

SHARPHILL PRIMARY PLANNING APPLICATION
RESPONSE TO RBC OBJECTION 21.06.2019

In response to the concerns raised by Rushcliffe Borough Council, we report as follows.

The proposed school development makes a positive contribution to the neighbourhood and street scene on Rose Way. It provides good legibility by being:

- set parallel to the street thereby enhancing the 'building line'
- set back to allow for nursery and reception play areas to take advantage of the morning sun to the east of the building
- slightly elevated from Rose Way due to the existing topographical restraints of the site but done in a way which complements the civic nature of the building.

The building is an attractive addition to the housing development. It incorporates red brick and a light coloured render to the walls, materials in keeping with the surrounding area and which compliments the varied window colours appropriate for the use of the building as a primary school.



View of entrance from north east

The curved metal standing seam roof is an intended design element which is both contemporary and complimentary to the school proposals. As the building can be viewed from Sharphill Woods to the west, it is important to have a roof design with minimal service installations that is pleasing to the eye. This roof design will achieve this goal.

The limited articulation of the elevations is intended for security purposes as this provides a building with few recesses where intruders might go unseen. This is a fundamental principle of the secure-by-design methodology supported by the police. The projections from the building that are employed are the entrance

canopy and the nursery canopy in the play area, both of which retain clear views under for security and supervision purposes.

Reducing the levels of the site as proposed will make the school, car park, playground and sports pitches more readily accessible. It will also reduce the impact of the proposals on neighbouring houses and will assist in retaining views beyond of the Sharphill Woods.

The site boundary which has a dark green weldmesh fence about will have a hedge planted along it's entire length on the north, west and south boundaries and part of the east boundary facing onto Rose Way. The boundary will also include tree planting which will help to break down the visual impact of the site perimeter and make it appear a more natural feature. In addition, the embankment leading up to the west boundary will be modulated to reduce it's visual impact and make it look less artificial.

The boundary immediately to the east of the school building has intentionally been kept more 'open' with lower level planting to visually enhance its legibility and accessibility and to provide an attractive entrance. Staff, visitor and accessible parking along with adult cycle shelters have been located to the north of the building adjacent to the main entrance and discreetly away from the elevation fronting onto Rose Way. Pedestrian pathways lead up to the main entrance and the playgrounds from Rose Way at a safe distance from the vehicular access and turning area.



View of playground from south west

The height of the proposed school at about 9m is comparable to the adjacent housing with ridge heights of 8m-8.5m for 2 storey dwellings and 9.5m for 2.5 storey dwellings.

In conclusion, the proposed design of the school adheres to Rushcliffe Borough Council's Melton Road Development Framework Design Code by enhancing the scope to introduce other materials and colours for good design reasons, in this case for the erection of a keynote building of local civic importance within the overall housing development.