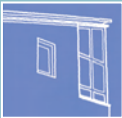


# Non-residential uses:



Primary School (within Urban Village)



Education Campus (including Sports Pavillion)



Health Village



Employment Zone

**Primary School**  
(within Urban Village character area)

**Primary School**



MANDATORY	m
Site size	<b>2.47ha</b>
Vehicular Ingress	<b>Primary street frontage on northern boundary, western end.</b>
Vehicular Egress	<b>To lower order street at rear of site.</b>
Cycling	<b>Covered and secure cycle parking provided on site.</b>
Main frontage	<b>Minimum 100m length to Primary Street on northern boundary. Buildings to be located as close to this frontage as possible.</b>
Other frontages	<b>All fenced only.</b>
Boundary treatments	<b>Main frontage 1.1m tall black-colour bow-top railings and gates. Other frontages 2m tall black-colour weldmesh.</b>
Planting	<b>As Urban Village character area.</b>
Architecture	<b>Main frontage must address and help enclose the Primary street. Must have a clear visitor entrance. Maximum building height of 9m. Landmark to be minimum 7m.</b>
Materials	<b>As Urban Village character area. Must contrast with immediate buildings in colour and material.</b>

Site

**The location, size and shape of the Primary School site is shown on the Land Use Proposals plan (Figure 3.1, page 32) and is mandatory.**

The site is an integral part of the Urban Village character area.

**The school site will be 2.47 hectares.**

Access

**A one-way vehicle route will be provided through the site running along the western boundary.**

**Vehicular ingress will be direct from the primary street frontage** and is provided for refuse and delivery vehicles as well as some staff and disabled persons parking.

**Vehicular egress (for all vehicles) will be as shown on Figure 4.15** adjacent to the green playspace and copse of trees. **This will be via a minimum 3.5m wide shared surface roadway** designed to harmonise with the surrounding landscape treatment.

Cycling

Cycling to and from the school will be encouraged. **Covered and secure cycle parking will be provided within the Primary School site.**

Main frontage

The Primary School forms part of a primary street frontage as well as being on the corner of the primary public space at the centre of Kingsmere. **This main frontage must be no less than 100m wide, and must:**

- **be largely occupied by buildings (apart from a 10m gap for an early years garden at the eastern end and a 4m gap to provide vehicle access to the west).**
- **read as a principal civic building within Kingsmere, be designed to provide a subtle contrast with its neighbours in terms of scale and colour, and be designed to maximise active frontage (whilst providing adequate privacy and security).**

**The buildings on this frontage must be set as close as possible to the public / private realm boundary, to maintain street enclosure, with greater setbacks only where required for break out playspace or for parents to gather.**

Non-residential uses: Primary School

- Primary School site
- Hotel
- Existing trees / copses / hedgerows
- Proposed structural planting
- Childrens play spaces (NEAP or LEAP)
- Informal open space
- Formal open space
- Primary public space / square
- Gateway entrance
- Rights of way
- Primary Street (urban)
- Secondary Street
- Primary frontage
- Secondary frontage
- Rural edge frontage
- Public open space / green corridors frontage
- Employment frontage
- Landmark buildings
- Marker buildings
- Community facilities



Figure 4.14 The Primary School site includes archaeological remains in the south-east of the area and a prominent frontage on the northern boundary that will contribute to the local centre. Section X-X is shown in figure 4.16.(Detail of Parameter Plan, Figure 3.22)

- Primary School boundary
- Vehicular ingress
- Vehicular egress
- Building frontage
- Bowtop railing (1.1m high) and gates
- Weldmesh fence (2m high) and gates
- Protected historic barrows (playing fields over these)
- Buildings within this zone only



Figure 4.15 Vehicle access to the site will require an ingress on the main frontage and egress to a minor road across adopted public open space.



## Non-residential uses: Primary School

### Other frontages

The Primary School has a second frontage to a primary street – along the eastern boundary of the site. This part of the site will be laid out as hard and soft playspace.

A large section of the western boundary of the site is also frontage. This part of the site is also laid out as hard and soft playspace.

### Boundary treatments

The private realm boundary line on the main frontage will be consistent with neighbouring properties either side.

**The boundary will be protected by a 1.1m tall bowtop, black coloured railing.**

The private realm boundary line on the other frontages will also be consistent with neighbouring properties either side. **These boundaries will be protected by a 2m black-coloured weldmesh. Where the boundary of the school abuts public open space, the 2m black- coloured weldmesh fence must be used in combination with planting to ensure an attractive and harmonious boundary edge.**

Figure 4.16 illustrates an appropriate landscape treatment adjacent to public open space.

### Planting and public realm

**All planting must accord with the Urban Village character area.** Hard landscape materials must be chosen to complement the materials used in the Urban Village character area. Refer to section 4 pages 103-112.

### Architecture

The Primary School must be of the highest quality design to reflect its importance as a principal civic building within Kingsmere. Quality will be assessed in terms of functionality, innovation and robustness (in both the short and long term), as well as in the standard of materials and detailing used.

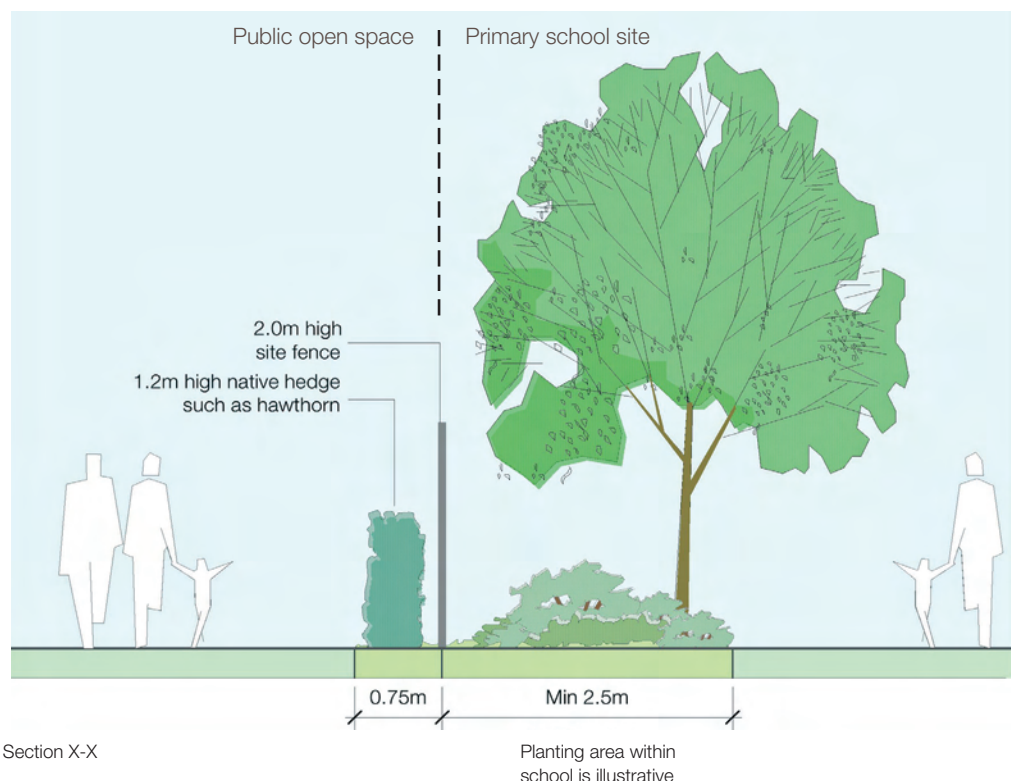
**On the main frontage the building must address and help enclose the street, include a clear main visitor entrance, be assertive within the streetscene and contribute as a peripheral element of the local centre. As a single-storey building with a maximum 9m height (adjoining neighbouring residential buildings which may be up to 4 storeys / 14.5m) this will require a distinctive architectural approach to overcome any height difference, potentially including an accented roof form. Further verticality may also be expressed through feature elements such as vent stacks, flagpoles or cupolas.**

### Materials

**Wall materials for the Primary School will be those specified for the Urban Village character area:** namely red or buff brick or render (painted). Modern materials that match in colour and tone may be acceptable. For reasons of robustness, brick is likely to be the principal material on the main frontage below head height. In order to contrast with its immediate neighbours, building materials and especially colours, should be carefully chosen. For example, if neighbouring buildings are red brick then the school might be in buff brick or render or a combination of these.

Roof materials may be slate or tile, or may be metal on flat or mono-pitch forms.

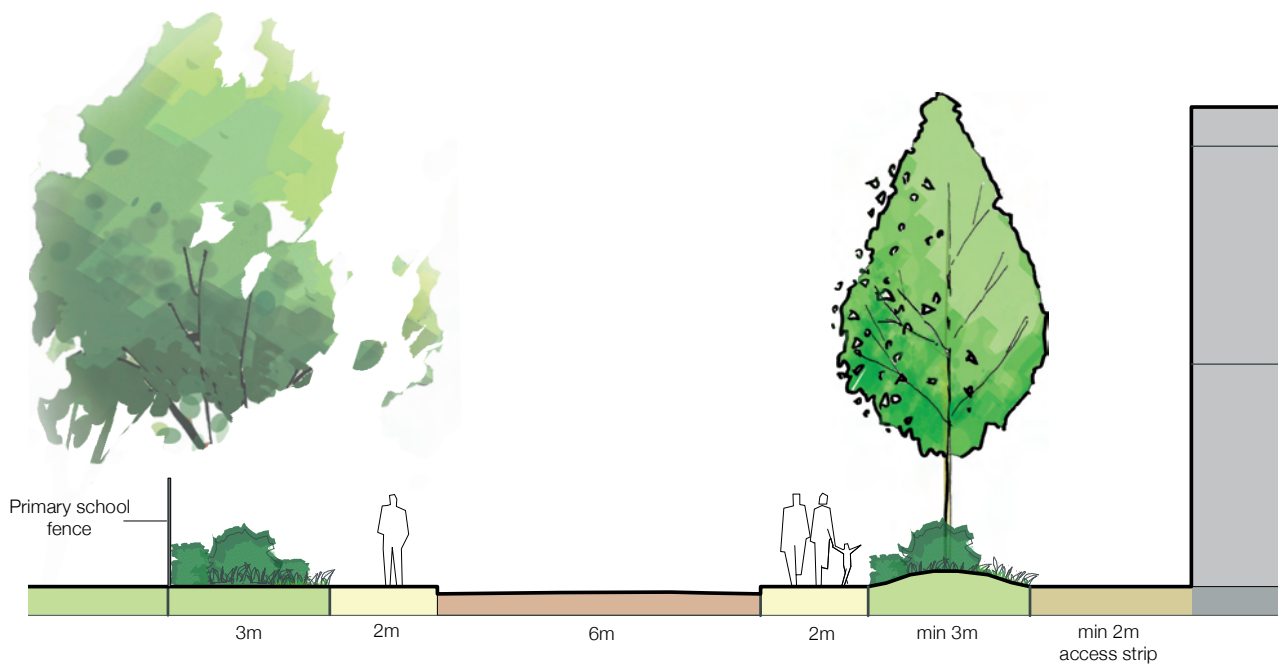
**Figure 4.16** The eastern, southern and western boundaries of the Primary School site will each require high quality and secure boundary treatments. Section X-X (right) shows fencing combined with suitable planting on the western boundary. Section Y-Y shows the eastern boundary, to the Primary Street.



Non-residential uses: **Primary School**



The Primary School building must be of the highest quality design to reflect its importance as a principal civic building within Kingsmere (above - Greentrees Primary School, Hampshire)



Section Y-Y

## Education Campus

(including Sports Pavilion)

### Education Campus



MANDATORY	<i>m</i>
Site size	<b>3.14ha</b>
Vehicular Ingress	<b>From the Primary Street via a limited access driveway.</b>
Coach access	<b>Parking and drop-off area for 6 coaches outside the site and adjoining the main entrance.</b>
Pedestrian access	<b>Two gateways only. Primary entrance western end of greenway. Secondary entrance at eastern end of greenway.</b>
Cycling	<b>Covered and secure cycle parking provided on site.</b>
South west frontage	<b>Must be addressed by buildings, interpreted as the principal elevation, have an independence of form, design and materials, and maximise active frontage at the main entrance.</b>
A41 frontage	<b>Building massing and roof form important in larger views.</b>
Other frontages	<b>All fenced only.</b>
Boundary treatments	<b>2m tall black-colour weldmesh where necessary combined with landscape planting.</b>
Planting	<b>As Whitelands character area.</b>
Architecture	<b>Landmark building elements addressing south-west and south-east corners. Maximum building height of 11.5m.</b>
Materials	<b>Must harmonise with Whitelands character area.</b>



The Education Campus may use strong accent colours on part of the building to signal its landmark status.

#### Nature of use

The exact nature of this school is currently (July 2008) unclear. It is therefore difficult to be definitive in describing the development of this site.

#### Site

**The location, size and shape of the Education Campus site is shown on the Land Use Proposals plan (Figure 3.1, page 32) and is mandatory.**

**The school site will be 3.14 hectares.** The school will also have direct access to an additional area to the south for recreation and sport.

#### Vehicular access

**Vehicular ingress and egress to the site will only be available via the western corner closest to the primary street.**

**Vehicular access will be direct from the primary street to the west via a limited access drive** provided for refuse and delivery vehicles as well as staff, disabled persons and coach parking.

#### Pedestrian access

**Staff, students and others arriving on foot will access and egress the site via two gateways only. These will be at either end of the greenway (north-western) frontage.**

The primary pedestrian gateway (to be used by parents and visitors, or out of hours) will be alongside the vehicular gateway at the western corner of the site. The second gateway will serve those coming from north of the site including those arriving via public transport or the main A41 junction.

Non-residential uses: Education Campus (including Sports Pavillion)

- Application boundary
- Primary School
- Education Campus
- Existing trees / copses / hedgerows
- Existing or diverted watercourses
- Proposed structural planting
- Proposed attenuation ponds / swales
- Informal open space
- Formal open space
- Gateway entrances
- Rights of way
- Primary street (urban)
- Primary street (rural)
- Primary frontage
- Secondary frontage
- Rural edge frontage
- Public open space / green corridors frontage
- Employment frontage
- ✱ Proposed landmark buildings
- m Marker buildings
- ↗ Views / vista



m **Figure 4.17** The Education Campus site is self-contained but with three strategically important frontages. To the north is a public footpath and greenway. The southern frontage is open to playing fields with a key view from the southern approach to Kingsmere. The eastern A41 frontage will be largely screened by planting. (Detail of Parameter Plan, figure 3.22)

- Education Campus boundary
- ↙ Vehicular ingress
- ↘ Vehicular egress
- ↙ Pedestrian / cycle access



m **Figure 4.18** The Education Campus will be accessed along its western boundary via footpaths, cycleways and a private drive. See figures 4.20 and 4.21 for alternative treatments for section Z-Z. See also Appendix 1, figures App1.4 and 1.5 for the Greenway and A41 frontages.

## Non-residential uses: Education Campus (including Sports Pavillion)

Drop-off (from coaches)

**A coach drop-off area will be provided close to the main pedestrian gateway / vehicular access to the Education Campus site. Space will be created for six coaches as part of a high quality southern gateway for Kingsmere.**

Figure 4.19 shows an illustrative layout of this area.



Figure 4.19 Southern Gateway: **Vehicular access to the Education Campus will be via the primary street to the west. Between the street and the school boundary will be a drop-off area for pupils arriving by coach.** This will comprise a one-way loop with passengers alighting from the school side of each coach. **Six coach spaces will be provided.** The landscape design will be rural in character reflecting its location on the southern periphery of the development.

**[The highways layout and coach parking are mandatory].**