St Georges Junior School

SUPPORTING STATEMENT FOR APPLICATION FOR FULL PLANNING and LISTED BUILDING CONSENT For New Lower School Development

March 2013

INITIATIVES IN DESIGN ARCHITECTS
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Amendments			
Rev	Date issued	Reviewed by	Description
0	08.03.2013	AB	Draft 1
1	10.03.2013	AB	Draft 1
2	14.03.2013	AB	Draft 2
3	15.03.2013	MP	Planning Issue

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APPENDICES

1 Arboricultural Schedule and Method statement – Middlemarch Environmental Ltd, Report Number: RT-MME-112424-03, October 2012.
2 Soil investigation / Geo-environmental Investigation – CLARKEBOND (UK) LIMITED, Report Number: XL02956/R2, October 2012.
3 Consultation Material – (Exhibition Boards and Feedback Forms) – IID Architects, 1236-C10-06 Consultation 01 - 120921; 1236-C10-06 Consultation 02 -130206.
4 Habitat Survey – Middlemarch Environmental Ltd, Report Number: RT-MME-112424-01, October 2012.
5 Initial Bat Survey – Middlemarch Environmental Ltd, Report Number: RT-MME-112424, October 2012.
6 Nocturnal and Dawn Bat Surveys – Middlemarch Environmental Ltd, Report Number: RT-MME-112627, September 2012.
7 Floor Risk Assessment - GTA Civils Ltd, Report Number: 4620/2.3F, December 2012.
8 Energy Efficiency Statement – CBG Consultants, 007a1 Energy Efficiency Statement.
9 Master Plan Abstract – IID Architects; 1178 12 05 22 Masterplan Final Report Draft 1.
10 Structural Statement (existing Nursery block) - DOA Consulting Structural Engineers.
11 St George's Juniors' Travel Plan
12 St George's Juniors' Waster Management Policy
13 Sustainability Statement - CBG Consultants, 009a1 Sustainability Statement.
14 Utilities Assessment Report – Technics Group, Report ref: SP12614; Drawing number: SD12614-01.
15 Heritage Statement
16 Pre-Planning Application advice

PREFACE

FULL PLANNING SUBMISSION CHECKLIST SUMMARY - NATIONAL AND LOCAL VALIDATION REQUIREMENTS:

- **Standard Application Form** – On-line submission.
- **Location plan** – Included with drawings.
- **Site plans** – Included with drawings.
- **Block plan of the site** – Included with drawings.
- **Existing and proposed elevations** – Included with drawings.
- **Existing and proposed floor plans** – Included with drawings.
- **Existing and proposed site sections and finished floor and site levels** – Included with drawings.
- **Roof plans** – Included with drawings.
- **Ownership Certificate A** – Completed and attached.
- **Notices -** Not required as applicant owns the site.
- **Agricultural Holdings Certificate** – Completed and attached.
- **Correct fee** – Paid by Cheque sent separately to on-line application.
- **Design and Access Statement** - Included within the Supporting Statement as noted in Contents section above.
- **Affordable Housing Statement** – Not relevant
- **Air Quality Assessment** – Not considered relevant / as site is not within or in proximity to an Air Quality Management Area.
- **Biodiversity Survey and Report** – Refer to Appendix 4.
- **Daylight/Sunlight Assessment** – Not considered relevant as no affected neighbouring properties.
- **Economic Statement** – Not considered relevant.
- **Energy Efficiency Report** – Refer to Appendix 8.
- **Environmental Statement** – Not considered relevant and not requested by LPA.
- **Flood Risk Assessment** – Refer to Appendix 7.
- **Foul sewage and utilities Assessment** –Proposed foul/surface drainage strategy drawings included. Refer to Appendix 14 for the Utilities Assessment report.
- **Heritage Statement** – Refer to Supporting Statement section 5.13 and Appendix 15.
- **Land Contamination Assessment** – Refer to Supporting Statement section 5.12.and Appendix 2.
- **Landscaping details** - Detailed landscape strategy included. Refer to Supporting Statement section 5.6 and to submitted landscape drawings.
- **Lighting Assessment** – Light spillage/pollution – Referred to Appendix 13 and sustainability statement section 5.15.3. Detailed external lighting scheme to be subject to discharge of condition.
- **Noise Assessment** – Not considered relevant as proposals only extend existing usage.
- **Open Space Assessment** – Not considered relevant as proposals are on previously developed land (PDL).
- **Parking and Access Arrangements** – Refer to Supporting Statement section 5.8.1. But no change to pupil or staff numbers proposed.
- **Photographs and Photomontages** – Refer to Supporting statement and 1236 Planning Statement Figures – Part 1 for existing photographs and to drawings for 3D images and photomontages.
- **Planning Obligations Including Infrastructure Provision Contributions** – Draft Head(s) of Terms – Not Applicable as no S106 agreement anticipated.
- **Planning Statement** – Supporting Statement submitted.
- **Retail Uses**– Not Applicable.
- **Refuse/Site Waste management** – Refer to Planning Statement section 5.15.5 and Appendix 12.
- **Statement of Community Involvement** – Local consultation held prior to application. Refer to Planning Statement section 1.3 and Appendix 3.
- **Structural Survey** – Refer to Appendix 10 for statement on existing Nursery.
- **Telecommunications Development** – Not Applicable.
- **Transport Assessment** – Not required as no change to existing usage proposed. Refer also to pre-application advice (Appendix 16).
- **Travel Plan** – Refer to Appendix 11.
- **Tree Survey/Arboricultural Implications** - Refer to Appendix 1.
- **Ventilation/Extraction Statement** – Not Applicable.

1.0 Introduction

1.1 Terms of reference and scope of approval sought

This report supports an application for Full Planning Consent for the replacement of the Lower School at St Georges Junior School Weybridge and the associated application for Listed Building Consent. It describes the background to the proposed development and the design objectives upon which the proposals are based.

It has been prepared by IID Architects in collaboration with the following members of the appointed Design Team on behalf of the School.

Madlin + Maddison - Cost Consultants
PLACE - Landscape Architects
CBG - Environmental Services Engineers
DOA - Structural
GTA - Civil Engineers

The application relates to the demolition of some of the existing accommodation and the phased construction of a new development (part single and part two storeys) linked to the existing single storey nursery which is to be retained and remodelled. The existing accommodation to be demolished/removed includes the two storey Orchard Hall, a two storey house facing Thames Street (until recently occupied by one of the nun's of the original St Maurs convent) and some of the temporary teaching accommodation that forms the current Lower School. The proposed development also includes the reconfiguration of the existing playground areas, improvements to the access and parking facilities to the school.

This application represents phases 1&2 of an overall strategic site Master Plan prepared by IID Architects in 2012 which outlines the School's long term aspirations for the site (Refer to Appendix 9). This Master Plan was submitted to Elmbridge Borough Council for pre-application advice in August 2012. Application number: 2012/0880/NEW and was used during the consultation session held with the local community.

1.2 Background and case for development

Applicant:

St George's Junior School Weybridge is an independent co-educational Roman Catholic day school with a nursery for pupils between 3 and 11. It has a current pupil role of approximately 560 including a nursery of 78 with 6 classes of 13 and organised as a 4 form entry school with class sizes of approximately 20.

St George's was originally founded in Croydon in 1869 but moved to Weybridge in1884.

The School is academically high achieving with a supportive, caring and spiritual ethos reflecting its Roman Catholic and Josephite foundation. It also has a strong performing arts focus and is an extremely popular school.

The Junior School is part of the overarching St George's College foundation and is a registered educational charity No.1017853.

Location: Refer To Figures 1 & 2 and Drawings1236-D01-00, 1236-D01-05.

The Junior School is located in Thames Street close to the centre of Weybridge and approximately 1km from the main St George's College site in Addlestone.

The School site is entirely in Green Belt area with the lower (northern) section being within the flood plain.

The Lower School accommodation (infants) is located on the upper middle (southern) section of the site and the Upper School (juniors) further south from the infants in the original St Maurs Convent.

Existing Accommodation Shortfalls: Refer to Figure 7.

Whilst the school manages the limitations of its site and accommodation well, the physical limitations compromise some areas of curriculum delivery and restrict the School's scope for future improvement and progress.

To address the needs of 21st Century education and to avoid the School's overall educational offer being compromised the following issues need to be urgently addressed:

- The existing nursery areas are undersized and relatively poor grade with poor staff facilities and support areas. The classrooms are not ideal in terms of layout with an inappropriate mix of class sizes, with one of the classes using a poor grade and isolated temporary classroom which requires urgent replacement.

- Restricted external nursery space which is also used for occasional vehicle access to site rear.

- Reception and YR1 currently occupy a series of modular classrooms which were never intended as a long term solution and are now beyond their economic life. This accommodation is now in urgent need of replacement in terms of both building fabric and quality of facilities. The classrooms are adequate in terms of size but are arranged in isolated pairs with limited breakout space and small group rooms.

- Reception toilets are in an isolated modular building requiring pupils to go outside to use the facilities.

- Reception classes are currently dissociated from the Nursery which is not ideal in terms of Foundation Stage curriculum requirements. This limitation is a key objective which the School is seeking to redress to meet contemporary curriculum requirements.

- Existing YR2 classrooms are currently detached from the rest of the Lower School, located at first floor above the drama hall which is not ideal for an integrated KS1 curriculum.

- The existing arrangements for pedestrian and vehicle access into and around the main site are not ideal and are in need of improvement and rationalisation to reduce congestion at the beginning and end of the school day and to make better use of the available space.

- There are a range of accessibility issues across the site including limited access to ground and upper floors for wheelchair users, and limited accessible toilet facilities including the existing nursery and Lower School which will be replaced/remodelled as part of these proposals.

1.3 Consultations and engagement process – Ref Appendix

A structured process of consultation has been undertaken during the development of the proposals on both the Master Plan and the more developed Lower School proposals. This included the following:

- **Mach 2012:** Strategic Pre-application Planning advice from Elmbridge BC relating to the proposed long term Master Plan. Pre-application Advice Report from Elmbridge Borough Council. Application Number: 2012/0880/NEW dated 22nd March. Officer responsible - Edward Chetwyn-Stapleton.

- **April 2012:** Pre-application highways and traffic advice from Elmbridge BC relating to the proposed long term Master Plan. Pre-application Advice Report from Surrey County Council Highways Authority dated 5th April 2012. Officer responsible – Kerry Cook (ne James).

- **September 2012:** Initial open consultation on Master Plan and initial Lower School proposals with the School Community including Governors, Staff, Parents and Pupils and with local residents. Refer Appendix 3 for details.

- **October 2012:** Liaison with Surrey County Council Archaeological Department re potential heritage issues. Refer to email confirmation from Archaeological Officer (Gary Jackson) f Surrey County Council dated 25th October 2012. Extract included in Section 5.13 below.

- **December 2012:** Follow up pre-planning application advice relating to the developed Lower School proposals from Elmbridge Borough Council. Application Number: 2012/0880/NEW dated 12th December 2012. Officer responsible - Edward Chetwyn-Stapleton.

- **February 2013:** Open consultation on developed Lower School proposals with the School Community including Governors, Staff, Parents and Pupils and with local residents. Refer Appendix 3 for details.

2.0 Description of Existing Site and Environs

2.1 Location, size and general site context – Refer Figures 1&2.

The site which the School occupies is long and relatively narrow in proportion running broadly north south (see below). It sits entirely within Green Belt and partially within an area of high flood risk and is located at the transition between the open land to the east and the residential area to the west

The main entrance from Thames Street, in the south west corner of the site, has a relatively short public frontage. There is a secondary access from Grenside Road to the east and field access at the north end from Walton Lane.

The total site area of the School is 42 ha.

2.2 Trees

Refer to Appendix 1 for the Arboricultural Schedule and Method statement prepared by Middlemarch Environmental Ltd, Report Number: RT-MME-112424-03, dated October 2012.

The Lower School proposals will involve the removal of some existing trees within the upper site (refer to drawing 1236-D00-10 for the trees to be removed). These will be replaced broadly on the basis of 3 new trees for each removed - Refer to the landscape proposals for details (drawings C453-DR-001-07, C453-DR-002-07, C453-DR-010-01, C453-DR-011-01).

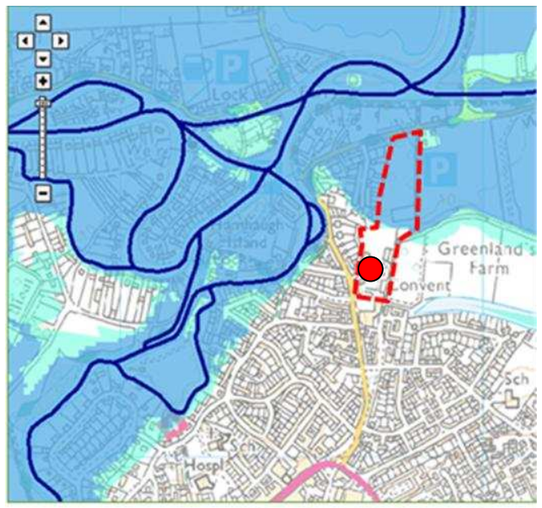
As far as possible trees either close to the boundary or fronting Thames Street have been retained.

2.3 Ecology

An enhanced Phase 1 Habitat survey together with initial and more detailed Bat emergence surveys were undertaken by Middlemarch in October 2012 the details of which are included in Appendices 4, 5 & 6.

2.4 Flood Risk

The School site is situated within an area of potential flood risk – see abstract from the Environment Agency Map below for the Weybridge area. In relation to the impact of drainage on the site refer to the Flood Risk Assessment and schematic drainage proposals included in Appendix 7.



2.5 Pedestrian and Vehicular Traffic and Access

The existing arrangements for pedestrian and vehicle access are indicated on figure 2. The existing arrangements are in need of improvement to reduce the conflict between pedestrians and vehicles and to reduce congestion in both Thames Street and Grenside Road at the beginning and end of the school day.

Pre-application planning advice from Surrey County Council Highways department was sought, and is summarised below:

- Parent drop-off would not generally be supported.
- Measures to discourage parking should be considered.
- A School Travel Plan and parking management plan should be submitted with any planning application.

Based on the above, the Lower School proposals also seek to improve and differentiate vehicular and pedestrian access, improve on-site parking and reduce congestion in the surrounding roads. Refer to Section 5.8 for details.

3.0 Planning Considerations

3.1 Planning Context

The site is within the Green Belt, within the River Thames Policy Area and part of the main school (two storeys Georgian House) is Grade 2 listed. The northern part of the site is also identified as being within a Mineral Safeguarding Area.

3.2 Relevant Planning Policies

Based on its location the following planning policies which apply to the proposed development have been taken into account in the proposals:

- Green Belt: Policy GRB1 – Government statement of July 1996 and the more recent NPPF do not rule out the development of schools within Green Belt in circumstances where need is established the character of the Green Belt is not adversely affected. As the proposed development is within the previously developed area of the site and essentially replaces existing modular buildings and other low grade facilities, the proposals are not considered damaging to the Green Belt.
- River Thames Policy Area: policy RTT2 – The proposed development will not adversely affect character or scale of the area, the skyline nor any long distant or local views as referred to in the policy.

- Schools Development: Policy COM4 – As the proposed development is intended to provide improved facilities for the existing pupil cohort no additional pressure on local infrastructure will result from the development. Indeed the proposals include some access and parking rationalisation which should improve the current situation.

- Mineral Safeguarding: Surrey Minerals Plan Core Strategy: DPD Policy MC6 - No development is proposed which would adversely impact on this policy.

4.0 Development Approach

4.1 Introduction

As already referred to, the proposals which form this application represent the first phases of a longer term Master Plan. They have therefore, been considered in the context of this strategy in relation to constraints and objectives. The overall Master Plan proposals were submitted to Elmbridge BC and to Surrey CC Highways Dept for pre-application comments before the more detailed proposals for the Lower School were developed in detail. Refer to Section 1.3 for pre-application consultation and to Figures 15 and 16 for details of the Master Plan consultation.

Subject to some detailed comments these long term aspirations were broadly supported and the more detailed development of the Lower School has been configured to fit within this long term strategy.

4.2 The Client's Vision

The School is well established with a strong academic reputation and a caring and supporting catholic ethos. Whilst providing good quality of education, the site and existing buildings have shortcomings which the Governors wish to progressively overcome. Refer to Figure 5, whilst also retaining the positive qualities referred to in Figure 6.

The School is seeking to complement the existing well managed but somewhat dated facilities with new contemporary accommodation which positively presents the school's future vision within an improved and sustainable overall site environment.

4.3 Development Constraints

The principal development constraints which have been considered in the development of the proposals include:

- Site located entirely within Green Belt – Hence the need to restrict development to the existing built zone as far as possible, other than for accepted uses within Green Belt – eg Sports related.

- Lower part of site located within the flood plain – Hence the avoidance of development within the lower section of the site to avoid the need for significant flood mitigation measures.

- Proximity to neighbours - Hence the need to minimise visual impact of development on adjoining neighbours, and to improve and rationalise the management of existing pupil drop off and collection arrangements.

- Grade 2 Listed Status of existing house – Ref Figure 1 for listing details. The description relates to the late 18th century house fronting Thames Street. Hence the need to minimise the adverse impact on this section of accommodation, including the front approach and general configuration of the internal spaces.

- Limited site access – The principal site approach is from Thames Street which is narrow with narrow footways and a relatively restricted vehicle access into the site. Otherwise there is limited access from Grenside Road to the upper section of site and from Walton Lane to the playing fields. Hence the need to rationalise and improve existing arrangements.

4.4 Development objectives

Figure 15 illustrates the development objectives of the long term Master Plan. Within this overall site strategy the following are identified as the objectives for the proposals forming this submission:

- Replace and improve existing lower school accommodation providing an improved connection between early years (Nursery and Reception) and KS1.

- Create positive, efficient and welcoming main pedestrian approaches.

- Improve and rationalise the vehicle and pedestrian approach to the site with improved differentiation.

- Reduce existing traffic congestion as far as practical and minimise the adverse impact of pupil drop off and collection within the surrounding residential areas.

- Maintain the long views through the site.

- Improve and rationalise the use and quality of external spaces around the site.

- Minimise adverse impact of new development on adjoining properties in term of massing and views.

- Improve on-site parking for staff and visitors.

4.5 Development phasing

The long term Master plan anticipates a phased development of the site to meet future curriculum requirements. Figure 16 illustrates the anticipated phasing and scope of development.

The proposals included in this application represent Phases 1 and 2 of this long term strategy.

5.0 Design and Access Statement

5.1 Introduction

The following 'Design and Access Statement' generally follows the CABE guidelines for D&A Statements.

5.2 Scope of Proposed Development Works

This application includes the following scope of works:

- New 2 storeys Lower School building linked to the existing remodelled single storey nursery.

- Rationalised and remodelled external areas to the upper site including: remodelled main pedestrian and vehicular entrance with improved visitor parking and access; new gated entrance from Grenside Road; extended car staff parking.

- New pedestrian access from Walton Lane.

5.3 Use

The new accommodation will provide contemporary nursery and KS1 accommodation forming the Lower School of St Georges Junior School.

5.4 Amount

The total gross external area of the new development is 2292.5m^2 with 1612.3m^2 at ground floor and 680.2m^2 at first floor.

The accommodation includes:

- Teaching space: 6no Nursery classrooms; 4no Reception classrooms; 4no YR1 classrooms; 4no YR22 classrooms; 7no resource/group rooms; 1no IT room; 1no cooking room.

- WC / Hygiene: 1no Hygiene room; 2no unisex toilets per each Nursery and Reception classroom; 3no girls toilets and 3no boys toilets for each set of YR1 and YR2 classrooms; 2no unisex toilets accessible from reception classrooms' playground; 1no staff shower room; 1no unisex toilet accessible from Lower Nursery corridor, 6no disable toilets for staff, visitors and pupils depending on their location; 2 no cleaner cupboards.

- Staff: 1no staff room; 3no offices; 1no reprographics and stock room.

- Plant/ Store: 3no plant rooms, 1no electrical cupboard, 5no store rooms.

- Open plan resource area: Upper Nursery corridor, Lower Nursery corridor, YR1/Reception corridor and YR2 corridor.

5.5 Layout and Design – Refer to IID Drawings

The proposed layout reflects the relatively restricted development area and seeks the need to respect the existing views and sense of openness into and within the site.

The new development is a mixture of single and two storey accommodations with shallow or flat roofs configured around two play courts for Nursery and Reception classes.

The single storey section is linked to the existing nursery which is to be retained and remodelled; this single storey section provides a new public entrance and approach for the nursery via a new more fenced forecourt. The new entrance replaces the original two storey house creating a more open and welcoming frontage onto Thames Street.

The two storey section accommodates Reception and Year 1 classes at ground floor and Year 2 classes at first floor. This section is set behind the single storey frontage to minimise the visual impact to Thames Street and to respect the views into and across the site from both Thames Street and Clifton Close.

This design is articulated to accommodate a significant slope across the site, sloping away from Thames Street.

Whilst the new Lower School building is self contained its entrance deliberately faces towards the main school to enhance the sense of linkage between the

Upper and Lower School accommodation. The line of the two storey wing is also set as far back as possible to maintain the views and to give adequate space past the buildings on the eastern boundary.

The form of the new development creates a more playful feel more suited to younger children than the relatively austere buildings of the Upper School. It aims to reflect current curriculum needs with a contemporary building form which complements and respects the existing buildings. Hence the use of a mixture of render and clay based terra-cotta rain-screen cladding.

The new building will also provide a shift in image, and the use of green (sedum) roofs reflects the Schools sustainability aspirations.

5.6 **Landscaping** Refer Landscape Drawings C453-DR-001-07, C453-DR-002-07, C453-DR-010-01, C453-DR-011-01.

5.6.1 **Introduction:** The aspiration of the landscape design is to provide a safe, and attractive amenity based green core to the school as part of redevelopment proposals.

The core provides circulation space, amenity space, play space and educational space. The design proposals also accommodate improved pedestrian and vehicular approaches with revised vehicle access and exit points on the school boundary, together with on-site coach parking to minimise traffic congestion. The design recognises the age ranges and physical abilities of the children with a definition of territory associated with the proposed and existing elements of the school.

The design also makes use of the changes in level within the school where levels fall from south to north across the site.

Some trees are lost within the site but additional trees are provided on the basis of three new trees planted for every tree lost.

5.6.2 **Proposals:** The existing sunken grass area at the core of the school is a decorative but restricted space enclosed behind railings. In addition the current design of the school core allows the zip wire installation and muddy grass margins to restrict the more general recreation activities of the pupils. Children are restricted from using grass areas due to the muddy conditions their foot pressure exerts, thus limiting the use the already restricted play areas of the school. The necessary modification to the zip wire installation and its re-installation towards the lower sports field area allows for a new accessible and useable green "lung" to be created at the core of the school.

Playground equipment is installed within this new green lung accessible from the perimeter path such that there is no need for children to walk over muddy paths in inclement weather. Within this zone there is scope for diverse play provision with an emphasis on adventure. In the southern part of the core area artificial turf is proposed in order to maintain a green aesthetic whilst permitting high intensity use with no seasonal constraints.

The playground area to the nursery school is expanded and established on a more level surface so as to assist in its recreation potential. To the south of the playground a passive area is created focused on the existing school clock tower, which currently sits in the sunken grassed area. This new area is landscaped on its perimeter and serves as an intimate area for children to congregate in passive play and also serves as a location for parents to congregate before collecting children. A covered canopy extends from the remodelled nursery to this space uniting the two elements and also providing shelter from rain for waiting parents.

The revisions to the master plan allow two exit routes onto Grenside Road and one to Thames Street in the existing exit location. There is also provision of a new car and coach entry only access point. This arrangement allows the exit to Clinton Close to be closed and the space used to serve the school. An internal vehicle link from the hard play area to an enlarged teacher's car park allows vehicles to exit onto Grenside Road.

The combination of the removal of storage containers currently located in the staff car park to a new location within the school and an extension of the car park area allows for additional parking provision for staff. With the size of the car park there would be further parking capacity though parking management if staff agreed to park in a tighter pattern if entry and exit times were co-ordinated. The overall size of the car park is wider than a conventional single aisle parking arrangement hence the potential for some increase in capacity.

The Lower School development has external areas offering diverse play provision. Changes in level are incorporated into the external areas in order to reconcile the sloping nature of the site. A terrace is provided for Year 1 allowing use of this extension to the ground floor classrooms. Whilst a number of features are reused, there is also scope for additional new furniture.

5.6.3 **Soft Landscape Design:** The soft landscape design allows for additional tree planting to more than compensate for trees lost during development. The intention is to maintain a 'Green lung' for the school, particularly from the perspective of the children. Some major trees are also retained in the design but changes in level and floor plates of the new building make some losses inevitable. There are also some areas of shrub planting on

sloping areas to define a change of level. This planting will be designed to provide year round interest.

5.6.4 **Hard Landscape Design:** The hard landscape design provides for specific definitions of character within the site. Areas such as the passive courtyard and waiting areas will have paving treatments to define the passive character of the space. General movement areas will have continuous paving such as porous macadam in a choice of colour. The paving facing the new lower school has the capacity to have specific play and educations patterning. The school will wish to consider what such patterns may illustrate such as a map of the UK, world maps, route of the Thames, map of Weybridge etc. In areas with larger play equipment the ground finish will be resilient rubber surfacing to provide protection for critical fall heights from equipment.

5.7 Appearance and Scale

The aim of the design is to create a new building within its setting which has a domestic scale to the nursery and reception areas – hence these areas being single storey. With a restricted site the KS1 areas and shared accommodation is two storeys, set back from the road in the middle of the site.

The materials proposed are:

- External Wall: A mixture of terra cotta rain-screen cladding and through coloured render – refer to detailed elevations. A mixture of colours/tone of terra cotta cladding is proposed to create a more playful external character appropriate to the foundation stage pupils.
- Windows and External Doors: Combination aluminium and timber eg SAS. Colour mid grey.
- Main pitched roofs: Sedum Green Roof with colour coated aluminium trims.
- Fascias and Edge Trims: Colour coated aluminium.
- Flat roofs: Single ply membrane – Colour mid grey.
- Soffits: Western red cedar or Siberian larch.
- Rainwater goods Colour coated aluminium.
- Balustrading: Safety glass on stainless steel supports with applied coloured graphics. Refer to detailed elevations.
- External canopies: Safety glazing in colour coated aluminium glazing bars on laminated timber supports with colour coated steel connections and supports.

5.8 Access (vehicular inc parking and pedestrian)

5.8.1 Vehicular and Cycle Access / Parking

- **Main Approach:** The proposals include extensive remodelling of the Thames Street frontage to create a more appropriate and main approach to the School with a clear separation of pedestrians and vehicles.
- **Deliveries/Collections:** These will continue via both the main Thames Street approach for smaller items and Grenside Road for more significant deliveries/collections eg waste and access to service area.
- **Parking:** See below for the comparison between existing and proposed parking :

	Existing	Proposed
Visitor	2	4
Disabled	1	2
Staff	27	41
Mini-bus	1	1
Coach	0	1

Visitor parking has been increased over the existing situation accessed from Thames Street with one way traffic controlled with a drop down barrier.

Blue badge parking provision is provided close adjacent to the main entrance.

Limited off-street coach drop-off and collection is provided with a view to reducing the congestion in Thames Street at the beginning and end of the school day.

Mini-bus parking for teams and school trips is proposed off Thames Street rather than the current arrangement off Grenside Road with a view to reducing congestion in Grenside Road.

- **Staff Parking:** Will remain off-Grenside Road, but as noted in Section 5.6 above, this area will be remodelled to increase capacity.

- **Emergency and Occasional Events Access:** The current arrangement for both emergency vehicle access and for ad-hoc events is via Thames Street and through the nursery play area.

  Improvement of this arrangement was a principal objective which the development proposals sought to address. The proposals therefore, provide a more direct arrangement for emergency and occasional ad-hoc vehicle access for events – refer to Landscape drawings for details.

  The rear hard play area will continue to be used for parking for occasional school events – eg open days, as currently, but with more appropriate and safer vehicle entrance and exit arrangements. Entry will be via Thames Street and existing via Grenside with the proposed remodelling of the main side gate.

- **Cycles:** Covered cycle parking is proposed for 10 cycles within the new remodelled frontage to Thames Street (additional 20 uncovered cycle spaces are proposed in this area as well). Refer to drawings 1236-D01-46.

- **Construction Traffic:** The proposed contractor's working area and access arrangements is indicated on drawing 1236-D00-10.

  Access for the first stage of development is proposed via the existing vehicle access gate from Clinton Close. On completion of the works this access will be permanently closed.

  Access for the second stage of development, relating to the nursery and external areas will be via the existing gate from Thames Street.

5.8.2 **Pedestrian Access**

The main school pedestrian approach will remain via the historic gate leading into reception which is in the two storey Georgian house.

The pedestrian forecourt has been extended and rationalised to create a less congested and more positive main approach with direct access into the secure play areas.

Pedestrian access from Grenside Road will also be improved with the new remodelling of the side gate which will be managed for both vehicle and pedestrian use. Longer term the master plan anticipates a completely remodelled pedestrian and vehicle access from Grenside Road, but this does not form part of this application.
A new pedestrian gate is also proposed from Walton Lane allowing some drop-off and collection for older pupils, taking advantage of the public car park at this end of the site. Parents will be encouraged to use this if they can and this should help to reduce the traffic in Thames Street at the beginning and end of the school day.

5.8.3 **Inclusive Access**

The new Lower School and the immediate site environs will be fully inclusive and will conform with the statutory requirements set out within the Building Regulations Approved Document Part M and the guidelines set out by the Equality Act 2010 (previously DDA).

To support this all external access doors will have level thresholds and the new main entrance lobby will have automatic sliding doors.

All new internal doors will meet the requirements of EA/DDA and Building Regs Part M in terms of width, weight and operation. Where required to meet EA/DDA and Building Regulations requirements assisted opening will be provided.

The proposed development is part two storey and therefore includes lift access at the centre of the facilities.

6no accessible toilets are proposed for staff, visitor and authorised pupil use.

With regards to sensory impairments all new teaching and learning areas will be designed to meet the necessary criteria for users with visual and hearing impairment.

The accommodation and the immediate site environs will be acoustically designed to suit those with visual impairment. Clear way-finding will be provided with 'Braille' signage where appropriate; all potential obstructions will be appropriately signalled through the use of colour; and doorways and rooms entrances will also be appropriately differentiated to ensure an adequate contrast with surrounding surfaces.

The internal spaces will be acoustically designed to suit those hearing impairments.

Disabled access and short term parking will be possible adjacent to the main entrance using the forecourt which links to the ain access road.

5.9 **Site boundary treatment.** Refer to IID's drawings 1236-D01-42, 1236-D01-45, 1236-D02-50.

- Fences and gates to nursery forecourt: Stained timber decorative palisade with some brick piers.
- Secure fence to visitor parking area: Colour coated palisade to match existing – 1.8m high.
- Wall and fence to Thames Street: Brick piers and decorative fencing to match existing – 1.5m high aprox.
- Fence to Clinton Close: Close boarded stained timber – 2.4m high.
- Walls and gate to Grenside Road: Brick wall to match existing with solid colour coated metal security gates.
- Gate to Walton Lane: to match existing perimeter fence.

5.10 Ecological Impact

Middlemarch Environmental Ltd undertook Habitat Survey, Initial Bat Surveys, Nocturnal and Dawn Bat Surveys refer their reports in Appendices 1, 4, 5 & 6.

5.11 Noise

Due to the development being replacement of existing accommodation and does not involve any change of use or increase in pupil numbers, no additional noise impact on surrounding areas is anticipated.

5.12 Site Contamination

Refer to Appendix 2 for the site investigation report. A number of bore holes/trial pits were excavated ad sample tested. Based on the sample analysis the soils do not indicate any significant risks to human health or local environment and the site was classified as non-hazardous. The only raised level of possible contaminant noted above accepted norms was for lead (refer to page 16 of the report); but again due to the location below the proposed building footprint this was not considered a risk.

5.13 Heritage

From the pre-application response there are understood to be no heritage issues which might impact on the proposed development of this site. See below extract from email from the Surrey County Council:

'The proposed development is relatively limited and much of the footprint of the proposed structure likely to have been destroyed in archaeological terms by elements of previous development. Given that the construction of the proposed structure will only involve a relatively limited amount of ground disturbance within areas likely to have escaped previous development disturbance, I do not consider that there is the need for archaeological work in connection with the proposal you outline.

I'm happy for you to include these comments within the supporting information of the prospective application, and if you require clarification on anything or I can be of any further assistance, please get back to me'

5.14 Temporary Facilities

None required.

5.15 Sustainability Statement

The following 6 key themes of sustainability have been considered in principle in the development of the proposals presented:

- Energy
- Materials
- Pollution
- Transport
- Waste and recycling
- Water

5.15.1 **Energy** (Refer to Appendices 8 and 13 for Energy Efficiency and Sustainability Statements for details of the proposals).

The building will be designed to comply with the requirements of Building Regulations Part L2A in respect of conservation of fuel and power. U-values will be set at levels which exceed the requirements of Part L2A: Walls 0.28 W/m²K, Floors 0.20 W/m²K, Roof 0.20 W/m²K, Windows 1.80 W/m²K, and the air permeability level will be set at 5 m³/h.m² @ 50Pa.

Heating and ventilation will be based a mixed mode system of mechanical vent heat recovery supplemented by natural ventilation. As outlined in Appendices 8 and 13, by adopting passivhaus principles this will ensure an efficient but responsive system with minimum energy waste.

The aim has been to minimise demand than opting for unnecessary renewable technology.

5.15.2 **Materials**

The new development will aim to maximise the use of recycled and reclaimed materials from sustainable sources. And the next stage of detailed design will consider the following:

- Including low environmental impact materials.
- Prioritising materials that maintain local character and ensure long life.
- Maximising locally sourced materials.

5.15.3 **Pollution**

The development aims to minimise polluting emissions to water, air and soil, and to minimise noise and light pollution. In the proposals the following have been considered:

- **Land contamination** – refer to section 5.12 and Appendix 2.

- **Noise, light and air pollution during construction** – Will be minimised through the use of contractors who are members of the Considerate Constructors scheme.

- **Light pollution effects in and around development** – External lighting will be designed in compliance with the ILE Guidance Notes for the Reduction of Obtrusive Light 2005 and in accordance with Outdoor Environment Lighting Guide LG6. The external lighting installation will be designed to the Environmental Zone of Category E2 which is for the Low District Brightness Areas.

  All external lighting will be automatically controlled by photocells and time clocks set to appropriate light levels and operating hours. A manual switch will also be provided for overriding of the photocell and time clock control.
  Wall mounted perimeter luminaries will have limited up-light ratio to reduce the amount of lighting pollution. New pathway luminaires and ground recessed tree uplights will be fitted with suitable lighting control attachments to limit upward light and reduce glare.

- **Required NO2 targets** under an Air Quality Management Plan will be met.

5.15.4 **Transport**

The School has prepared a Travel Plan which is included in Appendix 11. Every effort is being made to minimise congestion through improved site management and encouragement of parents/pupils to use more sustainable means of transport through car sharing.

Coach travel for a number of pupils is already in use for both the Junior and Senior Schools and this will continue. The improved off-street coach drop-off proposed should improve the current situation which requires the coach to park on Thames Street.

5.15.5 **Waste and Recycling**

The development aims to minimise waste and maximise re-use and recycling during demolition, construction and after occupation. The following has been allowed for in the design proposals.

General and recycled waste is centrally stored on the site and collected via Grenside Road. There are therefore no specific waste storage facilities in the proposed development. The School's approach to waste and recycling is noted below. Refer also to Appendix 12 for the School's Waste Management Policy.

- The School provides paper recycle bins in all classrooms and offices and actively encouraging the staff and students to recycle.

- They also have paper/cardboard/plastic/glass/metal recycle bins centrally located and they work with their external waste management contractors (currently Grundons and Biffa) to supply and promote waste management and recycling.

- A composting machine is installed at the senior school that takes 98% of our food waste and recycles it for compost, and the intention is to take food waste from the Junior School for composting from September 2013.

- The School also has a website via which all students/staff and parents can view the energy costs/CO2 etc for electricity/gas/water and the solar PV installations.

- A sustainability committee has recently been formed at the senior school and the Junior School are actively going through their

sustainability group creation during the current academic year. Both of these groups are composed of staff, students and parents.

- The Facilities Manager responsible for both schools sends out a green report 3 times a year, to staff/students/parents.

Demolition, construction or other reclaimed wastes will be re-used as appropriate.

Waste from new construction materials will be minimised by use of off-site manufacture where possible.

Re-cycled materials will be specified wherever possible for construction – eg recycled aggregates.

5.15.6 Water

The development aims to conserve water resources, enhance water quality, incorporate water sensitive design and minimise vulnerability to flooding and the following have been considered:

- Minimising vulnerability to current or future flooding – refer GTA Drawing 4620/102
- Incorporating measures to reduce water use, conserve water supply and quality.
- Conserving mains water and minimise discharge of waste water into the main drainage system.
- Minimising discharge of polluted water.
- Enhancing amenity and biodiversity through water sensitive design.
- Applying CIRIA guidance on SUDs where appropriate.