Proposed Extension
& Covered Link

at

Meadowside Primary School
Park Road,
Burton Latimer
Northants

September 2010
Ref: JV/4490/27101/JV Rev A
DESIGN AND ACCESS STATEMENT

The proposal is to construct a new Library / Resources Room extension and covered link between existing school buildings. It is also proposed to form a new 4m wide gated access off Park Road for emergency vehicle use only. Additional car parking spaces are provided since currently there is inadequate car parking for the site.

The proposal is as shown on the submitted drawings.

4490/10B  Survey as Existing
4490/11B  Scheme as Proposed
4490/12A  Site Location Plan
4490/13A  Site Plan

ADDRESS
Meadowside Primary School,
Park Road,
Burton Latimer,
Northants.
NN15 5QY

Site Context
The School is situated in a residential area consisting largely of two storey houses with pitched roofs.
The School buildings are generally single storey in height

Use
Meadowside Infant School and Meadowside Junior School have merged to form Meadowside Primary School. As a result the School now wish to construct a sheltered circulation route between the former school buildings to physically link them to form one School.
Due to the merger the School wish to unify their facilities by forming a Library area and enlarged Staff Resources facilities to serve the two areas of the building. By doing this space within the existing buildings will also become free for use.

Layout
The proposed extension will sit on land that is currently external circulation space and a small, grassed area. The covered link will take a direct route between existing access points to the two buildings and generally follow the line of the current external path between the two sites. As such the layout of the proposal has been designed to create the least disturbance to the existing site and buildings as possible.

As a result of the proposed works the existing Staff Car Park will require alteration. Additional car parking spaces are also provided to meet the current demand for car parking for staff. The proposal will increase the current parking provision from 16 spaces to 20. This will remove cars currently parked along Park Road.
Amount
The proposed extension, including the covered link, totals approximately 180m².

Scale
The scale of the extension proposal has been designed so that it sits comfortably within context of the site and the adjacent school 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.

The new extension is approximately 5.25m in width x 17m in length. The height is approx 4.5m above ground, to match the adjacent existing building. Please note that the ground level adjacent to the proposed extensions falls away steeply, resulting in the height of the building. Internally floor to ceiling level will be approximately 2.6m.

The proposed covered link is approximately 2m wide internally x 32m long. Its height varies, due to ground level changes, from approximately 3.7m to 4.5 m.

Appearance
The appearance of the proposed building has been designed to compliment the existing school buildings.

Brown brick to match the existing building will be used to construct the extension. The proposed covered link will be a combination of the brown brick and a grey coloured brick to match the existing children’s centre and brick panels beneath some of the existing windows. Powder coated aluminium, double glazed windows and doors to match existing.

Coloured glass block panels are proposed for the west elevation in order to obscure the view across the car park while allowing coloured light to penetrate the link creating visual interest internally.

Landscaping
Existing levels will be retained where possible with level access to the building being formed. All level changes will be kept to a minimum with maximum gradients of 1:20.

Any area of new planting is proposed along the south elevation of the proposed extension in order to visually lower the height of the building by masking a large expanse of brickwork.

Existing area of untidy low level bushes and planting will be removed to allow the construction of the extended Car Park and to tidy the site area, so reducing some maintenance issues. The existing mature tree adjacent the extended car park will not be affected by the proposal.

The proposed emergency vehicular access will require the removal of a section of hedge and low level timber boundary fence approximately 4m long. It is proposed to replace this section of hedge / fence with green metal fencing and gates to match existing sections of fence etc. along the boundary adjacent.
Access
Pedestrian and vehicular access to the site will be unaltered (except for additional emergency access – see below).

Level access (gradients of less than 1:20) will be improved around the site by the forming of the covered link building.

Due to the proposed Covered Link blocking vehicular access to the rear of the site it is proposed that a new 4m wide gated access is formed off Park Road to allow emergency access only.

Security
The new external door sets and windows installed in the building will be made secure to standards, independently certified, set out in BSI PAS 24 2007 ‘Doors for enhanced Security’ and BS 7950 1997 ‘Windows for enhanced security’.

Glazing will be two sheets of toughened laminated glass to a minimum thickness of 6.8mm or glass successfully tested to BS EN 356:2000 Glass in Building. Security glazing – resistance to manual attack to category P2A (or P3A from Jan 2011).

All external locks will be certified to BS 3621: 2007, BS 8621:2007 or BS 10621:2007 depending on schools requirement for the level of security offered from the internal face of the door.

The security alarm for the extension will be linked to the existing school intruder alarm system.

Construction
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. 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
The existing level access to the school will not be altered by the works. Access between the school buildings will be improved by means of the low gradient ramped corridor within the Covered Link.