accordance with Sport England Guidance.

This surface will also provide sufficient space for 50-60m straight running track and space for summer games, such as rounder's and cricket is also available.

Playing field drainage will be subject to detailed design following a detailed soil analysis.

A 38 x 18.5m Multi Use Games Court with 3m high secure boundary fencing. Typical construction details and layouts will follow SAPCA and Sport England guidance as appropriate.

Information Play and Social Areas

Informal hard and soft play provision has been made for each Key Stage; The Reception Class will benefit from a separate and secure play area, secured by 1.2m high mild steel hoop fencing. Bitumen macadam Key Stage 1 and Key Stage 2 plays areas are provided.

All playground areas will carry appropriate surface markings for the key stage concerned.

Immediately adjacent to all class bases, outdoor teaching or 'break-out' spaces are provided and which comprise both hard and soft landscape spaces.

Elsewhere informal soft play areas are provided; these generally form the interface between the formal school activities and the broader landscape, and immediate neighbourhood, and include provision for a nature garden, allotment garden and "quiet" garden areas.

Planting Design

Generally, planting design will include a mixture of tree planting, ornamental shrub planting and structure planting comprising native and locally occurring species.

Emphasis will be given to providing all year ground interest and a preference against the use of thorny varieties generally will be observed

All plant material supplied will meet with the minimum standards set out in the NPS (National Plant Specification), as prepared by the Horticultural Trades Association and the British Council of Landscape Industries.

A detailed soft landscape design with planting schedule will be submitted for approval by the Planning Authority prior to works commencing on site.

Specifications and guidance notes referred to:

Sport England	Natural Turf for Sport
BS4428	Code of Practice for General Landscape Operations
BS3228	Specification for Topsoil
BS3939	Nursery Stock
BS4043	Recommendations for Transplanting Rootballed Trees
Building Bulletins	98/99/71 and 85 as appropriate

Appearance / Layout



View from Doncaster Road (Approach from the east)

The form of the school follows the hierarchy of the main spaces which have been carefully designed in collaboration with the full design team to ensure good light and ventilation to each space.

The building has a double height hall with the remainder classrooms, admin and general teaching spaces being single storey and of modest size. The proposed school building would be situated within the confines of the overall school site and would be prominent within the street scene. In terms of general amenity considerations, the building is situated away from neighboring properties and does not result in any loss of privacy or overshadowing. It is therefore considered that the existing character of the area would be maintained.

The main entrance to the scheme faces to the south and can be seen clearly from Doncaster Road with enhanced entrance timber “A” frame feature.

The building design incorporates high quality, low maintenance materials with a contemporary approach to their use and treatment to provide an educational establishment that promotes the regeneration of Goldthorpe.

The design incorporates low pitch roof forms of aluminium standing seam, with the use of split faced masonry concrete blocks external wall finishes broken down with solid coloured panels to create rhythm, interest and delight. The masonry is proposed to be white/ivory.

Polyester powder coated aluminium roof lights are used to bring light into the rear of the educational spaces and the main hall, and large scale window openings are used to ensure that the internal space is light and airy. See attached project visuals.

Access

The finished floor level of the new school building within the site has been determined on the basis of providing level access from all directions and approaches. Access to the accommodation is level and barrier-free. Inclusive design is being integrated throughout the design and the project as a whole. A 'changing places' space (Hygiene Room) is being accommodated at the heart of the building and an accessible shower/changing room is being offered for school and use.

The building is single storey and is completely level, with level access to the outside spaces. The intention for the interior of the scheme is to provide easily legible routes. This will be achieved by the use of subtle tones of light and shade caused by intermittent areas of glazing along the corridors and by differences in the internal finishes and colours so that each pupil can easily identify their route to different facilities and to their own classroom door.

The school design will comply with the requirements of BS 8300 and Part M of the building regulations.

The main entrance is identified as an architectural feature, which will provide a focus point for building users and visitors and have a strong presence to Doncaster Road.

Access to the site for the pupils of the new school and users of the Community Facilities will be, in the main from Doncaster Road with an additional access for pupil drop off from East Street . Provision will be made for pedestrians and cyclists to safely enter and exit the site. As identified within the Design and Access statement which accompanied the approved Outline Planning submission a large number of both staff and pupils currently arrive to the school on foot and so access an approach for pedestrians has been a key consideration. Please also refer to the draft travel plan included within the Approved Outline Planning submission.

Car parking has been provided within the site as follows:-

36 staff/visitor parking bays (11 No spaces have been identified for pupil drop off and visitors).
2 No accessible parking bays provided adjacent to the main entrance into the school and these will be suitably marked.
Dedicated school mini bus parking bay

A covered cycle store is provided for use by staff and visitors close to the main entrance and this is visible from the office. With cycle/scooter stores provided within the secure school grounds for pupils. With 8 No cycle spaces provided for use by staff and visitors and a total of 12 spaces for use by pupils.

A lay by area for 3 number cars has been included within the site for pupil drop-off. This will also accommodate deliveries. Service vehicles will be controlled by restricting service times outside of the school's arrival / departure times.

The proposed layout provides separate entry and exit for vehicles from East Road. The main route into the school is in the same location as that indicated within the approved Outline Planning Submission. Access for vehicles will be via a one way system and will provide access to the staff / accessible car park, the drop off zones, and to the service areas.

Gates and security fencing on the access road at both entrance and exit are provided to prevent unauthorised access to the site.

Due to the community offer currently available at Dearne ALC it is not expected that the pitches will be offered for community use beyond that of After School clubs.

It is not currently anticipated that there will be any use of the Community room within the building outside of the normal operating hours of the school itself, however the design has been developed to ensure that the community room can be used when the rest of the school is closed off to allow the potential for the space to be offered for rental by the community in the future.

Use of energy and natural resources

Full details of proposed energy strategy for the new school are currently being developed in consultation with BMBC and will be submitted to the Planning Authority for approval as per the requirements of Condition 14 of the Outline Planning Approval.

We have attached under Appendix A an Energy Statement from TACE (M+E Consultants).

Proposed Drainage Strategy

Surface Water

In accordance with the requirements of Part H of the Building Regulations (2010) all forms of sustainable surface water disposal from site are being considered.

Percolation tests are being carried out on site on 11 February 2015, should these tests prove that soak-aways and the like are an acceptable form of drainage then no surface water will be discharged from site.

Should the percolation tests prove unsuccessful and due to the lack of any surface water feature (watercourse) in the proximity of the site making this impractical, as a last resort surface water flows will be discharged to the public sewer system at a reduced rate of 43.2 l/sec for all storm conditions in accordance with the agreement of Yorkshire Water dated 20 January 2015.

Discharge will be directed to the 225 mm dia surface sewer which crosses the site at or around the manhole adjacent to the Main Street / East Street junction.

Flows from site will be restricted by the use of a flow control device subject to the approval of Yorkshire Water.

Excess flows above the agreed discharge rate will be attenuated on site in an on line storage facility suitably sized to prevent flood risk or the like affecting the site.

A full drainage design will be prepared based on the above findings to accord fully with the requirements of Yorkshire Water and be submitted in due course.

All existing adoptable drainage crossing the site will be investigated by CCTV to determine which of the pipes have effectively been made redundant as a result of the residential demolition works. All redundant pipes will be grubbed up and removed from site, a record drawing will be produced to show which pipes have been removed.

All existing adoptable drainage which is proven to be still in use after the demolition works will be identified and if necessary suitable stand-off distances will be employed in the site layout of features or the pipes will be diverted to a route approved by Yorkshire Water.

No trees or shrubs or shrubs will be planted within 5.0m of any proposed adoptable or existing adopted or diverted sewers.

No land drainage will be connected to the public sewer system.

Foul Drainage

Foul drainage from the proposed school building will be directed to the adjacent public sewer network. Connection will be made at locations to be agreed with Yorkshire Water.

All new drainage within the demise of the new school, which serves only the school, will remain private and will be suitably maintained by the owners of the building.

Renewables/ Sustainability Planning Statement

The new school building will be designed and built to the Building Research Establishment's Environmental Assessment (BREEAM) for Education 2008 'Very Good' rating.