

04.05 Elevation Strategy

Elevation Strategy

The proposed extension to St Augustine's CofE Primary School has been carefully designed to reflect the architectural style of the existing Victorian school building. The design incorporates a pitched roof with brown tiles, brown-red brickwork, and detailing that matches the original structure. This includes a sloped brick course beneath the windows and soldier course bricks above the window openings, mirroring the existing façade treatment.

Although the extension features brown window frames to match the original appearance, these are constructed from low-maintenance modern materials rather than timber, in order to reduce long-term upkeep. The result is a cohesive and practical design that respects the character of the existing school building while ensuring durability and ease of maintenance.



— Site boundary



Image 41. External SEN room view from north west



Image 40. External library view from south west

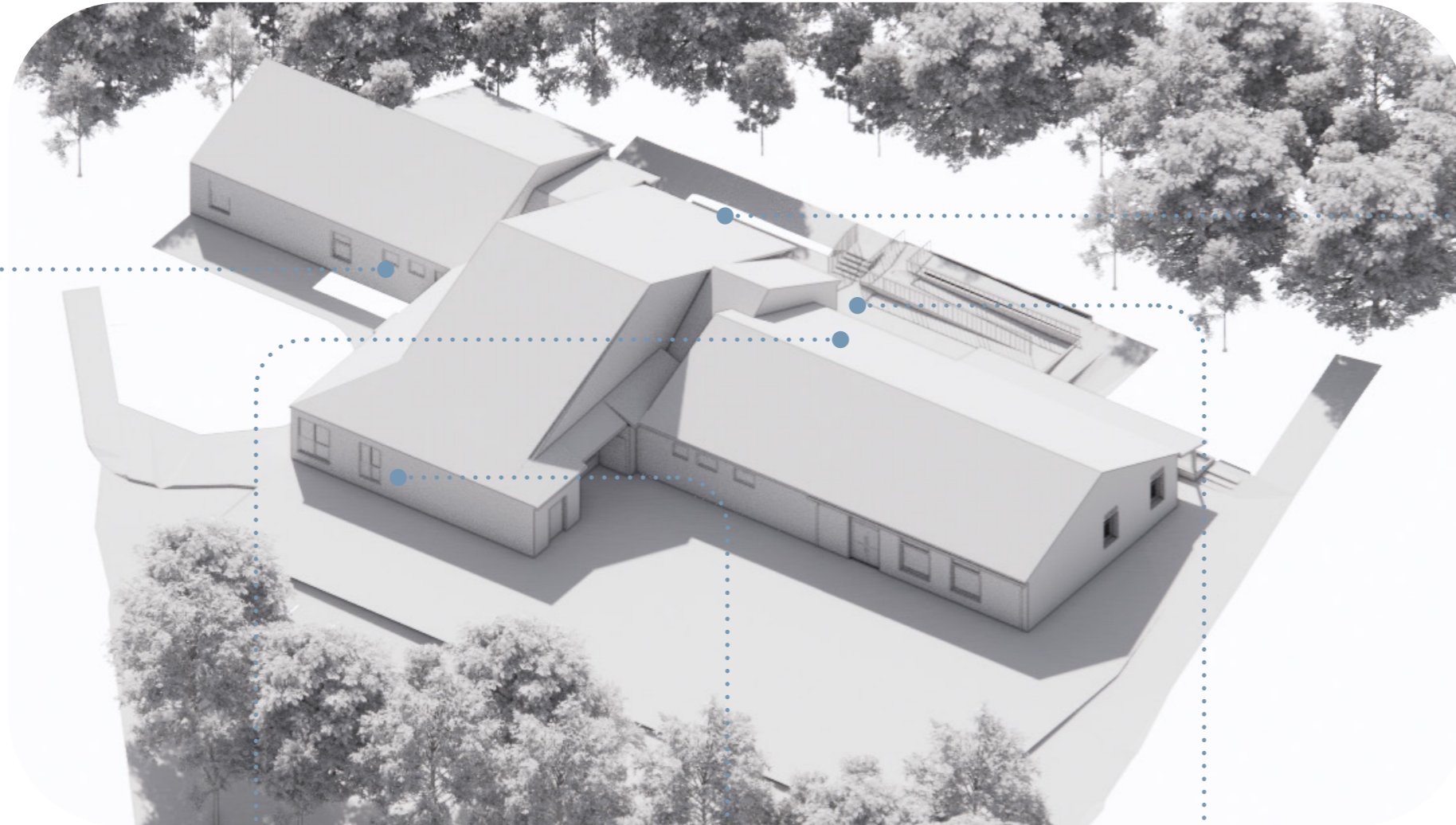


Image 39. School entrance



Image 38. External hard play area

04.06 Elevations Strategy - Existing Building Features and Materiality



Red/Brown Brick



Tiled roof



Dark Window Frame



Existing Timber Canopy



Dark Door Frame

04.07 Elevations Strategy - Existing Building Features and Materiality

The existing school building features predominantly dark brown brickwork, complemented by angled brick sills and soldier coursing to window heads which frame the windows and create a vertical pattern. The structure also boasts pitched roofs with dark clay roof tiles and dark brown timber windows, complemented with black cast iron rainwater goods.

For the new extension, the proposal is to preserve the materiality of the existing building by incorporating it into the new extension.

Simultaneously, the proposal aims to achieve a contemporary design by integrating larger windows to the library elevation to enhance and complete the overall aesthetic.

The new window colour is to match the existing windows with angled brick sill to create continuity between the new and existing.

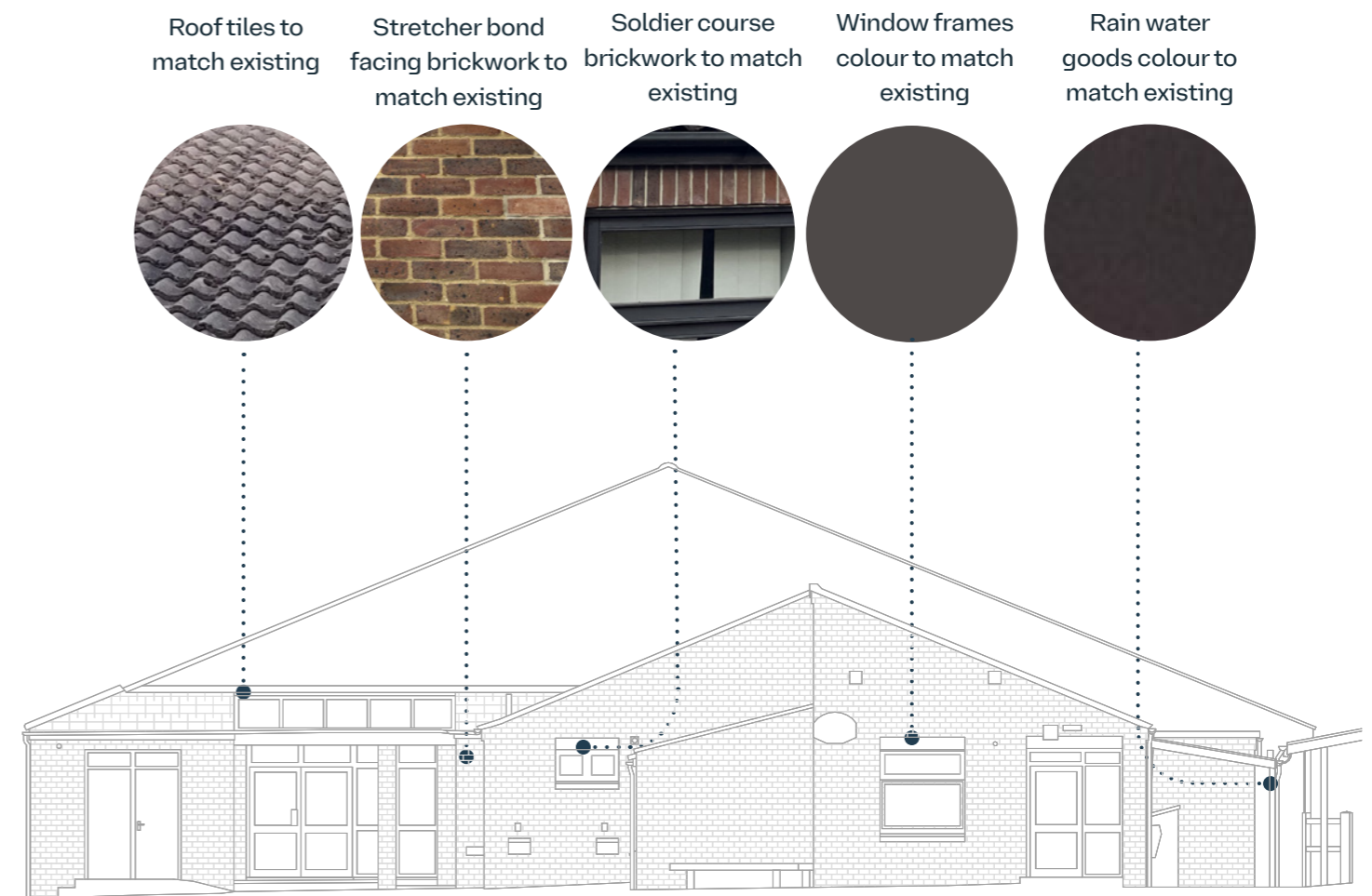


Figure 42. Existing West Elevation

04.08 Elevations Strategy - Existing Building Features and Materiality

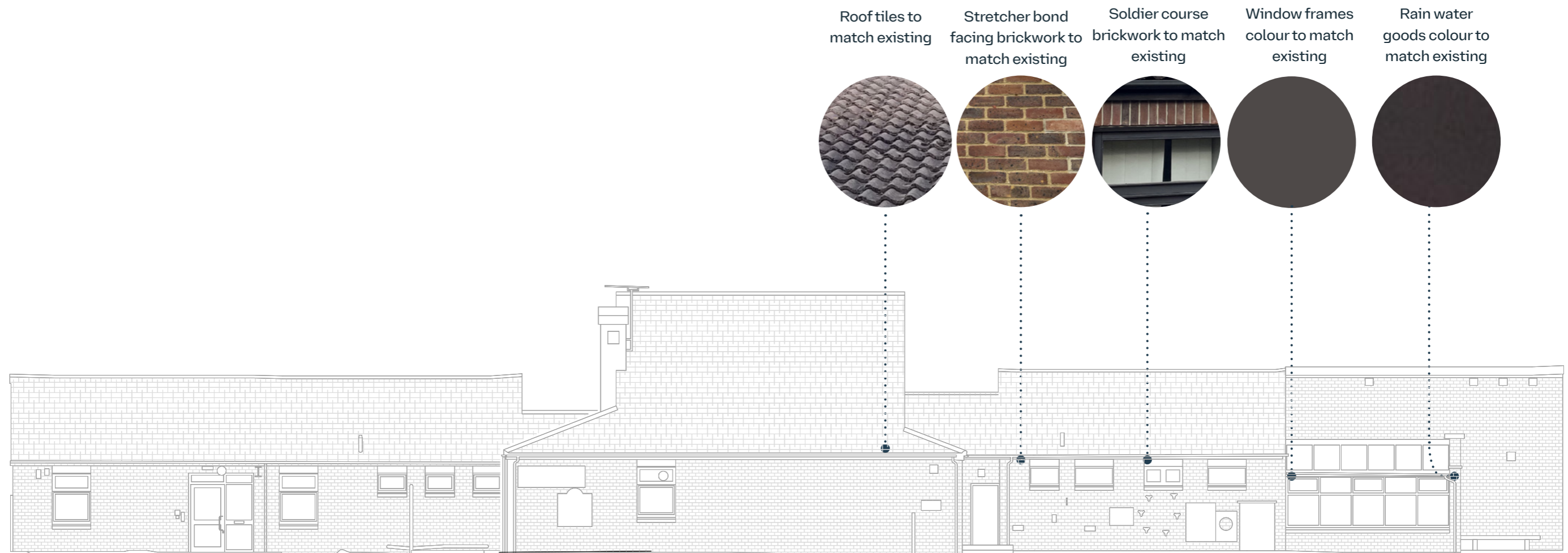


Figure 44. Existing North Elevation

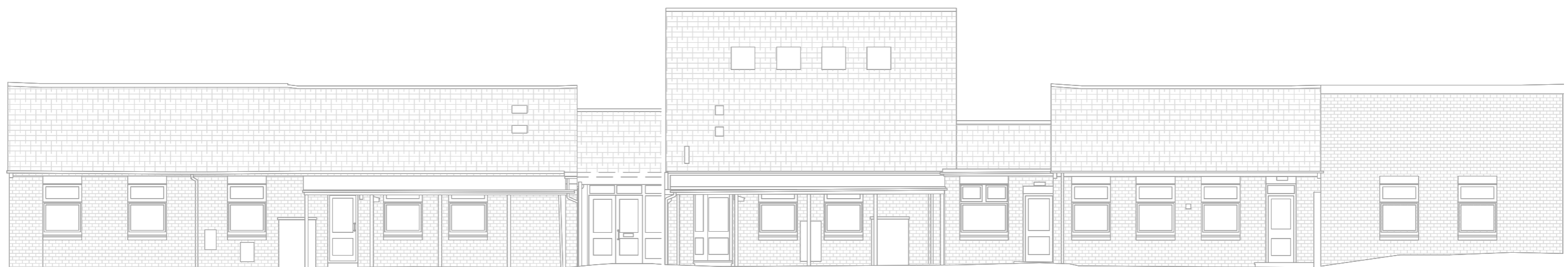


Figure 43. Existing South Elevation

04.09 Proposed North Elevation

MATERIAL KEY

- 1 - Clay facing stretcher bond brickwork to match existing
- 2 - Clay facing soldier bond brickwork to match existing
- 3 - Clay facing slanted soldier bond brickwork to match existing
- 4 - PPC aluminium double glazed windows and doors to match existing
- 5 - PPC aluminium, non climbable rainwater pipes
- 6 - Timber canopy to match existing
- 7 - Polycarbonate Roof Sheets to match existing
- 8 - Roof Tiles to match existing

Stretcher bond facing brickwork to match existing Window frames colour to match existing Soldier course brickwork to match existing Roof tiles to match existing Rain water goods colour to match existing



Figure 45. Proposed North Elevation

04.10 Proposed South Elevation

MATERIAL KEY

- 1 - Clay facing stretcher bond brickwork to match existing
- 2 - Clay facing soldier bond brickwork to match existing
- 3 - Clay facing slanted soldier bond brickwork to match existing
- 4 - PPC aluminium double glazed windows and doors to match existing
- 5 - PPC aluminium, non climbable rainwater pipes
- 6 - Timber canopy to match existing
- 7 - Polycarbonate Roof Sheets to match existing
- 8 - Roof Tiles to match existing

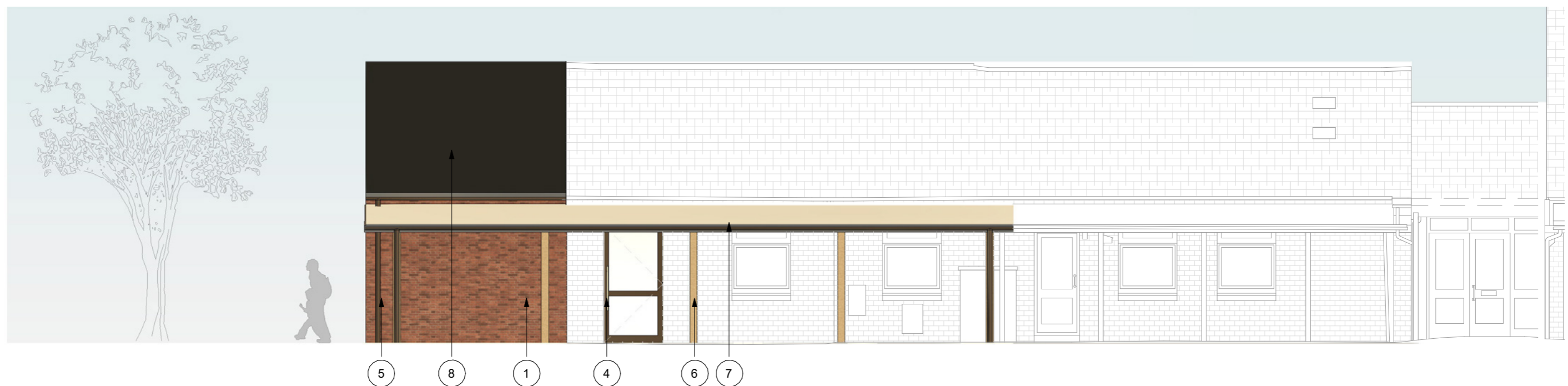
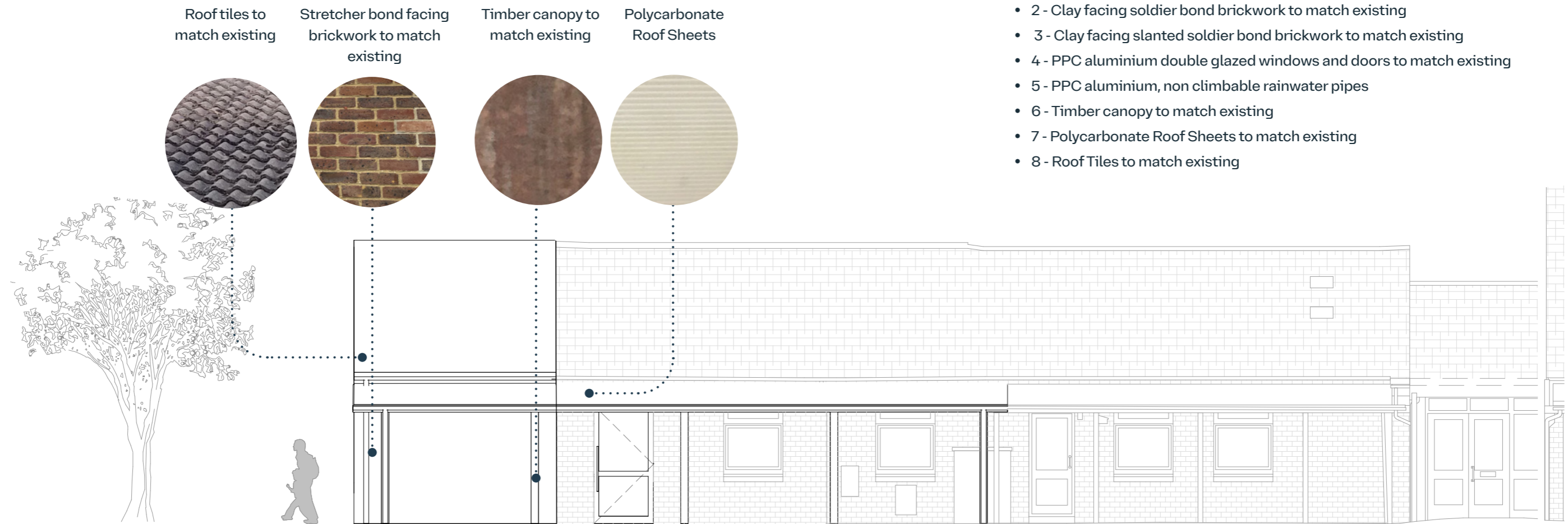


Figure 46. Proposed East Elevation

04.11 Proposed West Elevations

MATERIAL KEY

- 1 - Clay facing stretcher bond brickwork to match existing
- 2 - Clay facing soldier bond brickwork to match existing
- 3 - Clay facing slanted soldier bond brickwork to match existing
- 4 - PPC aluminium double glazed windows and doors to match existing
- 5 - PPC aluminium, non climbable rainwater pipes
- 6 - Timber canopy to match existing
- 7 - Polycarbonate Roof Sheets to match existing
- 8 - Roof Tiles to match existing

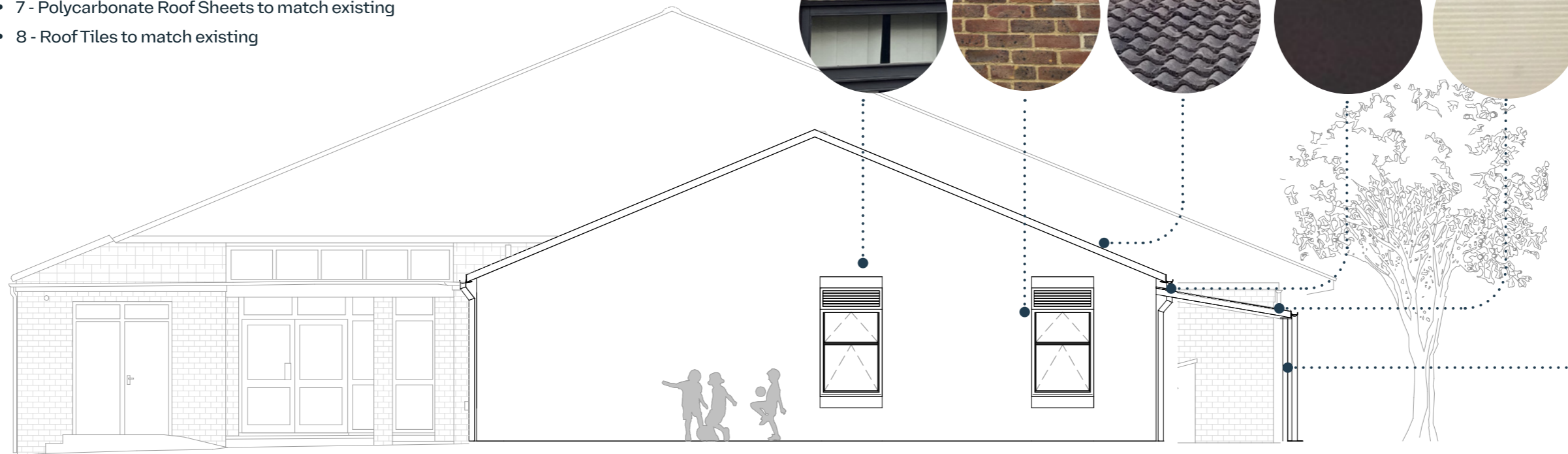
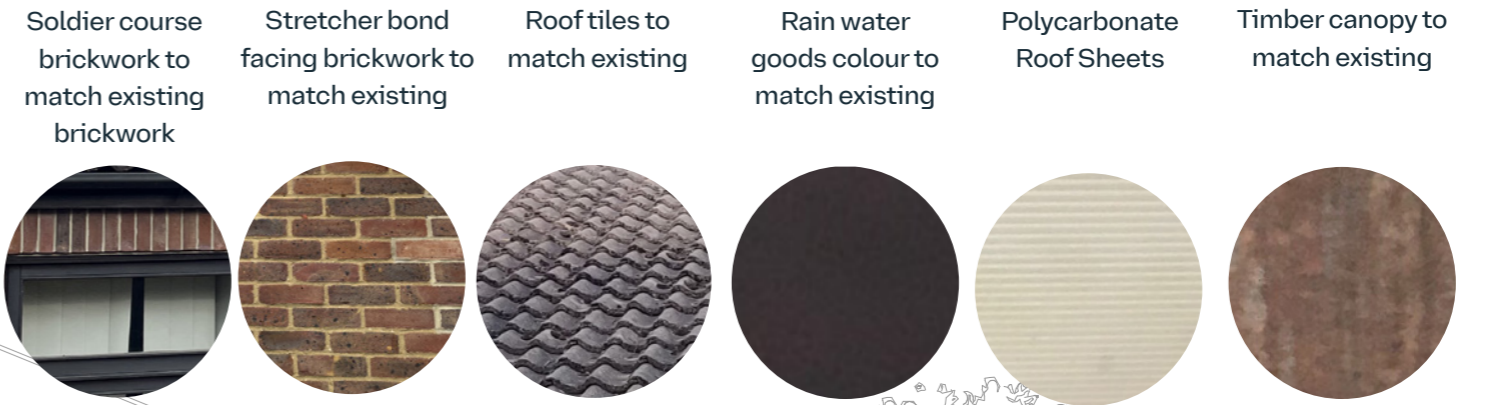


Figure 49. Proposed West Elevation

04.12 Visualisation - North Elevation

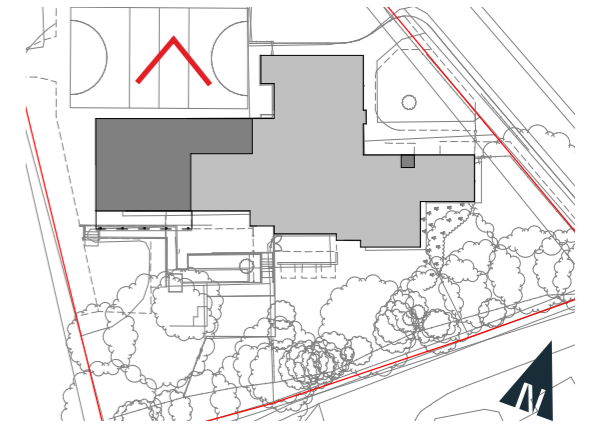


Figure 50. Proposed north elevation

04.13 Visualisation - View from north west of the site

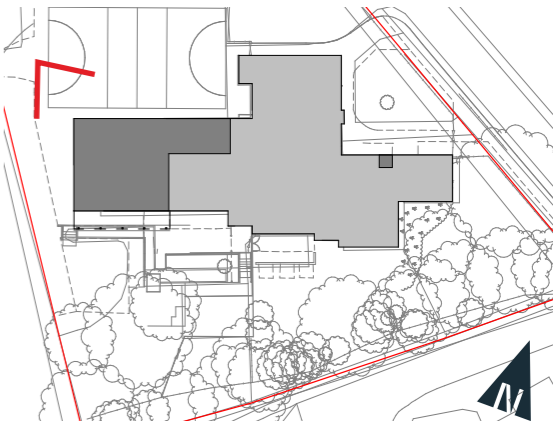


Figure 51. View from north west

04.14 Visualisation - View from south west of the site

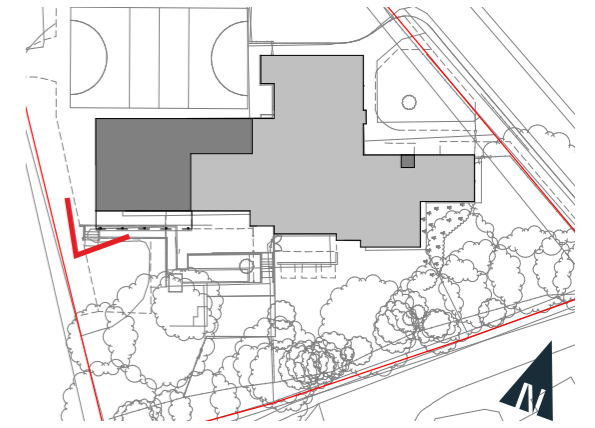


Figure 52. View from south west

05 Landscape Proposal

05.01 Landscape - External Design Strategies

Landscape Setting

The site of St Augustine's Church of England Primary School is located in the village of Scaynes Hill, within the Mid Sussex District of West Sussex. The site is bounded to the west by the Scaynes Hill Recreation Ground; to the north, it adjoins residential area; to the south, it is bordered by the cul-de-sac of The Coppice with further residential properties beyond, and to the east, it is bordered by Vicarage Lane.

Site Appraisals

Access Route:

The existing main school building structure is a single-storey. Primary access to the building and other school facilities is via the car park and an external play area to the north. A secondary entrance is located on the southern side, facing the rear garden and play area.

Accessibility:

Some existing building entrances do not feature flush thresholds, and appear non-compliant with BS8300 / Building Regulations Part M.

The informal play areas and habitat areas to the south-east of the existing building are situated at a higher elevation than the finished floor level of the building and the perimeter access path. This area can currently be reached by two sets of steps, but which do not comply with either EA or BR requirements.

The existing temporary building is located adjacent to the rear play area with covered stepped access. This building and its associated structures are to be removed. The desired alignment of the access path / steps to the rear playground, soft breakout area, and pond / habitat area should connect to the external door leading to the main circulation corridor to the Hall. The topographical difference between these areas should be addressed and improved as a part of the proposal.

Existing Trees:

There are a number of existing trees on the site, some of which are mature and moderate to high value. These mature trees are important constraints for the scheme and should preferably be retained.

Key Design Principles

The external strategy aims to create cohesive, high quality exterior spaces, with a co-ordinated approach to hard and soft materials, to unify and integrate the design within the existing site.

The landscape strategy of creating clear, safe and defined routes for pedestrian users will allow all users to move safely to and from the new spaces within the confines of the site.

The new external spaces will reflect their intended uses whilst being conducive to learning and social interaction, thereby catering for a variety of educational and social needs. Designed throughout to relate directly with the new internal layout of the school, the external spaces aim to provide an inspiring and rewarding outdoor learning environment.

Careful design will ensure all new spaces will be Equality Act compliant and suitable for all users. Clear movement corridors connecting legible spaces will provide an ordered spatial experience

Key design principals include:

- Provision of clearly and safely defined access route for both pedestrians and vehicles
- Minimise disruption to existing external facilities that are not associated with the proposed work
- Minimise impact on existing trees and ecology features/habitats and if required provide appropriate mitigation.

External Layout Strategies

A focussed external layout strategy has been developed following a thorough assessment of the site's design constraints, the proposed building works and contextual considerations.

This strategy outlines the proposed spatial organisation and key interventions across the external areas of the school. It should be reviewed in conjunction with the accompanying drawings for a complete understanding of the design intent and implementation.

- Removal of the existing temporary building, non-compliant steps, and connecting canopy. Reinstatement of the modular classroom footprint to a soft informal grassed area.
- Regrading and resurfacing of perimeter path adjacent to the building to achieve level access and flush thresholds to all new entrances to the building extension.
- Regrading and resurfacing of the Hard Outdoor PE area, to achieve the aforementioned level thresholds, whilst maintaining a suitable area for Outdoor PE, reinstated equivalent to existing provision. The court markings are to be reinstated to match existing provision (type of sports, court dimensions, and linemarking colour; all to match existing,

unless agreed otherwise with the School). It should be noted that the existing court markings (and proposed reinstatement) are not full size standard court dimensions for the respective sports, due to the limited size of the existing sports court. It is considered out of scope for this project to provide full size standard sports courts as part of the reinstatement following regrading.

- New multifunctional external breakout space adjacent to the new building extension classrooms to maximise the use of available space for pupils.
- Retention of the existing pond and habitat area, and new fencing to replace the prior demarcation of the removed classroom.
- New demarcation fencing and gates between Infant classroom and Junior classroom outdoor areas.
- Retention of the existing equipped play area and mature trees to the south-east of the building. Retention and extension of concrete flag paving below existing trees, subject to precautionary construction method.
- New compliant step-free sloped access path, and stepped access, leading to play area and habitat area; facilitating inclusive pupil access to the rear garden and promoting better utilisation of the existing play areas.
- Removal of a small existing ornamental tree and several ornamental shrubs, due to impact of proposed works; with new mitigation planting proposals.
- New sensory planting beds adjacent to the reconfigured breakout spaces, with modular interlocking timber retaining wall to accommodate the level change and minimise impact to existing tree root protection areas.
- Relocation/replacement/removal of external shed (to be agreed with the school).

05.02 Landscape - External Design Strategies

Planting Strategy

The scheme includes sensory planting and amenity grass. The planting strategy and design will be developed around key concepts - providing a balance of aesthetic and naturalistic amenity, spatial definition, low maintenance, ecology value, climate change resilience, local soil condition, and contributing to an outdoor environment which is positive for learning & development. The outline selection of planting species is referenced in the outline landscape specification.

Access Strategies

The proposal includes the removal of the existing two non-compliant steps. One accessible slope and two accessible steps, equipped with hazard warning paving and handrails, are proposed to provide direct access from the building to the rear garden.

Inclusive access is facilitated to the entrances of the new building extension by the provision of flush thresholds, achieved by re-grading of adjacent hard surfaced areas.

To the north of the proposed extension the existing hard games court directly abuts the proposed building. To achieve level and flush access to the proposed building entrance on this facade, the proposal includes re-grading of the adjacent hard games court. Alternative options such as ramped access have been discounted due to associated encroachment onto the hard games area, with no clear options to compensate provision elsewhere on the site.


















Materials Strategy

The scheme will use a modern palette of materials for both surfacing and any external features. A careful balance of materials will be achieved to ensure that the new external areas are appropriate and safe for their intended user groups and learning requirements, whilst ensuring that all spaces are perceived as belonging to the school and are consistent with the existing school provision.

05.03 Proposed External Arrangement



KEY:

-  Existing trees
-  Existing trees / mature shrubs to be removed
-  Existing shrubs retained
-  Sensory planting
-  Proposed amenity grass
-  Resurfaced & Proposed asphalt
-  Existing concrete flag paving retained
-  Proposed concrete flag paving
-  Existing playground surface retained
-  Existing rubber crumb surface retained
-  Proposed interlocking modular timber block retaining wall
-  Proposed concrete retaining wall for stairs
-  Existing H1.2m metal bow top fencing
-  H1.2m Metal bow top fencing
-  H1.2m Timber palisade fencing
-  Fall height protection balustrade
-  Proposed handrail

05.04 Proposed Outline Levels Strategy

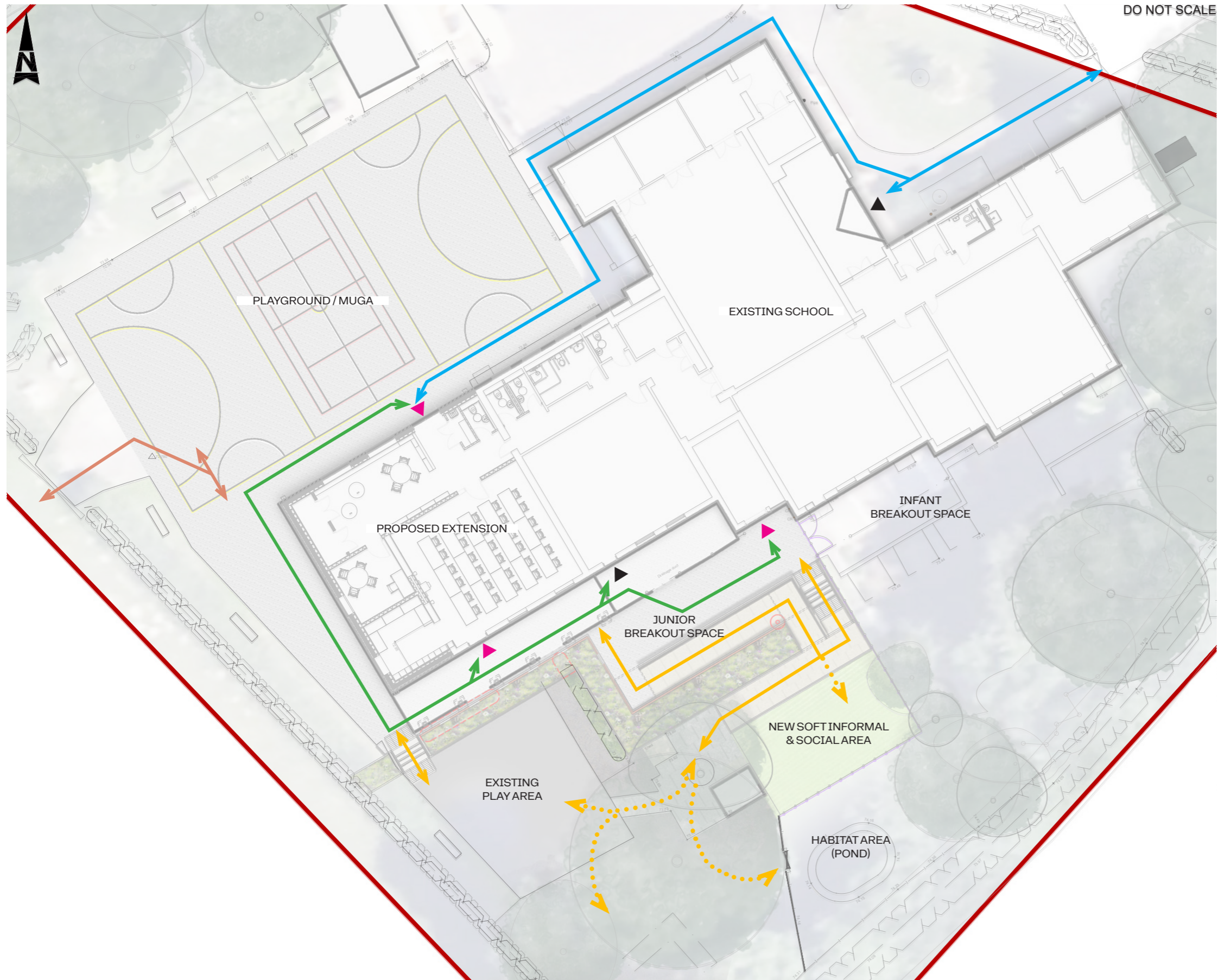


KEY:

LEVELS

- 8.000 + PROPOSED LEVEL
- 8.000 + EXISTING LEVEL RETAINED / POINT OF GRADING IN TO EXISTING LEVELS
- 17.12 + EXISTING SURVEY LEVEL PRIOR TO CONSTRUCTION (FOR REFERENCE)
- 8.000-FFL + INTERNAL FINISHED FLOOR LEVEL
- 1:60 APPROXIMATE FALL / CROSSFALL

05.05 Proposed Access & Circulation Strategy



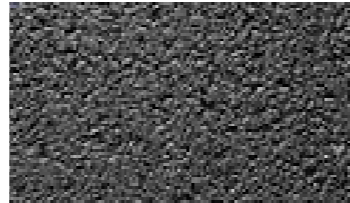
- ▲ Existing Entrance
- ▲ New Extension Entrance
- ▬ Primary pedestrian access from public footway & building main entrances
- ▬ Secondary pedestrian access from / to classroom entrances & access around building periphery
- ▬ New footpath / ramp / step access to play area
- Access to playground, habitat area & pond
- ▬ Access to hard sports court & adjacent (public) play field

05.06 Proposed Hard Landscape

Paving System:

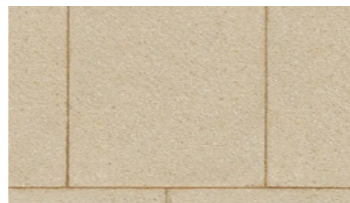
Tarmac Surface

Location(s): External breakout spaces around the extension building
 Material: Tarmac
 Product: Tarmacadams-surfacing Ltd Tarmac for School or approved equivalent
 Colour: Black



Concrete Flag Paving

Location(s): Pedestrian path & slope
 Product: Marshalls Saxon Paving Slab or approved equivalent; to match existing
 Dimensions: TBC (to match existing)
 Colour: Textured natural



Paving, Kerb & Edging Systems:

Steps (Flag paving):

Material: Concrete flag treads and risers
 Dimension: 400mm tread x 150mm rise
 Colour: Light grey with black visibility strip
 Foundation: Structural Engineer design



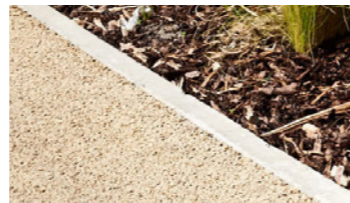
Hazard Warning Paving (Steps):

Material: Hazard warning corduroy paving
 Manufacturer: Marshalls
 Dimension: 400x400x65mm
 Colour: Buff



Pre-cast Concrete Edging:

Location(s): Concrete edges to planting areas (rear playground area)
 Manufacturer: Marshalls
 Product: Flat top edging
 Dimensions: 50 x 150 mm
 Colour: Natural



Fencing & Railing:

Vertical Steel Bar Anti-trap Bow Top Fencing

Product: Jacksons Anti-trap Bow Top Fencing or equivalent;
 Height: 1200mm above ground
 Colour: Green
 Finish: Galvanised and polyester powder coated
 Fixing: Posts set into concrete foundation



Timber Palisade Round Top Fencing

Product: Jackson Palisade Rounded Pales Fence
 Height: 1200mm above ground
 Dimensions: Rounded Top Posts: 100x125x1875mm, Rails: 50x100x1500mm
 Material: Jacksons proprietary treated softwood
 Gates: Double gate, manual locking system
 Fixing: Posts set into concrete pocket foundations



Handrail (Steps)

Height: 1000mm & 600mm from pitch line of steps
 Materials: Galvanised steel
 Finish: Galvanised and polyester powder coated
 Features: Twin rail (600mm & 1000mm)
 Colour: Black



Flat Top Vertical Bar Railings (balustrade)

Location(s) Sloped access path
 Height: 1100mm
 Materials: Galvanised steel
 Finish: Galvanised and polyester powder coated
 Features: Flat top, vertical bar, sight gap
 Colour: Black



Retaining Wall:

Pressure Treated Timber Retaining Wall :

Location(s): Sloped planting beds & access path
 Manufacturer: WoodBlocX Landscaping
 Product: Proprietary interlocking modular timber block retaining wall system
 Material: Pressure treated hard wood
 Dimensions: 75 mm thickness (~100mm capping width), height varies (refer to External Level Strategy)
 Accessories: Waterproof membrane (DPM) to retained side
 Fixing/Foundation: To manufacturer recommendations and Structure Engineer review / confirmation



Note: All images and products are indicative and subject to further development and liaison with key stakeholders in subsequent design stages.

05.07 Proposed Soft Landscape

General:

Materials, goods and workmanship shall be the best quality of their respective kinds, and those for which there is a British Standard or Code of Practice shall comply therewith. Planting shall not include species that are poisonous or have thorns. In regard to the timing of Horticultural Works, planting shall be carried out between November and March subject to suitable weather conditions.

Bulbs shall be planted during October. Suitable weather conditions shall mean when the ground is moist but not wet and workable. Planting shall be suspended during periods of drought, when soil is frost-bound or waterlogged, during persistent drying cold winds or during any other conditions unfavourable to successful establishment.

Origin of Plants, Certification and Labelling:

All plants shall have been obtained from a reputable nursery and grown within the British Isles for at least one growing season if stock of local provenance is not available. The contractor shall provide a Certificate of Local Provenance and confirmation that all plants supplied comply with the specification. Plant samples shall be approved on site by the Landscape Architect prior to planting.

In all grass/perennial planting the collection will be tagged with waterproof durable labels as specified by the Landscape Architect.

Subsoil

Subsoil to be free of compaction and any physical contamination to 300-450mm depth.

Topsoil

Imported topsoil for amenity shrub/grass/herbaceous planting areas, tree planting areas and amenity grass areas to conform with BS3882 (multi-purpose classification, soil textural class to B3882 Figure 1: Sandy loam). Topsoil to be free from contamination such as subsoil, stone, hardcore, rubbish or material from demolition work

Imported topsoil to be minimum consolidated depth of 150mm for all amenity grass areas, 450mm depth for amenity / sensory / buffer planting.

The upper 100mm should not contain stones larger than 16mm in one dimension. The upper zone of the topsoil profile should also be free of all material which could be potentially hazardous to health, and these include, but are not limited to glass, ceramics, flint and shale.

Topsoil to be spread and gently firmed in layers, each of 150mm maximum depth, to an overall depth after firming and settlement of 400mm for planting areas and 150mm for amenity grass and wildflower areas.

Peat Free Compost

Documentary evidence of the use of peat free soil materials must be supplied from nursery growers and suppliers for plants that are not soil grown. Organic composted material must be graded 25mm and free from biodegradable material.

Prior to cultivation, compost to be applied at a rate of a 50-75mm thick layer to all amenity/sensory/buffer planting areas.

Mulch

The mulch shall comprise matured British conifer bark with an even particle size distribution of 15 - 65mm with no dust or fines and less than 5% wood content. The mulch shall be matured for 16 weeks and naturally heat treated where temperatures have exceeded 50 degrees Celsius for a minimum period of 14 continuous days followed by a period of stabilisation. The pH shall be between 4.5 and 5.8. The mulch shall be pest, disease and weed free and free of Methyl Bromide contamination. Samples will be submitted for consideration and approval prior to use on site. Recycled content to be 100% to BS EN ISO 14021.

Mulch to be applied to a depth of 75mm minimum to all planting areas following planting and at the end of the rectification period.

Planting - general

Condition of all planting to be materially undamaged, sturdy, healthy and vigorous Appearance to be of good shape and without elongated shoots. Plant stock to be grown in a suitable environment and hardened off prior to planting; free from pests, diseases, discoloration, weeds and physiological disorders.

Root system to be in good condition, balanced with a branch system. Plants to be specified and supplied according to The National Plant Specification, with species true to name. Name, forms, dimensions, provenance and other criteria to be as scheduled and defined in the National Plant Specification (available on CS Design Software Limited's website). Native plants to be sourced from local provenance. Non-native plants grown in the United Kingdom for at least one growing season.

Amenity / Sensory Planting

Shrub planting pits to be wide enough to accommodate roots when fully spread and 75 mm deeper than root system. Pit base to be loosened to a depth of 150mm, incorporating 75mm compost. Plants layout to be random, not geometric. Spacing, layout and density to be as shown on detailed planting plans and schedules.

Seeding/Turfing

Growth and development to be healthy, vigorous grass sward, free from

the visible effects of pests, weeds and disease. Appearance to be a closely knit, continuous ground cover of even density, height and colour. Origin of each species to be locally collected (as defined in Flora Locale's Code of practice for collectors, growers and suppliers of native flora).

Amenity grass seed to comply with EC purity and germination regulations.

Wildflower seed to comply with Flora Locale's 'Code of practice for collectors, growers and suppliers of native flora'.

Maintenance

Watering to be carried out immediately after planting/seeding/turfing and as necessary to ensure the establishment and continued thriving of all seeding/ turfing and all types of planting.

Any failures of seeding/turfing or any types of planting to be replaced during 12 months defects period; to match size of adjacent or nearby plants of same species or match original specification, whichever is the greater. To be made good during the next suitable planting season, (including following the end of the rectification period if the next suitable planting season is after this period).

After this it becomes often becomes the responsibility of the school / local authority. (Time period is subject to the overall contract agreement so await further advice on whether time periods need to be extended.

Weed control to adhere to a strict chemical-free management protocol, with control methods limited to alternative methods such as mechanical and hand removal; and tolerance of some weeds except hazardous weeds or those affecting the establishment of adjacent plants. No herbicide or pesticide use is permitted on the school site, with the sole exception of any species listed on Schedule 9, Part II of the Wildlife and Countryside Act 1981 if they are undergoing specialist control management - any such areas to be protected from access by site users.

Seeded/turfed areas to be cut as applicable to the type of seeding/turfing to ensure establishment.

Except where stipulated in Arboricultural documentation, existing trees to be managed on a sympathetic regime based upon non-intervention, except for mitigation of Health and Safety risks. Existing trees should not be pruned unsympathetically which can result in risk to tree health / longevity / safety.

A full and comprehensive maintenance schedule is to be prepared for all existing and proposed landscape areas (to include applicable training), to be handed over to the School Operator upon handover.

05.08 Indicative Species List

Amenity Grass

Germinal A36 Climate Smart - Loamy and Clay or equivalent
Seed @ 50g/m² or Turf

Lolium perenne
Festuca arundinacea
Cynosurus cristatus
Festuca rubra rubra
Phleum bertolonii
Trifolium repens
Medicago lupulina
Plantago lanceolata
Achillea millefolium
Centaurea nigra
Rhinanthus minor

Silene latifolia
Silene dioica
Centaurea cyanus
Glebionis segetum
Agrostemma githago

Sensory / Amenity Planting

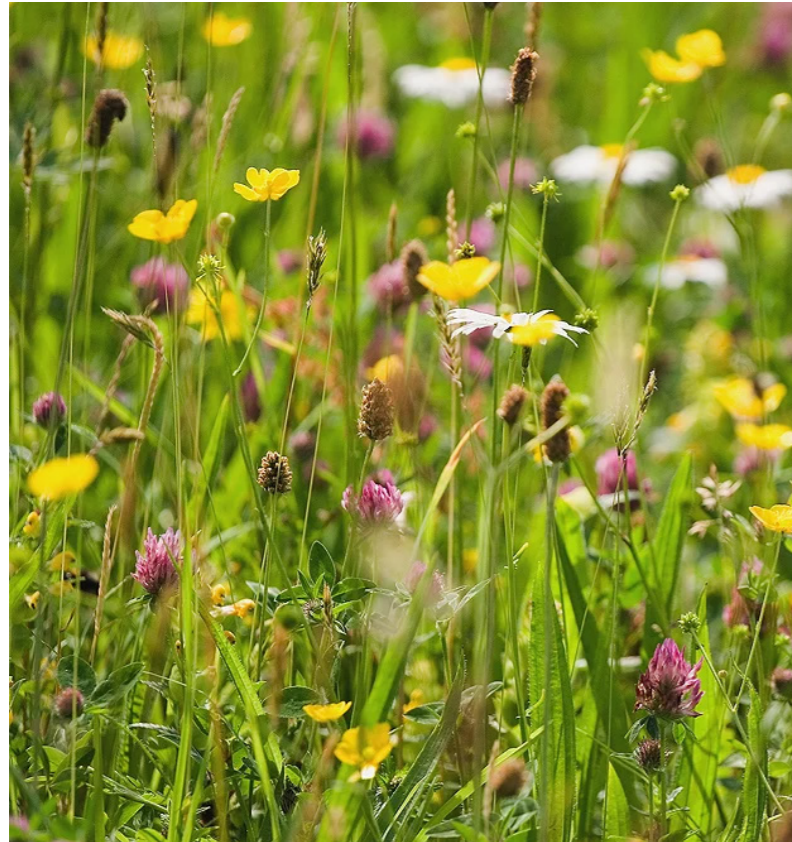
Ornamental Grasses, Herbaceous Perennial & Ferns:
Planted in single species groups of 3-5 no.
2-3L Containers

Calamagrostis × acutiflora 'Karl Foerster'
Carex morrowii 'Ice Dance'
Miscanthus sinensis 'Kleine Fontäne'
Stipa tenuissima
Echinacea purpurea 'Magnus'
Helenium 'Moerheium Beauty'
Phlomis russeliana
Salvia officinalis 'Purpurascens'
Verbena bonariensis
Hosta 'Blue Mouse Ears'
Polystichum aculeatum

Buffer Planting

Specimen Shrubs:
Planted in single species groups of 1-3 no.
3-5L Containers

Abelia × grandiflora 'Kaleidoscope'
Choisya ternata
Cornus sanguinea 'Midwinter Fire'
Genista lydia
Hebe 'Midsummer Beauty'
Lavandula angustifolia 'Hidcote'
Philadelphus 'Snowbelle'



Note: All images and products are indicative and subject to further development and liaison with key stakeholders in subsequent design stages.



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