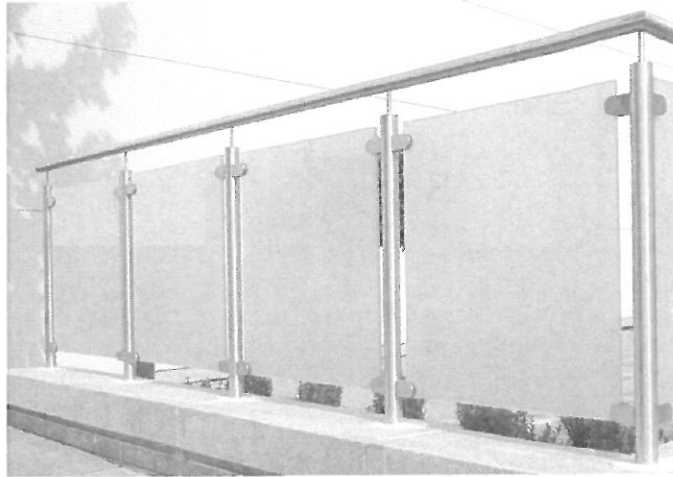


# CAPITA

## Planning Approval Ref: 12/00489/R3CFL – Variation to Planning Condition 15

As part of the application Banister School are proposing to install a stainless steel and frosted glass balustrade on the first floor landing of external stairwell in order to provide a physical privacy screen that will prevent 'intrusive overlooking' into neighbouring properties on Mayfair Gardens.



Typical example of stainless steel / frosted glass balustrade

This is constructed from high quality materials and is similar to that installed on the roof terrace. It is noted that this is costing the school £4,500 to have installed in order to protect the amenities of occupiers of adjoining residential properties. This will be installed prior to student use and the new operation times of the stair.

Capita property consultants investigated installing acoustic insulation / dampeners to the underside of existing steel staircase in order to reduce the noise of pedestrian footfall. The fire escape staircase is not easily adaptable to retro-fitting acoustic insulation and the work is estimated to cost approximately £20,000. Sufficient acoustic reduction and control of noise breakout cannot be guaranteed as the stair and landing is open to the elements on two sides. Acoustic insulation work in this situation was considered unfeasible.

It is noted that the school has to directly fund 100% of the alteration work; money is being diverted from teaching and learning budgets in order to pay for this and so they have to be careful about how much public money is being spent on such improvements.

Banister School believe that the installation of the frosted glass balustrade adequately addresses the original planning condition without the need to carry out any further work.

To minimise any potential disturbance to neighbours the school will:

1. Ensure the external stairway is always supervised by a member of staff during the arrival and dispersal windows, ensuring that children arrive and leave in an orderly manner.
2. Minimise the number of children using the external stairway as an entrance and exit to two classes (max 60 children). All other children on floors 1 and 2 will use the existing arrival/exit route i.e. 120 per floor using the internal staircase.
3. The school are not seeking permission to use the external staircase at any other time during the school day (i.e. lunchtimes and play-times) as this will be staggered allowing all children to safely use the internal staircase.
4. The period of proposed use is for 30 minutes in the morning from 8:30am-9am and 35 minutes in the afternoon between 2.55pm and 3.30pm Monday to Friday. This is purely to enable children to arrive and depart classrooms in a safe manner.