

# **Design & Access Statement St Dominics Primary School**

**Formation of External Access to Toilets to South Elevation**

**Prepared: 06 February 2015  
Ref: SD/4725/03**



**DHP (UK) LLP  
243 Brooklands Road  
Weybridge  
Surrey  
KT13 0RH**

**t: 01932 850100**

# **Contents**

- 01. Proposal Overview**
- 02. Existing Accommodation Issues**
- 03. New building design / Urban Design Statement**
- 04. Transport and Parking**
- 05. Design for Accessibility**
- 06. Sustainable Design and Construction Statement**
- 07. Continued Operation of School During Construction**

## **Appendix A - Application Drawings' List**

## **1.0 Proposal overview**

### **General**

The School's building consultant, DHP (UK) LLP, has prepared this Planning Statement. Please refer to the two previous planning approvals given in 2012/13 for other works to the school for information.

St Dominic's Catholic Primary School is a state funded Voluntary Aided School owned and operated by the Diocese of Westminster to provide education to local Catholic children from LB Camden.

The works to the school are required to help improve the existing use of the accommodation in allowing better direct access to toilets for school children using the immediate playground areas, rather than travel through the school corridors on the ground floor. These toilets also have the potential for use by other outside clubs/organisations while restricting access to all other parts of the school.

Therefore, this proposal does not include any expansion of the existing 1.5 form-entry primary school.

The proposal is to remove one number external window to the South elevation, adapt and prepare the opening and to supply & fix a new single, double glazed door to match existing styles, to allow direct access from the playground to two number (one existing, one new) WCs. Internally the current medical room will be made smaller to allow for the full formation of the necessary works. The proposal is being funded by the school and the Diocese and it is envisaged that construction will begin in April 2015.

Proposed drawings have been included within the submission including drawing reference: 4725/1001 P/0, 4725/1002 P/0, 4725/1003 P/0, 4725/2001 P/0 and 4725/2002 P/0.

## **2.0 Existing Accommodation**

### **Main Building**

The school site is made up of the main building with recent single storey extensions (2012/13) to create a new nursery and rear hall. The main building has undergone significant refurbishment and alterations to provide a school fit for purpose and more suitable for today's needs. The original school was constructed circa 1932 and is mainly of brick construction with asphalt, felted flat and pitched roofs. All windows are now Aluminium double glazed units.

### **Existing site analysis**

The school site is located within a residential area. Externally the site mainly comprises of tarmac play areas, with some grassed and formal play areas. There is minimal car parking space (5-6 number) on site. There is soft landscaped areas to different locations to the site. The site is bounded by a fenced tree-line to the rear, with the left hand elevation being metal railings (Church end) and the front and right hand end being walled. There are both vehicular and pedestrian metal gates to the front walled elevation.

## **Existing building analysis**

The original 1930's school building was previously in poor condition and in need of upgrading at various locations. The internal layout did not comply in all locations with current DfE standards and teaching facilities. These have in the most now all been addressed through previous extensions and refurbishment works.

Where the new door is being formed, there were previous double doors in this location which were removed and replaced with one number window as part of the previous works.

## **3.0 New WC Design**

### **External Appearance**

The proposal will show a door in place of an existing window along with an external platform with ramped (1:21) and stepped entrance area. The proposal will not change the look of the elevation to any extent, but will provide ready access for school children playing in that area. This will lessen the pupil traffic through the school and around other playground areas.

The objective of the development is to provide much needed ready access to pupil toilets. These may in turn be used by external users and clubs without having to access the main areas of the school.

## **4.0 Transport and Parking**

### **Parking**

N/A

### **Cycling**

N/A

### **Site access**

As existing.

## **5.0 Design for Accessibility**

Accessible WC facilities are available and accessible on the school's ground, first and second floors. The new WC installation once complete will allow for ambulant access, but not full wheelchair access.

### **Changing Levels**

The left hand step approach to the platform and the new WC entrance will have corduroy pavements to the base of the step. To the right hand side, there is minimal change in levels, but the immediate tarmac areas will be graded and formed into a low level ramp (1:21) to the top of the new platform.

## **Lighting**

There is existing external lighting in the area, so no further external lighting is proposed.

## **6.0 Sustainable Design and Construction Statement**

The applicant is committed to sustainable design and construction.

### **Land use / use of existing buildings**

The existing land use is for educational purposes. Buildings on the site are used for education.

### **Energy / materials / water conservation**

#### **In construction**

- Materials from sustainable sources will be specified where possible
- Products and materials will be specified with regard to the lifecycle costing and will generally be high performance to maximise durability
- Contractors will be encouraged to source local materials where possible
- Redundant materials from existing building will be recycled where salvageable
- We will actively encourage the use of local contractors / workforce and will ask contractors to demonstrate their commitment to the same at tender stage
- Site traffic movements will be strictly controlled to avoid addition to peak time congestion. In addition, deliveries will be restricted to ensure neighbours are not unduly disturbed
- Noisy on site operations will be strictly controlled / minimised and limited to sociable hours.

## **7.0 Continued Operation of School During Construction:**

The proposed works can be readily isolated, so they can take place during term time. It will be necessary to accommodate the pupils whilst the works are undertaken. Normal operation of the school will be maintained.

## 8.0 Existing Photos:

