

Planning application – Design, Access & Supporting Statement

Property name: Coley Primary School

Property address: Wolseley St, Reading RG1 6AZ

Renewal of planning application of 1 no. demountable modular double classroom unit and associated external works.

Brief

Planning Permission was previously granted on 31 May 2013 (130463) for one demountable modular double classroom unit and associated external works.

It is proposed that the modular double classroom unit will be used as classrooms for SEND pupils for a period of at least five years. The school have been really struggling with increasingly demanding cohorts of SEN pupils who need additional accommodation to the mainstream classrooms. We have a statutory duty to provide places for SEND

The modular unit was pre-formed off-site to comply with the current Building Regulations standards and Equality Act recommendations at the time of installation.

Design Principles/ Solutions

The location of the modular classroom is to the North East corner of the site. The classroom is located on an extended area of macadam. No parking provision was lost as a result of the installation.

The accompanying drawings illustrate the configuration and appearance of the modular classrooms.

Access and Inclusion Principles

The ramp and steps to the modular complied with Building Regulations (2013) with regards to width, gradient, provision of handrails and colour contrast etc.

The entrance to the modular has a single door, width compliant with Part M of the Building Regulations and a level threshold. The door colour is visually contrasting against the external wall colour. The door also has a vision panel. The entrance area has barrier matting suitable for wheelchair users.

Highways

Pedestrians access the site through two gates from Wolseley Street at the beginning and end of the school day. The main entrance gates for pedestrians are separate from that for vehicles.

Berkley Avenue (175m from site), has a number of bus stops serving central Reading.

The School serves the local catchment area. Pedestrians and visitors arrive via Wolseley Street (main pedestrian entrance) at drop-off and pick-up times.

Landscape Design

The main landscaping works provided a hard standing for the modular and associated macadam areas.

Sustainability

In line with Reading Borough Council's guidance, sustainability and environmental issues were considered as part of any proposed permanent new-build development, to reduce the environmental impact of the various elements of the buildings.

The modular classroom was constructed to building control (2013) requirements.

Due to the nature of the modular classroom it is easily demountable and can be reused/ relocated elsewhere, following removal from this site.