



Phase 3a

DESIGN CODE

Primary School and Nursery



A development by
SKANSKA

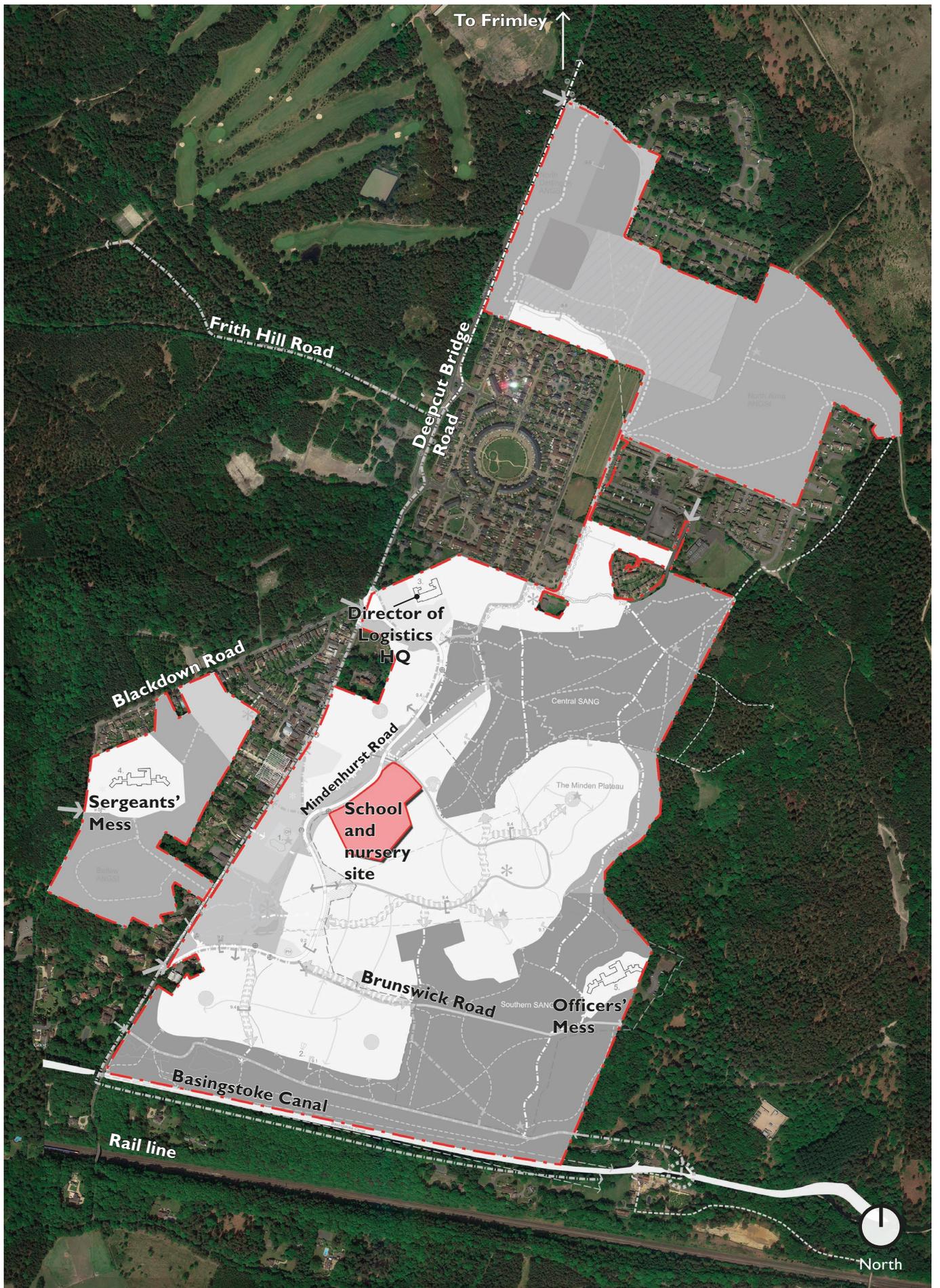


Fig 1 : Plan of the site showing the Mindenhurst site boundary and the location of the Phase 3a primary school and nursery.

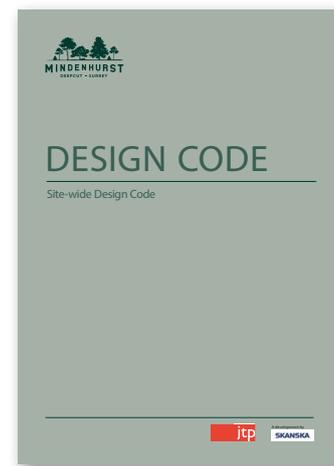
MINDENHURST, DEEPCUT, SURREY

This Design Code has been prepared in response to Condition 3 of the Outline Planning Permission* for redevelopment of the Princess Royal Barracks site at Deepcut, and covers the primary school and nursery site.

Condition 3 of the outline planning permission for Mindenhurst required preparation of specific design codes. An overarching Site-wide Design Code was prepared in December 2016 in response to this condition which sets the design principles for this development. The Site-wide Design Code sets out a mandatory framework for Mindenhurst. This Design Code sets out further design fixes relating to the 2-form entry primary school and nursery.

The primary school site refers to a site of up to 2 hectares in size to include the primary school and nursery. The primary school buildings should accommodate 420 pupils, constructed according to the primary school 2-form entry specification. This specification refers to the necessity for 14 classes of 30 children which shall as a minimum accord with DfE/EFA Baseline Design guidelines in relation to the internal school building areas and Building Bulletin 99 with respect to external areas or such higher standards as may be agreed between the County Council and the Owner. The nursery facility will be provided on the primary school site and will have a separate, secure entrance from that of the primary school with separate external areas. The nursery should be suitable to accommodate 52 places with full day care facilities.

Detailed proposals for this site will be expected to conform to the principles set out in this document. The Reserved Matters Application will also be expected to include a fully completed copy of the Checklist as provided at pages 9-10.



Site-wide Design Code June 2016

LIST OF ABBREVIATIONS

ABBREVIATIONS	DESCRIPTION
ha	Hectare
DAS	Design and Access Statement
SANG	Suitable Alternative Natural Greenspace
SCC	Surrey County Council
SHBC	Surrey Heath Borough Council
SPD	Supplementary Planning Document
SWDC	Site-wide Design Code

* Application Reference - 12/0546 (as amended); The original permission has been subject to a Section 73 planning application to vary two conditions. Further Application drawings and documents can be downloaded from the Mindenhurst website - <http://www.mindenhurst.co.uk>

Revision D Submission: December 2016

Revision C Submission: December 2016

Revision B Submission: December 2016

Revision A Submission: November 2016

Detailed Design Code Phase I Southern Residential Submission: October 2016.

PROJECT CODE	00752
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DISCLAIMER:

This Design Code has been prepared for approval and subsequent adoption by Surrey Heath Borough Council. JTP have prepared the document on behalf of Skanska, and no responsibility or liability is accepted towards any other person in respect of the use of this report, or for reliance on the information contained in this report by any other person or for any other purpose. The use of this report by unauthorised third parties without written authorisation from JTP shall be at their own risk, and JTP accept no duty of care to any such third party.

INTRODUCTION

REGULATORY PLAN

The Site-wide Regulatory Plan sets out a framework within which this Design Code fits. The plan sets a template of mandatory requirements and design fixes. Where flexibility in the precise positioning of uses, spaces or routes exists the plan indicates this by defining 'indicative' status.

Applicants preparing a Reserved Matters Application should fully familiarise themselves with the Site Wide Design Code and Regulatory Plan in order to understand the design framework within which the 2-form entry primary school and nursery site sits.

Attention is also drawn in particular to the following pages of the Site-wide Design Code:

- 57: Principles for primary school
- 86: Boundaries to play & primary school
- 94: Community uses (car and cycle parking)

This Detailed Design Code adds further information to the Site-wide Regulatory Plan, setting out design principles relating specifically to the school site.

In response to the revised phasing of the decant of the PRB Deepcut site, the school site location differs slightly from the Outline Planning Application Material and the Site-wide Regulatory Plan (Revision P04, June 2016). The revised location is broadly in compliance with the principles of the SPD and DAS, providing a school in a central location adjacent to the new Village Centre, and within close proximity to the new Church Hall, Formal Park and Village Green. A revised Site-wide Regulatory Plan (Revision P05, November 2017) sets out the updated school location.



Site-wide Regulatory Plan June 2016



Site-wide Regulatory Plan November 2017

DESIGN PRINCIPLES

2-FORM ENTRY PRIMARY SCHOOL

The primary school and nursery is a key community hub and focal point of Mindenhurst. The location is key to ensuring connectivity within the network of walking and cycling routes, as well as forming part of the series of community hubs throughout the village.

The school site is centrally located, within a short walking distance of the residential areas it serves. It will contribute to the life and activity at the heart of the new and existing community.

GENERAL PRINCIPLES

The general principles as set out in the Site-wide Design Code are as follows:

- The position and size of the primary school site is fixed on the Site-wide Regulatory Plan.
- The primary school will be located in a prominent position forming an active frontage to Mindenhurst Road.
- The school will be connected to a network of cycle and footways to encourage walking and cycling to and from school. It will be served by a bus service along Mindenhurst Road.
- The school building represents a local landmark for the scheme in a prominent position. Any proposed code-breaking elements and architectural features which aid the school in becoming established as a distinct landmark will be considered at reserved matters stage as part of the detailed school design.

Furthermore there should be a coherent approach to materials and roofscape between the community buildings.



Example of a school creating an arrival space at the entrance and providing an active frontage to the street

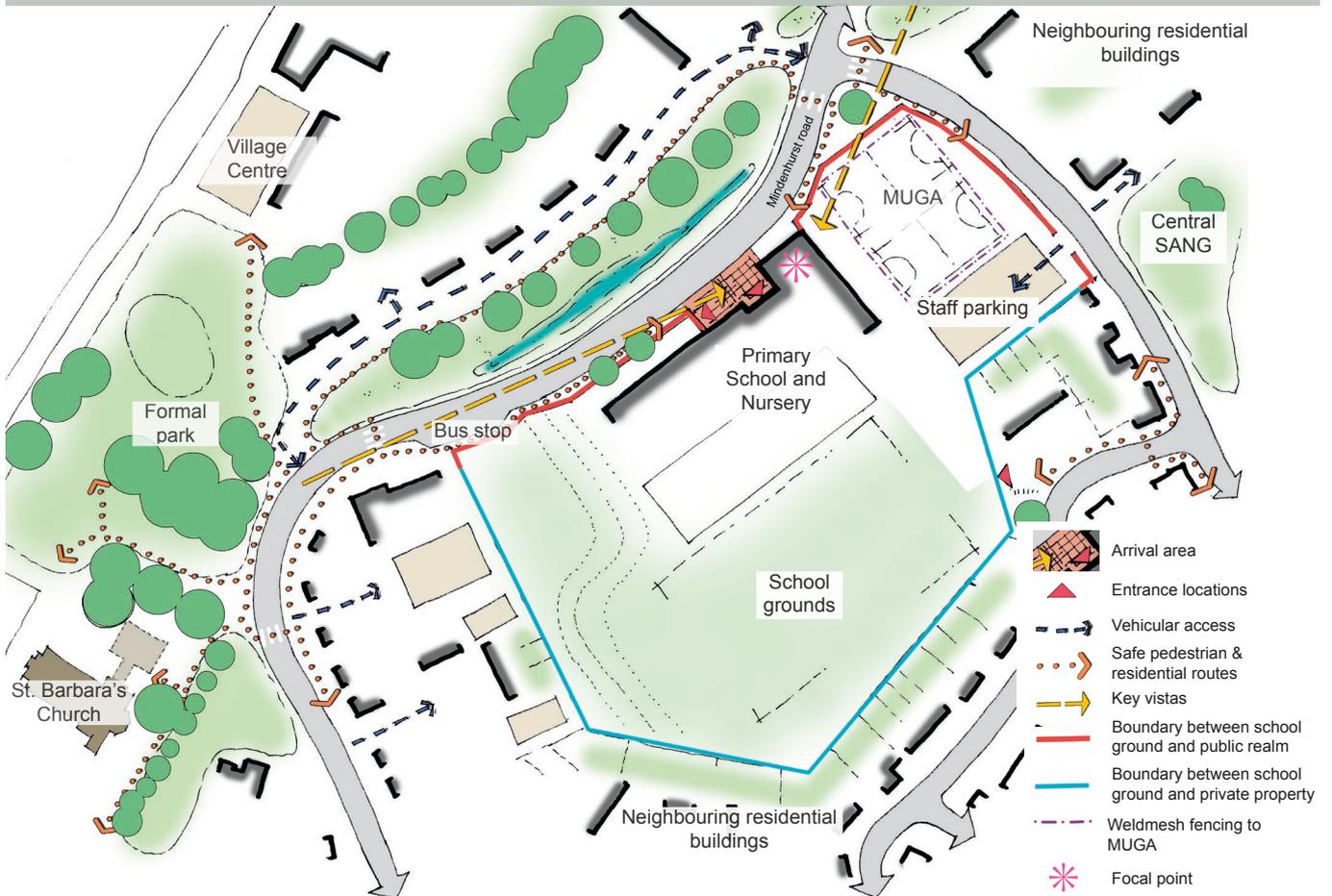
DESIGN PRINCIPLES

DESIGN PRINCIPLES

The Reserved Matters Application for the primary school and nursery will be required to clearly demonstrate how they respond to the design principles set out below.

1. The design should reflect the school's prominent location and its role as a local landmark
2. Building height for the school buildings should be limited to up to 12.5m inclusive of the roof
3. The school building will positively address Mindenhurst Road
4. The massing of the school building should consider how it is viewed from key, long-range views along Mindenhurst Road and form a suitable focal point. This should be reflected in its design and positioning on the site
5. The configuration of the school building and boundary treatment with Mindenhurst Road should create a suitable arrival area for pupils and visitors, allowing for separate entrances for the primary school and nursery
6. Boundary treatments separating school grounds and public realm need to be robust and of high quality. The material should complement the primary materials of the school building
7. Boundary treatments separating school grounds and private property should ensure privacy through the design of the fence or wall and/or through structural planting
8. The roofscape and articulation of the building's elevations should be such that they create rhythm and visual interest, breaking up the large footprint of the school building. Large expanses of dull or monotonous elevations, will not be permitted
9. Vehicular access will be from the residential street to the north east rather than directly from Mindenhurst Road
10. A contemporary, site-specific design solution which is grounded in sustainability principles is expected

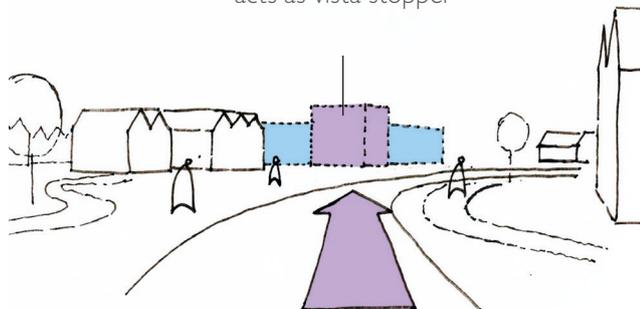
URBAN DESIGN PRINCIPLES PLAN



DESIGN PRINCIPLES

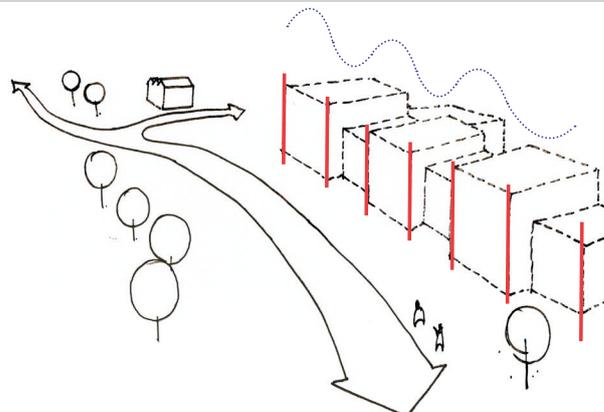
LANDMARKS

Taller building element acts as vista stopper



- Addressing long views
- Use of height and form to create an identifiable focal point

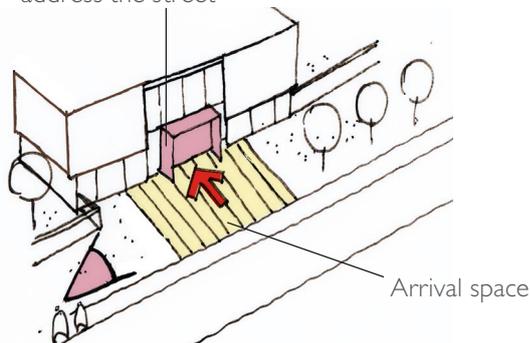
FORM AND MASSING



- The treatment of the elevation and the roofscape creates a rhythm along the street and breaks up the massing of the building

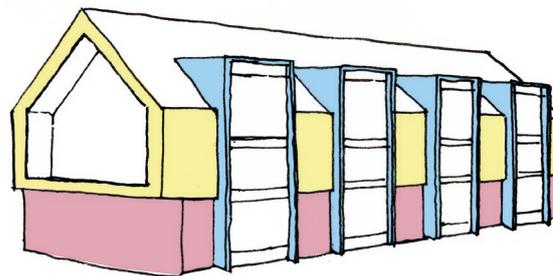
CELEBRATING ENTRANCES & ADDRESSING THE STREET

- Primary entrances address the street



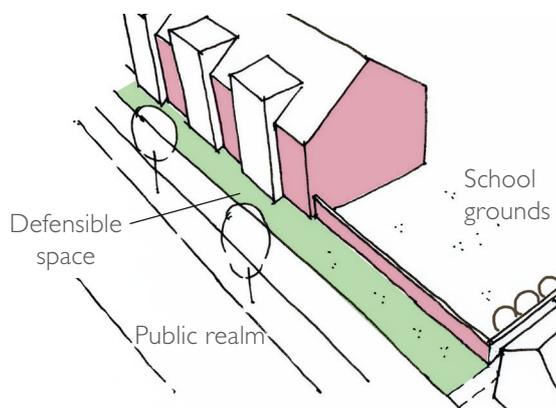
- Entrance suitably expressed and 'celebrated' as a focus for the design of the elevation

MATERIAL APPLICATION



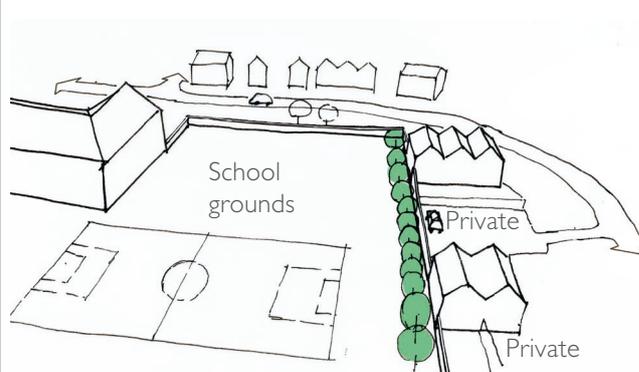
- Clear logic in approach to materiality - material changes to define specific built elements

INTERFACE WITH PUBLIC REALM



- The boundary treatment's materials must complement those of the building

INTERFACE WITH RESIDENTIAL DEVELOPMENTS



- Structural landscape planting ensures privacy between school grounds and residential properties

TECHNICAL GUIDANCE

USE OF NATURAL MATERIALS & DETAILING

The Deepcut Regulation 19 SPD, stipulates that a mixture of traditional and contemporary styles is expected for the school and nursery and innovative building design that "expounds sustainability principles" (Page 81 of the SPD) is encouraged. As per Design Principle 10 (page 6) of this Design Code, the Reserved Matters Application for the school and nursery is required to adopt a contemporary design solution.

Proposals are expected to have an 'earthy, warm colouring, reflective of the colour palette found in the natural landscape. Bright, garish colours will not be acceptable other than as small accents.' (Page 81 of the SPD).

VEHICULAR & CYCLE PARKING

The Reserved Matters Application for the school and nursery must demonstrate compliance with the Surrey County Vehicular and Cycle Parking Guidance (January 2012).

Any proposed development should comply with the aforementioned guidance, with specific focus on the following:

- Proposals for the new school and nursery must develop, update and monitor school Travel Plans.
- Only staff and visitor parking should be provided for on site, in accordance with the adopted Parking Guidance.
- Sufficient blue badge / accessible spaces should be provided for staff and visitors in suitable locations, in accordance with the adopted Parking Guidance.
- Parent drop-off and pick-up areas should not be provided on site, in accordance with the Parking Guidance. *It may be necessary to allow pick-up / drop-off in the short term, until the Mindenhurst community and the measures in the Travel Plan have had sufficient time to develop. Any such provision should not be on-site to avoid non-compliance with the Parking Standards and would be a long-term disincentive not to travel by sustainable means.*
- Measures to discourage parking should be considered to reduce on-site parking demand to a minimum. These could include car sharing, staggered school days, parking restrictions, parking permits issued on the basis of need and other measures as appropriate.
- Provision of cycle and non-motorised scooter parking will be required at the new school and nursery. Whenever possible, improvements to cycle routes and other appropriate safety measures should be provided by the applicant.

BREEAM

The Reserved Matters Application for the school and nursery must demonstrate that the proposed design achieves BREEAM 'very good' certification or such equivalent scheme and standard that shall operate at the time of construction of the building.

INCLUSIVE DESIGN

Inclusive design aims to create places without barriers that involve people in undue effort, separation or special treatment and enable everyone to take part in mainstream activities independently. Particular consideration must also be given to the requirements of the following key standards:

Building Bulletin 102

External spaces need to be designed so as to facilitate easy access by children and the community. The design of the school and nursery buildings must ensure that children with special educational needs and disabilities can fully participate in life at school. The school and nursery will be designed in accordance with the Building Bulletin 102.

The Approved Document Part M(Access)

The proposed development will be designed and built in full accordance with the Building Regulations that set out technical standards for the quality and performance of buildings. Part M of the Building Regulations concerns 'Access' and ensures that the design of buildings does not preclude access for the disabled.

The Equality Act 2010

The Equality Act replaces the Disability Discrimination Act and aims to end the discrimination which many disabled people face, legally protecting people from discrimination in the workplace and in wider society.

SOFT & HARD LANDSCAPING

The landscape strategy for the school and nursery site must accommodate outdoor PE facilities, and a variety of social and informal spaces which cater for the pupil's educational and cultural needs in addition to formal curriculum requirements.

The Reserved Matters Application must accord with specific guidance on the design and type of outdoor PE facilities and social areas set out within Building Bulletin 99 and Building Bulletin 103.

RESPONSE TO TOPOGRAPHY

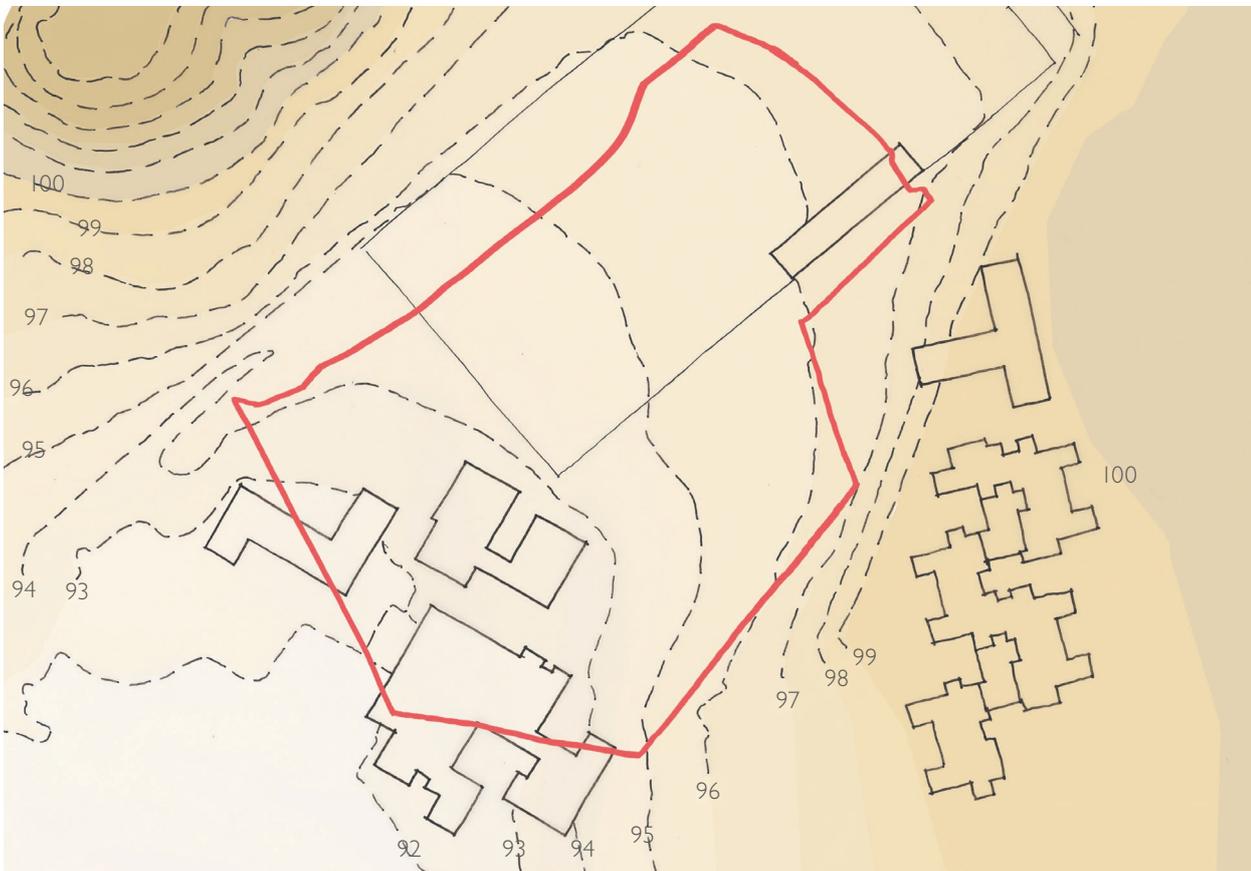
The Reserved Matters Application for the school and nursery will be expected to respond positively to the existing topography of the site. Due to the bowl nature of the contours of the school a cut and fill approach is encouraged to enable level access to formal play areas. Level changes will be reflected by buildings and/or spaces that step up or down slopes, reducing the requirement for significant retaining structures.

The following design principles should be considered as part of the Reserved Matters Application:

- Significant land reprofiling should be avoided, instead utilising the difference in levels to characterise various parts of the school grounds.
- A considered landscaped approach is required to deal with the level difference across the site. Consideration of slopes or stepping landscape as opportunities for play and seating areas is encouraged.
- Where possible the landform should follow the existing contours to minimise the requirement for retaining structures.

- Safe access to buildings will be achieved through the treatment of the site as a pedestrian-friendly environment, with careful design of routes between the school building and play spaces. Compliant ramps will be provided externally in addition to steps where change in levels demand.
- Sloping banks can be used to deal with the changes in level, these should not be steeper than 1 in 3 batter. Grassed banks are encouraged to create a playable landscape setting
- Formal sports areas are expected to be level.

The Reserved Matters Application for the school and nursery must demonstrate compliance with the Equality Act 2010. The Act aims to protect disabled people and prevent disability discrimination. Inclusive design aims to create places without barriers that involve people in undue effort, separation or special treatment and enable everyone to take part in day-to-day activities independently.



Existing site topography - The school site is characterised by a level difference of 6m from the western edge to north east corner.

COMPLIANCE CHECKLIST

The Reserved Matters Application will be expected to include a fully completed copy of the Checklist below. This highlights key requirements of compliance with the Detailed Design Code, and offers columns to be completed by the Applicant and submitted alongside detailed proposals. Where stipulations of the Code have not been met, the Checklist

offers the opportunity to highlight the fact that specifically related design justification has been provided OR to acknowledge that no design justification has been provided. It is envisaged that SHBC will complete their own versions of the Checklist as part of their assessment of the Reserved Matters Application.

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
1	Does the proposed building positively respond to its prominent location of the site and the requirement of creating a landmark?					
2	Is the proposed building's maximum height 12.5m or less?					
3	Does the proposed building positively address Mindenhurst Road?					
4	Does the massing and orientation of the proposed building consider how it is viewed from key, long-range views along Mindenhurst Road?					
5	Does the configuration of the proposed building and boundary treatment with Mindenhurst Road create a suitable arrival area for pupils and visitors as well as provide separate entrances for the primary school and nursery?					
6	Are the boundary treatments separating school grounds and public realm robust and of high quality? Does their material complement those of the building?					

COMPLIANCECHECKLIST

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
7	Do the boundary treatments separating school grounds and private property (fence, wall and/or structural planting) ensure privacy?					
8	Does the roofscape and articulation of the building's elevations create rhythm and visual interest?					
9	Is the vehicular access from the residential street to the north east?					
10	Is the proposal a contemporary, site-specific design solution which is grounded in sustainability principles?					



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