

RHYL PRIMARY SCHOOL - TEACHING KITCHEN

DESIGN AND ACCESS STATEMENT



for Rhyl Primary School
August 2015

AAB architects

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1.0 INTRODUCTION

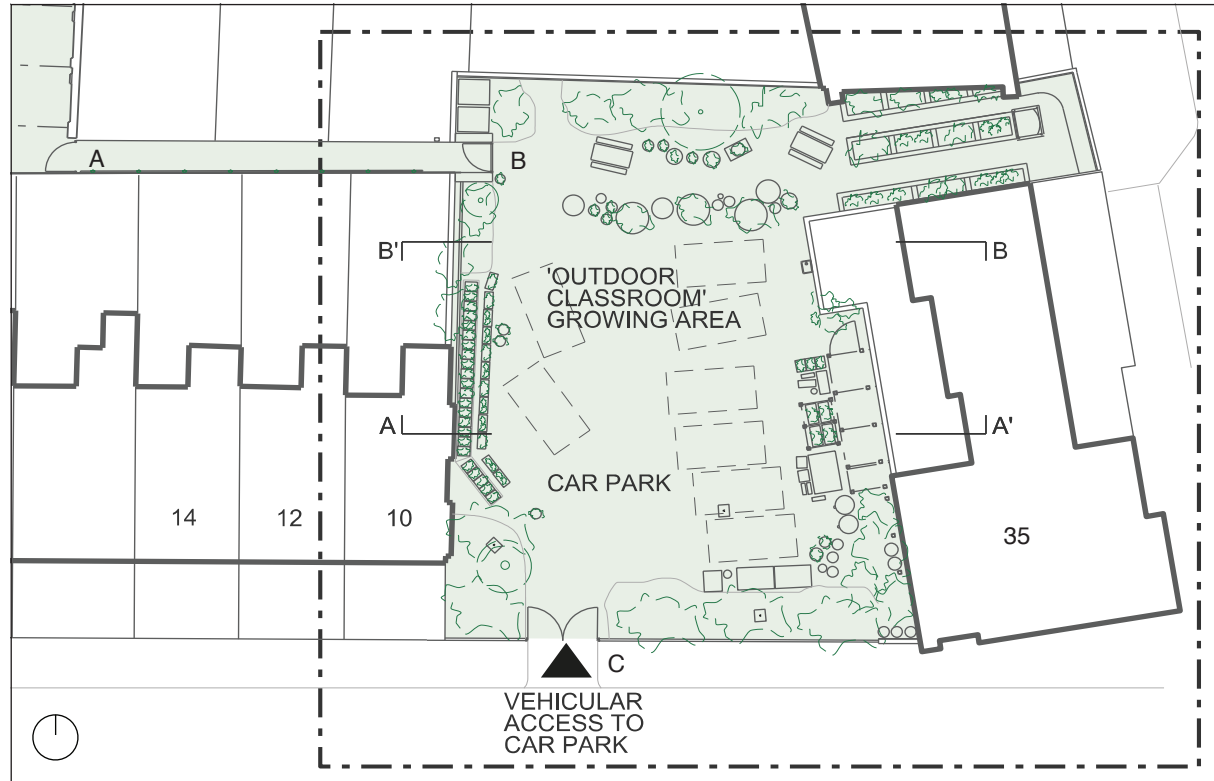
1.1 SUMMARY

AAB architects have been asked by the head teacher of Rhyl Primary School to prepare a planning application for a food technology classroom within the existing Outdoor Classroom school site.

The existing site's main use is as an outdoor teaching classroom and has a variety of planting beds and potted plants. The site is also used as a car park for a small number of staff cars.

There is no spare space within the main school to accommodate a teaching kitchen and as a result the staff are forced to teach cookery within the main classrooms, which significantly limits the range of their teaching. It is not possible to effectively use ovens or hobs in the classrooms and transporting other cookery equipment around the large building is logistically complex and time consuming. Food education is at the heart of the school's curriculum and therefore creating an environment where this can be taught is a priority.

The proposed works are an opportunity to provide the school with a flexible teaching kitchen adjacent to their outdoor fruit and vegetable garden, enabling the teaching of 'plot to plate' which is an integral part of their education programme. It is also an opportunity to create some separation between the site's two existing uses.



Plan of existing Outdoor Classroom and car park



Entrance to Outdoor Classroom



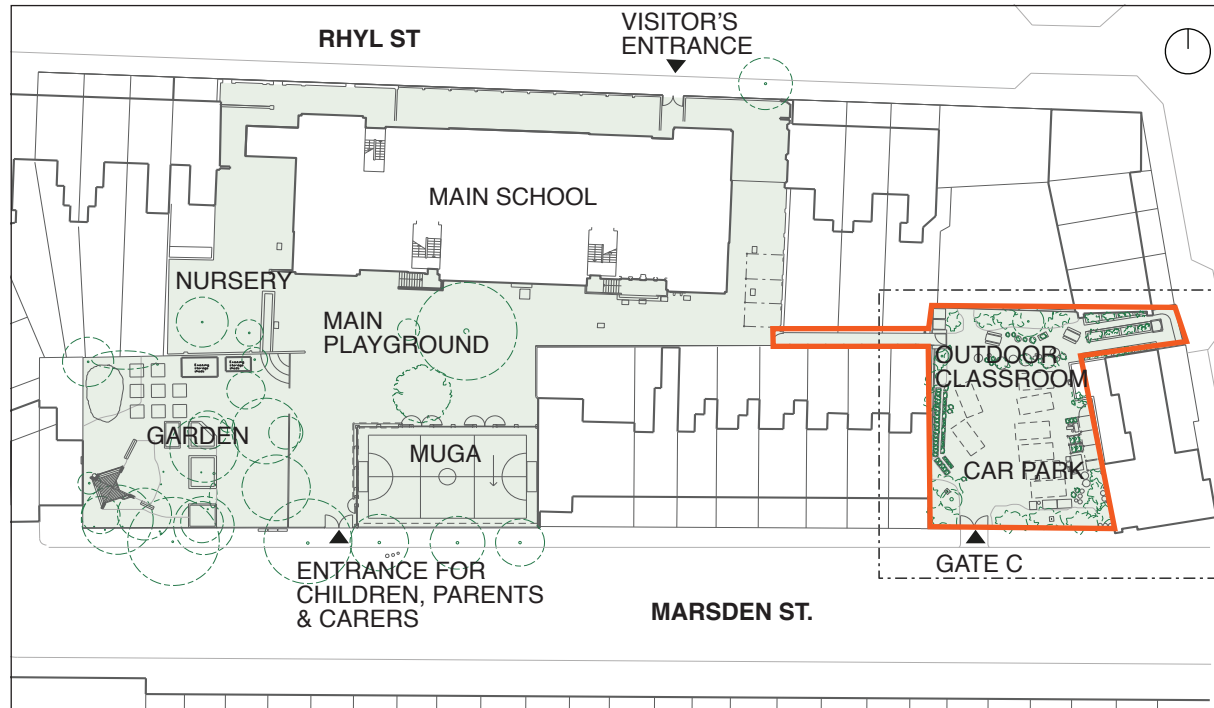
Water area & entrance to potting shed



Apple trees in Outdoor Classroom

1.0 INTRODUCTION

1.2 WIDER CONTEXT



Existing site plan (refer to drawing 329_0_01)



Aerial view of school site within wider context



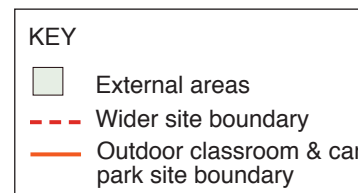
Aerial view of Outdoor Classroom & car park site

Rhyll Primary School is a two-form entry state school with approximately 400 pupils located in the West Kentish Town conservation area of Camden. The main four-storey school building was built in the 1890s and is Grade II listed.

The main school building is located to the north of the site fronting onto Rhyll Street, where the visitor's entrance is located, with the main playground space located to the south of the site.

The main playground is home to a number of different uses, including a MUGA sports pitch, an outdoor education pavilion and nursery play area. There is pedestrian access to the site from Marsden street, used by children for drop-off and collection.

There is an additional external space to the east of the site separated from the main playground by a narrow access path. This area is currently used as an Outdoor Classroom and car park and is the proposed site for the new teaching kitchen. Vehicular access is from Marsden Street through gate C.



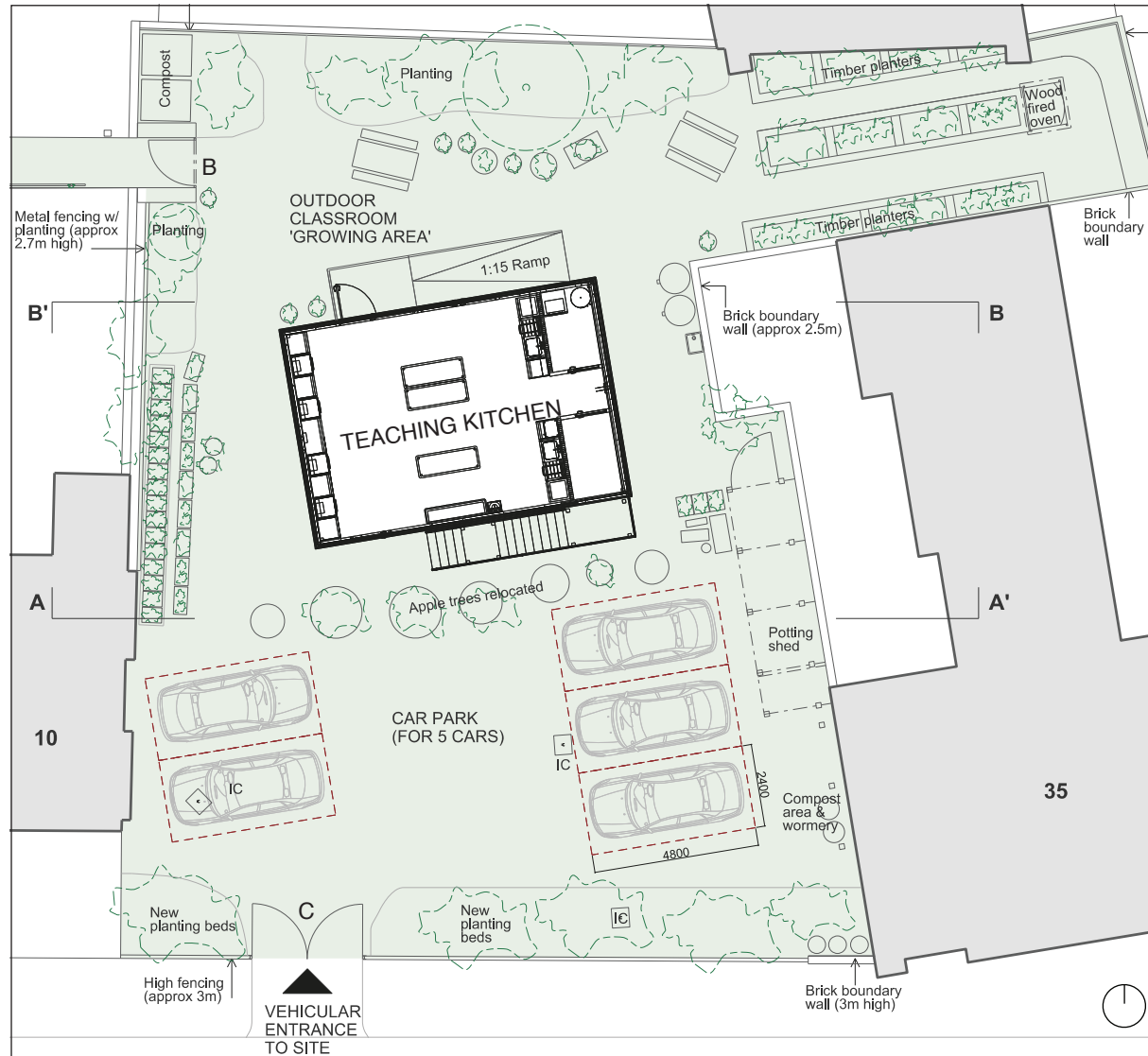
1.0 INTRODUCTION

1.3 DESIGN OVERVIEW

The proposal is for a modular teaching kitchen within the Outdoor Classroom and car park at the east of the school site.

The modular teaching kitchen will provide approximately 58m² of space that can be used flexibly for both teaching and cooking, as well as for workshops and meetings. The proposal also includes a roof top garden, which has been developed through conversations with the school. This will provide additional space to grow food and will also help to soften the appearance of the building within the site.

The introduction of the teaching kitchen will require a reduction of the existing car parking to five spaces, which is felt by the school to be acceptable and in line with its overall sustainable school transport policy that aims to reduce the number of unnecessary car journeys to school.



Proposed site plan (refer to drawing 329_1_02)

1.0 INTRODUCTION

1.4 SCHOOL PROJECT OVERVIEW



Artists impression of the Rhyl Teaching Kitchen



Jamie Oliver & Food Revolution Day at Rhyl (May 2015)

The Teaching Kitchen project provides an opportunity for Rhyl Primary School to help better integrate food education within their school curriculum and the local community. See below some extracts from the project overview document (Appendix C).

'At Rhyl we believe that learning to cook is a vital life skill. Food education is at the heart of our creative curriculum and our pupils already grow food in our award winning Outdoor Classroom.'

Our vision is to provide:

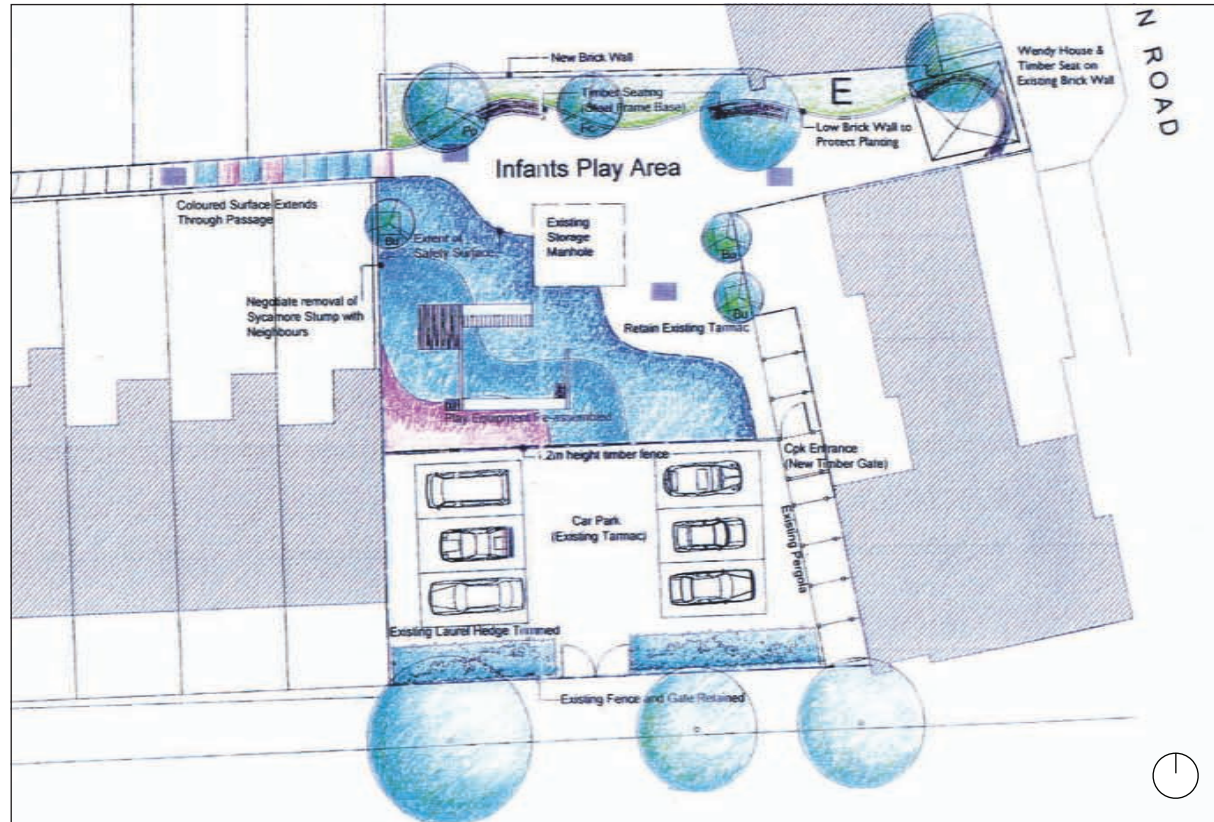
- *Top quality food education to all our pupils and parents.*
- *A beacon of good practice in food education, sharing the kitchen as a training venue for other schools and educators.*

The Rhyl Street Community Kitchen is for the benefit of everyone, young and old – our pupils, parents and the wider community. - Rhyl Primary School overview document

"This is a really important tool for a lot of different reasons. It's about arming kids with the life skills about food. Knowledge is power. And when diet-related disease is the biggest killer this stuff is profoundly important. It's also about parents and we have two or three generations of parents on average around Britain that weren't taught to cook at school. - Jamie Oliver

1.0 INTRODUCTION

1.5 PREVIOUS MASTERPLAN



Proposed landscape plan from AAB's previous planning application (2002) showing the proposed site area

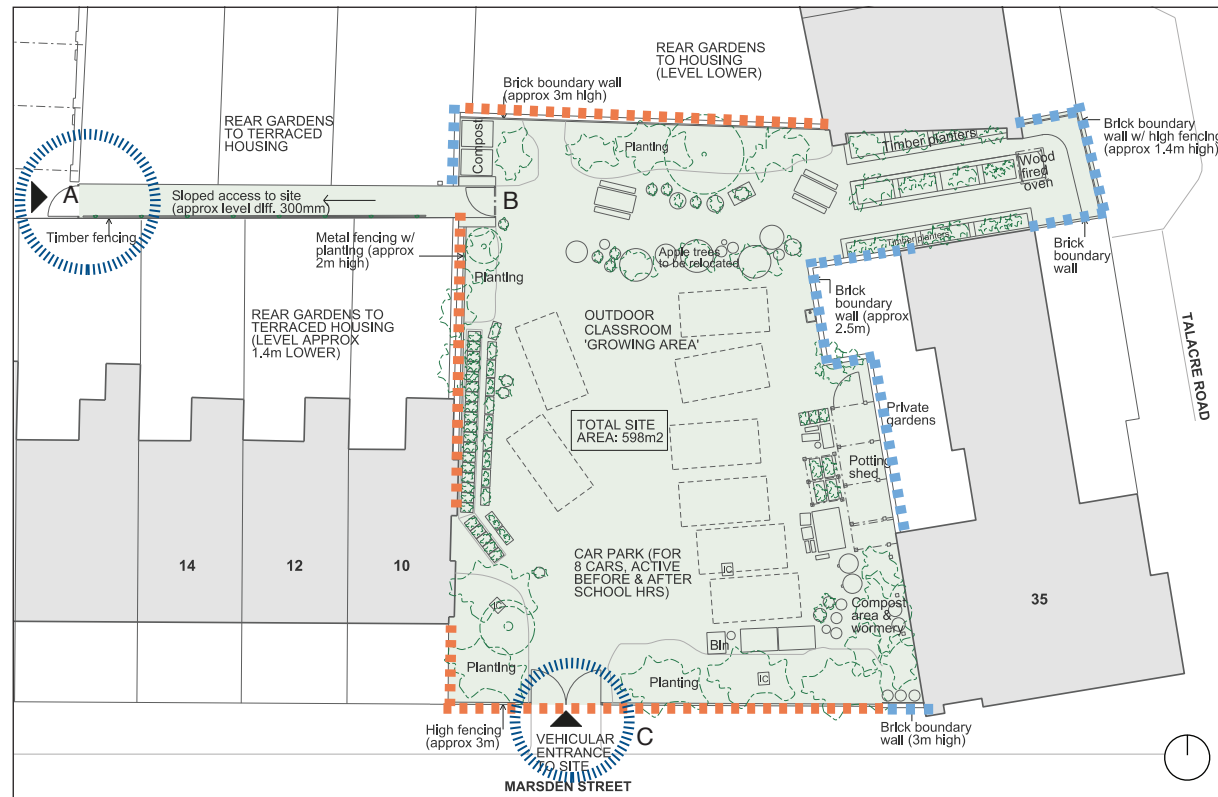
In 2002, AAB architects worked with Rhyl Primary School to produce proposals for a new masterplan for re-landscaping the school grounds, for which they obtained listed building consent and planning permission. (Planning application reference: PEX 0200097). Only part of the new plans were implemented; a new MUGA was built and changes were made to the lower playground site.

As part of this masterplan, a new infants play area was proposed for part of the existing Outdoor Classroom site within the lower playground. This proposal also included the provision of 6no. car parking spaces and the relocation of the existing vehicular entrance gate C and cross over to Marsden Street. It was proposed that the two areas were to be divided by a 1.2m high timber fence as shown on the adjacent plan.

As planning permission exists for six spaces, it is felt that the proposed five car parking spaces in the current proposal should be satisfactory.

2.0 EXISTING

2.1 SITE BOUNDARIES & ACCESS



Existing site plan showing access (refer to drg: 327_0_01 for full information)



1 - View of gate C from Marsden St



2 - Boundary to grdns of Talacre Rd

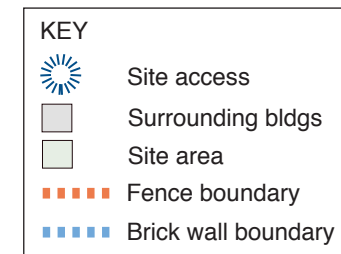


3 - Boundary to 10 Marsden St.

The Outdoor Classroom site is to the south-east of the main school, in an area separate from the main playground space. It is accessed via a gated walkway from gate A, with entry to the site at gate B and vehicular access on Marsden Street through gate C.

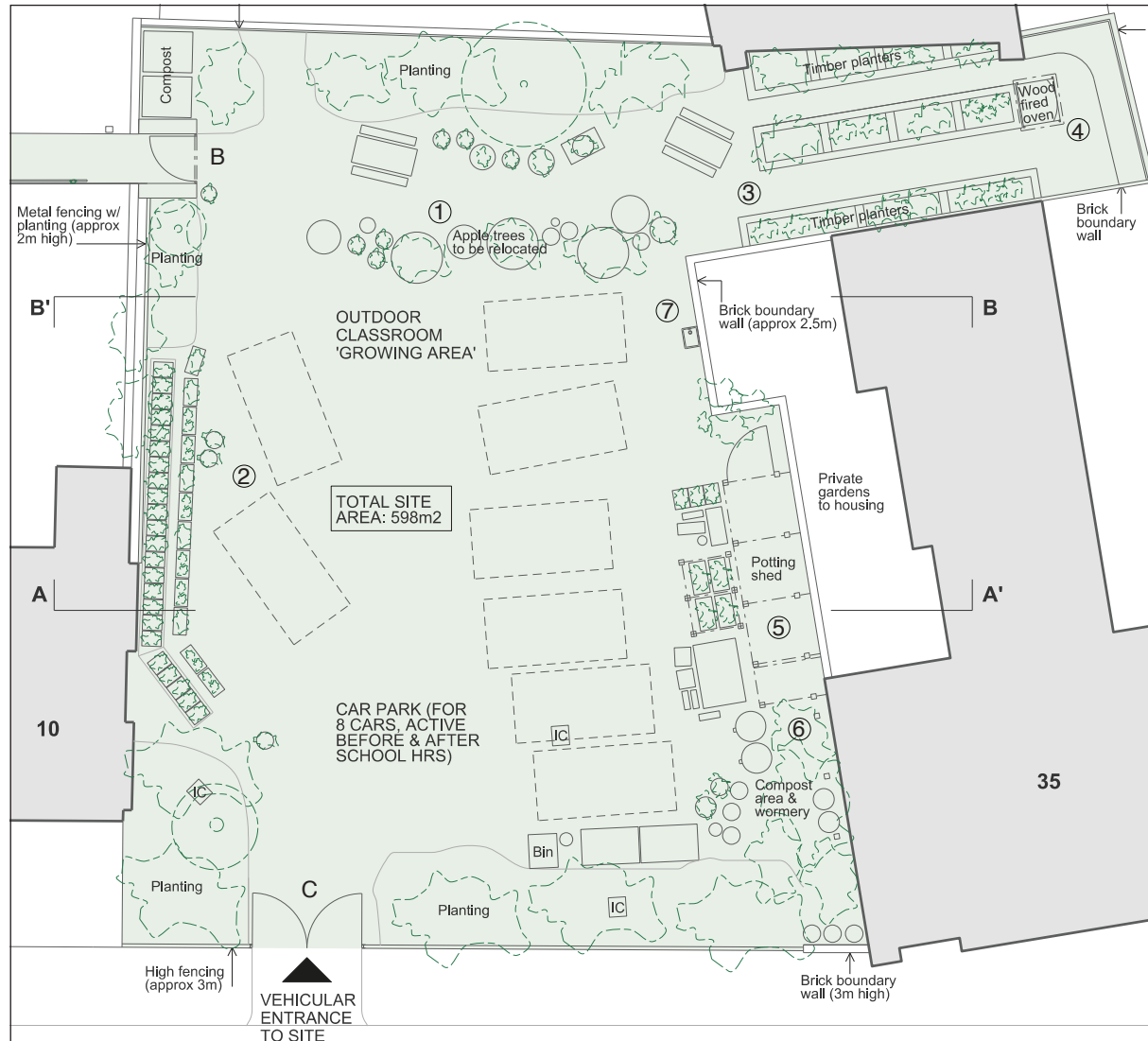
The site is partly bounded by the flank wall of no. 35 Talacre Road to the north and south-east. The water sink area and potting shed back onto a low brick boundary wall which bounds the private gardens of no. 35 Talacre Road (see image 2). To the west of the site is the gable end of no. 10 Marsden Street where there is a 3m high fence, where the level is approximately 1.4m lower than the level of the site (see image 3).

There is a 2.5m high mesh fence to the north of the site, backing onto the rear gardens of the housing to Talacre Road, with dense planting and large trees forming a physical and visual barrier. To the south of the site fronting onto Marsden Street there is a 3m high mesh fence with double vehicular gates (gate C). There is also dense planting along this edge, which prevents direct views both in and out of the site (see image 1).



2.0 EXISTING

2.2 EXISTING SITE USE



Existing site plan - Outdoor Classroom and car park

OUTDOOR CLASSROOM

The Outdoor Classroom site makes use of a car park as a food growing plot and edible garden. The existing site comprises a number of growing/activity zones as follows:

- 1 Apple trees
- 2 Lettuce growing
- 3 Timber planting beds
- 4 Wood fired oven
- 5 Plant Nursery/ Potting shed
- 6 Compost and wormery
- 7 Water sink area

CAR PARK

In 2002 planning permission for 6 cars was granted. Currently several cars use the car park; there is no delineation of spaces, but typically the cars are positioned to the east and west sides of the site, maintaining a clear route between the cars, from vehicular access gate C to pedestrian gate B.

The car park is mainly used by staff and is active in the morning before school hours and after school ends. There is therefore very little, if not no, movement of the cars during school hours.

However, the current arrangement does not make best use of the space and would benefit from some distinction between the two areas/uses.

2.0 EXISTING

2.3 OUTDOOR CLASSROOM



Boundary to no.10 Marsden St.



Baking session with the wood fired oven



Inside the potting shed



Lettuce growing adjacent to west boundary



Timber planting boxes



Entrance to the 'Plant nursery' / potting shed

2.0 EXISTING

2.4 CAR PARK



View of site from vehicular gate C



Looking towards no. 10 Marsden st.



Vehicular gate C



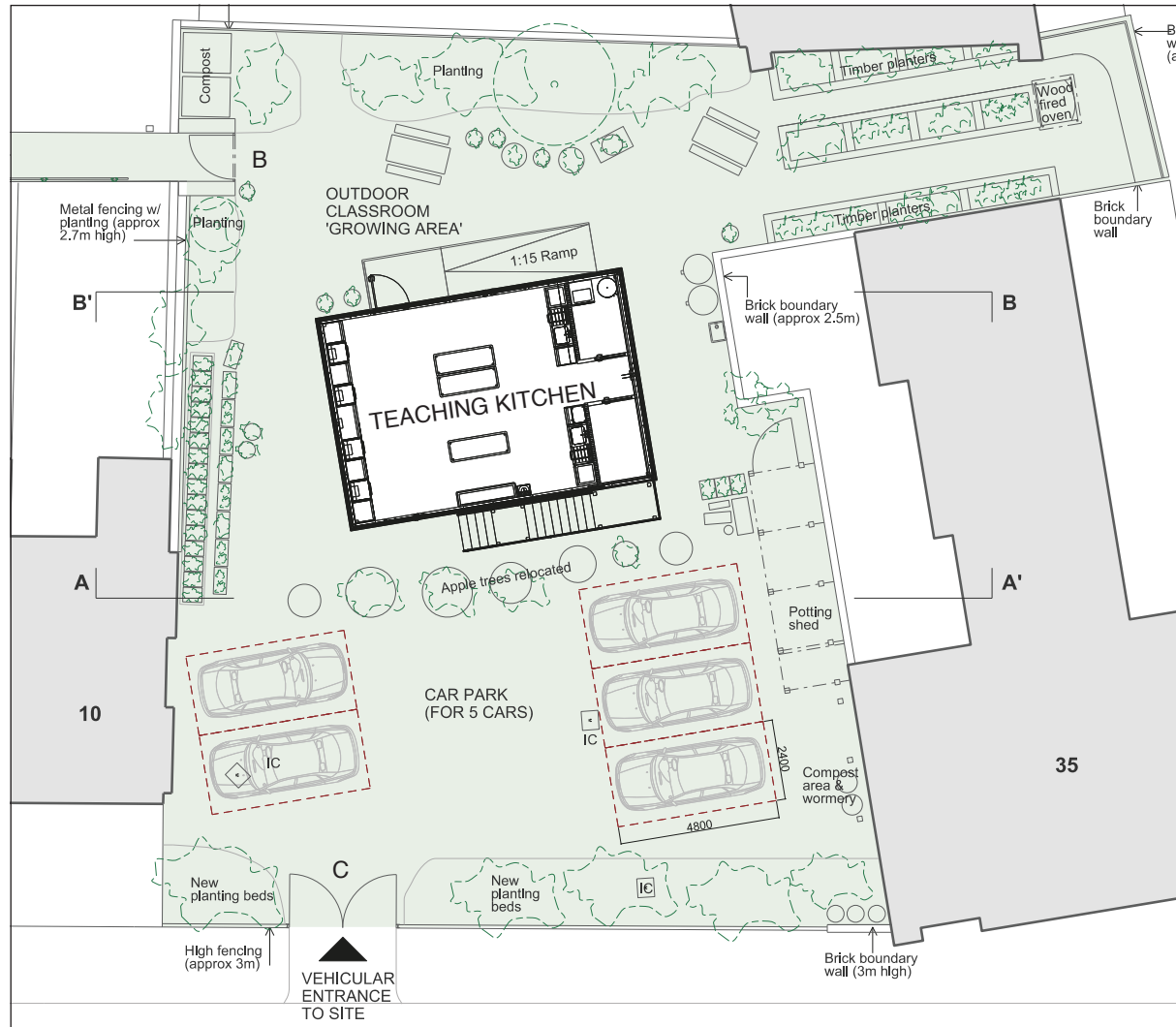
Apple trees to the north of car parking area



Cars to the east of the site & boundary to Talacre rd

3.0 DESIGN

3.1 OUTDOOR CLASSROOM & CAR PARK



Proposed Plan - Outdoor Classroom and car park

Pedestrian access to the site will remain via the gated walkway link through gate B, with vehicular access via gate C.

OUTDOOR CLASSROOM

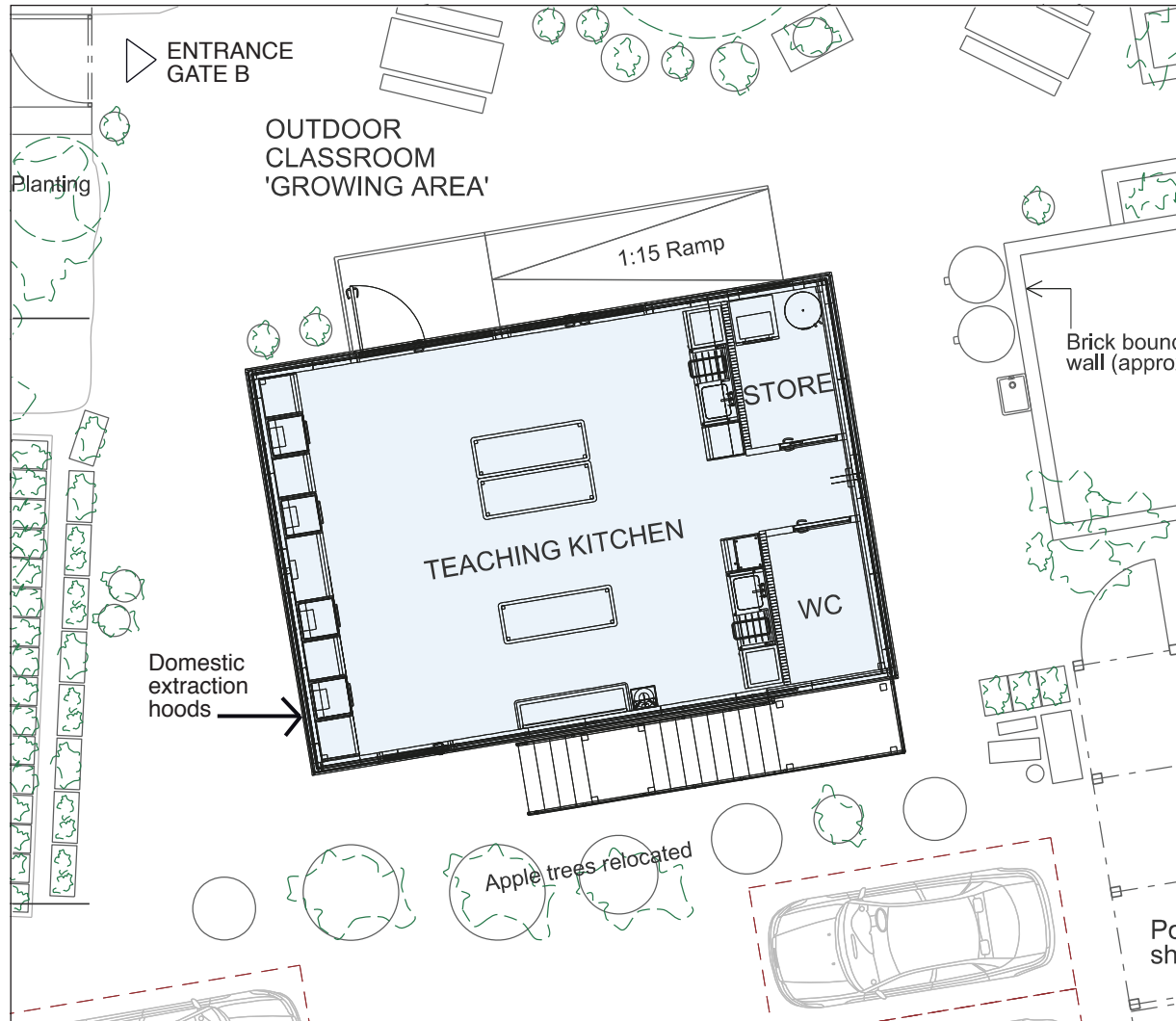
Most of the area to the north of the site will remain unchanged. The areas immediately around the teaching kitchen will need to be re-configured to create sufficient space for accessing the stairs to the rear of the building and access to the car park.

CAR PARK

The proposal includes space for five cars and provides a distinction between the Outdoor Classroom area and the car park by relocating the apple trees to the south side of the teaching kitchen, allowing the trees more light but also providing a visual and physical buffer between the two areas. In addition to this, the two existing planting beds to the south of the site adjacent to Marsden Street will need to be reduced in depth and re planted to allow enough space for parking.

3.0 DESIGN

3.2 TEACHING KITCHEN



Proposed Plan - Teaching Kitchen (refer to drawing 329_1_02)

ORIENTATION

The teaching kitchen is orientated along the angle of the existing flank wall and low brick boundary wall to no. 35 Talacre Rd. This retains the welcoming wider entrance to the site and means that the entrance to the teaching kitchen can be clearly seen when entering the site at gate B. This position also creates adequate space around the building for general access and prevents any pinch points.

ACCESS

The teaching kitchen will be raised above ground and will therefore require ramped access as shown on the adjacent plan. The ramp is approximately 4.5m long, with a 1:15 gradient and will have handrails to both sides. Access to the roof garden is via stairs to the rear of the unit. This will mostly be used by staff, and on occasion by a small number of pupils.

INTERNAL LAYOUT

The teaching kitchen comprises one large room which provides a flexible teaching space with ovens, hobs, sinks, dining area and interactive whiteboard. Two smaller rooms provide a WC and store.

VENTILATION

Domestic ventilation extracts are required for the four hobs. The ventilation ducts would be approximately 100mm diameter and exit the building on the west side, as shown on drawing 329_1_02.

3.0 DESIGN

3.3 IMPACT ON NEIGHBOURING BUILDINGS

APPEARANCE

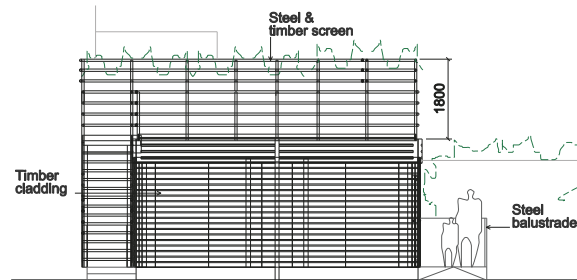
The proposed teaching kitchen is significantly smaller in scale than the surrounding buildings and therefore sits comfortably within the surrounding site as shown in the proposed section.

OVERLOOKING

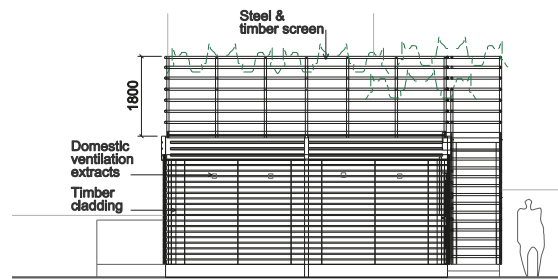
The adjacent garden to no.10 Marsden Street on the east side of the site is approximately 1.4m lower than the level of the site, so there is no direct relationship between the two buildings at the boundary. However, there is an existing balcony on the second floor which is often used by the owner. In addition to this, views from the roof of the teaching kitchen into the adjacent garden of no.10 should be considered.

The other relationship to consider is with no.35 Talacre Road on the east side of the site. The teaching kitchen roof garden is approximately level with the first floor of the housing which could allow views from the roof, through the full height glazing, into the living room space.

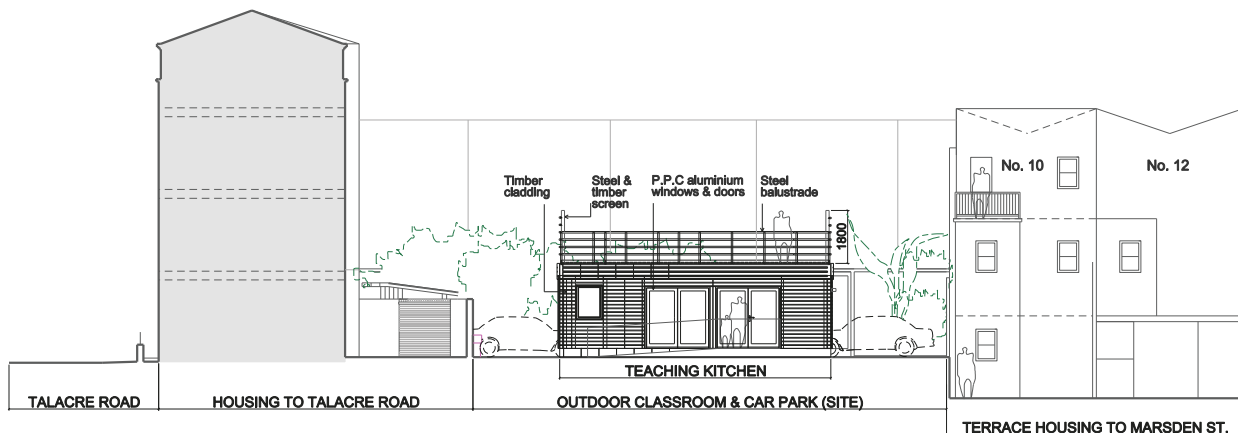
With this in mind, the proposal has allowed for visual screening on the west and east sides of the roof garden to prevent views from the roof as shown on the proposed section and elevation. The visual screening would be constructed from steel and timber and the total height, including the balustrade, would be 1.8m.



Proposed elevation 2



Proposed elevation 4



Proposed section BB' looking south

3.0 DESIGN

3.4 IMPACT ON CONSERVATION AREA & LISTED BUILDING

IMPACT ON CONSERVATION AREA

The boundary to the south of the site onto Marsden Street comprises a 3m high mesh fence with very dense planting, as shown in image 1. The proposed teaching kitchen will therefore not be easily seen from Marsden Street, and as a result will have no impact on the surrounding conservation area.

IMPACT ON LISTED BUILDING

Due to the small scale of the proposed building, it will not be possible to read the teaching kitchen against the Grade II listed school building from outside of the site. As shown in image 2, the teaching kitchen can only be read against the school building once within the site area. Due to the proximity of the site to the main school, this will have little impact on the listed building.



1 - View of entrance gate C from Marsden Street, showing dense planting



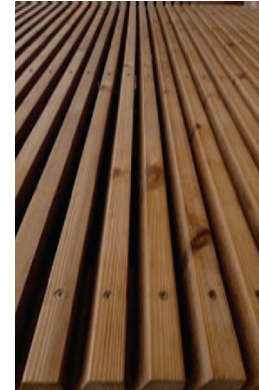
2 - View showing the proposed massing of the teaching kitchen in relation to the listed building (main school).

4.0 CHARACTER & MATERIALS

4.1 PRECEDENTS & MATERIALS



1 - Proposed external view of timber clad teaching kitchen



2 - Examples of Thermowood timber cladding

MATERIALS

There is a significant amount of planting and trees both in and around the site, with timber used for light weight construction within the Outdoor Classroom. It is therefore proposed to use Thermowood timber cladding to the outside of the teaching kitchen to compliment the palette of existing materials and ensure that the building sits comfortably within its surroundings.

Thermowood is a softwood timber that has been treated so as to increase stability, reduce absorption and risk of warping. It has a high resistance to decay and is therefore a good choice as an external cladding product. The colour of Thermowood is similar to Cedar, see image 2 for examples, however, in order to retain the colour, the timber should be stained. If left untreated the timber will lose its colour and turn silver/ grey.



3 - Example of teaching kitchen with timber cladding



4 - Example of St Paul's Food Technology Kitchen

PRECEDENTS

See image 4 for an example of a similar teaching kitchen at St Paul's Whitechapel Primary School. The project was supported by Jamie Oliver's Kitchen Garden Project. The teaching kitchen uses Thermowood timber cladding which helps to soften the external appearance.