

POTTS PARRY  
IVES+YOUNG  
Chartered Architects

## **DESIGN AND ACCESS STATEMENT 2336**

**FOR**

**PROPOSED EXTENSION**

**TO PROVIDE**

**NEW FOUNDATION UNIT**

**AT**

**ST PETER'S CE(A) PRIMARY SCHOOL**

**TANKERSLEY**

**S75 3DA**

**2336 / MAY 2010**

**Directors**

**Stephen Potts** Dip Arch PQCAP RIBA

**Stephen Parry** Dip Arch RIBA AABC

**John A. Ives** Dip Arch RIBA

**Stephen Young** Dip Arch RIBA

**PPIY Limited**

**Registered Office: 94 The Mount, York, YO24 1AR**

**Tel: 01904 623034 Fax: 01904 634869**

**W: [www.ppiy.co.uk](http://www.ppiy.co.uk) E: [post@ppiy.co.uk](mailto:post@ppiy.co.uk)**

**Registered in England, Registration No: 6456444**

**RIBA**

Chartered Practice

## **CONTENTS**

- INTRODUCTION
- DESIGN STATEMENTS
- ACCESS STATEMENTS
- APPENDIX – ARCHIVE PHOTOGRAPHS AND DRAWINGS

## • **INTRODUCTION**

The following Design and Access Statement aims to cover the design principles of the proposed development and how issues relating to access have been addressed.

The proposed development is for a new purpose built extension to provide a new purpose built "Foundation unit" to provide a new nursery and facilities.

### **THE SITE**

The site of the proposed development is within the grounds of the existing school of St Peter's CE(A) Primary School, Westwood New Road, Tankersley, Barnsley, South Yorkshire, S75 3DA

The location of the Village of Tankersley which is an established area near Barnsley and is mainly bounded by residential development and a major motorway.

Barnsley MBC advise that the site is not in a conservation area and that the buildings are not listed.

The Main School entrance is to the front of the School and is accessed off Westwood New Road itself.

The School can be presently accessed on foot along Westwood New Road and also approached from New Road to the North. Vehicular approach is also via these roads. The main School Pedestrian and Vehicular gates are off Westwood New Road, although there are existing vehicular gates off New Road to the North.

Westwood New Road and New Road are fairly busy roads with plenty of vehicular and pedestrian traffic.

### **DESIGN STATEMENT**

#### **AIMS**

The Design Statement aims to explain the design principles and concepts that have been applied to the proposal, in the form of the following recognised headings; Use, Amount, Layout, Scale, Landscaping and Appearance, provided by CABI in "Design an Access Statement, how to write and use them" (CABI 2006).

#### **USE**

The building and site is currently that of an established School. The School was originally built in the Victorian era ; a Boys School was built in 1854 and a Girl's School later built in 1875, followed by an Infants School in 1888.

The entire School was later substantially extended in 1968 and more recent classroom extensions and alterations have since been added.

Local knowledge informs us that parts of the original Victorian School building were demolished and cleared in 1984.

It is within this foot print of the original Victorian School that the area of the proposed development lies.

The Proposed Development is for a new purpose built Nursery extension to the side of the existing School. The extension is designed to create new Nursery facilities that can be both accessed from within the School and separately and independently accessed to allow the unit to function independently.

## **AMOUNT**

St Peter's School is an existing School originally built in the Victorian era in 1854 and then later substantially extended in 1968

The new extension building is to be an extension to the existing Victorian School building and the extension is to be built to the side of the existing Victorian building.

The Extension is 200 m2 gross and internally provides the following accommodation.

- New Nursery Room
- New children's toilets
- New Store / Caretaker's room
- New Staff toilet and shower room
- New Staff Office
- New coats area and separate entrance lobby
- New infilled canopy area / corridor / circulation
- New open canopy area alongside new extension
  
- TOTAL 200 m2

## **LAYOUT**

The existing school site is bounded by all adjoining sides, adjoining owner's and existing highways and motorways

The grounds of the School comprise; a hard-standing car park and approach , surrounding tarmac playgrounds and hard play areas and grassed areas and soft play areas.

The existing plan of the School is basically the surrounding general teaching areas, assembly hall and general circulation areas.

Internal circulation is from the existing front main School entrance on Westwood New Road and then via corridors leading off this area.

The new extension will be accessed from the existing main School entrance and existing circulation areas and will also have its own separate side entrance via New Road.

## **SCALE**

The existing School is predominantly a mix of the original Victorian duo pitched roof single storey buildings and later flat roofed single storey 1960's era buildings.

The proposed extension is to be a duo pitched single storey building built directly off the side of the existing Victorian building.

The scale of the building is designed and intended to be sympathetic in size and shape within its immediate context and the School.

The size of the proposed building is generated from the accommodation requirements of the school and minimum recommended room size guidelines

## **LANDSCAPE**

The existing surrounding landscape materials to the School consist of the following ; tarmac and concrete paving to the hard play areas and grass to the soft play areas. Tarmac and concrete pathways and tarmac roads are the approach to the School. Boundaries to the school are defined with timber and metal fencing.

The proposed development will extend and continue landscaping using these materials and also seek to utilise permeable surface materials, where practical, to provide "soft" and "hard" play areas.

## **APPEARANCE**

### **As existing**

The existing original Victorian buildings are single storey duo pitched buildings with natural slate roofs and solid walls constructed from stone.

The existing 1960's School is predominantly single storey flat roofed and is a typical of a school built of its era with "felt" flat roofs and facing brickwork. The existing windows and curtain walling have mostly been recently replaced and are all predominantly white PVC-u.

### **As proposed**

The new proposed extension is to be built off the side of the existing Victorian building to the front of the site and is to be a single storey pitched roof building.

The proposal intends to utilise building materials sympathetic to the original Victorian building and reconstituted artificial stone for the walls and reconstituted artificial slates for the roof, all generally to match existing. Artificial stone and slates contain a high proportion of natural materials and can still offer a good match for traditional materials.

### Roofs

The new roof is to be a pitched roof with "Sandtoft Britlock" artificial "slates" to match existing, that have a high 80 % natural slate content and a thin edge. Metal rainwater goods, gutters pipes are to be used. The roof will be insulated to satisfy current Building Regulations

The pitch of the new duo pitched roof does not directly match the Victorian gable end it joins up to of 45 degrees. Instead the new extension roof is a shallower pitch of 30 degree; this is reduce the internal room height and keep the internal proportions of the room on a more human scale for the younger occupants. Also archival evidence of the appearance of the original building (now demolished) shows the existing building had a shallower pitch aswell. So the new extension restores the historical context of the original Victorian building.

### Walls

The walls are to be constructed traditionally with cavity walls, with inner block work leafs and outer artificial "stone" leafs, generally to match existing.  
The walls will be insulated to satisfy current Building Regulations

### Windows

Although the existing school windows are now white plastic PVC-u it is proposed to use white polyester powder coated aluminium windows with double glazed units

### Doors

It is proposed to use polyester powder coated aluminium doors and white framework with double glazed units

### Landscaping

It is proposed where possible to use new water permeable hard surfaces such as "Sureset", which is a granular material which is then "resin bound" but is still water permeable. Where existing surfaces are to be adapted it may only be practicable to extend or adapt these using the existing landscaping materials already used

## **ACCESS STATEMENT**

### **AIMS**

The access statement aims to cover two aspects of access; vehicular / transport and pedestrians and to demonstrate that all access issues have been considered.

### **BACKGROUND**

As previously described the proposal is for a new purpose built extension to St Peter's School, Tankersley, Barnsley

### **STATEMENT OF INTENT**

It is the intention to accommodate access provision to the new building, within the constraints of an existing site and existing context, where reasonably practical

### **THE APPROACH**

#### **As existing**

The existing school is currently reached both on foot and by vehicle from Westwood New Road and also along New Road

Pedestrian and vehicular approaches are through various separate entrances in the stone boundary walls off Westwood New Road and also along New Road

The site along the front of the school and Main Entrance is sloping and the existing main entrance door is reached via existing steps and railings. There is currently not an existing ramped approach to the main principle entrance

#### **As proposed**

##### *Revised pedestrian Main Entrance*

It is proposed to block up the existing pedestrian entrance in the stone boundary wall and rebuild the existing stone wall in matching materials. A new dedicated pedestrian entrance is proposed to be formed in the existing wall with new metal gates – the purpose of this is to safely segregate pedestrians and traffic. New metal vehicular gates are also proposed across the car-park to prevent cars parking across the pedestrian for safety – these gates are only opened for access say for a fire engine to gain access around the side of the school.

##### *New main entrance steps*

The stepped approach to existing principle main entrance is to rebuilt with new “ambulant disabled” steps and railings and a new incorporated ramp

##### *Ramp*

It is proposed to provide a “ramped” approach to the main entrance. By virtue of the existing levels and slope of the existing site – a level access approach can be built further up the slope of the site and finish at the main entrance. It is proposed to

provide a new “ramped” approach up to the existing main entrance as part of the works to rebuild the entrance steps.

#### *Main Entrance door to School*

It is not proposed to replace the existing main entrance door to the School

#### *Proposed approach to the new Nursery / Foundation Unit*

From the Main Entrance the new extension can still only be reached via an existing internal flight of stairs – due to the slope of the existing site. These existing stairs are to be fitted with a new “stair lift”.

Therefore it is proposed that the new Foundation Unit has its own dedicated entrance with “level access” reached from the North side on New Road.

It is proposed to use the existing and already established pedestrian entrance gates along New Road, as these are already marked out with tactile paving and road safety markings and sign posts. From this existing gate the new foundation / nursery can easily be accessed across the enclosed courtyard area.

### **CAR PARKING**

As previously described car parking is reached from Westwood New Road and as is to the front of the school and is accessed via their own dedicated entrance and own vehicular gates. It is not proposed to alter or increase the available car parking arrangements.

### **EXTERNAL LIGHTING AND SIGNAGE**

The existing street approach is well lit with existing street lighting columns. The school site is further illuminated with existing wall mounted external lighting, these will be retained. Additional lighting will be provided around the walls of the new extension.

The school is currently well signposted at the main entrance and new clear signage is to be provided as part of the proposed extension

### **MAIN ENTRANCE AND ENTRANCE DOORS**

As previously described the existing main school entrance doors are not due for replacement as part of the Foundation Unit Extension works.

The new Foundation Unit can be reached via “level access” from the New Road entrance. The new doors to the new Foundation Unit are proposed to be “power assisted” and wide enough for wheelchair users as prescribed by current Building Regulations and also suitable for push chair users

### **EXIT DOORS**

The exit doors to school are as existing, exit doors from the new extension are as shown on the plans

## **CIRCULATION**

The plan of the proposed Foundation Unit extension is intended to be simple and easy to understand for the first time user, the new extension is accessed through the new entrance doors leading into the new secure draught / coats lobby and then into the new nursery accommodation. The new extension can also be accessed by staff only from the rest of the school using the existing flight of stairs.

## **INTERNAL LIGHTING**

Good levels of natural day lighting is to be made available via a variety of windows and roof-lights. Natural daylight is to be supplemented with artificial lighting.

## **TOILET FACILITIES**

New toilets facilities are to be provided within the new extension including separate Accessible / wheelchair user WC cubicle to Doc M requirements and separate toilets for children and staff.

## **DECOR**

Internal decoration will provide good levels of visual contrast, particularly to doors and openings, in accordance with Part M / DDA guideline.

## **FLOOR COVERINGS**

Floor coverings are generally – Entrance barrier matting in the entrance lobby, contract carpet and non slip sheet safety vinyl everywhere else and will provide good levels of visual contrast.

## **EVACUATION**

Where new; call points and sounders and detectors will be fully installed and exits clearly identified and the evacuation procedure will all be in general accordance with the school fire drill.

## **INTERNAL SIGNAGE**

Appropriate and clear signage will be clearly displayed on internal doors to identify use. Other fire exit strategy signage will also be provided.

## **STAFF ACCOMMODATION**

As part of the new extension separate and secure staff accommodation is to be provided for the nursery staff

## **ACCESS TO UPPER FLOORS**

The proposed extension building is a single storey structure with no upper floors in common use. However the site is split over different levels with existing internal steps and stairs. As part of the proposals a new “stair lift” is to be installed on the existing steps that will connect the existing school to the new extension.

## **CONCLUSION**

As a new-build project the proposed extension should be so constructed to comply with Approved Document M of the current Building Regulations and the Disabled Discrimination Act.

## **SOURCES OF GUIDANCE**

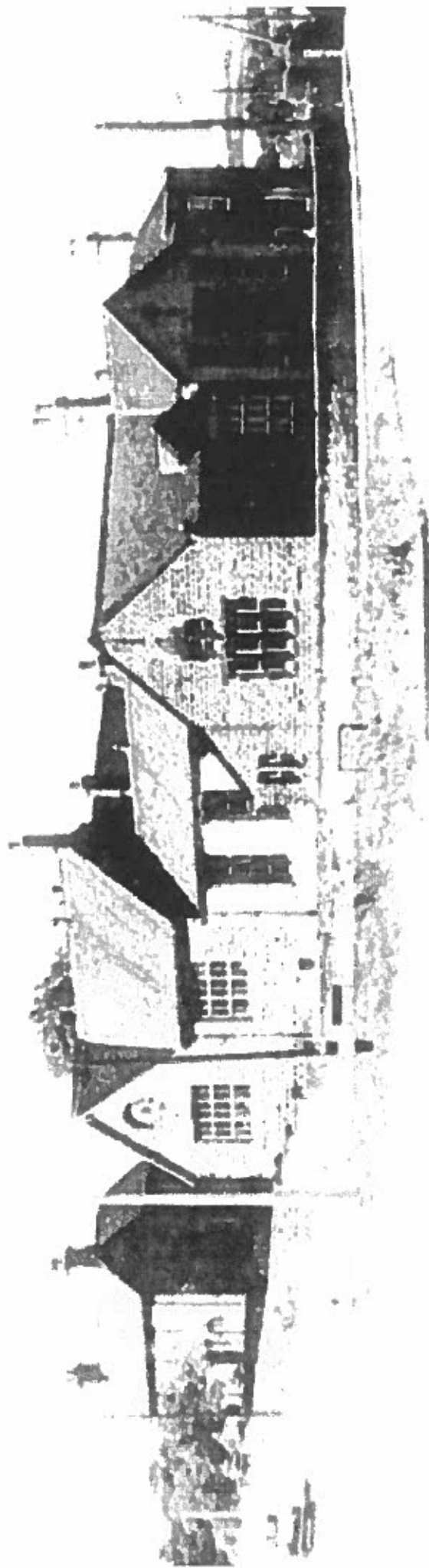
“Design and Access Statements” – How to write, read and use them by CAGE

“Design and Access Statements” June 2006 by Department for Communities and Local Government.

“Design for Accessibility” Centre for Accessible Environment

“Approved Document M” by NBS

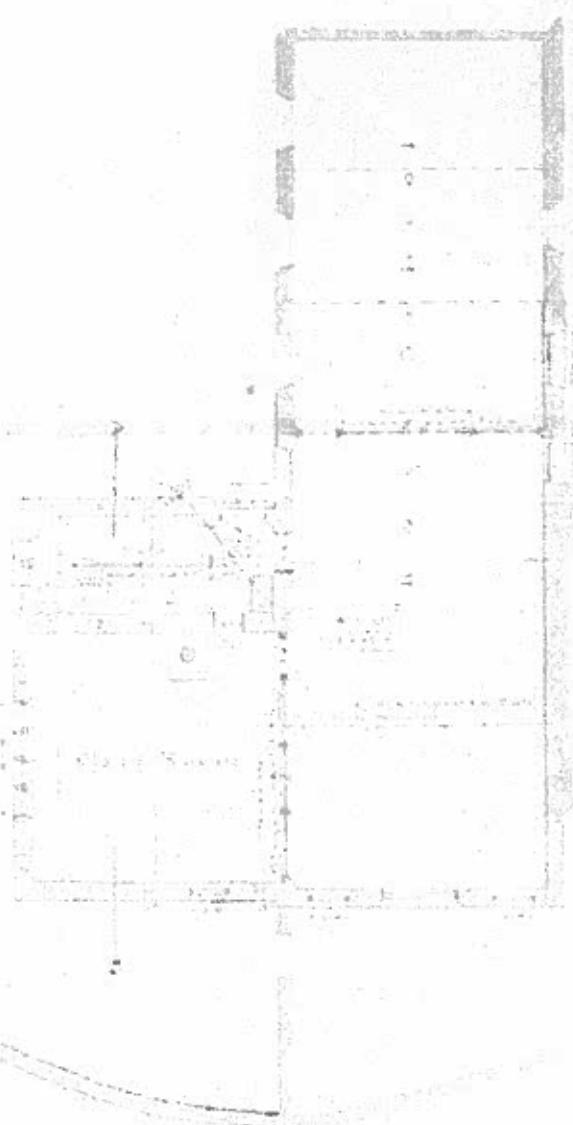
## ***APPENDIX – ARCHIVE PHOTOGRAPHS AND DRAWINGS***



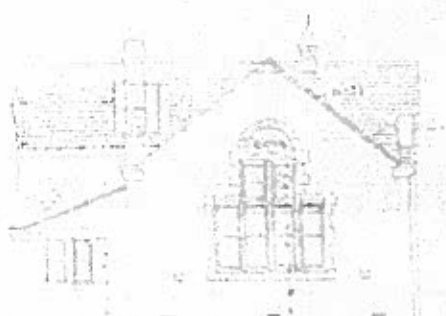
# THE UNIVERSITY OF CHICAGO

PROPOSAL FOR THE CONSTRUCTION OF A NEW BUILDING

CHICAGO, ILL.



SECTION A-B

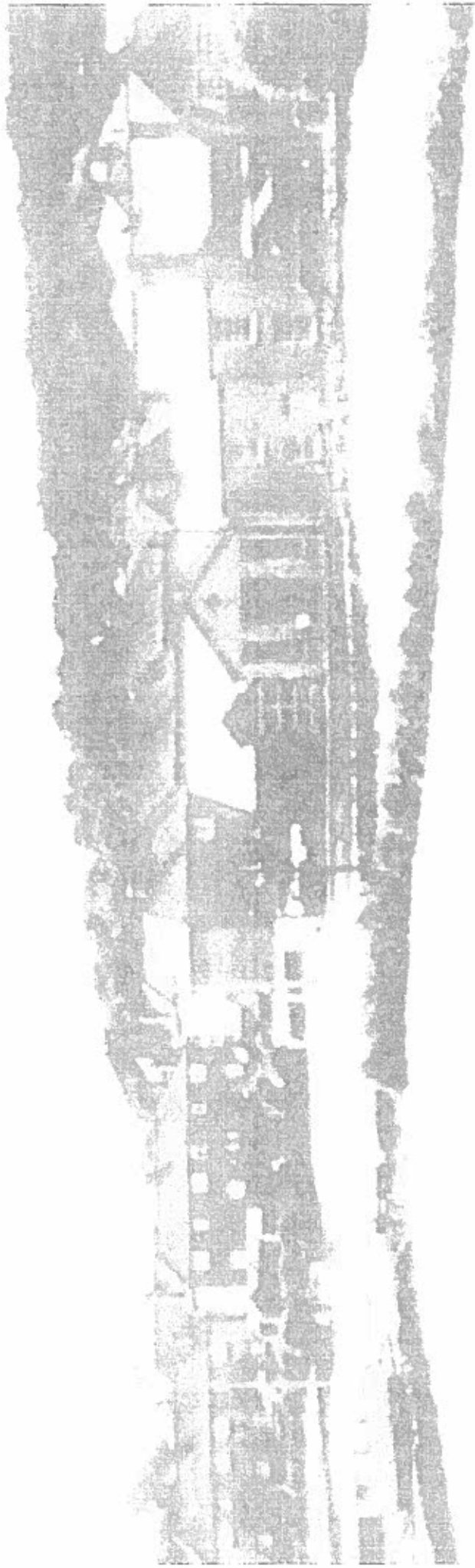


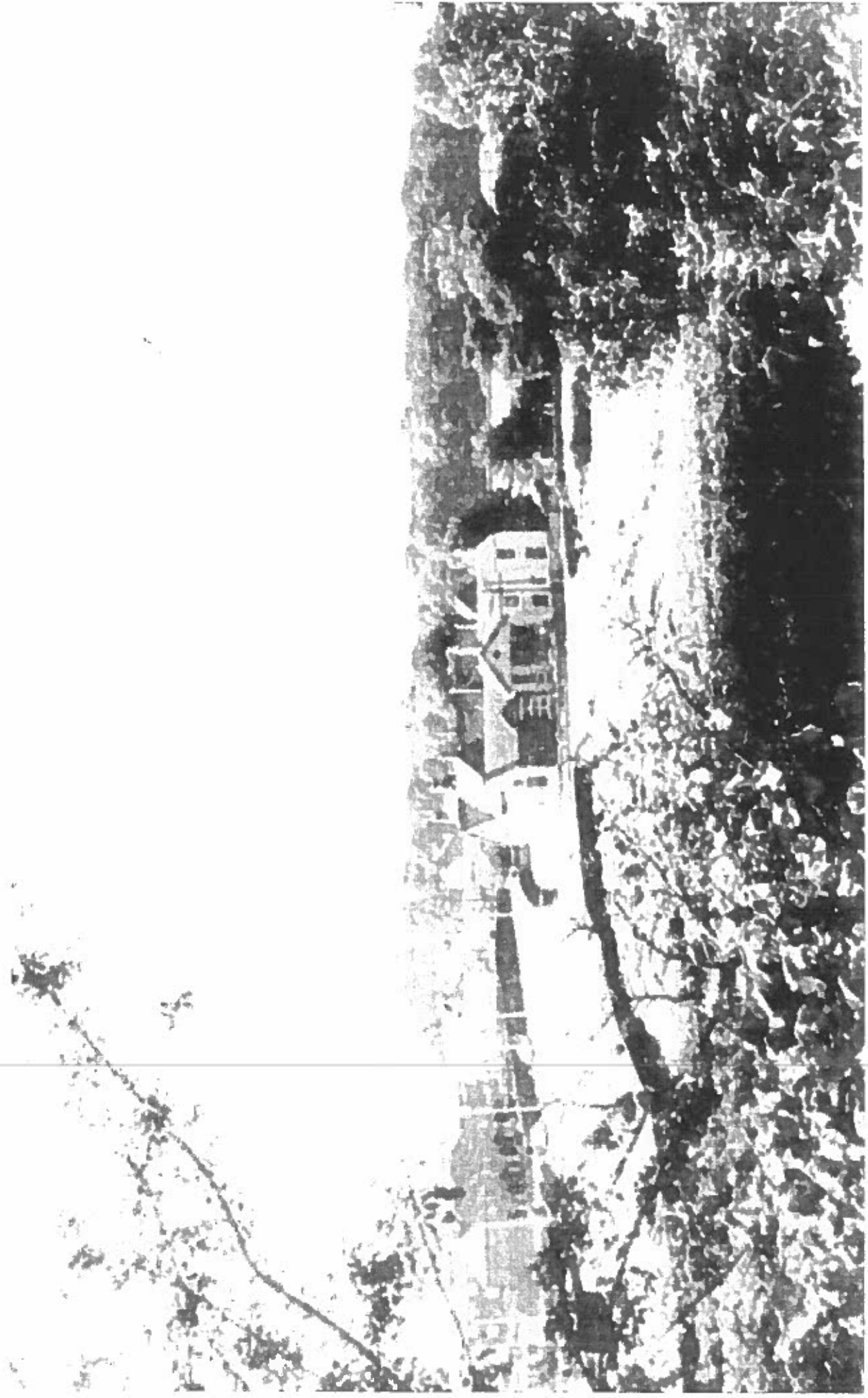
SECTION C-D



SECTION E-F

THE UNIVERSITY OF CHICAGO







1984



