

PROPOSED SINGLE STOREY
MODULAR CLASSROOM BUILDING
AT
ALL SAINTS' PRIMARY SCHOOL
SCHOOL HILL
GRESFORD
WREXHAM
LL12 8RW



For
ALL SAINTS' SCHOOL



Modular Classroom
Planning Design and Access Statement

April 2023 - Version 1

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at
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School Hill
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4903 - Version 1: April 2023

1.0 Context

- 1.1 All Saints' Primary School is a voluntary-aided, Church in Wales, Primary school, catering for pupils aged 3-11 and providing on-site Early Education pre-school provision and wrap-around care together with a 'Parent and Toddler Group' for children aged up to 2 years and their parents or carers.
- 1.2 The school currently caters for 276 full-time and 51 part-time pupils and is situated on the corner of School Hill and Clappers Lane close to the centre of the former mining village of Gresford in the county borough of Wrexham.
- 1.3. The school site is located within the Gresford Conservation Area, as designated in 1975, directly to the south of the 13th C. Parish Church of All Saints and bounded to the south and east by residential properties and to the west by open agricultural land.
- 1.4 The original school was built on the current site in 1874 to accommodate 120 boys and comprised a master's house and single schoolroom, built in the Gothic Revival Style and Grade 2 listed in 1996. The original school building was extended in 1902 in a Victorian red brick style to provide additional classrooms and in 1970 and 1999, the school was further extended and remodeled with a single storey infill between the original School house and the later Victorian buildings.
- 1.5 The school enjoys a strong and positive relationship with the Gresford Governors' Clubs and Playgroup, who exist on a not-for-profit basis as a charity to provide accessible and affordable childcare for children within the Gresford and surrounding areas. In 2002 the Cedar Rooms, a self-contained double mobile building was purchased by the Governors to specifically provide accommodation for the schools Early Education and Wrap Around Care provision.
- 1.6 The existing timber clad modular building is used to provide childcare for children, but due to the increased local demand for childcare places and the continued expansion of the Flying Start Childcare Offer, the school are seeking to add a second modular classroom to provide additional space for the Gresford Governors' Clubs and Playgroup on a ten-year lease agreement. The additional space is a temporary solution to ensure that the school are able to provide local, affordable childcare for the village, in a safe and secure setting. The Governors having already engaged with the Local Authority Childcare Team with the aim of providing a more permanent solution to their accommodation needs.

1.0 Context – continued.

- 1.7 The Gresford Governors' Clubs and Playgroup have submitted a bid for funding for a permanent solution to the Local Authority Childcare Team who have now advanced this to the Welsh Government for their consideration. The school therefore require this temporary solution to allow the time for the Welsh Government Capital Funding to support a permanent childcare solution and to then provide the lead time for a permanent solution to be realised.
- 1.8 To enable the school to provide the required additional pre-school and wrap around childcare places for the local area, the proposal therefore comprises a single storey, 6 bay modular building (16.8m x 8.5m), providing accommodation in the form of two 56sqm classrooms with stores and entrance lobby to be located close to the existing mobile building on the school site.

2.0 Recent Planning History

- 2.1 Since 2001, records on the Wrexham County Borough Council's Planning Web site indicate the following Planning Applications relating to the All Saints' Primary School site:

Application Reference No: P/2001/0487: For the installation of double mobile classroom unit. The Application was approved.

Application Reference No: P/2003/1322: For the retention of mobile classroom unit (previously granted under code no. P/2001/1487). The Application was approved.

Application Reference No: P/2005/0725: For the Retention of double mobile classroom (previously granted under code no. P/2003/1322). The Application was approved on the 28th July 2005.

Application Reference No: P/2007/0180: For the Retention of double mobile classroom (previously granted under code no. P/2005/0725). The Application was approved on the 21st March 2007.

Application Reference No: P/2010/0360: For the creation of emergency vehicular access (in retrospect) and change of builders' gate to gate matching existing (opposite school building). The Application was approved on the 1st June 2010.

Application Reference No: P/2010/1022: For the retention of mobile classroom unit. The Application was approved on the 13th January 2011.

Application Reference No: P/2013/0871: For the retention and continued use of mobile classroom (previously granted under code p/2010/1022). The Application was approved on the 17th February 2014.

Application Reference No: P/2019/0119: For the siting of mobile classroom (previously granted under ref no. P/2013/0871) The Application was approved on the 18th April 2019.

3.0 Design

3.1 Use

- 3.1.1 The proposed modular building is a temporary solution to ensure that the school are able to meet the current demand for local, affordable childcare for the village, at this time, in a safe and secure setting.

3.2 Amount

- 3.2.1 The 6 bay modular building (16.8 x 8.5m) will provide two additional rooms each with an internal floor area of 56 sqm with separate stores. The rooms will be accessed from an entrance lobby, with the main entrance door facing north towards the school car park and School Hill. The total gross internal floor area of the modular building will be 137.82sqm, which would represent an increase in gross floor area of the existing main school buildings of approximately 6.6%.

3.3 Layout

- 3.3.1 The proposal site is located to the north-east of the existing school buildings and close to the existing childcare setting, on an area of vacant open grassland between the eastern site boundary and the existing school buildings.
- 3.3.2 The site fronts the school car park on School Hill and is bounded to the north by an existing 1.8m high palisade security fence and to the east by a 2.3m high palisade fence to the rear gardens of the existing detached residential properties on Church View. The palisade fencing to the northern boundary to the car park is faced by a 1.8m high close boarded timber fence to shelter the site and to reduce litter blowing onto the site from the car park. Double gates currently provide access from the car park to the school grounds for maintenance purposes and these will be retained.



Photograph of the proposal site viewed from School Hill entrance.

- 3.3.3 Pedestrian access to the proposal site for parents and children will be directly from School Hill using the existing footpath around the school car park and a single gate will be inserted in the existing security fencing to provide independent access to the proposal site and the new building.

3.3 Layout – continued

- 3.3.4** The proposal site itself is currently vacant grassland, generally level from west to east, with a gradual fall of around 450mm from north to south. An area of the proposal site has previously been planted with saplings and those affected by the development works will be carefully removed, prior to works commencing on site and will be re-planted in other more suitable areas of the school site.



Photograph of the proposal site facing north-east.

- 3.3.5** The 1.2m high timber vertical pale fence currently enclosing the rear of the existing modular building to the west of the proposal site will be removed as part of the proposal works and will be repositioned to the rear of the proposed modular building to provide a single secure grassed play area for both settings.
- 3.3.6** The proposed modular building will be located to the north of the existing double garage in the rear garden of the closest residential property (The Brambles), on Church Hill, to ensure that the visual open aspect over the school site, currently also enjoyed by a number of the adjacent residential properties, is maintained and not impacted by the proposal. It is therefore considered that due to its location, the proposal will not adversely affect existing residential amenity with regards to overlooking, visual intrusion or loss of amenity.

3.4 Scale

- 3.4.1** The external footprint of the proposed modular classroom building will measure 143sqm, with overall dimensions of 8.5m x 16.8m. The height from finished floor level to the top of the fascia to the front and rear elevations at the eaves will be 2.75m with a maximum ridge height on the side elevations of 3.1m from finished floor level. The floor level of the modular building will be set approximately 250mm above the existing ground level to the entrance elevation, increasing to approximately 550mm to the rear elevation of the of the building, as result of the fall in the existing ground levels. The change in level will be concealed by a ventilated timber deck board skirt to the perimeter of the building which will match the proposed fascia and verge trims, in colour.

3.5 Landscaping

- 3.5.1** The proposal site is currently laid to meadow height grass and has previously been planted with small saplings. Any saplings that are directly affected by the proposal will be carefully removed, prior to works commencing and will be re-planted in other areas of the school site. The remaining grassed areas will not be affected and therefore the proposal will not have an adverse impact on any existing landscaping on the school site. No additional soft landscaping works are therefore proposed. Any grassed areas damaged during the modular building or drainage installation works will be made good and re seeded or turfed on completion.
- 3.5.2** The area of site between the face of the new building and the proposal site boundary with the school car park will be hard surfaced to provide a safe and level access to the building for parents with pushchairs and buggies and as a secure play area for the children.



Site Photograph facing north towards School Hill.

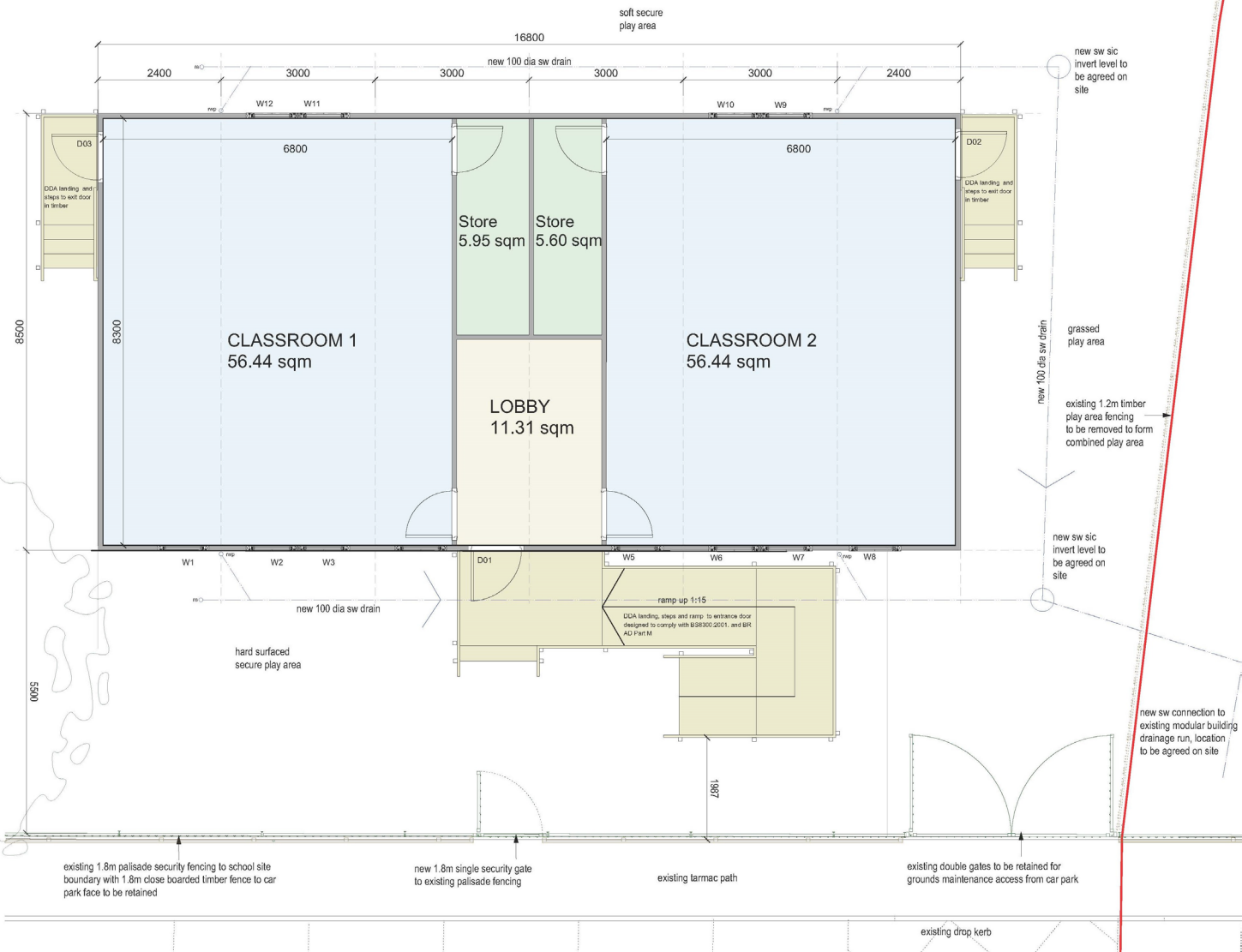


Site photograph facing east towards Church View

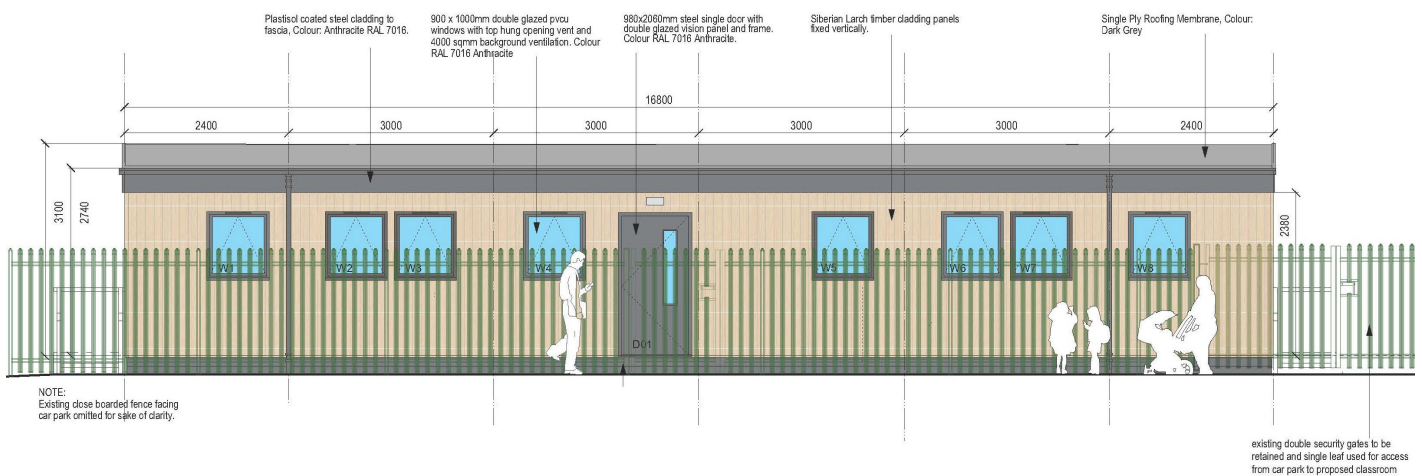
3.6 Appearance

- 3.6.1** The new classroom building will be of modular construction in 6No 3.0m and 2.4m bays, single storey in height, to the general details and dimensions shown on drawing 4903 PL05 – ‘General Arrangement Plans and Elevations’.
- The external walls will be clad in Siberian Larch timber boards laid vertically, with Anthracite (RAL 7016) upvc double glazed windows with opening lights and trickle vents and colour coated steel entrance door with glazed vision panel. The roof will be finished in a dark grey single ply membrane, falling to the front and rear elevations with a continuous fascia on all sides clad in pressed metal plastisol coated steel panels, Colour: Anthracite RAL 7016. The rainwater pipes to the front and rear elevations will be in black Upvc.
- The ground floor construction will be concealed by dark grey 135mm deck boards with open ventilation joints laid horizontally and profiled to suit the existing ground levels.
- An anti-slip external timber platform with steps will be provided to the classroom exit doors at each end of the proposed building to provide emergency escape with ambulant disabled height risers and treads to suit existing ground levels.

3.6 Appearance - continued



PROPOSED MODULAR BUILDING PLAN



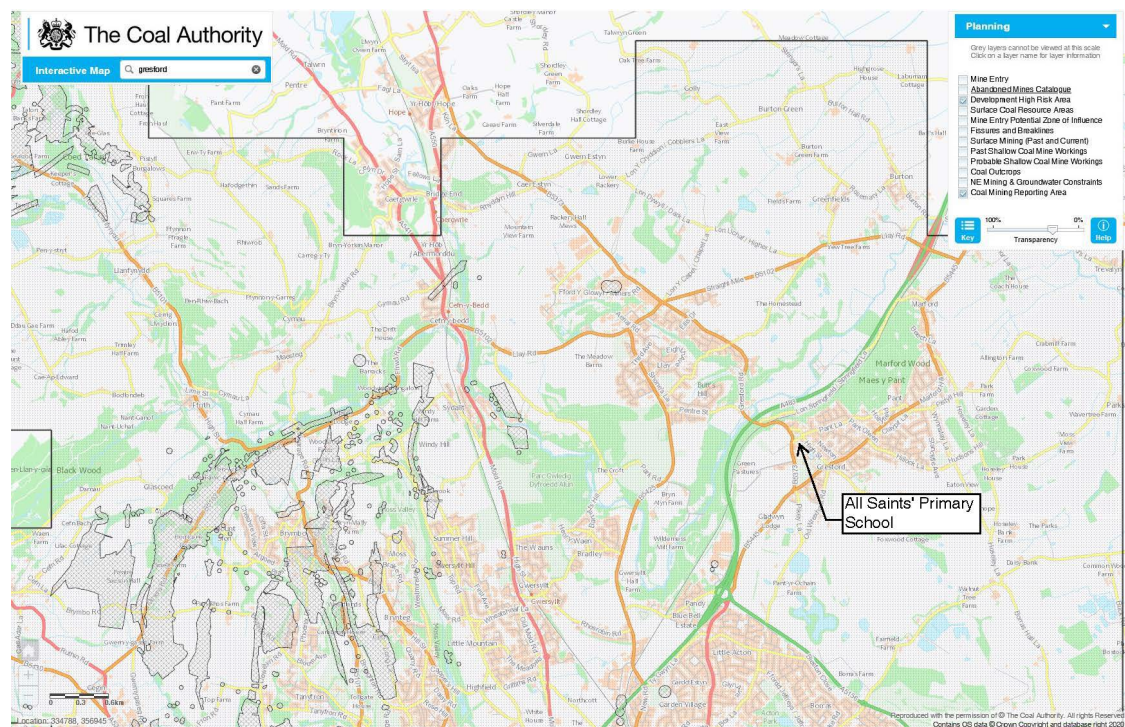
PROPOSED MODULAR BUILDING ELEVATION

4 Access

- 4.1 Access to the modular building will be from the existing tarmac path between the proposal site and the school car park, with a new single pedestrian access gate installed in the existing 1.8m security fencing currently forming the boundary to the site. The area between the site boundary and the face of the proposed building will be hard surfaced providing a safe and secure play area for the children.
- 4.2 The main entrance to the classroom building will comprise a single entrance door (980x 2060) with a full height vision panel and level access threshold and will include signage and manifestation as recommended in BS 8300:2009.
The classrooms will be accessed via a single anti slip timber ramp / steps and landing, complying with Approved Documents M and K and BS 8300 2009.
Exit doors will be provided to the rear of the classrooms on the side elevations and will include an external anti slip timber platform and steps to suit existing levels.
The widths of all external and internal doors will comply with disabled access guidance. The escape door from the classrooms will be fitted with emergency lighting and appropriate furniture for escape purposes.
- 4.3 The internal colour schemes will be appropriately chosen to highlight walls floors, doors and ironmongery in accordance with the recommendations of Approved Document M and BS 830

5 Coal Mining Risk Assessment / Report

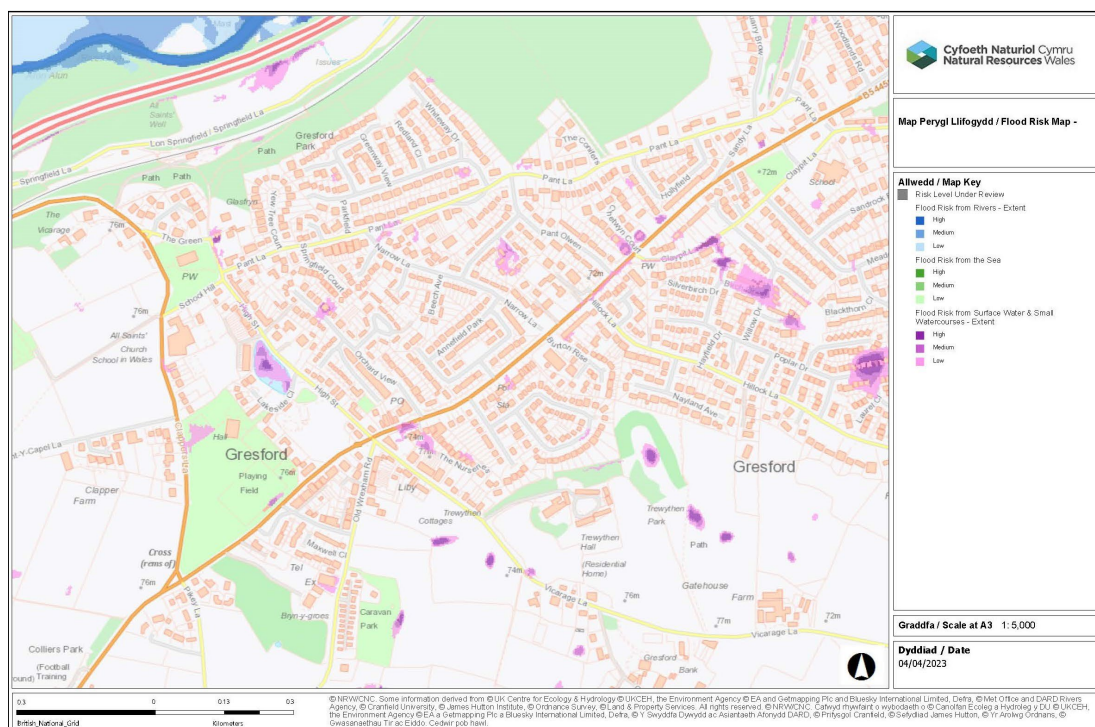
- 5.1 Government Guidance indicates that a Coal Mining Risk Assessment (CMRA) is required to support a Planning Application where the proposal site is within a 'Development High Risk Area'. The Coal Authority Interactive Map indicates that the development proposal site **is not** within a High Risk Area, and therefore there is no statutory requirement for a Coal Mining Risk Assessment.



Coal Authority Interactive Map

6 Flood Risk and Drainage

- 6.1 The Development Advice Map published by Natural Resources Wales indicates that the proposal site is at a very low risk of flooding from either Rivers, Sea or Surface Water and small watercourses and there is no history of flash flooding on or adjacent to the site. See Natural Resources Wales Development Advice Map.



Natural Resources Wales Development Advice Map.

- 6.2 Surface water drainage from the modular building will be connected to the existing surface water drainage to the rear of the existing modular building, in a position to be confirmed on site, as indicated on the proposed site layout drawing 4903 PL-04. Further investigation will be required on site prior to works commencing in order to establish invert levels and to determine the most suitable connection point to the existing drainage system.
- 6.3 Any grassed areas disturbed following drainage or service connections works will be made good on completion.