

DESIGN AND ACCESS STATEMENT

New Classroom extension

Lea Community Primary School

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Rev 0



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1/ Design and Access Statement: Project ID 13336

Proposed new 5 classroom teaching extension.

2/ Client

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4/ Location of Proposal

Drawing No. 13336-LCC-P2-00-DR-A-40_50_63-0001 - Location Plan, Scale 1:1250

This drawing indicates the site of the school in the suburbs of Preston off Blackpool Road.

5/ Reasons for Change

Lancashire County Council has reviewed its provision for pupils. Lea Community Primary School have agreed to a 2-form entry expansion to meet a forecasted increase for pupil places in the Preston area which will mean an increase to two classes in every year group.

A review of the school's current accommodation suggested that the best location for this extra provision would be in a new building attached by a corridor from the existing building. The new five class block which forms this application will provide this accommodation close to the main school building.

6/ Use

The new building will be used for general teaching. The five classrooms are required to enable existing teaching space to be increased to suit the new intake of pupils.

The school operates core hours between 7.30am and 6pm Monday to Friday which includes breakfast clubs and extracurricular activities.

During the construction period, site deliveries will take place between 9:15am and 2:45pm Monday to Friday.

7/ Existing Layout

The area proposed for development is currently used as a trim trail and is situated on a grassed area. The trim trail will be relocated within the school grounds. It will be adjacent to the existing Key Stage 2 classrooms. The proposed classrooms would form a single storey extension to the main single storey building.

The main school building is single storey, constructed in buff/red coloured brickwork with a grey slate pitched roof.

8/ Photographs

Location of photographs shown on plan below

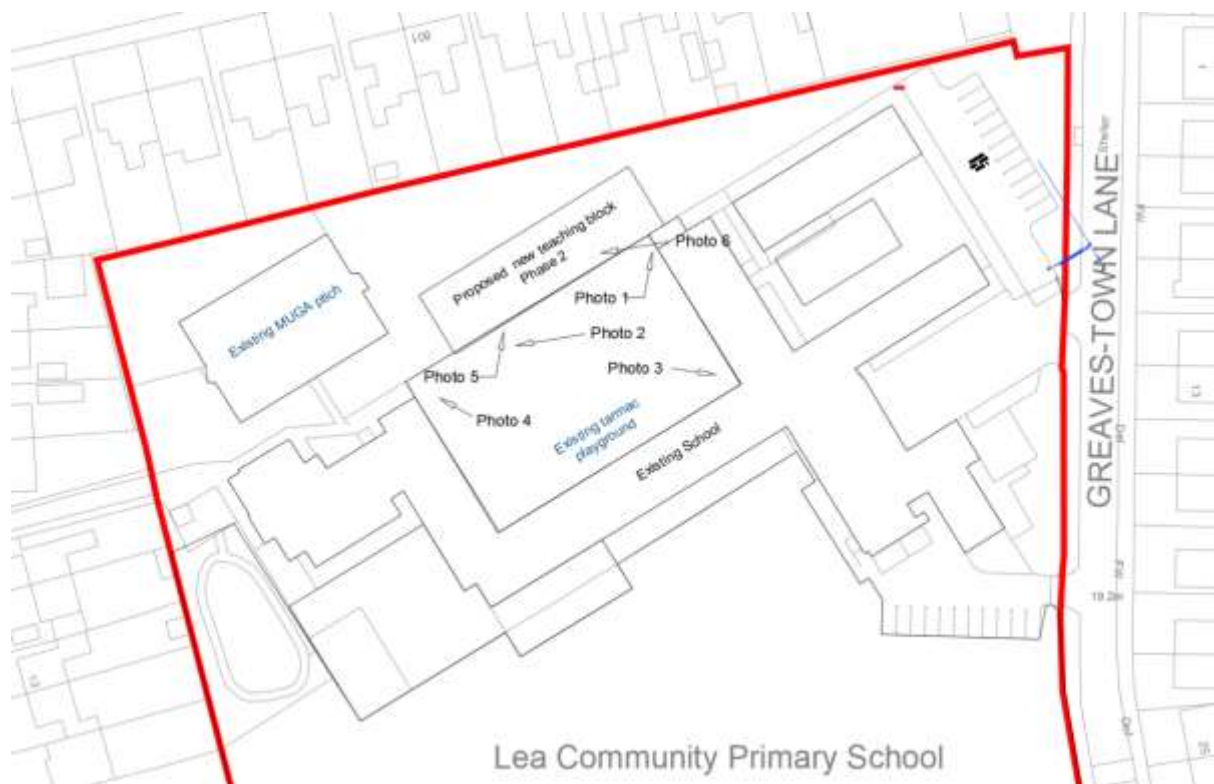




Photo 1:- Existing school building and canopy in the location where the formation of a new corridor is proposed to link the existing building to the new extension.



Photo 2:- Existing school playground in a Westerly direction. The proposed new extension to sit on the grass to the right of the playground



Photo 3:- Existing school playground in an Easterly direction, tarmac playground to be retained in it's entirety.



Photo 4:- North West corner of the existing school and fencing around the existing Muga pitch to be retained.



Photo 5: - Northeast view from existing playground to proposed site for new extension



Photo 6: Northwest view from existing playground to proposed site for new extension

9/ Proposal

Provision of five classrooms as a single storey extension with plant room, W.C.s, hygiene room and corridor, the southerly edge of the proposed building to be located on the edge of the existing tarmacked playground. The location of the proposed new building is to be sited on an existing grassed area that is currently used as a trim trail. It is proposed that the trim trail will be relocated to another grassed area of the school.

10/ Access

Access to the new classrooms will be via the existing school corridor, through a new lightweight construction glazed corridor, and will provide level access into a new separate linking corridor.

During the construction period Contractor access is planned to be via Thorntrees Avenue (using an existing access formed for the construction of the works carried out in Phase 1, the use of which will be extended). This site entrance will reduce interaction with school operations, public and pupil movements and offers direct access to the construction site. Existing boundary fencing and green space at the temporary site entrance will be reinstated on completion.

The playground surface which will be made good on completion, provides level access to both the existing/proposed school buildings.

11/ Landscape and site area commentary

Lea Community Primary School benefits from having a site area which is larger than the areas specified in the Department for Education's Building Bulletin 103 Area Guidelines. For a school of 420 pupils a site size of between 14,600m² min and 15986m² max is recommended, whereas the site area at this school is 26568 m².

The proposed new classrooms will be built on an area classed as a trim trail, which is to be relocated to another grassed area of the school. After construction a total of 2767m² of informal hard play area will remain, compared to a recommended minimum of 1650m².

There will be no landscaping undertaken as part of this proposal other than making good of the existing hardstanding area, and minor modification to the existing landscaping to the north of the new building.

12/ Foul & Surface Water Drainage

The new classroom sinks will be connected to a new separate drainage system. The drainage from the 2 new w.c.s and the w.c. in the hygiene room will be connected to a new separate drainage system which will run across the north side of the site. The drain is being installed for some new demountable classrooms that have been installed on the site for use in September 2023.

13/ Appearance

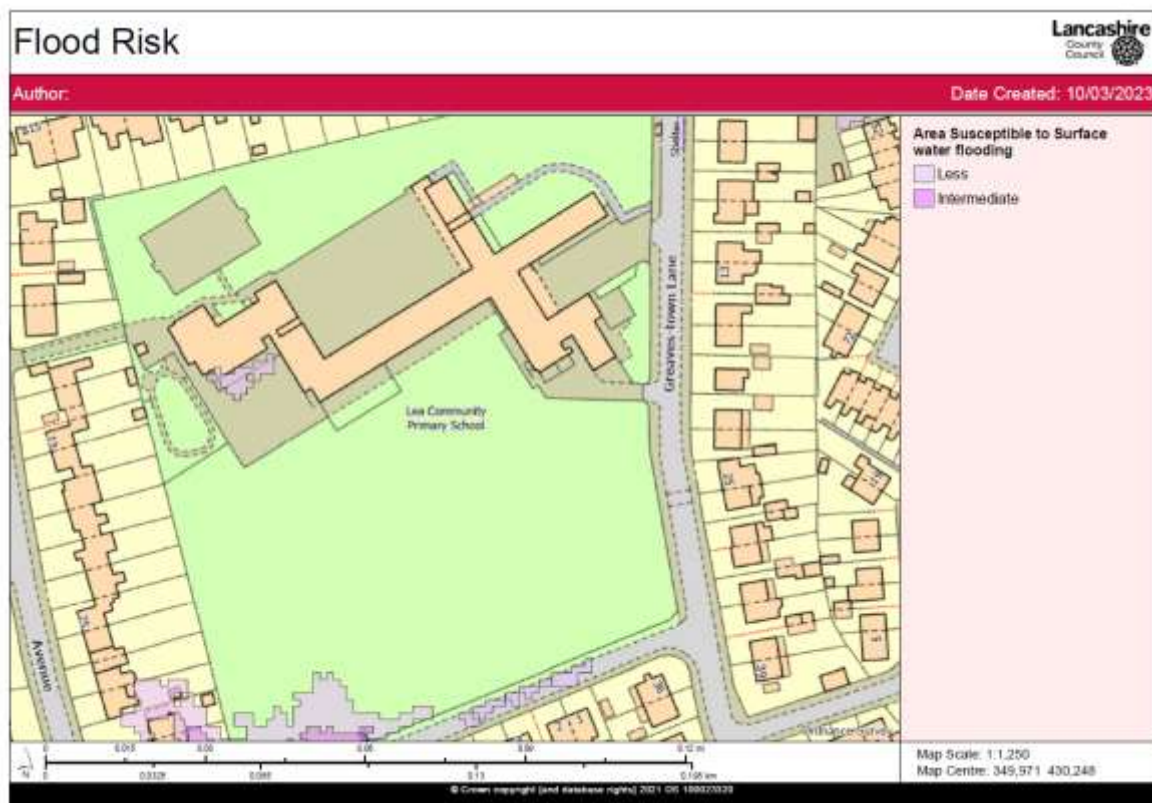
External Walls: The main school building comprises of buff coloured brickwork with contrasting red brick band courses. The same pattern has been carried through to the new build with brickwork colours to match existing.

Roof: It is proposed to clad the roof with a finish layer of roof tiles, colour to match the roof tiles on the existing main school building. The roof pitch and eaves detail will also match the existing single storey school buildings.

Windows/Doors/Curtain Walling: The existing school windows are predominantly uPVC with entrance doors/frames in lime green polyester powder coated aluminium. Powder coated aluminium doors and white Upvc windows are proposed in the new build to match the existing school. The window design incorporates a high-level louvre to the elevations, in order to include tempered air supply mechanical ventilation into the co-ordinated scheme, these powder coated louvres will be sprayed in a colour to match the new red brick soldier course below.

14/ Other Issues

The site is not a flood storage area or in risk of flooding. The site is not common land or a nature reserve or an area of outstanding natural beauty or a site of special scientific interest or in the green belt.



The site is not on an underground reservoir and the school is neither a listed building nor a scheduled monument.

There are no apparent implications with regards to roosting bats at the proposed development site at this time.

Trees located on the northern boundary of the site will not be affected by the development and root protection will be provided for those being retained.

15/ Drawing Schedule

13336-LCC-P2-00-DR-A-40_50_63-0001 (S4-P1) - Location Plan

13336-LCC-P2-00-DR-A-40_50_63-0002 (S4-P1) – Existing site plan

13336-LCC-P2-00-DR-A-40_50_63-0003 (S4-P1) – Proposed site Plan

13336-LCC-P2-00-DR-A-40_50_63-0005 (S1-P1) - Proposed Floor Plan

13336-LCC-P2-00-DR-A-40_50_63-0008 (S1-P1) Existing / Proposed Elevations

Suzanne O'Loughlin 28th July 2023