

Development Management

Subject: FW: Application LCC/2023/0029 Extension at Lea Community Primary school

From: O'Loughlin, Suzanne [REDACTED]
Sent: 11 October 2023 11:49
To: Ashworth, Helen [REDACTED]
Cc: Coane, Lindsey [REDACTED]; Foster, Paul [REDACTED]
Subject: RE: Application LCC/2023/0029 Extension at Lea Community Primary school

Hello Helen,

Thank you for your email.

The decision to position the new 5 classroom extension to Lea Community Primary School in the proposed location was decided following in depth discussions between the design team, the school personnel, and the client. It was agreed that a stand-alone location would suit the development due to issues with the existing corridor roofs, their materials, and difficulties with joining any new extension to the existing fabric of the corridor roofs.

The new location for the extension was agreed to ensure the existing playing fields and the hard play area were left intact, thereby reducing any impact on the existing frequently used play areas for the children. The difference in levels from the front of the building to the rear has guided the layout.

The orientation of the building ie. Classrooms at the rear and corridor at the front ensures the fire exits to the building are leading to the playground and can provide level access. If the building was mirrored with the classrooms facing onto the playground, this would result in the exits being at the back, and here there is a significant difference in level of over 1 metre, which would lead to ramps and platform areas being required which would move the footprint of these closer to the boundary, thereby impacting more on the neighbouring houses; also the exits at the rear would likely result in more noise to neighbouring houses when the children are exiting the building.

A corridor at the rear of the building would also result in the building needing to be lengthened to form a through corridor from the new link (to the right of the hygiene room and plant room) which would move the building into the Muga pitch demise.

We did consider the classrooms having separate exits onto the playground in the mirrored scenario, but this would result in a security and safeguarding issue, with the children having to access other areas of the school (dining hall/library etc) via an external route. The design as it stands provides a secure route from the new classrooms to other areas of the school.

Kind regards

Suzanne

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