HPK/2012/0354

Design & Access Statement

(as required by Article 4C of the GPDO and Reg. 3 of the Listed Building Regulations)

Proposed extension and Remodelling of Administration Area

At

St Thomas More Catholic Secondary School,
Palace Fields, Buxton, Derbyshire

For

The Governors of St Thomas More School

HIGH PEAK BOROUGH COUNCIL
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Project no: 1359

1 The Project

The extension and remodelling of the Administration area.

2 The Site

St Thomas More Catholic Secondary School, Palace Fields, Buxton, Derbyshire SK17 6AF.

OS Location plan is attached.

3 Appraisal of Context

3.1 Assessment of Planning Policy:

This site is zoned as educational in the current Local Plan/Framework Document.

The site is not in a Conservation Area and not subject to TPO's or similar planning constraints.

3.2 Context of local landscape and buildings

The site slopes from the south west down to the north east. The school has been constructed in the southern area of the site.

There is also a new sports hall to the north east of the main school buildings.

There are tarmacadam play areas to the north of the school and three separate car park areas, the main parking being to the north and south of the school and a small car park adjacent to the Sports hall.

There are two accesses to the site; one combined vehicular and pedestrian access off Palace Road and one pedestrian access via a footpath off Lightwood Road.

The main is of traditional construction with facing brick external walls and a mixture of pitched sheet cladding roofs and flat felt covered roofs. There is a mixture of aluminium powder coated replacement windows together with the original painted timber windows.

The new Sports hall is of traditional cavity wall construction and vertical steel cladding with pitched steel clad roofs.

The proposed extension is on the main school block.

The site is within a predominantly residential area, although St Annes Catholic Primary school is located to the north east of the site. There are also a Post Office depot adjacent to the site.

The site is not within a flood zone.

3.3 Evaluation of opportunities and constraints affecting the development of the site:

Physical Features

The landscaping on the site will not be greatly affected as the extension will be built to the front of the school and will merely necessitate the replacing of a tarmacadam hard area with block paving within the courtyard at the front of the school.

The scheme will also incorporate some planting.

The extension is of a minor nature within the courtyard at the front of the school as sits a long way behind the building line and therefore will not affect the streetscape.

Planning Policies

The extension will match the school building and be of dimensions and materials in keeping with current standards to match the existing elevations.

Perceived Need

The main office is undersized and is shared by four members of staff. The school does not have a secure waiting area for visitors. Although there is a management policy to avoid potential security issues, this is not a satisfactory long-term solution.

The main entrance gives visitors direct access to the main hall giving visitors access to the building and pupils before they reach the Reception. This both compromises security and causes disruption within examination periods.

The main entrance is uninviting and is not prominent enough to guide visitors to the main Reception.

The main entrance and Reception counter is also not DDA compliant.

The extension and remodelling will overcome these shortfalls, thus bringing the whole of the administration area up to current standards as regards suitability, security and DDA.

3.4 Design Factors

The general appearance of the existing building will be followed for the extension, incorporating features from the original building.

3.5 Relationship of the design to surrounding uses

The educational use remains unchanged.

4 The Design Component

Amount of proposed development

The additional floor space created is 47m².

Principals of the proposed layout

The principals of the proposed design are identified above in the Perceived Need section (3:3).

The facility will not generate additional capacity in either pupil numbers or staff numbers.

4.3 Scale of proposed buildings

Height to eaves: 3.60m (maximum to parapet).

Overall width: 7.70m (maximum).

Overall depth: 7.10m (maximum).

4.4 Landscaping

Hard landscaping consists of replacing the tarmacadam paving within the courtyard with block paving and relevelling the same up to the new main entrance to comply with DDA requirements.

The soft landscaping to the front entrance area is confined to planting the resultant beds to soften the entrance area.

4.5 Appearance of the development

External walls:	facing bricks to match.
Roofs:	mineral HP felt to match existing.
Doors & windows	aluminium powder coated windows constructed to match existing

Decoration	External decoration is to match existing
Lighting	immediate lighting to external circulation spaces will be mounted off the building
Accessibility	The school is adapted to meet the needs of all sections of the community and this will be maintained through the development. The new extensions will further enhance the accessibility to all parties.

5 The Access Component

5.1 Access to the site itself

There are existing public highway accesses to the site, which will remain unchanged.

5.2 Convenience of access to all/inclusivity

The building will remain accessible to all sections of the community

5.3 Access to public transport

There is public transport within 500m of the site.

5.4 Flexibility to accommodate future changes

The present proposals do not compromise further expansion, although there are no plans for such at present.

5.5 Disabled access to the site and building

Vehicular access is available on to the site and there is a dedicated disabled parking space close to the main entrance.

There are suitable disabled toilet facilities accessible from the administration area.

The existing main entrance incorporates a disabled access chair lift.

The new Sports Hall is fully DDA compliant, with dedicated toilet facilities and an access lift to all levels.

5.6 Emergency services, service vehicles & deliveries

Access remains unchanged

The buildings are sufficiently close to the existing public highway to meet requirements

6 Conclusions

The need for the additional accommodation within the school has been determined by current DfE guidelines and also follow recommendations outlined in a recent DDA survey and Health and Safety survey relating to security.

These fit within the operational requirements and bring the school buildings up to an appropriate standard.

The site is available to carry out the work and will not impact on any trees.

The development can be carried out to meet the brief, within the context of the existing school buildings, without detriment to neighbouring uses.

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