

705 Fitzjohn's Primary School

Extension and Alterations to Existing Handrail; Addition of New Handrail

October 2011

Design and Access Statement

Fitzjohn's Primary School is an established 1 form entry primary school. The site, set back from Fitzjohn's Avenue and accessed via a private approach road, lies within the Fitzjohns Netherhall Conservation Area. The main building, to which this application relates, is Grade II Listed.

A scheme of refurbishment and extension was carried out to the school site during 2005 and 2006. This included extensive refurbishment of the Listed building, both internally and externally. Externally, this comprised construction of a new access ramp commencing at the building's approach and reaching an entrance lobby at the far end of the main hall space. Existing stone steps up to the building's entrance were retained and extended to meet new levels dictated by the access ramp at their base.

Prior to this work, the steps had no handrail. A new handrail was added to the right side of the steps (on assent) to the same specification as a new handrail covering the length of the access ramp.

The current application proposes modification to this existing handrail, together with addition of a handrail to the left hand side (on assent). These proposals will improve the accessibility of the building's entrance.

It is proposed that the existing handrail will be relocated 300mm further into the steps, while a new handrail, to an identical specification, will run up the opposite side of the steps. As proposed, the handrails will both be set close to the sides of the existing stone archway and therefore provide a considered approach to the archway and the entrance lobby beyond. The handrails will be set 1800mm apart, the maximum acceptable under current Building Regulations Approved Document M.

Both the relocated and new handrails will extend up to the top step and return around to stone archway to meet the side walls of the lobby.