

Site Address: Community Primary School, Rhosymedre, Wrexham. LL14 3EG

Date: 16th November, 2009

Applicants Details

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Description of Development/General:

Wrexham County Borough Council (WCBC) has declared a policy to provide and upgrade the Primary Education facilities in Rhosymedre.

This provision involves demolishing the existing Rhosymedre Community Primary School building and constructing a new 210 place English Primary School as a replacement to which this application relates.

Reasons for development:

As part of WCBC policy for improving the education facilities and as a result of consultation with a third party group it has been apparent that the school amalgamated due to the need for more spaces than was available in the main building. The numbers have risen to 170 and the new school will accommodate up to 210. A new school has been needed for some time as the present school is not fit for purpose for present educational needs and future needs. The other building, with shared facilities for special needs, Wrexham SEN, Flying Start and Early Entitlement will probably last another 10 years; Wrexham SEN can stay which allows money to be released for the project. As noted above, it is recognised by WCBC that the existing school does not conform with the Welsh Assembly Government space/facilities guidelines and recommendations. There is a clear shortfall which is the reason for the new school

Pre-application Consultation:

A communication and consultation strategy process were undertaken by 'Structured Outlooks' appointed by WCBC. The consultation process was carried out with various Parents, Teachers & Community Groups etc. Results of which are documented in the 'Structured Outlook' Third party Consultations report (copy appended with application).

Pre-application consultation has been made with the Planning Officer (David Williams) on the 2/11/09 and with a fairly positive response. Pre-Consultation meeting was also held with the Highways Dept. (Peter Douthwaite) on 2/11/09 and again positive feedback. The outcome of the discussions with both the Highways & Planning have been incorporated into the submitted scheme.

Design Standard Followed:

Approved Document M (2004):



BS8300 (2001):



Other (please elaborate below):

**Accessibility:****Approach:**

- A single Main Entrance for visitors and staff is provided. Compliant signage is to be provided as part of the works.

Horizontal Circulation

- Sufficient clear widths are provided for ramped access to all door entrances with ample clear door opening widths for wheelchair access.

Vertical Circulation.

- n/a. Proposal is all at single storey level.

Toilet Facilities.

- Fully DDA compliant W.C. facilities are provided for use by occupants or visitors & staff.
- The design include for three 'Disabled' w.c. to current standards, two of which are to include a shower with level access. These are adjacent to the visitor's entrance hall.

Décor.

- The colour scheme is to be agreed but will adhere to BS 8300 and RNIB recommendations. The decoration will provide clear contrast between floors and walls, doors and frames etc.

Evacuation.

- In an emergency, the occupants and children will evacuate through the designated escape routes suitably designed in line with the local fire prevention officers' requirements. The fire alarm systems to conform to BS:5839:Part 1:1998 & BS 5839 respectively.
- The design is to include for new emergency lighting, fire detection, fire sprinkler system and warning systems to current standards. Where required the Room Data Sheets refer to visual alarm systems in areas where pupils or staff may not have immediate assistance.

Philosophy and Approach:

In line with Government guidelines the design of the school provides most teaching spaces with natural light and ventilation. This, together with detailed guidelines set out in Building Bulletin 99 determines the layout of the building.

The design of the School is based on tried and tested new school building at I.D. Hooson School, Rhosllanerchrugog. Meetings with the existing school have been held to develop the layout to suit the specific requirements for Ysgol Rhosymedre. The layouts have been agreed between WCBC and the school and form the proposed application.

Following a site appraisal it was found that the use of this 'U' shaped layout would suit the Rhosymedre site as having the same characteristics as Hooson site being narrow. The shape lends itself to a court yard type space that the children could spill out on from the classrooms creating areas for them to develop. The building is [intended to sit very low on

site with a roof pitch of only 15 deg., the main hall roof is curved and will have glazing at high level to give the illusion of it floating over the walls.

It is intended that the Administration block & Children's Centre to the front of the building will have a green colour through render, this is intended to guide you to the front main entrance and enhanced by providing a vividly orange coloured external walk-through wall which leads to the glazed main entrance canopy which highlights it from the rest of the building. Classrooms to the back of the building will have the same through coloured render as the front block but the colours will represent the Primary & secondary colours with the intention of giving each year its own colour to associate with.

Sources of Advice and Consultation:

In addition to guidance provided by the client within the project brief, the design with regards to accessibility was also obtained from the current Approved Document to Part M (2004) of the Building Regulations/DDA.

Consultation was also carried out with the existing school to highlight any specific requirements for the new layout.

The new primary school design will follow specific regulations being the latest DfES publications for new primary school premises, Relevant DfES Building Bulletins (BB93, BB99 etc.), current Building Regulations standards.

Environmental Sustainability:

It is a requirement of WCBC that this new primary school building achieves an 'Excellent' rating under a BREEAM for Schools assessment.

The Council have appointed a BREEAM assessor who will carry out an initial assessment based on the Employers Requirements Documents.

The BREEAM Assessment sets out a prescribed environment impact for the new development.

Character:

The new school is proposed as a replacement to the existing school. The existing school will be demolished and the new school will take its place on the same site. Major part of the site will remain as the existing school playing fields and grounds.

Steps taken to ensure information is made available to building occupiers:

As part of a requirement by law for this project and as prescribed by CDM Regulations, a full Health & Safety files will be produced which will include all operating and maintenance manuals for building. Duplicate copies will be produced which will provide relevant information, facilities and services for the occupants / management team to help in the future maintenance and running of the finished building and associated works.

In addition to providing written information and before completion, training will be given to the end users building operatives, which will explain and demonstrate to the Employer's maintenance staff the purpose, function and operation of the installations including items and procedures listed in the Building Manual.

Movement to, from and within the development:

Consultation has been held with WCBC Highways & Transportation division to assess the existing access and what measures that would be required with the development of the new school.

It is proposed that the existing site access will serve the new school and retain its existing position.

The access will remain a private driveway serving only the school. It terminates in a car park for us by staff and parents for specific drop off / collection.

Being a dual lane access driveway at the access it will then change into a one-way system once within the site, sign posted accordingly.

A full recent travel plan has been undertaken by WCBC to address existing travelling to school and any congestion issue. Full report is attached with the application and the recommendation incorporated into the proposals.

Following discussion with the WCBC Highways, it was also highlighted that the existing public shared highway lane leading up to our site entrance wasn't wide enough to cater for the increase traffic the new school would bring. A short section of existing road would need to be widened to the required standards prior to the occupation of the new school. This widening of the section of road does not form part of this application and will be submitted as a separate planning application directly by WCBC.

Within the site the layout of the new access route, car parking, drop off areas etc. includes for traffic calming / management works based on discussions with the Highways & Transportation Dept. The development will take the cognisance of any traffic calming / access improvements which will be required.

The existing pedestrian / cycle path fronting the site and over the railway will remain unchanged and not affected by the development.

Currently the pedestrians share the vehicular access which is a high risk and unacceptable. Separate pedestrian access path will be introduced alongside the vehicle access road with a physical barrier segregation.

Majority of the pupils live within the surrounding estate and therefore walk to school. As a result a reduced number of parking is proposed that will provide a total number of 21 car parking spaces, part of which includes for designated disabled parking areas, 6 drop off bays and a designated delivery parking bay. Although there are no designated school bus to the existing school, the layout has been designed to ensure a bus can enter the proposed site with adequate space for a bus to navigate around the one way system.

Goods deliveries, waste collection etc. are all entirely within the school grounds which includes for any necessary manoeuvring.

Community Safety:

Security within and around the school has been considered within the design, which is provided for the safety of pupils and staff and other users of the school.

The entire boundary will be securely fenced in compliance with Secure by Design standards which will have a combination of new and existing metal fencing.

Both the main vehicular access gates and pedestrian access gates are to be open during only at the start and end of the school day. At other times they are to be kept locked except for specific controlled access by the school.

The design of the school have avoided re-entrant angles and hidden corners.

The school has separate entrances for the pupils.

The main entrance clearly designated and highlighted on elevation on approach to the site is for use by staff and visitors to the school. The external doors are to be unlocked during the school day but are to be latched or otherwise restrained in a closed position. The lobby doors are to have a digital (electronic) lock which will have a code operation for staff and a remote release within the adjacent office (below the desk) for visitors. The lock is failsafe to open in case of a fire.

A full scheme of building or pole mounted External CCTV cameras is to be included. These will cover all areas of the building envelope, adjacent play areas and front car parking and site entrance. These are to be designed in conjunction with suitable external lighting.

The system is to be monitored from the Reception Office and is to include recording facilities for out of school hours. The system is to be compatible with the Council's system for possible future integration into a wider scheme and shall be PC enabled.

In line with the Council's policy no internal CCTV is to be included other than an internal camera to the main reception to record visitors.

Design & Access Statement

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Full consultation will be made with the North Wales Police Architectural Liaison Officer to ensure that the proposals can demonstrate that all required security measures have been addressed in order that 'Secure by Design' certification for the new school is awarded.