



aaprojects

**Design and Access
Statement**

for

Driveway Amendments

at

Bersham Hall

August 2021

**vision into
reality**

CONTENTS

1.0 Introduction 1

2.0 Background 1

3.0 Existing Site 2

4.0 Proposals..... 2

5.0 Lighting..... 3

6.0 General Considerations..... 3

7.0 Conclusion..... 3

8.0 Conditions of Use of This Report 3

1.0 Introduction

- 1.1 This document has been prepared to support the Planning Application made on behalf of Quality Education with Care (QEwC) for the proposed amendments to the existing driveway, which look to introduce an additional access road towards the front of the premises. The driveway presently becomes heavily congested at busy periods and these proposals seek to alleviate this congestion by way of the introduction of a one way flow system.
- 1.2 The proposals include for the allowance of a new roadway created off the existing driveway which will see the large lawn area at the front of the school partially utilised. The existing grass surface will be scraped back, prepared, and a new stone chippings drive provided.
- 1.3 Consideration to the natural vegetation has been given by the School and they have decided to not remove any trees to the front of the school. 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 route for the garden has been selected which avoids the possibility of damaging tree roots.
- 1.4 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 coming to and from the site. The volume of traffic will remain as existing.

Reference should be made to the following AA Projects drawings:

AAP Dwg No: 18779.SLP – Site Plan
Site Plan 1:500

AAP Dwg No: 18779.001
Existing Driveway 1:200

AAP Dwg No: 18779.002
Proposed Driveway 1:200

2.0 Background

- 2.1 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 challenges which resulted in alterations to the way the school had to operate. 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 50 pupils and are approaching capacity after only three years.
- 2.2 Quality Education with Care have totally 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 three 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.

- 2.3 There are approximately 60 staff at the site, who are unable to park on the school grounds as there is limited space. The school are aware that staff vehicles parking on the road would cause congestion and upset local neighbours, and so they have entered into an agreement with the neighbouring bowls club whereby staff can park on their car park.
- 2.4 As a result of the revised school operation, Bersham Hall has seen increased pupil presence. This in turn has led to an increase of vehicle traffic at drop off and pick up times for students. There is currently a single-track driveway leading from the main road up to a 10 space car park at the front of the school, and this layout causes congestion and on-site traffic jams. Vehicles which have collected pupils are unable to leave for new vehicles arriving for collection, and a strategy has been devised to alleviate this.
- 2.5 The existing 50 pupils are currently brought to the site in approximately 35 vehicles. To help ease the congestion issues experienced, the school have had to stagger drop off times from 8.45am to 9.15am in the morning for different year groups and pick up is staggered from 2.45pm to 3.15pm in the afternoon, again for different year groups. A travel plan is currently being developed by the school which would see mini-buses implemented and this would further ease congestion on the site.

3.0 Existing Site

- 3.1 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.
- 3.2 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 about ten cars.
- 3.3 The existing drive runs adjacent the font garden area which is presently just a lawn.

4.0 Proposals

- 4.1 The proposed works are simple in nature and are localised to the front of the school.
- 4.2 Approximately 10m into the school site there is a fork on the main school driveway. This fork is to be utilised for the new roadway which is to lead up through garden to the front of the building. The grass will be scraped back with 3 inches of spoil removed and this will then be infilled with stone chippings and consolidated which will act as a permeable solution. No drainage works are proposed as a result of this, and surface run off will not be caused.
- 4.3 The new area of driveway will incorporate a small 2 vehicle lay-by to allow a number of vehicles to pull in and still allowing cars to pass to further alleviate congestion caused by waiting cars.

4.4 No trees are being removed or trimmed as part of these works. It is however proposed that some small shrubbery to the base of the drive (Holly bush and laurel bush) is removed to widen the bend of the road at the bottom of the drive.

4.5 The scheme does not propose to alter the gates, gate posts or front wall of the scheme on Bersham Road and so the vista of the road and conservation area will remain unchanged.

4.6 The front garden/driveway area of the school is not visible from Bersham Road and is concealed behind vegetation which will also remain in-situ.

5.0 Lighting

5.1 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 mounded luminaries which illuminate the whole of the frontage of the property. The school wish to install low level bollard lighting which would run up the side of the proposed new driveway and would offer low level local illumination and not wholesale, bright illumination.

6.0 General Considerations

6.1 The general considerations are listed below:

- The proposal has been carefully considered and offers the best solution for reducing the risks of a congested site and risks to pupil movement through vehicles
- Existing flora and fauna is to remain largely unchanged. All trees are to remain. All shrubbery to the front of the school is to remain unchanged.
- The street scene will remain unchanged

7.0 Conclusion

7.1 This Design and Access Statement has demonstrated the way in which the design of the proposals will provide driveway accommodation within the existing site.

8.0 Conditions of Use of This Report

8.1 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.