



AA PROJECTS

DELIVERING EXCELLENCE WITH DREES & SOMMER

Design and Access Statement

Provision of New Car Park – Bersham Hall

Quality Education with Care

August 2022





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1.0 Introduction

This document has been prepared to support the Planning Application made on behalf of Quality Education with Care (QEwC) for the proposed provision of a new on-site car park, which looks to introduce a small parking area to the rear of the School. The School currently have limited on-site parking and pay the neighbouring and adjacent bowling club for staff vehicles to park; however, this facility will soon no longer be available. Recognising the situation that there is insufficient capacity on the School grounds to accommodate all staff vehicles, and that vehicles will need to be parked on the road, the School wish to develop an unused grassed area to the rear of the site to ensure the main road does not become congested, and avoids the potential for frustrations to arise with local residents which may arise from parking adjacent to driveways and access routes etc.

Consideration to the natural vegetation has been given by the School and they have undertaken a tree survey. The tree survey has identified some class C trees which can be removed to facilitate the car park but class A and B trees will remain as the School believe this would significantly alter the property values and natural beauty associated with the site and surrounding area. The School considers its grounds to be a fundamental resource in its offering of education to pupils with additional learning needs which range from social and emotional to ADHD and ASD, with some pupils having more complex needs. As such the proposed car park for the rear area has been selected which avoids potential damage to tree roots.

The existing size, scale, massing and proportion of the original building is to remain the same, and no increase in building footprint is proposed. It should be noted that these proposed works do not increase the volume of traffic on Bersham Road. The volume of traffic will remain as existing, however, instead of turning into the neighbouring bowling club, the traffic will enter the Bersham Hall site directly. It should be noted that the School have submitted a planning application to undertake driveway improvements to the site which has been approved.

Reference should be made to the following AA Projects drawings:

AAP Dwg No: 20315.SLP

Site Location Plan 1:500

AAP Dwg No: 20315.001

Existing Car Park Area 1:200

AAP Dwg No: 20315.002

Proposed Car Park 1:200

2.0 Background

Quality Education with Care are an Independent School which offers education to pupils aged 7 – 19 years, with additional learning needs. Initially, the School operated a residential home and School out of Bryn Tirion Hall in Caergwrle, and purchased Bersham Hall in order to establish another residential home and School. The Covid-19 pandemic brought about organisational and operational challenges which resulted in alterations to the way the School had to deliver their residential and educational offer. As such, Bryn Tirion Hall is now to be used purely as a residence, and Bersham Hall is now to be utilised purely as a School. Such is the success of the setting and offering of the School, QEWC now have 77 pupils and are approaching capacity after only four years.

Quality Education with Care have completely refurbished Bersham Hall internally. The building had stood empty for a number of years and was semi-derelict. QEWC have invested millions in estate improvements over the last four years which has seen the ground and first floor of the main building extensively refurbished and modernised, and have also invested in turning a large unused garage into a new central dining facility that now serves the entire School.

There are approximately 74 staff at the site, who are presently unable to park on the School grounds as there is limited space. The neighbouring parking facility is to become unavailable and so parking on site will be required at the School.

The School have previously submitted a pre-planning advice application relating to the proposed rear grassed area being converted into a parking facility (Ref EMQ/2021/0199) and the following comments can be extracted from this pre-planning advice:

This aspect of the proposal is acceptable in principle subject to conservation and tree issues.

The rear car park is mainly within the Green Barrier but the proposal will not involve any built development. It is considered that the need for on-site parking could justify the development in this area under the terms of policy EC1.

Having more available on site would be of benefit to the conservation area, as it would limit the number of vehicles which may have to park on the road during School drop off/pick up. There are no conservation objections to the area of parking proposed at the back of the site. Both the boundary wall and suitable vegetation/tree cover at the front of site/Bersham road should be retained in order to hide the proposed parking at the front of the site from view.

3.0 Existing Site

Bersham Hall was originally constructed in circa 1900 as a large manor house/ residence. In approximately 1980, the site was converted from a house into a children's residence/School, and was extended to provide additional bathrooms and bedrooms. This site has had the same use since this 1980 period.

The site is accessed from Bersham Road, and at the bottom of the drive there is an existing gate opening wide enough for two vehicles, one to be turning onto the site, and one to be leaving. This entrance narrows and becomes a single track road which leads up to the main School car park in front of the main building which can accommodate approximately ten cars. A planning application to alter this driveway was submitted and has been approved which sees the single lane driveway turned into a loop system.

To the right of the main School building, there is a small service road which runs in between the main building and the dining facility, and it is this existing service road which runs to the grassed area to the rear of the site which is proposed to be utilised as the new on-site car parking facility.



The rear grassed area of the School which is proposed to be converted into a car park does not sit within a Conservation Zone, however, the front of the School (where no works as part of this application are proposed) sits within the local Conservation Zone.

4.0 Proposals

The proposed works are simple in nature and are localised to the rear of the School. The School have taken on board the pre planning information provided and have sought a tree survey which is included for information within the Planning Application. The tree survey has highlighted that if the Car Park area were to be dug out, hard cored, and finished in a gravel or stone chipping surface, this would result in considerable tree loss. The proposals will see the retention of class A and B trees with only class C trees removed.

The proposed car park existing vegetation will be removed with hand tools or sprayed with an approved non residual herbicide such as 'Glyphosate'. The new surfacing will be constructed using a 'No Dig' surfacing situated entirely above the existing soil surface and where needed using a proprietary cellular confinement system (such as GeoWeb or similar) laid over a bi-axel geo-grid (tensar TriAx or similar). Prior to this any small hollows on the surface will be filled with clean sharp sand (not builders sand) to a maximum depth of 150mm. The 'GeoWeb' is to be back filled by hand with a no-fines aggregate of 20mm - 30mm. The area of 'GeoWeb' will be covered with a permeable geotextile fabric and the finished wearing course laid on top. Edge supports of an appropriate size and strength will be set above ground level and secured with haunching or steel pins driven into the ground. The outer edge of the supports may be banked up with clean top soil.

The car park will not feature line markings, and instead the school will operate the policy of stacking vehicles in order to maximise the parking space available for the area. The first cars on the car park will be the last to leave.

At the Northern end of the proposed car park there is an allotment. The proposals do not remove this allotment and the car park will be taken up to this allotment area.

The proposed car park surface is permeable and so water will continue to drain via its natural water course, draining directly into the ground.



The school will provide a cycle storage facility as part of the works for 10no. bikes directly adjacent the existing boiler house. This will reduce the number of cars that will need to travel to the site for those who live within cycling distance, and also help reduce emissions and improve the schools environmental credentials.

5.0 Lighting

The School wish to introduce external lighting for use during the darker times of the year. The School are again mindful of their neighbours and do not wish to introduce pole mounted floodlights, up lights, or building mounted luminaries which illuminate the whole of the rear of the property. The School wish to install low level bollard lighting which would run up the sides of the proposed new car park and would offer low level local illumination and not wholesale, bright illumination.

6.0 General Considerations

The general considerations are listed below:

- The proposal has been carefully considered and offers the best solution for reducing the risks of off-site parking, or parking on the main road near neighbouring properties and access roads
- Existing flora and fauna is to remain largely unchanged with class C trees to be removed
- The street scene will remain unchanged

7.0 Conclusion

This Design and Access Statement has demonstrated the way in which the design of the proposals will provide new on-site car parking accommodation within the existing site.

8.0 Conditions of Use of This Report

This report has been created to support the planning application and is not to be used for any other purpose. Consequently, no responsibility is accepted to any third party in respect of its contents in whole or in part.