

DESIGN AND ACCESS STATEMENT

Application on behalf of Freeman's Endowed C. of E. Junior School, for the construction of a mezzanine and associated works.

1. Introduction

- 1.1 This application relates to the construction of a mezzanine floor and associated works at Freeman's Endowed C. of E. Junior School, Westfield Road, Wellingborough.
- 1.2 This planning, design and access statement first describes the site, then focuses upon the design and access issues associated with the development of the site.

2. The Site

- 2.1 The site extends in total to 0.39 hectares. It is located directly off Westfield road and bounded on two sides by roads and the remaining side by an industrial building.

3. Response to Context

- 3.1 The proposed fenestration and dormers have been designed to be in sympathy with the existing property.
- 3.2 There will be no increase in the footprint of the school as the conversion will be contained almost entirely within the existing roof space.

4. Use

- 4.1 Given the existing use of the site and nearby housing, D1 (non-residential institutions) is considered an appropriate use for the site.

5. Amount

- 5.1 The amount of development that can be accommodated on the site represents a compromise between seeking to make the most effective use of the building and recognising the constraints imposed by its physical constraints.
- 5.2 The total area of the site is 0.39 Ha. The existing school has a total gross floor area of 987m²; the proposed mezzanine will increase this by 324 m².

6. Layout

6.1 The layout is very much dictated by the existing roof space. This being said, the resulting layout suits the accommodation requirements of the school.

7. Scale

7.1 The proposed conversion will be similar in scale to that of the existing.

8. Landscaping

8.1 NA

9. Appearance

9.1 The appearance of the proposed building will be similar in nature to that of the existing building and will incorporate similar detailing (such as windows and doors).

10. Access

10.1 The existing vehicular access is to be retained.

11. Waste Collection

11.1 NA

12. Vehicular and Transport Links

12.1 NA

DESIGN STATEMENT

Application on behalf of Freeman's Endowed C. of E. Junior School, for the conversion of attic space to ancillary rooms.

Use

The proposed attic conversion, although large in area would not generate a greater number of pupils or staff, as the additional floor space would be of an ancillary nature, i.e. library and IT facilities. There would be no additional classrooms.

Appearance

Externally the attic conversion would manifest itself only via 10 no. lead finished dormer windows.

The design of the windows to the new dormers is largely informed by the relatively open and uncluttered windows of the recent extension, over which they are located. A circular element is evident in the brickwork of the existing building to the north-west and south-east elevations which informed the geometry of the proposed circular dormer windows to these elevations. Not only do the proposed circular dormers replicate and reinforce an element which is currently present on the building, but they also add a little interest, both internally and externally to what is a fairly featureless wing of the building.

The original building does exhibit several intricate and finely detailed dormers dating back to the late Victorian period, and although we do not wish to replicate these on the attic conversion (as such a design would look totally out of context to a relatively recently built building), there are elements of the detailing in particular which I would like to draw from; these being the lead finishes to the roof and flanking walls, and the ogee style metal guttering.

This fusion of styles will result in a contemporary appearance with traditional detailing.