

Green Park Village | Phase 2B GPV School

Reading, Berkshire

Design and Access Statement - DRAFT



Revisions:

First Issue	29 March 2018	Planning Issue
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Disclaimer

This design and access statement has been produced by Broadway Malyan on behalf of St. Edward Homes for the detailed planning application for Green Park Village School.

This document and supporting drawings should be used solely for the purposes of the detailed application submission to Reading Borough Council, and should be read in conjunction with the full set of application drawings and reports.

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Contents

Introduction	5	Amount	15	Materials palette	Landscape Strategy
Introduction		Site Area		Design Precedents	Proposed Landscape Masterplan
Masterplan Application Strategy				Entrance and ‘Link’ blocks	
Site Analysis – Constraints & Opportunities		Layout	16	Teaching Blocks	Hard Materials Palette
		Overall Site			
Design Evolution	9	Internal Layout		Access	24
Design Development				Vehicular & Pedestrian Access	Hard Materials Strategy
		Scale	18	Cycle & Refuse Strategy	Planting Strategy
Design Proposals	13	Building Height and Form			Planting Palette (or similar)
				Landscape	27
Use	14	Appearance	20	Landscape Analysis	Habitat Garden
		Design Principles		Landscape Principles	Lighting Strategy
					Play Strategy
					Conclusion
					43



Proposed masterplan

Introduction

This Design & Access Statement has been prepared in support of the detailed planning application for Phase 2B of the Green Park Village development in Reading on behalf of St. Edward (the applicant). The proposal is for a two form entry primary school.

This Design and Access Statement should be read in conjunction with the supporting application documents and drawings. The contents are based on the CABE guidance 'Design and access statements: How to write, read and use them'.

In summary, the Statement:

- Assesses the context of the site
- Identifies the opportunities and constraints that influence the principle of the development
- Explains how the proposal responds to the opportunities and constraints and also how it relates to the use, amount, layout, scale, massing, appearance, access and landscape of the development.

Introduction

Green Park Village is a residential led mixed use development of 25 hectares (61 acres) located to the south of Reading town centre.

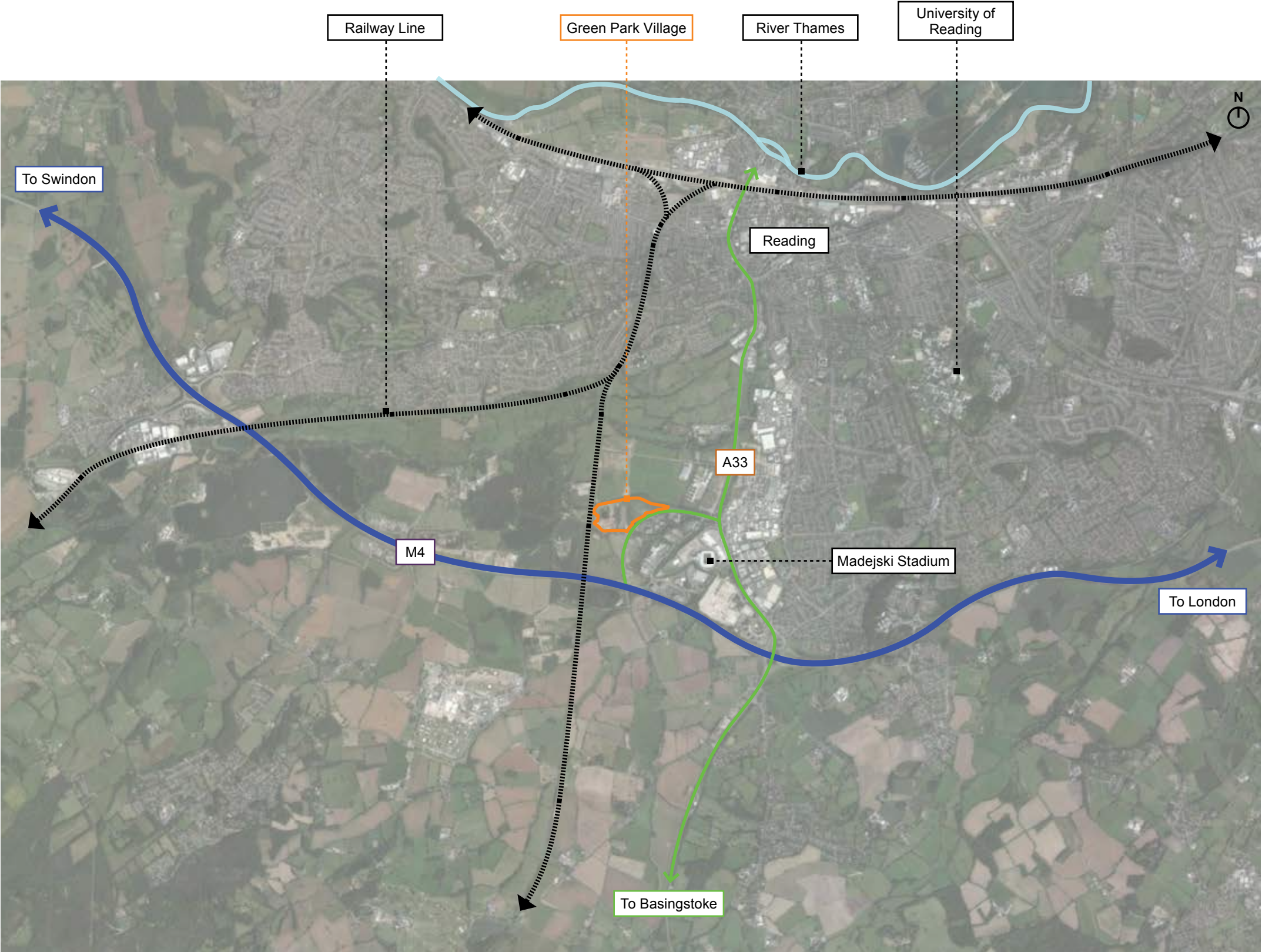
Green Park Village is a brownfield site and a former gravel works. The site is triangular with a capped land fill forming its northern boundary, Longwater Avenue and the Green Park Business Park Campus form the South Eastern boundary. The western boundary is formed by the Basingstoke to Reading Railway Line which will host the new Green Park Station which has detailed consent (Ref. 141944) and is due for completion in 2019.

The multi-phased development was granted a hybrid consent in July 2010 with outline consent for the masterplan and reserved matters consent for Phase 1 (Ref 10/01461/OUT) which included a one form entry school.

The consented outline scheme provided a range of complimentary uses which create a new community in this part of Reading. Green Park Village has a range of homes in a variety of sizes and tenures, including the innovative Urban House centred around a landscaped lake, an extra care home and supporting retail to create a vibrant and sustainable community with the proposed school at its' heart.

Since 2011, St. Edward have implemented the Phase 1 consent and have secured further consents for subsequent phases by way of Reserved Matters applications. At the time of writing the following phases have been submitted with most determined:

Phase 1	97 Houses 11 Apartments	Consented	Implemented
Phase 2A	Extra Care Home 137 Apartments	Consented	Implemented
Phase 2C	Lakeside Apartments 30 Apartments	Consented	Implemented
Phase 3A	68 Houses 6 Apartments	Consented	Implemented
Phase 3B1	23 Apartments	Consented	
Phase 3B2	48 Houses 95 Apartments	Consented	
Phase 5	54 Houses 29 Apartments	Consented	Implemented
Phase 6A	339 Apartments	Decision pending	
Phase 6B	120 Apartments	Decision pending	



Site location plan

Masterplan Application Strategy

At Outline stage, the school provision was one form of entry including one nursery class that would cater for a total of approximately 206 children.

Following discussions with education officers at Reading Borough Council, there has been a desire to change this to a two form entry school to deliver more school places. This has been led by Reading Borough Council and the ESFA as an under-provision of primary school places has been identified in the borough.

This Design and Access Statement forms part of a detailed planning application which proposes a two form entry school on the site of the one form entry school given outline planning consent in 2011 (application reference 10/01461/OUT).



Approved outline masterplan

Site Analysis – Constraints & Opportunities

The starting point for the design of the school is rooted in understanding the overall masterplanning context of the area, the Green Park Village Outline Masterplan and Green Park itself.

The Green Park Village Masterplan responds to a masterplan axis, which was established and has matured through the original Green Park Masterplan. This axis runs in a northwest/southeast direction across the area and is terminated at its south-eastern end by the Madejski Stadium Complex.

The recent Royal Elm Park planning consent also responds to this axis, marking the end of the axis outside the Stadium with a public space.

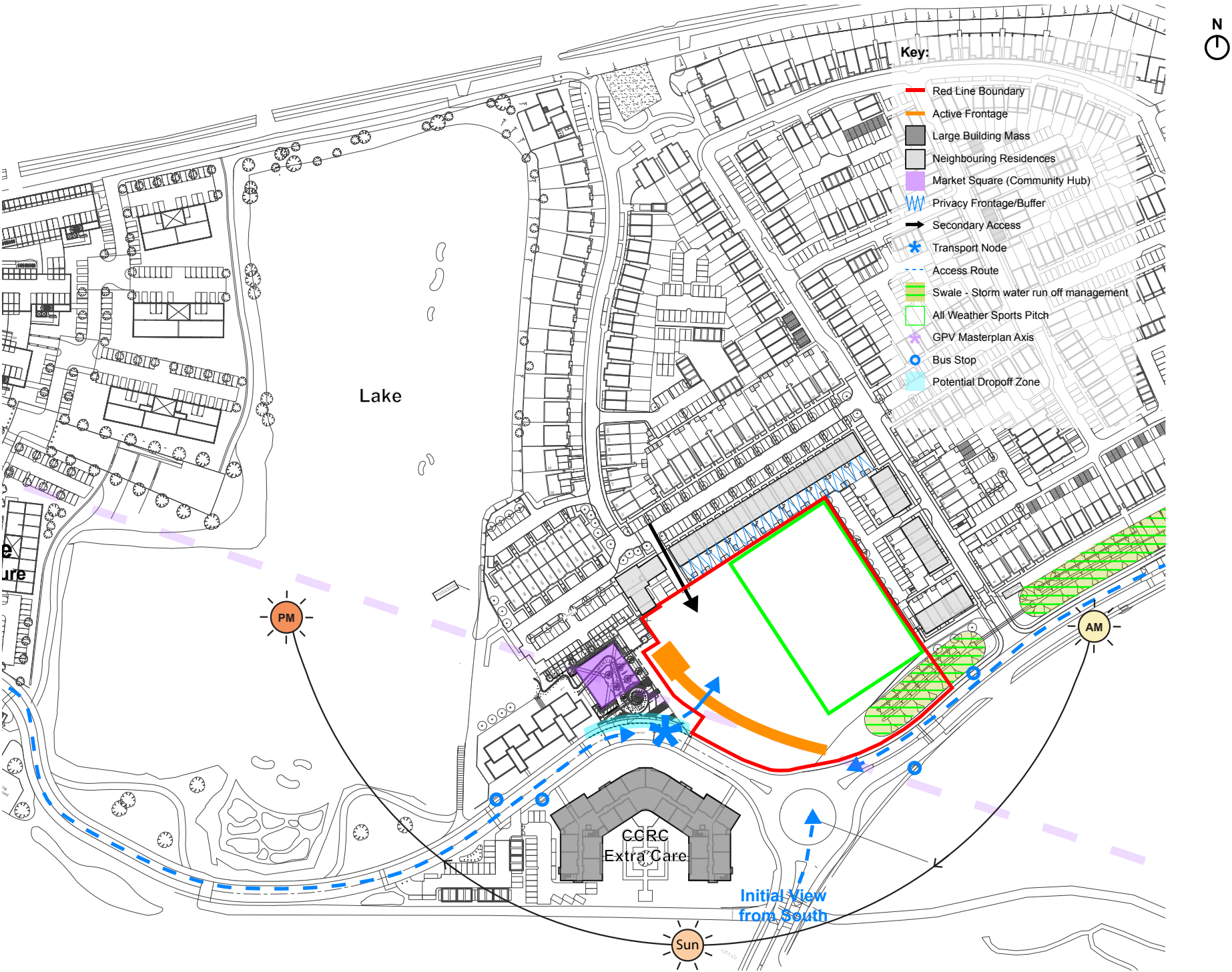
Within the Green Park Village Masterplan this axis is extended across the lake and terminates its north western end on the proposed location for the Green Park Railway Station.

The lake is the key open space within Green Park Village. Where the axis makes land-fall either side of the lake, it is marked with a public space. The Market Square and East-side Park form the eastern anchor for the axis, whereas the Station Square provides the western anchor of the axis. The school is located adjacent to the Market Square and must therefore positively contribute to defining this public space and to strengthening the Eastern anchor point of the Green Park Village Masterplan axis.

The school site is located on the southern boundary of the Green Park Village development. The site is bounded by Longwater Avenue and Flagstaff Road to the south and west with residential properties to the north and east. Market Square forms a pedestrian edge to the school's north-western edge that links the proposed building to a community hub and vibrant open space.

The Extra Care Home to the south-west on the opposite side of Station Road and the apartments of Phase 2C help to create a defined edge to Market Square along with the school.

With its location at the curved boundary of the site, the school is clearly visible for pedestrians within the development and for those travelling along Longwater Avenue. Therefore this is a gateway site to Green Park Village.



Constraints and Opportunities diagram

Design Evolution

The description of the 1FE school and arrangements for the transfer of it to RBC are covered in a section 106 agreement between the Local Authority and Berkeley Homes.

Designs for a 1FE and 2FE school were developed for the school type review meeting on 17th August 2017.

It was agreed at the meeting that a two form entry school was preferable on the site. Therefore the design has been developed on the basis of a two form entry school.

The Applicant attended a pre-application meeting with Broadway Malyan and RBC in February 2018. The scheme was discussed and areas of concern were addressed and clarified prior to submission of the detailed planning application.

These included:

- Parking
- Pedestrian access and safety

There has been ongoing discussion with the ESFA, LocatED and more recently, the proposed school operators, Reach2. Minor amendments have been made to the internal layout to improve its daily running.

Heads of Terms proposals are in place with RBC and the Education and Skills Funding Agency (ESFA). The school will open as a free school.

Design Development

2015 - 2017 Schemes

The following pages illustrate the design development options previously prepared for the site. Plans are not to scale.



2015: 2 FE on footprint of previous 1FE School

This option illustrated that a 2FE school would fit on the footprint of the previous outline for a 1FE school.

Evaluation of this option concluded that there was a better way to organise the site. This led to the development of designs that used the site more efficiently for the large numbers of pupils and created a better gateway into the development.



January 2016

This option illustrates that a 2FE school would fit as a ribbon curving along the front of the site.

The design responded to the standardised school design for a 2FE primary, but broke it into three similar main accommodation blocks: one for the hall and two for classrooms. These are separated by two ancillary accommodation blocks and the main entrance, shown in this diagram as wedge shaped blocks.

This option was selected as the preferred design for development.



August 2017

This design iteration shows the development of the January 2016 option with three rectilinear teaching blocks separated by linking wedge-shaped blocks containing ancillary space. This was reviewed by RBC at the school type review meeting in August 2017.

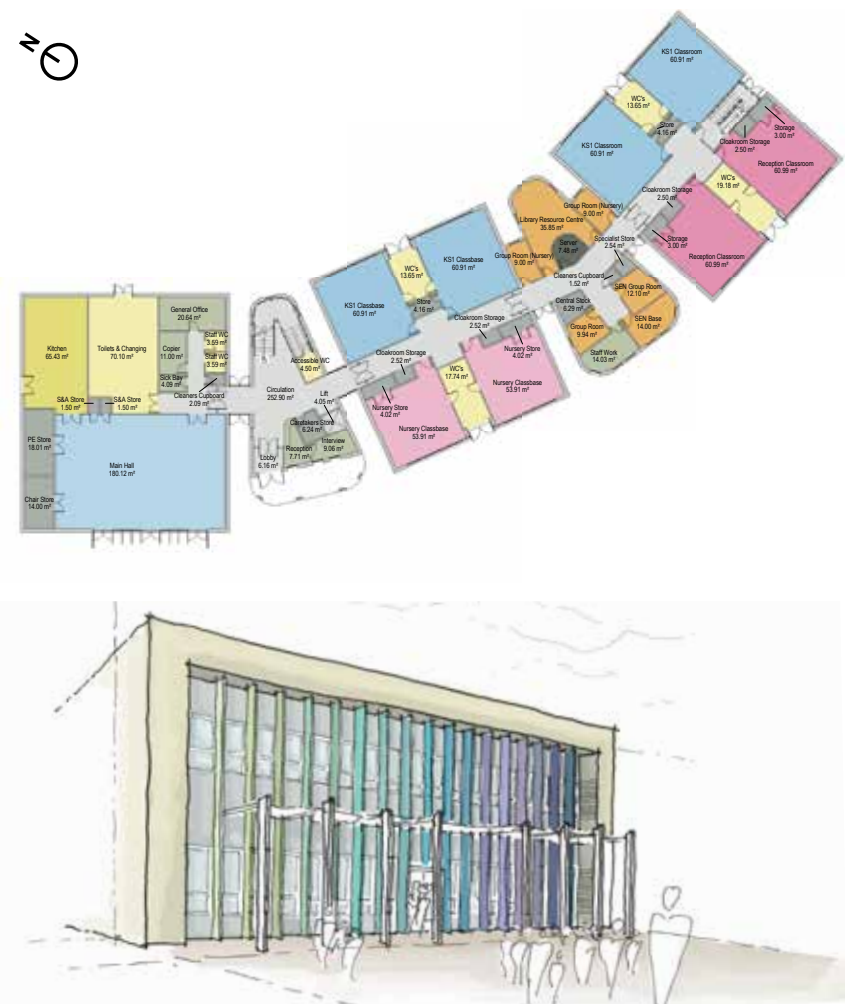
This design has subsequently been developed to connect the wedge-shaped blocks directly to the rectilinear blocks that improved floor plan efficiency and create a clearer building form and a more rational building envelope.

Development of 2FE Option

Following the school type review meeting in August 2017, the preferred 2FE option was developed further. Internal layouts were interrogated, building forms refined and options explored for the external envelope.

The principle of three rectilinear blocks intersected by two wedge shaped blocks remained the key driver for the design at this stage. This generated the organisational strategy and the application of materials. The palette of materials drew on the other residential phases of the Green Park Village development whilst introducing new materials to delineate that this is a building for educational and community use.

The overall site layout, location of the entrance points, the internal organisational strategy and the massing have remained very consistent during this stage of the design development.



Drawings not to scale



Proposed masterplan

Design Proposals

The following section explains the proposed design.

The design is explained using the standard CAFE headings of:

- Use
- Amount
- Layout
- Scale
- Landscape
- Appearance
- Access

Use

The proposed use is unchanged from the outline consent which is for a school with an adjacent hall for school and community access. The two uses are separated by the school entrance area which has teaching blocks and ancillary accommodation to one side with access to the hall and sports facilities out of hours for the community on the other.

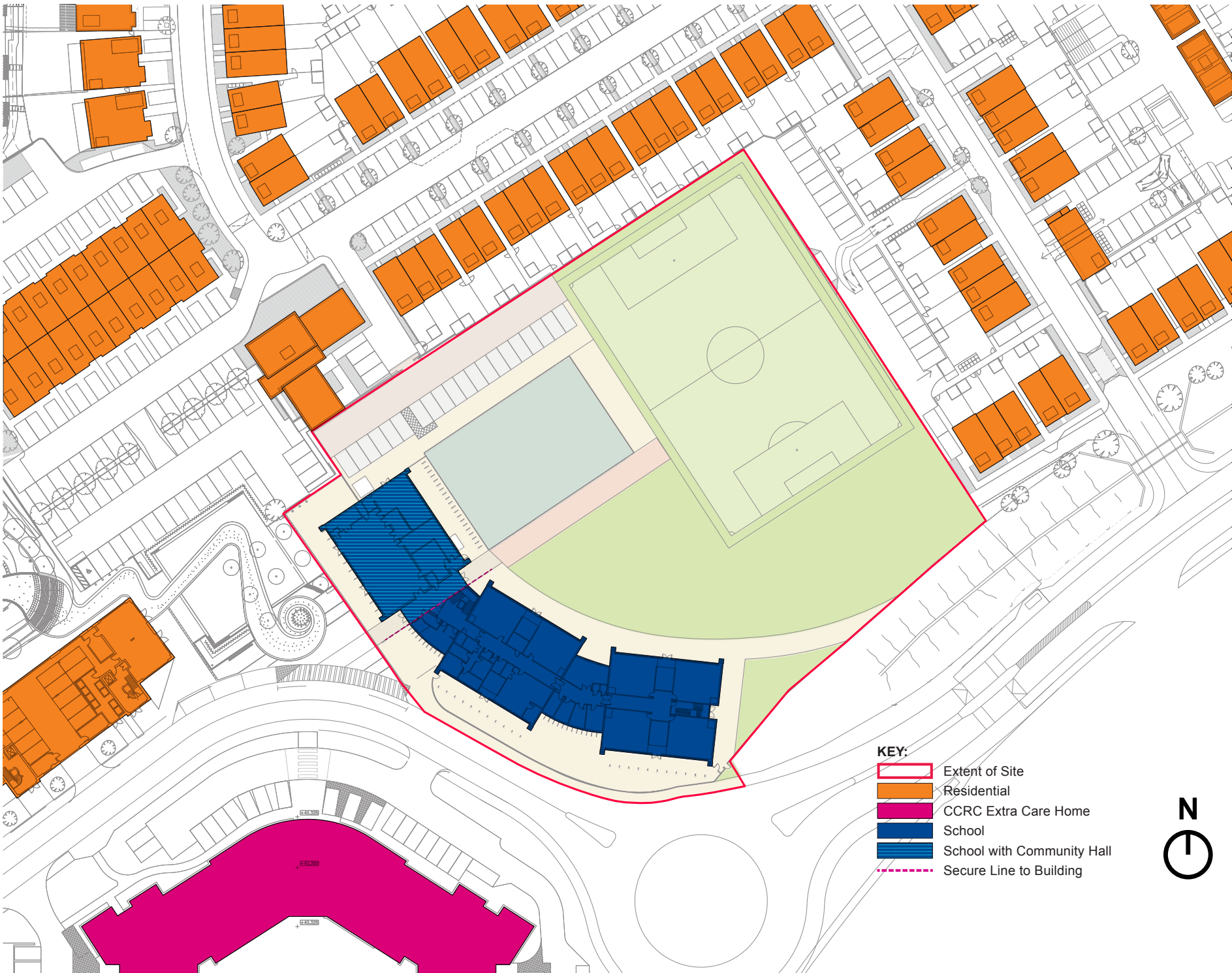
It is envisaged that the school will manage bookings of the community spaces to ensure adequate safeguarding for the children.

Sheltered accommodation within the Extra Care home is located to the South West of the school site.

Private residential use forms the North-Eastern and North-Western boundaries.

Flats 1-10 and the Urban House form the Northern edge of the Market Square.

The lakeside apartments with a retail unit on the ground floor form the Western edge of the Market Square.



Proposed use diagram - not to scale

Amount

The Outline consent included provision for a one form entry school with a nursery accommodating up to 236 children. This detailed application is for a two form entry school with a single nursery that will accommodate up to 446 children at full capacity.

The gross internal area of the school is based on Building Bulletin 103 and is line with ESFA guidelines.

The external landscaped areas have been sized as follows:

- MUGA - standard (BB103) single netball court size
- All Weather Pitch - standard (Sport England) Under 11/12 with run-off
- Formal and informal play areas (hard landscaping) have been optimised within the constraints of a 1FE site.

Please refer to the Landscape chapter of this document for further details.

High Level Accommodation Schedule

	Gross External Area	Gross Internal Area	
		Spaces Shared with the Community (Hall, Changing & Kitchen)	School
Ground Floor	1,546sqm	330sqm	1,014sqm
First Floor	1,178sqm	0sqm	920sqm
Sub-Total		330sqm	1,934sqm
Total	2,724sqm	2,264sqm	

Site Area

9,397 square meters / 0.937 Hectares

