

PLYMSTOCK QUARRY S106 APPENDICES
(Plan ref: 07/01094)

Document 2
Schedule 4
APPENDIX 4

Education

Layout floorspace for the two options to be as attached diagrams and information

OPTION 1 –(2FE) and OPTION2 – (1.5FE)

Primary school and community uses



The primary school and community uses will comprise:

Internal Accommodation:

- 1.5 Form entry primary school to DCSF standards
- Hall to be Badminton Court compliant size
- Children's Centre (street level) 346 sq.m.
- Community Changing (street level) 191 sq.m.
- Community Space (street level) 100 sq.m.

External Spaces:

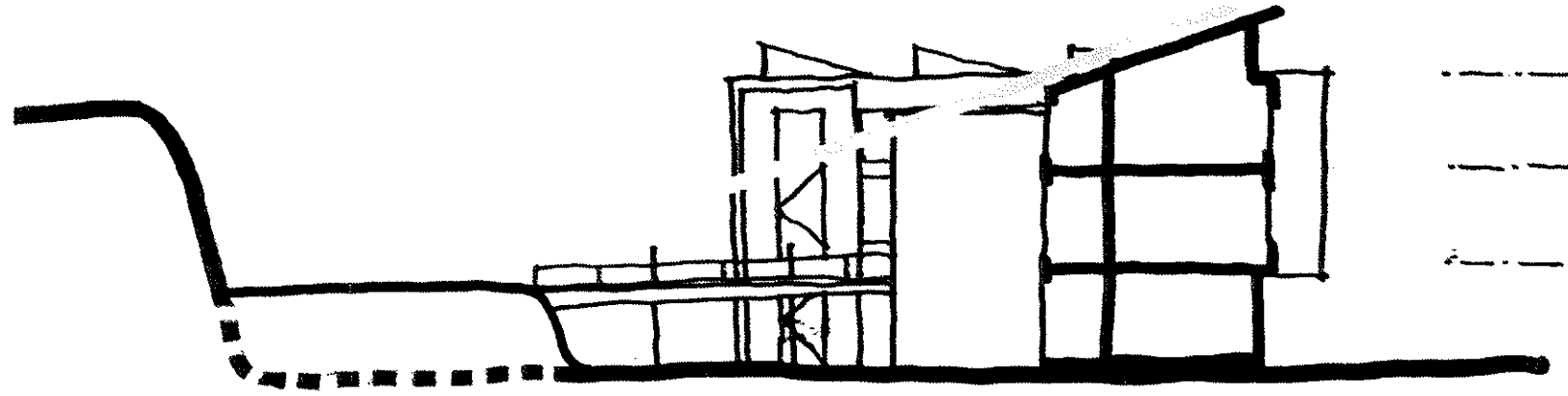
- Junior size All-weather Pitch
- Soft Play Area 1590 sq.m.
- Games Court 1230 sq.m.
- Hard Play 875 sq.m.
- Habitat Area 515 sq.m.
- Children's Centre Soft Play 150 sq.m.
- Children's Centre Hard Play 150 sq.m.

Sustainable Design Principles

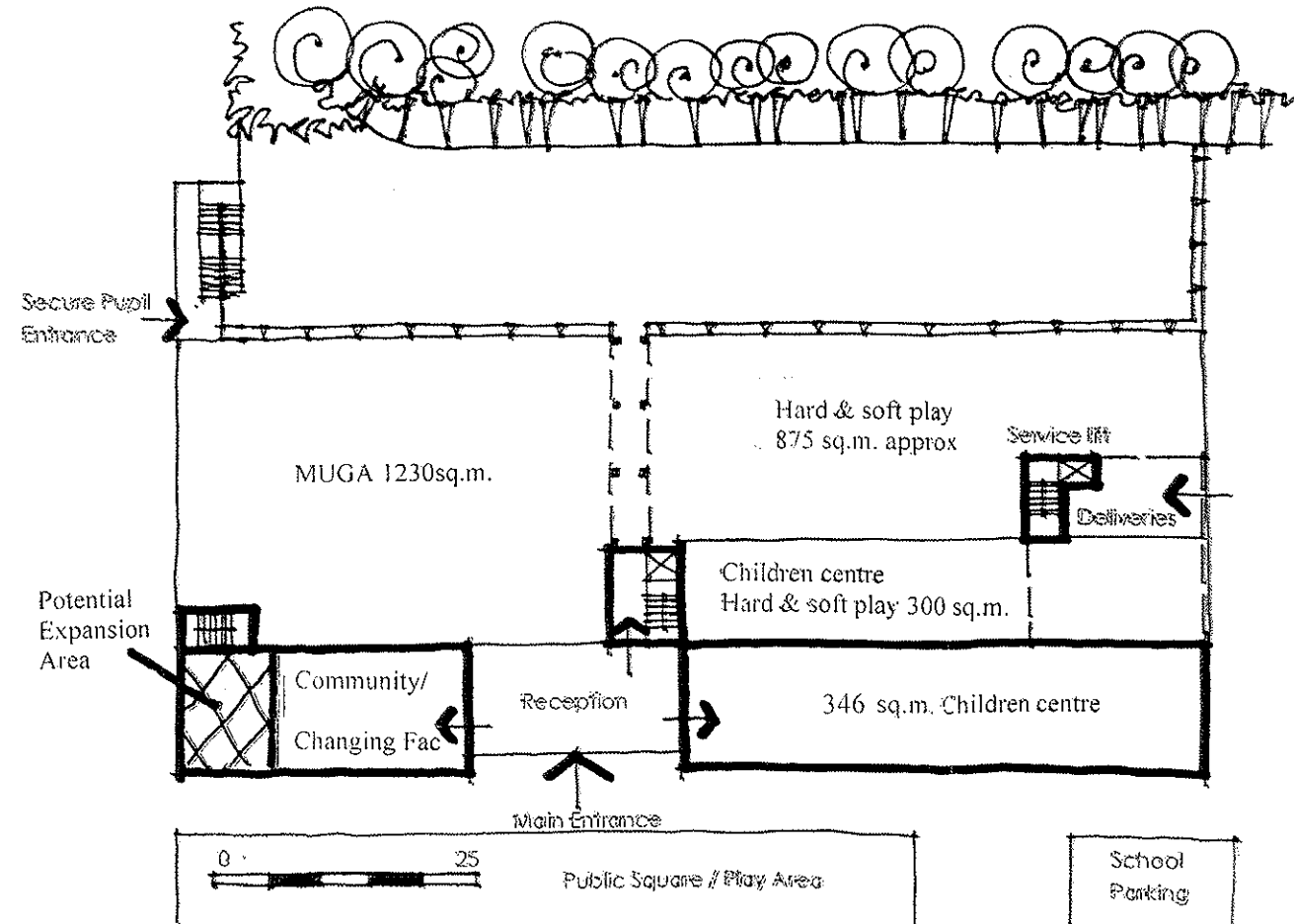
- The building will be designed to DCSF and Building Regulations
- All the primary habitable spaces should have a sunny southerly aspect overlooking the main square. Window openings to these spaces will need to be carefully designed to prevent excessive solar gain in warmer seasons and to avoid excessive glare, particularly in winter months when the sun is lower.
- Activities that create significant internal heat, such as kitchens, plantrooms, computer server, small meeting rooms etc., should be located on northerly aspects.
- The roof of the main classroom block fronting onto the square needs to be designed to maximise sun penetration into the external play area, particularly in mid-winter. The roof of the classroom and hall blocks should facilitate the installation of solar thermal and / or photovoltaic technologies.

Public / Private Domain:

- The outdoor play area should be screened off from the street and carefully designed to provide a clear distinction between public and private domains.



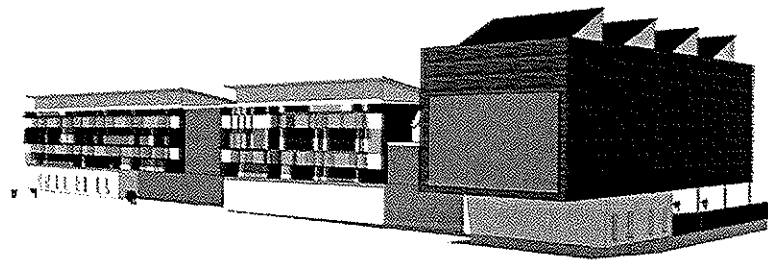
Illustrative Ground Floor Plan



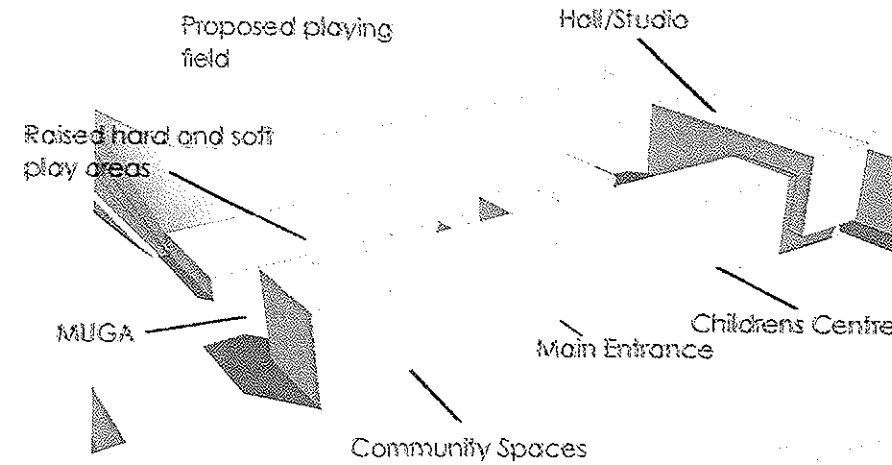
All Diagrams Illustrative

Townspace Requirements:

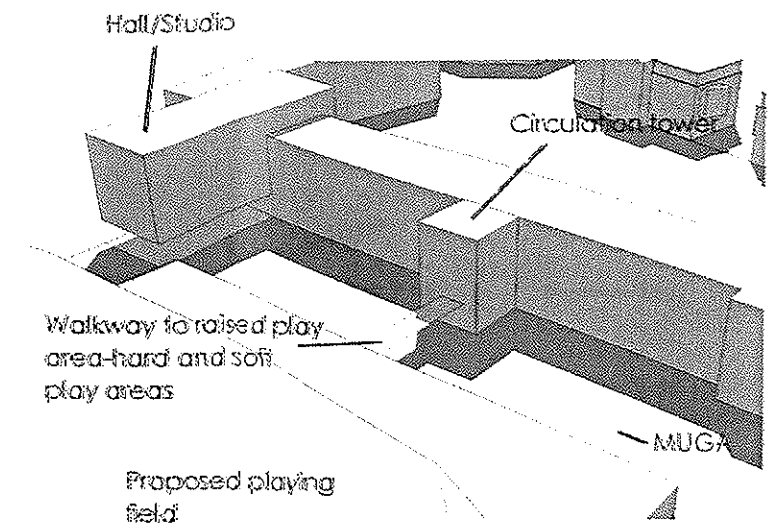
- The main entrance doors to the school, childrens centre and community facilities must be located on the main square in clear and prominent locations to aid legibility and street activity. The entrances should be spaced apart and differentiated.
- The entrance doors and other glazing of ground floor should provide as much surveillance and activity into the street as possible. The tall hall and studio block terminates the visual axis of the main street into the development and thus the southerly end elevation of this block will require special architectural treatment.



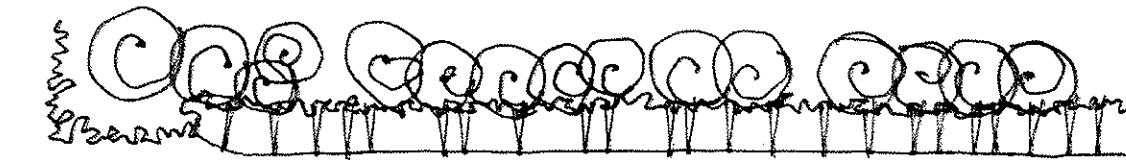
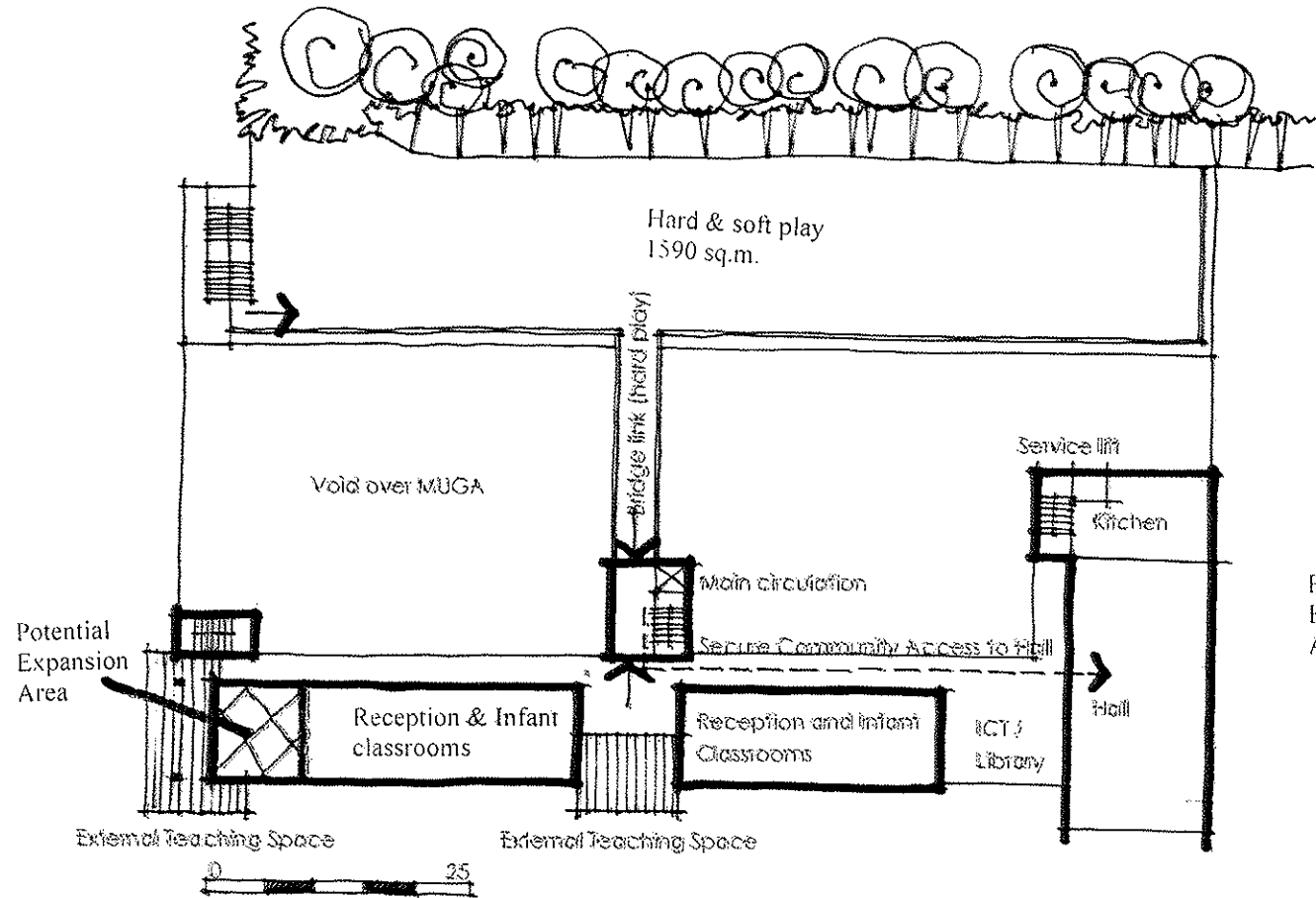
Illustrative First Floor Plan



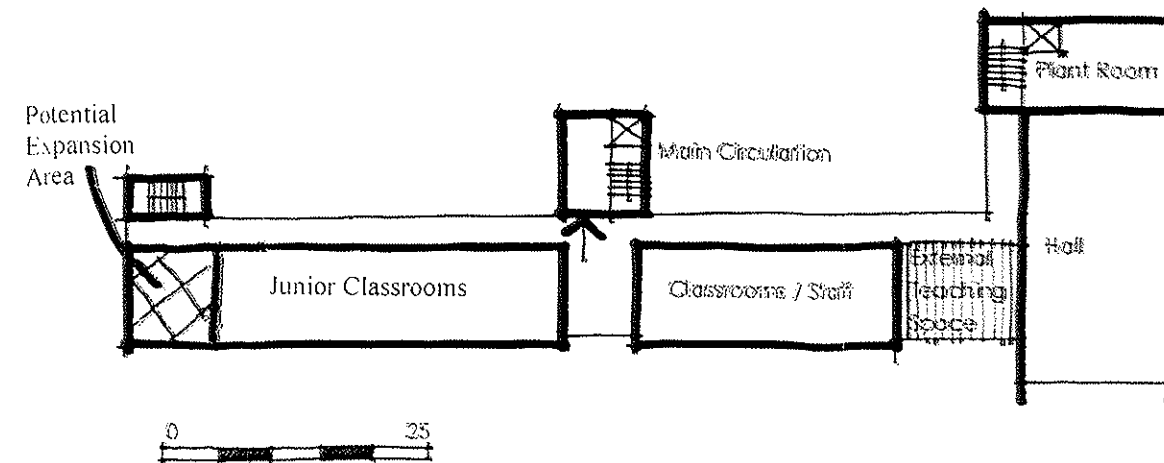
Note that roof forms are omitted for clarity.



Illustrative Second Floor Plan



The school site land area will be sized to allow the school to be extended to a 2.0 Form entry at a later stage if required by other PCC requirements



All Diagrams Illustrative

Primary school and community uses

The primary school and community uses will comprise:

Internal Accommodation:

- Two form entry primary school to DCSF standards
- Hall to be Badminton Court compliant size
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- Community Changing (street level) 191 sq.m.
- Community Space (street level) 100 sq.m.

External Spaces:

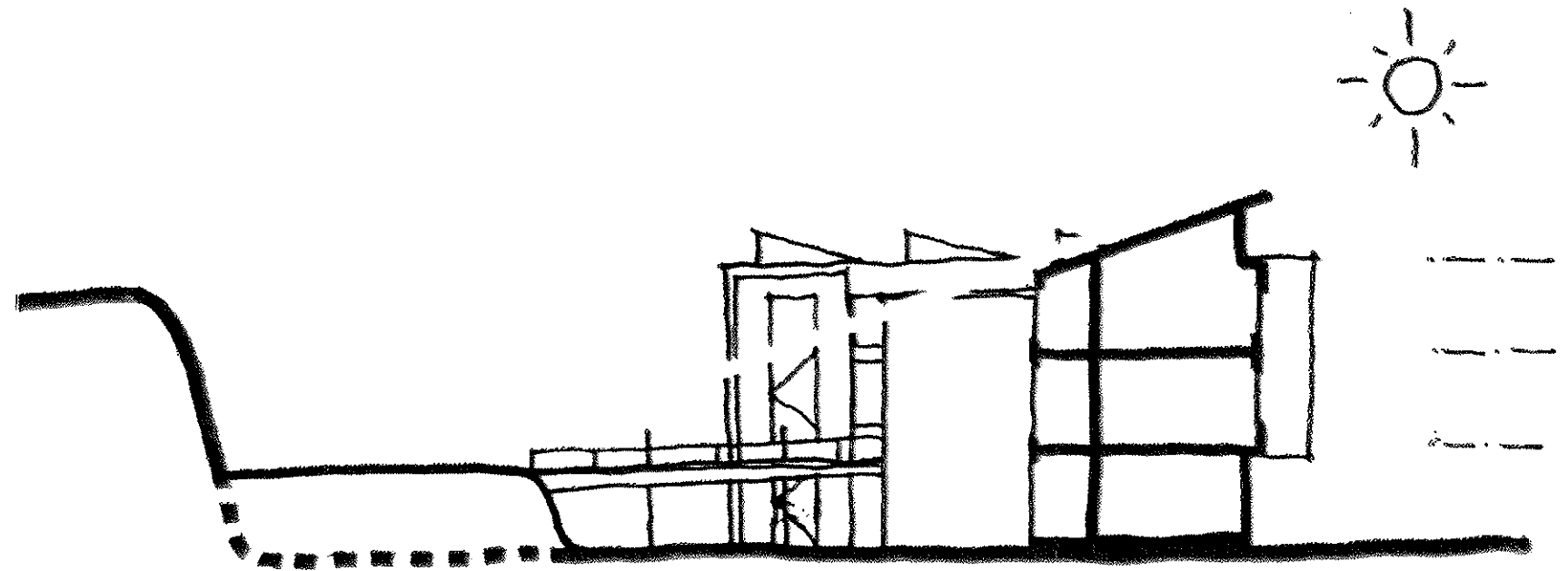
- Junior size All-weather Pitch
- Soft Play Area 1,850 sq.m.
- Games Court 1,400 sq.m.
- Hard Play 1,030 sq.m.
- Habitat Area 620 sq.m.
- Children's Centre Soft Play 240 sq.m.
- Children's Centre Hard Play 240 sq.m.

Sustainable Design Principles

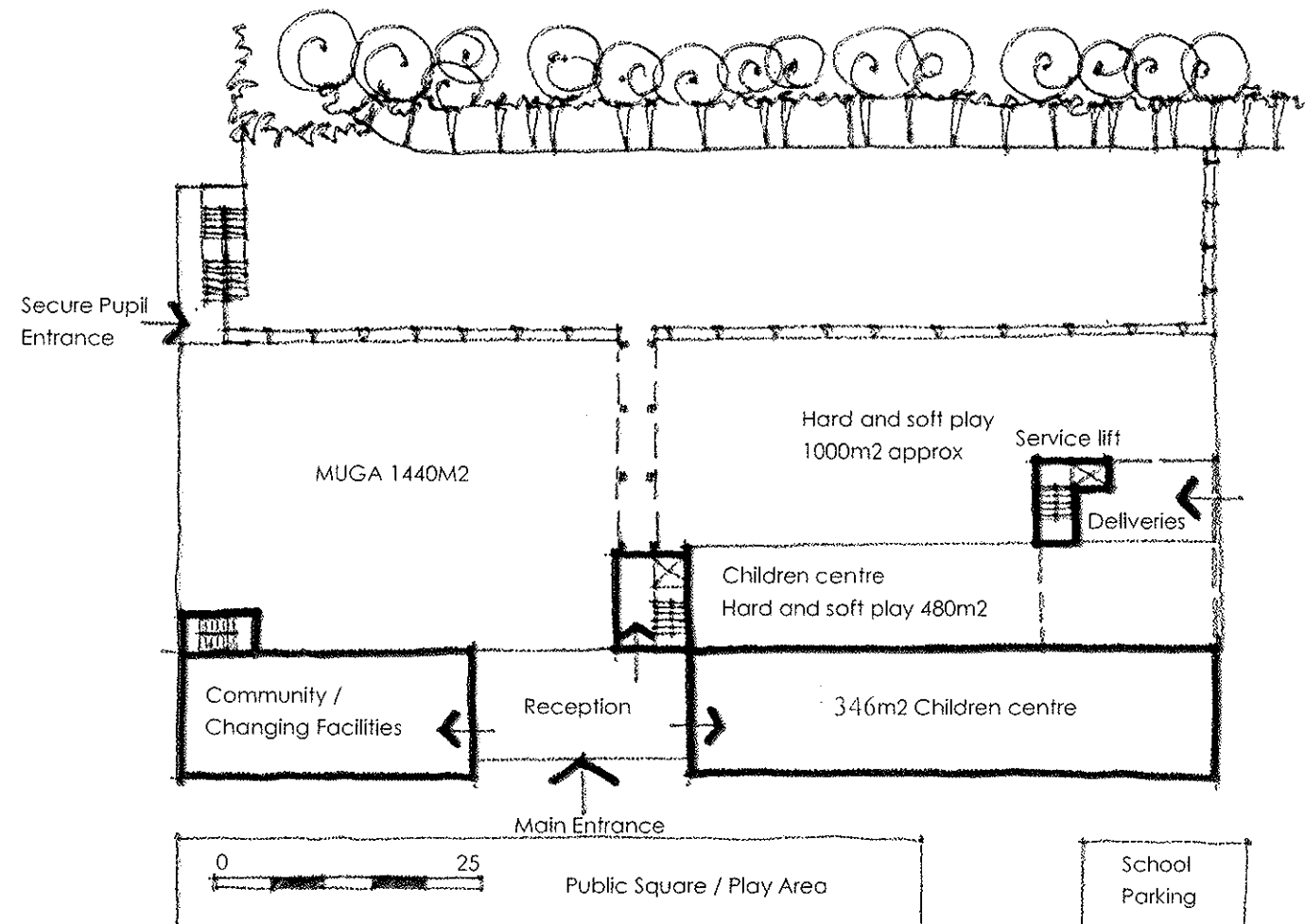
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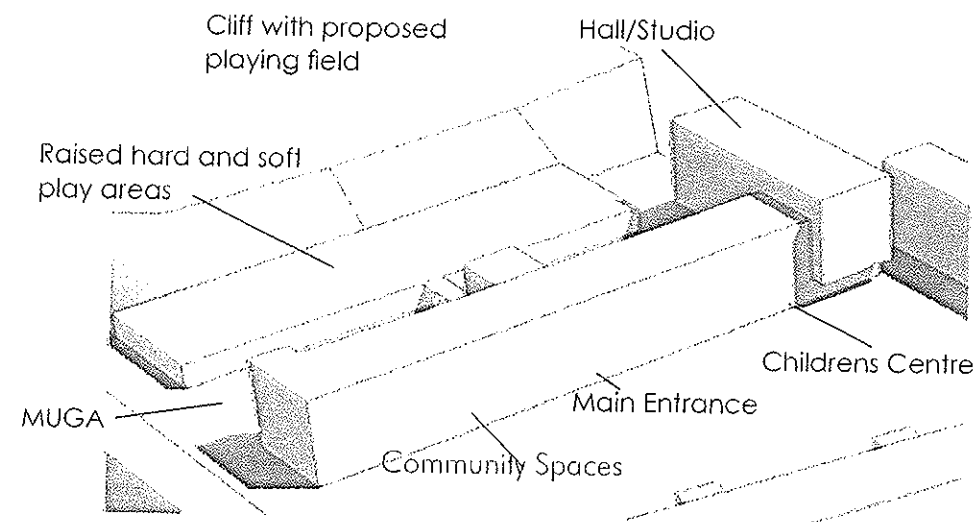
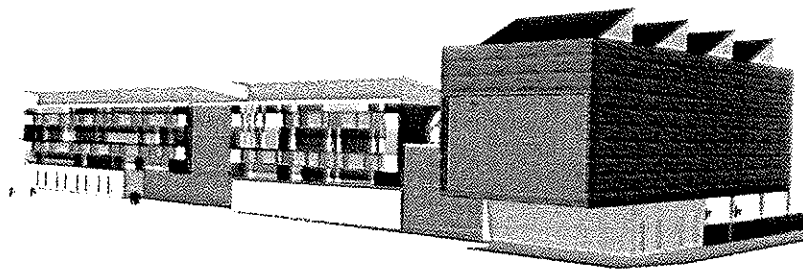


Illustrative Ground Floor Plan

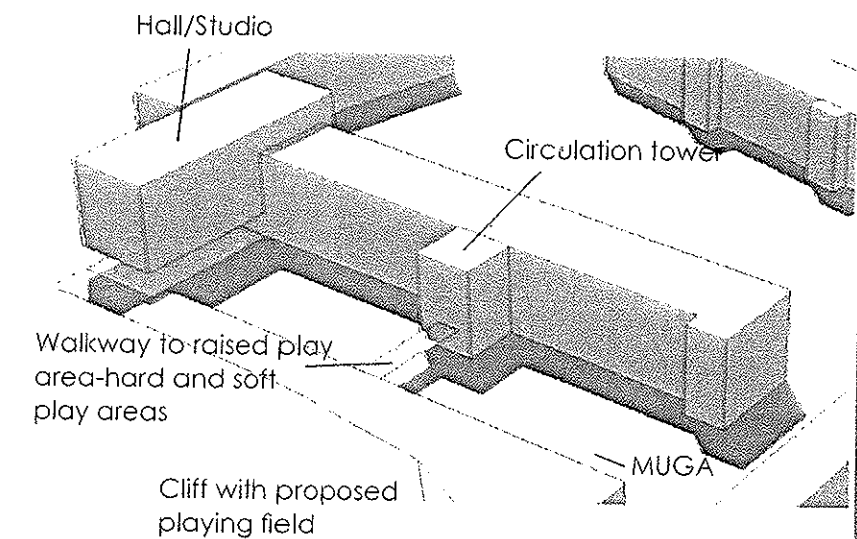


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Illustrative First Floor Plan



Illustrative Second Floor Plan

