



Thames Valley Surveying

Design and Access Statement

New SEND Unit

at

Radstock Primary School

Radstock Ln, Earley, Reading RG6 5UZ

17 January 2025

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Issue Record

Issue	Date	Description	Created by	Reviewed by
-	17/1/25	Initial Issue	JW	EL

1.0 Introduction

This statement is submitted to Wokingham Borough Council Planning Department on behalf of Wokingham Borough Council, in support of a planning application for the development of a new SEND unit at Radstock Primary School.

The council has a statutory obligation to provide a suitable education placement for every child of school age and for young people with Special Educational Needs and Disability (SEND) up to the age of 25 years where education continues to be appropriate to their needs. The project is necessary to ensure that children are educated in an environment that supports them to fulfil their potential. In addition, providing appropriate accommodation within the borough will have a long-term cost saving overall.

The proposed development will comprise of a single storey SEND block, with:

- Lobby / circulation area
- 3 nr classrooms
- 2 nr sensory rooms
- 2 group / meeting rooms
- Kitchen Area
- Hygiene Room and WC areas
- Additional parking spaces for cars and cycles
- External play spaces

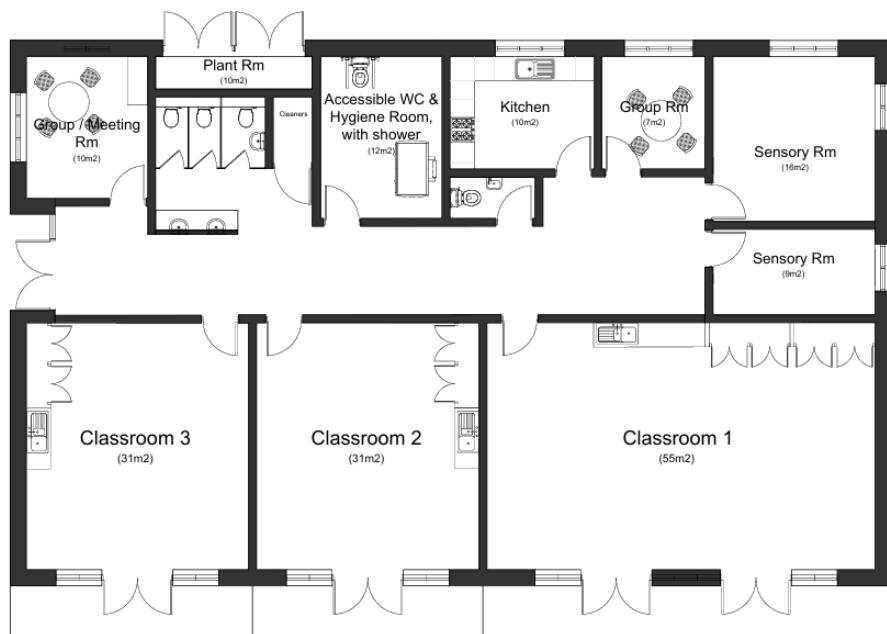


Figure 1 - Proposed Floor Plan

2.0 Site

The proposed site is part of Radstock Primary School, located on Radstock Lane.

The site is in a residential area and has good levels of pedestrian and cycle routes.



Figure 2 – Radstock school site (Blue) and development area (Red)

The main vehicular access to the site is from the Radstock Lane to the Northeast of the site.

3.0 Proposed Development

The proposed development involves the construction of a new single storey standalone block to accommodate 21 pupils with special educational needs and disability.

The inclusion of the SEND block on the site will not impact upon the existing buildings but will result in the loss of an area of hard play area.

3.1 Layout, Scale and Appearance

The design of the facility has been informed by:

- The template design for SEND units, which has been signed off by the client
- The initial design brief and objectives.
- The school's requirements for internal spaces.
- The site's particular constraints and opportunities.

The proposed development is located to the northeast corner of the school site, sited on an under used area of hard standing.

The SEND block is proposed as a part flat roof, and part pitched roof construction with a combination of brick and timber facades to offer both a robust and economic solution appropriate to a school environment.

The windows, doors and rainwater pipes are proposed as PPC aluminium frames.

A large polycarbonate powder coated steel canopies is proposed to the South elevation of the building, providing covered external play areas to the classrooms.

Overall, it is considered that the location, scale and materiality of the proposed development is in keeping with the context of the school site and adjacent residential properties.

4.0 Landscape Design

The building will be accessed from within the existing site, rather than being a 'standalone' provision.

The external play spaces to the block will be enclosed by a 1m high bow top fencing providing an area of for informal play separate from the main areas of the school site, although the pupils will also have access to the existing school site.

The existing 2m high palisade fencing to the West of the building will be realigned to re-establish the secure line.

The new car parking area will provide adequate parking for the increase staff numbers on the site, please see separate parking strategy document.

Access across the site, and into the new building has been designed to meet the requirements of Building Regulations approved document Part M and the Equality Act, to ensure that everyone has access to the building.

Level approaches and thresholds are proposed wherever possible across the site, with any slopes and level changes in accordance with the approved Part M document where access is required.

5.0 Sustainability

As part of the sustainability assessment undertaken for the project, the following core principles for Carbon emissions reduction are to be adopted into scheme on a staged approach as follows:

- Stage 1 – Passive design measures and features

A fabric first approach adopting low U-values with a high air tightness to initially reduce the energy demands and associated CO2 emissions of the buildings.

- Stage 2 - Passive and active energy efficient building services

In addition to the passive measures, high standards of energy efficient building services equipment such high efficiency LED lighting and controls, optimised building management systems, high efficiency air source heat pump heating, high efficiency fans and motors and utilising natural ventilation where possible will be incorporated into the scheme.

- Stage 3 – LZC / Renewable energy provisions

Alongside the above passive and active measures, the use of photovoltaics may also be explored to achieve further overall reduction in CO2 emissions.

6.0 Drainage

The ground conditions on the site are not suitable to use infiltration drainage, on that basis drainage needs to be connected to the main surface water sewer, which the existing surface water from the hard standing is connected to.

The scheme will incorporate the following:

- On site attenuation, to reduce discharge from the new section of development to 2 litres/s.
- Rain gardens in the position of rainwater downpipes.
- Permeable paving, with a tanked storage beneath to provide storm water storage / attenuation.

7.0 Ecology

A Preliminary Ecological Appraisal has been undertaken at the site, to assess its biodiversity value, identify local protected species and site designations, advise on measures to minimise potential damage and recommend enhancements to achieve a Biodiversity Net Gain.

The report concludes that that it is highly unlikely that works will result in any significant long-term harm to biodiversity, or impact upon priority species.

8.0 Arboriculture

The Preliminary Arboricultural Impact Assessment notes that root/tree protection in the form of heras fencing will be required where construction works are carried out near trees and saplings.

The proposals do not require the removal of any trees.

9.0 Pre-Application Advice

Pre application advice was formally sought for the application.

The conclusion of the pre application was:

"Subject to further Highways, Landscaping/Arboricultural and Ecological information, the scheme is considered to accord with national and local policy and therefore is likely acceptable"