Planning application – Design, Access & Supporting Statement

Property name St Peter's Catholic Voluntary Aided Primary School

Property address Stakes Hill Road, Waterlooville, Hampshire, PO7 7BP

Works Resurfacing of existing patio area, installation of new mono pitch curved timber canopy, provision of new access ramps to new tarmac and wet pour surfaced playground area.

Existing Building and Site

The site is home to St Peter's Catholic Voluntary Aided Primary School. The main building is traditional brick built and was constructed in 1975 and later extended in 1999. The school site is an Aided school is vested in the Trustees. The school is currently attended by 436 pupils aged 4 to 11 years.

Brief

Following the partial collapse of a canopy located above the decking outside the current Year R class bases this was removed in early 2010. Since then the school has been considering what to do about the provision of an outdoor play space for the Year R pupils. The eventual decision was to swap the Year 6 pupil class bases with Year R to enable the Year R pupils to have their own separate play area away from the larger pupils. As such the school requested HCC Property Services to develop a scheme to refurbish the existing outdoor space, provide a covered play area which could be used at all times allowing free flow play and provide a new playground surface for the Year R pupils separate from those used by the older year groups. The current grassed area in front of the raised patio due to the contours of the ground becomes extremely water logged during wet weather making this unuseable.

Design Principles

Current access to the patio area was via each of the adjacent class bases which was not ideal as this would mean class base doors remaining open at all times to allow free flow play of Year R pupils making classrooms very cold during the winter.

The existing patio area to the front of the class bases is constructed from slabs which are uneven. A new robust surface was required in this area to enable this to be used on a regular basis by the Year R pupils.

As the current patio area is raised on three sides there is a risk of falling or tripping over the edge of this and hence the space in question was under unitilised.

The current grassed area adjacent to the raised patio becomes unuseable during wet weather as it becomes water logged. The patio area on it's own would not provide adequate space for the pupils to play safely so further hard surfacing is required.

The pupils no longer have any outside spaces where they are protected from inclement weather and also provided with shade during hot weather following removal of the original canopy. As this

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is the case the school wanted to have a large canopy structure installed in order to provide such facilities.
As the patio area is raised the existing access to the lower level grassed areas was via the grass itself which becomes worn and very muddy and slippery during inclement weather.
The existing play equipment in the shape of a play ship is currently located on the grass which becomes water logged and worn due to use.

Design Solutions
The decision was made to install a new set of aluminium doors within the communal corridor area between each of the class bases to enable access to the patio area whilst still allowing class base doors to remain closed.
The uneven slabbed patio would be lifted and replaced with new block paving and kerb setts making the surface more even and more aesthetically pleasing. At the same time this would enable new channel drainage to be installed in front of the existing class base doors and the new double level threshold doors.
As the current patio area is raised this would be surrounded on three sides with timber palisade fencing to prevent pupils falling from or tripping over the edge of the paving.
Due to the fact that the grassed area becomes water logged and unuseable during inclement weather and the fact that there is not enough outside play space for the Year R pupils part of this area would be hard surfaced to falls away from the building and provided with surface water drainage.
Following the removal of the damaged canopy structure the pupils currently have no covered space to allow free flow play during either inclement or hot weather. As this is the case the school was keen to replace this but at the same time in keeping with the building. As much of the building is timber clad the decision was made to have a structural timber canopy with polycarbonate roof to provide protection whilst at the same time it will be aesthetically pleasing.
As the existing patio area is raised in order to provide access to the new playground area the decision was made to install ramps both sides of the patio. These ramps would be constructed in accordance with Doc M at a gradient of 1:21.
To the corner of the tarmac playground a new area of wet pour safety surfacing would be constructed on top of which the existing play ship would be fixed. This would provide protection from falls and also would not become worn, muddy or slippery during inclement weather.

Access and Inclusion Principles
The new double doors used to access the patio and playground area would provide a minimum clear effective opening width of 800mm. These new doors would also be provided with a level access threshold. The new ramps connecting the raised patio area to the new playground space would be constructed in accordance with Doc M of the Building Regulations and therefore have a gradient of 1:21.

Buildings & Plant/Servicing
N/A

Highways
N/A

Environmental Protection
Works will be undertaken during normal working hours and may include school term times as noise will be minimal. If works are to be undertaken during school term time adequate segregation will be required between the contractors operatives, pupils, staff and visitors to the site.

Landscape Design
As described previously the design of the new play areas and canopy has been arrived at following full consultation with the school staff and Governors in order that the requirements of the pupils are met.

Ecology/Biodiversity
Not applicable as no trees or shrubs are to be effected by the works.

Sustainability
N/A

Archaeology
N/A