



Client. Read Construction
Job No. 20014
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Barker's Lane School

Design and Access Statement



CONTROL SHEET

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DOCUMENT APPROVAL

Author	Checked	Approved by
LT	MG	MG

DOCUMENT ISSUE RECORD

Issue	Date	Description of Amendment	By	Checked
1	2020-08-21	Document issued for comment by client.	LT	MG
2	2020-08-24	Document revised to take account of client comments.	LT	MG
3	2020-08-24	Document issued for planning application submission.	LT	MG
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Introduction

- This Design and Access Statement has been prepared by TACP Architects Ltd on behalf of Read Construction Ltd to support a full planning application for the proposed extension & refurbishment of Barker's Lane Community School.
- This proposal entails the extension of the existing school to form a new nursery/reception with associated ancillary facilities to the north west. While a smaller extension is proposed to the south east and the school will also undergo both refurbishment and internal remodelling. Also, new external works to form a new area of car parking along with enhanced play areas are proposed.
- This Design and Access Statement also accompanies a drawing package which supports the full planning application.

Context

- The site is located to the north of Wrexham adjacent to Barker's Lane and is currently occupied by the Barker's Lane Community school, which comprises one main building with other ancillary buildings also present on the site.
- The area around the site comprises predominantly residential housing. The A5156 is located adjacent to the site on the north west boundary.
- The primary access into the site either by vehicle or by foot is off Barker's Lane. This access is located adjacent to the existing school entrance and comprises one vehicular entrance and two pedestrian entrances. Three secondary pedestrian entrances are also located on the site with two in the vicinity of the junction between Barker's Lane and Lisburne Grove. The other located off Fernham Drive and used to access an existing path that runs into the school.

Existing Usage

- The site is currently occupied by Barker's Lane Community school. The site has been continually used for educational purposes since the school's establishment in 1978.
- Barker's Lane Community school has approximately 232 pupils enrolled.

Justification of Proposed Usage

- This proposal builds upon WCBC long-term investment programme to create 21st century learning environments throughout the county borough. See section of 1.5 of the School Organisation Framework, Planning Education Provision - 2017-2025 for further details. The proposed extensions will also be located on a site with an established use in providing educational facilities to the surrounding area.

Design Principle

- The main objective of the proposal is the improvement of the existing building and teaching facilities on the site and where necessary their extension to provide additional teaching and childcare facilities. This being of benefit both to the teaching staff and pupil's using the building, as well the wider community the school serves.
- In the design of the proposal, careful consideration has been given to complementing both the existing school building and the surrounding area. As well in improving the external facilities around the school and in particular providing both a new games court and enhanced play areas.

Accessibility – Vehicle and Pedestrian movements to, from and within the site

- Current access to the site is from Barker's Lane with vehicular access via the main gate to the school. Pedestrian access is either via the main gate or via three secondary pedestrian entrances, which are located in the vicinity of the junction between Barker's Lane and Lisburne Grove and adjacent to Fernham Drive, respectively.
- The school will retain the main gate as an access point as well the other pedestrian entrances present on the site. Under this proposal all vehicular access is proposed to be via Lisburne Grove. This will require a new vehicular access point to be created. This new access will provide for both vehicles and pedestrians along with service access for deliveries and refuse collection. The new entrance will also be the sole access point for a new staff car park. The existing footpath on the site is also proposed to be enhanced and linked into this new access point.
- The proposed staff car park will allow for dedicated car parking for school staff as well providing two new accessible car parking spaces. The new car park has been vehicle tracked to ensure it can accommodate the delivery and waste vehicles anticipated to access the site. Provision has been made for maintenance access to the school fields via the proposed staff car park.
- Footpaths will also be defined by fences/planting to aid segregation between pedestrians and traffic where applicable.

Proposed Character

- The design process undertaken for the proposed development has been informed by careful analysis of the site. This has led to a proposal which both complements the existing school building and is sympathetic to the surrounding area.
- It is proposed that the façades for the nursery/reception will be a composition of facing masonry, cladding panels, curtain wall glazing and windows. This will provide an opportunity for natural daylight to easily penetrate the spaces and provide

views both in and out of the building. The use of facing masonry enables the new construction to share characteristics with the local area, whilst the cladding introduces a contemporary element to the new building.

- The palette of materials will be used sympathetically to treat these proposed elevations, helping to moderate the scale for both the local context and young children using the building. The proposed cladding panels, which will be laid vertically and be in a contrast shade, will be used alongside the facing masonry, glazing panels and windows to compose the elevations.
- It is proposed that the single storey extension to the front of the existing school will be constructed predominantly in facing masonry. This will allow this extension to share characteristics with the existing building.
- The proposed roofs to these new extensions will be predominately flat to align with the existing school. The single storey nursery/reception extension will have a parapet to allow for uninterrupted facades. While the single storey extension to the front of the existing school will retain the facias already present on the site.
- These extensions will, where possible, benefit from both natural lighting and ventilation. Artificial lighting and ventilation will be required, and these elements will conform to the appropriate standards namely Building Bulletin 90 Lighting Design for Schools and Building Bulletin 101 Ventilation of School Buildings 2006, respectively.
- Glazed canopies are proposed both to the single storey nursery/reception extension and to the single storey extension to the front of the existing school. These canopies are proposed to provide shelter as well as covered external learning areas. It also proposed that an external entrance canopy will be located adjacent to the reception on the nursery/reception extension.
- This proposal provides enhanced school facilities along with additional provision to suit current and future needs. The proposed development is considered appropriate for the site and wider area.

Community Safety

- It is not anticipated there will be any adverse increase of risk to security on the site as a result of the proposed development, the proposal does allow for the retention of all existing boundary treatments including fences and hedges. These are to be modified and enhanced as required to facilitate the new site layout.
- The school will review and develop existing procedures for security to ensure all gates, access doors and windows are securely locked outside of school hours. This policy is to be expanded/modified to suit the proposed development which will also include for security during periods when the school is active.
- A new reception is proposed as part of the scheme which is located within the single storey nursery/reception extension. This reception will contain adequate control facilities to allow for only persons with prior approval to enter the school.

This will also facilitate the nursery/reception to be active outside of normal school hours.

- A secure bin store is proposed adjacent to the single storey nursery/reception extension and will be positioned 18.3 metres away to minimise the potential risk of fire spread.
- Existing windows and doors are secure and in a serviceable condition and will remain. However a number of existing windows and doors will be upgraded as part of this proposal and will be replaced with new modern equivalents. This will serve to improve security and help to reduce the potential for intruders and break ins to the premises.
- A new CCTV system will be installed to cover all the external building perimeter as well the main entrance to the school. Further to this new internal CCTV is proposed to the reception within the single storey nursery/reception extension. This will be supplemented by proposed new external lighting to those new external spaces excluding the new games court.
- Careful consideration has been given to the design of the new flat roof on the single storey nursery/reception extension which will be hidden behind a parapet to ensure that the view of the flat roof is minimised. This roof will also be accessed for maintenance using either a MEWP or scaffold tower.
- It is anticipated that existing points of access for maintenance of the school roofs will be maintained.

Environmental Sustainability

- The proposed development will fulfil the requirements of the current Building Regulations in terms of environmental sustainability.
- Further to implementing energy efficiency measures to reduce energy demand, carbon omissions and fulfil the requirements of the Building Regulations. The proposed development has considered the use of sustainable materials as well a sustainable water and waste management strategy.
- The use of sustainable energy systems has been proposed for the development, which will take the form of roof mounted photovoltaic panels on the single storey nursery/reception extension. These photovoltaic panels will supplement the use of energy efficient gas boilers which will replace the old inefficient boilers located within the existing school.
- An Ecology Survey and a Tree Survey have been completed by ArbTech. Both of these documents will form part of the application.
- Natural Resources Wales flood risk map does not identify the site as being at risk from flooding. The map does identify a number of areas of surface water risk in the locality ranging from low to high.

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Land Use

- The site will remain for educational use with the proposed development intending to enhance the existing education facilities already present on the site.

Noise Pollution

- While noise will be generated during construction works every effort will be made to keep this to the absolute minimum where practical and in the interests of the surrounding area. Once complete it is anticipated that the new school will create no greater noise levels than that which exists with the current school.

Air Quality

- There may be a limited amount of dust resulting from the construction works but every effort will be made to keep this to an absolute minimum.
- The proposed development is not anticipated to generate any additional pollution.