

# LANDSCAPE STUDIES

## 4.0 LANDSCAPE

### 4.17 Indicative Northern Gateway Study

The Northern Gateway to the site is one of the most significant moments in the Stainsby masterplan, creating a distinctive landscaped focal entrance arrangement. This moment includes a pedestrian focused crossing point with natural traffic calming features to emphasis the transition into the Country park.

> CENTRAL RESERVATION PROVIDES SAFE CROSSING POINT AND LOCATION FOR GATEWAY FEATURE AND SIGNAGE

> > STAINTON WAY WESTERN EXTENSION -

ACCESS TO THE PARK NEAR ROADS CONTROLLED BY CHICANES OR GATEWAY FEATURES

STRATEGIC CYCLE ROUTE

HEDGEROWS CREATE SCREENING AND LINK HABITATS ACROSS EASEMENTS

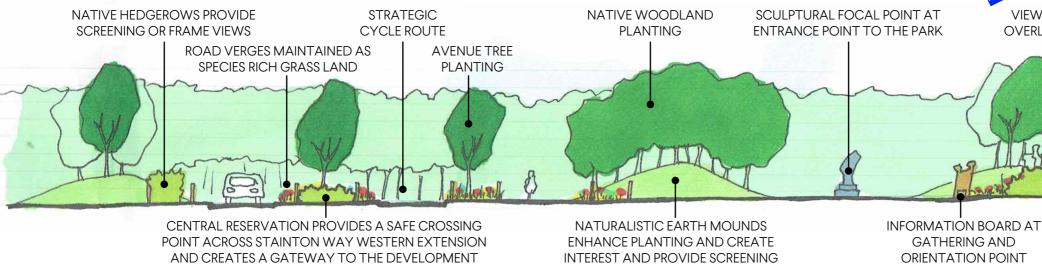
FOCAL POINTS CREATED FOR PUBLIC ART

ENTRANCE TO THE PARK ·

INFORMATION AND ORIENTATION POINT

FOCAL POINT TREE

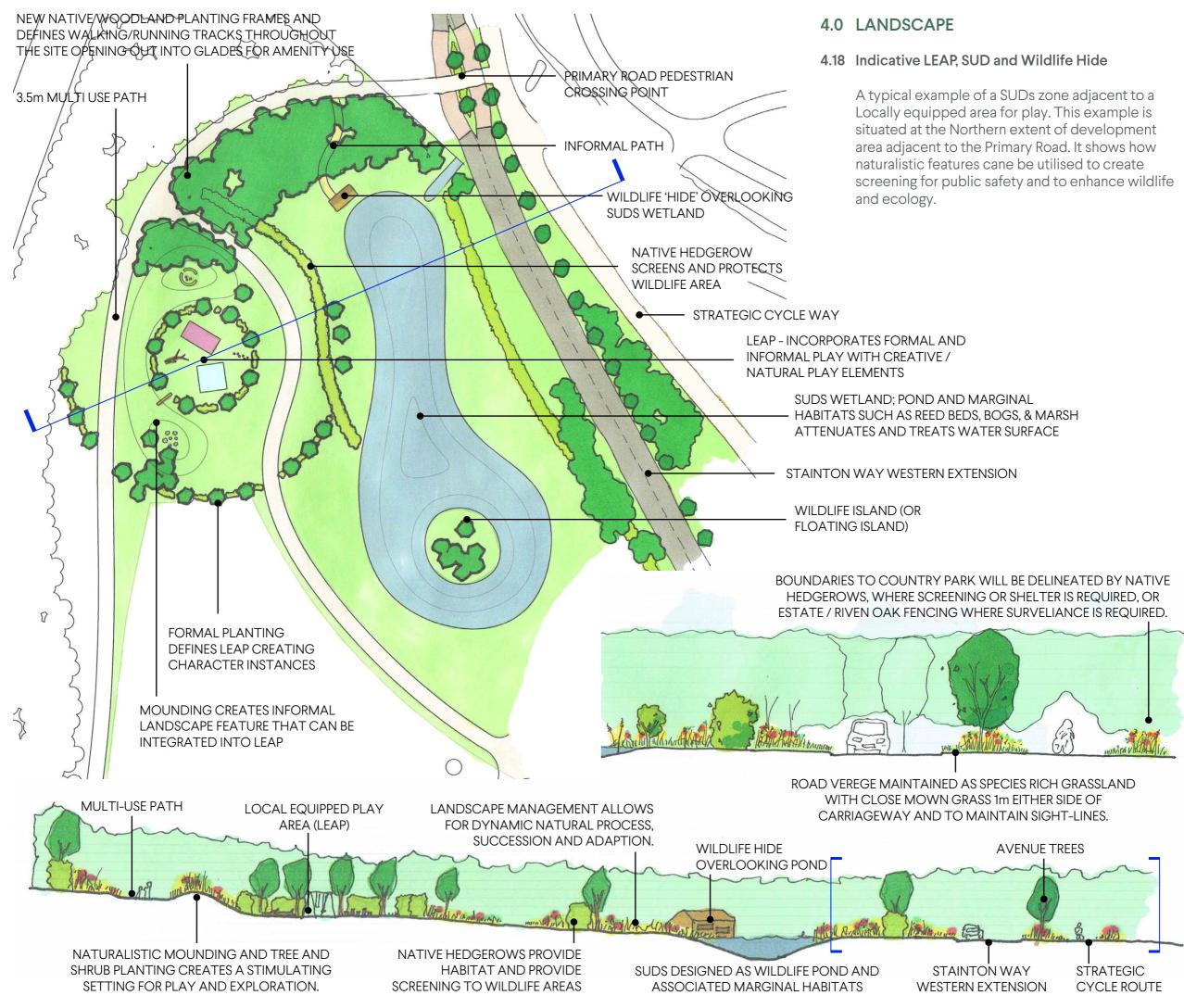
RAISED VIEWING AREA WITH 1:21 PATH



50

NATIVE HEDGEROWS



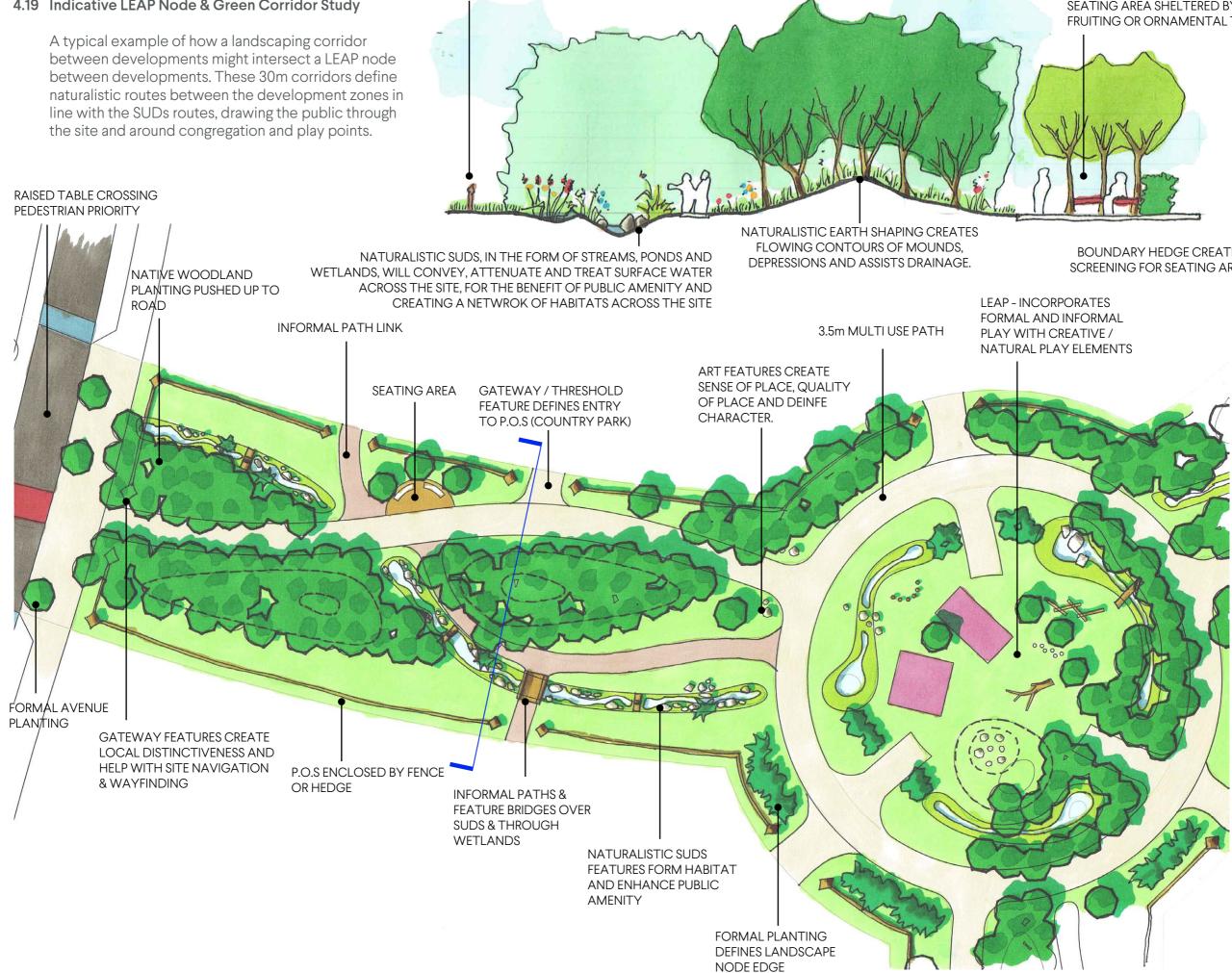




# 4.0 LANDSCAPE

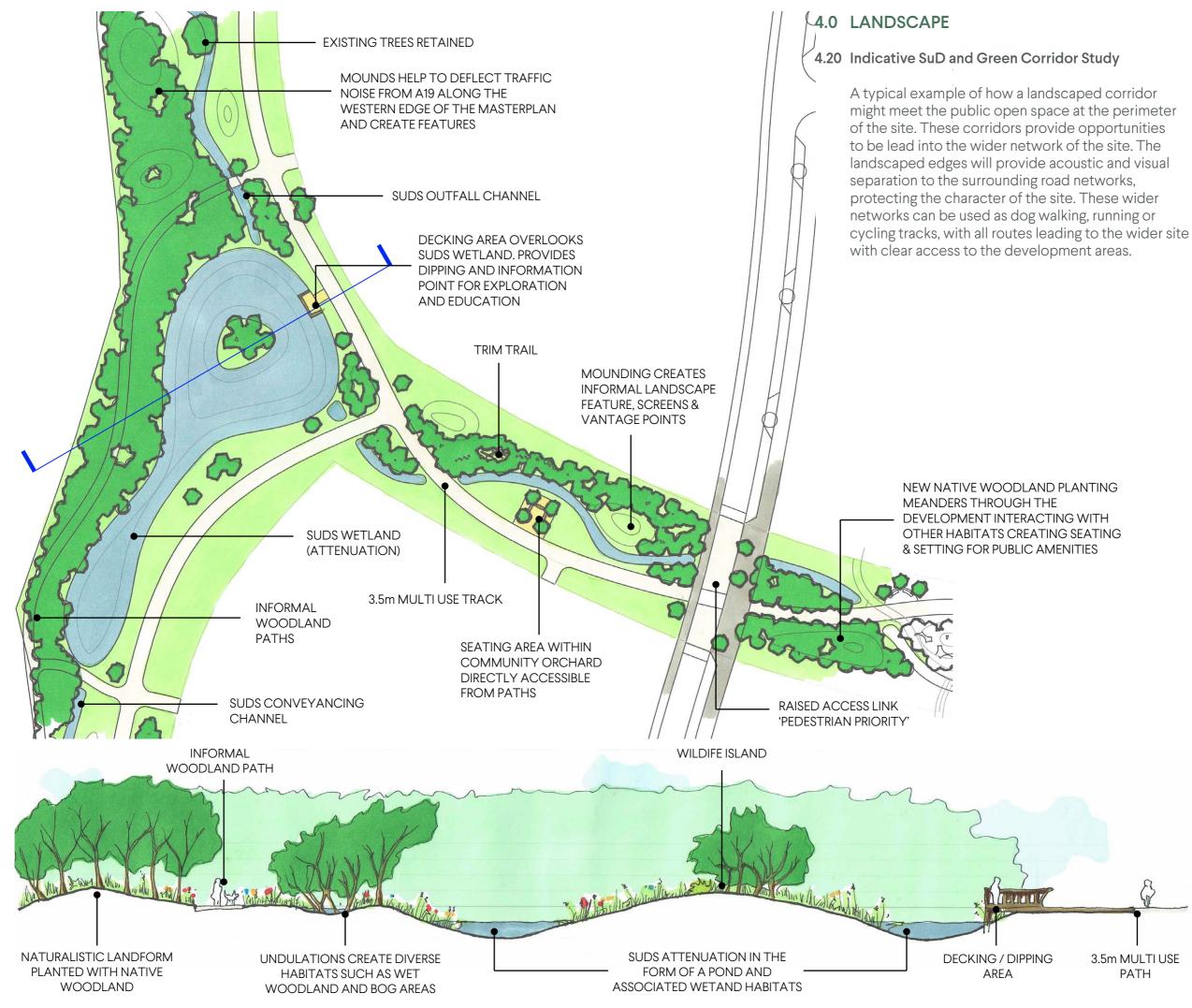
### 4.19 Indicative LEAP Node & Green Corridor Study

A RANGE OF BOUNDARY FEATURES WILL BE USED TO DELINEATE THE BOUNDARY OF THE COUNTRY PARK, INCLUDING THE GREEN WEDGES; SUCH AS ESTATE TYPE METAL FENCING, BESPOKE FENCING, HEDGEROWS AND RIVEN OAK FENCING DEPENDING ON WHETHER VISIBILITY IS REQUIRED.



### SEATING AREA SHELTERED BY FRUITING OR ORNAMENTAL TREES.

BOUNDARY HEDGE CREATES SCREENING FOR SEATING AREA.





# 5.0 CENTRAL HUB

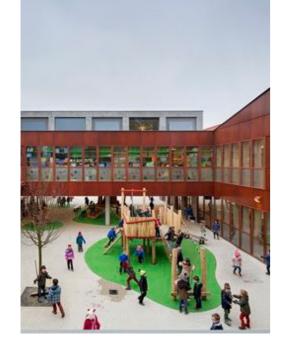
Stainsby Hall Farm



















# 5.0 CENTRAL HUB

5.1 An Aspirational Community Facility

As proposed in Section 4.13 Country Park, a 'Central Hub' will be a highly desirable attribute to support the achievement of Country Park Status.

The site as designated sits at the centre of the proposed masterplan, providing the most accessible location for this bridge and gateway between the Landscape and the Urban.

This community focused area will seek to meet the requirements for the Country Park and any other commercial and educational needs for the site. These expanded needs will be subject to further development with Middlesbrough Council following detailed design assessments.

An aspirational centre is therefore a high requirement focusing on naturalistic materials in the context of a country park, defining spaces that focus on the surrounding park and enhancing the setting. The adjacent precedents give a taste of high quality design and interfaces between indoor and outdoor spaces.





## 5.0 CENTRAL HUB

### 5.2 Education Facility

Initial requirements for a primary school provided by Middlesbrough Council have been assessed and organised to understand the potential scale and massing required with the associated external curriculum and servicing areas to be located within the Central Hub. BB103, or the most current government guidance, should be adhered to when defining site areas for future Educational facilities.

A key driver for the future design of the school is how the building could be used to transition from urban areas into parkland, creating a suburban facility within a parkland setting. A sharing of community and education facilities may enable an efficient design solution. Habitat could be used to create buffers between the surrounding road network, also following BB103 guidances for area provisions for external areas.

		SCHEDULE OF ACCOMMODATION							So		
		date 24/6/19 age range 3-11	school name	420 place	Primary	School -	Example	Ð		as a che	eck, if new
60		2 FE reception places 60	classes	net cap	nacity				site: area (m <sup>2</sup> ) type ample site	rot -	capacity
120		classes of infant places 120	4		oA below =	420			site: area (m)	for recom	
240		30 junior places 240	8	within	a potential r	ange of:			number of storeys: single storey	SoA belo	w: 420
78		39 age 3-4 nursery places 78	FTE 14	378	to	420			existing buildings to be: none (all new)	378	to 420
<i>(</i> 0		Total Mainstream Places 498	420	4 to 11 pla	ices				8 float if min net not over min gross	recom	nmended
Parent ADS Code	ADS	Additionally resourced FTE places for:	max.	average area of	TOTAL	TOTAL	NON-	SUPP	organisation options for:	area of	
Parent Code	Final A Code	aged 2 to 3 nursery FTE 0	group	space	no. of	AREA	NET AREA	AREA	infant all practical in classrooms	space	no. o
۵ö	ΰŬ	- SEN	size	(m²)	spaces	(m²)	(m <sup>2</sup> )	(m²)	junior specialist practical spaces	(m²)	space
		Pasia Tasahing Area									
		Basic Teaching Area classrooms or classbases/ shared to	eaching		(16)						
		-	cucining		(10)						
	PRI03	nursery playroom	42	83	2	166			79 m2 or 2.3m2 per place min recom'd	83	2
	PRI13 PRI25	reception classroom extensive infant classroom	30 30	62 62	2	124 248			62 m2 minimum recommended 62 m2 minimum recommended	62 62	2 4
		-									
RI33	PRI33	junior classroom (with sink)	30	55	8	440			55 m2 minimum recommended	55	8
		specialist practical/ other			(1)						
RA12	PRA12	food/ science/ DT area	30	62	(1)	62				62	1
		art/ DT area									
		- TOTAL AREA BB103 range 1019	to 1153		_	1040			OK: area within recommended range	1040	
		Large spaces: halls, studios and dir				1040			dining options 60 mins all in main hall	1040	
AL13	HAL13	main hall (primary) assembly max	330	180	1	180			105 m <sup>2</sup> min recom'd for all pupils dining	180	1
AL11	HAL11	studio small hall	30	55 80	1	55				55	1
		-	30	80						80	
		TOTAL AREA BB103 range 226	to 272			235			OK: area within recommended range	235	
D01	LIDOC	Learning Resource Areas							20 -2		
	LIB01 SEN11	library (primary) SEN therapy/ MI room	20 5	34 12	1	34 12			30 m <sup>2</sup> minimum recommended 12 m2 min recommended	34 12	1 1
EN01	SEN01	SEN resource base	5	12	1	12			group room suitable for SEN/ multi-agency	12	1
	RES02 RES01	small group room small group room (nursery)	4	9	3 3	27 27				9 9	3 3
E300	RESUI	-	-	, ,	3	21				9	3
		TOTAL AREA BB103 range 60	to 130			112			OK: area within recommended range	112	
FF31	OFF31	Staff and Administration Areas staff room (prep and social)	22	41	1	41			54 m <sup>2</sup> min total staff area recom'd	41	1
	OFF31 OFF33	staff work room	4	13	1	13			54 m min total stan area recom u	13	1
DM11	ADM11	head's office (meeting room)	6	16	1	16				16	1
	OFF10 OFF35	office/ meeting room staff work room (with sink)	3 6	9 16	1	9 16			16 m2 recom'd for nursery	9 16	1
11 35	01135	-	-		· ·				to the toosting to the tooly	10	
DM05	ADM05	general office (1 recep desk)	4	20	1	20				20	1
80MC	ADM08	reprographics room	-	11	1	11			- 2	11	1
DM31 DM02	ADM31 ADM02	entrance/ reception (50% circ) interview room	- 4	10 6	1	5 6	5		5 m <sup>2</sup> non-net circulation included adjacent to entrance/reception	5 6	5 1 1
DM03	ADM03	sick bay	2	4	1	4			semi-open area adjacent to reception	4	1
DM22	ADM22	kitchenette bay (nursery)	1	4	1	4			for preparing snacks and drinks for pupils	4	1
		TOTAL AREA BB103 range 130	to <b>199</b>			145			OK: area within recommended range	145	
		Storage	to <b>199</b>			145		furn	OK: area within recommended range iture store options store used as servery zone	145	
	STT01	Storage teaching store (off nursery)	to <b>199</b>	4	3	12		furn		4	3
TTOO	STT01 STT02 STT03	Storage		4 3 1.5	3 2 12			furn			3 2 12
TT00 TT00	STT02	Storage teaching store (off nursery) teaching store (off reception)		3	2	12 6		furn		4 3 1.5 5	2
TT00 TT00 TT05	STT02 STT03	Storage teaching store (off nursery) teaching store (off reception) teaching store (off infants and juniors) specialist store (food, sci, DT) PE store(s) (off hall)		3 1.5 5 18	2 12	12 6 18.0		furn	iture store options store used as servery zone	4 3 1.5 5 18	2 12
TT00 TT00 TT05 TH00	STT02 STT03 STT05	Storage teaching store (off nursery) teaching store (off reception) teaching store (off infants and juniors) specialist store (food, sci, DT)		3 1.5 5	2 12 1	12 6 18.0 5		furn	iture store options store used as servery zone	4 3 1.5 5	2 12 1
TT00 TT00 TT05 TH00 TH05	STT02 STT03 STT05 STH04 STH05	Storage teaching store (off nursery) teaching store (off reception) teaching store (off infants and juniors) specialist store (food, sci, DT) PE store(s) (off small hall) PE store(s) (off small hall) external PE store non-teaching storage		3 1.5 5 18 8 4	2 12 1 1	12 6 18.0 5 18 4		furn	iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd	4 3 1.5 5 18 8 4	2 12 1 1
TT00 TT00 TT05 TH00 TH05	STT02 STT03 STT05 STH04	Storage teaching store (off nursery) teaching store (off reception) teaching store (off infants and juniors) specialist store (food, sci, DT) PE store(s) (off hall) PE store(s) (off small hall) external PE store non-teaching storage servery/ dining furniture store		3 1.5 5 18 8 4 14	2 12 1 1	12 6 18.0 5 18		furn	iture store options store used as servery zone	4 3 1.5 5 18 8 4 14	2 12 1 1
TT00 TT00 TT05 TH00 TH05 TH15	STT02 STT03 STT05 STH04 STH05	Storage teaching store (off nursery) teaching store (off reception) teaching store (off infants and juniors) specialist store (food, sci, DT) PE store(s) (off hall) PE store(s) (off small hall) external PE store <i>non-teaching storage</i> servery/ dining furniture store secure/ exam / archive store wheelchair/ appliances bay(s)		3 1.5 5 18 8 4	2 12 1 1	12 6 18.0 5 18 4		furn	iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd	4 3 1.5 5 18 8 4 14 8 1.5	2 12 1 1
TT00 TT00 TT05 TH00 TH05 TH15 IR06 TN01	STT02 STT03 STT05 STH04 STH05 STH15 CIR06 STN01	Storage teaching store (off nursery) teaching store (off reception) teaching store (off infants and juniors) specialist store (food, sci, DT) PE store(s) (off small hall) PE store(s) (off small hall) external PE store non-teaching storage severy/ dining furniture store secure/ exam/ archive store wheelchair/ appliances bay(s) personal storage (coat hooks)		3 1.5 5 18 8 4 14 8 1.5 3.0	2 12 1 1 1 1 2 12	12 6 18.0 5 18 4 14 3.0 36.0		furn	iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd 14 m² needed to store all chairs & tables wheelchair/ appliance bay(s) recommended OK	4 3 1.5 5 18 8 4 14 8 1.5 3.0	2 12 1 1 1 1 2 12
TT00 TT05 TH00 TH05 TH15 R06 TN01 TN11	STT02 STT03 STT05 STH04 STH05 STH15 CIR06	Storage teaching store (off nursery) teaching store (off reception) teaching store (off infants and juniors) specialist store (food, sci, DT) PE store(s) (off hall) PE store(s) (off small hall) external PE store <b>non-teaching storage</b> servery/ dining furniture store secure/ exam/ archive store wheelchair/ appliances bay(s) personal storage (coat hooks) cloakroom (early years, 50% circ)		3 1.5 5 18 8 4 14 8 1.5	2 12 1 1 1 1 2	12 6 18.0 5 18 4 14 3.0	12	furn	iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd 14 m² needed to store all chairs & tables wheelchair/ appliance bay(s) recommended	4 3 1.5 5 18 8 4 14 8 1.5 3.0 6	2 12 1 1 1 1 2
TT00 TT05 TH00 TH05 TH05 TH15 IR06 TN01 TN11 TN11 TN31	STT02 STT03 STT05 STH04 STH05 STH15 CIR06 STN01 STN11	Storage teaching store (off nursery) teaching store (off reception) teaching store (off infants and juniors) specialist store (food, sci, DT) PE store(s) (off small hall) PE store(s) (off small hall) external PE store non-teaching storage severy/ dining furniture store secure/ exam/ archive store wheelchair/ appliances bay(s) personal storage (coat hooks) cloakroom (early years, 50% circ) cleaners' store(s) general store (stock/ maintenance)		3 1.5 5 18 8 4 14 8 1.5 3.0 12	2 12 1 1 1 1 2 12 2	12 6 18.0 5 18 4 14 3.0 36.0 12 4.5 12	12	furn	iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd 14 m² needed to store all chairs & tables wheelchair/ appliance bay(s) recommended OK 6 m² non-net circulation incl in each	4 3 1.5 5 18 8 4 14 8 1.5 3.0 6 1.5 6	2 12 1 1 1 1 2 12 6 2
rtoo rtoo rto5 rho0 rho5 rh15 r06 rN01 rN11 rN31	STT02 STT03 STT05 STH04 STH05 STH15 CIR06 STN01 STN11 STN31	Storage           teaching store (off nursery)           teaching store (off reception)           teaching store (off infants and juniors)           specialist store (food, sci, DT)           PE store(s) (off small hall)           PE store(s) (off small hall)           external PE store           non-teaching storage           servery/ dining furniture store           servery/ dining furniture store           versonal storage (coat hooks)           cloakroom (early years, 50% circ)           general store (stock/ maintenance)           TOTAL AREA         B103 range	to <b>165</b>	3 1.5 5 18 8 4 14 8 1.5 3.0 12 1.5	2 12 1 1 1 2 12 2 3	12 6 18.0 5 18 4 14 3.0 36.0 12 4.5 12 145	12	furn	Iture store options store used as servery zone 18 m <sup>2</sup> total recom'd 6 m <sup>2</sup> total recom'd 14 m <sup>2</sup> needed to store all chairs & tables wheelchair/ appliance bay(s) recommended OK 6 m <sup>2</sup> non-net circulation incl in each OK: area within recommended range	4 3 1.5 5 18 8 4 14 8 1.5 3.0 6 1.5 6 <b>144.5</b>	2 12 1 1 1 1 2 6 2 3
rtoo rtoo rto5 rho0 rho5 rh15 r06 rN01 rN11 rN31	STT02 STT03 STT05 STH04 STH05 STH15 CIR06 STN01 STN11 STN31	Storage teaching store (off nursery) teaching store (off reception) teaching store (off infants and juniors) specialist store (food, sci, DT) PE store(s) (off small hall) PE store(s) (off small hall) external PE store non-teaching storage severy/ dining furniture store secure/ exam/ archive store wheelchair/ appliances bay(s) personal storage (coat hooks) cloakroom (early years, 50% circ) cleaners' store(s) general store (stock/ maintenance)		3 1.5 5 18 8 4 14 8 1.5 3.0 12 1.5	2 12 1 1 1 2 12 2 3	12 6 18.0 5 18 4 14 3.0 36.0 12 4.5 12	12	furn	iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd 14 m² needed to store all chairs & tables wheelchair/ appliance bay(s) recommended OK 6 m² non-net circulation incl in each	4 3 1.5 5 18 8 4 14 8 1.5 3.0 6 1.5 6	2 12 1 1 1 1 2 12 6 2 3
rt00 rt00 rt05 rH00 rH05 rH15 rN11 rN11 rN11 rN31	STT02 STT03 STT05 STH04 STH05 STH15 CIR06 STN01 STN11 STN31	Storage         teaching store (off nursery)         teaching store (off reception)         teaching store (off infants and juniors)         specialist store (food, sci, DT)         PE store(s) (off small hall)         PE store(s) (off small hall)         external PE store         non-teaching storage         servery/ dining furniture store         secure/ exam/ archive store         wheelchair/ appliances bay(s)         personal storage (coat hooks)         cleaners' store(s)         general store (slock/ maintenance)         TOTAL AREA       BB103 range         Pioat       0         Total Net Area       min         Non-net Area	to 165 to 155	3 1.5 5 18 8 4 14 8 1.5 3.0 12 1.5	2 12 1 1 1 2 12 2 3	12 6 18.0 5 18 4 14 3.0 36.0 12 4.5 12 145 8			18 m² total recom'd         18 m² total recom'd         6 m² total recom'd         14 m² needed to store all chairs & tables         wheelchair/ appliance bay(s) recommended         OK         6 m² non-net circulation incl in each         OK: area within recommended range         NOTE: float available         8	4 3 1.5 5 18 8 4 14 8 4 1.5 3.0 6 1.5 6 <b>144.5</b> 7.5	2 12 1 1 1 1 2 12 6 2 3
TT00 TT00 TT05 TH00 TH05 TH05 TH15 R06 TN11 TN31 TN32 T02	STT02 STT03 STT05 STH04 STH05 STH15 CIR06 STN01 STN11 STN31 STN32 KIT02	Storage           teaching store (off nursery)           teaching store (off reception)           teaching store (off infants and juniors)           specialist store (food, sci, DT)           PE store(s) (off shall)           PE store(s) (off shall hall)           external PE store           non-teaching storage           servery/ dining furniture store           servery/ dining furniture store           servery/ dining furniture store           servery/ dining furniture store           servers/ dining furniture store           servers/ dining furniture store           servers/ dining furniture store           general store(s)           cloakroom (early years, 50% circ)           cloakroom (early years, 50% circ)           general store (stock/ maintenance)           general store (stock/ maintenance)           Total AREA         B103 range           Float         0           Total Net Area         min           Mon-net Area         min           kitchen prep/ servery suite	to 165 to 155	3 1.5 5 18 8 4 14 8 1.5 3.0 12 1.5 6 7 7 8 7 8	2 12 1 1 1 2 12 2 3 2	12 6 18.0 5 18 4 14 3.0 36.0 12 4.5 12 145 8	17		iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd 14 m² needed to store all chairs & tables wheelchair/ appliance bay(s) recommended OK 6 m² non-net circulation incl in each OK: area within recommended range NOTE: float available 8 OK	4 3 5 18 8 4 14 8 4 14 8 58	2 12 1 1 1 1 2 12 6 2 3 2 2
T00 T00 T05 H00 H05 H15 R06 N01 N11 N31 N32 T02 T02 T20	STT02 STT03 STT05 STH04 STH05 STH15 CIR06 STN01 STN11 STN11 STN31 STN32	Storage teaching store (off nursery) teaching store (off reception) teaching store (off reception) teaching store (off infants and juniors) specialist store (food, sci, DT) PE store(s) (off small hall) external PE store non-teaching storage servery/ dining furniture store secure/ exam/ archive store wheelchair/ appliances bay(s) personal storage (coat hooks) cloakroom (early years, 50% circ) cleaners' store(s) general store (stock/ maintenance) TOTAL AREA BB103 range 95 Float 0 Total Net Area min 1684 Non-net Area kitchen prep/ servery suite kitchen dry store	to 165 to 155	3 1.5 5 18 8 4 14 8 1.5 3.0 12 1.5 6	2 12 1 1 1 2 2 3 2	12 6 18.0 5 18 4 14 3.0 36.0 12 4.5 12 145 8	17		Iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd 14 m² needed to store all chairs & tables wheekchair/ appliance bay(s) recommended OK 6 m² non-net circulation incl in each OK: area within recommended range NOTE: float available 8 OK pupil toilets: 29 recom'd 30 provided)	4 3 1.5 5 18 8 4 14 8 1.5 3.0 6 1.5 6 1.5 6 144.5 7.5 1684	2 12 1 1 1 1 2 12 6 2 3 2
TT00 TT00 TT05 TH00 TH05 TH05 TH15 R06 TN01 TN11 TN31 TN32 T02 T20 T20 T40	STT02 STT03 STT05 STH04 STH05 STH15 CIR06 STN01 STN11 STN31 STN32 KIT02 KIT02 KIT21	Storage           teaching store (off nursery)           teaching store (off reception)           teaching store (off infants and juniors)           specialist store (food, sci, DT)           PE store(s) (off shall)           PE store(s) (off shall hall)           external PE store           non-teaching storage           servery/ dining furniture store           servery/ dining furniture store           servery/ dining furniture store           servery/ dining furniture store           servers/ dining furniture store           servers/ dining furniture store           servers/ dining furniture store           general store(s)           cloakroom (early years, 50% circ)           cloakroom (early years, 50% circ)           general store (stock/ maintenance)           general store (stock/ maintenance)           Total AREA         B103 range           Float         0           Total Net Area         min           Mon-net Area         min           kitchen prep/ servery suite	to 165 to 155 max 1819	3 1.5 5 18 8 4 14 8 1.5 3.0 12 1.5 6 	2 12 1 1 1 2 12 2 3 2 2	12 6 18.0 5 18 4 14 3.0 36.0 12 4.5 12 145 8	17 58 3		Iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd 14 m² needed to store all chairs & tables wheelchair/ appliance bay(s) recommended OK 6 m² non-net circulation incl in each OK: area within recommended range NOTE: float available 8 OK pupil toilets: 29 recom'd 30 provided) 54 m² min recom'd for full service	4 3 1.5 5 18 8 4 14 8 1.5 6 144.5 7.5 1684 58 3	2 12 1 1 1 1 2 2 6 2 3 2 2
TT00 TT00 TT05 TH00 TH05 TH15 R06 TN01 TN11 TN31 TN32 T02 T20 T40 DC30	STT02 STT03 STT05 STH04 STH05 STH05 STH05 STH15 STH15 STN11 STN31 STN32 KIT02 KIT02 KIT02 KIT02 KIT02 KIT02	Storage teaching store (off nursery) teaching store (off reception) teaching store (off reception) teaching store (off infants and juniors) specialist store (food, sci, DT) PE store(s) (off hall) PE store(s) (off small hall) external PE store non-teaching storage servery/ dining furniture store servery/ dining furniture store servery/ dining furniture store secure/ exam/ archive store wheelchair/ appliances bay(s) personal storage (coat hooks) cloakroom (early years, 50% circ) cleaners' store(s) general store (stock/ maintenance) TOTAL AREA BB103 range 95 Float 0 Total Net Area min 1684 Non-net Area kitchen pre/ servery suite kitchen toilet/ changing area supervisable toilets (early yrs)	to 165 to 155 max 1819 2 1 1	3 1.5 18 8 4 14 8 1.5 3.0 12 1.5 6 58 3 3.5 3 3 3	2 12 1 1 1 1 2 2 3 2 2 3 2 1 1 1 1 1 1 1	12 6 18.0 5 18 4 14 3.0 36.0 12 4.5 12 145 8	17 58 3 3.5 42		Iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd 14 m² needed to store all chairs & tables wheelchair/ appliance bay(s) recommended OK 6 m² non-net circulation incl in each OK: area within recommended range NOTE: float available 8 OK pupil toilets: 29 recom'd 30 provided) 54 m² min recom'd for full service 63.5 m² min recom'd for whole kitchen 14 if 1 per 9.9 early years places	4 3 1.5 5 18 8 4 14 8 4 14 8 1.5 3.0 6 1.5 6 1.5 1684 58 3 3.5 3 3 3	2 12 1 1 1 1 2 12 6 2 3 2 1 1 1 1 1 1 1 1 1
TT00 TT00 TT05 TH00 TH05 TH05 TH15 IR06 TN01 TN11 TN11 TN11 TN31 TN32 TT02 TT20 TT20 TT40 DC30 OC10	STT02 STT03 STT05 STH04 STH05 STH15 CIR06 STN01 STN11 STN11 STN13 STN31 STN32 STN31 STN31 STN31 STN31 STN31 STN31 STN31 STN31 STN32 STN32 STN32 STN35 STN35 STN35 STN35 STN11 STN15 STN11 STN11 STN11 STN11 STN15 STN15 STN15 STN15 STN15 STN15 STN11 STN15	Storage teaching store (off nursery) teaching store (off nursery) teaching store (off reception) teaching store (off infants and juniors) specialist store (food, sci, DT) PE store(s) (off small hall) external PE store non-teaching storage servery/ dining furniture store secure/ exam/ archive store wheelchair/ appliances bay(s) personal storage (coat hooks) cloakroom (early years, 50% circ) cleaners' store(s) general store (stock/ maintenance) TOTAL AREA BB103 range 95 Float 0 Total Net Area min 1684 Non-net Area kitchen prep/ servery suite kitchen toilet/ changing area supervisable toilets (early yrs) - other pupil toilet suite(s)	to 165 to 155 max 1819 2 1	3 1.5 5 18 8 4 14 8 4 14 8 1.5 3.0 12 1.5 6 58 3 3.55 3	2 12 1 1 1 1 2 2 3 2 2	12 6 18.0 5 18 4 14 3.0 36.0 12 4.5 12 145 8	17 58 3 3.5		Iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd 14 m² needed to store all chairs & tables wheelchair/ appliance bay(s) recommended OK 6 m² non-net circulation incl in each OK: area within recommended range NOTE: float available 8 OK pupil toilets: 29 recom'd 30 provided) 54 m² min recom'd for full service 63.5 m² min recom'd for whole kitchen 14 if 1 per 9.9 early years places 15 if 1 per 20 KS1 & 2 places	4 3 1.5 5 18 8 4 14 8 1.5 6 14 8 1.5 6 144.5 7.5 1684 58 3 3.5 3 3 15	2 12 1 1 1 1 2 6 2 3 2 2 1 1 1 1 1
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TT00 TT00 TT05 TH00 TH05 TH05 TH15 IR06 TN01 TN11 TN11 TN11 TN11 TN12 TT02 TT20 TT40 DC30 DC10 DC10 DC10	STT02 STT03 STT05 STH04 STH05 STH05 STH15 CIR06 STN11 STN11 STN11 STN11 STN13 STN12 KIT21 KIT40 TOC31 TOC14 TOC12	Storage           teaching store (off nursery)           teaching store (off reception)           teaching store (off infants and juniors)           specialist store (food, sci, DT)           PE store(s) (off small hall)           PE store(s) (off small hall)           external PE store           non-teaching storage           servery/ dining furniture store           secure/ exam/ archive store           wheelchair/ appliances bay(s)           personal storage (coat hooks)           cleaners' store(s)           general store (stock/ maintenance)           TOTAL AREA         BB103 range           PS tatre(s)           general store (stock/ maintenance)           Total Net Area         min           Non-net Area           kitchen prep/ servery suite           kitchen toilet/ changing area           supervisable toilets (earty yrs)           o           other upuil toilet suite(s)           small hygiene room (2 doors)	to 165 to 155 max 1819 2 1 1 5 1	3 1.5 5 18 8 4 14 8 1.5 3.0 12 1.5 6 7 58 3 3.5 5 8 3 3.5 9 6	2 12 1 1 1 1 2 2 3 2 2 3 2 1 1 1 1 1 1 1	12 6 18.0 5 18 4 14 3.0 36.0 12 4.5 12 145 8	17 58 3 3.5 42 45 9 6		Iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd 14 m² needed to store all chairs & tables wheelchair/ appliance bay(s) recommended OK 6 m² non-net circulation incl in each OK: area within recommended range NOTE: float available 8 OK pupil toilets: 29 recom'd 30 provided) 54 m² min recom'd for full service 63.5 m² min recom'd for whole kitchen 14 if 1 per 9.9 early years places 15 if 1 per 20 KS1 & 2 places 9 m² minimum if ceiling mounted hoist including lobby with coat hooks	4 3 1.5 5 18 8 4 14 8 1.5 6 14 8 1.5 6 144.5 7.5 1684 58 3 3.5 3 3 5 9 12 6	2 12 12 12 12 12 12 12 12 2 3 2 2 1 1 1 1
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TT00 TT00 TT05 TH00 TH05 TH05 TH15 R06 IN01 IN11 IN31 TN31 TN32 TT02 T20 T40 DC30 DC10 DC21	STT02 STT03 STT05 STH04 STH05 STH05 STH15 CIR06 STN11 STN11 STN11 STN11 STN13 STN12 KIT21 KIT40 TOC31 TOC14 TOC12	Storage           teaching store (off nursery)           teaching store (off reception)           teaching store (off infants and juniors)           specialist store (food, sci, DT)           PE store(s) (off small hall)           PE store(s) (off small hall)           external PE store           non-teaching storage           servery/ dining furniture store           secure/ exam/ archive store           wheelchair/ appliances bay(s)           personal storage (coat hooks)           cleaners' store(s)           general store (stock/ maintenance)           TOTAL AREA         BB103 range           PS tatre(s)           general store (stock/ maintenance)           Total Net Area         min           Non-net Area           kitchen prep/ servery suite           kitchen toilet/ changing area           supervisable toilets (earty yrs)           o           other upuil toilet suite(s)           small hygiene room (2 doors)	to 165 to 155 max 1819 2 1 1 5 1 1 2 1	3 1.5 5 18 8 4 14 8 1.5 3.0 12 1.5 6 58 3.5 5 8 3.5 5 9 6 3.5	2 12 1 1 1 1 2 2 3 2 2 3 2 1 1 1 1 1 1 1	12 6 18.0 5 18 4 14 4.5 12 145 8 1684	17 58 3 3.5 42 45 9 6 3.5		Iture store options store used as servery zone 18 m² total recom'd 6 m² total recom'd 14 m² needed to store all chairs & tables wheelchair/ appliance bay(s) recommended OK 6 m² non-net circulation incl in each OK: area within recommended range NOTE: float available 8 OK pupil toilets: 29 recom'd 30 provided) 54 m² min recom'd for full service 63.5 m² min recom'd for whole kitchen 14 if 1 per 9.9 early years places 15 if 1 per 20 KS1 & 2 places 9 m² minimum if ceiling mounted hoist including lobby with coat hooks	4 3 1.5 5 18 8 4 14 8 1.5 6 14 8 1.5 6 144.5 7.5 1684 58 3 3.5 3 3 5 9 12 6	2 12 12 11 1 1 1 2 2 3 2 2 5 2 2 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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T00 T00 T05 H00 H05 H15 R06 N01 N11 N31 N31 N32 T02 T02 T20 G00 C00 C00 C00 C00 C00 C00 C010 C021 A01	STT02 STT03 STT05 STH04 STH05 STH05 STH05 STH05 STH05 STH05 STH05 STH01 STN01 STN01 STN01 STN01 STN01 STN01 STN01 STN02 CIR06 STN01 STN04 TOC31 TOC212 TOC22	Storage teaching store (off nursery) teaching store (off nursery) teaching store (off infants and juniors) specialist store (food, sci, DT) PE store(s) (off shall) PE store(s) (off shall hall) external PE store non-teaching storage servery/dining furniture store secure/ exam/ archive store wheelchair/ appliances bay(s) personal storage (coat hooks) cloakroom (early years, 50% circ) cleaners' store(s) general store (stock/ maintenance) TOTAL AREA BB103 range 95 Float 0 Total Net Area min 1684 Won-net Area kitchen prep/ servery suite kitchen toilet/ changing area supervisable toilets (early yrs) other pupil toilet suite(s) small hygiene room (2 doors) - staff toilet suite(s) accessible/ staff toilet plant indicative area, as %age of central plant room ventilation and other plant distribution boards	to 165 to 155 max 1819 2 1 1 5 1 1 2 1	3 1.5 5 18 8 4 14 8 1.5 3.0 12 1.5 6 58 3.5 3 3.5 5 8 3.5 9 6 6 3.5 3.1%	2 12 1 1 1 1 2 2 3 2 2 3 2 2 1 1 1 1 1 1	12 6 18.0 5 18 4 14 4.5 12 145 8 1684	17 58 3 3.5 42 45 9 6 3.5 rs		It are store options store used as servery zone 18 m <sup>2</sup> total recom'd 6 m <sup>2</sup> total recom'd 14 m <sup>2</sup> needed to store all chairs & tables wheelchair/ appliance bay(s) recommended OK 6 m <sup>2</sup> non-net circulation incl in each OK: area within recommended range NOTE: float available 8 OK pupil toilets: 29 recom'd 30 provided) 54 m <sup>2</sup> min recom'd for full service 63.5 m <sup>2</sup> min recom'd for whole kitchen 14 if 1 per 9.9 early years places 15 if 1 per 20 KS1 & 2 places 9 m <sup>2</sup> minimum if ceiling mounted hoist including lobby with coat hooks also for visitors and staff 32 m <sup>2</sup> minimum recom'd in new build Contractor to add area if provided	4 3 1.5 5 18 4 14 8 4 14 8 1.5 5 6 144.5 7.5 1684 3 3.5 3 3 5 8 3 3 5 9 2 2 6 3.5 3 2	2 2 12 12 11 1 1 1 2 12 12 6 2 2 1 1 1 1 1
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SCHEDULE OF ACCOMMODATION TOOL FOR ANY MAINSTREAM PRIMARY SCHOOL

SoA tool 7 3 Mar 2018

# 5.0 CENTRAL HUB

5.3 Central Hub Design A concept organisati shown adjacent.

The hub is perceived as the fulcrum of the development, creating a community heart and sense of place. Retaining and promoting views and connectivity are key principles of the central hub.

The hub is ideally located to serve all local residences providing education, retail, amenities and appropriate built infrastructure to the Country Park. A transport 'super-stop' will be strategically placed to promote high-quality sustainable travel featuring real time displays for transport links and cycle parking for door to door connections.

Approaching the hub from the south, with development areas to both sides, culminates in a residential gateway. A view could then open up to the setting of the central hub within parkland bleeding into the development from the west and permeating through to the east. A visitor centre should be considered a key building within the development underlining the Country Park. The relationship of this building to Sustainable Drainage should be considered to strengthen the setting.

The hub is to be set within a tree lined setting, removing the dominance of the vehicles from the public realm and emphasising the importance of buildings offering frontage to both urban and parkland areas. A suggested viewing corridor is set up running east-west through The Hub, narrowing down to form a sheltered community focal area but emphasising the connection to landscape.

The educational facility should provide active frontage to both the urban edge of The Hub and a softer connection the east allowing the external areas to connect visually with the park to the east. Eliminating rear conditions is of primary importance to create a pleasant environment which is animated, surveyed and passively policed for safety and enjoyment.

Parking areas should be positioned for convenience to promote frequent use but are to be diluted with the inclusion of landscaped areas at a ratio of approximately one space to five car parking spaces.

As gateway to the county Park, The Hub buildings should be a permeable design, articulated with natural and organic textures and surfaces.





## **KEY POLICY**

### <u>Retail & Community Hub</u>

NPPF Para 91 c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling. A concept organisation diagram for the central hub is

