Coed Eva Primary School
DESIGN AND ACCESS STATEMENT
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INTRODUCTION

LEGISLATIVE CONTEXT

Article 7 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 makes it a statutory requirement for Design and Access Statements to be submitted with most forms of planning application in Wales. The Order states that the Statement must explain:

“(a) the design principles and concepts that have been applied to the development;
and
(b) how issues relating to access have been dealt with.”
(par. 3, Art. 7)

It elaborates that, in relation to design, the Statement must explain how the design principles and concepts have been applied to:
- Environmental sustainability;
- Movement within the development;
- Accessibility;
- Character; and,
- Community safety.

The Statement is also required to appraise the context of the development and show how the design has taken that context into account in relation to the above points (par. 4(a)).

The Order further elaborates that, in relation to access, the Statement must explain:
- The policy or approach adopted concerning access;
- How policies relating to access in the Development Plan have been taken into account;
- How any specific issues which might affect access have been addressed; and,
- How features which ensure access to the development will be maintained (par. 5).

These matters are elaborated further in Technical Advice Note 12 which is reviewed later below.

EXECUTIVE SUMMARY

PROJECT BRIFE

To provide a replacement Infant and Nursery block by December 2017 for the building lost to fire, in a new location on site and physically linked to the remaining building.

The style of building will need to be sympathetic to existing structures but is expected to be similar to the design we have used with the 3 new primaries schools which are nearing completion.

If the preferred location can be achieved it will leave a space where the former building was which could be made suitable for additional on-site parking, resolving a long-standing issue on site and the pressure that leads to in adjoining streets.
SITE LOCATION AND CONTEXT

Coed Eva Primary School was originally built early 1960s as two separate blocks. Infant school in one block and Jnr in another. In Jan 2016 the infant block burnt down, however the jnr block was not affected.

The proposed location for the new Infant Block will be on land owned by the school to the east of the existing jnr block.

The land is bound on the east by a land designated in the LDP as “Important Urban Open Space, to the west by the Jnr block and to the north and south by Coed Eva housing estates.

The site has a slight slope from North to South with good existing pedestrian and cycle access routes.

It is anticipated that the Infant block slab will be used as teacher parking, thus helping ease parking congestion on the surrounding estates during school times.
PLANNING POLICY CONTEXT

This sets out the land use planning policies of the Assembly Government. It replaces the previous edition of PPW (Edition 6, 2014), plus the various Ministerial Interim Planning Policy Statements which were issued since then. The most substantive changes to the original document are in respect of Chapter 4 Planning for Sustainability which strengthens and clarifies the presumption in favour of sustainable development. Chapter 7 Economic Development has also been revised to align more closely with the Welsh Government’s broader economic policies.

The PPW sets out key objectives which are to be taken into account in the preparation of development plans and in the control of development. It states that planning policies and proposals should, where appropriate:

- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites;
- Locate developments so as to minimise the demand for travel, especially by private car; Support the need to tackle the causes of climate change by moving towards a low carbon economy. This includes facilitating development that reduces emissions of greenhouse gases in a sustainable manner, provides for renewable and low carbon energy sources at all scales and facilitates low and zero carbon developments;
- Minimise the risks posed by, or to, development on, or adjacent to, unstable or contaminated land and land liable to flooding. This includes managing and seeking to mitigate the consequences of climate change by building resilience into the natural and built environment;
- Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings;
- Play an appropriate role in securing the provision of infrastructure to form the physical basis for sustainable communities (including water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies and distribution networks and telecommunications), while ensuring proper assessment of their sustainability impacts;
- Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems;
- Help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity;
- Maximise the use of renewable resources, including sustainable materials (recycled and renewable materials and those with a lower embodied energy). Where it is judged necessary to use non-renewable resources they should be used as efficiently as possible. The use of renewable resources and of sustainably produced materials from local sources should be encouraged and recycling and re-use levels arising from demolition and construction maximised and waste minimised;
- Encourage opportunities to reduce waste and all forms of pollution and promote good environmental management and best environmental practice;
- Ensure that all local communities - both urban and rural - have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods;
- Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare;
- Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity. In general, developments likely to support the achievement of an integrated transport system should be encouraged;
- Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides;
- Promote quality, lasting, environmentally-sound and flexible employment opportunities;
- Support initiative and innovation and avoid placing unnecessary burdens on enterprises (especially small and medium sized firms) so as to enhance the economic success of both urban and rural areas, helping businesses to maximise their competitiveness;
- Respect and encourage diversity in the local economy;
- Promote a greener economy and social enterprises;
- Contribute to the protection and, where possible, the improvement of people’s health and well-being as a core component of sustainable development and responding to climate change (par. 4.4.3).

**Technical Advice Note 12: Design (2014)**

The revised TAN aims to equip all those that are involved in the design of development with advice on how sustainability, through good design, may be facilitated through the planning system plus it provides detailed guidance on the content of Design and Access Statements.
It sets out the core design principles that any development proposal must follow to help create a sustainable environment and exhibit a high level of design quality.

It sets out the five key objectives of good design as being: Access, Character, Community Safety, Environmental sustainability, and Movement. These are elaborated thus:

**Access**
- Ensuring ease of access for all;

**Character**
- Sustaining or enhancing local character
- Promoting legible development
- Promoting a successful relationship between public and private space
- Promoting quality, choice and variety
- Promoting innovative design

**Community Safety**
- Ensuring attractive, safe public spaces
- Security through natural surveillance Environmental sustainability
- Achieving efficient use and protection of natural resources
- Enhancing biodiversity
- Designing for change

**Movement**
- Promoting sustainable means of travel

**Local**

Torfaen County Borough Council Local Development Plan to 2021 (adopted 2013)

The plan was adopted in December 2013 and replaces the former Gwent Structure Plan (1996) and the Torfaen Local Plan (2000). This is the statutory development plan for the application site as defined in the Planning Acts.

There are no Supplementary Planning Guidance documents that are directly relevant to the site or the development proposal.

The extract below from the Southern Proposals Map shows that the development site has no specific allocation in the LDP.

Strategy policies of the LDP which are relevant to the proposals include:

**Policy S2 Sustainable Development.** This provides a set of principles to be taken into account where relevant including: to conserve and enhance the natural and built environment; promote the efficient use of land; maximise the efficient use of existing community infrastructure; utilise sustainable construction techniques; meet sustainable transportation and infrastructure priorities

**Policy S3 Climate Change** states that development proposals shall seek to mitigate the causes of further climate change and adapt to the current and future effects of climate change. It advises that proposals will be supported where they can demonstrate consideration of the following hierarchy of criteria: Ensuring that proposed locations are sustainable and avoid areas liable to flooding; achieving sustainable design to ensure residual energy requirements are minimised through, inter alia, supporting climate-responsive development, reducing surface water run-off and flood risk through the use of SUDS, achieving energy efficiency in line with national standards.

**Policy S4 Place Making / Good Design** provides general policy in respect of urban design stating that proposals for development must have full regard to the context of the local natural and built environment through: (a) The promotion of local distinctiveness by sympathetic design, material selection and layout including public art; (b) Delivering a mix of uses to complement existing facilities and aim to address local deficiencies; and (c) Ensuring that location and layout integrates and contributes to local accessibility.

Policy S5 Conservation of the Natural and Historic Environment advises that proposals should seek to ensure the conservation and the natural, built and historic environment specifically in terms of: biodiversity; geodiversity; water; landscape; character; and historic assets.

The principal development control policy is policy BW1 General Policy – Development Proposals. This provides a comprehensive criteria against which development proposals will be considered covering: amenity and design; natural environment; built environment; utilities provision; and design and transport. The full criteria is not repeated here covering some twenty-five components, however, appropriate reference is given to these in the Planning Assessment part of this DAS.

Policy CF3 Community Facilities makes a presumption in favour of proposals which result in improvements to the quality and accessibility of the County Borough’s community facilities including schools, libraries, health centres, post offices, public halls, public houses and local shops, subject to other relevant policies of the plan. It also sets out criteria for when the loss of such facilities may also be considered.
Site Ground Conditions

Ground conditions beneath the site are likely to comprise the following:

MADE GROUND
A review of the BGS website does not indicate the presence of any artificial ground, including Made Ground, worked ground, in-filled ground, landscaped ground or disturbed ground.

Due to the presence of the school, school car park and access road there is likely to be Made Ground on site. Made Ground is likely to comprise reworked natural ground and engineering fill used to level the school buildings and construct the local road network.

SUPERFICIAL DEPOSITS
The BGS website does not record superficial materials on site, however superficial deposits are likely to be present. The superficial material is likely to have been shaped by glacial geomorphological processes and comprise of alluvial or fluviatile deposits associated with Nant y Milwr and Dowlais Brook. Superficial materials are likely to comprise of silts, clays, sands and gravels.

BEDROCK
The BGS Newport Solid and Drift Geological Sheet indicate that the underlying solid geology is that of the St Maughans Formation, the earliest formation in the Devonian Period.
The BGS website describes the St Maughans Formation as “Interbedded purple, brown and green sandstones and red mudstones with intraformational conglomerates containing concrete clasts.”
The Newport Solid and Drift Geological Sheet identify the St Maughans Formation to have a regional dip of 18 degrees west. Underlying the St Maughans Formation is the Bishop’s Frome Limestone Member of the Raglan Mudstone Formation.

HISTORIC BOREHOLE INFORMATION
According to the historic borehole database on the BGS website there are no known historical boreholes logs located within 500m of the site.

GEOLOGICAL HAZARDS
Geological hazards at the site identified in the Envirocheck Report are detailed within Table 1.

TABLE 1 GEOLOGICAL HAZARDS Stability

<table>
<thead>
<tr>
<th>Stability</th>
<th>Collapse ground</th>
<th>Compressible ground</th>
<th>Ground dissolution</th>
<th>Landslide</th>
<th>Running sand</th>
<th>Seeping or seeping slow</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Very low</td>
<td>No hazard</td>
<td>No hazard</td>
<td>Low</td>
<td>No hazard</td>
<td>Very low</td>
</tr>
</tbody>
</table>

Radon hazards

A Envirocheck Report [Ref. 1] provided the following:
- This property is not in a Radon Affected Area as defined by Public Health England (PHE).
- The estimated probability of the property being above the Action Level for radon is 0.1% (Lower Probability).
- No radon protective measures are required for the report area. However, it is recommended that this is confirmed in advance with the Local Planning Authority.

MINING
According to the Envirocheck Report the site is not located within an area that might be affected by coal mining.

There are no recorded mineral sites within 500m of the site.

HYDROGEOLOGICAL INFORMATION
The hydrogeology of the site has been reviewed with reference to the following sources:
- Envirocheck Report dated 06 September 2016; and

Local discharge to rivers, streams and springs will drain groundwater locally; whereas topographic highs will act to divide groundwater flow paths. Several streams and springs are present within and around the site; however the general “regional” groundwater drainage is expected to be to the east. Depth to groundwater is not known at this stage.

GROUNDWATER VULNERABILITY
The Environment Agency (EA) website and the Envirocheck Report indicate that the bedrock geology underlying the site is classified as a Secondary A aquifer. There is no data available for the superficial material on site.

Secondary A aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

Review of the data held on the EA website and within the Envirocheck Report indicates that the site is not situated within a groundwater Source Protection Zone (SPZ), with no SPZs located within 500m of the site.

LICENSED GROUNDWATER ABSTRACTIONS
According to the Envirocheck Report there are no licensed non-potable groundwater abstractions reported within 500m of the site.

It should be noted that private abstractions (typically <20 m3/day) could exist on-site or in the surrounding area for which records are not held.

DISCHARGE CONSENTS TO GROUNDWATER
According to the Envirocheck Report there are no licensed discharge consents to groundwater on site; or within 500m of site.

HYDROLOGICAL AND DRAINAGE INFORMATION
According to the Envirocheck Report, there are four known surface water features on site and a further 39 within 500m of the site.
The four known surface water features comprise of two extended culverts (greater than 50m in length) and two tertiary rivers. A secondary river is located approximately 80m north of the site.

Information obtained from Envirocheck and during the site walkover indicated that there are numerous surface water drainage channels across the site. Flow direction is varied, with several likely to enter underground culverts and/or land drains. It is likely that the surface waters emerge into the Nant y Milwr approximately 660m east of the site.

**FLOOD RISK**

The Envirocheck Report indicates that the site is not located in an area that is affected by river flooding, however locally the drainage is poor and therefore localised flooding is possible. According to the Envirocheck Report there is a British Geological Survey groundwater flooding susceptibility area approximately 450m north east of site associated with the bedrock geology. There are no further details provided.

**LICENSED SURFACE WATER ABSTRACTIONS**

According to the Envirocheck Report there are no licensed non-potable surface water abstractions reported within 500m of the site. It should be noted that private abstractions (typically <20 m³/day) could exist on-site or in the surrounding area for which records are not held.

**DISCHARGE CONSENTS TO SURFACE WATER**

According to the Envirocheck Report there are no discharge consents to surface water on site, but there are seven within 500m of the site. The closest of these is at Henllys Way approximately 80m south of the site (NGR 327 670, 193 850) operated by Barratt (South Wales) Ltd. The discharge type is unspecified and the consent was revoked in April 1993.

**3.5 RECORDED POLLUTION INCIDENTS**

According to the Envirocheck Report there have been no pollution incidents on site, but six incidents to controlled water within 500m of site. The closest incident is a Category 3 – Minor Incident located approximately 120m north east of the site involving a light oil spillage in June 1996. The effect of the infant school fire or the local environment is no known.

**3.6 UNEXPLODED ORDNANCE (UXO)**

The Zetica bomb risk map indicates that there is a low risk of unexploded bombs at the site.

**3.7 RECORDED LANDFILL SITES**

According to the Envirocheck Report and Environmental Agency data there are no known landfill sites active or historical on site or within 500m of site.

**3.8 POLLUTION CONTROLS**

According to the Envirocheck Report there are no known pollution controls on site.

**3.9 SENSITIVE LAND USES**

According to the Envirocheck Report there are two ancient and semi-natural woodlands located within 500m of site; the closest of which is located 126m west from the site.

With respect to the specific definition of Contaminated Land contained in DEFRA (2012), the site does not lie within 500m of the following designated environmentally sensitive sites: Site of Special Scientific Interest (SSSI), National Nature Reserve, Marine Nature Reserve, Ramsar Site, Special Area of Conservation, Special Protection Area or World Heritage Site. There are no Regionally Important Geological Sites (RIGS) within 500m of the site.
SITE OPPORTUNITIES AND CONSTRAINTS

The accompanying diagram illustrates the context of the Coed Eva Primary site and the relationship between the site and the adjoining areas.

The diagram also illustrates the principal opportunities and constraints that the site exhibits. The opportunities and constraints informed the identification of potential development areas on the Coed Eva site and the appraisal reviewed in this report.

Opportunities.-

- Exploit existing network of footpaths and cycle ways.
- Level, green field site
- Site in close proximity to residential developments with good pedestrian/ cycle way access.
- The orientation and design of the building should maximise daylight and passive energy strategy
- Improve vehicle parking for the site and the local community.

Constraints.-

- Site access shared.
- Working in a live school
- Access and agrees for site traffic
- Ecological Issues

Vehicle access
Temporary construction traffic route
Existing Pedestrian/Cyclist route
Proposed Staff Parking
Temporary access road
ECOLOGY

A botanical and habitat survey and assessment for the presence and potential presence of protected species was carried out on Wednesday the 3rd of August 2016 by Just Mammals Consultancy LLP, on behalf of TCBC.

The site was walked over recording all plant species and features and assessment for the presence or potential presence of protected species, including bats, dormice, badgers, reptiles and amphibians, was undertaken by considering the features of the site. Such features include grassland, buildings, water bodies, hedgerows and trees. The potential suitability of the site for nesting birds was also considered.

Two dusk emergence/activity observations for bats were undertaken by a licenced bat ecologist and a small team of survey assistants on each occasion.

A data search was carried out to ascertain if protected species have been recorded at or close to the survey site.

A search was commissioned from South East Wales Biodiversity Records Centre (SEWBReC) for a radius of 1km around the site to establish which protected species are present in the vicinity of the site and may be using the site itself where suitable habitat is present.

In regards to bats, several species have been recorded within 1km of the survey site. The records are a mixture of roost, commuting and foraging records with the closest record being a myotid bat species (Myotis sp.) circa 330m away from the site in a residential home. The majority of the records in the area relate to residential dwellings and bats either being rescued or surveyed for as part of commercial survey activities. Identified species recorded within the 1km radius are common pipistrelle (Pipistrellus pipistrellus), brown long-eared bat (Plecotus auritus), and noctule bat (Nyctalus noctula). There are also numerous records for unspecified bats (Chiroptera). Within a wider radius, numerous recordings of lesser horseshoe bat (Rhinolophus hipposideros) have been made by the Just Mammals Consultancy LLP, at a site approximately 2.7km away.

No reptiles have been recorded within the 1km radius from the site. Grass snakes (Natrix natrix) were recorded approximately 1.3km away from the school. Only one amphibian, a common frog (Rana temporaria) has been recorded in the vicinity of the site.

Numerous records returned in the survey relate to birds with the usual array of garden birds and birds of prey being present within the vicinity. Examples of some of the species recorded are barn owl (Tyto alba), brambling (Fringilla montifringilla), bullfinch (Pyrhula pyrrhula), house sparrow (Passer domesticus), and song thrush (Turdus philomelos).

The search also revealed records for otter (Lutra lutra), white-clawed freshwater crayfish (Austropotamobius pallipes), and west European hedgehog (Erinaceus europaeus), within the search radius. One record for hazel dormouse was made, in 1998 some 1.3km away from the site. Several records for bluebells (Hyacinthoides non-scripta) were also made.

No part of the site contains, or is within, any statutory sites of nature conservation interest, such as Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SAC), or National Nature Reserves (NNRs) etc. A search within a 2km radius revealed only the Henllys Bog SSSI to be in the area, approximately 1.8km away from the site. The search results from SEWBReC revealed Coed Moeric Moel Site of Importance for Nature Conservation (SINC) within the 1km radius, which is the woodland to the west of the site. An unnamed woodland SINC is also present to the north of the site, approximately 150m away.

A total of 66 species of plants were found during the survey. Species present on site are common and widespread. The northern survey area is considered to be of low ecological interest, the southern survey area is of moderate ecological interest, mostly due to the presence of the ecological area and mature trees in this area. No invasive species were found to be present on site. Bat, bird and dormouse boxes are present within the southern survey area, and they were not checked for occupancy.

Ecological assessment included identification of the potential for protected species to be present on site. Reptiles and amphibians make use of open, rank habitats which provide a mixture of open areas and protective cover. The semi-improved grassland area at the western end of the southern survey site provides suitable habitat for reptiles. Piles of wood chippings have been left in this area, presumably to encourage wildlife, including reptiles.

A pond is present within the southern survey area, along with an intermittent ditch line, which is being channelled for part of the site. Breeding amphibians may make use of this feature. No evidence of breeding was found due to the assessment having been carried out outside the breeding season for amphibians. The potential of amphibians being present in their terrestrial stage within the rough grassland area and at the woodland and hedgerows cannot be discounted.

Badgers are a field and woodland species. No evidence for the presence of badger, such as latrines or sett entrances, was found on the site. The fencing present around the boundaries of the site and within the site is likely to prevent badgers from using the site for their purposes, although the assessment did not include for the whole of the fence to be inspected. It is not anticipated that the proposed development will have any impact on badgers potentially present in the area.

The potential for hazel dormice to be present was assessed. The site is loosely connected to areas of woodland via hedgerows, especially the northern boundary hedgerow, which forms a corridor through the residential area. Hazel is present on site and the hedgerows present on site are well-established and of suitable thickness. No evidence of hazel dormice, such as nests or characteristically opened nuts was found during this preliminary survey.
Trees and hedgerows are used by birds for breeding purposes. Bird activity on site was noted during the survey. Breeding activities of all birds are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended). No birds’ nests were found during the surveys and no bird nesting activity was observed during any of the survey visits, although the surveys were carried out at the end of the breeding season.

All of the trees on site were surveyed and identified, yet no formal assessment as to their suitability to support bat roosts was made as part of the survey. Several trees on site are sufficiently mature to hold potential to support bats for roosting purposes.

Due to the re-development being adjacent to the main building present on site, a bat assessment of this building was also carried out. The external features of the building were inspected for evidence of bats, and also potential access points by bats. Some damage to slatted windows on the boiler room was noted at the northern end of the building. The presence of gaps underneath uPVC cladding can also not be discounted. The overall potential for the building to be a bat roost was assessed as low.

Conclusion From TCBC Ecology officer

The main ecological features of concern are centred on the possible presence of European Protected Species (EPS) namely dormouse and great crested newt. These species were identified in the Just Mammals Ecological Assessment as requiring specific additional survey work to determine if present on site. Justification for this survey is based on the suitability of habitat for both species. As EPS are a material consideration in the land use planning process, Planning Policy Wales (PPW) and Technical Advice Note 5 (Nature Conservation and Planning) requires the local planning authority to request all relevant ecological information prior to determination. Having looked at the site and the habitats in question it is in my opinion that it is possible to proceed without the need for significant additional survey work. To avoid this the following should be adopted.

- Any break in the boundary line of trees to the east of the site for access purposes must be kept to an absolute minimum and must be located in a position to avoid the removal of mature trees.
- A small pond formed around a watercourse is considered to be sub-optimal to support great crested newt. However, a precautionary approach should be taken by erecting reptile proof fencing around the working area to ensure any reptiles/amphibians that may occur in the wider landscape are prevented from entering the area.
- In general I recommend any proposed working area and loss of vegetation is kept to an absolute minimum. Any substantial impact on the areas of ecological value could trigger the need for a detailed survey for the two species mentioned above and therefore delay determination of planning approval until late summer 2017.
Torfaen County Borough Council (TCBC) commissioned WSP | Parsons Brinkerhoff (WSP | PB) to provide specialist transport and highways advice in support of development proposals to build a new primary school block at Coed Eva School, Cwmbran. The proposals concern the reconstruction of the primary school block to link with the existing junior school on the site.

CONCLUSION

The report showed that the capacity of the school will neither increase or decrease, and therefore the proposed primary school block will not have an impact on vehicular trips made to and from the site. In addition to vehicular trips, the new development will not affect any pedestrian routes that link to the site.

As the capacity of the school will remain the same, the site will not require an additional vehicular access, or any improvements on Tynes Road.

A review of the PIC data also demonstrates that there are no existing safety concerns regarding pedestrian, cyclists, or children on the site access road or on any part of the surrounding highway network.

In addition it is expected the construction of the new staff car park will reduce congestion on Tynes Road during peak school hours.

For the above reasons, it is considered that the proposed development can be safely accommodated on to the local highway network.
DESIGN PROPOSAL

SPORTS PROVISIONS

Section 24 of the 1999 Regulations state at s 24(2) “team game playing fields shall be provided which satisfy the provisions specified in Schedule 2”. Schedule 2 provides a table demonstrating the minimum area of team game playing fields.

TCBC have consulted the guidance and the existing school exceeds the minimum requirement for team game playing fields.

LANDSCAPING

KEY LANDSCAPE DESIGN COMPONENTS

- Retained hedgerow line along the boundary of the site.
- Provision of hard play with direct classroom access and good internal to external space inter-visibility linking internal and external play and learning areas.
- Reuse of existing legacy play equipment in central soft play areas.
- Relocation of existing Forest School shelter
- Retention of meadow grassland along some northern boundary.
DESIGN PROPOSAL

EXTERNAL LIGHTING AND CCTV PHILOSOPHY

The external lighting within the proposal will be designed and installed to provide adequate illumination of, pedestrian walkways, new car parking areas and fire escape routes with minimal light spillage onto boundary hedges, stream areas and adjacent neighbours.

The external lighting system will be designed in accordance with CIBSE Lighting Guide 6.

The external lighting strategy shall be designed in compliance with Table 1 of the ILE Guidance Notes for the Reduction of Obstructive Light.

Luminaires will be selected to give 0% upward light distribution and will have optical controllers to minimise any horizontal light emission at an angle greater than 70°. The controllers will be selected to give forward and sideways distribution to reduce overspill light at the site boundary onto hedgerow, wet-ground areas and areas designated for wildlife to minimise the influence of artificial light on the movements of bats and other wildlife.

Lamp sources will be energy efficient high output LED sources to minimise power consumption and to reduce ultra violet emission which attracts insects which in turn disturbs the normal feeding movements of bats.

Glare to neighbours of the site will be considered and luminaire mounting heights will be kept as low as possible to avoid direct vision into the lamp source of the fitting from distant locations.

Pole mounted fittings facing into the site with minimal backwards light distribution will be installed to ecologically sensitive boundaries. Building mounted luminaires facing neighbours will be mounted at first floor window sill height to reduce direct glare towards neighbouring property and to avoid glare into first floor windows.

Controls Philosophy

External building mounted lighting shall be controlled via photocell ON/timeclock OFF automatic control. The system(s) shall also be provided with a manual ON/OFF/AUTO override control facility adjacent to the corresponding distribution board.

CCTV

Budget allowing CCTV will be provided to external areas to monitor carpark areas and building elevations including all entrances/exits.

Carpark CCTV cameras shall be fixed IP65 Vandal Resistant Dome type mounted on dedicated columns.

Building elevation CCTV cameras shall be fixed IP65 Vandal Resistant Dome type building mounted cameras.

All cameras shall be IP type. Recording equipment shall be located internally within the buildings Comms Room, with playback facility at the main reception.
DESIGN PROPOSAL

SCHEME DESIGN

The overall new Coed Eva block totals approximate 1100m² (TBC) accommodation.

The School will be a single storey teaching block with the accommodation arranged around a centralised ‘street space’. The street space will contain flexible teaching zones for IT, Library area and food technology along with flexible group rooms which can be utilised for specialist teaching or pupil support.

The main entrance of the block will be via a corridor linking the existing school giving full line of sight from existing to new.

LAYOUT

The plan form allows for the doors to the main classroom wing to be locked shut, allowing community access to the halls and wc facilities for use of the building outside of school hours.

The classrooms are arranged around the central street in pairs, with access from the classroom to wc’s and a cloaks area. Each classroom has direct access to an external teaching area and the hard/ soft play area beyond.

The classrooms will all be naturally ventilated and will maximise the use of natural daylight.

APPEARANCE

The elevations of Coed Eva have been designed to give the building elements recognizable identities.

The proposed palette of materials is brickwork to all elevations broken up using coloured Eternit Cladding.

The glazing along the elevations is arranged in a repeating module punctuated by solid coloured panels (colours to be confirmed) which help to give the school it’s individual identity.

Transparent canopies are provided over the external teaching spaces to the north and south elevations.

The roofs throughout the school are low pitch standing seam metal roofs. The street space is naturally lit from above.

MOVEMENT

The site is not accessible to the general public, and movement through the site is not permitted in this respect. Movement around the site, however, for the pupils is a key component of the design. The use and enjoyment of the external spaces is fundamental. Safe movement around the area is ensured through the hard and soft landscape scheme and the arrangement of existing vehicular routes and parking ensuring clear and safe segregation.

ACCESS

A fundamental requirement of the design is that facilities are made fully accessible for all users. External areas are required to conform to accessibility standards in terms of ramps, paths, and levels. Internal areas similarly must meet building control regulations in this respect. The proposed development will ensure equality of access regardless of physical or mental impairment.

COMMUNITY SAFETY

The safety of pupils, staff, visitors to the site and the surrounding community is a fundamental consideration for the LEA in the design, layout, and operation of education facilities.

The existing external arrangement of access routes, parking, entrances, and landscape assist in ensuring passive surveillance. This is re-enforced by the proposal and additional staff parking.
LAYOUT – PROPOSED WEST AND EAST ELEVATIONS

Proposed West Elevation

Proposed East Elevation
LAYOUT – PROPOSED NORTH AND SOUTH ELEVATIONS

Proposed North Elevation

Proposed South Elevation
Proposed Elevated View from South East
LAYOUT – PROPOSED STAFF CAR PARK – ADDITIONAL 46 SPACES
For the above reasons, it is considered that the proposed development can be safely accommodated on to the local highway network.

A traffic impact assessment was undertaken by WSP Parsons Brinckerhoff in September 2016. The report concludes that the capacity of the school will neither increase or decrease, and therefore the proposed primary school block will not have an impact on vehicular trips made to and from the site. In addition to vehicular trips, the new development will not affect any pedestrian routes that link to the site.

As the capacity of the school will remain the same, the site will not require an additional vehicular access, or any improvements on Teynes Road.

A review of the PIC data also demonstrates that there are no existing safety concerns regarding pedestrian, cyclists, or children on the site access road or on any part of the surrounding highway network.

For the above reasons, it is considered that the proposed development can be safely accommodated on to the local highway network.

The current proposal looks to achieve the following objectives.

In regard to the external environment.

- Improved access to and from the site via additional parking for staff.
- Proposed new school is a single storey building with level access throughout.
- Level access from each classroom to external teaching spaces.
- Level entrance from existing school to new block
- Promoting a street design to improve way finding throughout the block.
- Providing accessible sanitary provisions local to classrooms.

TRANSPORT

A traffic impact assessment was undertaken by WSP Parsons Brinckerhoff in September 2016. The report concludes that the capacity of the school will neither increase or decrease, and therefore the proposed primary school block will not have an impact on vehicular trips made to and from the site. In addition to vehicular trips, the new development will not affect any pedestrian routes that link to the site.

As the capacity of the school will remain the same, the site will not require an additional vehicular access, or any improvements on Teynes Road.

A review of the PIC data also demonstrates that there are no existing safety concerns regarding pedestrian, cyclists, or children on the site access road or on any part of the surrounding highway network.

For the above reasons, it is considered that the proposed development can be safely accommodated on to the local highway network.

DRAINAGE

Separate foul and surface water drainage networks are to be provided. It is anticipated that the systems will remain under private ownership and will therefore be designed in accordance with Building Regulations - Document H.

The development is effectively a ‘serviced site’ with the existing estates providing both foul and surface water connection points on the southern boundary. Allowance has been made to receive the school generated flows within the downstream residential infrastructure.

The surface water discharge rate will be restricted to 22l/s. Flows above this will be attenuated on the school site. In accordance with current planning policy adequate storage will be provide to retain flows generated by a 1 in 30 year return period, critical storm event, wholly below ground. Flows generated by a 1 in 100 year return period, critical event, plus 30% allowance for climate change will be retained on-site.

FLOOD RISK

The Envirocheck Report indicates that the site is not located in an area that is affected by river flooding, however locally the drainage is poor and therefore localised flooding is possible.

According to the Envirocheck Report there is a British Geological Survey groundwater flooding susceptibility area approximately 450m north east of site associated with the bedrock geology. There are no further details provided.

The most significant residual risk to the development will be lack of maintenance of existing and proposed infrastructure. By incorporating the prescribed mitigation measures to drainage and external level design the flood risk is considered low and the impact localised.

Coed Eva Primary

PLANNING ASSESSMENT

The section considers the proposals against the statutory development plan for the site, the Torfaen LDP. Determination of planning applications shall be made in accordance with the development plan unless material considerations indicate otherwise. This is a requirement of the Planning and Compulsory Purchase Act 2004. The adopted LDP is therefore the starting point for considering the acceptability of the development proposals that are the subject of this planning application.

Amenity and Design

The land is vacant playing field owned by the school. The location of the new block on the site is dictated by:

- the need to link it to the exiting building therefore providing continuity for the school.
- the requirement for sufficient and efficient parking, safe and effective drop-off and servicing area; and sufficient space to be provided for formal and informal recreation;
- and overall ensuring the most efficient use of the available land.

The proposed siting of the building was found to be the optimum option having regard to the above.

The contemporary design approach to the school is totally appropriate to its context and function. It is single storey, uses a varied pallet of both modern and traditional materials, but principally is designed to provide the best educational environment whilst minimising its energy needs and operational costs.

It is considered that the redevelopment proposals will be a significant improvement to the site and the surrounding area in terms of visual amenity, not least through the active re-use of the vacant site, and the provision of a modern education facility, but also by the comprehensive landscape proposals which are an integral part of the proposals.
The proposed location of the building and uses on the site, and the proposed access arrangements combined with the landscape proposals is not expected to have an unacceptable impact on existing surrounding properties by virtue of potential impacts on traffic, operational noise, air emissions, visual, drainage, or services provision.

The need to design out crime and anti-social behaviour is an important part of the scheme design aims and this is explained in the preceding section on detailed scheme design.

Equality of access to, around, and through the proposed development is a fundamental component of this design. Equality of access is ensured strategically through site levels and locations of points of access and highway crossings, but internally by detailed and careful design befitting a school of this quality. This will ensure equality of access and ease of movement regardless of physical or sensory impairment.

Natural Environment

The Ecological Assessment which accompanies this application advises that the area holds Moderate ecological value due to the pond tall rank grassland and areas of woodland surrounding the site. As part of the development it is proposed that:

- Any break in the boundary line of trees to the east of the site for access purposes must be kept to an absolute minimum.
- A precautionary approach is taken by erecting reptile proof fencing around the working area to ensure any reptiles/amphibians that may occur in the wider landscape are prevented from entering the site.
- Any proposed working area and loss of vegetation is kept to an absolute minimum.

Utilities provision

The proposal does not prejudice the existing or proposed level of service provision.

Transport

The project includes a temporary access road for construction traffic only though Willins. This area is managed by Bron Afon and a licence for the works is in process.

The Transport Statement which accompanies the application shows that the proposals will not have unacceptable impact on the surrounding highway network.

Overall, this project will provide a significant improvement of local education provision. It has been shown that the re-provisioning of the school within the site requires careful and considered site design to ensure consistency of education provision, but also to safeguard the wider public interest as covered by planning policy relating to issues such as landscape, ecology, visual appearance, transportation and pollution.
CONCLUSION

Whilst the loss of the existing school by fire was devastating at the time fire an opportunity arose to think about what the school really needs going forward, and potentially to address issues the school could not overcome with the previous design. Linking the replacement building with the junior block, which is preferred by the school, increases that opportunity. The design approach considered what the school had, the amount of space that will be provided by the new build and how it will link with the remaining building, and then decide how best to use that space in consultation with representatives of the end user.

The school is designed to meet modern and future predicted requirements for communication, teaching, and social interaction. The overall outcome of the project will be a significant improvement to the local education facility in terms of appearance, function, environmental impact / energy usage, vehicular movement, pupil safety and enjoyment.