

An architectural rendering of the Sandilands Community Primary School. The building is a long, single-story structure with a light-colored brick facade and large windows. A large, stylized 'S' is overlaid on the image, with a blue-to-orange gradient. In the foreground, there is a paved playground area with several children and adults. A boy in a green shirt is in the lower right, and a girl in a white shirt is in the lower right. A man in an orange shirt is in the center. The background shows more of the school building and some trees.

elliswilliams

Sandilands Community Primary School

Design & Access Statement
April 2023

DESIGN & ACCESS STATEMENT
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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

The following report has been prepared on behalf of Tilbury Douglas to support their planning application for the re-development of Sandilands Community Primary School. The application has been submitted as part of the Department for Education's School Rebuilding Programme.

1.2 PROJECT OVERVIEW

The aspiration for the school is to create a brand new net zero facility to satisfy the schools needs and provide a condensed single block when compared to the existing arrangement, where the school is split over two blocks.

The school and DFE wish for the school to maintain some prominence on the site whilst feeling new and refreshed.

There is to be a rationalised main entrance to the school whilst maintaining the playing fields, car park and secondary pedestrian entrance.

There is no intention to replace the existing perimeter fence at this stage of work.

1.3 PROJECT BRIEF

The brief has been developed with 3 key strands:

- Client Requirements
- DfE - Further Education, Output Specification, Generic Design Brief
- Site / Planning Constraints

The below key teaching spaces were identified along with ancillary spaces:

- 2no. Reception Classrooms
- 2no. Nursery Classrooms
- 4no. Early Years Classrooms
- 8no. Junior Classrooms
- Studio
- Kitchennette/Food Bay
- Library/ICT
- Associated Office Spaces
- Main Hall
- Kitchen & Servery

1.4 DESIGN TEAM

The design team have been selected to deliver the building design through all RIBA Stages to completion

Consultants

- Main Contractor - Tilbury Douglas
- Architect and lead - Ellis Williams Architects
- Structural Engineer - AJP
- M&E Services Engineer - TACE
- Planning Consultant - ICENI
- Quantity Surveyor - Tilbury Douglas
- CDM Consultant - Keelagher Okey Klein

Sub-consultants

- Acoustician - AEC
- Fire - OFR



Department
for Education



Tilbury Douglas

elliswilliams

TACE



2.0 ASSESSMENT - SITE ANALYSIS

2.1 EXISTING SITE

Location

The proposed site is located off Wendover Road, Wythenshawe, Greater Manchester. Currently the site contains mix of one and two storey buildings. The main entrance is on the south elevation in a close proximity to the existing car park. The playing fields are located to the north of the site.

The red line area is approximately 324988m² (8 Acres/3.25 hectares). The school sits within a predominantly residential area with a number of green spaces dispersed around the area.

The site is easily accessible via car, with close links to the M56 and to the M62 between Manchester and Liverpool.

Access

The proposal will see the vehicular entrances retained, including main school car park off Wendover Road and delivery/maintenance access to the south-east of the site, shared with the Nursery.

Visitor and Disabled parking is situated in close proximity to the main reception of the site. There is an existing staff car park which is accessed via the south site entrance which will be retained in the proposed arrangement. Pedestrian entrances are both from Wendover Road, one which enters the site in the centre as the main visitor entrance and second entrance to the south-west corner of the site for Parents/Students pick-up and drop-off.

Hard/Soft Landscape

The main soft landscape is to the north of the site. The site is bordered with a mix of young and mature trees with hedging present to the boundary. There is an area of hard standing to the south-west of the site which includes the main play area. Access roads and car parks are located to the south of the site off Wendover Road.



2.2 SITE CONTEXT



1. Looking towards service yard



2. Looking towards Sure start and containers



3. Looking towards sure start and nature garden



4. Looking onto service road



5. Looking towards proposed site with existing shed



6. Playing fields behind site_north boundary



7. Path to Sure Start Nursery



8. Centre of the site - trees adjacent to Block C (EFAC) to be removed



9. Block C (EFAC) and Block B (EFAB) to be demolished



10. Existing school



11. Boundary



12. Boundary



13. Car park entrance



14. Secondary pedestrian entrance to the south-west corner of the site



15. Main pedestrian entrance to reception

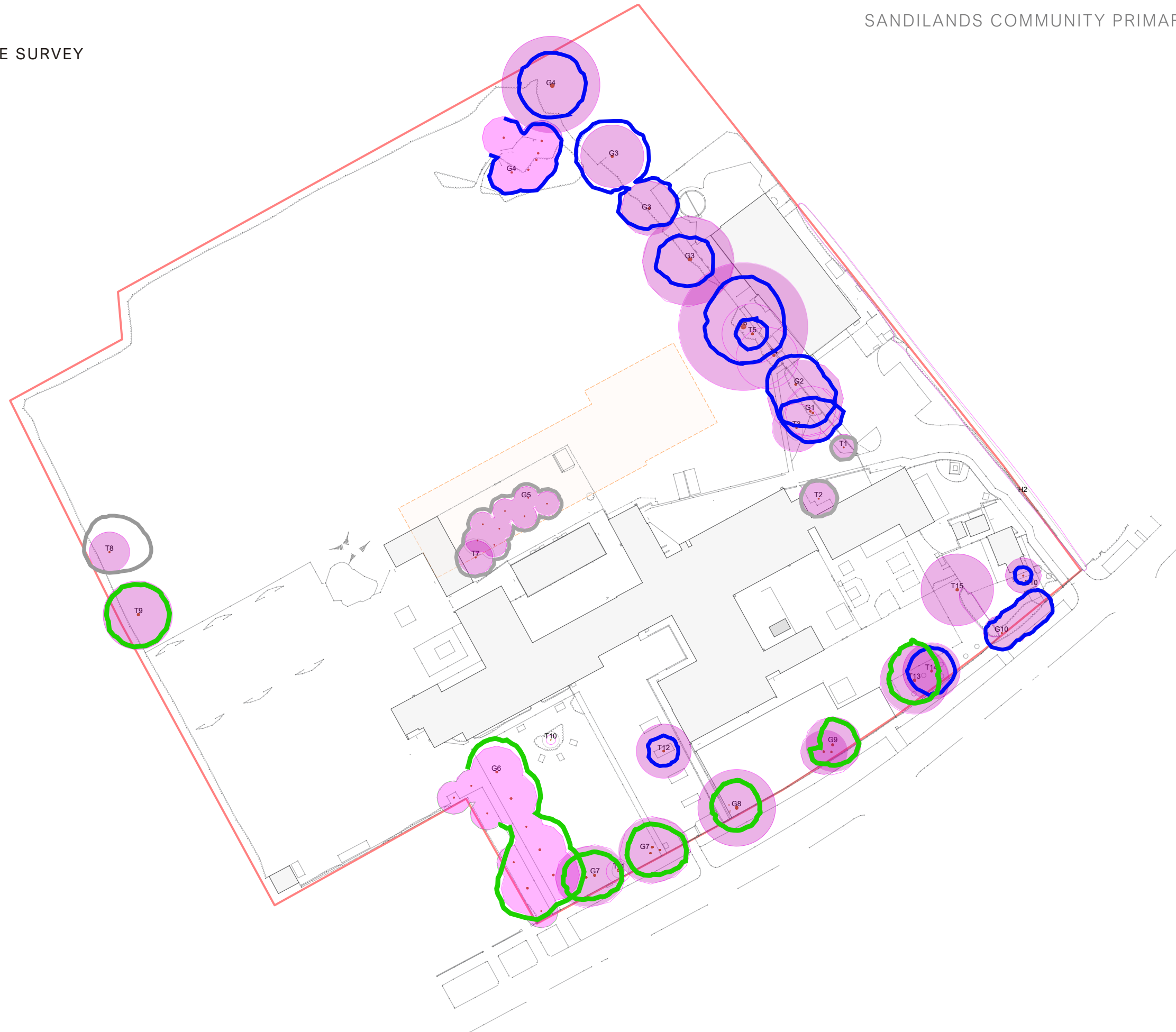
2.3 EXISTING SITE PLAN



- Existing Site Boundary
- Pedestrian Entrance
- Vehicular Entrance



2.4 TREE SURVEY



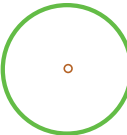
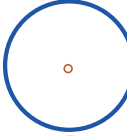
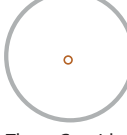
KEY

T = Individual Tree
 G = Group of Trees
 W = Woodland
 H = Hedge

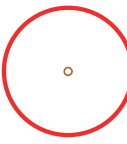
Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

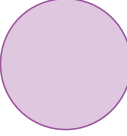
Those to be Considered for Retention:

-  Category 'A'
 Tree/Group/Woodland/Hedge
 Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
-  Category 'B'
 Tree/Group/Woodland/Hedge
 Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
-  Category 'C'
 Tree/Group/Woodland/Hedge
 Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

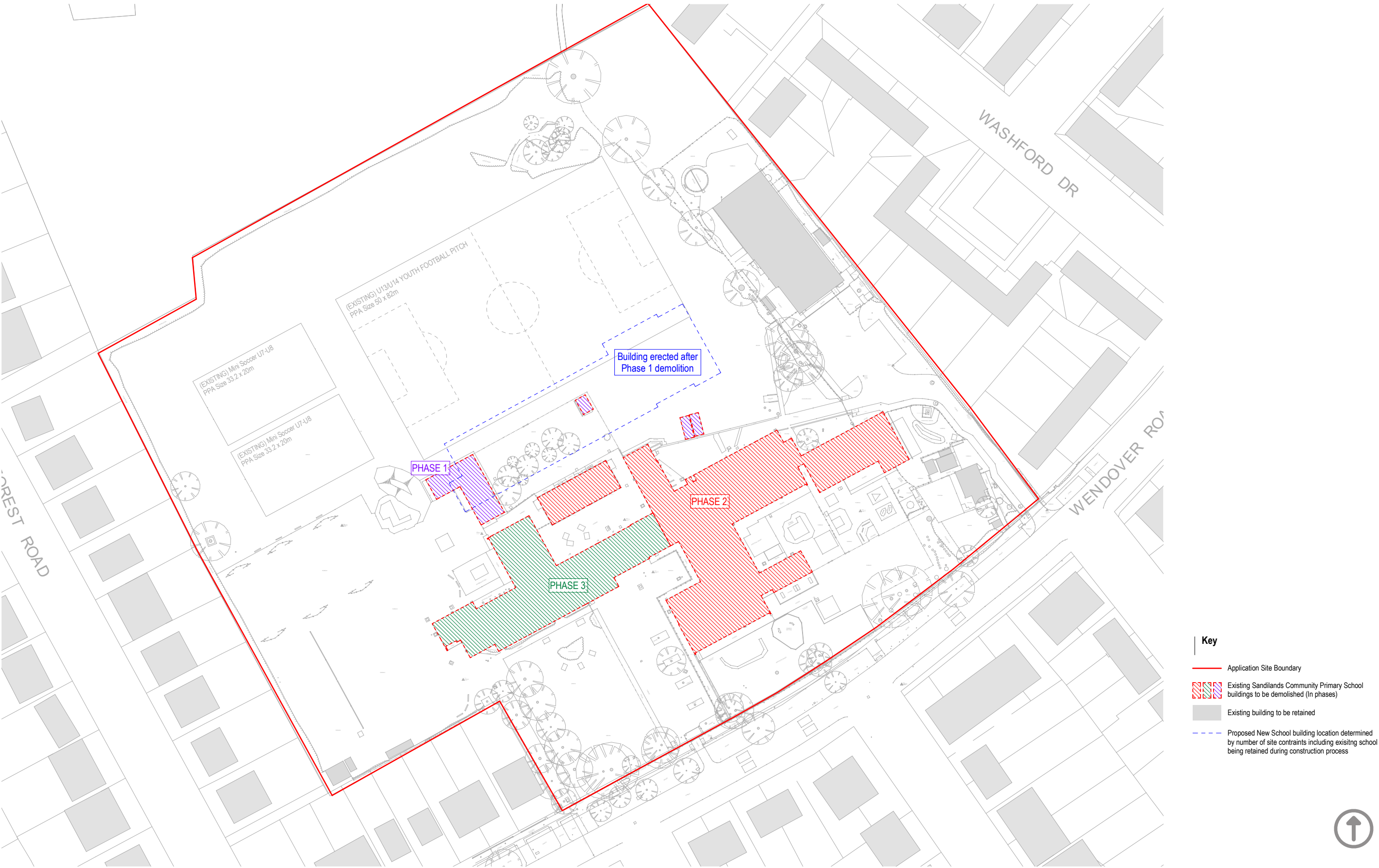
-  Category 'U'
 Tree/Group/Woodland/Hedge
 Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Root Protection Areas (RPAs):

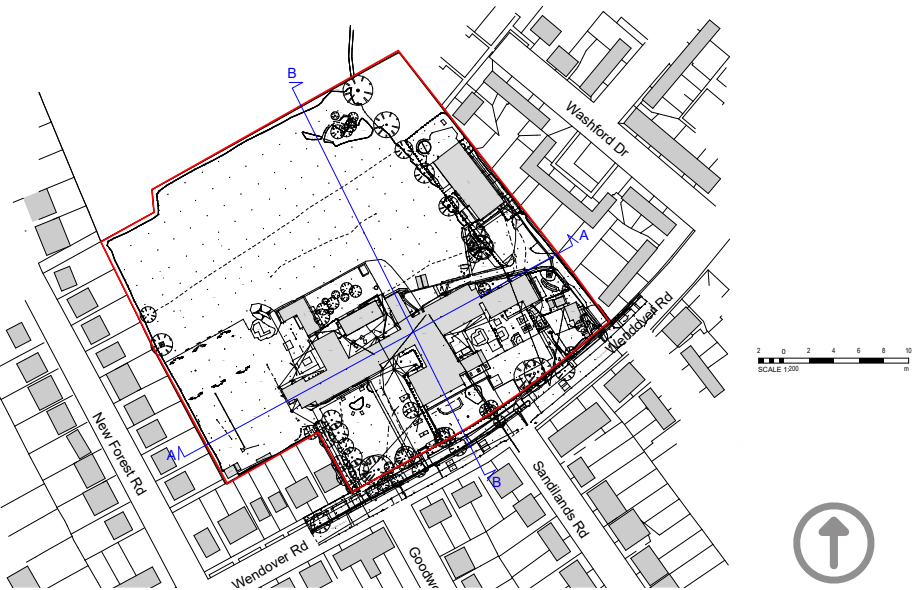
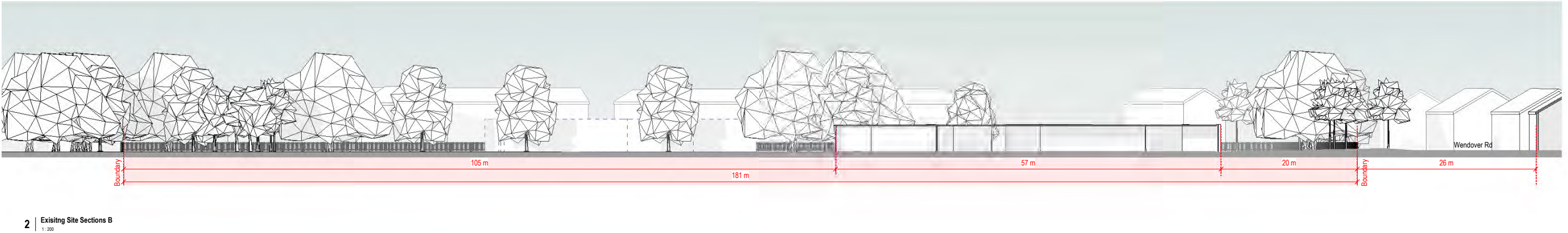
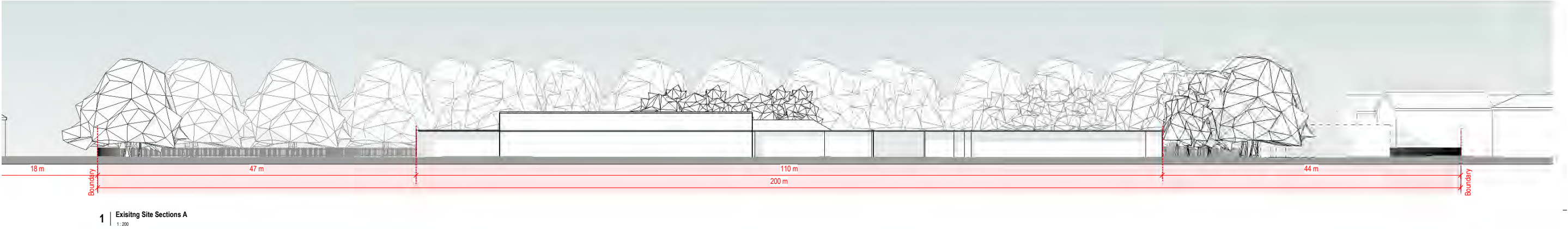
-  RPAs
 Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification



2.5 DEMOLITION PLAN



2.6 EXISTING SITE SECTIONS



2.7 SITE CONSTRAINTS



1. Mature woodland to the north of the site and the south-west boundary hedgerow will be retained. The school would like to take advantage of the mature woodland to the north and use it as a habitat area for wildlife and horticulture. In addition to these habitats, it is also recommended that the rows of mature trees located to the south and south-east of the site are retained and protected.
2. There are four pedestrian entrances / exits to the site and two vehicular entrances / exits; one serving the staff car park and one shared delivery entrance which also provides access to the Sure-start Nursery car park all accessed from Wendover Road. The existing car park contains 36 parking spaces (including 2no. disabled parking spaces). According to School's brief, car park overall position, parking spaces number and drop off should be retained.
3. The site is relatively level with a maximum fall of 1:300 and a minimum fall of 1:1000
4. Existing access road must be maintained for access to Sure Start Nursery and for deliveries.

- Site Boundary
- Existing School Buildings
- Existing Trees
- Dense / Overgrown Shrubs
- Overlooked Areas
- Potential Noise
- Overhead services, known asbestos, existing M&E services
- Vehicular Access
- Pedestrian Access
- Substation



2.8 WASTE & RECYCLING

EWA have been informed of the existing waste strategy at the school. Waste collection is from the south-east vehicular entrance, shared with the Nursery. Waste is collected each Friday morning between 6-7am, refuse vehicle drives in up to skip/bin then reverses into nursery car park then leaves.

Waste/refuse is collected Fridays each week in the mornings.

Kitchen waste is emptied into brown and green refuse bins. There is a bin in every classroom. Each class has a paper recycling bin which is collected Tuesday mornings between 10-11 am via nursery gates, batteries, toners, cartridges etc emptied into skip/bin.

2.9 FLOOD RISK

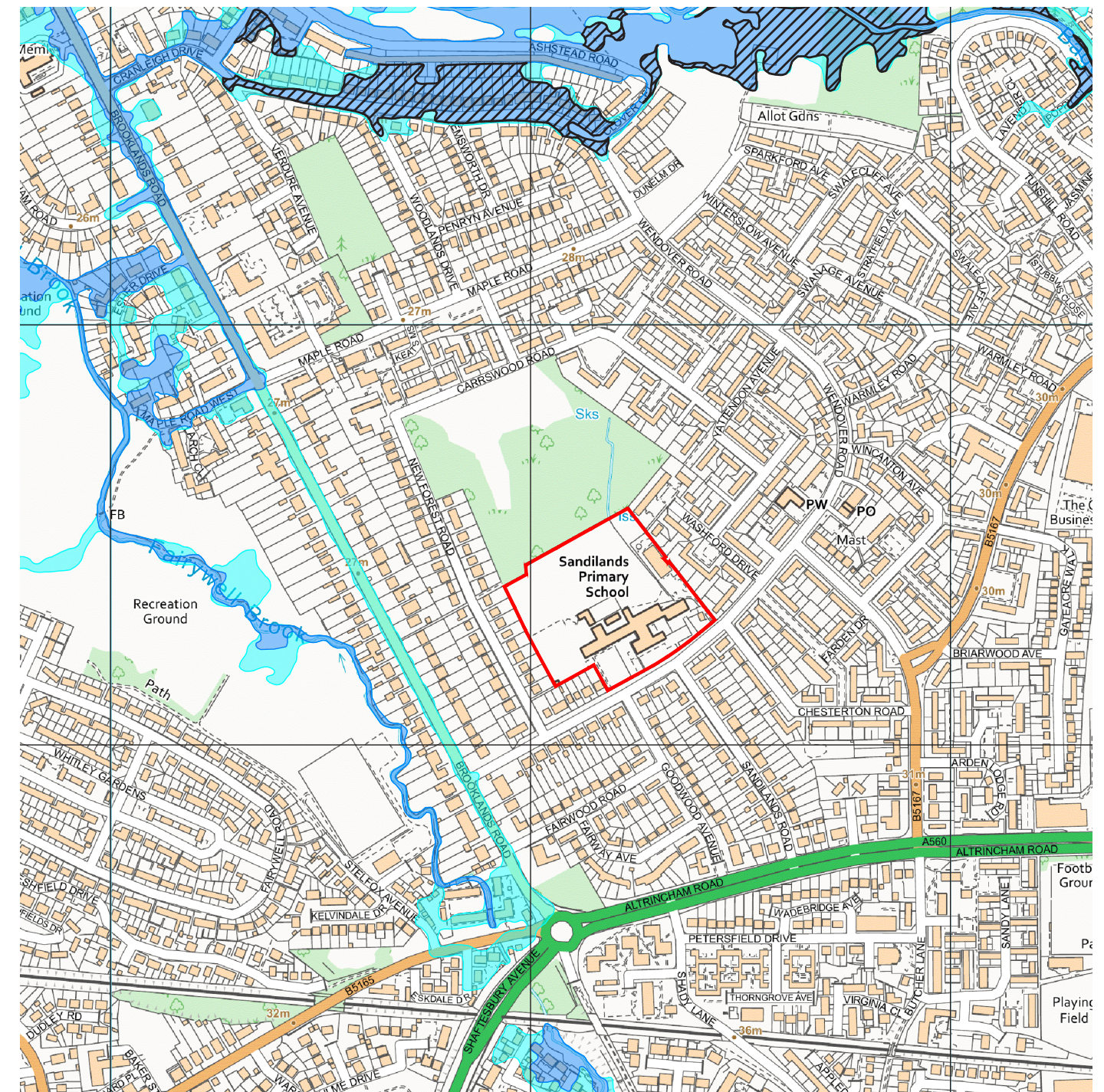
The Environment Agency flood map (see Drawing) shows the Site is in Flood Zone 1, which is land outside the 1 in 1000-year probability of fluvial (river) flooding (0.1% Annual Exceedance Probability [AEP]), at 'low' risk.

Environment Agency online flood mapping shows the Site does not benefit from flood defences, and the River Levels UK shows the Site is not located in a flood warning area.

The risk of fluvial flooding is initially assessed as negligible. There is however a residual risk of flooding from unnamed watercourse in land to the north of the Site.

As the site is over 1 hectare in size, a flood risk assessment has been prepared in support of this planning application.

The Environment Agency flood map (Drawing 002) shows the Site is at 'low' risk of tidal (sea) flooding. The risk of tidal flooding is initially assessed as negligible



3.0 PRE APPLICATION DESIGN DEVELOPMENT

3.1 PLANNING CONSULTATION

ICENI have been appointed to manage the planning process and produce the Planning Statement. The purpose of the appointment was to explore the following:

- Start a dialogue with the planning authority to ensure a streamlined planning process.
- Converse with the statutory consultees prior to the application being made (through the pre application format) to streamline the process.
- Manage the application content and correspondence
- Set up and manage the public consultation event to take place in May 2023.

3.2 CLIENT

The school undertook a DFE design process to create a control option for the proposal. Following this the design team undertook a Client Engagement Meeting process over six weeks to develop from the control option to a more concluded proposal.

Client Meetings Prior to Planning Application

- 26st January 2023
- 2nd February 2022
- 9th February 2022
- 16th February 2022
- 2nd March 2022
- 9th March 2022

3.3 HIGHWAYS

A full Transport Assessment and Transport Plan has been prepared to support the planning application. The proposal does not increase the number of pupils who will be on site at any time nor is their a proposed increase in the number of staff.
(please see seperate supporting technical reports)

3.4 BUILDING CONTROL

Whilst a Building Regulations application will occur post-planning, it is always prudent to seek early advice with regard to 'means of escape'.

We will be submitting the scheme to an approved inspector to confirm the approaches taken are sufficient.

We have engaged with a CDM advisor, Fire consultant and acoustic consultant on matters throughout the building.

3.5 SPORT ENGLAND

Sport England have been consulted by ICENI to ascertain an acceptable approach for the on site sports provision.

Iceni will continue dialogue with Sport England and MCR Active during the determination period.

3.6 FIRE SAFETY

OFR have been appointed to act as the Fire Consultant on the scheme. We have received a stage 3 design report which can be viewed upon request.

4.0 EVALUATION

4.1 PLANNING

A pre-application meeting was held in Spring this year to discuss how the scheme has developed since the control option stage.

The meeting was used to discuss the following key points:

- -Validation requirements
- -Engagement considerations
- -Materiality
- -Landscaping
- -Highways impacts and EV charging

4.2 CLIENT

There have been a number of key changes to the design which have come from the various engagement meetings that have been held, listed as follows:

- Internal modifications to achieve layout which caters for the needs and requirements set out by both the DfE and the school.
- Introduction of separation between Nursey/ Reception classroom and hard play areas to the south of the school building.
- Main Hall / Studio area ratio agreed during CEM process. School requested a smaller hall and bigger studio to meet their needs and to allow for future folding door/partition between the halls.
- Hard and soft play area locations and layouts to the south of the site.
- Final building position adjusted away from the tree root protection zones on the eastern boundary which resulted in adding the L shaped building to first demolition phase.

4.3 HIGHWAYS

A full Transport Assessment and Transport Plan has been prepared to support the planning application. The results of the analysis within the report demonstrates that:

- In accordance with local and national policy, the site is accessible by a range of sustainable modes of transport, including walking and cycling, and public transport, thereby providing a realistic alternative to car travel, particularly commuting purposes.
- Following a review of the most recent personal injury collision records, there is no evidence to show the proposed development will have a detrimental impact on highway safety.
- Vehicular access to the school from Wendover Road will remain as existing, comprising a barrier-control access junction to the staff car park and gated access to the service yard /Surestart nursery.
- The existing gated pedestrian access adjacent to the western site boundary will remain and the two existing pedestrian accesses to the east of the car park will be removed and replaced with a single gated pedestrian access, providing a traffic-free, tree-lined route directly to the new main entrance.
- Swept path analysis shows that a 11.2m refuse collection vehicle can access/ egress the site in a forward gear, access the bin store and safely turn within the service yard.
- The number of on-site staff car parking spaces at the school will remain as existing, comprising a total of 36no. spaces, including 2no. disabled

spaces and 5no. EVCP spaces. The car park layout (space dimensions and aisle width) will remain largely as existing, albeit slightly reconfigured with all spaces provided off a single central aisle.

- As the proposed school will not result in any increase in staff or pupils numbers, the proposed development will not generate any additional trips on the local highway network, beyond those already being generated by the existing school.
- Therefore, it can be concluded that the proposed development will have not have a severe impact on the local highway network, which is the threshold stated by NPPF (Paragraph 111) under which development should not be refused on highways grounds.

In conclusion, based on the evidence and analysis within this report, there should be no highways or transport planning reasons that prevents this planning application from being approved.

(please see seperate supporting technical reports)

4.4 FIRE SAFETY

The guidance of Building Bulletin 100:2007 (BB 100) has been used as the principle basis for this fire strategy, supplemented by the further document referenced therein.

As well as the guidance included within BB 100, there are additional requirements outlined by the Department for Education (DfE) in several Technical Annexes, produced in 2021 and 2022. Where there are additional DfE requirements, these will be outlined.

Where appropriate, Fire Consultant have included the requirements outlined in the School Specific Brief for the Sandilands Primary School, as outlined in Table 1 of SSB.

Where additional recommendations are required that are not included within BB100, Approved Document B 2010, including 2020 Amendments, will be used.

4.5 WASTE & RECYCLING

In terms of the impact of the new building, it is intended that the proposal will not change the bin capacity required on site.

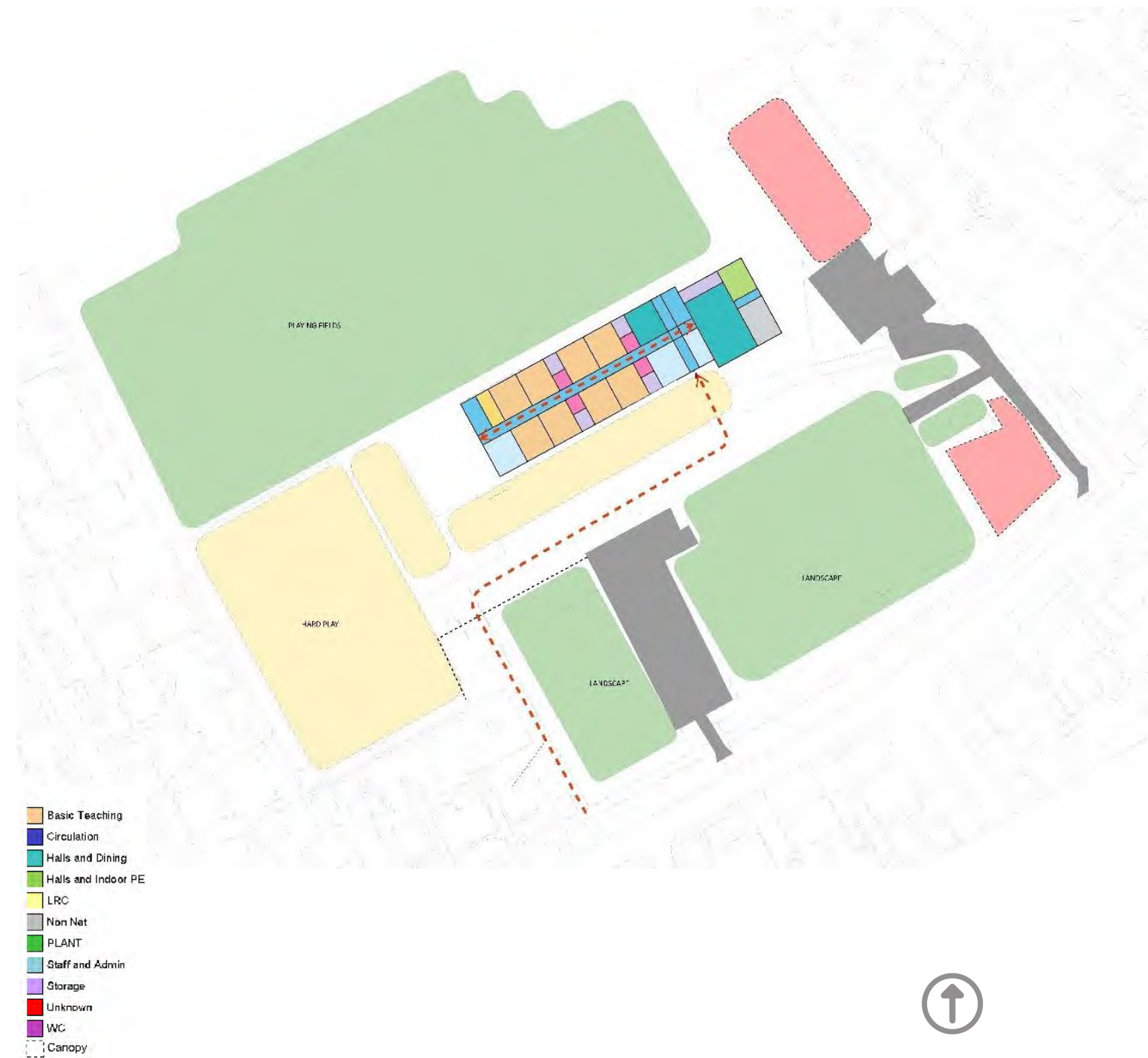
All bins will be emptied into the large wheelie bins located in the bin store, in the new location , which will then be emptied via refuse lorry at the same frequency as existing.

4.6 BUILDING CONTROL

Early discussions concluded that the proposal would not need a secondary access stair of the roof as the travel distances fall within the allowed constraints.

4.7 MASSING & DEVELOPMENT - OPTION 6 (CONTROL OPTION)

Concept Development Option 6 – Whole school replacement as a preferred solution to minimise any reduction of the playing fields



Concept control option external areas plan



5.0 DESIGN

5.1 USE

The initial design has progressed from the initial client brief to create the facilities listed below;

1. New double storey teaching block:

- 20No. General Teaching classrooms
- Hall/Dining Hall
- Studio
- SEN and Learning Resource spaces
- Staff & Ancillary Spaces

The new facility is intended to replace the ageing facilities that are currently present on the site.

As previously mentioned the site location was determined by a feasibility study carried out for the client looking into various options for the new facilities.

Following on from this pre application advice the current proposal has looked to take on board the advice given and apply this to the new design.

5.2 LAYOUT

The building footprint is arranged to provide an efficient building that gives a prominent position and advertises its use to the community. It also provides a buffer zone from the building to all neighbouring properties.

The space between the school and Wendover Road is designed to be the informal play area, and car parking with the hard formal play as part of the playground. The North of the site will be the playing fields and habitat as per the existing arrangement.

All access is off Wendover Road in the south-east corner of the site for deliveries and refuse collection. The same entrance is maintained for grounds maintenance.

5.3 ACCESS

Vehicular access to the site will be as existing from Wendover Road and split between main car park access and separate access for ground maintenance and deliveries. Main pedestrian entrance will be slightly relocated with a boulevard connecting it to the proposed school. The second pedestrian entrance in the south-west corner of the site will be retained.

The design provides access by wheelchair users to all parts of the new building. Level access is provided at the entrance to the building.

Most of the car park is to be retained, with only slight alterations to disabled parking spaces position.

5.4 AMOUNT

The size of the building footprint is designed to be as efficient as possible so more area can be used for teaching and usable space opposed to circulation and other non net areas. A full breakdown of the area can be found on the following page:

5.5 SCHEDULE OF ACCOMMODATION

Room Schedule SoA						
Level	EFA Space Number	Number	Name	Area	Brief Area	Department
Level 00	PRI03	101	Nursery Playroom 1	62.71 m²	62 m²	Basic Teaching
Level 00	PRI03	102	Nursery Playroom 2	62.45 m²	62 m²	Basic Teaching
Level 00	PRI13	103	Reception 1	62.17 m²	62 m²	Basic Teaching
Level 00	PRI13	104	Reception 2	62.11 m²	62 m²	Basic Teaching
Level 00	PRI41	105	Year 1	53.44 m²	50 m²	Basic Teaching
Level 00	PRI41	106	Year 1	53.61 m²	50 m²	Basic Teaching
Level 00	PRI41	107	Year 2	53.54 m²	50 m²	Basic Teaching
Level 00	PRI41	108	Year 2	53.38 m²	50 m²	Basic Teaching
Level 00	PRA41	109	Shared Teach Area	12.32 m²	14 m²	Basic Teaching
Level 00	PRA41	110	Shared Teach Area	12.15 m²	14 m²	Basic Teaching
Level 01	PRI33	111	Year 3	57.58 m²	55 m²	Basic Teaching
Level 01	PRI33	112	Year 3	57.22 m²	55 m²	Basic Teaching
Level 01	PRI33	113	Year 4	57.41 m²	55 m²	Basic Teaching
Level 01	PRI33	114	Year 4	57.34 m²	55 m²	Basic Teaching
Level 01	PRI33	115	Year 5	56.55 m²	55 m²	Basic Teaching
Level 01	PRI33	116	Year 5	56.69 m²	55 m²	Basic Teaching
Level 01	PRI33	117	Year 6	56.34 m²	55 m²	Basic Teaching
Level 01	PRI33	118	Year 6	56.71 m²	55 m²	Basic Teaching
Level 01	PRA41	119	Shared Teach Area	12.16 m²	14 m²	Basic Teaching
Level 01	PRA41	120	Shared Teach Area	12.22 m²	14 m²	Basic Teaching
Level 01	PRA41	121	Shared Teach Area	12.33 m²	14 m²	Basic Teaching
Level 01	PRA41	122	Shared Teach Area	12.05 m²	14 m²	Basic Teaching
22				992.46 m²		
Level 01	PRA31	201	Kitchenette, Food bay	34.14 m²	34 m²	Practical Teaching
1				34.14 m²		
Level 00	HAL 13	301	Main Hall/ Dining	150.22 m²	150 m²	Large spaces
Level 00	HAL 12	302	Studio	81.26 m²	85 m²	Large spaces
2				231.48 m²		
Level 01	LIB01	401	Library/ICT	34.56 m²	34 m²	Learning Resource
Level 00	SEN02	402	SEN Therapy/MI Rm	11.96 m²	12 m²	Learning Resource
Level 00	SEN20	403	Nurture (SEN Res) 1	33.58 m²	12 m²	Learning Resource
Level 01	RES00	405	Small Group Rm 2	9.66 m²	9 m²	Learning Resource
Level 01	RES00	406	Small Group Rm 1	8.43 m²	9 m²	Learning Resource
Level 00	RES01	407	Small Group Room N 1	7.27 m²	9 m²	Learning Resource
6				105.46 m²		
Level 01	OFF51	501	Staff (Prep and social)	40.42 m²	41 m²	Staff & Admin
Level 01	OFF33	502	Staff Work Rm	25.09 m²	25 m²	Staff & Admin
Level 00	ADM11	503	Head's Office	16.29 m²	16 m²	Staff & Admin
Level 00	OFF10	505	Office (Meeting)	9.21 m²	9 m²	Staff & Admin
Level 00	ADM05	507	General Office	20.22 m²	20 m²	Staff & Admin
Level 01	ADM08	508	Reprographics Rm	10.97 m²	11 m²	Staff & Admin
Level 00	ADM31	509	Entrance/Reception	10.23 m²	10 m²	Staff & Admin
Level 00	ADM02	510	Interview Room	6.07 m²	6 m²	Staff & Admin
Level 00	ADM03	511	Sick Bay	2.16 m²	4 m²	Staff & Admin
Level 00	ADM22	512	Nursery Kitchenette	4.32 m²	4 m²	Staff & Admin
10				144.99 m²		
Level 00	STT01	601	Teach St	8.04 m²	8 m²	Teaching Storage
Level 00	STT02	604	Teach Store	3.21 m²	3 m²	Teaching Storage
Level 00	STT02	605	Teach Store	3.28 m²	3 m²	Teaching Storage
Level 00	STT03	606	Teach St	2.27 m²	3 m²	Teaching Storage
Level 00	STT03	608	Teach St	2.31 m²	3 m²	Teaching Storage
Level 01	STT03	610	Teach St	2.14 m²	1.5 m²	Teaching Storage
Level 01	STT03	612	Teach St	2.06 m²	1.5 m²	Teaching Storage
Level 01	STT03	614	Teach St	2.11 m²	1.5 m²	Teaching Storage
Level 01	STT03	616	Teach St	1.91 m²	1.5 m²	Teaching Storage
9				27.33 m²		
Level 00	STT15	618	Spec Teach Res St	4.78 m²	5 m²	Non Teaching Storage
Level 00	STT15	618a	Teach Spec St 2	2.8 m²	5 m²	Non Teaching Storage
Level 00	STH04	619	PE Store	18.13 m²	18 m²	Non Teaching Storage
Level 00	STH05	620	External Store	3.79 m²	4 m²	Non Teaching Storage
Level 00	STH15	701	Dining furn St/ Servery	15.75 m²	14 m²	Non Teaching Storage
Level 00	CIR06	702	Appliance Bay 1	1.38 m²	1.5 m²	Non Teaching Storage
Level 01	CIR06	703	Appliance Bay 2	1.73 m²	1.5 m²	Non Teaching Storage
Level 00	STN01	704	Coats & Bags	2.21 m²	3 m²	Non Teaching Storage
Level 00	STN01	705	Coats & Bags	2.21 m²	3 m²	Non Teaching Storage
Level 00	STN01	706	Coats & Bags	2.24 m²	3 m²	Non Teaching Storage
Level 00	STN01	707	Coats & Bags	2.18 m²	3 m²	Non Teaching Storage
Level 01	STN01	708	Coats and Bags	3.21 m²	3 m²	Non Teaching Storage
Level 01	STN01	709	Coats and Bags	3.27 m²	3 m²	Non Teaching Storage
Level 01	STN01	710	Coats and Bags	3.06 m²	3 m²	Non Teaching Storage
Level 01	STN01	711	Coats and Bags	3.28 m²	3 m²	Non Teaching Storage
Level 01	STN01	712	Coats and Bags	3.03 m²	3 m²	Non Teaching Storage

Room Schedule SoA						
Level	EFA Space Number	Number	Name	Area	Brief Area	Department
Level 01	STN01	713	Coats and Bags	2.93 m²	3 m²	Non Teaching Storage
Level 01	STN01	714	Coats & Bags	3.17 m²	3 m²	Non Teaching Storage
Level 01	STN01	715	Coats and Bags	2.48 m²	3 m²	Non Teaching Storage
Level 00	STT11	716	Cloakroom	2.98 m²	3 m²	Non Teaching Storage
Level 00	STT11	716a	Cloakroom	2.89 m²	3 m²	Non Teaching Storage
Level 00	STT11	717	Cloakroom	6.32 m²	6 m²	Non Teaching Storage
Level 00	STN31	718	Clnrs St 1	1.76 m²	1.5 m²	Non Teaching Storage
Level 01	STN31	719	Clnrs St 2	2.22 m²	3 m²	Non Teaching Storage
Level 00	STN32	721	Maint. Eqpt St	5.98 m²	6 m²	Non Teaching Storage
Level 01	STN32	722	Maint St/General Store 2	10.95 m²	6 m²	Non Teaching Storage
Level 01	STN32	723	Server Store	1.14 m²	8 m²	Non Teaching Storage
27				115.88 m²		
Level 00	KIT02	801	Kitchen/ Servery	57.8 m²	58 m²	Non-net
Level 00	KIT21	802	Kitchen Dry St	3.76 m²	3 m²	Non-net
Level 00	KIT40	803	Staff WC	2.36 m²	6 m²	Non-net
Level 00	KIT40	803a	Access/Staff Ch	2.85 m²	3.5 m²	Non-net
Level 00	TOC31	804	Supervisable Toilets (Nursery) 1	9.42 m²	3 m²	Non-net
Level 00	TOC31	807	Supervisable Toilets (Nursery) 2	9.04 m²	3 m²	Non-net
Level 00	TOC31	810	Supervisable Toilets (Reception)	16.44 m²	15 m²	Non-net
Level 00	TOC31	813	Supervisable Toilets (Nurture)	2.51 m²	3 m²	Non-net
Level 00	TOC14	816	Toilet Suite Pupil 1	9.36 m²	9 m²	Non-net
Level 00	TOC14	816a	Toilet Suite Pupil 2	9.36 m²	9 m²	Non-net
Level 01	TOC14	817	Toilet Suite Pupil 3	12.48 m²	15 m²	Non-net
Level 01	TOC14	818	Toilet Suite Pupil 4	12.54 m²	15 m²	Non-net
Level 01	TOC14	818a	Toilet Single Pupil 1	3.33 m²	3 m²	Non-net
Level 01	TOC14	818b	Toilet Single Pupil 2	2.36 m²	22.5 m²	Non-net
Level 00	TOC31	818c	Toilet Single Pupil 3	2.09 m²	7 m²	Non-net
Level 00	TOC31	818d	Toilet Single Pupil 4	2.11 m²	7 m²	Non-net
Level 00	TOC06	819	Hygiene Rm	9.15 m²	0 m²	Non-net
Level 00	TOC12	820	Staff WC 1	2.5 m²	6 m²	Non-net
Level 01	TOC12	820a	Staff WC 2	2.8 m²	6 m²	Non-net
Level 00	TOC21	821	AWC 1	4.15 m²	3.5 m²	Non-net
Level 01	TOC21	822	AWC 2	3.47 m²	3.5 m²	Non-net
Level 00	PLA21	823	Electrical Plantroom	17.61 m²	10 m²	Non-net
Level 00	PLA23	824	Cold Water Plantroom	12.71 m²	10 m²	Non-net
Level 00	PLA25	825	Hot Water Plantroom	13.21 m²	10 m²	Non-net
Level 00	PLA05	826	Elec riser 1	0.67 m²	1 m²	Non-net
Level 00	PLA05	827	Elec riser 2	0.82 m²	1 m²	Non-net
Level 01	PLA05	828	Elec riser 3	0.87 m²	1 m²	Non-net
Level 01	PLA05	829	Elec riser 4	1.02 m²	1 m²	Non-net
Level 01	PLA06	831	Mech Riser 1	0.82 m²	1 m²	Non-net
Level 01	PLA12	833	Server Room	12.46 m²	10.2 m²	Non-net
Level 00	CIR12	835	Stairway 1	23.42 m²	27 m²	Non-net
Level 00	CIR12	836	Stairway 2	42.71 m²	27 m²	Non-net
Level 01	CIR12	837	Stairway 3	35.67 m²	27 m²	Non-net
Level 01	CIR12	838	Stairway 4	41.73 m²	27 m²	Non-net
Level 00	CIR13	839	Evac Lift 1	4.31 m²	4 m²	Non-net
Level 01	CIR13	840	Evac Lift 2	4.31 m²	4 m²	Non-net
Level 00	CIR03	841	Lobby 1	7.97 m²	0 m²	Non-net
Level 00	CIR00	841a	Lobby 2	3.25 m²	3 m²	Non-net
Level 00	CIR00	841b	Lobby 3	2.82 m²	3 m²	Non-net
Level 00	CIR00	841c	Lobby 4	6.42 m²	6 m²	Non-net
Level 00	CIR03	841d	Lobby 5	5.32 m²	6 m²	Non-net
Level 00	CIR03	841e	Lobby 6	5.34 m²	6 m²	Non-net
Level 00	CIR00	842	Circulation	42.63 m²	123 m²	Non-net
Level 00	CIR00	842a	Circulation	51.27 m²	123 m²	Non-net
Level 00	CIR00	842b	Circulation	21.54 m²	123 m²	Non-net
Level 01	CIR00	842c	Circulation	54.22 m²	123 m²	Non-net
Level 00	CIR00	842c	Circulation	7.2 m²	123 m²	Non-net
Level 01	CIR00	842d	Circulation	56.95 m²	123 m²	Non-net
Level 01	CIR00	842e	Circulation	3.5 m²	123 m²	Non-net
Top of Lift Shaft	CIR12	850	Stair 5	25.79 m²	0 m²	Non-net
Level 01	CIR12	851	Escape Access	3.37 m²	0 m²	Non-net
Level 01	PLA06	860a	Vent	0.74 m²	0 m²	Non-net
Level 01	PLA06	860b	Vent	0.59 m²	0 m²	Non-net
Level 01	PLA06	860c	Vent	0.69 m²	0 m²	Non-net
Level 01	PLA06	860d	Vent	0.66 m²	0 m²	Non-net
Level 01	PLA06	860e	Vent	0.67 m²	0 m²	Non-net
Level 01	PLA06	860f	Vent	0.67 m²	0 m²	Non-net
Level 01	PLA06	860g	Vent	0.67 m²	0 m²	Non-net
Level 01	PLA06	860h	Vent	0.66 m²	0 m²	Non-net
59				695.12 m²		
				2346.85 m²		

5.6 PROPOSED LANDSCAPE PLAN

SANDILANDS COMMUNITY PRIMARY SCHOOL - D&A STATEMENT



5.7 PRIVACY AND OVERLOOKING

SANDILANDS COMMUNITY PRIMARY SCHOOL - D&A STATEMENT



Privacy and overlooking

Factors informing the proposed location of the new school building

The proposed central location of the new school was determined by a number of factors which needed to be addressed:-

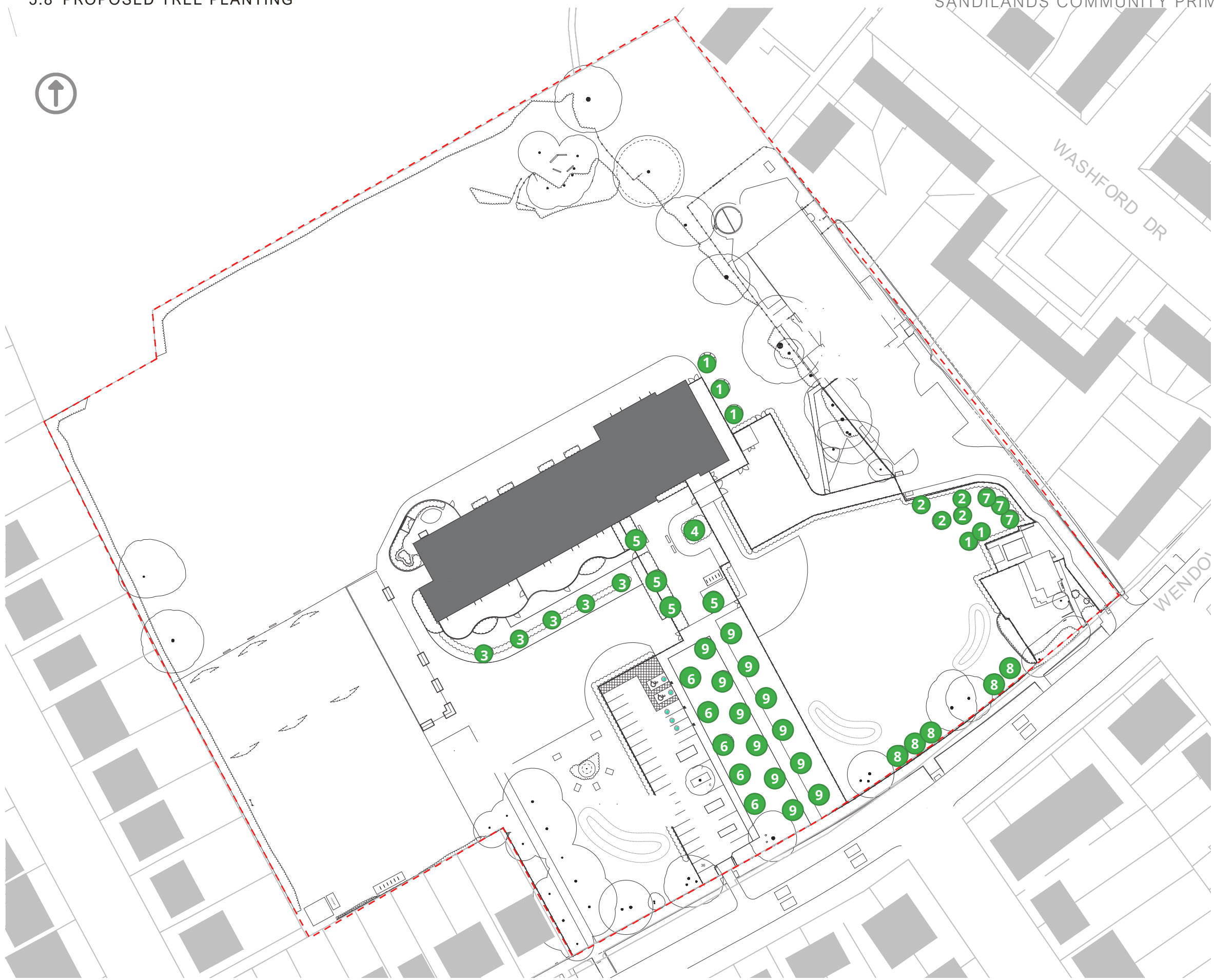
- To retain the privacy of the neighbouring adjacent properties
- Reduce / limit any overshadowing onto any neighbouring properties
- Avoid the tree root protection zone around the mature trees on the north east side of the site.
- To ensure that the existing school continues to operate throughout the construction works to avoid the cost of temporary accommodation which would make the project financially unfeasible.
- Reduce the affects of the construction works on the existing SEN pupils who may find it difficult to settle in new surroundings with the unfamiliar noise and activities from the construction works.
- Minimise any encroachment onto the existing playing fields.

The distance between the school and neighbouring properties is:-

- To the east 64m (Bin store is 58m) and there are a number of mature trees along the site perimeter which provides additional screening.
- To the south 109m
- To the west 77m



5.8 PROPOSED TREE PLANTING



SANDILANDS COMMUNITY PRIMARY SCHOOL - D&A STATEMENT

Acer campestre
'Streetwise'
(Field maple)



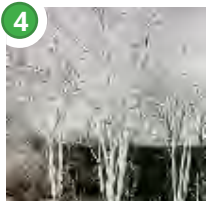
Alnus glutinosa
(Alder)



Amelanchier lamarkii
(Shadbush)



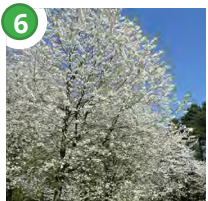
Betula utilis
'Jacquemontii'
(Himalayan Birch)



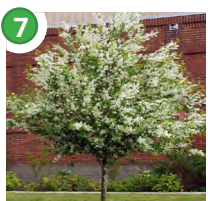
Crataegus laevigata
'Pauls Scarlet'
(Red Hawthorne)



Prunus avium 'Plena'
(Double Gean Cherry)



Prunus padus
(Bird Cherry)

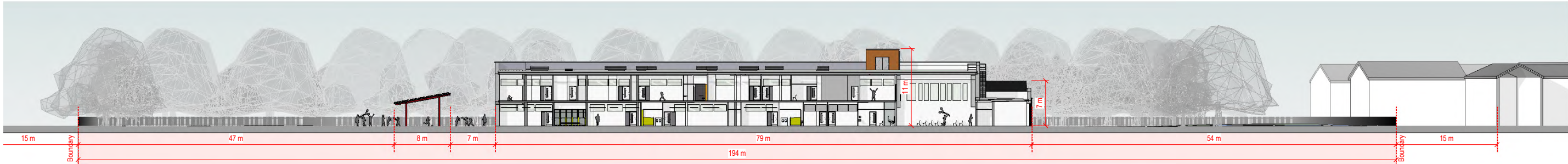


Sorbus aucuparia
(Mountain Ash)

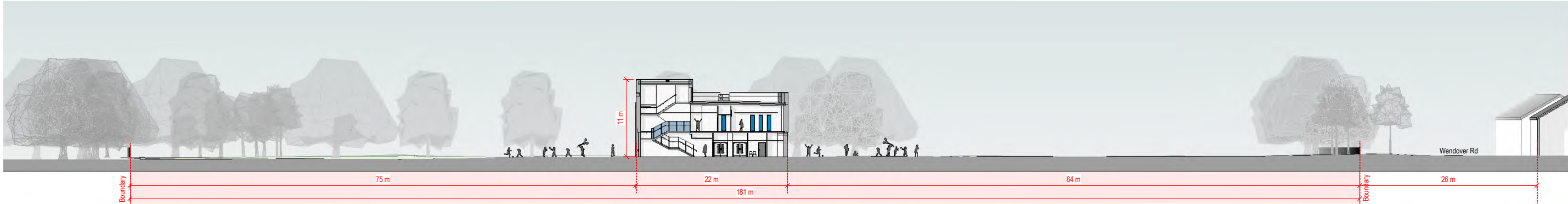


Tilia mongolica
(Lime)





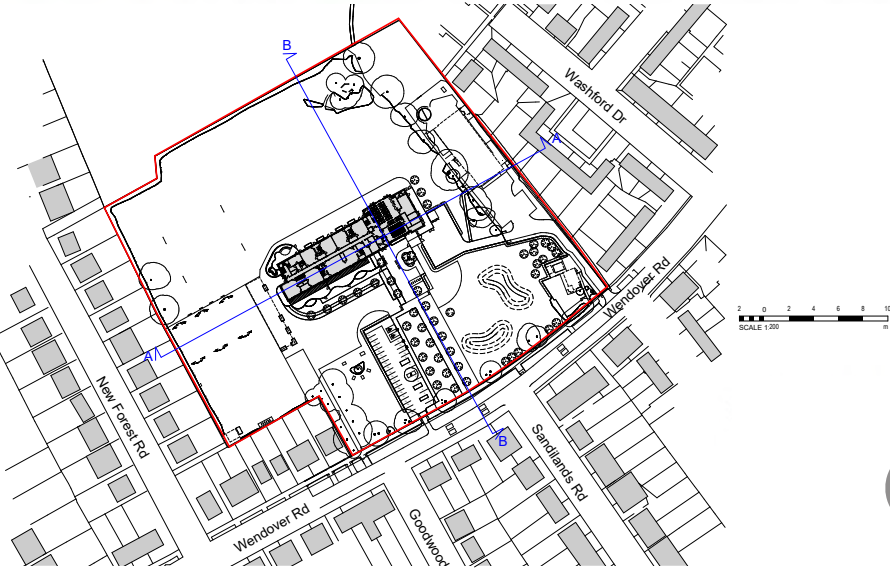
1 | Proposed Site Section A
1:200



2 | Proposed Site Section B
1:200



3 | Wendover Rd - street elevation
1:500



5.10 SOFT LANDSCAPING & FENCING

Tall fencing is located to create a secure separation from the school approach and entrance to the remainder of the school grounds. The outdoor Nursery, Reception and Sensory Garden are bordered by a low circular timber post fence defining the spaces and providing contained areas. Hedge planting will be used to create more defined boundaries and screening in areas ensuring the soft landscaped character of the site is maintained. All existing boundary fencing is being retained.

There is an overall Biodiversity Net Gain achieved with the introduction of a number of new habitats. These include an area of species rich grassland bordering the pedestrian entrance from Wendover Road and comprising of a large variety of wildflowers and grasses providing food and refuge for insects. The grassland can be left to grow long to flower during the spring and summer months or kept short all year round. The new native species hedges will attract a variety of foraging birds and include species such as Field maple, Hawthorne, Crab apple and Wild cherry.

Wildlife friendly shrub and perennial beds are to be located close to the school building and the outdoor canopy.

New trees are planted throughout the site comprising a mix of native and ornamental species including Alders, Cherries and Field Maples. A new avenue of Lime trees will line either side of the footpath to the school entrance. The addition of grass mounding to the green space at the front of the school adds interest and play opportunities.



Grass mounds



Covered Nursery & Reception



Hedgerow



Species-Rich Grassland/Wildlower



New tree planting



Internal Weld Mesh Fencing (2.4m High)



Bin Store



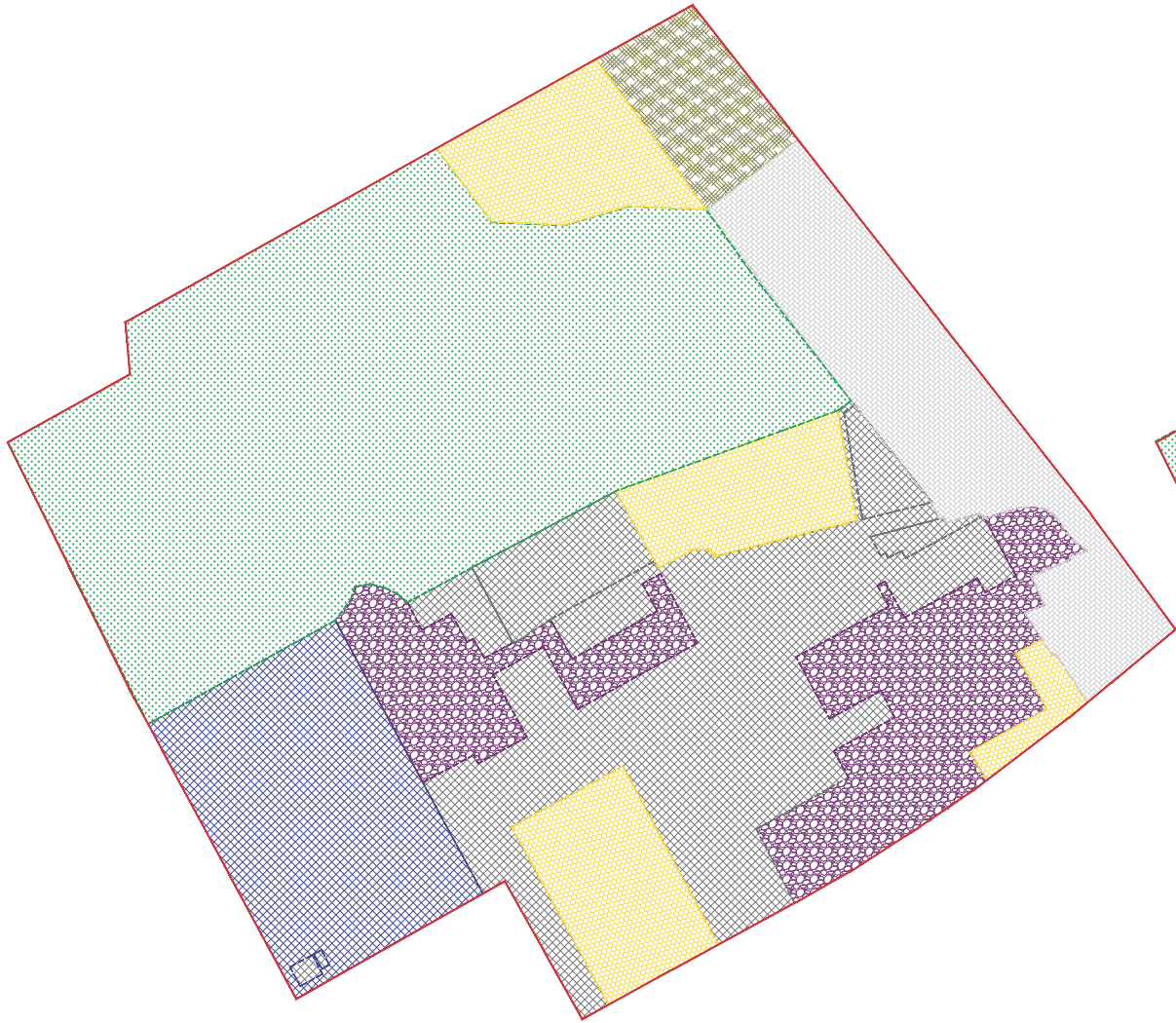
Ornamental shrubs



Sensory garden ideas

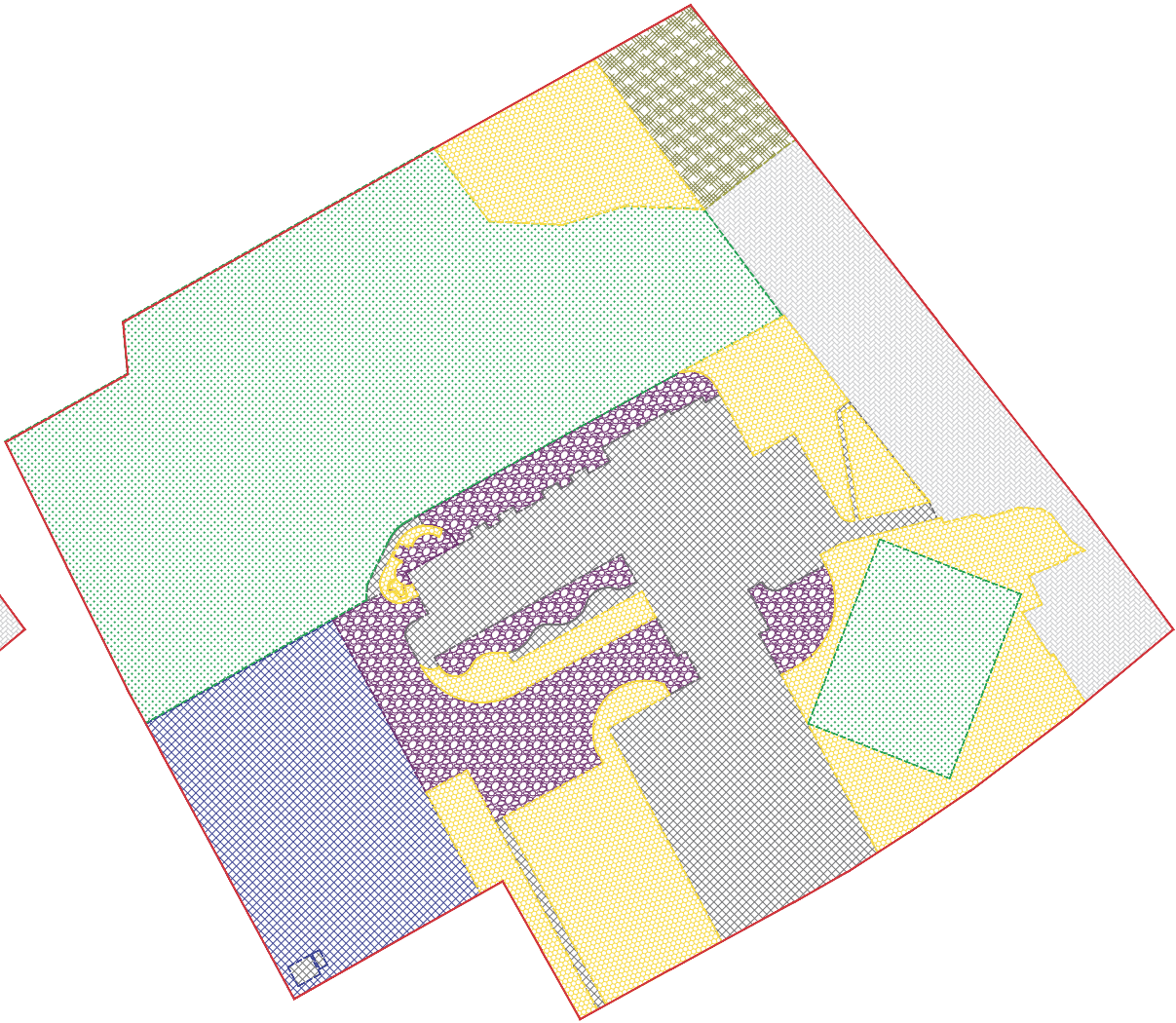
SANDILANDS BB103 Areas					
Primary School:					
No. of Pupils: 480					
Site Areas (in accordance with BB103/104 definitions if applicable)	BB103	BB103	Existing Site	Proposed Areas	Variance with Existing
	Min. Net Area (m²)	Max. Net Area (m²)		(m²)	(m²)
Hard informal and social area	680	1560	3755	2669	-1086
Hard outdoor PE / Sports	1030	1850	3123	3123	0
Habitat	240	1120	957	957	0
Soft informal and social area	1560	2440	3677	5967	2290
Soft outdoor PE / Sports	8400	9540	11718	11336	-382
Total Net Site Area			23230	24052	0
Other recognised (SureStart + Caretaker)			3098	3098	0
Non-Net			6170	5348	-822
Total Non-Net Site Area	1796	4144	9268	8446	-822
Total Site Area	16346	20490	32498	32498	0

BB103 ANALYSIS - AS EXISITNG



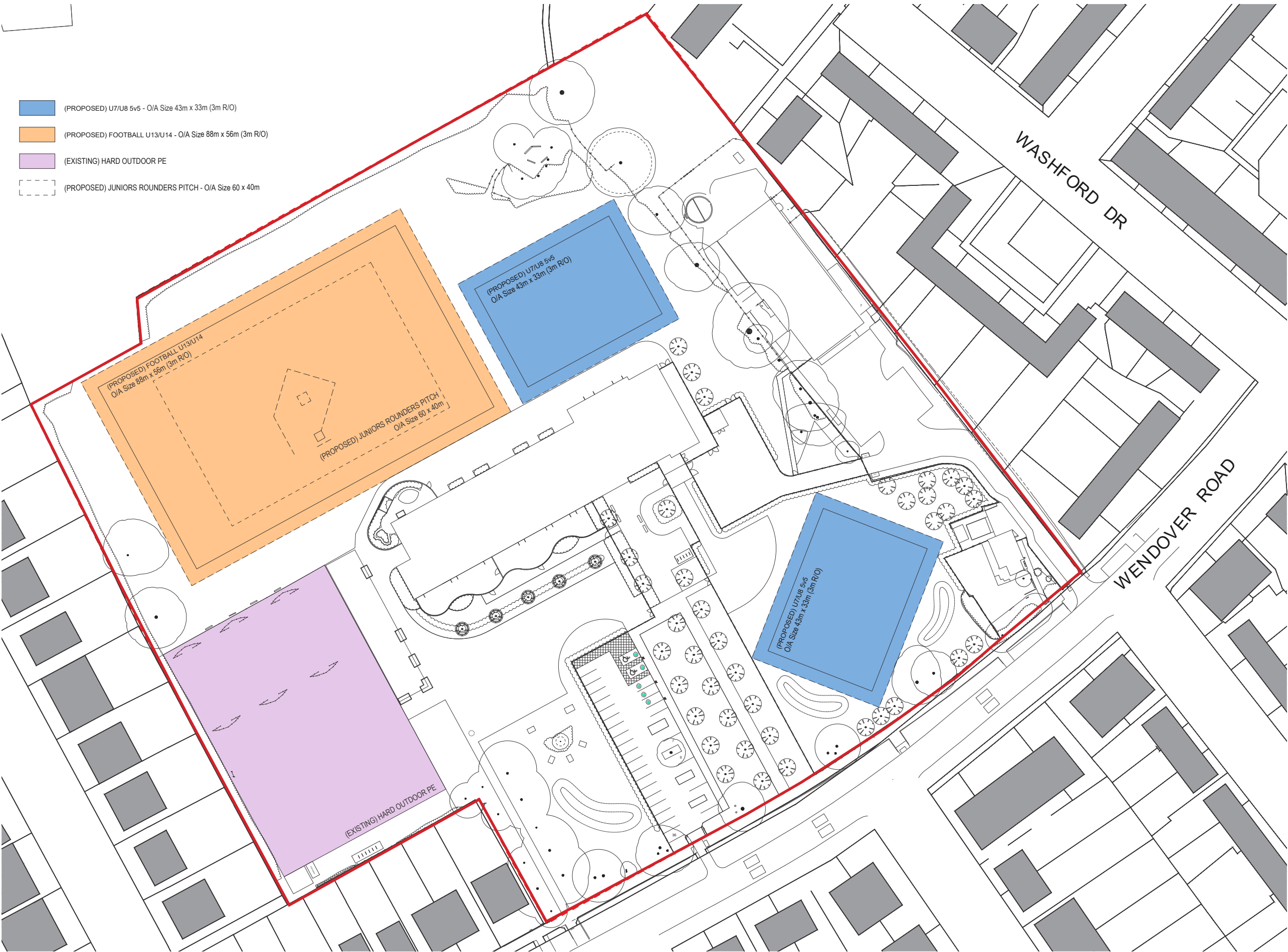
	HARD INFORMAL & SOCIAL	3,755sqm
	HARD OUTDOOR PE	3,123sqm
	HABITAT	957sqm
	SOFT INFORMAL & SOCIAL	3,677sqm
	SOFT OUTDOOR PE	11,718sqm
Total NET areas		23,230sqm
	OTHER RECOGNISED (SureStart + Caretaker)	3,098sqm
	NON-NET	6,170sqm
Total NON-NET areas		9,268sqm
RED LINE BOUNDARY (Total GROSS Site Area)		32,498sqm

BB103 ANALYSIS - AS PROPOSED

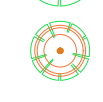
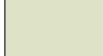


	HARD INFORMAL & SOCIAL	2,669sqm
	HARD OUTDOOR PE	3,123sqm
	HABITAT	957sqm
	SOFT INFORMAL & SOCIAL	5,967sqm
	SOFT OUTDOOR PE	11,336sqm
Total NET areas		24,052sqm
	OTHER RECOGNISED (SureStart + Caretaker)	3,098sqm
	NON-NET	5,348sqm
Total NON-NET areas		8,446sqm
RED LINE BOUNDARY (Total GROSS Site Area)		32,498sqm

5.12 PROPOSED SPORTS USES

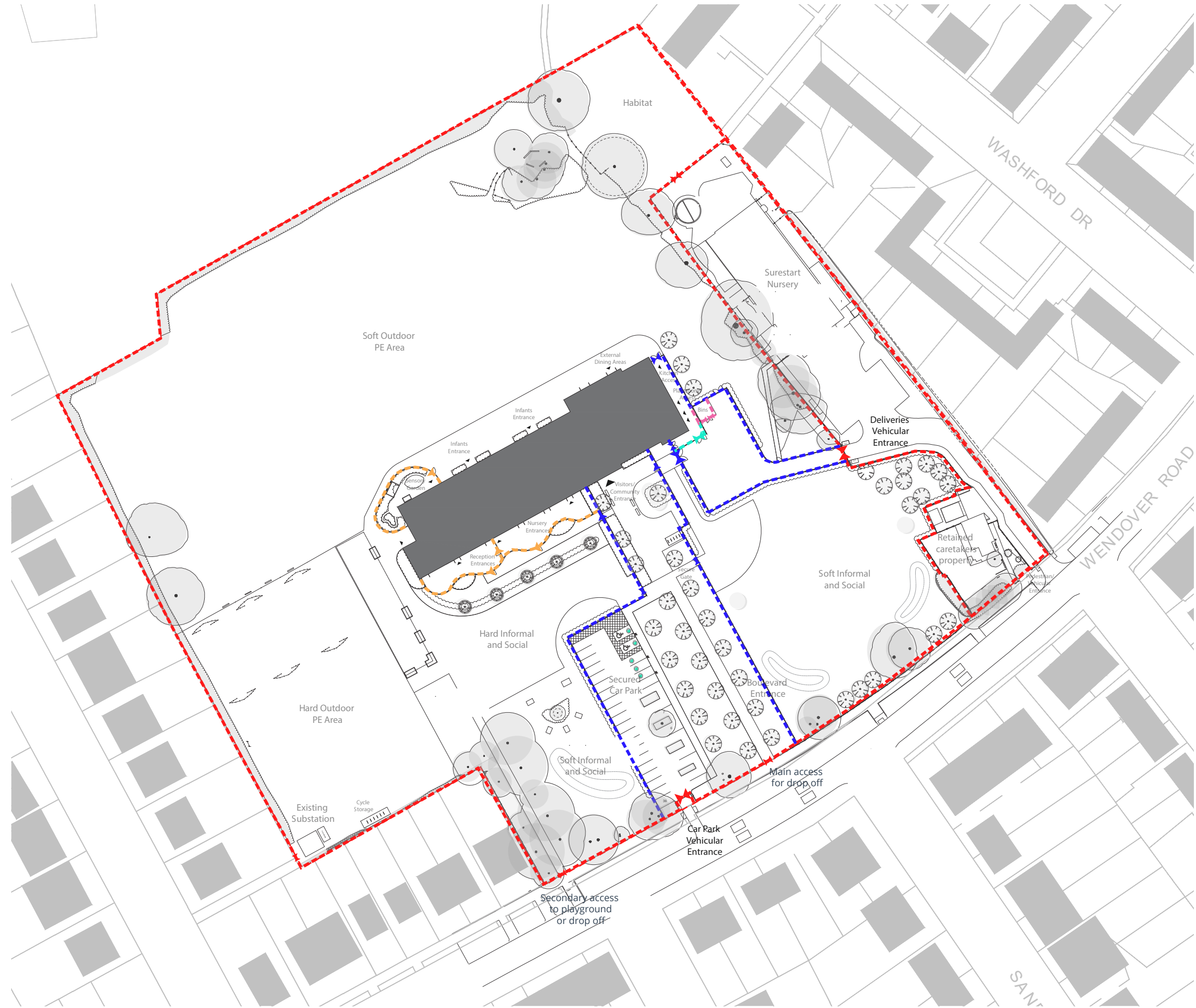


KEY

-  Existing trees/woodland to be removed
-  Existing trees. Retained and protected during construction in accordance with Tree Protection Plan
-  39No. New tree planting, 14 - 16cm girth
-  5No. New tree planting, 8-10cm girth
-  Maintain / re-establish amenity grass areas. New grass areas to be seeded over minimum 150mm depth of topsoil
-  Eco Species Rich Grassland 'Germinal WFG 20'
-  Hedge shrub planting into 400mm depth topsoil & compost. 4No. shrubs per m2 in 3 litre pots. 75mm depth bark mulch spread on completion of planting. Hawthorne, field maple, holly, crab apple, field rose, wild cherry & guelder rose. Planted in a double staggered row.
-  Ornamental shrub/perennial planting into 400mm depth topsoil & compost. 4No. shrubs per m2 in 3 litre pots. 75mm depth bark mulch spread on completion of planting



5.14 FENCING



- Key:
- Site Boundary - Existing fence retained
 - 2.4m weldmesh fencing
 - 1.8m weldmesh fencing
 - 1.8m close board fencing
 - 1.2m circular vertical timber post fencing

The building is arranged around a central spine corridor with classrooms adjacent. At one end of the corridor there is Studio and Main Hall located which also doubles as the dining area.

On the opposite side of the building layout, a Nurture cluster is located with a Small Group Room adjacent.

Key:

-  Basic Teaching
-  Large spaces
-  Learning Resource
-  Non Teaching Storage
-  Non-net
-  Staff & Admin
-  Teaching Storage



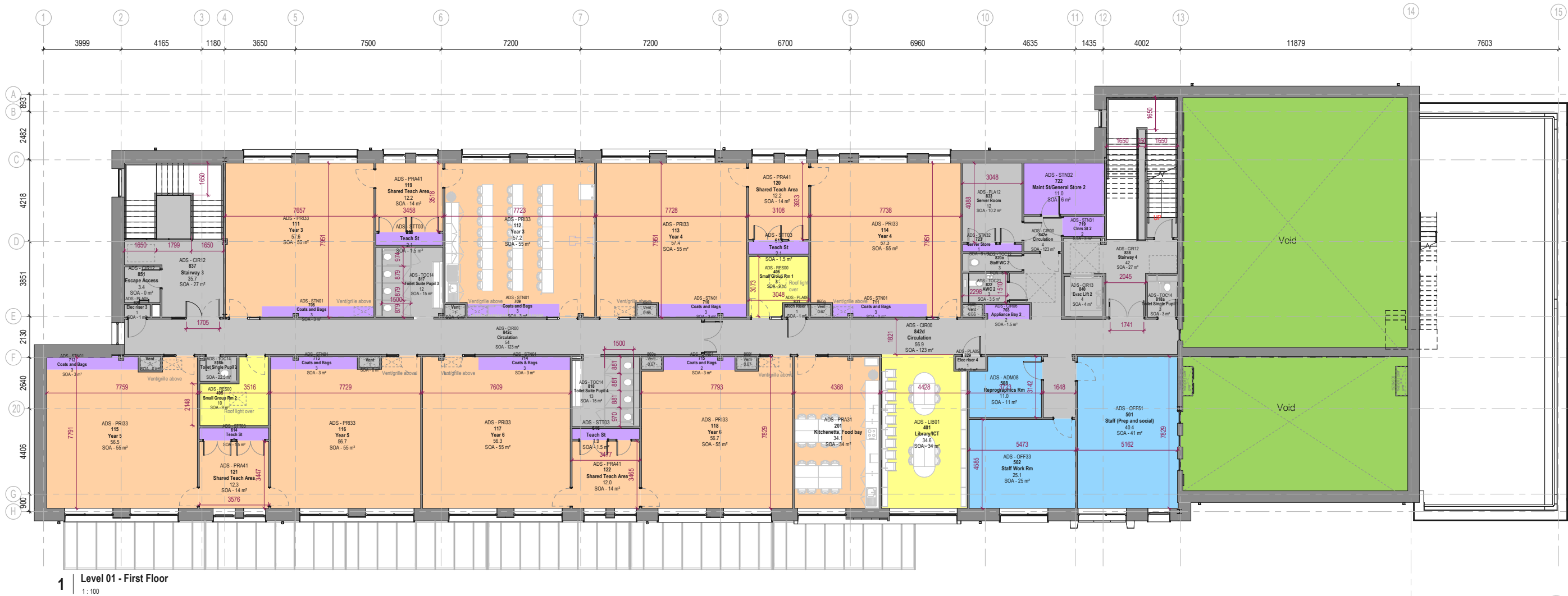
5.16 PROPOSED FIRST FLOOR PLAN

The first floor, shown as junior classrooms, matches the layout on the ground floor. The main difference is that the junior classrooms all share two toilet blocks located in the centre of the floor layout.

Also on the first floor is a Library, Staff Work area and specialist teaching space which will accomodate food technology.

SANDILANDS COMMUNITY PRIMARY SCHOOL - D&A STATEMENT

- Key:
- Basic Teaching
 - Large spaces
 - Learning Resource
 - Non Teaching Storage
 - Non-net
 - Staff & Admin
 - Teaching Storage



1 Level 01 - First Floor
1:100



5.17 PROPOSED ROOF PLAN

The main roof is accessed via an extended stair core. The main roof will have a full solar panel coverage . The lower roof will contain plant equipment for the school.

Key:

Proposed Area of PV panels



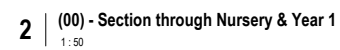
2 | CEM 5 North & West Elevation

3 | CEM 5 South & East Elevation

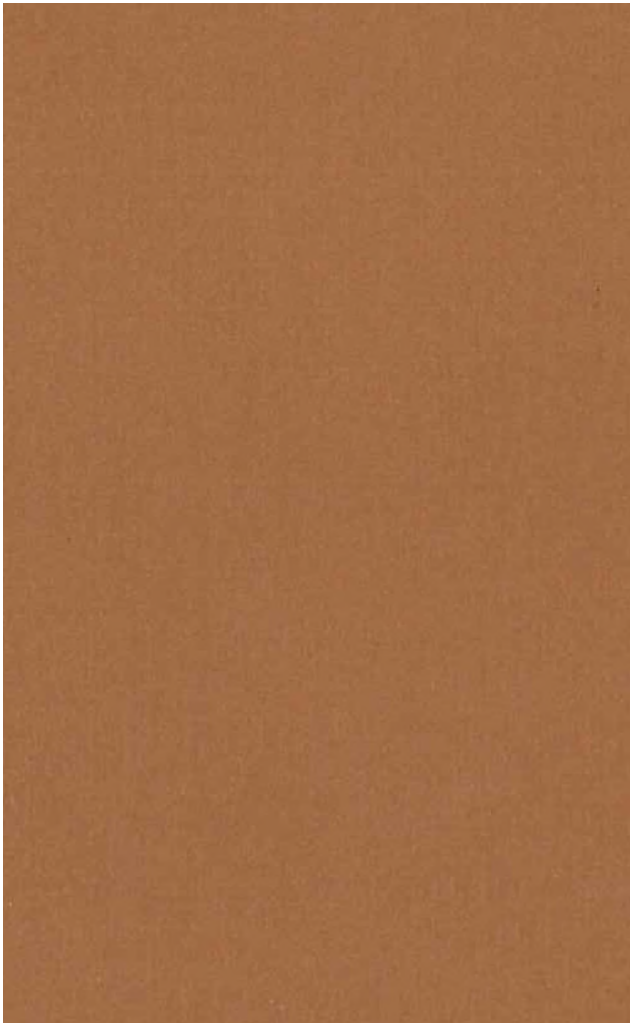


SANDILANDS COMMUNITY PRIMARY SCHOOL - D&A STATEMENT

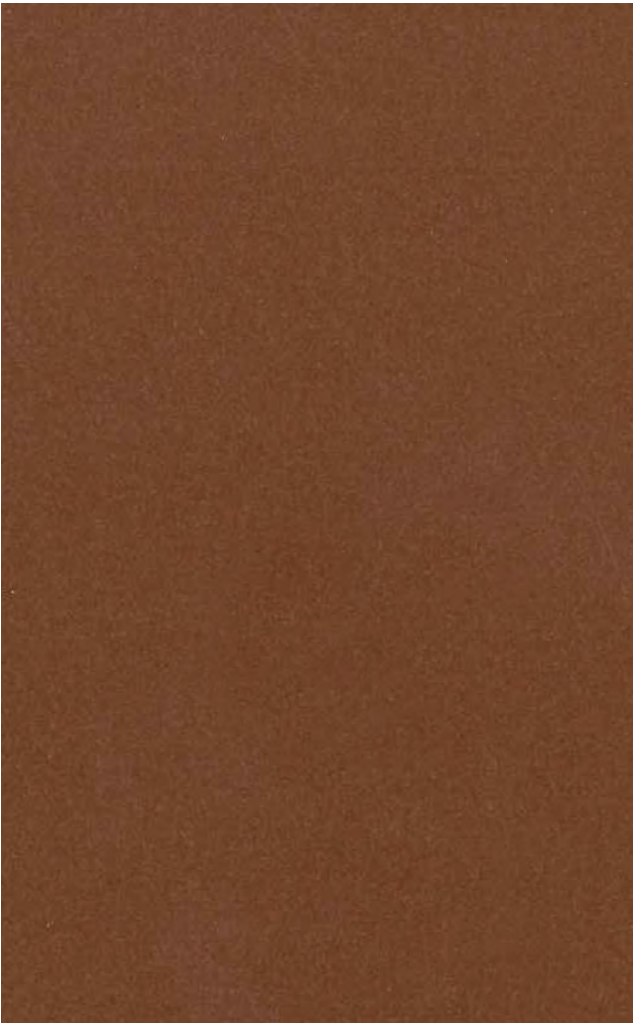




Cladding Colours



Seren Copper



Helios

5.21 APPEARANCE

Dark Grey & Light Grey Brick - The base of the building, hall and plant section is a brick facade. There is a mixture of light and dark grey brick to give prominence to some areas and create interest in the elevation across its length.

Cladding - Copper. The upper storey of the building will be shades of copper cladding with feature elements in darker brown cladding. The range of colour is intended to give depth to the facade and elevation.

Aluminium Windows & Curtain Wall - The external openings are to be powder coated aluminium sections to match the dark grey brick to provide a cohesive colour palette.

(Please see materiality 5.23 for images)

Brick Choice



Light Grey



Dark Grey



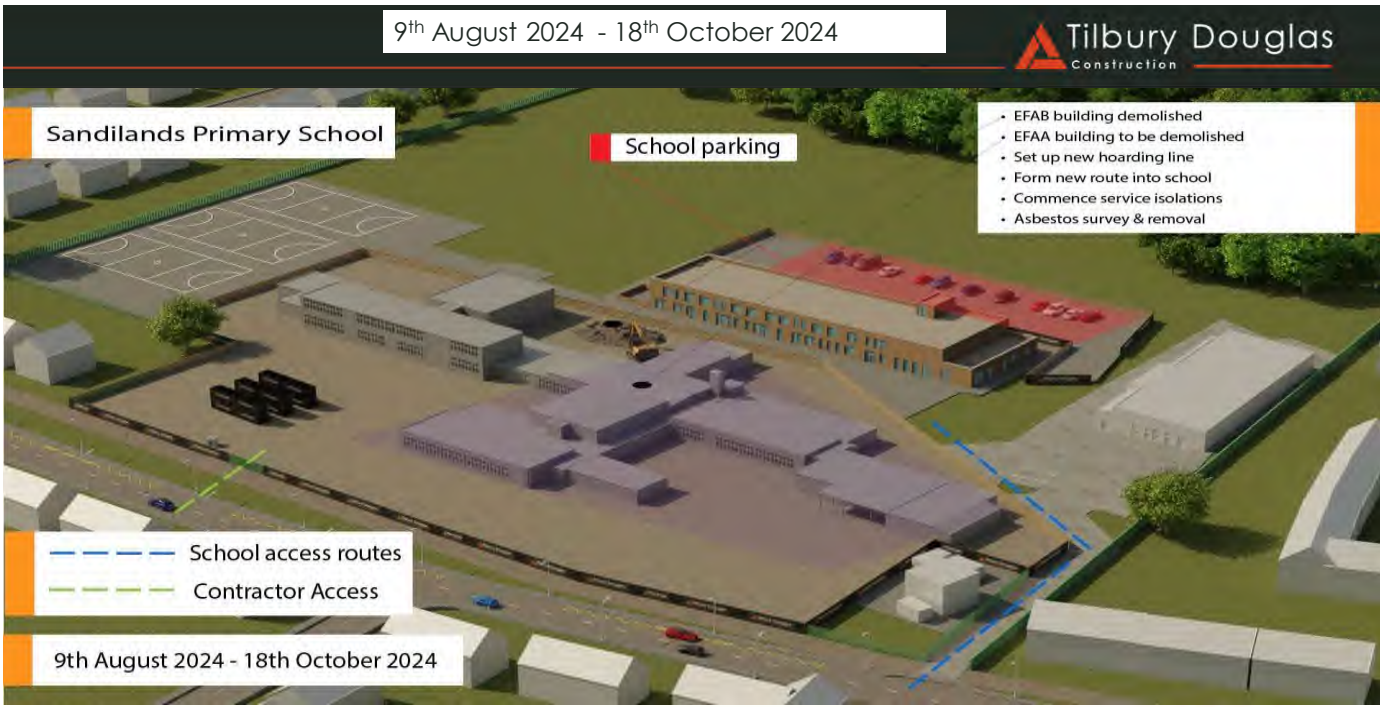
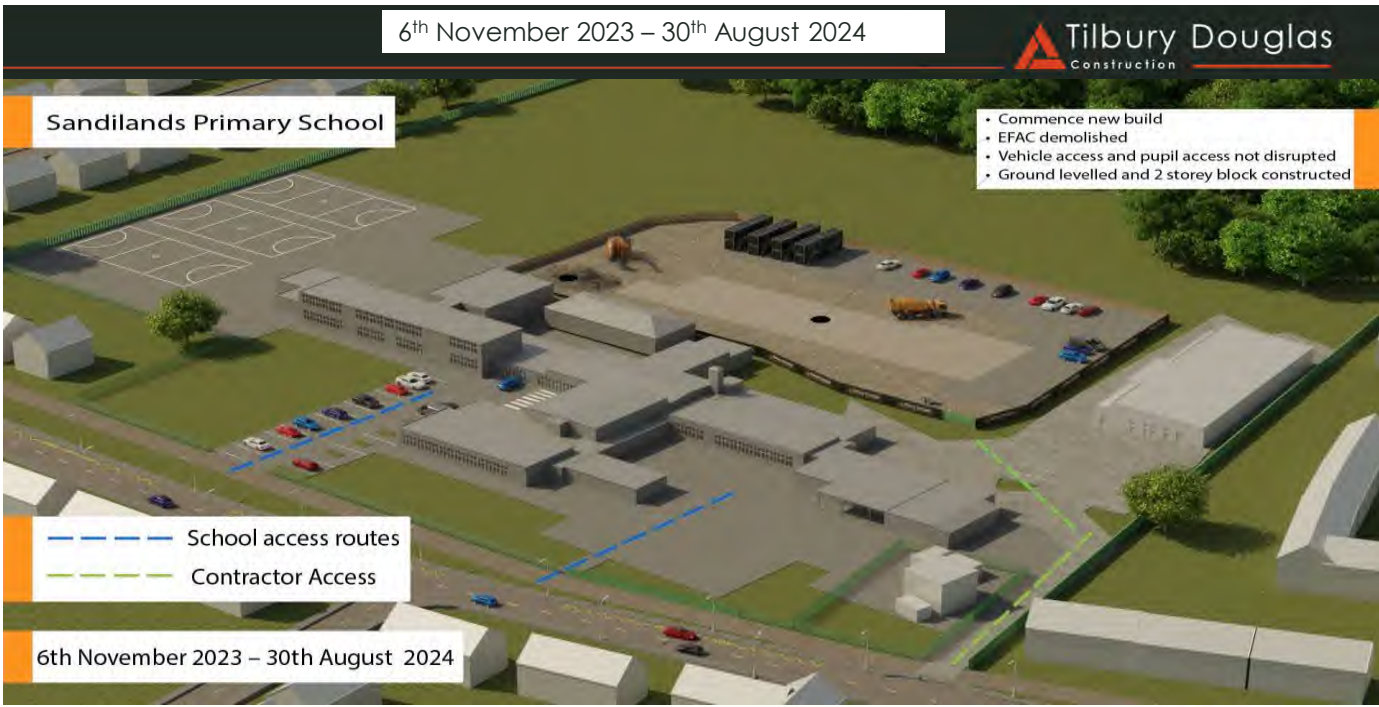
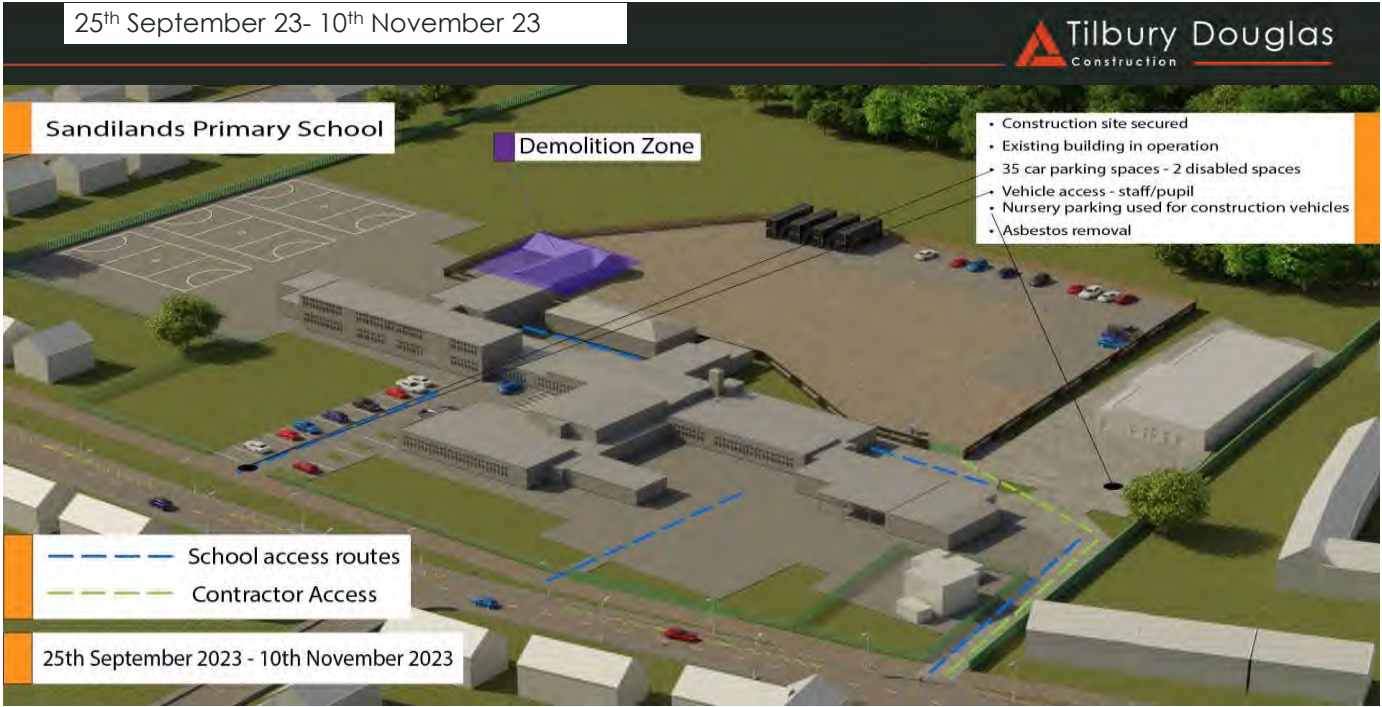




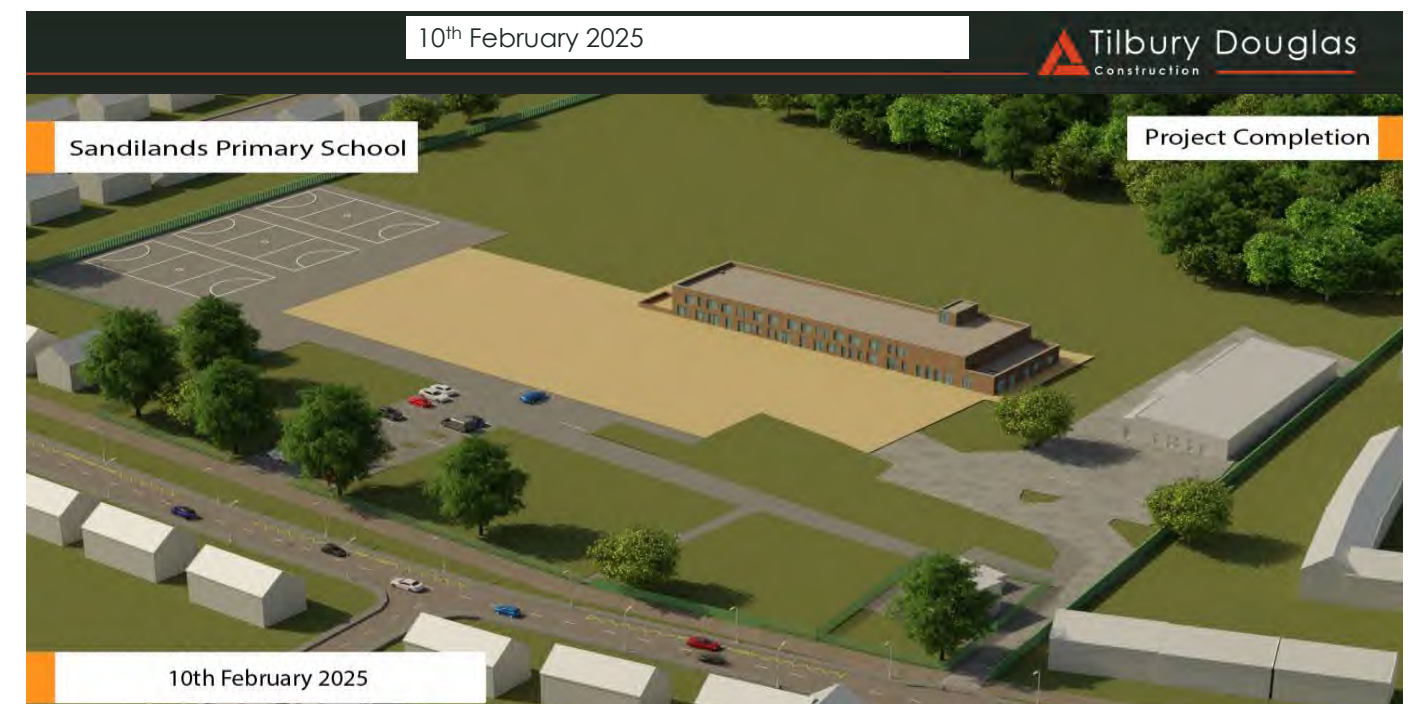
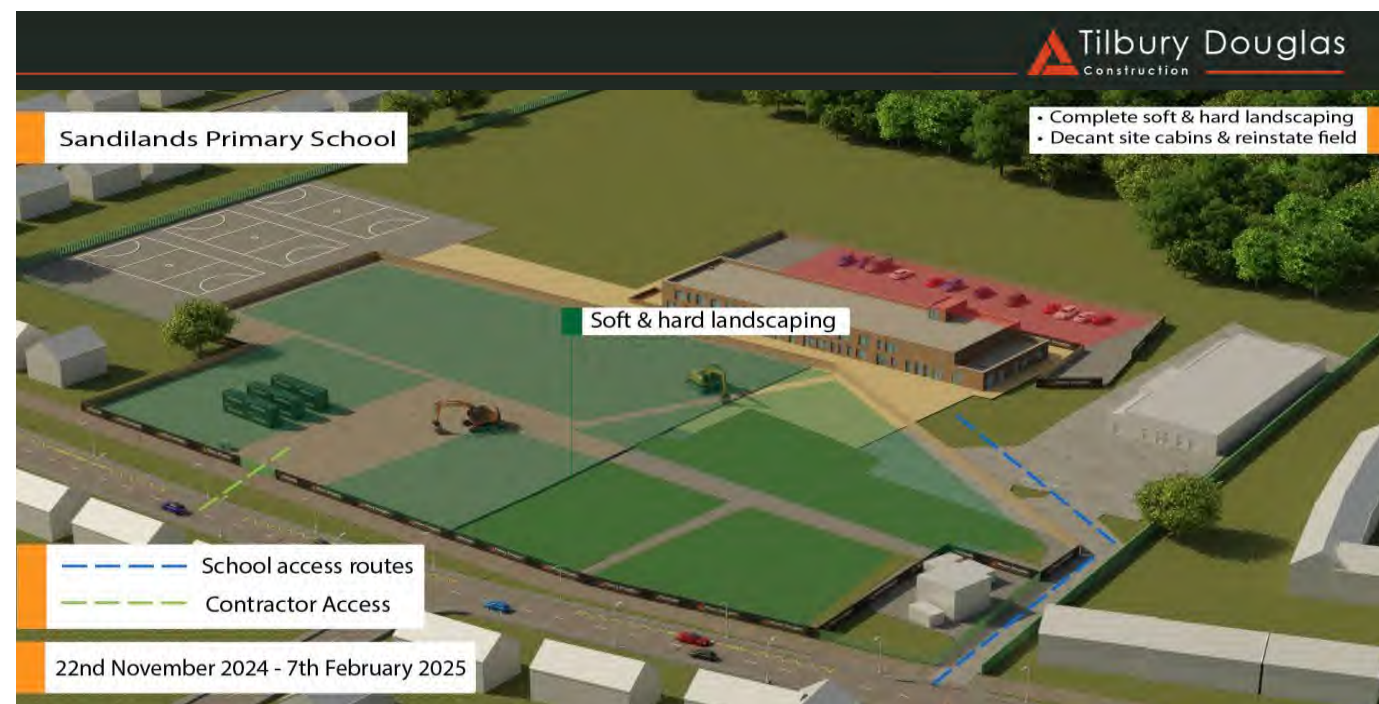
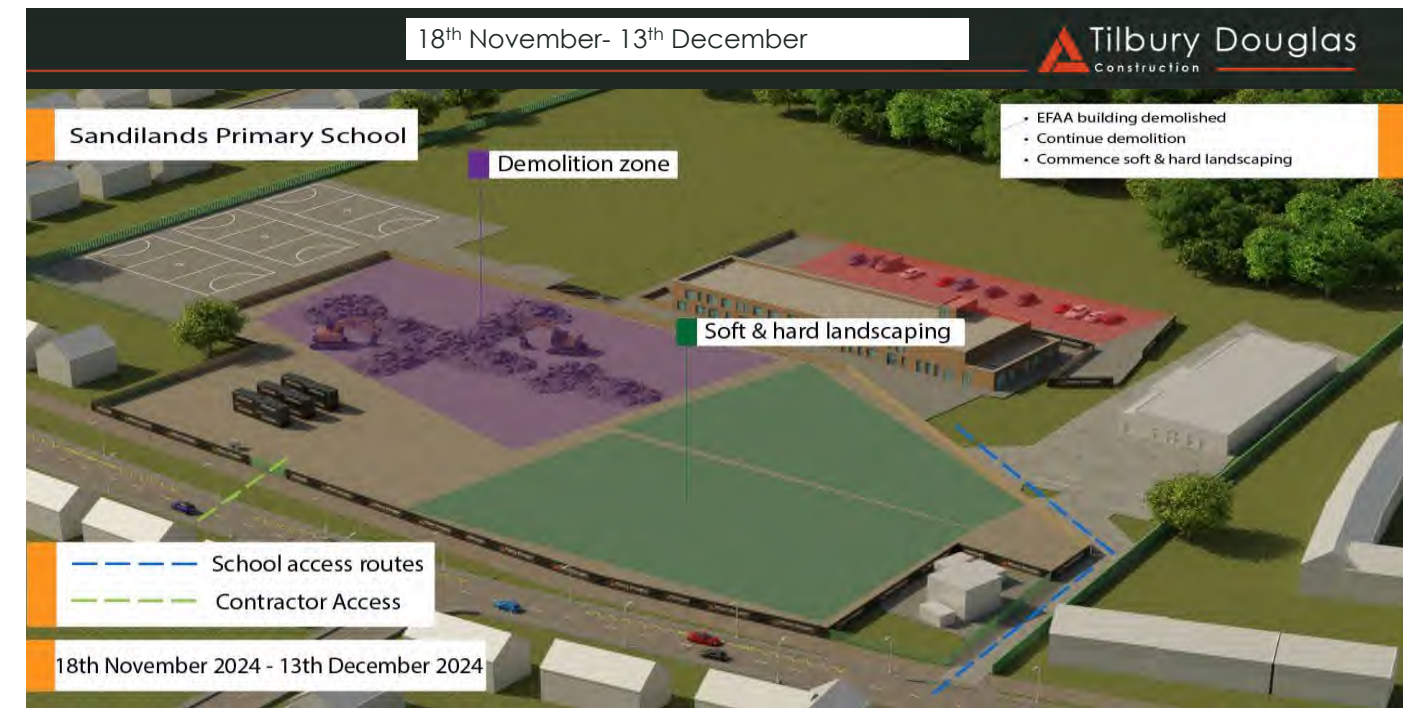
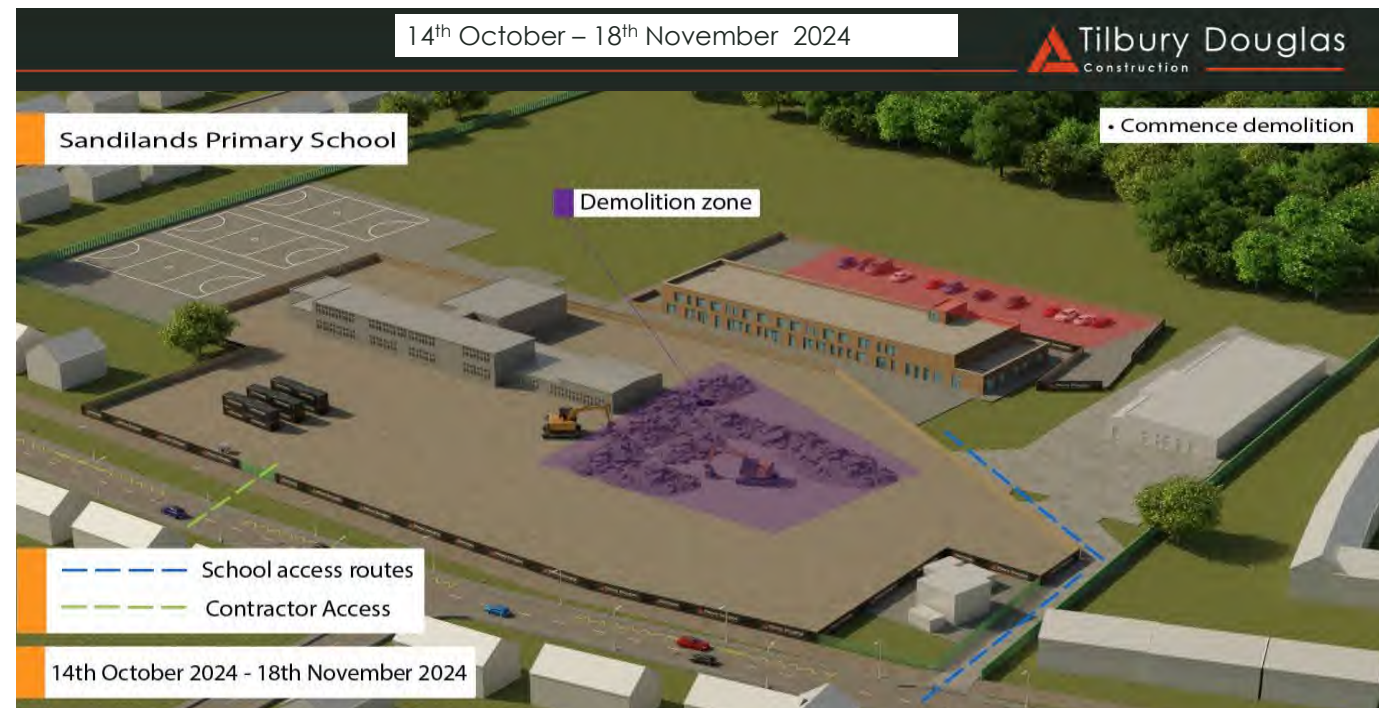








SANDILANDS COMMUNITY PRIMARY SCHOOL - D&A STATEMENT



6.0 ACCESS

6.1 INTRODUCTION

Generally, buildings and their surroundings should be designed such that they allow disabled people to enjoy their use in much the same way as able bodied people; however, in some situations it is necessary to provide additional features. Where possible, buildings should be designed to allow independent use by disabled people but in some cases they may require assistance, e.g. when escaping from the building in the event of fire. A suitable management strategy should also make a significant contribution to the convenience of disabled people when using a building and its surrounding areas.

Specifically in relation to disabled people this document deals with design of parking, access to buildings, steps & ramps, building entrances, internal circulation, sanitary facilities, general facilities, communications & building services and fixtures & fittings.

This statement describes a general approach to access and does not set-out a detailed design response however, it should be noted that ultimately the design will conform to the following regulations:

- The Building regulations 2010: Approved document Part M - Access to and use of buildings (2016)
- BS 8300:2009: Design of buildings and their approaches to meet the needs of disabled people - Code of practice

In addition to the above guidance there is also an obligation to meet with the requirements of the following legislation:

- The Disability Discrimination Act 1995
- The Disability Discrimination Act 2005
- The Disability Rights Commission Act 1999
- The Equality Act 2006

6.2 ACCESS TO & AROUND THE BUILDING

The building will be fully level access around the whole of the building at every perimeter entrance. The boulevard from the road down to the main building entrance will be a gradient that complies with building regulations as the existing arrangement does not.

6.3 HORIZONTAL AND VERTICAL CIRCULATION

All doors, where fitted with a closing device, will not require force greater than 20N to open. All doors, or single door leaves, will provide a minimum clear opening width of 900mm and there will be an unobstructed width of 300mm located adjacent to the 'pull' side of the door leaf. All doors fitted with latches will be capable of being operated with a closed fist and such ironmongery will visually contrast with the surface of the door as will the door frame with the surrounding wall. The leading edge of any door not fitted with a closing device should visually contrast with the other surfaces of the door leaf. Door leaves will be fitted with vision panels with glazed elements as shown in Diagram 9 of Part M.

Corridors will generally be 1.8m wide and so wide enough for wheelchairs to pass. Corridors are level and all floor finishes will be slip resistant. No doors will open outwards onto corridors apart from store doors and accessible toilet doors. Glazed screens located along corridors will be fitted with suitable manifestation at two levels (850-1000mm and 1400-1600mm above ground level).

New stairs will be designed in accordance with Part K and DDA. The height of the handrail above the pitch line of the steps is set at between 900-1000mm and above landings handrails are set between 900-1100mm and all extend at least 300mm past top and bottom nosings on each flight.

Handrails will be non-reflective and contrast with their background, the finish will be slip resistant and warm to touch. Generally handrails will comply with diagram 7 of Part M (Approved Document) and will be circular with a diameter of 45mm and will not protrude into the design width or minimum width of the stair. There will be a clearance of at least 60mm between the handrail and adjacent wall.

6.4 SURFACES & COMMUNICATION

To ensure that the visually impaired have an awareness of the size of a room, there will be LRV colour difference of at least 30 points between the floor and the ceiling, where the skirting is the same colour as the wall. Architraves will contrast with the door colour to ensure that the door can be easily located within a wall. Generally, mirrored and gloss wall finishes will be avoided.

It is noted that extensive hard wall, floor and ceiling areas can create noisy environments in which the hard of hearing cannot easily distinguish sound. Similarly, in spaces with extensive soft surfaces sounds become muffled and again make it difficult for the hard of hearing to understand speech etc. An acoustic engineer has been commissioned to ensure that the recommendations of BS 8233 are fully implemented within the building design.

Floor surfaces within the building will include hard finishes in circulation areas and some areas of carpet in seminar rooms and staff areas. The hard floor areas will be finished with a slip resistant vinyl containing abrasive aggregate and will have a matt finish to reduce any potential glare.

Walls will be painted in matt finish paint - patterns will not be employed as this can confuse the visually impaired.

6.5 FACILITIES IN THE BUILDING

Switches and controls will be located 1200mm above the floor, controls that have displays/read-outs will be positioned at 1200mm above the floor and where possible all such items should be located 400mm from the edge of a door but now closer to the corner of a room than 350mm. Light switches should be located at the same level as the door handle (900-1100mm above floor level). Refer to figure 26 of BS 8300 for heights of controls and switches.

Emergency pull cords will be positioned as close to the wall as possible and to be fitted with 2 red 50mm bangles, one at 100mm above the floor and the other at 800mm from the floor.

Cover plates should visually contrast with the surrounding wall.

Fire alarm audible warning systems will be supplemented with visual warnings which will take the form of flashing beacons. These beacons will be located throughout the building but specifically in isolated areas such as toilets.

The building lighting system is designed to provide an appropriate level and quality of artificial light suitable for blind and partially sighted people. Reflectance and glare have been considered in the selection of surface finishes to floors, walls and ceilings. Additionally, shadows should be avoided and an equal spread of light across rooms and spaces is desirable. Lamps will be selected to ensure good colour rendering to aid those with colour blindness and where one-to-one

communication is required light will be directed onto the face of the person speaking to aid those who may be lip-reading.

A basic way-finding strategy will ultimately be developed for the building and will consider the following main points:

- Location information - This will be presented in the form of signage directory which will be located at key points in the main entrance concourse.
- Directional signage - This will direct users to key locations and facilities via accessible routes
- Universal signs and symbols - These will be used to denote location of accessible entrances, toilets, changing rooms etc. and additionally indicate facilities for disabled persons eg. Induction loops etc.

The design of signage will be in accordance with the requirements of BS 8300:2009, these requirements are detailed and extensive and therefore will be subject of a separate signage strategy which will be prepared in the future.

Where possible glazing will start below 800mm from the ground (no transoms between 800-1200mm) to allow views out of the building for wheelchair users. Any opening windows should be fitted with restrictor stays that prevent the window from opening more than 100mm, this is to ensure that it is not possible to fall from upper floor windows.

Window controls will be located between 800-1000mm from the floor (in accordance with figure 22 of BS 8300) and capable of being operated with a closed fist and will not require use of two hands simultaneously.

6.6 SANITARY ACCOMMODATION

Generally, sanitary fittings such as taps can be operated with a closed fist. Cubicle door locks are 'light action' type which can be operated by those with limited dexterity and are not fitted with closers. WC cubicles and door to wheelchair accessible toilets and changing rooms are fitted with an emergency release so that the door can be opened outwards in the event of an emergency and any such doors do not obstruct access or fire escape routes when left open.

The activation of the fire alarm will be signalled by an audible and visual warning within these spaces. An emergency assistance alarm is provided which will have visual and audible indicators to confirm receipt of a call, a reset control within easy reach (either from toilet or wheelchair) and alarm signal that is different to the fire alarm.

Lighting controls will be installed in accordance with that described within section 5.3 of the document. Radiators and other heat emitting devices will be 'low surface temperature' type. Finishes to grab rails will contrast visually with the background wall as will the floor and wall finishes contrast.

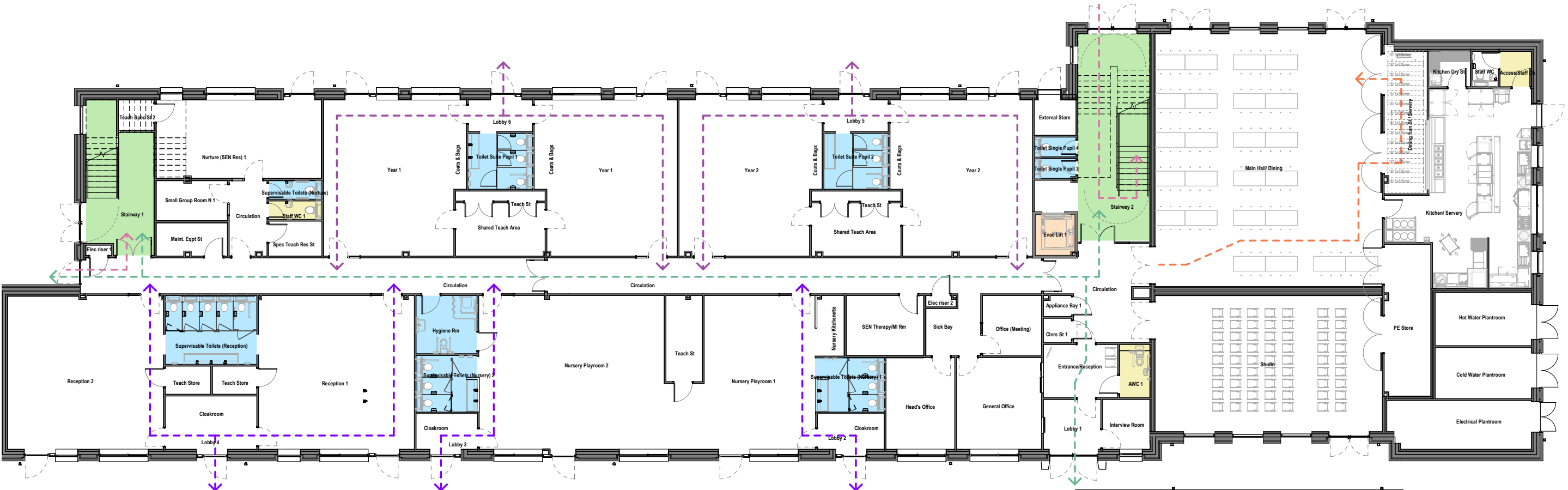
A wheelchair accessible WC will be provided on every floor. The doors to the wheelchair accessible WCs are outward opening and locked with a sliding latch located on the inside. The accessible WC has been designed in accordance with the minimum requirements of diagram 18 of Part M (App. Document) and all heights and arrangements of fittings shown in diagrams 19 and 20 are also fully adhered to.

As mentioned under 8.5 an emergency alarm will be provided with a signal call outside the toilet so that it can be easily seen/heard by those who will assist. An emergency pull cord will be located internally which can be reached by those either in a wheelchair or on the toilet.

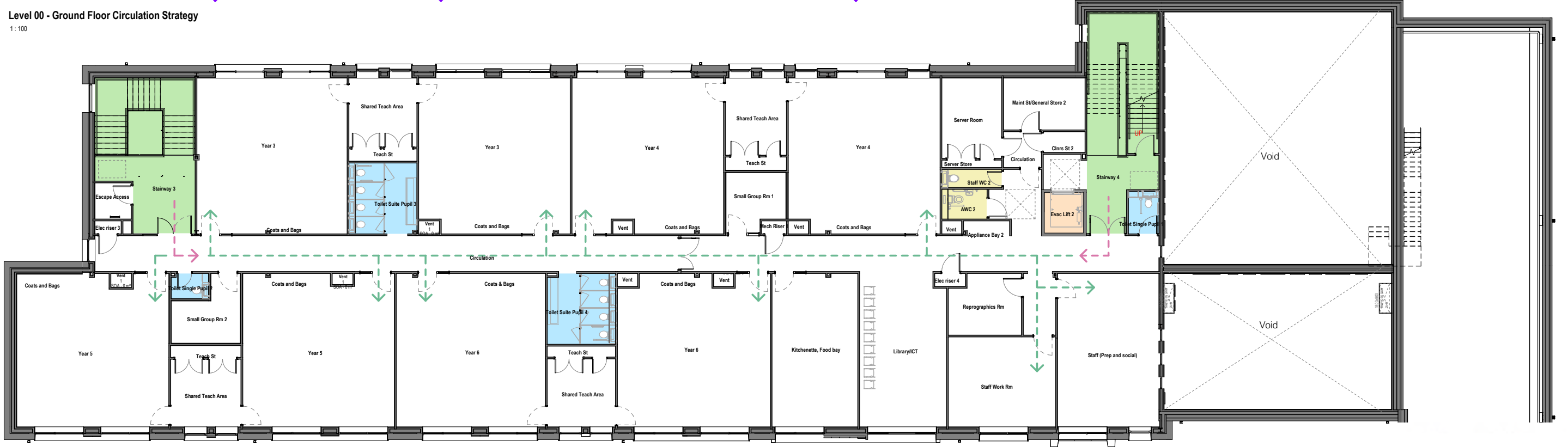
The toilet pan and cistern will be specifically designed for use in accessible toilets and flush should be located on the open side regardless of room handling.

6.7 MANAGEMENT & MAINTENANCE

Management and maintenance issues are important in ensuring that the building is easily accessible and is convenient to disabled people. Please refer to the suggested list of issues which should be considered under Annex A of BS 8300:2009.



Level 00 - Ground Floor Circulation Strategy
1 : 100

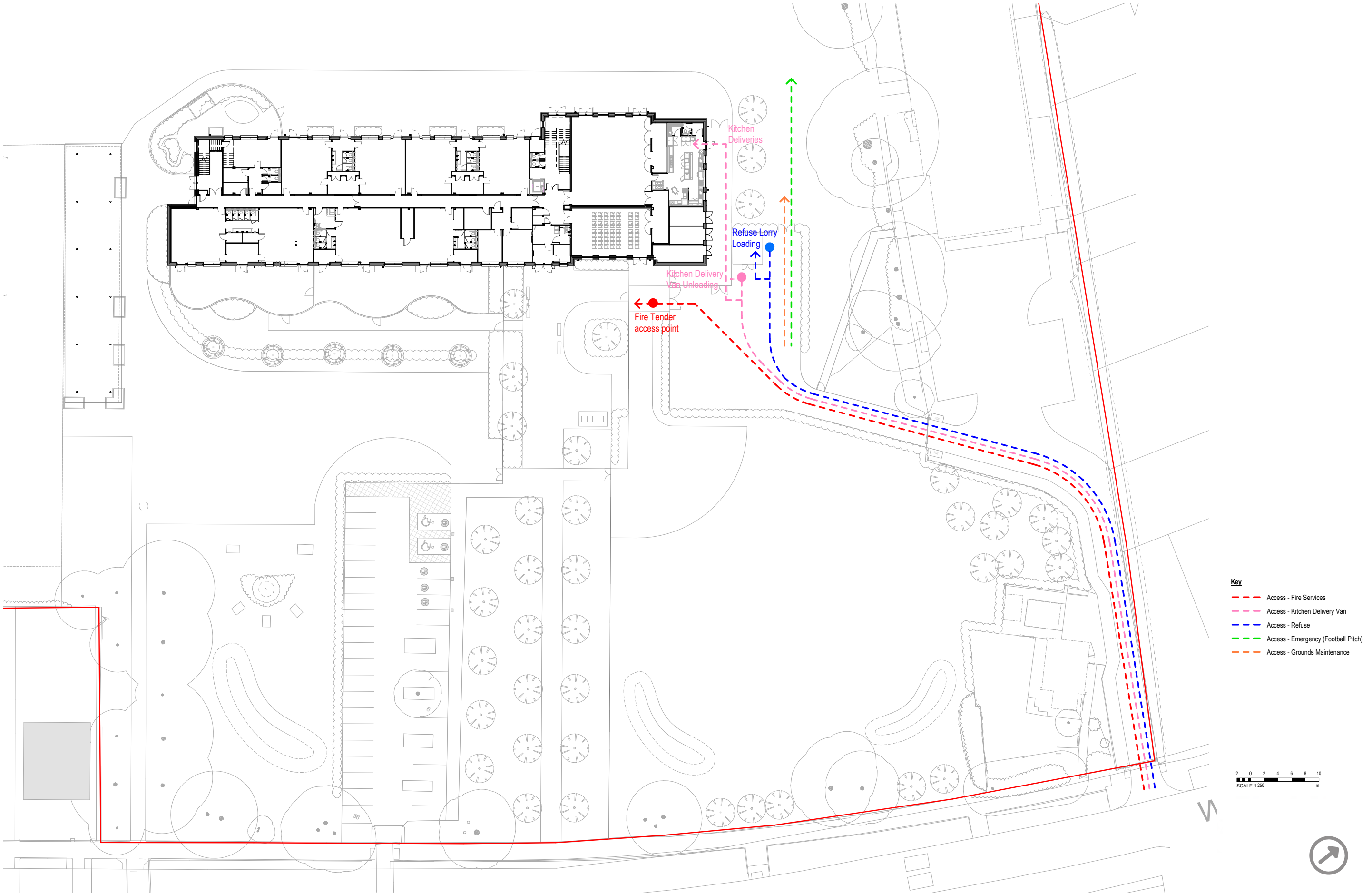


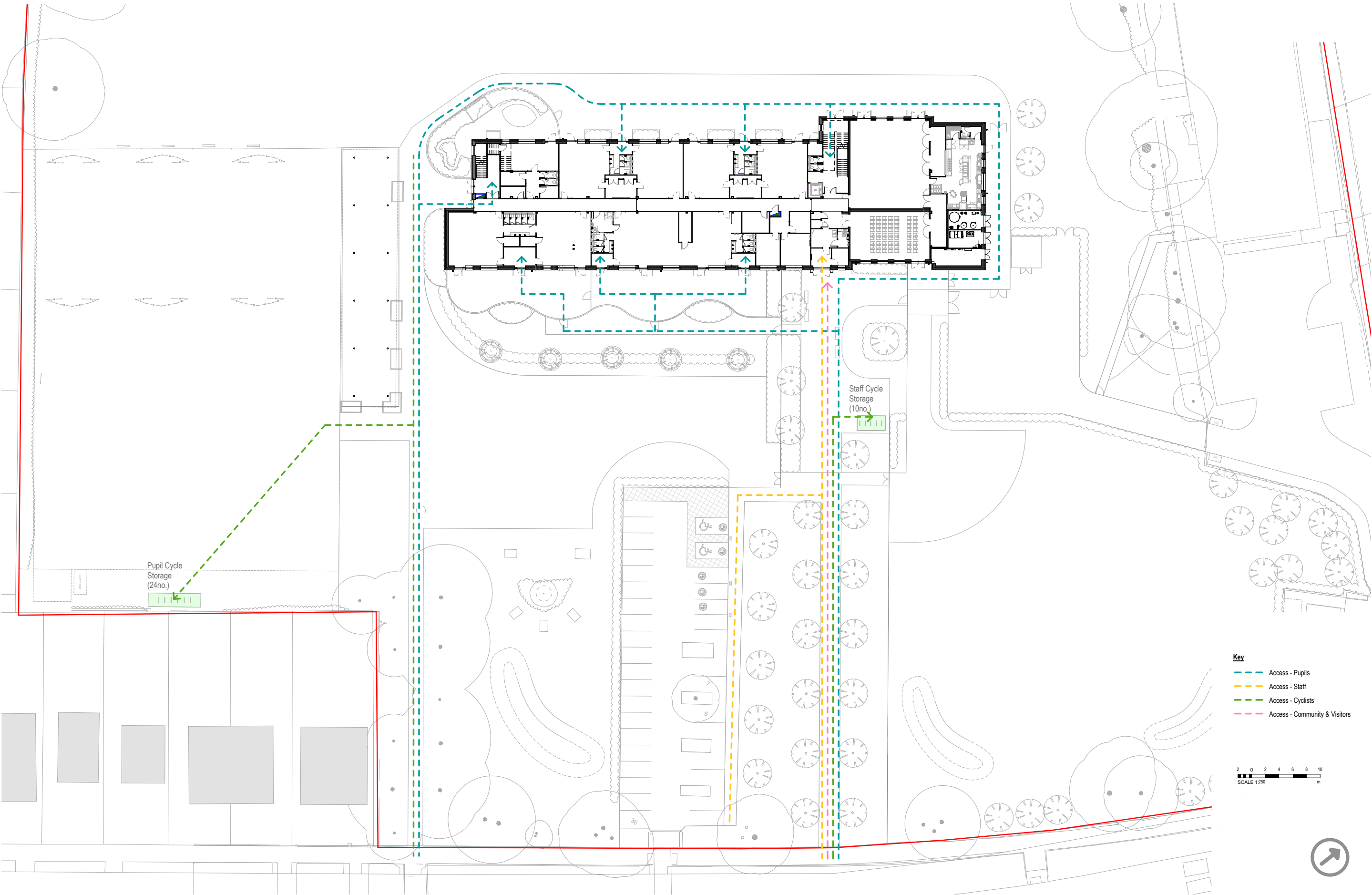
Level 01 - First Floor Circulation Strategy
1 : 100

Key

- Toilets - Pupils
- Toilets - Staff
- Circulation - Lifts
- Circulation - Stairs
- Circulation - General Pupil & Staff
- Circulation - Early Years
- Circulation - Infants
- Circulation - Juniors
- Circulation - Dining







Architecture
Masterplanning
Landscape
Interior Design
Visualisation
Animation
Virtual Reality
Design Advisor
Technical Advisor