Design and Access Statement

Richard Cobden Primary School
29 Camden Street
London
NW1 0LL

Construction of Single Storey Extension to Servery

Prepared on behalf of
London Borough of Camden
Children's, Schools and Family Directorate
Crowndale Centre
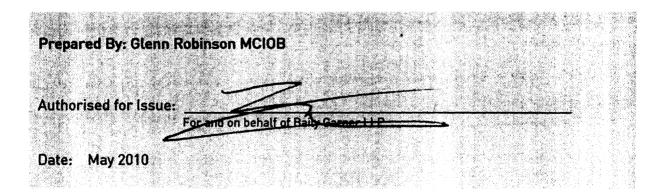**218 Eversholt Street**
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NW1 1BD

Job No: 24105
Date: 27 May 2010

Design and Access Statement
Richard Cobden Primary School – Provision of Extended Servery and Storage

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Authorised for Issue:

For and on behalf of Bailey Garner LLP

Date: May 2010

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Richard Cobden Primary School – Provision of Extended Servery and Storage

1.0   Introduction

1.1   Client
Baily Garner are applying on behalf of Richard Cobden Primary School for full planning approval for the construction of ground floor single storey extension to the building within the rear courtyard to the main hall to provide additional servery space.

1.2   Property
Richard Cobden School was constructed during the early part of the last century. The external envelope is generally solid non insulated brickwork with Crittal windows and a mixture of slate pitched and asphalt flat roofs.

1.3   Context
The existing building is located at 29 Camden Street NW1 0LL just before the junction with Crowndale Road and is a busy residential and business area.

2.0   Design

2.1   Use
Our proposal is to extend the existing servery area to provide a separate servery for the serving of Halal prepared school meals along with a tables and chairs store.

2.2   Layout and Appearance
Materials to be used will be to match existing so that the new aspect of the building blends in with all adjacent finishes, including the adaptation of the existing hall windows to maintain the provision of natural light into the hall. The extension will be formed by extending the building line of the existing servery along the courtyard and by using the existing window openings to form the internal access points between the extension and the hall.

2.3   Reasons for the Application
The school is serving Halal meals and is required to provide separate serving facilities for Halal meals and standard meals. The existing servery is not of sufficient size to accommodate this requirement. To improve the existing use of the main hall it is desirable to remove dining tables and chairs and store them away when they are not in use.

3.0   Access

3.1   Generally
Pedestrian access into the school is via the entrance in Camden Street direct from the public pavement. The servery and storage facilities are to be provided solely for use by Richard Cobden School.

The extension is to be built taking into consideration the requirements of BS:8300 and complying with part M of the Building Regulations to ensure that the new areas are fully accessible to all staff, students and other building users.

3.2   **Inclusive Access**
The requirements for inclusion for disabled people revolve around provisions for staff where required within the day to day operation of the school along with the provision for the inclusion of disabled students and building users.

3.3   **Parking**
Parking in the school will not be affected by the works.

3.4   **Entrances**
Our proposal has no effect on vehicle or visitor access to the building.

4.0   **Conclusion**
To enable the Richard Cobden Primary School to continue serving meals to satisfy the diverse cultural population it serves, it is necessary that the servery is extended to accommodate these increased requirements. To ensure the improved safe and efficient use of the existing main hall it is necessary to provide additional storage to enable dining tables and chairs to be removed when not in use. These proposals take these requirements into consideration and the design reflects the use of the existing materials to ensure that the extension blends in with its immediate surroundings whilst enabling its safe and inclusive use to all building users.