

**PROPOSED SINGLE STOREY FRONT AND
FRONT/SIDE EXTENSION PROVIDING
RESOURCE AREA AND LINK CORRIDOR
EXTENSION PLUS A SINGLE STOREY FRONT
EXTENSION TO BOYS TOILETS TO
FINCHAMPSTEAD C OF E PRIMARY SCHOOL,
THE VILLAGE, FINCHAMPSTEAD, RG40 4JR.**

PLANNING, DESIGN AND ACCESS STATEMENT

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ON BEHALF OF: FINCHAMPSTEAD C OF E PRIMARY SCHOOL

1.00 INTRODUCTION

- 1.1 This statement is submitted in support of an application submission for the proposed erection of a single storey front and front/side extension providing additional learning and resource area and link corridor extension for access plus a single storey front extension to boys toilets to Finchampstead C of E Primary School.

- 1.2 This statement covers the background to the application and together with the submitted application forms, ownership certificates, CIL form and existing and proposed drawings provides the Local Authority with the necessary information to enable its determination by planning officers. Submitted supporting drawings include an A4 size 1:1250 scale OS Location Plan, an A3 size 1:500 scale Site Block Plan, Drawing Nos 21904-1 / 01 – Existing Floor Plan and Elevations and 21904-1 / 02 - Proposed Floor Plan and Elevations.

2.00 SITE ANALYSIS

- 2.01 The site is a small local Church of England Aided Primary School set on a large plot in the heart of Finchampstead village set on the South side of The Village road. The site extends from The Village to the North through to Longwater Lane to the South. The school main entry is off The Village with a secondary maintenance access provided to the rear off Longwater Lane.
- 2.02 The area of the school site is 3710 square metres which equates to 0.92 acres and the existing gross internal floor area of the school is 869 sq metres.
- 2.03 The original school on its current site location dates back to 1858 when the school buildings were provided in replacement of the original small school that was in a small cottage within the graveyard of Finchampstead Church. The school has been extended over more recent years and also recently acquired the use of the School House on attached land which has provided an extra classroom, staffroom and resources room. More recently in 2004 a new school hall was added to the rear of the school providing a space for a variety of purposes and then in 2019 a small side conservatory was added to a side infill area to provide a quiet resource break out space. A list of the most recent planning applications is outlined below:-

App. No.:	<u>090891</u>	Site Address:	Finchampstead C Of E Primary School The Village Finchampstead Wokingham RG40 4JR	View Details View Progress
Description:	Application for submission of details to comply with the following condition of planning consent F/2008/2605: 3. Method Statement for avoidance of compacting soil.			
Received Date:	27/01/2009	Date Valid:	10/02/2009	
iLap Ref No.:	C/2009/0173	Decision Date:	26/02/2009	
		Decision:	Replied	

App. No.:	<u>080063</u>	Site Address:	Finchampstead C Of E Primary School The Village Finchampstead Wokingham RG40 4JR	View Details View Progress
Description:	Proposed resurfacing of existing play area, installation of ball court, replacement of existing Trim Trail with a new Trim Trail and erection of new fencing.			
Received Date:	01/12/2008	Date Valid:	01/12/2008	
iLap Ref No.:	F/2008/2605	Decision Date:	20/01/2009	
		Decision:	Approve	

App. No.:	<u>072414</u>	Site Address:	Finchampstead C Of E Primary School The Village Finchampstead Wokingham RG404JR	View Details View Progress
Description:	Proposed erection of timber framed Gazebo at rear grounds of school			
Received Date:	23/08/2007 01:00:00	Date Valid:	23/08/2007	
iLap Ref No.:	F/2007/2217	Decision Date:	17/10/2007	
		Decision:	Approve	

App. No.:	<u>022133</u>	Site Address:	Finchampstead C Of E Primary School The Village Finchampstead Wokingham RG404JR	View Details View Progress
Description:	Proposed erection of rear extension to school to create hall, changing rooms and toilets plus internal alterations.			
Received Date:	11/10/2002 01:00:00	Date Valid:	25/10/2002	
iLap Ref No.:	F/2002/7774	Decision Date:	18/06/2003	
		Decision:	Approve	

App. No.:	<u>010781</u>	Site Address:	Finchampstead C Of E Primary School Finchampstead Wokingham RG40 4JR	View Details View Progress
Description:	Proposed change of use of school house to school use and staff room.			
Received Date:	30/04/2001 01:00:00	Date Valid:	30/04/2001	
iLap Ref No.:	F/2001/3904	Decision Date:	20/06/2001	
		Decision:	Approve	

- 2.04 The surrounding area is generally residential with a mix of house types including both detached and semi-detached dwellings although the immediate area is mainly large detached dwellings. To the North East of the site is the large open plan memorial ground and play area.

3.0 THE PROPOSAL

- 3.01 The single storey front and front/side extension provides an additional learning and resource space on the front of the school plus an additional Year 5 and 6 classroom to allow teaching of individual year groups. The link extension will be a continuation of the existing link access corridor consisting of 9.75 sq metres of floor area with a new window on the side overlooking the school frontage and a replacement fire exit door on the end of the corridor facing to the front of the site. The new classroom provides 32.5 sq metres of floor area and comprises a vaulted pitched up and over roof above, pitched from side to side with 2No. roof light windows at high level on either side of the roof to provide natural light at high level. Large windows on either side elevation match the existing classroom windows are to the front elevation facing the highway is another window with a feature triangular apex window above to suit the profile of the main pitched roof above and to also match the appearance of the existing gable end with feature glazing on the other side of the school front elevation serving the headteachers office.

The small front extension to the boys toilets adds a further 7.05 sq metres of floor area extension to the existing boys toilets and allows a refurbishment to provide 4 separate WC cubicles in place of the 1 existing cubicle and 2 urinals that the boys do not like to use.

Images showing area for proposed front classroom extension





Image showing area for proposed front boys WC extension



Use

- 3.02 A statement from the school headteacher outlines the need and potential use of the new space.

“Finchampstead C of E Is a small Church of England Primary School with 4 mixed age classes. We are incredibly proud of our curriculum offer but the mixed age classes does make our teaching organisation more complex. To teach the children a consistent and progressive curriculum, there are times when the year groups need to be taught separately, again this is something we are proud to do and we do it each day. In order for this provision to be successful we need additional spaces within school. We have multipurpose spaces which can be used but by completing this building project our Year 5 and 6 children would be able to be split into year groups when needed within their classroom rather than continually transitioning through school which impacts their learning time and the space available for the rest of the school.

Our Year 5 and 6 children have a small classroom for the number of children and extending the classroom would create a more positive, comfortable working space. This would also benefit our SEND pupils who need additional space and resources to ensure their needs are met.

This building project would impact the Year 5 and 6 children all day, every day but this would then have a knock-on positive impact on the rest of the school who equally need spaces to split into. It also opens up the possibility of opening a School Based Nursery in the future which is a project supported by Wokingham, The Oxford Diocese and the local community.

Toilet development is part of this project. We have only 1 cubicle for our Junior boys to use as they tend to not want to use the 2 urinals that are available in the top part of the school. This impacts their wellbeing as some children will avoid going to the toilet if possible and others who go to the toilet will have missed learning due to waiting for the one toilet. This would positively impact over 30 boys each year. Over many years, we have had feedback from parents and staff regarding the low number of toilets near our Junior classrooms for the boys and this build project would address that concern.

Finally, the appearance of our school within the community would be highly improved. The aesthetics would provide a degree of symmetry and would have a stronger connection with our school as a church school. We feel this could add to our appeal from the frontage and could impact the number of parents who visit and consider learning more about our school. This would then impact on our admissions numbers.

Layout and Scale

- 3.03 The proposed classroom extension provides 32.5 sq metres of floor area, the link extension provides 9.75 sq metres and the boys WC extension adds 7.05 sq metres with all 3 elements of the extension proposals located on the front of the school and will blend in, complement and enhance the appearance of the school.

Materials

- 3.04 All three sections of extension will be finished with walls in facing brickwork, white u-PVC or powder coated Aluminium windows and doors, flat roof sections to the boys WC and link extensions finished in a rubber or similar single ply roofing membrane and the new pitched roof above the classroom extension to be finished in roofing slate. All materials to match the existing school materials.

Landscaping

- 3.05 The area of the proposed link and boys WC extensions is in an existing tarmac hardstanding area. The area of the proposed classroom extension is predominantly made of up a gravel area. A 1metre wide border planting strip along the car park side and front elevation will be lost to make way for the extension, but will be replaced by a new 1metre border for flower and shrub planting to match the existing.

Access and Parking

- 3.06 Site access and parking all remains as existing.

Biodiversity

- 3.07 As outlined on Wokingham Borough Council Planning Constraints Map, the site lies in an area for bat roost habitat suitability, however a bat survey is only required for planning applications that involve roof modifications or demolition. All three proposed extensions do not affect the existing sections roof and there is no demolition works proposed, therefore a specialist bat survey is not required.

4.0 CONCLUSION

- 4.1 This statement has explained the details of the proposed extensions. The proposed works will not cause harm to the character and appearance of the existing school, the surrounding area or the amenity of nearby residents.
- 4.2 The school will benefit greatly from the proposed space as outlined above in the headteachers statement in section 3.02.
- 4.3 We respectfully request that planning permission is granted.