

Proposed 1.5FE Primary School, Penyffordd Design Presentation to Penyffordd Community Council



LANDSCAPE CONSULTANTS



Introductions

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RYDER

Rachael Fenton Senior Landscape Architect Ryder Landscape

LOVELOCK MITCHELL

ARCHITECTS







Background



1.0 – Initial Programme

- Design Stage (RIBA Stage 1) commenced on 04.05.17
- Planning Programme
 - Pre Application process commenced on 03.07.17 concluding on 28.07.17
 - Target Planning Application submission date 14.08.17
- Meeting with Community Council held on 26.07.17
- Presentation given to the Design Commission for Wales on 13.07.17
 - Report from the commission issued on 02.08.17

2.0 – Key Concerns derived from the Pre-Application Process

Community

- Traffic Impact
- Building location
- Architecture
- Materials
- Roofscape

Design Commission for Wales

• Materials











Content



1.0 – Traffic Impact

2.0 – The External Realm

- The Site
- Crime Prevention / Security
- Site Boundaries

3.0 – Building Design

- Architectural Constraints
- Concept Genesis
- GA Plans
- Built Form

4.0 – Sustainability

5.0 – Visualisations

6.0 – Summary

1.0 Traffic Impact



Residents concerns with the impact of additional traffic

- Development of a Transport Statement.
- Commissioned a full 'Traffic Impact Assessment'
 - Mott Macdonald
 - Traffic Surveys commencing 6th September
 - Will cover both existing sites
 - Key arterial routes to the site
 - Immediate environs of the school
 - Key junctions around the school and on the approach to the estate roads.
- The school are currently developing an active Travel Plan.
- A full survey of current school transport modes has been completed.
- The proposed planning application submission date has been changed.
 - We will review the conclusions and incorporate the recommendations of the TIA prior to submission of the formal planning application.
- Current target date for completion of the report is the 22nd September 2017.

2.0 External Realm – The Site



Pro's :

1. Building located centrally in the site.

2. Positive Link between Car Park and Main entrance.

Con's :

3. Loss of central tree belt, trees approx. 150 years old. Potential challenge from planning

4. Playground adjacencies are not successful.

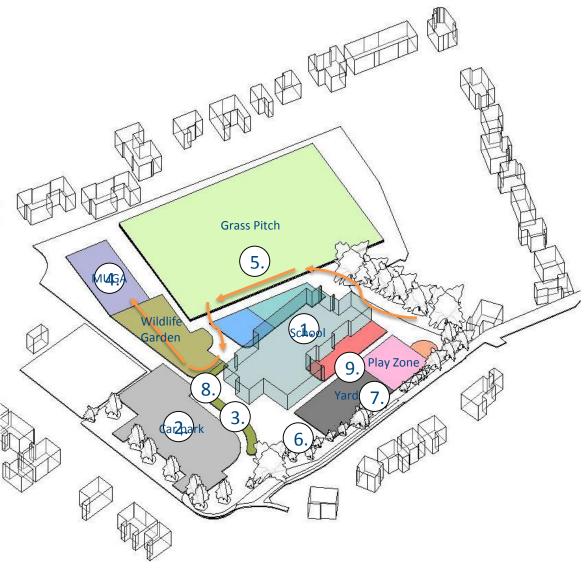
5. Access between KS2 and MUGA would require crossing the secure boundary via the pitch.

6. Services (sprinkler, bin store and PV battery) would be located on the western boundary.

7. Construction compound would be located along western boundary.

8. Additional fill required around the main entrance, increasing construction traffic

9. Main play area adjacent to existing properties increasing Noise pollution.



2.0 External Realm – The Site

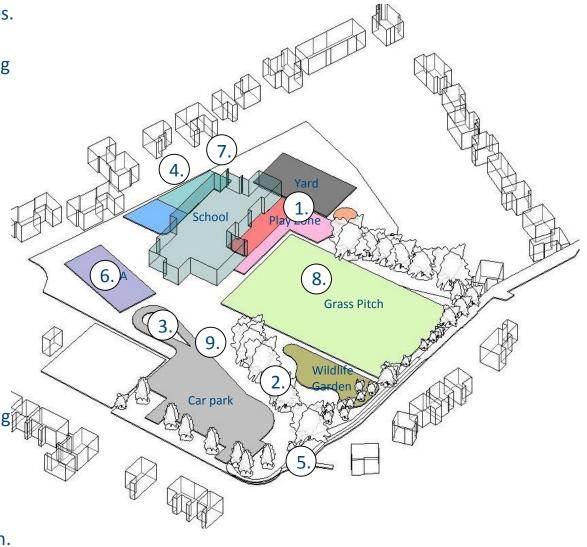


Pro's

- 1. Cohesive layout of year group spaces.
- 2. Retained central belt of trees.
- 3. Potential to extend drop off / turning head.

Con's

- 4. School located along residential boundary with limited established screening vegetation.
- 5. Disconnect between the Main Entrance and public site access points.
- 6. MUGA is disconnected from KS2 external play.
- 7. School building does not benefit from existing trees providing an established setting.
- 8. Substantial earthworks required to accommodate the new pitch, increasing construction traffic
- 9. Substantial earthworks required to accommodate the extended drop off, increasing construction traffic
- 10. Loss of Community Sports provision.



2.0 External Realm – The Site

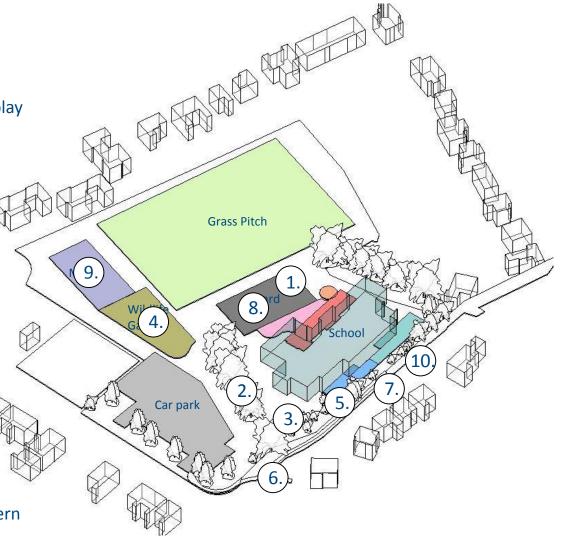


Pro's

- 1. Cohesive layout of year group spaces
- 2. Retention of central tree belt
- 3. The school building benefits from an established arboreal setting and screening
- 4. Wildlife garden is an integral part of the play spaces
- 5. The school building forms part of the Secure Boundary Line
- 6. Site legibility benefits from reception being easily accessed by the pedestrian boulevard.
- 7. No negative impact on 'Right to Light' to adjacent properties
- 8. Main play area for KS 1 & 2 located centrally minimising noise pollution to adjacent properties

Con's

- 9. On a temporary basis the school will lose part of the existing play space during construction – overcome by creating MUGA first
- 10. Building proximity to western and southern boundary, however fully compliant with planning guidance on space around dwellings



Key Considerations:

- 1. Meeting the Crime Prevention Officer, recommendations :
- Retain existing front boundary vegetation
- 1.8m high weld mesh fence is adequate as external boundary treatment
- Cut back over hanging branches
- Fill in gaps identified within existing vegetation
- Retain boundary vegetation along Public footpath
- Offset new fence line from existing vegetation
- 2. Allowing natural surveillance where possible
- 3. Maintain community use



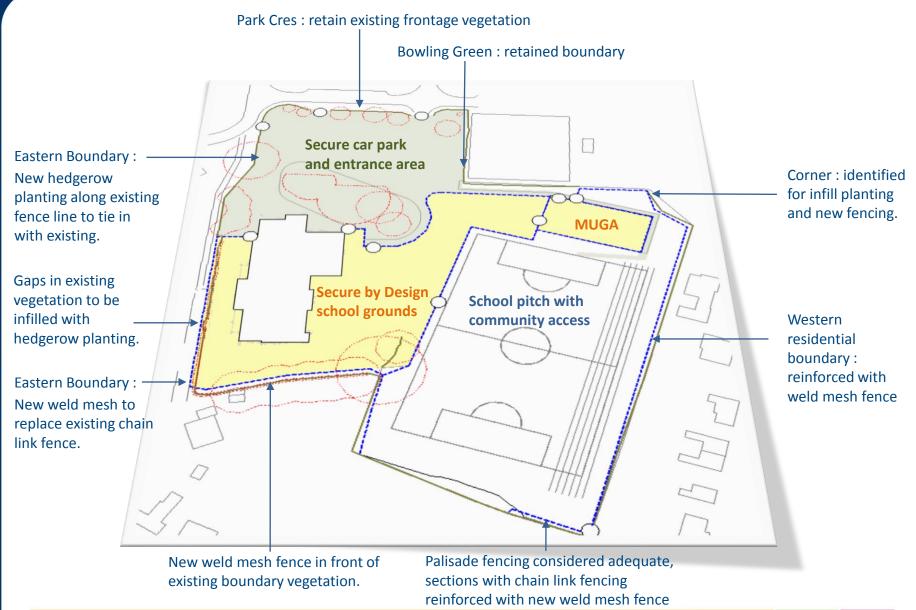
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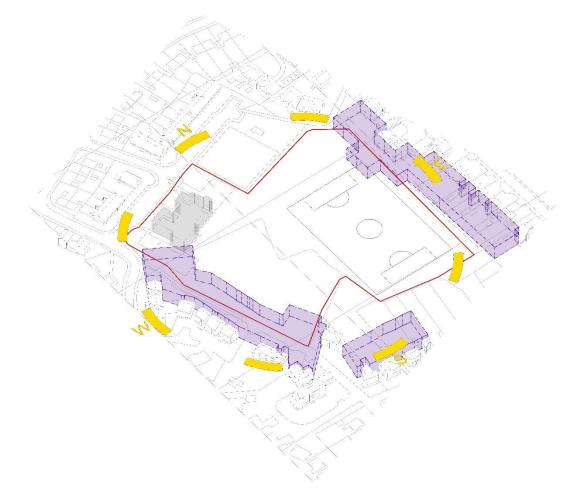








Architectural Constraints





Concept Genesis



Delivering COLLABORATIVE SUSTAINABLE SOLUTIONS



GA Plan – Ground Floor



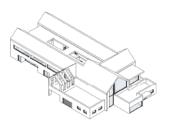


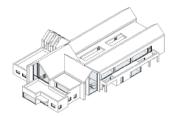
GA Plan – First Floor



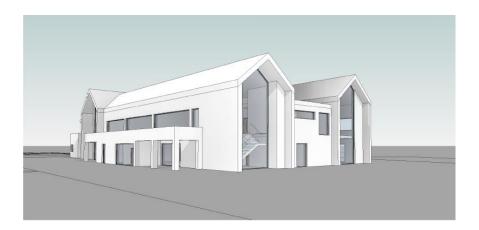


Built Form





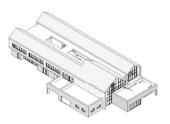








Built Form













Material Palette

Principal Materials



Render Cladding

Standing Seam Cladding

Background Materials



Natural Slate Cladding





Built Form







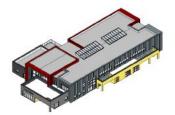


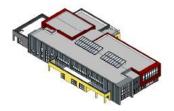




Built Form







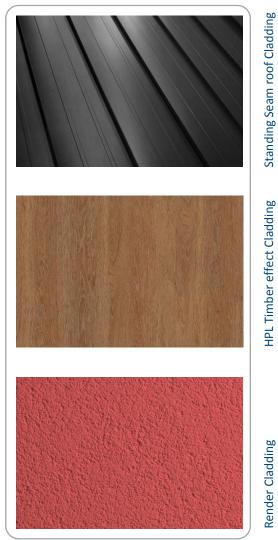






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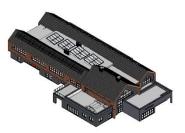


Natural Slate Cladding





Built Form





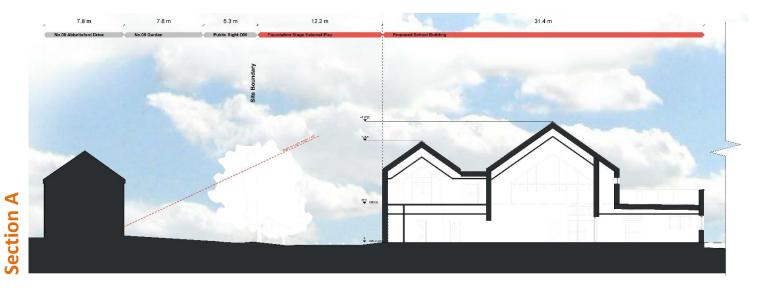


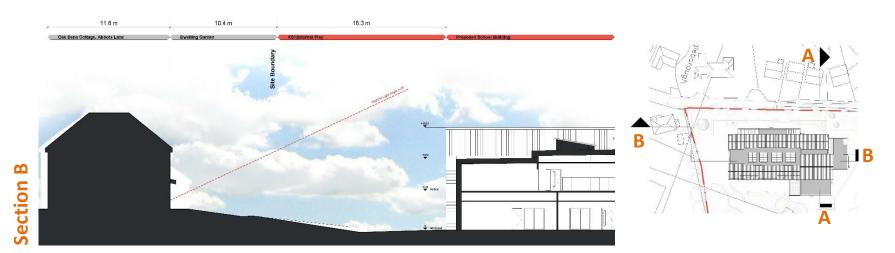






Site Sections (Based upon OS Data)



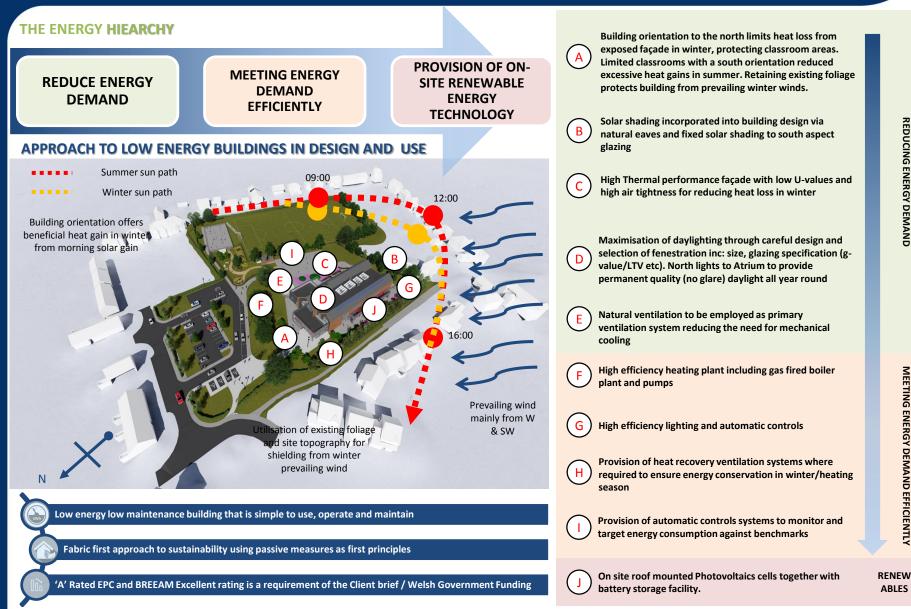


4.0 Sustainability



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We have considered all Community and Design Commission feedback provided during the Pre-Application process and, where feasible and appropriate have endeavoured to address shared concerns.

Traffic

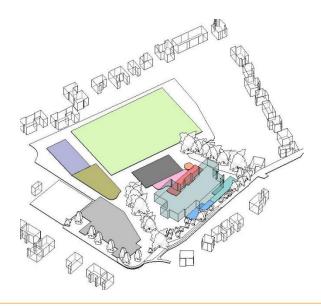
• A full Traffic Impact Assessment is currently being carried out. This will drive the final proposals for the site access, parking arrangements and any associated works to the highways infrastructure.

Site Layout

• Conclusion of the site analysis has further reinforced the ideal building location and associated external realm adjacencies is as originally designed. This arrangement ensures the most effective environment for Education.

Aesthetic

• Further consideration of building aesthetics based on community & DCfW feedback has concluded with a pitched roof option and a more traditional palette of materials.





Thank you for listening



