



PLANNING STATEMENT

FOR

POLEHAMPTON JUNIOR SCHOOL KIBBLEWHITE CRESCENT TWYFORD READING RG10 9AX



PREPARED BY

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REF: 6872

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REVISIONS

None

1. PROPOSAL OVERVIEW

DHP (UK) LLP have been commissioned by Polehampton Junior School for the erection of a temporary classroom type modular building for decant space whilst work in main building is done. This planning Statement supports a suite of documents submitted to the Local Planning Authority.

2. EXISTING SITE ANALYSIS

The application site is located at:

Polehampton Junior School,
Kibblewhite Crescent,
Twyford, RG10 9AX



Google Maps: Aerial View

The school site is located between off Kibblewhite Crescent in Twyford. The site equates to 2.06 Hectares. The site is subject to very minor level changes. The character of the area is generally housing development from 1970-1980s with the school forming part of a community hub adjacent local community halls, Scout Hut, allotments and Doctor's Surgery

3. PROPOSAL AND OVERVIEW

The proposal is to erect a temporary classroom type modular building for decant space whilst work in main building (Time frame - aprox 30 weeks – subject to works on site)

4. ACCESS

4.1 Site Access

The proposals do not affect the existing provision.

4.2 Car Parking/Cycle Provision

The proposals do not affect the existing provision.

4.3 Transport Statement

No transport assessment is required as the works do not impact on travel or pupil numbers.

4.4 Accessibility Statement

No changes are proposed to current access arrangement as the proposals do not affect this.

5. PLANNING AND ENVIRONMENT

5.1 Change of Use

There is no change of use, it is currently Education use.

5.2 Listed Building Consent

There are no buildings that are listed that will affect the proposal.

5.3 Conservation Area Consent

The site does fall within a Conservation Area.

5.4 Tree Preservation Orders / Tree Survey

No trees will be affected by this development.

5.5 Ecology Statement

There will be no impact to the existing ecology.

5.6 Party Wall Award

No Party Wall agreements are necessary.

5.7 Refuse and Recycling

The refuse and recycling arrangements will remain as existing.

5.8 Site Waste Management Plan

The site waste management strategies for the school are proposed to remain as existing. The Contractor, when appointed, will be required to provide a construction waste management plan.

6. CONSTRUCTION ACCESS AND ASSOCIATED MATTERS

The contractor's access will be off Kibblewhite Cres.

6.1 Construction Management Regulations

- We request that, if required, the Construction Method Statement can be requested as part of the Planning Conditions within the Planning Approval if granted.

6.2 Site Security and Health and Safety

- It will be the Principal Contractor's responsibility to ensure health and safety and security through the duration of the construction works. The Contractors will have to comply with relevant guidance notes on Health and Safety for Contractors working on Children's Services Sites, including appropriate solid barriers (such as hoarding or solid heras fencing) between their sites and the School site.
- There will be a requirement of the Principal Contractor to manage any vehicle movements that crossover with school functions, such that the impact to the School is minimised and that health & safety appropriately managed. If necessary, vehicle movements will be restricted to out of school hours.

6.3 Deliveries to Site

- Deliveries will be scheduled for outside pupil pick up and drop off times.

6.4 Noise and Pollution during Construction

- The Contractor will be required to comply with BS 5228 Construction Noise.
- The times for noisy work will be restricted to 8.00 am to 6.00 pm Monday to Friday and 8.00 to 13.00pm on Saturdays as required by the Council. It is anticipated that work will be restricted to Mondays to Fridays, with only occasional working outside of these days.
- The Principal Contractor will be required to liaise with the School to identify any disturbances that the School are concerned about.

- The Principal Contractor will be required to use all reasonable endeavours to minimise dust and debris pollution. The wheels of construction traffic will be required to be cleaned prior to exiting the site compound and any debris on site will need to be cleared on a regular basis.