

Introduction

Welcome

Hello and welcome,

This project is being taken forward by the Department for Education, working alongside Atkins Réalis, Morgan Sindall, ECE Architecture, ECE Planning and ECE Impact, who together have been developing amended proposals.

We will be supported by Campbell Reith structural engineers, Lloydbore landscape architects, Hawden building services engineers, Part B fire consultancy and Pinnacle who will provide fixtures, fittings and equipment.

As a school at the heart of its local community, it is important to us that neighbours and stakeholders have the opportunity to understand the proposed amendments and share their views.

We are at the school today at the request of residents and your councillors to update you on the progress since the virtual consultation event in April.

Thank you for taking the time to join us.

The planning process

We propose to update the current planning permission using an application under Section 73 of the Town and Country Planning Act.

We inherited the old designs, and the design team have been through a rigorous process in partnership with DfE to update the school design.

This has led to changes that will increase the functionality, sustainability and longevity of the school.

We are here today to talk you through those changes, explain the process, and hear your further thoughts.

We recognise that the current permission has conditions that we must discharge before we can commence on site.

Community use

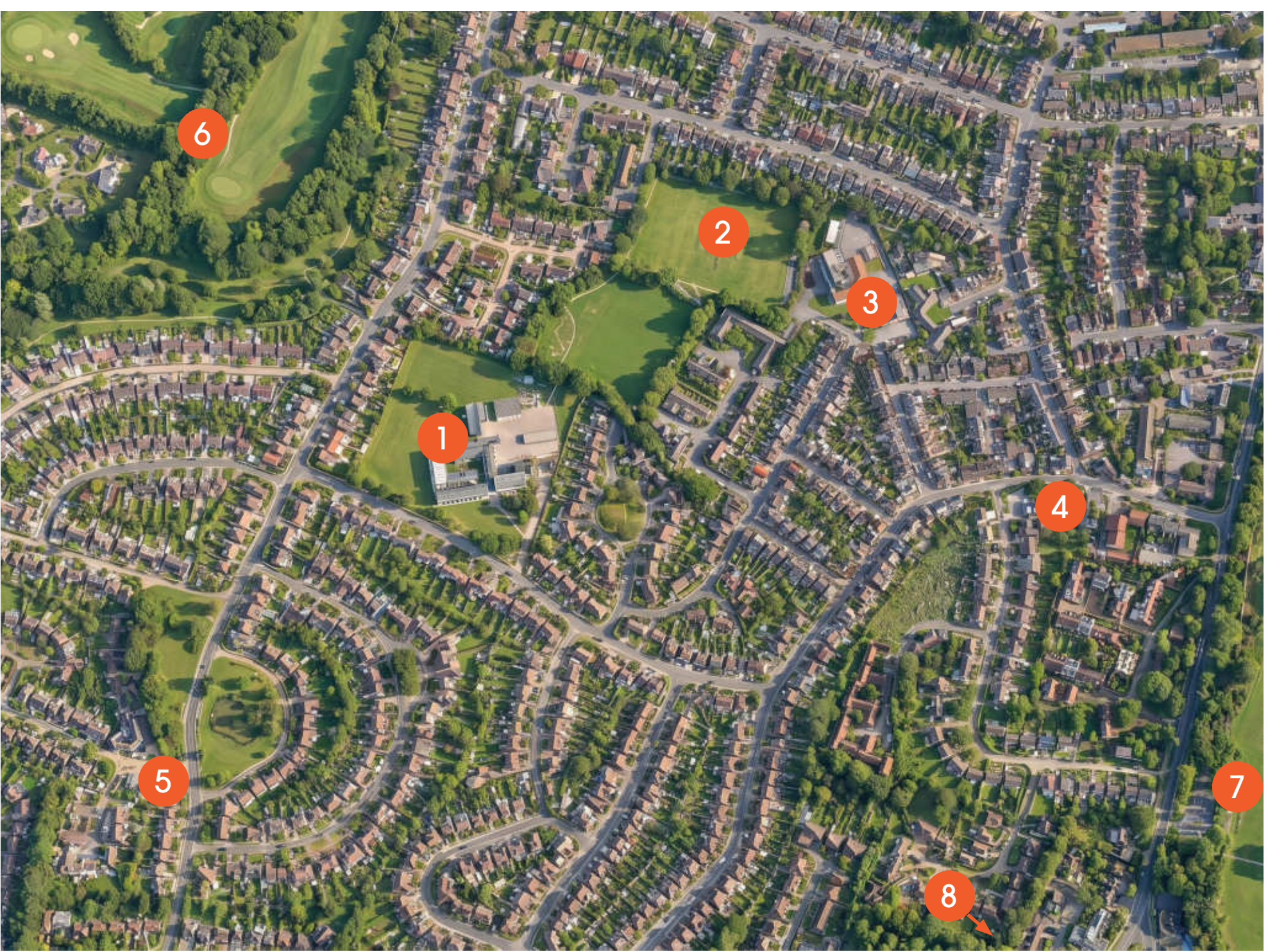
We also hope to offer benefits to the wider community.

The hall and sports field will be available for hire outside school hours.

Delivery team



Site location analysis



- | | |
|-------------------------------------|---|
| 1 Greenway Junior School Site | 5 Neighbourhood Scale Shopping Area and Pub |
| 2 Horsham Trinity Cricket Club | 6 Boldings Brook |
| 3 Trafalgar Community Infant School | 7 Horsham Park |
| 4 Holy Trinity Church | 8 Horsham Town Centre (to south east) |

GREENWAY JUNIOR SCHOOL

Site, context & landscape

Site plan constraints & opportunities



- 1 A Southern Water Sewer runs from North to South across the site at a depth of 7-10m, and will require a 4m easement zone on each side;
- 2 Trees will need to be retained and protected, with no development in the root protection zone of preserved trees;
- 3 The existing school is perched on the highest part of the site with a steep slope down from east to west;
- 4 A minimum 21m distance needs to be preserved from the buildings to neighbours' windows;
- 5 The existing nursery needs to be retained, and a buffer zone maintained around the building during construction;
- 6 The existing school has to remain in use and cannot be demolished before the new building is finished;
- 7 The need to stay within the spirit of the existing planning permission is now a constraint.
- 8 Surface water drain.

Consented site plan



- Greenway Junior Site Boundary
- Existing Sewer Line
- Existing Buildings and Playground Area Retained
- Existing Soft Landscape Retained
- Existing Paving Retained
- Existing External Secure Line 1.8m high weldmesh fence
- Existing Internal Secure Line 1.8m timber closed board fence
- Existing Internal Secure Line 1.2m high post and rail fence (nursery)
- Existing Internal Secure Line 3.65m high mesh fence (cricket nets)
- Proposed New School Building
- Proposed Internal Secure Line 1.8m high weldmesh fence
- Proposed Internal Secure Line 1.2m high safety railing fence
- Proposed New Pedestrian Paving Impermeable asphalt
- Proposed New Playground Porous asphalt
- Proposed New Vehicular Paving Impermeable asphalt
- Proposed New Amenity Grassland Grass Seeding
- Proposed Habitat Area Biodiverse planting / Ecological study
- Existing Tree Retained
- Proposed Tree Planting Native heavy standard
- Proposed Amenity Planting Perennials, flowers, shrubs (not in R10 scope of works)
- Proposed External Canopy PV Units (389m²)
- External Lighting Mast 6m high LED lantern (refer to MEP engineer's details)
- External Bin Store 4.99x3.98x2.10m
- Timber Clad Covered Cycle Parking 20 spaces total
- Major Contour 0.5m interval
- Minor Contour 0.1m interval

Proposed site plan



- Site Boundary
- Existing Building Demolished
- Consented Scheme Building Footprint
- Southern Water Sewer with 6m Buffer Zone
- Proposed Fence Line
- Vehicular Site Access
- Pedestrian Site Access
- Soft Social Area
- Soft Outdoor PE Area
- Hard Outdoor PE Area
- SEN Hard Outdoor PE Area
- Hard Informal Play Area
- Habitat Area
- Road
- Path
- Parking Area
- Bin Store
- Cycle Store
- Soft Landscape
- Existing Trees

Updated building - elevations & materials



REVISED EAST ELEVATION



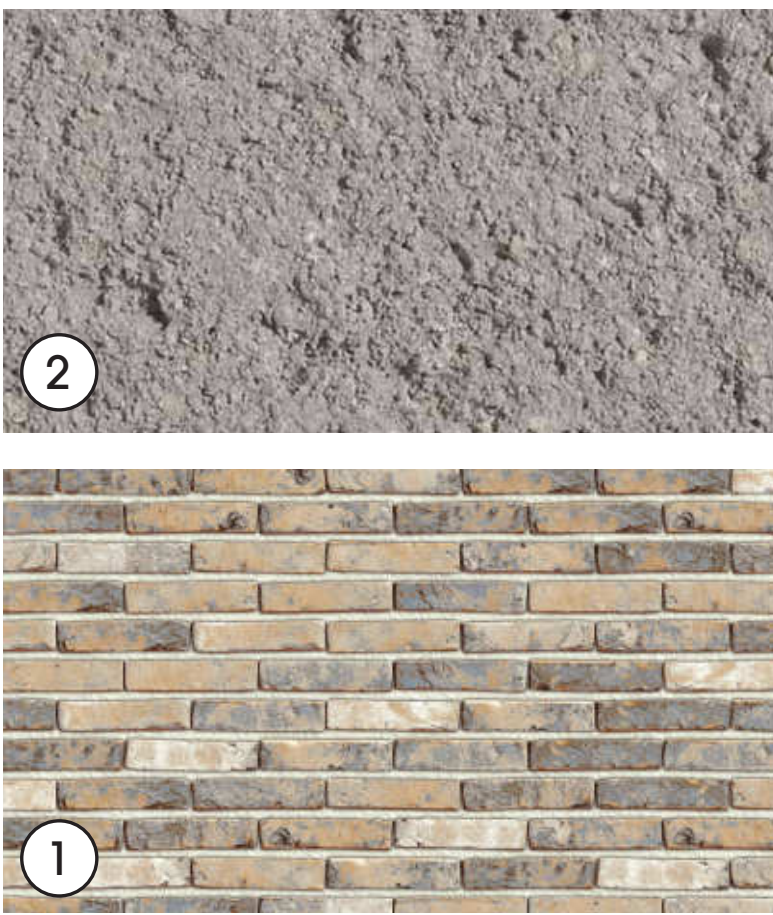
REVISED NORTH ELEVATION



REVISED WEST ELEVATION



REVISED SOUTH ELEVATION



Revised material scheme

The revised building design is of traditional construction, with a steel frame and brick and render elevations. The materials respond to the surrounding context of mid 20th century brick and rendered houses.

Following feedback from the planning officer and from the residents of Merryfield drive who are most affected by the proposals, we have reduced the internal heights of the classrooms and redesigned the steelframe and the roof to ensure the roof and parapet heights are no higher than the consented scheme. We have also moved the kitchen extract flue further towards the centre of the roof to mitigate the impact to neighbours in Merryfield Drive.

The consented scheme was of modular construction with elevations clad in multicoloured fibre cement cladding (see inset).

- | | |
|---|--------------------------------|
| ① Brickwork | ⑨ Entrance canopy |
| ② Render | ⑩ Metal roof coping |
| ③ Aluminium window frames | ⑪ Roof safety railing |
| ④ Aluminium rainwater pipe and hopper | ⑫ Natural ventilation terminal |
| ⑤ Aluminium louvred door | ⑬ Canopy |
| ⑥ External roof access stair | ⑭ External door barrier |
| ⑦ School signage | ⑮ Kitchen extract ductwork |
| ⑧ Louvred air source heat pump enclosure - roof level | ⑯ Lift overrun |

--- Outline of the consented scheme

GREENWAY JUNIOR SCHOOL

Updated building - 3D views



Consented scheme

The consented scheme had a modular structure and multicoloured fibre cement cladding on the elevations. The upper view above shows the consented schools main entrance. The lower view is from Greenway into the south west corner of the site, showing the west elevation that faces Merryfield Drive.

Revised scheme

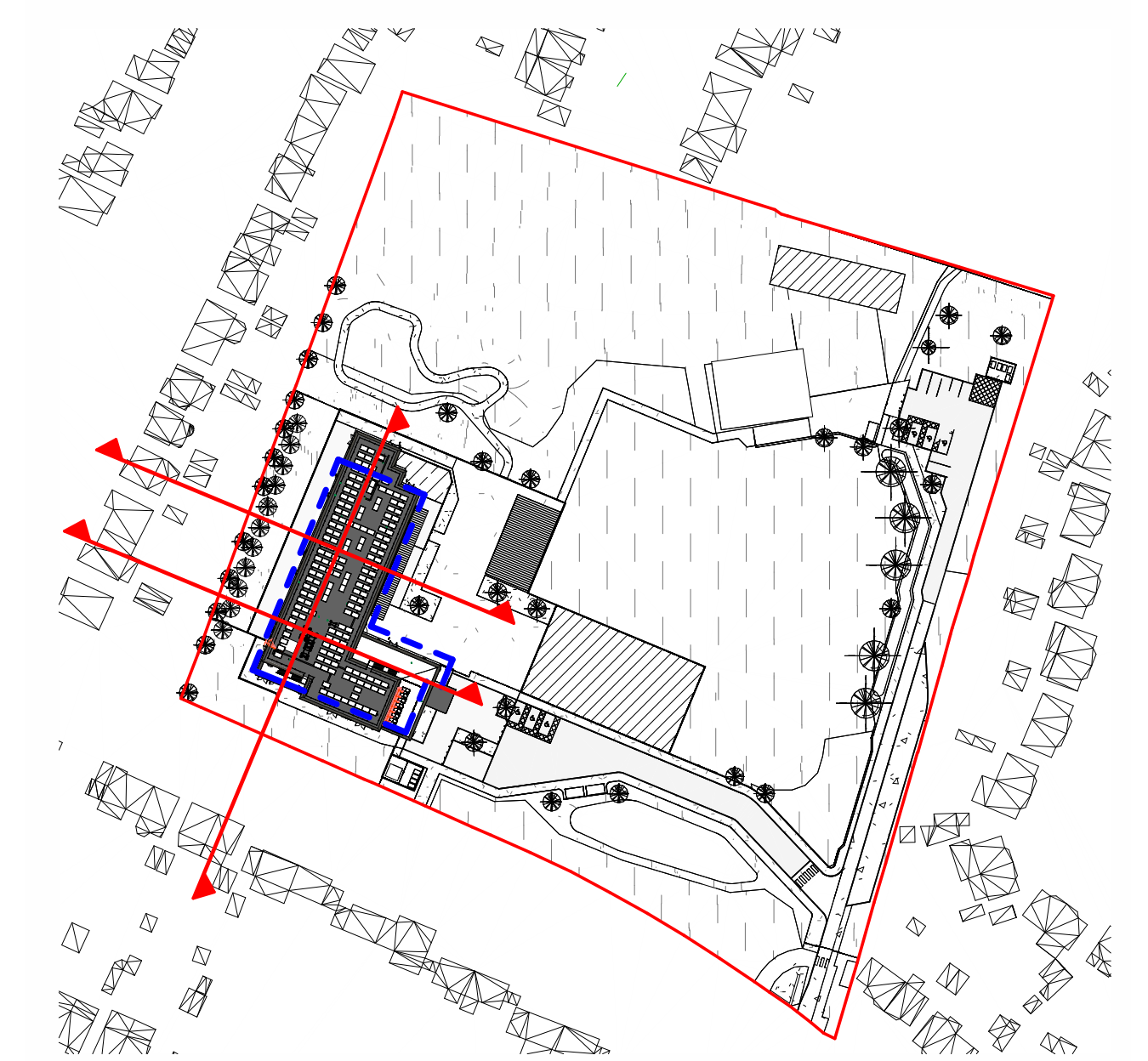
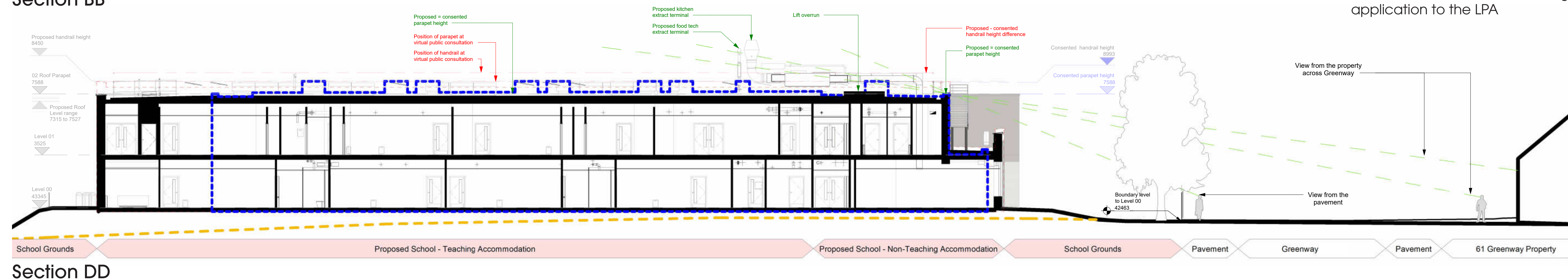
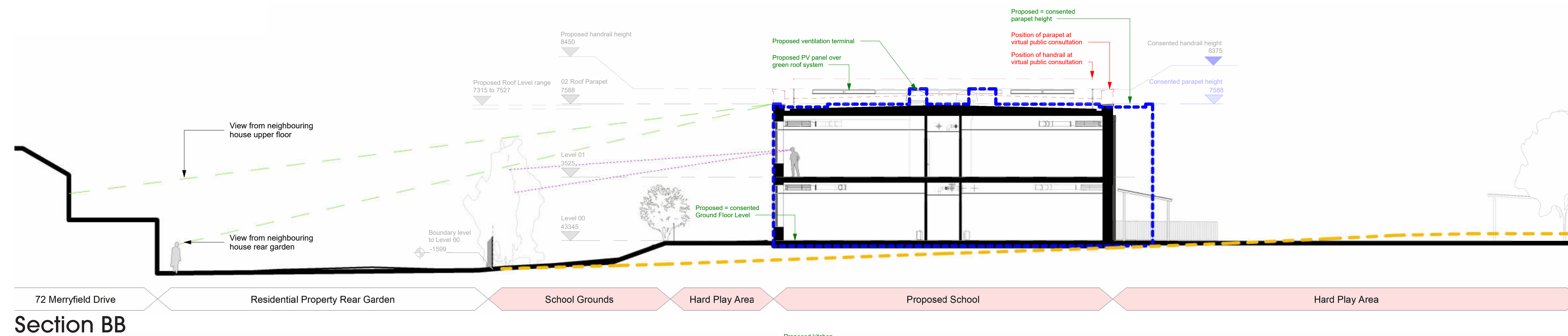
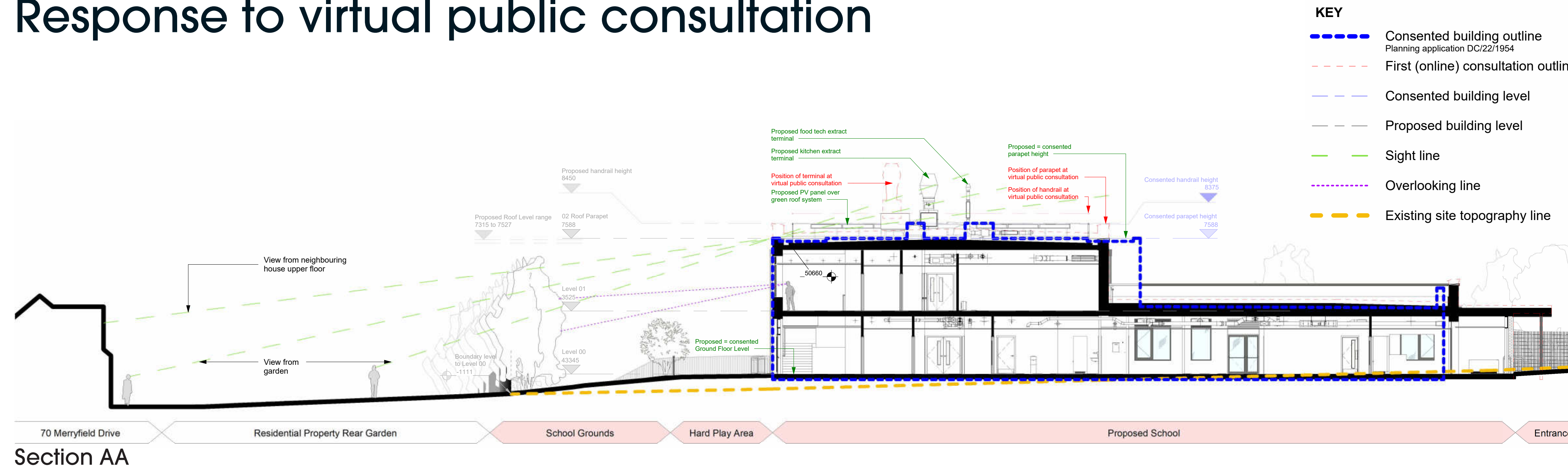
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moved the kitchen extract flue further towards the centre of the roof to mitigate the impact to neighbours in Merryfield Drive.

The top left image shows the front entrance to the school. The top right image shows the west elevation of the school. The bottom left image shows the view into the south east corner of site from Greenway and the bottom right image shows east elevation of the new school.

Response to virtual public consultation



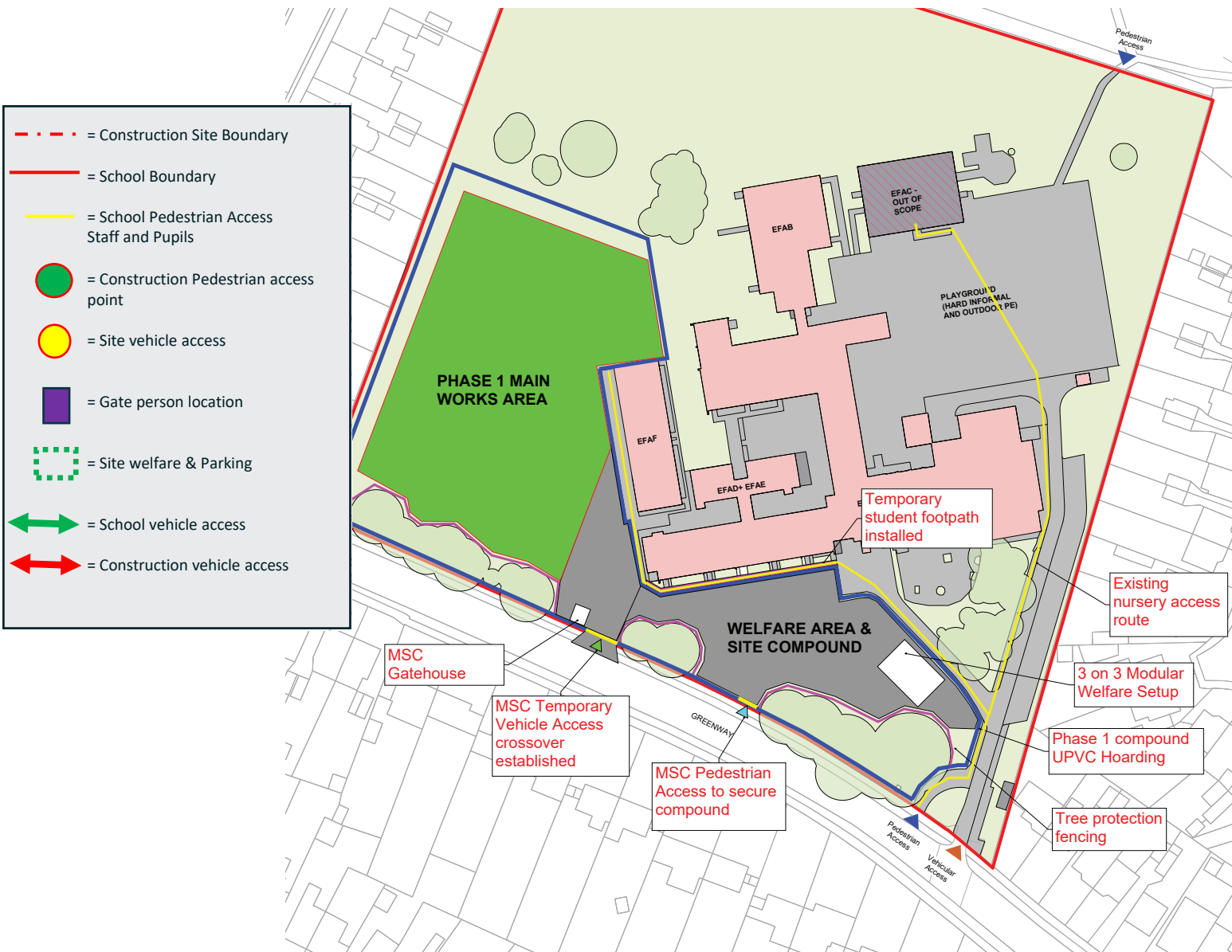
'You Said'

- The updated building design is too high
- Tree planting on the west boundary could compromise the land drain at the rear of Merryfield Gardens
- We must address the conditions of the consented scheme

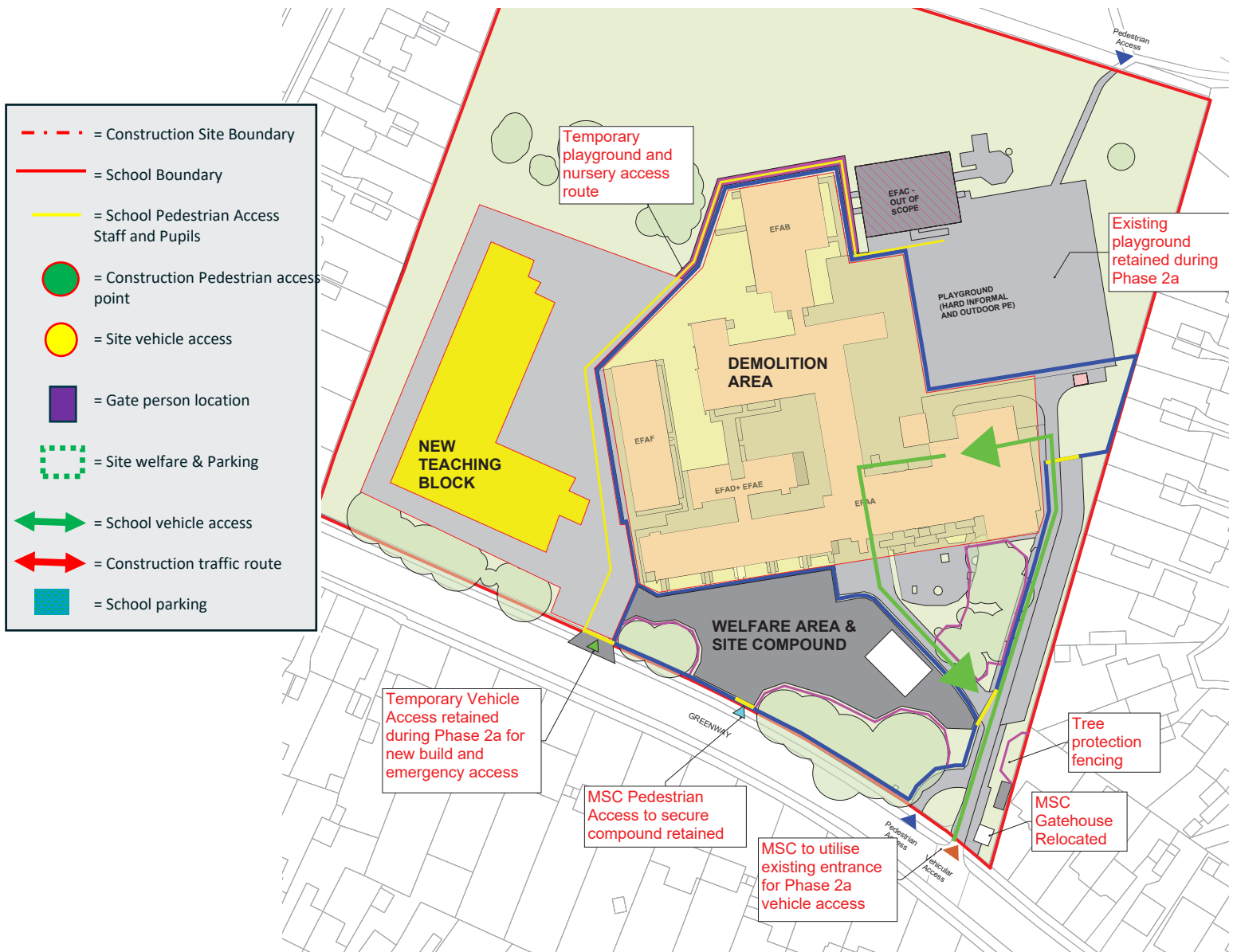
'We Did'

- We have reduced the height so it is no higher than the consented scheme (except the kitchen extract)
- We have surveyed the drain to avoid damage
- We have submitted a 'Discharge of Conditions' application to the LPA

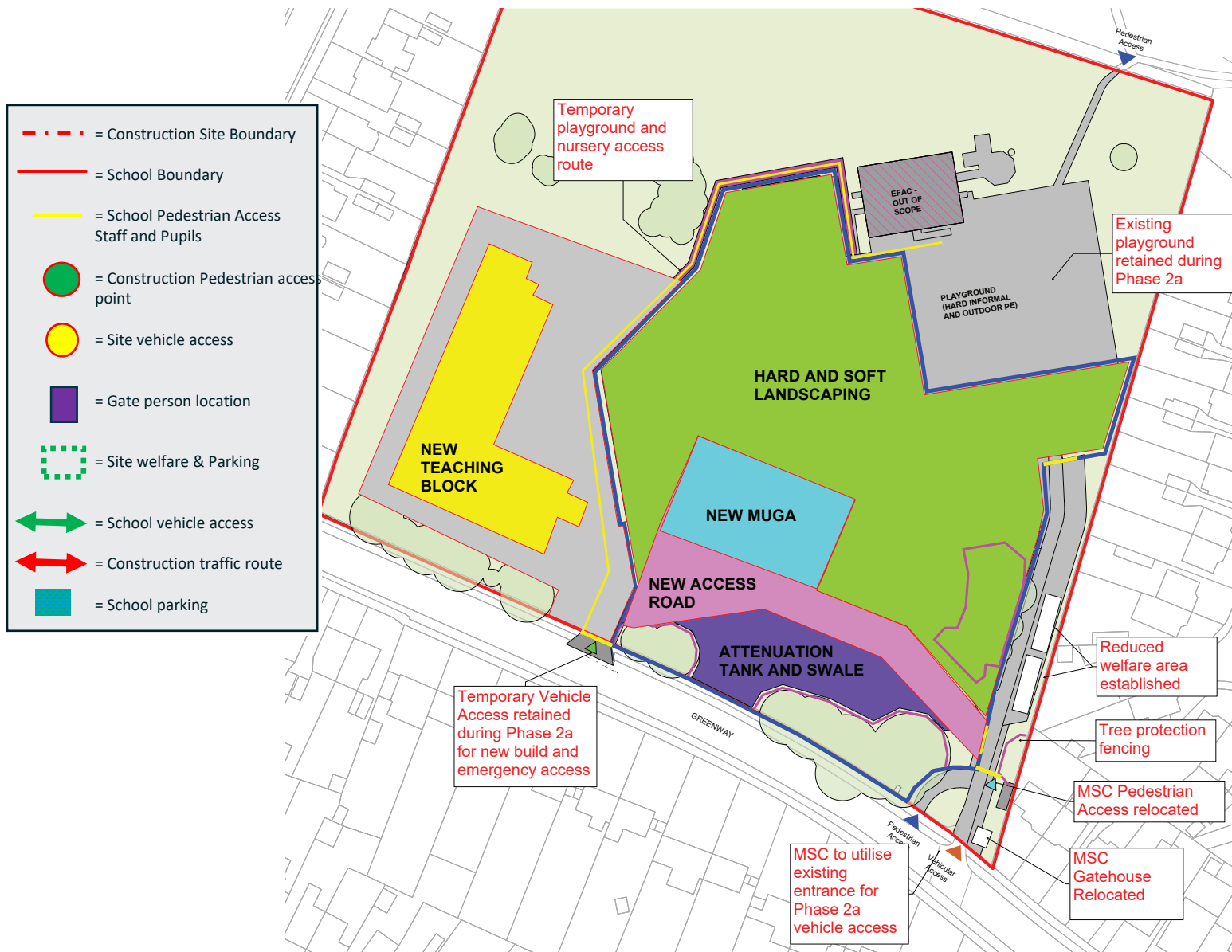
Delivery



Project logistics - New build phase
(incl. enabling works)



Project logistics - Phase 2a
(Demolition)

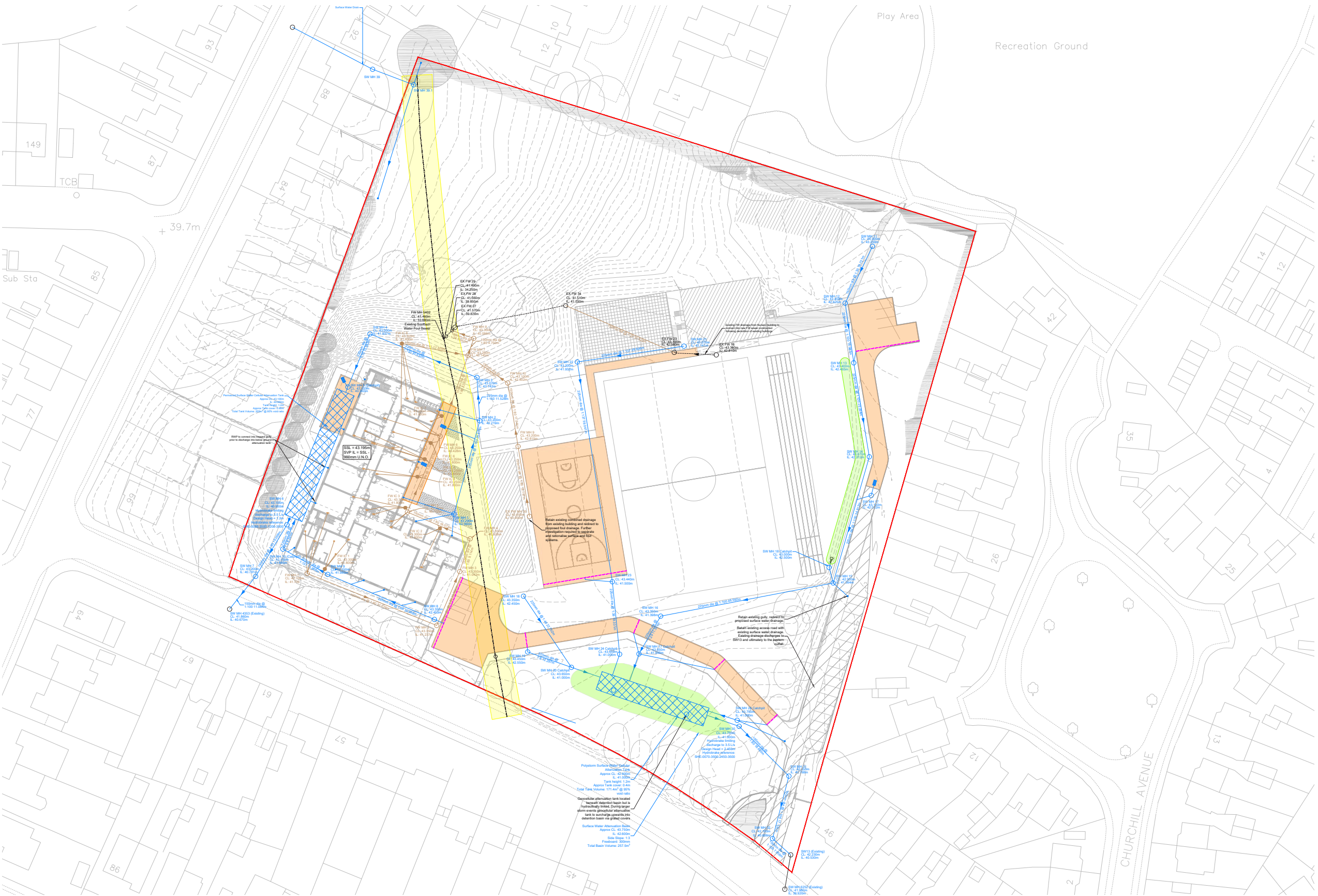


Project logistics - Phase 2a
(Soft & hard landscaping)



Project logistics - Phase 2b
(Playground demolition & landscaping)

Drainage



Why we needed a new drainage strategy

To meet planning requirements, we designed a sustainable drainage system for the school redevelopment. Following feedback from the Lead Local Flood Authority, we enhanced our proposal to improve flood protection, provide more detailed technical calculations, and conduct thorough surveys of the site's existing drainage infrastructure.

How the new drainage system works

IWe limited discharge to natural levels using several sustainable features: permeable paving to filter pollutants; a landscaped swale to slow runoff; two underground storage tanks to hold storm water; and a dry detention basin that fills during extreme weather, providing extra storage and biodiversity benefits.

Impact on residents along Merryfield Drive (western boundary)

By restricting site drainage to natural "greenfield" runoff levels, we will mitigate local flood risk. The western drainage attenuation system is discrete from the eastern network's playgrounds and parking. This ensures that the risk to homes on Merryfield Drive is reduced from current levels. Neighbours have highlighted to us that there is an existing land drain at the rear of gardens in Merryfield Way. We have now located this pipe and CCTV investigations found it has significant blockages. Under the new design, the volume of water using this pipe is greatly reduced. All retained drainage will be jetted and any damaged sections repaired before completion. Our investigations indicate the drain only runs as far south as 84 Merryfield Way. The new planting on the boundary will therefore not affect the existing drain.

GREENWAY JUNIOR SCHOOL

Landscape

Circulation strategy



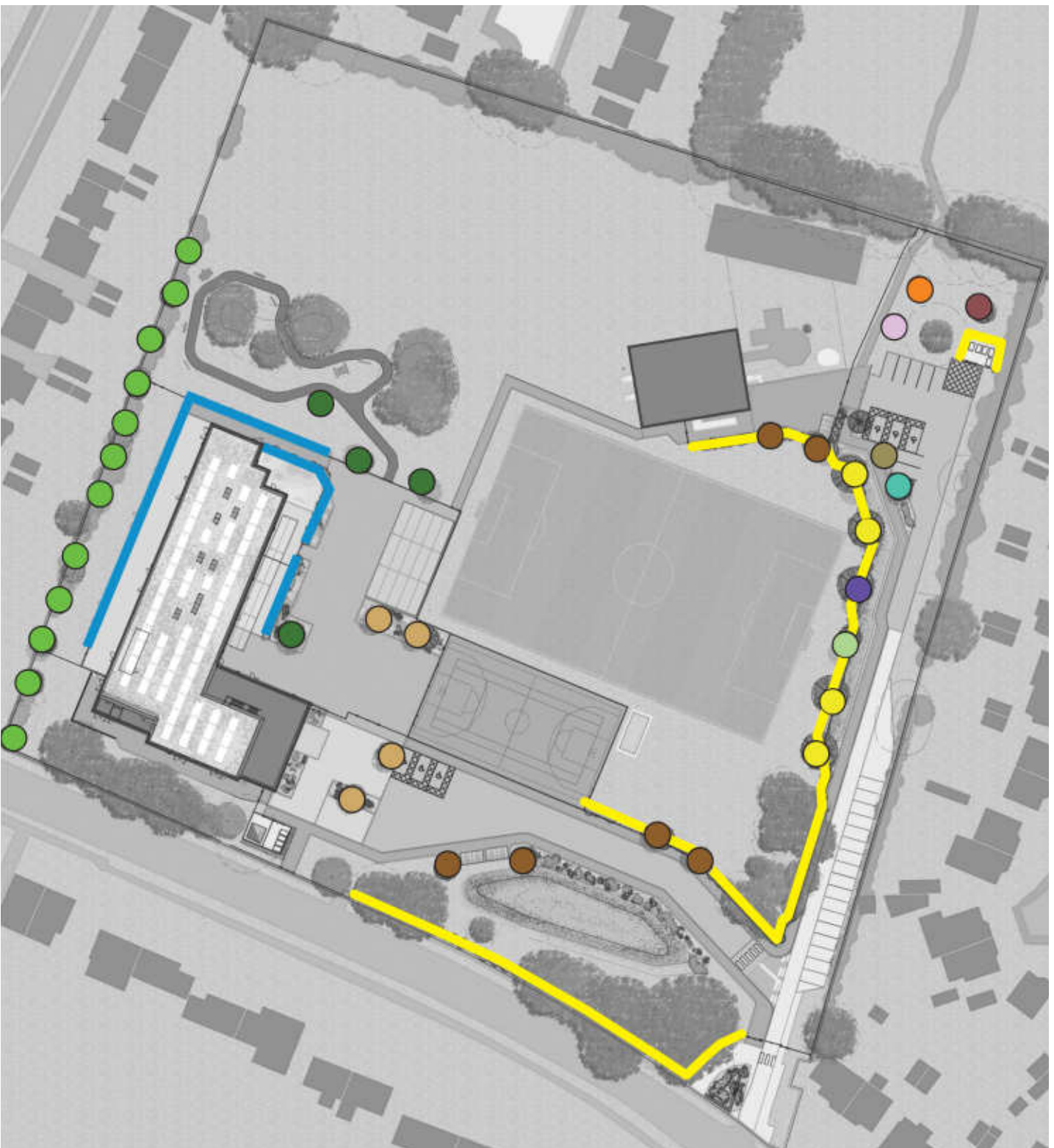
Urban greening factor



Landscape master plan



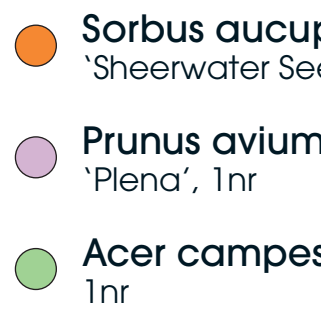
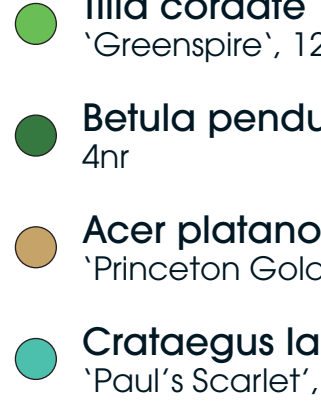
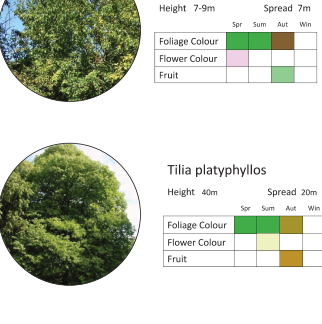
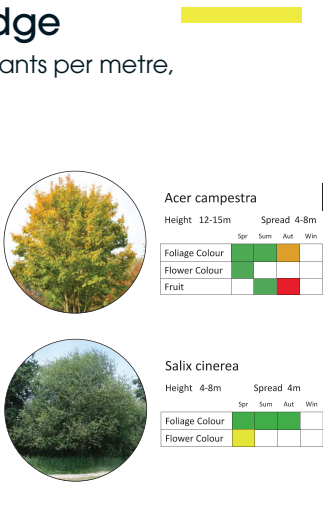
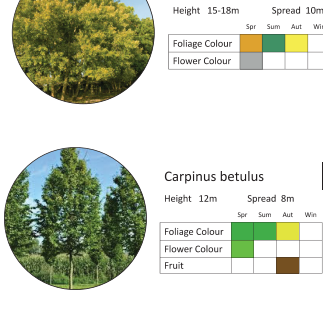
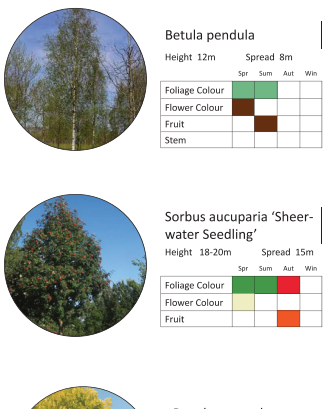
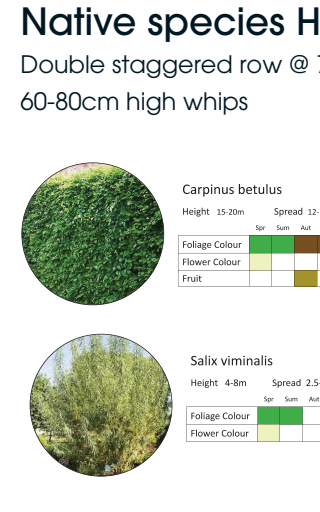
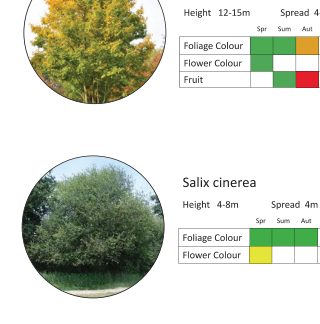
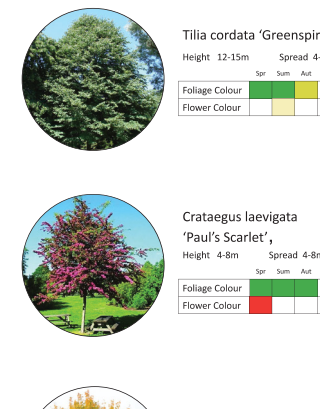
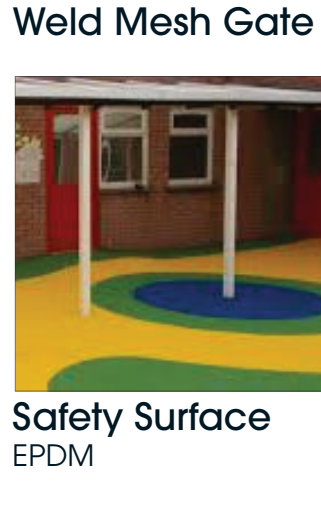
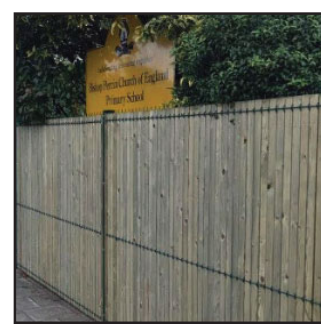
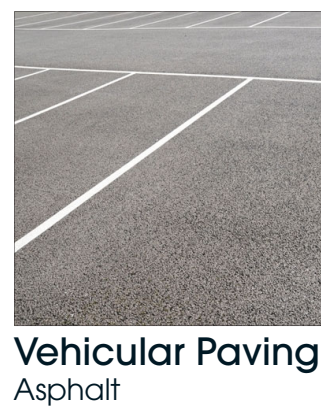
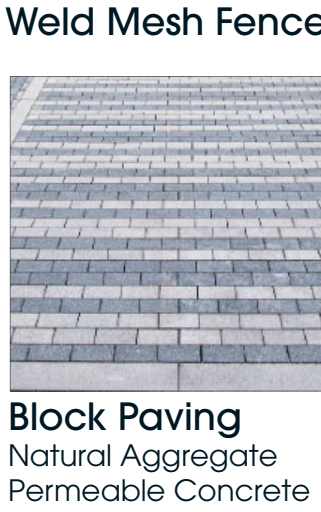
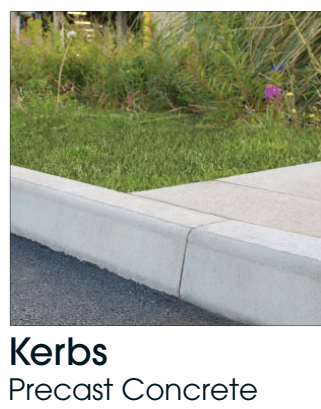
Planting strategy



- Staff & Public Pedestrian Access Route
- Pupil Pedestrian Access Route
- Kitchen Pedestrian Access Route
- Internal Pedestrian Circulation Route
- Staff & Public Vehicle Access Route
- Delivery & Refuse Vehicle Access Route
- Maintenance Vehicle Access Route

- Staff Building Entrance
- Public Building Entrance
- Pupil Building Entrance
- Kitchen Staff Building Entrance
- Delivery Bay
- Bin Store
- Staff & Visitor Car Parking 30 spaces
- Accessible Car Parking 3 spaces
- Cycle Parking 10 spaces

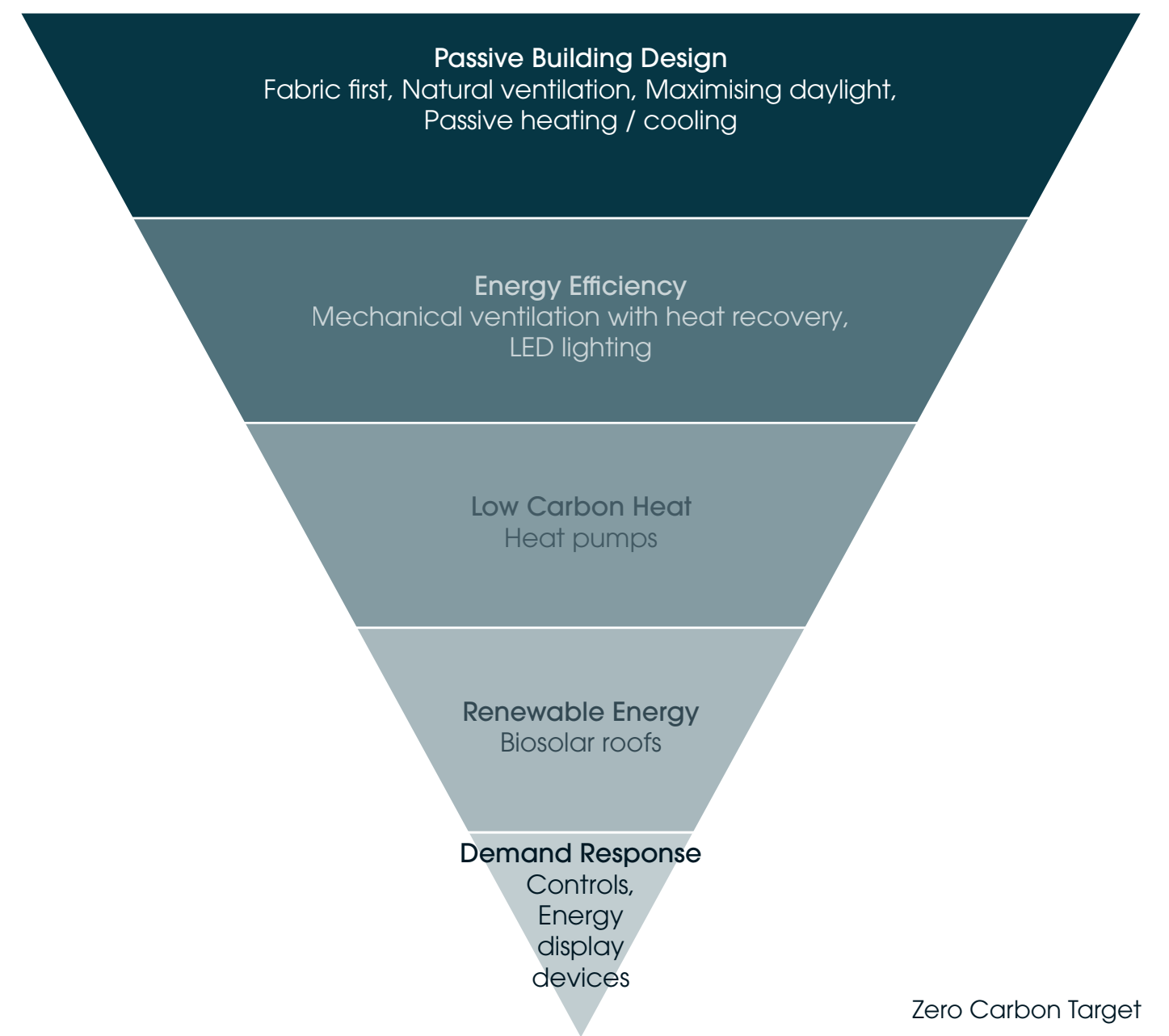
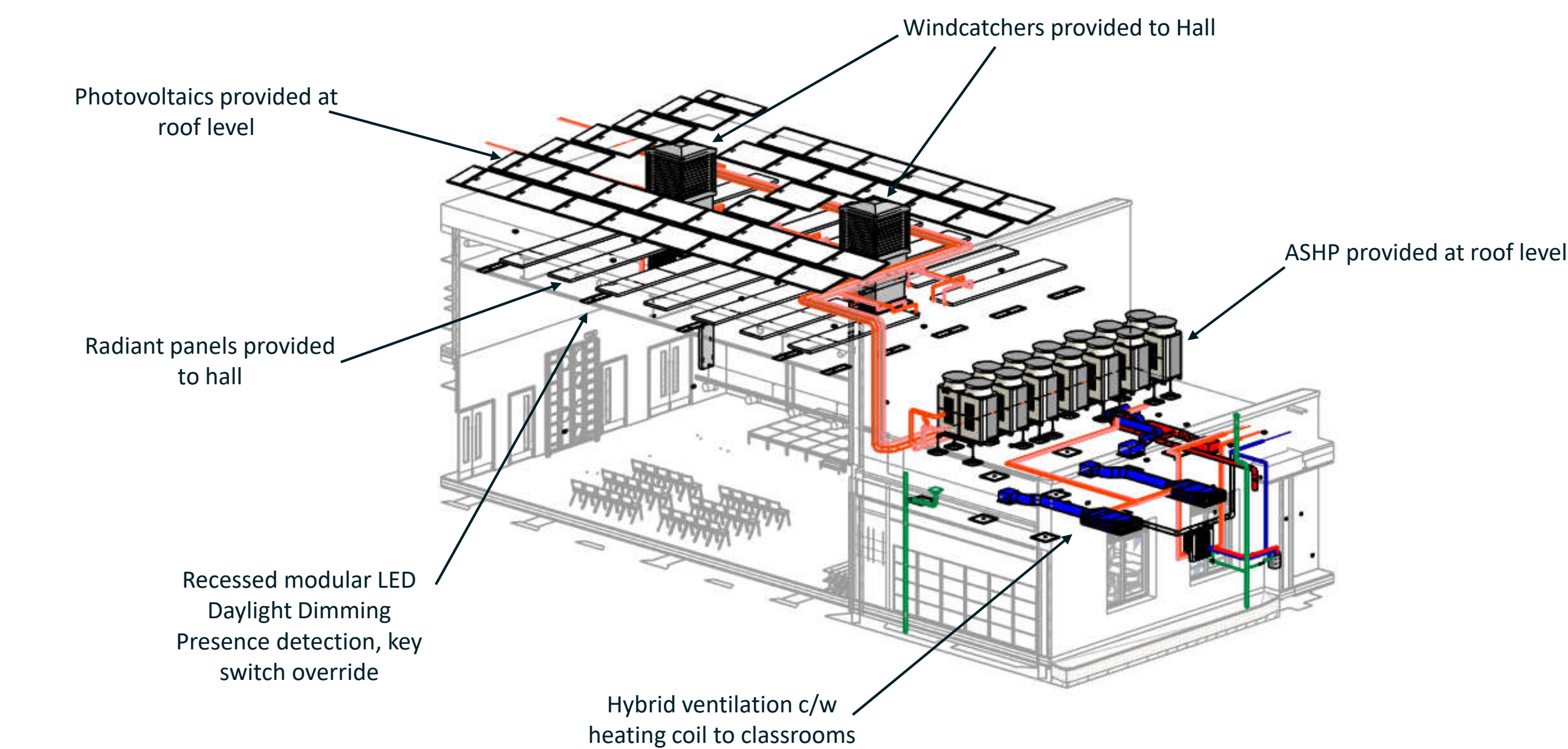
- Semi Natural Habitat
- Extensive Biodiverse Green Roof Substrate depth min 80mm
- Flower Rich Perennial Planting
- Rain Gardens & other vegetated sustainable drainage elements
- Hedges
- Amenity & Groundcover Planting
- Amenity Grass
- Permeable Paving
- Sealed Surfaces
- Standard Trees with soil volume equal to at least two thirds of the projected canopy area of the mature tree



- Tilia cordata 'Greenspire', 12nr
- Betula pendula 4nr
- Acer platanoides 'Princeton Gold', 4nr
- Crataegus laevigata 'Paul's Scarlet', 1nr
- Sorbus aucuparia 'Sheerwater Seedling', 1nr
- Prunus avium 'Plena', 1nr
- Acer campestre 1nr
- Populus tremula 1nr
- Malus sylvestris 1nr
- Salix cinerea 1nr
- Carpinus betulus 4nr
- Tilia platyphyllos 4nr

Sustainability & Programme

Environmental strategy



Delivery

The new school will be constructed while the current school is in operation. Construction operations will be strictly segregated from the school for the health and safety of the children. Once the new school is completed the old school buildings will be demolished to make way for a multi use games area and a grass football pitch.

NZCiOS

The school will be 'net zero carbon in operation'. This is achieved by using electric Air Source Heat pumps for heating, coupled with photovoltaic solar panels and tempered fresh air input to the classrooms and hall.

The air source heat pumps will be on the first floor roof, and screened from view by an acoustic and visual enclosure.



Improved learning environment
modern facilities with updated teaching technology and resources supporting diverse learning needs



Accessibility
level access throughout and a lift to move between floors



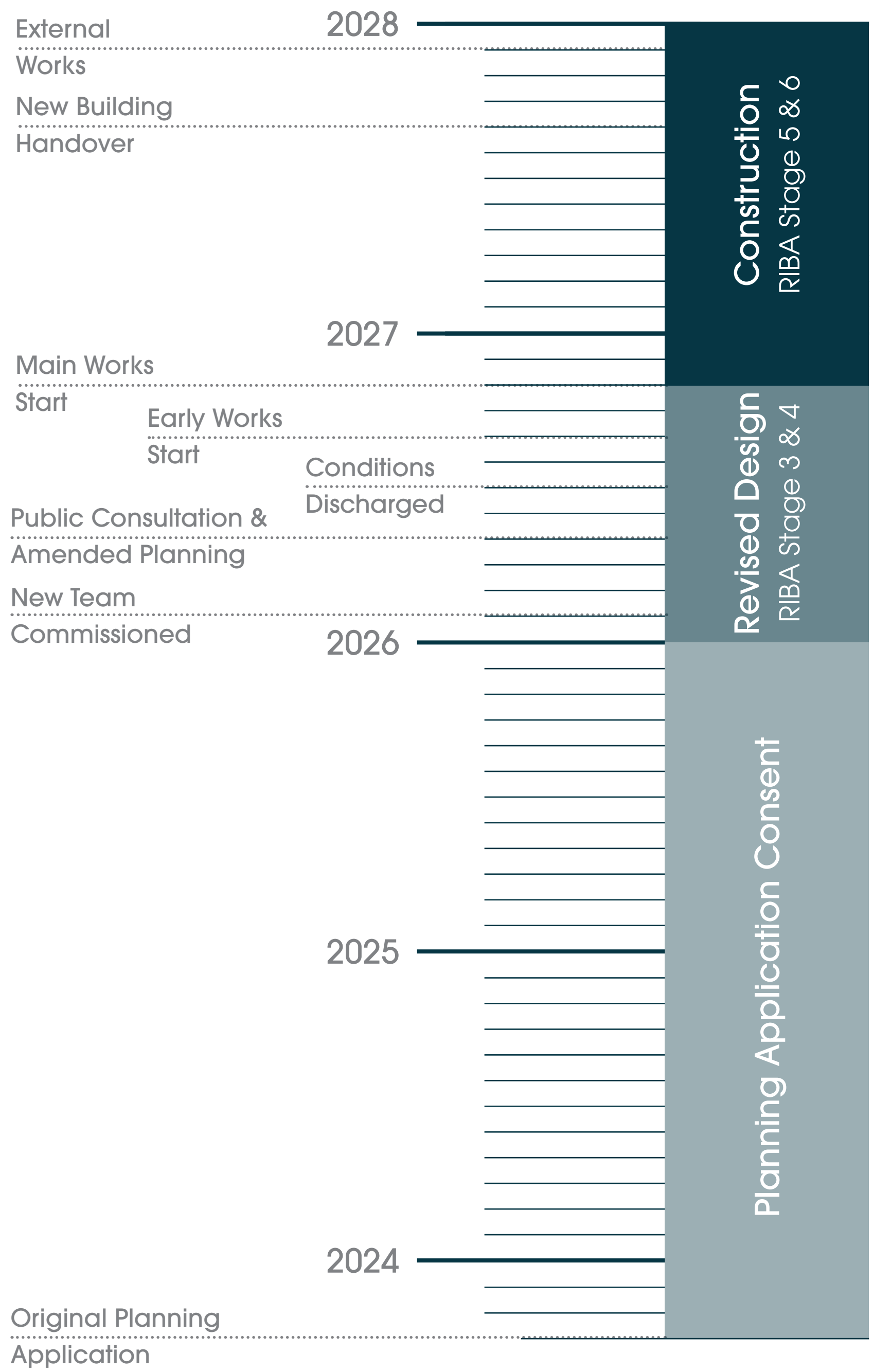
Biodiversity Net Gain
improving the bio diversity of the site by more than 10% and the urban greening factor by 0.5



Health & Safety
bright, well ventilated and fully secure learning environment which complies with the latest building and fire safety regulations



Sustainability
modern building with enhanced energy performance featuring an air source heat pump



Thank you for visiting
our public exhibition today!

