



Park Lane Primary School
55 School Road
Tilehurst, Reading
RG31 5AS

Park Lane Primary School - Infant Improvement Works Design & Access Statement

November 2023



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1.0 Introduction

1.01 Strategic Brief

Reading Borough Council has a responsibility to maintain the condition of Reading schools to ensure all Reading children have a safe and suitable environment in which to learn. Reading Borough Council is allocated condition funding (SCA – School Condition Allocations) from the Secretary of State for Education under Section 31 of the Local Government Act – with Investment prioritised on keeping school buildings safe and in good working order by tackling poor building condition, building compliance, energy efficiency, and health and safety issues.

In addition to the Department for Education's (DFE) Condition Assessments, Reading Borough Council's Education Property Development Team commission regular Fabric and Heating & Electrical Condition Surveys across the school estate. All condition items are scored and prioritised against a set criteria, to feed into a programme of condition works across the estate.

As part of Park Lane Primary School, the junior school was found to have the highest total condition liability across the school estate. This included the main school building, which dates back to 1889 requiring full roof, window and heating replacement, and the Year 6 annex, a former British Legion prefab building on Downing Road classed as requiring replacement within 5 years.

Condition works on the main school building have been taking place in a programme of works over the past three years, however the life expiration of the annex building has lead to a wider analysis of the school's buildings across both the infant and junior sites to ensure the solution to replace the annex is carried out in such a way, as to solve wider shortcomings of the school's space provision.

Due to the required demolition of the annex and movement of Year 6 pupils into the main building at the junior school, the Year 3 cohort are required to be moved from the junior school site to the infant school site. The following application addresses the anticipated works required to accommodate this move, as well as subsequent works such as car parking and landscape works.

2.0 The Site

2.01 Existing Site

The infant school runs Park Lane Primary School's Early Years and KS1 programs for children ages 4-7, with pupils currently progressing to the junior school site at the start of Year 3 for KS2. The primary school currently has 397 pupils on role, 162 of which are at the infants.

The infant school site is situated on School Road, to the West of Reading in the Tilehurst area. The school is situated on the previous estate of The Laurels, incorporating the original residential brick building into the school's teaching accommodation. The site sits within a mostly residential context, with some commercial units on School Road nearby. To the south-west of the site is Tilehurst Library and Tilehurst Clinic, with Blagrove Recreation Ground and Nursery School is to the east. Pedestrian access is primarily through the playground from Corwen Road during drop off and pick up, however during school time, the vehicular entrance from School Road is the singular point of access to the site for pedestrians and vehicles through a controlled gate.

Year R are situated in a single-storey modular building to the west of the site with designated hard and soft play area. Year 1 are split between the north of the joined building complex and the main building, with Year 2 on the first floor. Year 1 and 2 share a hard play area to the south of the site, with all years having access to a playing field to the north. The main playground also acts as the drop off and pick up point for pupils.

An 8-bay staff car park sits to the west of the site, with a further 3 spaces to the south of the main building. These can be used by visitors during the day once they gain approved access within the site at the main gate. Deliveries and refuse vehicles enter via the main vehicular gate to the west but stop short of the playground, with deliveries and refuse dealt with away from the pupil pedestrian link between the main building and playground. There is also a service gate to the playing field which is used for maintenance access. The school site remains open for after school clubs but is closed outside of these hours.

The topography of the site is relatively flat, with a number of mature trees running west to east and around the site boundary, particularly to the south of the site.

There are mature trees throughout the site, particularly to the south east and running through the site between the school and playing field. There is also a mix of hedge and shrubs in these areas, as well as lining the boundary, particularly along School Road. The playing field is natural grass, with other play surfaces being tarmac.

For further details please see drawings provided.



Fig. 01 - Existing Site Plan

2.02 Existing Buildings

The original two storey building on the site was previously the house on The Laurels estate, pre-dating records from the 1870's and likely to be of the early-Victorian period. It has been in use as a school since the 1950's, with adaptations and extensions made to the original building to facilitate teaching and hall spaces.



Fig. 02 - Main two-storey block, originally 'The Laurels'. Pre-1870's, South elevation



Fig. 03 - Original two storey building, North elevation



Fig. 04 - Yr 1 classroom/toilet - 1930's/1950's extension

Part of the original outbuildings from the same period as the 2 storey block are used as a Year 1 classroom, an extra-curricular space for food preparation, and a staff room. These outbuildings were extended to the south-west to accommodate toilets and a lobby space between the 1930's - 1950's. The Yr 1 classroom and corridor area were further extended towards the east most likely in the 1980's/1990's to accommodate a kitchen, hall and storage, staff/PPA space, toilets and extensions to the classrooms, including a kiln (now disused and used as a reading nook).

Finally, the Yr R modular building was delivered in two phases, between the late 80's and 1990's.



Fig. 05 - School hall - 1980's/1990's, North elevation



Fig. 06 - Yr R Modular - 1990's/2000's, South elevation

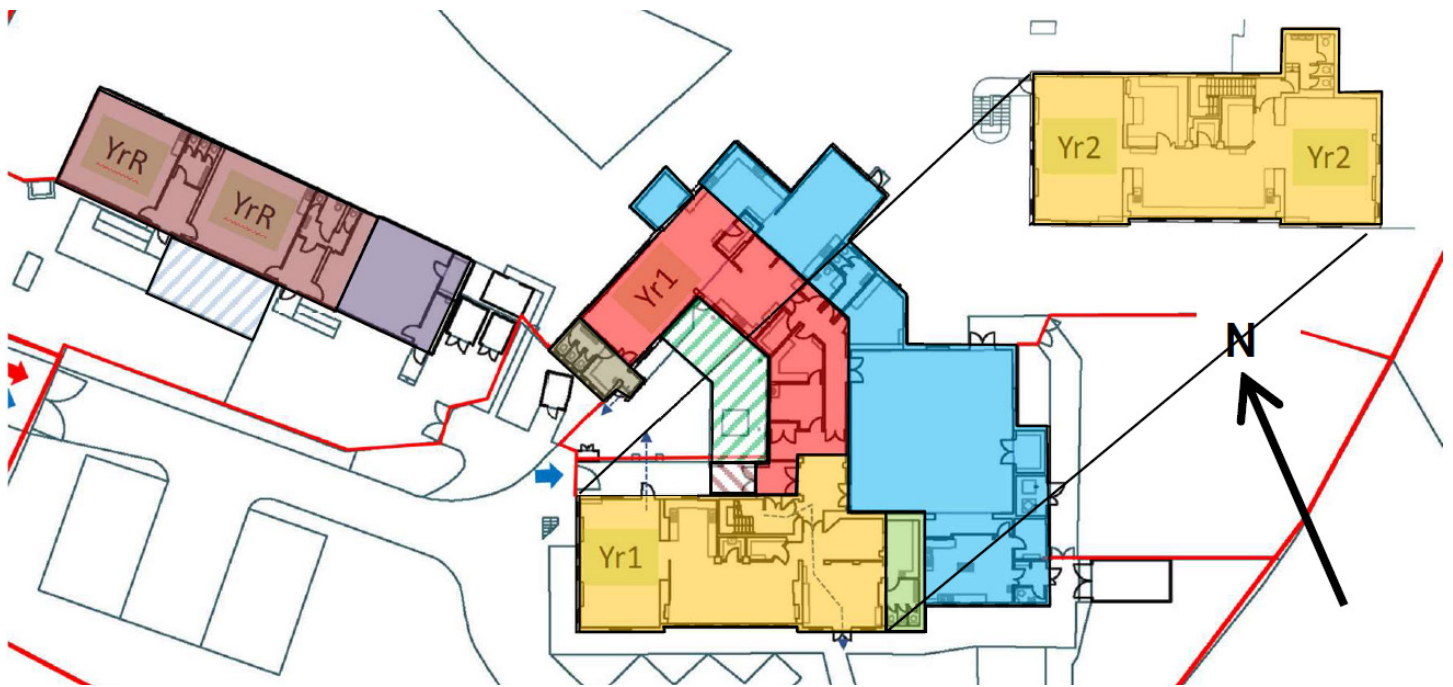


Fig. 07 - Probable historic phasing of the school's development

	Pre-1870's - Two-storey main block		1980's/1990's - Hall and classroom extensions
	Pre-1870's - Single-storey outbuildings		1990's - Yr R classrooms modular installed
	1930's/1950's - Toilet extension		1990's - Yr R modular extension

2.03 Arboriculture

A tree survey has been carried out for the school site by RPS Group (see appendix B for the Arboricultural Impact Assessment). 8 trees require removal to accommodate the proposed development works. All of these have been assessed as low arboricultural quality (category C). The area surveyed included all trees on the site, with primary focus on the tree belt running north-west to south-east across the site, which is closest to the proposed area of development. Please see section 3.06 for further comment on tree and general planting proposals.

2.04 Ecology

The site supports habitats of a range of ecological value, ranging from more ecologically valuable mature tree lines and woodland to extensive lower value modified grassland, hardstanding, and buildings. A preliminary bat roost assessment found no direct evidence of bats in the classroom but concluded that the structure offered low (but not negligible) bat roost suitability. A further dusk emergence survey found no bats emerging from the building, although there was a general regular level of foraging and commuting activity by Common and Soprano Pipistrelle bats around the adjacent mature tree belt.

The small areas of scrub and trees affected have a low risk of supporting reptiles and amphibians and are likely to support small numbers of nesting birds during the spring and summer.

Dead wood habitat within the development area supports a good population of Stag Beetle.

The survey found no evidence that the site supports Great Crested Newts, Hazel Dormice, or Badger.

Please see section 3.09 and Appendix C for details of how the proposal facilitates biodiversity and proposed ecology.

2.05 Archaeology/ Site History

The site lies on gravel terraces within the Thames Valley, an area known for human activity from the prehistoric and Roman period, highlighted by several findspots of individual objects from these periods. The site is therefore of archaeological interest. Some of the proposed development areas within the site have never been developed and are undisturbed ground.

Berkshire Archaeology Officer, Edwin Wood, has been consulted and has stated the following:

‘The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric Roman remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy. In view of the nature and scale of the development and the low likelihood of the potential archaeology, should it exist, meriting preservation in situ, an archaeological monitoring and recording exercise in the form of a Watching Brief, on a controlled strip of the area, to the required depth for the development, is likely to represent an appropriate programme of works. Berkshire Archaeology would be pleased to discuss the approach with the applicant, or their archaeological consultant, should permission be granted.’

See appendix D for the full archaeology statement.

The site was previously occupied by ‘The Laurels’ estate, pre-dating the 1870’s historic maps available for the area. The site became The Laurels Infant School sometime in the late 1940’s and has been tied with Park Lane School since that time.

To the north, residential houses and a nursery were constructed around 1899/1900. These were demolished and the land absorbed as part of the School site by the 1970’s. A library, police station and clinic were constructed by the 1960’s to the south-west of the Laurel’s site, with the site boundary of the school established at the same time. A playground was also constructed to the south at this time.

2.06 Topography

A topographical survey has been undertaken, see appendix E. The site falls 0.76m from west to east with the building sitting on a plateau in the centre of the site. The site has a fall of around 900mm from west to east. The western area of the site is approximately 100mm higher than the finished floor level of the main building, and the eastern area of the site (playing field) is around 700mm lower.

2.07 Geotechnical

A Ground Investigation Report (GIR) has been undertaken across the school site by Terrafirma (South) and checked by HCC ETE Civil Engineers (Louis Weller), HCC Geotechnical Engineer (Hannah Dashfield) and HCC Property Services Structural Engineers (Jonathan Prew). Outcomes of the GIR have dictated the below ground drainage and will inform the design of the foundations for the proposed two-storey modular building.

Please see appendix G for the Ground Investigation Report.

3.0 Design Solution

3.01 Design Process

The project originated from the DFE Condition Assessments and Reading Borough Council's Education Property Development Team commissioning regular Fabric and Heating & Electrical Condition Surveys across the Reading school estate.

The surveys raised a need to improve the building condition of Park Lane Junior School. Upon investigation, it was highlighted that the Junior School annex building was at the end of its life and would require demolition. This instigated the need for the Junior School main building to accommodate the Year 6 pupils in the annex building, which in turn meant the Infant School needed to accommodate Year 3 who would be displaced by the year 6 pupils.

A feasibility study was undertaken, during which a number of options were developed through an iterative design process. The process identified areas of the existing Infant School that require refurbishment as well as the need to provide additional teaching spaces and an increase in external play areas, with the most viable locations for these agreed with the client and school. The developed designs have also been shared at a public consultation at the school, as well as through a pre-application to RBC planning department.

Hampshire County Council Property Services have consulted with the following on the design proposals:

- Park Lane Primary School, Executive Head Teacher, Infant Head Teacher and Bursar
- RBC Property Development Officer
- RBC Planning Department
- Berkshire Archaeologist
- HCC Ecologists
- HCC Fire Officers
- HCC Access team
- HCC Transport Consultants
- HCC Architects
- HCC Landscape Architects
- HCC M&E consultants
- HCC Structural Engineers
- HCC Cost Managers
- HCC Drainage Consultants
- HCC Geotechnical Engineer

3.02 The Brief/ Uses

Through the feasibility process, the brief was confirmed with the proposed schedule of accommodation outlined below:

Accommodation	Number
Installation of Double Stack Modular	
Classrooms (KS2)	4 (2 x at ground level, 2 x at First Floor)
Pupil WC	7
Acc WC/Staff Toilet	1 (Ground Floor)
Stores	4 (Off of each classroom)
Circulation - staircase	
Existing Building Refurbishment	
Yr 1 classroom refurbished to Year R classroom	
Staff Room & wet area refurbished to Year R classroom	
Staff toilets refurbished to Year R pupil toilets (2 cubicles) and a single Staff WC	
Year 1 classroom refurbished to Staff Room with kitchenette	
School hall to have structural beam fixings tightened	
Window replacement to new year R classroom spaces	
(P02 ADDITION) Upgrading of 2no. windows to 30 minute fire protection on ground floor west elevation of original building (proposed staff room).	
Upgrading of some electrical and mechanical services	
External Spaces (further details in section 3.06)	
KS1 hard play area	
Yr R external soft play area	
Staff car parking inc. extension to existing	
Boundary fencing and secure line inc. gates	
New footpath into site	

It is anticipated that these spaces will enhance the school environment and provide the necessary support for the increase in pupil numbers at the Infant School site.

3.03 Building Layout

The proposed modular building has a two-storey linear form, which maximises the remaining site for external play and car parking, as well as consideration for the mature tree line that runs adjacent.

The modular building sits 90 degrees to the existing Year R modular, to the west of the school site. Positioning it in this orientation means the building can sit further away from the school boundary,

reducing the visual impact of the block along School Road and allowing for further car parking. Its position also ensures that views from the school entrance on School Road towards the original 'Laurels' building are unobstructed. This orientation also allows for the KS1/2 play area to a more usable and meaningful space that is directly addressed by the modular's frontage, rather than the long and thin playground that was established originally.

The classroom sizes meet the recommended areas outlined by the DFE. The layout on the ground floor includes 2 classrooms; a large store off of each classroom; 4 individual toilets including 1 x accessible WC/Staff WC. External fire doors provide means of escape from the ground floor classrooms, as well as external escape from the protected staircase. There is level access to all exits. On the first floor, the layout is practically the same, although classes escape via the protected staircase in the event of an evacuation.

In the existing building, a classroom and staff room/school club area will be refurbished to create 2 Year R classrooms. These classrooms will have external access to a new soft play area, which requires the inclusion of a new external door in one of the classrooms on the north-east facade. This door will be in place of one of the existing window opening, albeit slightly wider to accommodate accessible external access. The finish of the external soft play will need to accommodate for level access from the existing and proposed external doors to these Year R classrooms. Internally, a new opening is required into an existing Staff toilet area.

(P02 ADDITION) This space will be subdivided to create Year R pupil toilets (2no. cubicles and basins), and an individual Staff WC. The single glazing in these classrooms will be upgraded to double-glazed PVC to match the rest of the building and improve the thermal envelope. Two windows on the ground floor of the original building require upgrading to 30 minute fire rated as they are situated next to an external escape stair. These will retain much of the same aesthetic as those currently installed, bar the top openable window which cannot be included for fire safety purposes.

Within the ground floor of the original building, an existing Year 1 classroom will be converted into a much needed Staff Room/PPA space.

3.04 Building Form, Scale and Materiality

The proposed two storey modular building responds well to the massing of the existing two storey building, albeit slightly smaller in height. As the front of the modular faces south-east, a powder-coated steel solar shading canopy is proposed along this facade to minimise internal heat gains from direct sunlight.

The classrooms and main entrance/exit benefit from level access to external play areas.

Regarding materiality, the modular will retain it's Moorland Green Hemsec Plastisol panel external finish, which blends well with the existing mature tree lines that run around and through the site.

The refurbishment of the existing Year 1 classroom and Staff Room would see the replacement of single-glazed windows to uPVC, chosen to coordinate with the current windows in place across the rest of the school. In the proposed Staff Room, two windows nearest the fire escape stair will require upgrading to fire-rated windows. Again, these will be in keeping with the windows currently in place.

3.05 Schedule of Proposed External Materials

Material:	Finish/Colour:
Proposed modular building	
External walls to modular building	Hemsec Plastisol Panels - Moorland Green
Roof finish	Kingspan Composite roof panels - Goosewing Grey
Windows and External Doors	Aluminium double-glazed - Grey Stainless steel ironmongery
Rain water goods	Box gutter with PVC downpipes - Black
External solar shading free-standing canopy	Powder coated steel - Grey
Existing building	
Windows and External Doors	uPVC double-glazed - White

3.06 Landscape Design and Access

The proposed external works comprise:

- Inclusion of a new 11 bay car park, inc. 2no. Accessible spaces and 2no. EV charging spaces
- Extension to existing car park (2 additional bays)
- Construction of a pedestrian path into the site from main public footpath (along School Road)
- Replacement and upgrading of boundary fencing and access gates
- Provision of KS1 external play area
- Provision of Year R soft play area and sheltered play area
- Removal of poor quality trees and replanting of new trees
- Increased biodiversity planting

The proposed landscape plan intends to enhance the school's existing outdoor environment by improving outdoor teaching and play areas, access into and around the site and site security.

The development requires 8 trees to be removed, which have been highlighted as being of low arboricultural quality (grade C) as recorded in the AIA report. 8 replacement higher-quality native trees are proposed in more suitable locations across the site, primarily to act as additional screening between the proposed staff car park and School Road and the proposed modular building. The soft landscape proposals also provide enhancement for biodiversity gain by adding insect friendly planting, native hedgerows and with the creation of a greater amount of long grass fringe areas. Drawing E05323-HCC-02-00-DR-L-7005 indicates the biodiversity strategy and management programme proposed.

It is proposed to provide new boundary and internal fencing to replace the existing poor-quality weldmesh perimeter fencing where possible. Charcoal grey coloured 1.8m high hoop top fence lines (fig. 08) are proposed around the revised secure line of the school, with lower 1.2m high palisade timber fencing with hardwood posts (fig. 09) proposed in internal areas of the site that require



Fig. 08 - Example of 1.8m hoop-topped fencing



Fig. 09 - Example of 1.2m timber palisade fencing

partitioning (see drawing E05323-HCC-02-00-DR-L-7000).

A new pedestrian path is proposed into the site from School Road which will have both a manual gate at the entrance to the site and an intercom operated gate and lighting closer to the school reception area to improve visibility and thereby security as to who is being given access into through the secure line. The existing vehicular intercom gate will be retained, with a further manual vehicular gate included on the revised secure line to prevent unauthorised vehicular access proceeding past the main school building.

Porous rubber surfacing for the relocated Year R play area will include rubber mulch surfacing around the retained trees. This surfacing extends into the KS1/2 area, with asphalt proposed around the modular building.

The routing of proposed services has been considered and the layout coordinated to avoid conflict with retained tree protection zones. See the combined services drawing (E05323-HCC-02-00-DR-L-7010) for details.

A new external store and Yr R outdoor shelter/canopy are proposed which will sit on raft foundations above a 'no-dig' base construction again to avoid tree root damage. The Year R play shelter is intended to be constructed of a wooden frame with polycarbonate roof.

Proposed surfaces for the new staff car parking bays are combination of asphalt and a porous gravel filled grid system to attenuate surface water run-off. These have been co-ordinated with the drainage scheme to produce a fully SUDS compliant proposal. See drainage section 3.14.



Fig. 10 - Examples of external Yr R Sheltered Play

3.07 Transport Strategy

The intention is to provide a holistic staff parking provision to be shared across the whole Primary School (infant and juniors). The Infant school will have 24 FTE staff members with Year 3 moving to this site, whilst the Junior school will have 20 FTE.

With this in mind, the staff car parking will expand at the infants from 11 spaces to 22, including 2 accessible spaces and 2 electric vehicle charging spaces that had not previously been provided. With the inclusion of the 6 bays proposed at the Junior school (including 1no. accessible space), the total number of staff spaces across both schools would be 28, with a car park space to FTE staff ratio of 2:1.

Focusing on the infant site, the existing car park will be extended by two standard bays using asphalt surfacing, whilst the new car park will provide 11 spaces, 9 of which will use a Porous gravel plastic grid surfacing system to account for surface water run off. The two accessible bays and the surfacing between spaces will be asphalt.

2 Electric vehicle charging points will be provided power via a single twin-socket charging point.

3no. existing spaces will remain adjacent to the school building, with access to these via a new, lockable gate which will be managed by the school. Access to the new staff car park will also managed by the school using a manual gate which will be opened at the beginning and end of the school day, and will remain locked shut outside of these times.

Appendix A provides details on the school's current travel plan.

3.08 Accessibility Strategy

The surrounding public footpaths/ pavements and approach to the main school entrance, off School Road, and drop-off/pick-up entrance, off Corwen Road, are all relatively flat and at least 1.8m+ wide with street lighting. There are no significant changes in levels from either entrance. The school site overall is generally flat.

Pedestrians accessing the site, outside of drop-off and pick-up times, from School Road, currently share the access with vehicles. This is being addressed by providing a new, dedicated pedestrian entrance and footpath approach to the main school office. The footpath will be an asphalt surface, 1.8m wide. A new gate is proposed to ensure site safeguarding. This will have an intercom system to the school office and automated lock release. Details of this will be developed in the next design stages.

The site is predominantly level with no existing external ramps or steps. Level access is proposed to the existing and proposed Year R external doors. There will also be level access into the modular building.

Consultation has been undertaken with the HCC Access Team and HCC Fire Safety Review Group and all parties are satisfied that the proposals are sufficiently accessible to the individual requirements.

For further details, please refer to appendix E: Access Strategy

3.09 Ecology

A detailed ecology report has been completed (see appendix C), and mitigation measures set out in the report have been considered in the proposals.

New tree planting will mitigate the impact of the development on the designated Green Link through the site, and a new area of dead wood habitat would be provided for the continued conservation of the Stag Beetle population currently present on site. A new area of 'wildflower meadow' is proposed to be created through enhancement of a strip of grassland along the northern edge of the playing field and a new section of hedge.

Tree removals will be conducted outside of nesting season.

A biodiversity management programme has also been developed which details a 3-5 year plan to sustain and encourage the successful establishment of the new tree and biodiversity planting (detailed in drawing E05323-HCC-02-00-DR-L-7005). It has been calculated that the proposed works will have a neutral impact on biodiversity across the site through the provision of new linear and area-based habitats.

Please see appendix C for full Ecology report.

3.10 External Lighting/ Signage

3 existing light columns are proposed for removal on the site; one to the north on the school playing field and two along the vehicular entrance road. 3 new external lighting columns with high efficiency LED lighting will be installed; two in the proposed car park facing away from School Road and one in the existing car park area. External lighting will also be building-mounted to the proposed modular building and to the adjacent final exit doors from the newly refurbished year R classrooms. Lighting will be controlled via automatic daylight hold off sensors and digital programmable timers, set to align with the schools existing operational hours.

3.11 Sustainability/ Climate Change Strategy

We have reviewed the relevant policies, CC1 and CC2, of the Reading Borough Local Plan (November 2019).

Under policy CC1, we can confirm that, Hampshire County Council, on behalf of Reading Borough Council, designs all the projects it procures to meet the best practice criteria of sustainable design. Whilst there is limited 'design' on this site, the window replacement will enable the building to be more efficient, in terms of energy reduction and thermal performance.

Referring to policy, CC2, due to the nature of the works, and in agreement with RBC, BREEAM accreditation is not required on this project.

An existing underutilised RBC-owned double stack modular is to be used to provide additional teaching accommodation. In doing so, the requirement for manufacturing and construction on this project is drastically reduced, thereby minimising the carbon emission impact of the development. The building is 8 years old, and is constructed from a deconstructible galvanised steel frame with timber studs, lined with Frametherm insulation and clad in Hemsec Plastisol Panels. The roof is constructed of composite roof panels on galvanised steel purlins. Windows are argon filled double glazing with 'Low E' clear glass. In reference to the pre-application comments, though modular buildings are often seen as temporary solutions, their robustness in construction is comparable to many other permanent construction solution. This type of construction uses a robust steel primary structure and should repairs need to take place to external panels or windows, these can be done much as would expected for any other construction solution.

As well as this, upgrading the single glazed windows in the existing building will improve the thermal performance of the external fabric in those areas.

3.12 Building Fabric and Thermal Performance

As mentioned, the modular uses composite insulated panels, which have a U-Value of 0.020 W/m² K, within the BS EN 13165 standards. The roof is constructed of composite roof panels and has a U-Value of 0.20 W/m² K. The thermal performance of the aluminium double glazed windows with 'Low E' film are 1.76 W/m² K, in accordance with BS EN ISO 10077-2:2003.

The modular building uses 'Low E' low emissivity double glazing, which reduces the amount of solar heat radiation transmitted into the building, thereby reducing the impact of solar gain and contributes towards the thermal comfort of occupants. In addition, a galvanised steel solar shading canopy is proposed on the south-east facade to further mitigate solar gain.

Overall the modular building received an energy performance asset rating of 31, falling into category B in 2013. This will be reassessed once installed on the Park Lane site.

The replacement of single glazed windows with double glazing in areas of the existing building will assist with reducing the heat demand/load, thus lowering the carbon footprint of the building. The school should also see a reduction in running costs. Other benefits include, improved health, comfort and wellbeing for the building occupants. Although subject to further detailed design, the glazing will achieve the base line U-Values set out in Approved Document, Part L.

Strategic tree planting will also provide further shading to the external play areas.

3.13 Sustainable technologies

Any necessary upgrades to the engineering services will focus on delivering low energy consumption, low maintenance, high reliability, user friendly installations, appropriate for the building users. New lighting in the existing building will see lighting upgraded from fluorescent to LED and feature controls for presence detection, to minimise energy usage.

External lighting will provide safe access to around the car park. The lighting column will be positioned and specified to prevent light pollution, to avoid nuisance to neighbouring residential properties.

Within the double stack modular, windows on both the south-east and north-west facade in the classrooms allow for good levels of daylighting, reducing the need for artificial lighting. They are also openable to allow for cross ventilation. Internal teaching areas are also supplied with air conditioning.

3.14 Drainage

The site is located within Flood Zone 1 and is therefore not at risk of flooding.

It is proposed to discharge surface water runoff from the car park, modular building roof and hard paved surfaces around the building to a soakaway located within the new car park area. This will be by way of a crate soakaway system, designed to cater for the 1:100 year +40 storm return period (see drawing E05323-HEH-XX-XX-DR-C-0901). A site investigation was conducted which included BRE 365 soakage testing.

Full details on the drainage strategy can be found in the Flood Risk Assessment and Drainage Strategy Report (appendix F),

3.15 Air Quality

Low VOC materials and finishes will be specified throughout the building.

The modular building will be air conditioned in excessive heat, and windows will be openable for ventilation, allowing the building users to more closely control their environment.

3.16 Refuse Waste Collection

The proposals do not affect the existing waste collection procedures at the school.

Construction waste will be managed by an agreed and adopted Site Waste Management Plan (SWMP), to minimize consumption and on-site generation of waste.

3.17 Contractor's Site Management

The construction phase site set up and access strategy will be developed with the Main Contractor, in liaison with the school. A Traffic Management Plan (TMP) will be completed and a Compound and Site Strategy drawing developed, for inclusion in the TMP. These documents will be developed to ensure the construction works will not conflict with the operation of the school.

It is likely that the contractor will use the maintenance gate and set up a compound on the playing field to complete the first round of refurbishment works to mitigate disruption to the school during term time. Over the summer period, this may move to the existing or proposed car park locations whilst the school is unoccupied.

Noise and working hours will be controlled and managed to limit the local impact. Deliveries of plant and large materials will also be managed by the contractor and coordinated to avoid the school pick up and drop off times which are Monday to Friday, 8:45am-9am and 3:25pm. There are also after school clubs that finish at 4:30pm which will also be considered.

4.0 Appendices

Appendix A: School Travel Plan

Appendix B: Arboricultural Impact Assessment

Appendix C: Ecology Report

Appendix D: Archaeology

Appendix E: Access Strategy

Appendix F: Drainage Statement

Appendix G: Ground Investigation