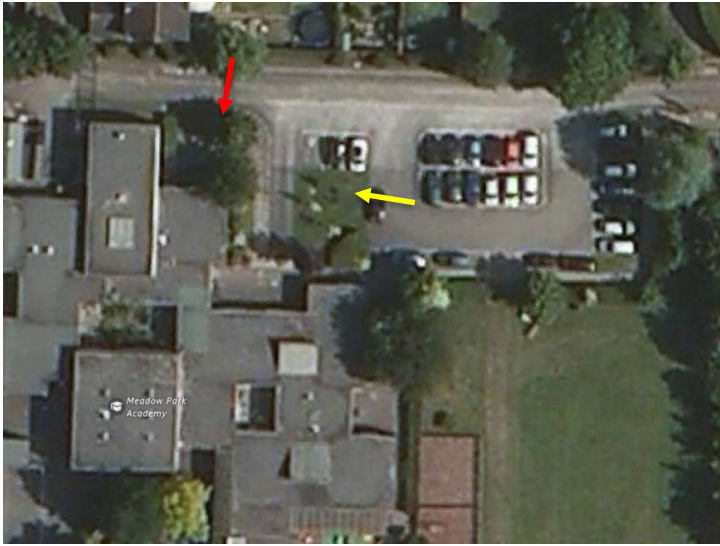




Planning Statement:

Meadow Park Academy, Norcot Road, Tilehurst, Reading
RG30 6BN

1. INTRODUCTION

This statement has been written by Green Modular Ltd on behalf of Meadow Park Academy (hereafter referred to as “MPA”), to support a full planning application made by MPA for a new modular classroom building. The proposed structure is derived from one of our standard range of modular, pre-fabricated buildings – for further details on the range of designs, see www.green-modular.com.

2. THE APPLICATION

The full plans application is for a bespoke configuration of our buildings, to be used as an additional classroom.

The proposed location is to the North of the site, between the kitchen and the car park, in an un-used border area.

Having discounted an extension of the main school building by traditional means as too expensive, MPA sought a solution for their needs using a pre-fabricated out-building. The proposed building is intended to be a permanent installation for completely independent use, detached from the main building.

The new building affords a classroom area. It will not result in an increase in pupil numbers. The proposed building will be constructed during summer holidays 2018.

The Headteacher of Meadow Park Academy, therefore seeks approval of this application for the erection of a single storey detached timber out-building to be used as an additional classroom.

3. **SUSTAINABLE DEVELOPMENT**

The proposed development complies with the National Planning Policy requirement for sustainable development on the following basis:

- a. Meadow Park Academy currently provides an excellent education establishment for pupils in the local area. Construction of the new building will enable improved teaching and learning in fit-for-purpose facilities, which will release space within the main school building for group and intervention room. The proposed outbuilding solution is a positive, economic choice, saving considerable cost versus a traditional extension to the main school building.
- b. The Green Modular solution has been designed using acrylic additive cement render.
- c. The proposed building comprises excellent levels of thermal insulation and air-tightness to minimise on-going energy consumption. All timber used in its construction is sourced from FSC-accredited sustainable sources, the aluminium windows and doors are made from 90% recycled materials and the internal cladding boards are made from 100% recycled materials.
- d. The investment in new facilities at Meadow Park Academy is an investment in the local community, improving facilities for both present and future generations. The proposed out-building will create a high-quality built environment, sympathetic to its setting and installed in a less intensive manner than traditional methods of construction.
- e. The proposed outbuilding will have no impact on the natural environment, being located on an under-utilised site with no geological importance or protected species. Please refer to the attached BS5837 Arboricultural Impact Assessment document (Meadow Park Academy arboricultural report.pdf).
- f. Promoting sustainable transport – the proposed building will be used by existing staff employed at the school with no increase in staff numbers. No gain or loss in car parking spaces is proposed. No Travel Plan is included with this application owing to its lack of impact on staff or pupil numbers.
- g. The impact of this development on the local community will be limited (see para. 8 below). With a large proportion of the project pre-fabricated off-site, the construction time and use of power tools is limited on site. Construction noise will be limited to 8am to 5pm, Monday to Friday, with the majority of noise creating works being completed within 3 weeks. As a pre-fabricated modular building, the total construction programme is completed within 6 weeks, thereby minimising site vehicle movements.

4. **GOOD DESIGN (ref. section 7 & 10 of the National Planning Policy Framework)**

The proposed building comprises a single storey timber-frame structure measuring 9.06m wide by 7.11m deep externally. The height of the structure itself is 3.3m. The building will be installed adjacent to the kitchen of the site, occupying un-used ground between the school building and car park.

5. The layout of windows and doors are designed to afford expansive views towards the main gated entrance and back towards the main school building giving visibility of all surrounding access paths for safe-guarding.
6. The powder coated aluminium joinery is finished in Anthracite Grey colour (RAL 7016) - a finish that is sympathetic to the rest of the structure and is proven to co-ordinate well

with the acrylic additive cement render cladding (see photograph below).

7. The structure has been designed using acrylic additive cement render. Combined with the powder coated aluminium joinery, this combination of cladding and fenestration finishes has been proven to work well to soften the visual impact of the building from a distance.
8. The main door to the proposed building will be formed with DDA approved low thresholds for ease of access. The landscaping around the building will be completed to enable step-free access.
9. The roof will be formed using Firestone Rubbercover single ply EPDM in black, finished into a black GRP (44mm face) roof edge. Black PVCu square line guttering will be surface mounted to the South elevation. Please see the photos overleaf for further details.
10. The building is largely pre-fabricated off-site to reduce time on site, which is estimated at 6 weeks. The site will be accessed directly from the existing car park to reach the construction site, where a secure storage compound will be formed. The only plant used on site will be a small $\frac{3}{4}$ tonne mini excavator.

All materials deliveries will take place during school holidays hence the proposed development will have little impact on the existing parking arrangements and only a marginal increase in site traffic during the quiet holiday period.

11. LIGHTING ASSESSMENT

It is proposed that the new outbuilding will have only (non PIR) switched lighting to the bulkhead walls (on the East and South elevations), fitted adjacent to the East and South elevation escape doors.

12. There are existing services for water, foul waste and electricity on site, servicing the nearby main school building – these services will be re-used with new service connections and no new provision will be required. *(No separate plan for services is included in this application, though the proposed surface water service connection is detailed on the Block Plan drawing attached).*

Planning Statement: Supporting photos

Existing site



ABOVE: looking South across the proposed construction site (as indicated by the red arrow on the satellite image on page 1); photo, above, shows the unused border area between the main school building and car park.



ABOVE: looking West across the proposed construction site (as indicated by the yellow arrow on the satellite image on page 1) towards the existing school

Planning Statement: Supporting photos

Proposed design



ABOVE: a similar building style which is currently in progress; note the use of using acrylic additive cement render (shown here alongside Siberian Larch) and RAL 7016 Anthracite Grey colour aluminium joinery.