

Emsworth Primary School

15 FEB 2013

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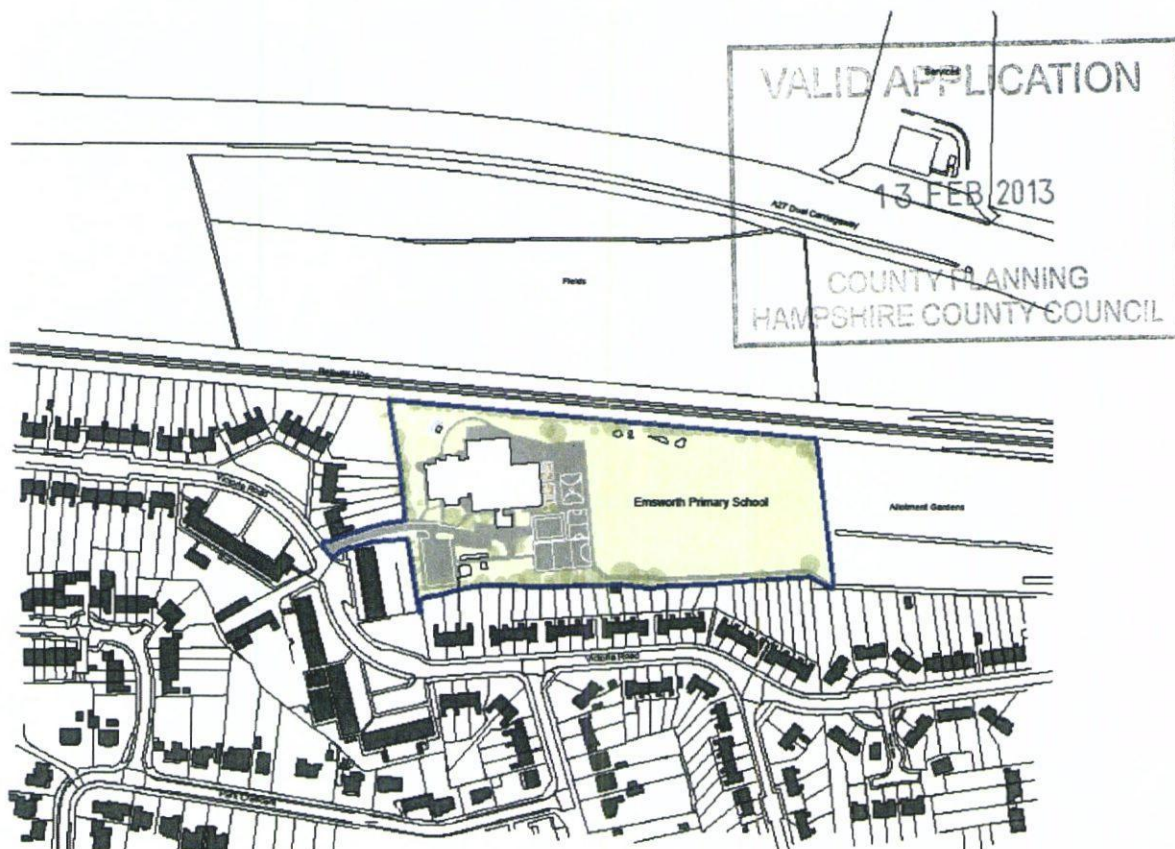
Emsworth Primary School, Victoria Road, Emsworth. PO10 7LX.

Proposed single storey, two classroom extension and refurbishment works.

Introduction

In early 2011 Property Services were asked by Children's Services to investigate options for expanding Emsworth Primary School from a 1 Form Entry with capacity of 210 to a 1.5 Form Entry with a capacity of 315. The proposed expansion is to provide 2 new classrooms giving a total of 11.

A number of options were considered and shared with Children's Services and the School. The preferred option is summarised here and consists of a 2 classroom extension to the current Key Stage 2 wing with internal alterations and refurbishment to form a new library. The classrooms within the school have been re-organised to create two groups of three for Junior & one group of five classrooms for Reception & Infant. The staffroom & SEN room have also been relocated. This proposal was shared with the community via a drop-in session at the school.



Location Plan, Emsworth Primary School, Victoria Road, Emsworth.

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Existing Site and Buildings

The site is approximately 230m by 80m & covers an area of approximately 2.3 Ha. The site is bound to the north by a railway track, to the south and west by residential properties and to the east by allotments. The A27 dual carriageway runs close by, north of the railway line. An initiative between the school and Havant Borough Council to provide a cycleway through the site along the southern boundary remains incomplete and under development.

The original school was designed as a Junior School. It is single storey with a flat roof. During the 1980s a three classroom load bearing brick extension was added. More recently, a new administrative block was built and the school internally re-organised to create a community wing.

Elevations are a combination of red-brown facing brick, horizontal, white, timber cladding and white, painted metal windows.



Proposed Building - Design Solution

Three locations were considered for this extension – to the north, east and west of the school. The extension to the north was dismissed because it involved piling and to the west, because it was too close to the boundary. Hence the option illustrated here was preferred.

The proposed single storey extension comprises two classrooms and extends off an existing circulation route at the end of the east wing. In addition to the new build, all other class-spaces in this wing are being re-clad and refurbished. A canopy on both the north and south sides provides shade and protection from more inclement weather.

Within the main body of the school, where there are currently stores, a new library area is being created. This is adjacent to an internal courtyard, which is also being re-landscaped. An external canopy to the new library provides shade and cover for circulation to the north wing of classrooms and thereby an alternative route to going through the hall.

The proposal forms a sympathetic extension and has been designed to complement the form, character and scale of the original building which it adjoins. Walls are a light coloured insulated render, creating an identifiable teaching wing and the roof, flat to match the existing. Windows are polyester powder coated aluminium.

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An area to the north of the extension has been fenced off to provide a playground for Reception play. This contains a new shed for storage of play equipment and areas designated for various activities. To the south, a new terrace has been formed to provide an area of informal play but also to resolve the level difference between the extension and existing playground. Two existing canopies have been relocated to the main playground and new benches added underneath to create a further area of informal play. In addition three new trees have been planted to replace the two cut down.

Refer to Appendix B for separate DDA statement which details proposals for compliance with accessibility.



Highways – Appendices E, F and G

The school site is accessed from Victoria Road. This will be used to provide access for the contractor for the duration of the works. Pedestrian access for the pupils and staff will be via this entrance also and in addition the pedestrian access from the allotments at the far eastern boundary of the site.

Staff will continue to use the staff car park on site. The school will make temporary arrangements to avoid any clash with contractors operations. Deliveries to the school and kitchen will be managed by the building contractor. The contractors compound will be located on the school playground, adjacent to the extension.

The school capacity will increase and additional teachers will be employed to meet the expansion. However, the existing numbers of car parking spaces already exceeds those recommended by BB99 for a 1.5 Form Entry primary school.

For Highways matters, refer to separate Transport Information – Appendices E, F and G

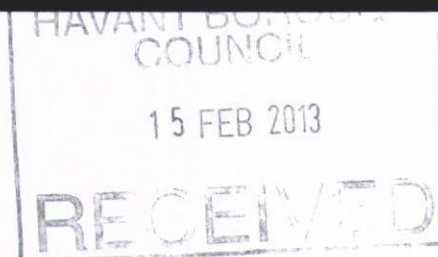
Planning Issues

The site is not within a conservation area nor are there any listed buildings in the vicinity. There are no Tree Preservation orders.

Ecology – Appendix H

An ecological desk top study was conducted in July 2012. It concluded that the potential impact of the proposals on roosting bats, nesting birds and other protected or notable species is low and that therefore a preliminary survey is not required. Refer to Appendix H

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Archaeology – Appendix J

There are no archaeology issues on the site. Refer to Appendix J

Ground Conditions and Foundations – Geotechnical Report, Appendix K

A ground investigation report was prepared for the administrative extension built in 2004 and has been used for this proposal. The report shows the site to be Brickearth over London Clay and underlain by a minor aquifer. There has been no testing for contamination but this is unlikely within the site based on historical plans & visual/olfactory identification of contaminants. It should be noted that there are mature poplar trees along the northern/railway boundary.

Recommended foundations for the extension are trench fill with a suspended floor. These are likely to be deep on account of there being high water demand trees, ie. poplars, on a high shrinkage soil close by. For the Geotechnical Report refer to Appendix K.

Drainage – Appendix D

The proposed extension is sited and designed to have minimal environmental impact. The extension will be built over a tarmac play area.

A Flood Risk Assessment is not required as the development area is less than one hectare and is within Flood Zone 1.

For proposals see Drainage Statement attached. Refer to Appendix D.

Buildings and Plant Servicing

It is not proposed to change the existing plant system. The extension is to be heated by extending the radiator system, using existing boilers in the plant room.

Security

A consultation was held with Secure by Design to discuss design measures aimed at reducing the possibility of crime. The projects outline specification and design has responded to the comments received. By example, external columns were placed so as to deter unwanted access to the roof.