

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 retention of 2nr single-storey *Portakabin Limited Pacemaker* buildings currently sited on an 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 with effect from 30th August 2016 which is the expiration date of the current permission.

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 received an increase in pupil numbers in September 2014 from 519 to 549, which resulted in the need for additional floor area on a temporary basis.

September 2015 saw the pupil numbers increase further, to 609 with this number likely to increase to around 669 in 2016 resulting in the continued need for additional classroom space.

3- Site in context

Existing school buildings in relation to the wider area;



Proposed development site in context to existing school buildings



4- Design Principles and Context

4.1- Use:

The *Portakabin Limited Pacemaker* buildings are to be used as additional classroom accommodation. The school experienced a high influx of pupil numbers in September 2014 which increased their numbers to 579. The current provision within the client's existing building was considered to be inadequate to effectively provide the space required for the additional 30 pupils and the school used the proposed temporary Portakabin buildings to provide the additional space urgently needed.

In September 2015, pupil numbers increased further to 609 resulting in an office being converted into additional teaching space and the numbers are expected to rise again in 2016 to approximately 669. The temporary Portakabin Limited Pacemaker buildings are therefore still required for a further period.

The long term plan is for Kingsgate Primary School to divide and utilise another premises. 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. This project has been delayed, hence this application for the retention of the *Portakabin Limited* buildings which are required to accommodate the current and future pupil numbers.

4.2- 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.

4.3- 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.

4.4- Scale:

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

4.5- Landscaping:

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

4.6- Appearance:

The *Portakabin Limited Pacemaker* buildings are prefabricated at *Portakabin Limited*, New Lane, Huntington, 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.

4.7- Access:

4.71-Vehicular and Transport Links

The site location is central to the school site, adjacent to existing building and is within close proximity to local transport links.

4.72- Access

The proposed *Portakabin Limited Pacemaker* buildings have been made accessible by all potential users by the installation of steps to each building which have been installed to comply with the Equality Act 2010.

5- Conclusion

The *Portakabin Limited Pacemaker* buildings were chosen as a result of the flexible solution it provides. They can be installed quickly enabling the school to begin teaching in a specifically fitted out building much more quickly than a traditional build, and 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.