

# Q&A – Shortened website version

## Coundon Court School

December 2021

### About the Development Proposals

What is being proposed?	<p>We are submitting a full planning application for demolition of six existing blocks and the construction of three new teaching blocks and associated external works and landscaping.</p> <p>This provides an opportunity to create a ‘campus’ feel for the school site, by creating courtyards and contained central spaces.</p>
Will the proposals encroach upon the open fields surrounding the site?	<p>No. The proposed buildings do not extend beyond the current footprint of the site.</p> <p>There will be some permanent infrastructure works (drainage tanks and channels) on land to the southwest. There will also be some temporary facilities in this area during the construction period. All of these areas will be returned to their existing condition once construction is complete.</p>
Will there be an increase in pupils and staff?	<p>There will be no increase in school numbers.</p>
Where is the funding coming from?	<p>Earlier this year, Coundon Court School was selected as one of the first 50 schools to receive funding under the Government’s School Rebuilding Programme, which will be delivered by the Department for Education and enable the selected schools to undertake major rebuilding and refurbishment work.</p>
What will be demolished and why can’t these buildings be reused?	<p>We are proposing to demolish the six intergrid blocks. These structures are now reaching the end of their design life and are not suitable for retention. Four of the existing teaching blocks will be retained as well as the Old House and Coundon Court Lodge.</p>
Will there be any impact on the locally listed buildings on site?	<p>Two locally listed buildings are located within the wider school campus, Old House and Coundon Court Lodge. These will be retained and have been considered as part of the design process.</p> <p>We have sought to enhance the setting of these heritage assets and open up views of them within the site. We have made use of sensitive materials and colour choices,</p>

---

to ensure the new buildings harmonise with the retained.

#### Details of the new facilities

What will be included in the new teaching building?

The new teaching blocks will comprise three storeys and accommodate a range of classrooms and sports facilities, a library, main hall and dining space, as well as associated staff and student facilities.

What materials will be used to construct the new buildings?

We are proposing a mixture of sensitive and robust materials across all buildings. The proposed materials respond to the existing buildings and the Old House and utilise a complementary palette of brick, dark render and lightweight cladding.

Will the new buildings be environmentally sustainable?

The development will be net zero carbon in operation and will exceed the requisite planning policy and building regulations standards.

The buildings will include measures to minimise energy demands and to maximise sustainable energy sources including roof mounted solar PV panels. Rain gardens and sustainable drainage will also be provided.

#### Landscaping and environment

What landscaping measures will be incorporated as part of the proposals?

A comprehensive landscape strategy will ensure the retention and protection of the majority of trees and include supplementary planting to enhance environmental quality, and add visual amenity.

Will there be any impact on the existing playing fields?

All playing fields and pitches will be retained and existing community use will continue unaffected. There will be some minor impact on designated playing fields over the construction period but the land affected will be restored following construction.

What facilities will be provided for the football club?

The new facilities, including sports hall and changing rooms, will be available for Coundon Court Football Club to use outside of school hours.

Will the public right of way (PROW) through the site be effected?

There will be a requirement for construction vehicles to cross the PROW during the construction period. This will be carefully managed and the alignment will be protected so that users can cross safely.

Will the PROW be retained following the build?

The PROW through the site will be retained.

How will potential flood risk be mitigated?

The site is located in Flood Zone 1 and is considered to be at low risk from flooding. The development will

---

---

incorporate sustainable drainage measures in line with council guidelines.

### Highways

---

How will pedestrians access the site? The main pedestrian access to the site from the north off North Brook Road, this will be retained. There is an additional pedestrian access point from the east into the school courtyards.

---

Will there be an increase in vehicle numbers locally to access the new facilities? As there will be no increase in pupils no change in trip patterns is envisaged as a result of the plans.

---

How many parking spaces are included in the proposals? There will be an increase in car parking spaces from 152 to 165 spaces.  
18 vehicle charging points will be provided, 4 within the visitor parking area, 14 within the staff car park.

---

Will new cycle parking be provided? The existing level of cycle parking will be relocated in covered, secured areas.

### Impact on neighbours

---

How will you minimise the impact of noise pollution? An acoustic consultant has been instructed to review the proposed acoustic design of the scheme. A site noise survey was undertaken in October 2021 to verify noise levels at the façade position of new buildings.  
The blocks will be designed to minimise internal noise levels in line with policy guidance for schools and teaching spaces.

---

What impact will the proposals have on the residential properties located on Hollyfast Road bordering the site? Block 1 has been designed to minimise any risk of overlooking, loss of privacy or outlook or shadowing to occupiers of Hollyfast Road. This has been achieved through maximising the separation distances to the adjoining boundary, limiting the storey height, providing enhanced planting measures in this area, and avoiding any windows. Block 1 is narrower and extends no further than the current Activity Hall.

---

What impact will the proposals have on properties located on Rosslyn Avenue backing onto the existing sports fields? Block 3 will be visible from a long distance to the south, but because it will replace existing buildings and fit into the larger context of the site, this is not considered significant. The proposed buildings are mostly within the current footprints of the existing school buildings and are no more than three storeys tall.

### Programme and construction

---

How will construction vehicles access the site? Built in phases, construction traffic will initially use North Brook Road for the construction of Block 1, but be timed to not clash with pick up and drop off.

---

	A temporary construction access road will also be provided for the construction of Blocks 2 and 3 using the same route as that used for construction of the new teaching block in 2020.
How will the temporary access be managed? Residents adjacent to the access were inconvenienced during the construction of the new block.	A Construction Management Plan will be agreed with Coventry City Council as part of the planning process. This will provide full details of how the construction process, including access and vehicle movements, will be managed.
The previous constructors removed a hedge by accident and this was not replaced. What will happen with this?	We will return the site to the condition in which we found it. If anything additional is required, we will review this on a case to case basis and discuss with Coventry City Council.
What are the timescales for the project?	Subject to planning permission being granted, work could start on site in June 2022. We anticipate that Blocks 1 and 2 will be complete in October 2023 with the overall project completed by August 2025.
How will construction impact students, staff and local residents?	A Construction Management Plan will be submitted with the planning application. This will set out how environmental impacts (including noise, dust and traffic movements) will be controlled during the building work. Students, staff and the public will continue to have access to school facilities throughout the construction programme.