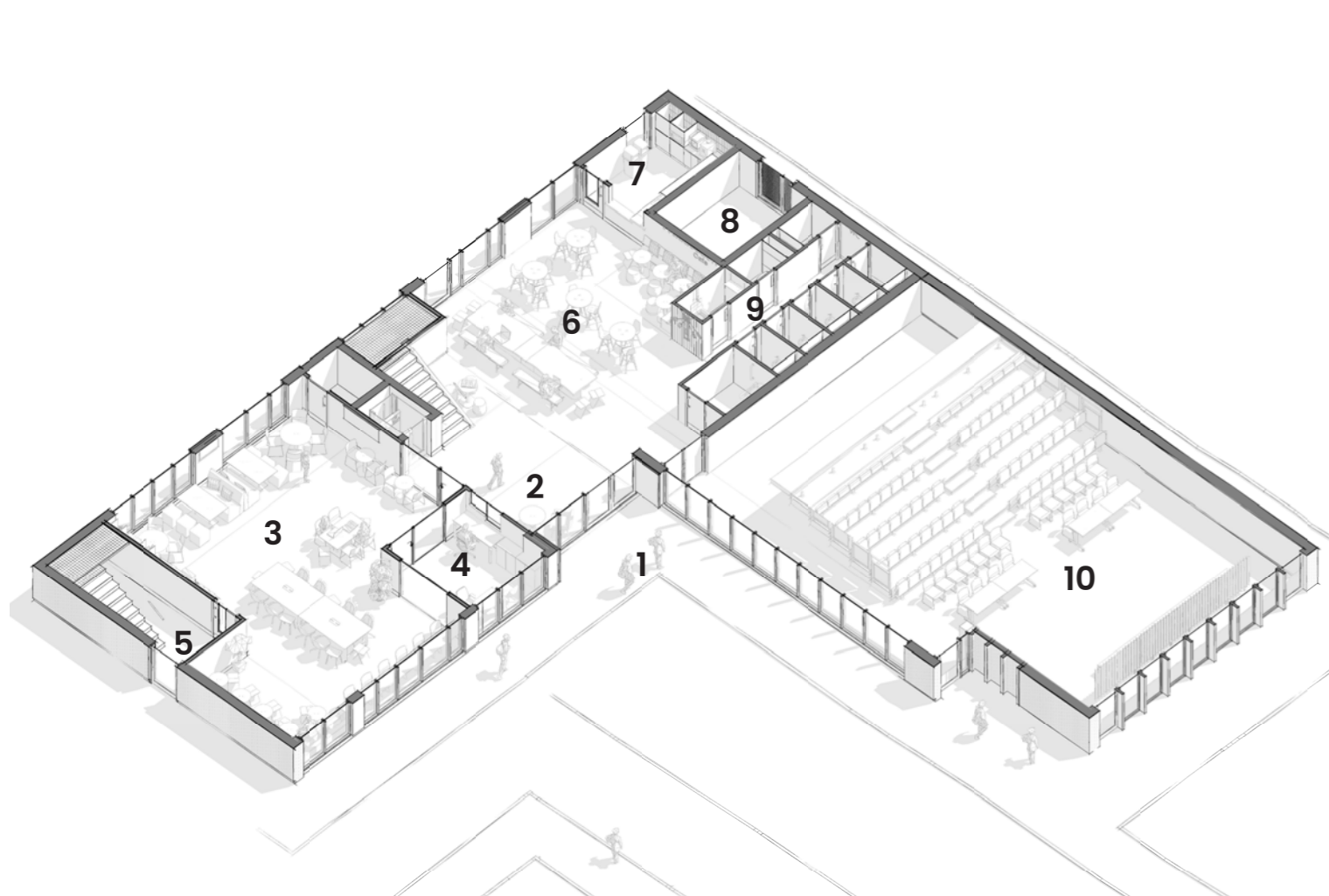
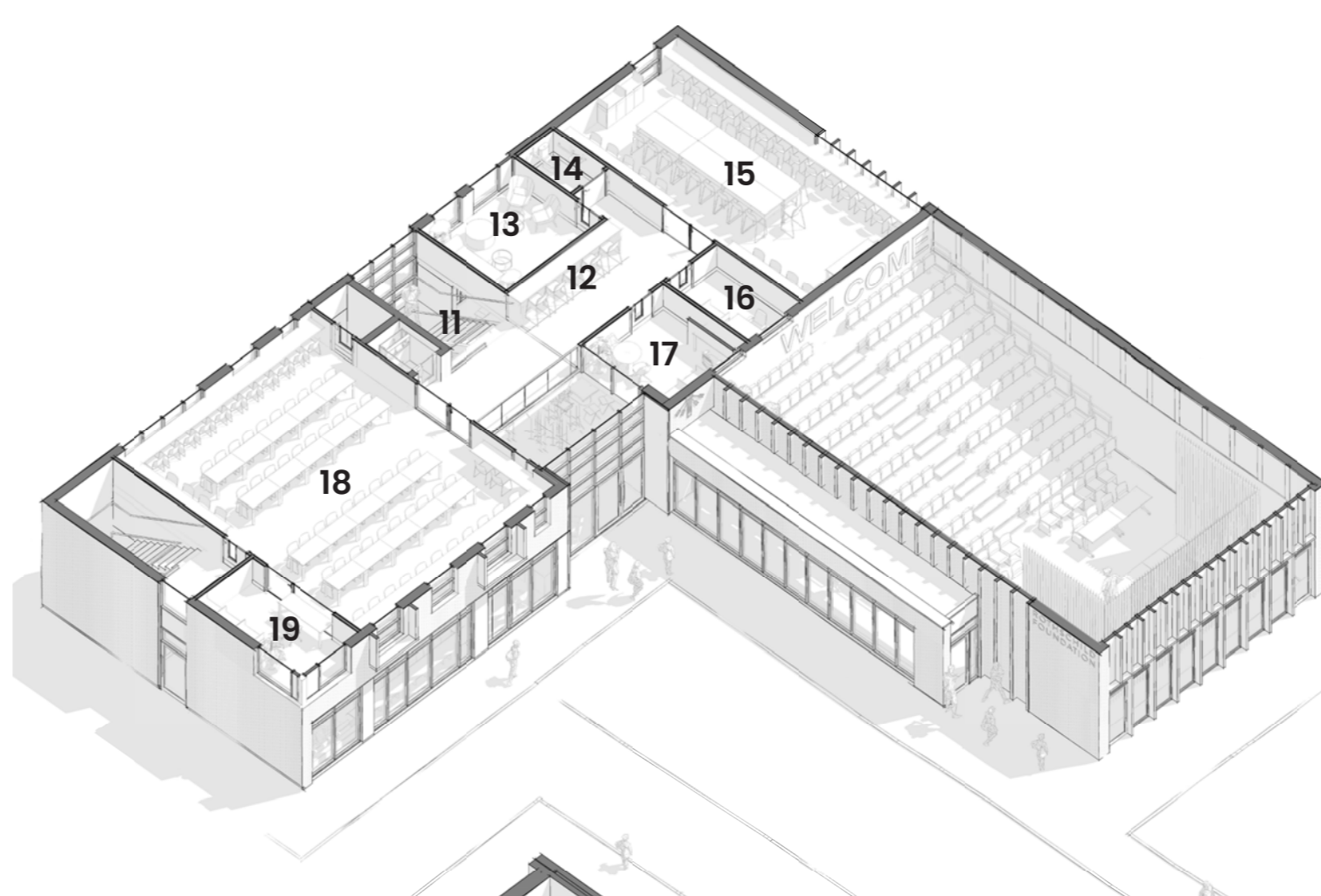




Perspective View : Across Sixth Form Courtyard to Sixth Form Entrance on West Facade



Ground Floor Axonometric



First Floor Axonometric

1. Main Entrance
2. Entrance Foyer
3. Quiet Study
4. Admin / Head of Year Office
5. Escape Stair / Secondary Access
6. Collaboration Zone
7. Cafe
8. Plant Room
9. Toilets
10. Auditorium
11. Main Stairs
12. Breakout Desks
13. Reflection Room
14. Acc. / Staff WC
15. Innovation Lab / Classroom
16. Comms Room / Media Room
17. Head of Sixth Form Office
18. Silent Study
19. Support Officer / Head of Year Office



Perspective View : Route to Sixth Form Entrance



Waddesdon C of E School, Sixth Form Centre

Waddesdon Church of England School is an all-ability 11-18 secondary school with around 1,000 students on roll, including 300 students in the Sixth Form. Daily routines and educational practice are rooted in the twin values of Dignity and Respect.

The school's aim is to build a designated Sixth Form space which stimulates creativity, industry, and hope. It will be, in order of priority, educationally stimulating, culturally enriching, and environmentally sustainable. The

building is intended to improve and consolidate the current Sixth Form facilities which are currently very spread out and cramped within the campus.

The Sixth Form Centre will provide sufficient space for supervised private and focused group study; it will offer teaching in an interactive classroom and a lecture theatre/performing arts space. It will be used daily by all Sixth Form Students and the Sixth Form team. Although students will register and be taught predominantly across the school, they will meet for a year group assembly in the lecture theatre. When not in lessons, they will use the group study areas and meeting spaces. At break and leisure times, they will be able to relax in the social spaces.



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CHURCH OF ENGLAND SCHOOL





Perspective View : South East Corner



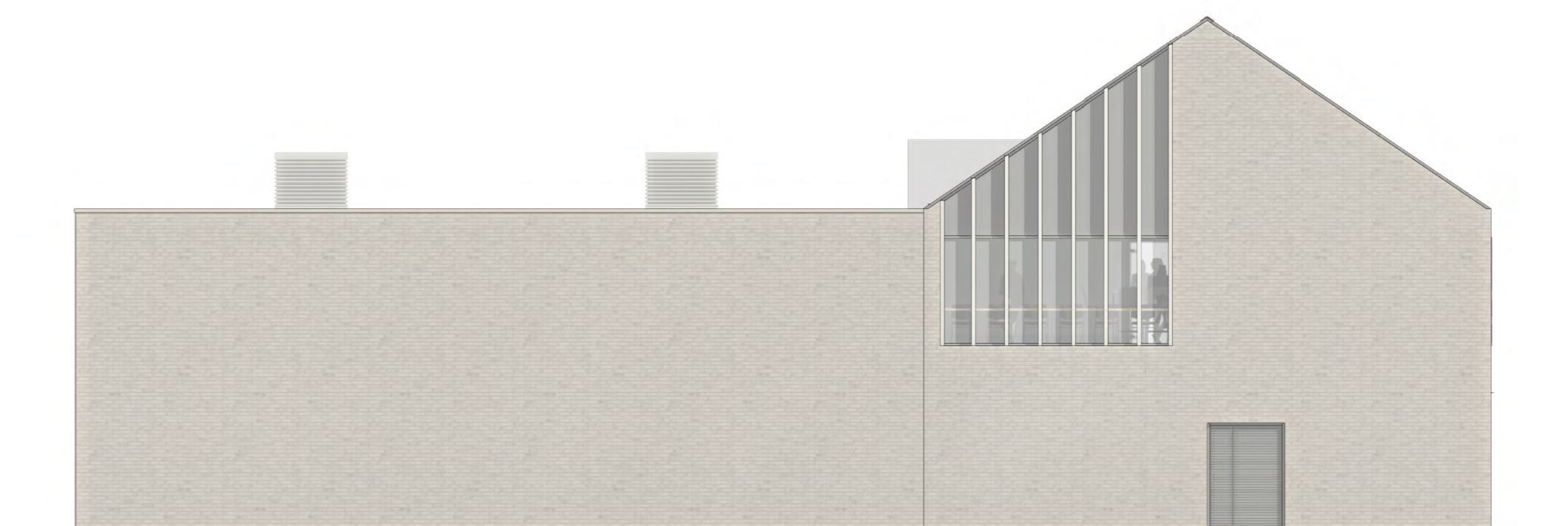
West Elevation



North Elevation



East Elevation



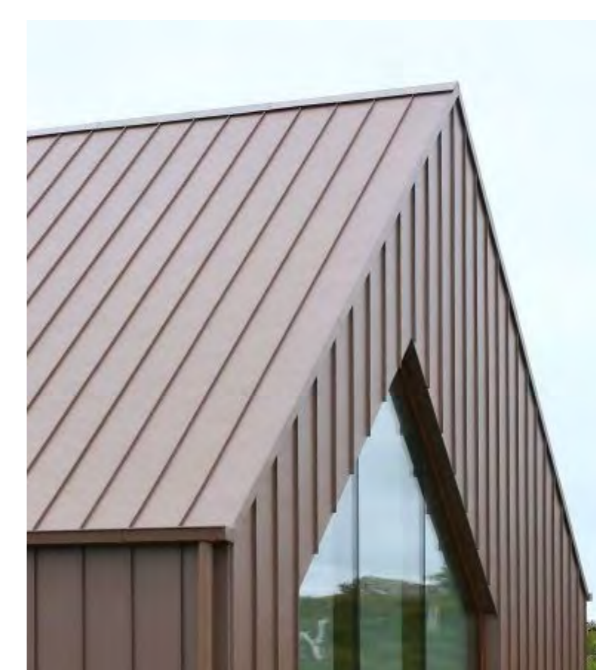
South Elevation



Feature dormer windows are a dominant feature of the Golden Mede development facing the proposed Sixth Form Centre



Pitch roof with feature, framed glazing element on proposed east elevation



Coloured Zinc Roof to compliment red tiles of adjacent buildings



Light brickwork to match school brickwork

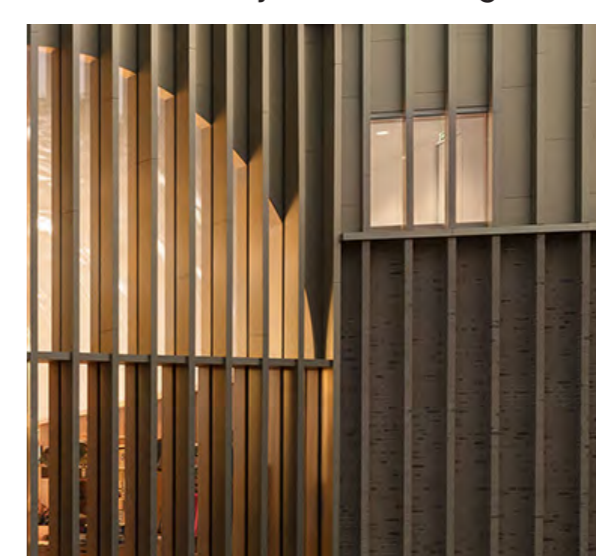


Vertical timber louvres are referenced around the auditorium and on the south elevation

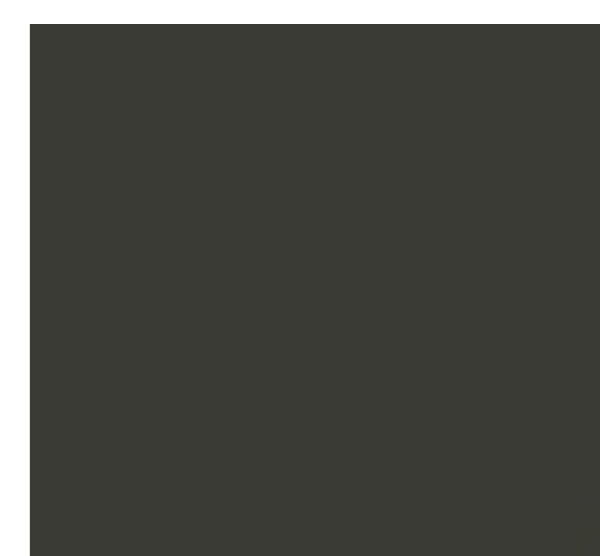
Appearance & Massing

The building's appearance must be sympathetic to the surrounding context, and in particular any views from Waddesdon Manor and the Waddesdon Conservation Area.

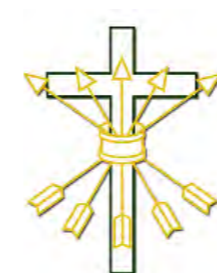
We have taken cues from the surrounding context. We strongly reference the adjacent Golden Mede development and the Rothschild Foundation's Windmill Hill building.



Brickwork piers & extended curtain wall frame to create verticality



Dark grey cladding ground floor



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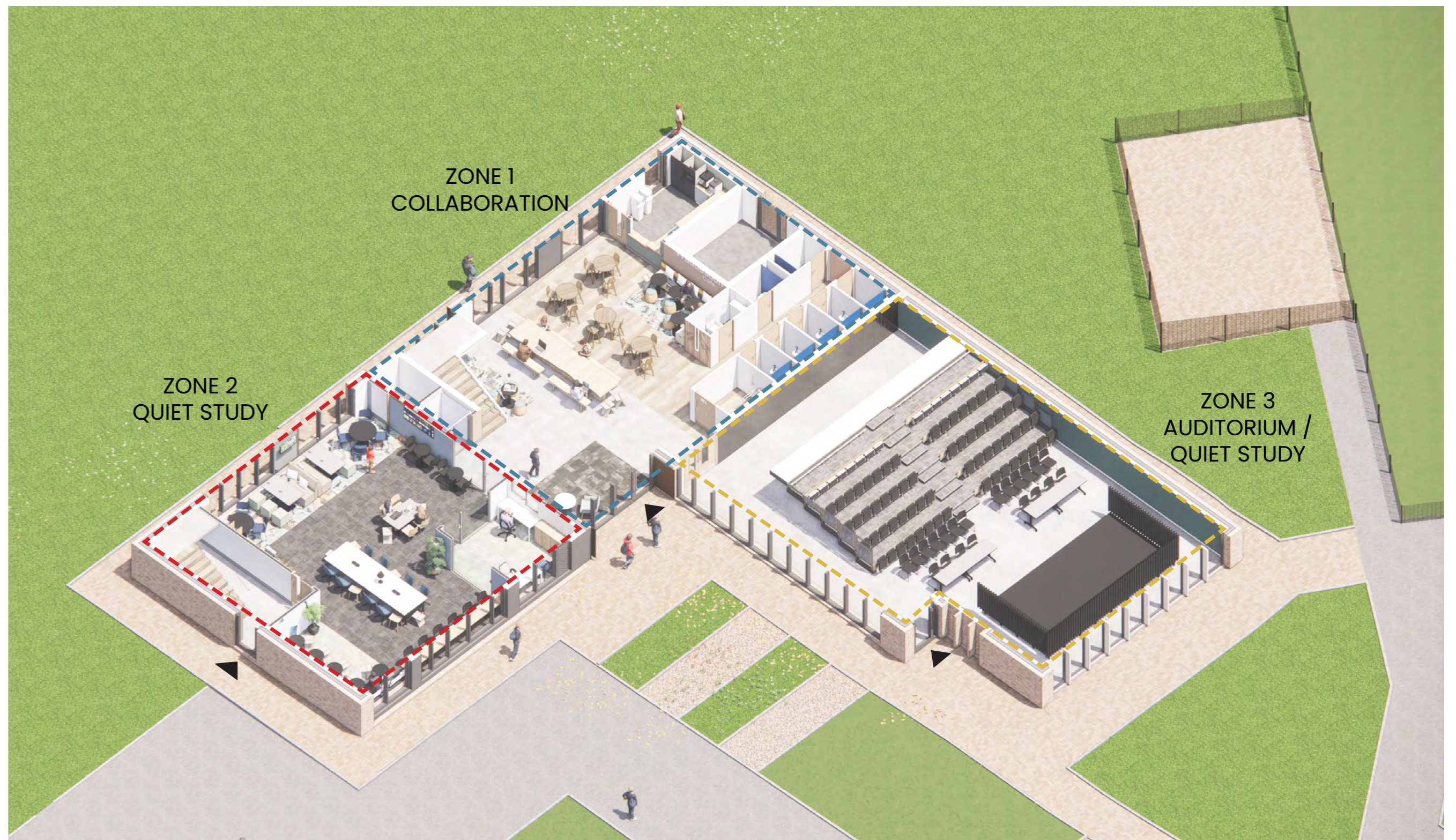




Ground Floor Plan



Perspective View: Cafe



Ground Floor Coloured Axonometric



Perspective View: Ground Floor Quiet Study

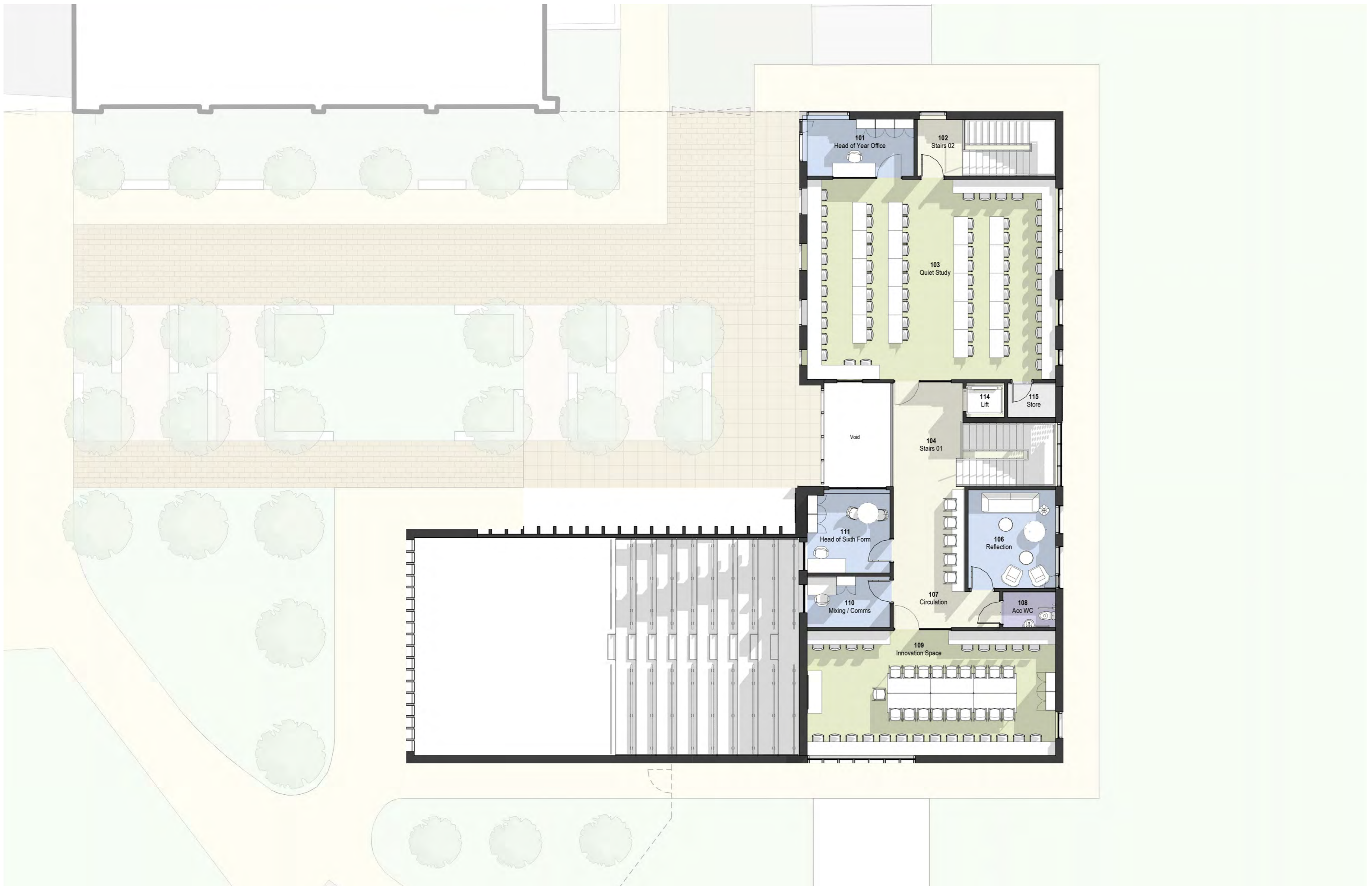


Perspective View: Auditorium



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First Floor Plan



Perspective View: Reflection Room



First Floor Coloured Axonometric



Perspective View: First Floor Silent Study



Perspective View: Innovation Space



ROTHSCHILD
FOUNDATION



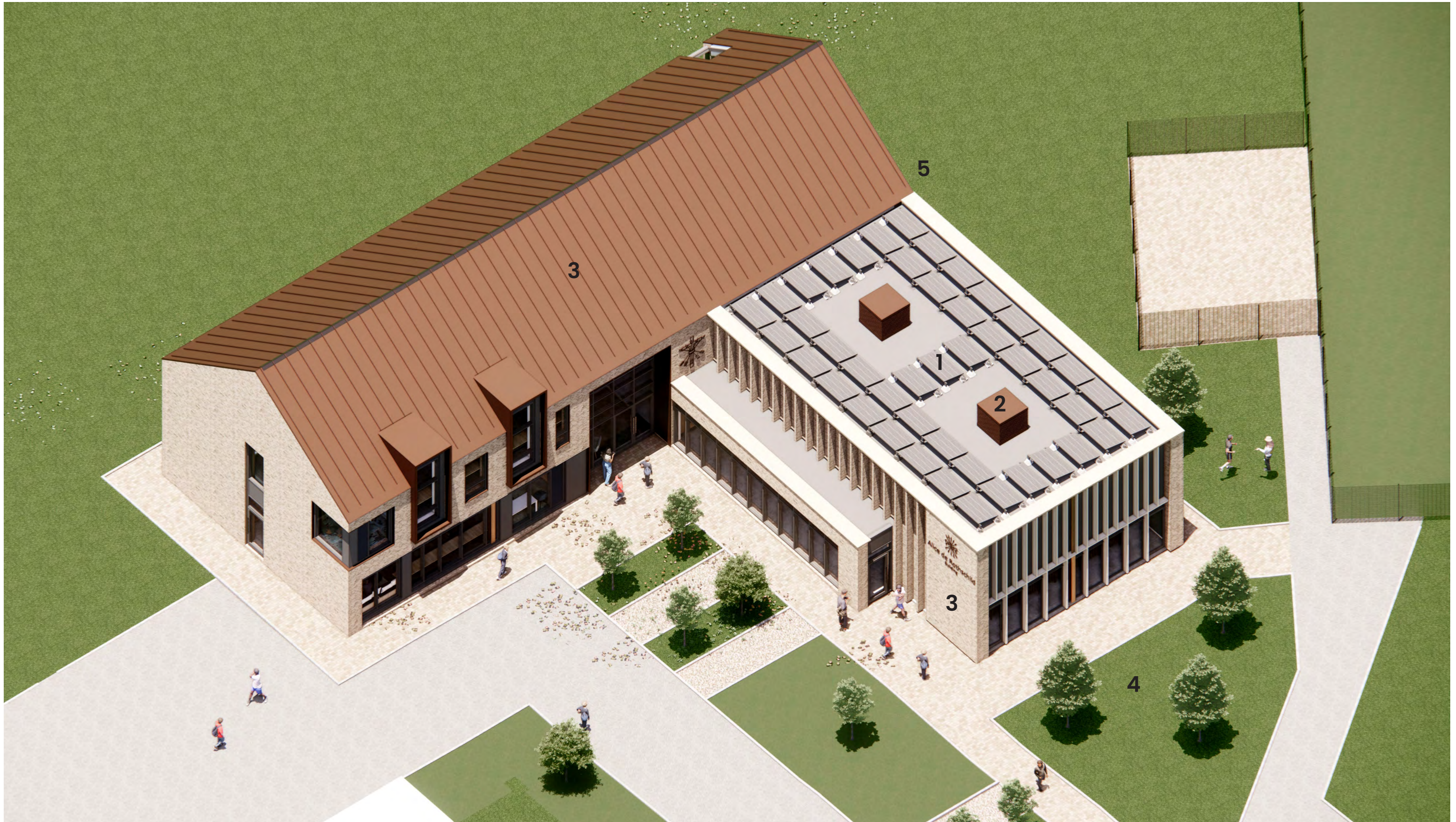
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BUCKINGHAMSHIRE COUNCIL
est. 2020



Roberts Limbrick



Building Axonometric

Sustainability

The school's aim is to build a designated Sixth Form space which stimulates creativity, industry, and be future-facing. It will therefore be as environmentally sustainable as possible.

Our approach is to incorporate sustainability based on the 'Be Lean, Be Clean, Be Green' design hierarchy.

Be Lean - A Reduction in Energy Use as a Result of Passive Design & Energy Efficiency:

- The building envelope will be provided with overall insulation performance values which are better than the limits required by current building regulations.
- Glazing is limited on the southern elevation to limit solar heat gain in the summer.
- All spaces within the building have been designed to be as efficient as possible. Minimising the size of the building to meet the school's requirements helps to minimise the energy used for construction (embodied energy) as well as the energy required during use and in future building maintenance.

Be Clean - A Focus on Energy Efficiency:

- An efficient mechanical ventilation and heat recovery system is proposed. This will reclaim energy from expelled air prior to it being discharged to atmosphere and re-use the energy to pre-heat the incoming fresh air before it enters the occupied/heated space.
- All luminaires will be high efficiency (in the order of 100lm/W) LED light sources and, where appropriate, will be automatically controlled to provide light only when the space is occupied.

Be Green - Renewable Technologies:

- On site generation from renewable sources will be used as part of the building services infrastructure and be installed as an integral part of the building services systems.
- Photovoltaic panels will be used to generate electricity from daylight and feed the power back into the building's electrical infrastructure for direct use.
 - Air source heat pumps will draw energy from the atmosphere and channel it into the building as the primary heat source.

1. Photovoltaic panels
2. Efficient mechanical ventilation and heat recovery systems
3. Fabric first approach. Improved thermal efficiency over the standard building regulation requirements.
4. Improved biodiversity, external landscaped Sixth Form Courtyard
5. External air source heat pumps



Perspective View : Route to Sixth Form Entrance

Pre-Application Response

In April we held a pre-application meeting with Buckinghamshire Council, outlining the proposals for the new Sixth Form Centre.

The meeting and responses were very positive, providing the view that the current proposal would be likely to receive officer support if an application were to be submitted.

Design and impact on the character and appearance of the area

Although still at the concept design stage, it is considered that the building would be appropriate in terms of appearance, massing and materials, with the two storey element taking its design cues from the surrounding agricultural setting. Although the Sixth Form centre would have two storeys, it would remain lower in height than the existing sports hall and the auditorium would be single storey with a flat roof which would help to reduce its visual impact. The brickwork on the single storey element would be in keeping with the school brickwork, referencing the existing buildings in design terms. In an earlier pre-application meeting, the Council's landscape officer advised that the building be positioned alongside the existing school buildings to take into account ecological and archaeological considerations on the site. The current proposal responds to this advice by siting the building adjacent to the Six Form car park to the east of the site rather than to the south of the site, and so it would be viewed as part of the existing development. It would be much further away from the AAL, and Grade I Registered Park and Garden (RPG) and would be obscured by other buildings when viewed from the south. As such it would not harm the landscape character of the AAL or the RPG.

It is therefore considered that on the basis of the information provided, the proposal would be likely to have an acceptable design and impact on the visual amenities of the site and wider area, in accordance with WADI of the WNP, BE2 and NE4 of the VALP and advice in the NPPF.

Heritage Assets :

The site for the proposed new building would be about 230m to the east of the Waddesdon Conservation Area and about 180m to the north of the Grade I Waddesdon Manor Historic Park and Garden. Given the distance from these heritage assets, and the fact that the existing school would lie between these assets and the new building, there would be no impact on their setting. The building would not be within an Archaeological Notification Area.

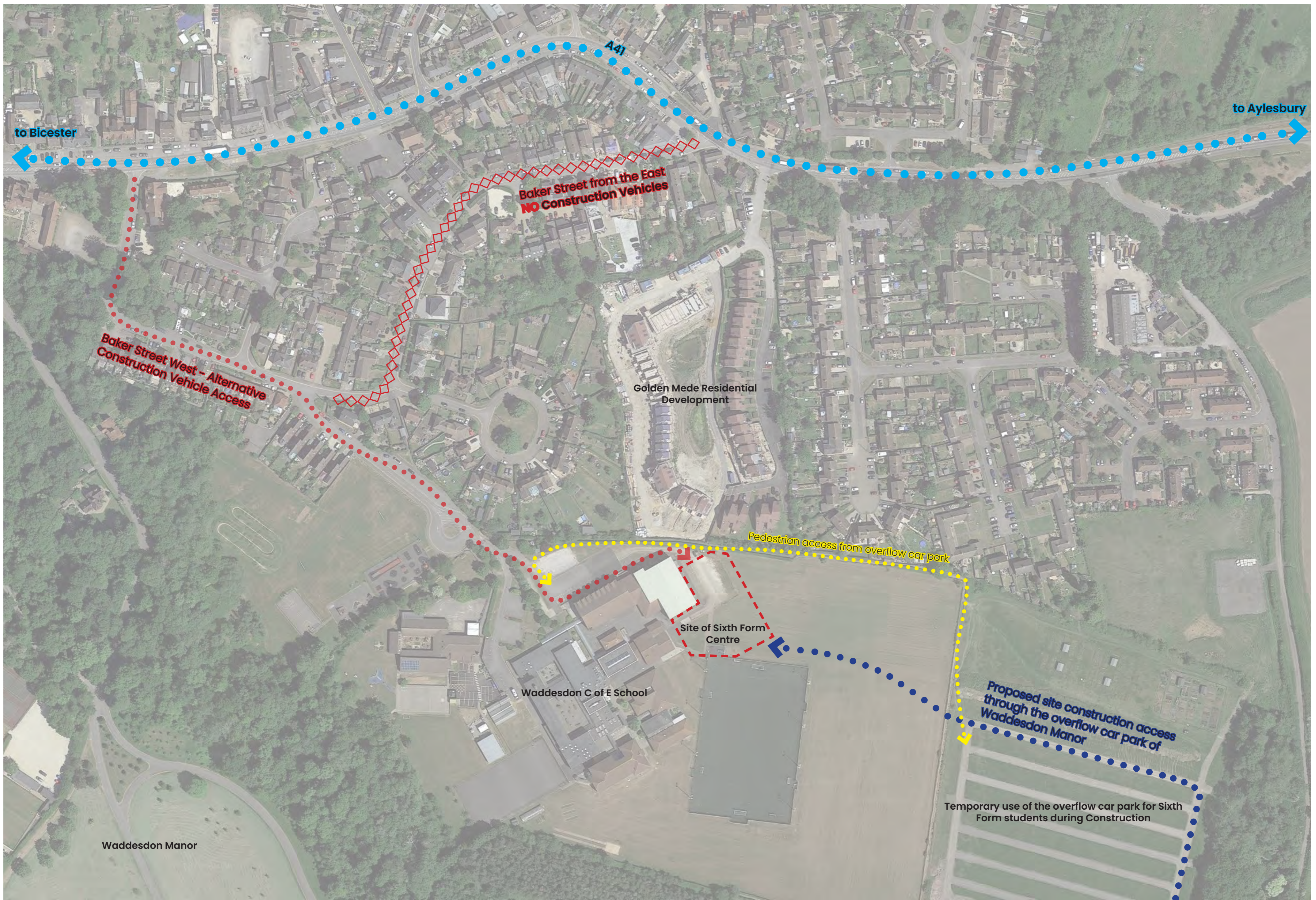


Impact on Residential Amenity

The nearest neighbours would be those to the north of the school at Golden Mede and Goss Avenue. The new dwellings at 25 to 28 Golden Mede would be about 40m to the north of the new building. Although the occupants of the new dwellings are likely to be able to view the proposed new building, at this distance it is unlikely that there would be any material impacts in terms of noise and disturbance above that already experienced from the activity at the school, particularly as there would be minimal increase in traffic movements and student numbers.

Trees

No trees would be impacted on the construction of this scheme. There is a small run of hedging along the boundary edge to the north, but this sits outside of the application site. The new courtyard provides an opportunity for more landscaping to be provided.



Site Access Plan

Highways Strategy

The school is particularly sensitive to the impact of traffic on the local residents. During drop-off and pick-up times, the area around the school can become congested, with some obstructive/illegal parking by parents increasing the likelihood of accidents. Residents in Baker Street have also raised concerns relating to the bus access to School Lane.

This application is to construct a new Sixth Form Centre in order to provide future students with dedicated Sixth Form study areas where currently they use the school restaurant and available classrooms around the campus. We are not looking to increase forms of entry to the school. The funding agreement with the Local Authority to increase by 5 students in each year group is in line with the current number on roll, given that the school has been historically over PAN. For example, 1015 students were enrolled in September, 2022 which is equivalent to a 5 student increase per year group.

The school does not believe, therefore, that traffic and highways issues will worsen as a result of this application. In actuality, we are hopeful that the building will lead to improved solutions for the local area.

Travel Plan

A Travel Plan is required as part of the planning application. This sets out how the school intends to manage and reduce the travel impact of pupils, staff and visitors on the local area and increase walking, travel by scooter and cycling to the site as well as tackling issues as they arise. This in turn will help the school to be a good neighbour.

The school recognises the importance of such a plan and its responsibility to adhere to it, with the likely implementation date to be the end of June.

As part of the Travel Plan, a range of measures will be implemented by the school with the following key aims:

- Assist in alleviating dangerous/obstructive parking issues around the school
- Reduce car use to the school
- Maintain and increase walking and travel by scooter and cycling to the school
- Improve the health of pupils and staff
- Explore the option to change the access road on a more permanent basis



No impact on existing sports provision

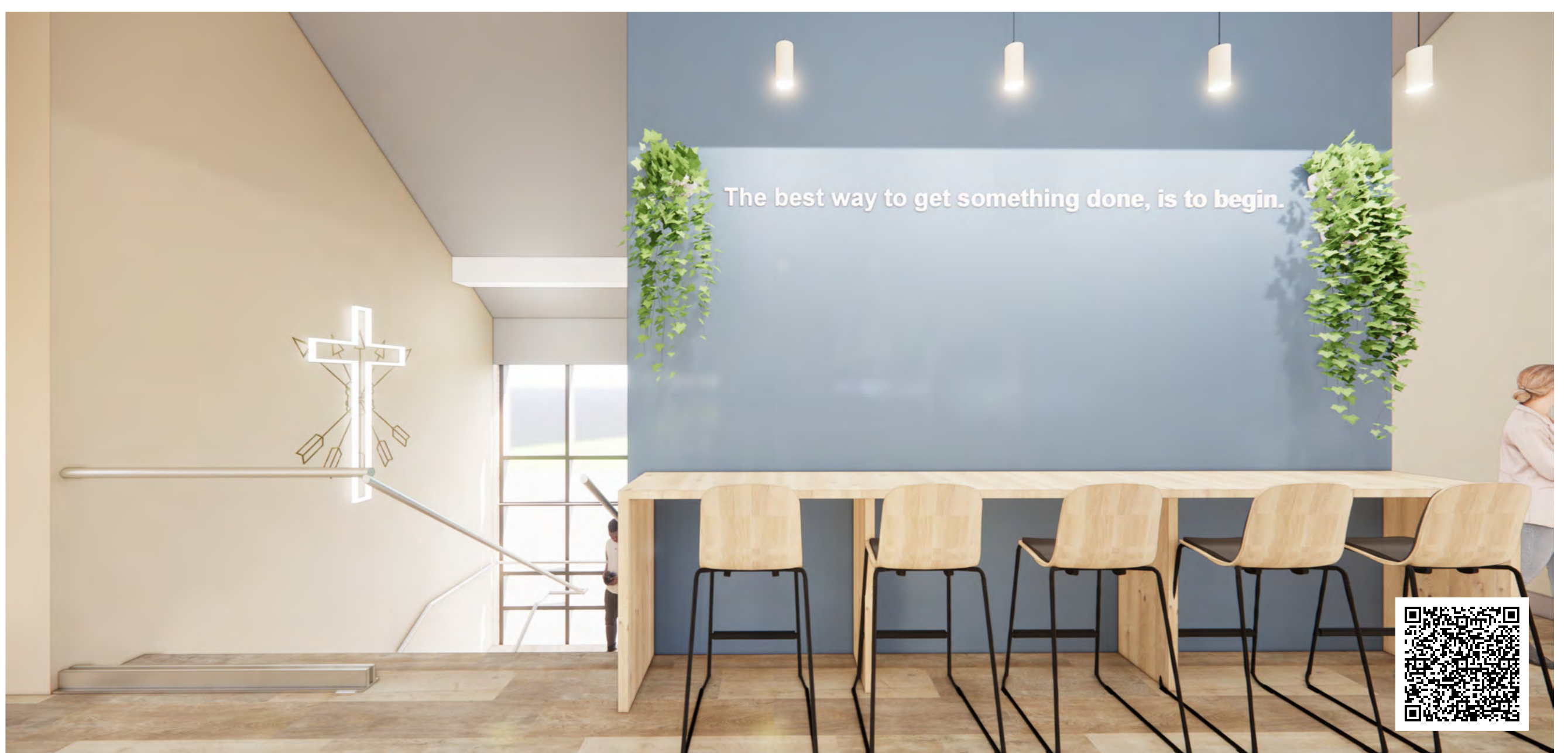


Site Plan



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Perspective View: Ground Floor Quiet Study



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Perspective View : Across Sixth Form Courtyard to Sixth Form Entrance on West Facade



Perspective View : South East Corner



Perspective View : Route to Sixth Form Entrance

