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RICHMOND UPON THAMES

The Russell & Strathmore Schools **Design & Access Statement**

Document Ref: 5127940 - ATK4600 - PL-1

December 2014



Plan Design Enable

The Russell & Strathmore Schools

London Borough Richmond Upon Thames

Design & Access Statement

Notice

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JOB NUMBER: 5127940

DOCUMENT REF: Design & Access Statement

PL-1	Issued for Planning	DV	JH	JH	RC	Dec 2014
Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date

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01. The Purpose of this Statement

This Statement accompanies the Full Planning Application for redeveloping the existing Russell Primary School and Strathmore SEN School sites. This statement has been submitted on behalf of London Borough of Richmond Upon Thames, by Atkins acting as Agents, to the London Borough of Richmond Upon Thames Planning Department.

This Planning, Design and Access Statement should be read alongside the full set of submission documents and drawings associated with the application, as listed in section 8 of this statement.

This statement seeks to draw together the design proposals and other technical reports produced in support of this scheme and place them within the appropriate planning and urban design context. This statement can therefore be seen as an 'entry point' into the submission to help those interested in the proposed development to gain an appreciation of the proposal and related issues.

For some readers, the overview contained in this Planning Design and Access Statement will suffice. For those seeking more information and those interested in more technical matters, details of the supporting documentation are contained within the final section of this Statement.

The submission can be viewed at:

**London Borough of Richmond Upon Thames
Civic Centre,
44 York Street,
Twickenham,
TW1 3BZ**

Or at:

<http://richmond.gov.uk/home/services/planning.htm>

This Planning, Design and Access Statement produced in support of the planning application is designed to respond to the requirements of circular 01/2006 from the DCLG in accordance with the statutory instrument 2006 No. 1063. The required elements have been included in order to fully address the design in planning and access terms.

This statement generally follows the CABE guidance document "Design and Access Statements: How to Write, Read and Use Them" and attempts to show how all the elements of design (Consultation, Use, Amount, Layout, Scale, Landscaping, Appearance and Access) have influenced the final proposals.



Background to the Project

The Russell & Strathmore Schools
Design & Access Statement



02

2.1 Background to the Project

02

Greater London

Greater London is an administrative area, ceremonial county and the London region of England. It was created on 1 April 1965, comprising the City of London and 32 London Boroughs, of which 12 are Inner London and 20 Outer London Boroughs. The ceremonial county created at the same time, and used by the Lord Lieutenant of Greater London, does not include the City of London. The Greater London Authority, consisting of the Mayor of London and the London Assembly, headquartered in City Hall, has been responsible for strategic local government since 2000. Greater London occupies the same area as the London European Parliament constituency. It is at the first level of NUTS for statistical purposes, covers 1,572 km² (607 sq mi) and had a population of 8,174,000 at the 2011 census. It has by far the highest GVA per capita in the United Kingdom. The term Greater London was in use before 1965 to refer to various areas larger than the County of London such as the Metropolitan Police District.



01 Map of the British Isles

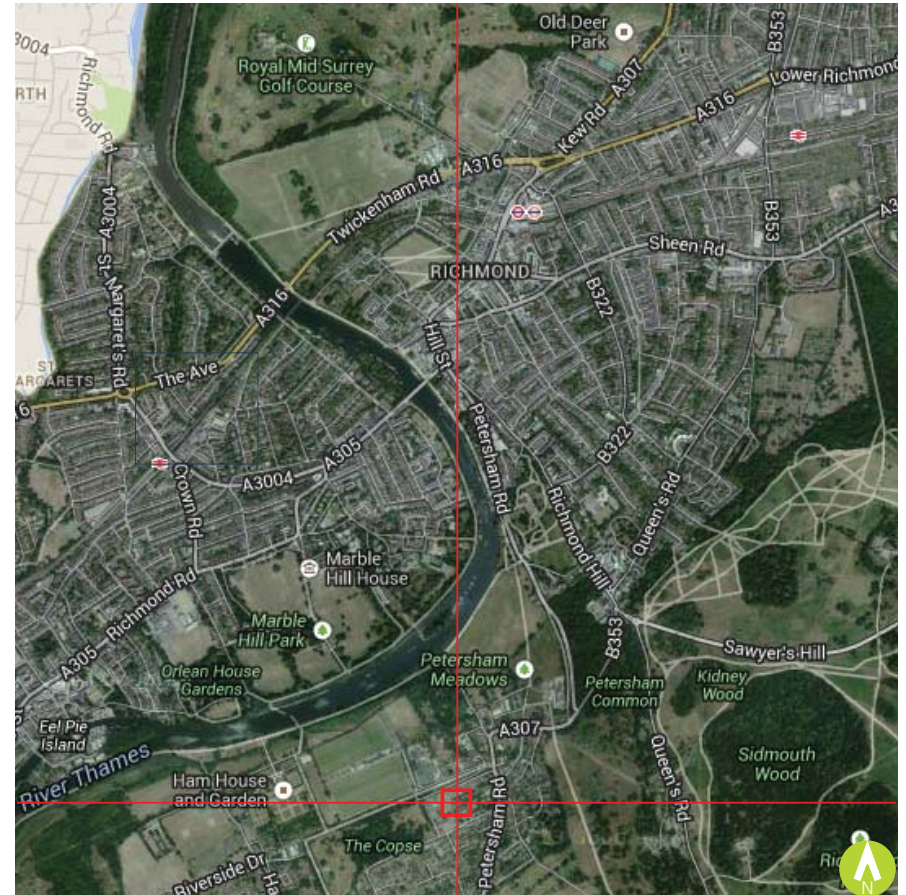
Richmond

Richmond is a suburban town in south west London, 8.2 miles (13.2 km) west-southwest of Charing Cross. The town is on a meander of the River Thames, with a large number of parks and open spaces, including Richmond Park, and many protected conservation areas, which include much of Richmond Hill. A specific Act of Parliament protects the scenic view of the River Thames from Richmond.

Richmond was founded following Henry VII's building of Richmond Palace in the 16th century, from which the town derives its name. During this era the town and palace were particularly associated with Elizabeth I, who spent her last days here. During the 18th century Richmond Bridge was completed and many Georgian terraces were built, particularly around Richmond Green and on Richmond Hill. These remain well preserved and many have listed building architectural or heritage status. The opening of the railway station in 1846 was a significant event in the absorption of the town into a rapidly expanding London. Richmond was formerly part of the ancient parish of Kingston upon Thames in the county of Surrey. The town became a municipal Borough in 1890, which was enlarged in 1892 and 1933. The municipal Borough was abolished in 1965 when, as a result of boundary changes, Richmond was transferred to Greater London. It is now part of the London Borough of Richmond upon Thames.



02 Map of Greater London



03 Location map of The Russell & Strathmore Schools on the London Borough of Richmond Upon Thames context

2.2 The Existing Site

The Site

The Russell and Strathmore Schools are located within a predominately residential area. Surrounding dwellings vary in size and are generally two storey, masonry construction, detached and semi-detached units, appearing to be single family homes. Most houses appear to have a drive and a back garden.

The Russell School





The main front entrance is from Petersham Road with a secondary entrance from Meadlands Drive at the rear from which the majority of pupils arrive. The school is similar to a mini campus with five separate buildings displaced across the site.

This dispersion presents a number of issues for the running of the school and also some unavoidable inefficiencies such as doubling up of services, equipment etc. Maintenance is also a financial issue and would remain so for the future. Such separation of buildings and year groups also presents issues regarding safety, communication and connectivity.

The Strathmore School

The main front entrance for the school is from Meadlands Drive. This entrance caters for pedestrians and vehicles.

Key

-  Russell School - Site boundary
-  Strathmore School - Site boundary
-  Main access (vehicular and pedestrian)
-  Primary pedestrian access



04 Site aerial view

2.3 The Existing Site

02

Site Analysis

- - - Site boundary
- - - Sun path
- • • Main vehicular circulation
- ➔ Main access (vehicular and pedestrian)
- ➔ Primary pedestrian access

- ① Junior Building
- ② Annex Building
- ③ Modular staff room
- ④ Strathmore School
- ⑤ Infant Building
- ⑥ Nursery Building
- ⑦ Playing field
- ⑧ Caretaker's house



05 Site analysis

2.4 The Existing Site

Existing Site Plan & Buildings

The Russell School Site Layout & Access

The existing Russell School site currently accommodates the primary school, SEN provision and nursery. The main front entrance is from Petersham Road with a secondary entrance from Meadlands Drive at the rear, from which the majority of pupils arrive.

Operating hours

- Primary School 8:45am to 3:15pm
- Nursery 8:30am to 11:30am & 12:30pm to 3:30pm

The larger proportion of children come to the school from the Meadlands Drive entrance, with the smaller proportion coming from local bus routes along Petersham Road. As a result the Meadlands Drive area gets quite congested with parents parking, collection, cars turning etc. Traffic management will be an important aspect of the future development of the site. Due to the buildings being situated around the site, there is a doubling up of plant rooms and equipment with items such as library books which have to be ordered for both ends of the site.

Communal activities such as dining and assembly are made difficult by the buildings not being connected.

The Strathmore School Site Layout & Access

The Strathmore School building is adjacent to The Russell School site and is accessed across land which is within the boundary of the school, therefore it is a 'shared' zone.

Operating hours

- 9:05am to 3:20pm

When both schools are co-located on a single site there is a possible opportunity to alter opening/closing times to suit the combined site

Future access requirements (co-located site)

- All pedestrian access to be directed to Meadlands Drive entrance
- All vehicular access to be directed to Petersham Road entrance



06 Pedestrian Access from Petersham road (A)



07 View from Petersham road - Main Vehicular entrance (B)



08 Access to the Infant Building (C)



09 Vehicular Access to the Strathmore School (D)

2.5 The Existing Site

02

Site Connectivity









The Russell and The Strathmore Schools are approximately 1.4 miles from Richmond underground and Overground stations.

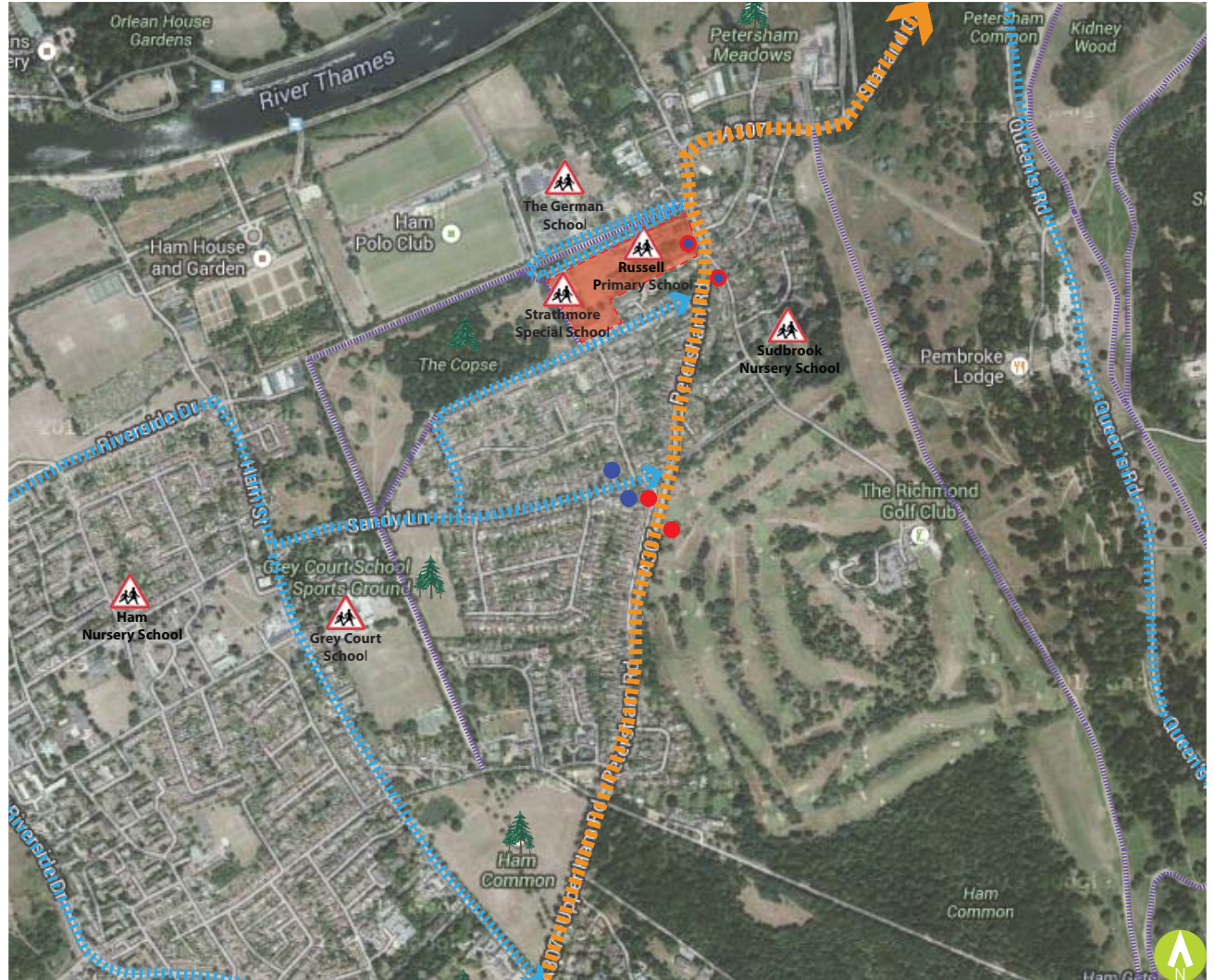
Both schools are accessible by bus with routes 65 and 371, Kingston to Richmond, stopping just next to the Russell School entrance and approximately 2 minutes walk away from the Strathmore School entrance.

There is limited staff parking only within both school grounds. Parking includes designated accessible parking bays which are adjacent to the entrance doors. There is no parent parking in either of the school grounds.

The Russell School is part of Go Green Richmond. The following activities are promoted:

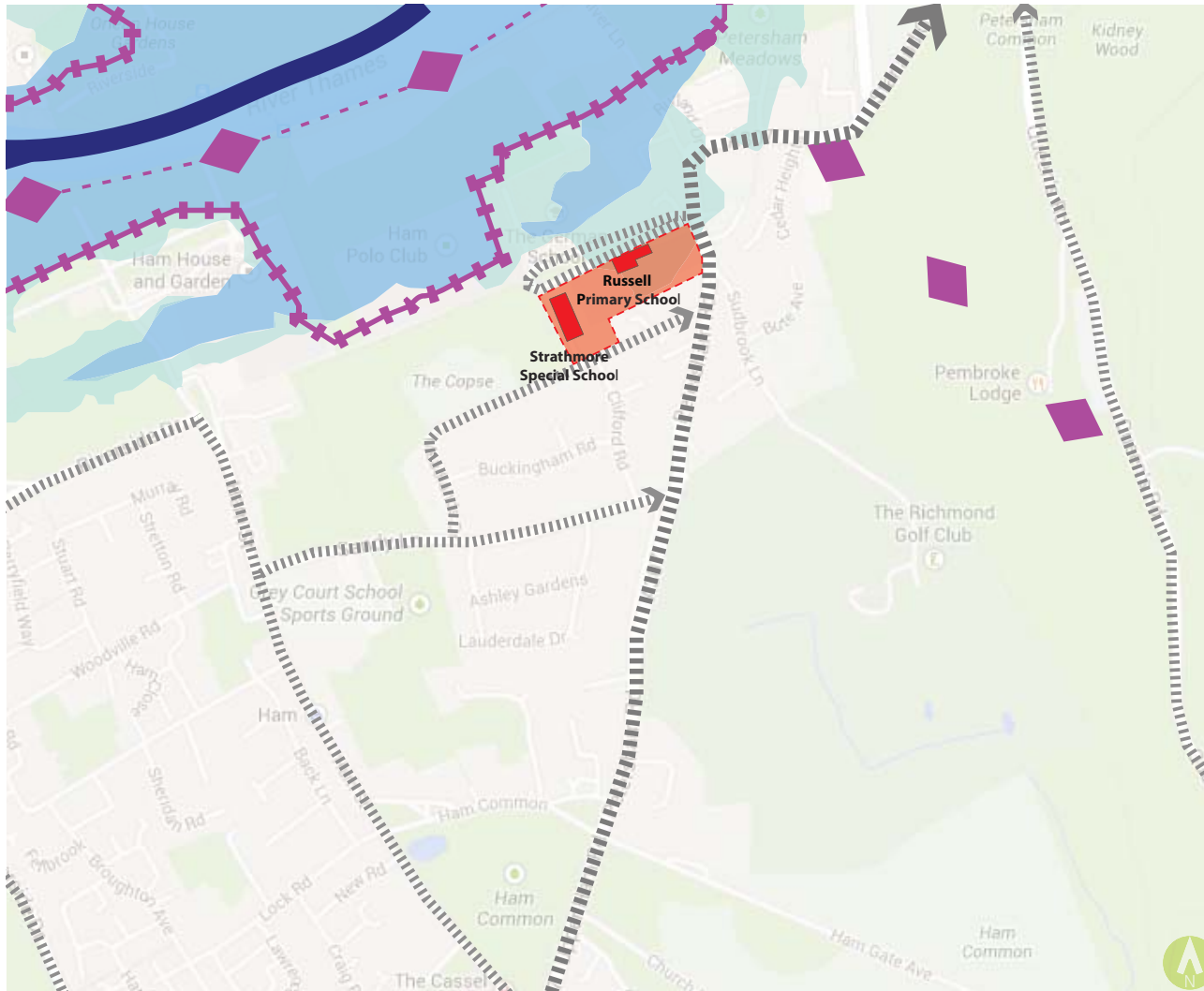
- Encourage cycling by providing secure sheltered bike and scooter racks for storage, and educate pupils about safe cycling.
- Work with your school travel advisor to devise safe routes to school.
- Hold cycling proficiency and bicycle maintenance sessions.
- Set up a walking bus to encourage children that live locally to walk to school.
- Hold walking competitions using pedometers with students trying for a 'personal best'.

-  Woodland & Parks
-  Schools
-  Tier 2 Roads
-  Tier 3 Roads
-  Pedestrian route
-  Bus Stop 65
-  Bus Stop 371
-  School Site(s) Location



10 Site Connectivity

2.6 The Existing Site










Flood Risk Plan

Based on information from the Environment Agency Flood Map the site is partly on the extent of extreme flood and near the danger area boundary.

Since these maps only cover flooding from rivers and the sea, it should be considered that flooding can occur at any time and in any place from sources such as rising ground levels, burst water mains, road drains, run-off from hillsides and sewer overflows.

A full Flood Risk Assessment was commissioned by LBRuT in November 2014. The Flood Risk Assessment prepared by RAB Resilience and Flood Risk, dated 21st November 2014, is included as part of this Planning Submission within a separately bound document.

-  Flooding from rivers or sea without defences
-  Extent of extreme flood
-  Danger area - Boundary
-  Main rivers
-  Tier 2 Road
-  Tier 3 Road
-  Site Location

11 Flood Risk Plan

2.7 The Existing Site

02

Grounds Analysis

- Site boundary
- Soft play
- Habitat
- Hard play
- Games courts
- Playing field
- Float

Key to views

- (A) View of the games court
- (B) View of the Playing field
- (C) View of car parking area
- (D) View of Nature area



12 Russell School - Play areas

2.8 The Existing Site

External Landscaping

The Russell School

The external landscaping is pleasant and provides plenty of green space, trees and hard playing areas.

The total site area required by BB99 for a 2FE primary school is from 13,816m² to 19,494m². The total existing site area for The Russell Primary School is 19,760m².

Play Area Assessment

The current play area requirements are as follows:

Soft Play

Current (incl. Nursery)	5,039m ²
2FE requirement :N=330 (incl. Nursery)	min.1,690m ²

Habitat

Current (incl. Nursery)	796m ²
2FE requirement :N=330 (incl. Nursery)	min.556m ²

Hard Play

Current (incl. Nursery)	1,192m ²
2FE requirement :N=330 (incl. Nursery)	min.934m ²

Games Court

Current	467m ²
2FE requirement :N=330 (incl. Nursery)	min.1,260m ²

Playing Field

Current	6,192m ²
2FE requirement :N=330 (incl. Nursery)	min.6,600m ²

Float

Current	3,936m ²
2FE requirement :N=330 (incl. Nursery)	min. 1,780m ²



13 View of the games court (A)



14 View of the the Playing field (B)



15 View of car parking area (C)



16 View of Nature area (D)

2.9 The Existing Buildings

02

External Landscaping

The Strathmore School

The external landscaping is pleasant and provides plenty of green space, trees and hard playing areas.

The total site area required by DfES Building Bulletin 85 for a Primary SEN school for 25 pupils is from 1045m². The total existing site area for The Strathmore School is 4998m².

Play Area Assessment

The current play area requirements are as follows:

Hard Surface

Current
SEN (Primary): N=25 requirement



973m²
600m²

Soft Area

Current
SEN (Primary): N=25 requirement



758m²
350m²



17 View of car parking area (A)



18 Soft Play Area (B)



19 Hard Play Area (C)



20 View of the games court (D)

2.10 The Existing Building



Grounds Analysis

- Site boundary
- Soft play
- Habitat
- Hard play
- Games courts
- Playing field
- Float

Key to views

- (A) View of car parking area
- (B) Soft Play Area
- (C) Hard Play Area
- (D) View of the games court

21 Strathmore School - Play areas

2.11 The Existing Site - The Russell School

02

The Russell School - Existing buildings

Junior Building

The single storey main building was constructed in 1957 and now provides space resources, stores and WC facilities and now provides space for the main entrance, administration and management accommodation, 4 no. classrooms, art room, assembly hall, stores and WC facilities.

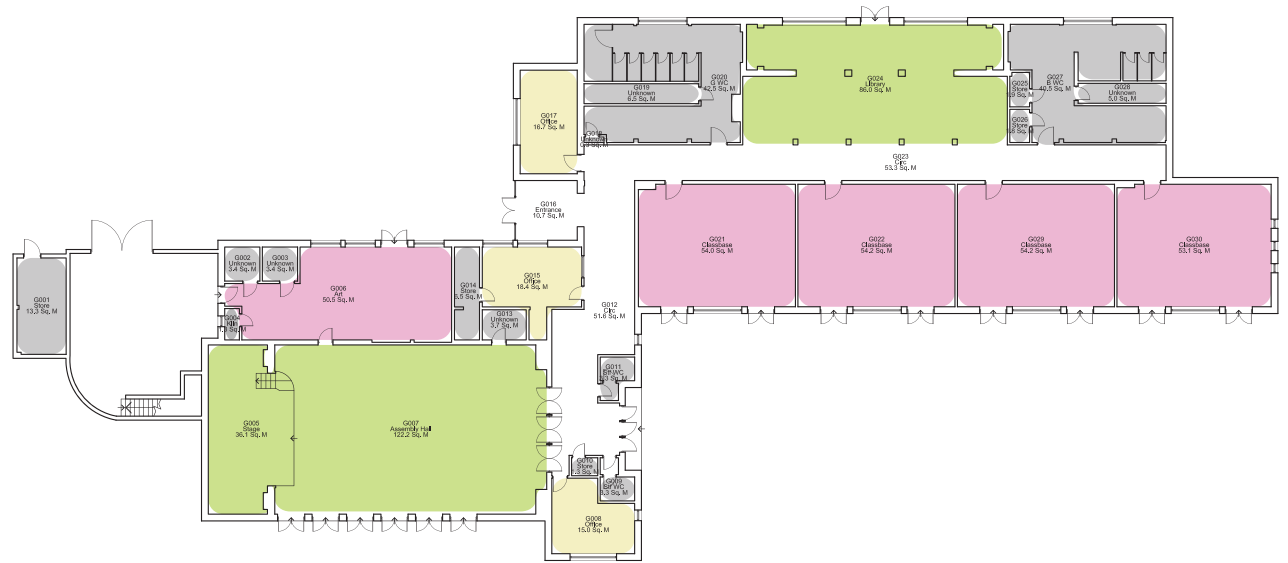
Roofs are pitched concrete tiled and flat asphalt and felt. Elevations are brick, windows are aluminium, UPVC, timber and steel, doors are UPVC, timber and steel. Floors are of a solid construction.

Junior Building - Ground Floor Plan

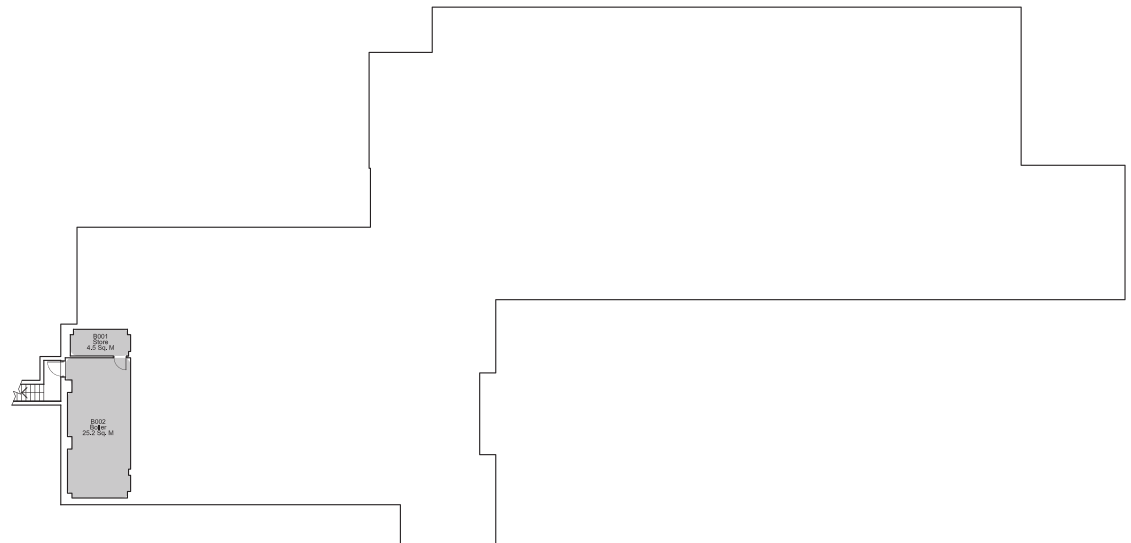
GEA 988.3 sq.m
GIA 858.8 sq.m

Junior Building - Basement

GEA 41.1 sq.m
GIA 30.0 sq.m



22 Existing Junior Building Ground Floor Plan



23 Existing Junior Building Basement

2.12 The Existing Site - The Russell School



Junior Building



Main School Building Areas

Room	Name	Area (m2)
G001	STORE	13.3
G002	UNKNOWN	3.4
G003	UNKNOWN	3.4
G004	KILN	1.3
G005	STAGE	36.1
G006	ART	50.5
G007	ASSEMBLY HALL	122.2
G008	OFFICE	15.0
G009	STAFF WC	3.3
G010	STORE	1.3
G011	STAFF WC	3.3
G012	CIRCULATION	51.6
G013	UNKNOWN	3.7
G014	STORE	6.5
G015	OFFICE	18.4
G016	ENTRANCE	10.7
G017	OFFICE	16.7
G018	UNKNOWN.	0.3
G019	UNKNOWN	6.5
G020	GIRLS WCs	42.5
G021	CLASSBASE	54.0
G022	CLASSBASE	54.2
G023	CIRCULATION	53.3
G024	LIBRARY	86.0
G025	STORE	9.0
G026	STORE	8.0
G027	BOYS WCs	40.5
G028	UNKNOWN	5.0
G029	CLASSBASE	54.2
G030	CLASSBASE	53.1
Total NIA		827.3

Basement Areas

Room	Name	Net Internal Area (m2)
B001	STORE	4.5
B002	BOILER	25.2
Total NIA		29.7

2.13 The Existing Site - The Russell School

02

The Russell School - Existing Buildings

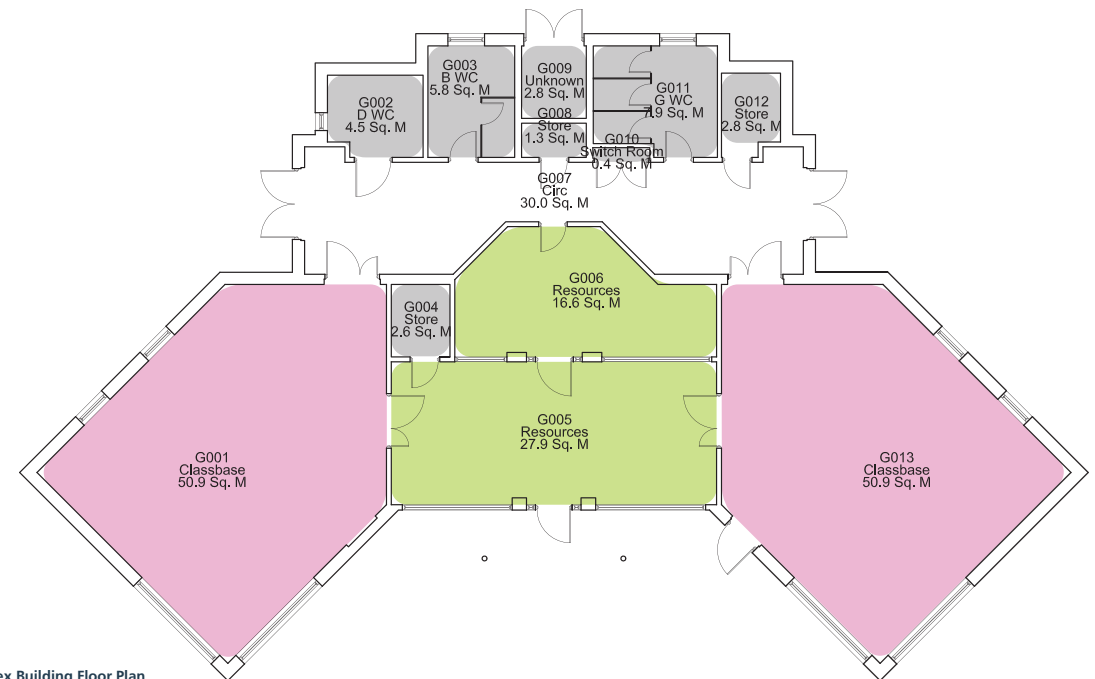
Annex Building

The single storey annex building was constructed in 1996 and now provides space for 2 no. classrooms, resources, stores and WC facilities.

The building has a pitched concrete tiled roof and a felt flat roof. Windows and doors are timber and floors are of a solid construction.

Annex Building

GEA 233.1 sq.m
GIA 212.5 sq.m



24 Existing Annex Building Floor Plan

2.14 The Existing Site - The Russell School

Annex Building



Annex Building Areas

Room	Name	Net Internal Area (m2)
G001	CLASSBASE	50.9
G002	D.WC	4.5
G003	BOYS WCs	5.8
G004	STORE	2.6
G005	RESOURCES	27.9
G006	RESOURCES	16.6
G007	CIRCULATION	30.0
G008	STORE	1.3
G009	UNKNOWN	2.8
G010	SWITCH ROOM	0.4
G011	GIRLS WCs	7.9
G012	STORE	2.8
G013	CLASSBASE	50.9
Total NIA		204.4

2.15 The Existing Site - The Russell School

02

The Russell School_ Existing Buildings

Infant Building

The single storey infant building was constructed in 1957 and now provides space for an assembly all, kitchen, library, 4 no. classrooms, resources and WC facilities. The building is laid out with individual classrooms and corridors providing storage/wet areas.

The brick built building has a pitched concrete tiled roof and a felt flat roof. Elevations are brick. Doors and windows are UPVC, aluminium, steel and timber. Floors are of a solid construction.

A single storey extension to the north-west of the Infant Building was constructed in 2010. The building has a corrugated PVC roof. Elevations are timber cladding, doors are timber and the floor is of a solid construction.

Infant Building

GEA 757.4 sq.m
GIA 704.7 sq.m

Infant Building Extension

GEA 20.0 sq.m
GIA 17.8 sq.m



25 Existing Infant Building Ground Floor Plan

2.16 The Existing Site - The Russell School



Infant Building

Infant Building Areas

Room	Name	Area (m2)
G001	CIRCULATION	8.2
G002	BOYS WCs	20.3
G003	STORE	7.0
G004	CLASSBASE	53.8
G005	CLASSBASE	54.8
G006	GIRLS WCs	23.0
G007	UNKNOWN	1.4
G008	CIRCULATION	85.1
G009	STORE	1.8
G010	CLASSBASE	69.5
G011	LIBRARY	28.5
G012	RESOURCES	13.2
G013	STORE	0.9
G014	CLASSROOM	36.2
G015	D.WC	7.1
G016	STORE	2.5
G017	METERS	0.6
G018	STORE	1.3
G019	STORE	4.1
G020	KITCHEN	11.1
G021	F.WC	2.8
G022	M.WC	2.8
G023	CIRCULATION	4.6
G024	STORE	0.8
G025	ASSEMBLY HALL	136.8
G026	UNKNOWN	5.3
G027	STORE	20.2
G028	TABLE STORE	10.4
G029	KITCHEN	20.6
G030	KIT STORE	4.8
G031	STORE	1.9
G032	STORE	2.5
G033	BOILER	17.0
Total NIA		603.7

2.17 The Existing Site - The Russell School

02

The Russell School_ Existing buildings

Modular Nursery

The nursery mobile was installed in 2005 and now provides space for a play room, kitchen, stores and WC facilities.

The building has a felt flat roof. External walls are timber clad, windows are UPVC and doors are UPVC and timber. Floors are suspended timber.

Nursery Building

The single storey nursery building was constructed in 1977 and now provides space for 2no. classrooms, reception, kitchen, stores and WC facilities.

The building has a felt flat roof. Walls are timber clad and UPVC curtain walled. Doors are timber. Floors are of a solid construction.

Modular Nursery

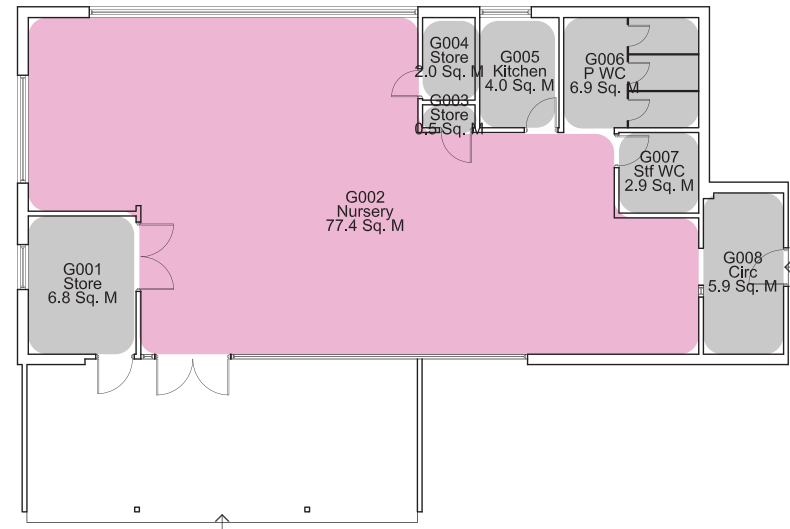
GEA 115.8 sq.m

GIA 108.9 sq.m

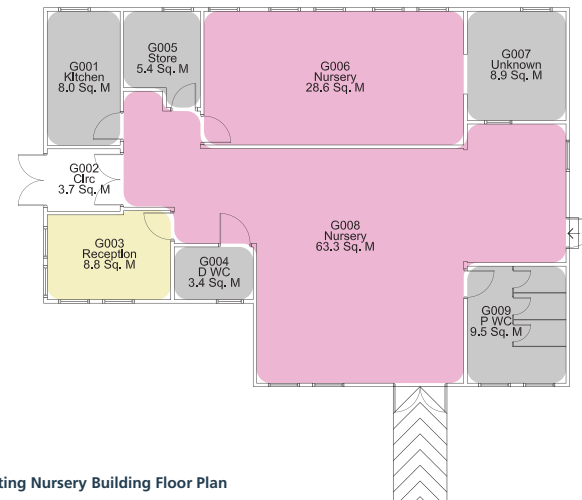
Nursery Building

GEA 149.1 sq.m

GIA 143.9 sq.m



26 Existing Modular Nursery Floor Plan



27 Existing Nursery Building Floor Plan

2.18 The Existing Site - The Russell School



Modular Nursery



Nursery Building



Modular Nursery Areas

Room	Name	Net Internal Area (m2)
G001	STORE	6.8
G002	NURSERY	77.4
G003	STORE	0.5
G004	STORE	2.0
G005	KITCHEN	4.0
G006	PUPIL WCs	6.9
G007	STAFF WC	2.9
G008	CIRCULATION	5.9
Total NIA		106.4

Nursery Building Areas

Room	Name	Net Internal Area (m2)
G001	KITCHEN	8.0
G002	CIRCULATION	3.7
G003	RECEPTION	8.8
G004	D.WC	3.4
G005	STORE	5.4
G006	NURSERY	28.6
G007	UNKNOWN	8.9
G008	NURSERY	63.3
G009	PUPIL WCs	9.5
Total NIA		139.6

2.19 The Existing Site - The Russell School

02

The Russell School_ Modular Buildings

Staff Room

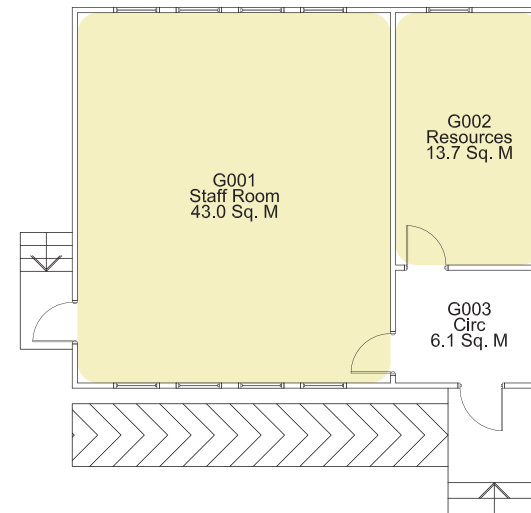
The staffroom mobile was installed in 1997 and now provides space for a staff room and resources.

The building has a pitched decra metal sheet tiled effect roof. External walls are timber clad, windows are UPVC and doors are timber. Floors are suspended timber.

Staff Room

GEA 67.0 sq.m

GIA 63.7 sq.m



28 Existing Staff Building Floor Plan

2.20 The Existing Site - The Russell School



Room	Name	Net Internal Area (m2)
G001	STAFF ROOM	43.0
G002	RESOURCES	13.7
G003	CIRCULATION	6.1
Total NIA		62.8



2.21 The Existing Site - The Strathmore School

02

The Strathmore School_ Existing Building

The school caters for 47 pupils from key stages 2 to 5 (7 to 19 years old). It is well resourced with materials to promote the pupil's development. All pupils have equal access to resources that they need to progress towards the targets in their statements. The building is single storey with wheel-chair access throughout and is well equipped.

The facilities include:

- Main single storey building which consists of seven classrooms, hall, food technology room, sensory room, therapist's room, medical or music room, hydrotherapy pool, resources room, sensory garden and a three bedroom bungalow used to promote independent living skills.
- The pupils also have access to specialist computer hardware and software programmes. The school has two specialist mini buses.
- The school has ten teachers and 23 classroom assistants (including job shares and part-time staff). The occupational therapist, speech and language therapist, music therapist, music and drama teacher each support the school one day each per week, with the physiotherapist supporting half a day each week.
- There is a parent support worker who works 1.5 days a week.
- The school also has an administration assistant, teacher's administration assistant, caretaker, four midday meals supervisors, nurse (3 days a week) and two cooks.



2.22 The Existing Site - The Strathmore School



Strathmore School





Consultations

The Russell & Strathmore Schools
Design & Access Statement



03

3.1 Consultations

03

Introduction

This section of the D&A statement has been prepared to summarise the pre-application engagement that has taken place during the design development of the Russell Primary School and Strathmore SEN Schools.

Consultations between the respective core disciplines within the Atkins Design Team are excluded from this section of the report, because the input of each discipline is covered elsewhere in this report.

Consultations included within this section of the report include but are not restricted to the following stakeholders:

- Russell & Strathmore School Head Teachers
- School Business Managers
- School Governors
- Staff
- Parents
- Pupils
- Neighbours
- Planning Officers (including Urban Design Team, Ecology and Tree Officers)
- Highways Dept.

In addition the consultations undertaken with the following parties that sit outside of the Atkins and F&G core design team are also included within this section of the report.

- Flood Risk Assessor
- Archaeological Consultant
- Arboricultural Consultant
- Ecological Consultant
- Transport Consultant
- Travel Plan Accreditation

Consultations were felt necessary to seek the views and advice of consultants, key stakeholders and the wider community and reflect their ideas, views, aspirations, ambitions etc. in the developing design solutions.

Consultation Events - Staff, Parents, Children and the Local Community

Four separate consultation events were held as follows:

- 09-07-2014, Staff, Parent and Public Consultation Evening Held at Strathmore SEN School.
- 16-07-2014, Staff, Parent and Public Consultation Evening Held at Russell School.
- 20-08-2014, Public Consultation Evening Held at Ham Youth

- Club.
- 09-09-2014, Staff, Parent and Public Consultation Evening Held at Russell School.

The events were all hosted by the LBRuT client team and the Atkins Design Team. The main aims of these planned engagements with the staff, parents, children and the local community were to:

- Provide the opportunity for informal and continual involvement;
- Raise awareness of the project in the area;
- Receive and share information;
- Obtain the views of the community and where possible take these into account in the design development.

Attendees at the various events were encouraged to provide the client and design team with their feedback using one of the following methods:

- Either complete feedback forms and deposit these with the LBRuT representatives at the meetings or :
- Email their feedback to one of the LBRuT representatives present at the event.

94 people in total signed-in to the drop in events. Of the 94 attendees, 22 people completed feedback forms and 11 emails were received by LBRuT.

The information received from the attendees at the various events was collated, processed, summarised and tabulated into a matrix contained with a spreadsheet, produced by LBRuT.

This spreadsheet has been included within Appendix A.2 of this report.

Engagement Meetings - Respective Head Teachers & Staff, LBRuT Client Team, Atkins Design Team, School Governors.

Numerous engagement meetings and events were held between the respective head teachers & staff, LBRuT client team, the Atkins design team, school governors and other key stakeholders from the commencement of the design stage of the project in January 2014, through the feasibility stage of the project that occurred between January 2014 and April 2014, to the date of this planning submission in December 2014.

The purpose of these meetings and events was to enable information to be circulated and the brief and design options and solutions to be developed in a collaborative environment of mutual respect and trust.

These meetings were also forums for processing the feedback from the consultation events, which also informed the briefing and

design development processes.

Planning

Pre-application Discussions, Submissions & Feedback

A number of pre-application meetings were held with key staff from LBRuT Department of Planning on 7th October 2013, 12th February 2014 and 11th September 2014.

The discussions covered the following issues :

- The site is within an Archaeological Priority Area
- The site is within the Petersham Conservation Area
- The site is within Flood Zone 2
- Part of the site is within Metropolitan Open Land (MOL)
- There are a number of protected views within this district of Richmond as follows:

Ham House to Orleans House
Marble Hill House
Twickenham to Petersham

- The site is also adjacent to the listed buildings and Buildings of Townscape Merit
- The site to the west and north is Other Site of Nature Importance
- The Avenue to the north is a historic park and garden
- The Copse, Ham is designated Public Open Space.

A submission for pre-application planning advice was deposited with LBRuT planning department in July 2014.

The purpose of the meeting on 11th September 2014 was to discuss the planning issues associated with the proposals and agree a way forward. The meeting was led by LBRuT Planning Officer.

Following the meeting on 11th September, the planning officer summarised their comments in a brief written report, which lists the key planning policies under the relevant headings. The Planning Officer recommended that the Atkins Design Team refer to these in detail, prior to the submission, to demonstrate how the scheme meets the requirements.

The original design solution, together with the design development that occurred subsequent to the meeting on 11th September is covered within the next section of this report, Design Development.

This section of the report explains how the issues raised by Lucy in respect of the design of the building have been addressed.

Issues covered include the massing of the building, the overall height of the building and the fenestration and facade treatments.

The remaining issues raised by Lucy are addressed within a separately bound document entitled Planning Statement and Statement of Community Involvement. This document is intended to be read in conjunction with this Design and Access Statement and is submitted as part of this planning application.

Flood Risk Assessor

Based on information from the Environment Agency Flood Map the site is partly on the extent of extreme flood and near the danger area boundary.

Since these maps only cover flooding from rivers and the sea, it should be considered that flooding can occur at any time and in any place from sources such as rising ground levels, burst water mains, road drains, run-off from hillsides and sewer overflows.

A full Flood Risk Assessment was commissioned by LBRuT in November 2014. The Flood Risk Assessment prepared by RAB Resilience and Flood Risk, dated 21st November 2014, is included as part of this Planning Submission within a separately bound document.

Archaeological Consultant

The site falls under an Archaeological Priority Zone/Area of Significance (Richmond Park) and therefore an Archaeological Study has been carried out. An Archeological Desk-Based Assessment was commissioned by LBRuT in April 2014.

The Archeological Desk-Based Assessment, dated April 2014, was prepared by AOC Archeological Group and it is included as part of this Planning Submission within a separately bound document.

Arboricultural Consultant

An Arboricultural Impact Assessment and Tree Survey was produced by the Atkins Design Team in November 2014. These documents are included as part of this Planning Submission within a separately bound document.

Ecological Surveyor

A Phase 1 Ecological Report was commissioned by LBRuT in October 2014.

The Phase Ecological Report prepared by Mouchel, dated October 2014, is included as part of this Planning Submission within a separately bound document.

Transport Consultant

A Transport Statement was commissioned by LBRuT in September 2014. The Transport Statement prepared by WYG, dated 9th

September 2014, is included as part of this Planning Submission within a separately bound document.

Travel Plan Accreditation

STARS (Sustainable Travel Active, Responsible, Safe) is Transport for London (TfL) Travel Plan Accreditation Programme which provides a framework and guidance for nurseries, schools, colleges and academies to put in place a travel plan at the same time as applying for STARS Accreditation.

Russell Primary School has applied for STARS Accreditation and the current accredited school travel plan for the existing Russell Primary School has been downloaded from stars.tfl.gov.uk and is included within this Planning Submission in a separately bound document.

