

Design and Access Statement

**Kingsgate Primary
School, Kingsgate
Road, London,
NW6 4LB**

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1- Introduction

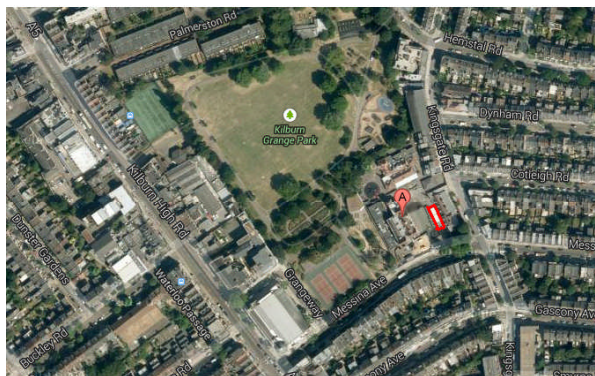
This Design and Access Statement (DAS) accompanies an application by Kingsgate Primary School, for the installation of 2nr single-storey *Portakabin Limited Pacemaker* buildings to be sited on a existing hardstanding tarmac area at,, Kingsgate Road, London, NW6 4LB. These buildings are to be hired from *Portakabin Limited* for a period of 2 years.

2- Site History

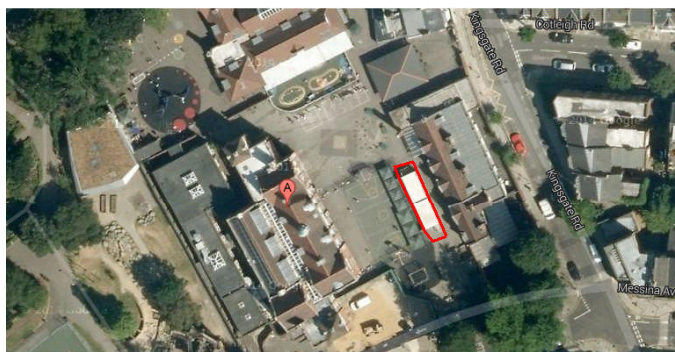
Kingsgate Primary School was established in 1903 and provides a primary education teaching facility for in excess of 500 pupils aged between 3-11 years. The school strives to achieve the highest standard of teaching and consistently achieves high ofsted results. With its central location, it is a much sought after school for pupils within the local area. As a result, the school is expecting an increase in pupils numbers in September 2014 from 519 to 549, hence the immediate need for additional floor area on a temporary basis.

3- Site in context

Existing school buildings in relation to the wider area;



Proposed development site in context to existing school buildings



Proposed Development Site Photographs;



End Elevation (West) of
proposed Portakabin buildings



Front Elevation (West) of
proposed Portakabin buildings



End Elevation (East) of proposed
Portakabin buildings



Rear Elevation of proposed
Portakabin Buildings

4- Opportunities and Constraints

The proposed development site as depicted in the previous photographs has been identified as the most convenient area in which to place the additional classroom accommodation. The site is currently a hardstanding area close to the school's existing buildings, thus the close proximity will ensure the temporary Portakabin Building is inclusive within the school grounds.

There proposed development site currently has 2nr Portaloo buildings which will be removed to enable the siting of the proposed Portakabin classroom buildings. Due to the proposed buildings being slightly longer than the existing Portaloo buildings, the access to the left building will be reduced. Thus this has been identified as a possible restraint. Initially we proposed to install straight stepped DDA compliant steps. However, to resolve this access issue, we now propose to install switch back DDA compliant steps to the entrance doors to each buildings which will allow the room required to access without hindrance.

5- Design Principles and Context

5.1- Use:

The proposed *Portakabin Limited Pacemaker* buildings are to be used as additional classroom accommodation. The school has recently experienced a high influx of pupil numbers who are expected to start in the new school year (Sept 2014) which will increase their pupils numbers to 579. The current provision within the client's existing building is considered to be inadequate to effectively provide the space required for the additional 30 pupils expected. Thus they intend to use the proposed temporary Portakabin buildings to provide the additional space needed. Kingsgate Primary School is due to divide and utilise another premises in the near future. It is intended that the current nursery accommodation will be renovated into classrooms and the additional pupils will make use of this for their teaching accommodation. Therefore, the proposed Portakabin buildings will be used as a temporary interim solution whilst these works are carried out.

5.2- Amount:

The *Portakabin Limited Pacemaker* buildings have an overall floor space of 42.64m². This meets the requirements of functional space for the number of staff and pupils expected to use the facility. See the enclosed Plan and Elevations attached to the application.

5.3- Layout:

The *Portakabin Limited Pacemaker* buildings will be sited on a hardstanding area central to the school site. As the proposed site is within the school grounds, it does not encroach on any residential properties in the local area. The buildings will be single-storey.

5.4- Scale:

The *Portakabin Limited Pacemaker* buildings have overall dimensions of 7304mm x 3045mm with an overall height of 2573mm (see plan & elevation drawing).

5.5- Landscaping:

The *Portakabin Limited Pacemaker* buildings will be sited on a hardstanding area. No other landscaping will be installed as part of this application.

5.6-Appearance:

The *Portakabin Limited Pacemaker* buildings are prefabricated at *Portakabin Limited*, New Lane, Huntingdon, York. The building has an external Grey colour scheme to fit in with most

site applications. External walls are of a durable one-piece construction with high-performance, low-maintenance plastisol-coated galvanised steel cladding to offer protection against fire, extreme weather and accidental damage. The roof deck is of one-piece construction and is impact resistant. It is covered with solar-reflective, profiled aluminium-zinc coated steel to reduce heat gain. Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish. Internally, the walls are of vinyl-faced plasterboard, providing a wipe-clean finish. The *Portakabin Limited Pacemaker* buildings have been chosen because it is a flexible solution that can be hired for the required time and removed at the end of that period. The prefabricated and temporary nature of the buildings results in minimal impact on the environment in terms of both construction and use.

5.7- Access:

5.71-Vehicular and Transport Links

The proposed site location is central to the school site, adjacent to existing building and is within close proximity to local transport links. Due to the current building works, staff have not been able to park on site but will resume in September once the building works have been completed. The proposed *Portakabin Pacemaker* buildings are not expected to result in an increased use of the current provision.

5.72- Access

The proposed *Portakabin Limited Pacemaker* buildings will be made accessible by all potential users by the installation of DDA compliant steps to each building.

6-Conclusion

The *Portakabin Limited Pacemaker* buildings were chosen as a result of the flexible solution it provides. It can be installed quickly enabling the school to begin teaching in a specifically fitted out building much more quickly than a traditional build, and it can easily be removed with little impact on the school. The temporary nature of this building will have minimal impact on the environment with regards to its construction and use.

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