

PLANNING (DESIGN AND ACCESS) STATEMENT

For

Dining Room Extension

at

**Waynflete Site
Waynflete Avenue, Brackley**

for

Magdalen College School

prepared by

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May 2010

Site Context

Magdalen College School consists of two separate sites in Brackley.

St Johns Site, on the High Street in the centre of the town, with its ancient ties with Magdalen College in Oxford and its mainly historical buildings that once housed the towns Grammar school and Waynflete Site, with its more modern buildings set a short distance to the north of the town centre, which once housed the Secondary School.

In 1973 the two schools were merged by Northamptonshire County Council to form a voluntary controlled co-educational comprehensive School serving the 11-19 age group.

The St Johns Site now mainly houses the Sixth Form facilities and the larger Waynflete Site the Lower School facilities, with the majority of the Classrooms, Main Hall, Library and Kitchen.

The proposed new Dining Room extension is to be located on the Waynflete site, which as mentioned above, consists of more modern buildings of various ages and appearance, with the majority of the main buildings arranged around an open courtyard. More recent buildings were constructed to the rear of the site, overlooking the playing fields behind.

Most of the buildings on this area the site are finished in red/buff coloured facing bricks, with either concrete tiles or metal cladding to pitched roofs and felt roofing finish to flat roofs, with either painted timber, aluminium or steel doors and windows.

The building that the proposed Dining Room Extension is built off consists of a flat roof Kitchen and Changing Rooms/Toilets building serving a higher pitched roof building behind, housing the Main Hall and Gymnasium.

Proposals

The proposal consists of a single storey extension building that will house new dining facilities for the School. It will have direct access from the existing Kitchen, as well as a new external entrance via a new Entrance Lobby and access to external eating areas in the existing courtyard.

The School is taking part in the Northamptonshire County Council "Hot Meals Service" in which, during the summer holiday, the existing Kitchens will be completely re-furbished ready for use in September 2010.

At present the School use the Main hall for all dining but with the introduction of the Hot Meals Service this space will be inadequate.

It is therefore proposed to construct a new room for dining purposes, which will free up the Main hall for other uses.

The new room will, as mentioned above, have direct access off the re-furbished Kitchen and access to additional external dining areas located in the adjacent courtyard.

Design/Appearance

The proposed extension building will consist of a single storey, flat roof building, with facing brick outer walls, to match existing and powder coated aluminium doors and windows overlooking the external courtyard.

An automatic sliding door will give access, via steps due to the different levels existing, to the external courtyard and additional seating areas.

As the level of the building is lower than the existing external courtyard (to retain a floor level to line through with the existing Kitchen, etc.), there will be the need to alter the existing retaining wall to the courtyard and provide steps up.

This difference in level also results in a lack of windows to the new building, as they would be looking out onto the retaining wall. We therefore propose to install a number of large roof lights to allow natural light and ventilation into the new room. The roof will then be finished with a single ply roofing sheet, to a height line through with the adjacent buildings.

Landscaping

The construction of the extension will result in a small area of existing planting behind the retaining wall being removed, altered and re-planted.

1no. small tree will be lost (or possibly re-planted) but the large tree to the existing planting area will be retained and protected if necessary.

Access

Car Parking:

The proposals will not effect either the amount of parking spaces required or the number of parking spaces existing on site at present. The access from the existing car park to the main entrance of the school is at present suitable for disabled.

Entrances:

The proposal includes for a new Entrance Lobby and doors from the external courtyard and these doors will be designed and installed to be fully accessible.

The access to the main building entrance will not be affected and is at present designed to be fully accessible.

Circulation:

The new extension and any works to the existing buildings, will be designed to the following standards, where possible:

- Corridors and passageways will be a minimum of 1500mm wide with either level floors or ramps (no steps).
- Colour contrast of at least 20 points Light Reflectance Value (LRV) is to be provided between walls and floors, floors and ceilings.
- Colour contrast of at least 20 points Light Reflectance Value (LRV) is to be provided between door/door frames and surrounding walls, door face and leading edge to non self-closing doors and between Ironmongery and doors.
- Ironmongery door handles are selected to meet the requirements of BS8300 to be operable with one hand using closed fist.
- All doors are designed to provide minimum clear opening widths, measured to the face of any protruding Ironmongery, to comply with Building Regulations AD part M table 2.
- Doors on access routes are fitted with vision panels towards the leading edge to provide minimum zone of vision between 500mm and 1500mm from floor level.

Disabled Sanitary Accommodation:

- The proposed extension does not include additional disabled sanitary accommodation, as such facilities are available close by in other areas of the School building, including wheelchair accessible toilets.