

INTRODUCTION

This document is to support the proposal of the Governors of St John & St James' C of E Primary School and the London Diocesan Board for Schools to expand St John & St James' C of E Primary School from 1 form of entry to 2 forms of entry.

SITE DESCRIPTION

The site for the proposed development is located in the London Borough of Enfield in Edmonton N18 2TL. It is located on the north side of Grove Road - which is perpendicular to Fore Street - adjacent to St James' Open Space. The site is surrounded by flats, an open space and Edmonton County Court.

USE

The proposed development is for alterations to the existing primary school on the site. The proposal includes expanding and altering the existing provision in order to provide an additional form of entry and a 52 full time equivalent nursery. The building space will be also used for additional community services such as breakfast club, church friend's meetings and prayer groups which already happen on site. The use as a school on the proposed site, therefore, will not change.

The existing uses in the surrounding locality are mainly residential but also include a county court, a temple, a church and an Open Space.

As part of the development a Multi-Use-Games-Area (MUGA) is proposed. The MUGA is part of the requirements from Building Bulletin 99 (BB99) for school playgrounds in confined sites. The MUGA will be located on St James' Open Space adjacent to the school site. It will be used by the school during normal school hours and by the community during out of school hours.

This proposal also includes a dog-free area between the MUGA and Grove Street. This area will further increase the value of the open space and is intended as recreation space for children from the local community.

The design proposals for this development have considered the needs of different users and ensure inclusive access. The design will improve the school's presence in the area, it will also create community provision on site, enable a wider range of activities to occur in one place and will add value to St James' Open Space which is currently underused.

AMOUNT

The total area for the development was decided through the following process: A feasibility study was undertaken to analyse how much area was needed for a 2 form of entry (FE) primary

school but also to determine whether the existing site could accommodate an extra form of entry without jeopardizing, amongst other things, the sufficiency of playground. For the feasibility study, accommodation schedules and recommended internal and external areas from BB99 were followed. Once it was agreed that an expansion was viable and affordable, the design evolved and included areas derived from consulting with the school, the London Diocese Board for Schools and relevant policies for inclusive accessibility.

An analysis of the existing building was also completed to determine its suitability and condition in relation to learning and accessibility requirements. It was concluded that the school in its present condition does not entirely comply with guideline recommendations for a 1 FE school and does not provide adequate facilities for a fully inclusive accessible school.

From there a decision was made to make some internal alterations and to demolish part of the existing school to incorporate new spaces in order to avoid leaving underused spaces and to limit the size required for the new building.

The proposal includes demolition of an existing toilet block in the playground which is in poor condition. This will clear the space for a better arrangement of outdoor playground areas. New toilets, including an accessible and an ambulant toilet, directly accessible from the playground areas will be included in the new building.

New accommodation will include teaching spaces, a new hall, science/technology room, ICT facilities, interview room, SEN room, hygiene facilities, showers and changing rooms, a parish room as well as staff and storage facilities. All classrooms will be large enough to allow for ease of movement by disabled pupils. The whole building will have good acoustics and lighting in line the latest relevant guidance.

A new Multi-Use-Games-Area is proposed on St James' Open Space. Considering the required size of the new extension and size of new outdoor facilities, St John & St James' site could not accommodate a level of expansion unless the MUGA space was located on St James' Open Space. This facility which is also recommended in BB99 will be shared with the community.

The proposal results in accommodation to the school's requirements exceeding the minimum recommendations of BB99 and suitable for a modern and improved school.

The gross area calculations are as follows:

Existing building unaltered	=	1,398 sqm
Existing buildings altered	=	1,181 sqm
New building	=	1,703 sqm
Demolitions	=	215 sqm
Total floor area	=	2,733 sqm
MUGA	=	1,000 sqm
Outside play area	=	3,003 sqm
New school site area + MUGA	=	7,432 sqm

It was also established that in order to accommodate an extra form of entry on the existing St John & St James' school site, the proposed new building needs to be 2-storeys high. In consequence the current buildings footprint on the site is 2,050 sqm.

The new development will be beneficial because it will provide 262 extra school places in a successful school in Enfield and will also provide fully accessible, modern and improved facilities which can be used by the local community.

LAYOUT

The layout has been designed through a careful study of the site and the existing building. It has evolved through extensive research and consultation with the London Diocesan Board for Schools, the school's Senior Management Team and the local community.

The existing building has an irregular shape and is located along the east edge of the site. The proposal places the new building in the middle of the playground to the west of the existing building where there is enough space and where the new building will have the best relationship with the existing building. The new building has a clear layout with three main elevations oriented to the south, west and north.

The position of the new building on the site located in front of the existing hall at the mid point of the two existing wings reduces distances to and from either building and improves the circulation in the existing building. This location also reduces the number of trees to be felled.

Currently, pedestrian access to the main entrance of the school is through the car parking. The new building layout provides opportunity to create a safer entrance by clearly separating pupil pedestrian access from vehicular access. There will be a new pedestrian access to the new building which will also allow for independent access to each building. The existing main entrance to the school will remain and the forecourt will be kept. A new path will connect the disabled car parking to the forecourt for comfortable access to the school.

Movement from the site boundary to the main entrance and to the pupil entrance will be simple and will not require extensive effort especially for wheelchair users, people with walking aids or with impaired sight. Both pedestrian entrances to the school will be designed and remodelled to provide a more welcoming experience while being secure for staff to monitor.

Due to the irregular shape of the site, the existing building and the proposed building, the outdoor space needs to be remodelled. These parameters create opportunities for clearly distinct areas of playground space. There will be areas for soft play, hard play and habitat, all of these sequentially surrounding the new and existing building. Part of the proposal incorporates an area for nursery and reception outdoor play which will be accessible directly from these classrooms and which will have a canopy for outdoor learning.

The result of this remodelling will create a larger area for outdoor play than that currently provided, which with the MUGA will meet the standards set by the DCSF.

Access to the playground from the site boundary has also been considered. A pedestrian entrance will be provided from St Johns and St James Open Space side for pupils coming from the west end of Grove Street. Another pedestrian access will be provided to the north of the same boundary for pupils coming from Joyce Avenue. There is also an existing double gate off Grove Street on the west edge of the site leading to the playgrounds. This entrance will be

closed most of the time but will provide access for emergency vehicles when required. The pavement in front of this entrance will need to be dropped to allow for a comfortable access for vehicles.

Movement from the playground to the new building has been considered so as to allow the older pupils to go directly from the playground up to the first floor without having to go right inside the building. A lift for inclusive wheelchair and ambulant access has also been located next to the main staircase and is easily accessible from the playgrounds and from all the main school building entrances.

Toilets in the new building have been laid out so that they will be accessible from the playground as well as from the inside of the building. Each group of toilets has been designed for inclusive access and within each group there will be an accessible toilet providing a total of 6 wheelchair accessible pupil toilets. There will be two other fully accessible adult toilets provided on this development – one of these is directly accessible from the new entrance area. The other accessible adult toilet will be located on the staff toilets next to the staff unit.

The existing car parking will be redesigned to provide extra parking spaces including 2 places for disabled and bicycle stands providing a total number of 21 parking spaces and 28 bicycle spaces. Service and delivery areas are located at the end of the car parking.

The proposed MUGA has been located to facilitate easy sharing between the school and the community and so that amenity area for residents of flats to the north of the site is still provided. The final location proposed makes it possible to have direct access from the school to the MUGA on the east side and a separate access for community on the west side. The MUGA will be designed to be fully accessible out of school hours when the school is closed.

A foot path is currently located between the school site and St James' Open Space. The location of the new MUGA required the pedestrian right of way to be relocated between the open space and the MUGA. Users will still be able to access the open space with the addition of having access to a recreational facility. With the proposed relocation of this path users will shorten their journey while crossing from Grove Street through to Joyce Avenue and access to and from it will be more direct.

SCALE

The scale of the proposed development has been derived from accommodation required and from consideration of existing and adjacent buildings.

The existing site has an area of 6,432sqm. It has 26 trees within and bushes along its boundaries. There is a raised area with a line of 7 lime trees in the north-west about 1m above the playground and this level continues into the adjacent garden which is not part of the school.

New fencing surrounding the will be at a height between 2.4m and 3m as advised by the Crime Prevention Design Advisor of Enfield Borough, Philip Field.

The existing building on this site is mainly 1-storey high with 2-storey section on top of the south wing, a 1½-storey high main hall and a 2-storey section adjacent to the hall both at the centre of the site.

Large and tall residential buildings are situated to the north of the site which are 7 and 8-storeys high. The open space to the west is of about 3,440sqm mainly cut grass and without trees or bushes. There are 1-storey and 4-storey buildings to the south of the site. To the east of the site the county court building is of 3-storeys high.

The proposed building is two storeys high which, considering the size of the site and the scale of the existing building, is both big enough for its requirements and appropriate in scale. The new building is also located in the middle of the site so it will not create disruption along the perimeter of Grove Road.

The ground floor of the building will be surrounded by a floor to ceiling glass and timber screen creating a baseline that will ensure the new building is not too monumental and that it is appropriate to the human scale. The height at the top of the glass and timber screen will be 2,900mm in the new build above ground level and +/- 2,600mm in the existing building. All features of the development have the appropriate size, doors, railings, fixtures, walking distances, and so on are designed to fit well to the human scale.

The upper floor of the new building will have large windows which will be a distinctive feature. The height of the window sill is 3,950mm above ground level. There are 2 windows in the existing building whose sill heights are 3,300mm and 5,400mm above ground level.

The total height of the new building to the top of the parapet will be 8,450mm above ground level. The 3 ventilation chimneys which will be set back from the façade on the roof will have a height of 10,300mm.

LANDSCAPING

On St John & St James' site, the landscape for play area has been developed according to BB99 guidelines. However, while complying with BB99 guidelines, the design of these areas is also bespoke to the school.

The overriding principle for the design was envisaging the site as a learning tool. Thus, it is proposed that the existing playgrounds are completely remodelled to make the total usable space for play, socializing and learning comfortable, more suitable for learning/playing, inclusive and modern.

All stated BB99 categories for different types of outdoor spaces are addressed in the proposal. It includes an area for soft play, hard play, habitat and also an early years play area. All of these have the appropriate or exceed the minimum guideline amount, which is possible because the site is bigger than the BB99 standard for a school of this size.

A variety of play areas will be created to enable an outdoor learning environment. The soft play area will be a grassed space with planting and shaded areas where pupils will be able to sit, rest and socialise. There will also be a hard surfaced area where children can engage in imaginative

play and can also sit. This area will also have spaces which can be more quiet and private where children can gather and study. Habitat areas will also be provided with grass, gardens and possibly a pond which can also be used as outdoor science areas. A space for nursery and reception children will also be provided. It will also have soft and hard areas with various fixed play equipment and will be fenced to make it safer for the youngest children and will have a shed to store play equipment.

A Multi-Use-Games-Area (MUGA) is also included as part of outdoor learning design. It will fulfil the statutory requirement for playing fields that are suitable for the playing of team games. With a MUGA it is possible to layout a variety of courts within a single space and it will be possible to play many different team games. The MUGA will not be floodlit so as to avoid disruption to the flats at the north of the site.

The total area is as follows:

	PROPOSED	BB99
Existing site area	6,432	5,520
New site area	7,432	
Building footprint	2,049	
Parking and service area	469	
Soft play	1,801	1,440
Hard play	620	620
Habitat	210	210
Nursery playgrounds	372	260
Game courts (MUGA)	1,000	1,000
Landscape and pedestrian access	910	

A line of lime trees exists to the north-west side of the site and this area will be used as an opportunity to create a wild landscape area. There will also be seven new Hornbeams planted as part of the proposal to replace the seven trees being removed. The car parking will also maintain a grassed area and the existing trees will not be affected by the development.

Differences in levels on the site playgrounds are minimal and are broken down by the location of the new building. On the west side of the site from the south street boundary to the north end of the site the distance is approx. 65m; the percentage of inclination from one side to the other is less than 1% except along the line of lime trees on the north west side of the site which is confined by a retaining wall and does not need to be accessible.

APPEARANCE

The new building's shape will complement the relatively loose form of the existing building and was in part inspired by it. Both buildings have an uneven but sympathetic shape that in elevation step in and out along their perimeters as they make the classrooms, the old mostly on one floor, the new entirely on two floors. Throughout the school, classrooms have now been paired so as

to support the relationship between the two classes in a single year group. The three sides of the new building express this arrangement of paired classrooms and gather them around the central space in the building's heart. With its roof resting on a glazed clerestory and with the triangular openings cut in the plane above, this forms an atrium filled with daylight

The ground floor of the new building will have a floor to ceiling glass and timber screen all around its perimeter, which will extend to wrapping the existing building on the whole of the west façade through replacement of the existing UPVC window wall system. As this will be a continuous screen on both buildings it will unify them, giving the effect of one integral building.

The upper floor of the new building will be made of fair-faced brickwork giving the appearance of a more solid box on top of the lighter timber screen. The window openings at this level will be large and square giving a sense of unexpected scale to the classrooms.

The roof will house three chimneys located at the mid-point of each side of the atrium roof. These take air up through discreet ductwork directly from the classrooms and along with the clerestory will naturally ventilate the new building. These chimneys will be visible but set back from the facade from the street view and will be louvered on the exposed face and made of coloured anodized aluminium.

The appearance of the existing building will remain largely as it is except for the replacement of its ground floor UPVC screen on the west façade. The east façade will retain its UPVC glazed screen with yellow panel infill, as well as the wood cladding on the upper floor adjacent to the main hall and its exterior brick walls on the north and south facades.

Where new boundary fencing to the site is necessary, it will be of composite timber and galvanized mesh to provide privacy and transparency when necessary. The existing brick wall on the east site boundary will be maintained.

The materials envisaged for the new building are: large areas of glazing within fair-faced brickwork on the upper floor, glass and timber screen on the ground floor. The new appearance will sensitively fit with its surroundings since wood and brick are materials commonly used in different ways in the immediate neighbourhood.

This appearance will transform the existing 1960's building into a new landmark reflecting the image the school wish to project as a beacon to the local community.

ACCESS

The proposal has been designed to allow convenient and inclusive access for all users at any time. For both vehicular access and pedestrians, the proposed development will comply with current Part M of the Building Regulations and wherever possible the design exceeds minimum standards.

The kerbs to the pavement to the adjacent car park will be dropped to allow wheelchair users coming from the east side to cross this entrance comfortably. The new pedestrian entrance to the site is located to the west of the car park entrance. A footpath along the west side of the site connected to the pavement on Grove Street will be re-routed to retain access to the residential area at the north side of the site.

The layout of the site and of the new development has created opportunities to provide practical and direct access to the site and to entrances for the new building. These points of access will be well lit and well sign posted.

Visibility of entrances and access to the new building from the site boundary will be clear and simple. The access to the existing building is also obvious although the entrance is not directly visible from the pavement. Wide forecourts provide plenty of circulation at the approach to these entrances.

There will be 5 groups of toilets for pupils at ground floor level. A group of 5 toilets will be located in the nursery and another in the reception class, each with an accessible toilet. These toilets will have direct access from inside the classrooms and are visible from every point in the classroom. Sizes of classrooms and doorways have been designed with widths for wheelchairs to access and move around comfortably.

One fully accessible adult toilet is located on the ground floor of the new building and is directly accessed from the reception area. Another group of 5 toilets will be located in the new building and will also include an accessible toilet. Access to these toilets will be directly from a corridor which has a width of 1,800mm, all doors will open to the interior of rooms so as not to obstruct the corridors when opened. On the upper floor of the new building is a group of toilets the same layout as those the ones below. Access to these toilets is also from a suitably wide corridor and these are also located adjacent to the lift.

There will also be a group of 3 pupil toilets on the south side of the existing building and a group of toilets and showers on the north side of the existing building. On the upper floor of the existing building there are also a group of 5 adult toilets including a disabled toilet. All accesses to toilets are entered directly, easily and without obstructions.

The existing main hall and the new small hall will have wide entrances and will have no changes in level.

The site is mostly flat but has a gentle incline from south to north of about 1 meter over approximately 80m, less than 1% inclination. On the north side of the site there is a line of lime trees that has a retaining wall 0.8m high. This area of lime trees will remain higher than the rest of the site, it will have ecological value and shall not be used for play therefore it does not need to be accessible.

The existing access from the car parking to the existing building is via a forecourt level to the main entrance. The forecourt will remain and the new path from the disabled car park to that same entrance will also be level to the existing forecourt. Access from the site boundary to the new building's main entrance will also be level. This access will have a very gentle gradient of 1% from the site boundary and travel distance is approximately 26 meters. The paths will be surfaced so that people are able to travel easily and without the risk of tripping or falling. The new path for disabled car park will be 2m wide and the new path to the new building will start at 4m wide and will get wider - up to 10m on its widest point - as it approaches the building. This will make the new access more welcoming and will allow for passing and for wheelchair users to access comfortably. These routes will be clear and well lit.

2 on-site clearly sign posted car parking bays have been provided for disabled users and have been located as close to the main entrance of the existing school as possible. The parking bays will have a safety zone as stated in Part 'M' of the Building Regulations which will be in between bays so that it can be shared between the 2 bays.

There is one instance only where the existing building has a ramped exit to the playgrounds which is at its south end. The main entrance is level with the exterior paving; other accesses to the playground will be all level with and lead to tarmac paths. Exits to the playground from the classrooms will be also level with the exterior paving. The existing ramp on the south façade of the existing building will be maintained, but there will be level access throughout the buildings. Consequently, access points, entrances, corridors, toilets, etc are the same for everyone which avoids any kind of segregation.

Access to the reception area is direct and free from obstruction. All new internal corridors are 1,800mm or wider, floor finishes will be slip-resistant, colours will be contrasting and there will be no elements projecting into the corridor. A door opening on a corridor near the atrium will be recessed so that when it is open it will not project into the corridor. There will be no steps at ground floor level throughout the buildings.

A lift in the new building will ensure access for all to the upper floor. The lift has wider dimensions than the minimum stated in Part M of the Building Regulations; there is enough space provided in front of the lift door for a wheelchair to manoeuvre free of obstacles. Also, a wheelchair platform stair lift will be provided in the existing building at the stairway leading to the new staff unit.

Entrances and exits, including fire exits, have been designed to provide safe egress in case of an emergency. There are 2 protected stairways as means of escape from the upper floor in the new building which lead directly to an open space. On the ground floor, classrooms will have direct access to playgrounds. All travel distances are lesser than the maximum allowed and there will be no obstructions to exit doors and corridors. Congregation areas will be on the playground at the north of the site, the playground at the north-east of the site, the car park and the area near the gate of the new pupil entrance.

Emergency vehicles can also access the site through the car park. An alternative access is also provided so that a vehicle can access from Grove Street all the way to the north of the site.