Design and Planning Statement, including drainage assessment, landscaping details, open space and pitch assessment, lighting assessment and noise assessment.

Re: Removal of existing modular "mobile" classroom and erection of a permanent, single storey modular pavilion, Salhouse Primary School, Cheyney Avenue, Salhouse, NR13 6RJ

The following design and planning statement, in support of the above, is to be considered as part of the detailed planning application and is to be read in conjunction with drawing No's 227a and 227b, and the enclosed arboricultural impact assessment and arboricultural method statement (A.T. Coombes Associates).

The site.

The existing overall site and grounds are currently used as Salhouse Primary school (see site and location plans provided), with a range of school buildings, as well as hard and soft recreation and access areas.

The existing overall site fronts Cheyney Avenue to the north east and is surrounded by residential development on the other three sides, i.e. the south east, south west and north west.

The specific site area required to carry out the proposed development is identified with a red line on drawing No 227b, the remainder of the overall site being marked in blue.

Proposed use.

The existing modular (mobile) classroom as indicated on the layout plans, is approaching the end of its viable economic life. It is proposed to remove this as part of the proposal.

It is proposed to replace and enhance this function with the erection of a permanent multi-purpose, stand alone pavilion as indicated on drawings 227a and 227b.

As well as being used by the primary school, the proposed pavilion is to have all year round use providing Ofsted registered child care provision and will also be made available as a local community resource, providing accommodation not currently
Proposed use (contd).

available at the school. (The proposed pavilion is being “gifted” to the school by a generous local resident).

Density and design

The proposed pavilion is of single storey form with a simple pitched roof with gable ends. The footprint of the proposal is some 17.0m long by 7.6m deep, with an approximate eaves height of 2.5m and maximum ridge height of 3.9m.

The accommodation provides for an entrance lobby, large open multi-use room with small office and kitchenette, as well as unisex toilets with disabled accommodation and a general storage area.

The construction of the proposal has very high levels of sustainability with the wall, roof and partition elements being formed with modular panels (1200 wide x 2400 high x 150mm thick) moulded from bonded aerated recycled glass beads to form a composite structure. The proposed thermal performance will exceed current Building Regulation standards.

The exterior surface finishes are intended to be a horizontal composite “ship lap board” style finish to the walls with a green finish and the roof is to have a “terracotta” coloured profiled panel with “tile” effect.

Foul and surface water drainage assessment

The proposed foul and surface water layouts are as indicated on drawing no 227b and are run in positions as to avoid the “construction exclusion zones” as indicated on the arboricultural impact assessment.

The foul drainage is to be connected into the existing foul water system via a manhole outside the existing school staff room.

The surface water is to be run to a soakaway of suitable capacity a minimum of 5.0m from the nearest building.
Landscaping assessment

The proposed pavilion is to have “hard” landscaping as indicated on drawing no 227a. This is to take the form of “permeable” brick pavilions (layout as shown) to the south eastern and eastern sides of the proposal, including ramped access and level platform formed to the covered verandah for disabled access.

The site of the existing modular (mobile) classroom is to have any base foundations and service runs grubbed out and carted away. The footprint of the building is to have a minimum of 150mm of site scraped and removed from site. This is to be reinstated in two 75mm layers of graded rolled and leveled top soil then seeded with a rye grass based mixed grass seed. The ongoing maintenance and cutting schedule for this area will be as the existing playing field.

Open space and pitch assessment

The proposed new pavilion is to be sited on the existing school playing field, immediately adjacent to the north east corner of an existing sports pitch.

It is proposed, that following the removal of the existing modular (mobile) classroom and the reinstatement of the grounds (as in landscaping assessment, above) that the markings to the existing sports pitch can be moved to the south east as far as required to avoid the new pavilion

Lighting assessment

It is proposed that the new pavilion will have “dusk till dawn” external bulk head light fittings over the door positions to the north east and south east sides of the building. It is proposed that these fittings be shaded from the existing residential properties to the north west.

Any new fittings will have a security fixed, impact resistant poly carbonate diffuser, have a low energy bulb and also be IP65 rated, fully weatherproof.
Noise assessment, including ventilation and extraction systems

The kitchenette area and the W.C. area within the proposed pavilion will have mechanical extract fans, wall mounted.

These will be controlled via a pull cord to the kitchenette and a P.I.R. detector to the toilet area.

It is proposed that the fans will be from the "XPelair" range and be of the low energy, low noise axial type fan fitted with a back draught shutter.

It is considered that with the logarithmic decay in sound over distance, combined with the fact that the nearest residential property being some 40m from the proposed pavilion, that no noise pollution or loss of amenity will be caused.

Access and servicing

The access and servicing to the proposed building will be in accordance with the existing school buildings.

Boundary Treatments

The existing boundary treatments to the school are unaltered by the proposal.

It is proposed that the new structure is positioned a minimum of 2.0m to the boundary to the rear (north west) elevation to allow both maintenance of the existing hedge line and the rear of the proposed building.

Nigel S Jackson

November 2013