



## Baginton School Proposals, Baginton, Warwickshire

A presentation by Oliver Taylor of Framptons & Jeff Downes of Corstorphine + Wright on behalf of Baginton Green Ltd

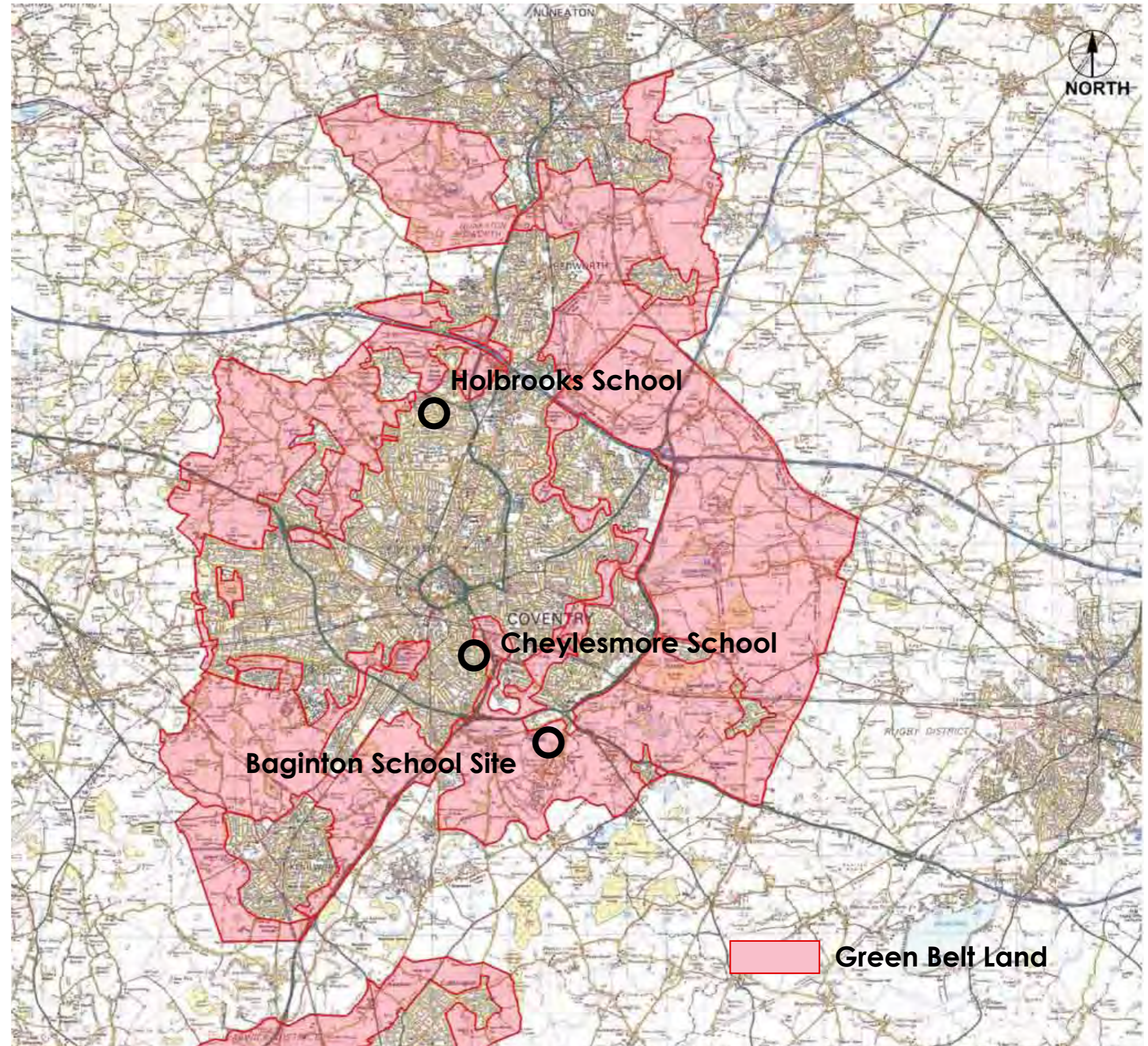
CORSTORPHINE  
+ WRIGHT



## Introduction

The applicant is a charity dedicated to providing support for the schooling of Brethren children.

At present some 125 children are educated in substandard buildings located in Coventry on two sites which are five miles apart. The primary school is at Cheylesmore, South Coventry and the secondary school is at Holbrooks, North Coventry. The search for a new school site has been going on for over four years.



# Previous Proposals

Proposed site plan for the scheme refused planning permission (W10/1062) in November 2011



REV. C 05/07/10 APPLICATION SITE BOUNDARIES REVISED  
 REV. B 17/06/10 SITE DESCRIPTION REVISED  
 REV. A 18/05/10 APPLICATION SITE BOUNDARIES REVISED  
 Revision : Date : Details :

**wood goldstraw yorath**  
 ARCHITECTS QUANTITY SURVEYORS PLANNING SUPERVISOR

Churchill House, Regent Road, Stoke on Trent, ST1 3RH.  
 Tel: 01782 208000 Fax: 01782 208712  
 E-Mail : info@woodgoldstraw.co.uk

Drawing no. 3818-02-20 Scale: 1:500@A1  
 Drawn: D.COOPER Revision: C  
 Date:

Client: BAGINTON GREEN LTD,  
 LAND OFF BOSWORTH CLOSE,  
 BAGINTON,  
 COVENTRY.

Project: NEW BUILD SCHOOL

## Previous Proposals Cont.

The following scheme specific objections were raised: -

1. Harm to the setting of the Grade I Listed Church and Conservation Area;
2. Harm to the setting of the Scheduled Ancient Monument; and
3. The edge of village location which has limited public transport links.
4. The design is not in keeping with the village context.



## Previous Proposals Cont.

In response to the specific objections, the scheme has been reconsidered in its entirety, namely: -

1. The position of the school has been re-sited on an area of land which is in effect an indent within the surrounding pattern of settlement;
2. The site is the location of an extant development as shown on the next slide – which includes a new building, 72 car parking spaces, 3 all-weather fenced tennis courts and 2 bowling greens;
3. The spread of building has been reduced by proposing a 2 storey building of a domestic scale;
4. The revised siting avoids the visual setting to the Grade I Listed Church, the Conservation Area, and the setting of Bagots Castle.
5. The revised scheme will secure a landscape / ecological management plan on the land between the Meeting Room and the Parish Church – thereby enhancing the approach to the Church – creating an amenity space for the village community.



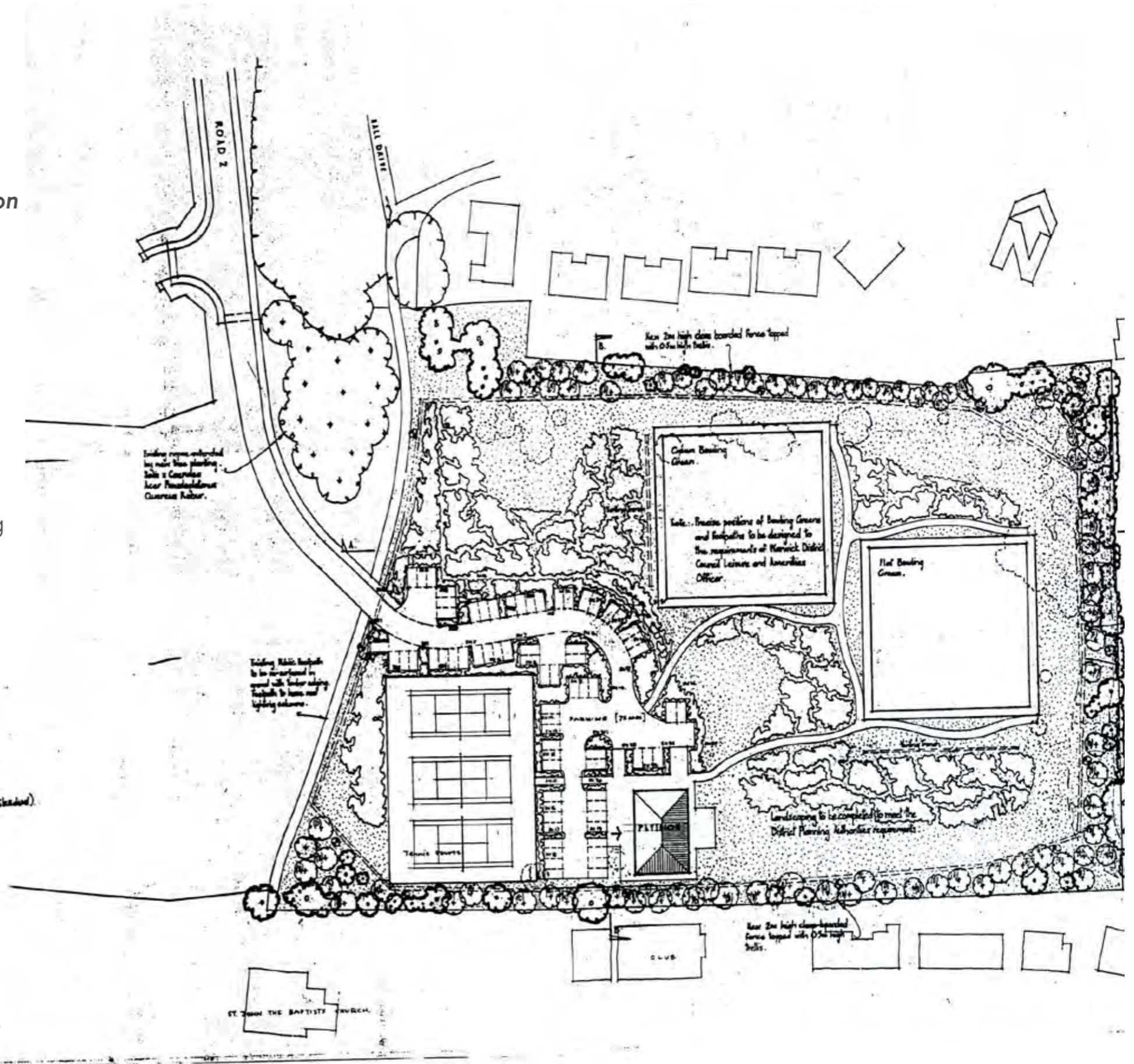
# Extant Planning Permission

In 1997 planning permission (ref. W95/1297) was granted on appeal for: -

**“Erection of a an ancillary single storey clubhouse with car parking for 72 cars; provision of 3 all weather tennis courts and 2 bowling greens, a two metre close boarded fence surmounted by a 0.5m high trellis fence and additional landscaping provision”**

- A material commencement of this planning permission has taken place
- The amount of car parking proposed is a third of the size of the amount of car parking permitted by this extant planning permission

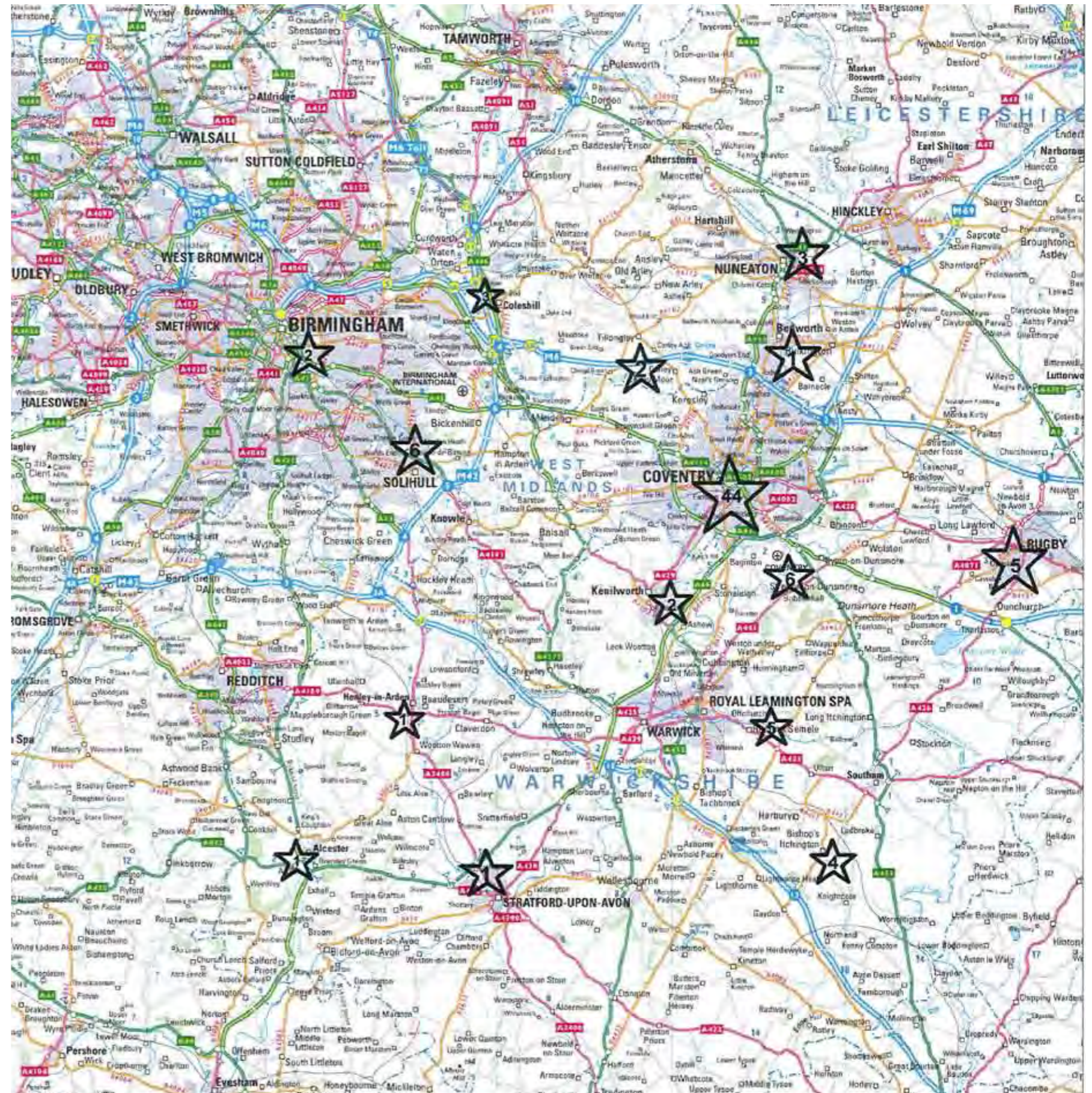
- Car monitoring bench
- Yarding benches
- Proposed tree planting (Heavy standard)
- Existing tree retained
- Existing tree removed



# Alternative Sites

- Over the past 4/5 years, The Trustees have considered some 119 alternative sites.
- None have been achievable to realise the requirements of the School.
- One of the issues has been the land values within urban areas such as housing land cannot be sustained by the development.

Coventry, Kenilworth and Leamington Spa comprises the primary catchment area for the proposed School – Baginton is therefore considered a suitable location for the proposed development



## Site History

The site was originally part of the grounds of Baginton Hall, which was destroyed by fire in the 1920s.

The 1930s saw the extraction of sand and gravel from the site to a depth of ten metres

By the end of the 1950s all of the gravel had been extracted and the site was backfilled with industrial waste.

Tipping was concluded in the 1970s following which the site served as a support base for construction of the nearby A46 dual carriageway. A concrete batching plant occupied the site during the time.

Since then the site has been subject to the growth of general scrub and Japanese Knotweed.





# Village Context



Baginton School Proposals



# Architectural Approach

Design Approach:

- To rethink the approach following planning officers comments
- Consideration of the sensitivity of the building location in relation to the ancient monument and Grade I listed church
- Reduce the buildings footprint by 60% compared to the previous application
- Building design in keeping with the village vernacular style and material palette, using traditional tiled pitched roofs, brick and timber.
- Domestic in scale and massing
- Landscaping strategy that enhances the environment of an overgrown former industrial tip
- A sound ecological approach, sensitive to local identified habitats

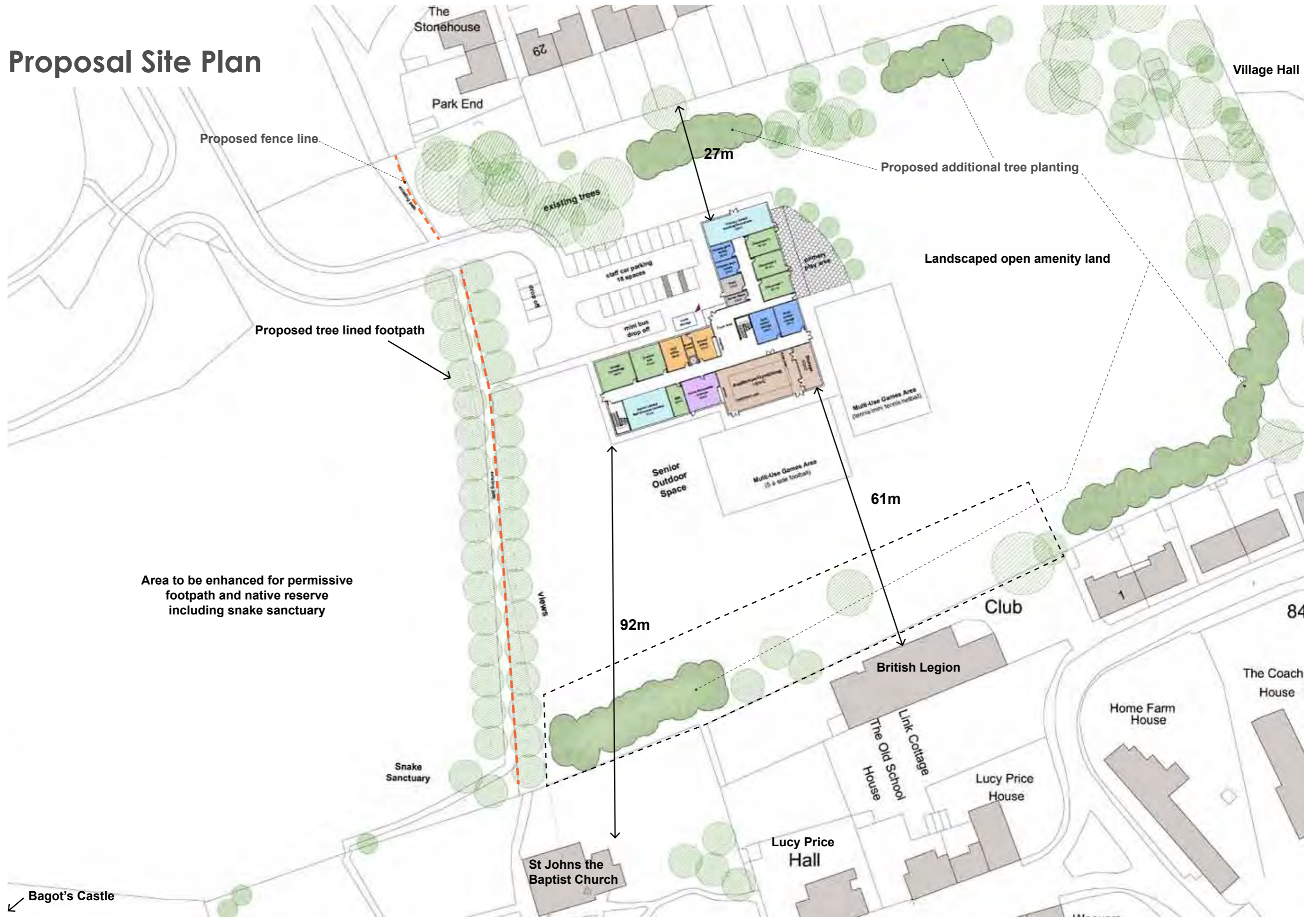


Notable Local Vernacular

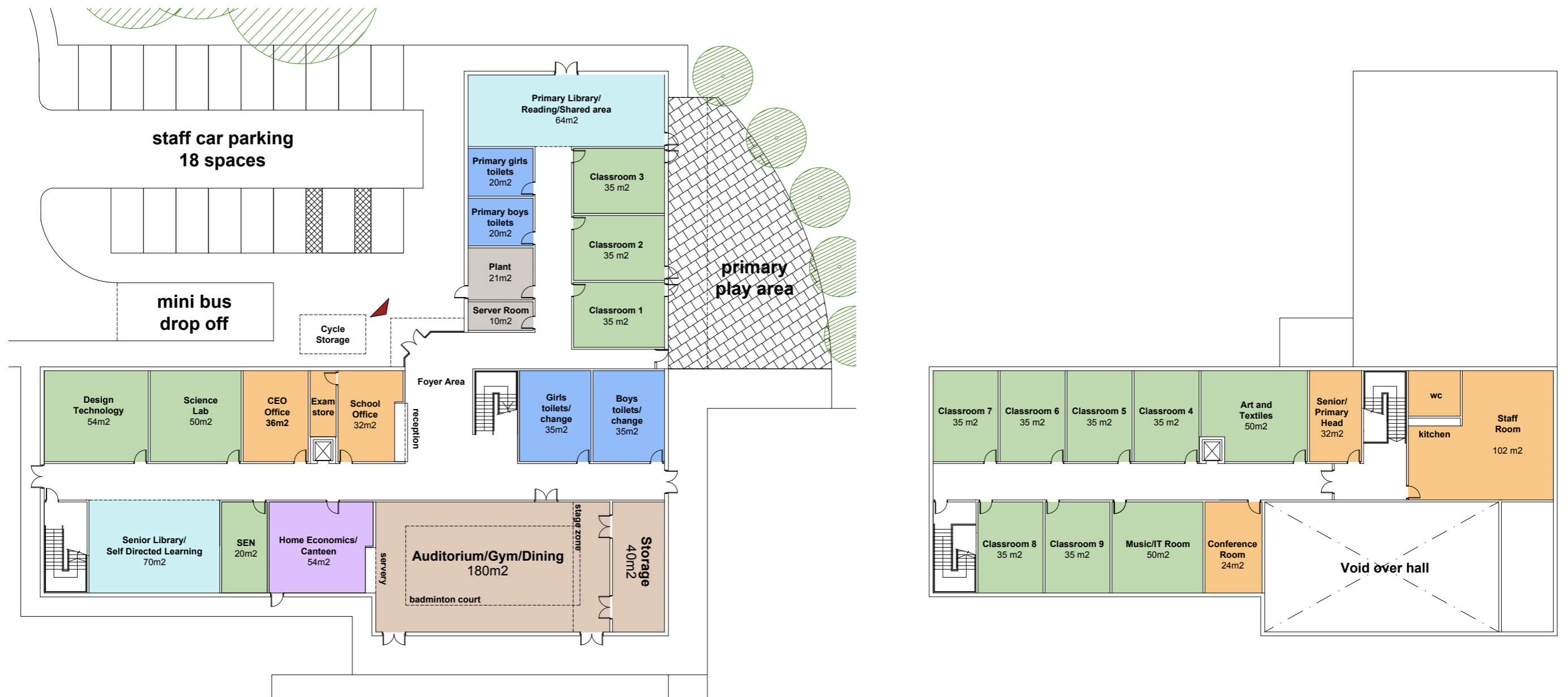


Proposal Precedents

# Proposal Site Plan



# Proposal Floor Plans



# Proposal Aerial View



## View from Holly Walk

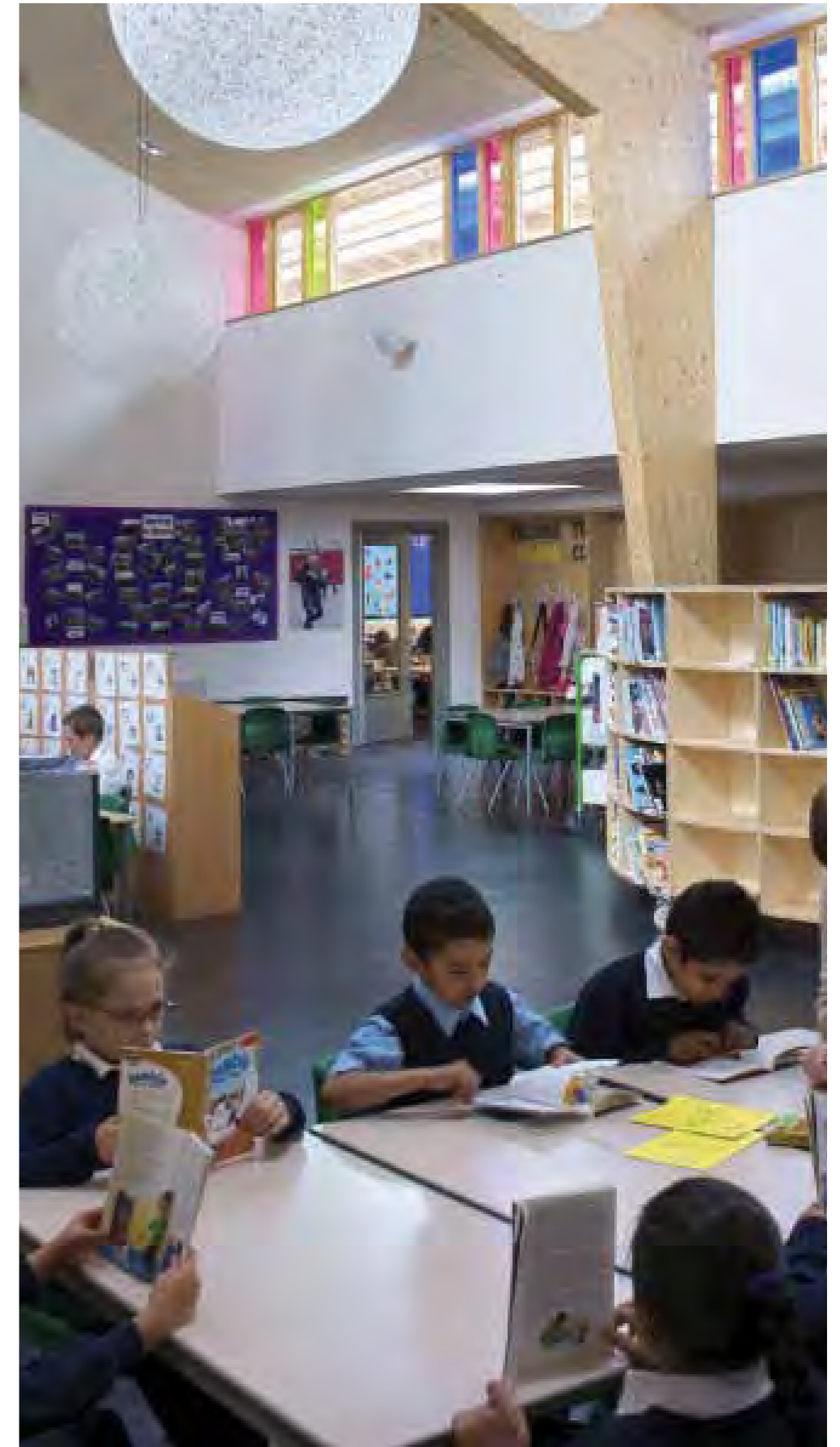


## View of Primary School





# Internal Precedents



## Key Benefits

The Key Benefits to the Proposal are that:

- It is sensitive to Local Context and Heritage
- It is approximately 60% smaller in footprint to previous application
- It is on Land that has already been given extant planning permission for fenced tennis courts, sports pitches, a clubhouse and 72 car parking spaces.
- Reclamation of despoiled land
- It provides a site for the nature reserve, retaining the ecology and habitat including a snake sanctuary
- It provides an ecological management plan to retain the ecology
- It provides a high quality scheme of domestic scale
- The setting of the Church is retained and enhanced by new landscaping
- Setting of the ancient monument retained
- The Lucy Price Foundation Trust is supported in obtaining funds for new village facilities
- The land is cleared of Japanese Knotweed
- There is a management plan for the landscaping
- Provides a new school for which great weight is to be given (NPPF para. 72)
- We believe in appropriateness to the GB is outweighed by the benefits of the scheme
- We propose to hold a local consultation event prior to the submission of the planning application



## Next Steps

1. Analyse feedback from Development Control Forum
2. Carry out consultation with local community (February 2013)
3. Prepare and submit planning application (February/March 2013)



## References

East Lodge  
Keen's Acre  
Stoke Poges  
Buckinghamshire  
SL2 4FB

16 January 2013

To Whom it May Concern

I am writing in support of the proposed development of a Focus School in Coventry. I have lived next door to the Sefton Park School in Stokes Poges, Buckinghamshire for four years and have found the school, its teachers and pupils to be the perfect neighbours.

I would be happy to support this application.

Yours faithfully



Andrew M Smith

To  
all at Copswood School.  
Thank you very much for the  
gift of wine. Much appreciated  
Merry Christmas

You should be proud of all your young students. In our experience they are well mannered and behave themselves. Living next door we never hear any bad language from the playground (which is rare these days) and I love to hear the singing from the music lessons whilst I'm gardening.

Best Wishes to you all

Merry Xmas. Ann & Paul Fletcher