



St Michaels Primary School PSBP2 Refurbishment

Design and Access Statement

Dee Road, Reading, RG30 4AS

January 2019

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Site Location Plan	E02965-P-100_P1	1:1250 @ A3
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Existing Elevation 01 & 02	E02965-HCC-ZZ-DR-A-3000_P2	1:100 @ A3
Existing Elevation 03, 04, 05 & 06	E02965-HCC-ZZ-DR-A-3001_P2	1:100 @ A3
Existing Elevation 07, 08, 09 & 10	E02965-HCC-ZZ-DR-A-3002_P2	1:100 @ A3
Existing Elevation 11, 12, & 13	E02965-HCC-ZZ-DR-A-3003_P2	1:100 @ A3
Existing Elevation 14, 15, & 16	E02965-HCC-ZZ-DR-A-3004_P2	1:100 @ A3
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Proposed Elevation 03, 04, 05 & 06	E02965-HCC-ZZ-DR-A-3011_P2	1:100 @ A3
Proposed Elevation 07, 08, 09 & 10	E02965-HCC-ZZ-DR-A-3012_P2	1:100 @ A3
Proposed Elevation 11, 12, & 13	E02965-HCC-ZZ-DR-A-3013_P2	1:100 @ A3
Proposed Elevation 14, 15, & 16	E02965-HCC-ZZ-DR-A-3014_P2	1:100 @ A3
Proposed Elevation 17	E02965-HCC-ZZ-DR-A-3015_P1	1:200 @ A3
Proposed GF Above Ground Drainage	E02965-HCC-P-00-DR-P-8110-P1	1:100 @ A3

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Design & Access Statement

1.1 Project Context

St Michaels Primary School has secured a place on the Department of Education (DfE) second phase of the Priority School Building Programme (PSBP2) to refurbish school buildings in the worst condition across the country using capital grant money. The DfE plans for all PSBP2 schools to open their refurbished buildings by the end of 2021. St Michaels Primary School has been identified for local delivery with the original 1950's school building selected by the DfE for major refurbishment. Reading Borough Council (RBC) is the Responsible Body (RB) and the DfE is the funding body.

The overall brief for the school is to carry out major refurbishment works to the original 1950's block with the aim of bringing the building up to current regulations and specifications. Through detailed conditions surveys and investigations of the building the level of refurbishment works has been determined, working towards a 15-year life for key components with 5 years for 'plug in' items.

1.2 Existing Site and Buildings

The school site is of moderate size and sits within a suburban setting. There is a fall of approximately 1-2 meters across the site from the North West to South East corners with a further drop of a meter across a short bank running along the South East and South West site boundaries. The original 1950's block is located at the higher Northern part of the site, on relatively level ground, with the newer two-storey teaching block completed in 2015 to the south of this. Two modular classroom buildings are located towards the North East boundary. Views from the school's main teaching spaces are generally to the South East towards the rear of adjacent housing.

The school site is bounded by Dee Road to the North West and housing to all three of the remaining boundaries. The turning head of Tern Close borders the school site at the centre of its East boundary. The remaining areas of the site are predominately laid to grass with a scattering of semi mature trees, two tarmac play areas and a small staff parking area to the North providing 38 staff parking spaces. The site is currently of sufficient size to accommodate both an 80m sprinting track and 140m running track in the summer months.

There are three pedestrian routes into the site from the boundary with Dee Road. Vehicles access the site from a separate point further East along Dee Road. Vehicles and pedestrians currently do not mix whilst accessing the site.

The original 1950's block is predominantly single storey with brick elevations, flat roofs and a panelled window system. The main school hall is double height with a pitched roof and one small section of the main building containing classroom is two storeys. The school's shared spaces are mostly housed within the original 1950's block with four classrooms. The remainder of the classrooms are accommodated with the newer two-storey teaching block. The two older temporary double classroom units are used by the after-school club and for storage of resources by the school.

The school currently has no community use and no plans to expand beyond 2FE. The school site and building areas will remain unchanged.

1.3 Scope of Project

The project consists of 5 phases to facilitate the refurbishment of the building whilst maintaining adequate teaching and staff accommodation. The proposals include;

Phase 1 – Site Set Up

- Contractors Compound
- Temporary footpaths & hoardings
- Temporary modular unit to front playground
- Temporary services set up to remaining occupied school
- Client Decant of Phases 2 & 3:
 - 2no. KS-2 classrooms move to existing modular classrooms
 - 1no. SEN Therapy & Group move to existing modular shared with after school club
 - 1no. LRC packed up and stored off site during works
 - 1no. ICT classroom packed up and stored off site during works
 - Alternative access route designated through meeting room

- 1no. School Kitchen
- Existing Cleaners store

Phase 2 – Kitchen / Server Room

- Kitchen:
 - Remedial works to existing insulated roof
 - Upgrade of some of the outdated window system
 - Repointing / Repairs to existing brickwork and concrete surrounds
 - Replacement of outdated M&E services
 - Hygienic Clean of Kitchen required on completion of works
- Server Room:
 - Strip out existing server room
 - Move existing BT line
 - Construct new partition and doorway to existing cleaners store
 - Decorate and fit out new server room.
- Plant Room:
 - Replacement of all existing outdated systems

Phase 3 – Two-storey Over Clad

- Two-storey teaching block:
 - Heavy Refurbishment of 2 no. KS-2 classrooms, 1no. LRC, 1no. SEN Therapy, Pupil & Staff toilets
 - Replacement roof, window system & over clad with insulated render system
 - Replacement of outdated M&E services
 - Assessment of existing fire precaution and acoustic performance
 - Asbestos removal
- Single-storey teaching block:
 - Heavy Refurbishment of 1 no. ICT / Specialist teaching classroom
 - Server Room converted to store.

Phase 4 – Staffroom / Admin. Offices

- Client Decant:
 - 1no. Staffroom moved to new modular at front of school
 - 2no. Offices move to new modular at front of school
- Staffroom / Offices
 - Remedial works to existing insulated roof
 - Upgrade of some of the outdated window system
 - Repointing / Repairs to existing brickwork and concrete surrounds
 - Replacement of outdated M&E services
- Hall
 - Remedial works to existing insulated roof
 - Upgrade of some of the outdated window system in Phase 2/3
 - Replacement of outdated M&E services
- Entrance
 - Remedial works to existing insulated roof
 - Upgrade of some of the outdated window system
 - Repointing / Repairs to existing brickwork and concrete surrounds
 - Replacement of outdated M&E services
 - Add new accessible WC.

Phase 5 – Reception / Classrooms

- Client Decant:
 - 2no. KS-1 classrooms move to existing modular used in Phase 2
 - 1no. Admin Office moved to new modular used in Phase 3 at front of school
 - 1no. Sick Bay moved with Admin Office to new modular at front of school
 - 1no. Meeting Room packed up and stored off site during works
 - Managed contractor route designated through school to Phase 5 work area.
- Single-storey teaching block
 - Refurbishment of 2no. KS-1 classrooms, 1no. Admin Office, 1no. Sick Bay and 2no. Pupil toilets
 - Remedial works to existing insulated roof

- Upgrade of some of the outdated window system
- Repointing / Repairs to existing brickwork and concrete surrounds
- Replacement of outdated M&E services
- New passive ventilation to each classroom
- External works includes reinstatement of hard and soft landscaping damaged as a consequence of the refurbishment works.

1.4 Proposal and Justification

1.4.1 Pupil and Staff numbers

Pupils numbers and staff numbers will remain unchanged as this is not an expansion project.

1.4.2 Design Strategy

The existing site layout will remain unchanged. The refurbishment works are proposed within the original 1950s school building with the newer teaching block unchanged. Remodelling has been kept to a minimum and much of the works is to address the condition need of the fabric of the building. All of the single glazed windows will be replaced, brickwork and render repaired and remedial works carried out to the roofs. The two-storey block to the rear will be over clad with the same materials to tie in with the newer adjacent teaching block. The phasing zones have been identified and agreed with the school to allow the school to continue to operate with the need for only one additional temporary modular unit.

1.5 External Works/ Landscape Proposals

External works includes reinstatement of hard and soft landscaping damaged as a consequence of the refurbishment works. There is no proposal to change the current school landscape or hard play areas.

1.6 Relevant Planning Policies and Consultations

1.6.1 Relevant Planning Policies

- CS1 (Sustainable Construction and Design)
- CS4 (Accessibility and the Intensity of Development)
- CS5 (Inclusive Access)
- CS7 (Design and the Public Realm)
- CS22 (Transport Assessments)
- CS23 (Sustainable Travel and Transport Plans)
- CS24 (Car/ Cycle Parking)
- CS34 (Pollution and Water Resources)
- CS35 (Flooding)
- CS36 (Biodiversity and Geology)
- CS38 (Trees, Hedges and Woodlands)

1.6.2 Pre-Planning Advice

The refurbishment works generally are internal however a planning application will be required for the over cladding of the existing 2 storey teaching block. Initial feedback to over clad the existing block to match the newer teaching block is positive and there would seem no reason for any objections to the proposal.

RBC Planner Julie Williams has been consulted regarding the project and early liaison with the Planning Department has been undertaken. On the basis that the most recent planning application for the new teaching block attracted little local opposition a formal pre-app will not be required.

1.6.3 Building Users and Public Consultation

St Michaels Primary School Head and Bursar have been consulted throughout the development of the project through regular client meetings. Key information from the client meetings is shared with the school's Governing body and senior staff members with any comments fed back into the meetings. Parents and pupils are kept informed through the schools' newsletter.

1.6.4 Sports England

There are no proposed changes to the school playing field provision or hard play court provision.

Sports England has been consulted regarding the proposed project. Sports England confirmed on the 8th November 2018 that they would not have any issues with the proposal as set out so would be unlikely to raise an objection. The netball court is painted onto a hard-surface play area without fencing or floodlighting, as such it is only likely to be used for informal/recreational use and/or play. The impact of the temporary loss to a construction compound is likely to be negligible.

1.6.5 Transport and Highways

There are no proposed changes to the car park provision, cycle parking and site access strategy therefore Reading Borough Council have not been consulted. There should be no impact on the existing transport conditions therefore a Transport Statement has not been appended to this application.

Construction vehicles will access the site off Dee Road to the north of the site through the existing vehicular access and staff car park.

1.6.6 Trees

The proposed project will not impact the sites mature and semi mature trees. No additional tree or hedge planting is proposed. However, the Arboricultural Impact Assessment and Tree Protection Plan compiled by SJ Stephens Associates in July 2014 has been consulted and accompanies this application.

1.6.7 Environmental Protection

1.6.7.1 Acoustics

The acoustic strategy will be based on the 2014 Environmental Noise Assessment by Sound Advice and current Building Bulletin 93 guidelines. As a refurbishment project the focus will be on ceilings and acoustic wall treatment to the main hall. Where new partitions are being constructed their acoustic rating will be appropriate for the space so as to achieve the requirements of Building Bulletin 93.

1.6.7.2 External Lighting

The scope of the external lighting is to comprise of new or replacement bulk head lights over the main entrance and external doors.

External lighting will comprise typically high frequency fluorescent and/or discharge lamp, wall mounted and under canopy luminaires to illuminate all final exits from the buildings.

All external lighting shall be controlled via a combined photo electric cell and time switch control with manual override facility. The time switch shall feature a battery reserve and day omit facility.

All external lighting will be designed to be in-line with the following:

- i) The Works shall comply generally with provisions of relevant Statutory Regulations, B.S. Specifications, Euro-norms and IEC Regulations.
- ii) CIBSE, Code for External Lighting, Guides and Technical Memoranda.
- iii) 17th Edition of IEE Wiring Regulations and any subsequent amendments.
- iv) Installation of luminaires shall be carried out in accordance with clause B2.2 of the HCC Standard Electrical Specification.

1.6.7.3 Construction Strategy

The contractor compound and temporary site access is proposed to be located to the North East corner of the site on Dee Road via the existing staff vehicular access and car park.

A phasing strategy has been developed with the school to minimise potential upheaval and disruption to the live school. Regular meetings between all parties during the construction process will seek to minimise issues arising as the work progresses. Local residents will also be kept informed of the progress and any required temporary arrangements surrounding the entrance to the site itself.

The Contractor's Management Plan will be developed by the contractor once appointed in consultation with all interested parties during the next stage of the project.

A temporary modular unit to the front playground will be installed for the duration of the works to provide

additional staff accommodation during the works. The work to the school kitchen will be the first phase undertaken during the holiday period to reduce the impact on the school's meal provision.

Works on site are planned to commence in July 2019 at the start of the school summer holiday period.

1.6.8 Energy Efficiency

It is proposed that BREEAM accreditation is not sought for this scheme however, the intention remains to design and build a scheme that achieves maximum thermal efficiency and to create a sustainable school building that will comply with the principles of sustainable construction, design and energy efficiency.

1.6.9 Sustainability

When designing the proposed refurbishment project, the key areas of Reading Borough Council's Sustainable Design and Construction policy have been considered in order to use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and to take account of the effects of climate change.

The existing building once refurbished will comply where possible with current building regulations and improved levels of energy efficiency. The proposals are project specific with a view to long term maintenance, operation costs and budget.

The key points with regards to sustainability for this project are listed below:

- Commitment to low carbon design to reduce the energy requirements. Existing heating system upgraded.
- A thermal model has been carried out. The building fabric will be upgraded such as windows, roofs and walls where budget permits.
- Use of day lighting to reduce artificial lighting/electrical use
- Natural ventilation system to the main teaching spaces
- New sanitary fittings with low water usage
- Selection of energy efficient equipment/fittings including lighting
- Procurement process utilizes the Southern Construction Framework with the advantages of a sustainable procurement strategy with responsible sourcing of materials and construction waste management
- 'Soft Landings' principles will be adopted to ensure the commissioning and smooth handover of the project to the school
- Regular aftercare meetings held with school to feedback any issues or concerns and lessons learnt for future project

2.0 Supporting Information

2.1 Access & Inclusion

Hampshire County Council Access Officer has been consulted regarding the proposals. The Design and Access Strategy details measures to comply with the requirements of DDA and Approved Document M of the Building Regulations.

2.2 Flood Risk

The Environment Agency website flood risk map indicates that the site is not within a flood risk area. The size of the development site is c. 0.23 hectares.

2.3 Ecology

An Extended Phase 1 Habitat survey has been carried out by Windrush Ecology in March 2018. The Preliminary Ecology Appraisal accompanying this application summarises the habitats within the site to be of low ecological value.

Evidence of roosting bats was not found within the existing buildings or trees and the building type is considered inappropriate for bats due to the lack of loft spaces. No further bat surveys are considered necessary and bat licences are not required as part of the process.

2.4 Utilities

Capacity checks have been carried out for incoming services serving the school, however the load on the building will remain unchanged due to it being a refurbishment only project. The design and implementation of the engineering services for the proposed works will focus on delivering low energy, low maintenance, high reliability and user-friendly installations appropriate for the building users.

Appendix A:
Design and Access Statement

Appendix B:
Flood Risk Assessment

Appendix C:
Ecology Report

Appendix D:
Geo-environmental Assessment

Appendix E:
Arboriculture