

Barker's Lane Community School – Parking Assessment

TACP Architects Ltd. have carried out the following car parking assessment in accordance with the guidelines set out in: **The Unitary Development Plan (UDP) 1996 – 2011**. Further reference was made to the supplementary planning guidance found in **WCBC Local Planning Guidance Note No. 16**, which prescribes the following parking standards for schools.

Supplementary Planning Guidance - Local Planning Guidance Notes No 16 - Parking Standards (Adopted November 2000 & updated July 2018)

Figure D1 - Non-residential institutions

Parking Standard: 2 car spaces plus

1 car space per 25m² gross floor space

Cycle Parking Standard:

1 cycle space per 250m² gross floor space

Existing School

The existing school is located on Barker's Lane, Wrexham, LL13 9TP and provides education for primary school pupils. The site has one vehicular access point adjacent to Barker's Lane, which is used to access an area of car parking. This point of access is also used for the servicing of the school i.e. kitchen deliveries and waste collection. The existing site provides 4 parking spaces as per the table below, which is significantly less than the amount of spaces normally required under WCBC LPG NO.16.

Existing Car Parking Numbers			
Existing School			
Number of Pupils	TBC		
Floor Area m2	1063		
	Car spaces	Acc Car spaces	Total
	4	0	4
Cycles	0		0

Proposed Scheme

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. The school will retain the existing access point off Barker's Lane though all vehicular access is now proposed to be via Lisburne Grove. This will require a new vehicular access point, which will be used to access a new staff car park as well for the servicing of the school i.e. kitchen deliveries and waste collection. Please also refer to the extract of the site plan as proposed below.



Based on the expansion of the existing school, there is a requirement for 18 car parking spaces as per WCBC LPG NO.16. The additional car parking requirement has been calculated based on the total gross floor area of the proposed extensions and includes two car parking spaces required as standard by WCBC LPG NO.16.

Proposed Car Parking Numbers - Based on WCBC LPG NO.16 - New Build Only			
Proposed School			
Number of Pupils	TBC		
Floor Area m2	398		
	Car spaces	Acc Car spaces	Total
	16	2	18
Cycles	1		1

This proposal provides a total of 46 car parking spaces. This comprises of 16 for the new extensions, a further 28 to support the existing school, which is currently under provided for, plus 2 as required in the planning guidelines. Please refer to the table below, which breaks down the figures described. Please also refer to the plan at the end of this document, which clarifies the existing and proposed building areas used for the assessment.

Proposed Car Parking Numbers			
Proposed School			
Number of Pupils	TBC		
Floor Area m2	1461		
	Car spaces	Acc Car spaces	Total
	44	2	46
Cycles	5		5

Summary

The existing school has a significant shortfall in onsite parking and whilst the proposed amount of new car parking is slightly below the requirements of WCBC LPG NO.16. The proposed development has a significant benefit in reducing offsite car parking. While a review of the proposed site layout has also been undertaken as part of this assessment with the current proposal representing the most suitable number of spaces that the site can accommodate without impacting on the school's outdoor facilities, which are essential. As such while there is a shortfall of 15 car parking spaces across the proposal as the current site provides only 4 car parking spaces. The increase of 42 additional spaces on top of this will provide a net benefit to the site.

Existing & Proposed Building Areas

