

STRIDE TREGLOWN

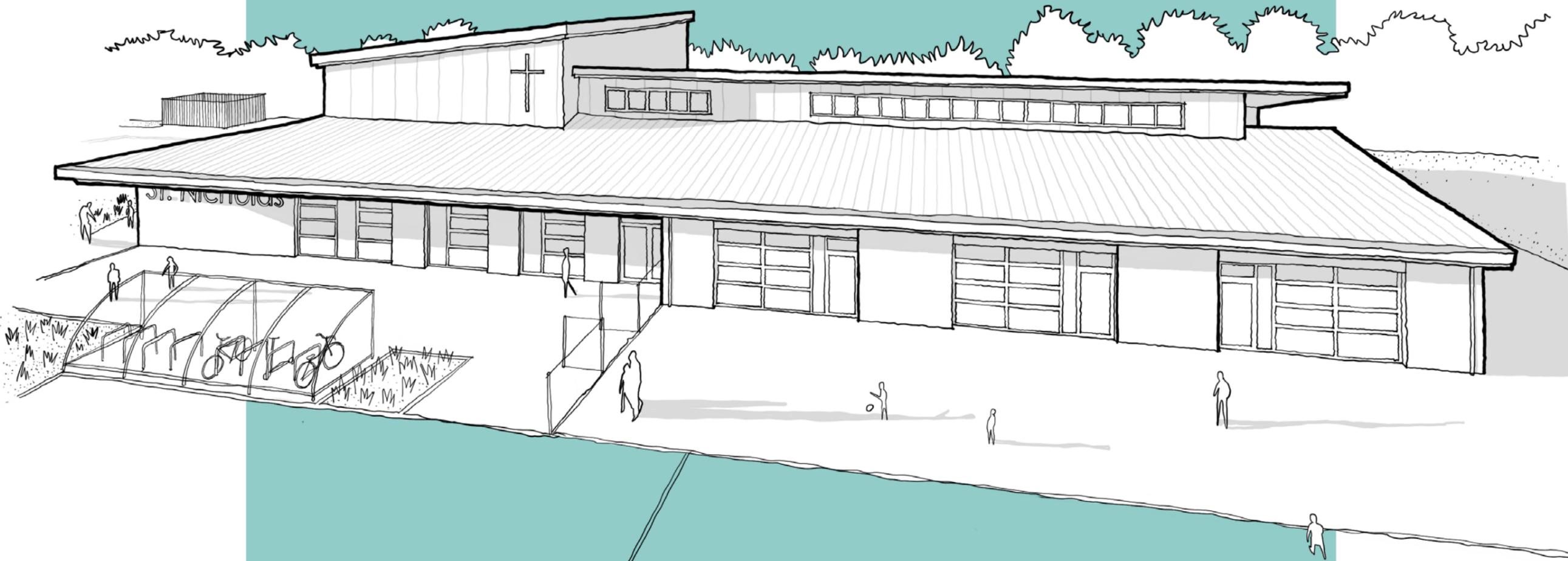
**ST. NICHOLAS
CIW PRIMARY SCHOOL**

PLANNING, DESIGN &
ACCESS STATEMENT

SNPS-STL-XX-XX-RP-A-8900

PL09

DECEMBER 2021



PROJECT	
ST. NICHOLAS CIW PRIMARY SCHOOL	
CLIENT	
VALE OF GLAMORGAN	
STRIDE TREGLOWN JOB No.	
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PREPARED BY	CHECKED BY
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1	PL01 - 12/06/2020 draft pre-app consultation issue.
2	PL02 - 15/06/2020 pre application consultation issue.
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4	P34 - 26/11/2021 draft pre-app consultation issue.
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6	

PROJECT CONTACT

JAMES PAGE
+44 (0)2920 435660
JamesPage@stridetreglown.com

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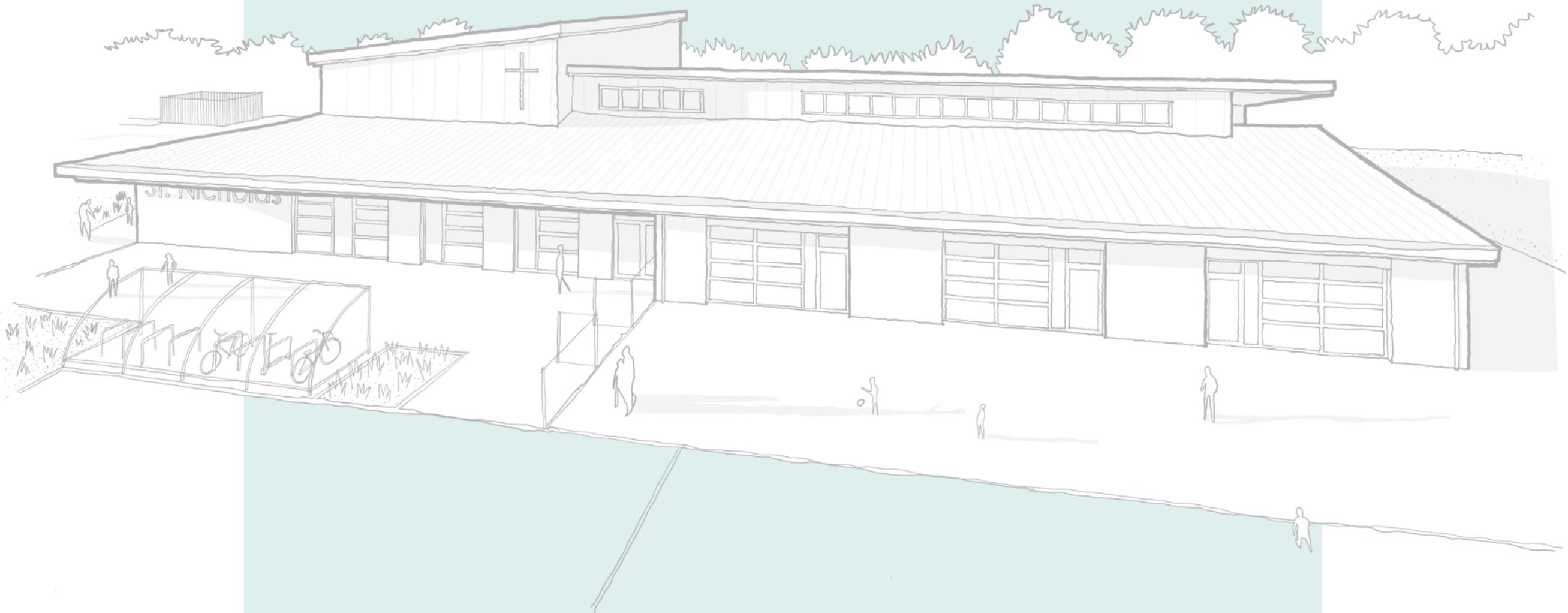
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TRANSPORT

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1.0

INTRODUCTION



1.01 Introduction

This Design and Access Statement has been prepared to support the Vale of Glamorgan Council's planning application for the development of improved education facilities for St. Nicholas Church In Wales Primary School.

The purpose of this Design and Access Statement is to inform the reader of the background to the planning application and provide a clear description and justification of the design intent for the proposals. This report:

- Details the site and surroundings;
- Demonstrates the background to the proposed development;
- Identifies the relevant planning policy framework;
- Provides details of the design ethos, landscaping concept and access arrangements for the proposed development; and
- Addresses the impacts of the development proposals.

This report has been prepared in accordance with the requirements for Design and Access Statements in Wales, explaining the design concepts and principles in relation to access, character, community safety, environmental sustainability and movement.

1.02 Project Background

St. Nicholas CIW Primary School is an English-medium voluntary controlled school serving 4 to 11 year olds in St. Nicholas and Bonvilston. There are 18 pupils per year group with a total capacity of 126 pupils. The school does not currently provide nursery provision.

The school consists of two buildings: the 'Old School' built in the 1850s and a flat-roofed main building built in the 1960s. The main building is timber clad and has been categorised as being of poor condition and suitability.

The school is split over two sites with reception pupils having to walk to the nearby 'Old School' following morning

assembly. There is no path along this stretch of road which is a health and safety risk to younger pupils and the community.

Classroom sizes are inconsistent throughout the building. There are currently 72 children being taught across two classrooms.

On the 18 March 2019 the governing body issued a consultation document on a proposal to increase the capacity of the school from 126 (FT) places to 210 (FT) places and alter the age range from 4-11 to 3-11 from September 2021. This was to meet projected future demand as a result of existing and proposed housing developments in the area. On 23 September 2019, the Vale of Glamorgan Council's Cabinet approved the proposal to expand St Nicholas CIW Primary from 126 places to 210 places and to change the age range from 4-11 to 3-11 from September 2021. A subsequent planning application (2020/00874/RG3 refers) was submitted seeking consent to undertake the development of a replacement school which would be able to accommodate the increased pupil places. The planning application was considered by the Council's Planning Committee on 21 January 2021, where it was determined that planning permission would not be granted due to the impact the increased capacity would have on the local highway infrastructure. As a result, the Council put the scheme on hold to review options.

The Council has reviewed the need for pupil places for St. Nicholas CIW Primary School. The main contextual change relates to the removal of feeder schools from the secondary oversubscription criteria, which came into force in September 2020. This has resulted in a decrease in pupil applications to the existing school. Furthermore, additional population analysis has been undertaken, based on updated ONS statistics, to predict the pupil population over the next 15 years. This analysis demonstrated the number of primary aged pupils resident within the catchment area is not projected to exceed 100 pupils over the next 15 years. Consequently, the Council's preferred option is to amend the scheme to construct a new building on the existing site to accommodate 126 primary places and 24 part-time nursery places. This would address the poor condition of the existing school and provide nursery provision in the area.

The Governing Body for St. Nicholas CIW Primary School will need to re-run the statutory consultation on the proposal to alter the age range of the school from 4-11 to 3-11 to allow the nursery provision to proceed on the site. In the interim the Council is submitting a planning application for the preferred option to re-develop the school to determine if the preferred option is acceptable in planning terms.

The proposed new school will provide:

- A high quality, IT rich learning environment for pupils meeting the educational curriculum needs of the 21st Century.
- Unobstructed access between all internal areas for children and staff as the new school would be contained within a single building.
- Break out spaces for staff and pupils.
- Enhanced safeguarding and site security for pupils and staff.
- Improved outdoor sports facilities for both pupil and community use.
- Full access for the whole community with improved disabled access.

1.03 Client Brief

The proposed capacity of the new school is 126 primary pupils with an associated 12 place (FT) nursery, providing a fit for purpose, 21st century learning environment for pupils.

Building Bulletin 99 has been used as the basis for the design.

1.04 Proposed Development

The subject of this report is the development of a new single storey primary school, associated landscape and parking facilities to be located on the existing school site in St. Nicholas, south Wales.

The proposal will have a gross internal floor area of 975m².

Below - St. Nicholas Primary School existing school buildings and external areas at the front of the site.



1.



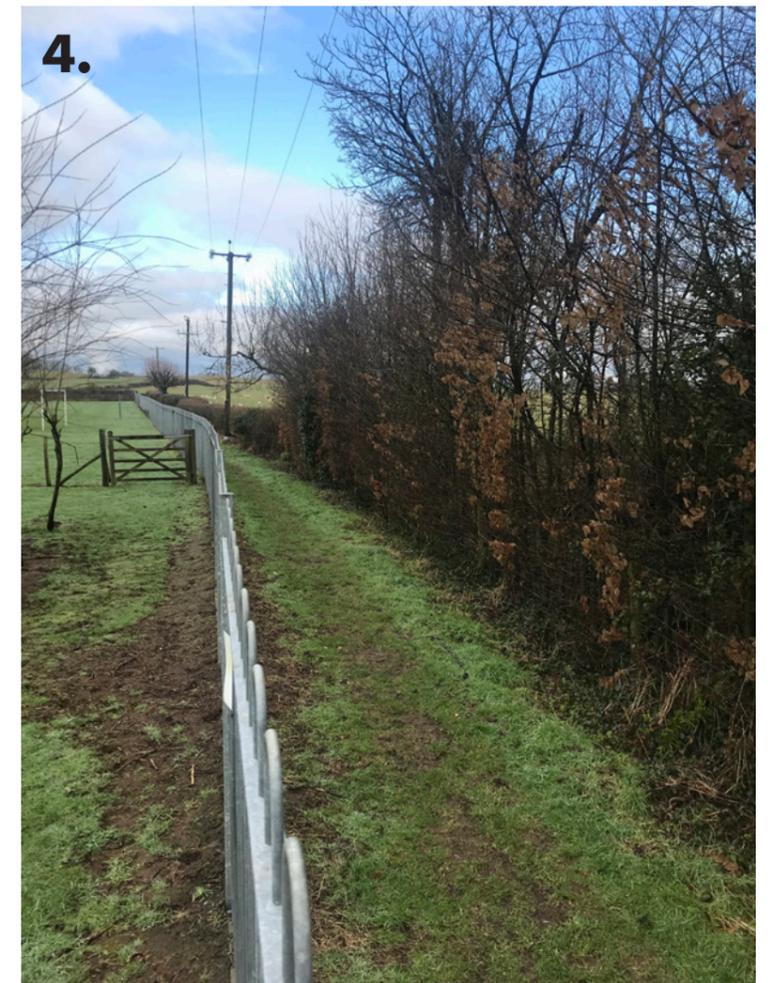
2.



3.



4.



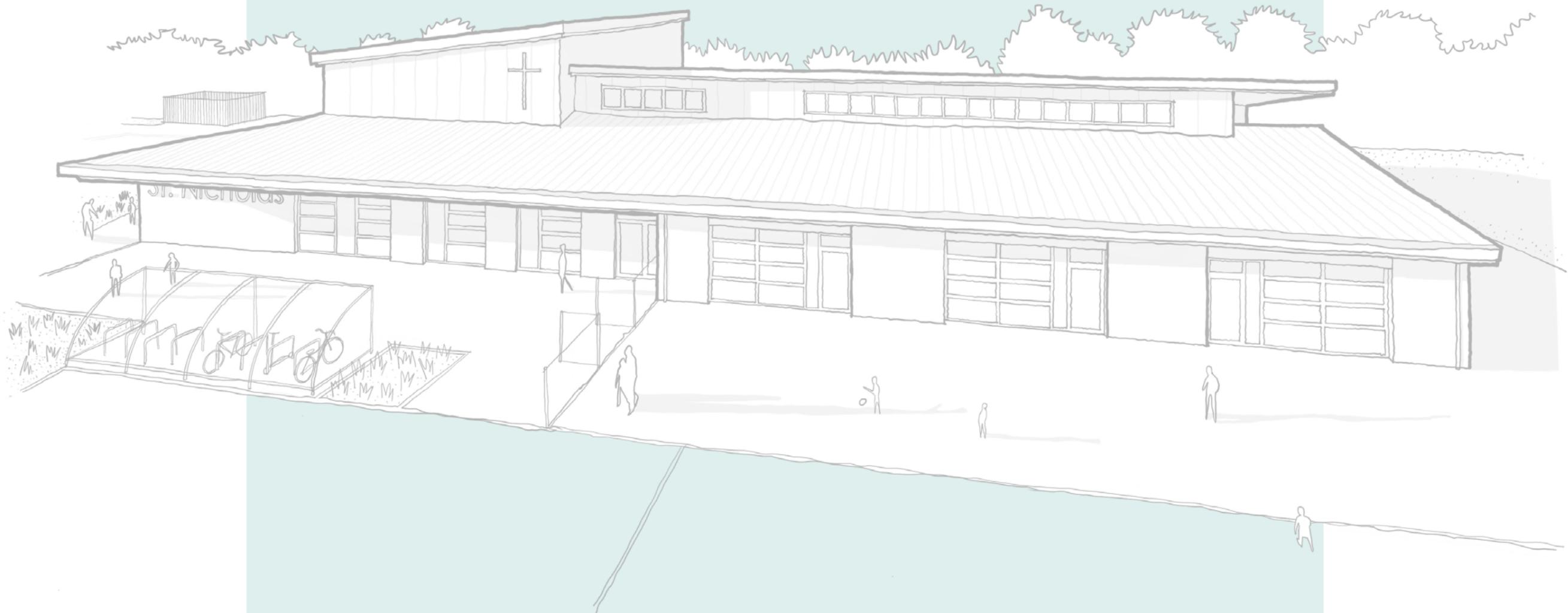
Existing photographs of proposed site for development:

1. Google street view taken from School Lane to the south.
2. Existing play area at the front of the site.
3. Current school car park
4. Public footpath bordering the site to the north west.
5. Main hard standing play area.
6. School sports pitches at northern end of the site.
7. School informal soft play area.
8. Looking back at existing school building from informal soft play area.



2.0

CONTEXT



2.01 Site Surroundings

The proposed location for the school development is the current site of St. Nicholas CIW Primary.

The site sits at the northern edge of the Village of St. Nicholas in the Vale of Glamorgan. St. Nicholas is located 2 miles to the west of Cardiff. It sits alongside one of the main vehicular routes in to the city; the A48.

To the south and east of the school site there are residential areas, with new housing developments recently built on the eastern edge of the village. The site is on the northern edge of the St. Nicholas conservation area.

Farmland neighbours the site to the immediate north and west. Further to the west is Cottrell Park Golf Course and the village of Bonvilston.

2.02 Topography

The proposed site is generally flat with nominal level differences across its length and width. It is unlikely that any retaining structures or noticeable level changes will be required within the proposal.



1. Site location - St. Nicholas in the Vale of Glamorgan
2. Site location - aerial view.

2.03 Existing Site Layout and Features

The school building currently sits at the southern end of the site, overlooking School Lane. There is a single vehicular access and egress point in the south eastern corner, which provides access to the car park on the eastern side of the school building.

The main hard play area is on the western side of the school, wrapping around to the north. Further beyond is an enclosed grass play area with external furniture.

Beyond the fence line at the north of the grass play area are sports pitches and an established habitat area.

At the front of the school site in the south, there are smaller, enclosed external play areas.

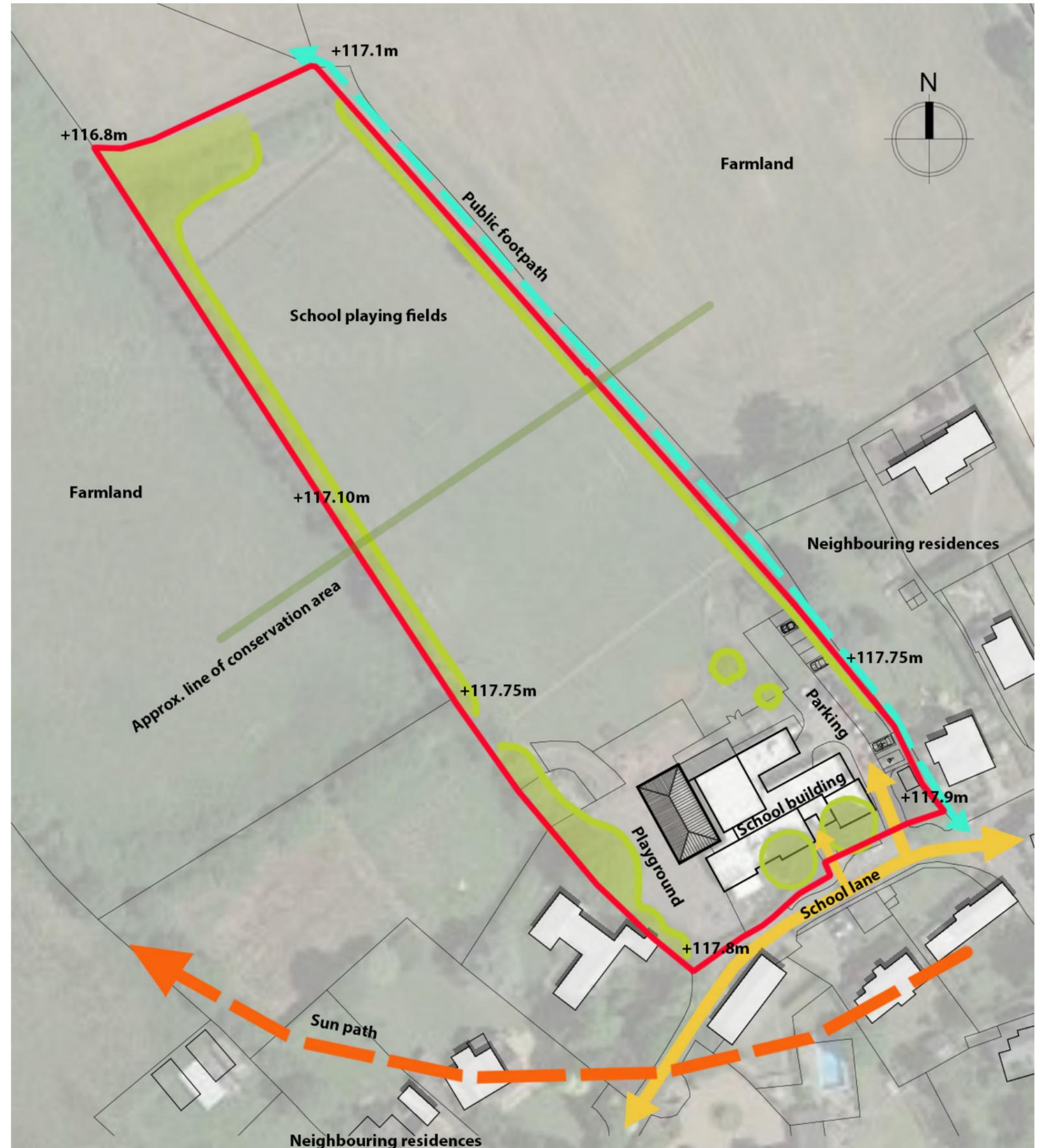
2.04 Constraints and Opportunities

The following potential constraints have been identified and considered as part of the design:

- **Existing school building** - This is the most significant site constraint. The school building inhabits the southern section of the site and is to remain live during construction. Consequently, the new building will be located to the north of the existing school.
- **Trees and ecology** - The site is bordered by vegetation along the east and west sides. Development will seek to avoid existing vegetation where possible, and where this isn't the case, appropriate mitigation will be provided within the landscape design. Any trees lost will be re-provided at a ratio of 2:1.
- **Existing services** - There are various existing services local to, and serving the existing school building. The existing substation at the south eastern corner of the site will remain in place as part of the proposals.
- **Access and parking** - The constrained nature of the roads around the school site are such that careful consideration will be given to the parking

and drop off provision at the new school. Currently there is insufficient parent drop off provision and parking opportunity is limited around the site. Parking figures will be in accordance with the published Vale of Glamorgan supplementary planning guidance.

- **Conservation Area** - the southern end of the site sits within the St. Nicholas conservation area.
- **Public right of way** - A public footpath runs along the eastern side of the site and is to be retained within the proposal.

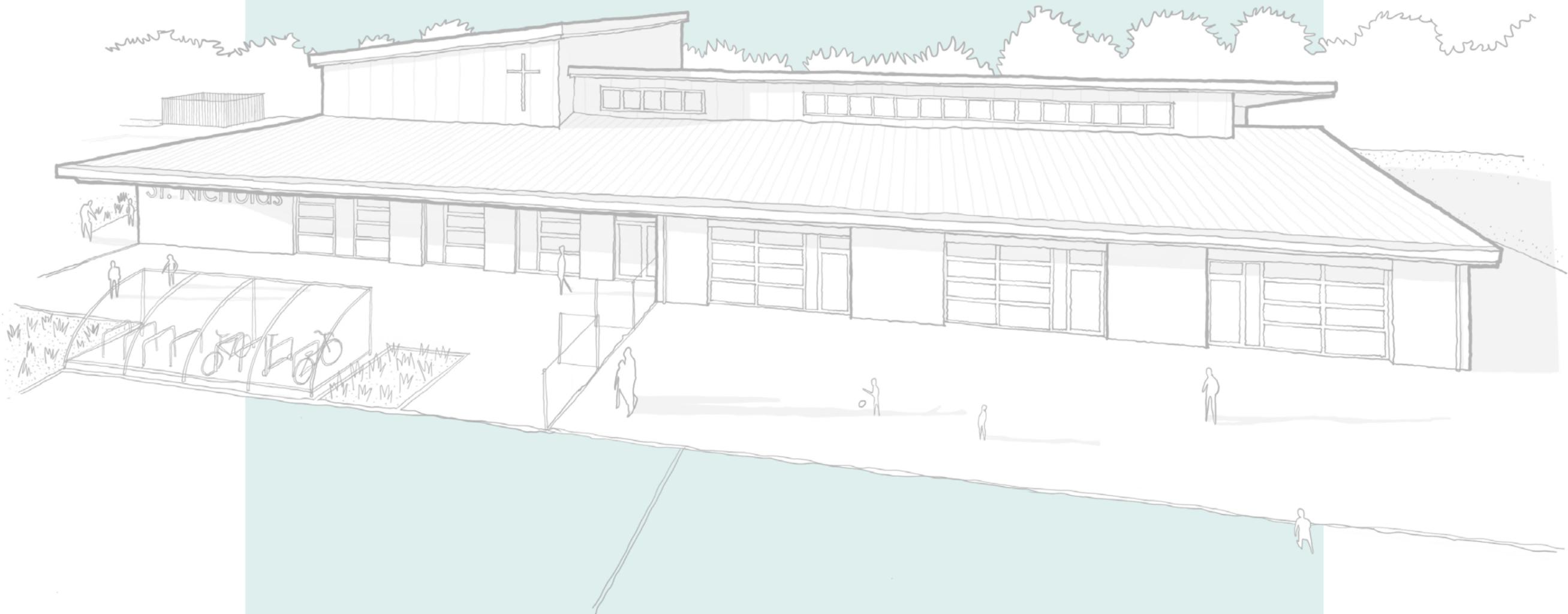




- 1. Existing site aerial view.
- 2. Overhead cables crossing current school site.
- 3. Existing school hall.
- 4. Dense vegetation visible along western boundary.

3.0

DESIGN



3.01 Site Layout - Aims and Objectives.

The following aims and objectives were established to inform the site layout design:

- The proposal should limit visual impact on the surrounding residences.
- The proposal should consider parking and vehicular movements to limit the impact on roads outside of the site.
- The site layout should allow for the current school to remain in use throughout the construction period.

3.02 Site Layout

The proposal places the new, single storey school building in the centre of the site, on a previously grassed area, parallel to the western boundary.

New pedestrian walkways from the west and eastern side of the site lead directly to the building's main entrance and pupil drop off areas without any crossing of in-site vehicle routes.

The school car park is proposed to inhabit the southern end of the site, adjacent to the site access from School Lane. A new junction is proposed to create the entrance point in to a one-way road within the site from which access is provided to the staff car park car park and adjacent parent drop off and servicing lay-bys. Visitor and school minibus parking is also proposed.

The main parking area provides parking for staff as well as accessible, electric vehicle charging and car share spaces.

The servicing layby provides direct access to the sprinkler tank, bin enclosure, kitchen and plant areas.

An external fenced plant compound is proposed to house sprinkler / hydrant tanks and associated pump, PV batteries and air source heat pumps. Sprinkler tank heights are to be kept low as reasonably possible and offset by enlarged footprint diameter.

Landscape screening is proposed to limit the visual impact around the plant enclosure.

Placing the building slightly biased towards the western side of the site reflects the differing size requirements of early years and KS1/2 yards, and allowing junior access to the enclosed games courts which sit as an extension to the junior yard. The games court also has potential to be accessed from the car park, should the school wish to make them accessible to the community.

Informal hard play areas are located around the site and relate to the classrooms of the age group they serve.

A smaller nursery and reception yard is included at the western side of the site, in a location easily accessible for parent drop off and collection at the more regular intervals through the day, without disruption to the rest of the school.

The early years playground will feature an area of rubber crumb safety surface and have access to it's own habitat zone. Each of the classrooms along this side of the building will have it's own covered space directly outside.

The sports pitches and existing school habitat area sit to the northern side of the development. Despite the new building sitting across some of the previously grassed area, there remains adequate space for junior sized rugby and football pitches.

Red line area as shown is 12,015m²

Pupil Numbers:
12 Nursery
126 Primary

BB99 Likely site area for a single form entry school on an un-confined site ranges from 7,168m² to 8,020m² - Therefore the site is considered adequate.

- Planning red line boundary
- Existing School Building Footprint
- - - Fence - refer to landscape boundary treatment plan for specification and height.
- - - Stainless steel bollard protection / railings to include breaks for drop kerb maintenance vehicle access.
- Pedestrian single gate
- Pedestrian and maintenance vehicle access gate
- Site entrance vehicle gates

Landscape
This drawing is to be read in conjunction with the accompanying Stride Treglown landscape drawings which provide further information on trees, planting, hard and soft landscaping.

+XXm - Proposed Levels
Levels noted are subject to review and design development.



Proposed Site Strategy

3.03 Landscape.

Stride Treglown's landscape team have produced a landscape concept design, as summarised in the text below and sketch opposite.

Consideration has been given to the following when designing and organising the site:

- Maximising areas of soft landscaping and both formal and informal play space;
- Offering external secure play spaces to encourage outdoor physical and interactive learning, adding a sense of fun;
- Providing a sense of arrival for pupils, staff and visitors;
- Being sympathetic to the semi-rural location;
- Providing landscaping along the boundary edges to soften the extent of hard surface interfaces;
- Retaining, where possible the majority of existing habitat area and trees on site;
- Enhancing biodiversity on site, along with sustainable drainage systems;
- Facilitation easy access and servicing to the site and building.

Outdoor Spaces

Within the secure area of the school, there will be defined informal hard and soft play areas. They will offer a variety of uses that can be adapted to suit individual needs / abilities and user group sizes. The external design accommodates:

- Informal play: A hard court (MUGA) area, which allows flexibility of use for a variety of activities and sports.
- Flexible outdoor informal hard and soft social/play spaces.
- Growing gardens in the nursery/reception and junior play zones.
- A habitat area along the western boundary for educational purposes.

Site Security and Pedestrian Circulation

Secure fencing has been considered to ensure pupil and staff safety is maintained at all times. Where possible, the secure line is softened by planting. Pedestrian access will be prioritised through the school's front and side entrances. All new arrivals will be required to access through the main building entrance to ensure pupil privacy and safety is maintained. The provision of cycle facilities has been considered for pupils, staff and visitors in covered shelters provided within the entrance courtyard.

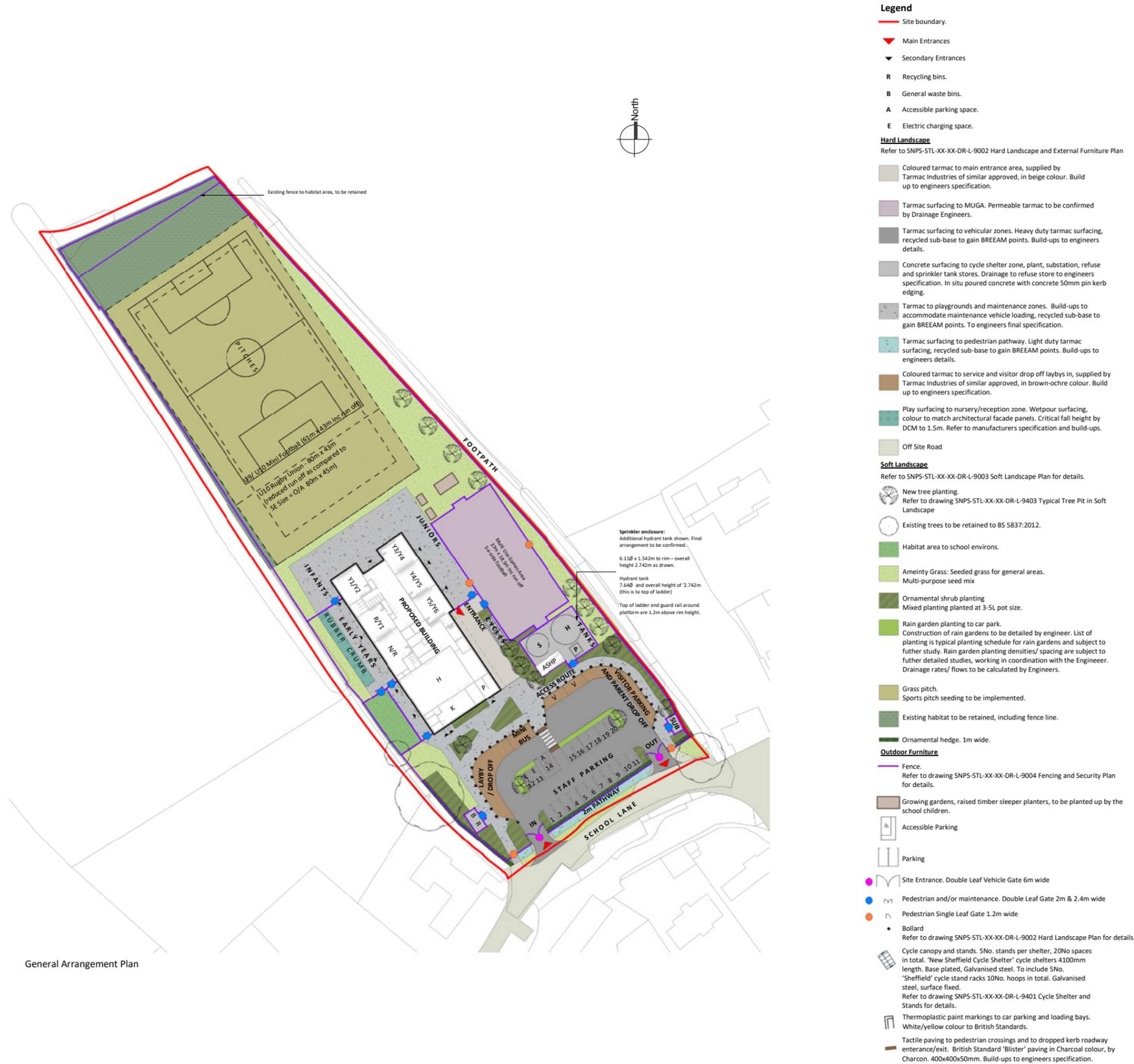
Soft Landscape Materials and Ecological Enhancements

The soft landscape design will aim to provide a planting structure that brings seasonal colour and interest to break up the hard surface finishes and enhance biodiversity across the site. New tree planting, areas of native and ornamental shrubs will aid the visual and ecological enhancement. Planting will also offer areas of visual buffer to residential boundaries. Existing trees and habitat area have been retained wherever possible. Rain gardens will aid drainage, however they will also provide a further level of ecological enhancement with planting that is both drought tolerant and can withstand heavy rainfall/ponding water.

Recommendations from the ecology report will be incorporated in the landscape design such as bird boxes, insect hotels and native planting to enhance biodiversity.

Hard Landscape Materials

The landscape plan will focus on utilising a number of mixed material surfaces to provide varying spatial, physical and contextual experiences for the students, these could include different types of paving, coloured wet pour play areas and tarmac.



3.05 Amount and Scale.

The proposed building is single storey with a double height hall element of approximately 9.5 metres at its tallest point, the ridge of the hall roof.

The eaves level of the single storey classroom pitched roofs is approximately 3.4 metres.

The gross internal floor area of the building is approximately 975m².

3.06 Appearance.

The proposal is for a predominantly brick faced building with a lightweight insulated composite panel to high level areas on the hall, clerestory wall and above classroom windows. The brick is proposed to be red in colour to reflect the tone of brickwork evident around the village of St. Nicholas.

The roof and wall cladding are proposed to be dark grey to reference the palette of the slate roofs evident within the local context.

The roof is proposed to be finished in metal standing seam. Roof mounted PVs are proposed as a means of contributing towards the sustainability target of net zero carbon.

The windows and doors will be grey framed PPC aluminium units, with spandrel panels below classroom windows. Feature coloured spandrel panels are proposed to limited areas around the building.

Brushed stainless steel signage displaying the school's name is to be mounted on the brickwork at the main entrance approach, whilst a cross, formed in the same material is to be mounted to the hall, signifying the school's church in Wales links.

Free standing metal canopies in grey are proposed outside of the early years foundation phase classes.



East Elevation



West Elevation



North Elevation



South Elevation

3D View



3.07 Transport Assessment - Movement To, From and Within the Site

Aecom have undertaken a transport assessment for the scheme. The full report is published separately as part of this consultation.

The design proposals reflect the requirements set out in the transport assessment in terms of vehicular site access and egress, parking provision, drop off and deliveries.

3.08 Ecology

Aecom have undertaken a preliminary ecology assessment for the proposed site. Their report is published separately as part of this consultation.

3.09 Environmental Sustainability

The development will target net zero carbon as well as a BREEAM 'Excellent' rating.

In order to achieve the above, the design will incorporate renewable / low carbon technology in the form of roof mounted photovoltaic panels and air source heat pumps.

3.10 External Lighting

McCann & Partners will be producing an external lighting strategy for the scheme which will accompany the full planning application.

3.11 Civil Engineering & Drainage

RVW are producing a civil engineering scheme that will be published separately. The scheme is also subject to a SuDS application.

3.12 Community Safety

Initial consultation has taken place with the South Wales Police's designing out crime officer for the Vale of Glamorgan.

As detail design work progresses, the design team will continue to work with the

South Wales Police to ensure envelope design and boundary treatments are robust, secure and discourage criminal or antisocial behaviours.

3.13 Access

Policy and Approach

Planning Policy Wales emphasises that: "Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use and provides buildings and environments that are convenient and enjoyable to use for everyone."

Similarly, TAN 12 (section 5.3 Inclusive Design) notes that "the Assembly Government expects all those involved in the design process to foster a culture of inclusion, whereby design solutions provide access to the widest possible range of people".

In accordance with these policies, the scheme has been designed to provide access for all.

The scheme has been designed to comply with the Building Regulations Approved Document M so far as is possible at planning stage.

An accessible parking space is proposed close to the main entrance.

The entrance approach is designed as a fully accessible space. Hard surfacing materials will be chosen to ensure that there are no barriers to access on the approach.

4.01 Summary

The proposed development will significantly enhance the teaching facilities for the area, providing a purpose built modern building, which will enhance the site and seek to enhance teaching and learning.

It is considered that the proposed development takes into account its impact on the site and surrounding area. It is therefore considered that the proposals are consistent with Welsh Assembly Government guidance and local planning policy.

STRIDE TREGLOWN