



Lakeside SEN Secondary School

**Former Wheathill Riding Centre
Naylors Road, Roby, Knowsley
L27 2YA**

Design & Access Statement

20034-C4P-XX-XX-DAS-A-0001

Revision P5

for

The Witherslack Group

June 2021



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1.0 INTRODUCTION

1.1 Application Summary

This Design and Access Statement (DAS) has been prepared by 'C4 Projects' on behalf of Witherslack Group in support of their planning application for the extension of Lakeside Primary School on Naylord Rd, Knowsley.



Main Entrance Visualisation of the Proposed Scheme

2.0 CONTEXT

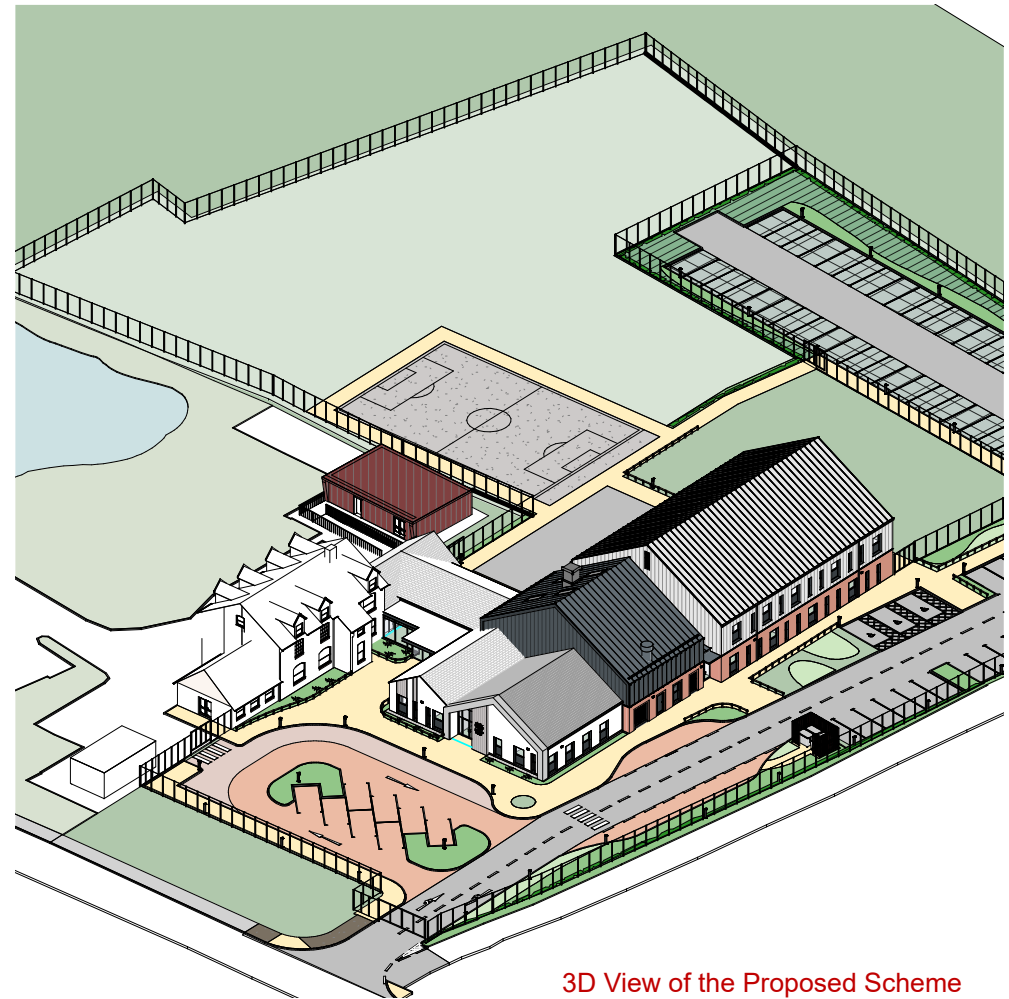
2.1 Scheme Proposal

The proposed development is for a new secondary school on land beside the existing primary school. The new school will house sixty pupils and will be run by The Witherslack Group, who currently run the existing primary school. The proposed secondary school, like the existing primary, will be a specialist 'SEN' school (Special Educational Needs) which will allow children to progress beyond primary education in a familiar setting. A link will be provided to connect the existing and proposed schools to allow direct, internal access between both buildings. The intention of the attachment is to make the new building feel like an extension of the existing school. This will allow for ease of staff circulation and provide pupils a smooth transition from primary to secondary education.

The proposed building will include twelve traditional classrooms alongside therapy rooms and sensory spaces specifically designed for SEN pupils' education. A school hall and all necessary ancillary; office; reception; kitchen; meeting; toilets; changing facilities and stores will also be included, primarily on the ground floor for easy access by both pupils and staff.

Access to the school will be from the existing entrance apron to the front of the site and will be adjacent to the existing track that serves the adjacent land. This will receive new infrastructure to cater for the increase in school traffic (additional information available in the 'School Travel Plan' prepared by Optima Highway Solutions).

Ample allocations for appropriate and inclusive parking are proposed as well as a clearly denoted pedestrian realm to ensure safe access for staff, pupils, and visitors. The central location of the proposed building on the site will ensure ease of maintenance to roofs and gutters and enable safe emergency access and egress. A 2.4m high anti-climb fence around the perimeter of the school grounds will ensure pupils are safe and always monitored.



3D View of the Proposed Scheme

2.2 The Local Plan



<https://localplanmaps.knowsley.gov.uk/documents/knowsley-local-plan-adopted-core-strategy.pdf>

Knowsley Local Plan - Huyton and Stockbridge Village



The development sits within the Green Belt.

Green Belt

2.3 Application Site & Existing Land Use



Image from Google Earth.

Existing Site - Lakeside School (centre) and the former Wheathill Riding Centre (top)

The 4.2 acre site is located off Naylor's Road, beside The Childwall Golf Club. The site sits to the North of Naylor's Road and South of the M62 motorway.

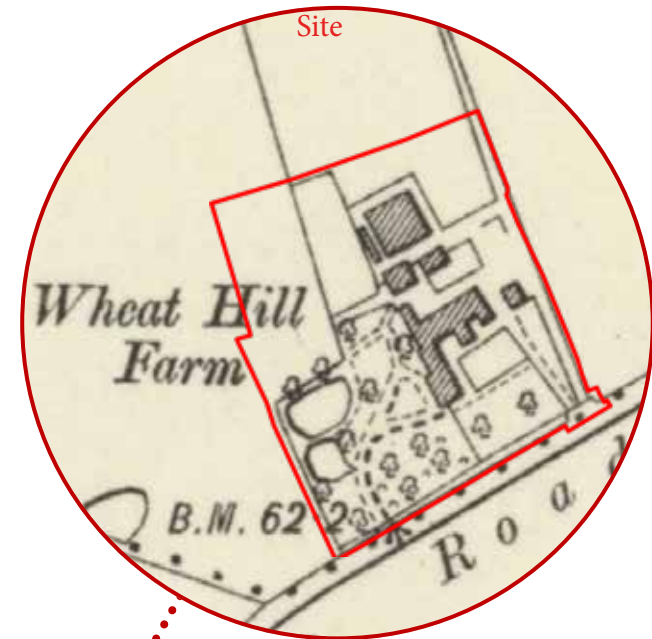
The Site currently contains several derelict buildings that made up the Wheathill Riding Centre which is no longer operational. The buildings – some brick farm type, others corrugated tin equestrian facilities – are all beyond repair and of no use to the future of the site.

Please note the presence of the existing residential property in the list of existing derelict and fire damaged buildings.

2.4 Historic Context & Planning History

The site has been a farmstead since c.1800 and has housed several agricultural buildings, including a large barn, and a farmhouse; the farmhouse has since been converted into Lakeside Primary School. The barn has been altered over time including aperture adjustments and buildings having been built connecting to it. During a Planning Application in 2016 (16/00082/OUT) the Planning Officer stated that a compelling case “had not been made for the retention of historic features on [the] site” and therefor Planning Permission was granted for the demolition of the barn.

The site has undergone several Planning Applications, including a scheme to retain and remodel the barn into 4No. dwellinghouses (08/00564/FUL) that was granted. A more recent Outline Planning Application was made in 2016 to demolish the barn and replace with 18No. dwellinghouses that was initially refused but granted on appeal with conditions (16/00082/OUT) (17/00004/REF).



1848



1886



1900's



1925



<https://maps.nls.uk/geo/find/#zoom=16&lat=53.39849&lon=-2.84718&layers=298&b=9&z=0&point=0,0>

2.5 Immediate & Surrounding Context

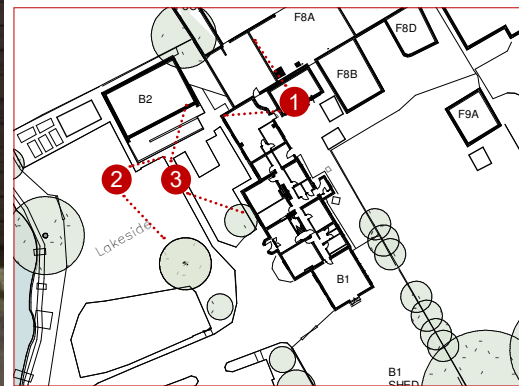


Image from Google Earth

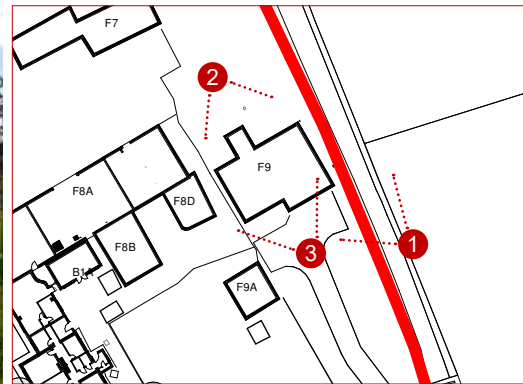
- ① Lakeside Primary School
- ② Former Wheathill Riding Centre
- ③ Hope School
- ④ The Childwall Golf Club
- ⑤ Kennerdale (Private Residence)
- ⑥ Amos Cottage (Private Residence)
- ⑦ Newby House (Private Residence)
- ⑧ Birch Grove (Private Residence)
- ⑨ Minos House (Private Residence)
- ⑩ Stanley Villa (Private Residence)

2.6 Existing Site Photographs

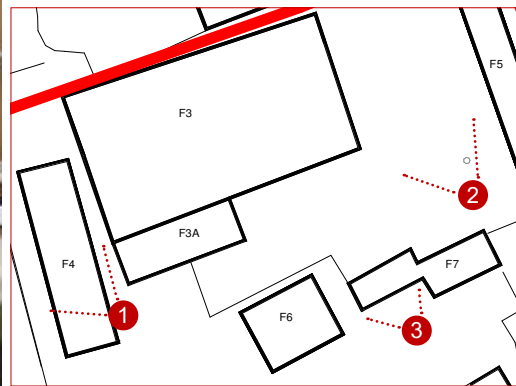
Lakeside School

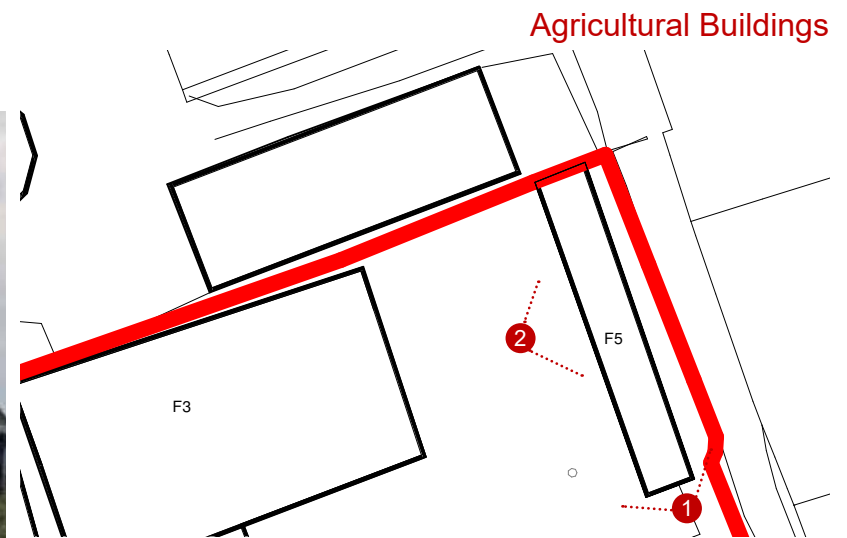


Wheathill Farm House

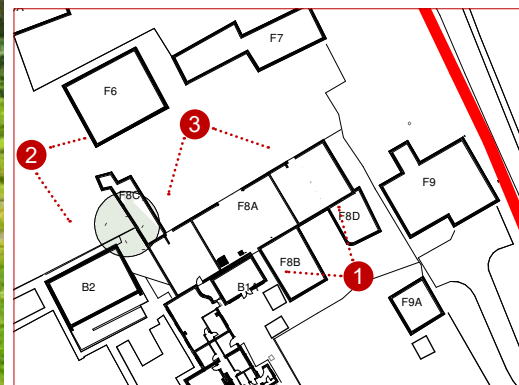


Agricultural Buildings

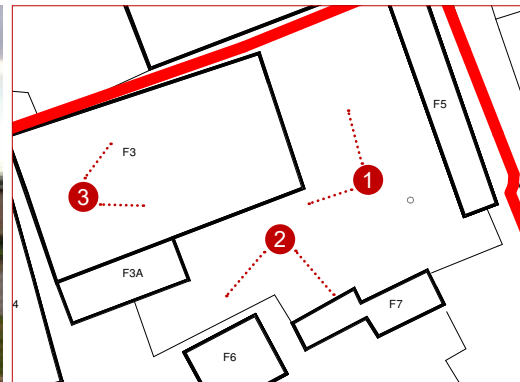




Wheathill Farm Main Barn



Agricultural/ Equestrian Buildings (former Wheathill Riding Centre)



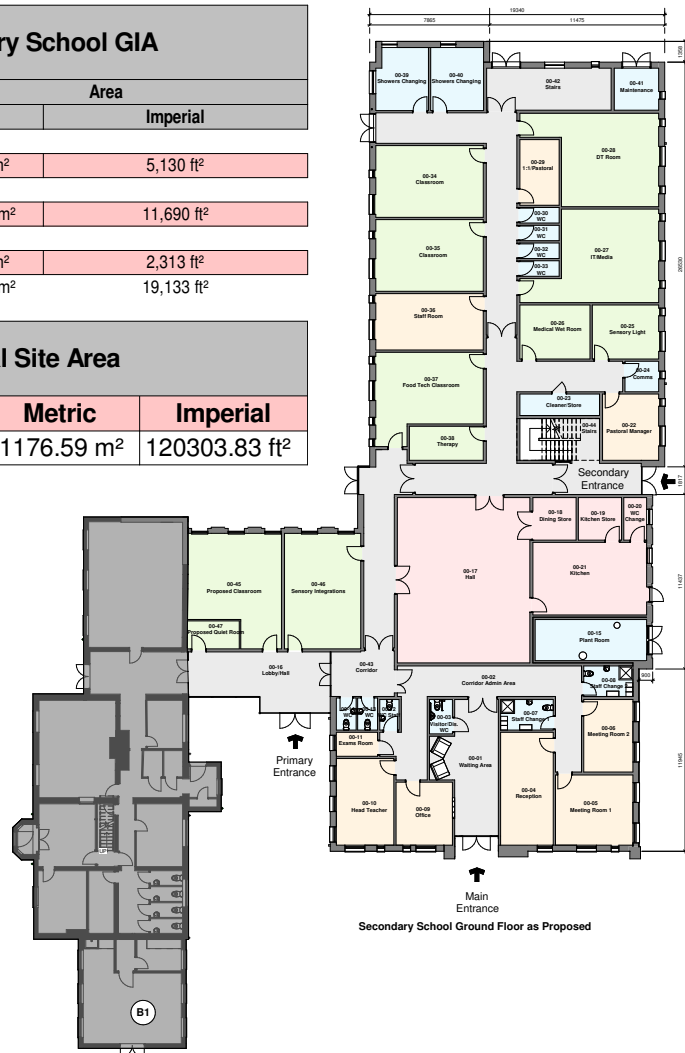
3.0 DESIGN STATEMENT

3.1 Amount

Secondary School Rooms Schedule			
Number	Name	Metric	Imperial
Ground Floor Level			
00-01	Waiting Area	30.36 m ²	327 ft ²
00-02	Corridor Admin Area	44.59 m ²	480 ft ²
00-03	Visitor/Dis. WC	3.38 m ²	36 ft ²
00-04	Reception	25.51 m ²	275 ft ²
00-05	Meeting Room 1	23.30 m ²	251 ft ²
00-06	Meeting Room 2	15.30 m ²	165 ft ²
00-07	Staff Change 1	6.90 m ²	74 ft ²
00-08	Staff Change 2	6.44 m ²	69 ft ²
00-09	Office	15.23 m ²	164 ft ²
00-10	Head Teacher	21.40 m ²	230 ft ²
00-11	Exams Room	4.23 m ²	46 ft ²
00-12	WC Staff	2.52 m ²	27 ft ²
00-13	WC	2.73 m ²	29 ft ²
00-14	WC	2.73 m ²	29 ft ²
00-15	Plant Room	19.69 m ²	212 ft ²
00-16	Lobby/Hall	32.43 m ²	349 ft ²
00-17	Hall	94.12 m ²	1,013 ft ²
00-18	Dining Store	7.89 m ²	85 ft ²
00-19	Kitchen Store	7.89 m ²	85 ft ²
00-20	WC Change	4.17 m ²	45 ft ²
00-21	Kitchen	35.45 m ²	382 ft ²
00-22	Pastoral Manager	16.00 m ²	172 ft ²
00-23	Cleaner/Store	7.33 m ²	79 ft ²
00-24	Comms	4.41 m ²	47 ft ²
00-25	Sensory Light	15.40 m ²	166 ft ²
00-26	Medical Wet Room	16.27 m ²	175 ft ²
00-27	IT/Media	43.39 m ²	467 ft ²
00-28	DT Room	43.39 m ²	467 ft ²
00-29	1:1 Pastoral	11.07 m ²	119 ft ²
00-30	WC	2.61 m ²	28 ft ²
00-31	WC	2.61 m ²	28 ft ²
00-32	WC	2.61 m ²	28 ft ²
00-33	WC	2.61 m ²	28 ft ²
00-34	Classroom	33.11 m ²	356 ft ²
00-35	Classroom	33.11 m ²	356 ft ²
00-36	Staff Room	26.03 m ²	280 ft ²
00-37	Food Tech Classroom	36.13 m ²	389 ft ²
00-38	Therapy	10.85 m ²	117 ft ²
00-39	Showers Changing	13.87 m ²	149 ft ²
00-40	Showers Changing	14.32 m ²	154 ft ²
00-41	Maintenance	8.02 m ²	86 ft ²
00-42	Stairs	22.44 m ²	242 ft ²
00-43	Corridor	134.63 m ²	1,449 ft ²
00-44	Stairs	26.81 m ²	289 ft ²
00-45	Proposed Classroom	39.98 m ²	430 ft ²
00-46	Sensory Integrations	37.82 m ²	407 ft ²
00-47	Proposed Quiet Room	6.29 m ²	68 ft ²
First Floor Level			
01-01	Corridor	50.61 m ²	545 ft ²
01-02	Classroom	35.26 m ²	380 ft ²
01-03	Classroom	35.30 m ²	380 ft ²
01-04	Large Classroom	39.84 m ²	429 ft ²
01-05	WC	2.48 m ²	27 ft ²
01-06	WC	2.52 m ²	27 ft ²
01-07	WC	2.48 m ²	27 ft ²
01-08	WC	2.48 m ²	27 ft ²
01-09	Classroom	45.89 m ²	494 ft ²
01-10	1:1 Pastoral	12.16 m ²	131 ft ²
01-11	Science	45.99 m ²	495 ft ²
01-12	Science	10.07 m ²	108 ft ²
01-13	Stairs	19.82 m ²	214 ft ²
01-14	Art Room	45.89 m ²	494 ft ²
01-15	Sensory Dark	13.15 m ²	142 ft ²
01-16	Art Store	8.00 m ²	86 ft ²
01-17	Stairs	22.39 m ²	241 ft ²
01-18	Cleaner	5.00 m ²	54 ft ²
01-19	Comms	5.01 m ²	54 ft ²
01-20	1:1 Pastoral	16.38 m ²	175 ft ²
01-21	Deputy Head	16.98 m ²	183 ft ²
01-22	Therapy	10.63 m ²	114 ft ²
Loft Level			
02-01	Plantroom Space	214.88 m ²	2,313 ft ²
Grand total		1,680.56 m ²	18,089 ft ²

Secondary School GIA		
Name	Metric	Imperial
First Floor Level		
Secondary School	476.57 m ²	5,130 ft ²
Ground Floor Level		
Secondary School	1,086.08 m ²	11,690 ft ²
Loft Level		
Loft Level	214.88 m ²	2,313 ft ²
Grand total	1,777.54 m ²	19,133 ft ²

Overall Site Area		
Name	Metric	Imperial
Site Boundary	11176.59 m ²	120303.83 ft ²



Proposed Ground Floor Plan

The proposed school extension, with a Gross Internal Area of 1562.65m² with an unoccupied area of loft is 214,88m², sits in the centre of the c. 2.75 acre site. Classrooms and sensory/Therapy spaces have been designed to suit the School's spatial requirements for specific class sizes. Spaces for maintenance and storage have been carefully considered to ensure the School receives much needed out of sight storage.

Secondary School pupils will access the building via the East entrance - a welcoming entry in the morning sun. The main reception, for visitors and parents, is accessed from the South. Rooms for meetings, the Head Teacher's office, exams and toilet/ changing rooms are all easily accessible at this end of the school. A central corridor ensures that all classrooms sit against external walls and have access to daylight and external views.

The design includes a proposed glazed link corridor between the existing Primary School and the new Secondary School Building, which will also function as the new main entrance route for the Primary School. The design of which is intended to provide an easily identifiable focal point to service the Primary School while also providing area of visual separation between the existing and proposed building volumes.

The new proposed drop off area for the Primary School is located adjacent to the main vehicular access point and immediately in front of the new Primary School Pupil and Secondary School Visitor entrances. The designated drop off areas for the Secondary School are located along either side the primary access road to the Eastern boundary to avoid overcrowding in peak hours.

3.2 Layout

The proposed design ensures that immediate frontage of the site, facing onto Naylor's Road, remains substantially free of development with the new Secondary School building being set back further away from the road than the existing Primary School building.

This enables a buffer space to be created between the proposed school and Naylor's Road where limited visitor parking, drop off areas and new landscaping will be positioned to minimise any impact to the rural location. In addition, the frontage to Naylor's Road itself is heavily screened by existing planting to minimise the visibility of the proposed parking.

As a school of this nature requires a large quantum of staff parking, due to the high staff-to-pupil ratios necessitated by SEN teaching, the location of the proposed building was actively considered to screen the parking where possible. As such, the proposed new access road to the East of the site leads to the majority of the required parking which is positioned to the North of the site, behind the proposed building. In so doing the majority of the parking is largely screened from view from Naylor's Road with additional boundary planting screening the parking positioned along the access road itself.

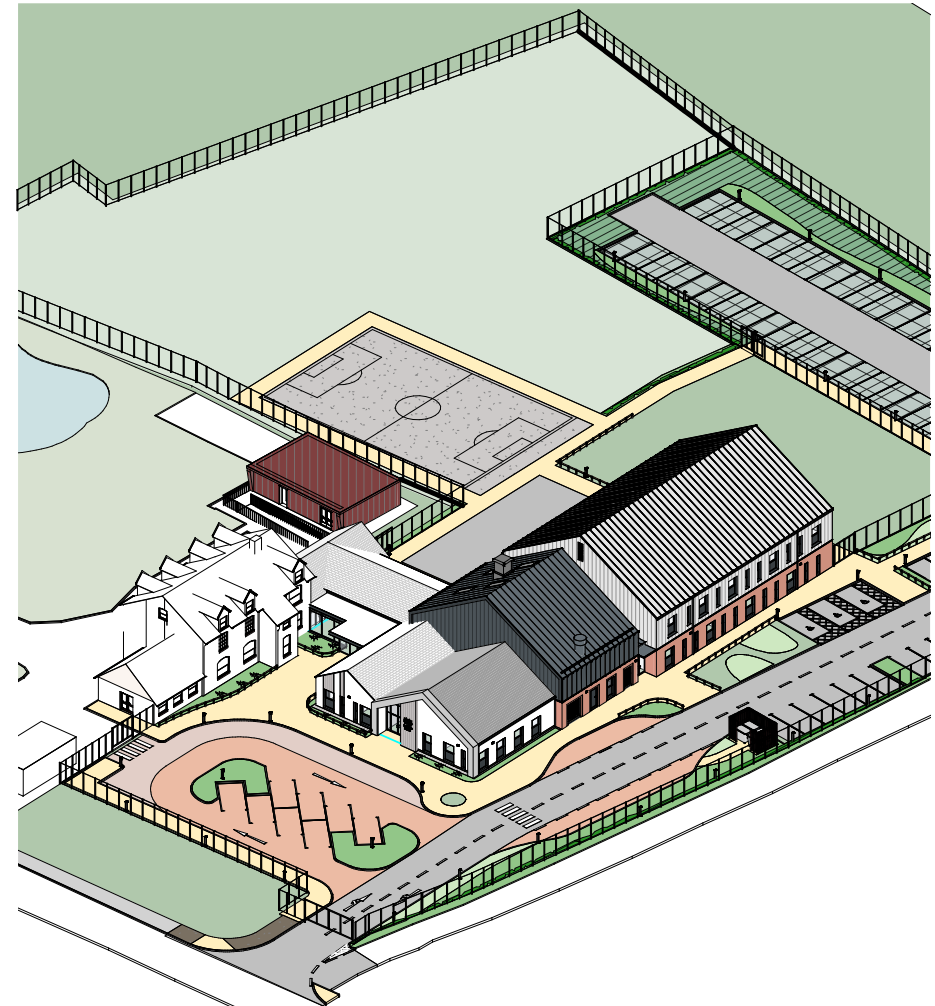
The required parking and manoeuvring space has been provided in accordance with the Ensuring a Choice of Travel SPD as described in the submitted Transport Assessment.

It is considered that the massing, positioning, materiality and screening enables the proposed design to sit well within surrounding countryside.

3.3 Height, Scale & Massing

The massing and location of the proposed new Secondary School building has been designed to take in to account the rural Green Belt nature of it's immediate surroundings.

The proposed massing is consciously split so that the single storey elements are positioned closer to the highway while the larger two storey element is positioned towards the rear of the site.



Proposed 3D Volumes

The overall height, scale and massing of the proposed buildings have been dictated by the following parameters:

- Visual Impact onto the site setting and natural environment
- Maximisation of the site's potential for usable floor space
- Acknowledgement of site constraints i.e. the existing site access points
- The proposed building uses and functions
- Visual relationship to the immediate built environment
- Natural daylighting and easily ventilated spaces

The volumes of the new School have been designed to reflect the combined volume of the existing barns and are designed to look like an evolving series of extensions to the existing farmhouse. The building is made up of four main parts, each smaller than the previous. This breaks up the size of the school and harks back to the development of the barn which was extended and altered over time.

3.4 Appearance

The School's visual character is based on the site's agricultural heritage; a combination of weathered looking brick facades, timber panelling and anthracite, metal sheeting gives the building a rural feel. A defined ground floor brick 'plinth' reduces the apparent scale of the building and gives the appearance of adaption and growth from a smaller farmstead. Windows are slender, as are vertical timber battens and the standing seams of the anthracite metal cladding.



Existing South-West Elevation



Proposed South-West Elevation



Proposed North-East Elevation



Proposed North-West (Front) Elevation



Proposed South-East Elevation

Material Key		
Number	Material name	
P1	Reconstituted Slates on composite cladding panel to achieve 0.15W/m²K or better. Manufacturer TBC.	
P2	Closed gap fire treated Western Red Cedar weather boarding on dense black insect mesh on treated timber counter batons on aluminium formwork. Ventilated cavity with open state cavity closers to head and base. Manufacturer TBC.	
P3	White Silicone through-colour render system on insulated cavity blockwork to achieve 0.18W/m²K or better. Manufacturer, Colour & texture TBC.	
P4	Anthracite Silicone through-colour render system on insulated cavity blockwork to achieve 0.18W/m²K or better. Manufacturer, Colour & texture TBC.	
P5	Dark grey polyester powder coated aluminium thermally broken window system with solid insulated lower spandrel panel to achieve 1.6W/m²K or better.	
P6	Multi-stock brickwork. Colour TBC. Insulated cavity with min 50mm air gap with blockwork inner leaf achieve 0.18W/m²K or better.	
P7	Metal seam roof built-up cladding system in Colorcoat matt finish to achieve 0.15W/m²K or better. Colour Anthracite TBC. Manufacturer TBC.	
P8	Dark Grey Silicone through-colour render system on insulated cavity blockwork to achieve 0.18W/m²K or better. Manufacturer, Colour & texture TBC.	
P9	Curtain Walling dark grey polyester powder coated aluminium thermally broken system to achieve 1.6W/m²K or better. Manufacturer TBC.	
P10	Closed gap fire treated Western Red Cedar weather boarding on dense black insect mesh on treated timber counter batons on composite carrier panel to achieve 0.18W/m²K or better. Ventilated cavity with open state cavity closers to head and base with vertical fire stopping around cavity perimeter.	
P11	Metal seam built-up cladding system in PPC matt finish to achieve 0.15W/m²K or better. Colour light grey TBC. Manufacturer TBC.	
P12	Aluminium capping/facia in Anthracite Grey (RAL 7016 TBC).	
P13	School Signage, Aluminium.	
P14	Louvre Vent in Anthracite Grey (RAL 7016).	
P15	Glazing Vision Flushglaze fixed rooflight.	
P16	Goosewing Grey Silicone through-colour render system on insulated cavity blockwork to achieve 0.18W/m²K or better. Manufacturer, Colour & texture TBC.	
P17	Aluminium gutter with powder coated finish. Colour to match cladding.	
P18	PPC insulated single Aluminium Door. Colour Dark Grey (TBC). U-Value 1.8W/m²k or better.	
P19	New powder coated double PPC Aluminium Door with Louvre Vent to Plant Room. Colour Dark Grey (TBC).	
P21	Main Entrance Mid-Grey PPC gable surround. RAL TBC.	
P22	Surface fixed low profile Photovoltaic Panels.	

3.5 Landscaping

External surface treatments will be designed with safety and practicality in mind. A tarmac road will bring people to the building and paved areas will allow safe pedestrian movement around the site.

Trees will be introduced in front of the building and planting will occur around the building perimeter. Plants will be easily maintainable and durable in harsh weather. Large, grassed areas will give the school an inviting feel and there will be designated grassed play areas behind the school.

An early landscape design has been produced by 'The Plant Room' landscape designers.

The proposed landscape design introduces shrubs and hedges to the East and West of the site to encourage ecology and help screen the school, which is set within the Green Belt.

Key

	Existing trees to remain		Proposed flagged path areas
	Proposed trees		Proposed grass cell overspill parking
	Proposed ornamental shrub planting		Proposed drop-off zones
	Proposed native tree and shrub planting		Proposed block paved areas
	Proposed grass areas		Proposed timber knee-rail
	Proposed native hedgerows		Proposed perimeter security fence
	Proposed tarmacadam		



Proposed Landscape Plan

4.0 ACCESS STATEMENT

4.1 Access Statement

Philosophy: The submitted scheme reflects the applicant's full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the need of people with impairments is considered as an integral part of the development process. By developing an inclusive environment, the scheme shall have positive effect on society and of benefit to the working communities. Due to the school's administration policy, Witherslack schools are unable to accept wheelchair bound children. As such the provision of the lift is not required and all services can be provided on the GF as required.

Site Approach/ Building Access: Parking areas and associated road infrastructure have been considered to create 7.5-tonne vehicle access to the development. Safe access has also been incorporated to afford designated foot & cycle pathways for Pedestrians & Cyclists. Secure cycle racks are to be located on the rear of the site.

Three accessible parking bays have been located directly adjacent to the main building entrances. Level access from these bays and requisite clearance space has been included. Adjacent perimeter footpaths will also be designed to maintain a level access approach to the main entrance doors and then into the ground floor reception lobby.

Access routes and footpath are to be ramped as required to achieve level access approach. Gradients are to be less than 1:40 from accessible parking bays and will generally be 1:60 or lower.

Canopy shelters are proposed at the main accessible entrances to ensure safe, dry entry to the building.

Entrance doors are proposed to be hinged glazed doorsets integral within the curtain walling system and provide a minimum 1000mm clear opening width.

The doors shall be fitted with a closer providing an opening force of no greater than 30N at the leading edge.

A level threshold shall be provided at all building access points, with no upstands exceeding 15mm in height.

Manifestations shall be provided to entrance screens in accordance with paragraph 2.24 of Approved Document M.

Internal floor matting shall be chosen to allow smooth transition whilst reducing risk of slipping and keeping entrances clean.

Surface line markings and symbols are to be applied to road surfacing along principal access routes and to controlled road access/egress points.

Tactile 'Blister' paving installed each side of uncontrolled road crossing points. Paving to be in buff or dark grey contrasting colours to Building Control acceptance.

Hazard Warning 'Corduroy' paving to be installed to accessible stepped provision (if applicable), in accordance with requirements listed in Part M of the Building Regulations.

800mm (min.) deep zone of tactile paving installed to full width and set 400mm away from bottom and top steps.

External Lighting Strategy: To minimise the impact on the Green Belt in which the site is located, it is proposed to utilise a low level lighting strategy to provide the required permitter Lux levels while avoiding overspill to the areas outside of the site. To achieve this, the site will utilise a Lamp-Post-free design philosophy and will look to supply all external lighting from carefully placed traffic bollards and low level wall mounted lighting, the latter of which will be directed downwards to prevent outward directed light sources. The external bollard lighting will feature photo-cell and time clock control to ensure that the lighting is only activate between to core hours of 07:00 to 19:00. In addition, it should be noted that no external lighting is proposed to be installed on the new MUGA sports facility. In so doing, this will reduce the visual impact of the proposed and minimise any potential impact on wildlife. The proposed MUGA will have no external lighting as it will only be in use during school hours. The MUGA will be for the school's sole use only.

Guidance:

The scheme has been designed based on the following publications:

- Building Regulations Approved Document M (2016 amendments)
- BS 8300:2009 Design of Buildings and their approaches to meet the needs of disabled people (referred to for guidance)
- Equality Act 2010

4.2 Site Accessibility

The site is in an easily accessible area, with close links to bus routes on Naylor's Road (Holt Lane and Naylorsfield Drive Bus Stops) within a three-minutes' walk. Car parking (85 bays) and cycle storage (10 cycles) will be provided for staff and visitors on the north of the project site.



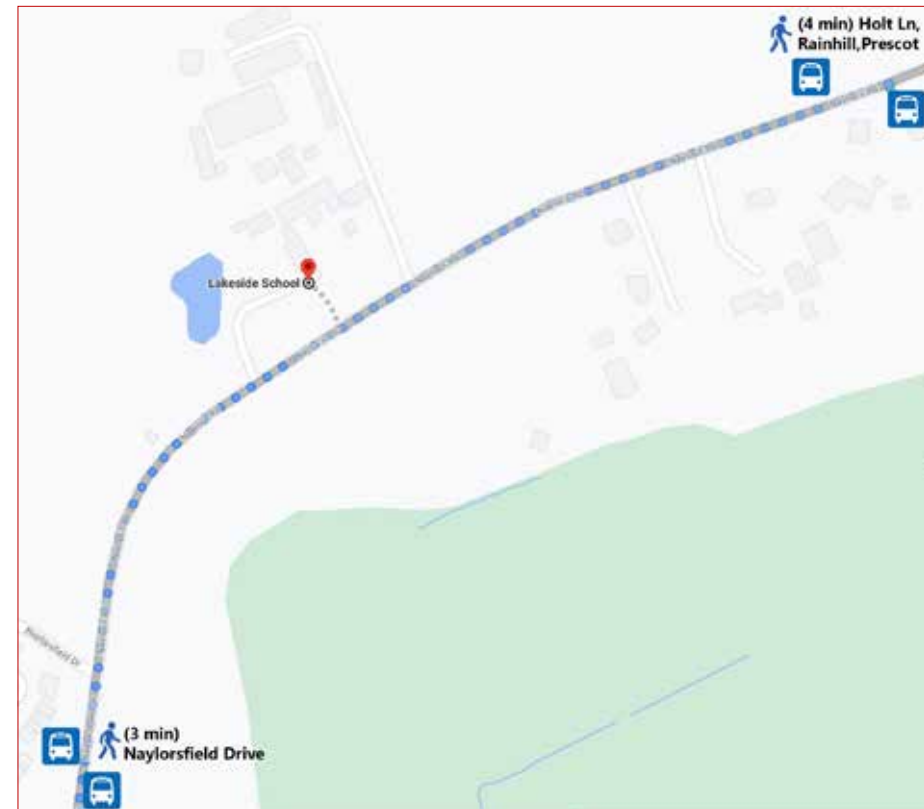
The proposed development does not create any residual traffic impacts that are considered severe and is therefore considered to be in accordance with the NPPF government guidance.

There are four electric charging bays proposed within the car park and three disabled spaces (close to the main entrance) for visitors and staff.

4.3 Transport Statement

An accompanying School Traffic Plan has been provided by Optima Highways Solutions.

Ref: 21045-P1



Walk to School from Naylorsfield Drive and Holt Lane Bus Stops

Image from Google Maps

5.0 SCHEME VISUALISATION



Visual of the Proposed School (looking North from Entrance)



Visual of the Proposed School (looking West from Access Road)



Visual of the Proposed School (looking South from Playing Fields)



Visual of the Proposed School (looking North from Primary School Roof)



Visual of the Proposed School (looking South from Car Park)



Visual of the Proposed School (looking East from Playground)

