DESIGN AND ACCESS STATEMENT

1.00 Introduction

1.01 This statement has been written to support the information submitted as part of the proposals for an application for Planning Permission in relation to a proposed single storey infill flat roofed extension to accommodate new admin and storage facilities at St John the Baptist CE (VA) Primary School, Vicarage Lane, Royston, Barnsley. S71 4QY.

1.02 The works briefly involve the construction of a single storey ground floor extension to infill a hard standing area adjacent the school car park and adjoining the school's main hall to create new admin and storage facilities.

1.03 Access to the building will be provided as existing through main entrance doors. The proposed admin and meeting room area will be accessed from existing circulation routes from the main entrance, which will be level access. The proposed storage room will have level access from the existing main hall.

2.00 Use

2.01 The proposed scheme will be used for educational purposes at St John the Baptist CE (VA) Primary School, Royston. The proposal will increase administration provision at the school and provide an additional meeting room for the school. The additional storage space will improve accessibility within the existing dining hall by storing the dining tables within the new store. They are at present stored within the dining hall.

2.02 Available space at the school is minimal, with meetings presently taking place in the headteachers office. The proposal will create additional space in which meetings, interviews etc can occur without the need for the head teacher to vacate their office.

2.03 At present, the dining tables are stored within the dining hall outside lunch time hours. The construction of the table store will allow the tables to be stored within their own store and free up space within the hall for school activities.

2.04 The proposed footprint of the new extension is within an existing hard standing area between wall returns of the school building, presently used for unkempt brick planters. The proposal will infill the space between to create the admin, meeting and storage facilities meaning the visual impact on the surrounding area will be minimal. It is proposed that the elevation of the extension will follow the line of the existing building.



Photo showing Elevation A & B as indicated on the drawings.



Photo showing Elevation A & C as indicated on the drawings

3.00 Layout

3.01 The existing main access routes into the building will be unaffected by the proposed works.

3.02 Internally, the layout has been designed to provide access to the new admin and meeting area from an existing corridor circulation route. Access is proposed through an existing window location which is to be demolished below cill level to provide level access and without the need to access from the main hall.

3.03 The proposed storage room will be accessed from the existing main hall.

3.03 Circulation throughout the rest of the building will be unaffected by the proposals and will be as existing.

4.00 Appearance

4.01 The extension will be constructed from blockwork and is to receive a render finish to the main wall elevation to match the existing adjacent elevation, with timber cladding finish to the remaining wall elevation as indicated on the drawings. Fascias throughout will be timber clad.

4.02 The proposed roof is to be a flat ply timber deck with built up felt covering to match the existing flat roofs on site. The roof level will be level with the adjacent flat roof of the school (Elevation C). It is proposed the new roof will drain into a single uPVC hopper and downpipe connected into the existing drainage system.

4.03 The proposed windows are to be reclaimed aluminium/ insulated infill double glazed units to be salvaged from the existing main hall elevation.

4.04 The existing PC concrete paving slabs located in front of the proposed works are to be retained/ relayed on completion of the works.

5.00 Accessibility

5.01 The existing vehicular and pedestrian access routes off Vicarage Lane are to be retained. Access into the school building will be as existing through the main entrance.

5.00 Policy approach

5.01 The objective of this project is to provide improved school accommodation for administrative purposes of the school that do not currently meet with the required area guidelines. The proposed storage facility will free up space within the main hall for school activities.

6.00 Summary

6.01 Accessibility legislation with respect to educational buildings places a great deal of responsibility on those providing, running and maintaining the school. This design and access statement is intended to clarify the interpretation that the design team has placed on the design and access requirements in relation to planning issues.

6.02 Accessibility legislation makes it clear that reasonableness is a key ingredient in determining what is to be done in each circumstance. This strategy and statement embodies what is considered to be reasonable in terms of providing the necessary safety measures to the school.

6.03 As time passes, the interpretation of what is deemed reasonable changes and the access strategy will need to be reviewed in order to reflect this, together with any changes to legislation. However, in the current circumstances we consider that these proposals will provide a flexible, accessible, affordable, secure environment for all.