

ARCHITECTURAL SERVICES & PROJECT MANAGEMENT

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Job Ref: 4547

DESIGN AND ACCESS STATEMENT

Proposed Pool Changing
Refurbishment / Extension

at

Rowan Gate Primary School

Finedon Road,
Wellingborough
Northants

Jan 2010

Ref.: SB/4547/26040/SB

DESIGN AND ACCESS STATEMENT

Proposed ground floor extension forming enlarged changing are including showers for the existing swimming pool and associated ground floor internal alterations.

The proposal is as shown on the submitted drawings.

4547/01A Survey as Existing; Site Location Plan

4547/04A Scheme as Proposed; Site Plan

DESIGN:

Use

The proposed 63m² extension gives the School extended / additional changing facilities to the existing pool, which can be accessed externally for after school use.

Layout

The proposed ground floor extension, and associated minor internal alterations, remodels the existing external area in front of the pool area. The proposal gives the Primary School a new changing area with associated showers of approximately 63m² with external access / egress.

The internal alteration will provide a Staff Changing Room and a disabled Toilet.

Amount

The proposed extension totals approximately 63m².

Scale

The scale of the extension proposal has been designed so that it sits comfortably within context of the existing buildings. The overall size/height have been considered to offer the level of additional accommodation required by the school whilst fitting aesthetically within the surrounds of the existing buildings within little or no intrusion on the neighbouring properties.

Appearance

The proposed ground floor extension uses the same materials as the existing pool building.

The main facing brick to be Red to match existing. Windows, Doors will be polyester powder coated, double-glazed, aluminium units, colour to match existing coated aluminium windows. Fascias and soffits will follow the style and line of the existing Pool. A 18° pitched roof matching the existing pitch, and style links into the existing roof of the Swimming Pool. To match the pitch the new hipped roof will be slightly higher, the existing roof will be extended and run into the new.

Landscaping

Existing levels will be retained where possible with level access to the building being formed by regarding areas with new tarmac surfacing. All level changes will be kept to a minimum with maximum gradients of 1:20.

A new tarmac footpath will be laid around the extension with the timber fence and gate moved to suit the new layout.

There will be no alterations to any boundary treatments; there will be a small loss of playground area.

Access

The Proposal has no effect on existing parking. Staff and Visitors parking are contained within existing car park area.

There is pedestrian access from the north. The existing access timber gate will be relocated to suit the new layout. The main accesses to the school will not be affected by the proposal.

Disruption will be kept to a minimum and no deliveries will be accepted to site during designated school start/finish period and other break times. Weekend construction is not envisaged at this time to limit the impact on the local area. Normal working hours will be implemented.

Contractor's site and compound areas will be located within an agreed area with the School with access through existing fencing (removed and reinstated). All Contractors traffic movements will be guided by a banksman. The Contractor will be required to control noise, dust, mud on roads, access etc. All to be finally determined and agreed between School, CDM Co-ordinator and Principal Contractor.

Safe access routes will be designated for building occupants in order that the daily running of the School operates without disruption.

Inclusive Areas

Level access to the school building will remain available as existing via the main entrance doors.

New access is provided into the new Changing / Shower Area.

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PLANNING SUPPORT STATEMENT

Proposed Pool Changing
Refurbishment / Extension

at

Rowan Gate Primary School

Finedon Road,
Wellingborough
Northants

Jan 2010

Ref.: SB/4547/26041/SB

PLANNING SUPPORT STATEMENT

Proposed ground floor extension forming enlarged changing are including showers for the existing swimming pool and associated ground floor internal alterations.

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4547/01A Survey as Existing; Site Location Plan

4547/04A Scheme as Proposed; Site Plan

ADDRESS

Rowan Gate Primary School
Finedon Road,
Wellingborough
Northants

Rowan Gate Primary School has places for 100 children from 2½ years to 11 years old. It is a special school for children who have learning difficulties which may be moderate, severe or profound and multiple. The children who come to Rowan Gate are generally from Wellingborough and East Northamptonshire.

The School has identified the need for an enlarged changing area to the existing pool. Full consultations have been sought with the Headteacher, staff and governors during the design process and it is felt by all parties that the proposals achieve the current needs.

The extension proposals will have no impact on existing playground facilities or neighbouring residential properties.

The existing site/buildings are not listed or within a Conservation Area.

There will be no additional children or staff numbers as a result of the proposal.