

Date 01/11/22

Design & Access Statement

Proposed 2 storey extension of main school building including
the full internal refurbishment of the school areas

at

Plantation Primary School
Hollies Road
Halewood
L26 0TH

Design & Access Statement

Introduction

This statement has been prepared to support the full planning application. The Full Planning Application looks for approval to extend a section of the main school building to allow for the school to cater for the increasing intake of pupils. The application will help to introduce additional classroom space, amenities and requirements for the school to increase in child intake.

The reason for the increase in the intake to the school is due to the ongoing residential developments in the area comprising in excess of 2000 new homes of the next couple of years. This also linked to the large scale investment into the area on the public realm including sports and leisure, commercial and retail developments.

Plantation School is one of only a few schools in the neighbouring area that can develop its school site in order to meet the increasing development within the area.

School Building

Plantation Primary School, Hollies Road, Halewood, Knowsley, L26 0TH

Currently comprise of a pre-school, infants and primary school accommodation within a predominant single storey building with 2 storeys build to the primary school area. The school comprises of classrooms, amenities, library, halls, canteen and main multi use hall area.

The building is predominantly brick and block construction, steel frame structure with metal deck cladded roof. External windows and doors are powder coated aluminium opening windows.

Site

The Plantation site is enclosed by a 2 meter fence set back from the building. The site has grassed playing fields and a MUGA pitch to the front of the school along with a tarmac playing ground to the rear with soft play areas of climbing frames and equipment. There is an enclosed playing field to the side of the school which allows public access for children and parents coming and going from the site.

Operating times

The site is open from 7am to 6pm. The majority of parents and children attending the site will be walking; other visitors will be dropping children off on their way to work.

Access

The Plantation site is accessible from Hollies Road via a double set of vehicular gates and also a single pedestrian gate to the rear side of the site. The vehicular gates allow access for on site staff parking, deliveries and construction access. These gates are managed during peak times of opening and closing of school hours. Construction traffic will be

managed via the construction method statement at the time of the works as not to impact the school, public or local residents.

Security

The existing site also operates a cctv security system which covers all the sites play areas and car park areas.

The Proposed Extension

The extension of the building will be located to the rear of the site, extending the main junior section of the school. (Please see Planning Drawings). The extension will include extending the main hall for canteen, sports and event purposes, new toilets for children and staff, DDA facilities including changing areas and showers, lift access and suitable staircase access to first floor areas, additional classroom and intervention spaces, and the expansion of the kitchen preparation facilities.

The construction of the extension will replicate the current building materials for the school, external brickwork to match, brown powder coated windows and doors with obscured glass, green cladding to the roof parapets, and matching rainwater goods.

A new 6ft high timber fence will also be installed at the request of the local residents to provide a visual block from children being able to look into their gardens, and likewise from residents looking into the school.

Temporary Accommodation

As part of the school refurbishment a key requirement to allow the works to be carried out with little disruption to the school would be for the junior building and main canteen including the kitchen to be decanted into temporary accommodation for a period of no longer than 12 months.

Following a review of the school site and exploring a number of locations for the modular building we believe our only option is the main school field in front of the main building. This will allow us to temporary install 12 modular classrooms and a kitchen facility in close proximity to the school. The kitchen will be provided to deliver meals to all areas of the school during the construction period as the main hall will be out of operation. They will also need access to the existing kitchen areas due to the location of the main fridge / freezers.

We explored the possibility of the playing field to the rear of the site however this brought with it many obstacles:

1. Running temporary water, IT and electric supplies from the main plantroom to the modulars.
2. The modular units would not all fit due to the size of the land available, plus they would be in close proximity to the neighbouring residents.
3. The logistics of delivering hot food from the new kitchen would be a Health and Safety concern in winter periods due to the topography of the lands.
4. The school wanted to keep the pupils close to the main school building for pupil management, having them located to the rear would cause them major concerns.

5. The possibility of being used as a temporary overflow staff car park (if required) whilst the building works takes place. The existing staff car park to the front of the building will be used as the contractor compound area.

Reasons for choosing the main field:

1. Although by temporary losing a section of the main field approx. 2200m² for the temporary modular buildings, the playing field to the west of the school which equates to approx. 3120m² of alternative playing provision which can be used by the school as part of their curriculum if required.
2. Close to the main school building for pupil and staff management.
3. Food distribution from the kitchen modular is easier to due proximity and level access.
4. Close proximity to all services, including fowl drains and plantrooms.
5. The land will be returned to the exact condition it is before we start.
6. Adequate space to provide temporary accommodation and sports activities when required.

If we don't use modular Buildings:

1. Create severe disruption to the school whilst trying to carry out extensive refurbishment and building works.
2. Temporary facilities would need to be brought in to provide classrooms, toilets, kitchen, and hall facilities in a staggered programme.
3. Create major Health and Safety concerns with building works in close proximity to a live school environment. Noise, vibration, dust etc will be hard to control.
4. Children can't be relocated to another school due to capacity on other sites.
5. The programme of works will be extended greatly to try and work around a live environment and the costs of the works will rise drastically to cater for this.

Post Completion Remedial Works

Prior to the temporary modular buildings being installed we intend to carry out a fully detailed Agronomist survey of the main playing field and devise a scope of works to rectify the ongoing drainage issues on the field. This survey and scope of works in agreeance with the local Planning Authority and Sports England will then be implemented within a specified time period once the modular buildings have been removed from site.

By carrying out the remedial works on the main playing, this will then provide the school with a suitable outdoor playing surface all year round allowing the school to develop and maximise their sporting curriculum catering for the expanding school intake over the coming years.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered. The extension to the school building is a key priority for the local area to help serve with the increasing demand for school places due to the expanding population numbers. The residents have been

consulted throughout the process with their concerns duly noted, which is why the building has been designed in a way to limit any impact on them.

The temporary modular units are a critical part of the development moving forward and we continue to consult and take on board the views and comments from Sports England to not impact the green spaces of the school and cause any detriment to the sporting curriculum whilst these vital works take place.

Signed: David Williams – Architectural Project Manager (Buildings), Assets, Knowsley MBC