

STANBOROUGH SCHOOL

Welwyn Garden City, AL8 6YR



New Music and Drama Block

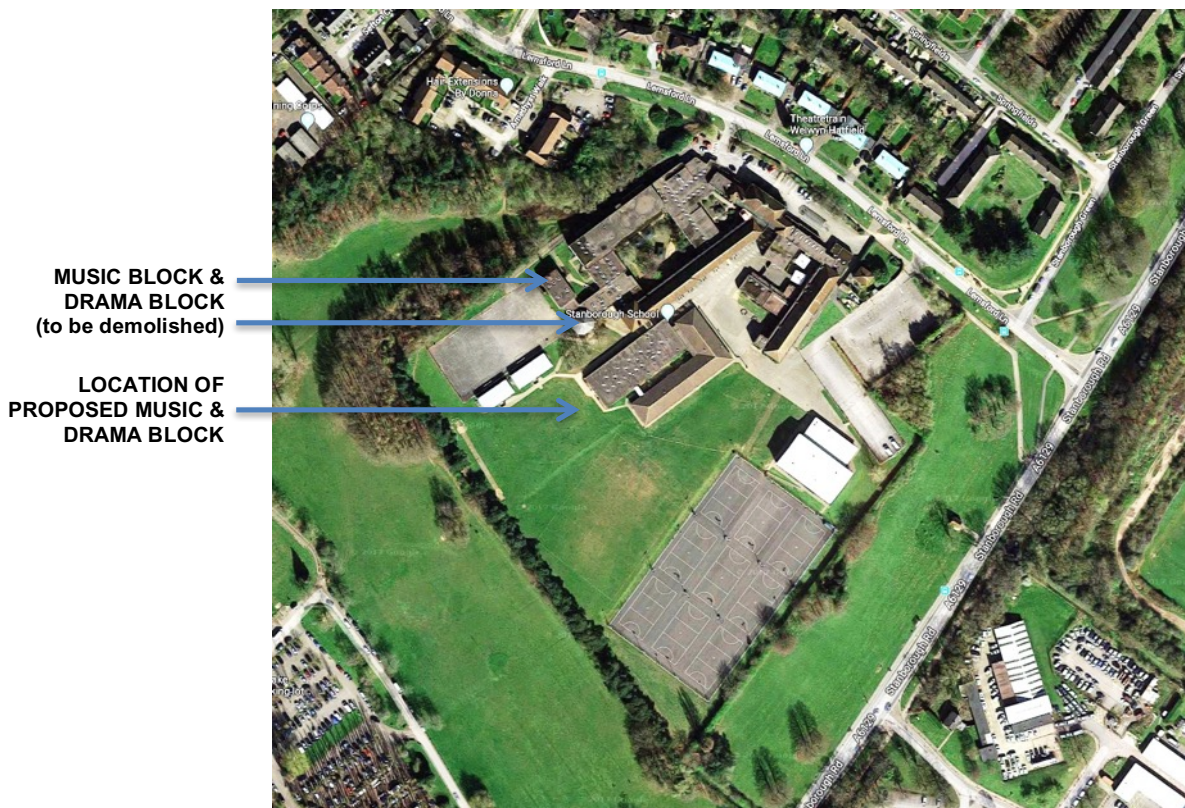
DESIGN AND ACCESS STATEMENT

Planning Application, December 2017

Site Background and Architectural Context

Stanborough School is located to the south west of Welwyn Garden City with primary entrance via Lemsford Lane. The school is split over two sites on either side of Stanborough Road, with the main playing field located on the southeastern site connected via footpaths. The surrounding area consists of grass fields to the south, and residential bungalows opposite to the north on Lemsford Lane.

The site is surrounded by planting on its perimeter, with extensive playing fields and MUGA sports pitches to the south of the site. The immediate context of the existing buildings consists of a mixture of soft and hard informal social area, with a small car park spanning the north of the site, and a larger car park located in the east side, opposite the MUGA sports pitches.



Existing Buildings

The existing school buildings are predominantly built at a north east to south west orientation with some classrooms joining between two buildings. The oldest buildings are built in the northern corner of the site with expansions moving south across the site. The majority of buildings are two-storey with some basement accommodation along the northern boundary and a number of older single storey buildings and infill sections. There is a new sports hall located to the east of the site by the hard courts area. Two double mobiles are located to the west of the main school buildings adjacent to the smaller team game hard surface play area. Buildings are of varying styles and ages with the vast majority in facing brick, with precast concrete aggregate panels and CLASP system-build on the existing Music block an 6th Form block.

Purpose of the building

The proposal addresses the need to improve, rationalise and consolidate the current accommodation on site, most of which remains in very poor condition. The proposal will include the demolition of the existing dilapidated music and drama wing, connected to the main portion of the school, and replace it with greatly improved, and desperately needed music and drama facilities.

The new single-storey music/drama block will contribute to the much-needed redevelopment of the whole school site, essential to improve the schools standing as an educational hub for the local community.



Existing Music Block

Relevant Planning History

6/2016/0434/COND

Location: Stanborough School, Lemsford Lane, Welwyn Garden City, AL8 6YR

Proposal: Approval of details reserved by condition 2 (Construction Management Plan) 3 (hard and soft landscaping) & 4 (Full lighting details) on planning permission 6/2015/2524/FULL

Decision: Granted

Decision Date: 21/03/2016

6/2015/2524/FULL

Location: Stanborough School, Lemsford Lane, Welwyn Garden City, AL8 6YR

Proposal: Extension of existing netball court and installation of 16no floodlighting columns

Decision: Granted

Decision Date: 04/03/2016

N6/1999/0511/CD

Location: Stanborough School, Lemsford Lane, Welwyn Garden City

Proposal: Erection of three double and one single mobile classroom units

Decision: Granted

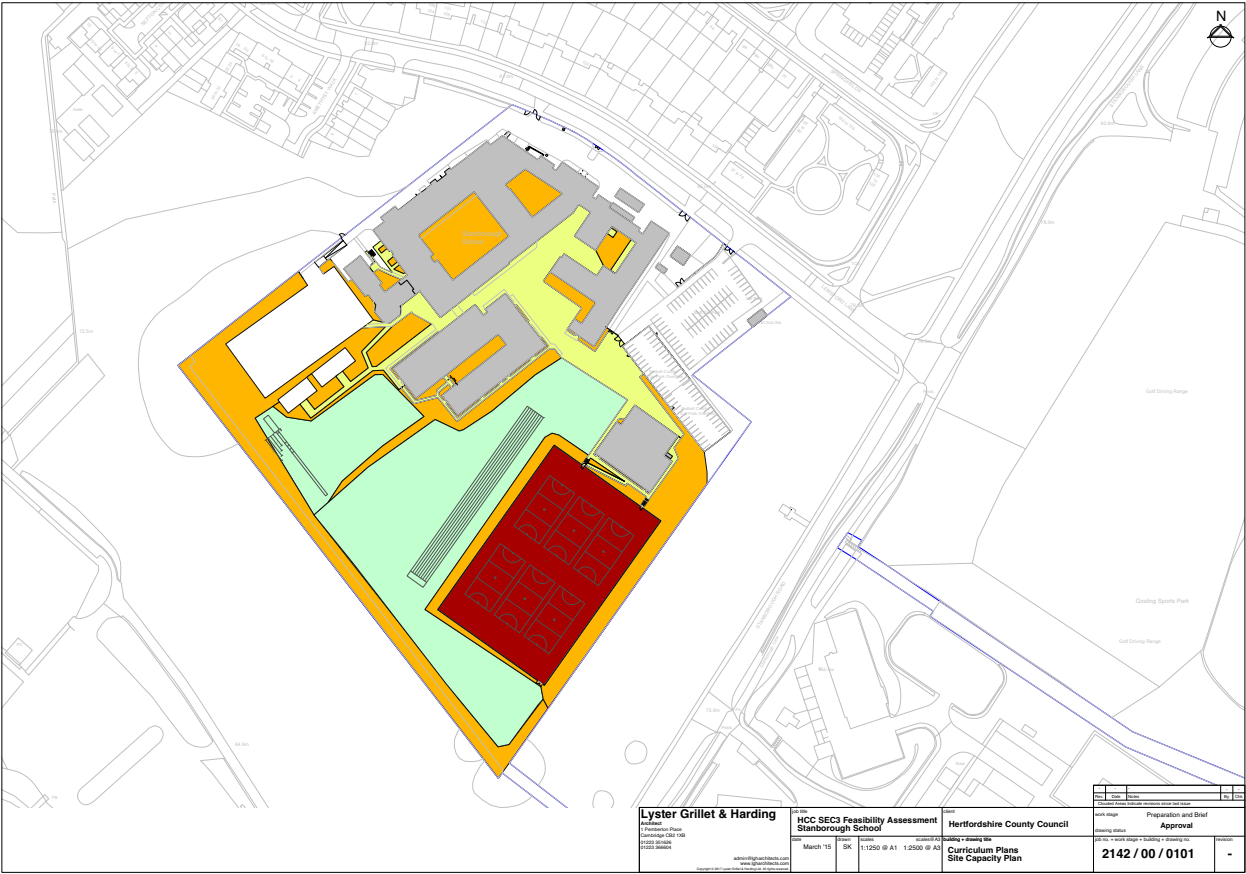
Decision Date: 28/07/1999

Siting of the Building

The new block is not situated in a greenbelt location, but the school playing fields do have designations of Urban Open Land, UOL123 and UOL126. The siting of the building takes into account the requirements of BB103 guidelines for external recreational and sports field areas for a 6FE school across both sites. The car park area and informal hard play area cannot be built upon, as this will cause a reduction in these areas below the recommended BB103 requirements for Stanborough School. The sports courts have been identified for expansion under a BB103 expansion, and a reduction in the playing field area would result in a loss of marked pitch area. Therefore the only suitable space for expansion is on soft informal recreational grass area, of which there is only one available location on site, adjacent to the 6th form block.

The siting of the building will have minimal visual impact and will have the added benefit to the rest of the site by providing plant services adjacent to the 6th form block, currently served by below ground service routes from the existing music block basement. The new build will be easily accessible by the hard tarmac surface leading from the main car park to the 6th form block.

The construction of the new music/drama block will provide a much-needed improvement to the quality of teaching space and the aesthetics of the buildings on site.



Existing site plan showing types of surfaces

Design Philosophy

The building has been designed to create a much-needed improvement to the current music/drama facilities, as well as to more effectively service the existing 6th form block. For build economy, the design will consist of Structurally Insulated Panels (SIPs). The angled, trapezoid shaped music rooms create optimal sound reverberation inside to reduce excess noise during performance/recording music and drama performances.

Pitched roofs will be finished in a single-ply membrane with seam profiles, incorporating roof lights and a high level clerestorey glazing to facilitate a passive ventilation and natural lighting strategy to all areas of the building, thus minimizing the energy requirements of the building, whilst maximizing its sustainability.

External facings will be a mixture of brickwork and light-weight render panels to articulate the elevations and moderate the scale of the building to sit within its context and, importantly, give a scale appropriate to its purpose as a place of secondary education.



Rendered model of proposed music/drama block

Access

The proposal is located on the same level as the rest of the existing main buildings; all entrances will be of sufficient width for wheelchair users.

The new building will be fully compliant with current Building Regulations including Approved Document M. It will also conform to BS8300 and the provisions of the Equality Act 2010. Wheelchair accessible toilet facilities in accordance with Part M are provided for staff and pupils within the new block with consideration given to manifestation on glazed doorways and screens where required.

Sustainability

The design of the building adopts a space efficient plan, which forms a logical and minimised circulation route throughout, reducing the total footprint of the building.

The larger, thermally efficient windows, curtain walling, high-level clerestorey glazing and roof lights all combine to enable the use of natural ventilation and lighting throughout the building.

The SIPS construction is sustainable by nature and will be highly insulated with excellent air permeability performance to minimize energy usage and operational costs. Passive strategies for natural ventilation and daylighting will be utilised to further reduce the running costs to the school, and it is anticipated that photovoltaic cells will be provided to the southern elevation to deliver a highly sustainable facility both during construction and for the life of the building.

Reports & Assessments

The proposals fall within the curtilage of the developed site and there is no loss of sports field area. The proposals are on previously developed ground and it is not anticipated that the proposals will require an archaeological assessment to be made.

All services to the new block will be linked to the existing, with a net reduction of energy demands, surface water and foul drainage resulting from the demolition of the existing Music and Drama blocks.

LOCAL REQUIREMENTS STATEMENT

- 1) **Affordable Housing Statement**
Not applicable
- 2) **Agricultural, Forestry and Other Occupational Dwellings Appraisal / Justification**
Not applicable
- 3) **Air Quality Assessment**
The building is to be sited within the existing school campus, therefore not applicable. Site is also not within an AQMA area.
- 4) **Biodiversity Survey and Report/Environmental Assessment**
Not applicable
- 5) **Daylight/Sunlight Assessment**
The new block is to be positioned within the school campus. All surrounding buildings are both owned and occupied by the school and will therefore have no adverse effects in regards of light to the neighbouring community.
- 6) **Environmental Statement**
Not applicable
- 7) **Flood Risk Assessment**
The Environment Agency website reveals that both school sites are located within Flood zone 1. The proposals are below 1 hectare and do not therefore require a Flood Risk Assessment.
- 8) **Foul Sewage and Utilities Assessment**
The new building will connect to the current foul sewer drains located within the vicinity. There is no net increase in the number of fittings provided on the site.
- 9) **Heritage Statement**
Not required
- 10) **Land Contamination Assessment**
Previous development indicates no land contamination on the site, a soil investigation will be commenced prior to construction and if this raises any issues, further action will be taken.
- 11) **Landscaping Details**
Landscaping is intended locally to the new building only, the development will be sited on the existing footprint and it will be necessary to make good the surrounding perimeter of the proposed building utilising materials, which match the existing.
- 12) **Lighting Assessment**
External lighting will be limited to that required for security and emergency escape purposes. The intended position of the building within the school campus suggests that there will be no impact on any neighbouring properties.
- 13) **Noise Assessment**
The development is not within close proximity to any neighbouring housing, therefore the noise levels will not differ from those at present.
- 14) **Open Space Assessment**
Design, Access and Sustainability statement included above
- 15) **Parking Provision**

Not applicable – existing provision remains unchanged.

- 16) Photographs/Photomontages**
Not required – the proposed building is not within a Conservation Area or in close proximity to any Listed Buildings.
- 17) Planning Obligations/ Draft Head of Terms**
Not applicable
- 18) Planning Statement**
Design, Access and Sustainability statement included above
- 19) Site Waste Management Plans.**
It is envisaged that the main contractor when appointed will develop a site waste management plan, which will both cover the new build and the demolition works.
- 20) Structural Survey**
Additional surveys will be undertaken prior to demolition of any existing building.
- 21) Telecommunication Development – Supplementary Information**
Not applicable
- 22) Town Centre Uses**
Not applicable
- 23) Transport Assessment**
The proposal will not affect the current numbers of pupils or staff traveling to the school.
- 24) Travel Plan**
The proposal will not affect the current numbers of pupils or staff traveling to the school.
- 25) Tree Survey/Arboricultural Implications**
Trees around the school site will be unaffected.
- 26) Ventilation/Extraction Statement**
It is intended that the proposed building will be naturally ventilated. It is anticipated that sanitary facilities will require mechanical ventilation to meet regulatory requirements. M&E Engineers will design a suitable scheme at the details design stage of the project.
- 29) Sustainability statement and health impact assessment**
Design, Access and Sustainability statement included above
- 28) Renewable Energy Statement**
The Proposals will maximise thermal and air tightness performance within the building envelope, with the use of renewable energy sources used to meet and exceed regulatory requirements, with the facility for these systems to be expanded in the future.
- 29) Waste Design Guide Toolkit**
Not applicable. (Not a residential, commercial or mixed-use development.)
- 30) Water Conservation Strategy**
Not applicable