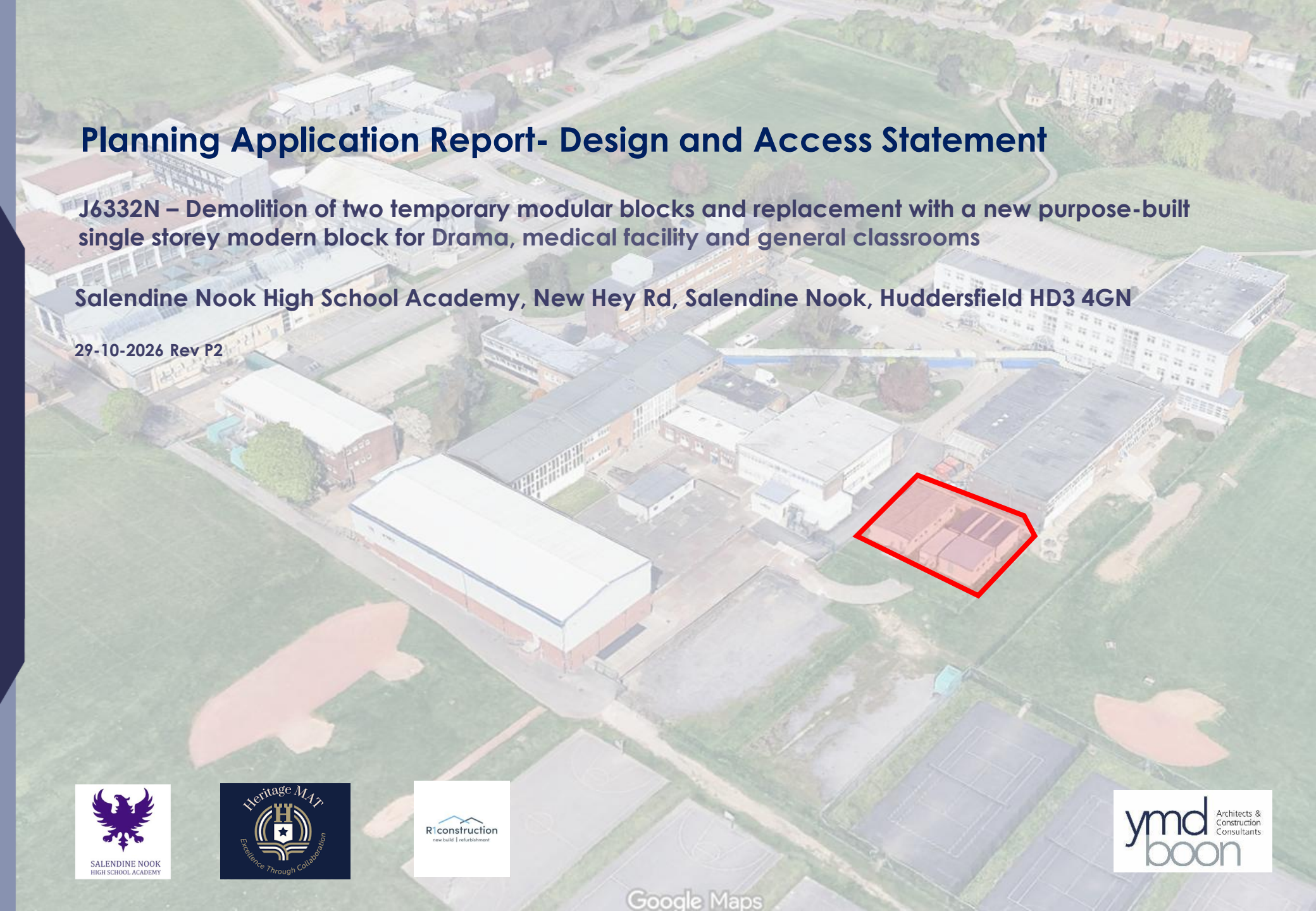
Planning Application Report- Design and Access Statement

J6332N – Demolition of two temporary modular blocks and replacement with a new purpose-built single storey modern block for Drama, medical facility and general classrooms

Salendine Nook High School Academy, New Hey Rd, Salendine Nook, Huddersfield HD3 4GN

29-10-2026 Rev P2



SALENDINE NOOK HIGH SCHOOL ACADEMY

Heritage MAT
Excellence Through Collaboration

R1construction
new build | refurbishment

ymd boon
Architects & Construction Consultants

Pre Application Report

Replacement Block at Salendine Nook High School Academy

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Team

Client	- Heritage Multi Academy Trust
End Users	- Salendine Nook High School Academy
Architect/PM	- YMD Boon Architects
Principle Contractor	- R1 Construction
Structural Engineer	- TBC
M+E Consultant	- TBC

1. SUMMARY:

This Design and Access Statement has been prepared by YMD Boon Ltd on behalf of Heritage MAT in support of a full plans planning application for a proposed replacement block within the curtilage of the school's owned site.

The proposals comprise demolition of two temporary modular blocks and replacement with a new purpose-built single storey modern block. The new building will be compliant with the area guidelines stipulated within the Department for Education standard BB103.

The proposed materials will be carefully specified and sourced to ensure they are from sustainable manufacturers and provide long-term durability and reduced maintenance. Texture and colour will be designed-in to add vitality and interest to the overall learning environment. The scale of the new block will be modest, blending in with the surrounding school buildings.

The external works alterations will be minimal, with new soft and hard landscaping surrounding the new building and making good following the demolition of the existing modular blocks. The existing external levels will be maintained as much as possible to provide a level access/ egress into the facility.

Please note this project procurement has been undertaken as a CIF (Conditional Improvement Fund) bid in which the Department for Education will issue the finances for this project once planning permission has been sought from Local planning authority. So, in essence some information that has been highlighted in the validation requirements for this planning application such as Drainage, Topographical information will be issued later on once the Principal Contractor has been appointed (basically once planning permission has been successful with a consent, as this proposed scheme is not to my knowledge contradicting any planning policy or guidelines.

From experience working with other Local Planning Authorities on similar projects where we are unable to provide some of the deliverables mentioned in the validation requirements, we have asked if these elements could be conditioned as part of the planning consent, as this will be provided by the Principal Contractor to the LPA.

2. INTRODUCTION

YMD Boon have been instructed by Heritage MAT to produce this Design and Access statement to accompany the planning application for the approval of a new replacement block at Salendine Nook High School Academy, Huddersfield. The Design and Access Statement will set out the design proposals for the new building in terms of the Design Objectives and Constraints & Opportunities of the site, in-line with the Local Authority's guidelines.

This Statement has been prepared following the guidance provided by CABE, in their 2006 publication 'Design and Access Statements – How to write, read and use them'.

3. SCHOOL/ TRUST BACKGROUND

Salendine Nook High School forms part of the Heritage Multi Academy Trust. The school's ethos is centred around aspiration, unity and achievement, which are key principles in supporting pupils to learn, develop and succeed within an inclusive educational environment.

The proposed development seeks to support these principles by replacing ageing temporary modular accommodation with a new purpose-built school building.

The new accommodation will provide improved teaching, staff, medical, withdrawal, quiet booth and welfare spaces, allowing the school to offer a more flexible and supportive environment for both pupils and staff.

The proposal has been developed to provide spaces that go beyond standard classroom provision. By including a range of teaching and support areas, the building will help accommodate different learning needs, support varied teaching styles and provide a more accessible and adaptable setting for day-to-day school use.

The replacement building will therefore contribute positively to the wider operation of the school, providing a permanent and more suitable facility that reflects the school's values and long-term educational requirements.

4. SITE OVERVIEW

Salendine Nook High School is located on New Hey Road, Huddersfield, HD3 4GN, and forms part of the Heritage Multi Academy Trust. The school site comprises a range of permanent school buildings and associated external areas, together with existing modular classroom accommodation located within the school grounds.

The modular buildings currently provide teaching and support accommodation but are now in a poor state of repair and are no longer considered suitable for long-term educational use. The existing modular accommodation is not covered under the wider PFI lifecycle arrangements for the main school buildings and is therefore the responsibility of the school to manage.

The proposed development seeks to replace this ageing temporary accommodation with a new purpose-built building that will provide improved teaching, support, welfare and ancillary spaces for the school.

Site Address:

Salendine Nook High School Academy

New Hey Road, Salendine Nook,

Huddersfield,

HD3 4GN



Figure 1 – Map of Site

5. Existing Site Photographs – Area for new Block



Figure 2 – View of existing cabin to be demolished



Figure 3 – View of existing cabin to be demolished



Figure 4 – Access ramp



Figure 5 – Adjacent school building



Figure 6 – Existing school brick type

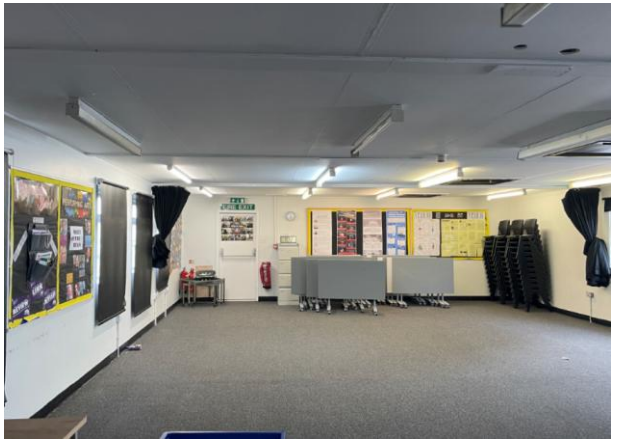


Figure 7 – Existing classroom

5. Existing Site Photographs – Area for new Block



Figure 8 – Side view of existing 2 No cabins to be demolished



Figure 9 – Side view of existing cabin to be demolished



Figure 10 – Gap between cabins



Figure 11 – Rear elevation of cabins



Figure 12 – Primary access/egress to existing cabins



Figure 13 – Gap between cabins from rear

6. PRE-PLANNING APPLICATION COMMENTS AND POLICY

A Pre-Planning application was submitted on the 14.07.2026 and feed back was received back from Kirklees Council planning department on the 14.10.2026. The appointed case officer highlighted was Joanna Rednall @ Kirklees Council who will be overseeing this proposed development with a refence highlighted as 2026/20653, the below advice was provided :

Pre application for educational development at Salendine Nook Academy Trust High, School, New Hey Road, Salendine Nook, Huddersfield, HD3 4GN.

This pre application response is given without the benefit of a site visit. Please note that any material planning matters that come to light as a result of a site visit would be taken into consideration should an application be received.

1. Summary of proposal

The enquiry seeks planning advice from the Local Planning Authority in respect of demolition of the existing temporary modular classroom accommodation and replacement with a new purpose-built single-storey school block.

The following details have been submitted in support of this enquiry:

- Pre-application application form
- Document titled 'Pre Application Report' dated 01-07-2026 Rev P2
- Site Location Plan (drawing number J6332-YMD-00-ZZ-DR-A-0100 Rev P02)
- Existing & Proposed Site Plan (drawing number J6332-YMD-00-ZZ-DR-A-0110 Rev P03)
- Proposed Ground Floor Plan (drawing number J6332-YMD-01-GF-DR-A-0303 Rev P04)
- Proposed Elevations (drawing number J6332-YMD-01-ZZ-DR-A-0402 Rev P02)
- Proposed Section AA & BB (drawing number J6332-YMD-01-ZZ-DR-A-0500 Rev P02)

2. The Site

Salendine Nook Academy Trust High School is a large education site hosting a number of buildings which vary in terms of size and scale. The site faces New Hey Road which is set back from the roadside and part of the site is comprised of Huddersfield College which is to the west of the High School. Car parking provision is available within the site.

6. PRE-PLANNING APPLICATION COMMENTS AND POLICY

3. Relevant Planning History

1994/92038: Erection of 2 no. mobile classrooms – Conditional full permission

1994/93366: Continuation of use of temporary building for sports studies – Conditional full permission

1995/91074: Erection of 2 mobile classrooms – Granted under Reg. 3 General Regulations

2001/92264: Erection of 4 no. temporary double classrooms – Conditional full permission

2006/92774: Erection of temporary classroom - Granted under Reg. 3 General Regulations

2014/91333: Erection of temporary classroom buildings and associated paving, drainage and fencing works – Conditional full permission

2014/91821: Erection of extension to existing temporary classroom and associated works – Conditional full permission

2020/91615: Erection of single storey modular building – Conditional full permission

2024/90174: Installation of modular unit – Conditional full permission

4. Land allocation and relevant planning policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is within Urban Green Space within the Kirklees Local Plan.

6. PRE-PLANNING APPLICATION COMMENTS AND POLICY

The following policies would therefore be considered relevant in the determination of any

application which is submitted:

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP21 – Highways and access
- LP22 – Parking
- LP24 – Design
- LP30 – Biodiversity and geodiversity
- LP47 – Healthy, active and safe lifestyles
- LP49 – Education and health care needs
- LP61 – Urban Green Space

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF), and the Planning Practice Guidance Suite (PPGS), first launched 6th March 2014, together with Circulars, Ministerial Statements and associated technical guidance

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. The following chapters of the NPPF are considered applicable to this enquiry:-

- Chapter 3 Decision Making Policies
- Chapter 4 Achieving Sustainable Development
- Chapter 5 Meeting the challenge of climate change

6. PRE-PLANNING APPLICATION COMMENTS AND POLICY

- Chapter 14 Achieving well designed places
- Chapter 15 Promoting sustainable transport
- Chapter 16 Promoting healthy communities
- Chapter 18 Managing flood risk and coastal change
- Chapter 19 Conserving and enhancing the natural environment

5. Consultations undertaken

No consultations were undertaken.

6. Relevant matters for consideration

6.1 Principle of the development

The site is designated as Urban Green Space within the Kirklees Local Plan and therefore, Policy LP61 is of relevance in this case. This policy states that developments which result in the loss of urban green space will only be permitted where:

a. an assessment shows the open space is clearly no longer required to meet local needs for open space, sport or recreational facilities and does not make an important contribution in terms of visual amenity, landscape or biodiversity value; or

b. replacement open space, sport or recreation facilities which are equivalent or better in size and quality are provided elsewhere within an easily accessible location for existing and potential new users; or

c. the proposal is for an alternative open space, sport or recreation use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing green space.

Policy HC7 of the NPPF sets out the approach to development affecting existing recreational land and facilities, specifically setting out the following

6. PRE-PLANNING APPLICATION COMMENTS AND POLICY

Development proposals should not result in the loss of existing open space, sports and recreational buildings and land, including playing fields, other formal and informal play space and allotments, unless:

a. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a location which offers comparable or improved accessibility for the community it serves; or

c. The development is for public service infrastructure, and the resulting loss would be replaced by equivalent or better provision in terms of quantity and/or quality; ord. The development is for alternative open space, sports and recreational buildings and land, the benefits of which clearly outweigh the loss of the current or former use.

d. The development is for alternative open space, sports and recreational buildings and land, the benefits of which clearly outweigh the loss of the current or former use

Policy LP49 of the Kirklees Local Plan is relevant as it states that proposals for new or enhanced education facilities will be permitted where the scale, range, quality and accessibility of education facilities is improved.

It is considered that the proposal would provide additional education facilities and is in close proximity to the existing uses on site. It is therefore considered that the proposal would likely accord with LP49 of the Kirklees local pan.

Para (f) of Schedule 4 of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) requires that Sport England is consulted about development which:

'is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field or is on land which has been used as a playing field at any time in the last 5 years before the making of the relevant application and which remains undeveloped or is allocated for use as a playing field in a development plan or involves replacement of the grass surface of a playing pitch on a playing field.'

6. PRE-PLANNING APPLICATION COMMENTS AND POLICY

Sport England has not been consulted as part of this pre-application process. However, because the proposal could result in the loss of potential playing field land, the local planning authority would need to consult Sport England if an application is submitted. You may therefore wish to contact Sport England at an early stage to discuss the proposal before submission.

The proposed development comprises the demolition of two existing temporary modular blocks, which currently provide teaching and support accommodation but are in a poor state of repair and are no longer considered suitable for long-term educational use, and their replacement with a purpose-built, single-storey building arranged in an L-shaped layout.

In principle, the proposal appears capable of being accommodated within the site without resulting in the loss of urban green space the replacement building appears to be located entirely on existing hardstanding. The development could therefore be acceptable in relation to Policy LP61 of the Kirklees Local Plan. However, this would need to be clearly demonstrated as part of any planning application.

Taking the above into account, it is considered that the principle of development at the site may be considered acceptable, but any application would need to be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety. These issues along with other policy considerations will be addressed below.

7. Impact upon Visual Amenity

Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive. Chapter 14 of the NPPF sets out the objective to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

The buildings would be an ancillary building the main school building, sited adjacent to other school buildings. The submitted plans indicate that the proposed building would have an L-shaped footprint, measuring approximately 23 metres in depth and 19.6 metres in width. It would be constructed in brick, with a dual-pitched roof finished in concrete interlocking tiles and powder-coated aluminium windows and doors in anthracite grey. These materials are considered appropriate in principle and would complement the existing school buildings and wider site. The development would be viewed within an established educational setting and would be largely screened by existing school buildings to the north and west. The building would be set away from the site boundaries, helping to limit its visual impact and avoid an unduly overbearing relationship with neighbouring areas. Subject to the principle of development being acceptable, the proposed scale, form and materials are considered capable of achieving a satisfactory design that respects the character of the existing site.

In principle, the development could achieve an acceptable standard of design, consistent with Local Plan Policies LP1, LP2 and LP24, subject to the submission of detailed plans and confirmation of the proposed materials as part of a full planning application.

6. PRE-PLANNING APPLICATION COMMENTS AND POLICY

8. Impact on residential amenity

Policy LP24 of the Kirklees Local Plan and policies within Chapter 17 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Of particular relevance is part (b) of Policy LP24 of the Kirklees Local Plan.

The closest residential properties to the proposed siting of the building are located on Hayfield Avenue to the east. As the properties would be located approximately 150 metres from the proposed building, it is not anticipated that the proposal would have a significant impact on the amenity of neighbouring occupiers. As such, it is not considered likely that the proposed development would cause undue overlooking, overshadowing or the building would be overbearing.

Given the limited scale of the proposed building, its replacement of existing school buildings and the nature of the educational use, no significant increase in staff or student numbers or noise generation is anticipated.

9. Highways Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 15 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Principles 12 and 19 of the Housebuilders design guide which seek to ensure acceptable levels of off-street parking, adequate waste storage facilities are provided, are also considered to be of relevance.

The proposal would not result in any increase or loss of on-site parking provision, and no increase in staff or student numbers is anticipated. However, the potential transport and parking implications would need to be assessed, and any impacts appropriately addressed as part of a full planning application.

Any application would need to be accompanied by a statement (either as part of the planning statement or as a stand along Transport Assessment / note) which addresses this and confirms the impact and the resultant effect of the proposal in terms of staff and pupil numbers. Any construction impacts should be detailed such as areas for construction workers parking and storage areas associated with the construction of the development.

6. PRE-PLANNING APPLICATION COMMENTS AND POLICY

10.Ecological Impact

Policies within chapter 19 of the National Planning Policy Framework are relevant and seek to influence the design and location of new development to help drive nature's recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth.

The Conservation of Habitats and Species Regulations 2017 protect, by law, the habitat and animals of certain species including newts, bats and badgers. Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and

Species of Principal Importance.

In terms of Biodiversity Net Gain as set out by the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Unless the development is considered to benefit from an exemption as set out by The Biodiversity Gain Requirements (Exemptions) Regulations 2024 (as amended) then an assessment of biodiversity which details the biodiversity value of the site is required. Any application will need to detail how the proposal would fall within the relevant exemption or provide an assessment of the biodiversity value of the site as part of any application.

It should be noted that in the event of any grant of permission it is a requirement of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 that a Biodiversity Net Gain Plan is submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

A Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions. I would advise checking whether the proposal falls within any of these exceptions, as it may otherwise, be subject to BNG requirements if none apply.

On the basis the proposal falls within a relevant exemption it is not considered necessary for any ecological information to be submitted as part of any application on the basis the proposal would not be upon a part of the site which appears to have a high likelihood of accommodating protected species / high value habitat or biodiverse landscaping.

6. PRE-PLANNING APPLICATION COMMENTS AND POLICY

11.Sustainability / Air Quality

Chapter 5 of the NPPF sets out policies relating to meeting the challenge of climate change. The objective of the policies in chapter 5 are details as being to support the transition to net zero by 2050 and to shape places in ways which are more resilient to the effects of climate change. It does this by setting out policies to shape places in ways that contribute to radical reductions in greenhouse gas emissions and adapt to the full range of current and potential impacts of climate change, by minimising vulnerability and improving resilience.

The Council has declared a climate emergency and the Local Plan seeks for new development to contribute to the climate change agenda. Therefore, it is required that all applications include a Climate Change Statement on how climate change, its causes and impacts, have been considered within your proposal.

12.Conclusion

In conclusion, the proposed development is likely to be considered acceptable in principle, subject to demonstrating compliance with Policy LP61 of the Kirklees Local Plan and addressing the matters outlined above. Any future planning application should be supported by sufficient information to assess the impact on urban green space, playing field provision, visual and residential amenity, highway safety, biodiversity and climate change. You may wish to consider consulting Sport England at the pre application stage given the potential implications for playing field land.

I must advise you that any views or opinions expressed are in good faith, without prejudice to the formal consideration of any planning application, which will be subject to public consultation and ultimately be decided by the Council. Caution should be exercised in respect of pre-application advice which is not submitted within a short time of the Council's advice letter.

13. Validation requirements

The information you need to provide with your application is detailed on the Validation checklist which can be viewed under the heading 'Guidance and advice notes' on the Kirklees website here . Please note this is currently under review.

I hope you find this information helpful.

Mathias Franklin

Head of Planning and Development

6. PRE-PLANNING APPLICATION COMMENTS AND POLICY

Comments from the Design Team on items raised in the Pre-Planning Application submission.

- ***The site is designated as Urban Green Space within the Kirklees Local Plan and therefore, Policy LP61 is of relevance in this case. This policy states that developments which result in the loss of urban green space will only be permitted where: refer to page 12.***

The is no loss of urban green space related to this scheme and does not constitute as recreational sports or play space and the new proposal is replicating and designed as a far better useable space compared to the existing scenario of small strips of grass between the existing portacabin structures which were not utilised at all. This proposal is to replace the existing outdated temporary modular blocks which houses a dance studio, medical/ welfare unit , general offices and a classroom. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a location which offers comparable or improved accessibility for the community it serves.

- ***Sport England has not been consulted as part of this pre-application process.***

The proposal does not result in the loss of potential playing field land, as the proposed site is currently utilised as teaching space in currently temporary modular buildings. The proposal is to remove and replace the teaching facilities with state-of-the-art teaching facilities for the school, so have no issues with the local planning authority in consulting Sport England if an application is submitted.

- ***Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant.***

The proposed scheme will take queues from the existing palette of materials adjacent the existing site and utilise robust sympathetic materials which fit in with its surroundings. The new proposed scheme replicates the existing facilities in the existing modular buildings in a far more efficient, sustainable building, with no uplift in student or staff numbers.

Highways Safety, The proposal would not result in any increase or loss of on-site parking provision, and no increase in staff or student numbers is anticipated. However, the potential transport and parking implications would need to be assessed, and any impacts appropriately addressed as part of a full planning application.

There are no material changes to the existing or proposed numbers of staff or pupils that will use this new facility. This submitted planning application proposal is purely a logical approach in replacing the existing outdated modular buildings and replace with new state of the art teaching facilities the school requires in teaching students is a new facility compared the existing outdated modular buildings.

Any application would need to be accompanied by a statement (either as part of the planning statement or as a stand along Transport Assessment / note) which addresses this and confirms the impact and the resultant effect of the proposal in terms of staff and pupil numbers. Any construction impacts should be detailed such as areas for construction workers parking and storage areas associated with the construction of the development

6. PRE-PLANNING APPLICATION COMMENTS AND POLICY

Comments from the Design Team on items raised in the Pre-Planning Application submission.

- ***A Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions. I would advise checking whether the proposal falls within any of these exceptions, as it may otherwise, be subject to BNG requirements if none apply.***

Looking at the size of the proposed site which has a plot size of 25m x 27m = 675m2, this is under the stipulated and highlighted as being under the 1000m2 (1 Hectare for non-residential developments) and classed as a small minor development. From 6 August 2026, BNG does not apply to planning applications for developments of 0.2 hectares (2000m2) or below. As highlighted above the proposed are of the proposed site is 675m2, this is below the threshold mentioned above.

The existing site where the modular buildings are located have minimal to no ecological value as highlighted in the attached photographs of the site in this document. The existing site comprises of native grass located around within the proposed site with very small strips in between the modular buildings. These existing spaces have minimal to no ecological value and if a completed metric calculation was to be submitted as part of this application it would probably highlight the same understanding as mentioned above. The proposed scheme will replicate the existing soft and hard landscaping existing proposals.

7. DESIGN PROPOSAL

The proposal is to replace the existing temporary modular classroom accommodation with a new state of the art purpose-built school building located within the existing school site. The existing modular buildings are in a poor state of repair and are no longer considered suitable for long-term educational use.

The proposed replacement building will provide improved teaching, support, welfare and ancillary accommodation in a permanent, modern and more efficient form. The new building has been designed to consolidate a range of school accommodation into a single, coherent layout.

The proposed internal arrangement includes a drama studio, classroom, staff work room, medical room, withdrawal spaces, quiet booths, WCs, accessible WC, cloakroom, storage, circulation and plant accommodation. This will provide the school with improved flexibility and a better-quality learning and support environment when compared with the existing temporary buildings. The external appearance of the building has been designed to sit comfortably within the wider school site.

The proposed elevations include facing brickwork, pitched roof areas with concrete interlocking roof tiles, flat roof areas with a dark grey single-ply membrane, anthracite grey aluminium windows, doors, roof trims, rainwater goods and louvre panels. This approach will give the replacement building a robust and permanent appearance, while remaining appropriate to its educational setting.
It is therefore proposed that the new building is constructed to:

° Provide a thermally comfortable, safe and compliant teaching and support environment, free from the water ingress, damp, mould and structural defects affecting the existing modular accommodation.

° Replace the ageing temporary buildings with a permanent purpose-built facility that better supports the operational needs of the school.

° Provide improved internal accommodation, including teaching space, drama provision, staff workspace, medical support, withdrawal spaces and welfare facilities.

° Improve accessibility through the inclusion of suitable circulation space and accessible WC provision.

° Provide a building designed to comply with current Building Regulations, including the relevant requirements relating to fire safety, conservation of fuel and power, ventilation and access.

° Improve energy efficiency and reduce operational carbon emissions when compared with the existing temporary modular buildings.

° Provide a durable external envelope using appropriate materials that are suitable for a school environment and respond to the character of the surrounding site.

8. ROOM SCHEDULE

The proposed new building will provide the following facilities:

•1 no. classroom (42 sqm)
•1 no. drama studio (98 sqm)
•1 no. staff work room with kitchenette provision (56 sqm)
•1 no. medical room (24 sqm)
•2 no. withdrawal rooms (2 x 7 sqm)
•3 no. quiet booths (3 x 3 sqm)
•1 no. accessible WC (3 sqm)
•4 no. self-contained WCs (4 x 2 sqm)
•1 no. cloakroom (7 sqm)
•1 no. plant room (6 sqm)
•1 no. general storage room (14 sqm)
•1 no. additional store (5 sqm)
•Ground floor circulation (22 sqm)

The proposed accommodation has been arranged to provide a consolidated and purpose-built teaching and support facility, replacing the existing temporary modular buildings with a permanent building better suited to the operational needs of the school.

The proposed floor plan is shown later within this report, and the GIFA is as follows:

Ground Floor – approximately 319 sqm GIFA
Ground Floor – approximately 329 sqm GEFA

9. LAYOUT

The proposed new building is arranged as a single-storey, L-shaped plan form. The layout has been developed to suit the available site area, the relationship with the surrounding school buildings and external spaces, and the operational requirements of the school.

The plan consolidates a number of teaching, staff and support functions into one purpose-built building. The larger teaching spaces, including the drama studio and classroom, are located within the main eastern/northern wing of the building, with associated withdrawal rooms, cloakroom and storage positioned nearby.

The staff work room, medical room and quiet booths are located within the western/southern wing, providing a more contained support area within the overall layout.

A central circulation route connects the different parts of the building and provides access to the WC provision, accessible WC and plant room. This arrangement allows the building to operate efficiently while maintaining clear and legible internal movement through the accommodation.

The main drivers behind the chosen layout are as follows:

•To replace the existing temporary modular accommodation with a permanent, purpose-built building that better supports the school's current operational needs.
•To provide a clear and efficient single-storey layout, with teaching, staff, medical, withdrawal, quiet booth, storage and welfare spaces arranged in a logical manner.
•To consolidate the proposed accommodation into one building, improving efficiency when compared with the existing temporary structures.
•To provide a central circulation and WC core that is easily accessible from the main internal spaces.
•To provide improved welfare and accessibility through the inclusion of self-contained WCs and an accessible WC.
•To locate the teaching and support spaces so that they can function independently while still being connected through a clear internal circulation route.
•To provide a layout that supports efficient construction, servicing and future maintenance.
•To create a permanent building form that responds to the existing school context and provides a more robust long-term solution than the existing temporary accommodation.

10. Proposed Floor Plan

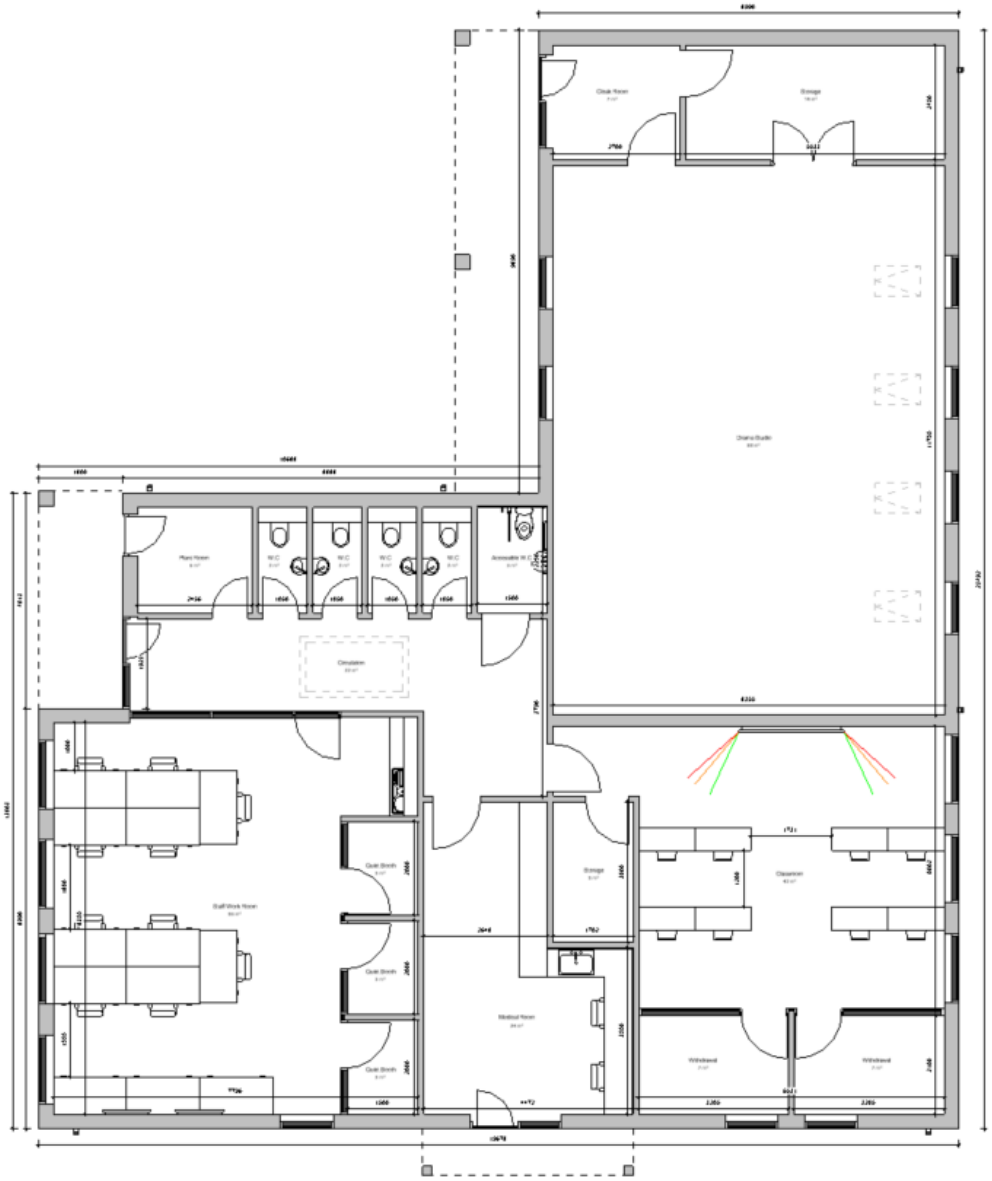
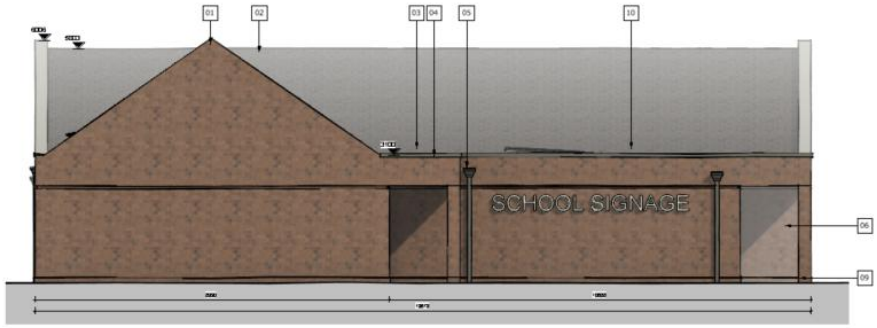


Figure 8 – Proposed ground floor plan

11. Proposed elevations



1 Proposed North East Elevation
1 : 50



2 Proposed North West Elevation
1 : 50



3 Proposed SouthWest Elevation
1 : 50



4 Proposed South East Elevation
1 : 50

01 Facing brickwork, buff multi-stock brick, stretcher bond with feature brick detailing panels. (Main light-coloured brickwork)

02 Pitched roof covering, concrete interlocking roof tiles.

03 Single-ply membrane roof covering to flat roof areas, colour dark grey.

04 PPC aluminium roof edge trim and flashings, anthracite grey finish.

05 PPC aluminium rainwater downpipes, anthracite grey finish.

06 Powder-coated aluminium windows, anthracite grey finish, double glazed.

07 Powder-coated aluminium external doors and screens, anthracite grey finish, double glazed.

08 PPC aluminium louvre panel/plant access doors, anthracite grey finish.

09 Engineering brick or rendered plinth band, dark grey finish.

10 Conservation-style rooflight window by Velux or approved equivalent, PPC aluminium external finish, double glazed.

Figure 9 – Proposed Elevations

12. 3D Visuals





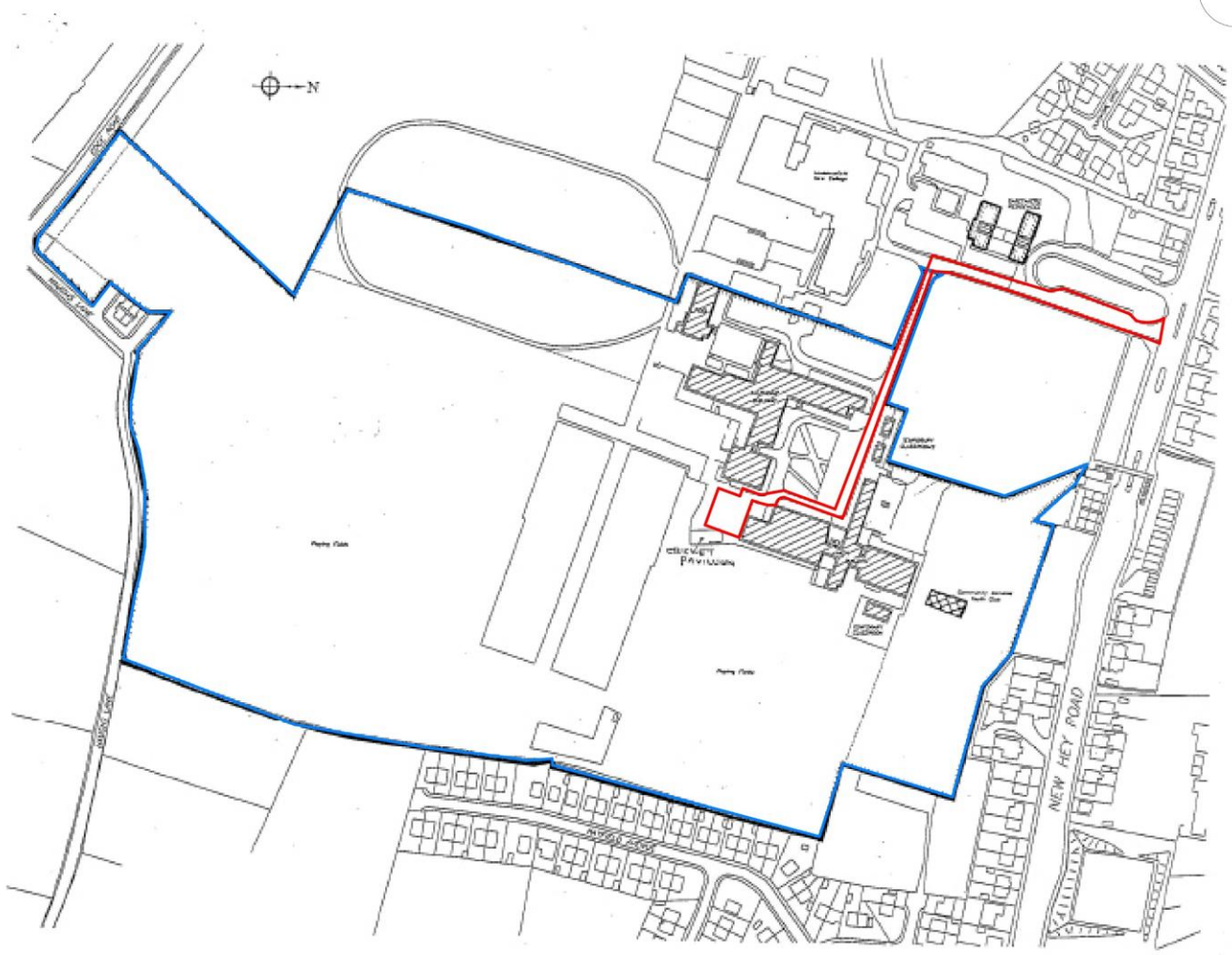
Figure 10 – 3D sketch

13. Appendix

J6332N - Pre Application Report_P02
J6332-YMD-00-ZZ-DR-A-0100-P02-Site Location Plan
J6332-YMD-00-ZZ-DR-A-0110-P03-Existing & Proposed Site Plan
J6332-YMD-01-GF-DR-A-0303-P04-Proposed Ground Floor Plan
J6332-YMD-01-ZZ-DR-A-0402-P02-Proposed Elevations
J6332-YMD-01-ZZ-DR-A-0500-P02-Proposed Section AA & BB

Pre Application Report

Replacement Block at Salendine Nook High School Academy



1 Site Plan 1-1250
1 : 1250

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DEVELOPMENT BOUNDARY

SITE BOUNDARY

Rev		Date	Drawn	Chk'd
P02	Development boundary line added	29.10.26	AC	SL
P01	First Issue	07.07.26	SL	SL

PRELIMINARY

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Ground Floor, Loxley House, Tottle Road, Nottingham, NG2 1RT
Oak House Buisness Centre, Waterside South, Lincoln, LN5 7FB

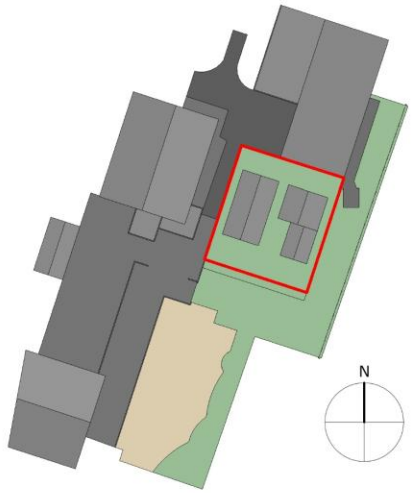
Client
Saledine Nook High School Heritage MAT

Project
Block Replacement

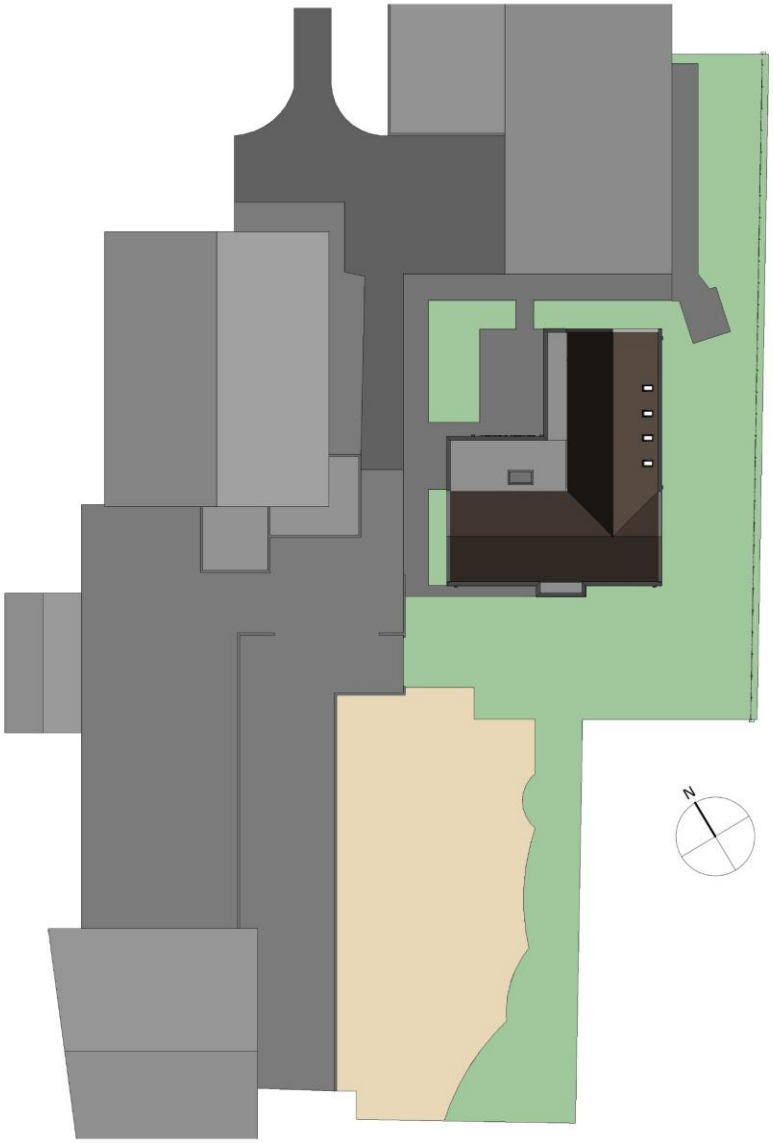
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Drawing Number: J6332-YMD-00-ZZ-DR-A-0100		Status: S0	Revision: P02

Pre Application Report

Replacement Block at Salendine Nook High School Academy



1 Site Plan - Existing
1 : 500



2 Site Plan - Proposed
1 : 200

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Rev	Date	Drawn	Chk'd
P03	Pre-app submission	01.07.24	SL	SL
P02	Layout Amended	18.04.24	AC	SL
P01	First Issue	22.10.23	SA	AC

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Oak House Buisness Centre, Waterside South, Lincoln, LN5 7FB

Client
Saledine Nook High School Heritage MAT

Project
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Scale	Date	Drawn
As indicated @A1	Oct'25	ML
Drawing Title: Existing & Proposed Site Plan		Checked: CL
Drawing Number: J6332-YMD-00-ZZ-DR-A-0110	Status: S0	Revision: P03

Pre Application Report

Replacement Block at Salendine Nook High School Academy



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Rev		Date	Drawn	Chk'd
P04	Pre app submission	01.07.24	SL	SL
P03	Layout Amended	18.04.24	AC	SL
P02	General dimensions added	05.11.23	XX	ML
P01	First Issue	22.10.23	XX	ML

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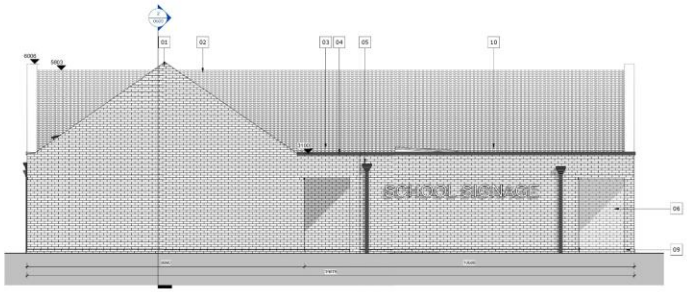
Client
Saledine Nook High School
Heritage MAT

Project
Block Replacement

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Proposed Ground Floor Plan			CL
Drawing Number		Status	Revision
J6332-YMD-01-GF-DR-A-0303		S0	P04

Pre Application Report

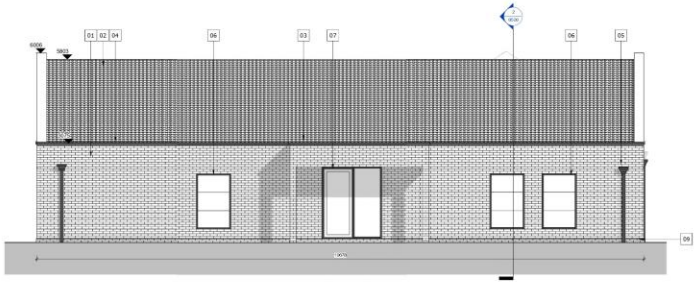
Replacement Block at Salendine Nook High School Academy



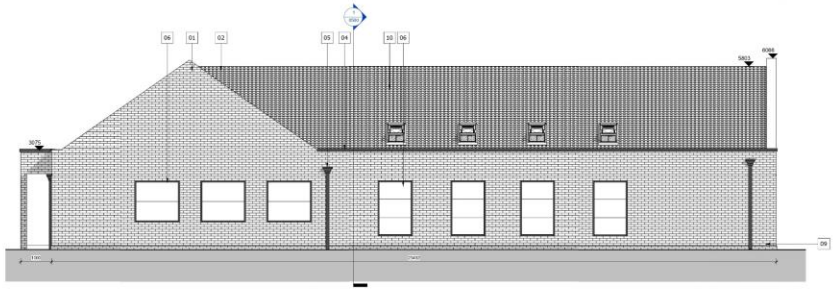
1 **Proposed North East Elevation**
1 : 50



2 **Proposed North West Elevation**
1 : 50



3 **Proposed SouthWest Elevation**
1 : 50



4 **Proposed South East Elevation**
1 : 50

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01 Facing brickwork, buff multi-stock brick, stretcher bond with feature brick detailing panels. (Main light-coloured brickwork)

02 Pitched roof covering, concrete interlocking roof tiles.

03 Single-ply membrane roof covering to flat roof areas, colour dark grey.

04 PPC aluminium roof edge trim and flashings, anthracite grey finish.

05 PPC aluminium rainwater downpipes, anthracite grey finish.

06 Powder-coated aluminium windows, anthracite grey finish, double glazed.

07 Powder-coated aluminium external doors and screens, anthracite grey finish, double glazed.

08 PPC aluminium louvre panel/plant access doors, anthracite grey finish.

09 Engineering brick or rendered plinth band, dark grey finish.

10 Conservation-style rooflight window by Velux or approved equivalent, PPC aluminium external finish, double glazed.

11 Decorative recessed brick in line with canopy level.

PRELIMINARY

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Oak House Bulwess Centre, Waterside South, Lincoln, LN5 7FB

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Saledine Nook High School
Heritage MAT

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Scale	Date	Drawn
As indicated @A0	Oct'25	ML
Drawing Title		Checked
Proposed Elevations		CL
Drawing Number	Status	Revision
J8332-YMD-01-ZZ-DR-A-0402	S0	P02

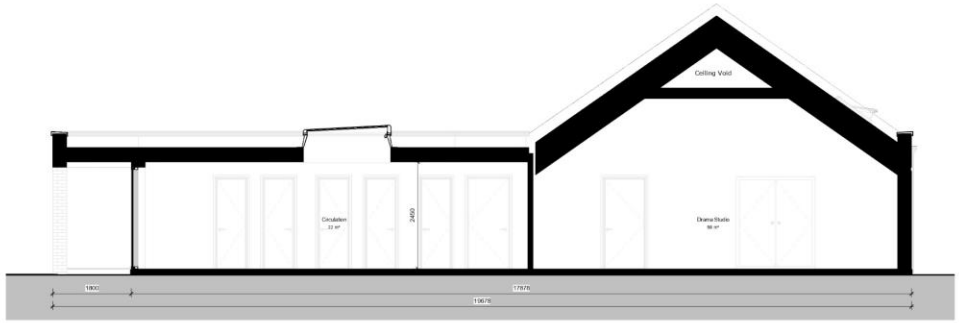
Pre Application Report

Replacement Block at Salendine Nook High School Academy

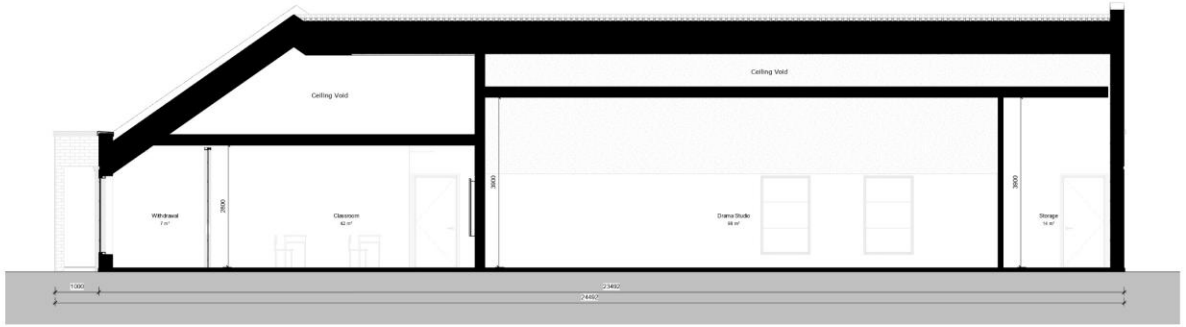
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1 **Section AA**
1 : 50



2 **Section BB**
1 : 50

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P02	Pre app submission	01.07.26	SL	SL
P01	First Issue	22.10.25	XX	ML

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Drawing Number: J6332-YMD-01-ZZ-DR-A-0500		Status: S0	Revision: P02



Any queries with the attached in this document please contact:

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