

Planning Design and Access Statement



NURSERY EXTENSION

AT

RIVERMEAD PRIMARY SCHOOL,
218 LODDON BRIDGE RD,
WOODLEY, READING
RG5 4BS

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1. Background

Rivermead Primary School is a two form entry mixed primary school for pupils aged 4-11 years old. There are currently just over 420 pupils on roll. The school was awarded 'Good' by Ofsted in 2023.

2. Characteristics of Locality

Rivermead Primary School is located in Woodley in Reading, from which the surroundings mainly include residential terraced houses. Fig. 1, 2 & 3 shows street views and how the school sits in relation to the residential houses. The school surrounding road is Addington Gardens. There are no listed buildings in the near vicinity.



Fig 1. Addington Gardens (school on right)

3. The Existing School Building

Previously closed, Rivermead Primary School was reopened in January 2023. It is a 1-storey building. Currently the school building is finished with London red brick and white upvc windows.

The main access to the school is via the pedestrian path on Addington Gardens at the front of the school. Refuse trucks & other deliveries have access from the same road, though at the other end of the school. There is also parking available outside of the school. The students access the school from Addington Gardens through the school playground and the staff through the main entrance on Addington Gardens. The school site is level.

Main access – A1

Refuse access – A2

Student access – A3



Fig 4. Shows the 3 different accesses to the school.

4. Description of the Proposed Works

The proposal will be a ground floor extension into the courtyard of the school. This is to accommodate a new nursery building. Currently the school does not have a nursery. The new extension will replace half of the existing courtyard. Fig. 5 shows existing courtyard. Fig. 6 & 7 shows the existing and proposed elevations of the courtyard.

Of how the current layout stands, the children must leave the premises in all weather conditions to access the temporary buildings. The proposal will allow for the nursery to have an outdoor play area, with access through the school for drop off, whilst allowing for the nursery to be part of the existing building.



Fig. 5 shows the courtyard of the school as it currently is.



Fig. 6 shows the existing elevation of the courtyard.

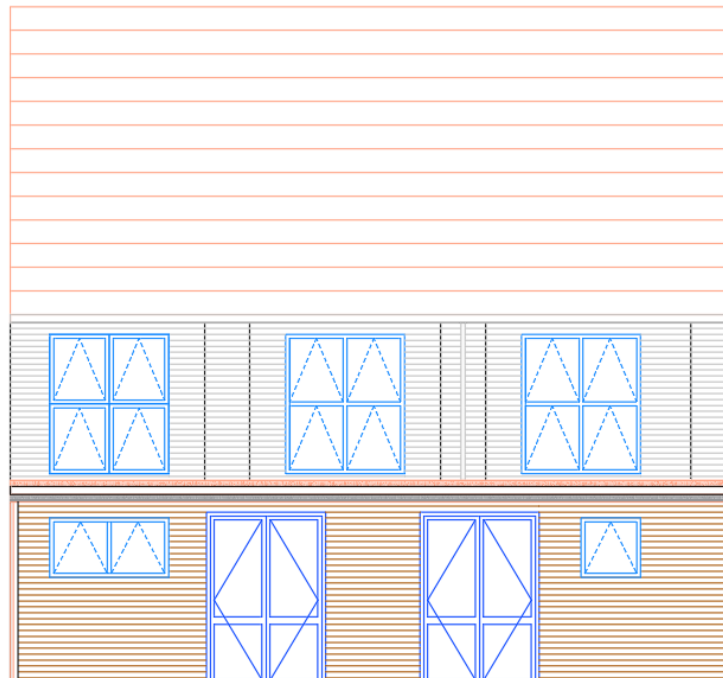


Fig. 7 shows the proposed elevation of the courtyard.

5. Impact Upon the Area

The addition of the nursery will allow for there to be a feeder nursery for the primary school. It also allows the children to have a separate play area.

The materials have been selected to complement the existing materials on the site.

6. Accessibility & Fire Escape

Access to the school will not be altered.

The proposed extension will have an external entrance through the courtyard and reception, with a separate door for access to the main hall.

7. Flood Risk Assessment and Drainage Strategy

The Environment Agency map shows the site to be in "Flood Zone 1" which is the lowest risk category with a 3.3% chance of surface water flooding each year, see Flood Risk Map below.

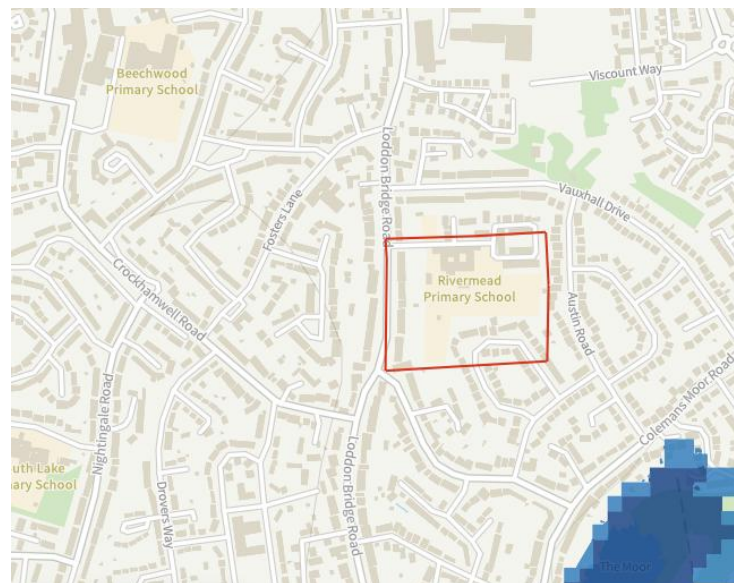


Fig 13. The Environmental Agency Flood Risk Map

8. Biodiversity

There are no trees or hedges located within the courtyard, so no risk of impact to the biodiversity of the site.

9. Summary

The proposed extension will provide the required additional space for a nursery, which the school is currently lacking. The visual appearance of the extension will match the appearance of the existing building.