



Client. Read Construction
Job No. 19076
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Borras Park 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	2020-04-30	Document issued for comment.	LT	MG
2	2020-05-05	Job title revised to Borrás Park Community Primary School.	LT	MG
3	2020-05-12	Document revised to take account of comments received from WCBC on the 20-05-07 and clarifications to text.	LT	MG
4	2020-05-18	Document issued for stage three approval by client.	LT	MG
5	2020-08-18	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 at Borrass Park Community Primary School.
- This project proposes to create 10 additional classrooms within a new two-story extension attached to the existing Junior school. In conjunction with this a new single storey extension to the front of the junior school is proposed to house a new childcare unit. Both schools will also undergo internal remodelling and refurbishment to transform them into a Welsh and English medium school, respectively. Also, new external works to form new areas 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-east of Wrexham within the Borrass area. The site lies adjacent to the main Borrass Park Road and is currently occupied by the Borrass Park Community Primary school, which comprises two main buildings, an infant school and a junior school, with other ancillary buildings also present on the site.
- The area around the site comprises predominantly residential housing with a small number of commercial properties also present. These being situated adjacent to the infant school building and along the Borrass Park Road.
- Current access into the site either by vehicle or by foot is off Borrass Park Road. There is currently one vehicular entrance and one pedestrian entrance for each school. An existing shared footpath is also present on the site, which is used to access either of the schools and is located adjacent to the infant school main entrance. Finally a secondary pedestrian entrance is located on the north-east boundary, with this entrance used to access the surrounding footpath network.

Existing Usage

- The site is currently occupied by Borrass Park Community Primary school and further subdivided between the infant and junior schools. The site has been continually used for educational purposes since 1971, when the infant school was first opened.
- Borrass Park Community Primary School has approximately 490 pupils enrolled. This includes a number of children who attend the Hearing-Impaired Unit, which serves children within both Wrexham and the surrounding areas.
- The site also contains an existing doctor's surgery, which is attached to the junior school. Borrass Park Surgery does not form part of the proposed alteration works.

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. While the proposal will also be located on site with an established use in providing educational facilities to the surrounding area.
- This proposal will also see the creation of a new Welsh medium school through the remodelling and refurbishment of the existing infant's school. The provision of a new Welsh medium school for the area, supports the Welsh Government drive to encourage the usage of the Welsh language within communities across Wales. See point 6.176 of the Wrexham Local Development Plan 2013 – 2028 (non-adopted) for further details.
- The WCBC Welsh in Education Strategic Plan - 2017-2020 notes as one of its objectives the increase in the number of pupils receiving their education through the medium of Welsh. In particular the plan notes the desire to increase capacity of Welsh medium places by an additional 401 places, with this proposal forming part of this increased capacity in places.

Design Principle

- The main objective of the proposal is the improvement of the existing buildings 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 these buildings, as well the wider community these schools serve.
- In the design of the proposal, careful consideration has been given to complementing both the existing school buildings and the surrounding area. As well improving the external facilities around the schools and in particular providing two new games courts, one for each of the schools.

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

- Current access to the site is from Borrás Park Road with vehicular access via the main gates for each school. Pedestrian access is via one of two dedicated footpaths, with these footpaths located adjacent to each school's main entrance. While a separate shared footpath links both schools and is located in the middle of the site.
- This proposal looks to maintain these existing access arrangements and where possible enhance them. This can be seen in the creation of a new pedestrian footpath linking the existing doctor's surgery to Borrás Park Road. The extension of the existing shared footpath to allow for better interconnectivity between the schools. While to facilitate the proposed new site layout the existing footpath

- running to the secondary pedestrian entrance will be relocated. However this existing entrance will be retained.
- The existing junior school car park is also proposed to be enlarged and then utilised by both schools. A new pedestrian footpath will link this car park to the Welsh medium school. The enlargement of this car park will also allow for the creation of dedicated drop off spaces. While the existing route for deliveries to the junior school (English medium school) will be enhanced. While in the design of this route thought has been given to the turning arcs of any delivery/refuse vehicles needing to use it. Lastly the site as whole will benefit from additional accessible car parking spaces being provided.
 - Footpaths will also be defined by fences/planting to aid segregation between pedestrians and traffic where applicable. While dedicated crossing points will be provided at particular points across the site.

Proposed Character

- The design process undertaken for the proposed development was informed by careful analysis of the site. This has led to a proposal which both complements the existing school buildings and is sympathetic to the surrounding area.
- It is proposed that the façades of the proposed two storey extension will be a composition of brick, cladding panels and curtain wall glazing. 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 brick enables the new construction to share characteristics with the local area, whilst the cladding introduces a contemporary element to the new construction.
- The palette of materials will be used sympathetically to treat the proposed elevations, helping to moderate the scale for both the local context and users of the extension. The proposed cladding panels, which will be composed of lighter and darker shades will be used alongside the brick and glazing panels to compose the elevations.
- It is proposed that the single storey extension to the front of the existing junior school will be constructed predominantly in brick. This will allow the extension to blend in with the existing building.
- The proposed roofs to both the two storey and single storey extensions will be predominately flat to align with the existing schools. The two-storey extension will have a parapet allowing uninterrupted facades. The single storey extension will retain the facias already present on the site.
- The proposed development will, where possible, benefit from both natural lighting and ventilation. Artificial lighting and ventilation will be required within the proposed development 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 adjacent to the two-storey extension and will provide shelter as well as covered external learning areas.
- The scheme 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

- While it is not anticipated there will be any adverse increase of risk or 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 schools will review and develop existing procedures for security that ensures 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 schools are active.
- Secure entrance lobbies are already present within each school with these lobbies to be refurbished as part of the proposed development. An additional secure entrance lobby is also proposed for the single storey extension, which will contain adequate control facilities to allow for only persons with prior approval to enter this area. This will also facilitate the nursery to be active outside of normal school hours.
- A secure bin store is proposed adjacent to the two-storey extension and will be positioned 10 metres away to minimise the potential risk of fire spread.
- It is anticipated that all external doors and windows within the existing junior school will be replaced with new modern equivalents. This will enhance security and help to reduce the potential for intruders and break ins to the premises. A similar replacement of windows and doors will also occur on the infant school where necessary.
- A new CCTV system will be installed to cover all the external building perimeter as well the main entrance to the English medium school. Further to this new internal CCTV is proposed to the main entrance, reception, and breakfast club entrance within English medium school. This will be supplemented by proposed new external lighting to provide adequate coverage of new walkways and car parks as well those new external spaces excluding the two new games courts.
- Careful consideration has been given to the design of the new flat roof on the two-storey 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 with these access arrangements also proposed for the other roofs. The proposed single storey extension will benefit from existing anticlimbing measures, which will also be expanded or modified to suit this extension.

- It is anticipated that existing points of access for maintenance on the infant and junior school roofs will be maintained.

Environmental Sustainability

- The proposed development will fulfil the requirements of the current Building Regulations in terms of environmental sustainability. In conjunction with this, the proposed development will also be reviewed under BREEAM.
- 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 two-storey extension. These photovoltaic panels will supplement the use of energy efficient gas boilers which will replace the old existing inefficient boilers. It is also proposed that the old existing inefficient boilers within the infant school be replaced with more energy efficient gas boilers.
- An Ecology Survey and a Tree Survey have been completed by Enfys Ecology Ltd and Tree Solutions Ltd, respectively. 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.

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.