

STANBOROUGH SCHOOL

Welwyn Garden City, AL8 6YR

LYSTER
GRILLET+
HARDING
ARCHITECTS

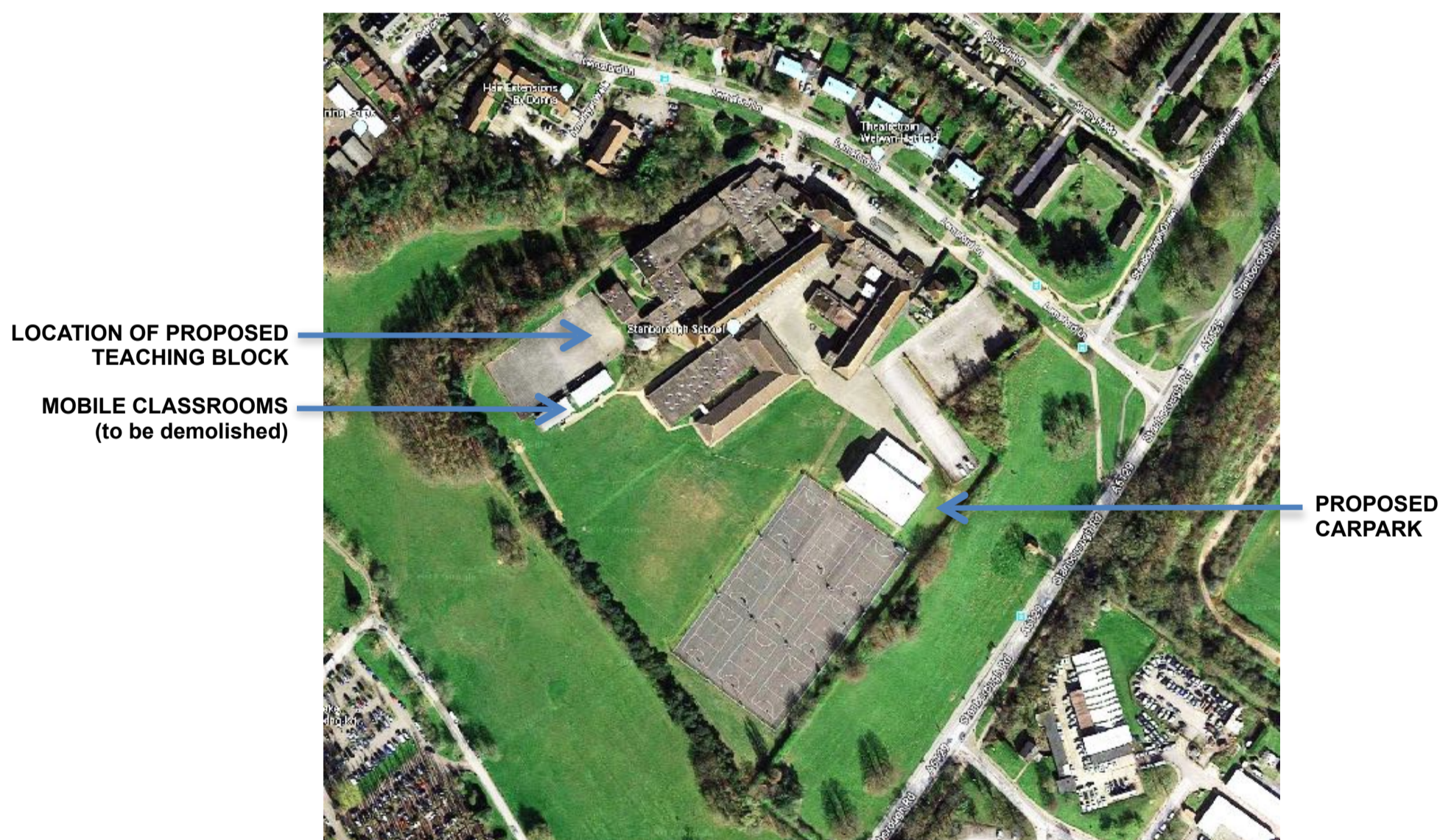
New Teaching Block, replacement Hard Play and Carpark Extension

DESIGN AND ACCESS STATEMENT

Planning Application, July 2018

Site Background and Architectural Context

Stanborough School is located to the southwest of Welwyn Garden City situated near Stanborough Park. The surrounding area consists of recreational grasslands to the west, south and east, with primarily two-storey post-war residential developments to the north on Lemsford Lane. The school is split over two sites on either side of Stanborough Road, connected by footpaths.



The main school site contains school buildings, hard play and an all-weather pitch, with two access points from Lemsford Lane providing pupil and visitor access and limited parking. A third gate from Lemsford Lane gives access to the main staff carpark to the east of the site. The site is surrounded by planting on its perimeter, with extensive playing fields and MUGA sports pitches to the south of the site. Playing fields are located on the second site to the east, adjacent to the Gosling Sports Park on the other side of Stanborough Road.

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. Older buildings are generally flat roofed while the newer additions have pitched roofs in concrete tiles. 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 and 6th Form block.

Relevant Planning History

6/2017/2972/FULL

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

Proposal: Erection of a single storey music/drama block and subsequent demolition of existing music and drama accommodation

Decision: Granted

Decision Date: 2/02/2018

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



Existing Hard-play Area



Existing Mobile Classrooms

Purpose of the building

This proposal addresses the need for additional teaching accommodation and an additional large space to meet the requirements for expansion to 8FE as supported by Hertfordshire County Council under SEC3 Secondary Expansion programme initiative. The proposals also include improvements to external sports provision in the replacement of poor quality tarmac court area, currently unsuitable for sports use, as well as internal conversions for specialist teaching.

The new two-storey general teaching class block will contribute to the much-needed redevelopment of the whole school site, essential to improving the schools standing as an educational hub for the local community, and improve the quality of the students' learning spaces.

Siting of the Building

The site is not situated in a green belt location, or located within a conservation area but a conservation area does border the north eastern boundary of the site. The school playing fields do have designations of Urban Open Land, UOL123 and UOL126.

With regard to compliance with Policy OS1 - Urban Open Land, the proposals has been sited to have minimal impact on the open nature of the site (UOL 123) when viewed from any public boundary, with specific benefits as follows:

- The new block is of a scale in keeping with the adjacent buildings and contained well within the building line of the adjacent single-storey block, with pitched roofs to facilitate the internal headroom necessary for Music and Drama provision without increasing the height of the building elevations.
- The proposed location maintains a clear open margin from the boundary with the adjacent Green Belt land in Stanborough Park and will also serve to screen the existing demountable classroom units when viewed from the playing fields. Demolition of the existing Music block will greatly improve the appearance of school's built environment in this area of the site and enhance the use of the open area around the new block. The vacated site will also provide the school with secure and concealed area for essential service facilities at the lower level of the site adjacent to the Caretakers stores.
- The proposed site makes use of a currently under-utilised area of the site, currently being informal recreational grassland which is uneven and unsuitable for formal sports use; as such will have no impact on the existing playing pitch areas.

The siting of the building maintains the requirements of BB103 external space guidelines for an 8FE school. The car park area and informal hard play area cannot be developed without replacement as a reduction in these areas would fall below the recommended BB103 requirements for Stanborough School. A reduction in the formal playing field area would result in a loss of marked pitch area, and the soft informal recreational area has been identified for the future replacement of the existing music/drama block (6/2017/2972/FULL). Therefore the most appropriate site for expansion is on the existing hard court area. This area is currently open to the grassed area and used for hard informal recreation and overflow parking, but the surface is in poor condition and is unsuitable for sports use.

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

Design Philosophy

The building has been designed to meet the specific functional need for expansion, but also to provide much-needed improvement to this area of the school, replacing the existing dilapidated hard courts and mobile classrooms.

For build economy, the design will consist of Structurally Insulated Panels (SIPs) ensuring high levels of thermal performance and air-tightness in a cost-effective and rapid construction of the building envelope.

Pitched roofs will be finished in a single-ply membrane with seam profiles, incorporating roof lights, high level clerestory glazing and stack ventilation to facilitate natural lighting and ventilation strategies to deliver a low energy usage for the life of the building, thus minimising the energy requirements of the building, whilst maximising its sustainability.

External facings will be a mixture of brickwork, rain screen cladding and weatherboarding 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.

Access

The proposal is located on the within the hard court area and paving levels will be raised at all thresholds to provide fully compliant primary entrance for wheelchair users. The residual tarmac area will be resurfaced and will incorporate additional permanent parking provision, including two wheelchair accessible spaces adjacent to the entrance to the new building.

The new building will be fully compliant with current Building Regulations including Approved Document M and included a Part M compliant platform lift to the first floor accommodation. 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 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 minimise energy usage and operational costs. Passive strategies for natural ventilation and daylighting will be utilised to further reduce the running costs to the school.

Reports & Assessments

The proposals fall within the curtilage of the developed site and there is a net gain of hard play area with the addition of 3 new tennis/multi-use sports pitches. The proposals are on previously developed tarmac ground and it is not anticipated that the proposals will require an archaeological beyond the Archaeological Written Scheme of Investigation to be commissioned by the school.

All services to the new block will be linked to the existing, with a reducing any excess energy demands, surface water and foul drainage systems.

LOCAL REQUIREMENTS STATEMENT

- a) **Affordable Housing Statement**
Not applicable
- b) **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.
- c) **Archaeological Assessment**
The site is located within an Area of Archaeological Significance, Designation AAS11, however the building proposals are located on previously developed ground and Replacement Hard Courts and Carpark involve shallow dig operations only. An Archaeological Written Scheme of Investigation will be commissioned by the School and submitted for approval.
- d) **Bin Stores / Recycling Facilities**
Proposals will have no material impact on the current waste storage or collection protocols in operation at the school
- e) **Biodiversity Survey and Report/Environmental Assessment**
Not applicable
- f) **Car Parking**
Additional parking for 35 cars, including 2 additional Disability spaces are provided in accordance with recommendations in Pell Frischman Transport Assessment (ref:RQ70071T006A) dated May 2016 as commissioned by HCC.
- g) **Chalk Mining**
Not applicable
- h) **Character Analysis and Appraisal**
Design, Access and Sustainability statement included above.
- i) **Contaminated Land 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, appropriate action will be taken.
- j) **Cycle Parking**
Additional parking for 26 bicycles is provided as per the recommendations made in Pell Frischman Transport Assessment (ref:RQ70071T006A) dated May 2016 as commissioned by HCC.
- k) **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.
- l) **Economic Statement**
Feasibility studies, cost analysis and Business case undertaken by HCC as part of the SEC3 Expansion Programme assessment, review and approval process.
- m) **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.

- n) **Environmental Statement**
Not applicable
- o) **Financial Viability Assessment**
Not applicable
- p) **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.
- q) **Heritage Statement**
Not required
- r) **Landscape Strategy**
Landscaping is intended locally to the proposals only as shown on the drawings submitted. The new development will be sited on the existing tarmac hard play and will include reinstatement of the areas surrounding the replacement hard court areas and carpark back to recreational grassland.
- s) **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.
- t) **Marketing Assessment (Amenity and Layout)**
Not applicable
- u) **Noise and Vibration Assessment**
The development is not within close proximity to any neighbouring housing, therefore the noise levels will not differ from those at present.
- v) **Open Space Assessment**
Design, Access and Sustainability statement included above.
- w) **Planning Obligations/ Draft Head(s) of Terms**
Expansion predicated on Hertfordshire County Council SEC3 expansion programme requesting 1FE expansion at the School starting from September 2019.
- x) **Planning Statement and Additional Supporting Information**
Design, Access and Sustainability statement included above.
- y) **Retail Assessment**
Not applicable
- z) **Schedule of Works**
Not applicable
- zi) **Site Waste Management Plan**
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.
- zii) **Statement of Community Involvement (SCI)**
Expansion predicated on Hertfordshire County Council SEC3 expansion programme. Community consultation undertaken prior to the decision to expand the school, and submitted to the DfE for approval.

- ziii) Statement of Justification**
Not applicable
- ziv) Structural Survey**
Additional surveys will be undertaken prior to demolition or alteration of any existing buildings.
- zv) Sustainable Urban Drainage System and Foul Sewage Assessment**
The new building proposals are sited on an existing impervious tarmac surface and will not therefore increase the drained surface area. Replacement hard courts and new carpark will be constructed in permeable surfacing, with attenuation as required to mitigate outflow from the new building.
Where possible the new building will connect to the current foul sewer drains located within the vicinity, with minimal increase in the number of fittings provided on the site.
- zvi) Transport Statements, Transport Assessments and Green Travel Plan**
Refer to Pell Frischman Transport Assessment (ref:RQ70071T006A) dated May 2016 as commissioned by HCC.
The School currently operate a Green Travel Plan for all users of the site and these proposals will not significantly impact on current travel arrangements for pupils or staff traveling to the school. Additional parking provision is expected to significantly reduce the occurrence of school users parking on surrounding roads.
- zvii) Ventilation/Extraction Equipment**
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.
- zviii) Visual Impact Assessment**
Design, Access and Sustainability statement included above.
- zvi) Water Usage**
Not applicable