PROPOSED SINGLE STOREY MODULAR LIBRARY AND ICT SUITE AT ALL SAINTS' PRIMARY SCHOOL SCHOOL HILL GRESFORD WREXHAM LL12 8RW



For
ALL SAINTS' SCHOOL

Modular Library & ICT Suite
Planning Design and Access Statement

Sept 2025 - Version 1

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CONTENTS: **Page**

All Saint's Primary School
Proposed Development Statement **2**

PLANNING DESIGN & ACCESS STATEMENT

1.0 Context **4**

2.0 Recent Site Planning History **5**

3.0 Design Proposal **6**

4.0 Access **10**

5.0 Biodiversity Net Gain **11**

6.0 Landscaping **11**

7.0 Contamination **12**

8.0 Coal Mining Risk Assessment / Report **12**

9.0 Flood Risk and Drainage **13**

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Pennaeth / Headteacher – Mr Richard Hatwood

Wednesday 24th September 2025

Re: Proposed Modular Library Building – Supporting Statement

At All Saints' School, we wish to provide additional accommodation (with no planned increase to pupil numbers) through the installation of a modular building on our site to house our School Library, ICT Suite and School Therapist.

This proposal arises from the clear and pressing need for more space to meet the demands of our pupil population and to deliver the full breadth of the new Curriculum for Wales, including a national focus on raising standards and enjoyment in reading. Our existing school buildings are already being used to their maximum capacity, and there is no realistic scope for conversion or adaptation without seriously impacting the quality of education, pupil wellbeing, and the day-to-day running of the school.

The modular building will provide us with the essential additional space required to:

- Deliver high-quality teaching and learning across all areas of the curriculum, particularly in Language, Literacy & Communication.
- Provide appropriate rooms for targeted intervention, small group work, and wellbeing support through the work of our School Therapist.
- Ensure that we can meet the needs of pupils with Additional Learning Needs in line with our statutory responsibilities.
- Maintain the best possible learning and wellbeing experiences for every child in our care.

We have considered alternative options, but the use of a modular building is the only practical and affordable solution available to us at this time, which will also ensure wider access around the school day. A modular building provides flexibility, can be delivered quickly with minimal disruption, and will allow us to respond to current pressures while also offering adaptability for the future. Our existing buildings cannot meet this demand without compromising the learning environment for our pupils.



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While this proposal addresses an immediate and urgent accommodation need, it also offers a medium to long term solution that will safeguard the quality of provision at All Saints' School. We remain committed to working with the Local Authority on longer-term estate planning, but this additional modular accommodation is vital to ensure continuity of high-quality education for our pupils today.

As a school, we wish to stress the importance of this proposal. Without this additional accommodation, our ability to deliver the Curriculum for Wales effectively, to provide appropriate specialist and wellbeing support, and to protect staff and pupil welfare would be severely limited.

For these reasons, All Saints' School strongly supports the installation of a permanent modular building and asks that this proposal is given full approval.

Yours sincerely,

Mr Richard Hatwood
Pennaeth – Headteacher



1.0 Context

1.1 All Saints' Primary School is a voluntary-aided, Church in Wales, Primary school, catering for pupils aged 3-11 and providing on-site Early Education pre-school provision and wrap-around care together with a 'Parent and Toddler Group' for children aged up to 2 years and their parents or carers.

1.2 The school currently caters for 324 full-time and 48 part-time pupils and is situated on the corner of School Hill and Clappers Lane close to the centre of the former mining village of Gresford in the county borough of Wrexham.

1.3. The majority of the school site is located within the Gresford Conservation Area, as designated in 1975, directly to the south of the 13th C. Parish Church of All Saints and bounded to the south and east by residential properties and to the west by open agricultural land.

1.4 The original school was built on the current site in 1874 to accommodate 120 boys and comprised a master's house and single schoolroom, built in the Gothic Revival Style and Grade 2 listed in 1996. The original school building was extended in 1902 in a Victorian red brick style to provide additional classrooms and in 1970 and 1999, the school was further extended and remodeled with a single storey infill between the original School house and the later Victorian buildings.

1.5 The school enjoys a strong and positive relationship with the Gresford Governors' Clubs and Playgroup, who exist on a not-for-profit basis as a charity to provide accessible and affordable childcare for children within the Gresford and surrounding areas. Two modular classroom buildings currently provide additional accommodation for the school's Early Education and Wrap Around Care provision and for the Flying Start Childcare Offer, thereby ensuring that the school are able to provide local, affordable childcare for the village, in a safe and secure setting.

1.6 The proposal for the installation of a modular building arises from a pressing need for additional permanent space to enable the school to meet the urgent and ongoing needs of the school community which are neither short term or temporary and also to be able to meet their statutory responsibilities to deliver a modern, broad and balanced curriculum.

1.7 All of the school buildings are currently being used to their maximum capacity and the nature and scale of the internal spaces within the existing school buildings, offer limited scope for conversion or alteration without severely affecting the quality of education, pupil wellbeing or the day to day running of the school.

1.0 Context – continued

1.8 It is intended that the proposed modular building will provide the school with the additional space to provide a dedicated School Library, to help promote literacy, a love of reading and independent learning in line with the new Curriculum for Wales, which includes a national focus on raising standards and enjoyment in reading and the development of children's critical reading skills.

1.9 The modular building will also be used to provide space for an ICT Suite to support the delivery of digital competence across all areas of the curriculum and to provide in addition, space for In-School Therapy and emotional wellbeing support, a provision that is increasingly essential to the emotional health, resilience and wellbeing of the pupils, many of whom have additional social, emotional or mental health needs.

1.10 The modular building is therefore required to provide the essential additional space to ensure that the school can deliver high quality teaching and learning across all areas of the curriculum, particularly in Language, Literacy and Communication.

1.11 As the proposal is to provide a dedicated Library and ICT Suite space for those existing pupils already at All Saint's Primary School, it is not intended that the proposal will increase existing pupil or staff numbers or the capacity of the school and will therefore not add to the traffic flows around the school at peak or other times.

2.0 Recent Planning History

2.1 Since 2001, records on the Wrexham County Borough Council's Planning Web site indicate the following Planning Applications relating to the All Saints' Primary School site:

Application Reference No: P/2001/0487: For the installation of double mobile classroom unit. The Application was approved.

Application Reference No: P/2003/1322: For the retention of mobile classroom unit (previously granted under code no. P/2001/1487.The Application was approved.

Application Reference No: P/2005/0725: For the Retention of double mobile classroom (previously granted under code no. P/2003/1322.The Application was approved on the 28th July 2005.

2.0 Recent Planning History – continued

Application Reference No: P/2007/0180: For the Retention of double mobile classroom (previously granted under code no. P/2005/0725.The Application was approved on the 21st March 2007.

Application Reference No: P/2010/0360: For the creation of emergency vehicular access (in retrospect) and change of builders' gate to gate matching existing (opposite school building). The Application was approved on the 1st June 2010.

Application Reference No: P/2010/1022: For the retention of mobile classroom unit. The Application was approved on the 13th January 2011.

Application Reference No: P/2013/0871: For the retention and continued use of mobile classroom (previously granted under code p/2010/1022). The Application was approved on the 17th February 2014.

Application Reference No: P/2019/0119: For the siting of mobile classroom (previously granted under ref no. P/2013/0871) The Application was approved on the 18th April 2019.

Application Reference No: P/2023/0273 For the erection of a single storey modular building. The Application was approved on the 1st July 2023.

3.0 Design Proposal

3.1 Use

3.1.1 The proposed modular building is required on a permanent basis to meet the urgent and ongoing needs of the school community by providing essential facilities to help deliver a modern, broad and balanced curriculum which the main school buildings do not have the capacity to accommodate.

3.2 Amount

3.2.1 The 3 bay modular building (12.4 x 9.3m max) will include a single classroom of 67.3 sqm, providing space for a dedicated school library and ICT suite, together with a separate office of 13.6 sqm accessed internally from the main classroom. The main entrance door faces southwest towards the existing netball court which will provide pupil and staff access to the new modular building. The total gross internal floor area of the modular building will be 81.26 sqm, which would represent an increase in gross floor area of the existing school buildings of approximately 3.6%.

3.3 Layout

3.3.1 The proposal site is located to the southeast of the existing main school buildings and to the north of the school playing fields on an area of vacant land previously used, until recently, as a site for timber trim trail play equipment which has now been condemned for health and safety reasons and has been removed along with the area of safety surfacing surrounding the individual pieces of equipment. Having previously been developed, the use of the proposal site for the modular building will not affect the existing sports pitches or the provision of soft informal play areas at the school.

3.3.2 Following removal of the play equipment and safety surfacing, the majority of the proposal site is now laid to graded topsoil, with a small area of poor quality grass remaining at the centre of the site. The proposal site is generally level from west to east, with a gradual fall towards the school playing fields of around 300-350mm from north to south.



Photograph of the proposal site facing east.

3.3 Layout - continued

3.3.3 Pedestrian access to the proposal site for pupils and staff will be directly from the playground to the south of the main school buildings and will using the existing fenced footpath to the netball court. A new tarmac path will be constructed as part of the proposed works from the netball court to the base of the timber ramp to the main entrance of the modular building.



Photograph of the proposal site facing north.

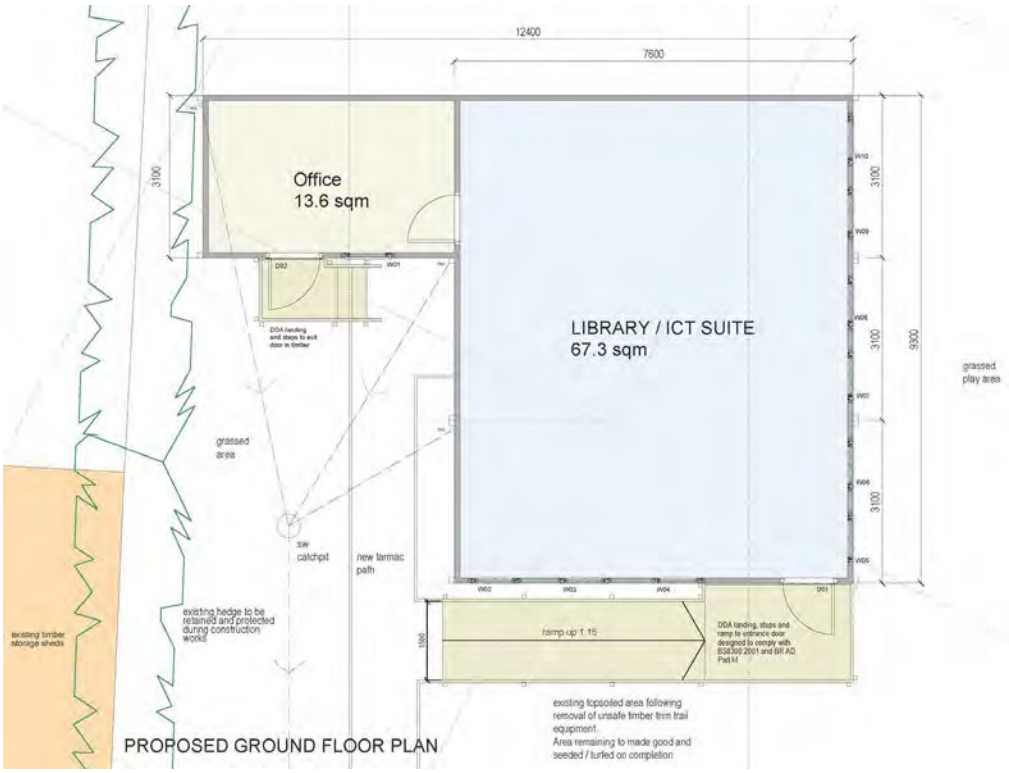
3.3.4 The proposed modular building will be positioned in excess of 43m away from the rear of the closest residential property (The Paddock), on Clappers Lane and will also be separated by the existing netball court adjacent to the boundary of the school site. It is therefore considered that due to its location, the proposal will not adversely affect the existing residential amenity of adjacent properties with regards to overlooking, visual or noise intrusion or loss of amenity.

3.4 Scale

3.4.1 The external footprint of the proposed modular building will measure 85.5sqm, to maximum dimensions of 12.4m x 9.3m. The height from finished floor level to the top of the fascia will be 3.05m.
The floor level will be set between 250-450mm above the existing ground levels, with the floor construction concealed by a ventilated powder-coated pressed metal trim, scribed to suit the change in the existing ground level around the building.

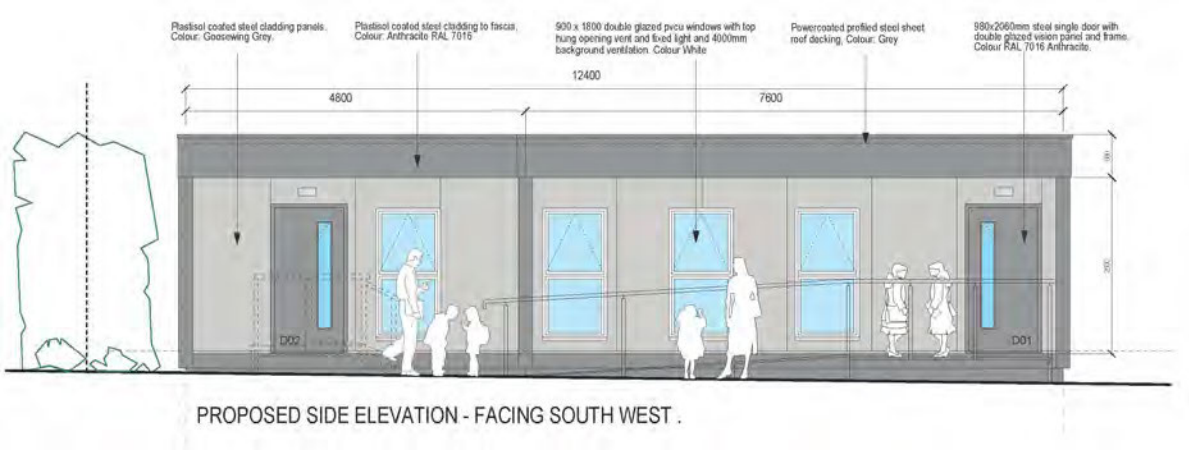
3.5 Appearance

3.6.1 The new classroom building will be of modular construction in 3No 3.0m wide bays, single storey in height, as shown on drawing 5000 PL-05 – 'General Arrangement Plans and Elevations'.
The external walls will be clad in light green Goosewing Grey 00A05, plastisol coated steel panels with full height white upvc double glazed windows with opening lights and trickle vents and a colour coated steel faced entrance door with glazed vision panel. The roof will be powder coated profiled sheet steel decking concealed by a continuous fascia / verge trim on all sides clad in pressed metal plastisol coated steel sheet, Colour: Anthracite RAL 7016 with black upvc rainwater pipes and concealed gutter to the north west elevation.
An anti-slip external timber platform and ramp will be provided to the main entrance door to the front elevation facing the netball court and anti-slip timber steps with ambulant disabled height risers and treads to the Office door providing both access and emergency egress, all to suit existing ground levels and Approved Document M requirements.



PROPOSED MODULAR BUILDING PLAN

3.6 Appearance - continued



PROPOSED MODULAR BUILDING ELEVATION

4 Access

4.1 Access to the modular building will be from the main school playground and will use the existing tarmac path from the playground to the netball court. It is intended to construct a new tarmac path from the netball court to the access ramp and to the base of the steps from the emergency exit door to the office in order to provide safe access and egress to and from the proposed modular building.

4.2 The main entrance to the classroom building will comprise a single entrance door (980x 2060) with a full height vision panel and level access threshold and will include signage and manifestation as recommended in BS 8300:2009.
The classrooms will be accessed via a single anti slip timber ramp and landing, complying with Approved Documents M and K and BS 8300 2009.
An exit door will be provided to the Office to provide emergency egress and will include an external anti slip timber platform and steps to suit existing levels.
The widths of all external and internal doors will comply with disabled access guidance. The escape door from the office will be fitted with emergency lighting and appropriate furniture for escape purposes.

4.3 The internal colour schemes will be appropriately chosen to highlight walls floors, doors and ironmongery in accordance with the recommendations of Approved Document M and BS 830

5.0 Biodiversity Net Gain

5.1 The majority of the proposed modular classroom footprint will be positioned on a redundant vacant area of the site previously used as a play area which contained a number of pieces of trim trail equipment that have now been condemned as unsafe and have had to be removed along with the safety surfacing. The remaining part on the proposal site consists of an unused grassed area between the main school playground and the playing fields to the southeast of the school site.

5.2 The remaining area of existing grassland that will be impacted by the footprint of the proposal will be less than 25sqm and therefore an exemption to the mandatory requirement for a Biodiversity Net Gain Assessment applies, under the De Minimis Exemption, as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as the proposal impacts less than 25 sqm of non-zero distinctiveness habitat and less than 5 sqm of hedgerow and does not impact any priority habitat.

6.0 Landscaping

6.1 The proposal site and surrounding area is currently laid to topsoil and poor quality grassland following the removal of the items of timber trail equipment and safety surfacing.

6.2 An existing 3-4m high mature hedge forms the northern boundary between the existing playground and the proposal site. The hedge will not be affected by the works and will be retained and protected during the installation of the modular building.

6.3 A tarmac footpath will be constructed between the existing netball court and the ramped access to the modular building to provide a safe and level access to the building for pupils and for parents with pushchairs and buggies.

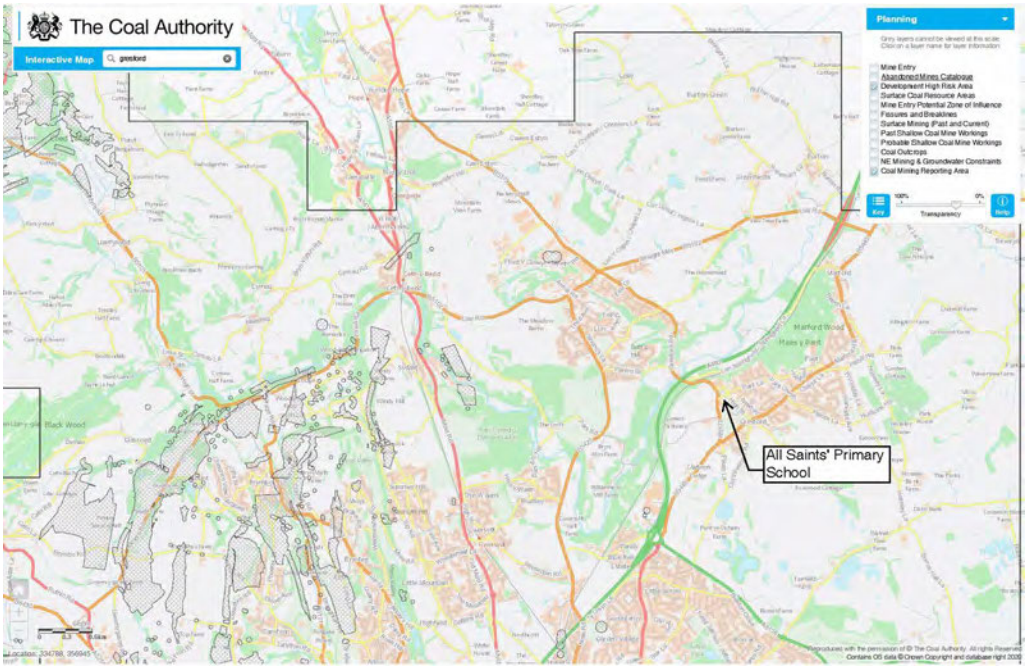
6.4 The footprint of the proposed modular building will be located on an existing area of topsoil and poor-quality grassland. The remaining grassed areas will not be affected and the classroom proposal will therefore not have an adverse impact on any existing landscaping on the school site. No additional landscaping works are proposed, other than the making good of the existing ground levels around the building and the re-seeding of any grassed areas affected by the works or installation of services, on completion.

7.0 Contamination

7.1 The proposal site is not within 250 metres of a known landfill site

8.0 Coal Mining Risk Assessment / Report

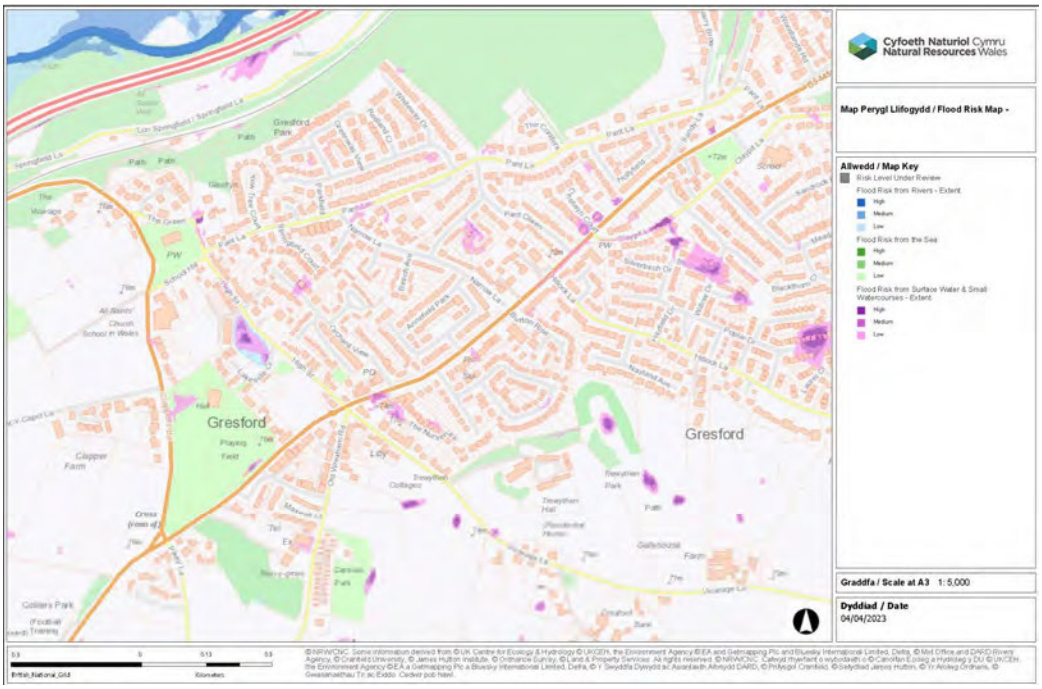
8.1 Government Guidance indicates that a Coal Mining Risk Assessment (CMRA) is required to support a Planning Application where the proposal site is within a 'Development High Risk Area'. The Coal Authority Interactive Map indicates that the development proposal site **is not** within a High Risk Area, and therefore there is no statutory requirement for a Coal Mining Risk Assessment.



Coal Authority Interactive Map

9 Flood Risk and Drainage

9.1 The Development Advice Map published by Natural Resources Wales indicates that the proposal site is at a very low risk of flooding from either Rivers, Sea or Surface Water and small watercourses and there is no history of flash flooding on or adjacent to the site. See Natural Resources Wales Development Advice Map.



Natural Resources Wales Development Advice Map.

9.2 Surface water roof drainage from the modular building will discharge to a suitably sized soakaway formed using proprietary plastic crates, installed in the grassed area to the northwest of the proposal site and set a minimum of 5m away from the new modular building all as indicated on the proposed site layout drawing 5000 PL-04

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9.3 There will be some disturbance to the existing grassed area and to the tarmac surfaced playground between the existing school and the proposed modular building, caused by laying ducts for services. Any disturbed areas will be reinstated and made good on completion of the works.

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