

# **DESIGN AND ACCESS STATEMENT**

*for the*

## **REPLACEMENT OF TEMPORARY CLASSROOMS AND STAFFROOM WITH NEW EXTENSION**

*at*

### **CHINLEY PRIMARY SCHOOL**

Buxton Road  
Chinley  
SK23 6DR

*prepared by*

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## **1.0 Introduction**

### **1.1 Purpose and Scope**

This Design and Access Statement has been prepared in support of a planning application for the development of a new single storey extension within the grounds of the existing Chinley Primary School.

The Design and Access Statement has been prepared in accordance with the guidance set out in the Department for Communities and Local Government (DCLG) Circular 01/06: 'Guidance on Changes to the Development Control System' and the best practice guidance 'Design and Access Statements: How to write, read and use them' (CABE, 2006) and seeks to communicate the process of assessment, involvement, evaluation and design that has led to the development of the proposals contained within the planning application.

### **1.2 Background**

The site is currently used as Primary School.

The school currently uses a temporary classroom building for 2 Nr classrooms and Staffroom and associated wc's which has now reached the end of it's current useful purpose.

## **2.0 Process**

The proposals contained within the planning application have evolved through a process of continuous and iterative assessment, involvement and evaluation as part of the design process.

### **2.1 Assessment**

The physical and historical context of the proposed development has been assessed through a series of site visits and investigations.

The key findings of these investigations, as relevant to the development of the design proposals, are summarised in Section 3.0 Site Context.

### **2.2 Involvement**

The design proposals have been developed through consultation with a range of key stakeholders as follows:

- Timetabled engagement meetings with the core client team.

## **3.0 Context**

### **3.1 Site Context**

The proposed Classroom and Staffroom block is to be located on the site of the existing Chinley Primary School.

The site is bounded by Buxton Road, to the north and rural farmland to the south.

Vehicular access will remain as existing from Buxton Road with the main pedestrian access to the new building being from the existing route via Buxton Road.

### 3.2 Site Development

The construction work for the new school building will take place over a period of approximately six months from Spring 2017 to Autumn 2017.

### 3.3 Existing Services

The development will utilise existing services within the existing school site.

### 3.4 Site Circulation

#### Pedestrian Circulation

Existing pedestrian links will be retained. Main pedestrian access to the new block will be via Buxton Road. The new block will be linked to the existing school via a covered corridor and replacement fencing will keep children and staff separated from vehicular access and parking during the school day.

#### Cycle Circulation

There are currently no dedicated cycle ways on or adjacent to the existing site. Whilst it may not be realistic to suggest the younger pupils such as those in nursery age group will use a bike to gain access to and from school, journeys by bike would be encouraged especially with the older age groups and staff, with parents looking to encourage their children to use a bike by undertaking supervised journeys to school on a bike.

#### Vehicular Circulation

The only vehicular access into the site is from Buxton Road and will remain.

### 3.5 Landscape / Topography

#### Landscape

The extension has been sited to avoid any alterations to existing soft landscaping or boundary walls / fences.

#### Topography

The topography of the site is relatively flat. The proposed building is to be located to the rear of the existing main building at a level matching the existing..

### 3.6 Conclusions

The key drivers which have informed the location and concept of the building are therefore as follows:

- locating the building to maximise the existing available site for outdoor learning, socialising and play.

- positioning the building away from the aspect of the existing residential houses.
- respecting the proximity of neighbouring residential properties through location, scale and materials.

## **4.0 Design**

### **4.1 Use**

The proposals create new-build accommodation to replace existing temporary accommodation.

The design and Schedule of Accommodation has been influenced by the Stage 1 design engagements. This has been a process which has included analyses of existing primary school provision, and the iterative cycle of sketch design and engagement review which has rigorously tested the types of spaces to be provided.

The Schedule of Accommodation is therefore highly tailored to the needs and aspirations of the school.

The new accommodation includes general teaching spaces, group learning spaces, Staffroom and ancillary toilet accommodation. This will ensure that the school provides sufficient and suitable accommodation to support teaching and learning for it's children.

The scale of the proposed building is in context with the existing school building..

### **4.2 Amount**

The proposals create approximately 288 sqm Gross Internal Floor Area of new-build accommodation within a single storey building.

### **4.3 Layout**

#### **Site Concept**

The concept of the new extension is influenced by the context of the site and by the nature of the learning spaces created internally.

The building is placed to the South of the site to minimise it's affect on existing outdoor Play and Learning areas whilst maintaining a through flow connection to the existing school and maintaining a safe enclosure from vehicular access and circulation. Its location to the rear of the school provides a barrier against noise pollution, creating a secure concealed learning environment.

### **4.4 Building Concept & Design Principles**

The new extension will be a significant new addition to the existing school. It offers opportunities to enhance the school with purpose built accommodation.

The new extension is single storey with fully accessible facilities at ground level. The concept, massing, materials and elevational treatment of the new block are intended to create a simple, modern building which respects the local context and provides an aspirational identity for the school. It is characterised by materials of traditional stone and slate and has been designed with respect for the local context, providing a building of appropriate scale within the existing site..

### **4.5 Building Organisation**

The design process engaged the Board of Governors and Staff and the design team. The design is therefore tailored to the needs and aspirations of the client. The classrooms are supported by WC facilities appropriate to the age of the students and through consultation with the client are proposed to be full height toilet cubicles that are open to the adjacent circulation space for improved passive supervision.

#### 4.4 Scale

The proposals create a new single storey Classroom / Grouproom and Staffroom. The height of the new building reflects the scale of the existing school building.

#### 4.5 External Materials

We have proposed a simple palette which is durable, tried and tested but also aesthetically pleasing, the simple and durable design, representing a good balance between visual and accessible requirements. Each element is high quality, low maintenance and will be co-ordinated through design form, style, material and colour.

#### 4.6 Appearance

The new building creates a private frontage to the existing school. The entrance is defined by full height glazing and the covered canopy. The fenestration creates appropriate daylighting and ventilation conditions to the learning spaces behind. The articulation of the building and its use of materials supports the architectural concept, create a building which is simple, legible, attractive and robust. A limited, bold palette of robust landscape materials has been selected to express the strong site concept and layout. This will be detailed and arranged in modern and contemporary ways to respond to the overall vision and to provide an exciting and stimulating learning environment.

### 5.0 Access

The proposals have been developed to ensure that internal facilities to ground level areas are fully accessible. Main external routes are also fully accessible.

#### 5.1 Pedestrian Access

The proposed building is accessible via all existing pedestrian routes surrounding the existing site.

#### 5.2 Cycling Access

Cyclist access will be maintained from Buxton Road. Existing cycle parking facilities are to remain.

#### 5.3 Vehicular Access

Existing vehicular access is to remain. The new block will be separated via continuation of the existing security fencing from vehicular traffic.

#### 5.4 Fire, Service and Maintenance Access

Access to remain as existing via Buxton Road

## **6.0 Conclusion**

The creation of the new extension will provide enhanced accommodation for students, staff and visitors and fulfill the local need for a Primary School.

The building provides a respectful and positive response to the local context, both in functional and visual terms, and enhances the quality of the local environment through a high quality and appropriate design.

The development produces a positive spatial structure and sense of place by building layout, form and design, creating a development which integrates well with the topography and local setting.