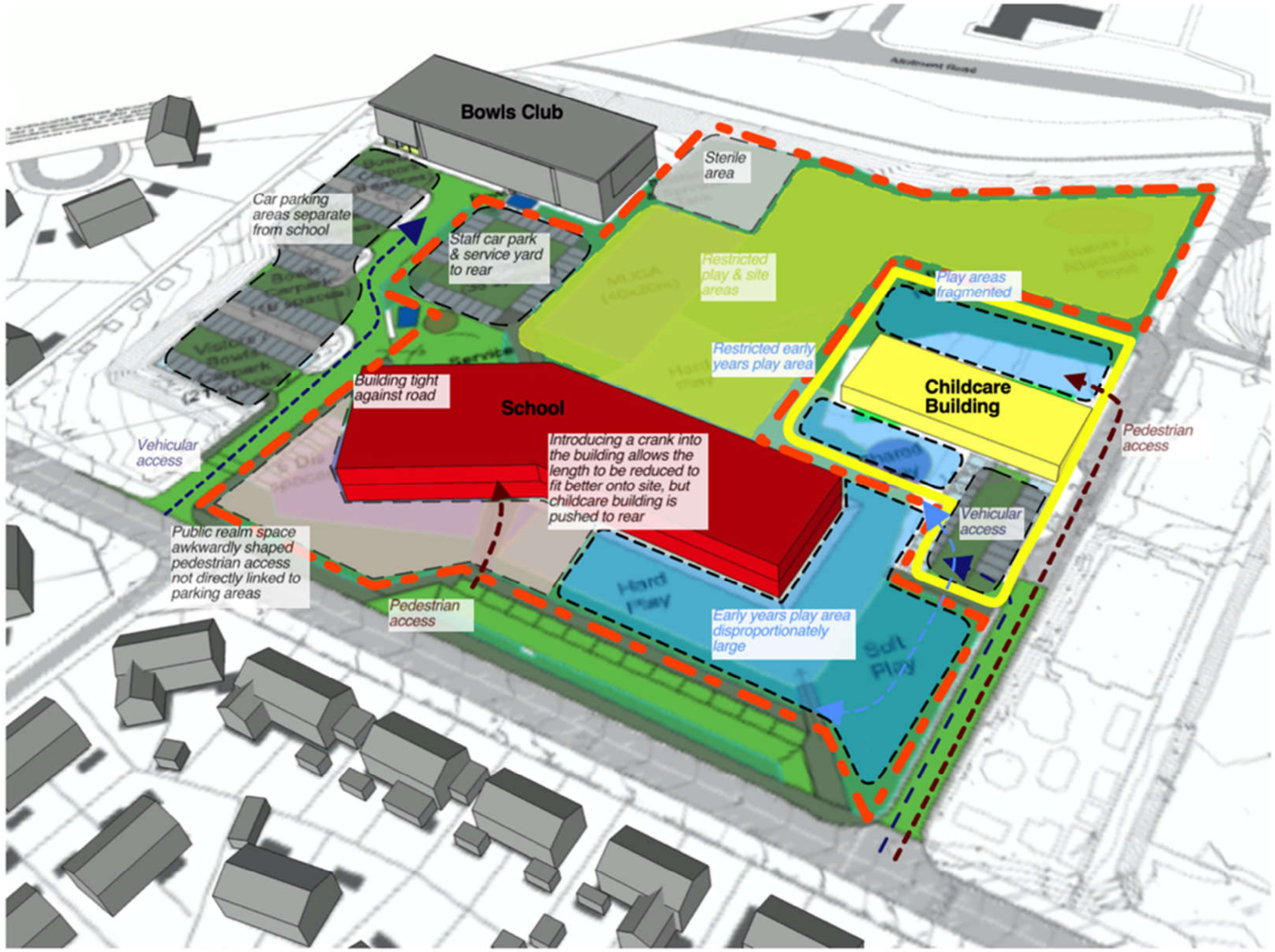
Site Layout 4



Site Area Analysis

BB99 total site area 360 place school = 13,520m²
BB99 net site area 360 place school = 9,700m²

Off-site Pitch = 7,560m²
MUGA included in hard play area = 800m
Habitat included in soft play area = 600m

Exclusions: Childcare Building & Site, Off-site Car Parks, Drop-off Facility

Advantages

- Separate site and car parking for the Childcare Facility. Required as School & Childcare are to be delivered & funded separately
- Building orientation matches street and is set back from road to minimise physical bulk
- Single storey facing road minimises visual volume of building - less obtrusive
- Formal courtyard relationship between school & childcare buildings
- Adequate/surplus parking provision

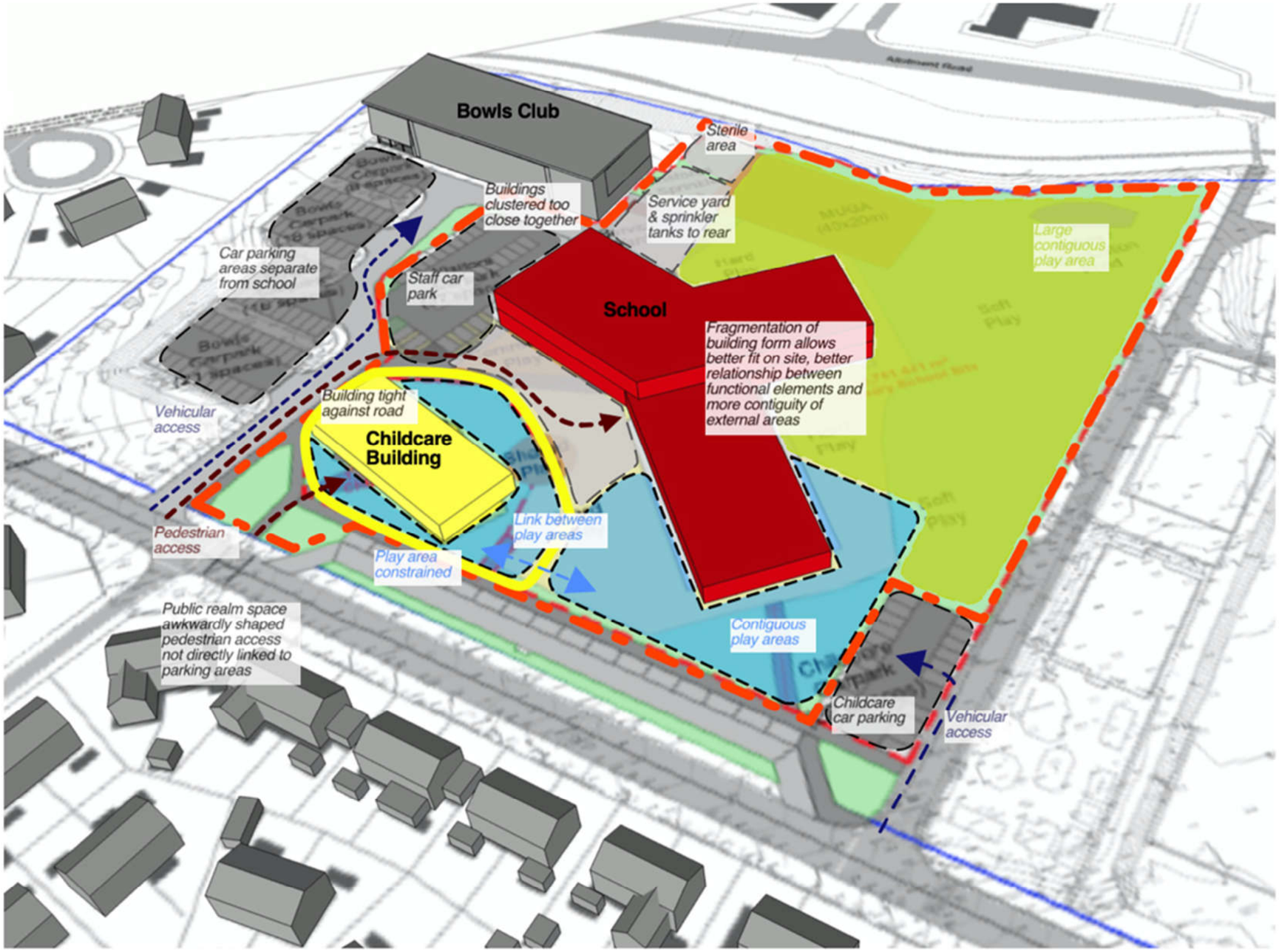
Disadvantages

- Internal layout does not meet functional requirement of direct external access from classrooms for Foundation & years 1-3
- Access to rear service yard problematic
- Access to rear service yard impractical
- Insufficient parking provision
- Overall site area consistent with BB99 recommendations but usable site area is reduced
- Insufficient parking
- Early years & Childcare play areas effectively broken into 2 separate areas

The vehicular drop-off facility is one which has been successfully employed on previous projects as a means of minimising excessive vehicular traffic for early years education and childcare facilities. It has the advantages of being an effective, affordable, safe and space-efficient means of accommodating parental drop-off facilities which minimises obstructions caused by on-street parking.

The main parking areas are existing and are proposed for retention in all iterations of the layout. It is not possible to extend this towards the street because the the gradient down from the road effectively prohibits it.

Site Layout 5



Site Area Analysis

BB99 total site area 360 place school = 13,520m²
BB99 net site area 360 place school = 9,700m²

Off-site Pitch = 7,560m²
MUGA included in hard play area = 800m
Habitat included in soft play area = 600m

Exclusions: Childcare Building & Site, Off-site Car Parks, Drop-off Facility

Advantages

- Separate site and car parking for the Childcare Facility. Required as School & Childcare are to be delivered & funded separately
- Internal arrangement meets requirements of brief for direct external access from classrooms for Foundation & years 1-3
- Large, contiguous open areas around building with few constraints
- Fragmentation of building form single storey facing road maximises usability of site & minimises visual volume of building - less visually obtrusive from street
- Formal courtyard relationship between school & childcare buildings
- Links between early years play areas
- Usable site area maximised, sterile areas minimised

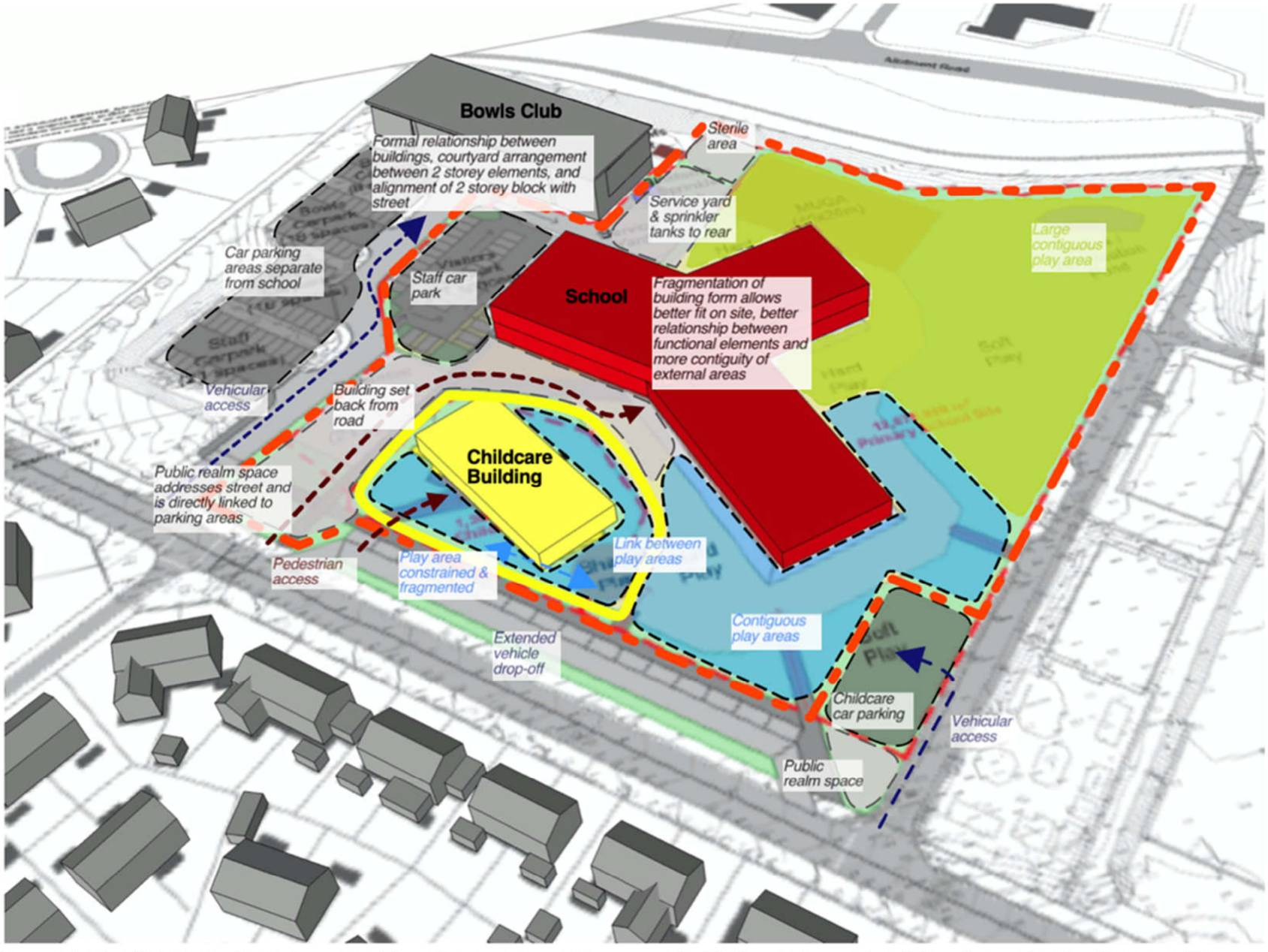
Disadvantages

- Does not meet Planning aspiration of main block aligned to street
- Overall site area consistent with BB99 recommendations but usable site area is reduced

The vehicular drop-off facility is one which has been successfully employed on previous projects as a means of minimising excessive vehicular traffic for early years education and childcare facilities. It has the advantages of being an effective, affordable, safe and space-efficient means of accommodating parental drop-off facilities which minimises obstructions caused by on-street parking.

The main parking areas are existing and are proposed for retention in all iterations of the layout. It is not possible to extend this towards the street because the the gradient down from the road effectively prohibits it.

Site Layout 6



The vehicular drop-off facility is one which has been successfully employed on previous projects as a means of minimising excessive vehicular traffic for early years education and childcare facilities. It has the advantages of being an effective, affordable, safe and space-efficient means of accommodating parental drop-off facilities which minimises obstructions caused by on-street parking.

The main parking areas are existing and are proposed for retention in all iterations of the layout. It is not possible to extend this towards the street because the the gradient down from the road effectively prohibits it.

Site Area Analysis

BB99 total site area 360 place school = 13,520m²
BB99 net site area 360 place school = 9,700m²

Off-site Pitch = 7,560m²
MUGA included in hard play area = 800m
Habitat included in soft play area = 600m

Exclusions: Childcare Building & Site, Off-site Car Parks, Drop-off Facility

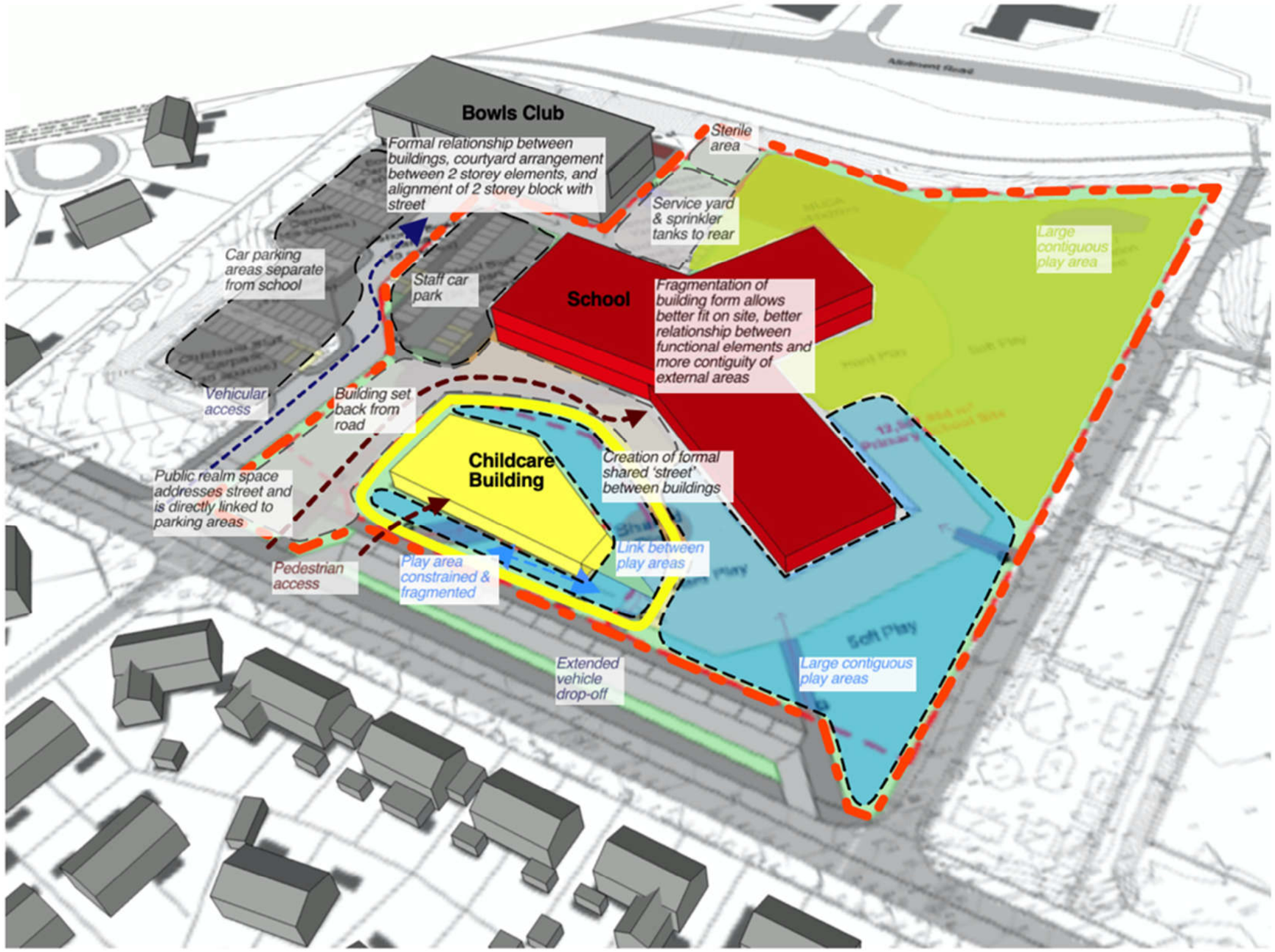
Advantages

- Separate site and car parking for the Childcare Facility. Required as School & Childcare are to be delivered & funded separately
- Internal arrangement meets requirements of brief for direct external access from classrooms for Foundation & years 1-3
- Large, contiguous open areas around building with few constraints
- Fragmentation of building form single storey facing road maximises usability of site & minimises visual volume of building - less visually obtrusive from street
- Links between early years play areas
- Usable site area maximised, sterile areas minimised
- Adequate/surplus parking provision
- Overall site area exceeds BB99 recommendations

Disadvantages

- Does not meet Planning aspiration of main block aligned to street
- Childcare play areas constrained & fragmented
- Relationship between school & childcare building arbitrary

Site Layout 7



The vehicular drop-off facility is one which has been successfully employed on previous projects as a means of minimising excessive vehicular traffic for early years education and childcare facilities. It has the advantages of being an effective, affordable, safe and space-efficient means of accommodating parental drop-off facilities which minimises obstructions caused by on-street parking.

The main parking areas are existing and are proposed for retention in all iterations of the layout. It is not possible to extend this towards the street because the the gradient down from the road effectively prohibits it.

Site Area Analysis

BB99 total site area 360 place school = 13,520m²
BB99 net site area 360 place school = 9,700m²

Off-site Pitch = 7,560m²
MUGA included in hard play area = 800m
Habitat included in soft play area = 600m

Exclusions: Childcare Building & Site, Off-site Car Parks, Drop-off Facility

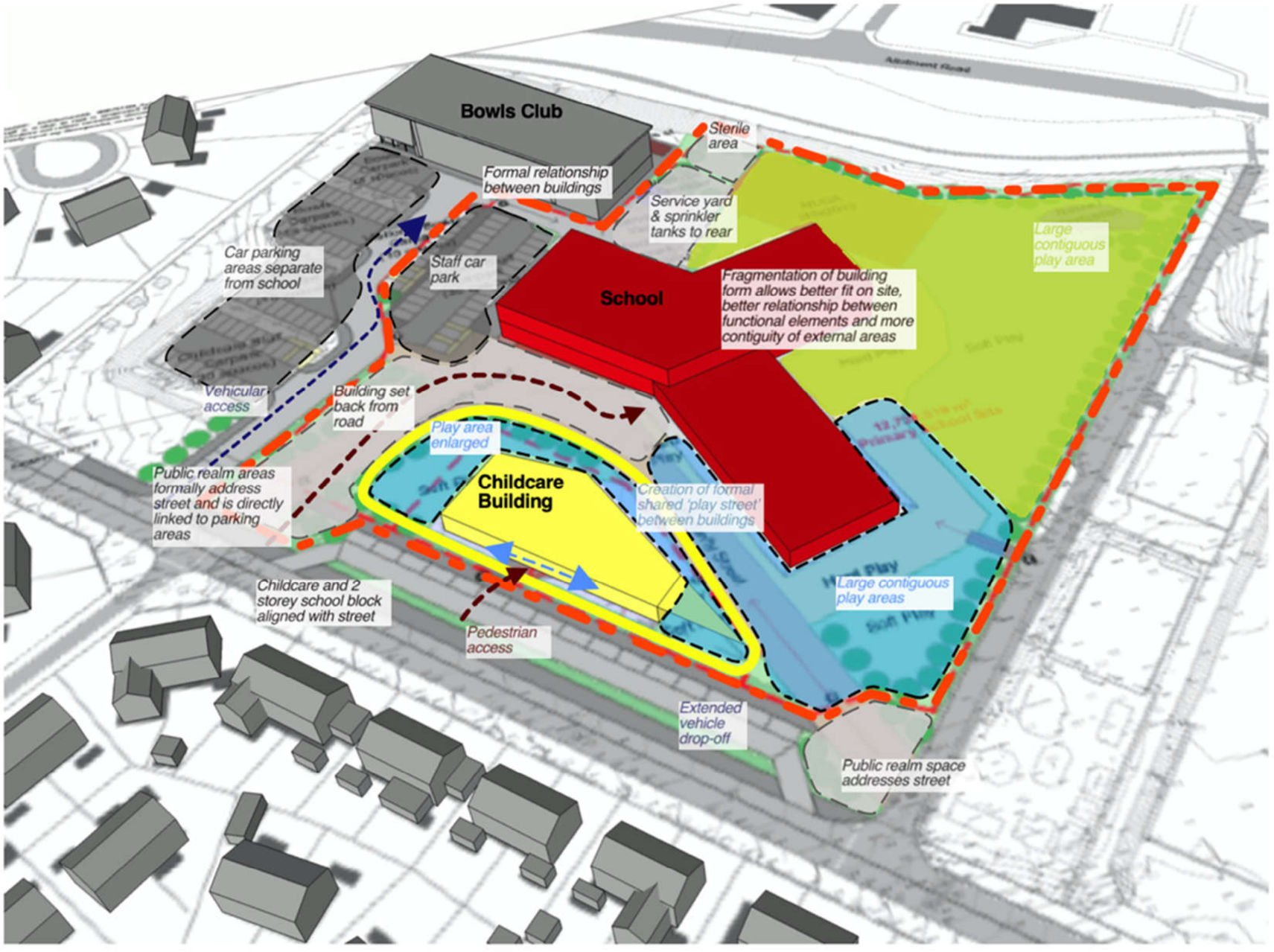
Advantages

- Separate site and car parking for the Childcare Facility. Required as School & Childcare are to be delivered & funded separately
- Internal arrangement meets requirements of brief for direct external access from classrooms for Foundation & years 1-3
- Large, contiguous open areas around building with few constraints
- Fragmentation of building form, single storey facing road with central location on site maximises usability of site & minimises visual volume of building - less visually obtrusive from street
- Links between early years play areas
- Usable site area maximised, sterile areas minimised
- Improved relationship between buildings & formal relationship to street
- Overall site area exceeds BB99 recommendations

Disadvantages

- Does not meet Planning aspiration of main block aligned to street
- Childcare play areas constrained & overly fragmented

Site Layout 8



Site Area Analysis

BB99 total site area 360 place school = 13,520m²
BB99 net site area 360 place school = 9,700m²

Off-site Pitch = 7,560m²
MUGA included in hard play area = 800m
Habitat included in soft play area = 600m

Exclusions: Childcare Building & Site, Off-site Car Parks, Drop-off Facility

Advantages

- Separate site and car parking for the Childcare Facility. Required as School & Childcare are to be delivered & funded separately
- Internal arrangement meets requirements of brief for direct external access from classrooms for Foundation & years 1-3
- Large, contiguous open areas around building with few constraints
- Fragmentation of building form, single storey facing road with central location on site maximises usability of site & minimises visual volume of building - less visually obtrusive from street
- All play areas appropriately sized with improved links & formal relationship with creation of 'street'
- Usable site area maximised, sterile areas minimised
- Improved relationship between buildings & formal relationship to street with landscaped public realm at site entrances
- Overall site area exceeds BB99 recommendations

Disadvantages

- School block does not have a direct linear relationship to street

The vehicular drop-off facility is one which has been successfully employed on previous projects as a means of minimising excessive vehicular traffic for early years education and childcare facilities. It has the advantages of being an effective, affordable, safe and space-efficient means of accommodating parental drop-off facilities which minimises obstructions caused by on-street parking.

The main parking areas are existing and are proposed for retention in all iterations of the layout. It is not possible to extend this towards the street because the the gradient down from the road effectively prohibits it.

3.2. Layout

All of the 8 site options have been considered for their compliance of BB99 requirement for outdoor spaces and degree of site efficiency. Each option has a Site Area Analysis diagram to illustrate graphically how the site is utilised in regards to the buildings positions and orientations, access and approach.

The conclusion of this study demonstrated that Site Layout 8 is deemed the most compliant with BB99 and utilises the site more efficiently than the others.

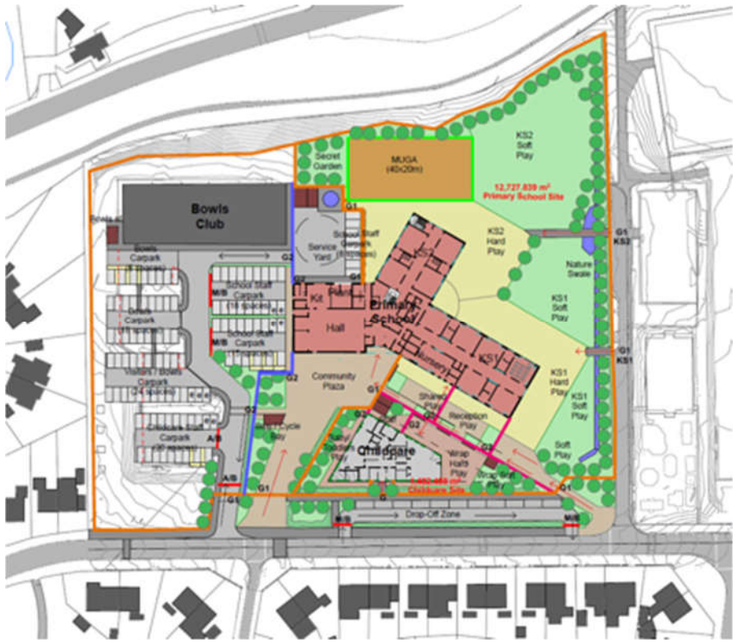


Image 9 Proposed Overall Site Plan

The proposed site layout developed for this application has been attached in Appendix A and can be seen in image 9 above. Following extensive consultation within the Authority, with the school and the community regarding the location and planned form of the proposed school and childcare the following principles have been derived:

- Create a strong relationship between both buildings that are sympathetic to the site.
- Maximise the site area and efficiency for formal and informal play
- Maintain the shared access road leading to the Bowls Club.
- Maintain a sufficient community parking facility for members of the Bowls Club and visitors to the School
- Provide a permanent parking facility with sufficient capacity for both the School and Childcare
- Provide new strong pedestrian/community access paths to the School and Childcare, whilst retaining the central pathway.
- Minimise the effect of traffic congestion along Badminton Grove by introducing an onsite drop-off facility

The following design principles need to be incorporated in response to the development brief and some existing site constraints.

Point of arrival

The current vehicular access point is off Badminton Grove which leads to the existing four car park plateaus for the Bowls Club. Consultations with the Bowls Club have been untaken, and an agreement is in place to allow for the following:

- Road and Parking Plateaus to be enlarged, cleaned, repaired and resurfaced. Parking bay sizes to be increased to current standards.
- Plateau nearest to Badminton Grove will be used by the Childcare Staff.
- Second plateau will be a shared parking area between the Bowls Club and visitors.
- The third and fourth plateaus will be for the Bowls Club only.

As part of this application, a new 11space drop-off facility running parallel to Badminton Grove will help reduce the traffic congestion during the school's peak times.

Pedestrian access routes are off Badminton Grove and Allotment Road (lower level) including the redundant road and path between the site and the pitches.

A part of the wayfinding experience from the main school gate, comments received by BGCBC Planning Department early March 2021 was that the Childcare building form has to be amended to allow for a cleaner and direct visual sight line to the Schools main entrance.

A Transport Assessment Report has been produced, and is included in Appendix C.

External areas

From the site analysis study, the site area includes the building footprint, hard / soft play areas and parking. In order to complete the BB99 compliance the school will require use of the adjacent grass and astro playing pitches for school and out-of-hours' community use.

With this development, the access road and path separating both sites will remain with school boundary being physically separated from the pathway. All Drawings are included in Appendix A.

3.3. Scale

The client brief, the schedule of accommodations and site constraints for both the School and Childcare has determined how the scale, shape and form of both buildings have evolved through the design stages.

The Childcare building is located close to Badminton Grove due to ease of access and different operational times from the school. To prevent the building being too over imposing to the streetscape and the neighbouring buildings, it is set back from the drop-off area and is single storey in height.

By positioning the primary school central to the site has allowed the external play spaces to run freely and cohesively around the school, and creates a link to the Childcare. Due to the closeness of both buildings, part of the school will be single storey to match the Childcare and the remainder of the school being two storey construction to provide a relationship between the Bowls Club. The School building will have a maximum height of 10m approx. and a minimum height of 4m to the single storey element above ground level.

The scale of both buildings and their location have been examined in a number site analysis studies as illustrated in section 3.1. These buildings are indicated on the Site Layout Plan and included in Appendix A.

3.4. Landscaping and Ecology

The site, and location for the building is effectively an open brownfield site which the former Glyncoed Comprehensive School resided before relocating to the new school in The Works.

Since the demolition of the school in 2014, the site has been left alone with nature with shrubs and vegetation freshly growing in parts of the site together with some young trees. These small section of trees and shrubs, whose size is outside the scope of BS5387, will be required to be removed to accommodate the construction of the new development.

Clearance of this area will be undertaken in the month of September to minimise disruption to birds and reptiles. Replacement of any area of landscaping removed will be mitigated.

A Preliminary Ecology Assessment (PEA) was undertaken 2019 (Sturgess Ecology) which makes the following recommendations: -

- Set aside specific parts of the school grounds as wildlife resource, to incorporate a variety of habitats (trees, pond, log piles, wild flower patch, butterfly garden etc.
- Ensure that any fences or walls at the site boundaries are not barriers to movement of wildlife such as Hedgehogs or amphibians
- A reptile survey during the spring is recommended.
- Include a small wildlife pond or water feature
- Include new wildlife-friendly shrubs and flower planting beds around the new buildings
- Consideration could be given to adding green roofs to at least some of the buildings.
- Included bat-boxes / bat bricks in the new buildings, or on retained trees or other trees or structures on adjacent council-owned land
- Retain existing trees where possible
- Incorporate new trees into the future landscape
- Plant or retain hedges to reinforce the site boundaries where possible
- If any tree removal or other site clearance is scheduled between March and August
- A check of the site in summer would be appropriate to clarify whether there are any nonnative invasive plant species present that might not have been visible during November
- A final Pre-Works ecology check should be carried out immediately before the site clearance work commences.

Appendix B contains the initial Ecology Assessment and the subsequent Reptile Mitigation Report (January 2020) upon the request of BGCBC Ecologist to outline measures to undertaken to safeguard any reptiles that might be present on the site.

From this report there appears to be a strip of sub-optimal habitat quality through the middle of the site which will need monitoring. Further south to the verge of the playing field has good quality habitat for reptiles and is a considerable distance from the development.

The design proposals maintain the existing footpath that links Badminton Grove with Allotment Road, which acts as a physical barrier between the development and playing filed to prevent the migration between two sites during the development.

3.5. Material & Appearance

The external treatment and material selection for the both buildings will be in brick with special selected cladding panels that should be sensitive to the character of the immediate surroundings and surrounding landscape, and also attempt to enhance the site.

The chosen materiality will give both the school and childcare a shared identity, but the form, shape and scale will differentiate between both functions. As shown in image 10 below.

Image 10: Proposed view from the Community Plaza looking at both buildings

The preferred approach to the design is that of an abstractive shape for the school with three points. The two storey element runs parallel to the Bowls Club and twists into the site to maximise the use of the playing areas and the views down the valley. The third point is the single storey element to the school which accommodates the Nursery, Reception and KS1.

As the site is overlooked from the residents of Badminton Grove, the massing and roofscape of both buildings has been carefully designed in order to minimise the visual impact. A green roof with no visible plant equipment is to be installed on the childcare building which will help soften the building into the natural landscape and reduce the hardness from Badminton Grove.

3.6. Safeguarding Children & Community Safety

These aspects of both proposals have been carefully considered. There is a direct conflict between the requirement to separate the school from the public areas / community use of the school during the school day, and the importance of maintaining access for the Childcare facility and the members / visitors of the Bowls Club. Through consultation meetings with the stakeholders it has been agreed that barriers and gates with access control will be considered to prevent unrestricted access to the sites.

The school site area is sufficient to accommodate the key external play area as recommended by BB99. The inclusion of the playing field and astro turf pitch will ensure complete compliance with BB99 but this will mean pupils from the school will have to cross over the central access path to use the facilities.

As part of this application, the school will be introducing a community heart within the building which will provide flexible / bookable spaces all secure from the operations of the school. Accessing the 'heart' will be from the main gate and the public will walk through the community piazza to enter the school. The community benefits to this approach in that it provides a facility which is easy for the community to use out of hours, without having to gain access to the main secure perimeter of the school.

Access to this area out of hours will need to be carefully managed by the school to ensure that the site is maintained in a safe condition, free of hazards including broken glass and dog faeces. This however, along with access to other areas of the school site out of hours, is outside the scope of this application and must be agreed with the school management.

The childcare building will have a different operational programme to the school, which will require a separate, secure and accessible site from both the drop-off area and the school.

Formal Certification under Secured by Design is not a specific client requirement, however the requirement to achieve the BREEAM Excellent accreditation may mean that this is a natural consequence and has been adopted in this application.

The perimeter fence to the school will be required to be a 2m high SBD-compliant black weldmesh fence with a number of secure full height gates which are only open during the key arrival and collection times.

3.7. Sustainability

The design and material specifications will require sustainability as a key consideration. Sustainable materials which have maximum durability, minimum maintenance requirements and low toxicity, making use of recyclable or recycled content where appropriate are proposed.

The design approach is to significantly minimise heat loss and energy consumption while ensuring durability, environmentally sensitivity, affordability for maintenance, economical and easy to repair.

The landscaping design is submitted in this application **(Appendix A**) and will make use of native tree and shrub planting to encourage and enhance biodiversity.

Any removal of the existing trees / shrubs as a consequence of enlarging the existing car park and access engineering work will require replacement planting to minimise the loss of native woodland.

Welsh Government funding requirements are that the building achieves BREEAM Excellent accreditation. Sustainable Construction Services have been engaged by the Authority to undertake the assessment. The initial client engagement stages are complete, and the credits have been awarded. The predicted score is currently indicated at **75.4%** (baseline) however as there are no detailed design proposals, it is expected that the score will increase sufficiently so as to provide a suitable buffer against losing credits during the construction process, so that the final building will comfortably meet the 70% requirement for Excellent.

3.8. Use

The site will be providing two buildings; the Primary School and Childcare.

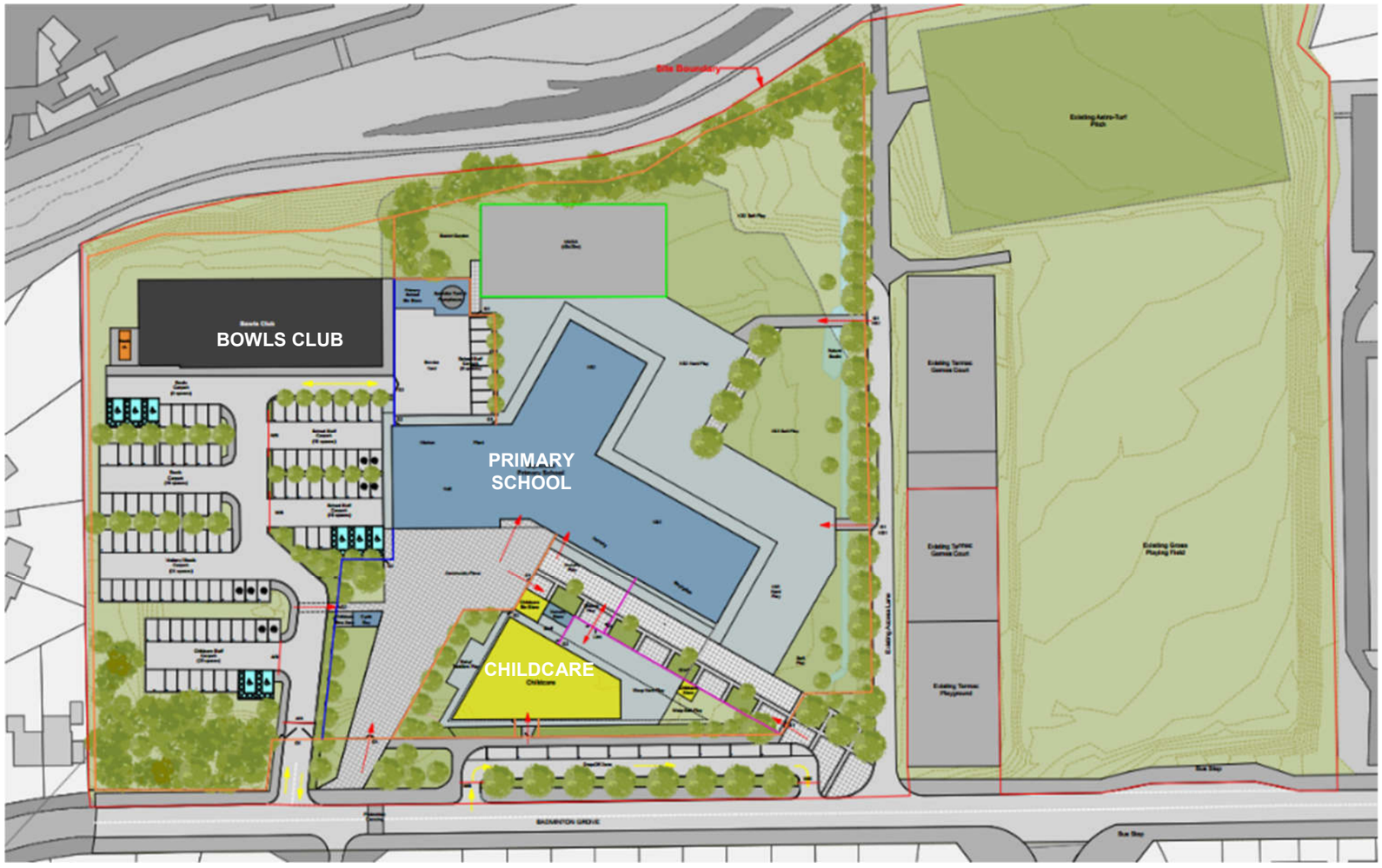
The primary use of the school is to provide education facilities for children aged 3-11. It is anticipated that this facility will form part of a sustainable education system as part of the 21st Century Schools Programme, benefitting not only pupils and parents but also local residents and members of the wider community.

The proposal will seek to reinforce and contribute towards the local social value of the area by not only continuing the provision of high quality education within Glyncoed but also by providing access to a range of accessible community and sports facilities of an appropriate standard.

Community use of this building is an important aspect of the design, and the layout has been designed to facilitate community use by providing designated areas which are able to be segregated from the main school.

In addition to the primary school, the site will provide a day care facility which is run by a separate organisation from the school. The site is separated from the school, but will require a direct link in the landscape connecting the wrap-around area with the school's reception. Due to the different operational times the childcare will require more direct access than the school from the main road and is therefore located to the front of Badminton Grove for ease (as shown in image 11 below).

Image 11 Proposed Site Plan



4. Design Policy Context

4.1. National – Planning Policy Wales

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. Its central objective is to promote and provide a framework for sustainable development within Wales.

PPW outlines that to create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management and its relationship to its surrounding. Good design can protect and enhance environmental quality, consider the impact of climate change on generations to come, help to attract business and investment, promote social inclusion and improve the quality of life.

The Welsh Government's objectives for design are:

- Ensuring ease of access for all
- Promoting sustainable means of travel
- Achieving efficient use and protection of travel
- Ensuring attractive, safe public spaces.
- Security through natural surveillance
- Sustaining or enhancing local character.
- Promoting legible development
- Promoting a successful relationship between public and private space
- Promoting quality, choice and variety
- Promoting Innovative Design

4.2. National – Technical Advice Notes

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TAN's). The following TAN's are considered relevant to the design of this development and have been taken into account in the preparation of the final proposal.

TAN12: Design (2016)

This document considers design issues and sets out the Welsh Government's objectives for new development. TAN 12 summarises the objectives of good design diagrammatically in Figure 12 right.

Figure 12 - Objectives of Good Design (Source: TAN12: Design)

TAN16: Sport Recreation & Open Space (2009)

The guidance recommends that open spaces for community sport and recreation activities be provided in new developments. Preservation of the existing access to the Bowls Club and protection of facilities for the community have been important considerations for the scheme. Consultation has taken place in conjunction with BGCBC Landscape and Planning officers to ensure that existing footpaths and access to the wider site area by the community are maintained, together with the use of the playing field and Astro turf pitch.

TAN18: Transport

This document deals with implementation of sustainable transport strategies. The development site is directly adjacent to the existing school site and remains at the heart of Glyncoed. Due to the close proximity to the current movement routes the transition will be minimal, and the vehicular movement and congestion should be improved. A Transport Assessment and Travel Plan have been produced (see Appendix D) which assess the transport issues and implications of the development.

Extensive discussions have taken place with BGCBC Highways Authority to propose the implementation of drop-off area to ensure that the impact of the proposed development on Badminton Grove and local infrastructure is minimised and safe.

The Travel Plan incorporates the feedback from BGCBC, (listed in Section 5.4) and the works must be completed before the new building is brought into use.

In addition, the proposal includes measures to safeguard pedestrian and vehicular access between the school, the community heart and the Bowls Club. The level of parking provision and site access have been designed in accordance with BGCBC Highways requirement, following consultation.

4.3. Local Policy Context – Blaenau Gwent Local Development Plan (adopted 2018-2033)

The Blaenau Gwent Local Development Plan 2018-2033 is the current development plan for the area. The site was formerly known as Glyncoed Comprehensive School and since the buildings were demolished and the cleared it was always Blaenau Gwent CBC intention to redevelop the site as the new Primary School.

The following policies are considered relevant to the proposed development:

ED1 Education Provision

This site has been allocated for the development of a new primary school.

SP7 Climate Change

Policy SP7 seeks to address the causes of climate change through encouraging more of the County Borough's electricity and heat requirements to be generated by renewable and low/zero carbon technologies. It also seeks to address climate change through adapting to direct and indirect impacts of climate change.

SP8 Sustainable Economic Growth

Policy SP8 relates to development of skills and enterprise in the Borough to stimulate economic development.

Policy SP9 Active and Healthy Communities

Policy SP9 seeks to create active and healthy communities through protecting and enhancing accessibility to natural greenspaces for all members of the community.

Policy DM1 New Development

Policy DM1 is a general development management policy, which seeks to ensure that developments meet sustainability, amenity and accessibility requirements.

Policy DM2 Design and Placemaking

Policy DM2 is a design policy setting out criteria for development proposal.

Policy DM3 Infrastructure Provision

Policy DM3 requires new development to meet the infrastructure needs that it generates and that the impact of new development is mitigated to ensure that it contributes to the regeneration of local communities in Blaenau Gwent.

Policy DM4 Low and Zero Carbon Energy

Policy DM4 encourages major development proposals to incorporate schemes which generate energy from low and zero carbon energy from renewable and low/zero carbon technologies.

DM14 Biodiversity Protection and Enhancement

Development proposals will only be permitted within, or in close proximity to sites designated as SINCs or that affect ecological corridors and Priority Habitats and Species, where either: it maintains or enhances the ecological or geological importance of the designation and species, or; the need for the development outweighs the nature conservation importance of the site/species and it can be demonstrated that the development cannot reasonably be located elsewhere and compensatory provision will be made equivalent to that lost as a result of the development.

Policy DM17 Buildings and Structures of Local Importance

Policy DM17 states that development proposals affecting buildings or structures which make an important contribution to the character and or interest of the local area will only be permitted where the building's distinctive appearance and architectural setting would not be significantly adversely affected or the benefits of the proposals would outweigh any adverse effects.

5. Access

Badminton Grove provides a link between two busy roads in Ebbw Vale. Beaufort Road to the south and the A4047 (Beaufort Hill) to the north. On the other side of the site further down is Allotment Road. This road runs parallel to Badminton Grove and connects to the A4047 and the junction at Queens Villas to the South. Both Badminton Grove and Allotment Road provide important access to the residential areas that extend from these roads.

The A4047 is directly connected to College Road which provide a direct link to A4605 (Head of the Valleys network) to the north, and to Ebbw Vale town centre if your travel south.

A Travel Plan and Transport Assessment have been undertaken for the site, and are attached in Appendix C. The existing primary school located south of the development site already experiences parking and congestion issues along Badminton Grove.

The proposed development will be seeking to introduce congestion reduction measures such as designated parking, restrictions and a new drop-off area. This data, along with detailed consultation from Blaenau Gwent Highways Planners has determined that the parents / guardians are to only access the drop-off area for school / childcare drop-off and collections and all to be encouraged to walk to the site as and when possible as indicated in the layout in Appendix A.

5.1. Pedestrian Access

Pedestrian access to both buildings will be achieved via dedicated access points on Badminton Road and the side access lane leading to the lower plateau on Allotment Road.

The existing pedestrian footpath between the school and playing field will be retained in order to ensure that the existing link between Allotment Road and Badminton Grove is maintained. The school site will be cordon-off from the footpath by the installation of high security fences with two separate access gates to connect the areas for KS1 and KS2. Figure 13 right indicates the extent of access and new and existing footpath.

In order to maximise the school site usable area, a new tarmacked area for the parking and the service yard is created together with the existing access road. This area is kept to the rear and a number of new pedestrian access into the site are provided.

A new grandeur and inviting entrance of the school will be created, which allows the pupils, visitors and the community to navigate into a large expansive open plaza that provides a direct route to the school's main entrance and the nursery.

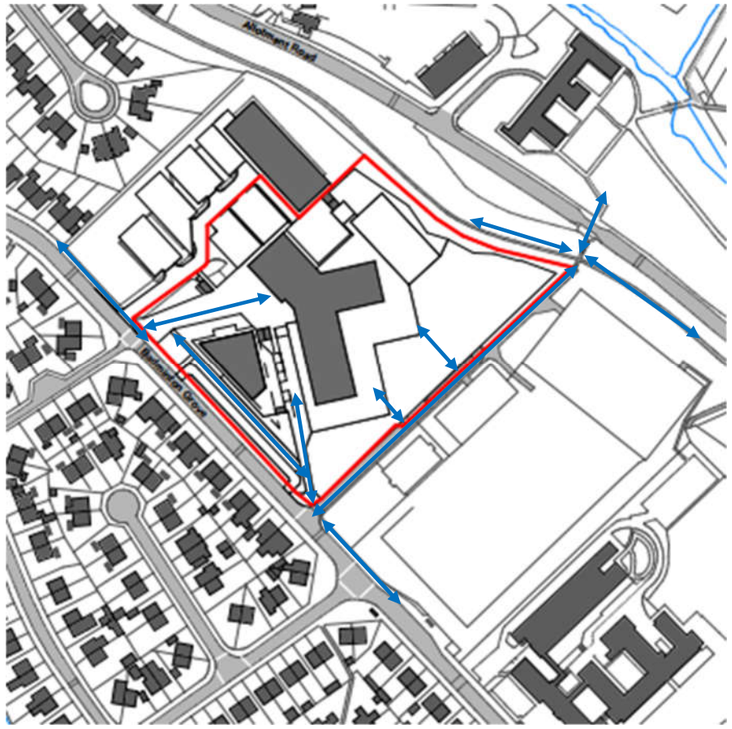


Image 13: Pedestrian Access Routes to Site

The decision to split the site into two separate areas is driven by the requirement of two different client needs and requirements. This separation creates an opportunity introduce as shared play area which links the school's early years with the childcare and vice-versa.

5.2. Cycle Access

Cycle requirements within the proposed development have been considered to ensure compliance with BREEAM requirements.

On the site within the Community Plaza a designated cycle bay / shelter will be provided. The cycle routes are immediately adjacent to the site providing connectivity to the school from nearby residential areas.

5.3. Public Transport Access

The current proposals do not affect accessibility of the school by public transport. The nearest Bus stops are located at Badminton Grove and Allotment Road in Glyncoed, which are within 200 metres of the school.

5.4. Highway Access

Vehicular access to the site will be via the existing shared 2-lane access road which will serve the Bowls Club staff and members, the staff of the Childcare and Primary school and potential visitors.

With the agreement with the Bowls Club, to prevent the parents / guardians accessing the parking areas during peak-times and affecting the Bowls Clubs operational times, new gates and barriers will be provided just off Badminton Grove to ensure that only permitted persons can venture further ie fob access controls, intercom systems etc.

The existing egress to this access road will need slight reconfiguration to ensure a visibility splay of 3.5x43m is provided, as agreed with Blaenau Gwent Highways Planners.

Based on the data from the existing schools parking demand, the numbers of existing parking spaces on the site appears to be insufficient to meet the demands from the school, the childcare and community when also considering the Bowls Clubs parking requirements.

The proposed parking zones for the whole site have been very carefully considered with a view to balancing the requirements of all the stakeholders.

The current design of the existing car parking areas will need to be reconfigured to provide increased capacity and adopt the current standards for parking bay sizes, wheelchair spaces and electrical charging bays. In addition to this, the first parking plateau will be allocated to the Childcare, the second plateau will be shared between the Bowls Club and the School and the last two will be allocated directly to the Bowls Club. The parking zones are indicated in Figure 14 below**.**

Due to the current congestion and parking issues to the existing primary school, a site on the lower plateau on Allotment Road is currently being considered as a drop-off area for the school with the intention to complete the works in readiness for September 2021 term start. The intention is to help reduce people parking outside the resident's homes on Badminton Grove during the school peak times. This proposal is not included within this project or application.

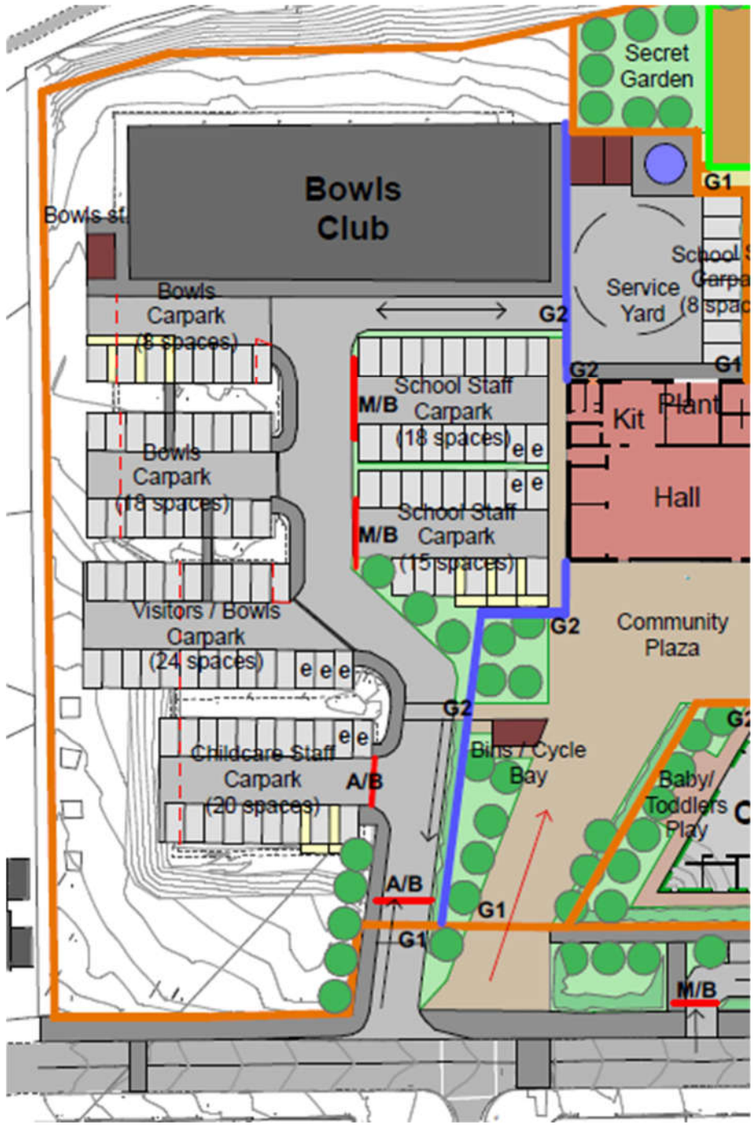


Image 14: Proposed Parking Strategy

Full details of all highways improvements works are contained within the final Transport Assessment in Appendix C.

Works to be undertaken to the local highways infrastructure to ensure safe pedestrian access to the school by pupils, parents and visitors, and must be completed prior to the opening of the school.

The drop-off area to the front of the site will have a manual barrier which the school's caretaker will lift-up during the peak times only to ensure that parents / guardian do not arrive too early and slowdown the drop-off movement. Maintenance of the drop-off and car parks will be by Blaenau Gwent County Borough Council.

The current development site area is limited and will be further decreased if a private access road with parking was implemented. The need to share access road and parking with the Bowls Club is essential to maximise the schools developable site. A compromise between the end-users has been made to allow zones of designate parking per user to be managed in a controlled manner.

As with the existing school site, there will be no provision for bus turning on the site, however a potential minibus parking will be within the drop-off area on Badminton Grove.

6. Conclusion

Blaenau Gwent CBC will be establishing Glyncoed Primary School and Full Day Care Centre in September 2023. The new school will provide a nursery, reception and KS1 and KS2 teaching facility together with a community heart at the centre. The Primary provision will be to modern and upgraded standard in comparison to the existing primary school which is located 200m to the south.

The principal objective of the new development is to improve attainment and educational standards across the Borough.

This Design and Access Statement establishes the principles of the development of the Primary School and Full Day Care Centre and finalises the boundaries, access, layout, relationship to the community facilities and fundamental principles for the detailed development (final 3D view of the proposal shown in image 15 right)

These proposals will lead to the provision of a high quality sustainable, efficient and cost-effective education facility that will enable successful implementation of strategies by which pupils can reach their potential, resulting in better educational outcomes, while simultaneously addressing the requirements of the community and providing enhanced facilities for the whole of Glyncoed and in turn have a positive effect to boost the socio-economic situation within the immediate area and wider context of Blaenau Gwent.

The design proposal has involved extensive consultation with the stakeholders including BGCBC Education Department, the school leadership, and the Bowls Club as key community representatives who have cascaded the proposals to local residents. Feedback from this process has been incorporated into the design.

This document has set out the design and access considerations for the physical characteristics of the proposed development and has provided the Blaenau Gwent County Borough Council LDP design policies which apply and have informed the design. The careful attention to layout, design and access arrangements outlined above would enhance the visual impact of the proposed development, protect and potentially enhance the existing landscape and ensure that the proposal falls in line with local planning policy.

Image 15: Proposed Birdseye View of the Site

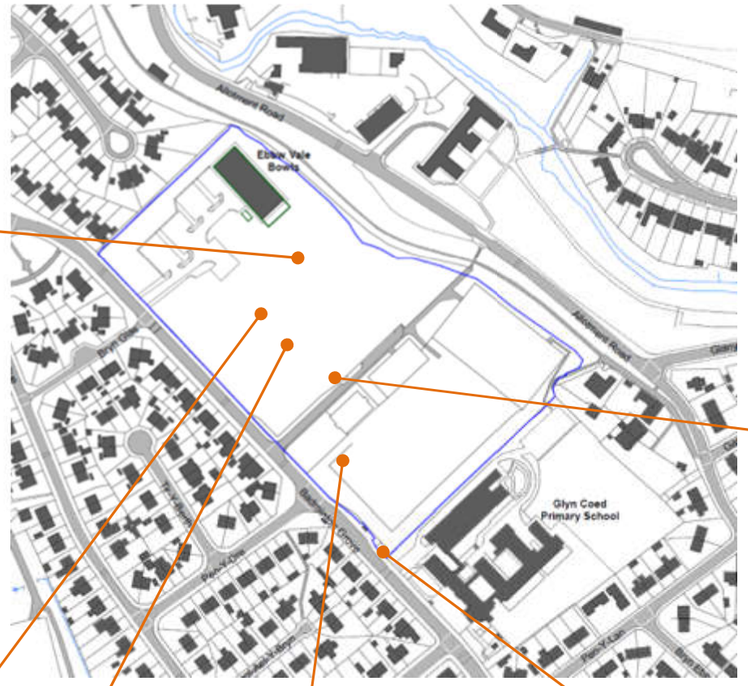
Appendix A - Drawings

Appendix B – Ecological Appraisal

Appendix C – Transport Assessment & Travel Plan

Appendix D – GI / CMRA / Asbestos Reports

Appendix E - Photographs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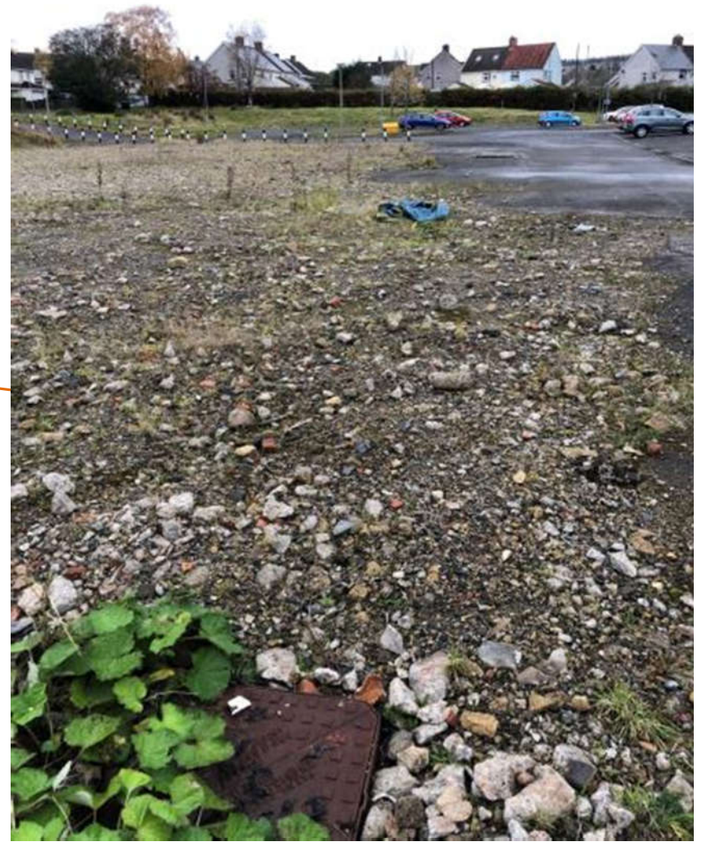
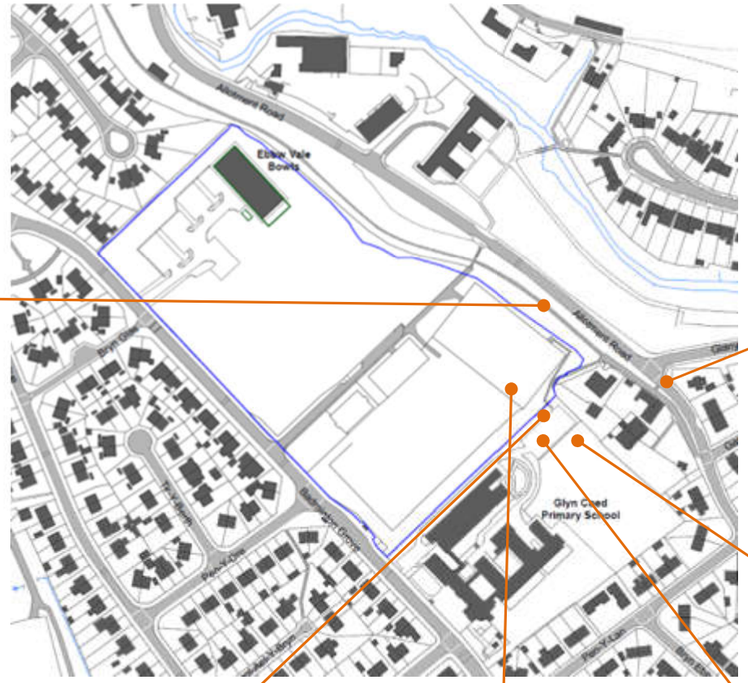
Abergavenny Road
Glyn Coed Primary School

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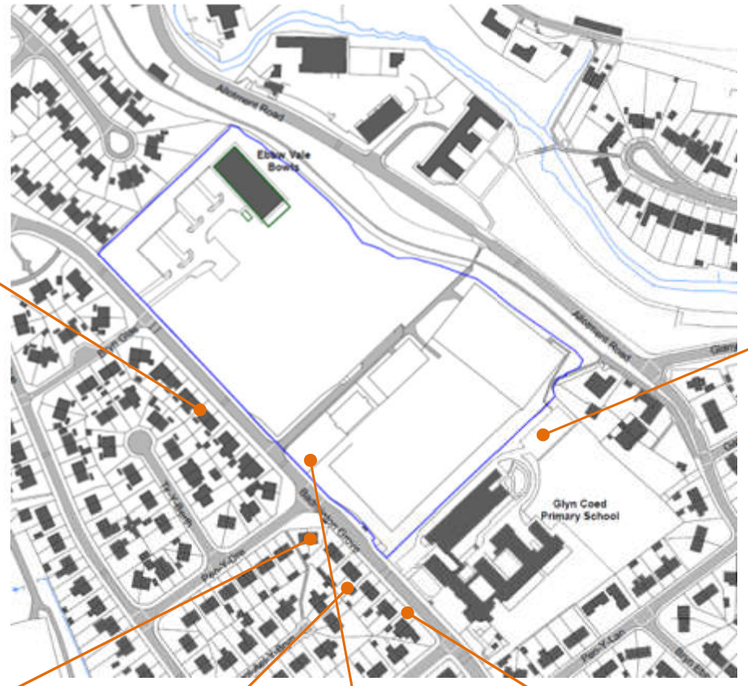
Elbon Vale Bowls
Glyn Coed Primary School


Abermad Road
Ebbw Vale Bowls
Glyn Coed Primary School