

2401 Mowbray School Sports Hall Alterations and Extension
DESIGN & ACCESS STATEMENT

Description: Alterations to existing sports hall, erection of ground and mezzanine levels extension incorporating PV solar arrays and creation of footpath
Document Ref. 2401_Mowbray School Sports Hall Alterations and Extension_DAS
Site Location: Mowbray School, Masham Road, Bedale, North Yorkshire, DL8 2SD
Applicant: Rachel Hargreaves
Agent: Logic Architecture Ltd.
Date: 15/05/2024
Revision: P2

1.0 INTRODUCTION

This application is similar to planning application NY-2022-0277-FUL which was approved by Decision No. C2/23/00413/CCC dated 26th May 2023. Since receiving this permission, the applicant has re-evaluated the site and concluded that the proposed extension would be better suited to the south end of the site/building. This new location avoids the demolition of the existing stores and accommodates a larger more flexible extension/layout.

2.1 SITE LOCATION & CONTEXT

Mowbray School is a Community Special School with approximately 250 mixed-gender pupils in the three to sixteen age groups. It is located on the outskirts of Bedale Market Town on the southeast side of Masham Road (Figure 01).

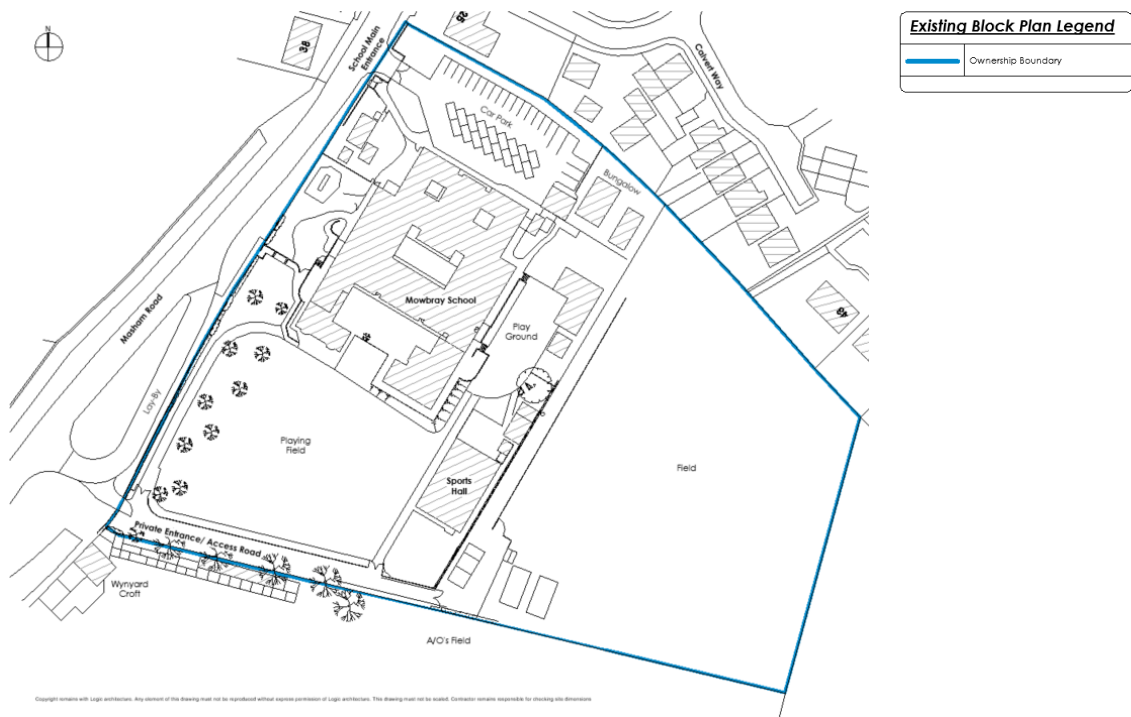


Figure 01- Existing Block Plan

The proposed extension will be located at the rear of the existing sports hall, extending the gable to the south (Figures 02 & 03). Along the site's eastern boundary is a field owned by Mowbray School and used to support outdoor physical education. The new extension will relocate the existing play area and provide additional space that will enable Mowbray School to increase its range of facilities, further supporting pupil development through physical exercise.

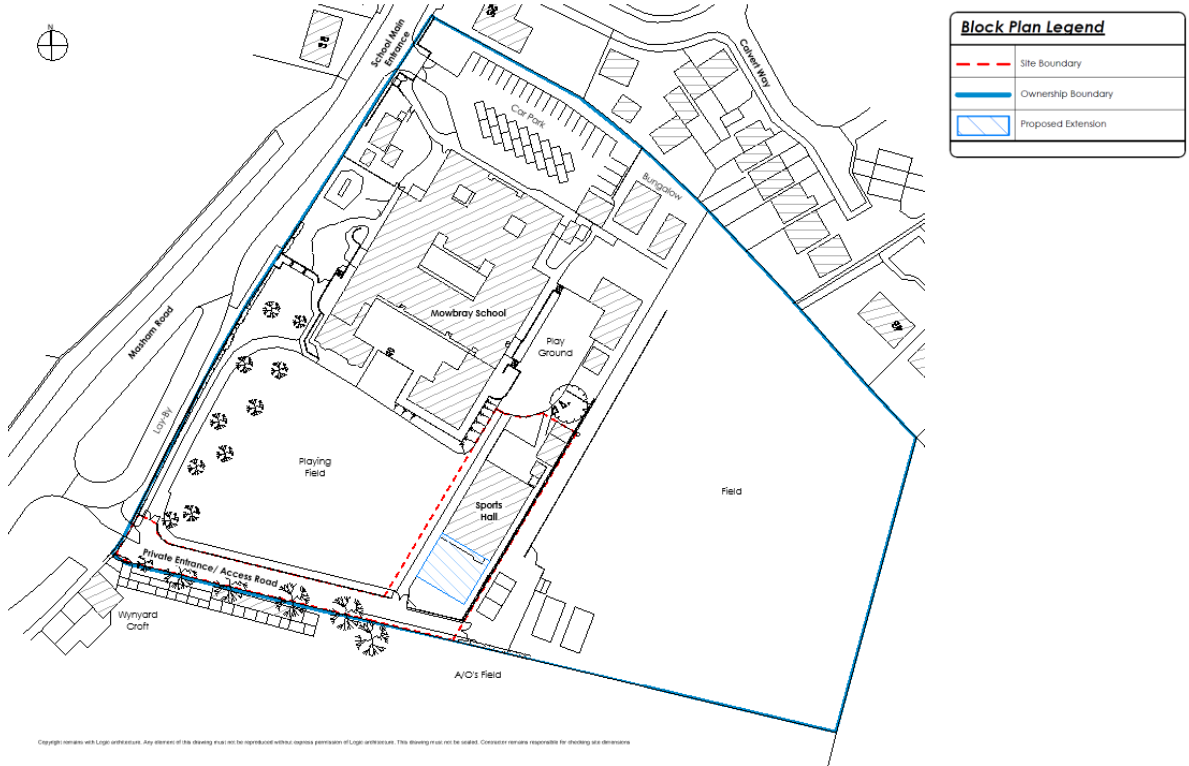


Figure 02 – Proposed Block Plan



Figure 03 – Proposed extension location

2.2 PLANNING HISTORY

Previous applications relating to this site include application NY/2018/0186/FUL which was approved by Decision No. C2/18/02018/CCC dated 7th January 2019. Following the elapse of this approval notice, a similar application was submitted, NY-2022-0277-FUL, and approved by Decision No. C2/23/00413/CCC dated 26th May 2023. The differences from the 2019 approved scheme included, extending the building envelope to enclose the external staircase, cladding the extension upper external walls in insulated profiled sheet wall panels, and changing the existing building's Yorkshire Boarded upper wall cladding to the same insulated profiled sheet panels. Having re-evaluated the site, the current application seeks to relocate the proposed extension to the south end of the site. This new location avoids the demolition of the existing stores and accommodates a larger more flexible extension/layout. Elements of the 2022 proposal such as the enclosed staircase and replacement of upper cladding have been retained as part of this application.

3.0 DESIGN RESPONSE

3.1 SCOPE

The proposed extension will provide Mowbray School with changing/WC facilities, a rebound hall, and a gym on the ground floor. Storage space is provided on the first floor. The value of Rebound Therapy using trampolines is now acknowledged nationally with approved training courses available. It provides therapeutic exercise and recreation for those with a wide range of special needs. It provides benefits to participants with mild to severe physical disabilities and from mild to profound learning disabilities, including dual sensory impairment and the autistic spectrum.

3.2 SCALE

The scale of the proposed extension will be a three-bay addition to the existing five-bay, portal-framed, Sports Hall. The structure and height of the proposed will be in line with that of the existing, seamlessly extending the Sports Hall to provide the client with more space to support the physical education of their pupils.

3.3 LAYOUT

The proposed extension has been designed to accommodate a double-height rebound hall and a small gym to the rear. Whereas the previous scheme proposed a fixed trampoline pit, the new rebound hall will accommodate a folding trampoline system. With a large, store adjoining the existing sports hall, the client will have the option to store the trampoline and use the space for other activities, should this be required. The gym houses a selection of equipment to assist students in regulating body temperature and will be used during indoor physical education classes (Figure 04). The first floor will be accessed via a private, secure staircase to the south and used mainly to store sports equipment used as part of outdoor physical education (Figure 05).

To support the staff and students, the extension also provides male and female changing rooms, staff WC's, and shower, alongside an accessible student WC and shower room. Being located centrally, the proposed sanitary spaces are equally accessible from the existing sports hall, rebound hall, and gym.

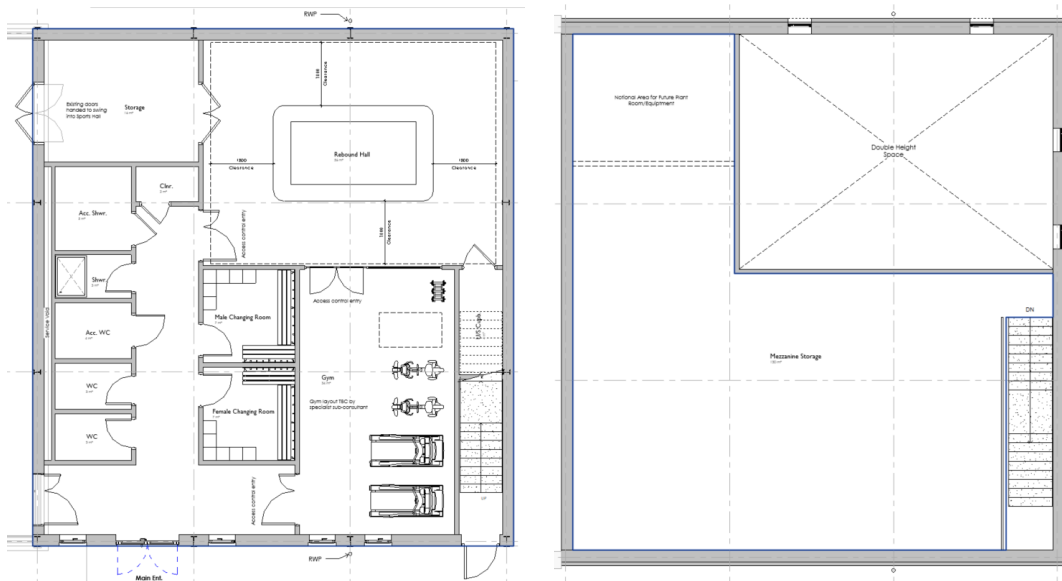


Figure 04 & 05 – Proposed Ground & First Floor Plans

3.4 ACCESS

Mowbray School is accessible with suitable facilities for wheelchair users and those with impaired mobility. The main ground floor entrance to the new facilities will be an extension of the existing entrance, with the proposal increasing the length of the existing pedestrian footpath. As this part of the site is flat, there will be no requirement for ramped access and entrances will benefit from a level threshold. Communal corridors and accessible spaces have been designed in line with Part M to ensure compliance with wheelchair-accessible standards.

The first floor is designed to provide the school with additional storage and as such will be secure and lockable, ensuring there is no student access. As this space will only be intermittently accessed by staff there is no requirement to include for lift provision.

In terms of security, the school has a range of security measures in place, including access-controlled entry, intruder alarm systems, and CCTV cameras. The existing security systems will be extended to incorporate the new extension. Internally, the rebound hall and gym will also benefit from secure access control, ensuring spaces are only accessed when classes are taking place with Mowbray School staff members.

3.5 APPEARANCE

The lower extension walls will be constructed in fair-faced facing blockwork, in line with the existing. The upper timber walls of the existing sports hall will be replaced with grey, Kingspan insulated wall panels to improve thermal efficiency. This upper wall finish will be continued throughout the extension.

The roof will be covered with grey, Kingspan insulated roof sheets, in the same trapezoidal profile as the existing building roof. Similar to the existing, roof lights will also be incorporated over the proposed extension, bringing natural light into the spaces below. Windows, doors, and rainwater goods will be finished in PPC grey aluminium (Figure 06).

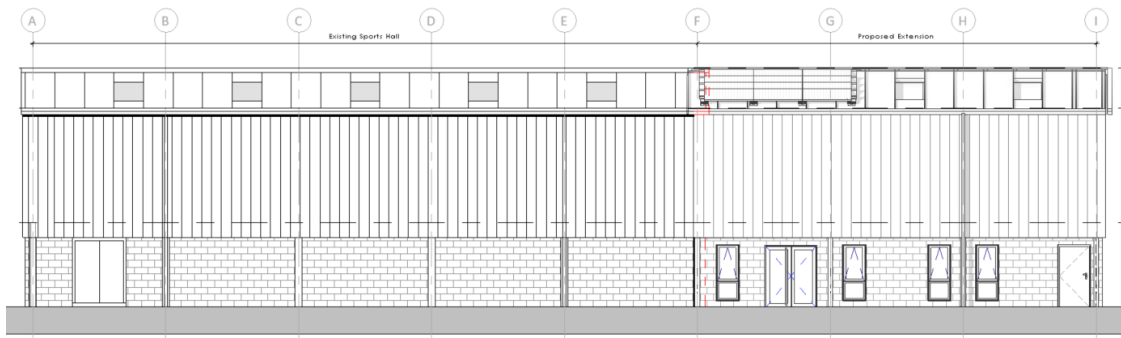


Figure 06 – Proposed North West Elevation

3.6 SUSTAINABILITY

A notional area is shown at level 01 for future plant equipment. The heating strategy for the proposed building is yet to be determined however, the applicant is considering renewable technologies such as air-sourced heating.

The electrical strategy seeks to utilise solar energy and is supported by an array of photovoltaic panels located on the roof of the new extension. Currently, these are located on both roof pitches, maximising solar rays from the southeast and southwest (subject to confirmation by an electrical engineer). The new building envelope will also increase the U-value and thermal efficiency of the building.

4.0 CONCLUSION

This Design & Access Statement documents the design evolution and consultation process that has been followed in arriving at the submitted design.

The proposed design represents a considered and sympathetic extension of Mowbray School's existing sports hall. The additional space will assist the client in providing therapeutic exercise and recreation for their growing cohort of pupils.

The value of Rebound Therapy using trampolines is now acknowledged nationally and will benefit pupils with mild to severe physical disabilities and from mild to profound learning disabilities, including dual sensory impairment and the autistic spectrum.

Furthermore, recladding to the existing sports hall with insulated wall panels will improve thermal efficiency and help maintain consistent temperatures within the building, particularly in the winter months.

We trust the local authority will support this application as they have with previous submissions, however, should any further clarification or information be required please contact the agent as below.

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