1240 - Planning statement

In-fill swimming pool, create new parking layout (7 extra spaces) with drop off zone and EV parking bays Rowde Primary School High Street Rowde Devizes SN10 2ND

Introduction

The school have highlighted problems with the existing parking are turning areas and are therefore seeking approval for a new layout which provides extra parking spaces (including EV charging), drop off zone for parents and changes to the grass verge positions to allow for adequate turning for coaches, with minimal movements, when dropping off/picking up pupils.

Current and proposed layouts

Currently coaches need to make too many maneuvers in order to arrive and leave the site which has been highlighted as a safety issue. The new proposal allows for an adequate turning circle to allow coaches to turning on site in one forward motion.

Currently parents dropping off/picking up pupils do not have a designated zone to do so and as such the process is awkward and unorganized and therefore deemed un-safe. The new proposal creates a one way system and a designated drop off zone to allow for dropping off / picking up much quicker and easier and organized with minimal car maneuvers required.

The original carpark only allows for 15 spaces. A further tarmac and loose stone area has been formed (not confirmed when this was carried out) which provides a further 24 spaces. Total 39 spaces. However this extra parking area leads to a dead end and ad hoc parking and does not work well for traffic movements which causes congestion. The new proposal allows for better fluent movements and parking and also provides 7 extra much needed spaces. It also results in a much more aesthetic frontage to the school.

There is an existing swimming pool which is to removed. The school have *reported 'the swimming pool is expensive to maintain and run. Acorn Education Trust support the use of a swimming pool but consider that funds should be spent on teaching and learning. The existing swimming pool is not fit for purpose for all pupils due to its depth (1m). The pool can only be used for 4-7 year olds and requires staff training for use, which includes staff gaining lifeguarding qualifications*.'

The original carpark and car/coach turning area is 1225m2. The additional parking area formed in tarmac and loose stone is 454m2. The new parking layout is 1100m2. The pool and surrounding fencing and paving is proposed to be removed and this totals 220m2.

The proposal results in an increase of around 426m2 of hard landscaping.

The proposal retains 3no. disabled parking bays and provides 3no. EV charging bays.

In order to provide adequate coach turning, small areas of grass verge are to be lost as is one tree located adjacent to the school. The grass area in front of the school and swimming pool will also be lost to allow for the new parking / drop off zone. The grass area and the many trees along the North boundary which fronts the High Street will be retained therefore there is no detrimental effect on the street scape.

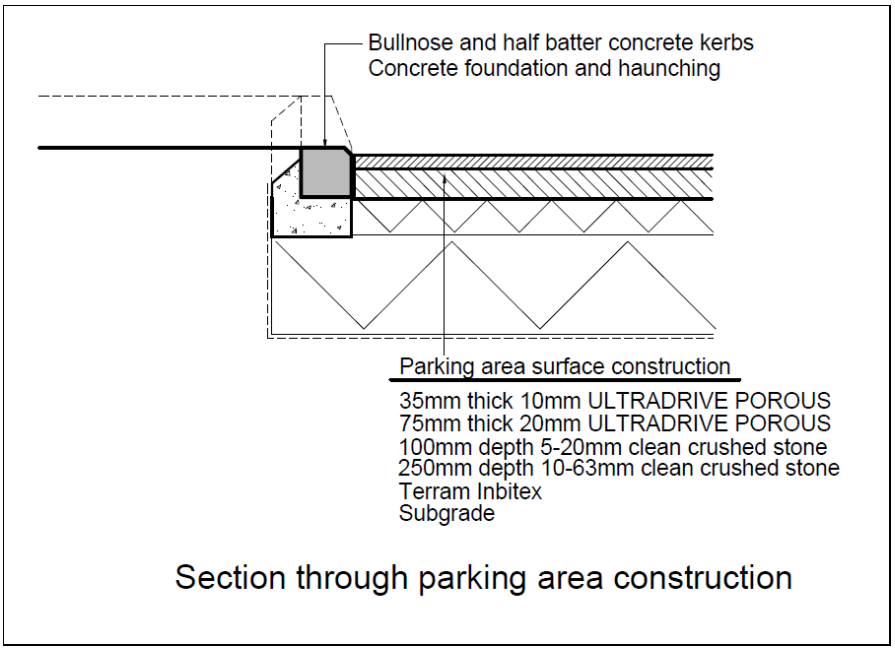
The overall appearance of the site with the swimming pool infilled and replaced with hardstanding will not change significantly from the existing area to the north of the school building which has tarmac hardstanding across its frontage. Therefore, the proposals are not considered to cause any harm to the character and appearance of the immediate and wider area.

Construction of the new parking areas

The site is generally quite level with only a 500mm difference from the end of the swimming pool at the Southern end sloping down to the loose stone parking area at the Northern end which is 47m away.

It is not proposed to raise levels on the site. The new parking area will generally follow the existing ground slope / levels.

To avoid the need for surface water drainage / sewers it is proposed to construct the new parking area in a porous construction as per the detail below.



Section through parking area construction

With regard to the swimming pool which is 1m deep there will be a requirement for a further 540mm of clean crushed stone built up and compacted in layers. The pool base will be broken up to ensure drainage through.

White painted lines are proposed to denote parking bays.

END.