Peak School, Chinley Proposed Residential Block Development

Design and Access Statement

THE SITE

Peak School in Chinley shares a site with the Alderdrook Day Centre. The site is off Buxton Road, Chinley

EXISTING BUILDINGS

The site was initially developed in the 1960's as a centre for special needs. Part of the building was originally for Adult use and the remainder for children, the latter was organisationally separated in the 1970's when the children's provision was designated a school. The site also included a separate residential block to accommodate children from the school and the community and in the 1980's a staff bungalow was built. Over the years the existing residential building has been adapted to meet changing needs, principally through the removal of dormitory accommodation, and now accommodates six full time students.

The Adult Day Centre (Alderbrook) had a major extension in the late 1970's.

A physiotherapy pool was completed on the rear of the school site in 2007.

Over the years the Adult Day Centre has developed an area of allotments, poly tunnels and greenhouses which provides a training facility for the adults in the form of a garden centre/nursery.

In response to an identified shortfall in such accommodation, the Authority is proposing to introduce children's home provision in addition to short term care, replacing the existing unsuitable residential building.

EXTENT OF DEVELOPMENT

Residence Floor Areas

	m²
Childrens Home Wing	
Office	11.5
Medical Room	6
Cleaners Store/Laundry	10
Staff W.C.	3
Music Room	5.5
Snoezelen	9.5
Ball Room	9.5
Quiet Room	9.5
Bedrooms 15.5m²x6	93
Ensuite Bathrooms 9m²x6	54
Lounge 18m²x3	54
Kitchen Dining 15m²x3	45
Linen Storage 1.5m²x6	9
Circulation	68

Short Break Residential Wing

Office	12
Medical Room	12
Cleaners Store/Laundry	10
Staff W.C.	3
Music Room	5.5
Snoezelen	9.5
Ball Room	9.5
Quiet Room	9.5
Bedrooms 15.5m²x4	62
Bedrooms 18m²x2	36
Ensuite Bathrooms 9m²x4	36
Ensuite Bathroom	12
Lounge 18m²x3	54
Kitchen Dining 15m²x3	45
Linen Storage 1.5m²x4	6
Linen Storage	3
Circulation	73

Central Shared Area

Care Manager Office	15
Meeting Room	17
Staff Sleep in and ensuite shower	14
Disabled Toilet	3.5
Caretakers Store	3
Kitchen Staff Changing	2.5
Kitchen and associated stores.	30
Plant Room	48
Wheelchair Store	15
General Store	9.5
Staffroom	15
Visitor W.C.	2.5
Entrance/Circulation	66
Wall thicknesses etc.	189.5
Verandahs and Porches	63
Total	**1279m²**

Staffing and Capacity

The existing staffing for the residential unit is 10 full time and 14 part time staff. This will increase with the new development to a maximum number 32.5 fulltime staff each day. Exact number of staff to be employed has not yet been decided, but daily staff occupancy is outlined below.
The School has 24 full time staff and 28 part time staff
The day centre has 10 full time and 23 part time staff.

Staffing levels/shift patterns

The existing and proposed residential block is staffed for 24 hours. The existing block is staffed as follows;
7.30am to 9.30am 6 staff
3.15pm to 9.30pm 5 staff
7.30am to 2.30pm 1 staff
2.30pm to 10.30pm 1 staff
3.15pm to 10.30pm 1 staff
10.30pm to 7.30am 3 staff
In addition to the above shift work pattern a part time cook and cleaner both visit each day for 3hours.
The proposed shift pattern for the proposed block is as follows
7.30am to 2.30pm 12 staff
2.30pm to 9.30pm 12 staff
9.30pm to 7.30am 5 staff
A manager, secretary and caretaker will be on duty 9am to 5pm
In addition to the above shift work pattern a part time cook will visit each afternoon/evening for about 3hours.

The training centre will not result in additional employment, but will be used by existing stall from the school to provide 1:1 teaching and training for parents. It will also be used for staff training. The training facilities will generate some additional vehicular activity say 2-3 cars per day.

The existing school has 24 full time staff working Monday to Friday between 8.00am and 5pm. There are also 19 part time staff visiting the site during this period with 9 supervisors who work from 11.45 am until 1.30pm.

The day centre has 10 full time staff working Monday to Friday between 8.00am and 5pm. There are also 23 part time staff visiting the site during this period.

Background and Siting

The existing residential accommodation whilst being structurally sound has an institutional appearance and ambience and does not meet the latest residential requirements demanded by OFSTED who have reported:

*The design of the building is considered to be unsuitable for the needs of students who use Peak House. The building does not enable students to reach their full potential in maximising their skills and independence and is unsuitable for students with physical disabilities / mobility problems. “

“It was impossible to disguise the fact that this building was built to an institutional design with long corridors, lack of carpeting, a large dining hall and very few small group facilities.”

In addition to the above with effect from April 2011 new regulations and duty within the Children and Young Person’s Act become law, and every local authority (England and Wales) is to provide services designed to assist individuals who provide care for such

children (disabled), to continue to do so, or to do so more effectively, by giving them breaks from caring.

This change in the law makes short break provision for disabled children and their families a statutory service and adds significantly to the justification for this project.

The requirement for child short break care in the local community has also increased since the building was constructed and many users are being sent out to other Councils and private providers to satisfy the demand for places. There are significant cost implications for the Council in not providing a local service.

The new build will resolve both of the above by providing accommodation for twelve pupils from both Peak School and the local community, six in full time residence and six in short break care (short term).

The existing traditionally built residential building does not lend itself for adaptation, to suit residential accommodation as required by Ofsted, and there no room to practically extend the building to meet the additional area requirements.

Thus the decision was taken to construct a new purpose built accommodation.

An options appraisal has been conducted to determine the siting of the proposed residential unit.
The decision was made to position the building in the only sufficiently sized accessible and developable area available at the Southern end (rear) of the site. The current proposal allowing increased spacing between the proposed unit and existing residential properties.

In order to access this area of the site a new access road will have to be provided off the sites road system. This will involve re-organising the Greenhouses and poly-tunnels in the Adult Centres garden centre area.

The positioning of the new build was influenced by a number of factors
The area for development is quiet and secure, suitable for residential accommodation for children with special needs.

The whole site slopes gently from North to South. The only area of developable land which relatively level, thus enabling level access within the building and so avoiding lifts, is at the southern end of the site.

The area of land required for the access road, including turning radii, also affects the positioning of the building to southern end of the developable area.
In order to keep the building as far away as possible from neighbouring properties and avoid positioning across the main window elevation of the closest properties the new build has been sited at the eastern end of the developable area. This also has the advantage of moving it away from the hydrotherapy pool which has been built at the same level as the school on the higher part of the site.

The southern end is on a similar level to the neighbouring houses closest to the proposed accommodation. Building single storey at this level keeps the height of the new build down relative to these properties.

The closest property No.20, Stockton Drive, which is now 17.5m away from the new development at its nearest point, has main aspects which face away from the

development. The nearest property with main aspects over the development is number 19 Stockton Drive which is some 42.5m away.

The proposed development will displace the Adult Day Centre's recreational space, vegetable garden and wildlife area. The replacements for these will be in the field adjacent to the Day Centre. Whilst this is within the Green Belt, the proposals should not conflict with the requirements / obligations that status demands.

Appearance

The general style and choice of materials reflect the local vernacular architecture. The glazed/ insulated panels and sky lanterns give the building a contemporary feel. The pitched roof will be natural slate.

The brief requires that the replacement residential building should have a domestic appearance and not present as a 'Local Authority Home'. The recesses and feature hubs in the design break up the mass of the building to give the appearance of several linked smaller buildings.

The brief also requires that the residential and short break care elements of the building have the appearance of two linked individual buildings each with its own entrance. Coloured renders and panels have been used to create this in the design with a different, but linked coloured feature panel at the main entrance. This together with recessed doorways, creates a domestic scale focal point to the separate aspects of the building. In order to break up the panels and emphasise the domestic quality of the building the gables are to be constructed in stone with a deep raked joint to create a dry stone wall effect. Adding to this point, small verandahs are to be formed on the corners of the residential blocks to provide the residents with a sheltered external area and providing added interest to the elevations. Proposed doors frames and windows to be grey polyester powder coated aluminium. The style and proportions are generally of a domestic scale.
Roof glazing provides natural lighting and ventilation to the central corridors within the building.

Scale, Height and Massing.

Details relating to scale height and massing are illustrated on the design drawings accompanying this application.

The building is single storey. The pitch of the roof at 27.5º allows the use of natural slate whilst keeping the general ridge line below 5.5m which is in keeping with the ridge heights of the neighbouring properties.

As the building is single storey and positioned at the lower site level the height of the new build is similar to that of the adjacent residential properties. See site section on drawing number 0701699/A/68,

Sustainability and site waste management

The County Council has a commitment to investing in sustainable design and the incorporation of features within the current proposals will be investigated as the project develops in detail design stage.

Proposals will be designed in full compliance with the Building Regulations, in particular part L2 with respect to notional carbon emission reduction target reductions.
The following are currently proposed for incorporation

- Optimisation of natural ventilation. We intend to use natural ventilation where possible. Passive stack effect created by the sky lantern will draw warm air through the building. Mechanical ventilation will only be used when required by the building regulations and as required as part of the SBEM calculation.

- Solar Glazing. The glass used for the rooflights will be 6mm Suncool Activ 70/40 with a 12mm argon filled cavity and 6.4mm Optilam. This gives a U value of 1.3 W/m²K. We were advised by Pilkingtons that this combination would give us the best daylight transmittance whilst retaining a reasonable resistance to solar gain and providing the outer skin with self cleaning properties.
  Window glazing will be 6mm Eclipse Advantage clear with a 12mm argon filled cavity and a 6.4mm Optitherm S4 inner skin. Again this has a U value of 1.3 W/m²K. The client requested a reflective outer skin. The Eclipse Advantage does have some reflective properties without being 'mirror like'. It also gives good daylight transmittance whilst retaining a reasonable resistance to solar gain.

- Utilisation of local supply chain through purchase of materials and sub contract labour where possible. When appointed we will encourage the successful contractor to use local labour and materials where possible.

- Minimisation of construction waste. A copy of the site waste management plan is enclosed with the application. The successful contractor will incorporate this document in his site waste management plan. Site waste will be sorted by the contractor and sent for recycling where possible.
  Excavated materials from the new development is to be spread on the adjacent field raising the ground level by up to 500mm as shown on the landscape planning drawing 0701699/A/65A. Top soil will be removed before the excavated materials are spread and then re-spread and re-seeded afterwards. This is to reduce the amount of site waste sent to landfill.

- Increased thickness of cavity insulation to further reduce heat loss. Min U value requirements for walls and roofs are 0.35 and 0.25W/ m²K respectively. The thickness of insulation on this project has been increased to give U values of 0.25 and 0.21W/m²K or better for walls and roof respectively. This will reduce heat loss and therefore the amount of energy used.

- Rainwater harvesting. Rainwater to be used for flushing toilets. This will reduce the amount of mains water being consumed and reduce the amount of storm water being discharged into the storm system.

- Solar Panel. Provision of solar panels on the roof will pre heat the hot water and central heating to be used in the building, reducing the amount of energy required to heat the water services to the required temperature, thus reducing CO2 emissions from the building.

- Air Tightness. Windows, doors and the building fabric as a whole will be sealed to enable the building to meet the minimum requirements of the building regulations. This will reduce heat loss. The building will be air tested on completion to ensure the building meets these requirements.

Car Park

There are currently 42 'official parking' spaces on the site although with some double parking the actual number of cars parked on the site is between 50 and 55 . Five of these existing parking bays will be lost when the garden centre replaces the teaching facility in the former staff bungalow. However, 48 additional spaces will be provided as part of the new development. 32 of these will be directly associated with the new build providing 30 staff and 2 disabled parking bays.

All staff associated with the new residential block will park in the areas provided around the new development. Existing staff relocated to the new block will no longer park in the existing parking area, so releasing spaces in the existing area for visitors and staff in the school and day centre and visitors to the garden centre.

5 additional disabled parking bays have been formed for people using the physiotherapy pool and 1no disabled space has been created for members of the public visiting the Alderbrook garden centre.

10 spaces including 1 disabled space are to be provided for visitors to the former residential block, the proposed training facility and for members of the public using the garden centre.

Peak School Pupil/Alderbrook Service User Transport

In addition to vehicles associated with the staff, taxis drop of and pick up pupils and service users at the school and day centre.

School 9-9.15 am and 3.30-3.45 pm 18 taxis
Day Centre 8.45-9.00 am and 3.45-4.00 pm 16 taxis.

These numbers are not likely to change as a result of this development.

Access

The highways engineer has for sometime criticised the existing site the access and egress from this site. A one way system operates to improve this situation. This development provides the opportunity of improving the safety of the existing site lines and access. After consultation with the highways engineers it was agreed to increase the site lines and reverse the flow of the one way system.

LANDSCAPE

Landscape Character, Biodiversity and Visual Impact

The site lies within the Dark Peak Landscape Character Area and lies within the "Settled Valley Pastures" landscape type. The Landscape Character to Derbyshire document states that "This area is characterised by a settled pastoral farming landscape on gently sloping lower valley sides, dissected by stream valleys. Dense watercourse trees, densely scattered hedgerow boundary trees and densely scattered boundary trees and tree groups around settlements, contribute to a wooded character."

It is our intention to conserve and enhance the local landscape character where possible. To achieve this we intend to use native species for the proposed tree and shrub planting on site, particularly around the boundaries of the development and for the creation of the new wildlife area. The species we intend to use will include those recommended for planting in this area in the Landscape Character of Derbyshire document, such as birch, oak, rowan, hazel, hawthorn, holly and alder, goat willow and guelder rose in the more waterlogged conditions. The proposed hedgerows will include predominantly hawthorn with some hazel, holly and blackthorn. Hedgerow trees will be predominantly ash and oak (sessile and pedunculate) with some field maple. Three Landscape Enabling Works drawings numbered 0701699/A/66A, 67A and 69A show the trees and hedges to be removed and those existing trees and hedges on the site to be retained. These drawings can be read in conjunction with the tree survey for additional information. The Landscape Planning drawing numbered 0701699/A/65A shows the proposed trees, hedge and shrub planting for the site alongside the existing trees and hedges that will be retained.

To minimise the impact of the development on the neighbouring houses on Alders Avenue and Stockton Drive, the landscape design seeks to reduce the visual impact of the proposed building as far as possible.

Along the southern boundary of the site this is mainly achieved by boundary treatment. This has been developed in consultation with the neighbouring households. Where an existing hedge exists on the boundary it will be retained and a 1.8m high weldmesh fence will be provided on the new development side of the hedge. The hedge will be allowed to grow to the height of the fence and maintained at that level. Where there is an existing close boarded timber garden fence belonging to the neighbouring property it is proposed to erect a 1.8m high weldmesh fence on the new development side of this, and then also plant a hedge.

On the western boundary where no hedge exists, it is proposed to erect a 1.9m high timber palisade fence to match the height of the existing fence further along this boundary to provide some degree of privacy whilst securing the residential area.

It is proposed that the boundary with the greenbelt land will be a 1.8m high weldmesh fence. In this location the native tree and shrub planting of the proposed wildlife area will be planted in blocks and swathes to allow some views out from the play areas and still reduce the impact of the fence line from the green belt land (refer to landscape planning drawing).

All the proposed weld mesh boundary fences will be 1.8m high green weldmesh RAL 6005 Green. The 1.8m height endeavours to strike a balance between security and the requirement of the brief to deinstitutionalise the establishment.

Where fencing occurs adjacent to the retaining wall below the existing pool the fencing will be sited at the lower level. In order to maintain some degree of security from the school side of the site in this location the height of the fence has been increased locally to 2.7m. To the front of the new residential block, where the fencing is adjacent to the new retaining wall, it will be on the higher side of the wall to align with the fencing and the gate at the top of the steps. This is shown on drawing number 0701699/A/65A. The proposed fencing will be under planted or screened with blocks of shrub planting where possible to minimise the impact of the fence. The fenced area of the new residential development will have a managed entry and exit system, including gates with intercoms at vehicular and pedestrian entry points.

Within the site 1.2m high bow top fencing and planting will be used to define the play areas for the residential units. Each apartment has a rubber crumb play area, totalling a generous 1100m². Each area is designed for either 2 or 4 children. The client requires one area to be 1.8m high to contain older children prone to climbing.

The existing wildlife area forms a small woodland block within the landscape. This will be replaced in the adjacent field as a much larger new wildlife area containing rustic paths and seating areas. It is intended to design this using native species to create an area of woodland and shrub planting to enhance the landscape character typical of this area and the ecological value. The open character of the existing field will be changed by the creation of this wildlife area, but it will provide a landscape feature that is similar to the small areas of woodland typical of this landscape character area.

A pond will be constructed within the new wildlife area and designed and planted for wildlife and educational value. The pond will also be designed to accept the rainwater run off from the new playing field. The overflow from the pond will be piped to discharge to a natural water course in the lower field. The pond will be designed to accept the "surge" water created in storm conditions. Bark paths are proposed to provide pedestrian routes through this area.

The existing area of grass used as an informal playing field is approximately 1110m2. This will be relocated, enlarged and enhanced. The proposed playing field will be located in the field adjacent to the wildlife area and be at least 2450m2 in area, as shown on dwg no 0701699/A/73 "Playing Field Relocation". This will be graded to provide approximately a 1 in 40 slope by cutting in a maximum of 0.75m at the northern end and filling a maximum of 0.5m at the southern end. The playing field will be seeded with an amenity grass seed mix and it is intended to incorporate a field drainage system. Other grass areas across the site will include wildflower meadows and areas of bulb planting amongst the grass, as well as other amenity grass areas (see attached landscape planning drawing 0701699/A/65A).

It is proposed to relocate the 'allotment' area in the field adjacent to the wildlife area within the site. The new allotment area will be fenced with 1.2m high post and rail timber fence and a native hedge planted with hedgerow trees as a new field boundary.

Future proposals for the North part of the field are currently under discussion, but it could be used by the Alderbrook Adult Centre as a small paddock with sheep or goats and chickens, providing the trainees with an opportunity to learn animal husbandry skills.

It is intended to reorganise and re-locate the existing garden centre as part of this development to provide space for the proposed staff car parking and access road. The proposed area will be to the north of the site in the area currently occupied by the former staff bungalow which is currently used for teaching post 16 students from Peak School. The reorganised layout includes three new polytunnels, one new greenhouse and the relocation of an existing greenhouse, two timber sheds and a new kiosk with WC. The nursery growing area will be fenced with a 2m high green weldmesh fence RAL6005 with lockable gates. The new location will still afford easy access to Alderbrook Centre for the Trainees, whilst providing better access for the general public visitors.

Residential Block - Immediate Landscape Layout

Working with existing ground levels as closely as possible, the building floor level is set to minimise the amount of cut and fill required to accommodate it on the site. There is a retaining wall of approximately 1400mm height to the north of the proposed building and

one of approximately 1500m height to the north west of the building. These are necessary to accommodate the building and its circulation within the existing site levels and constraints. These walls will be of concrete construction with a rendered finish to match the building.

The play area around the new block will be rubber crumb; a safety measure demanded for special needs children who are prone to fall and injure themselves.

Domestic scale ornamental planting will be used adjacent to the building and in the garden areas in order to create the desired aesthetic and to provide all year round interest and colour. The species used will be chosen to blend with the native planting for example with the inclusion of varieties of dogwood, low growing ornamental willows and heathers. Planting in most areas accessible to child play will be minimal as some children are attracted to eat plants.

The access road up to the new residential block will be tarmac with a pull in and drop off area at the front of the building near to the main entrances and car parking for 9 cars including 2 disabled parking spaces. There is direct pedestrian and wheelchair access of suitable gradient from the new building to the existing school past the pool. There is also pedestrian access to the rear of the new building. It is intended to provide additional parking for 28 cars to the north of the new building including 5 disabled parking spaces at the higher level. Access to the proposed unit from here will be via steps or the access road.

A turning area has been provided within this area to allow the fire engine, refuse collection and other commercial vehicles to turn in the site.

Alderbrook Garden Centre

The existing garden centre / nursery is a small project run with the support of the Alderbrook Day Centre on site. The area currently houses three polytunnels, three greenhouses, two sheds, a shop and two buildings used for storage, as well as areas for displaying plants and a raised pond. These facilities have grown up over time as and when funds have been available and consequently the layout is relatively haphazard, and does not make best use of the space available.

The building of the proposed access road for the new residential block will require the dismantling of one of the large polytunnels and a reduction in the total area of the garden centre. As a result of this, and due to the poor state of some of the greenhouses, we have taken the opportunity to re-locate this area to the north of the site to provide a better use of space and replace some of the older structures.

The layout for our proposals is shown on the Landscape Planning drawing 0701699/A/65. The proposals include:

1. The re-use of one of the existing greenhouses which is in good repair (6.3m x 3.2m x 2.4m ht to apex).
2. Providing one new greenhouse (10.54m x 5m x 3.5m ht to apex).
3. Replacing the existing polytunnels with three new polytunnels (4.3m x 10.8m x 2.2m ht each one).
4. Replacing the two existing sheds with two new ones of similar size.
5. Providing a new kiosk with WC (see dwg no 0701699/A/72 for details).

6. Re-building the raised pond in a new location.
7. Providing organised areas for displaying plants.
8. Providing a 2m high weldmesh fence RAL 6005 with lockable gates to match around the perimeter of the garden centre, to enhance the security.

Electricity Sub-Station and Switchgear Housing

An electricity sub-station and associated electricity switchgear housing is required on site and this is located on the boundary within the field adjacent to the new allotment area. The substation and switchgear housing has been positioned in the field to avoid conflict with any future development on the main site. The size of the sub-station housing will be 3700x3100x2440mm ht. to eaves. The associated switchgear housing will be 2800x1800x2500mm ht. max. Both will be standard green GRP construction with shallow cant roofs. The substation and switchgear housing will have a 1.2m high timber post and rail fence with screen planting to three sides, the fourth side facing the Day centre will contain the gates.

See typical plans and photographs for details of sub-station proposals and drawing no Q20208-10 for details of switchgear housing proposals. Whilst this is within the Green Belt, the proposals should not conflict with the requirements / obligations that status demands.

New Gas Meter House

There are two gas meter houses. One is too small to accommodate the new meter. The other will have to be re-sited to allow access to the proposed car park. Both existing houses will be demolished and be replaced with a new building. Details are shown on drawing no. 0701699/A/70

New Garden Centre Kiosk with WC

In redesigning the garden centre area the new buildings will have to meet current requirements for service users. This will include a wheelchair accessible unisex toilet and heated refreshment and mess facilities. These will have to meet current building regulations. It was decided to combine these facilities in the kiosk and construct a permanent building built to thermally efficient standards.

The design is shed like with a pitch of 17.5º. The proposed wall material is Forticrete Architectural Masonary with a textured finish .Colour Straw. This is the same material that was used for the staff bungalow, which blends with the split faced concrete blocks on the building to be retained. It is proposed to use a Redland Cambrian Slate on the roof allowing a slate like material to be laid at 17.5º pitch.

Replacement P.E. store

The revised siting of the residential block will necessitate the demolition of the existing PE Store. It is proposed to replace this building with a similar sized and designed store. As the walls to buildings in the immediate vicinity are in random stone built to courses, it is proposed to use a similar material for the store rather than the split faced concrete blocks. The flat roof will be in mineralised felt, as the existing.

Consultation with neighbours staff and parents

Local residents living in close proximity to the site, staff and parents were invited to a meeting at the school on the evening of 28th April 2009 where sketch plans, elevations and an artist's impression were displayed and client with design staff were available to answer questions.

Three main concerns were raised by the local residents:

1. Some neighbouring sites experience water draining into their sites during periods of high rainfall and expressed concerns that the new development will make the existing situation worse.
2. The height of the building will affect their views and the neighbour at no 20 also expressed concern on the proximity of the new build to their boundary.
3. Artificial external lighting on the site and the possibility of light spillage on to their properties.

In order to answer item 1 more fully a subsequent meeting was arranged with our drainage consultant present to answer questions on the evening of 4th June 2009.

We explained that the development should improve the drainage problem that they are currently experiencing, by managing the rainwater run off and constructing a French drain. The rainwater run off over the area of the building will be collected for grey water use in the building. Any overflow will discharge via attenuation tanks into the existing storm drainage system. Associated hard standing will drain via the attenuation system into the existing storm drain.

A land drain discharging into the existing storm system via the attenuation system will run along the boundary between the new development and the neighbouring properties. This will pick up the rainwater discharge from the rubber crumb and any surplus ground water along the boundary.

The ground water drainage from the playing field area will discharge into a pond in the wild life area. Any overflow will be discharged into existing water course in the lower field. This manages the natural discharge directing it to the natural water courses and away from neighbouring properties.

We assured them that there will be no light spillage and we would endeavour to use detection systems where possible to keep the amount of time artificial light is on to a minimum. Where possible we will use low level bollard lights to illuminate footpaths. There will be some artificial lighting around the main entrance, but this should be shielded from the neighbours to some extent by the building itself. Light from inside the building will provide some degree of light pollution. We proposed to direct the light down in the lanterns to minimise this.

We explained that the building was single storey and the pitch was 27.5º to keep the height of building as low as possible using the materials specified. The proximity to the boundary is outlined in the background and siting above.

Some adverse comments were received during the planning process. It was decided to withdraw the application and carry out some modifications to the proposals.
The main changes were:-

- To move the proposed residential block 5m northward on the site away from neighbouring properties.

- The staff car park associated with the proposed residential block is to be moved from the southwest corner adjacent to residential properties to the north of the block to an area currently occupied by the Garden Centre.
- The Garden Centre to be moved to the space currently occupied by the former staff bungalow which is to be demolished.

As the changes are significant a further consultation with local residents was arranged.
This was held on 1st February 2010.
Main concerns were:-
Light pollution from new development.
Boundary fence conditions.
Site access and compounds.
Size of play areas and turning circle screening.
Drainage to watercourse.

The response to light pollution issue is as above, but as the building has been moved further away from the houses and the barn the effect on neighbours and wildlife in the old barn will be further reduced.

The client has requested a high fence around the new residential block to meet Ofsted criteria on security. It was agreed that the existing 1.9m high existing timber palisade fence along the western boundary would be acceptable and that additional new palisade fencing along the western boundary could also be 1.9m high providing it was underplanted to prevent easy access to the fence. All other new fences will be in 1.8m high anti-climb weldmesh. The new fences will be erected adjacent to existing hedges and fences on the school side of the boundary.

Each flat is provided with a rubber crumb play area for 2 children. One of the play areas is shared by two flats and this will therefore provide play space for 4 children.

Vehicular access to the new turning area should be minimal. Whilst cars can use this facility it is intended for commercial vehicles, in particular the fire engine and refuse collection vehicles. Screen planting has now been increased at the request of the neighbours.

Storm drainage from the playing field will discharge via a balancing pond into an existing water course. The land surrounding the storm drain discharge and the existing water course falls away from existing properties and will not cause flooding. As the run off from the playing field will be managed on the proposed development the drainage problems currently encountered by neighbouring properties should improve.

The Manager from Alderbrook Centre was at the meeting. She expressed her support for the scheme, adding that there would be some positive benefits for their service users.
The Garden centre would be upgraded and the revised siting would provide an improved interface with the general public.
The allotment growing area would be in close proximity to the Garden Centre with a footpath through the field linking the two areas, allowing centre staff to link the activities.
She also indicated that she would be investigating the use of the North end of the field as a small paddock with sheep or goats and chickens, providing the Alderbrook Centre service users with an opportunity to learn animal husbandry skills.

ACCESS

To the site generally

The School opening hours will remain the same. School opens for staff at 7.45am with children arriving between 9 to 9.15am and finishes at 3.30 p.m. The School day finishes at 3.30 pm with the teachers leaving by 5pm.

Alderbrook centre operates similar hours, but with service users arriving 8.45-9am and leaving at 3.45pm.

The residential block is open 24 hours a day, but with the majority of activity to the centre when staff changes shift. Proposed shift times for the new accommodation are 7.30am to 2.30pm, 2.30pm to 9.30pm and 9.30pm to 7.30am.

There is vehicular and pedestrian access to this site from Buxton Road and the scheme includes improvements to sight splays at the entrance and exit from the site as well as reversal of the current flow to improve vehicular access and egress.

All general internal aspects of the new extension and classroom building will comply with the requirements of Building Regulation Part M, but the residential sections of the building are for children with special needs and as such are exempt from general requirements. These areas have their own design guidelines from OFSTED to meet specific needs. All door openings and corridor widths will also comply with part M.

Temporary Access/Site Compound

In order to provide adequate control on vehicles entering the site compound, sufficient area for a safe site set up it will be necessary to form the site compound in the field, which has been designated green belt, adjacent to the site.

The existing site will remain in use for the duration of the contract. To separate site traffic and existing site users will involve forming a temporary site access. The highways engineer was consulted and his recommendations adopted. This is shown on drawing number 0701699/A/64A. At the junction with the highway the gates will be set back from the edge of the pavement 5m and a temporary visibility splay to be formed 2.4 m back from the pavement edge. The visibility splay to be 50m in both directions and should contain no items over 1m height within the splay.

The site set up will vary throughout the contract. In the initial phase of the works the site compound and access road will be formed and the main site area including the former staff bungalow will be fenced off. The former staff bungalow will be demolished and a new garden centre, eventually replacing the existing garden centre, will be constructed. During the school summer holiday the areas around the work to the existing entrance, the entrance to the pool and the existing play area will be fenced off whilst works are conducted in these areas. When work in these areas and around the former staff bungalow is completed these sections of fencing will be removed and the fencing around the main part of the site will be extended to include the area currently occupied by the existing garden centre, which will then be demolished.

On completion of the new building the site compound will be moved up the site and the temporary fence area amended to include the area of the field to be developed. The temporary fencing around the new building will be removed at this stage.

The temporary access along with the remaining temporary fencing will be removed upon completion and the boundary re-instated.

FORMER RESIDENTIAL BUILDING
Future Use

As indicated above, this building will remain in school usage; it provides an ideal opportunity for the school to relieve some of the pressure on accommodation within the main building, particularly to enable smaller groups of pupils to gain from 1:1 tuition as well as address their personal medical, social and special needs. The building includes a small apartment where pupils can experience a domestic setting, have help with day to day living skills whilst under light touch supervision, thus enabling better preparation for life when they leave school. It will also enable the school to address an identified parental need for better advice and support with their child through the provision of personal training and counselling.

Rationalisation of space within this existing building will allow two sixth form teaching spaces to be created. This will 'free-up' space in the former staff bungalow, enabling this building to be demolished and provide a space for the new garden centre. There will be no increase in staff numbers to deliver this function.

TRAVEL PLAN

Staff numbers on site will increase slightly as a result of this development see staffing above. Peak School and Alderbrook Centre travel plans are included in this application.

ECOLOGICAL SURVEY

Ecology surveys were carried out by Baker Shepherd and Gillespie. A copy of their reports has been included with this application.

The reports indicated that there were protected species (bats and barn owls) in the derelict barn on the site, but these would not be directly affected by the proposals. However, recommendations have been made that examples of best practice relating to these species should be adopted and owl and bat nesting boxes are to be installed at strategic points around the site. These are outlined in the ecologists phase 2 report included with this application.

The reports also recommended that bird boxes on the site should be re-sited outside the nesting season.

The phase 1 report recommended that a Greater Crested Newt survey be commissioned to ascertain if this protected species is in evidence on the site. The survey was carried out during April, May and June2009. No evidence of Greater Crested Newts was found. The report from this survey has also been included with this application.

Baker Shepherd and Gillespie were also commissioned to check if the site contained any 'Ancient Hedgerows' and, if so, the action required if any areas of hedgerow needed to be removed. Again the report from this survey is included with the application.

As additional work was added to the contract following the public consultation, Baker Shepherd and Gillespie conducted an additional ecology survey to include the proposed demolition of the staff bungalow and the work to the trees in the surrounding area.