BARNES PRIMARY SCHOOL
Design & Access Statement

London Borough of Richmond Upon Thames

LOND01-MCB-XX-ZZ-RP-A-0005-S4-P3

October 2020

Document Control

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This document has been distributed to:

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Ayobunmi Olowolagba	London Borough of Richmond Upon Thames

APPROVALS

This document requires the following approvals.

Name	Company
Mark Baseby	McBains

INTERNAL APPROVALS

This document requires the following approvals.

Revision	Date	Prepared By	Signature	Approved by	Signature
P1	23-11-20	Laura Fermoso	Laura Fermoso	Mark Baseby	Mark Baseby
P2	03-12-20	Laura Fermoso	Laura Fermoso	Mark Baseby	Mark Baseby

CONTACT DETAILS

Laura Fermoso
lfermoso@mcbains.co.uk

26 Finsbury Square
London
EC2A 1DS
T: 020 7786 7900
mcbains.co.uk

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1.0 Introduction

This Design and Access Statement has been prepared in support of a detailed planning application for a new Specialist Resource Provision (SRP) for Barnes Primary School.

This will provide an additional specialist facility on the mainstream school site for up to 14 pupils with a variety of Autistic Spectrum Disorders (ASD) and 6 members of staff, and will involve demolishing an existing building previously used as the site caretaker's house.

Background

This Design and Access Statement has been preceded by a pre-application Planning meeting with the Planning Officer, Grace Edwards on the 6th of March 2020. Based on the pre-application response -20/P0016/PREAPP, detail information has been provided in respect of the following matters:

- Provide evidence that the conversion of the existing building is not appropriate .
- Demonstrate that the building massing ensures the rights to light to neighbouring homes and gardens.
- Achieve the best BREEAM rating possible for this site.
- Provide further information regarding transport. This includes trip generation, swept path analysis, parking survey and information about how the servicing and deliveries.
- Include a Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan.
- Include a Flood Risk Assessment and a drainage strategy.

A Public Consultation was hold on the 14th of September and it remained open till 24th of September. All comments were collated and a list of the main objections is summary below:

- Impact on the setting of the cottages numbered 50-56 Railway Side of the Thorne Passage Conservation Area.
- Impact on the residential visual amenity of the cottages numbered 50-56 Railway Side
- Impact on the parking spaces

All of the above items have been pro-actively integrated into the design development with further information provided within the following design section or separate reports as part of the full planning application.

Planning Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. For the purposes of this application, the Development Plan consists of the following documents:

- The London Plan (2016, consolidated with alterations since 2011)
- The Richmond Local Plan (2018).

The Mayor of London submitted an 'intend to publish' London Plan to the Government in December 2019. The Secretary of State considered that the plan was inconsistent with national policy and issued directions relating to its adoption. Policies to which the specific directions do not apply can be considered to carry significant weight.

The National Planning Policy Framework 2019 (NPPF) sets out Government's planning policies for England and how these are expected to be applied. The NPPF is material consideration in the determination of planning applications.

The site has the following planning designations:

- Thorne Passage Conservation Area (CA16)
- Barnes Village Plan - Character Area 11 (Westfields)
- Flood Zone 1, but immediately adjacent to Flood Zone 3.

A detailed analysis of the above policy documents and an assessment of how the proposal complies with relevant planning policy can be found in the planning statement prepared by DP9.

1.0 Introduction

Project requirement

As outline in policies DM SI1 and LP28, the Council works with service provides and developers to ensure adequate provision of community services and facilities in areas where there is an identified need or shortage.

Achieving for Children identified that 2 classrooms for up to 7 pupils each and a Therapy room should be provided along with all the basic support accomodation required for a SRP facility.

The requirements for the accommodation can be broken into four key areas according with BB104:

Basic teaching
- KS1 Classroom for 7 pupils
- KS2 Classroom for 7 pupils
- Multi-purpose practical space also used for independent learning, meetings and for dining at lunch time

Learning resource areas
- Therapy space
- Calming room or Sensory room
- Soft room
- Quiet room

Staff and administration
- Office for one member of staff with administrative storage and space for small meetings.

Storage
- Full height, lockable storage for every classroom for teaching resources and equipment.
- Coat and bag storage
- Storage for any specialist equipment associated with a pupil's particular needs

In addition to the four key areas of accommodation, the following is required:
- Toilets and personal care
- Circulation and plant area

An area schedule was created based on the recommended areas indicated in the BB104 and to use them as a reference for the proposed building.

Recommended area schedule

Room	Head count	No Req	Net Area / Per Person	Current NIA Area Sq M
BASIC TEACHING (average area)				**91.0**
Classroom	7	2	6.5	91.0
DINING & SOCIAL (average area)				**39.9**
Multi-purpose space will be used for this dining	14	1	(17.5+1.6N)	39.9
LEARNING RESOURCE AREAS				**66.5**
Therapy room		1	12	12.0
Soft-padded room (Level 3 intervention)		1	24	24.0
Sensory room (Level 2 intervention)		1	14.5	14.5
Quiet room (Level 1 intervention)		2	8	16.0
STAFF AND ADMINISTRATION				**9.0**
Office		1	9	9.0
STORAGE				**11.1**
Teaching storage (full height, lockable storage)		2	2	4.0
Coat and bag area	14		0.1	1.4
Specialist equipment store		2	1.5	3.0
Bin store		1	2.7	2.7
TOTAL NET AREA				**218**
NON-NET AREA				**66**
Pupil's WC		2	3.3	6.6
Disable WC & Shower (Part M compliant)		1	6	6.0
Circulation area (22.5% of the total net area)				49
Plant (less than 2% of the total net area)				4
Total Gross Internal Floor Area (sq M)				**283**

Building Bulletin 104

Building Bulletin 104 Area guidelines for SEND (Special Educational Needs and Disability) and alternative provision is a document published by the Department for Education to assist with the design of new buildings, refurbishment or conversion projects providing indicative space guidelines to ensure the appropriate amount of space is provided for teaching and learning.

1.0 Introduction

Key design objectives

Safety
To provide a safe environment for the children.

Flexibility
Even that the design is fit-for purpose to response a very specific need, it could be modified to provide future needs due to its connexion to the mainstream school. It could be adapted to provide classrooms or administrative space.

Efficiency
To deliver a building that is both lean and efficient in terms of usability for the occupier and in its use of materials

Wellness
To create a facility where the daylight is a main target as it is demostrate that academic performance can increase by up to 15% when students work in classrooms with larger windows.

Versatility
Degree of adaptability of the internal environment to accommodate different usses.

Sense of Place
To develop a building which blens with the surrounding terrace houses and highlighting the building caracter with subtle technics.

Sustainability
To deliver a building that is as green as it could be.

1.0 Introduction

Professional team

Client
Richmond and Wandsworth Councils
Civic Centre
44 York St
Twickenham
TW1 3BZ

Architecture, MEP and Environmental Services, Civil and Structural Engineers
McBains
26 Finsbury Square
London
EC2A 1DS

Project Manager & Quantity Surveyor
McBains
Brechwood
Grove Park
Waltham Road
Maidenhead
SL6 3LW

Planning Consultant
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Heirtage Consultant
AOC Archaeology Group
Unit 7
St Margarets Business Centre Moor Mead Road Twickenham
TW1 1JS

Arboriculture Consultant
Martin Dobson Associates
Ivy House, 49 Liphook Road
Whitehill, Bordon
Hants
GU35 9DA

Transport Consultant
Patrick Parsons
Satelliet House, 2 Nexus Park
Lysons Avenue
Ash Vale
GU12 5QE

Flood Risk consultant
agb Environmental
Newmarket Business Centre
341 Exning Road
Newmarket CB8 0AT

Ecology Consultant
JFA Environmental Planning
Evegate Park Barn
Evegate Business Park
Smeeth
Ahsford, Kent
TN25 6SX

Acoustic Consultant
Cole Jarman Limited
John Cree House, 24b High Street
Addlestone
Surrey
KT15 1TN

Daylighting Consultant
Herrington Consulting Limited
Unit D, Taper Building
Weston Street
London
SE1 3QB

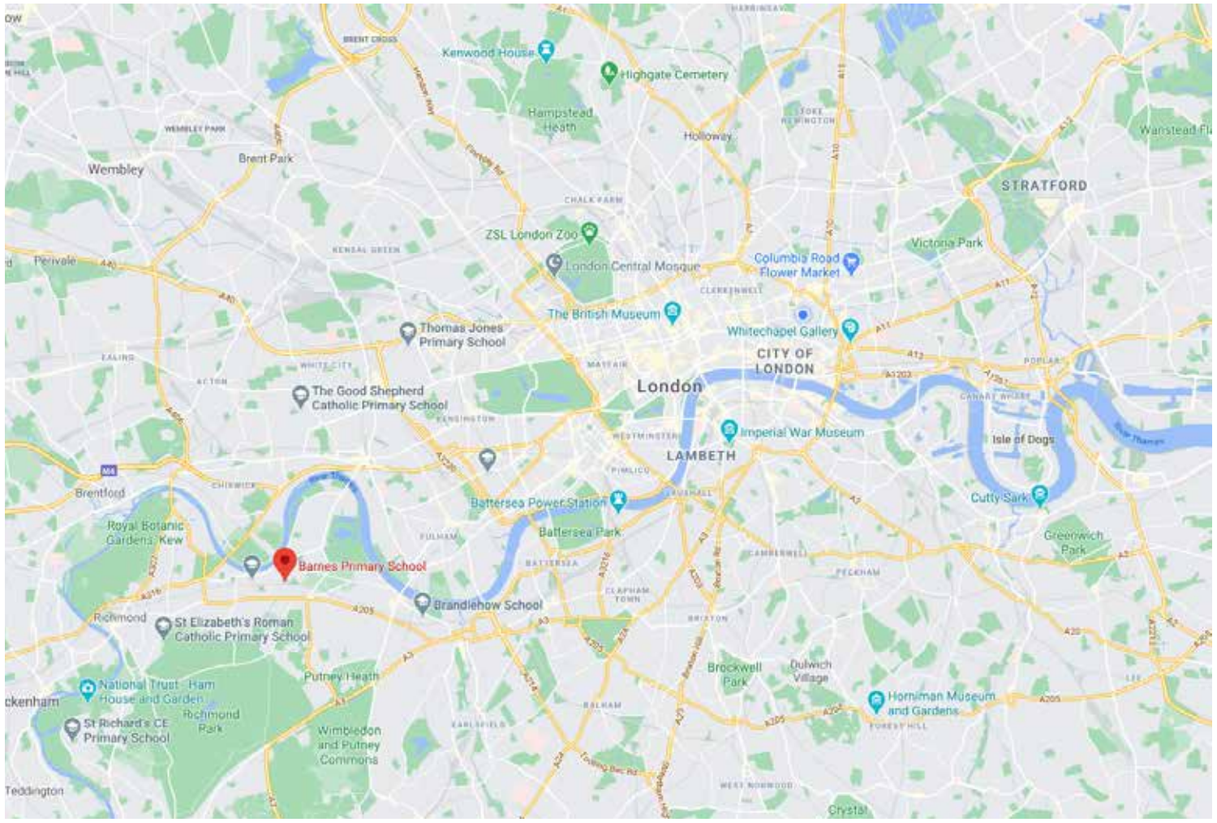
2.0 Context Study

Site Location

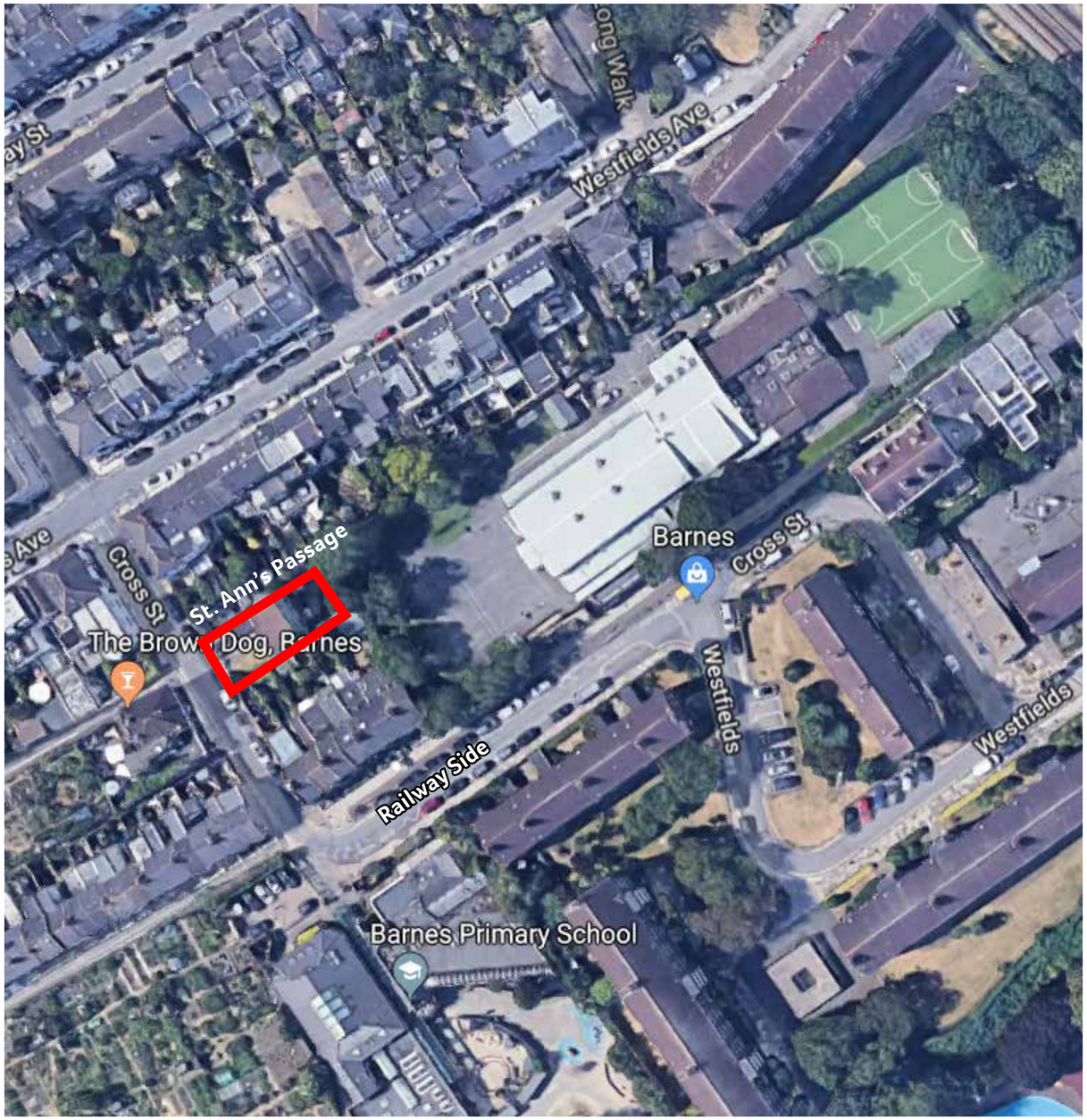
The site is in the area of Barnes, Southwest London within the London Borough of Richmond Upon Thames.

It is located to the Northeast side of Cross Street, to the Southwest of the adjacent Key Stage 2 and 40m from Key Stage 1 Barnes Primary School.

The Site is bound by the rear gardens of terraced houses along Railway Side to the southeast and the narrow St Ann's Passage to the northwest, which separates the Site from the rear gardens of properties along Westfields Avenue to the northwest.



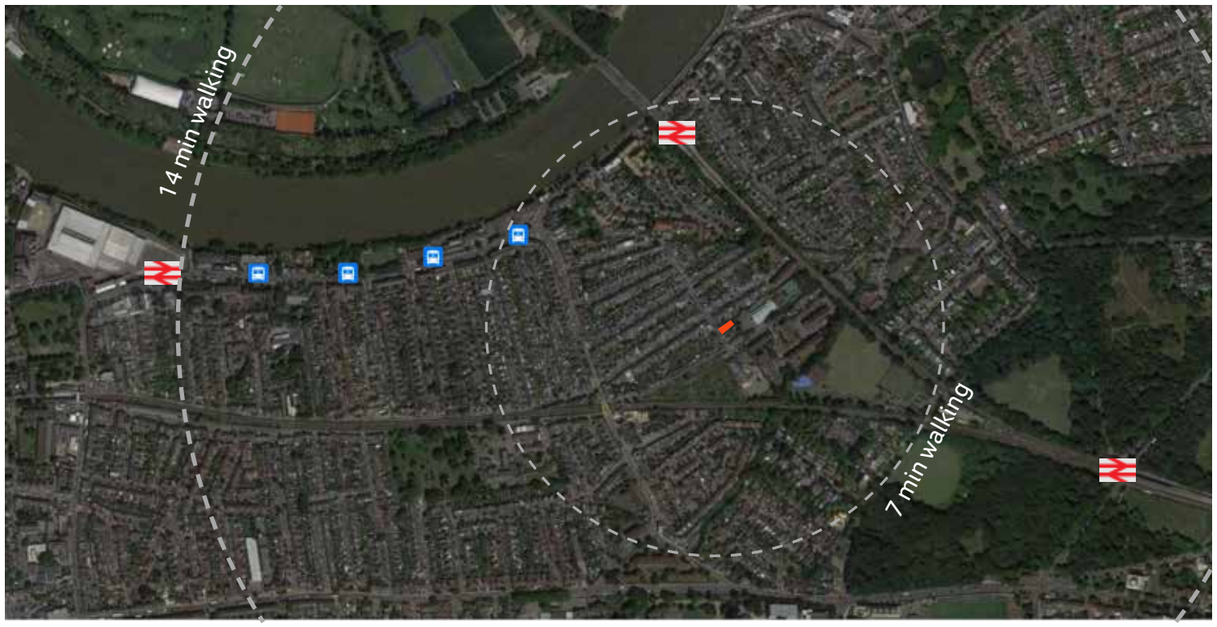
Site Location



2.0 Context Study

Site Analysis

The architectural design response has evolved from the key design objectives, the brief and the requirements of the local environment. The existing context and surroundings have played a considerable role in defining the architectural and functional aspects of the design.



Transport Links

The site is located in Southwest London within the London Borough of Richmond Upon Thames. The site is approximately 500m from Barnes Bridge Railway Station. Two further railway stations, Barnes, and Mortlake, are relatively close to the site.

The nearest bus stops are located on Mortlake High Street, for both northbound and southbound buses. The bus services offer a good link to Barnes Centre, Richmond and Central London.

Sun Path

Site Location

Street uses

Site Location

- Barnes Primary School
- Public House
- Residential; GF+1
- Residential; >2storeys

Landscaping

Site Location

- Tree areas
- Green areas

Street Analysis

Site Location

- Main streets/Terraced street
- Secondary streets/Flank walls

2.0 Context Study

Site Analysis

Flood risk

A Flood Risk Assessment has been carried as the site has a Flood Zone 3a located immediately to the east The FRA indicates that the site is located wholly within Flood Zone 1. Further information can be found in the FRA developed by agb environmental.

Environmental noise survey

Environmental noise survey has been carried out due to the site is affected by noise from aircrafts on their land at Heathrow Airport. This survey provides guidances on external noise intrusion. Full information can be found in the External Noise Intrusion report prepared by Cole Jarman.

Ecological & Tree/Arboricultural Surveys

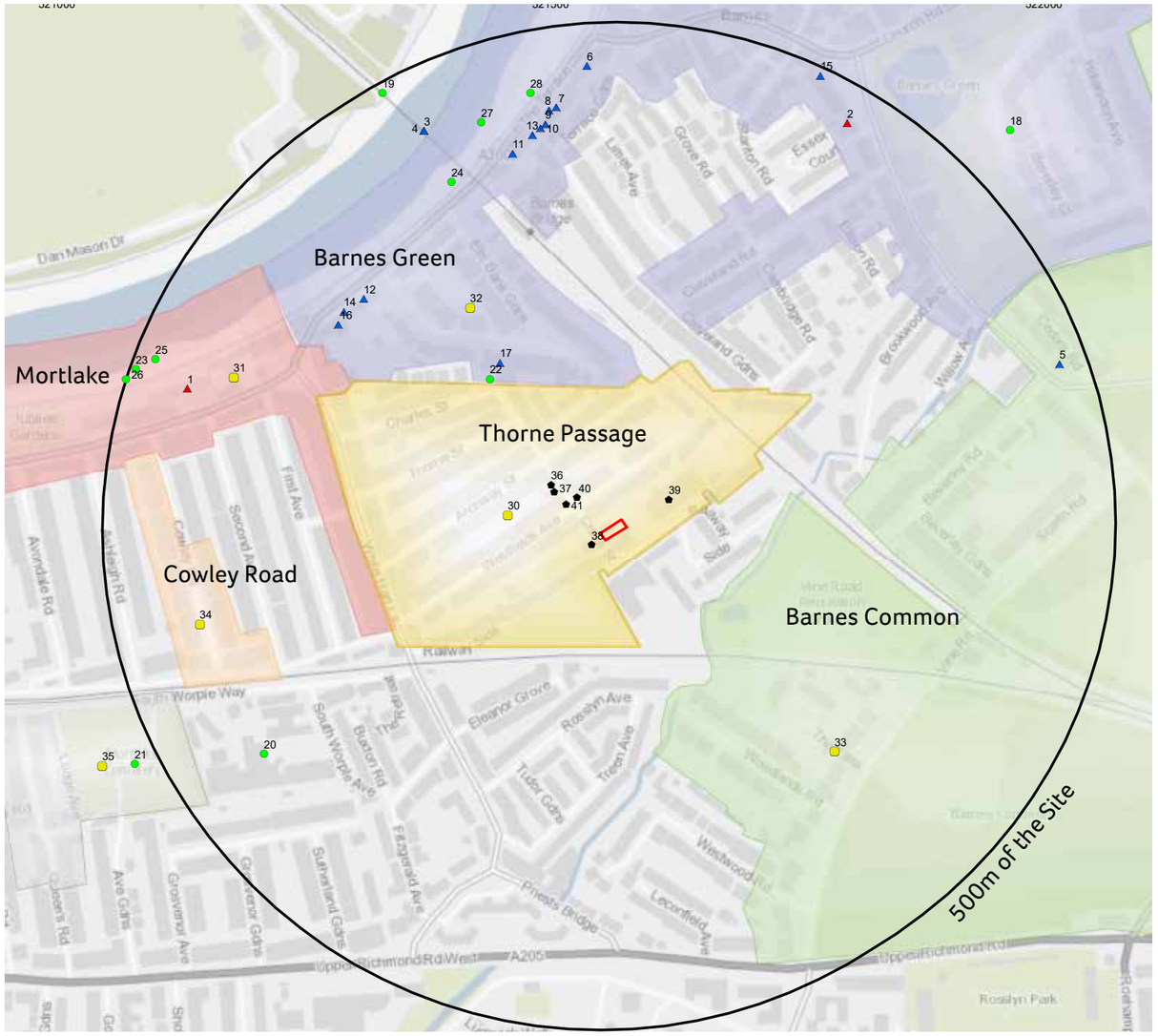
The PEA developed by JFA Environmental Planning indicates that the development will only result in the loss of habitats that are of widespread and common and of low ecological value. A Tree survey has been also carried out by Martin Dobson Associates as three trees will need to be removed. The survey shows that these trees are considered to be category C and are of low value.

2.0 Context Study

Conservation Area

The application site is located within the Thorne Passage Conservation Area (30). Within this conservation area the site falls under the Charater Area 11 of Barnes Village Planning Guidance.

Whilst the site has no specific designations, it is within the setting of No. 28 opposite, which is designated a Building of Townscape Merit (BTM).



This character area covers residential streets. Between Charles Street and the mid nineteenth-century cottages of Railway Side, four parallel streets of terraced cottages with shops and public houses were laid out in approximately the 1880s. They are small, tight terraced street with only slight variation in the plots and street edges. The houses are two storeys in stock brick with red brick dressings, but many are rendered and washed in different light colours. Their details vary however almost all the houses have slate roofs, substantial chimney stacks and stepped eave corbels between the houses. Street trees are few and irregular, so the regular brick and render facades and chimney stacks dominate the area's character.

Character Area 11 of Barnes Village Planning Guidance

Site Location

Thorne Passage Conservation Area

Careful consideration of the prevailing characteristics of the conservation area have influenced a number of the design decisions and material selections as described in section 3.0.

2.0 Context Study

Site Context

Front wall of the 50-56 Railway Side. Northwest view

74-86 Westfields Avenue View

Typical residential street of the Character Area 11

Flank and back wall of the 50-56 Railway Side. Southeast view

Flank wall of the 74 Westfields Avenue House

Barnes Primary School Main Entrance

2.0 Context Study

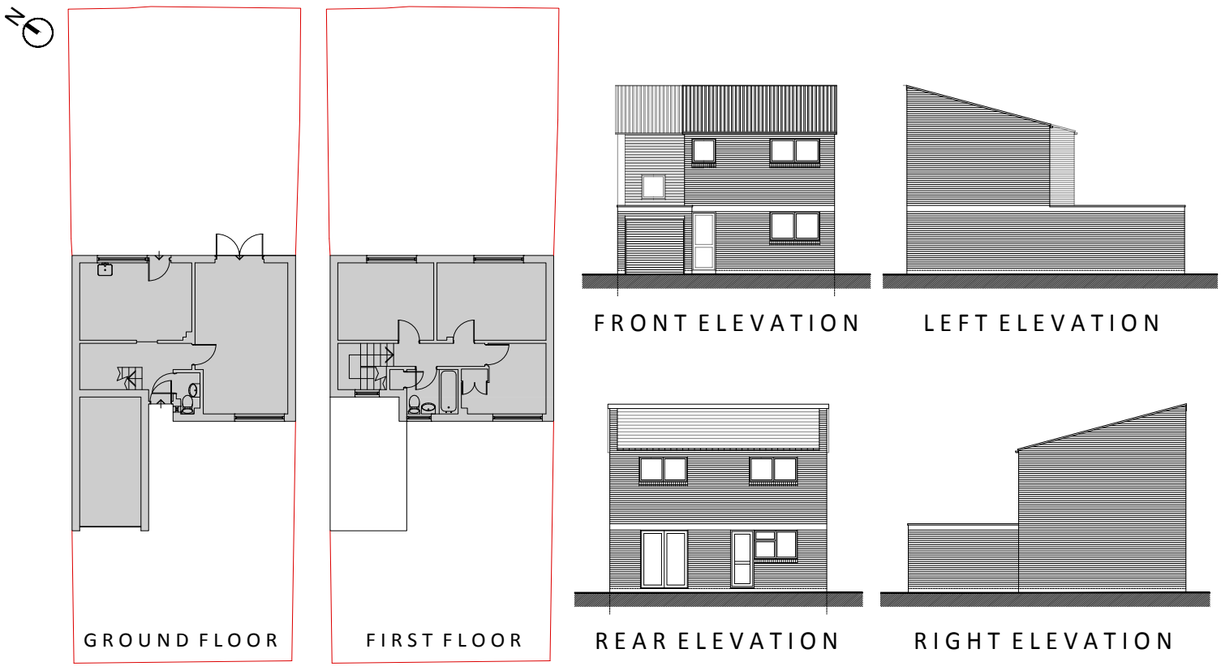
Existing Building

The site, currently the caretaker's house, is currently let on a short term lease with a two-month notice period. The current occupants are aware of the proposed development and are able to relocate in the given notice period.

The existing building is two storey detached house, built c. 1970, with a front and rear gardens, a flat roof garage projecting forward and off-street parking.

Although constructed in brick, the house is not an unique example of its type and has features of architectural merit. Therefore the Heritage Statement concludes that the present building has little significance within the context of the present Conservation Area.

Existing plans and elevations



Site view

The existing house has a gross external area of approximately 115 sq m. To meet the requirements for the new education facility, the existing building would need to be extended which involves the following structural considerations:

- Horizontal tying and disproportional collapse requirements are necessary for schools but not for 2 storey residential buildings. Therefore, the existing structural elements are likely to not meet this criteria and as a result the building will require significant strengthening.
- The design loading is significantly more for classrooms than for residential rooms. Likely significant and costly strengthening works would be required: increased foundations, increased block strength walls.
- Stability and joint issues on both sides of the existing building.
- New foundations likely to be suspended due to anticipated clay soil, existing foundations likely undersized strip footings, therefore settlement issues.
- Existing services, drainage and utilities will be onerous to incorporate into the new building considering the footprint and requirements.

Therefore we conclude the existing building is not appropriate for the new SRP and needs to be demolished.

3.0 Architectural Design

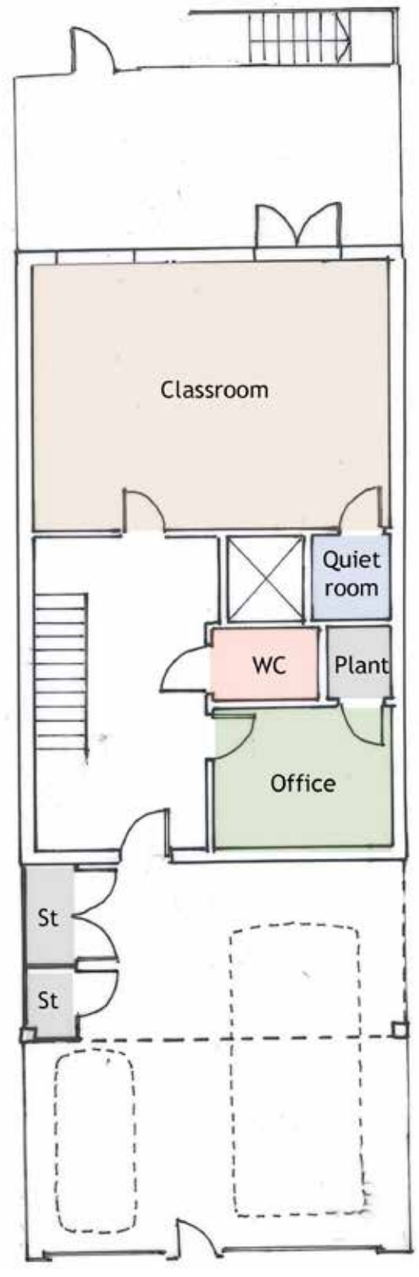
Design Development; Iteration 1 – A classroom on each floor

A feasibility study for the site has previously been undertaken by DHP (Uk)LLP dated February 2016, in which their approach, was to have a classroom on each floor due to the available ground floor space not being sufficient to accommodate two classrooms.

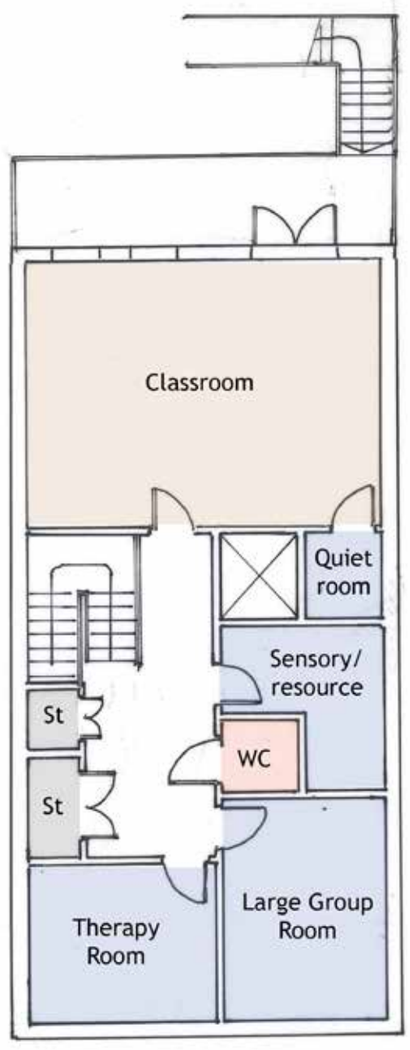
At the initial briefing meeting on the 11th September 2019 the school advised that since the initial feasibility study was completed in 2016, the school have had the opportunity to work through the operation and management of the proposed spaces and found a number of problems with the proposed layout in the DHP feasibility study:

1. It is not a good teaching solution from a teaching point of view and managing children. Having the classrooms on the same floor creates a safer environment for the children as all the resources that are needed will be on one floor.
2. The need for pupils on the ground floor to pass through the ground floor classroom to access the rear play area will very disruptive to this class.
3. Due to the external balcony play space at first floor, the classroom on the ground floor will not be provided with enough natural light. Daylight is key for children with ASD. The only source of natural light to this class will be from the rear window as windows on the flank walls are not possible. By putting both classrooms on the first floor, natural light can be maximised with rooflights.

At this meeting McBains were requested to explore the option of providing the two classrooms at first floor level to provide a safer environment for the pupils.



Ground floor plan



First floor plan

3.0 Architectural Design

Design Development; Iteration 2 - Both classrooms on the first

Design proposals providing the teaching accommodation on the first floor were presented to the school on the 26th September 2019, in which feedback was provided by the school and Marie Voutsina (Advisory Teacher for ASD from Achieving for Children).

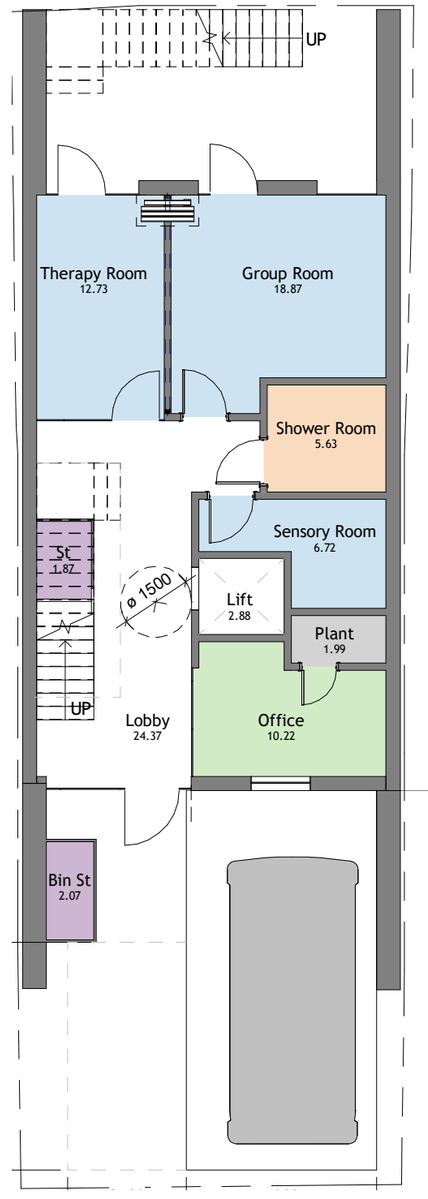
Following the feedback from this meeting, design proposals were updated and subsequently re-presented to the School on the 17th October 2019.

Through the development of these proposals it became clear that it would not be possible to provide all of the required space for Special Resource Provision Unit in line with BB104 and some significant compromises would be required. It was made clear by the school that these compromises were too great for the proposals to be viable for the school to manage the unit successfully for the following reasons;

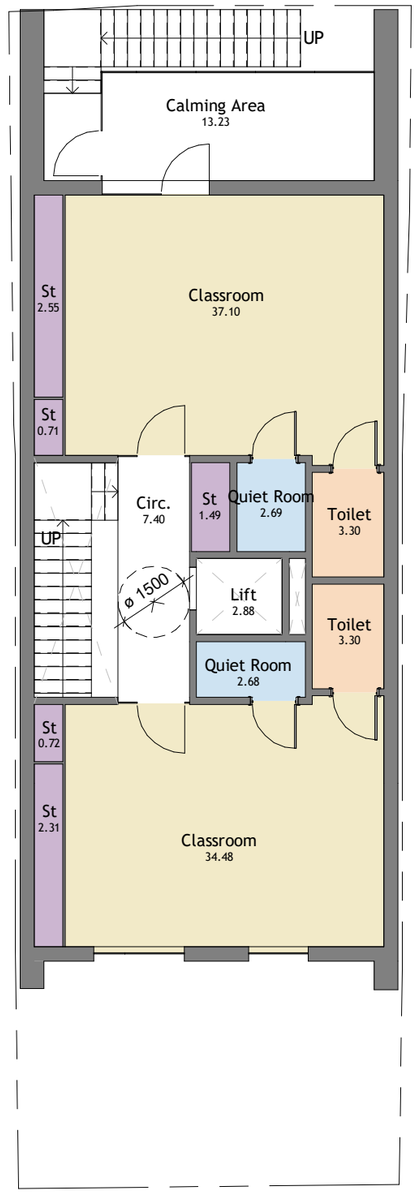
1. No soft room to allow a dysregulated pupil to be kept safe
2. Quiet rooms are too small to allow both a pupil and one support staff at the same time and be safe.
3. Loss of space from the group room due to the dog leg in the wall created to accommodate the DDA compliant washroom.
4. The sensory room is 25% smaller that BB104 guidance for one child. The demand for this room is likely to be high, therefore the reduced area from a staff management point of view would unsatisfactory.

It became apparent that the provision of the lift was inhibiting the available space. It was suggested to explore an option without a lift. While it was acknowledged that this would not be ideal, it would release valuable space that could make the facilities operationally viable.

It was also recognised that other stakeholders such as Education colleagues and building control would need to be consulted to gain approval of this approach.



Ground floor plan



First floor plan

3.0 Architectural Design

Design Development; Iteration 3 – No lift provision option

By realising the area taken by the lift, it has been possible to:
1. Provide a Soft Room
2. Usable Quiet Rooms
3. A more appropriately sized Sensory Room

Ground floor plan

First floor plan

3.0 Architectural Design

Design Development; Iteration 4 – Platform lift option

Due to the feedback received from AfC that it was not acceptable for the lift provision to be omitted from the scheme, an option with an external platform lift was put forward.

This option incorporates a platform lift at the rear and a Part M compliant shower/WC providing an inclusive design. To achieve this a further reduction in the sizes of the classrooms, therapy room, group room and external space has been necessary, however, it was felt this would not impact on the overall usability of the spaces.

We also studied the possibility for the external lift to be located at the front of the building however that impacts extremely in the classroom area and would be incongruent to the context and character of the area.

Ground floor plan

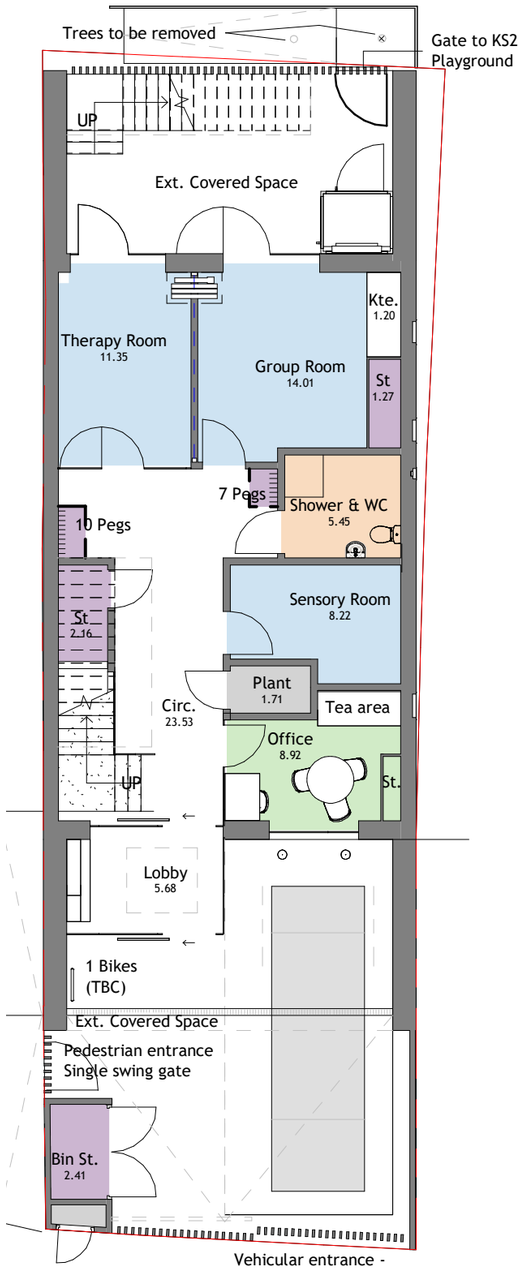
First floor plan

3.0 Architectural Design

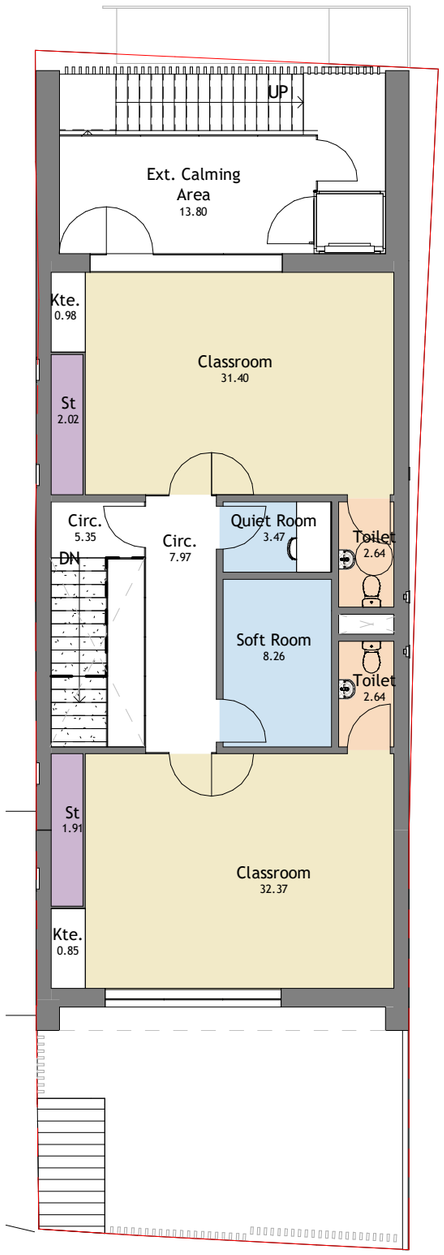
Design Development; Iteration 5 – Platform lift option

Due to the feedback received from the planner officer during the pre-application meeting, we explored the option of lower the building to reduce the impact of the building height on the amenities of the neighbouring properties. This will be achieved with a slightly slope drive way at the front of the building and a ramp at the rear to connect with the KS2 playground.

This proposal was presented on the 14th of September 2020 for a Public Consultation.



Ground floor plan



First floor plan

3.0 Architectural Design

Design Proposal; Final Iteration - Floor plans

Based on the letters received from the Public consultation and school feedback received during the consultation process and further meetings, we proposed the following amendments to address their concerns:

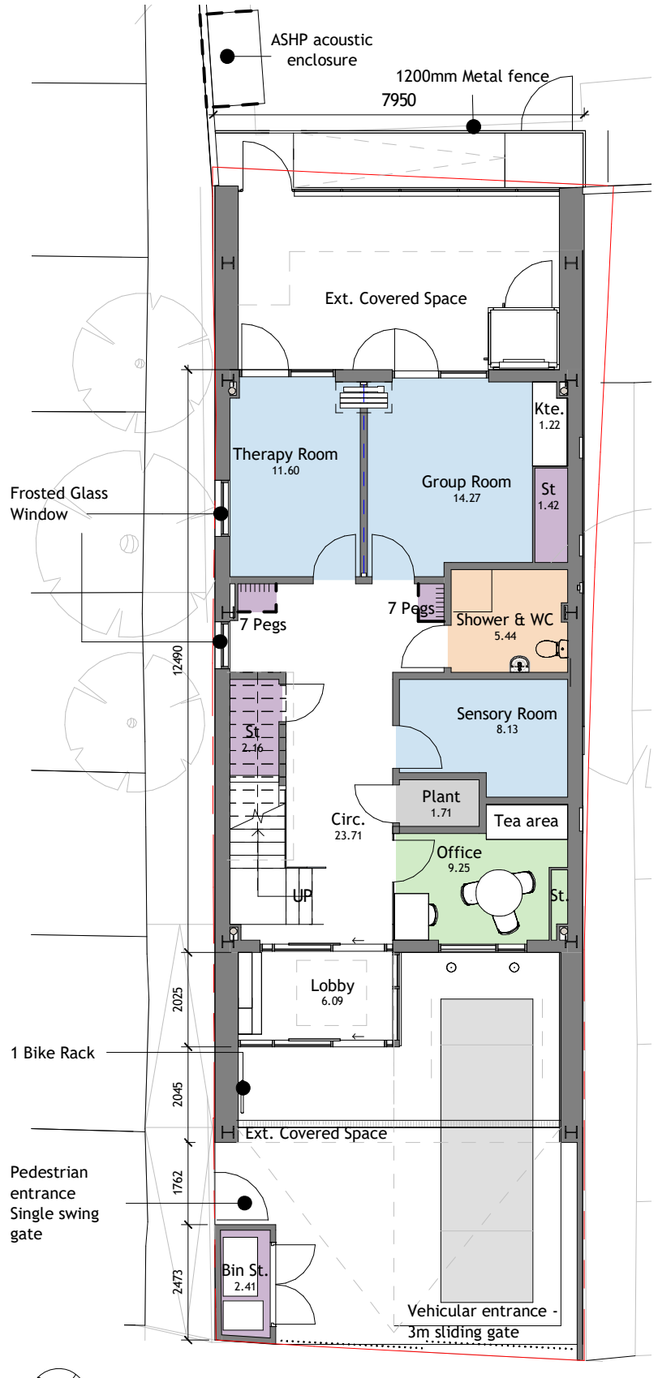
- Remove external stair case to reduce the extent of the roof and external side walls in the first floor. This change will help to reduce the feel of enclosure from the neighbouring properties and bring more light to the ground floor rooms which was one of the teacher's concern.

- Add two rooflights over the balcony to provide more light to this area.

-Add two side frosted glass windows to the therapy room and ground floor lobby to provide more natural light to these areas.

-Change the two toilets accessible from each classrooms to one wheelchair-accessible toilet with access from the lobby. This change was proposed from AfC to avoid creating a plan that reduces access for a future child who has mobility difficulties.

These plans were approved for all parties.



Ground floor plan

First floor plan

3.0 Architectural Design

Accommodation schedule

GROUND FLOOR

Room		Planning Area SqM
DINING & SOCIAL		
Group Room		15.49
LEARNING RESOURCE AREAS		
Therapy room		11.6
Sensory room (Level 2 intervention)		8.13
STAFF AND ADMINISTRATION		
Office		9.25
STORAGE		
Teaching storage		3.58
Coat and bag area		0.93
Bin store		2.41
TOTAL NET AREA		
NON-NET AREA		
Disable WC & Shower (Part M compliant)		5.44
Circulation area		29.8
Plant		1.71
Total Internal Floor Area (sq M)		**88**

FIRST FLOOR

Room		Planning Area SqM
BASIC TEACHING		
Classroom KS1		32.17
Classroom KS2		32.5
LEARNING RESOURCE AREAS		
Soft-padded room (Level 3 intervention)		9.25
Quiet room (Level 1 intervention)		4.09
STORAGE		
Teaching storage		3.83
TOTAL NET AREA		
NON-NET AREA		
Pupil's WC		3.3
Circulation area		17.6
Total Internal Floor Area (sq M)		**103**

3.0 Architectural Design

Site Layout

Pedestrian access to the new building will be via St. Ann's Passages and vehicular access via Cross Street. This is the best way to segregate both access due to the site width . A 1:15 slope way at the front of the building is needed to reduce the height of the building.

A minibus will be used to collect and drop off the pupils who lives far from the facility. To ensure the safety and security of the children, the minibus will access the site through a 3-meter wide sliding gate and park in a bay of 3.6m x 8m only during school start and finishing times. Due to this need the building is setback in relation to flank wall of the adjacent properties and the first floor moves forwards to provide a covered area protecting the pupils before the entrance. A dropped kerb will be also needed for the vehicular entrance.

Pedestrian access will be used by staff, visitors, local parents and pupils.

The site provides one cycle rack for the staff and cycle facilities will be shared with the mainstream school.

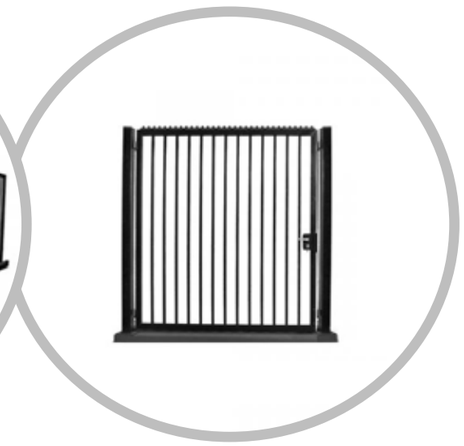
Access as well as the bike rack are easily controlled from the staff office.

At the rear, a 1:15 ramp is provided to link the SRP with the Key Stage 2 playground.

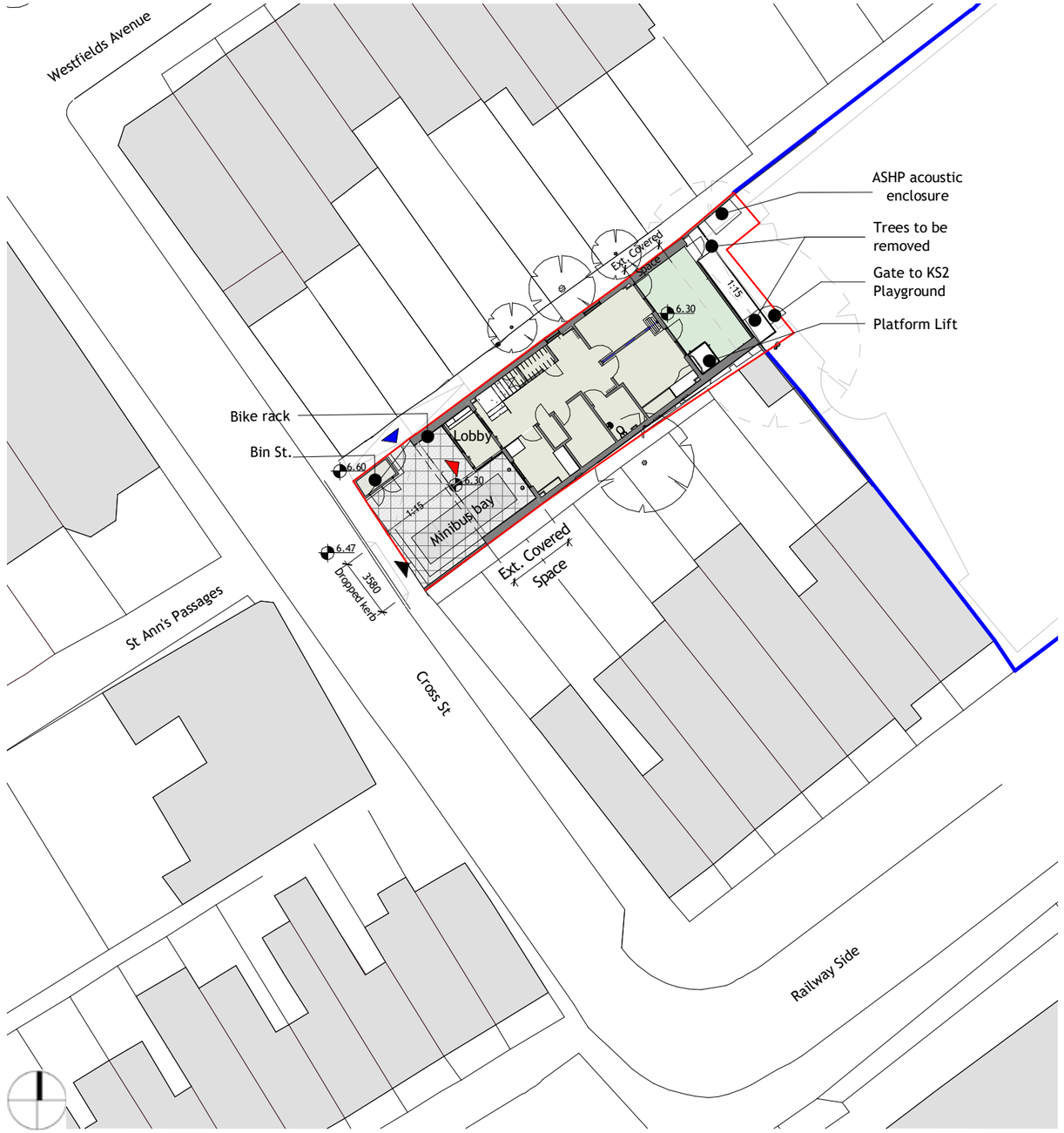
Vehicular access gate:

3m wide x 2.4m high sliding gate

Pedestrian access gate:



1.1m wide x 2.4m high single swing gate
(1000mm minimum effective clear width)



Vehicular access
Pedestrian access
Entrance

3.0 Architectural Design

Landscape

Due to the programme needed for the SRP most of the site will be occupied by the new facility.

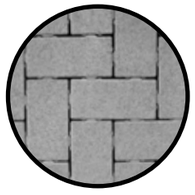
Permeable block paving will be used for the children's drop off/pick up point at the front of the school, using 2 types of paving to differentiate between the minibus and the pedestrian area.

At the rear of the building, artificial grass is proposed due to the school's preference for the main play area.

The Preliminary Ecological Appraisal shows that the development will only result in the lost of habitats that are of widespread and common and of low ecological value. A bat survey was undertaken and no evidence of bats was found. As bats were recorded commuting in the surrounding area any proposed lighting will minimize the impact on wildlife. Recommendation for enhancing the site for bats would be to include two integrated bat boxes in an zone of influence.

A green wall has been proposed to the SE façade to incorporate biodiversity around the development while it reduces the feel of enclosure acting as an extension of the neighbouring gardens.

MATERIALITY PALETTE



1

Permeable Block Paving
Brick look paving
Colour: Natural

2

Permeable Block Paving
With a smooth and hard-wearing surface
Colour: Bracken

3

Artificial Grass

4

Green Wall

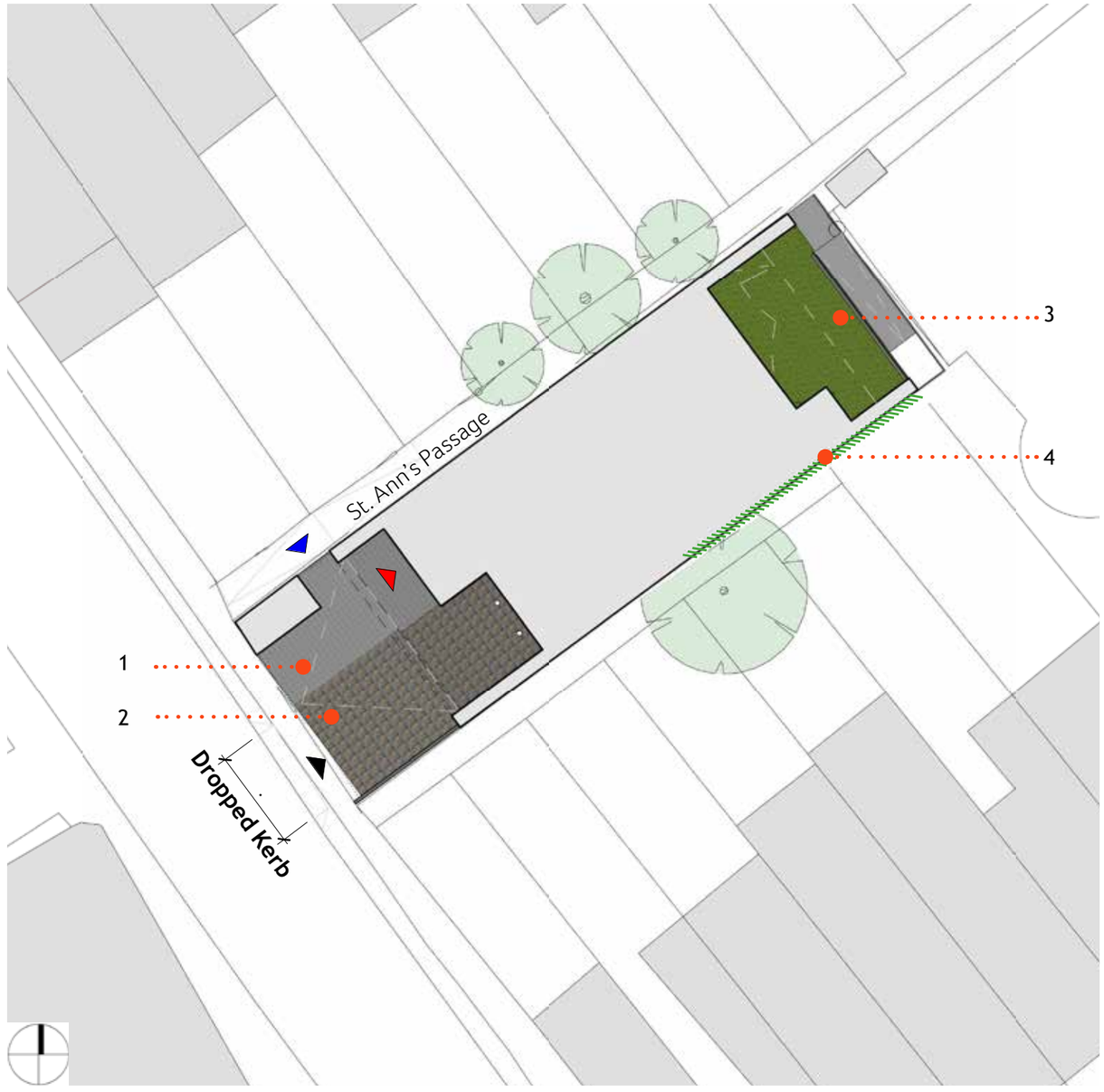
Exterior living wall
(Applied to SE facade)

Drainage Strategy

The drainage network has been designed to incorporate sustainable drainage features, in line with best practice following the guidance of the Ciria SuDS manual and designing in accordance with building regulations part H. The system is designed in accordance with the London plan and the London Borough of Richmond upon Thames sustainable drainage strategy.

The site will have storm water runoff restricted to the feasible minimum rate of 1.0l/s reducing the development runoff well below the existing brownfield rate. The attenuation has been sized to store excess water for all storms up to and including the 1 in 100 year storm with a 40% allowance for climate change. These are the guidelines outlined by the Environment Agency and satisfy the requirements of the NPPF.

A drainage layout plan is part of the support documents. Refer to drawing no. LOND01-MCB-XX-XX-DR-C-SK01



3.0 Architectural Design

Massing

The building is in a predominantly two storey residential area, with a mixture of gable and hip roofs. As the proposed facility is situated in the secondary street, we proposed two storeys with gable roof which blends with the surrounding terrace houses. The gable facade is used to maximize the daylight and to increase the height in the classrooms. The pitch is slightly more noticeable than the houses in the proximity that helps to emphasise this singular building.

To preserve the neighbour's privacy the South East elevation does not have any windows and the North West facade has frosted glass windows at ground level facing St. Ann's passage and the rear walls have been extended to avoid any overlooking issues.

The main concern raised on the pre-application meeting was the possible sense of enclosure to the gardens of the neighbouring properties due to the height and scale of the proposed building considering that takes up the rear of the site. The fist step to minimizer this issue was to decrease the eave height to the minimum providing 2.4m from floor to ceiling in the ground floor and the minimum height in the eaves to allow for a platform lift at the rear. Secondly we also lower the building by 300mm via a slope drive way at the front and a ramp at the rear maintaining an accessible entrance and link to the KS2 playground.

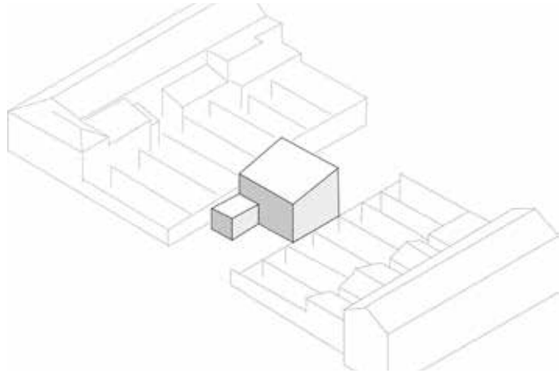
We carried out a Daylight and Sunlight assessment to analysis how the proposed building affect the amount of daylight and sunlight enjoyed by the neighbouring buildings. In line with the assessment criteria prescribed by the BRE Guideline, the impact of the proposed development on the sunlight & daylight enjoyed by the neighbouring building has shown that despite some reductions seen in the number of probable sunlight hours and daylight, there are within the limits prescribed by the BRE Guidelines as been acceptable. Refer to Daylight and Sunlight Assessment by Herrington consulting limited for full report.

After the Public Consultation hold on the 14th of September, some concerns were raised by the neighbours in the Railway Side (55 & 56 No) due to the height and extension of the rear wall. To address this issue, we proposed two changes;

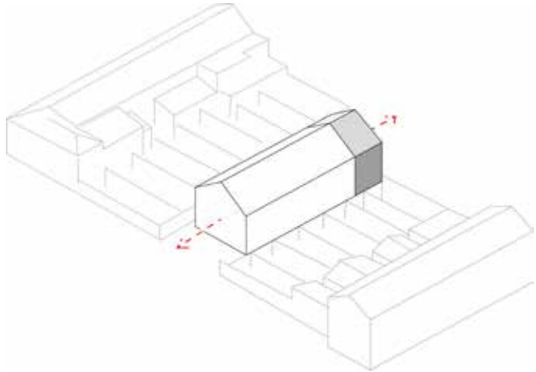
- A green wall in the SE flank which looks to soften the view and create less oppressive boundary acting as a garden extension.
- Remove the rear stair and therefore reduce the length of the roof and wall at first floor level which help to have a more open view from their gardens.

We also looked at the option of a glass roof over the balcony but that option was rejected by AfC due to the noise that would produce not being suitable for the Autistic Pupils.

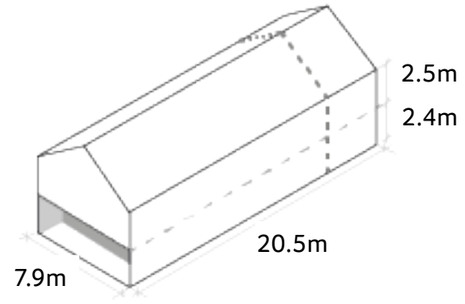
Rooflights are used in all the rooms in the first floor to maximize the daylight.



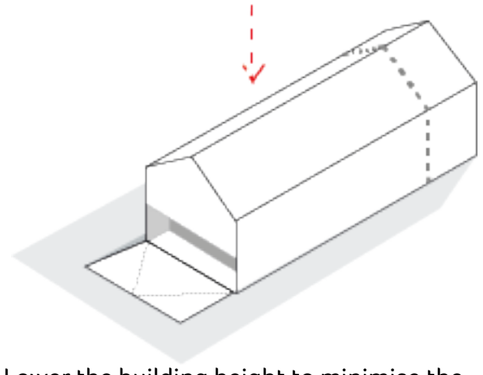
Existing building



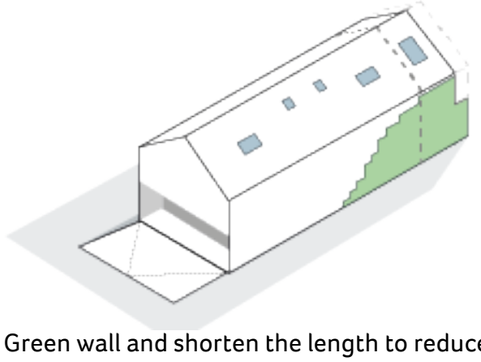
Proposed building which blends with the sourronding terrace houses



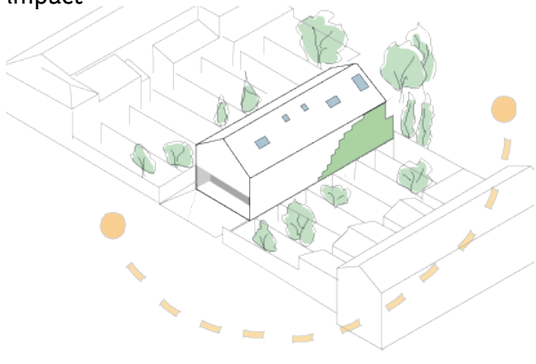
Building dimensions optimised to fit the programme



Lower the building height to minimise the impact



Green wall and shorten the length to reduce the sense of enclousure



Rooflihts to maximize the daylight

3.0 Architectural Design

Appearance

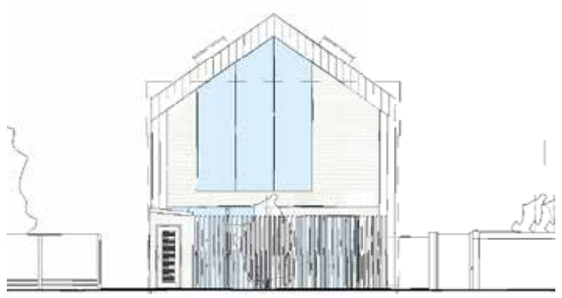
A slightly noticeable slope and bigger window proportions highlight the building character. The lower opaque panel of the first floor windows provide privacy and avoid student's distraction while the top area provides natural light.

The rear glass fencing allows natural light coming in while gives a feeling of freedom to the pupils avoiding the idea of being behind bars.

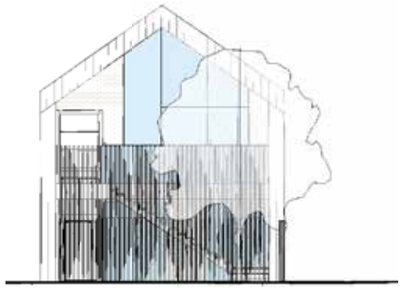
Street Elevation (SW)

Key Plan

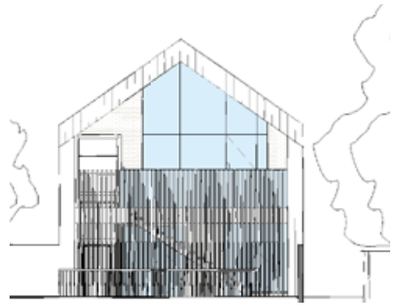
Cross Street Elevation (SW)



Rear Elevation (NE)



Elevations at Pre-application meeting



Elevations at Public Consultation

Proposed elevations addressing concerns from:

- Planners & residents: Reduced height and scale
- AfC & school: provide a safe and light teaching environment

3.0 Architectural Design

Materiality & Elevations

The proposed material palette is a mixture of local material with a modern interpretation of the roof slate using instead zinc standing seam.

The combination preserve and enhance the character and appearance of the conservation area.

1

Zinc Standing Seam

2

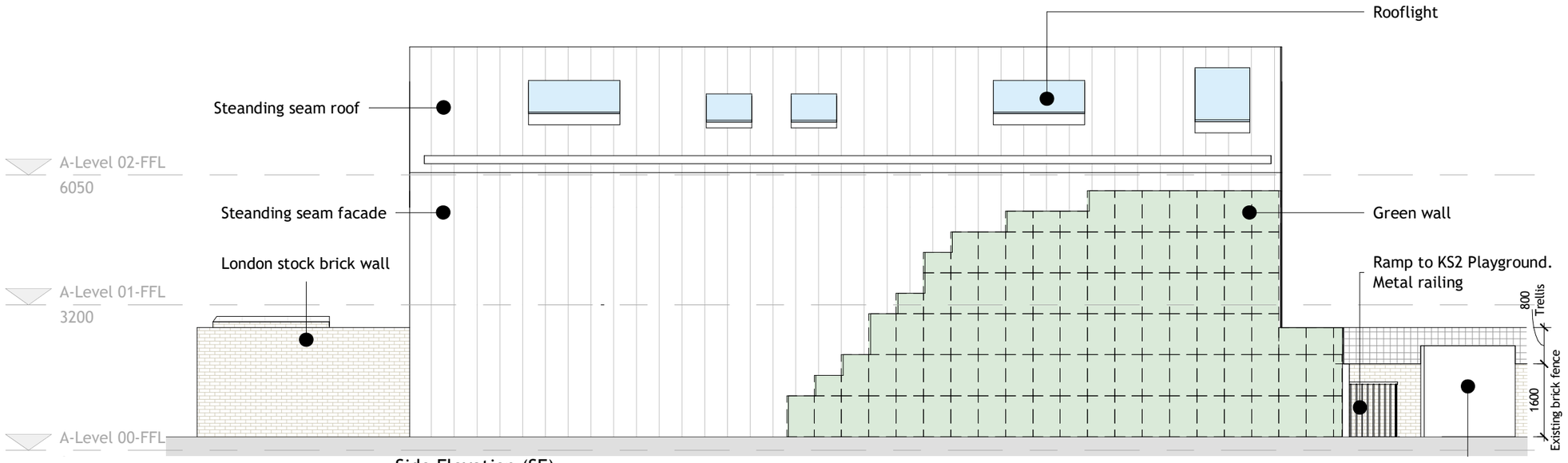
London stock brick

3

Green wall

Cross Street Elevation (SW)

Key Plan



Side Elevation (SE)

3.0 Architectural Design

Materiality & Elevations

1

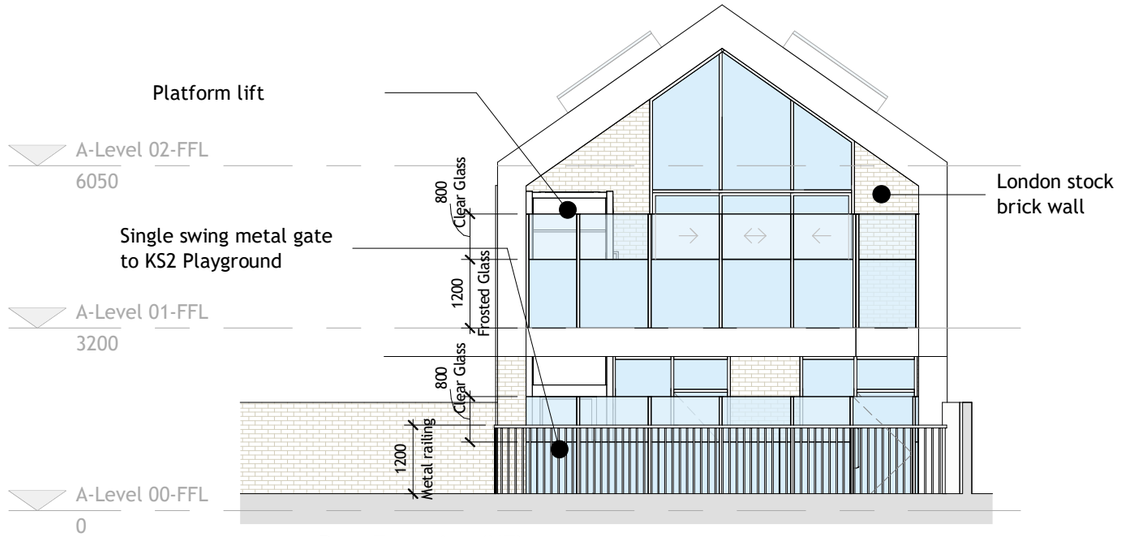
Zinc Standing Seam

2

London stock brick

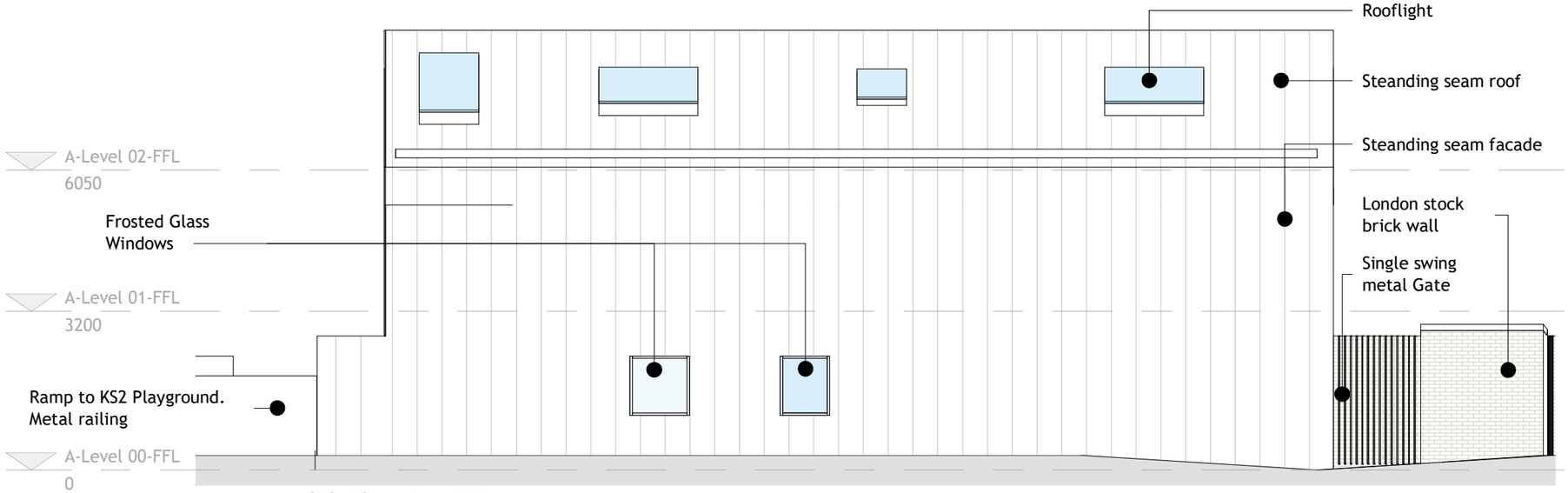
3

Green wall



Rear Elevation (NE)

Key Plan



Side Elevation (NW)

3.0 Architectural Design

Visuals – Front Entrance View

3.0 Architectural Design

Visuals – View front the KS2 Playground

4.0 Supporting Information

Planning Statement
This application is supported by a Planning statement to outline the policy framework and demonstrate policy compliance and how the proposal has responded to officers' advice and objections from residents during the Public Consultation.

Transport Statement and Travel Plan
This application is supported by a Transport Statement and a link for Barnes Primary School Travel Plan.

The travel statement concludes that the proposal can be accommodated without detriment to highways or pedestrian safety and without significant impact on the local highway network. It also promotes sustainable travel for the staff with mitigation measures that are to be coordinated with the mainstream school.

Flood Risk Assessment
The FRA indicates that the site is located wholly within Flood Zone 1. Further information is provided in the FRA.

Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan
The proposal requires the removal of two trees at the rear of the site. The survey shows that these trees are considered to be category C and are of low value. Further information is provided in the Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan.

Preliminary Ecology Assessment
The development will only result in the loss of habitats that are of widespread and common and of low ecological value. The site has potential to support roosting bats and nesting birds, the recommendations made in the report will need to be accommodated in the mainstream school or any other zone of influence. Further information is provided in the PEA and Bat Survey.

External Noise Intrusion
The site is affected by noise from aircraft on their descent to land at London Heathrow Airport when operating on westerly conditions. An environmental noise survey has been undertaken to quantify the effects on external noise intrusion regarding the ventilation and external fabric requirements. Further information is provided in the External Noise Intrusion Report.

Plant Noise Assessment
An environmental noise survey has been undertaken at the site to assess plant noise from the proposed mechanical services plant items. Mitigation measures have been proposed where necessary and practicable in order to achieve local planning authority. Further information is provided in the Plant Noise Assessment.

Heritage Statement
The Heritage Statement concludes that the proposed development is anticipated to cause less than substantial harm to the character and setting of the Thorne Passage Conservation Area and designated heritage assets within it, no further mitigation is considered necessary, with the assumption that detailed design considerations and materials used will be sympathetic to the surrounding Conservation Area. Further information is provided in the Heritage Statement.

Daylight and Sunlight Assessment
The assessment concludes that the development will not result in a notable reduction in the amount of either daylight or sunlight enjoyed by neighbouring buildings. Further information is provided in the Daylight and Sunlight Assessment.

Sustainability
In terms of sustainability the design achieves the following -

- 32.3% improvement on Buildings Regulations 2013 Part L
- 35 points according with the Sustainable Construction Checklist (SCC)
- BREEAM 'Very Good'

Further information can be found in the Energy Report, SCC and BREEAM pre-assessment.

Contamination Assessment

The current land is known to be contaminated but very low risk (heavy metals) therefore a combined geotechnical and geoenvironmental land contamination assessment of the site has been undertaken by Albury S.I. Ltd.

Refuse and Recycling Strategy

A refuse storage area will be located to the front of the site close to Cross Street for easy collection by refuse operators. The refuse storage has capacity for 2 bins, a 660L waste bin and 360L recycling bin.

4.0 Supporting Information

Accessibility

The design will fully comply with Approved Document M: Volume 2 - Buildings other than dwellings, with particular attention given to the following areas -

- Level thresholds
- Levels of external surfacing
- Widths of corridors
- Clear Openings of doors
- Disabled and Ambulant WC's

Further details will be provided upon Building Regulations submission.

Secure by Design

The design follows the guidance of Security By Design (SBD) for new schools 2014.

The proposed SRP is surrounded by houses with gardens which generates natural surveillance increasing the like hood of crime or anti-social behaviour.

The site is clearly defined by a metal fence and brick walls at the front and glass fence at the rear. These boundaries help staff manage the school site by limiting trespass and create a secure environment for the young children keeping them in.
Pedestrian and vehicular gates will be operated remotely from the staff office and monitored by CCTV.

External lighting will be provided to the building main entrances and external covered spaces areas in accordance with the BS EN standards and it will be coordinated with the CCTV installation.

When the school is closed and unoccupied the entrance gate will be locked.

One parking space is provided for a minibus at arrival and departure times. It can be used for school deliveries outside of the arrival/departure times. Deliveries will take place during school opening hours and they will be handed in at reception.

Equipment and cleaning storage will be provided within the building. A secured roofed compound will be provided for waste storage.

Hidden rainwater pipes and pitched roof avoid easy access to roof and rooflights.

The main entrance into the school building will use an "airlock" door system whereby two sets of automatic door are used, the first opening upon the detection of a visitor and the second set controlled from the reception desk.

This lobby will be an unheated space as people will have outside coats on when within.

All internal doorsets will be locked when the building is left unoccupied with special attention to locking storerooms, staff office and therapy room.

Internal lighting will be controlled through local hard-wired PIR presence detention and day light dimming where appropriate as energy-saving measure.

Access and Maintenance

Ease and safety of access for cleaning and maintenance has been considered through the design process.

Below are the key points -

Windows - Most of the windows can be cleaned from grade level or step ladder. First floor window facing at Cross Street is designed to be cleaned by a specialist company using water fed pole system although alternative system may be put forward by specialist cleaning companies. Rooflights will also require professional clean with adequate harness and fall arrest systems in place.

Roof and Gutters - can be accessed via a standard portable ladder along with fall arrest systems.

All works carried out at height should be carried out be a suitable experienced and qualified operative and have an appropriate risk assessment undertaken prior to carrying out works. All works should also comply with the Work at Height Regulations 2005.

Public Consultation Report

A report which summarises the Public Consultation process and the feedback received from the public.

McBains

Signature: *Mark Baseby*

Email: m.baseby@mcbainscooper.com

LOND01-MCB-XX-ZZ-RP-A-0005-S4-P3

Final Audit Report 2020-12-03

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