



St Paul's Pre-School - Site entrance and parking arrangements

Design and Access Statement

September 2024



PROJECT ADDRESS

St Joseph’s Catholic Primary School
Hazelgrove Road
Haywards Heath
RH16 3PQ

PREPARED FOR AND ON BEHALF OF:

Bosco Catholic Education Trust

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INTRODUCTION:

Barker Associates have been appointed to undertake a concept design for the following works:

- Following the proposal of a new taching block for the relocation of existing Pre-school, it is required to undertake the redesign of the existing entrance and parking arrangements to the school.

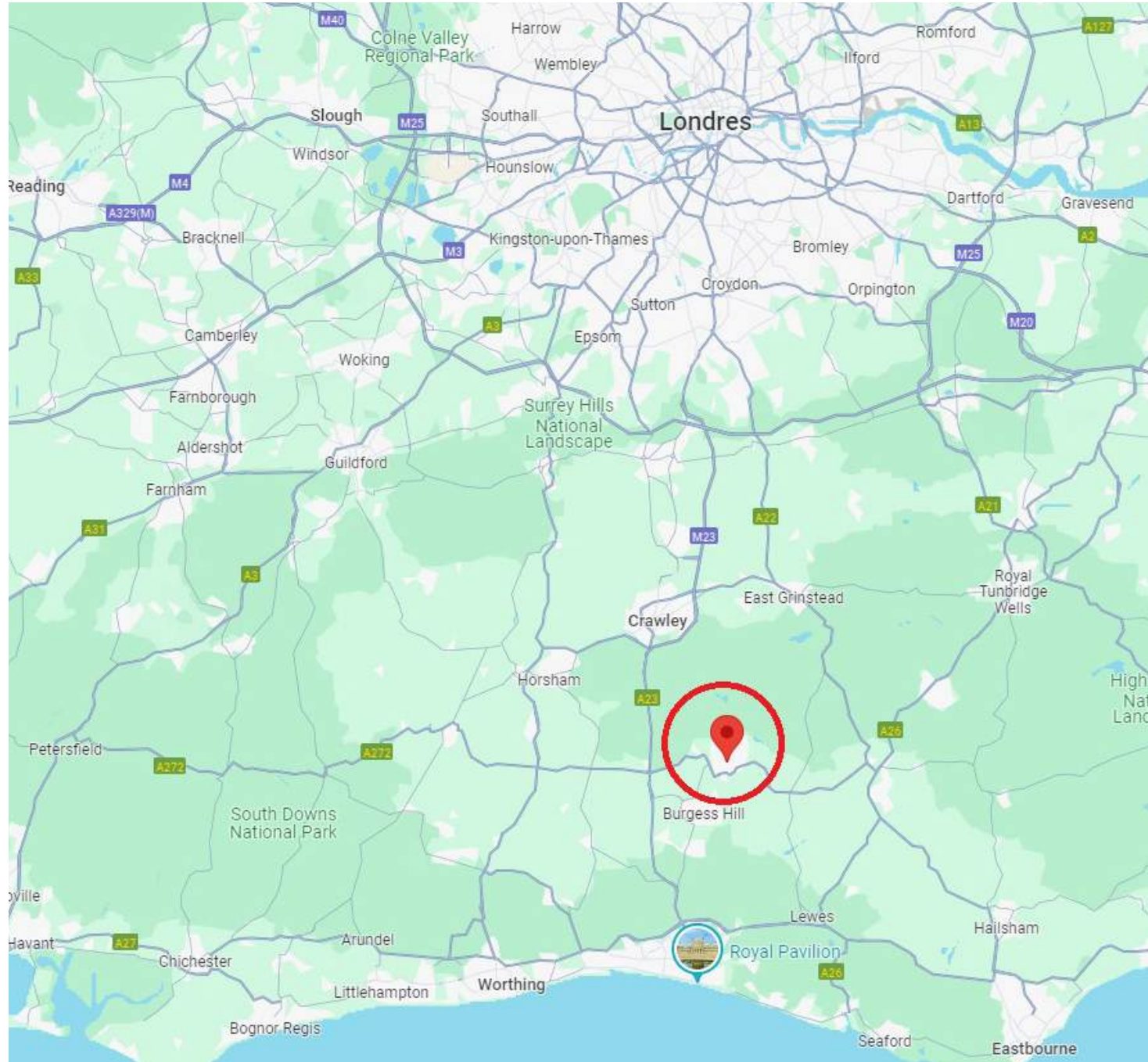
VISION STATEMENT:

- Future proofing the foundations of Catholic Education
- Only the 3rd Catholic Nursery in the diocese
- Enable a remarkable beginning for future generations
- Help facilitate a flexible learning space to support our most vulnerable learners
- Access to parenting classes and a health club
- Provide early speech and language support
- Prioritising early childhood is essential for building a robust and sustainable economy
- A cutting-edge, purpose-built facility providing exceptional indoor and outdoor spaces designed to meet the needs of young children.
- Cement a seamless transition into St Joseph's Catholic Primary
- Offer an outstanding education for 3-11 years olds within the community

LOCATION:

The site is located at St Joseph's Catholic Primary School, Hazelgrove Road, Haywards Heath, RH16 3PQ.

Haywards Heath is a town in West Sussex, England, 36 miles (58 km) south of London, 14 miles (23 km) north of Brighton, 13 miles (21 km) south of Gatwick Airport and 31 miles (50 km) northeast of the county town, Chichester.



The site is located in the centre of Haywards Heath, at the heart of the town.

The school is primarily surrounded by residential areas and it is in close vicinity to Victoria Park.



Aerial View of St Joseph's Catholic Primary School © Google maps.



Street view - Hazelgrove Rd © Google maps.

BACKGROUND:

St Joseph's Catholic Primary School is part of the National Catholic Education System and BOSCO Academy Trust, and functions in partnership with the Diocese of Arundel & Brighton and West Sussex Local Education Authority, offering education to children from ages 4-11.

St Paul's Pre-School is currently located next to St Paul's Church.

The current proposal seeks the relocation of the existing premises for future generations.

The site is vastly surrounded by dense vegetation, creating a natural barrier between the public and the school.

Access, both for vehicles and pedestrians, is via Hazelgrove Road.



AERIAL VIEW OF THE SITE



AERIAL VIEW OF THE SITE



SCHOOL SITE





GENERAL EXTERNAL OF THE PROPOSED LOCATION FOR THE NEW HALL AND EXISTING SCHOOL GROUNDS.

PLANNING HISTORY:

Discharge of planning condtion number 5 relating to planning application DM/17/1909. St Josephs Catholic Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: DM/17/3471 Received: Tue 22 Aug 2017 Validated: Tue 22 Aug 2017 Status: Approved	
Extension to existing hall to provide new small hall and entrance lobby with associated works. St Josephs Catholic Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: DM/17/1909 Received: Thu 04 May 2017 Validated: Mon 08 May 2017 Status: Approved	
Single storey traditional build office and main entrance extension St Josephs Catholic Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: DM/15/2109 Received: Thu 21 May 2015 Validated: Fri 29 May 2015 Status: Approved	
Construction of new classroom annex and two classroom extensions with new canopy between, relocation of existing timber gazebo and canopy and external works to form new playground. St Josephs Catholic Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: 12/02534/C3REG Received: Mon 16 Jul 2012 Validated: Mon 16 Jul 2012 Status: Unknown	
Erection of a canopy adjacent to existing classroom block. ST JOSEPHS RC PRIMARY SCHOOL Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: 09/03836/FUL Received: Thu 17 Dec 2009 Validated: Wed 20 Jan 2010 Status: Approved	
Single storey side extension Fir Trees Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: 09/01625/FUL Received: Thu 28 May 2009 Validated: Thu 28 May 2009 Status: Approved	
Oak (Within Area A1) Reduce longest branch on Southern site by 50% and trim back lower canopy by 2m on Southern Side. St Josephs R C Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: 08/03802/TREE Received: Mon 01 Dec 2008 Validated: Mon 01 Dec 2008 Status: Approved	
Lift canopy of Oak (within Area A1) by 1m St. Josephs R C Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: 05/02130/TREE Received: Tue 27 Sep 2005 Validated: Tue 27 Sep 2005 Status: Approved	
Two new sets of gates one with a fence panel. Three old sets of gates to be renewed, one with fence panels. All gates and fences to be 2.2m high or 2.o m high. St. Josephs R C Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: 04/00244/FUL Received: Tue 03 Feb 2004 Validated: Wed 04 Feb 2004 Status: Approved	
Erection of pre-fabricated timber building onto a concrete base. To replace an existing building. St. Josephs R C Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: 02/01053/FUL Received: Thu 09 May 2002 Validated: Thu 09 May 2002 Status: Approved	

Replacement of 4 no. classrooms in hutted block with single storey extension of permanant construction including link between school and hall. St. Josephs R C Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: 02/01024/FUL Received: Tue 07 May 2002 Validated: Fri 17 May 2002 Status: Approved
TWO STOREY EXTENSION FORMING NEW ENTRANCE, LOBBY AND SECRETARIES OFFICE WITH NEW CLASSROOM OVER. St Josephs Catholic Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: HH/214/98 Received: Tue 15 Sep 1998 Validated: Tue 15 Sep 1998 Status: Withdrawn
INSTALLATION OF SINGLE STOREY TIMBER HUT FOR USE AS A SCOUTS HEADQUARTERS. St Josephs Catholic Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: HH/184/95 Received: Fri 03 Nov 1995 Validated: Fri 03 Nov 1995 Status: Approved
SINGLE STOREY TIMBER SCOUT HUT HEADQUARTERS AMENDED PLANS RECEIVED 23RD JUNE 1993, RESITING OF ENTRANCE AND RE-ORIENTATION. St Josephs Catholic Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: HH/074/93 Received: Tue 04 May 1993 Validated: Tue 04 May 1993 Status: Refused
CHANGE OF USE - TO USE OLD HUTS THAT WERE FORMER CLASSROOMS FOR (A) A PLAYGROUP, (B) MEETING HALL FOR SCOUTS. St Josephs RC Primary School Hazelgrove Road Haywards Heath West Sussex RH16 3PQ Ref. No: HH/085/92 Received: Mon 27 Apr 1992 Validated: Mon 27 Apr 1992 Status: Approved

FLOOD RISK:

the site is within flood zone 1 “an area with a low probability of flooding” according to the Environment Agency flood map.



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
533433/123750

Created
30 Sep 2024 10:29

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

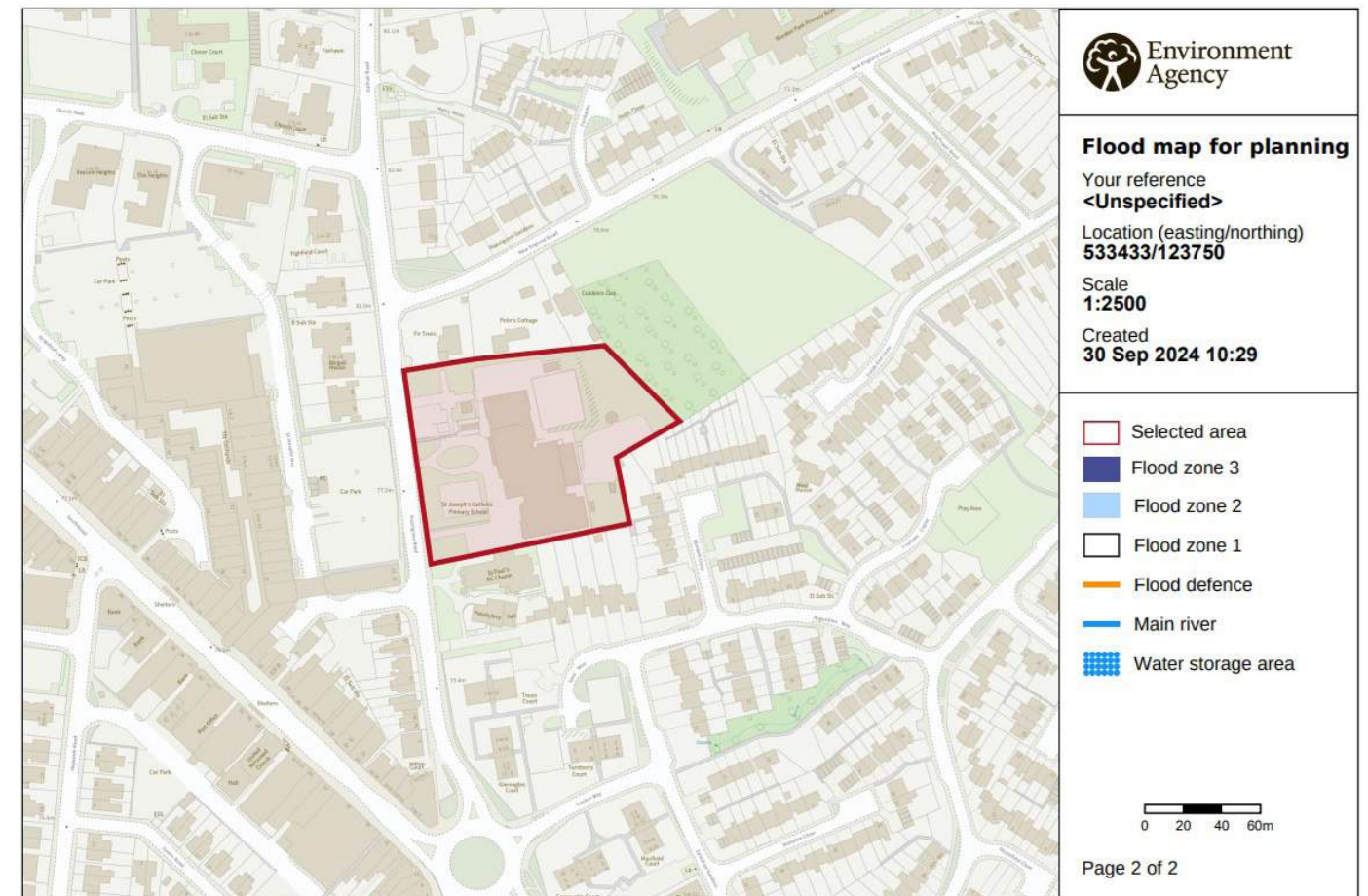
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



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Flood Risk Map © Crown copyright and database rights 2024



EXISTING SITE PLAN



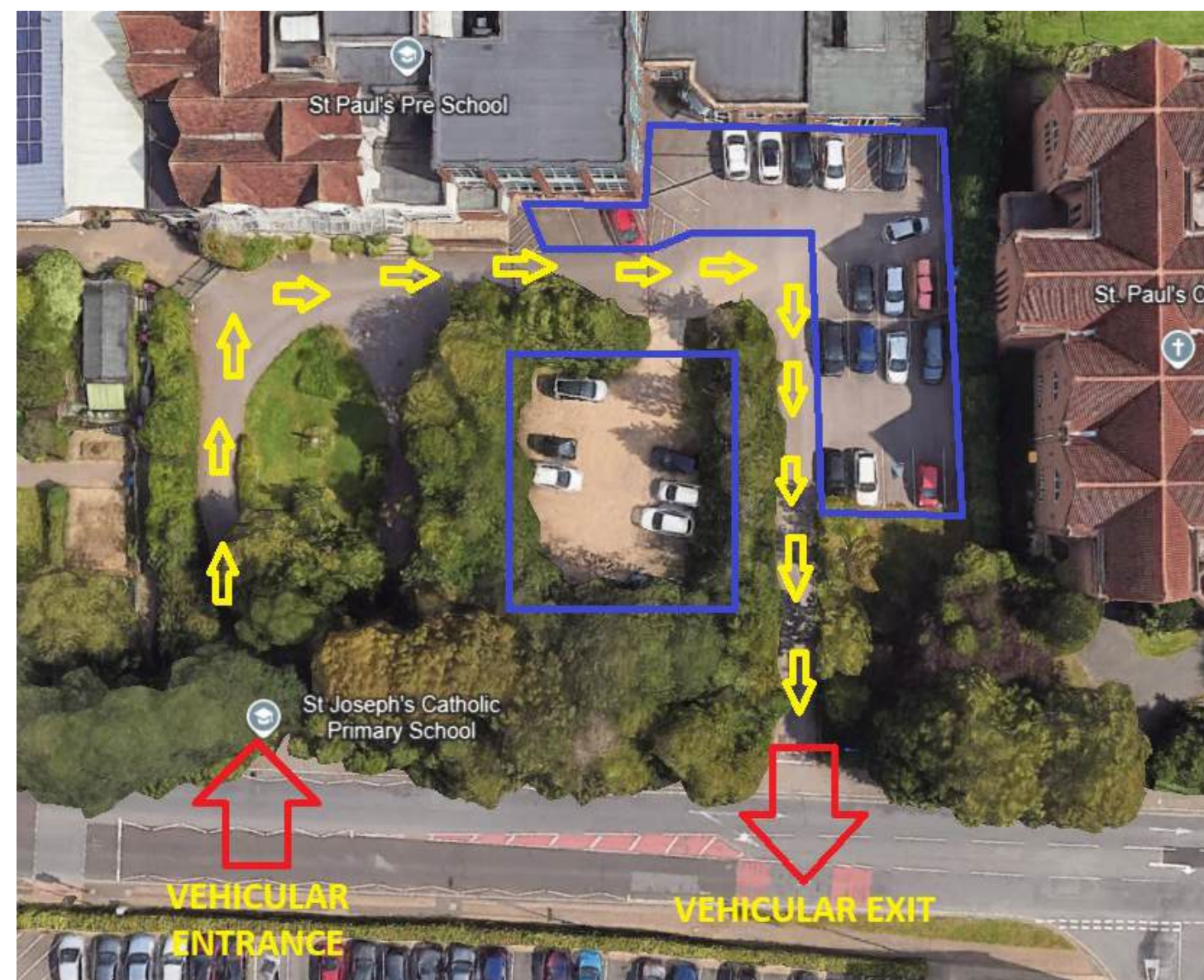
EXISTING PEDESTRIAN AND VEHICULAR ENTRANCE TO SITE



EXISTING PARKING AREAS

There is currently a defined parking tarmac area within the site, which provides parking for 20 cars + 1 accessible parking spaces. In addition, there is a gravel area for non-defined parking which provides parking for approximately 12 cars.

Furthermore, to the other side of Hazelgrove Road there is an existing public parking which provides additional parking.



EXISTING CIRCULATION

The existing vehicular circulation is organized via a single way circulation system which works quite efficiently. This system includes a site entrance and a site exit.



Use

The use of the new block will be educational.

Amount

The proposal is for a new single storey building.

Layout

The proposed new building consists on a entrance linked to an office, provision for a meeting room, two nursery classrooms, one pre-school classroom and a flexible classroom linked to a kitchen/staff room.

Classrooms will be provided with storage space and toilets facilities.

In addition, staff WC and Accessible WC will be provided.

Each classroom would have large glazed screens to provide suitable natural lighting into the rooms. Direct communication between each classroom and the external areas is proposed.

Scale

The volume will be a single storey building of similar heights to the existing classrooms on site.

Landscaping

Reorganizing the existing entrance to the school is key on the proposal.

An existing driveway to the left of the entrance will be converted into a pedestrian area for parents to access and for waiting during schools drop ops and pick up times. A new paving area will be formed and the existing memorial will be retained and incorporated into the new welcoming area.

Appearance

Materials will be used in accordance with the background.

Sustainable Construction

The new teaching block will be insulated to meet current Building Regulations and will seek ways of delivering water efficiency and reducing carbon emissions.

The implementation of energy efficient heating system such as air source heat pump systems and the use of PV solar panels in the new roof would be considered within the proposals.

With regards to water consumption this will be reduced by incorporating water saving devices such as aerated taps and dual flushing WCs and leak detection. Sanitary appliances will be chosen that minimise water use. Rainwater recycling will also be considered, and rainwater collection will be incorporated to help water the new planting.

With regards to construction and specifically materials and waste, it is intended that, where possible, local materials will be used, and waste will be minimised with consideration being given to reusing existing materials where viable.



PROPOSED GROUND FLOOR PLAN



The proposed new layout is organised as a single way circulation route.

Access in and out from and to Hazelgrove Road, would be from the existing main entrance and main exit to the existing car park. These are intended to be retained.

Traffic will circulate to provide additional parking spaces to current parking standards.

Including:

- 3Nr disabled parking spaces
- 2Nr Electrical vehicle charging spaces and enabling infrastructure for 7Nr additional parking spaces.
- 39Nr car parking spaces.

Total 44Nr car parking spaces.

In addition, it is created a continuous path for pedestrians to the reception entrance and separate provision for recycling and refuse bin store, by providing an allocated space enclosed by a timber fencing.



The proposed new layout is organised as a single way circulation route. However, on this option, access in and out from and to Hazelgrove Road, would be from a single access point.

Traffic will circulate to provide additional parking spaces to current parking standards. Including:

- 3Nr disabled parking spaces
 - 2Nr Electrical vehicle charging spaces and enabling infrastructure for 7Nr additional parking spaces.
 - 40Nr car parking spaces.
- Total 45Nr car parking spaces.

In addition, it is created a continuous path for pedestrians to the reception entrance and separate provision for recycling and refuse bin store, by providing an allocated space enclosed by a timber fencing.

To be agreed with St Joseph's Catholic Primary School in detail.

Following agreement of the conceptual design, including new block, next step would be to submit an application for Planning Approval. The application can be discussed with the Local Authority via a Pre-App planning advice application.

Further stages can be agreed in accordance with school requirements.

Appendix A - Architectural Drawings



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NOTES:
DO NOT SCALE FROM THIS DRAWING. ALL LEVELS,
ANGLES AND DIMENSIONS TO BE CHECKED ON SITE
PRIOR TO COMMENCEMENT OF WORKS.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
ALL RELEVANT STRUCTURAL ENGINEERS AND
MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS,
DETAILS AND SPECIFICATIONS.

Drawing Status:

FEASIBILITY STUDY

P03	Final version issued	30/10/24	JM
P02	Car Park Layout Revised	07/10/24	JH
P01	Concept drawings issued	22/09/24	JM

Rev	Description	Date	By
1	Initial Feasibility Study	22/09/24	JM

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Client: BOSCO CATHOLIC EDUCATION TRUST

Project Title: ACCESS AND PARKING ARRANGEMENTS AT ST JOSEPH'S CATHOLIC PRIMARY SCHOOL
HAZELGROVE ROAD, HAYWARDS HEATH, RH16 3PQ

Drawing Title: PROPOSED SITE PLAN - OPTION 1

Drawn	Checked	Scale	Date
JM	JM	1:200 @ A1	Sept 2024

ARCHITECTURAL

Drawing Number	Status	Revision
SJC001-BA-A1-ZZ-SK-A-0110	S0	P03

Project No: P24-0278

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PROPOSED SITE PLAN
SCALE 1:200



Drawing Status:

FEASIBILITY STUDY

P02	Final version issued	30/10/24	JM
P01	Client issue	07/10/24	JH

Rev	Description	Date	By

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Project Title: ACCESS AND PARKING ARRANGEMENTS AT ST JOSEPH'S CATHOLIC PRIMARY SCHOOL
HAZELGROVE ROAD, HAYWARDS HEATH, RH16 3PQ

Drawing Title: PROPOSED SITE PLAN - OPTION 2

Drawn	Checked	Scale	Date
JM	JM	1:200 @ A1	Sept 2024

ARCHITECTURAL

Drawing Number	Project No	Status	Revision
SJC001-BA-A1-ZZ-SK-A-0111	P24-0278	S0	P02