

St Michael's C of E Primary School

4.1 Proposed Site Plan



Adjacent: Site Location Plan



St Michael's C of E Primary School

4.1 Proposed Site Plan

Our proposals for the site are straightforward.

- Remove existing garden (gatehouse) to the front of the site, replaced with hardstanding to allow for access to new school office location.
- New door access to school office location.
- New door to front facade allowing for connectivity between classroom and playground space to front of the site.
- The addition of new dwarf wall and fencing inboard of the school boundary to improve safeguarding. The new gate/ fence line will create a line of separation between the lane and school grounds.
- The addition of a new ramp to side elevation to allow for compliance with DDA regulations.
- Internal reorder of classroom and associative spaces to improve overall returns.

The above works are on the whole minor; internal reconfiguration, fencing, ramp etc.

The main item of works is the new composition proposed for the front facade of the school (listed building fabric).



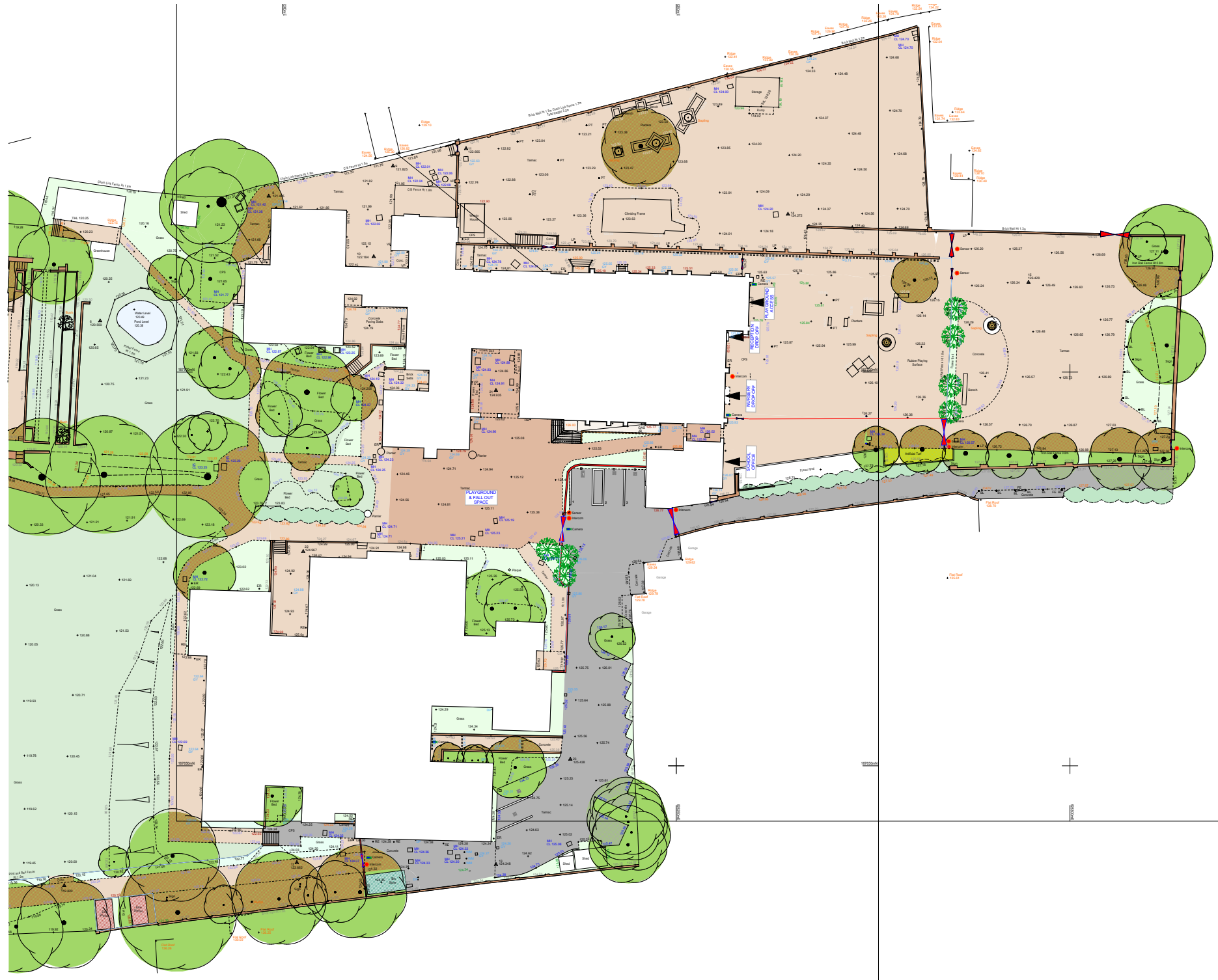
Our works are sensitively proposed; with 2no. new doors to the front facade to match the existing openings (with equal stone detailing, proportions etc).

The front facade is composed of three main parts; the gatehouse, wing A and wing B. The archway and lobby zone that sit within are currently expressed differently in terms of form, mass and composition. As such, the 3no. door openings proposed unify the front facade.

The strategic layout of the school site is similar to as existing; albeit improved. New fence line division addresses Health & Safety and safeguarding concerns. The new school office acts as a point of entry 'a welcome point on arrival' that allows for the safe control of footfall and vehicle access to the school site.

We conclude the proposals put forward are non-contentious and should be supported given the multitude of improvements as set out within the submitted documentation and drawing information.

4.1 Proposed Site Plan



The proposed site plan showcases the removal of the small garden to the front of the site, replaced with hardstanding material allowing direct access to the school office.

The new gate and fence line inboard of the school boundary line showcases a new security threshold. This allows for neighbouring residents to park their cars without disruption to the activities of the school.

The central area (as existing hardstanding with parking bays) between the infant school and junior school, we propose is fully pedestrianised addressing Health & Safety concerns.

To the rear of the gatehouse a number of new car parking spaces are offered to allow for visitation/ delivery again independent from the main activities of the school site.

Visitors on sign in, can pass under the archway into the main zone of the school site.

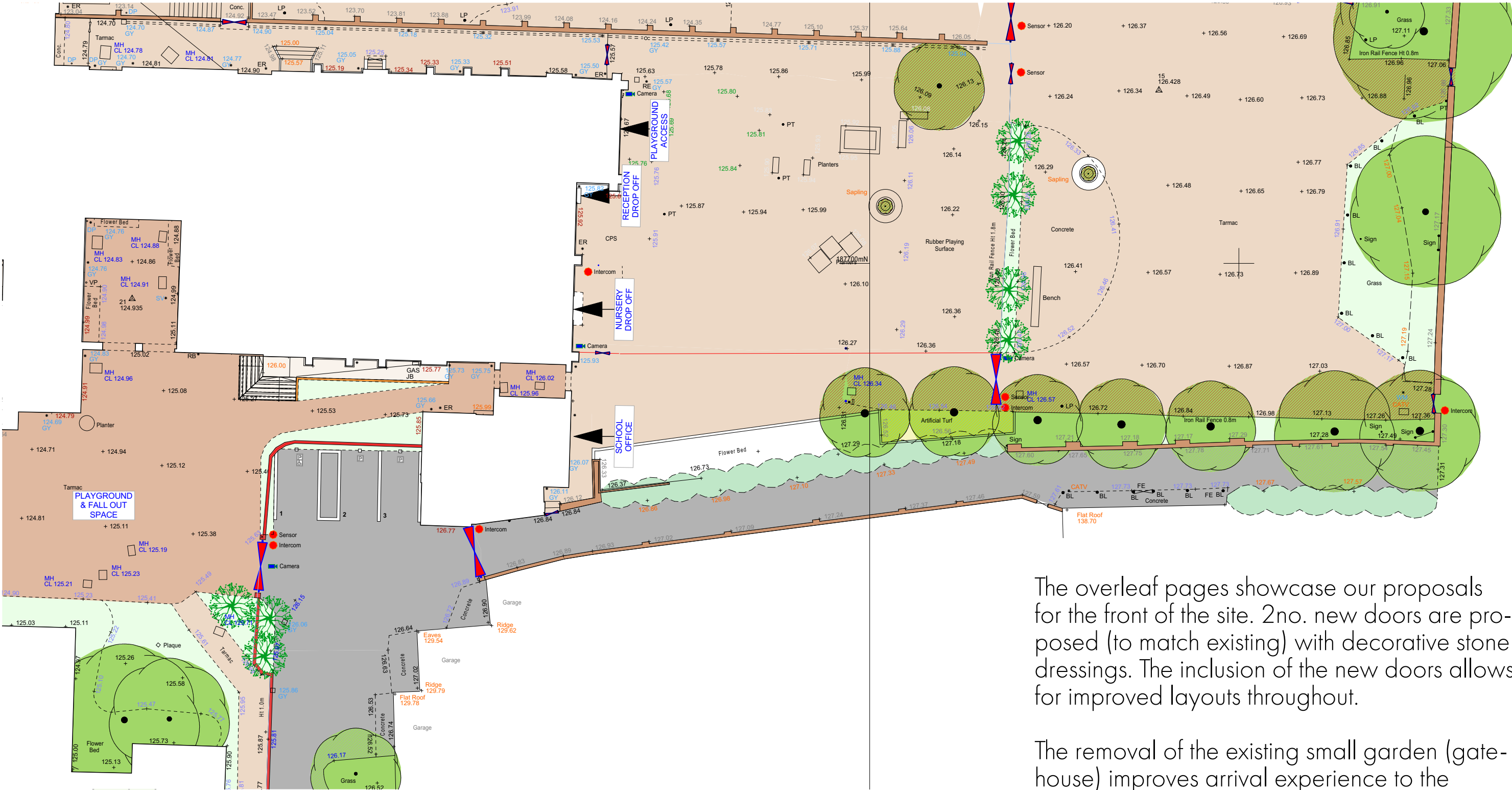
The new ramp structure allows for level grade access to the front building (DDA compliant).



Proposed Site Location Plan

St Michael's C of E Primary School

4.1 Proposed Site Plan



The overleaf pages showcase our proposals for the front of the site. 2no. new doors are proposed (to match existing) with decorative stone dressings. The inclusion of the new doors allows for improved layouts throughout.

The removal of the existing small garden (gate-house) improves arrival experience to the school site. Hardstanding floor area extends full width of the school frontage.

St Michael's C of E Primary School

4.1 Proposed Site Plan



Proposed School Frontage
New arrival point to School Office (New)

St Michael's C of E Primary School

4.1 Proposed Site Plan



Proposed School Frontage
Front Facade Upgrades

St Michael's C of E Primary School

4.1 Proposed Site Plan



Proposed School Frontage (Aerial)
Front Facade Upgrades

St Michael's C of E Primary School

4.1 Proposed Site Plan



Proposed New gate and Fence Line
New Security Threshold

St Michael's C of E Primary School

4.2 Proposed Demolition & Strip Out



To allow for the proposed new arrangement to the front of the school site; a strip out internally of the main infant building (front section) is proposed.

The strip out, of odd partition arrangements that will restore a double height volume to each wing of the building.

The front facade will require remodel to allow for 2no. new door openings. The gatehouse currently has a bay window fronting the site. We propose removal of the bay window replaced with a new door opening (aesthetics and proportion to match adjacent existing door opening).

The ground level of the north wing facade of the front elevation is currently brick finish. We propose a new door opening (aesthetics and proportion to match adjacent existing door opening) to be installed at this location allowing for direct connectivity to external playground space.

The works, whilst notable, given the heritage importance of the facade are wholly in-keeping with the gothic aesthetics of the facade and we

Proposed Demolition



St Michael's C of E Primary School

4.2 Proposed Demolition & Strip Out



The front facade of the school is proposed for upgrade including the addition of security threshold to the passageway arch E.D.03.

Existing doors E.D.01 & E.D.02 retained. The addition of new doors E.D.04 and E.D.05 to directly match the adjacent existing doorway proportions, detailing and materiality.

Door E.D.01 existing includes stone detail surrounds with timber door sets (with upper glazing). The aesthetic is entirely befitting of the host architecture.

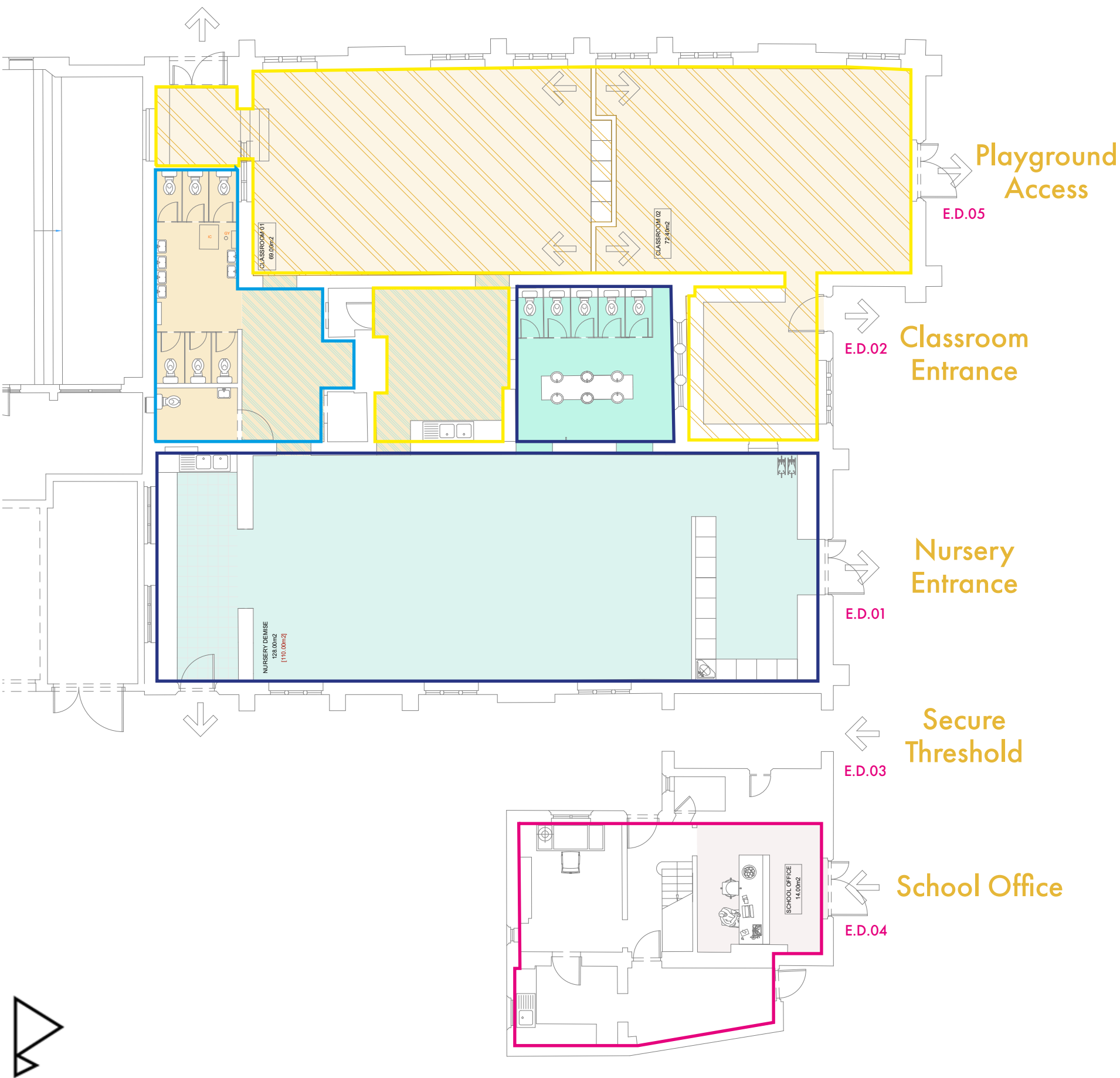
New door E.D.04 affords access to the new school office location fronting the entry of the site.

Door E.D.05 allows for the safe exit of pupils from classroom demise to existing playground to the front of the site.

The removal of existing garden area (attached to the gatehouse) allows for the full width of the school facade to be viewed on arrival; akin to the original design. See school history chapter for reference.

St Michael's C of E Primary School

4.3 Proposed Early Years Building



Our proposal for the front building is to retain the defined 2no. wings albeit repurposed for improved internal returns. Parallel, the change of use of the rental property 'gatehouse' from residential use to school office (+ admin zones to rear parts and above first floor level).

To allow for these works, a number of new door openings are proposed. The extent of which detailed previous.

Internally Wing A is split into 2no. space compliant reception years classrooms.

Internally Wing B is a new self-contained school nursery demise.

The central zone inclusive of WCs, kitchenette and storage areas.

The plan form is simple, wayfinding dramatically improved - with required access to external playground areas.

The existing access door to side elevations retained as existing.

A new ramp structure DDA compliant proposed to the south side elevation to allow for required level access.

St Michael's C of E Primary School

4.3 Proposed Early Years Building



Proposed School Frontage
Front Facade Upgrades

St Michael's C of E Primary School

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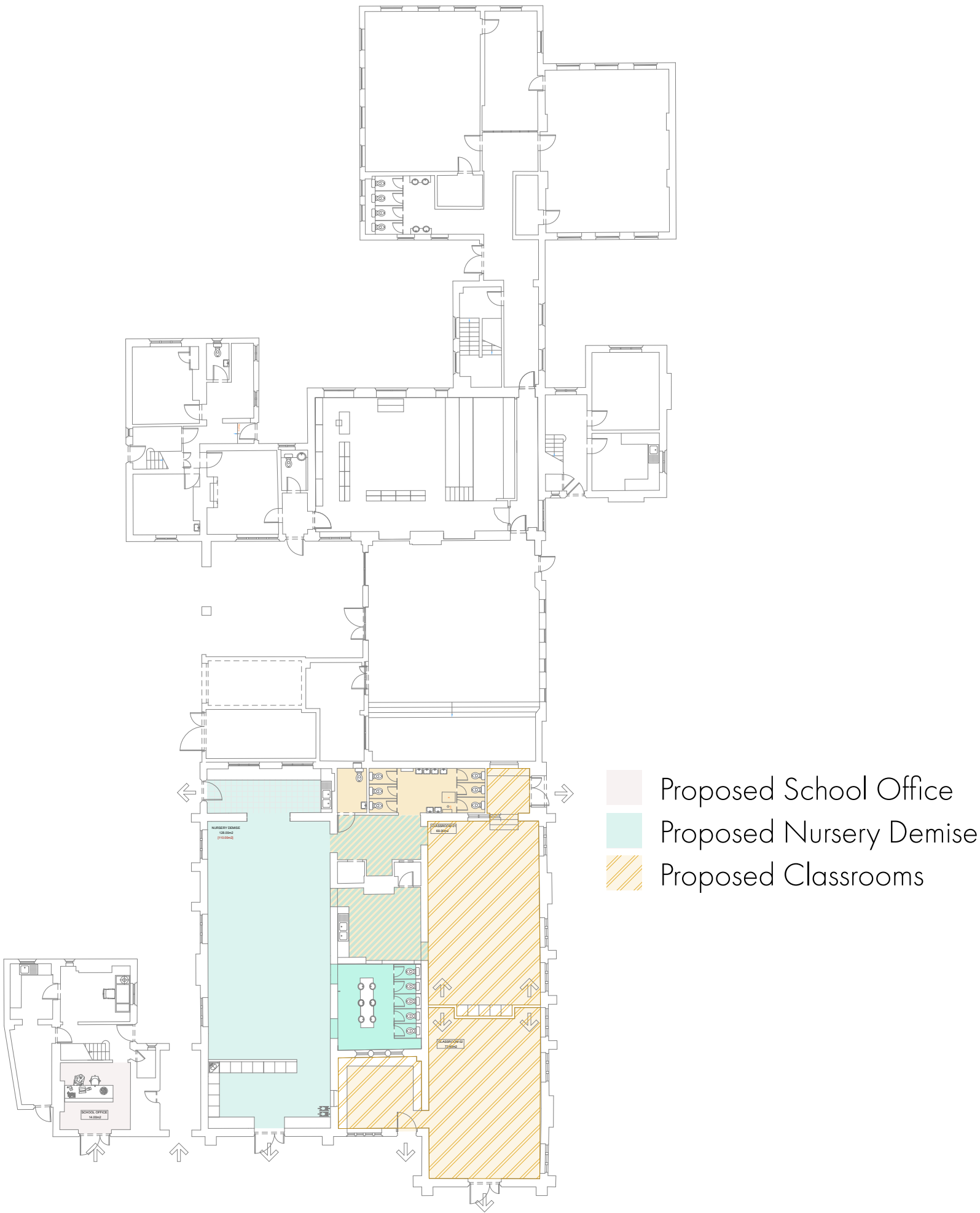
Internally Wing A is split into 2no. space compliant reception years classrooms.

Internally Wing B is a new self-contained school nursery demise.

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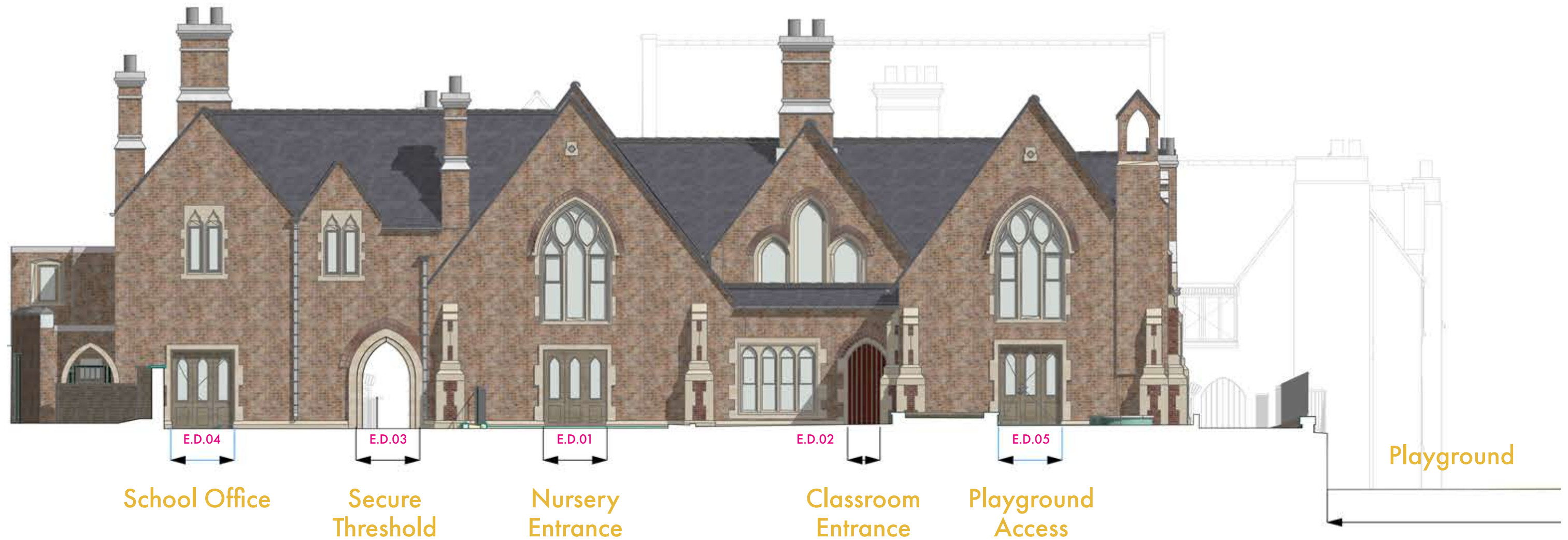
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St Michael's C of E Primary School

4.3 Proposed Early Years Building



The side elevation (north facade) is proposed to be retained as existing. Door E.D.07 allows lobbied entry to internal areas as existing. We propose retention of this opening as existing; allowing for dedicated entry and exit from newly formed classroom space contained internally.

There are no proposals to alter the external fabric of this facade.



St Michael's C of E Primary School

4.3 Proposed Early Years Building

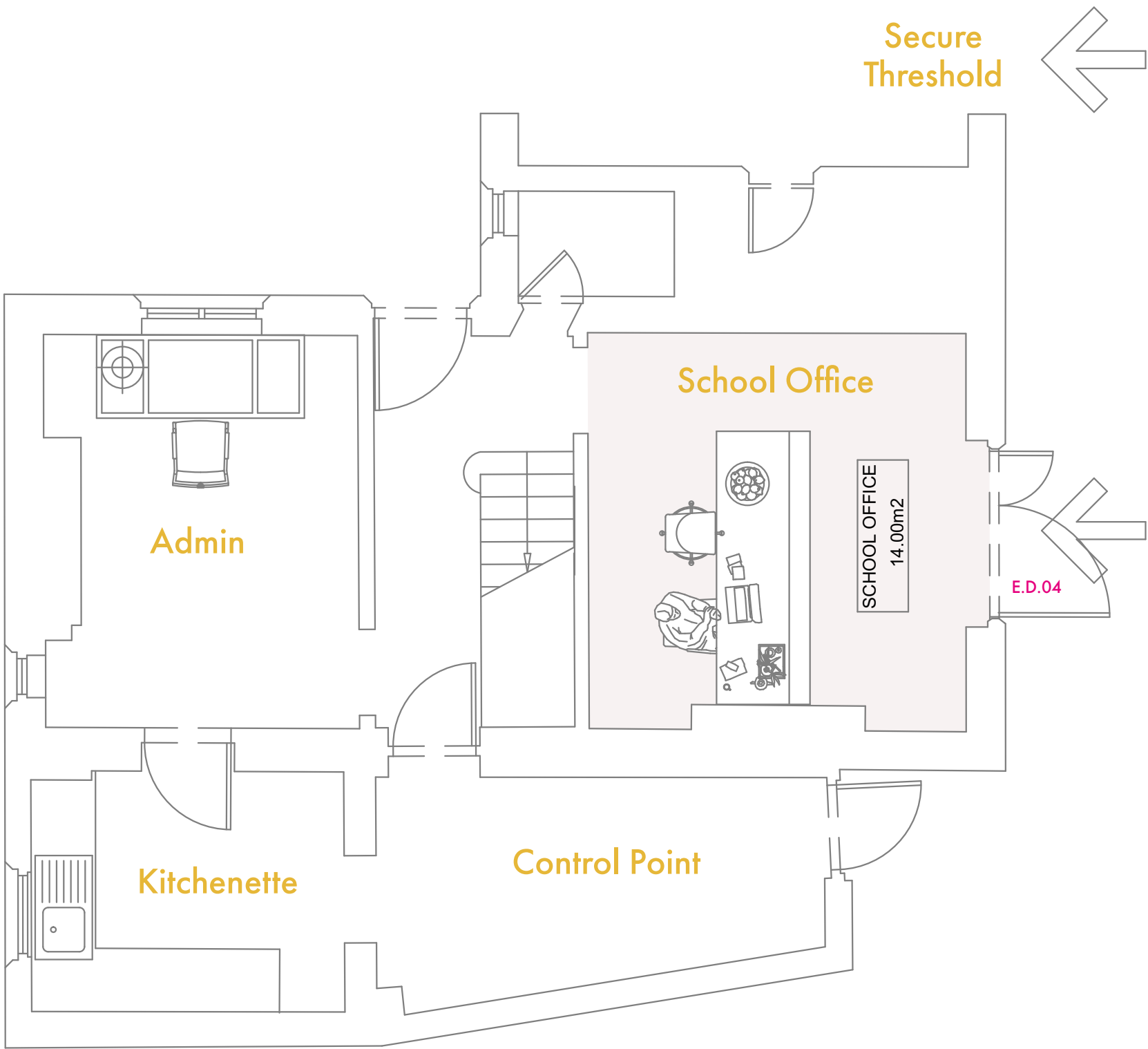


The side elevation (south facade) is proposed to be retained as existing. Door E.D.06 allows lobbied entry to internal areas as existing. We propose retention of this opening; allowing for dedicated entry and exit from newly formed nursery space contained internally.

New DDA complaint ramp allows level access to internal demise.

St Michael's C of E Primary School

4.4 Proposed Former Gatehouse [New School Office & Admin Quarters]



The new school office allows for improvements at the application site with regards to security and access as previously outlined.

The reorder of the front of the building allows visitors to coherently access respective parts of the school site, wayfinding informed via new school office adjacent.

Each visitor afforded the opportunity to access (a) school office (b) nursery wing (c) reception classroom demise. Improved wayfinding coupled with vastly improved site security.

Our proposals include the addition of new door E.D.04.

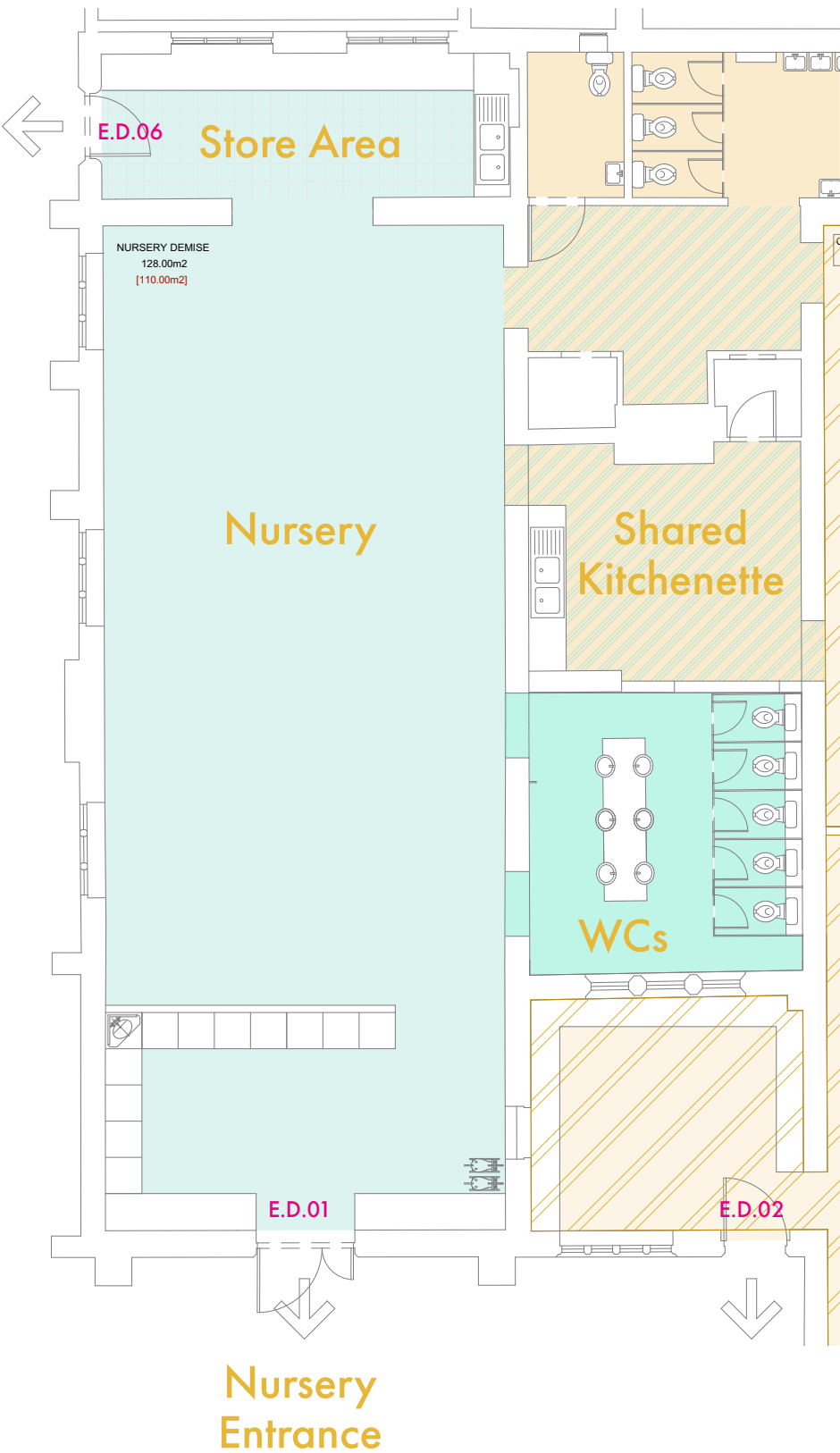
Listed Building Consent & Planning Permission desired as part of this application does directly relate to works as contained to this section of the proposals.

This given internal space is upgraded (change of use) from residential to education and external skin (new door opening at ground level) allows for desired access from the front of the site.



St Michael's C of E Primary School

4.5 New Nursery Wing



Our proposals for the new nursery are simple; to remove all existing sub-division (partitions etc) to free up the space for open plan nursery use. The space has volume (height and depth) and will act as an attractive care space for pre-school pupils.

Our design allows for dedicated WC zone offset plus rear store area (inclusive of storage, wet room and secondary access/ escape to central school grounds).

A central kitchenette area is proposed to allow nursery staff (and adjacent early reception years staff) to utilise as required.

The design as developed with school faculty, allows for the self-contained use of the space; with front location denoting importance to the school. Visitors (pupils and parents) are afforded direct access for drop off and collections.

The reorder of the front of the building allows visitors to coherently access respective parts of the school site, wayfinding informed via new school office adjacent. Each visitor afforded the opportunity to access (a) school office (b) nursery wing (c) reception classroom demise. Improved wayfinding coupled with vastly improved site security.

The enclosed design proposes the retention of entry doors E.D.01 and E.D.02.

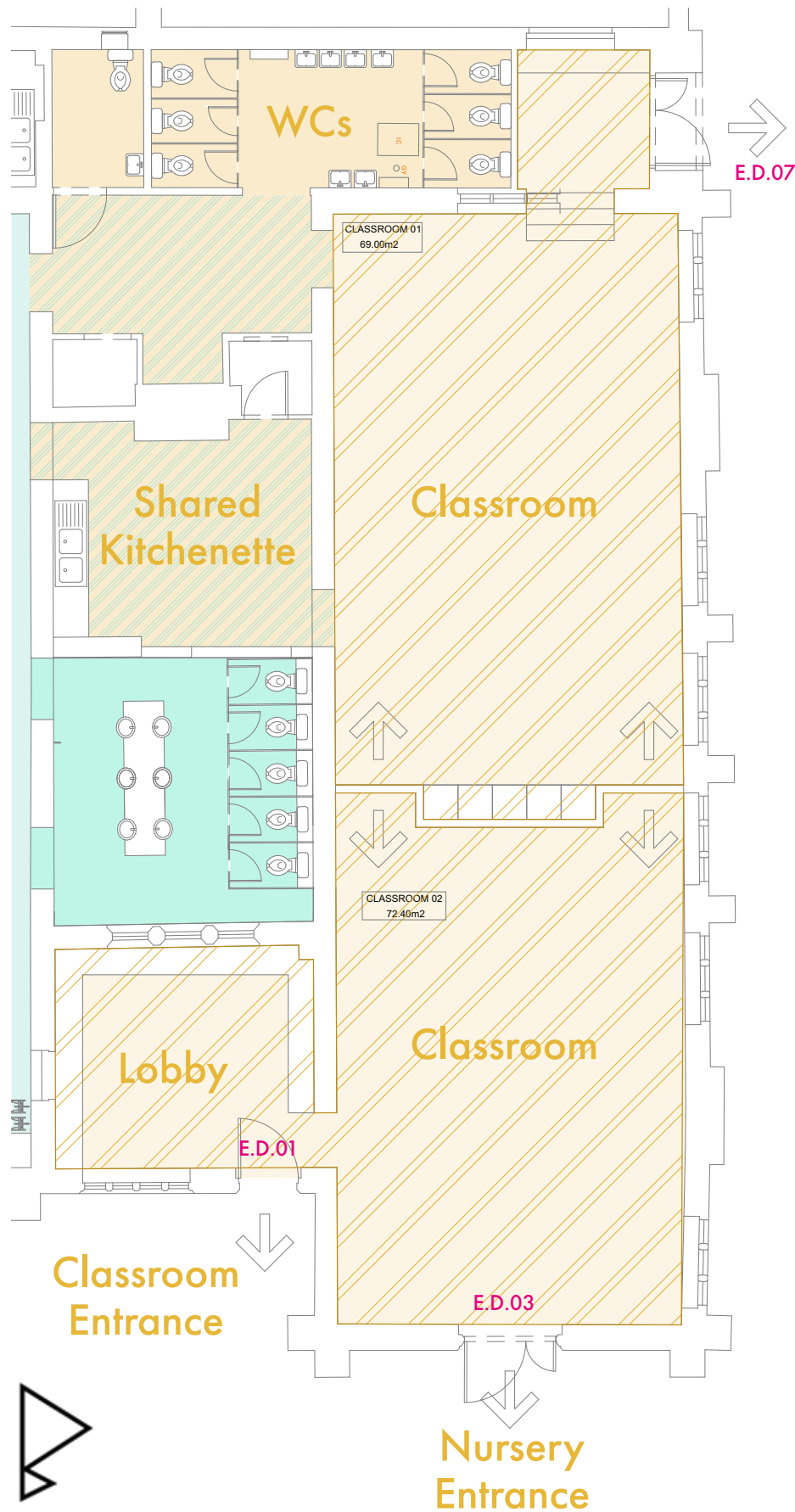
E.D.01 serves for access to the new nursery space. E.D.02 adjacent serves access to adjacent reception classroom 01. E.D.06 allows for secondary escape from the nursery space.

The new nursery space returns 128.0m2 GIA of which 110.0m2 NIA is dedicated open plan floor space. This allows for the uplift in nursery provision from 37no. (existing quota) to 55no. (proposed quota). An uplift of 18no. nursery pupils.

Listed Building Consent & Planning Permission desired as part of this application does not directly relate to works as contained to this section of the proposals. This given internal space and external skin (window and door openings) retained as existing.

St Michael's C of E Primary School

4.6 New Classrooms (Reception Years)



Our proposals for the reception classroom wing are likewise simple; to remove all existing sub-division (partitions etc) to free up the space for teaching use. The space has volume (height and depth) and will act as an attractive space for teaching.

Our design retains WC zone to the rear. A central kitchenette area is proposed to reception years teaching staff (and adjacent nursery staff) to utilise as required.

The design as developed with school faculty, allows for the self-contained use of the classroom space (separate to nursery demise).

Rear lobby allows for access to rear classroom. Front lobby allows for dedicated access to front classroom space.

The reorder of the front of the building allows visitors to coherently access respective parts of the school site, wayfinding informed via new school office adjacent. Each visitor afforded the opportunity to access (a) school office (b) nursery wing (c) reception classroom demise. Improved wayfinding coupled with vastly improved site security.

The enclosed design proposes the retention of entry doors E.D.01 and E.D.07.

New door E.D.03 allows for secure access to playground space to the front of the application site.

The new classroom spaces comply with required Space Standards. Each classroom affording the teaching of 30no. pupils per class (60no. total).

Listed Building Consent & Planning Permission desired as part of this application does directly relate to works as contained to this section of the proposals. This given new door opening at ground level allowing for desired access from the front of the site.

4.7 Other Matters (New Ramp)

The final element of our proposed works is in connection with a proposed ramp and small stair access to the side of the front building.

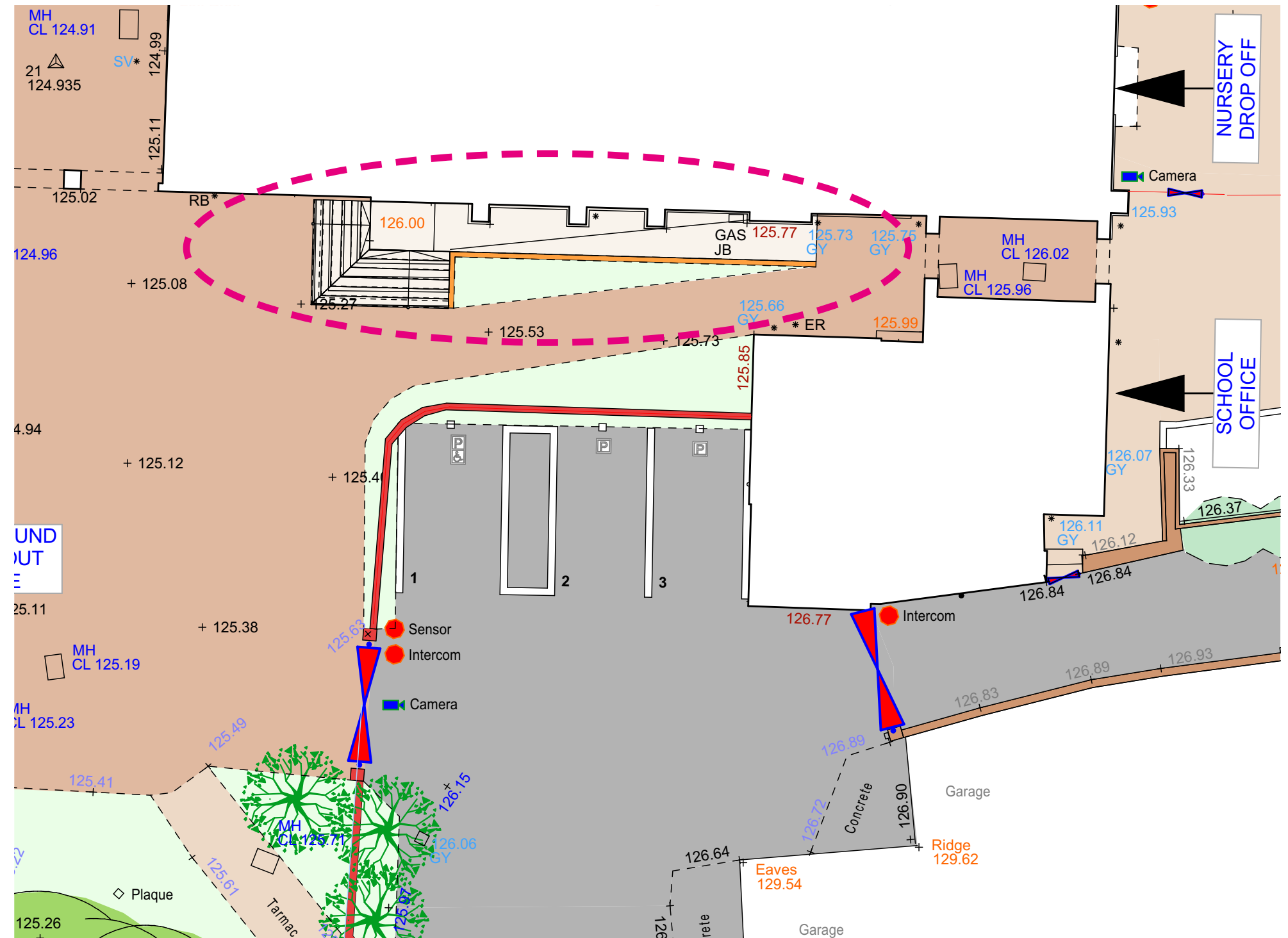
We propose a bespoke system that is independent of (albeit abutting) the building; allowing for access to the demise.

The school as existing fails to comply with DDA regulations and the allowance of the noted ramp/ stair structure will allow so.

We include a set of visualisations to the rear of this document (see appendix). The noted ramp allows wheelchair/ ambulant disabled users level grade to the host property whilst improving health and safety to the rear of the site.

The inclusion of the ramp and part stair allows for improved connectivity between the junior school and infant school for faculty.

The new proposed inboard fence line adjacent ensures the full education/ school footprint is secure.



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St Michael's C of E Primary School

4.7 Other Matters (Front Fenceline & Gates)

As part of the wider improvements at the school site, a number of strategic alterations are proposed to internal fence lines and-the-like to improve security.

The front of the site includes hardstanding area for pick up and drop off. Inboard, a fence line with gates at each side allow for the entry to the school site.

Gate A allows for general visitation and to proceed to new school office location (to the south side of the site).

To the north side, a second gate, Gate B allows for access to the side parts of the infant building; direct access/ exit from newly formed reception years classrooms. See overleaf elevational studies and visualisations.

The front fence line (with gates) as existing is proposed to be retained to act as the 'first line of defence' with regards to security at the application site.



St Michael's C of E Primary School

4.7 Other Matters (New Fenceline & Access Gate)

As part of the wider improvements at the school site, a number of strategic alterations are proposed to internal fence lines and-the-like to improve security.

The creation of a new boundary/ fence line/ gate inboard of existing condition affords greater security and addresses parking and traffic flow matters.

The introduction of this new boundary affords neighbouring residents unfettered access to their garages without impeding on the operations of the school site.

To the rear of the gatehouse a number of new car parking spaces are offered to allow for visitation/ delivery again independent from the main activities of the school site.



St Michael's C of E Primary School

4.7 Other Matters (New Fenceline & Access Gate)



Proposed New gate and Fence Line
New Security Threshold

St Michael's C of E Primary School

5.1 Access

Access to the site via foot or car remains as existing.

Vehicle access via the side lane with gated security threshold (adjacent to the gatehouse) allowing school faculty to securely approve access.

A new gate and fence line inboard provides a second security threshold, again allowing faculty to control access and exit from the site.

All pedestrian access to and from all entry points remain as existing. However, the proposals submitted segregate St Michael's pupils walking on foot from any traffic corridors.

5.2 Transport

Access to the site via foot or car remains as existing.



St Michael's C of E Primary School

6.1 Planning

The objectives of our proposals are contained within. We seek planning permission/ approval to suit.

Principally, the change of use of the existing residential rental property to education use class.

6.2 Listed Building Matters

The objectives of our proposals are contained within. We seek listed building consent/ approval to suit.

Principally, the creation of 2no. door openings to the front facade of the school. As detailed within.

St Michael's C of E Primary School

7.1 Conclusions

We submit that the proposals put forward improve the application site with regards to safeguarding, visual aesthetic appeal and educational operations.

Health & Safety, security and DDA matters addressed.

The return spaces future proof the asset and ensure compliance with req. space standards.

All architectural interventions are measured, heritage led and respectful of the history and importance of the school fabric.

We believe the formulated proposals are worthy of planning and listed building support and are more than happy to address any queries.

The strategic relocation of the school office to the front of the site, the dedicated nursery provision on-site and improved wrap around care to the benefit of the community the school serves.



St Michael's C of E Primary School

8.0 Visual Representation





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Agents

Mr John Buckingham
Director

BRASS ARCHITECTURE
Tel 0797 1594 669
e_ info@brassarchitecture.com

Mr Oliver Seddon
Director

BRASS ARCHITECTURE
Tel 0776 3736 373
e_ info@brassarchitecture.com

Mr Ricky Sellars
Director

BRASS ARCHITECTURE
Tel 0759 3884 777
e_ info@brassarchitecture.com

web: www.brassarchitecture.com

