

02 Site Analysis

Former Canteen

The former Canteen is currently in a state of disrepair.

It is proposed that the existing block which previously provided the school with kitchen and dining facilities will be demolished offering the opportunity to be replaced with external facilities, such as a play area.

Top left:

View of the former Canteen to the north.

The corner of the main school building can be seen in the centre of the image.

Bottom left:

Former Canteen, South-West Elevation.

Top Right:

Former Canteen, South-East Elevation.

Bottom Right:

Former Canteen, West Elevation.



 Location of Proposed Canteen. Approximate.

02 Site Analysis

Existing Field

An existing field is located in the South-East corner of the school site. The field runs parallel to Queen's Hill road, however, the field does not have a direct relationship with the road as a grass bank borders the site to the South-East which gives the field an elevated position.

Presently, the school's pupils access the school site by a set of steps that come off of Queen's Hill. The existing steps wrap around the North-East corner of the field. This is the only existing pedestrian access point. Both the existing pedestrian and vehicular access points are fairly narrow.

The edge of this existing field will be used to introduce a new entrance road and parking.

Top:

View to the South-East.

Showing the elevated position of the existing field.

Left:

View to the East.

The existing pedestrian access steps wrap around this corner of the site, to the left of the image next to the house.

Right:

View to the South.



02 Site Analysis

Development Area at the back of Site

The back of the site is currently underutilised by St Mary’s School due to its steep banked nature. For this reason, the back of site would be a good area for future development.

Top left:
Path leading north.

The path pictured runs adjacent to the former canteen facility.

Bottom left:
View to the East.

Top Right:
View to the West.
Showing the grass bank which runs alongside the former canteen facility.

Bottom Right:
Area above the Grass bank.



-  Potential location of Proposed Grass Pitch. Approximate.
-  Potential location of Proposed MUGA. Approximate.
-  Location of Proposed Canteen. Approximate.

02 Site Analysis

Site Access and During Construction

To ensure access to the site all time while the day to day running of the school is taking place key routes are shown to maintain continual school access.

Day to Day Access of the school will be unaffected on the pedestrian route that leads from the staircase at the streetside up to the school.

The school car park will be able to be accessed day to day sharing an entrance with the site to the North.

The Northern Site Entrance is narrow, and it is unlikely that larger vehicles will be able to access the site this way.

Consequently it is hoped that the site can be accessed using the original entrance route to the secondary school to the South of the new car park location of the school.

Key:

- Development Boundary
- Ownership Boundary

Site Access:

- Pedestrian School Access
- New Emergency Vehicle Route to be completed at start of works
- Existing Vehicular Route to current Car Park & Demolition Area

Indicative Phasing:

- Phase 1 - Entrance & Proposed Building
- Phase 2 - MUGA
- Phase 3 - Grass Play Area
- Phase 4 - Car Park



03

Previous Consented
Scheme

03 Previous Consented Scheme
Planning Application Context



As previously noted, St Mary’s RC Primary School site has been operational since 1900.

The neighbouring site, part of which was used as outdoor play for the Primary School, has recently been sold to a housing developer.

Both the St Mary’s RC Primary School site and the neighbouring site to the west have planning history held on record by the Local Planning Authority.

The site boundaries of both planning applications have been highlighted on the adjacent map.

Both applications are shown in more detail on the following pages.

A full Planning application was approved (with conditions) in December 2018. The approved plan is shown adjacent.

The design team took this plan as a starting point to develop the designs further, ensuring that the following was carefully considered:

- + Site topography;
- + Delivery, refuse and fire tender access;
- + BB99 area requirements for the 420no. students;
- + Site security;
- + Part M compliant ‘level’ access into the site for pedestrian and cyclists;
- + Integration of the social spaces within the site to ensure a cohesive design approach which ensures the proposed canteen sits comfortably within the landscape.

Previous Planning Applications:

18/0507

18/0531

Image source: Bing Maps



03 Previous Consented Scheme
Adjacent Housing Development Proposal

Adjacent Development

An outline planning application was submitted on the 3rd of June 2018 for the adjacent site to the west of St Mary's RC Primary School. The application was for the demolition of existing buildings and the erection of up to 96 dwellings.

The outline planning application for the residential housing scheme was granted on the 6th of February 2019.

18/0507: (PP-06637423)

Location -

1-2 Fields Road Newport, NP20 4PL

Proposal -

HYBRID APPLICATION: OUTLINE PLANNING PERMISSION FOR THE DEMOLITION OF EXISTING BUILDING AND ERECTION OF UP TO 96NO. DWELLINGS (INCLUDING 14NO. AFFORDABLE DWELLINGS) AND ANCILLARY DEVELOPMENT, WITH ALL MATTERS RESERVED APART FROM THE PRINCIPLE OF MEANS OF ACCESS; AND FULL PLANNING PERMISSION FOR THE PARTIAL DEMOLITION OF 1 & 2 FIELDS ROAD AND CHANGE OF USE OF THE REMAINING PART TO A SINGLE DWELLING

Decision -

Granted with conditions

The current development of a residential estate on the adjacent site to the west does not change the context in which the development site is considered. This is because the proposed development site is currently surrounded by residential streets already due to the schools urban location.

There have been subsequent amendments to the proposals and applications to discharge conditions:

- | | |
|-----------|-----------|
| † 19/1279 | † 21/0778 |
| † 20/0236 | † 22/0234 |
| † 21/0217 | † 22/0453 |
| † 21/0634 | † 22/0800 |
| † 21/0728 | |

Influence on St Mary's RC Primary School

Although not part of the St Mary's RC Primary School site, and not forming part of this application, the knowledge that a residential housing scheme was being developed along the school's western boundary, has influenced the location and orientation of the external dining provision and the required supporting programme proposed within this report.

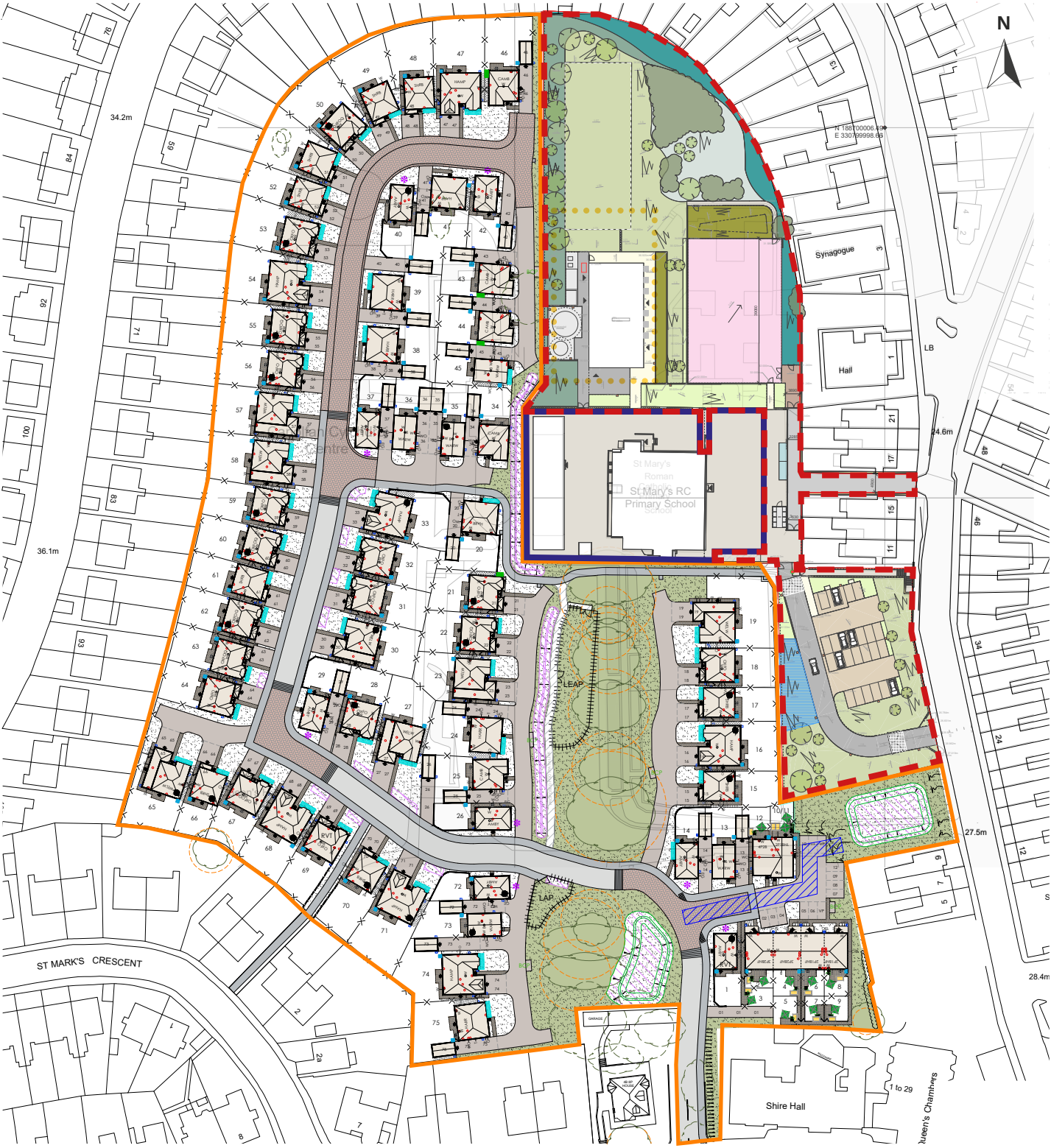
The location and orientation of the proposed canteen block has been sensitively considered, taking into account its future context, and responding to the known site constraints.

The neighbouring housing development will have an impact on vehicle entrances and exits. This impact is particularly important where emergency vehicles are concerned, as previously, emergency services have used the neighbouring site to access the school. The proposals in this report seek to address this by improving emergency vehicle access into and within the school site.

- Proposed Housing Development
- St Mary's RC Primary School Site, Development Boundary
- St Mary's RC Primary School Site, Ownership Boundary
- Area Proposed for Canteen Development

Queens Hill Newport, Site Layout

Image produced by ThinkUrban, Architecture & Civil Engineering for Redrow Homes (South Wales) Limited.



03 Previous Consented Scheme

Previously Consented Planning Application for a New Canteen Block



Construction of new Canteen Building

A planning application was submitted on the 7th of June 2018 for the St Mary’s RC Primary School site. The application was for the demolition of existing buildings, the construction of a new canteen building and external works.

The planning application was approved on the 10th of December 2018.

“18/0531: (PP-06626605)

Location -

St Mary’s RC Junior and Infant School, Queens Hill, Newport, NP20 5HJ

Proposal -

DEMOLITION OF EXISTING BUILDINGS, CONSTRUCTION OF NEW CANTEEN BUILDING, 2NO. ADDITIONAL PLAY AREAS, PICK UP AND DROP OFF AREA AND IMPROVED VEHICULAR ACCESS VIA QUEENS HILL AND ASSOCIATED WORKS

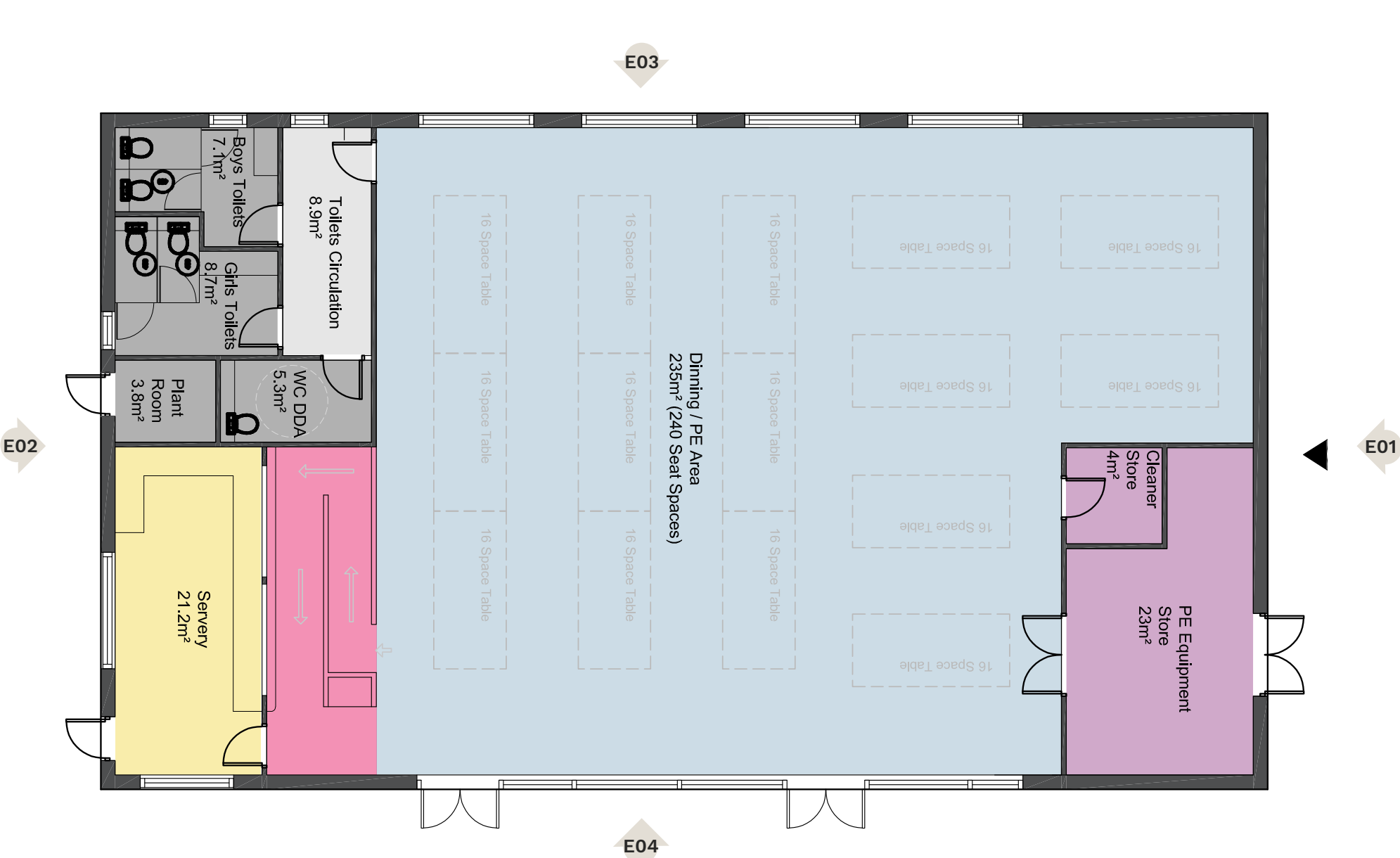
Decision -

Granted with Conditions

The development must begin no later than FIVE YEARS from the date of this permission. Therefore, the planning permission granted expires on the 9th of December 2023 if the development has not begun. “

This application has now expired, and the current application replaces it.

- Dining / Hall
- Kitchen Facilities
- Servery
- Sanitary & Plant
- Storage
- Circulation
- Outdoor Dining



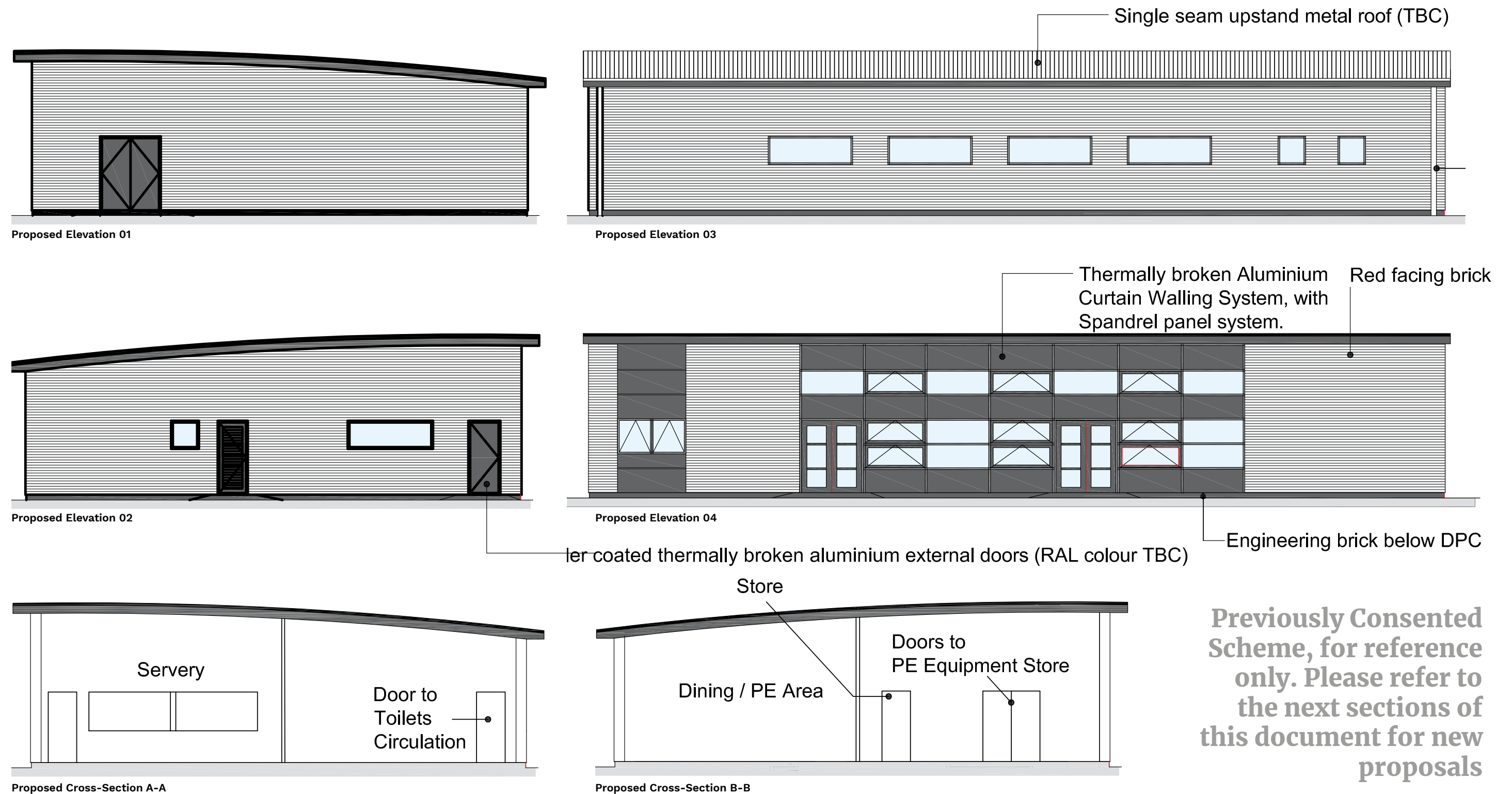
Previously Consented Scheme, for reference only. Please refer to the next sections of this document for new proposals

Floor Plan

Image produced by Newport Norse
Planning approved floor plan (December 2018). Extract from drawing ‘NPS-00-00-DR-A-(00)-004 Proposed Canteen Elevations and Plans’ P2.

03 Previous Consented Scheme

Previously Consented Planning Application for a New Canteen Block



Previously Consented Scheme, for reference only. Please refer to the next sections of this document for new proposals

Planning approved elevations and proposed cross-sections (December 2018). Extract from drawing 'NPS-00-00-DR-A-(00)-004 Proposed Canteen Elevations and Plans' P2.

04

Proposed New
Building

04 Proposed New Building

Proposed Ground Floor Plan



The proposal is larger than the previously consented scheme, bringing increased benefit to the school and wider community.

Increased Kitchen Size

The kitchen was initially proposed as a re-heat servery, with food being prepared off-site and brought in. The amended proposals replace this with a full catering kitchen, due to the increased number of pupils being catered for under the Welsh Government’s Universal free school meals roll-out. This leads to the assumption that more pupils will opt for hot meals on site, rather than brining packed lunches from home, hence the increased kitchen requirements.

Increased External Wall and Roof Thickness

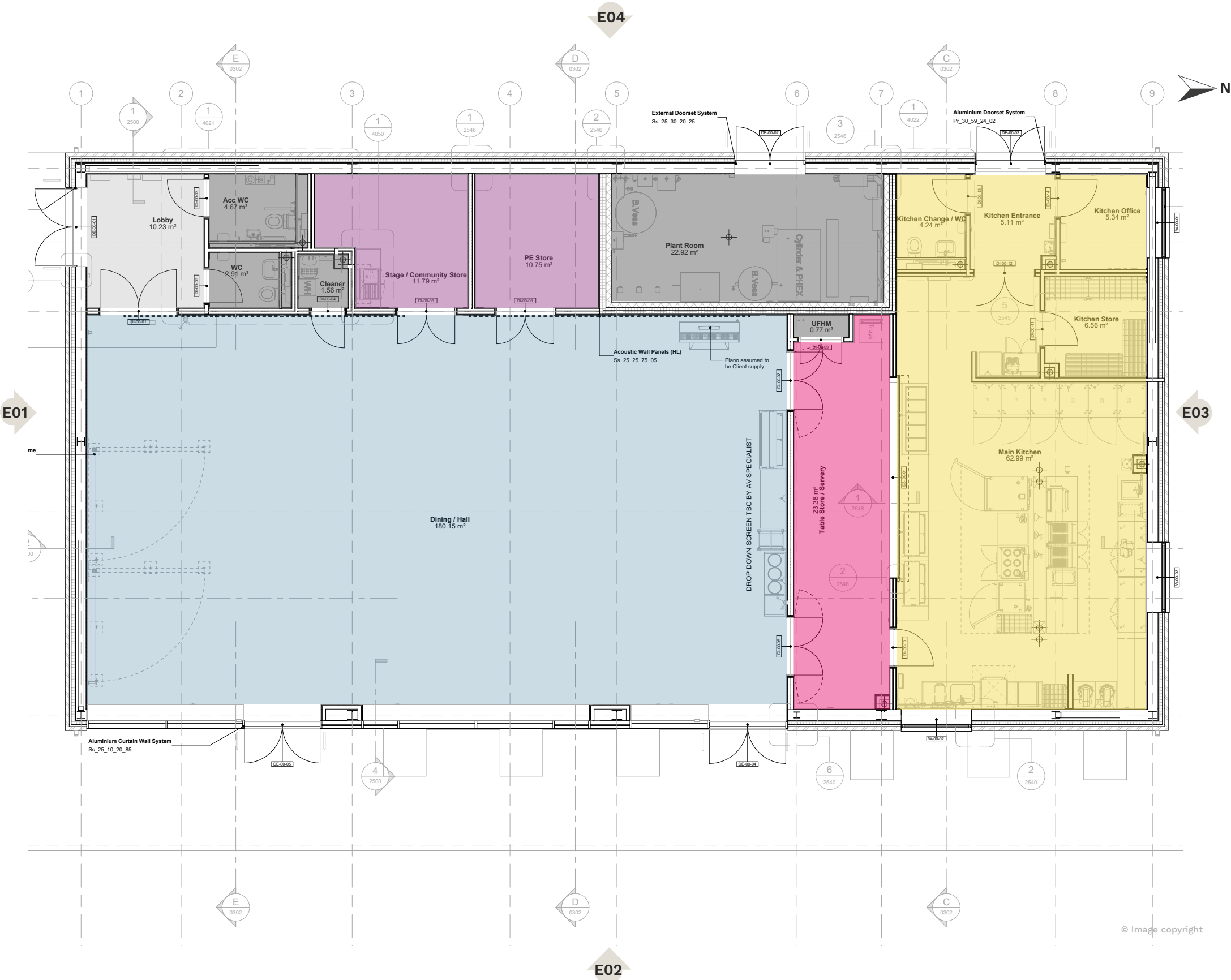
To allow for the latest thermal insulation standards to be met, reducing the energy use and carbon footprint. This also allows for structural elements such as columns to be incorporated within the walls, rather than protruding. This improves safety when the hall is used for activities such as PE.

Increased Support Spaces

A dedicated plant room to accommodate the larger kitchen and hall services. Storage to accommodate equipment for multiple activities, ensuring it is stored safely away from the main room when not in use.

Increased Storage

Large dedicated storage areas allow for all furniture, staging and loose PE equipment to be stored safely away from the main space. The servery doubles as a dining furniture store, and allows a sound buffer between the kitchen and main hall.



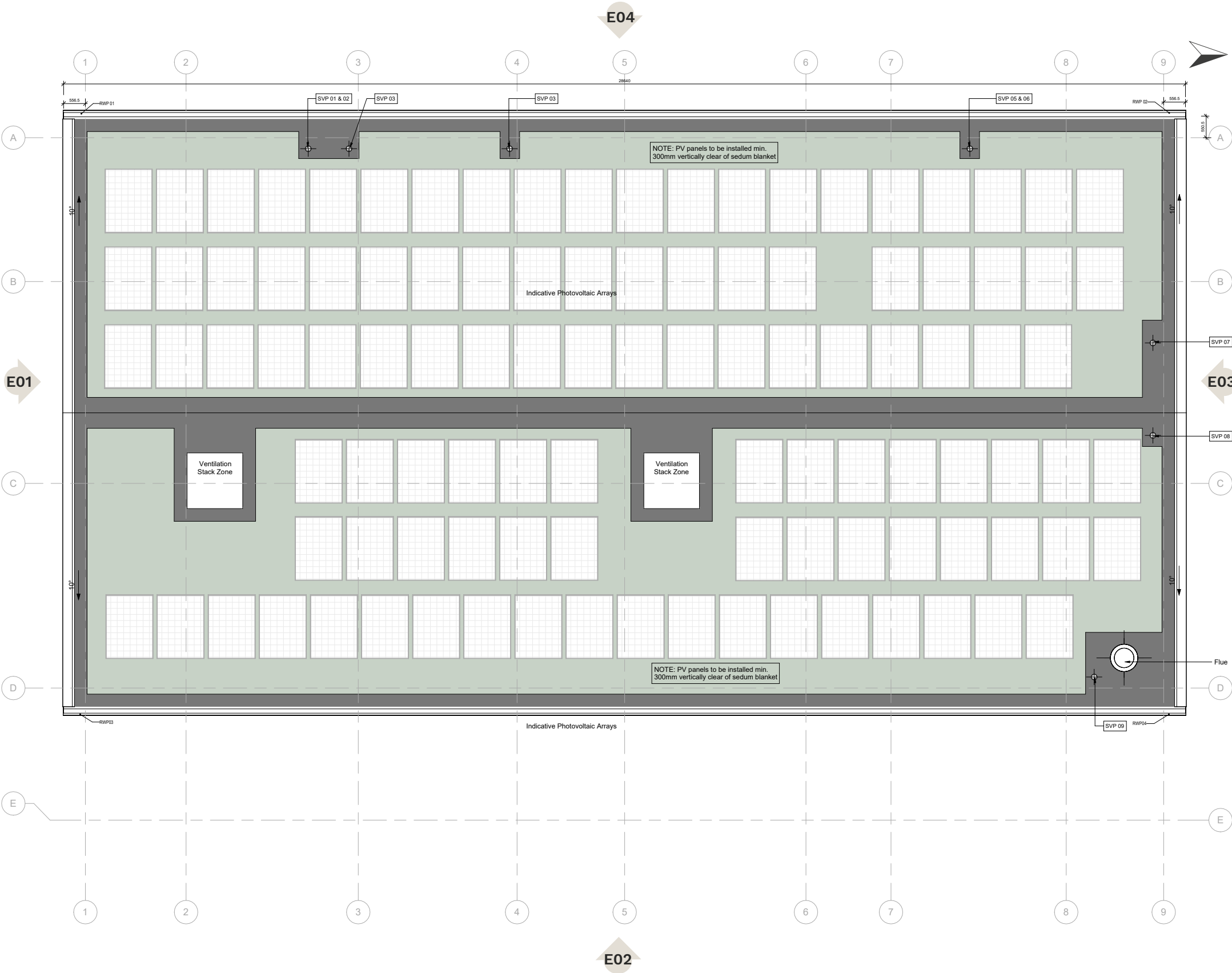
04 Proposed New Building
Proposed Roof Plan

The roof will be finished with a sedum roof, and fixing points ready for PV (solar) panels to be added after completion.

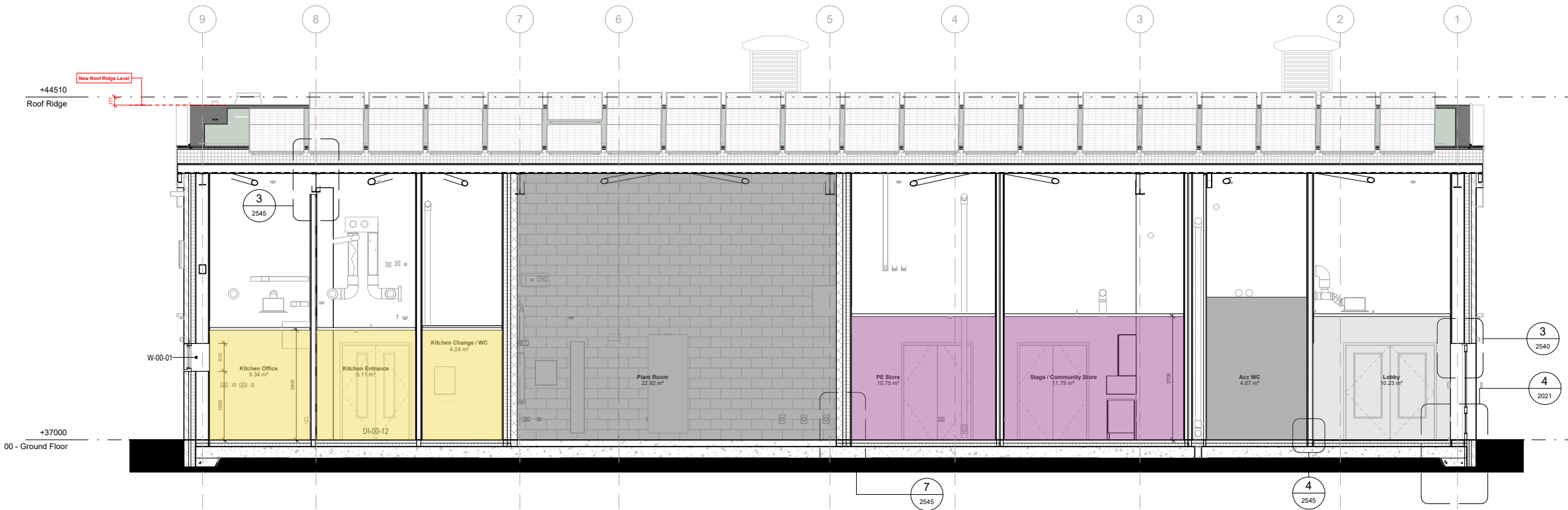
The sedum roof, also known as a 'green' or 'living' roof, will slow down rainwater reaching the wider drainage system, helping to prevent localised flooding. More detail can be found in the landscape section of this document.

The plants will be specially selected to suit shaded areas, ideal for locating below and between the PV panels.

The PV panel sizes, layout and angles shown here are indicative, and will be developed further with a PV specialist.

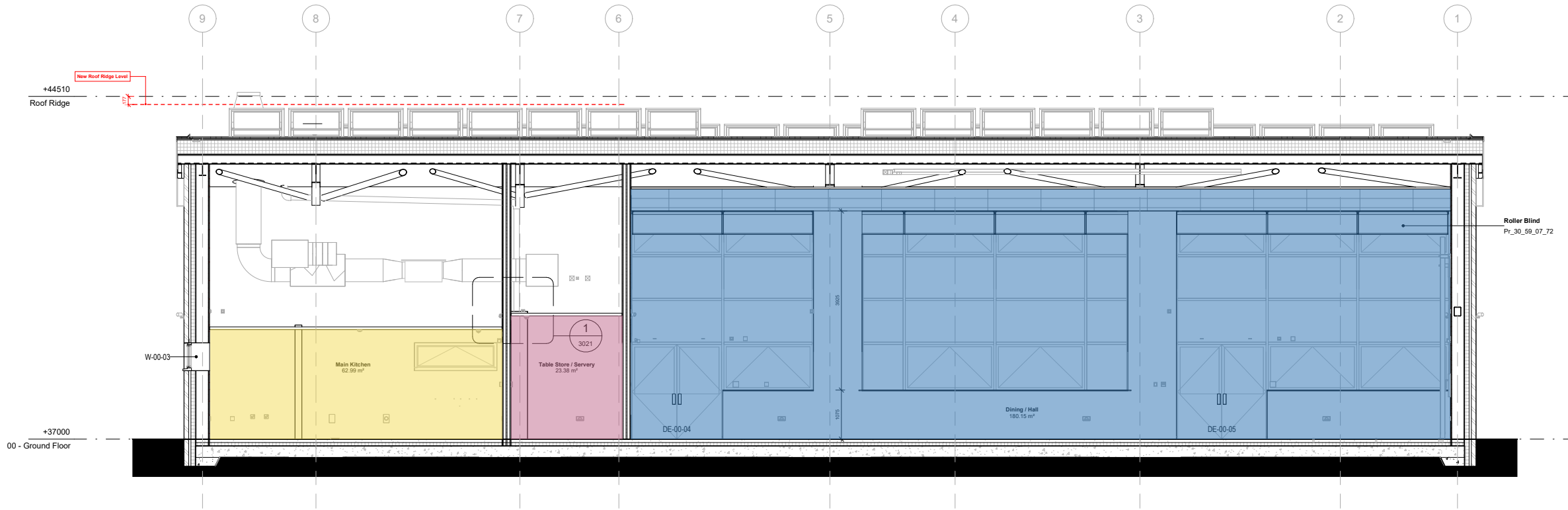
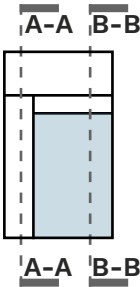


04 Proposed New Building
Sections



Section A-A
Scale: 1 : 50

- Dining / Hall
- Kitchen Facilities
- Servery
- Sanitary & Plant
- Storage
- Circulation
- Outdoor Dining



Section B-B
Scale: 1 : 50