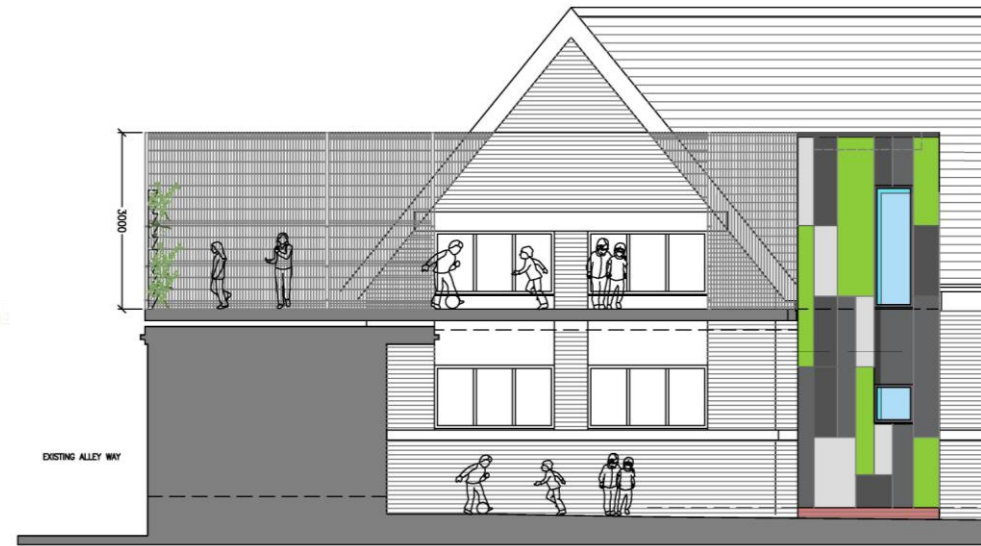


JUSTIFICATION STATEMENT

PROPOSED PLAY DECK & DECK ACCESS,
ST KENTIGERN'S CATHOLIC PRIMARY SCHOOL,
NEWTON DRIVE,
BLACKPOOL.



PROPOSED EAST FACING ELEVATION/ SECTION



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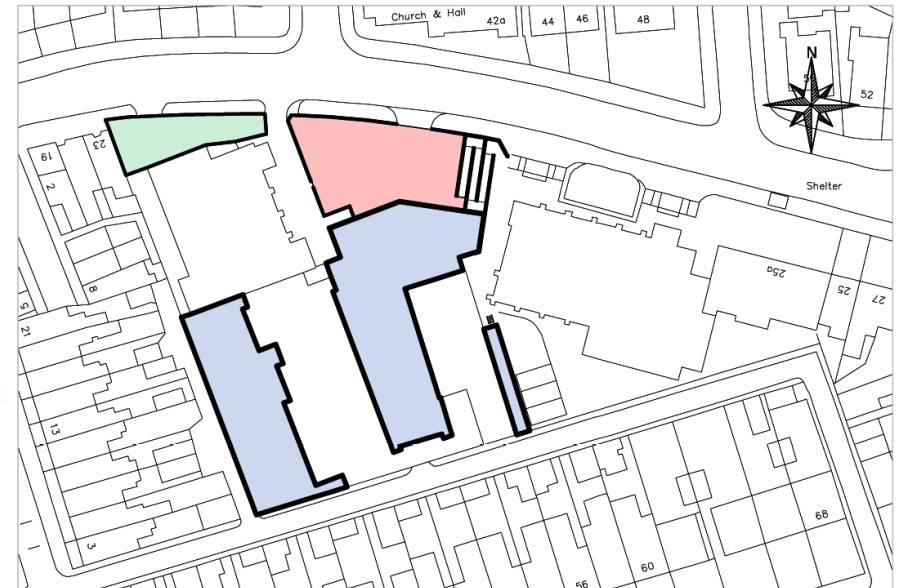


INTRODUCTION

This Statement of Justification has been produced on behalf of the school for submission to the Planning Officer and members of the Planning Committee following the deferral of planning application ref:**18/0331** which had been recommended for approval by planning officers at the September committee.

It was felt that there would be much benefit to all interested parties if the thought and design process behind the siting of the play deck could be explained in more detail in a statement to enable all to have a better understanding of it's current location whilst highlighting the constraints of other possible locations for the deck within the school grounds.

This report needs to be read in conjunction with the previously submitted Design & Access Statement which highlights the benefits to the school children of the additional play areas.



CURRENT OUTDOOR SPACE KEY

- PLAYGROUND/ RECREATIONAL SPACE- 1543/02
- CAR PARK- CHURCH + SCHOOL- 402/02
- CAR PARK- PARISH CENTRE



REASONS FOR THE PLAY DECK'S CURRENT LOCATION

USE

The play deck will be located above the current KS1 playground and will be used solely by KS1 children. The creation of this additional area will therefore be positively felt by the children in the remaining playground where the reduced child density will provide a greater area of space for play per child. KS1 teaching and playground staff will be supervising only KS1 children with outdoor play remaining separated from KS2 which would not be the case if the play deck was sited more remote from the KS1 outdoor area.

ACCESS

The play deck will be elevated approx 3.5 meters above the existing KS1 playground; this height is set by the height of the current flat roof areas below that it is to be clear of. At 3.5 meters any new deck access staircase would require 24 steps to get the children from playground level to play deck level based on the recommended step



PROPOSED GROUND FLOOR PLAN



PROPOSED ATTIC/ ROOF PLAN

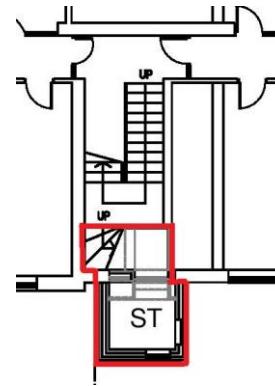


height of 150mm per step for primary school stairs. We have looked at various layouts for a new access stair enclosure for the deck and the area of current playground that would have to be given over in order to provide access would have a significant impact on existing playground space with at least one mid landing required to break up the length of stair.

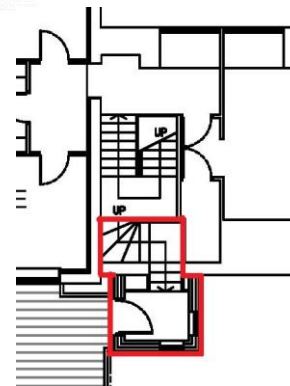
Given the above space constraints we have utilised the existing school staircase which serves attic classrooms and meeting room accommodation in order to overcome this issue and retain valuable playground area. The existing staircase has deeper risers per step and the continuity of these riser heights from the current stair half landing enables access to be gained on to the deck in 21 steps as opposed to 24 for a new staircase. More significantly we can provide most of these steps within the footprint of the existing building which in turn preserves far more of the valuable outdoor space for play.

SAFEGUARDING

Ensuring the safety of the children is of paramount importance and the location of the playdeck deep into the school grounds not only increases the security of the children through lower visibility from the



GROUND FLOOR PLAY DECK STAIR ENCLOSURE



FIRST FLOOR PLAY DECK STAIR ENCLOSURE



main road but provides for greater surveillance of the children from the surrounding school buildings and staffed areas. Because the children are fully screened from the rear properties to Bryan Road they can enjoy an open aspect across the current KS1 playground without fear of being overlooked from outside of the school grounds.

ALTERATIONS TO ACCOMMODATE A PLAY DECK

There are a number of alterations that will be required to the existing school buildings to facilitate the new play deck and these alterations differ significantly depending on where the deck is to be sited.

The proposed play deck would straddle a narrow single storey flat roof building which runs east to west linking KS1 and KS2 of the school. It would also sit above a flat roof area above KS1 Reception Class. The remainder of the play deck would be suspended above the current KS1 playground as previously discussed.

Early discussions with Building control confirmed that there will need to be 60 minute fire protection between occupied teaching spaces below and the new play deck to allow safe egress from the deck should it be in use at the time of a fire below. Because the link



EXISTING FLAT ROOF JOISTS TO BE UNDERDRAWN WITH 60 MIN FIRELINE BOARD

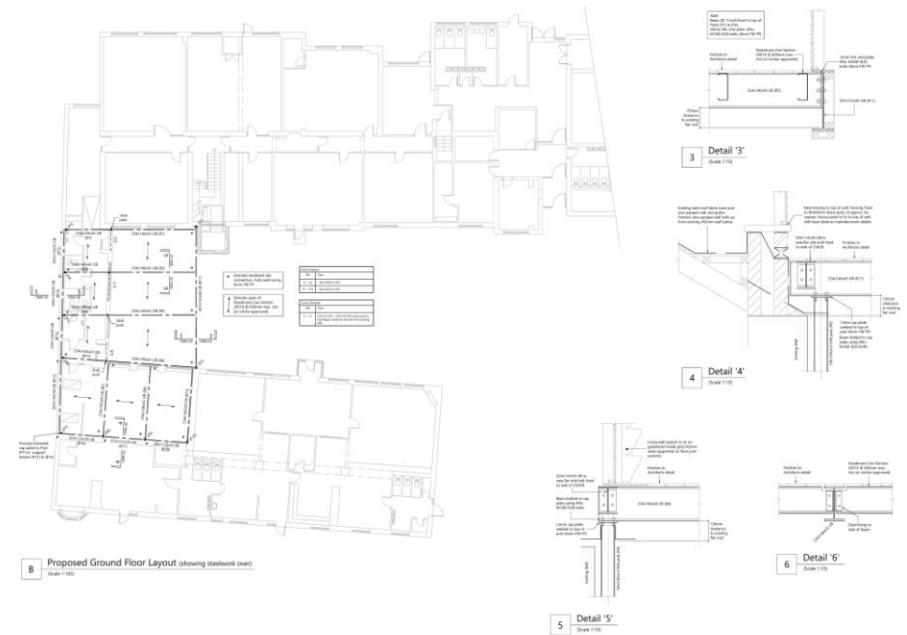


building acts as a sterile circulation route between KS1 and KS2, Building Control are happy for this roof to be unprotected as long as the deck above the Reception Class area is upgraded internally in order to give 60 minutes fire resistance. This is a costly but necessary requirement that will involve the removal of the existing suspended ceiling, lighting and associated wiring including sensors and smoke detectors and the underdrawing of the existing flat roof joists with a 60 minute fireline board. When fully boarded the wiring, suspended ceiling, lighting, detection and sensors can be re-instated.

STRUCTURE

The new play deck will be supported independently from the existing flat roofs which are incapable of providing a load bearing means of supporting a play platform without the added loading of the children. A deep steel beam spanning east to west will take the edge of the new play deck and will allow for the fixing of further steel joists north to south to fixing points along the edge of the existing wall to the alley with neighbouring Bryan Road.

The use of the brick walls of the existing building allows for a clear span to be achieved without the need for any steel columns into the



STRUCTURAL ENGINEERS DECK DESIGN



playground damaging the childrens enjoyment of the playground.
This clear span will ensure that the children at playground level have unencumbered play without the risk of collision with columns.

SHELTER

The area of the play deck overhanging the KS1 playground would provide significant shelter to children at playground level during wet weather. The playground area is also an area where the children are picked up by parents or carers and these to would benefit from the shelter that the deck would provide.

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REASONS AGAINST THE PLAY DECK IN AN ALTERNATIVE LOCATION

HIGHLIGHTED ALTERNATIVE FLAT ROOF AREA (YELLOW)

A KS1 play deck located as indicated above the flat roof areas of KS2 accommodation means that there would be no physical or visual connection with the existing KS1 playground and no means therefore of social interaction by the children with their KS1 peers which would not be an ideal model for promoting KS1 play in any school.

Access to a deck in this location is not possible from within the school and therefore we have the same issue as previously mentioned about the creation of a new staircase enclosure taking up valuable existing playground space in order to provide this access.

The necessary alterations to the existing accommodation that would be required would far exceed those needed in the submitted location. The accommodation below the deck is accommodation for KS2 and would require the same fire protection as previously outlined but to the entirety of the accommodation some 90 sq meter. As a



ALTERNATIVE FLAT ROOF AREA



comparison the area to fire protect in the submitted scheme is 50 sq meters.

Because of the shortfall in play deck floor area of some 66 sq meters a play deck in this location would have to extend from the edge of the flat roofs approx 5m in to the KS2 playground which would need at least 3 metal columns along its edge for support. This would present not only a hazard in terms of potential collisions but also disrupt the area for ball sports.

Safeguarding of children in this location would be an issue with the rear of properties on Whitley Avenue able to overlook the extended playdeck which would see the deck brought to within 13.5 meters of the gardens to these houses and of an elevated inclination.

The additional fire protection costs, safeguarding issues, potential child collisions with structure, the division of KS1 play areas and a substantial new stair enclosure reducing existing playground space have all contributed to ruling this area out.



PLAY DECK ABOVE EXISTING MUPA AREA (BLUE)

Building a stand alone deck above the existing MUPA pitch was looked in to a number of years ago when the play deck was initially submitted as a school bid in 2013. The deck would have again required a number of columns that would have destroyed this area as a usable MUPA space. In addition the MUPA area is marked out for football and the ball ricocheting off the underside of a deck would render this much used and needed MUPA pitch useless for the use of football and other ball games and sports.

PLAY DECK ABOVE EXISTING CAR PARK OR EXTENDING INTO CAR PARK AREA (RED)

The car park area belongs to the Diocese and is therefore not within the 'red edge' of the school ownership and can not be considered. There would also be major issues with children safeguarding with play deck 'viewing platform' from Newton Drive.



ALTERNATIVE POSITION ABOVE EXISTING MUPA PITCH



ALTERNATIVE POSITION ABOVE EXISTING CAR PARK



CONCLUSION

In conclusion the current submitted location for the play deck is the schools preferred location for reasons of proximity to existing KS1 outdoor play and supervision; for reasons of Safeguarding and supervision of children to maintain child safety; for reasons of access and preserving the current outdoor play provision; for reasons of structure and buildability and budgetary issues relating to cost and the provision of additional shelter.

The perceived noise issues are being addressed under a separate and independent report by a qualified sound engineer.

[View Report](#)



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