1284 Turing House Free School - Temporary Site

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Design and Access Statement for Proposed Temporary Buildings

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Introduction

This Design and Access Statement has been prepared in support of a planning application for two storey temporary accommodation for educational use by Turing House Free School, at the application site, Clarendon School, Hanworth Road, Hampton TW12 3DH.

Turing House School is a secondary free school founded in September 2015 with the assistance of the Russell Education Trust (RET). It presently occupies temporary accommodation at Queens Road, Teddington TW11. At full capacity, the intended pupil cohort is to be 750 11 to 16-year olds, with year groups of 150, and a sixth form of 300 students, therefore a total pupil population of 1050. A permanent site for the Turing House School is being pursued elsewhere in the borough.

Development of the permanent and temporary school sites is publicly funded through the Education and Skills Funding Agency (ESFA).

With the September 2018 intake, Turing House Free School will outgrow their temporary accommodation at Queens Road, Teddington. The school urgently requires accommodation in place for September 2018 to educate the portion of the student population who can no longer be accommodated at Teddington. To this end, the school seeks to temporarily lease the Clarendon School site from London Borough of Richmond, and to adapt the site and current building stock to create an appropriate educational environment for 250 pupils of secondary school age, and teaching staff, until they can be relocated to the new site in September 2020. Use of the temporary buildings will cease on 31st August 2020, after which time the building remain in place, unoccupied for a further period to allow furniture and fittings etc to be removed and the building relocated off the site. Allowing for a buffer period to remove existing temporary accommodation before construction, the application therefore seeks permission for a temporary period from the beginning of July 2018 until the 31st December 2020.

Clarendon School is in the process of relocating to new sites elsewhere in the borough and their school buildings will be vacated at the end of June 2018 as the school year ends. There is therefore potentially a period of only two months (July – August 2018) in which to carry out reconfiguration and refurbishment work to the school buildings before the site must be occupied by Turing Free School.

Turing House Free School presently lack the required complement of specialist spaces essential for the teaching of the secondary (KS3 and KS4) curriculum and are looking to provide these spaces at the Clarendon site. To provide these spaces within the existing Clarendon School buildings would entail a radical reconfiguration of the existing internal layout. Equally, current classrooms at Clarendon are below ESFA requirements for teaching secondary school classes, and a wide ranging rearrangement of the current internal layout would be required to provide classrooms of adequate size.

It has been concluded that the two month period available to work on the existing school buildings is insufficient to carry out the extensive reconfiguration work that would be required to make the existing school buildings an appropriate fit for Turing House Free School. Of particular concern is the fact that, because Clarendon School will remain in occupation to the start of this construction period, there will be no opportunity to open up existing constructions for structural investigation, to enable the structural design to be completed in advance. Additionally, the current buildings are of an age where hazardous asbestos is likely to be integral to extant construction. There

will not be adequate time to undertake a destructive asbestos survey and removal process in advance of the main contract works.

For the above described reasons, it has been concluded that specialist teaching rooms, general classrooms and associated ancillary accommodation to be provided at the Clarendon site for Turing House Free School use should be in the form of temporary modular buildings. The design and location of this temporary modular accommodation is the subject of this design and access statement.

Design: Use

The D1 education use for the Clarendon School site is extant, and as such there is no change of use associated with this application. At the end of the temporary period, the modular building will be removed.

Design: Amount

Drawing on ESFA Guidelines, a schedule of accommodation required to accommodate 250 pupils and teaching staff has been compiled (refer Appendix A). Much of this accommodation will be provided in the existing school building, in particular: staff and administration areas, main hall, dining and kitchen facilities. As described in the introduction to this statement, specialist teaching rooms and general classrooms must be provided in temporary modular accommodation elsewhere on site: This accommodation is to comprise the following:

- 4no. general classrooms, each at 55m2 = 210m2
- 2no. science labs, each at 83m2 = 166m2
- DT Teaching = 83m2
- Art Room = 83m2
- Science Prep. Room = 21.5m2
- Storage / Cleaners Cupboards
- WC Accommodation
- Circulation

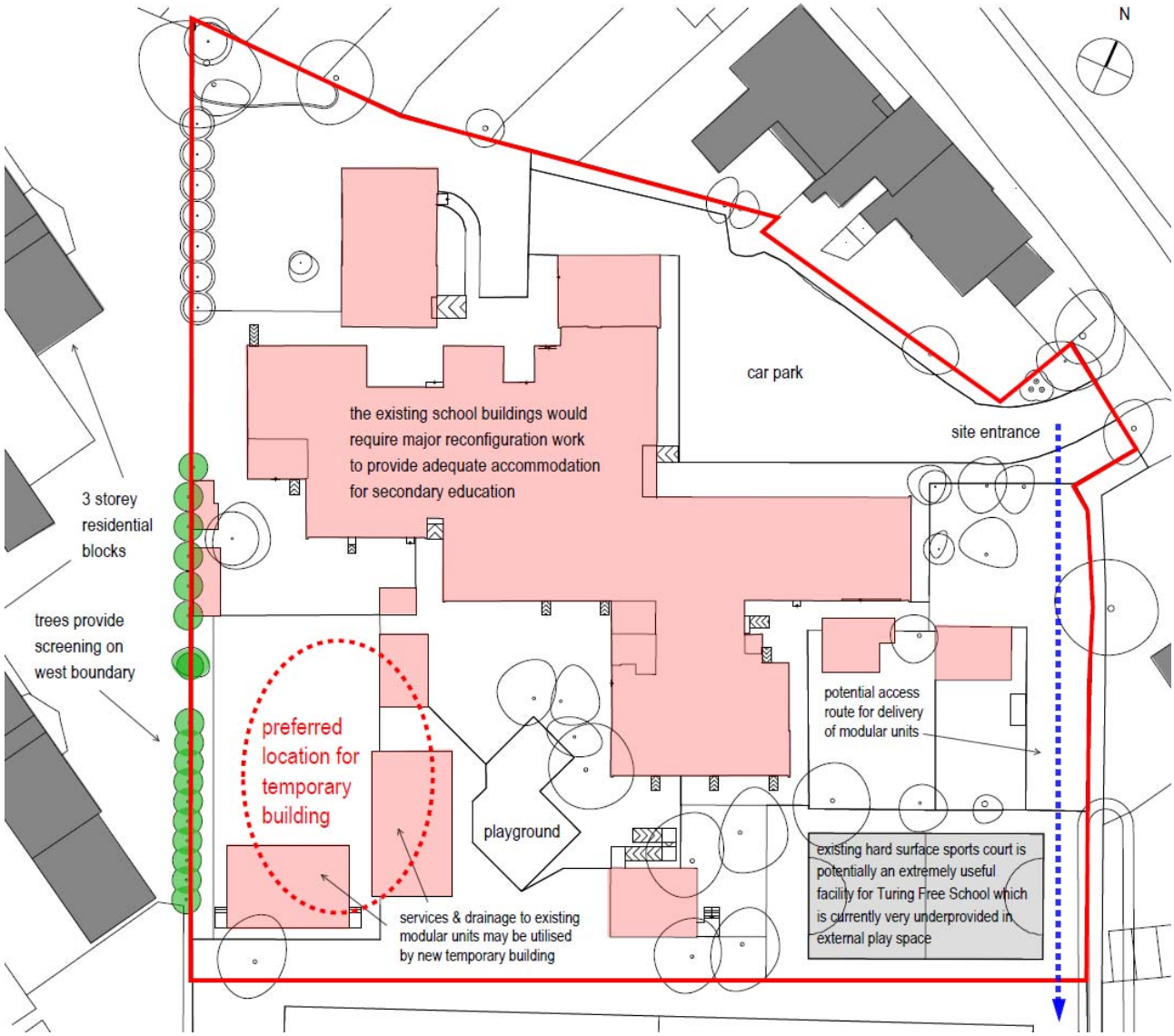
Therefore, Gross Internal Floor Areas:

- ground floor = 591m2
- first floor = 371m2
- total = 962m2

cycle rack proposal

The relocation of 250 pupils plus staff from Teddington to the Clarendon site represents an increase in the population of the site from its current use as a special school. Similarly modes of transport to and from the site and their timing will change. This aspect of the proposal is addressed in the accompanying Transport Statement February 2018 prepared by Robert West Transport & Environment. The report concludes that the proposal will have a negligible impact on the local on-street parking capacity and road safety. It concludes that the proposal should be considered acceptable in transport and highways terms.

Design: Layout



Site Analysis Diagram

The Clarendon School site occupies an area of 0.765 hectares in a predominantly residential area and is bounded to the north and east by two storey dwellings. To the west is three storey housing to Queenswood Avenue with intermittent views into the site through a belt of mature cedars which provide a good degree of screening from this aspect. To the south is a playing field in the ownership of London Borough of Richmond, the use of which is shared with the neighbouring Carlisle Primary School.

Building Regulations relating to fire spread between buildings in educational use are onerous and there is a necessity to site the temporary building at a minimum distance from the existing buildings.

A hard surfaced sports court in the south east corner of the site will be valuable to Turing House Free School for sports and recreation, and the preference of the school is therefore to site the temporary accommodation on the hard surfaced area on the west boundary.

This area is presently occupied by four single storey outlying buildings (total floor area: 271m2) which must be removed to free up this area for the new modular building. Service and drainage connections in place for the existing outbuildings will be utilised in the new building.

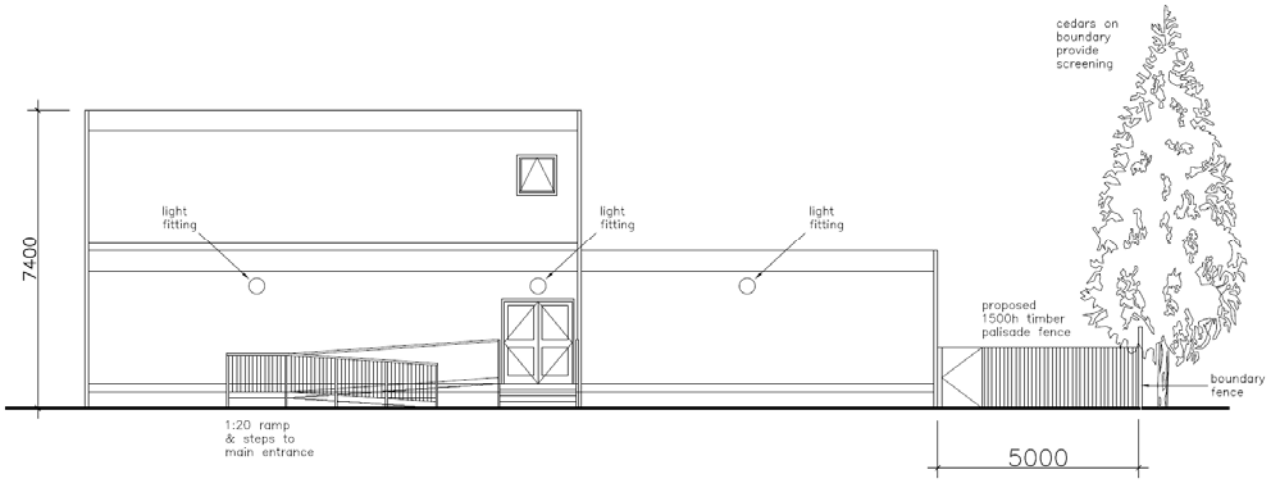
View of proposed temporary building location from south showing cedars which will provide screening

View of proposed temporary building location from north

Design: Scale

To reduce the footprint of the new building thereby limiting the loss of external space to Turing Free School, it is proposed that in part the new building will be two-storey. To reduce the impact of the new building on the outlook from residential properties on the west boundary, it is proposed that the two storey element of the building will be set a distance of 15m away from the site boundary. A belt of cedars on this boundary will provide screening to the proposed building. To reduce the potential for overlooking of this boundary, there will be no west facing windows at first floor level. A corridor against the west facing elevation at first floor will be served by rooflights only.

West facing windows at ground floor level will have frosted film privacy screening to a height of 1.8m above floor level. The space between the new modular building and the boundary will be secured by a 1.5m high timber palisade fence.



north elevation of proposed temporary building showing stepped section

proposed timber palisade fencing

Design: Appearance

Given that the new building is temporary in nature, it is proposed that materials and finishes will be simple and robust. External walls will be clad in sheet steel with a factory applied paint finish. The roof will be profiled sheet steel with a factory applied paint finish. Windows will be uPVC, and doors will be glazed with pre-painted aluminium framing. The building will be fitted with external bulkhead lights, PIR controlled, to the north and east sides of the building. Additional bulkhead lighting will be provided to cover the building entrance and fire exits.

proposed external light fitting

Design: Landscape

Detailed arboricultural reports prepared by PJC Consultancy have been prepared to accompany the planning application. The footings of the proposed temporary building are likely to impinge marginally on the root protection zone of an existing maple tree close to the south elevation of the building. The new building has been positioned so as to be no closer to this tree than the existing recently constructed modular building, and the Arboricultural Impact Assessment concludes that subject to measures described in the Arboricultural Method Statement being executed, the tree should remain viable post construction. The AIA and AME also propose root protection measures for two trees bordering the access route for construction vehicles delivering the modular building to site.

Access

To facilitate the drainage installation, the temporary building will be on a raised pedestal. Building Control compliant ramped access will be provided to the main entrance of this building. An accessible WC will be provided.

Waste Strategy

The School are committed to reducing waste and to recycle where possible. Remaining waste will be stored in domestic sized ‘wheelie’ bins in an enclosed container and wheeled to the normal refuse collection point for pick up within the site by the waste collection service provider.

Energy Efficiency Statement

The application is for approximately 30 month temporary use. It is therefore not proposed to incorporate renewable technologies, such as photovoltaics or wind turbines. The financial and energy saving payback period on these technologies is between 7 and 15 years rendering them non-viable for a temporary development. The scheme will however incorporate a number of energy efficiency measures that will reduce energy consumption and CO2 emissions on the life of the building. These include:

- Lighting: Motion sensors will be fitted throughout to ensure lighting only comes on when the rooms are occupied
- Windows: Windows will be double glazed, sealed units comprised of 4mm clear float, 20 mm air gap, 4 mm low 'E' glass which achieves a 'U' value of 1.6 w/m2k

Sustainability Statement

The proposed buildings will remain on site for a period of approximately 30 months. It is proposed that the building will be of modular construction which allows its construction largely from previously used building components. Similarly, when the need for the temporary building expires, and Turing House Free School moves to its permanent site, the units will be recycled in new modular buildings elsewhere. Pre-fabrication off site in a factory environment, will minimise on-site noise pollution during the construction process, reducing disturbance to the nearby dwellings. It will also reduce the on-site construction period and associated transport movements and construction waste.

Conclusion

Turing House Free School has an urgent need for additional teaching accommodation for a temporary period before moving into permanent accommodation on a new site. The potential of the school's current temporary site at Teddington to accommodate the 2018 pupil intake has been carefully considered, before concluding that further accommodation is required at the former Clarendon School site.

The hard surfaced area in the south-west section of the Clarendon School site is screened from surrounding housing by a belt of large cedar trees and offers the optimum location for a new building within the site, leaving a hard surfaced play area to the south east free for sport and recreational use. The new building is proposed for a temporary period only, and this has influenced the design approach to layout, scale and appearance.

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Appendix A: Turing House Free School Schedule of Accommodation for full Clarendon Site

NET AREA	max occupancy	proposed area of space (m2)	total no. of spaces	total net area
TEACHING AREAS				
general classroom	30	55	6	330
ICT classroom	30	62	1	62
science lab	30	83	2	166
DT / art room	24 - 30	83	2	166
music room	30	62	1	62
LARGE SPACES				
hall	207	169	1	169
dining area	63	62	1	62
LEARNING RESOURCE				
music practice room	3	8	2	16
STAFF AREAS				
staff room	20	34	1	34
meeting room	7	16	1	16
senior teacher office	6	16	1	16
school office	3	16	1	16
reception	na	16	1	16
sick room	3	6	1	6
office	2	9	1	9
STORAGE				
general teaching store		5	1	5
science prep		20	1	20
chemical store		4	1	4
art store		5	2	10
DT / food tech store		10	1	10
music store		5	2	10
furniture store		27	1	27
general store		5	1	5
PE store		30	1	30
SEN store		5	1	5
secure exam store		8	1	8
cleaners store		1.5	2	3
maintenance store		8	1	8
NON-NET AREAS				
kitchen & ancillary areas		42	1	42
kitchen change & WC		5	1	5
pupil change		13	2	26
accessible / staff change		6	2	12
pupil WCs		34	tbc	34
staff WCs		12	tbc	12
AWC		3.5	1	3.5
plant & services				tbc
server room / ICT hub		8	tbc	8
circulation				tbc