



Proposed New Nursery, at Balgray for Kelvinside Academy,
Design & Access Statement
February 2012
Rev A

1.00 INTRODUCTION

The proposed pre-five Nursery at Kelvinside Academy’s Balgray Campus provides a unique opportunity for the School, not only to re-locate from an existing building which has various issues regarding it’s current suitability and sustainable future, but, with this new proposal has the potential for young children to engage, develop and embrace outdoor learning a major part of the Scottish Government’s ‘Curriculum for Excellence through outdoor learning’.

This new facility has the opportunity to provide a quality of childcare not only within a well designed and stimulating environment, but located at Balgray - engagement with a place with a unique character, where health and well-being can co-exist and become an integral part of the School’s initial education programme now and in the future.

The School’s existing Nursery (Junior Start) currently operates from an existing Victorian Terrace adjacent to the School which they do not own and has become limited for their current educational needs. These relate to adaptive re-use, access for all and external play, the current provision being limited. The School’s vision for a sustainable future involved a review of their existing assets and has resulted in the construction of a new Sports Pavilion and refurbished stand at Balgray. Further scrutiny of a more integrated, well used and appropriate campus has focused on redundant and under-used areas such as the stand undercroft and the external storage area. Together these areas provide a south facing opportunity for the integration of an appropriate educational need namely a pre-five Nursery and garden. The proposals within this planning application have been developed from options contained in an earlier feasibility study and discussed with representatives of Glasgow City Council Planning Department during pre-application discussions.

The proposal provides classrooms, ancillary spaces and external play area for 50 pre-school children and staff. A small amount of on site parking and drop-off area is also proposed.



2.00 LOCATION

The site, part of Kelvinside Academy’s Balgray Campus is located to the north west of the Kelvinside district of Glasgow’s West End. The Balgray Campus is bounded mainly by a residential neighbourhood with its tree lined southern aspect open to Great Western Road. This has a more open aspect towards Gartnavel Hospital and Bingham’s Pond and diagonally east towards Hughenden Playing fields.

The campus is in the ownership of Kelvinside Academy and consists of a series of recreational grounds, ancillary areas and buildings for the School. As part of the School’s development programme and more sustainable use, all weather pitches were constructed in 2006 and a new pavilion in 2010. Continuing this theme and the School’s vision for educational development the proposal for a pre-five Nursery with access to external play is considered entirely appropriate.



AERIAL VIEW OF BALGRAY CAMPUS WITHIN WEST END OF GLASGOW



3.00 SITE CONTEXT



The two tier levels of the site responds to the rise north from Great Western Road towards Weymouth Drive and are split centrally by the primary access way from Chesterfield Avenue. Both levels are generally flat; the upper level sloping below a rising and surrounding landscaped banking, the lower level bounded, to the west by the rear gardens of residential properties to Chesterfield Avenue. A dense landscaped boundary and high perimeter fencing visually screens the site from Great Western Road. To the east the site is separated from the westerly rise along Leicester Avenue by a landscaped banking.

- LEGEND
- 01 Entrance from Chesterfield Avenue
 - 02 Pedestrian route from Leicester Avenue
 - 03 Existing general storage Area
 - 04 Existing Playing Fields
 - 05 Service Strip
 - 06 Residential Streets
 - 07 Great Western Road
 - 08 Glasgow Pond Hotel
 - 09 Bingham's Pond
 - 10 Kelvindale Primary School
 - 11 Weymouth Drive
 - 12 Existing storage shed and maintenance access from Leicester Avenue

AERIAL VIEW OF BALGRAY CAMPUS



3.10 SITE PHOTOGRAPHS



1. View from entrance at Chesterfield Avenue



2. View looking south west towards stand and pavilion



3. Existing stepped access to playing fields



4. View of existing stepped access and fire service access



5. View from upper playing fields looking north



6. South elevation of existing sports stand



7. View of sports pavilion constructed in 2010



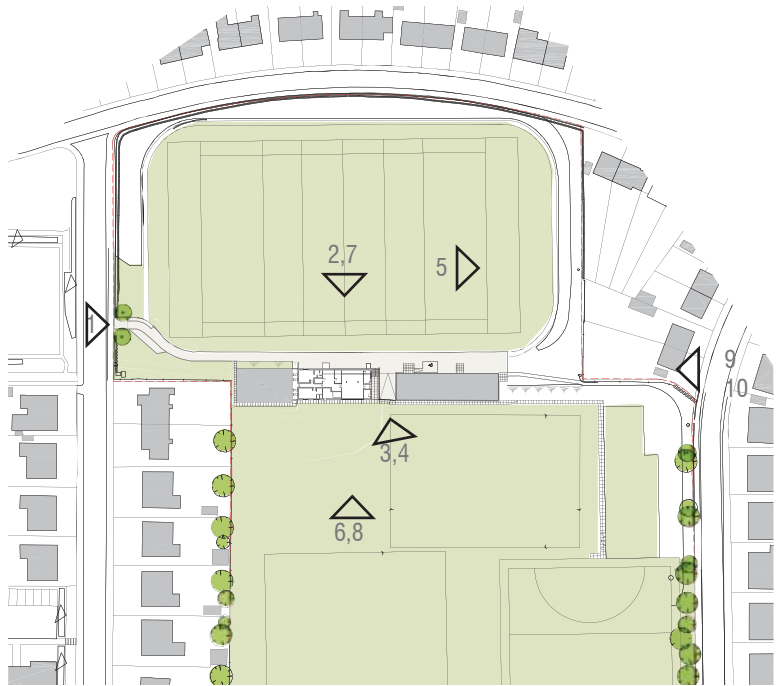
8. View of existing south elevation of sports stand and changing rooms



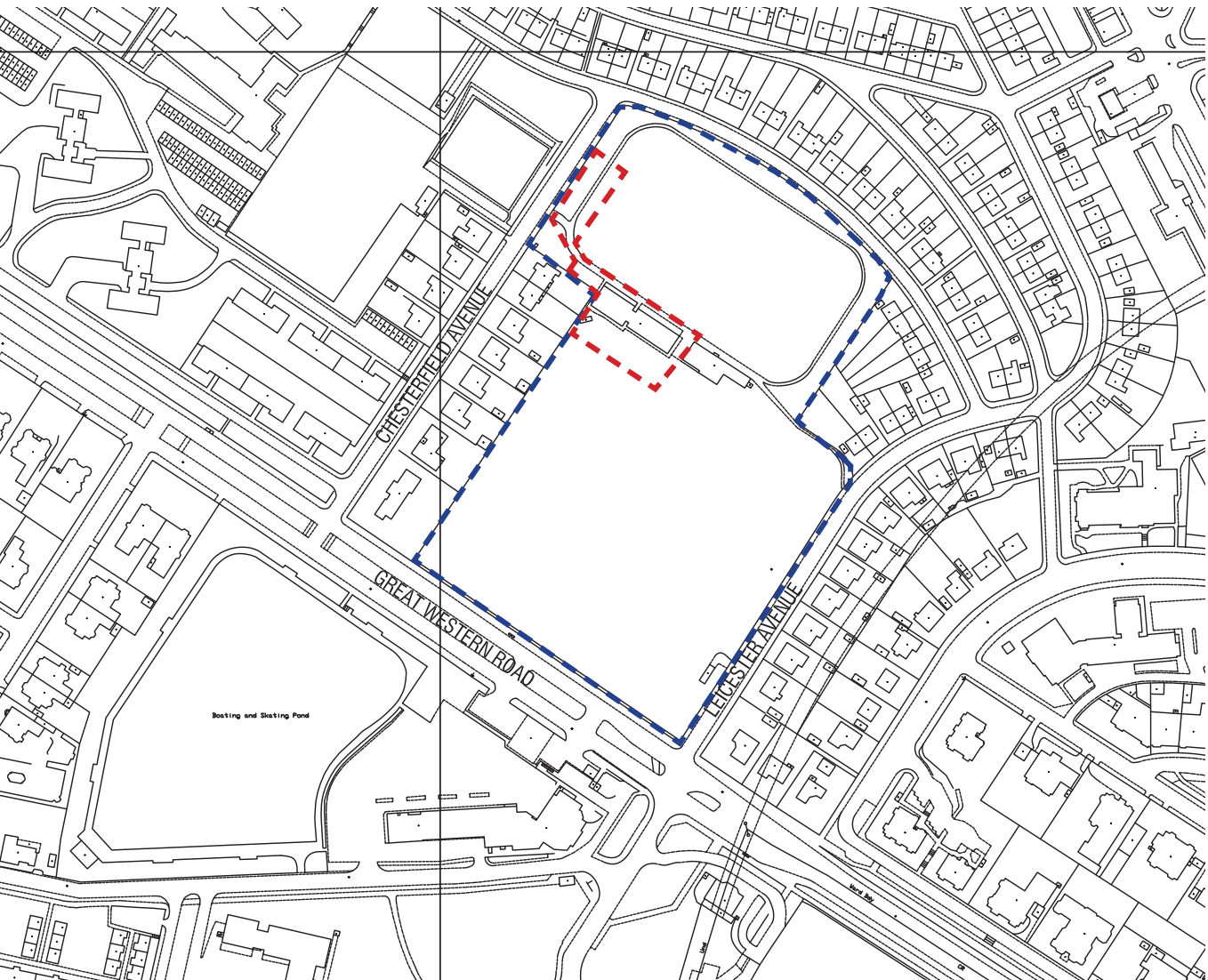
9. View of lower playing fields from Leicester Avenue



10. Sloped access from Leicester Avenue to playing fields



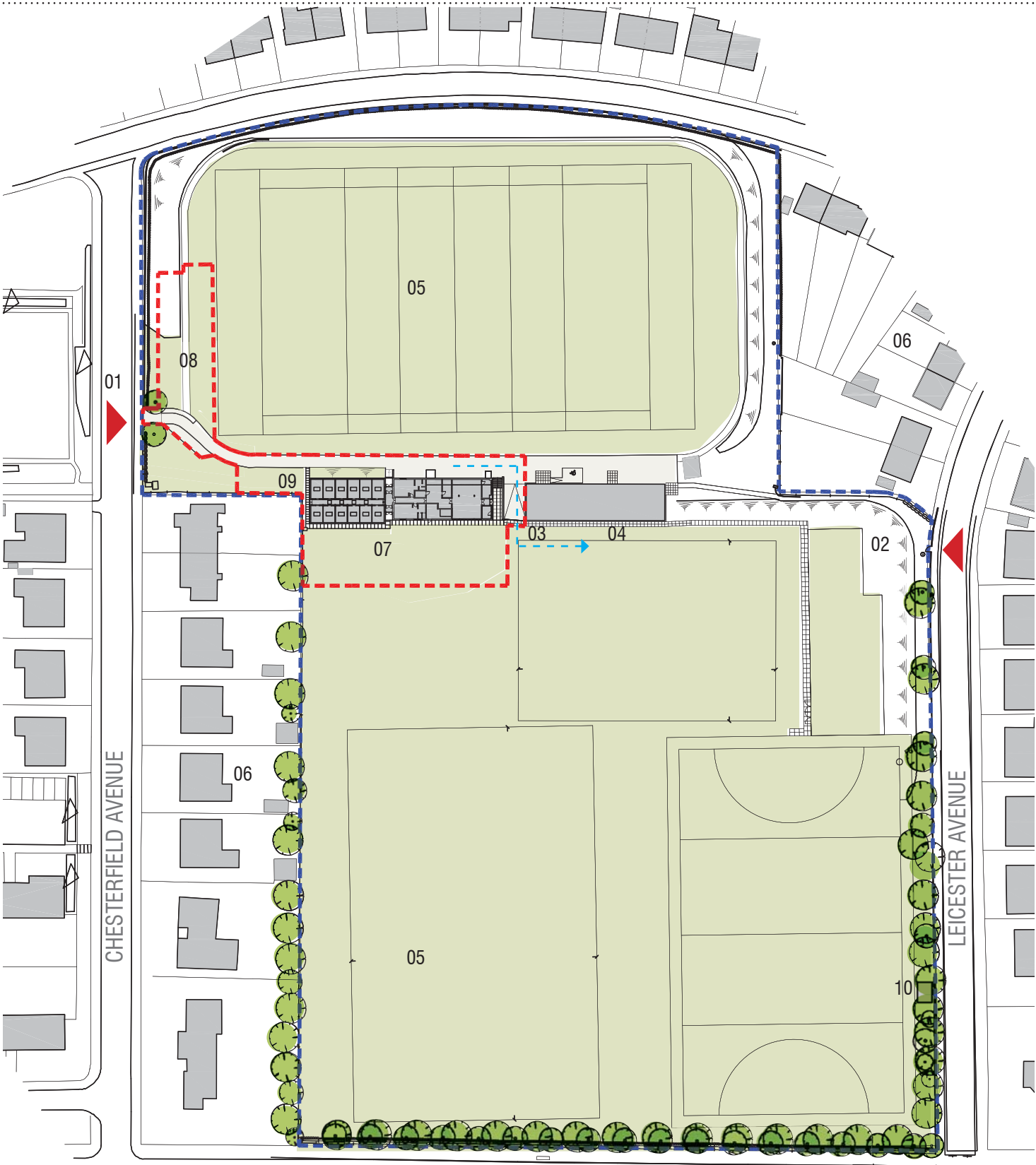
3.20 EXISTING SITE



WIDER SITE PLAN

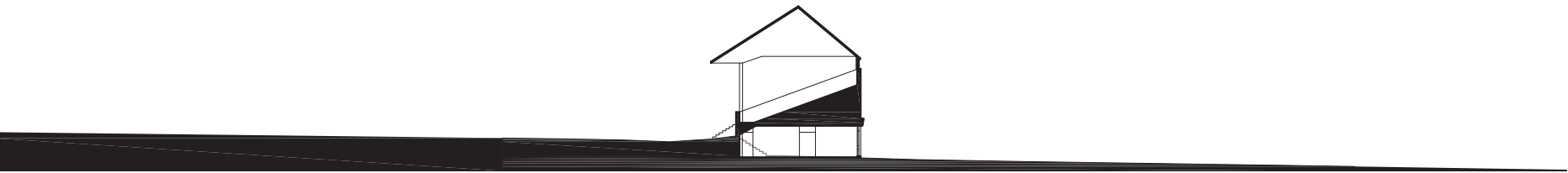
- - - - - Application site
- - - - - Land within ownership of the Applicant

- LEGEND
- 01 Entrance from Chesterfield Avenue
 - 02 Pedestrian route from Leicester Avenue
 - 03 Fire Access - - - - -
 - 04 Service Strip
 - 05 Existing Playing Fields
 - 06 Residential Streets
 - 07 Existing general storage Area (Proposed site for Nursery)
 - 08 Proposed parking zone and banking
 - 09 Proposed DDA Access route
 - 10 Existing storage shed and maintenance access from Leicester Avenue

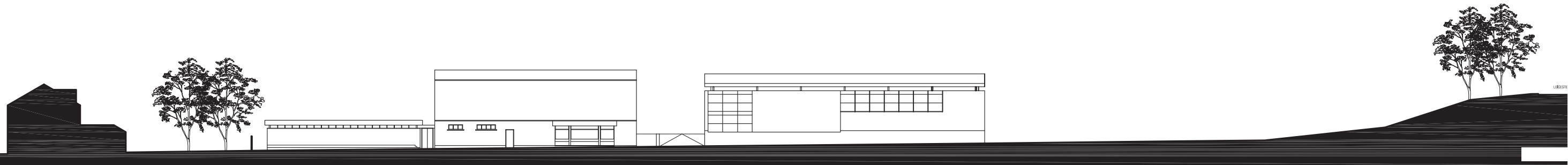


EXISTING SITE PLAN

3.30 SITE SECTION & ELEVATIONS



EXISTING CROSS SECTION



EXISTING DWELLING
ONTO CHESTERFIELD AVENUE

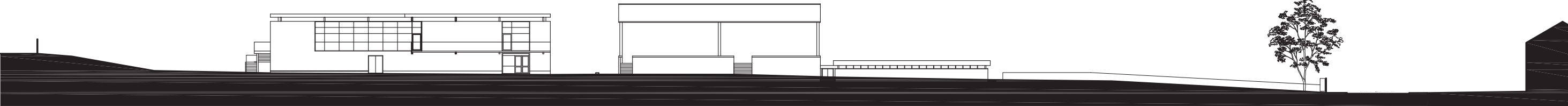
EXISTING CHANGING ROOMS

EXISTING STAND &
CLUBROOMS

EXISTING CLUBHOUSE

PEDESTRIAN ACCESS TO LEICESTER
AVENUE

SOUTH ELEVATION



EXISTING PEDESTRIAN ACCESS
FROM LEICESTER AVENUE

EXISTING CLUBHOUSE

EXISTING STAND &
CLUBROOMS

EXISTING CHANGING ROOMS

EXISTING ACCESS FROM
CHESTERFIELD AVENUE

NORTH ELEVATION

4.00 ACCESSIBILITY

01 Existing Condition

The site though private, is highly accessible for the local neighbourhood of Kelvinside and Anniesland. Being located adjacent to Great Western Road, one of the City’s primary east-west vehicular routes, it has good accessibility to the City centre and outer transport network. There is a bus stance immediately adjacent to its southern boundary with the two railway stations of Hyndland and Anniesland nearby.

There are two access points to the site;

- Chesterfield Avenue provides the primary vehicular access from Great Western Road and in turn the primary access to the site. From the western point, Kelvinside Academy and their on site staff currently provide a managed drop off system for buses and pupils using the sports field during term time. This access point is also used by local clubs who use the sports field in the evening.
- There is a further pedestrian access point on the opposite north eastern area via lockable gates on Leicester Avenue.

02 Proposal

Kelvinside Academy acknowledge the urban and residential character of the area and will operate a developed and managed system of access to the site with this proposal for a Pre-Five Nursery. This will be further developed by the School and its advisors. An on-site parking and drop off area is proposed directly inside the site adjacent to the Chesterfield Avenue access point and will be integrated into the School’s management system. It has been noted during the pre-application discussion with Glasgow City Council DRS that a transport plan will require to be produced by the school in relation to transportation yo the School - by foot, school mini bus or drop off and pick-ups, all part of the managed process.

Kelvinside Academy and their advisors have agreed to respond to this matter following formal notification from Glasgow City Council during the Planning Application process.

The specific application site forms part of the lower south western section of the Balgray Campus adjacent to the existing changing facilities and stand. There is a change in level of approximately 1500mm between this and the principal upper cross site access route. A range of options have been explored in relation to access for pedestrians via exisitng steps adjacent to the eastern gable of the stand alongside an existing ramped fire access to this rear section of the site.

In relation to DDA compliance, a number of options were also explored resulting in a ramped access from the north westerly section of the existing and adjacent changing rooms, along the southern frontage to the new circulation route of the proposed Nursery.



5.00 PROPOSALS

DESIGN APPROACH

The footprint is generated by three simple principles;

- 01 Footprint - Internally develop within the under used areas of the Stand undercroft and externally on the adjacent sports storage area.
- 02 Function - Provide the main functions of the building and appropriate location of it’s two classroom bases, with access to good natural light and ventilation. Service areas to be located to the rear and under the existing stand. A linear activity street to link and lead into both areas.
- 03 Response - South facing, the adapted and extended building, to provide a complementary response to the site, where classrooms are afforded further engagement to a safe and secure external play area and outdoor learning garden. All providing complementary additions to Balgray.

SCALE & MASSING

The building modest in character and single storey in scale, taking its line from the roof level of the existing single storey changing rooms.

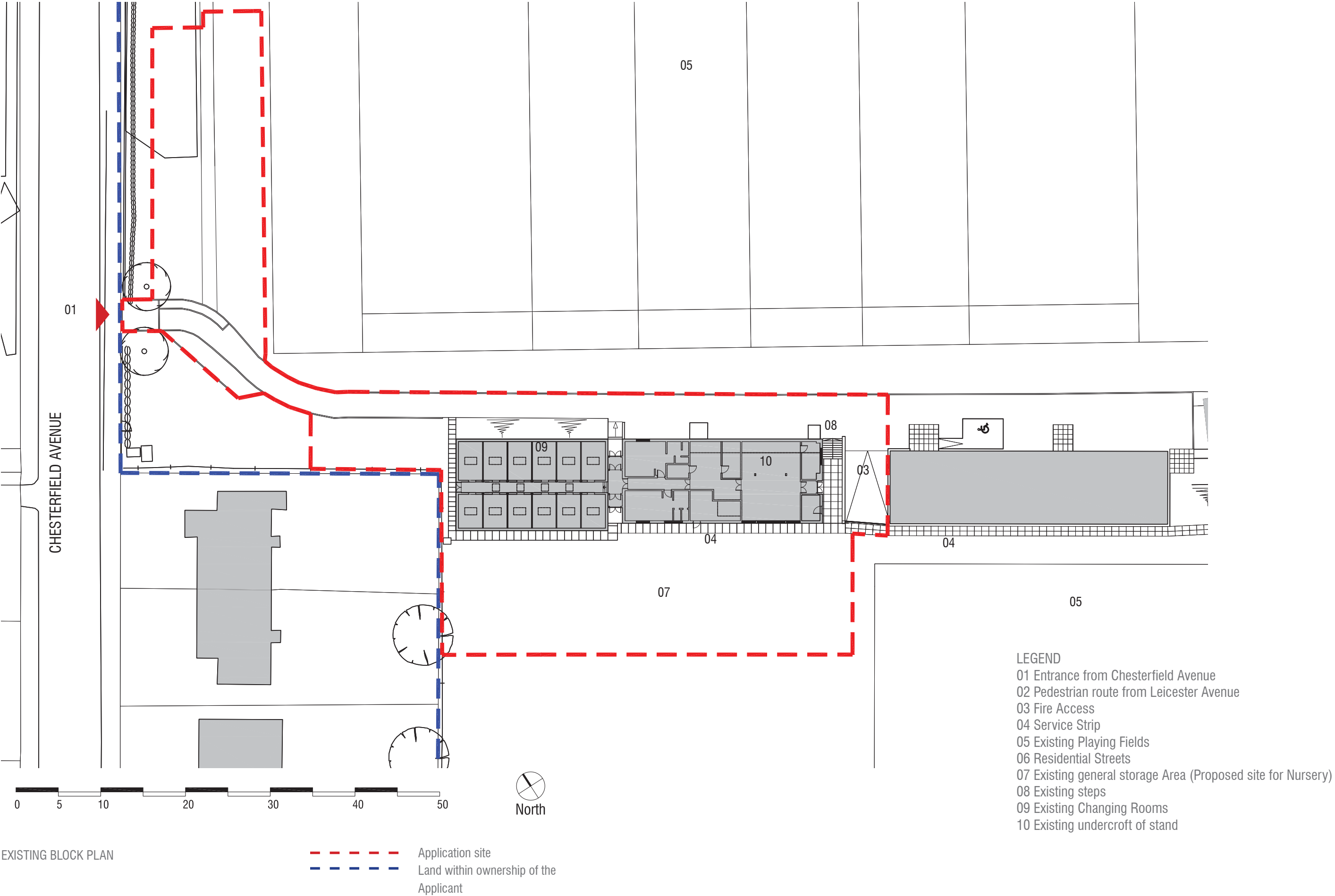
IDENTITY

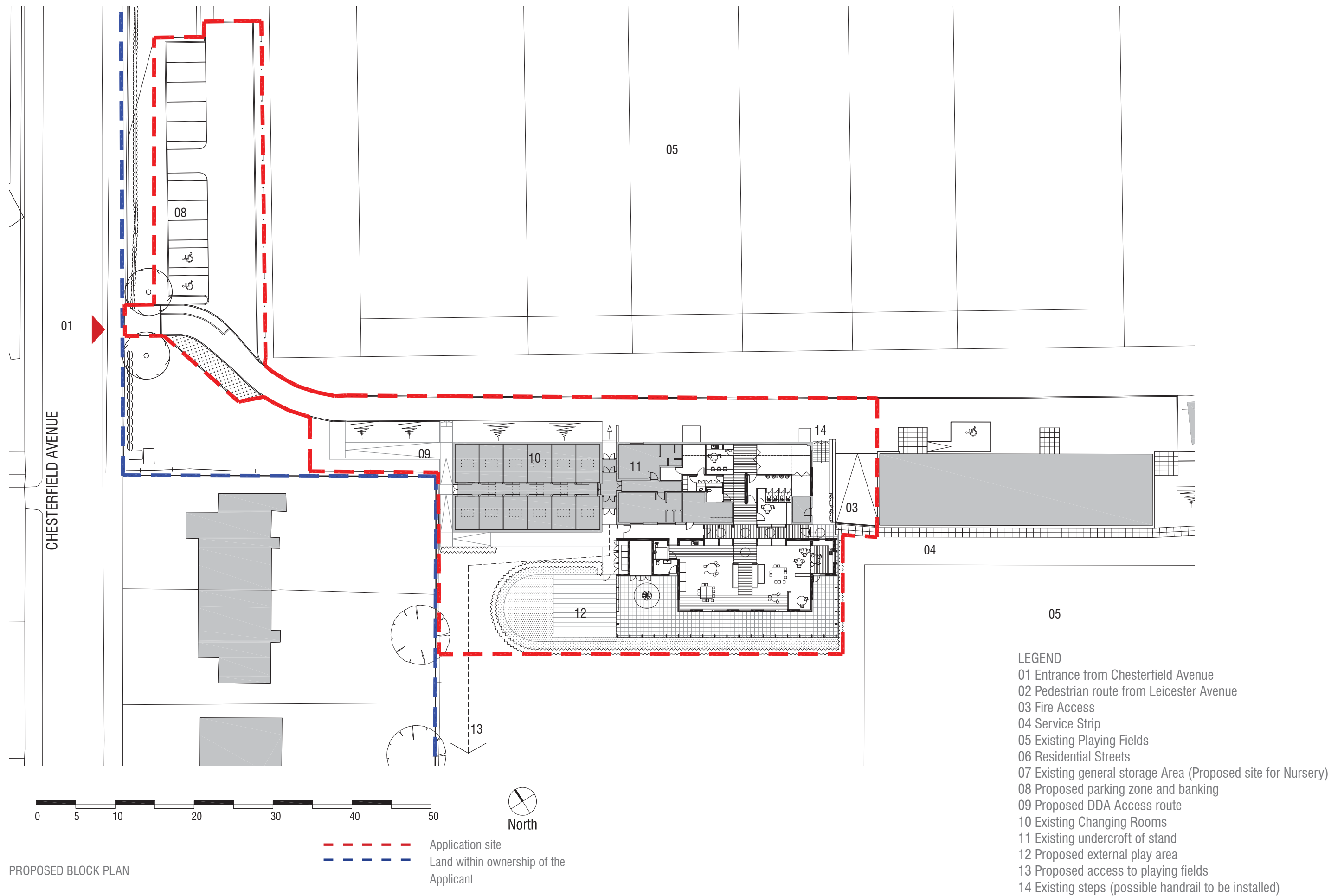
It’s identity is derived from its southerly location - fronting the playing fields, with the existing single and two storey pavilion building as a backdrop. In terms of frontage, the building provides a series of covered, safe, secure and soft play areas together with solar shading to its southerly aspect. The net result is one of a modest ‘garden pavilion’ entirely appropriate to the landscape setting and is a structure seen ‘in the round’ from the playing fields and the wider environs particularly the upper section of Leicester Avenue.

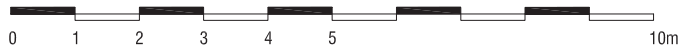
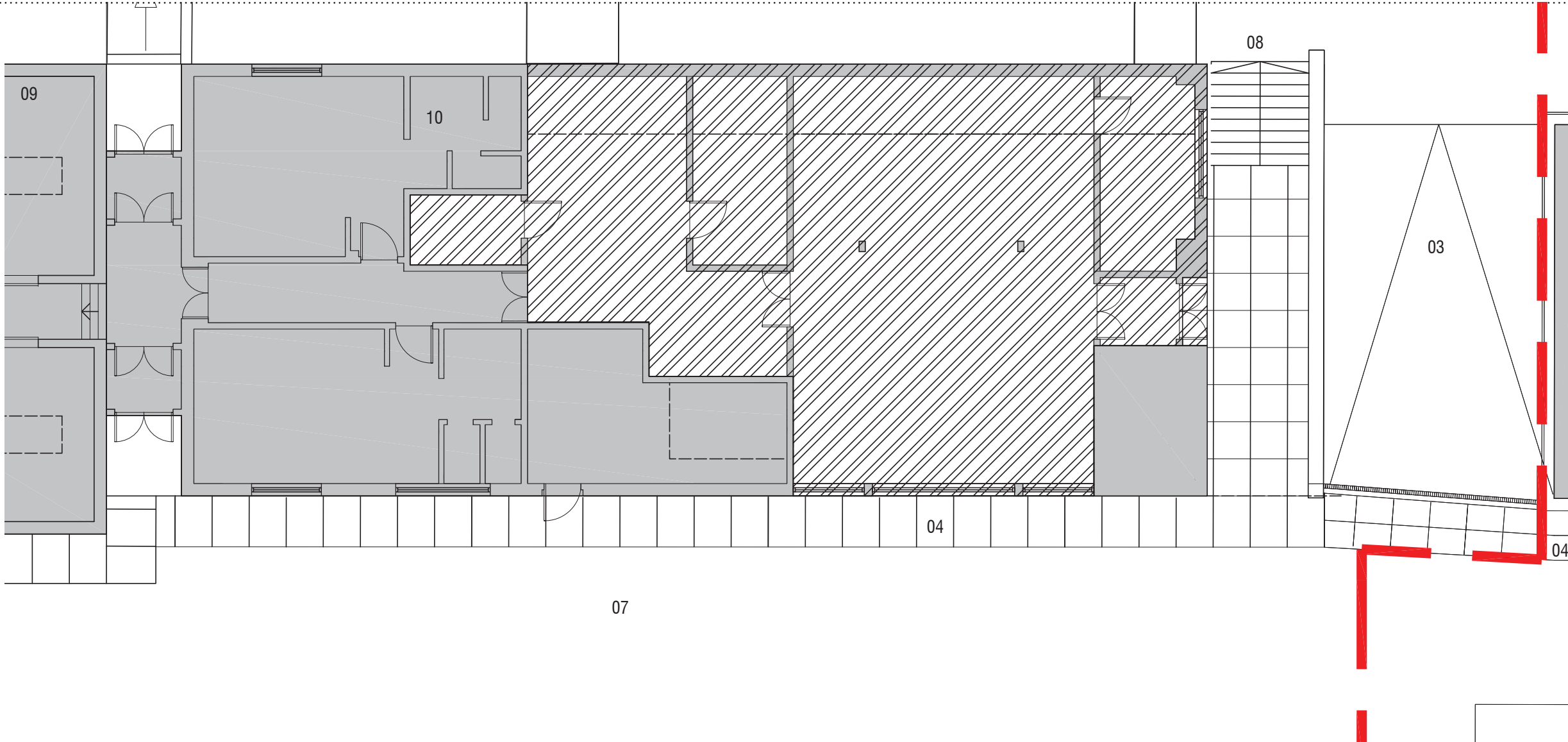
MATERIALITY

The new pavilion is proposed with unifying colonnade structure of steel and stained timber flitch posts carrying a fine detailed metal roof edge for single ply membrane behind. Set back and under the canopy roof solid wall panels are detailed with stained timber board cladding at times incorporating flush panel door and gate units Full height glazed screens with timber or aluminium frames are located in an ordered module between these timber wall panels.







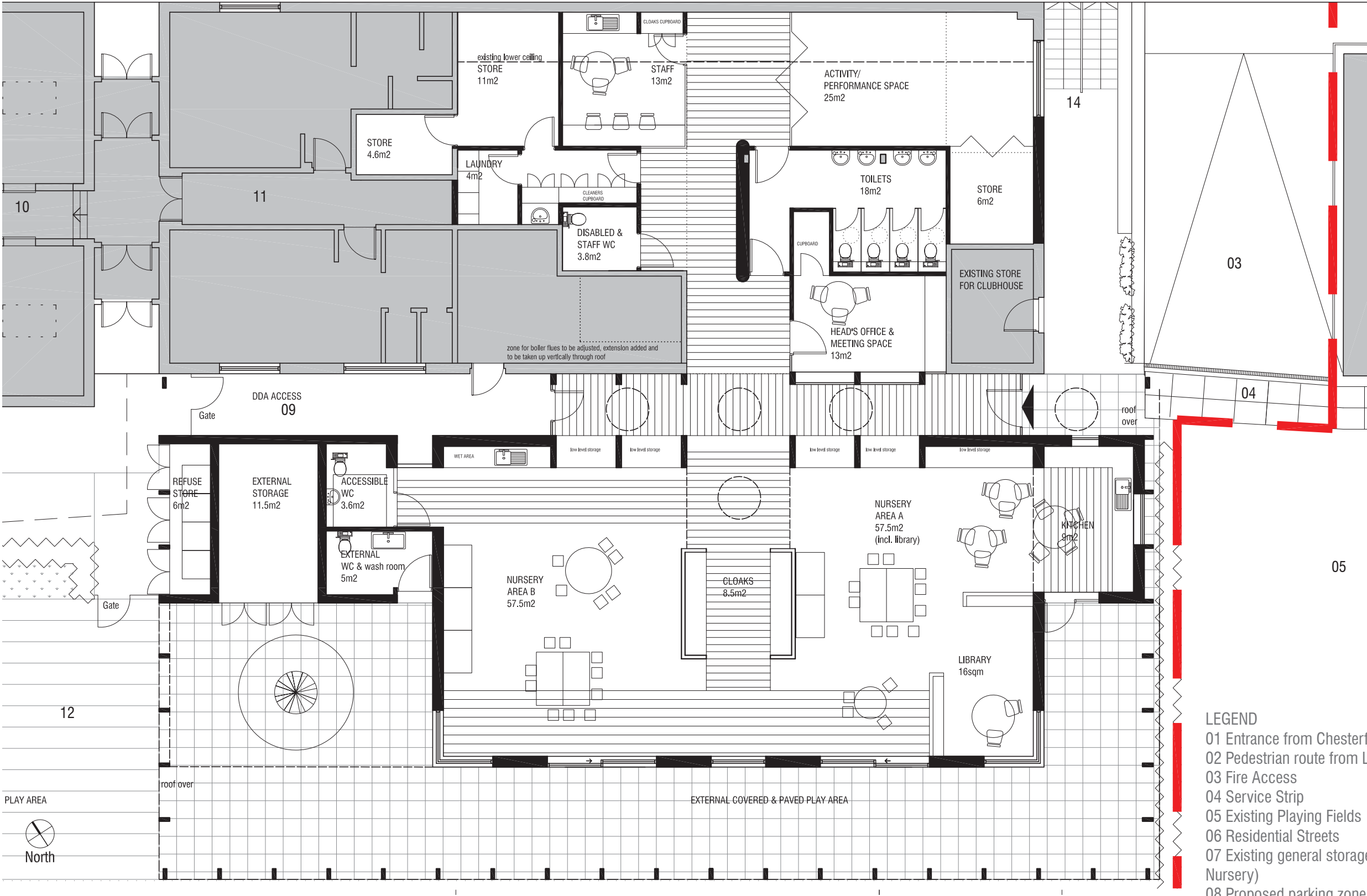


- LEGEND
- 01 Entrance from Chesterfield Avenue
 - 02 Pedestrian route from Leicester Avenue
 - 03 Fire Access
 - 04 Service Strip
 - 05 Existing Playing Fields
 - 06 Residential Streets
 - 07 Existing general storage Area (Proposed site for Nursery)
 - 08 Existing steps
 - 09 Existing Changing Rooms
 - 10 Existing undercroft of stand

Available area of stand undercroft for Nursery 137.6sqm

EXISTING GROUND PLAN

Application site
Land within ownership of the Applicant

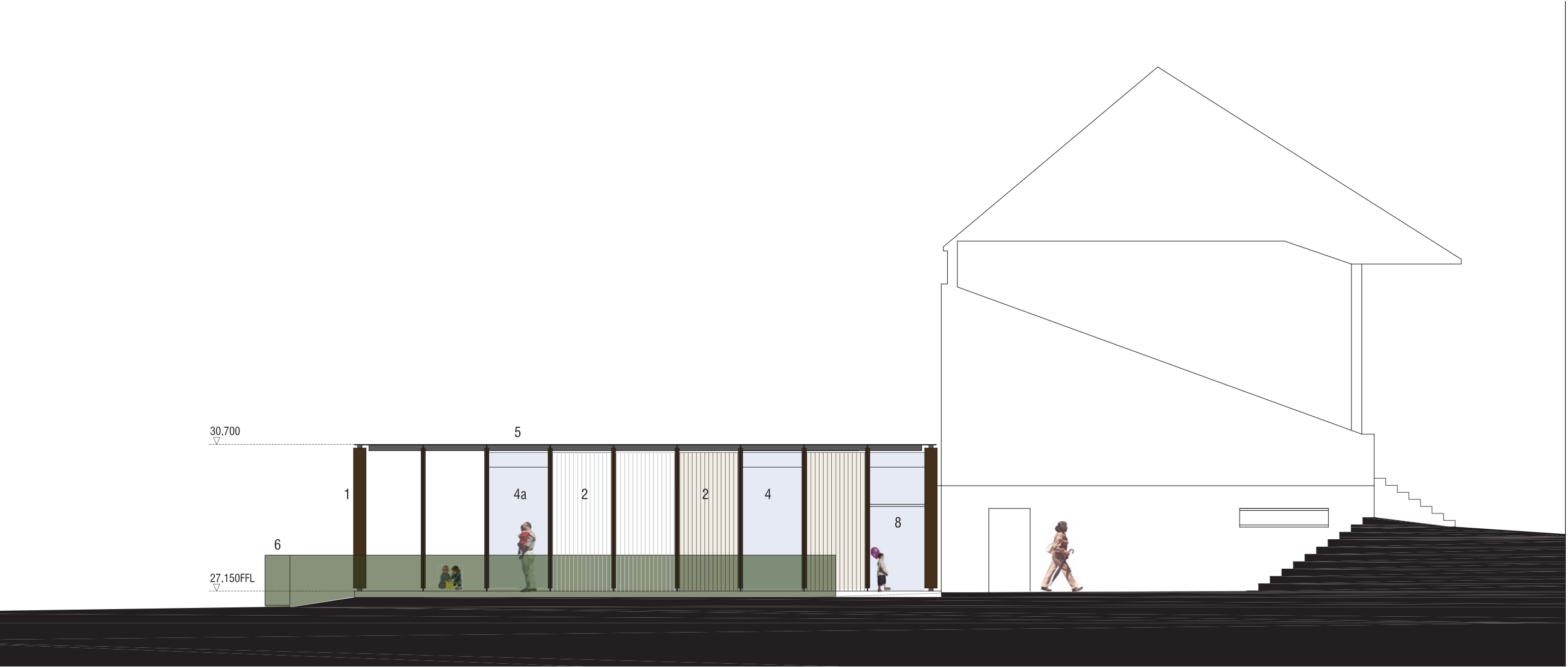


PROPOSED PLAN

- LEGEND
- 01 Entrance from Chesterfield Avenue
 - 02 Pedestrian route from Leicester Avenue
 - 03 Fire Access
 - 04 Service Strip
 - 05 Existing Playing Fields
 - 06 Residential Streets
 - 07 Existing general storage Area (Proposed site for Nursery)
 - 08 Proposed parking zone and banking
 - 09 Proposed DDA Access route
 - 10 Existing Changing Rooms
 - 11 Existing undercroft of stand
 - 12 Proposed external play area
 - 13 Proposed access to playing fields
 - 14 Existing steps (possible handrail to be installed)

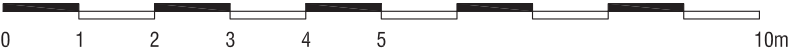


PROPOSED EAST MASSING ELEVATION



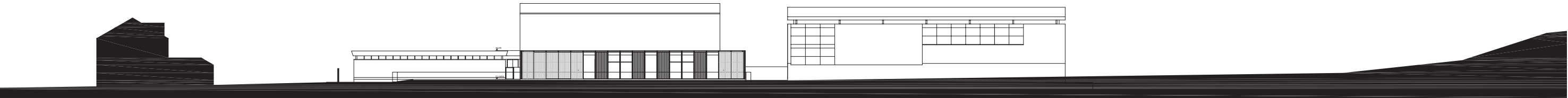
PROPOSED EAST ELEVATION

- KEY
- 1. Stained timber & steel flitch post colonnade
 - 2. Painted/stained timber cladding
 - 3. Painted / stained timber cladding with flush detailed door leafs
 - 4. Aluminium or timber framed double glazed screens
 - 4a. As item 4 as corner screen
 - 5. Low pitch single ply membrane roof behind mild steel parapet edge detail
 - 6. Railing and hedge in front of soft landscaping zone
 - 7. Painted galvanised steel security gate
 - 8. Entrance screen and canopy
 - 8a. Covered DDA entrance/egress for Nursery

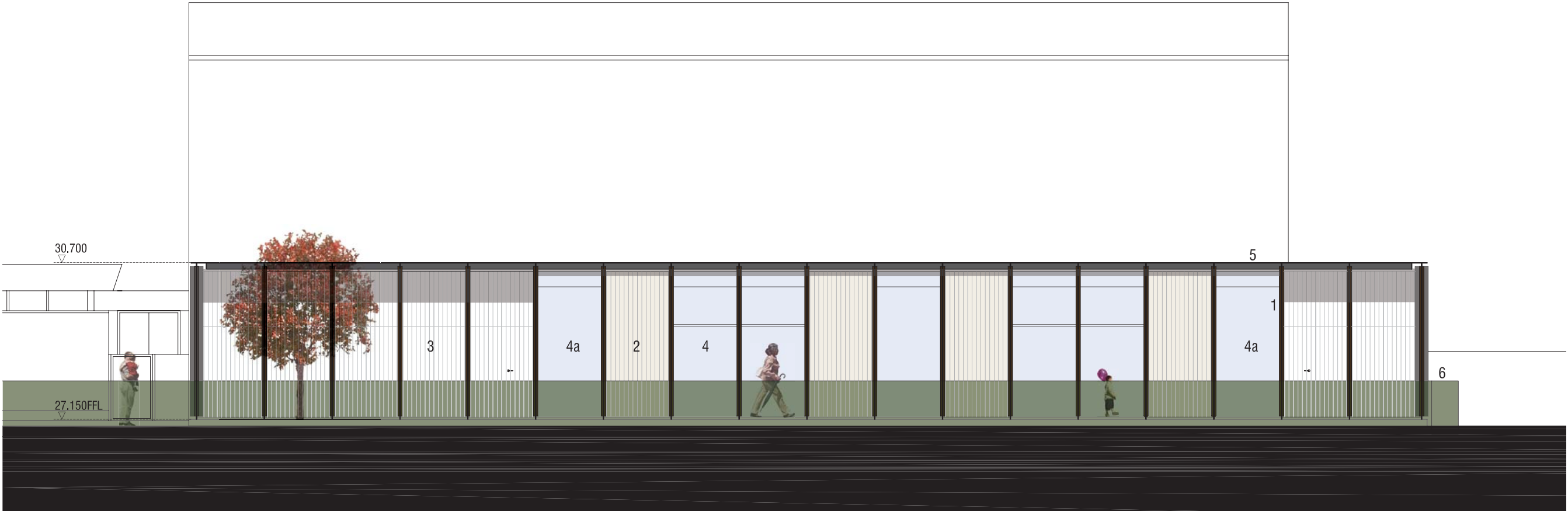




PROPOSED SOUTH MASSING ELEVATION



PROPOSED SOUTH CONTEXT ELEVATION



PROPOSED SOUTH ELEVATION

- KEY
- 1. Stained timber & steel flitch post colonnade
 - 2. Painted/stained timber cladding
 - 3. Painted / stained timber cladding with flush detailed door leafs
 - 4. Aluminium or timber framed double glazed screens
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 - 6. Railing and hedge in front of soft landscaping zone
 - 7. Painted galvanised steel security gate
 - 8. Entrance screen and canopy
 - 8a. Covered DDA entrance/egress for Nursery





PROPOSED WEST MASSING ELEVATION



PROPOSED WEST ELEVATION

- KEY
- 1. Stained timber & steel flitch post colonnade
 - 2. Painted/stained timber cladding
 - 3. Painted / stained timber cladding with flush detailed door leafs
 - 4. Aluminium or timber framed double glazed screens
 - 4a. As item 4 as corner screen
 - 5. Low pitch single ply membrane roof behind mild steel parapet edge detail
 - 6. Railing and hedge in front of soft landscaping zone
 - 7. Painted galvanised steel security gate
 - 8. Entrance screen and canopy
 - 8a. Covered DDA entrance/egress for Nursery



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View within play area looking towards west elevation & covered canopy

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View within covered external play area looking east along colonnade

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View within covered external play area looking west along colonnade

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View of southern elevation

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View of south west elevation

6.00 CONSULTATION

BASIS FOR DEVELOPMENT STATEMENT
From the outset of the design process the policy justification for proposals at the Balgray campus has been discussed at pre-application meetings with representatives of Glasgow City Council Planning Department. A basis for development document which ranges from details of the client vision and future plans, site audit of Balgray, justification statements regarding the relationship of proposals to National and Local Planning Policies was issued and is included in the Appendix.

COMMUNITY CONSULTATION
Kelvinside Academy has notified the Local Community Council of the proposal and application for Planning Permission and a presentation to them will take place in the near future.

APPENDIX A



KELVINSIDE
PROPOSED EXTENSION & ALTERATIONS TO EXISTING SPORTS STAND AT
BALGRAY FOR JUNIOR START NURSERY FOR KELVINSIDE ACADEMY-
BASIS FOR DEVELOPMENT PROPOSALS

OCTOBER 2011

INTRODUCTION

The proposed pre-five Nursery at Kelvinside Academy’s Balgray Campus provides a unique opportunity for the School not only to re-locate from an existing building which has various issues regarding it’s sustainable future but has the potential for young children to engage, develop and embrace outdoor learning a major part of ‘Curriculum for Excellence through outdoor learning’.

This new facility has the opportunity to provide a quality of childcare not only within a well designed and stimulating environment, but located at Balgray -engagement with a place with a unique character, where health and well-being can co-exist and become an integral part of children’s initial education.

The School’s existing Nursery (Junior Start) forms part of an existing Victorian Terrace and has become limiting for current educational needs, adaptive re-use, access for all and a minor area for external play. A review of existing school assets has resulted in the construction of a new Sports Pavilion and refurbished stand at Balgray and further scrutiny of redundant and under-used areas such as the stand undercroft and the storage area located to the south west area fronting the changing rooms. A feasibility study developed options for potential development in this area and a preferred option resulted; a copy of which is enclosed.

- The resulting footprint is generated by the 3 principal aspects;
- Develop within the underused areas of the Stand undercroft and the adjacent sports storage area.
 - The main functions of the building and appropriate location of it’s two classroom bases, service and ancillary areas and a linear ‘activity street’.
 - South facing, the adaptive and extended building to provide a complimentary response to the site, where classrooms are afforded engagement with a safe and secure external play area and outdoor learning garden can add to and compliment Balgray.

CONTENTS

1.00	BACKGROUND Kelvinside Academy : Vision
2.00	SUSTAINABILITY OF SCHOOL & IT’S ASSETS
3.00	WIDER ROLE OF BALGRAY CAMPUS Importance & Role of Balgray to School
4.00	IMPORTANCE & ROLE OF NURSERY/JUNIOR START & FUTURE NEEDS
5.00	EXISTING OPEN SPACE AUDIT
6.00	RELATIONSHIP TO NATIONAL & LOCAL PLANNING POLICY Sport / Recreational Pre-School Education
7.00	BUILDING & GREEN SPACE FOOTPRINTS As existing As proposed
8.00	PROPOSALS

1:00 BACKGROUND

1.01 Kelvinside Academy: Vision

Kelvinside Academy’s philosophy is that pupil’s are provided with a rounded and complete education in all areas of school life - academic, sporting & cultural between the ages of 3-18, and this involves embracing outdoor learning in its many forms, the School view the Balgray campus as a multi-purpose space, not just a set of sports fields.

The use of the green spaces for other complementary purposes, e.g. Environmental Studies and Development of Biodiversity Practices in the educational experiences of our children is part of their vision for the future. The main school campus is almost totally lacking in green spaces so there is a wish to explore the complementary development of the Balgray site in such a way that does not impact on the sporting opportunities of our young people and the local community.

Kelvinside Academy shares with the Scottish government the vision that Scotland’s Green Space is an invaluable asset and important to our quality of life- providing the setting for sustainability and a wide range of interests and pursuits.

1.02 Charitable objectives

The Trust’s Objectives are two-fold:

The advancement of education through the operation of an all-through, coeducational day school, with the availability of bursarial support to enable as wide as practicably possible access to the school.

Within these objectives, the aim is to provide a first class all-round education, through strong academic tuition, and through developing wider sporting, artistic and social skills in all its pupils. This provides an environment where each pupil can develop and fulfil his or her potential, to help build self-confidence and promote an understanding of and the wish to contribute to the wider community.

1.03 Contribution to Scottish Education:

Kelvinside Academy plays an active part in every level of the national education system including: supporting Student teachers on training placements and potential applicants to the profession on work experience, voluntary placements, attending Curriculum development meetings with teachers from other schools, participating in Development initiatives organised by Scottish Council for Independent Schools (e.g. ‘Assessment is for Learning’ in Writing); several staff are involved in national committees to develop “Curriculum for Excellence”.

1.04 Importance, Value of Balgray as an Important Asset.

01 To The School; The Balgray site offers opportunities for the development of learning in science, social studies and other areas of the curriculum as well as sport,

02 To City of Glasgow; - Major Green space set out alongside the adjacent green spaces of Hughenden and Bingham’s Pond and located centrally in Glasgow’s west end and inconspicuously facing it’s major east west public tree lined boulevard routes Great Western Road,

03 To the local Community; - Balgray contributes to the amenity and character of this area of Glasgow’s leafy West End, the sharing of sporting facilities with the local community is already a reality; with this development, and there is an ability to use the site for developing educational projects, shared by the Junior Start and Junior school children and also with partners in the community, e.g. creating a wild garden and a managed vegetable and herb garden, and other developments.

2:00 SUSTAINABILITY OF SCHOOL & IT’S ASSETS

2.01 The Board has two principle aims as part of its future sustainable plans, that of ensuring the widest possible access to a Kelvinside education and the continued development of the school and its facilities to meet future educational requirements. The Governors and Senior Leadership Team continue to work on business and development plans to ensure that the Trust’s principle aims are met. The schools’ plans for a sustainable future required are not only educational. They require ongoing review and investment in relation to their suitability and facilities to cater for the schools developing education needs and sustainability. Three sectors of School Education and their facilities are currently located around the main school.

<i>Junior Start Pre-Five (Ages 3)</i>	<i>- in an adjacent residential street block and has a series of ongoing issues regarding use.</i>
<i>Primary }</i>	<i>- both part of the main school</i>
<i>Secondary}</i>	

2.02 Sustainable management of it’s assets:

Buildings

The current Junior Start building is unsuitable long-term as a pre-school environment: the space is limited to a maximum of 38 children which is less than the optimum size for the school, the building is listed and cannot be extended (in any case it is rented and not owned by the school) and one of the playrooms is up a flight of stairs, making access for a significantly disabled user problematic.

External Play

The current garden, though improved and developed over recent years is limited in what it can offer, both in overall size and in shape - long and very thin.

Primary: all attempts to identify ‘green space’ on the main school campus for environmental studies projects focused on sustainability has drawn a blank. While proximity to the Botanics continues to be useful in many ways, the chance to develop small strips of our own land for gardening and other educational purposes is something we need to explore if we are to meet the current need to develop outdoor learning. It is envisaged that the gardening spaces created as an adjunct to the new Junior Start facility will enable children right across the Junior School, to get involved in developing and maintaining the spaces.

Secondary: whilst senior school sport will not be affected by the developments, it is possible that senior school students, especially those studying sciences and geography, may also utilise the newly developed green spaces as part of the curriculum.

2.03 Open Space

Vision: There has been major investment over recent period in the schools open space at Balgray (all weather pitches & new sports pavilion) this has enhanced the site and made it attractive to local community groups. Continual maintenance by the ground staff of both pitches and its tree lined public realm has also provided a considerable contribution to the school and local community.

The current use of Balgray clearly involves the systematic use of pitches, both natural and artificial, by the whole school and by community groups. The development of the new Junior Start building and garden does not impact on these activities. Being an extension of an existing building, the amount of land taken up for the new building is minimal; also the area of grass which it would occupy is ‘dead space’, simply an area between play spaces, not one of them. The same goes for the proposed garden spaces: these would be created from dead spaces around the margins of pitches, currently not actively used at all.

A diagrammatic audit has been prepared to illustrate these points. Refer Section 5.00 for Balgray Open Space Audit.

3:00 WIDER ROLE OF BALGRAY CAMPUS

3.01 Community use of School Facilities

The school offers the use of its facilities, when not required by pupils to any group or organisation, be they local or from further a field. It participates in Glasgow “Doors Open Days and the site is used by a diverse section of the community. This year we have hosted events for Macmillan Cancer Charity, Poppy Scotland, “Call Africa” and Erskine Hospital. In addition the Theatre has been used by the National Youth Jazz Orchestra, the Scouts Organisation and many other Glasgow based groups. Our school theatre is also an established venue for the Glasgow West End Festival.

The school campus is available for use during the holidays by the local community and is also the base for Children’s Activities Camps in the Easter and summer breaks. Local amateur sports teams such as Hillhead Cricket and Tennis Clubs, Glasgow University Hockey and Cricket Clubs, Western and GHK Hockey Clubs use the school sports hall for coaching and training.

The school pitches at Balgray are greatly in demand, providing much need sporting facilities in the West End of Glasgow. They have been used by the following organisations during the last year: Glasgow Caledonia University Student’s Association (hockey), Hillhead Men’s and Ladies Hockey Club’s, Hillhead RFC and Hillhead Shinty Club, Glasgow Union Sports Association (football and cricket), Victoria Park Athletics Club, Glasgow Hawks Rugby Club and numerous amateur and semi professional football teams for pre-season matches. They also provide an excellent home venue for our rugby, football, hockey and athletics teams playing both state and independent sector schools from all over Scotland and have been used for competitions such as the Scottish Schools under 18 Rugby Cup. Balgray plays host to summer sports coaching camps for rugby, football, hockey and tennis. Free places at these sports camps are offered to children at local schools to encourage wider participation across the community.

4:00 IMPORTANCE & ROLE OF NURSERY/JUNIOR START & FUTURE NEEDS

4.01 Junior Start is a child’s first introduction to the caring and inclusive ethos of Kelvinside Academy. The school aim to nurture potential within a caring happy & stimulating environment; however, the available area in the limited existing building & outdoor space make it hard for us to realise the expectation as fully as we would like. The national document for good practice in nursery provision, “Child at the Centre” (HMIE 2007) stipulates that centres should provide “well-appointed areas for children to engage in energetic activities inside and out” in a “stimulating environment”.

The emphasis on health & well-being in Curriculum for Excellence makes it incumbent on us to use our whole campus for the benefit of all our children in the most flexible way and this development will seriously enhance the experiences of our pre-school children in this regard.

4.02 Current Status -learning between the ages of 3-5

Nurturing potential with a caring happy & stimulating environment

Available area - limited Existing Building & outdoor space

Emphasis on health & well-being

4.03 External Play

Nursery/Junior Start/Relationship to open space: “Curriculum for Excellence through outdoor learning” (LTS 2010) is aspirational about the importance of outdoor learning for a range of purposes:

- to offer ‘a range of progressive and creative outdoor learning experiences’
- to provide ‘regular, frequent, enjoyable and challenging opportunities for all children to learn outdoors’
- fostering ‘the skills of enquiry, critical thinking and reflection necessary for our children to meet the social, economic and environmental challenges of life in the 21st century’
- ‘encouraging and capitalising on the potential to experience learning and new challenges in the outdoor environment’
- developing ‘sustainable development education and global citizenship’.

Since the afore-mentioned document advises that ‘these practical approaches to learning must not be seen as a ‘bolt on’ or alternative form of provision but part of an integrated experience’, the logic of developing our own site, rather than setting up elaborate programmes of visits to other sites, provides us with the best model for achieving excellence in this area.

Play / Health & wellbeing - the younger the children, the more their learning is contextualised in play and physical activity. The facilities already existing at Balgray are not used every minute of the day; the Junior Start children would benefit by being able to use the dance studio in the new pavilion, the astroturf pitches and the playing fields when other school or community users do not have them booked. This will enrich and extend their learning experiences in ways currently just not possible.

5:00 EXISTING OPEN SPACE AUDIT - BALGRAY



EXISTING OPEN SPACE ANALYSIS

LEGEND

- 01 Pedestrian & vehicular Entrance from Chesterfield Avenue
- 02 Pedestrian route and ramp from Leicester Avenue
- 03 Existing Fire Access
- 04 Existing Service Strip
- 05 Existing Playing Fields:
 - 05a Rugby Pitch
 - 05b Rugby Pitch
 - 05c Tennis Courts (all-weather)
 - 05d Rugby Pitch
 - 05e Hockey Pitches (all-weather)
- 06 Existing Buildings
 - 06a Existing changing Rooms
 - 06b Existing showers/ clubroom
 - 06c Existing Sports Pavilion
- 07 Existing General Storage and access areas to pitches from Changing Rooms (Maintenance equipment etc.)
- 08 Existing Sub-station
- 09 Existing Store
- 10 Existing Banking
- 11 Existing Sloped area
- 12 Existing Boundary Fence & Mature Tree Planting
- 13 Existing Mature Hedging
- 14 Residential Streets

6:00 RELATIONSHIP TO NATIONAL & LOCAL PLANNING POLICY

The importance of this site to the Schools holistic development has been outlined earlier in this document. An understanding relationship to National and Local Planning policies has been integral to the strategy adopted for the detailed review and choice of areas to be developed. A commentary regarding this is highlighted below.

6.01 NATIONAL POLICY 6.01.01 SPP11 SPORT, PHYSICAL RECREATION & OPEN SPACE

01 General
As highlighted earlier in this document Kelvinside Academy shares the Scottish Government’s views on the importance of Sport and Physical Recreation to a civil society and it’s essential environmental and economic development - an integral part of Policy guidelines.

02 Planning Objectives
They are therefore aware of the government’s objective through the planning system to protect and enhance land and water resources for the nation’s sport and physical education. Similarly alongside local Councils (in this case Glasgow’s City Council’s) development plans and related policies and their relationship to development Council decisions.

03 It is also noted that robust planning policies are required to safeguard such open spaces, playing fields etc. that contribute to local community needs and enjoyment and generally resist development of such spaces owned by a local council. An open space audit should be provided by Councils in paragraphs 47. Glasgow City Council Open Space Analysis is highlighted in City Plan 2- Please Refer Item 6.02.01 below.

04 A presumption against redevelopment of both public and private playing fields or sports pitches is also noted, as is the criteria where development will be exceptionally allowed. (Paragraphs 39) In this case redevelopment opportunity which has the potential to result in overall improvement to make full productive use of an under-used asset.

6.01.02 PAN 65: PLANNING ADVICE NOTE - PLANNING & OPEN SPACE
01 Proposals have been developed alongside the advice and guidance outlined in this document and its relation to SPP11 in general and sports areas in particular. To this end the Balgray campus is recognised by both the School and Glasgow as a place of particular character and amenity.

02 Kelvinside current and future requirements have been assessed strategically to blend with and enhance in particular character of Balgray and its setting.

03 This has included a strategic assessment of the current site which has guided its current and future use management and maintenance.(Refer to Section 5.00 of this document)

6.01.03 SPORT SCOTLAND - PLANNING POLICY FOR THE PROTECTION OF PLAYING FIELDS
01 The proposals recognise the objectives outlined in this document to protect and improve existing Playing Fields. It is noted that planning authorities must consult Sport Scotland on any application for development including the loss of land used, or last use as a playing field.

02 The continual improvement of the Balgray Campus has and continues to be integral to the schools development. The quality of it’s stock of pitches and their sustainable use and improvement has been and continues to be an important issue for the school. The School has undertaken major investments over the last number of years in this regard;
-Drainage of existing natural pitches
-A balance of natural and synthetic surfaces with the provision of all weather tennis courts and hockey pitches also utilised by sports clubs outwith the school.

03 Similarly there has been major investment in the complementary infrastructure with the upgrade of existing changing facilities along with the rehabilitation of the existing stand and new sports pavilion in 2010.

6.02 LOCAL PLANNING POLICY
GLASGOW CITY COUNCIL CITY PLAN 2
Specific reference has been made to the aims and policies and guides outlined in Policies ENV1, ENV2 & ENV2 and Glasgow City Council’s Open Space Map alongside complimentary policies. The points below illustrate the specific policy items and relationship to Kelvinside Academy sustainable development objectives.

6.02.01 ENV1 OPEN SPACE PROTECTION
6.02.01.01
01 Aims
“To ensure that areas of formal and informal open space are protected from inappropriate development, in order to maintain or enhance the quality of life, health, well being and amenity of the communities they serve and also promote sustainability and biodiversity.”
Note: Exceptions can be made Refer to ENV2 Notes.

6.02.01.02 Glasgow City Council Open Space Map (June 2011)
01 We note that the whole site with the exception of existing buildings is designated 6.5 or 6.51 Sports Areas - Playing fields.

02 Please note that the new Sports Pavilion (sited centrally east is not illustrated on this map) A more detailed existing ground audit is illustrated in Section 5.00 of this document and illustrates the location of this new facility constructed in 2010 together with the existing uses of this site.

6.02.02 DG/ENV2 OPEN SPACE
01 It is noted that exception can be made for development on open space within Categories 1-6. Balgray is designated as Category 5 Sports Areas in ENV1 under ‘Policy’ heading.

02 The proposal of a new Nursery and external play areas which develops the existing under-utilised stand undercroft facility and extends onto under-used service strip/access areas will be both a higher quality of open space - a requirement of this policy.

03 As noted earlier the proposed development complies with paragraphs 46&47 of (SPP 11) that this section of Balgray is required for future school use and does not affect the amenity of the existing sports pitches. The redevelopment of this under used area of an existing sports area will result in an overall improvement of the area alongside the school’s integrated educational needs.

04 The proposals will not only enhance but sustain the existing provision. A new and secure external play area will be created and the young children will have direct access to the existing playing fields - providing a more intensive use of the Sports Area.

6.02.03 ENV2 OPEN SPACE & PUBLIC REALM PROVISION
6.02.03.01
Aim
“To ensure that new development contributes to improving the City’s Environment through the provision and maintenance of high quality open spaces and areas of public realm that are well designed, accessible, safe and available for community use”

6.02.03.02 The new development within this existing Sports campus will enhance the current open space and its sustainable re-development both in the provision of a new facility generally and more detail tackle deficiencies namely current drainage issues to this area of the site.

In Summary
The sustainable development of these facilities and the associated financial requirements require sound management of the schools assets. Thus the under utilised stand undercroft and the adjacent service strip and south westerly external storage areas commands that they are put to a more integrated and ‘hardworking’ use of the site. No usable sports play area of Balgray Playing Fields will be lost and a new educational facility with its play areas and garden will compliment and enhance the existing site adding increased activity.

7:00 BUILDING & GREEN SPACE FOOTPRINTS

7.01 SITE AS EXISTING

- 01 Existing overall site gross area: 40,568sqm
- 02 Existing overall Green Space: 36,585sqm
- 03 Existing Green Space Pitches: 25,961sqm
- 04 Existing Green Space Maintenance/Service: 3,216sqm
- 05 Existing Buildings: 808sqm*
- 06 Percentage of Existing Buildings to Existing Green Space: 2.2%*

7.02 JUNIOR START PROPOSALS

- 01 Footprint of area of undercroft Stand: 260sqm
- 02 Area of new-build Extension - Building: 226sqm
- 03 Area of new play associated with extension: 340sqm
- 04 Total area of extension & associated play: 566sqm

7.03 RELATIONSHIP TO GCC CITY PLAN - SPORTS AREA PLAYING FIELDS POLICY 6.51 ENV1 EXISTING GREEN SPACE & NEW BUILD EXTENSION

- 01 Percentage of Proposed Building & Play Area to Existing Green Space: 1.5%
- 02 Percentage of Proposed Building & Play Area & Existing Building to Existing Green Space: 3.7%*

*Although not shown on the City Open Space Map - the new Sports Pavilion has been included as part of existing buildings.

LEGEND

- 01 Pedestrian & vehicular Entrance from Chesterfield Avenue
- 02 Pedestrian route and ramp from Leicester Avenue
- 03 Existing Fire Access
- 04 Existing Service Strip
- 05 Existing Playing Fields
- 06 Existing Buildings
- 07 Existing General Storage and access areas to pitches from Changing Rooms (Maintenance equipment etc.)
- 08 Proposed potential parking/ drop off
- 09 Proposed access to pitches

8:00 PROPOSALS



PROPOSED SITE PLAN OF CAMPUS

8:00 PROPOSALS



PROPOSED SITE PLAN OF PROPOSED NURSERY

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elder & cannon
ARCHITECTS