

A HOLYWELL BECK

To the eastern side of the site lies a narrow and steeply incised wooded valley with a flowing watercourse, fed by a spring just north east of our site, the 'holy well'. This forms part of a large public green space to be created as part of the wider development of this part of Ashby by Davidsons.

B ACCESS ROAD

To the western side of the site lies the access ('estate') road to the Davidsons development, connecting to the centre of Ashby via Burton Road, immediately to the south.

C CARE HOME

Willmott Dixon is constructing a three storey residential care home opposite the site. This, together with the existing medical centre, Co-op and café on Burton Road will form part of the 'core' of this new part of Ashby.

D HOUSING

To the north, and at a higher level than the school site, more housing is proposed, ultimately forming part of the Davidsons development. At the time of application this phase of housing remained un-built. The rear gardens of these properties would adjoin the school site boundary.

E GREEN SPACE

An extensive proposed green space network adjoins the southern side of the school site. This includes small open areas of grassland and a large attenuation basin behind a timber post and rail fence.

F NEW PRIMARY SCHOOL

The site has a significant change in level from the northern corner at around 144.5m AOD to the southern corner at around 138m AOD. The proposed single storey school building sits at around 143m AOD, towards the northern side of the wider school site, orientated with the sports pitch to the southern side.

G MAIN SCHOOL ENTRANCE

Vehicular and pedestrian access is from the estate road at the north western corner of the school site, sloping into the site with a small car park. The school bin store is located adjacent to the entrance and screened with planting. A line of trees, set into an 'instant' native hedge, helps to screen the parking from the rest of the school and announces the pedestrian route in. It is envisaged that the school site would be gated with low (1.5m high) fencing to provide the capacity to close the car park and entrance when necessary.

Ground level planting beds with robust shrub planting are located adjacent to admin rooms for privacy. A circular shaped rain garden, a highly biodiverse SuDS feature for a wide variety of wetland plants and creatures, is surrounded by a slope covered in wildflowers providing high aesthetic and ecological value. Visitor cycle parking is provided close to the main entrance where it is most convenient and overlooked from the building, for maximum security.

L FOUNDATION PLAY AREA

The foundation years 'play' space is largely sheltered by a canopy running along the entire length of the building and widened at this point. Some play and learning equipment is provided for the smaller children here. A low visually permeable fence maintains a safe enclosed space whilst allowing clear views out, with a ramped access to the hard ball court at a lower level.

M UPPER LEVEL HARD SURFACE

The surroundings of the school building is paved with bitumen macadam to allow all-round safe access, which is widened on the southern side into a multi-use all weather space. A slope separates this from the playing field and steps give access to the hard ball court.

N SUPER RAIN GARDEN

A 'super' shallow rain garden, in a distinct and geometric square shape, is proposed for the eastern end of the hard informal and social area. Rainwater from the building will fall through a spout in the external canopy into a soft space to highlight the journey of water as an important teaching resource. Stepping stones enable access. A fence is used to separate this area from the foundation stage play area.

P LOWER LEVEL 'BALL COURT'

A bitumen macadam surface, sized to allow ball sports and especially netball, lies at a lower level. SuDS attenuation structures lie underneath this. A low 'ball-bounce' fence allows use as a ball court.

Q GRASSED SPORTS PITCH

The formal sports pitch is accessible from the school and road and sized to be a maximum (conforming to FA standard u10, with run-outs) on the site available. A line of new tree planting and hedge separates this from the hard sports to the east and provides a degree of shelter.

R SOUTHERN BOUNDARY

The periphery of the south side of the school site is 'sloped' down to the surrounding levels to avoid the need for a large retaining wall on this side. The resulting slope is seeded and planted with native trees and shrubs, maintaining a distance from the tall fence that surrounds the secure part of the school site. These include areas of excavated sub-soils, re-used as a surface treatment to allow low-fertility (and maximally bio-diverse) wildflower areas to be successfully established.

S EASTERN BOUNDARY

To accommodate the change in level, a large retaining wall is proposed for the eastern boundary with the existing woodland and beck. Around six Cat B and C trees would be removed to permit the development with the felled timber re-used as habitat features for invertebrates and small mammals including hedgehogs.

New tree and shrub planting, of native species including fruiting material to enable a variety of habitat, replaces trees and other vegetation lost to development and creates a strong visual edge to the development between the hard surfaces around the school and the boundary retaining wall. Small undulations in the ground surface are made to provide the opportunity for 'forest school' activities to be extended in this area.

These areas would also include felled timber and brash from removed trees re-used as habitat features for invertebrates and small mammals including hedgehogs to provide increasingly rare 'standing dead wood' habitat. Bird and bat boxes, proposed to be manufactured by the students of Leicestershire schools, are installed in the retained trees alongside the eastern boundary.

NOTES:
1. Initial issue based on Kast Architects Site Plan Proposed 1901 3 0010 Rev C and BSP Proposed Levels and Drainage Strategy drawings HPRS-BSP-ZZ-ZZ-DR-C. 'SK01' and 'SK02' Rev P02.

REVISIONS:
- Initial Issue: 7 January 2020.

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LANDSCAPE STRATEGY

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