

HLM
Architects

St Mary's RC Primary School Dining Extension

Design and Access Statement

Revision: P05

Suitability: S3 - Review and Comment

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The Team

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All designs are subject to change, including but not limited to:
The provision of detailed topographical, utility, services, arboricultural and ecological surveys
Subject to review by competent fire, building regulations, and vehicle tracking engineers.
Comments related to the planning process.

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01

Introduction & Context Analysis

St Mary's Roman Catholic (RC) Primary School welcomes pupils age 4-11, mainly from the north-west of Newport.

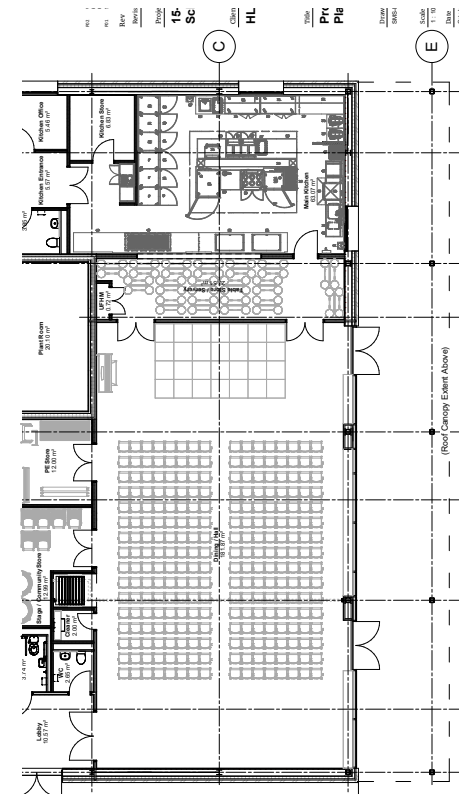
Planning permission has been in place since 2018 to:

- † Demolish the previously-used kitchen and dining block.
- † Build a new dining hall and servery.
- † Add a new vehicle entrance and parking / drop-off.
- † Create a new external hard-play area.
- † No changes proposed to the main building or the classroom annexe behind it.

The purpose of this Design and Access Statement is to detail the project's progression and design thinking for the new planning application.

The report takes into account the following factors, which have influenced amendments to the design since the previous permission was granted:

- + Changes in Welsh Government policy on free school meals, and the resultant increase in kitchen size.
- + The latest environmental guidance and regulations with regards to roof and wall insulation.
- + Analysis of the school's current hall and PE provision, alongside educational building design guidance for these spaces.
- + Educational design guidance and the school's priorities on usable outdoor spaces.
- + Emergency vehicle and delivery access to the existing and proposed buildings.
- + Evaluation of the proposed vehicle areas with regards to how and when they would be used.
- + Adjustments to, and further available detail on, the adjacent housing development site; especially access, levels and boundaries.



Current Proposal
Ground Floor Plan



Current Proposal

Site Masterplan

01 Introduction & Context Analysis
Newport Location

South Wales

The southern coast of Wales is densely populated in comparison to other areas of Wales.

Cardiff, Swansea, and Newport are the most populated cities in Wales, all three are located along the South Coast.

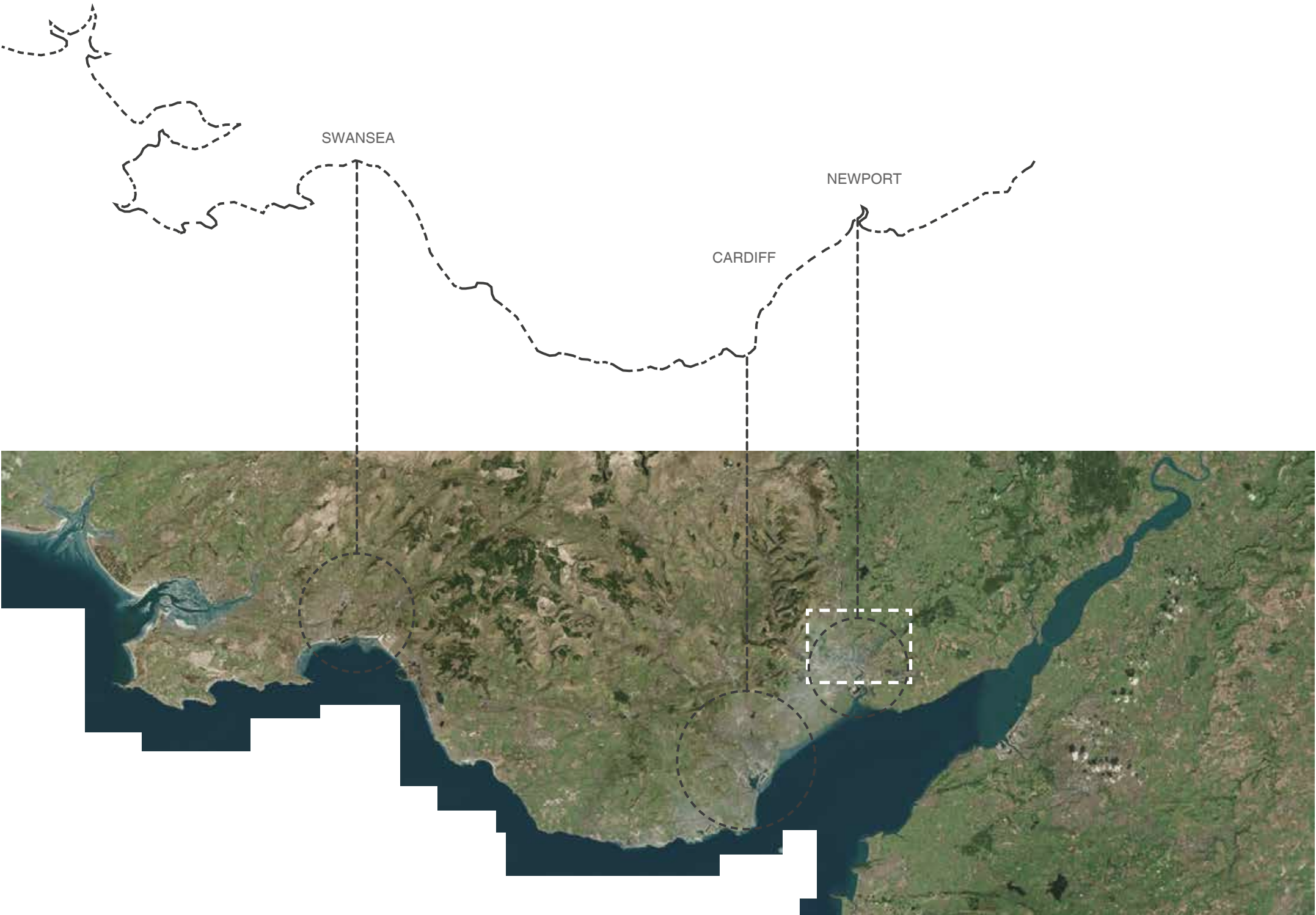
The region is well connected by public transport networks; Bristol and London can be easily accessed to the East, and West Wales can be easily accessed in the opposite direction. The proximity to an urban centre and the accessibility of surrounding areas draws people to the aforementioned cities.

Newport

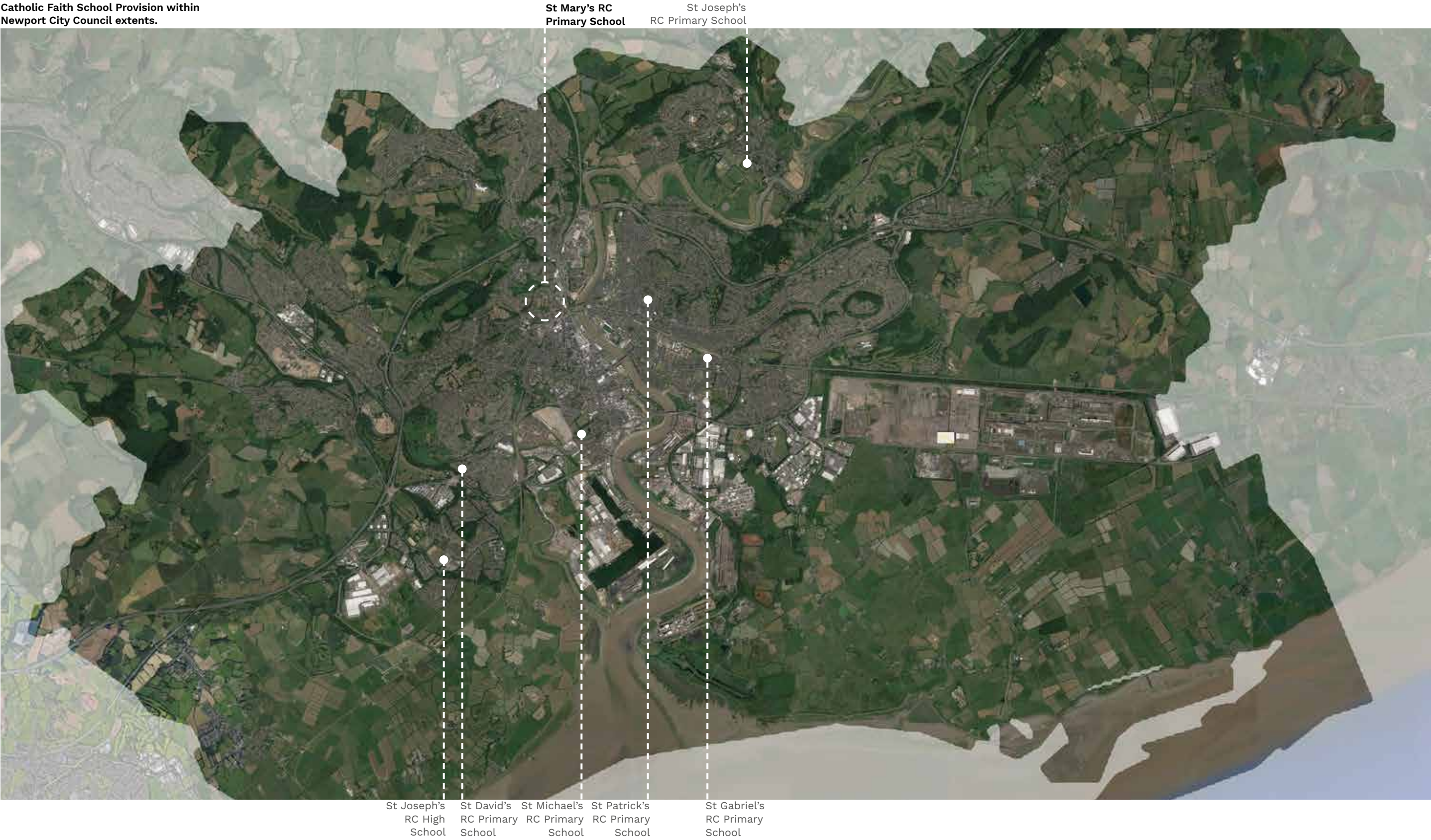
Newport’s history dates back to a Celtic settlement. The city’s proximity to the mouth of the River Usk has attracted visitors for centuries.

According to recent figures Newport is currently ranked as the sixth biggest local authority area when population is concerned. Between 2011 and 2021 Newport saw a population increase of 9.5%.

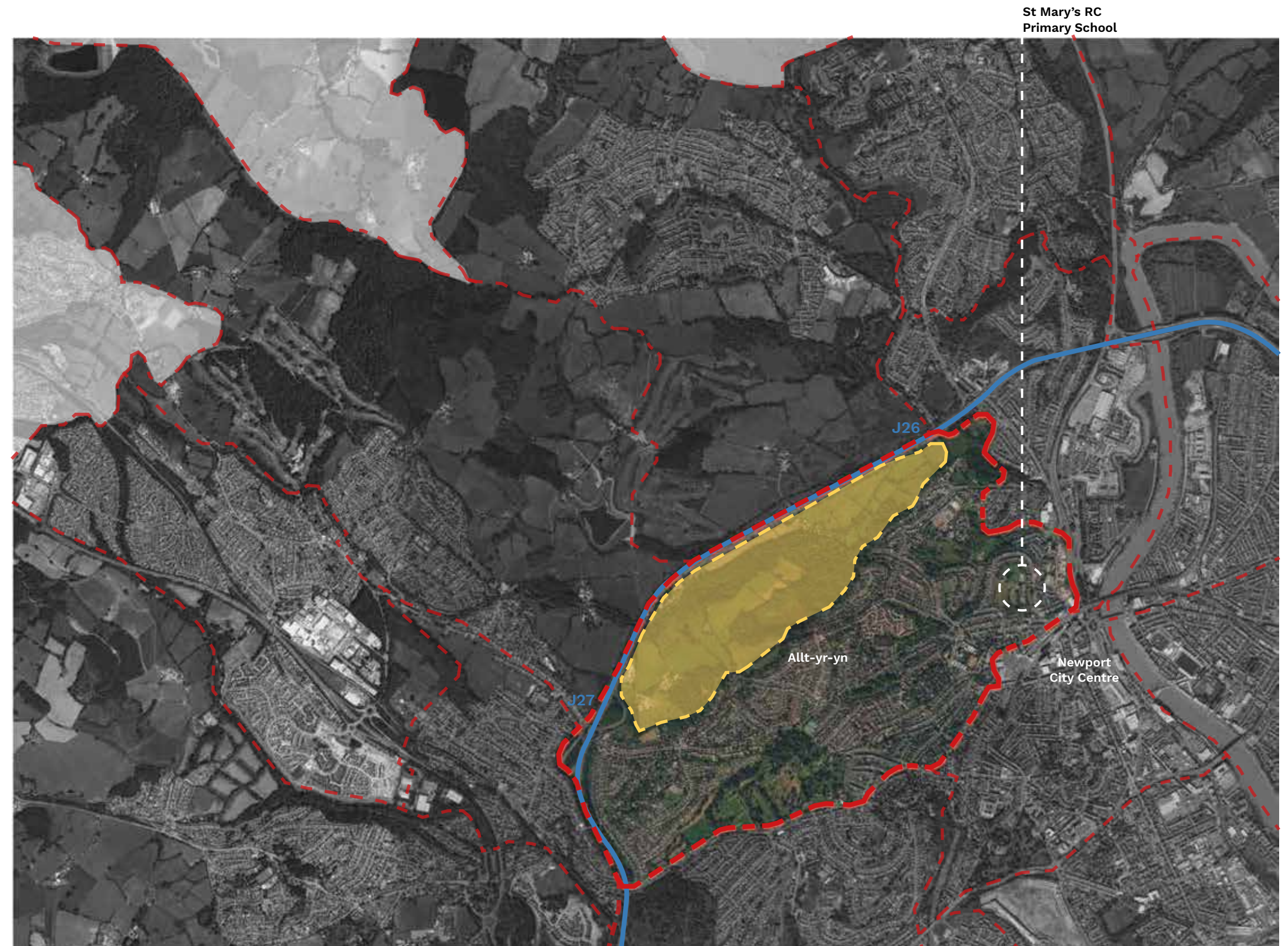
Newport is the third-largest city in Wales, and with a population of almost 146,000, it is the urban centre of the county of Gwent. Newport is well-connected to England and Wales both by road and rail. The M4 runs through the city, providing direct links to London, and the city’s railway station is a connection point for several lines which serve much of mainland UK directly or with minimal changes.



Catholic Faith School Provision within
Newport City Council extents.



- Allt-yr-yn Ward Boundary *Approximate.*
- Newport Ward Boundaries
- Allt-yr-yn Nature Reserve
- M4
- Area outside of Newport City Council Extents



02

Site Analysis

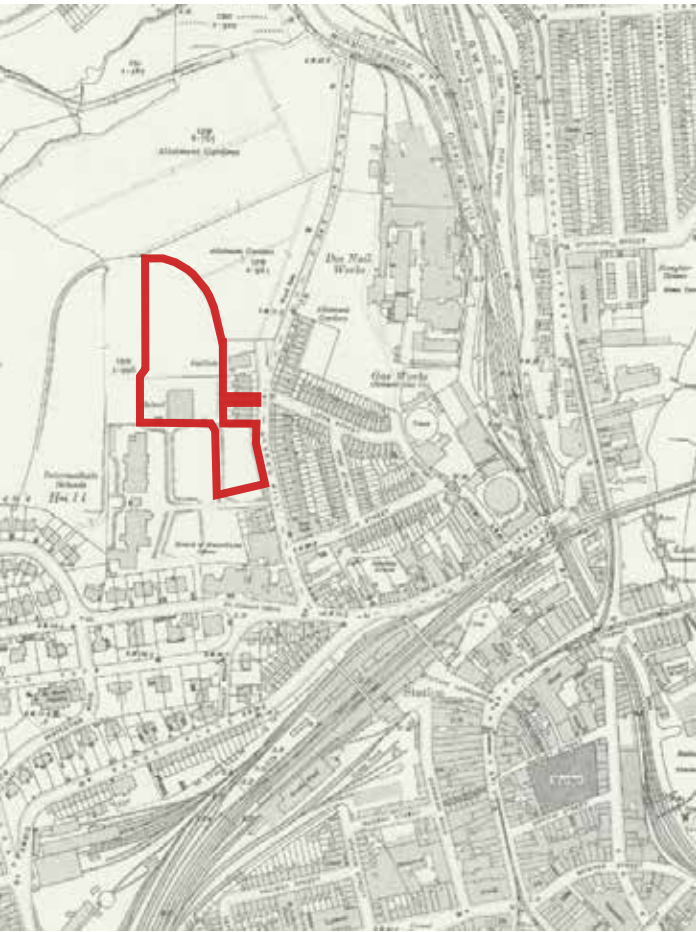


1878

In the late 19th century, industry dominated the urban landscape. Newport station was opened to the South of the site in 1850 by the South Wales Railway Company to meet the export demands of surrounding Industry. At this time the railway network, the gasworks and Dos Nail works were the largest infrastructure developments located within the area surrounding the site.

Queen's Hill, which runs from North to South forms part of what will be the eastern site boundary.

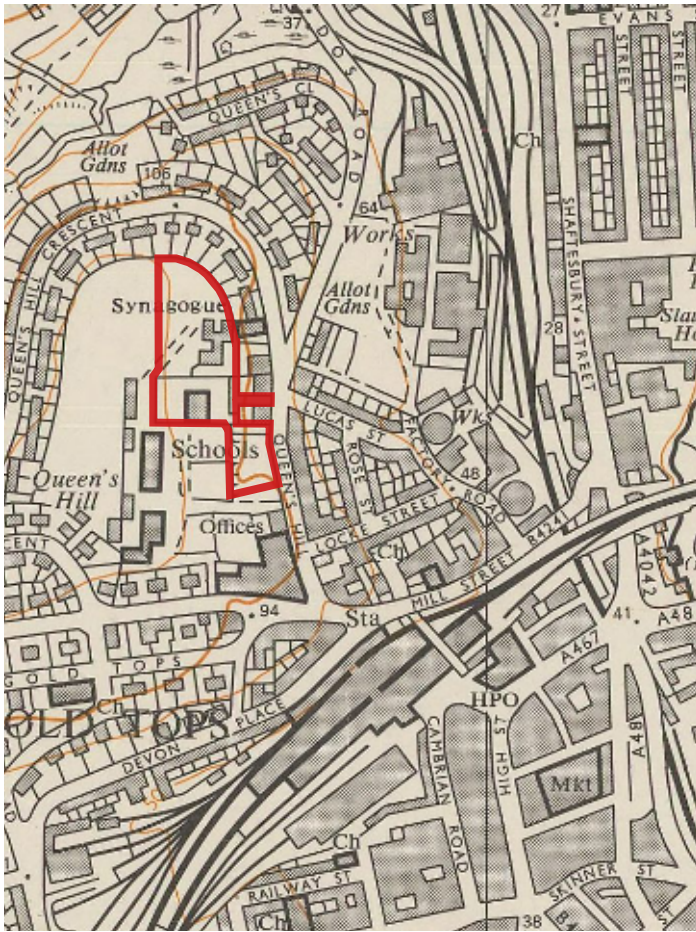
As of yet no land had been developed to the west of Queen's hill.



1917

The allotment gardens and fields surrounding site had been altered over time, the landscape boundaries had been curved to form what is now the site boundary.

The St Mary's RC Primary main school building was constructed in 1900 and can be seen on the above map. Other school buildings and Council offices had also been constructed by this time, these buildings began to populate the site and the immediate surrounding area.



1963

Over time the area denoted for allotment gardens had been reduced to support further urban development.

By 1963, residential developments had begun to surround the site with Queen's Hill Crescent encasing the site to the North and West. The 1963 plan shows that the schools additional kitchen and dining facility had been constructed to the north of the main school building.

The only other notable construction was the Synagogue situated adjacent to the school site.



Today

The railway infrastructure that once dominated Newport to the South of the site has been reduced over the years as the demands of heavy industry have decreased, however, Newport railway station has remained. The current railway network easily connects Newport to Cardiff (to the West) as well as London (to the East). A range of other destinations can be reached since Newport is an interchange station with connections in multiple directions, including main lines to Birmingham and Manchester. Many of the local stations to Newport are within commuting distance.

The aerial view above shows that over time more residential developments have been constructed within the surrounding area. The transport network has also increased to meet the demands of the growing population. The A4042 which runs north to south just past the former industrial area to the east is the main route through Newport, connecting Newport to the M4 which is located just north of the city.

 St Mary's RC Primary School Site

Ordnance Survey Maps, available from: <https://maps.nls.uk/geo/find/marker/#zoom=16&lat=51.5924&lon=-2.9986&f=0&z=1&marker=51.5924,-2.9986&from=1550&to=1971>

02 Site Analysis
Site Analysis

The main School building was opened in 1900 to meet the educational needs of Catholic families within Newport and the surrounding areas, therefore, the school site has been operational since this time.

The area of the site where the school buildings are located is steep with split storey entrances. The area of the site to the north is currently underutilised, this area of the site gradually slopes upwards from East to West. The natural gradients on site form grass banks away from the residential properties to the East and up towards the neighbouring site to the West.

The neighbouring site to the West and South was formerly a secondary school site, since then it has been a PRU (Pupil Referral Unit), and is now undergoing development into a residential estate since this photograph has been taken.

To the North, East, and South the site boundaries consist of fences and hedgerows with intermittent trees located along all site boundaries. The school site is predominantly bordered by residential buildings. The residential and office infrastructure which surrounds the school site is mainly two storey buildings with pitched and hipped roofs. The office building to the south of the school site is a three storey building (similarly to the main school building on the St Mary’s RC Primary school site) making it the tallest building within the immediate surroundings area.

Site Analysis:

- Site Boundary Approximate.
- Existing Road Access, off Queen’s Hill
- Potential Road Access
- Approximate Location of New Canteen Block
- Significant Level Change
- Severe Downward Slope
- Mature Trees / Hedges Surrounding Site
- Main Road
- Secondary Road
- Active Travel Existing Route ERM
- Sun Path
- Housing Commitment, Development Planing App #



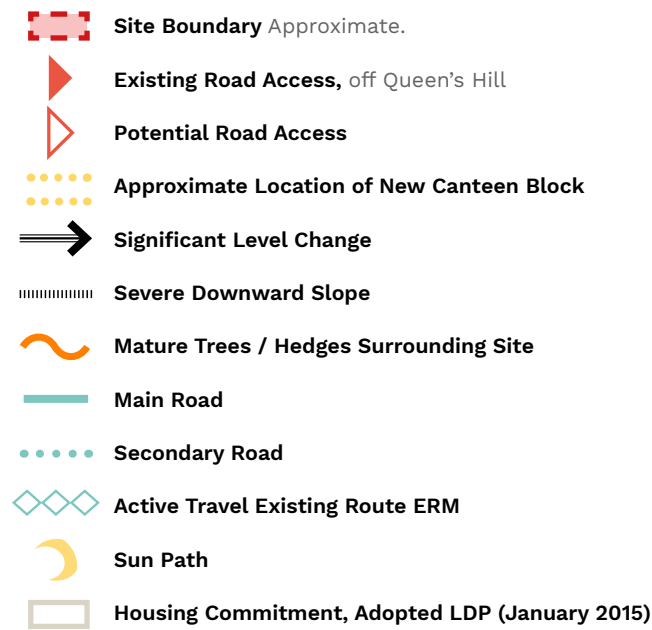
02 Site Analysis
Opportunities and Constraints

Opportunities:

- Southern field's relationship with the road for access. Creating a new area for parking and streetside relationship.
- A new all weather pitch will increase the school's capacity for outdoor games, and learning.
- New Multi-Use hall will be an educational and monetary asset, able to be rented to the community outside of hours normal hours. It's identity as a standalone building only improves this.
- New boundary treatments, due to the suburban development against the site there will be opportunity for new boundary treatment along almost the entire Southern and Western edges of the site.

Constraints:

- Severe Level Change
- Site Access
- Maintaining school access and day to day running.
- Phasing Programme



02 Site Analysis

Existing School Building & Approaches

There are three buildings on the existing school site: the main school building, a classroom annexe as well as a kitchen and dining facility.

The main school building was constructed predominantly of red bricks as the Victorian era was coming to a close. The building houses the majority of classrooms, both halls and the school's libraries.

No alterations or refurbishment work to this building are included within the scope of work detailed within this report.

1: Pedestrian Access & School Bus Stop, Queen's Hill

Image Source: Google Maps

This is the only existing pedestrian access route.



2: Vehicle Access Route, Queen's Hill

Image Source: Google Maps

This is the only existing vehicle access route.

3: View of the school from the pedestrian approach.

This is the only existing pedestrian access route. The path is used by pupils at the beginning and end of the school day.

4: View of the main building from the front yard.

5: View South towards the main building.

The main building dominates the site. The existing dining and kitchen facility can be seen in the left of the image.

