St Wilfrid's RC College, South Shields
Dining & Classroom Extension

SPACE

Design & Access Statement

Revision P1
November 2020

St. Wilfrid's
R.C. College



Rethink tomorrow

St Wilfrid's RC College, South Shields
Dining & Classroom Extension

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1.0 Introduction

1.0 Introduction



1.1 Purpose of this document

This Design & Access Statement for the extension of Dining & Classroom facilities at St Wilfrid's RC College, South Shields, has been prepared by Space Architects on behalf of the Bishop Chadwick Catholic Education Trust.

This statement responds to the requirements of the Town and Country Planning Order 2006 for planning applications to be accompanied by a Design and Access Statement that explains the design principles and concepts that have been applied to the development and how issues relating to the access to the development have been dealt with.

1.2 Other documents

The following additional documents and reports have been prepared and submitted to support the Full Planning Application, in accordance with the National & local Validation Lists and as agreed with the Planning Department, as part of the Pre-App Process:

- Planning & Listed Building application forms
- Ordnance Survey Location Plan (1:1250)
- Scaled existing and proposed site block plans
- Existing and proposed elevation plans
- Existing and proposed floor plans
- Existing and proposed site sections and site levels
- Existing and proposed roof plans
- Coal Authority Risk Assessment (as stated you may wish to look at details submitted under planning permission Ref: ST/0949/15/FUL which you can view here)
- Phase 1 Land Contamination Assessment
- Transport Statement
- Travel Plan
- Landscaping details

1.3 Scheme Overview

St Wilfrid's RC College, South Shields is an Outstanding School within the Bishop Chadwick Catholic Education Trust, and they are committed to inspire and develop all members of their community on a journey through faith and learning. They strive to achieve excellence and overcome challenges through mutual respect and consideration, underpinned by Gospel values and the example of Christ. Faith and learning are at the heart of everything they do to ensure that every child fulfils their full God given potential.

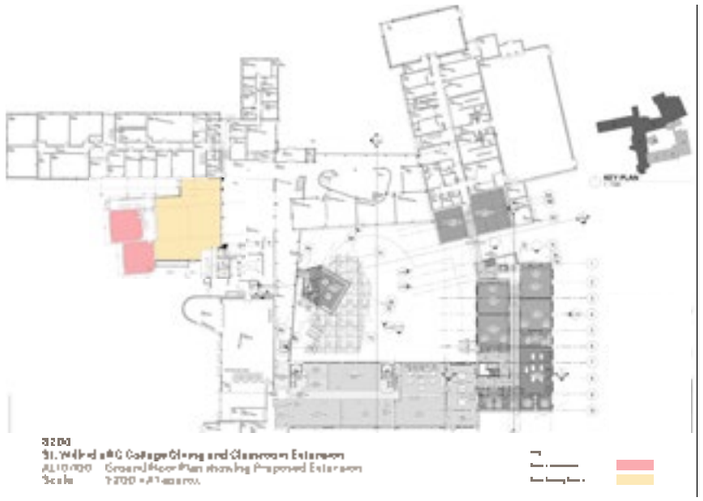
The School is an 11-19 mixed Catholic secondary school with 1,285 pupils currently on roll, including 178 in sixth form. The original school buildings were constructed between 1961 and 1970 with additional extensions added during the last decade. It converted to academy status on 1 February 2016. The School is an Ofsted "Outstanding School" following the last inspection undertaken in October 2018. In 2018 the GCSE results continued to be one of the highest in Tyne and Wear. St Wilfrid's is a forward-thinking school, committed to providing a quality education that prepares students for sixth form education, university study or successful employment. Due to its outstanding reputation and consistently high performance, the School has been over-subscribed in the main year of entry at an average of 211% of PAN over the last 4 years.

To proactively respond to the ongoing increase in demand, the School intend to raise the PAN from 220 to 250. In summary to accommodate the numbers, this project comprises the following:

- Provision of six new classrooms, with built in storage, totalling 365m2
- Extension to the existing dining space to accommodate 200 pupils
- New circulation space and staircases
- Removal of existing Accessible WC, to facilitate access at first floor
- New additional toilet provision
- Removal of existing external covered walkway
- Relocation of external Catering Pod into Memorial Garden
- Re-providing external Dining Areas in hard landscaping
- Widening of external pathway
- Removal of some soft landscaping to facilitate the above
- Provision of new soft landscping/ planters

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1.0 Introduction





1.4 Pre-App Consultation Process

Space Architects submitted the Pre-App on 3 August 2020.

The Planning Officer attended site on 21 September 2020 and we received the formal Pre-App response on 24 September. The below in italics highlights the details set out in the response:

"Thank you for your enquiry in connection with the above proposal, which was received on 03/08/2020.

The proposal is for the erection of a two-storey dining room and classroom extension at St. Wilfrid's RC College in South Shields. Planning enquire details state that the proposed extension would be to facilitate an increase in the number of pupils, to address significant local demand for places (from 1,285 pupils to 1,490 pupils), and to increase the available dining space which is currently 141m2 lower than the minimum recommended in relation to the existing number of pupils (193m2 lower than the minimum recommended taking into account the increase in pupils).

The dining room and two classrooms would be at ground floor and four classrooms would be at first floor. The total gross external floor area of the extension would be 861m2 (469m2 at ground floor and 392m2 at first floor). The proposed extension would provide sufficient classrooms for the projected number of pupils in the school. Following my site visit on 21/09/2020, it was observed that the proposed extension would be positioned centrally within the school, within an area currently used primarily for outdoor seating.

The proposal would require planning permission. The planning assessment process is set out below, with details regarding how to submit a planning application including validation requirements set out towards the end of this e-mail.
Planning Policy and Guidance

In terms of the planning policies against which any proposal would be judged, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

A planning application for the proposal would be assessed against the following adopted South Tyneside Local Development Framework (LDF) Development Plan policies and associated Supplementary Planning Documents (SPDs) (all of which can be viewed on the Council's website via the link here):

ST1 Spatial Strategy for South Tyneside (LDF Core Strategy) sets out the spatial strategy for the development of South Tyneside.

ST2 Sustainable Urban Living (LDF Core Strategy) promotes the highest standards of design, environmentally sound practices, (including on site generation of renewable energy) and sustainable drainage, gives priority to alternative modes of transport to the private car, addresses the need to design out crime and eliminate the fear of crime and promotes biodiversity interests.

SC1 Creating Sustainable Urban Areas (LDF Core Strategy) is to deliver sustainable communities, and ensure that development proposals are focused and promoted within the built up area.

A1 Improving Accessibility (LDF Core Strategy) seeks to support public transport, cycling and walking by ensuring that new developments are easily accessible. Parking standards will apply to new development, as set out in SPD 6 Parking Standards (listed below).

E1 Employment Land Allocation (LDF Core Strategy) seeks to ensure that investment in education and training is encouraged at existing facilities.

EA1 Local Character and Distinctiveness (LDF Core Strategy) seeks to conserve the best qualities of South Tyneside's built and natural environment.

SA4 Educational Provision and Development Opportunities (LDF Site-Specific Allocations) promotes the provision and enhancement of educational opportunities for educational attainment for everyone. It supports and enables the remodelling / redevelopment of new and improved educational facilities on sites allocated.

DM1 (A) Management of Development-Design (LDF Development Management Policies) is to ensure that developments are designed to convey sensitive consideration of surroundings.

DM1 (B) Management of Development-Residential Amenity (LDF Development Management Policies is to ensure that developments are acceptable in relation to any impact on residential amenity.

DM1 (C) Management of Development-Landscaping, urban design and public art (LDF Development Management Policies) is to ensure that developments protect or replace existing landscaping.

DM1 (G) Management of Development-Highways and Access (LDF Development Management Policies seeks to ensure acceptable impact (or mitigation) of developments in relation to highway capacity and safety.

DM1 (M) Management of Development-Contamination (LDF Development Management Policies is to ensure that risks of contamination have been assessed and, where necessary, remediation measures included.

DM1 (K) Management of Development-Flood Risk (LDF Development Management Policies) is to ensure that developments are designed to minimise and mitigate localised flood risk.

DM1 (N) Management of Development-Legacy of Mineral Workings (LDF Development Management Policies) is to ensure that developments take into consideration the potential legacy of mineral workings.

SPD6 Parking Standards: sets out the parking standards used in assessing proposals for new development.

SPD7 Travel Plans: provides guidance on when Travel Plans should be produced and what they should contain.

Planning Assessment

The main issues to assess under a planning application for the proposal would be as follows:
- *Principle of development*
- *Design and visual impact*
- *Impact on residential amenity*
- *Impact on highway safety / sustainable travel*
- *Environmental Issues*
- *Coal Authority*

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1.0 Introduction

Principle of Development

The development site is located within the built up development boundary of South Shields and so is within a sustainable location in accordance with adopted South Tyneside Local Development Framework (LDF) Core Strategy Policies ST1 and SC1.

On the adopted South Tyneside Site Specific Allocations proposals map, the site is allocated for educational provision and development opportunities under Policy SA4. The proposed extension would accord with adopted South Tyneside LDF Site Specific Allocations Policy SA4 as it would relate to the provision and enhancement of educational opportunities. The proposed extension would also relate to the investment in education at an existing facility and so it would accord with adopted South Tyneside LDF Core Strategy Policy E1.

Based on the details submitted, the proposed extension would appear to be acceptable in principle.

Design and Visual Impact

The proposal would need to convey sensitive consideration to its surroundings in relation to its scale, proportion and use of materials. It would need to accord with adopted South Tyneside LDF Core Strategy Policy EA1, and adopted South Tyneside LDF Development Management Policy DM1 (Criterion A).

It is assumed that the proposal would be no higher than the existing school buildings. On this basis, given that it would be positioned centrally within the school, it would be largely screened from public vantage points as it would be behind the existing school buildings and existing houses along Ashley Road and Harton Lane. It is therefore considered that the proposal would appear to complement the existing built form and convey sensitive consideration to its surroundings.

Residential Amenity

The proposal would need to ensure that the residential amenities of occupiers of existing neighbouring properties would be acceptable in relation to privacy, outlook, space, overshadowing and noise. It would need to accord with adopted South Tyneside LDF Development Management Policy DM1 (Criterion B).

Nearest residential properties are positioned approximately 35 metres to the east along Ashley Road with allotments positioned between. Given this separation distance, it is considered that the proposal would appear to have no unacceptable impacts on residential amenity. However given the scale of the works, if planning permission was to be granted it may be necessary to attach a condition to control construction working hours.

Landscaping

Application details suggest that some trees and other soft landscaping would need to be removed to accommodate the proposal (although it is acknowledged that no mature trees would be affected). The proposal would need to accord with adopted South Tyneside LDF Development Management Policy DM1 (Criterion C). It is therefore considered that a soft landscaping scheme would be desirable as part of any planning application submitted.

Highway Safety and Sustainable Travel

The proposal would need to ensure that it would have no unacceptable impacts on highway safety in order to accord with adopted South Tyneside LDF Core Strategy Policy A1 and the associated SPD6 'Parking Standards', and adopted South Tyneside LDF Development Management Policy DM1 (Criterion G). It would also need to ensure that it would continue to encourage sustainable forms of travel in order to accord with adopted South Tyneside LDF Core Strategy Policies ST2 and A1 and the associated SPD7 'Travel Plans'.

It is assumed that the existing accesses for vehicles and pedestrians into the school would remain the same (including the service accesses). The Council's Traffic and Road Safety Team (as local highway authority) would be consulted on a planning application, and at this stage they have not raised any specific objections to the proposal in terms of prejudicing the highway system. However it is likely that the proposal would generate *additional trip movements due to the increase in pupil numbers and additional staff required, and so a planning application should be accompanied by a Transport Statement to assess this impact on the highway network.*

The Council's SPD6 'Parking Standards' provides the following parking standards for secondary schools, and states that in the urban area where St Wilfrid's RC school is located, 75% of the standards apply. The standards are as follows:

- *Operational space to include for picking-up/dropping off at 1 space per 10 pupils;*
- *1 space per 2 full-time staff plus 1 space per 3 part-time staff on the premises; and*
- *1 cycle space per 5 staff plus 1 cycle space per 10 pupils.*

Given the additional teaching space that would be created, the proposal would have the potential to require increased operational space for picking up/dropping off pupils. This matter should be considered in a Transport Statement.

It is estimated that 12 additional members of staff (based on 2 new staff per classroom) could be required. If these members of staff were full-time equivalents, this would equate to a maximum number of 5 car parking spaces required in accordance with the Council's SPD6 document. If no additional car parking would be proposed, a planning application should seek to explain how existing car parking arrangements within the site could accommodate any additional demand. An additional two cycle spaces would be required for staff and an additional 21 cycle spaces for pupils (based on the estimated pupil increase of 205 – from 1,285 to 1,490). It should be noted that cycle provision is a minimum requirement unlike car parking.

Given that the proposed extension would be to accommodate an increase in pupils and that additional staff would likely be required, it is considered that the existing travel plan (which was submitted under application Ref: ST/0645/17/COND details of which you can view here – to discharge Condition 7 attached to planning permission Ref: ST/0949/15/FUL details of which you can view here) should be updated to incorporate the proposed development. This would be to ensure continued sustainable travel patterns, in a location that is well served by public transport links.

Environmental Issues

In relation to land contamination, the proposal would need to accord with adopted South Tyneside LDF Development Management Policy DM1 (Criterion M).

Given the nature of the proposal for a sensitive end use, a planning

1.0 Introduction

application would require the submission of a Phase 1 Land Contamination Assessment. This should include a desktop study, site walkover and a conceptual site model. The conclusion of the Phase 1 assessment would determine whether a Phase 2 Intrusive Site Investigation would be required. Any proposal would need to ensure that any risks of contamination have been fully assessed, and where necessary remediation measures appropriate to the end use have been included as part of proposals.

That said, the Council's Environmental Protection Officer has advised that having looked at the historic maps and prior to the school being on site, the area was just grassland. There is nothing within close proximity to the school which would appear to cause concern in terms of land contamination or ground gas. They have also reviewed a recent site investigation for the site for a previous planning application in 2015 (Ref: ST/0949/15/FUL – details of which you can view here) where all samples were below the guideline values. With this in mind, it is unlikely that any further investigations would be required for this proposed extension.

Flood Risk and Drainage

In relation to flood risk and drainage, the proposal would need to accord with adopted South Tyneside LDF Development Management Policy DM1 (Criterion K).

Coal Authority

The application site is located within a Coal Mining High Risk Area. Therefore the proposal would need to accord with adopted South Tyneside LDF Development Management Policy DM1 (Criterion N).

Any planning application should be accompanied by a Coal Authority Risk Assessment. However under planning application Ref: ST/0949/15/FUL (details of which you can view here) a ground investigation and geotechnical interpretation was submitted which the Coal Authority stated at this time was sufficient to demonstrate that the application site is, or can be made, safe and stable for that proposed development. This document may therefore be of assistance when seeking to provide necessary details to satisfy the Coal Authority (whom would be consulted on a planning application submitted).

Planning Application Validation Requirements

You can submit a planning application electronically through the Planning Portal's website: http://www.planningportal.gov.uk. If you do not wish to submit the planning application electronically you can print application forms from the planning pages of the Council's website. The application forms should be completed and returned to the Planning Department, two in total along with two copies of all required plans, drawings and supporting documentation (please see below for further information regarding the supporting documentation required) and an application fee of £5,544. Two copies of an Ordnance Survey (OS) extract would also be required; these can be purchased at the Planning Department for a fee of £31.00 (£32.50 from 1st October 2020).

Regarding the supporting documentation that would be required for the submission of a planning application, please refer to the document entitled 'Validation of Planning Applications in Tyneside - 2019' which can be viewed on the planning pages of the Council's website. However, from the information submitted with the enquiry it is considered that the following supporting documentation would be required:

- *OS based site location plan (scale 1:1250 or 1:2500)*
- *Scaled existing and proposed site block plans*
- *Existing and proposed elevation plans*
- *Existing and proposed floor plans*
- *Existing and proposed site sections and site levels*
- *Existing and proposed roof plans*
- *Coal Authority Risk Assessment (as stated you may wish to look at details submitted under planning permission Ref: ST/0949/15/FUL which you can view here)*
- *Phase 1 Land Contamination Assessment*
- *Transport Statement*
- *Travel Plan (as stated you may wish to view the Travel Plan submitted under application Ref: ST/0645/17/COND details of which you can view here)*

The submission of landscaping details should also be submitted as part of any planning application.

For further advice regarding planning matters please contact:

Officer: David Rogerson
Tel: 0191 4247404
Fax: 0191 4277171
Email: planningapplications@southtyneside.gov.uk

Summary

It is considered that the proposed extension would be acceptable in principle. It would appear to be of an acceptable scale and design, and would appear to have no unacceptable impacts on residential amenity. A planning application should seek to demonstrate that additional trip movements generated would have no unacceptable impacts on the highway network, that adequate car parking and cycle provision would be provided in accordance with the Council's SPD6, and include an updated travel plan. Adequate details should be submitted to ensure that issues associated with contamination and coal mining risk can be adequately assessed.

The informal officer advice contained in this letter is based on the information available at the time and will not prejudice any formal decision made by the Council's Planning Committee or under delegated powers. Please note that where Planning Permission and/or Building Regulation approval is needed, you are strongly advised not to start any building works until all necessary formal approvals have been obtained for Planning and/or Building Regulation purposes. In addition, irrespective of Planning/Building Regulation implications, additional approvals may also be needed from other departments/sections of this Authority, who may have a legitimate interest in the proposal.

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2.0 Design

2.1 Assessment - Physical

2.1.1 Site Location

Site address:
Temple Park Road
South Shields
NE34 0QA

2.1.2 Access

The application site is within the existing St. Wilfrid's RC College site and is located off Temple Park Road, South Shields, Tyne & Wear. It is quite a large school site, although the built form is all located in the south west corner of the site.

The site is bounded by residential properties to the south on Harton Lane and further residential properties to the west on Ashley Road, back onto allotments, which in turn back onto the school grounds. A separate service access is provided from Ashley Road, via Brownlow Road.

Pupils can access the site via a number of pedestrian entrances around the site's perimeter and are car free.

2.1.3 Historical & Current Site Context

The current buildings are located to the south west of the site, with playfields being located to the north and east. The existing school comprises a series of different buildings, that have been constructed over time, including the original buildings from circa 1960's, the former City Learning Centre, extensions & refurbishments completed as part of the STAG developments in 2010's, through to the construction of the new STEM Block in 2017 (Ref: ST/0949/15/FUL).

It is proposed that the architectural language of the new building should reflect the more recent extensions to the school, so that the site provides a more holistic approach and appearance.

The site that is proposed for the extension, has been chosen by the school





given the proximity to the existing dining facilities and kitchen. Also opportunities for the building to be located elsewhere on site are limited.

The proposed location also provides the opportunity to provide a separate contractor access to the site, whilst works are commencing and will aid with safeguarding and segregating pupils from the live construction site.

This will mean that the current external dining area will not be available to the school during the construction period and they may need to look at temporary relocation if they feel this is necessary.,

The location of the new extension, will to some extent have a affect on the aspect and views from within the existing building to the north, due to the required proximity. It is proposed by the school that some form of mural/ vitreous enamel panels may be undertaken by artists/ pupils for this wall, The wall is proposed to have limited openings due to escape and proximity to the adjacent existing accommodation from a fire perspective.

2.1.4 Landscape

Service access and deliveries
The existing entrance to the rear of the of school from Brownlow Road will be maintained. This access will be used for deliveries and bin collection. Bin collection will remain as existing and bins will be collected from the turning head to the west of the new extension.

Tracking has been undertaken and a standard refuse vehicle can access the site and move safely with the roadway provided. Deliveries will take place from this access which can be secured during school hours.

Location of the picnic benches will be positioned so not to limit the current delivery access to both the Kitchen and Basement Plant Room.

Existing Vegetation
Where possible we have sought to retain existing vegetation within the site, as much as possible. The large area of mature tree and shrub planting to the west of the school will be retained. As will the landscaping within the Memorial Garden. However a small number of trees and some existing hedging will need to be removed to accommodate the new extension.

External Spaces and Access
Currently there is a block paved external dining area on the site with seating measuring approximately 165m². The proposed location of the new extension will mean this has has to be relocated to the south of the new extension. The area available can accommodate the existing site furniture. Currently we are considering whether we will reuse the existing concrete paving or whether it will be replaced with new. This decision will primarily be driven by cost, but assume final details of the hard and soft landscaping witll be subject to a planning condition in any case. We have also proposed some additional banding within the paving to help delineate the dining area.

The existing external catering pod will need to be relocated to accommodate the new extension and we have shown it to be opposite the new extension on the northern boundary of the Memorial Garden. This will allow the food servery to be accessed adjacent to the external dining space and also accessed from the Memorial Gardens.

To the north of the new extension the existing pedestrian access will remain intact however the covered walkway will need to be removed. The existing Part M Ramp will be retained, and the landing will be extended to allow access to the existing school and the new extension. We will need to discuss the location of the ramp and escape past unprotected windows with Building Control, however given this is an existing situation, it may still be deemed acceptable.

2.1.5 Boundaries

All existing perimeter school boundaries will remain as existing and there will be no change.

It is proposed that the existing fenceline bounding the east of of the Memorial Gardens will be adjusted, to allow a wider pathway.

In terms of proximity to adjacent neighbouring properties, the new building, is in excesss of 50m to the rear of the closest building, in excess of 40m to the rear boundary of the residential properties and is also separated by a series of allotments.

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2.0 Design

2.2 Assessment - Social & Economic

2.2.1 Assessment - Social & Economic

The existing buildings on the site are currently used for Educational Purposes and the proposed extension would seek to enhance and supplement the current facilities that are offered.

As previously noted, the School is an 11-19 mixed Catholic secondary school with 1,285 pupils currently on roll, including 178 in sixth form.

The School is an Ofsted "Outstanding School" following the last inspection undertaken in October 2018. In 2018 the GCSE results continued to be one of the highest in Tyne and Wear. St Wilfrid's is a forward-thinking school, committed to providing a quality education that prepares students for sixth form education, university study or successful employment. Due to its outstanding reputation and consistently high performance, the School has been over-subscribed in the main year of entry at an average of 211% of PAN over the last 4 years.

The facilities that are available at the school are also utilised by members of the general public, as well as providing facilities for local children.

2.3 Assessment - Planning Policy

2.3.1 General

The following text is an extract from the information supplied by Planning Officer as part of the Pre-App Consultation

A planning application for the proposal would be assessed against the following adopted South Tyneside Local Development Framework (LDF) Development Plan policies and associated Supplementary Planning Documents (SPDs) (all of which can be viewed on the Council's website via the link here):

ST1 Spatial Strategy for South Tyneside (LDF Core Strategy) sets out the spatial strategy for the development of South Tyneside.

ST2 Sustainable Urban Living (LDF Core Strategy) promotes the highest standards of design, environmentally sound practices, (including on site generation of renewable energy) and sustainable drainage, gives priority to alternative modes of transport to the private car, addresses the need to design out crime and eliminate the fear of crime and promotes biodiversity interests.

SC1 Creating Sustainable Urban Areas (LDF Core Strategy) is to deliver sustainable communities, and ensure that development proposals are focused and promoted within the built up area.

A1 Improving Accessibility (LDF Core Strategy) seeks to support public transport, cycling and walking by ensuring that new developments are easily accessible. Parking standards will apply to new development, as set out in SPD 6 Parking Standards (listed below).

E1 Employment Land Allocation (LDF Core Strategy) seeks to ensure that investment in education and training is encouraged at existing facilities.

EA1 Local Character and Distinctiveness (LDF Core Strategy) seeks to conserve the best qualities of South Tyneside's built and natural environment.

SA4 Educational Provision and Development Opportunities (LDF Site-Specific Allocations) promotes the provision and enhancement of educational opportunities for educational attainment for everyone.

It supports and enables the remodelling / redevelopment of new and improved educational facilities on sites allocated.

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DM1 (C) Management of Development-Landscaping, urban design and public art (LDF Development Management Policies) is to ensure that developments protect or replace existing landscaping.

DM1 (G) Management of Development-Highways and Access (LDF Development Management Policies seeks to ensure acceptable impact (or mitigation) of developments in relation to highway capacity and safety.

DM1 (M) Management of Development-Contamination (LDF Development Management Policies is to ensure that risks of contamination have been assessed and, where necessary, remediation measures included.

DM1 (K) Management of Development-Flood Risk (LDF Development Management Policies) is to ensure that developments are designed to minimise and mitigate localised flood risk.

DM1 (N) Management of Development-Legacy of Mineral Workings (LDF Development Management Policies) is to ensure that developments take into consideration the potential legacy of mineral workings.

SPD6 Parking Standards: sets out the parking standards used in assessing proposals for new development.

SPD7 Travel Plans: provides guidance on when Travel Plans should be produced and what they should contain.

We believe that the supporting informatiuon, reports and drawings demonstrate that the propsals accord with the requirements of the above policies.

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2.0 Design

2.4 Involvement





2.4.1 Client and End User Consultation

A number of meetings have taken place between the design team and the school and trust regarding the site & building, in order to establish the key requirements of the brief.

Sketch layouts produced by others had been identified within the initial briefing document. These were used as the basis of information supplied as part of the Pre-App Planning Process.

However, the client asked that Space review the layouts and provide alternatives. As such, four sketch layout proposals were tabled to the school and the consensus was that Option D, was the preferred arrangement. It was on this basis that we were instructed by the school to progress the Stage 3 Design.

This building form is quite straightforward in terms of arrangement, with the new dining area being adjacent to the existing, two general teaching classrooms at ground floor, with a further four at first floor.

The school also identified a current issue with the existing Headteacher's Office, in terms of both location and also acoustically, given the proximity to the Staff WC's. As such, we tabled a number of alternative options/ locations within the existing building. The preference from the school was for the Headteacher's Office to move to either the current Exam Store or within the current Admin Office. The current proposals demonstrate the former.

2.4.2 Consultation with Planning Authority and Pre- Planning Application Advice

As previous noted a Pre-App Enquiry was undertaken with the local authority and the contents of which are included within section 1.4 of this document.

The reference for this pre-app is ST/0604/20/FENQ

2.4.3 Consultation with Key Organisations

The client organisation has been in conversation with a number of organisations in regard to this proposal, including the following:

- **Department for Educaion**
  Funding for this scheme is primarily being provided by the DfE, via the CIF process.

- **South Tyneside Council**
  The proposal provides for increase numbers of pupils in-line with discussions that have been held with the local authority. The LA also own the freehold of the adjacent sports fields to the north and east.

- **Roman Catholic Diocese of Hexham & Newcastle**
  The diocese own the freehold of the area of site which includes the buildings and the proposed site for the extension. As such discussions have been ongoing between the organisations.

As a result of both South Tyneside Council and the Roman Catholic Diocese of Hexham & Newcastle having an interest in the school and grounds, we have served notice on both parties under Article 13 of Application for Planning Permission, Town and Country Planning (Development Management Procedure) (England) Order 2015.

2.4.4 Community Consultation

The school would normally look to hold a Public Consultation Evening at the school for residents, students and parents, for such a development and have done so in the past for other works. However, due to Coronavirus restrictions, the school are instead, actively looking to hold a virtual Evening/Website based forum, to canvas local residents about the proposed project.

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2.0 Design

2.5 Evaluation & Design

2.5.1 Use

The proposed scheme would comprise an extension to the existing secondary school. Therefore the scheme falls into Use Class D1 - Non-residential institutions, although as of the 1st September 2020, schools now fall into use class F1(a) - Provision of education.

The following accommodation is proposed to be included to allow for the increase in pupil numbers:

- Provision of six new classrooms, with built in storage, totalling 365m2
- Extension to the existing dining space to accommodate 200 pupils
- New circulation space and staircases
- Removal of existing Accessible WC, to facilitate access at first floor
- New additional toilet provision
- Removal of existing external covered walkway
- Relocation of external Catering Pod into Memorial Garden
- Re-providing external Dining Areas in hard landscaping
- Widening of external pathway
- Removal of some soft landscaping to facilitate the above
- Provision of new soft landscping/ planters

2.5.2 Amount - Existing Accommodation overview

We understand the current Gross Internal Floor Areas (GIAs), for the existing buildings on site equates to:

- **Total Existing Building Area: 9,303m2**

The buildings are generally two storeys, although there are some small areas of single storey and also some large double height areas such as the dining, hall and sports hall. There is also a stand alone 2-storey building which is the former CLC, but which is currently occupied by the school.

2.5.3 Amount - Proposed Accommodation overview

The following areas indicate the proposed Gross Internal Floor Areas (GIAs), for the development. Initially we have shown the areas of the new extension and secondly we have then tallied the overall building area, including both the existing and proposed accommodation.

- Proposed Ground Floor: 419m2
- Proposed First Floor: 357m2
- **Total New Build: 776m2**

As such total building area on the site

- Existing Building Area: 9,303m2
- New Build Area: 776m2
- **Total Building Area: 10,079m2**

Similarly to the majority of the buildings on site, the building extension is proposed as two storeys.

2.5.4 Layout

As previously noted, sketch layouts had been produced by others and had been identified within the briefing document. These were used as the basis of information supplied as part of the Pre-App Planning Process.

However, the client asked that Space review the layouts and provide alternatives. As such, four sketch layout proposals were tabled to the school and the consensus was that Option D, was the preferred arrangement. It was on this basis that we were instructed by the school to progress the Stage 3 Design. This form of the building is quite straightforward in terms of arrangement, with the new dining area being adjacent to the existing, two general teaching classrooms at ground floor, with a further four at first floor.

The school also identified a current issue with the existing Headteacher's Office, in terms of both location and also acoustically, given the proximity to the Staff WC's. As such, we tabled a number of alternative options/ locations within the existing building. The preference from the school was for the Headteacher's Office to move to the current Exam Store.

The proposed scheme layout and building's orientation is in many ways dictated by the current adjacent buildings, site extents, available space on site and proximity to existing facilities.

A number of other areas on the school site were considered, however given extending the dining area is fundamental to the design, it really has to be as close as possible to the existing dining and kitchen provision.

We have shown the classrooms facing south across the Memorial Garden, to make the most of the aspect, although appreciate that main classroom windows will be south facing and there is limited natural shading. As such it is proposed that external brise soleil/ solar shading will be provided to help control glare.

As the building is south facing, it does provide a pleasant external dining terrace, with potential links to the Memorial Garden.

Due to the creation of the new extension, it is proposed to relocate the existing catering pod to the edge of the Memorial Garden and also re-provide for external dining and tables, whilst also maintaining a service/ delivery access for the kitchen.

Safeguarding and segregation has been considered, particularly during the construction phases. The position on site should allow for contractor site access off Brownlow Road and enable the site works to continue in isolation in the main, whilst the existing school and facilities continue to operate. However, there will be a period when the break through into the rest of the school building will be necessary, however this will need to be programmed around school holidays/ agreed with the school.

The building is simple in form, with a two storey rectalinear block containing 2 classrooms at ground and 4 classrooms at first floor. This block is orientated at a slight angle from the existing building, which not only picks-up the alignment of the building to the east, but also enables the space between the two buildings to open-up slightly, letting a bit more daylight in. The circulation and staircase is to the north, facing the existing

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2.0 Design

2.5 Evaluation & Design

building, with the WC facilities being located at the knuckle between the new and the old accommodation.

At ground floor, the dining extension has been located immediately adjacent to the existing dining and the current external doors will be removed, to facilitate movement between the spaces. Due to the size requirements of the dining, a single storey element extends to the south, beyond the two storey structure.

Part of the single storey kitchen circulation will be demolished and rebuilt with further dry storage and a dedicated escape and access route from the basement plant room. This then flows into an external route with gated entry. The existing single storey canopy adjacent to the building will also be removed.

2.5.5 Scale

The building is proposed as two storeys, with the first floor datum level being dictated by the existing level of the current building.

As such the levels and height of the proposed extension are very similar to the existing, although the building does project slightly higher than the double height dining hall.

Adjacent residential buildings are also two storeys but have pitched roofs. As such, by limiting the building to 2 soreys and providing a flat roof like the adjacent educational buildings, this will help to limit the mass of the building.

The new dining space is only single storey in volume. Although we would have liked to continue the height of the existing space, we were limited in terms of both available space and funds.

2.5.6 Appearance

The simple form utilising two contrasting external wall materials is proposed, to distinguish and highlight the classrooms, dining and stair separately.

Large punched window openings are provided to classrooms, whilst full height glazed curtain walling is proposed for the dining. No windows are provided to the north, so 4 no. rooflights are proposed to the first floor circulation area, to drop some daylight into these spaces. The roof is proposed as a 'flat' roof, to minimise the impact of the surrounding buildings.

It is proposed that part of the existing single storey kitchen stores building, is in poor condition and will be demolished as part of these works and will then be re-built to facilitate a new store and access.

In summary we have looked to follow materials that have already been used on site and have been successful and provide a site wide holistic approach. These are as follows:

- Red/ Orange Brickwork
- Through colour white render
- Single ply membrane roofing & integral and aluminium gutters & downpipes.
- Dark grey aluminium framed glazed curtain walling and windows.
- Aluminium framed glazed doors
- Coloured Glass Spandrels
- Coloured louvres incorporated within glazing.
- Polycarbonate/ glazed Non-fragile rooflights
- Steel external security doors and gates, where required

In addition to the existing materials, we are also proposing the following:

- Aluminium powder coated horizontal brise soleil to south facing windows.
- Sedum/ Wildflower mat to single storey roof to increase biodiversity.
- Possible PV Array to 2 storey roof, should funds allow.
- Vitreous Enamel/ Mosaic/ Mural Panelled Artwork.

General external lighting to be provided to the perimeter and at the point of exit from the building for emergency requirements. No specific floodlighting will be provided.

2.5.7 Acoustics, Air Quality & Ventilation

The current school buildings and classrooms are generally naturally ventilated, although some areas have mechanical or hybrid ventilation systems dependent upon their orientation or specific use.

In this instance, given the classrooms are south facing it is proposed to have a hybrid ventilation system, with additional purge ventilation for the summer, via opening louvres/ windows.

Given the school have not reported any issues with noise and specifically road noise, it has been assumed that the external acoustic environment will be acceptable to allow opening windows/ vents, to provide a satisfactory level of background noise within the teaching areas.

Mechanical heat recovery is currently proposed for within the new dining area and an independent small boiler is to be provided.

2.6 Transport Statement & Travel Plan

Please refer to the associated Transport Statement and Travel Plan Reports and associated drawings prepared by Milestone.

2.7 Flood Risk Statement & Drainage Capacity

Please refer to the associated Report and drawings prepared by Jasper Kerr.

2.8 Land Contamination Assessment

Please refer to the associated Phase 1 Desktop Study prepared by GEOL Environmental.

2.9 Mining Risk Assessment

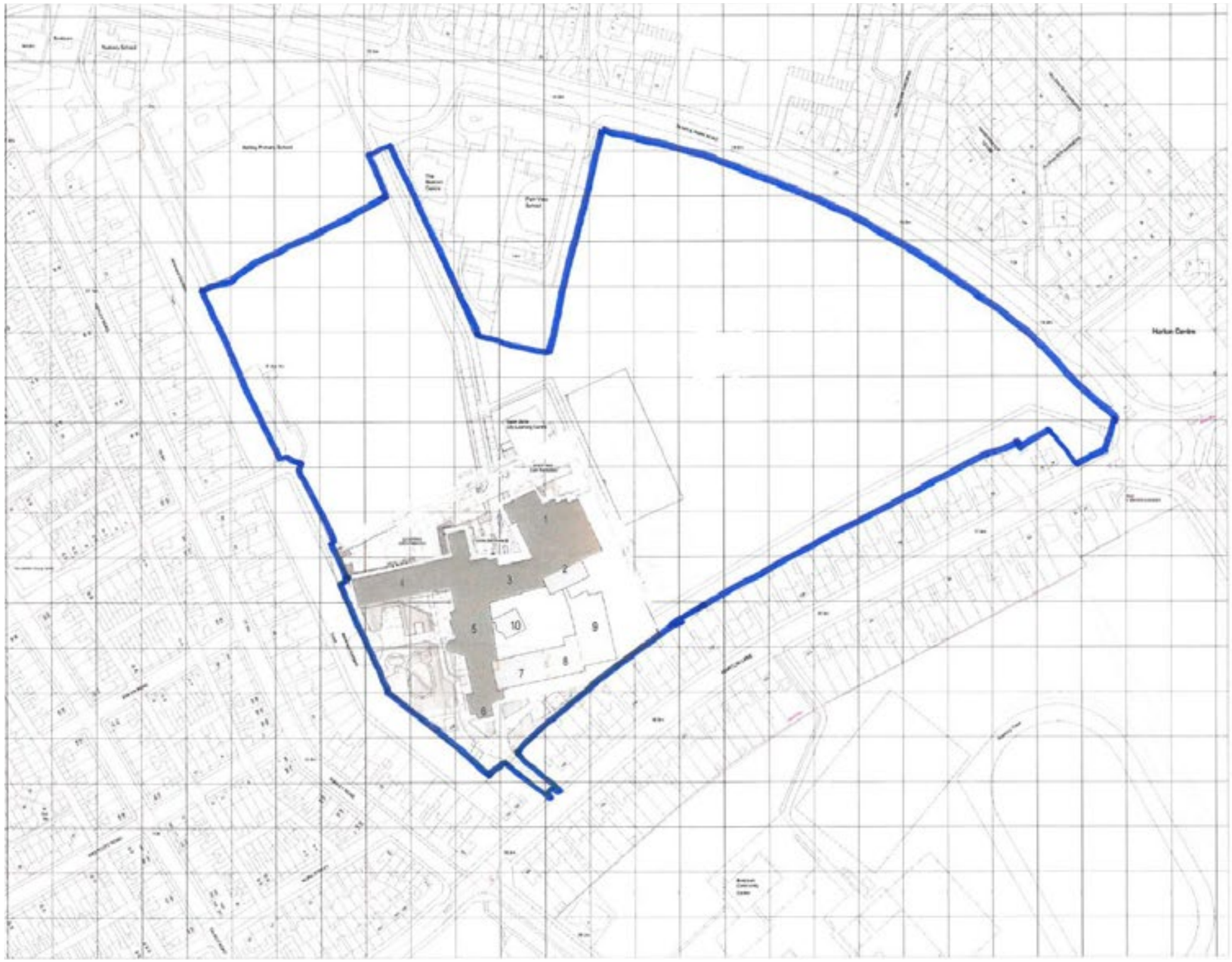
Please refer to the associated Report & drawings prepared by GEOL.

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3.1 Architectural Drawings - Pre App Drawings Submitted

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August 2020



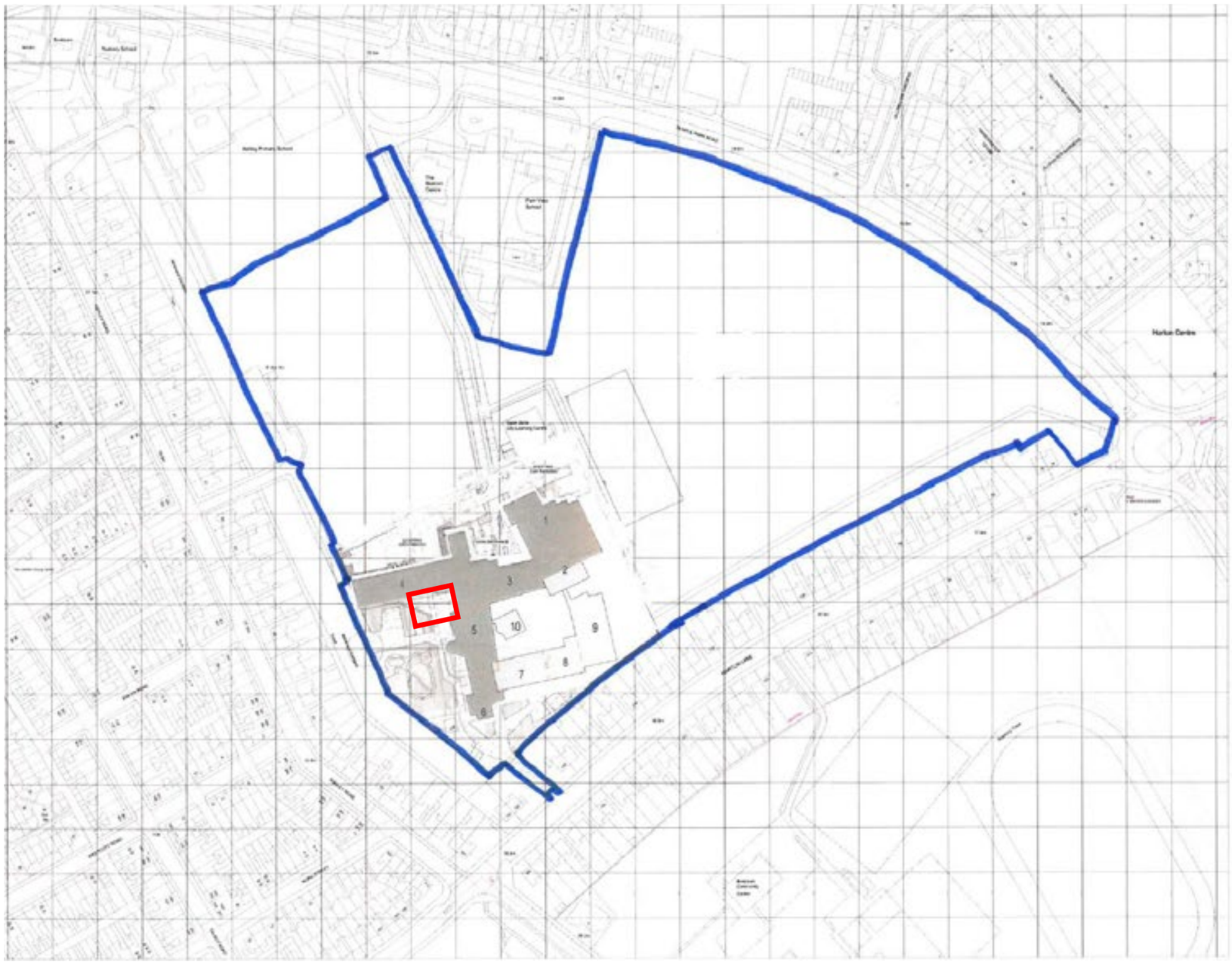
8200
St. Wilfrid's RC College Dining and Classroom Extension
AL(9)100 Site Location Plan as Existing
Scale 1:2500@A3 (1:1250@A1) approx

N

Key:

Land owned or controlled by the applicant

August 2020



8200
St. Wilfrid's RC College Dining and Classroom Extension
AL(9)101 Site Location Plan as Proposed
Scale 1:2500@A3 (1:1250@A1) approx

N

Key:

Land owned or controlled by the applicant

Approximate extent of development

August 2020



N

8200

St. Wilfrid's RC College Dining and Classroom Extension

VS(9)100 Aerial Photomontage showing proposed extension

Scale not to scale

Key:

Approximate extent of proposed extension



KEY PLAN
1 : 1250

8200

St. Wilfrid's RC College Dining and Classroom Extension

AL(0)100 Ground Floor Plan showing Proposed Extension

Scale 1:200@A1 approx

Key:

New Classroom

New Dining Space





KEY PLAN
1 : 1250

8200
St. Wilfrid's RC College Dining and Classroom Extension
AL(0)200 First Floor Plan showing Proposed Extension
Scale 1:200@A1 approx

Key:

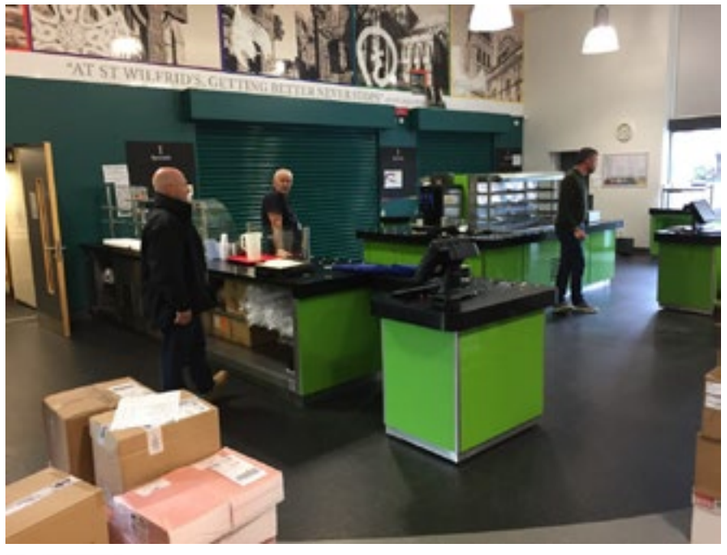
New Classroom

3.2 Architectural Drawings - Concept Sketch Plan agreed Option

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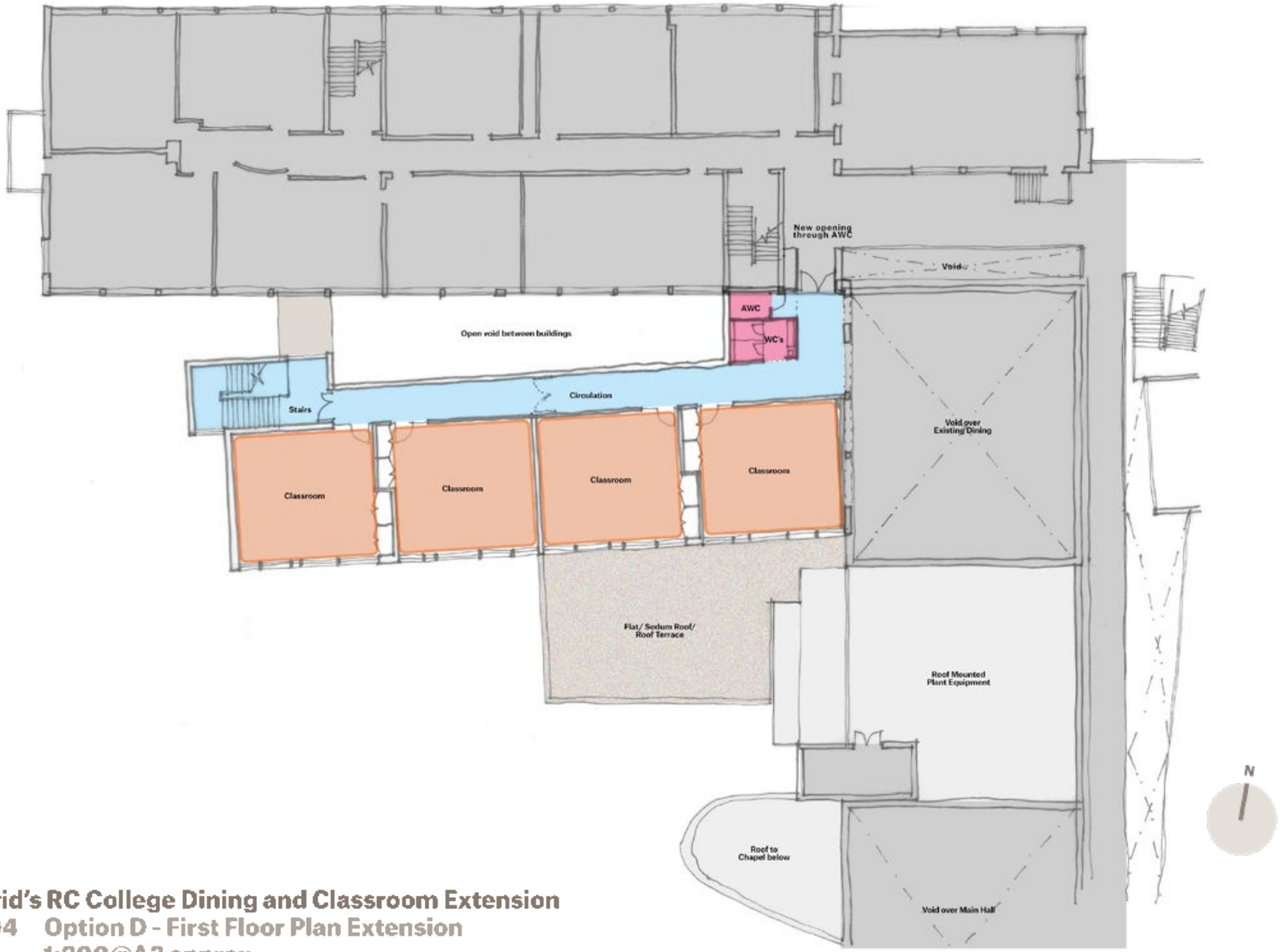


8200
St. Wilfrid's RC College Dining and Classroom Extension
Existing Photographs

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8200
St. Wilfrid's RC College Dining and Classroom Extension
AL(0)104 Option D - Ground Floor Plan Extension
Scale 1:200@A3 approx

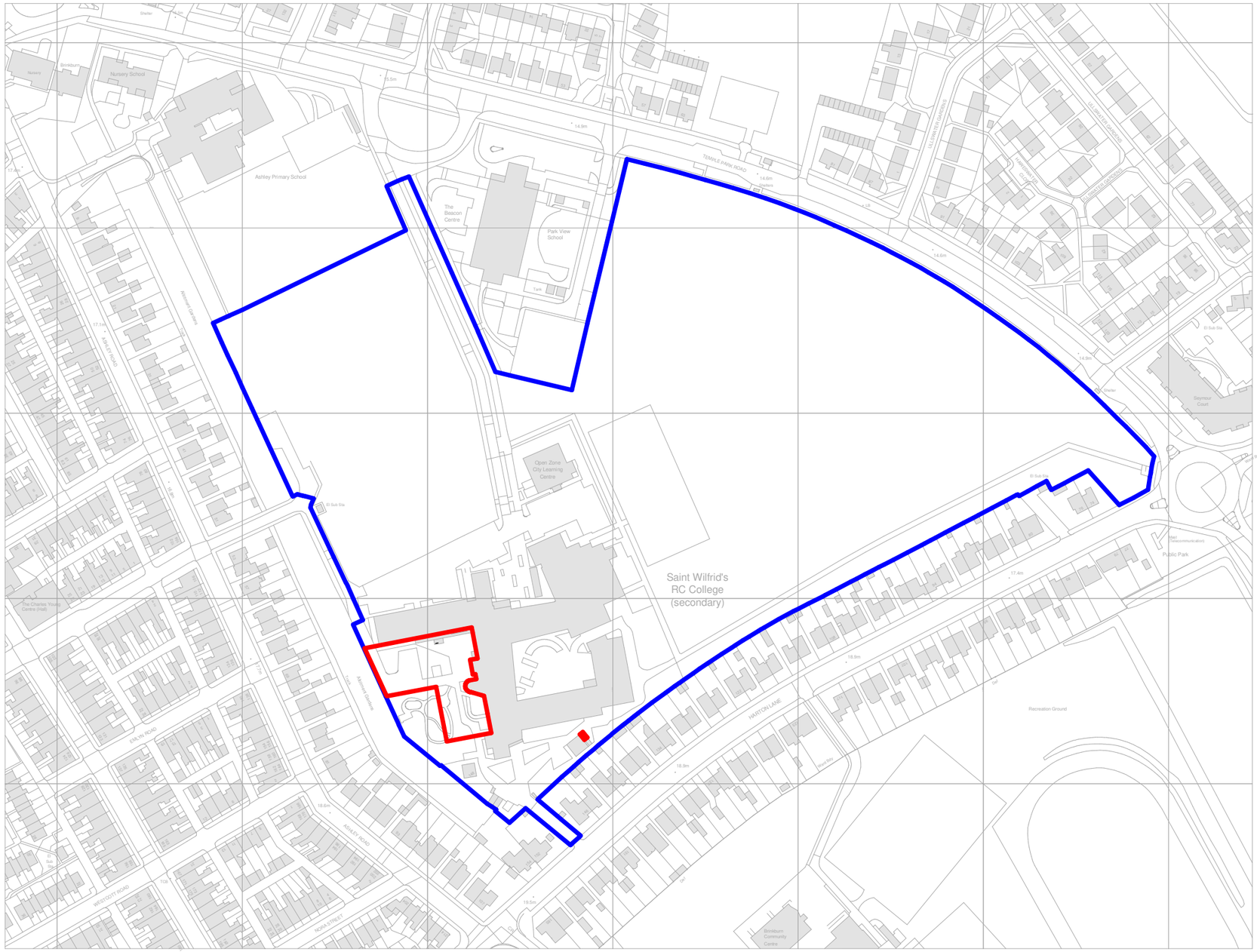


8200
St. Wilfrid's RC College Dining and Classroom Extension
AL(0)204 Option D - First Floor Plan Extension
Scale 1:200@A3 approx

3.3 Architectural Drawings - Location & Site Plans

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Revision	Description	Author	Checker	Date
P1	Issued for Planning	GCJ	CH	04.11.20



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Project
St. Wilfrid's RC Coll. Dining and Classroom Ext

Drawing Title
Location Plan

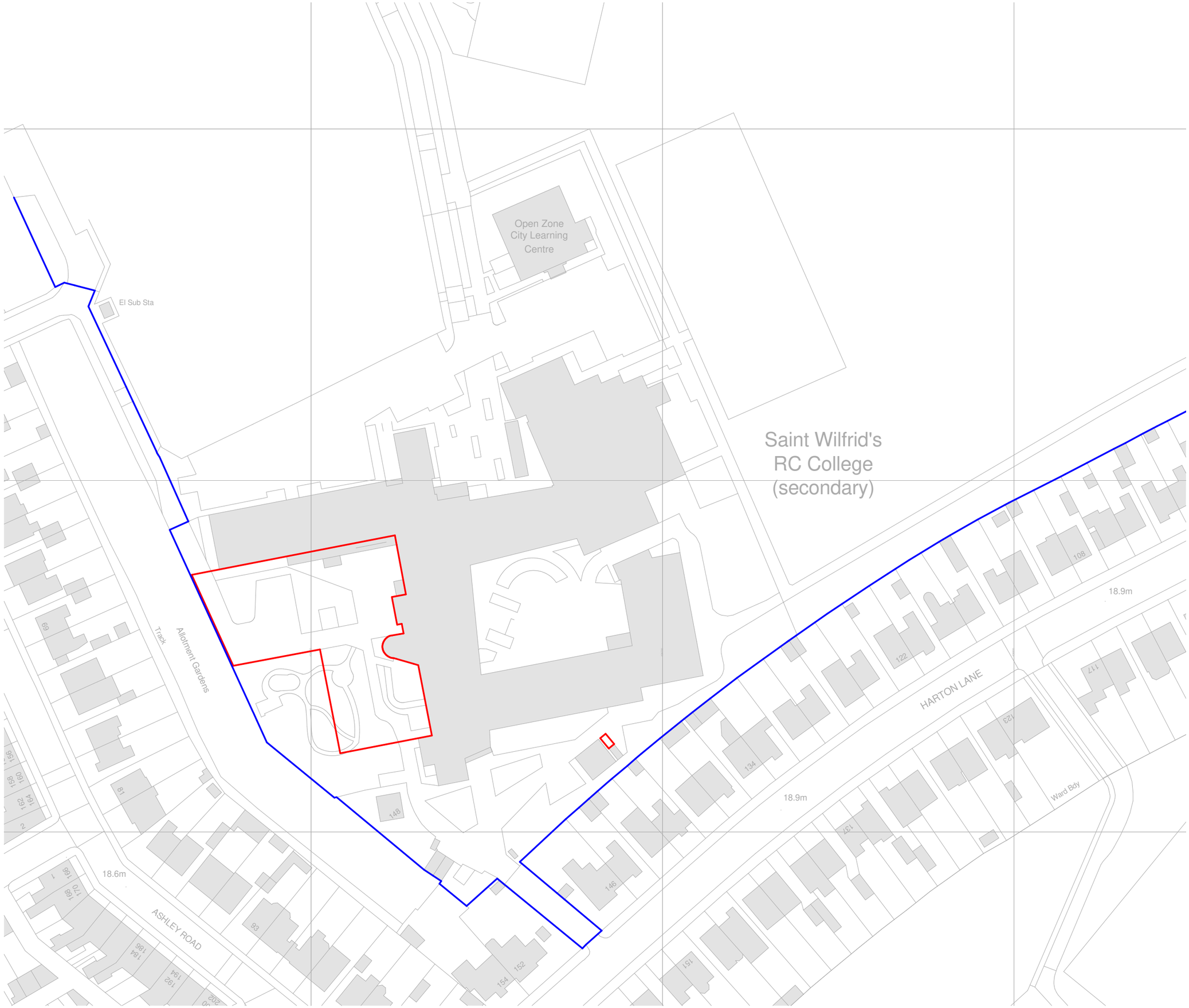
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File Reference: 8200-SPACE-ZZ-XX-DR-A-910001

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Project
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Drawing Title
Existing Site Plan

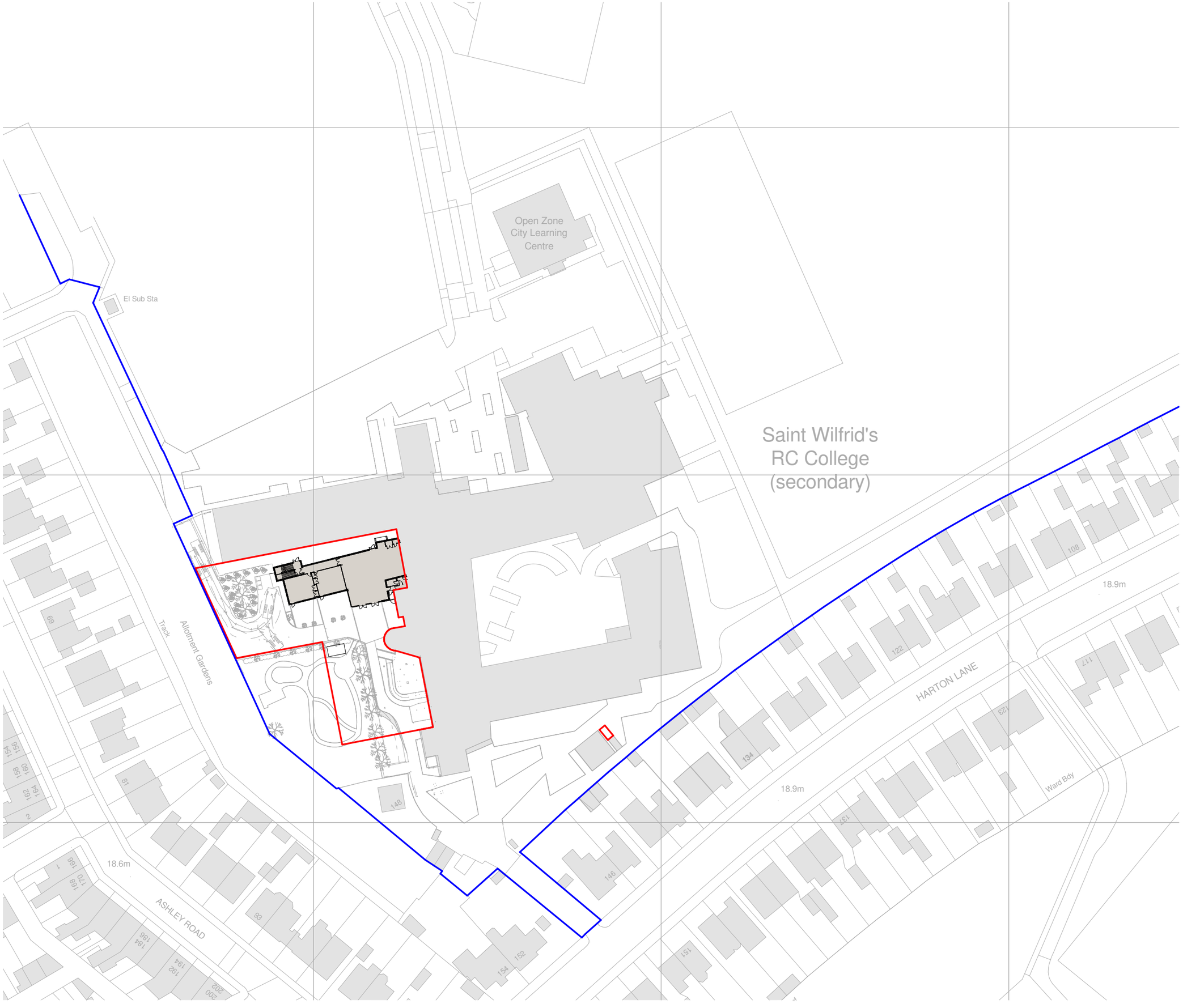
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File Reference: 8200-SPACE-ZZ-XX-DR-A-910002

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Revision	Description	Author	Checker	Date
P1	Issued for Planning	GCJ	CH	06.11.20



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Drawing Title
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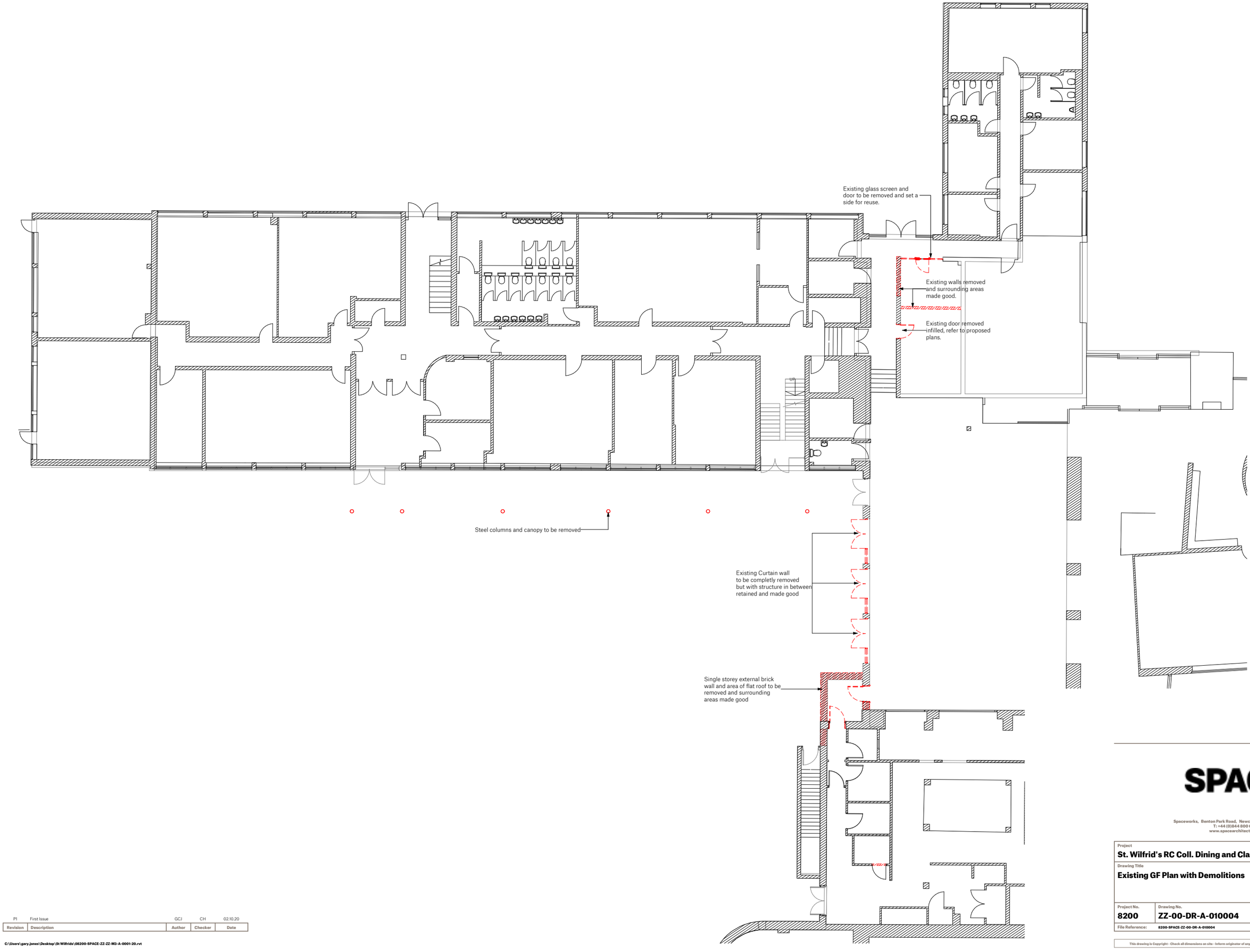
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3.4 Architectural Drawings - Existing/ Demolition

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Revision	Description	Author	Checker	Date
P1	First Issue	GCJ	CH	02.10.20

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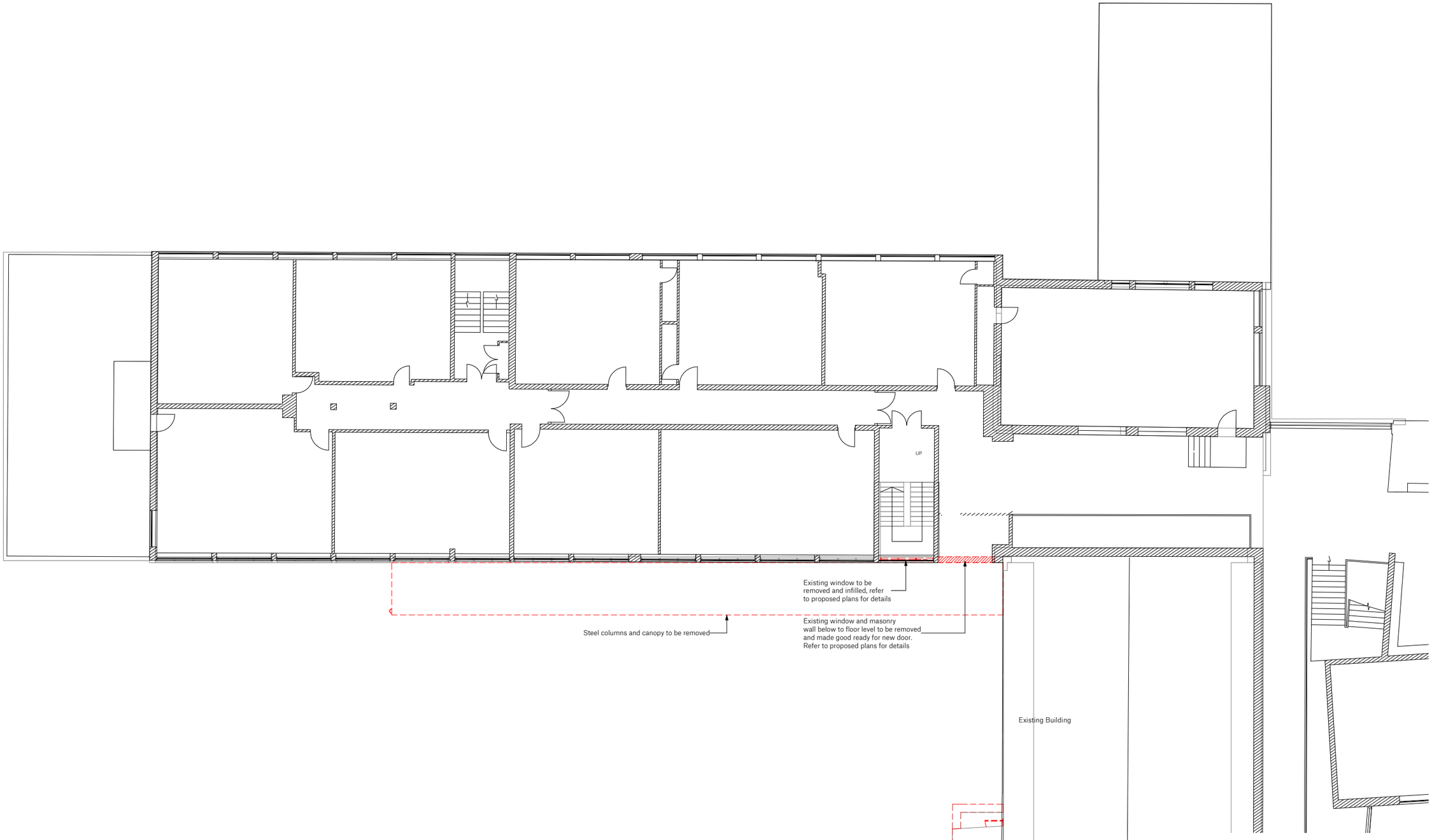
Project
St. Wilfrid's RC Coll. Dining and Classroom Ext

Drawing Title
Existing GF Plan with Demolitions

Project No.	Drawing No.	Status	Revision	Scale at A1
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File Reference: 8200-SPACE-ZZ-00-DR-A-010004

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Revision	Description	Author	Checker	Date
P1	First Issue	GCJ	CH	02.10.20

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Project
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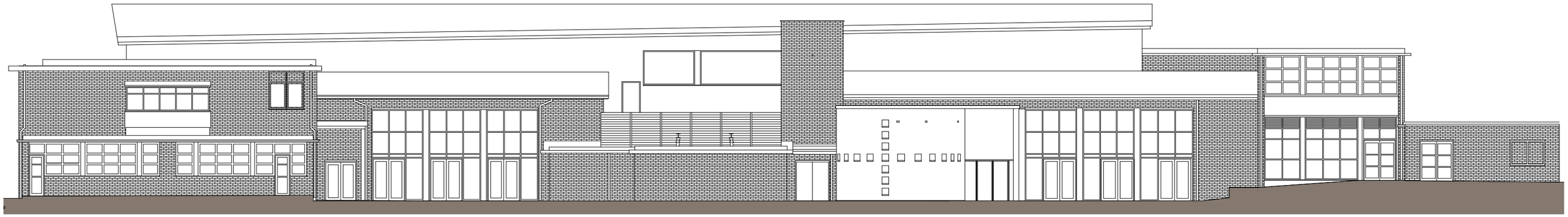
Drawing Title
Existing FF Plan with Demolitions

Project No.	Drawing No.	Status	Revision	Scale at A1
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File Reference: 8200-SPACE-ZZ-00-DR-A-010005

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Revision	Description	Author	Checker	Date
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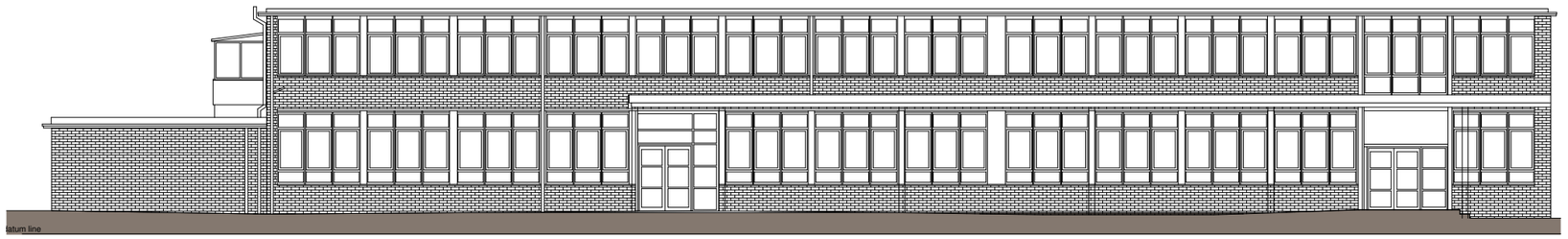
Existing West Elevation

1:100



Proposed West Elevation

1:100



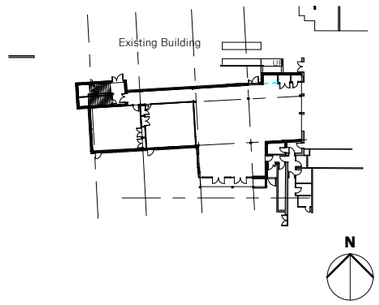
Existing South Elevation

1:100



Proposed South Elevation

1:100



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Drawing Title
Existing and Proposed Elevations

Project No.	Drawing No.	Status	Revision	Scale at A1
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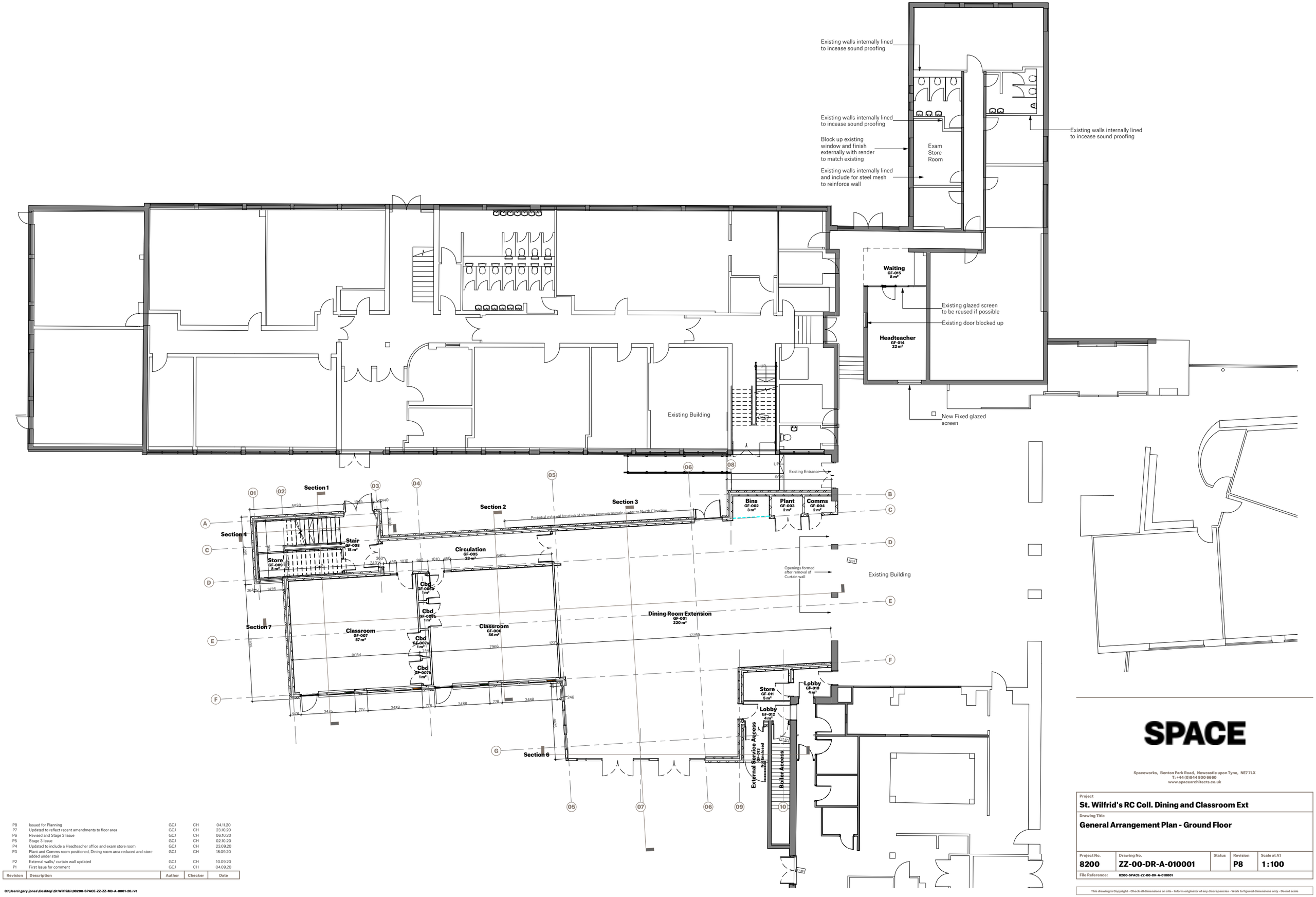
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3.5 Architectural Drawings - Proposed

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Revision	Description	Author	Checker	Date
P8	Issued for Planning	GCJ	CH	04.11.20
P7	Updated to reflect recent amendments to floor area	GCJ	CH	23.10.20
P6	Revised and Stage 3 Issue	GCJ	CH	06.10.20
P5	Stage 3 Issue	GCJ	CH	02.10.20
P4	Updated to include a Headteacher office and exam store room	GCJ	CH	23.09.20
P3	Plant and Comms room positioned, Dining room area reduced and store added under stair	GCJ	CH	18.09.20
P2	External walls/ curtain wall updated	GCJ	CH	10.09.20
P1	First Issue for comment	GCJ	CH	04.09.20

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Project
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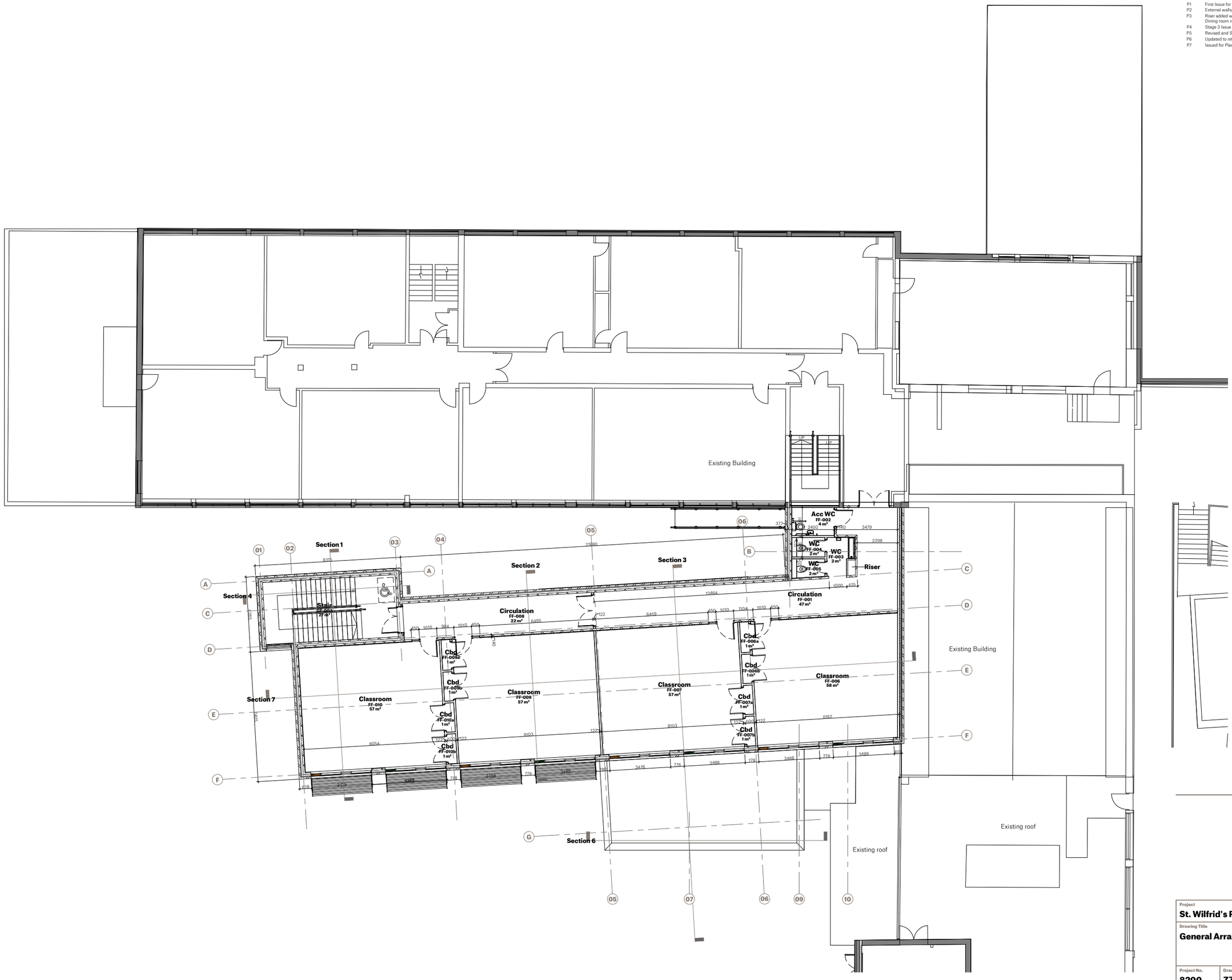
Drawing Title
General Arrangement Plan - Ground Floor

Project No.	Drawing No.	Status	Revision	Scale at A1
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File Reference: 8200-SPACE-ZZ-00-DR-A-010001

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Revision	Description	Author	Checker	Date
P1	First Issue for comment	GCJ	CH	04.09.20
P2	External walls/ curtain wall updated	GCJ	CH	10.09.20
P3	Riser added within WC, New wall added adjacent existing building. Area of Dining room roof reduced.	GCJ	CH	18.09.20
P4	Stage 3 Issue	GCJ	CH	02.10.20
P5	Revised and Stage 3 Issue	GCJ	CH	06.10.20
P6	Updated to reflect recent amendments to floor area	GCJ	CH	23.10.20
P7	Issued for Planning	GCJ	CH	04.11.20



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Project
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Drawing Title
General Arrangement Plan - First Floor

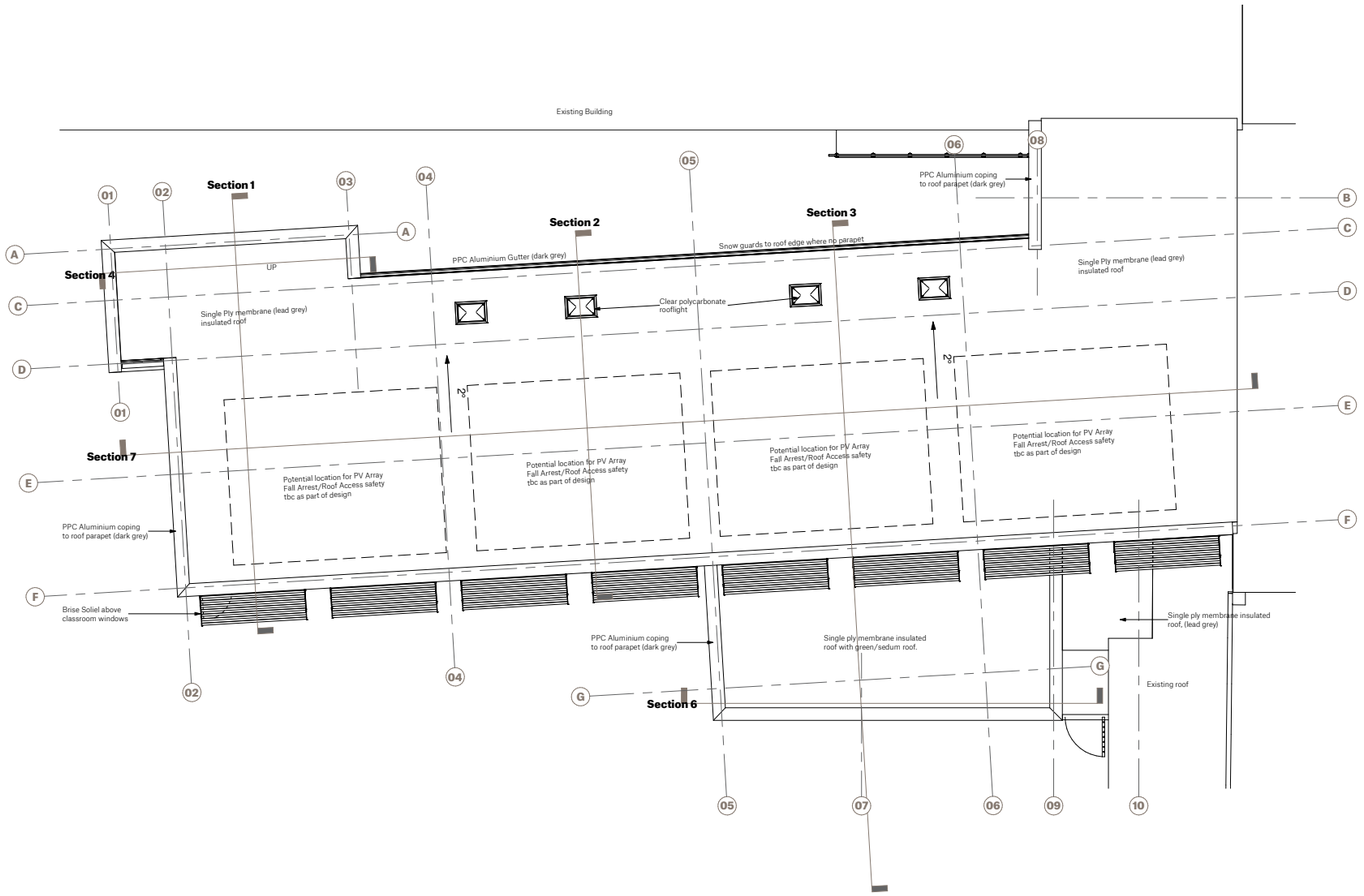
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File Reference: 8200-SPACE-ZZ-01-DR-A-010001

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Revision	Description	Author	Checker	Date
P1	Issued for Planning	GCJ	CH	04.11.20



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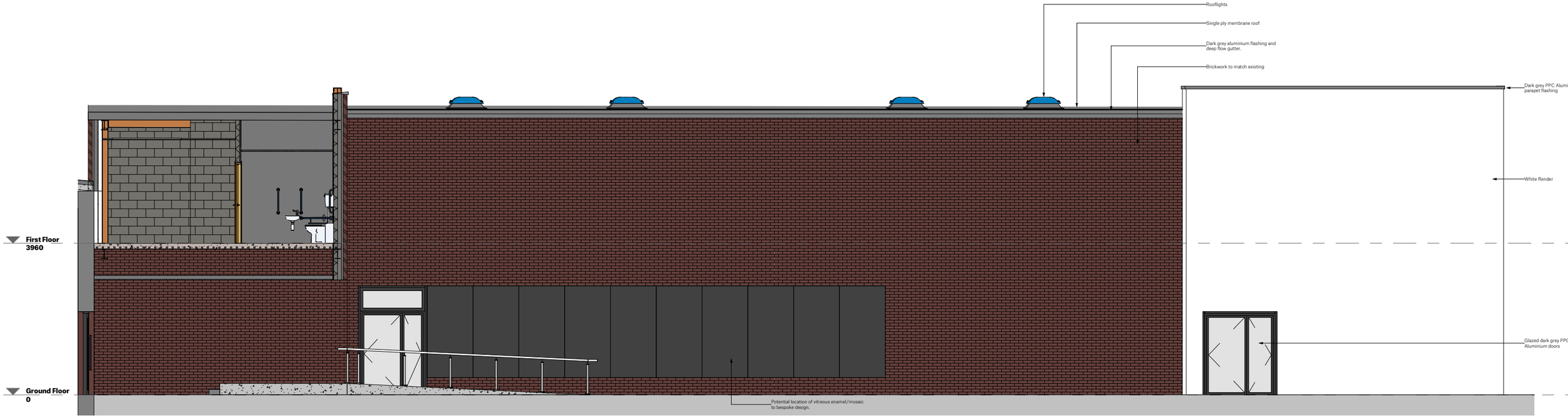
Project
St. Wilfrid's RC Coll. Dining and Classroom Ext

Drawing Title
General Arrangement Plan - Roof Plan

Project No.	Drawing No.	Status	Revision	Scale at A1
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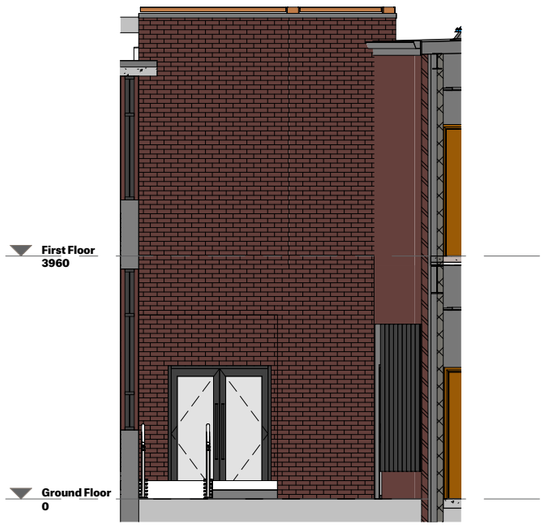
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Elevation 4. North

1 : 50



Elevation 5. West Elevation with Existing Entrance

1 : 50

Revision	Description	Author	Checker	Date
P2	Issued for Planning	GCJ	CH	04.11.20
P1	First Issue	GCJ	CH	23.10.20

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Drawing Title
General Arrangement Elevations - Sheet 2

Project No.	Drawing No.	Status	Revision	Scale at A1
8200	ZZ-XX-DR-A-020011		P2	1 : 50

File Reference: 8200-SPACE-ZZ-XX-DR-A-020011

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1. Main South

1 : 50



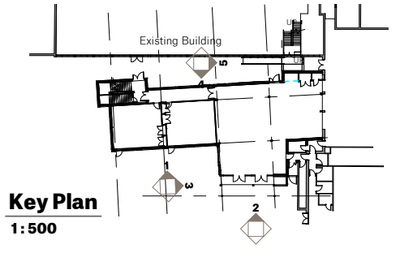
2. South Dining

1 : 50



3. West

1 : 50



Key Plan

1 : 500

Revision	Description	Author	Checker	Date
P5	Issued for Planning	GCJ	CH	04.11.20
P4	Updated to reflect recent amendments to floor area	GCJ	CH	23.10.20
P3	Stage 3 Issue	GCJ	CH	02.10.20
P2	West elevation amended as reduced size of Dining room	GCJ	CH	18.09.20
P1	First Issue for Comment	GCJ	CH	10.09.20

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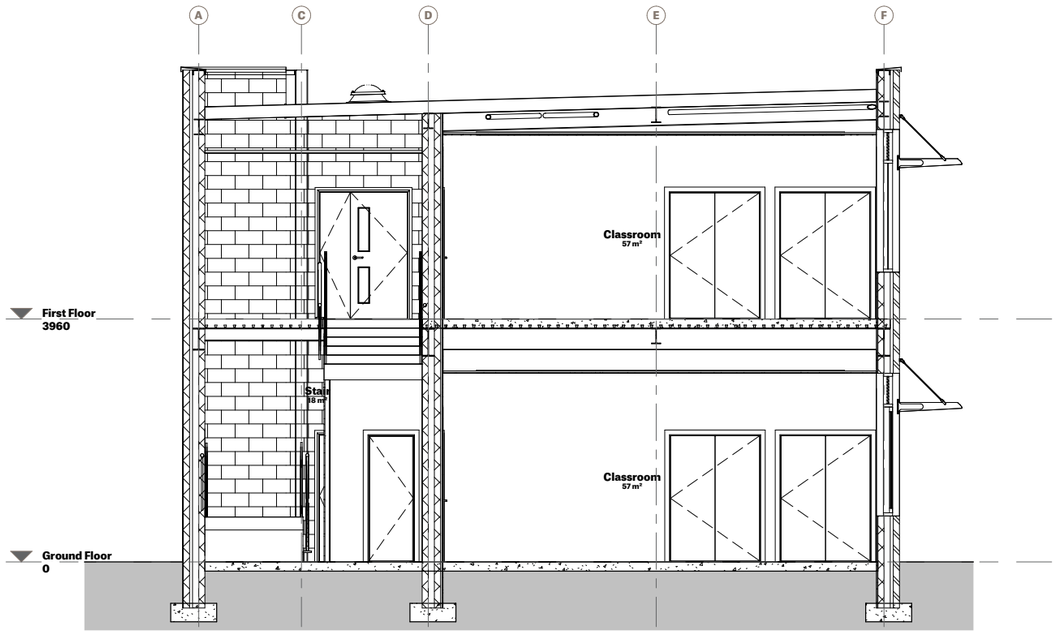
Project
St. Wilfrid's RC Coll. Dining and Classroom Ext

Drawing Title
General Arrangement Elevations - Sheet 1

Project No.	Drawing No.	Status	Revision	Scale at A1
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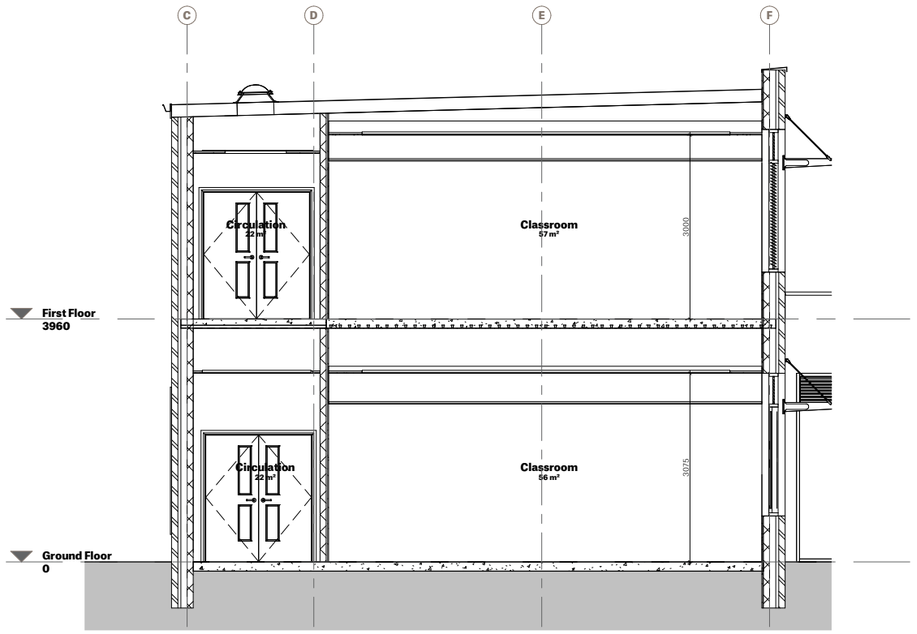
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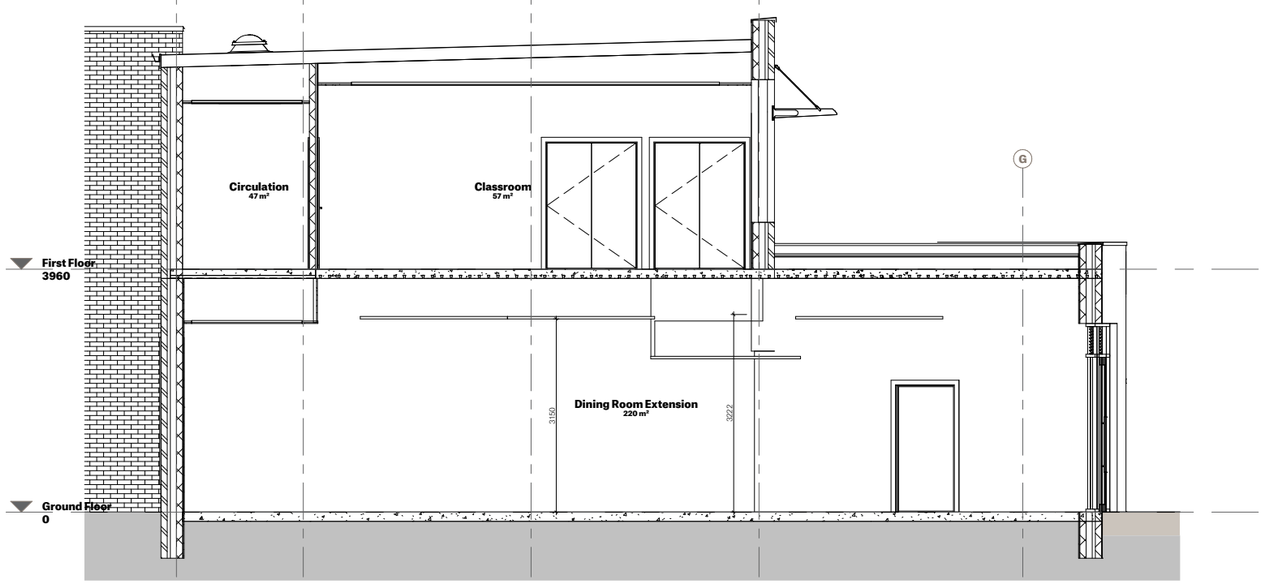
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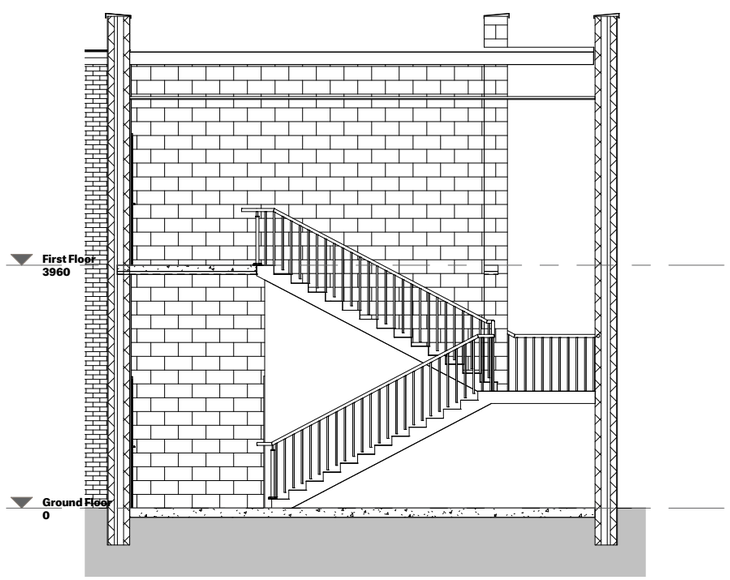
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Section 3

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Section 4

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P4	Updated to reflect recent amendments to floor area	GCJ	CH	23.10.20
P3	Stage 3 Issue	GCJ	CH	02.10.20
P2	Dining room reduced down in size	GCJ	CH	18.09.20
P1	First Issue for Comment	GCJ	CH	10.09.20

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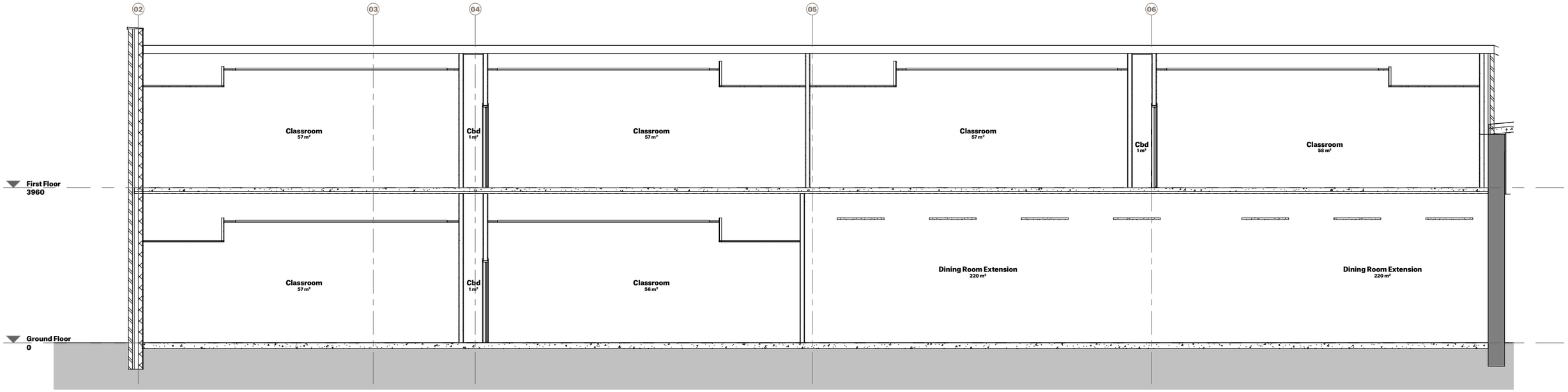
Project
St. Wilfrid's RC Coll. Dining and Classroom Ext

Drawing Title
General Arrangement Sections - Sheet 1

Project No.	Drawing No.	Status	Revision	Scale at A1
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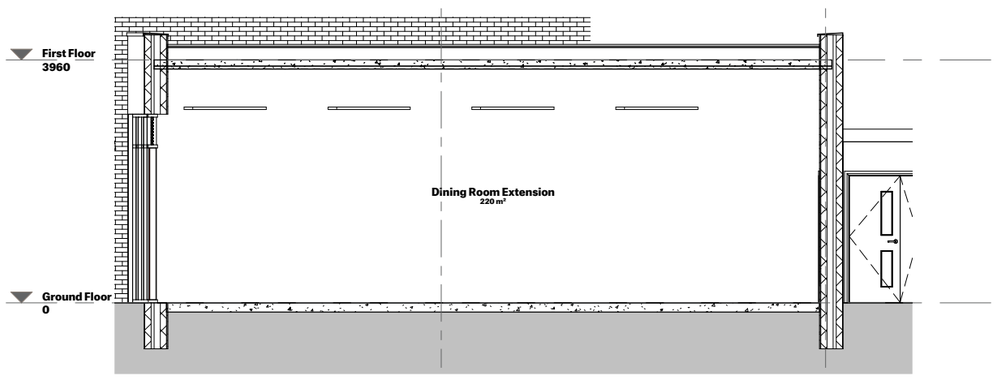
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Section 7

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Section 6

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P4	Updated to reflect recent amendments to floor area	GCJ	CH	23.10.20
P3	Stage 3 Issue	GCJ	CH	02.10.20
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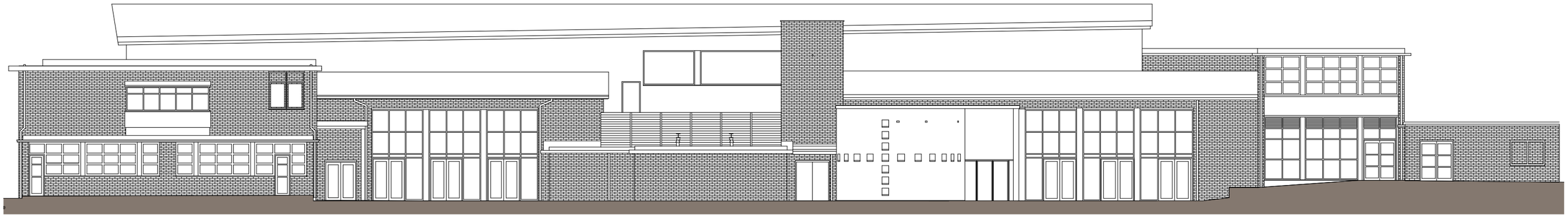
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Revision	Description	Author	Checker	Date
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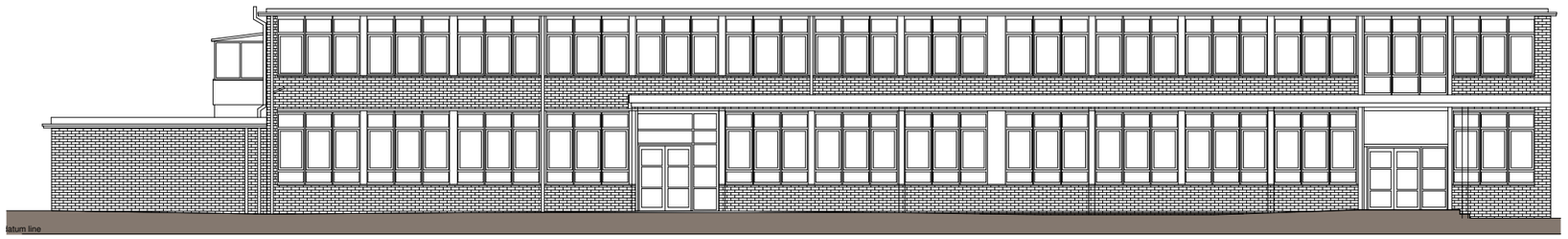
Existing West Elevation

1:100



Proposed West Elevation

1:100



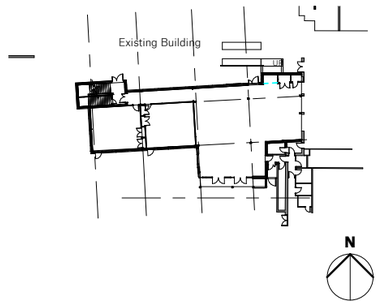
Existing South Elevation

1:100



Proposed South Elevation

1:100



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Project
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Drawing Title
Existing and Proposed Elevations

Project No.	Drawing No.	Status	Revision	Scale at A1
8200	ZZ-XX-DR-A-020000		P1	As indicated

File Reference: 8200-SPACE-ZZ-XX-DR-A-020000

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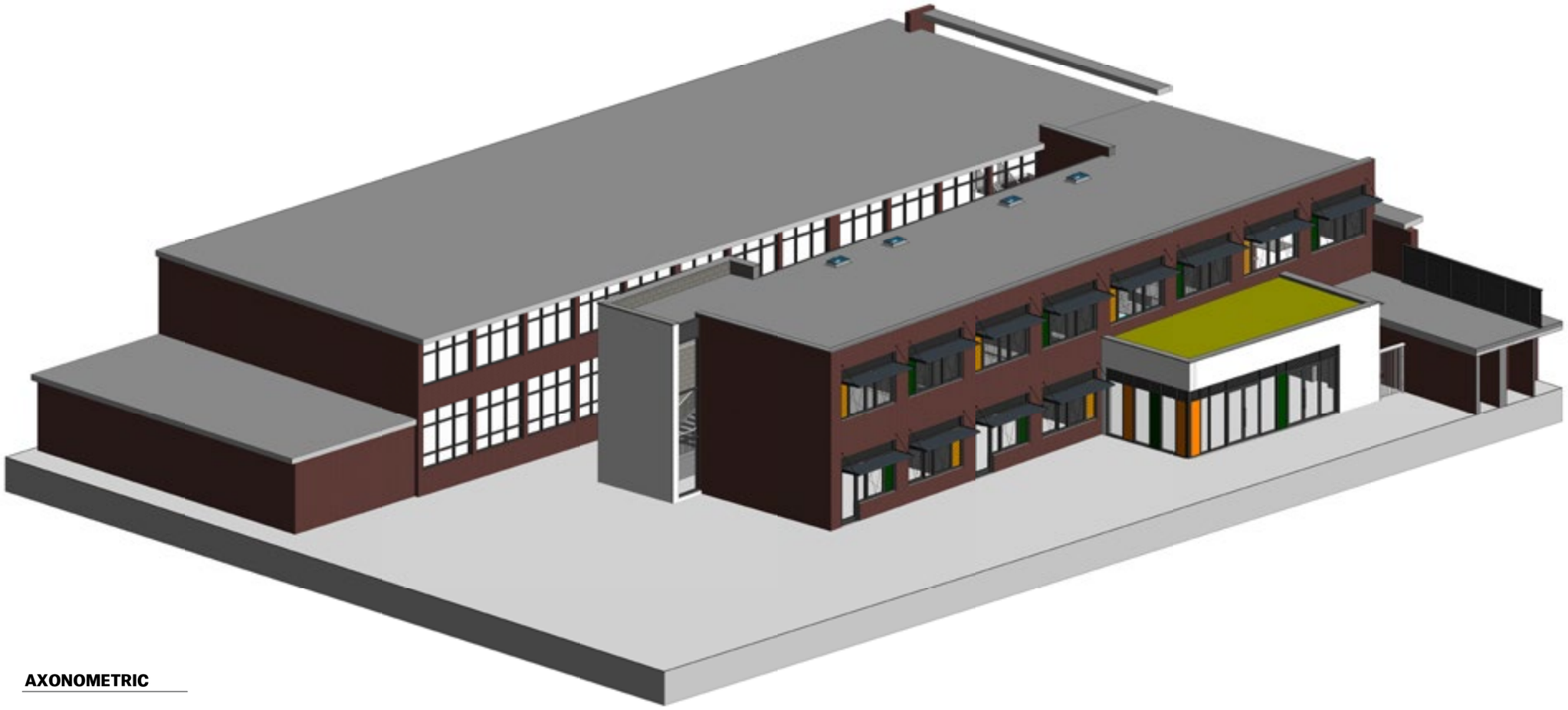
Revision	Description	Author	Checker	Date
P1	First Issue for Comment	GCJ	CH	10.09.20
P2	Updated to reflect recent amendments to floor area	GCJ	CH	23.10.20
P3	Issued for Planning	GCJ	CH	04.11.20



3D View 1



3D View 2



AXONOMETRIC

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Project
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Drawing Title
General 3D Views

Project No.	Drawing No.	Status	Revision	Scale at A1
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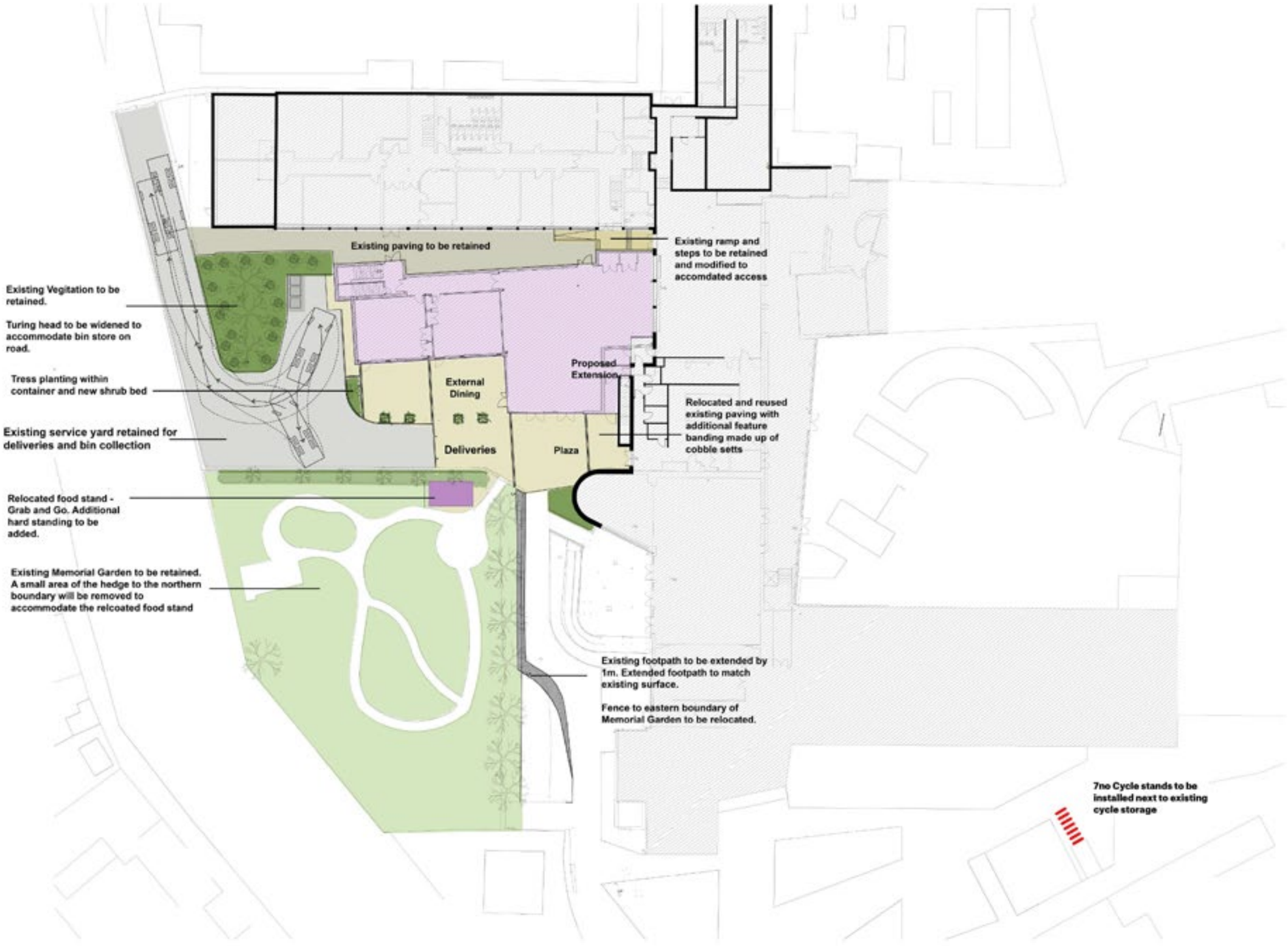
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3.6 Landscape Drawings - Current Proposals

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Revision	Description	Author	Checker	Date
P1	Issued for Planning	GC	CH	08.11.23



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Project
St. Wilfrid's RC Coll. Dining and Classroom Ext

Drawing Title
Proposed Landscape

Project No.	Drawing No.	Status	Revision	Scale at A1
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File Reference: 8200-SPACE-ZZ-XX-DR-A-900001

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4.0 Sustainability

4.1 Introduction

We will be actively considering alternative options and where possible incorporating environmental elements as part of the scheme.

It has been confirmed by the school that they do not wish to pursue an environmental accreditation through BREEAM or similar, however the design team have looked to use their knowledge and experience to enhance the proposals and contribute towards the governments Net Zero Carbon targets by 2050.

The overall energy strategy will adopt an approach that limits energy usage from the site. The approach should engage a strategy that keeps energy usage to a minimum such that the demand on the energy networks are as efficient as possible.

The strategy adopted to ensure energy efficiency would be maximised is a LEAN, MEAN, GREEN approach to building design and site servicing. This three-step approach is summarised as follows:

- Step 1 Lean Design: the use of advanced building modelling and passive construction techniques.
- Step 2 Mean Design: specification of high efficiency systems and controls p to reduce energy consumption in use.
- Step 3 Green Design: supplement the site services design where necessary with the inclusion of LZC technologies to further reduce carbon emission.

4.2 Renewable Energy

A reduction in the Target Emission Rate (TER) under Part L2a of 10%, would normally be applicable to developments of more than 1000m2 and as result would aim for a minimum of 10% of their energy requirement from onsite renewable energy installations.

In this instance the scheme is less than the 1000m2 and so there is no requirement for the project to incorporate renewables.

The range of options that can be considered under the heading of 'renewable energy' are quite significant. All of the options considered are primarily concerned with reducing carbon emissions but can be costly to install and do not generate significant cost savings over the life of the installation.

However, the incorporation of photovoltaic panels will be given further and detailed consideration as the design develops. The design team are currently looking into the available grants and potential funding arrangements. The area of flat roofing would be a potential location for a PV array and as such an area has been indicatively shown on the roof plan.

Other options that are currently being reviewed to determine if they are viable for this proposal, are:

- ground source heat pumps
- air source heat pumps

In addition to these proposals there is the consideration that could be made to further enhancing the new building fabric performance to significantly improve air-tightness and U-Values which could be discussed with the clients in terms of the beneficial investment in fabric performance over "bolt-on" renewables.

4.3 Environmental Strategy

The key issue in generating the design response has been the inclusion of integrated environmental strategies throughout the design and consultation process with a view to developing a high quality environment where sustainability is intrinsically linked and not a "bolt-on" element. There is also the opportunity to introduce as many passive elements as possible, including limiting solar gains through glazing by taking into consideration 'g' values of the glass, the overhang and proportitions of openings and the incorporation of brise soleil.

The principles that will underpin the environmental design of these buildings is that the building fabric acts as a moderator of the external climate and the heating, ventilation and lighting installations deal with the reduced demands of the moderated internal climate. The building and its engineering systems are therefore being designed as a single entity, able to

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produce a satisfactory working environment, with the minimum expenditure of energy. This is an important contribution, to both the minimisation of environmental damage and the promotion of a sustainable development.

The design philosophy has four strands:

- A well insulated building fabric, with sufficient thermal mass to contribute to comfort in summer, whilst maintaining a satisfactory acoustic environment.
- Incorporating a window design to admit and distribute daylight effectively, without admitting unwanted solar heat during the summer. Using an automatic lighting control system, to minimise use of electric lighting in day-lit rooms. Employing effective ventilation strategies, so in summer ensuring that the maximum temperature is not exceeded.
- Cooling equipment is not to be provided/ should be limited.
- The use of flexible, controllable and energy efficient engineering systems to provide final environmental control.

Thermal Comfort
There are two distinct issues in relation to the maintenance of comfortable conditions, which will be addressed in the design of these buildings, relate to those which occur in winter and in summer. Intermediate seasons will also be considered in relation to solar heat gain and glare.

Provide comfortable conditions throughout the summer months, maximising the use of Natural/ Hybrid Ventilation, without needing to resort to cooling or full mechanical ventilation systems.

4.4 Energy Conservation

As stated in section 4.3, the building fabric makes a key contribution to the conservation of energy as such, and as a policy, Space Architects always specify insulation standards that exceed Building Regulations. This is achieved by specifying insulation U-values over 25% lower than Building Regulations.

Similarly Space Architects always detail an envelope that has better air tightness than Building Regulations. This is achieved by specifying and designing to an air leakage rate (tested to ATTMA Technical Standard TSL1 issue 2) not to exceed $5m^3/h/m^2$ at an internal to external pressure difference of 50 Pascals (compared with $10m^3/h/m^2$ allowed under Building Regulations).

The combined effect of the above can result in a reduction of CO2 emissions in access of 25% (more than double the "Merton" target of 10%).

General lighting within the building will provide illumination for the tasks in each space. This will be created from using LED luminaires throughout with a mixture of surface, suspended and recessed fittings to complement each area and provide a functional installation.

The lighting systems will be designed to provide the following:

- Appropriate illuminance levels and colour rendering.
- Energy efficiency by means of light source selection and lighting control, for minimum heat emissions to the space and minimum electrical power consumption.
- High frequency flicker free lighting throughout the building.
- Future flexibility.
- Relative ease of luminaire maintenance.

The layout of the lighting will also factor in the other services present and be coordinated throughout.

4.5 Other Environmental Considerations

Every effort will be made to utilise either recycled/recycable or local materials for construction, including timber sourced from sustainable sources.

To minimise any negative effect on the environment, equipment with low energy consumption or environmental impact will be sourced and utilised wherever possible.

The location of the development is sustainable in that it is able to utililise and share a number of existing buildings & facilities and is also in close proximity to existing local public transport infrastructure.

The proposal will require the excavation of ground for the foundations Unfortunately there is limited opportunity to re-distribute the excavated material across the site.

Alternative attentuation proposals have been looked into, including an attenuation pond and are still being considered as an alternative to the conventional attenuation tanks.

4.6 Drainage

Existing surface water and foul water drains that fall within the proposed extension footprint will be abandoned or diverted, with new drains installed to accept the flows.

A new network of surface water and foul water drains will be installed to serve the extension. These drains will ultimately connect to an existing 150mm diameter combined drain which runs underneath the main school building and exits the site to the north.

The existing drainage network appears to be undersized and it is understood that the college has been subject to flooding in the past which may be due to capacity constraints in the system. In order to ensure the proposed extension does not exacerbate this problem the design incorporates a storm water attenuation tank which allows surface water flow rates to be limited to 5l/s.

This represents a reduction in flow rate under extreme rainfall conditions of approximately 75%.

Storm water attenuation will be provided in a cellular tank system located to the south of the existing fenced bin store, whilst the downstream discharge will be limited through the use of a hydrobrake flow control unit. A level of storm water attenuation and treatment will be provided through the use of a green roof treatment on the single storey element of the extension.

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5.0 Access Statement





5.1 Introduction

There are no design specifications to satisfy under the Equality Act. Client responsibility is to be aware of likely access issues and take reasonable steps to address them in the project. Client 'reasonableness' is dependent upon a number of factors including: cost; space; time and impact, both upon the organisation as a service provider and impact upon the organisation as an employer.

In view of above, it has consequently been our intention to maximise inclusion and therefore place the project in a position to best satisfy client legislative requirements as a service provider.

To assist in achieving this, we have taken account of the following documents:

BS 8300:2009 + A1: 2010: Design of Buildings and their approaches to meet the needs of Disabled People - Code of Practice
The Building Regulations: Access to and use of buildings, Approved Document Part M: 2013 Edition
The Building Regulations: Protection from falling, collision and impact Approved Document Part K: 2013 Edition
BS 9999:2008: Code of practice for fire safety in the design, management and use of buildings.

5.2 Design Concepts

Given the current stage of the scheme, allocation of space has been provided for horizontal circulation and stairs and we have also taken account of escape distances and ensuring that there is sufficient space for disabled refuges.

The location of the extended dining will help act with natural wayfinding and distinct entry and exit points will be provided.

The whole scheme is fully accessible and the lift access is existing and located off the main entrance to the school and therefore is within acceptable distances to the new extension.

An Accessible WC is provided to replace the one that needs to be removed to facilitate the access at first floor.

5.3 Parking, Deliveries, Servicing & Access

There is currently no intention from the school to increase staffing numbers. As such the current number of parking & disabled parking bays at the front of the existing building will remain the same and are within the requisite distance to the main entrance of the building.

As previously noted, all vehicular access for staff, pupils & visitors is via the main drive from Temple Park Road.

Service access and kitchen deliveries are via Ashley Road & Brownlow Road, although some deliveries also arrive via the main drive and report to reception via the telephone link at the main gate.

Currently Pupil and Staff pedestrian access points into the school due to Covid-19 Restrictions are as follows:

- Y7 – Main Gate Temple Park Road- English Carpark
- Y8 – Main Gate – Temple Park Road Entrance through reception to KS4 Yard
- Y9 – Grey Hen Gate - PE entrance
- Y10 – Harton Lane– old sixth form entrance
- Y11 – Grey Hen Gate – STEM Block

5.4 Main Entrances

The principal entrance to the school will remain to the north, with the powered sliding doors and waiting/ reception area being retained.

As such none of the entrances on the new building extension will be considered as primary entrances, although appropriate force doors will be provided to assist wheelchair users with operation and entry.

5.5 Vertical Circulation

All stairs will be designed in accordance with Part B of the Building Regulations in regard to width and to suit the occupant capacity.

Wherever possible we have looked to include for risers and goings to provide for flights that are suitable for use by ambulant disabled.

As previously noted, no new lifts are being provided to the new extension, given the proximity of the existing lift adjacent to the main entrance. It is understood that the size of the existing lift car is large enough to be accessed and operated by wheelchair users.

In some instances there are existing changes in level within the school, that are either stepped or ramped. Changes to these existing arrangements will not be implemented as part of these works.

5.6 Horizontal Circulation

Corridor widths are generally to be kept to a minimum of 2000mm allowing for 2 way flow of pupils and enable wheelchair turning. There are also wider areas within the dining area and adjacent to the first floor WC's, to help limit the potential for 'flash points'. Requisite spacing has been proposed between dining furniture, to satisfy the guidance within the Metric Handbook.

Compartmentation and corridor sub-division will be provided and doors on circulation routes are to be held open where possible and would 'fail close' on activation of the fire alarm. A review of horizontal escape distances has taken place, but will need to be ratified with Building Control in terms of compliance.

It is proposed that all doors are a minimum of a 926mm leaf, to provide ease of access by wheelchair users. Glazed vision panels and side panels are to be provided within doors and adjacent to doors to all classrooms.

The arrangement of all spaces and rooms within the building have been located to aid intuitive wayfinding within the extension and assist with passive supervision.

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5.7 Sanitary Provision

All Sanitary Provision will be calculated based upon BS8300 and Doc M of the Building Regulations.

Although no further WC's are necessary with this calculation, in regard to the proposed pupil and staff numbers, it was still felt that 2 no. additional WC's at first floor would be beneficial, given the limited number of WC's in that part of the school.

As already noted, an Accessible WC will also be provided, to replace the one that will be lost.

5.8 Signage & Contrast

All Statutory, Directional and Wayfinding signage will be provided as part of the development.

Clear signage will provide sufficient contrast with adjacent walls/ doors.

Also, sufficient contrast will be provided between finishes to walls, doors/ frames and floors, to assist the visually impaired.

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6.0 Appendices

6.1 Appendix A - Flood Risk Assessment

Unit 7, Riverside Studios, Amethyst Road, Newcastle upon Tyne NE4 7YL

Flood Risk Assessment - Statement

St Wilfrids RC College Extension

for

St Wilfrids RC College

JK-6110

September 2020

Jasper Kerr Consulting Engineers Limited, Registered Address: 5 Turbinia Gardens, Cochrane Park, Newcastle upon Tyne. NE7 7LP. Registered Number 10544777 England.

Flood Risk Assessment - Statement

St Wilfrids RC College Extension

for

St Wilfrids RC College

Revision	Date of issue	Comments	Prepared By	Checked By
0	30.09.20	First Issue	KR	DH

Should you have any queries relating to this document please contact:

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Introduction

This statement identifies flooding or surface water management issues relating to the existing college building and the proposed extension. This statement is intended to provide a summary of the key flood risk information and is not formatted to provide the level of detail that would typically be presented in a comprehensive flood risk assessment and drainage strategy report.

Site Location

The proposed development is located off Temple Park Road, South Shields, Tyne and Wear NE34 0QA. It sits within a mostly residential area.

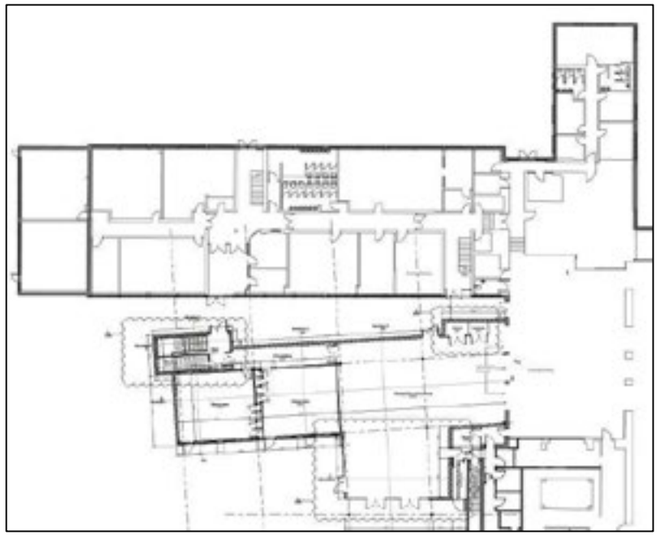
The site is centred on National Grid Reference 436666mE, 564676mN and covers an area of approximately 2.10 hectares (excluding associated sports/amenity areas).

Nearby water features include the following:-

- River Tyne (Main River) - approximately 1.75km to the north of the site.
- River Don (Main River) - approximately 2.6km to the south of the site.

The Proposed Development

The proposed development consists of a 2 storey extension to the existing college building which will provide a new dining space, additional classrooms and toilets.



Proposed Site Layout – Space Architects

Fluvial and Tidal Flood Risk

The flood maps for planning provided by the EA indicate the extent of the extreme flooding from surface water, rivers or the sea and reservoirs that would occur without the presence of flood defences. The maps indicate that the site is **entirely within Flood Zone 1**.

The Flood Maps are based upon the approximate extent of floods with a Flood Zone 2 having between a 1% and 0.1% annual probability of flooding from rivers or between 0.5% and 0.1% annual probability of flooding from the sea and tidal rivers in any year. Flood Zone 3 has a greater than 1% annual probability of flooding from rivers and greater than 0.5% annual probability of flooding from the sea and tidal rivers under present expectations, or where this is greater, the extent of the highest known flood. It should be noted that the flood map areas assume no defences and does not consider the likelihood that flood risk will be increased by climatic change.



Flood Risk Zones (Fluvial and Tidal) – EA

Surface Water Flood Risk

The plan below is an extract from the EA surface water flood risk map which shows that there are no areas within the site that are currently identified as being at risk from surface water flooding.

The EA flood plans represent the best available current information on the extent of flood risk. However, it should be noted, that these maps are indicative only, and are to be used as a basis of consultation and not as the sole basis for decisions on where planning policies apply.



Surface Water Flood Risk - EA

The way in which the Environment Agency categorises is summarised in the table below:-

High	Flooding occurring as a result of rainfall with a greater than 1 in 30 chance in any given year (annual probability of flooding 3.3%)
Medium	Flooding occurring as a result of rainfall of between 1 in 100 (1%) and 1 in 30 (3.3%) chance in any given year
Low	Flooding occurring as a result of rainfall of between 1 in 1000 (0.1%) and 1 in 100 (1%) chance in any given year
Very Low	Flooding occurring as a result of rainfall with less than 1 in 1000 (0.1%) chance in any given year

Surface Water Flood Risk Zone Definitions - EA

Surface water flood maps use LIDAR information to identify low areas of topography where surface water can become trapped.

Flood Risk Assessment - Statement
St Wilfrids RC College Extension
JK-6110

Existing Drainage

The existing below ground drainage serving the college building comprises a network of pipes for the conveyance of surface water, foul water and combined flows. It should be noted that the existing network appears to have been subject to a number of modifications in response to previous building extensions. The network exits the site to the as a 150mm diameter combined drain.

NOTE: The network appears to be severely constrained in relation to pipe capacity and may be at risk of frequent surcharge and/or flooding under storm conditions.

Statement Conditions

This statement is based on information that has been made available to Jasper Kerr Consulting Engineers Ltd via the project team and using content available under the Open Government Licence.

All work carried out in preparing this statement has utilised and is based upon Jasper Kerr Consulting Engineers Ltd professional knowledge and understanding of current UK standards and codes, technology and legislation. Changes in this legislation and guidance may occur at any time in the future and cause any conclusions to become inappropriate or incorrect.

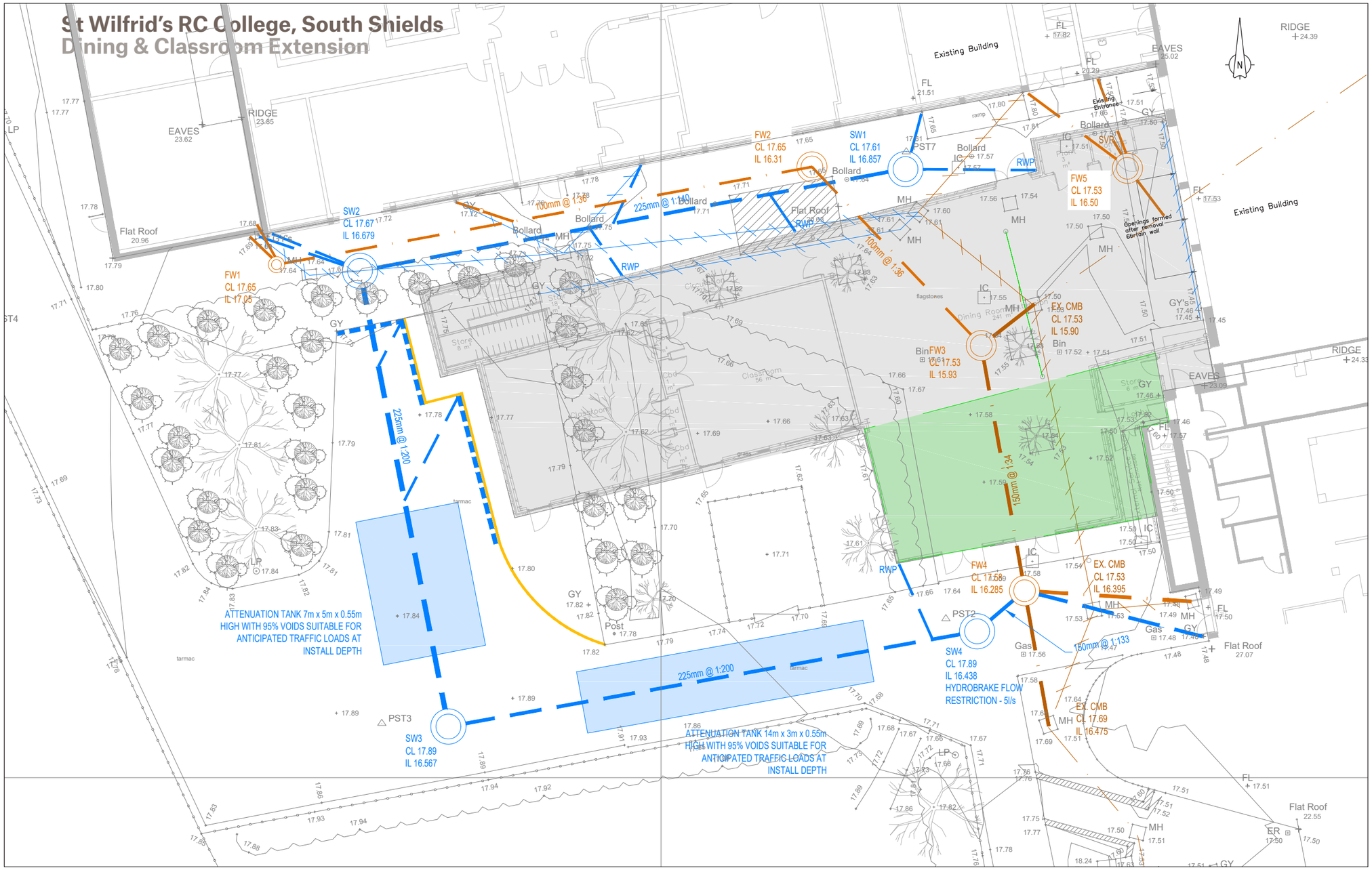
This statement has been prepared using information contained in maps and documents prepared by others. Jasper Kerr Consulting Engineers Ltd can accept no responsibility for the accuracy of such information.

Flood Risk Assessment - Statement
St Wilfrids RC College Extension
JK-6110

6.0 Appendices

6.2 Appendix B - Drainage Plan

St Wilfrid's RC College, South Shields
Dining & Classroom Extension



DO NOT SCALE

GENERAL NOTES

1. DETAILS SHOWN ARE SUBJECT TO THE APPROVAL OF THE LEAD LOCAL FLOOD AUTHORITY IN RELATION TO THE SURFACE WATER DRAINAGE STRATEGY WITH RESPECT TO DISCHARGE RATES AND SuDS INCLUSION.
2. EXISTING BELOW GROUND UTILITIES MUST BE IDENTIFIED THROUGH THE USE OF ACCURATE GPR SURVEY TECHNIQUES PRIOR TO WORK ON THE DRAINAGE COMMENCING.
3. FOUL POP UP LOCATIONS, PIPE POSITIONING AND VENTING REQUIREMENTS BY ABOVE GROUND DRAINAGE DESIGNER.

DRAINAGE INSTALLATION NOTES

1. CLASS Z BEDDING DETAIL SHALL BE PROVIDED WHERE COVER TO THE PIPE BARREL IS LESS THAN 1.2m IN VEHICULAR TRAFFICKED AREAS AND 0.9m ELSEWHERE. WHERE CLASS Z TRENCH BEDDING DETAIL IS USED, THE CONCRETE BED AND SURROUND SHALL BE DISCONTINUED AT EACH PIPE JOINT OVER THE FULL CROSS SECTION BY MEANS OF A SHAPED COMPRESSIBLE FILLER.(SEE TABLE.)
2. SELECTED BACKFILL MATERIAL SHALL CONSIST OF UNIFORM MATERIAL FREE FROM STONES LARGER THAN 40mm, CLAY LUMPS LARGER THAN 75mm, TREE ROOTS, ORGANIC MATTER AND FROZEN SOIL. SELECTED BACKFILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 225mm, EACH LAYER COMPACTED TO FORM A STABLE TRENCH BACKFILL.
3. GENERAL BACKFILL MATERIAL TO BE FREE FROM STONES LARGER THAN 40mm. GENERAL BACKFILL MATERIAL IS TO BE PLACED IN LAYERS NOT EXCEEDING 150mm THICKNESS AND EACH LAYER COMPACTED BY HAND.
4. NO MECHANICAL COMPACTION OF FILL MATERIAL SHALL BE PERMITTED WITHIN 300mm ABOVE THE CROWN/BARREL OF THE PIPE.
5. INSITU AND PRECAST CONCRETE TO BE TO GEN3 (C20). USE SLUMP CLASS S1 TO PROVIDE IMMEDIATE SUPPORT AND S3 IN OTHER SITUATIONS. CONCRETE IN CONTACT WITH THE GROUND TO WITHSTAND EXPOSURE CONDITIONS NOTED IN PHASE 2 GROUND INVESTIGATION REPORT.
6. ROCKER PIPES TO BE INSTALLED BEFORE AND AFTER DRAINAGE PASSES UNDER AND THROUGH FOUNDATIONS
7. DURING THE CONSTRUCTION PROCESS PROTECTION SHALL BE GIVEN TO ALL GULLIES AND CHAMBERS FROM THE INGRESS OF DEBRIS.
8. A VISUAL SURVEY SHALL BE CARRIED OUT ON ALL NEW DRAINAGE VIA CCTV BY A QUALIFIED AND APPROVED CONTRACTOR, AND IN ACCORDANCE WITH THE 'WSA/FWR MODEL CONTRACT DOCUMENT FOR SEWER CONDITION INSPECTION'.
9. PVC-U PIPES TO BS 4660 OR BS 5481 TO BE USED FOR ALL 100mm DIA DRAINS. THERMOPLASTIC STRUCTURED WALL PIPES COMPLYING WITH WIS 4–35–01 TO BE USED FOR ALL DRAINS LARGER THAN 100mm DIA.
10. ALL INTERNAL GULLIES, PLUMBING CONNECTIONS, SOIL STACKS, SVPs AND ALL OTHER CONNECTIONS OF FOUL AND SURFACE WATER DRAINS TO BELOW GROUND TO BE FITTED WITH ACCESSIBLE RODDING POINTS ABOVE GROUND LEVEL.
11. ALL BELOW GROUND DRAINAGE WORKMANSHIP IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH BS 8000 'WORKMANSHIP OF BUILDING SITES, PART 14:CODE OF PRACTICE FOR BELOW GROUND DRAINAGE'

LOCATION, COVER AND INVERT LEVELS OF EXISTING DRAINAGE TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT

PROTECTION OF EXISTING SERVICES MAY BE REQUIRED IN LINE WITH THE RELEVANT STATUTORY AUTHORITIES REQUIREMENTS

KEY

- PROPOSED EXTENSION - 2 STOREY FOOTPRINT
- PROPOSED EXTENSION - SINGLE STOREY FOOTPRINT WITH GREEN ROOF
- PROPOSED SURFACE WATER DRAIN
- PROPOSED FOUL WATER DRAIN
- REDUNDANT SURFACE WATER DRAIN
- REDUNDANT FOUL WATER DRAIN
- CHANNEL DRAIN
- NEW KERBLINE
- SURFACE WATER ATTENUATION TANK - (CELLULAR SYSTEM; VERSAVOID OR SIMILAR APPROVED)

Rev	Date	By	Description	Chk	App
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Client: ST. WILFRID'S RC COLLEGE

Architect: SPACE

Project: ST. WILFRID'S COLLEGE
DINING & CLASSROOM EXTENSION

Title: BELOW GROUND DRAINAGE LAYOUT

Scale @ A1	Checked	Approved
1:1000	DH	DH

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